

**CITY OF TORONTO**

**BY-LAW No. 936-2002(OMB)**

**To adopt an amendment to Section 19.46 of the Official Plan for the former  
City of Toronto respecting the Bathurst/Strachan Area.**

WHEREAS, the Ontario Municipal Board pursuant to its Order No. 1357 issued October 3, 2002, upon hearing the appeal of 640 Fleet Street Developments Limited, 650 Fleet Street Developments Limited and Fleet Boulevard Limited under Section 22(7) of the *Planning Act* R.S.O. 1990, c.P. 13, as amended, deems it advisable to amend the Official Plan of the former City of Toronto;

THEREFORE, the Official Plan of the former City of Toronto is amended by the Ontario Municipal Board as follows:

1. The text and maps annexed hereto as Schedule "A" are hereby adopted as an amendment to Section 19.46 of the Official Plan for the Bathurst/Strachan Area.
2. This is Official Plan Amendment No. 227.

PURSUANT TO THE ORDER OF THE ONTARIO MUNICIPAL BOARD ISSUED ON OCTOBER 3, 2002 IN BOARD CASE NO. PL001302.

**SCHEDULE “A”**

1. Section 19.46 of the Official Plan, being the Bathurst/Strachan Part II Plan, is amended by:
  - (a) deleting Maps A, B, C, D, E, F, G, H, I, J and K, replacing them with new Maps A, B, C, D, E, F, G, H, I, J and K attached hereto, and adding a new Map L;
  - (b) deleting the reference to Map K in Section 1.5 and replacing it with a reference to Map L;
  - (c) adding the following as a new Section 1.6:

“The provisions of this Amendment to the Official Plan, as they existed on June 27, 1995 by virtue of the adoption of Official Plan Amendment No. 7 (By-law No. 1995-0465), shall continue to apply to the lands shown as Parcel 2 on Map L”.
  - (d) deleting Section 4.1.1 and replacing it with the following:

“The maximum densities for new development in the *Bathurst/Strachan Area* are set out in Sections 4.2 and 4.3 of this Plan, and are based on the framework set out in Section 3. In addition, except for Parcel 1 of Block 1/2A as shown on Map L, the maximum densities for new development in the *Bathurst/Strachan Area* are based on the building footprints, massing and height zones shown on Maps D, E and F. Should there be any conflict between the massing and height and the maximum *gross floor areas*, except for Parcel 1 of Block 1/2A as shown on Map L, the massing and heights will prevail”.
  - (e) adding the following phrase in Section 4.1.3 following the word “that”:

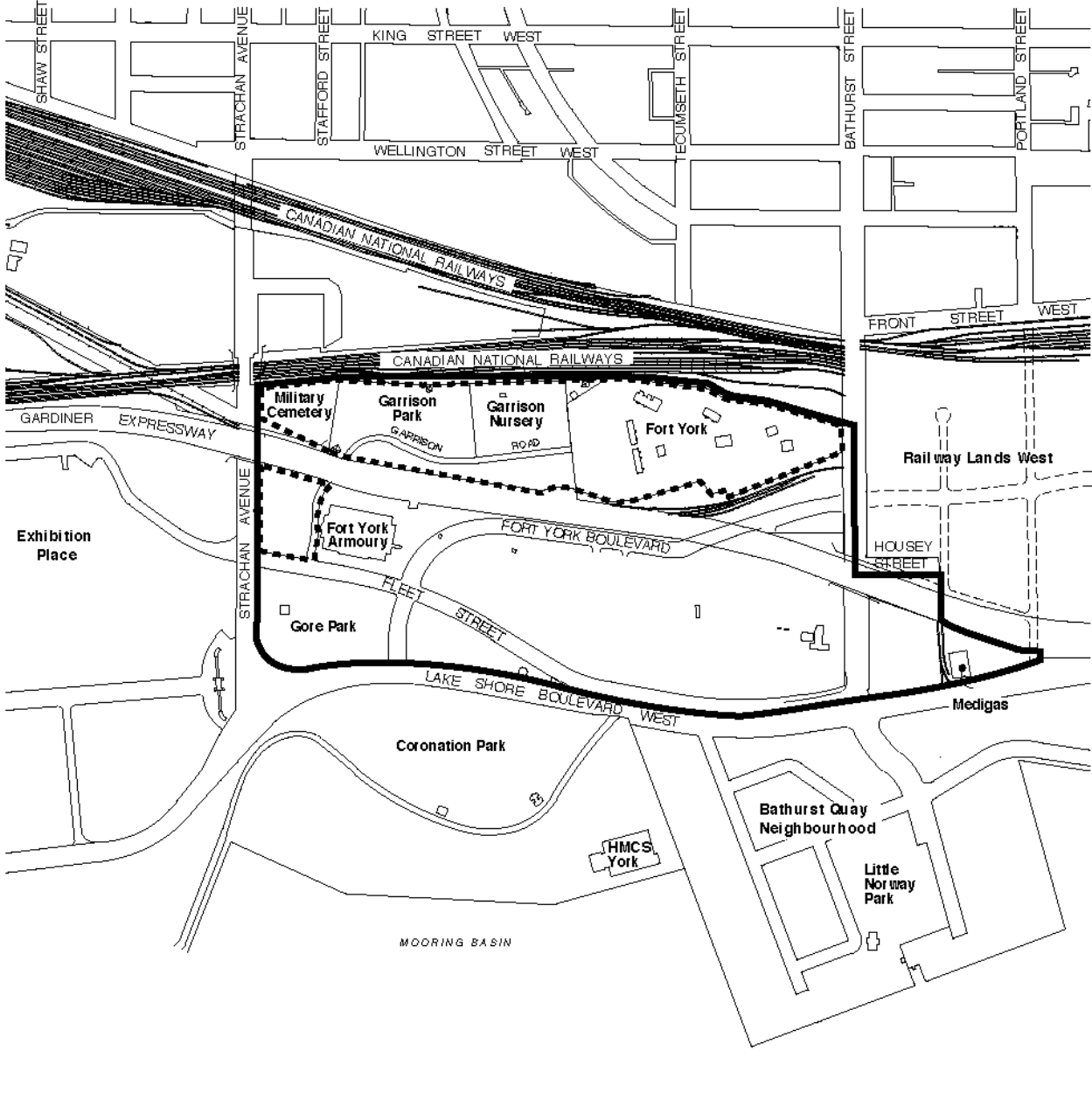
“, except for Parcel 1 of Block 1/2A as shown on Map L,”;
  - (f) adding the following as a new Section 4.1.4:

“Notwithstanding any other provision of this Plan, Council may pass by-laws permitting construction on Parcel 2 of Block 1/2A as shown on Map L of only those below-grade, at-grade or above-grade non-habitable buildings, structures or improvements necessary to allow for the development of Parcel 1 of Block 1/2A as shown on Map L”.
  - (g)
    - (i) deleting the number “1” (in reference to Block “1”) where it appears in the first sentence of Section 4.2.3 and replacing it with the term “1/2A”;
    - (ii) deleting Sections 4.2.3 (a) and (b) and replacing them with the following:

“4.2.3 (a) Block 1/2A and Block 2 – to a maximum total of 129,342 sq.m. *gross floor area*”; and

- (iii) renumbering Sections 4.2.3 (c) , (d) and (e) to Sections 4.2.3. (b), (c) and (d) respectively;
- (h)
  - (i) deleting the words “link park” where they appear in the last sentence of Section 4.4.1 and in Section 5.5 (c) and replacing them with the words “View Corridor”; and
  - (ii) adding the following sentence to the beginning of Section 4.4.1: “The areas shown as “Open Space” and “Institutional” on Map G are designated as “Open Space” and “Institutional” areas respectively”.
- (i) deleting the words “in association” where they appear in Section 5.12 and replacing them with the words “uses associated”, and adding a comma after the word “plan” that appears before the word “or”;
- (j) adding the phrase “if applicable” in Section 9.2.1 following the phrase “Map F”; and
- (k) amending Section 10.2 as follows:
  - (i) deleting the word “and” after the definition of “municipal services”;
  - (ii) replacing the period after the definition of “utility services” with a semi-colon and adding the word “and”; and
  - (iii) adding the following definition:

*“View Corridor”* means the area labelled “View Corridor” on Map C.

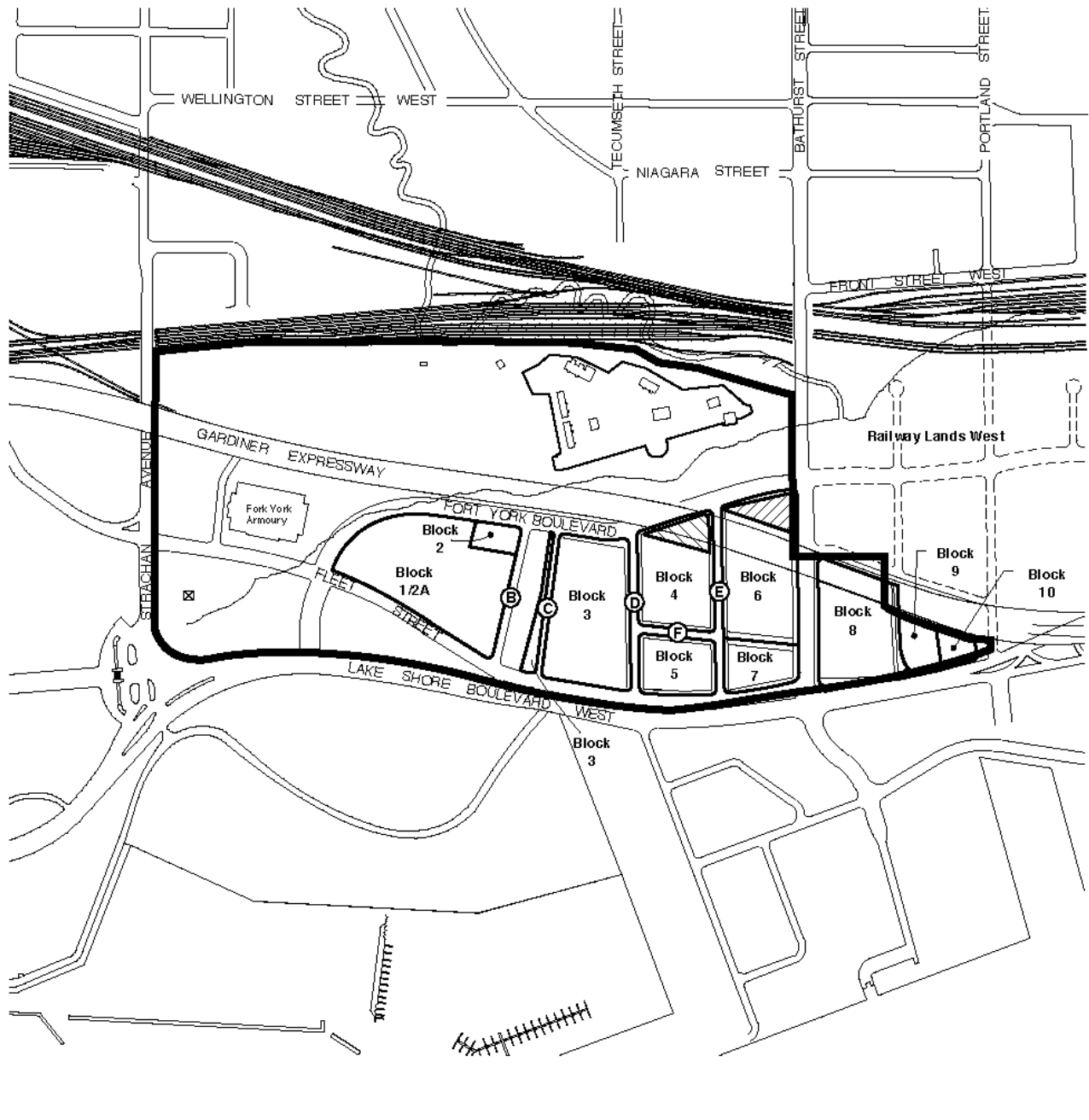


### 19.46 Bathurst/Strachan Area Part II Plan



- Bathurst/Strachan Area
- - - - Fort York Heritage Conservation District

**The Bathurst/Strachan  
Area**



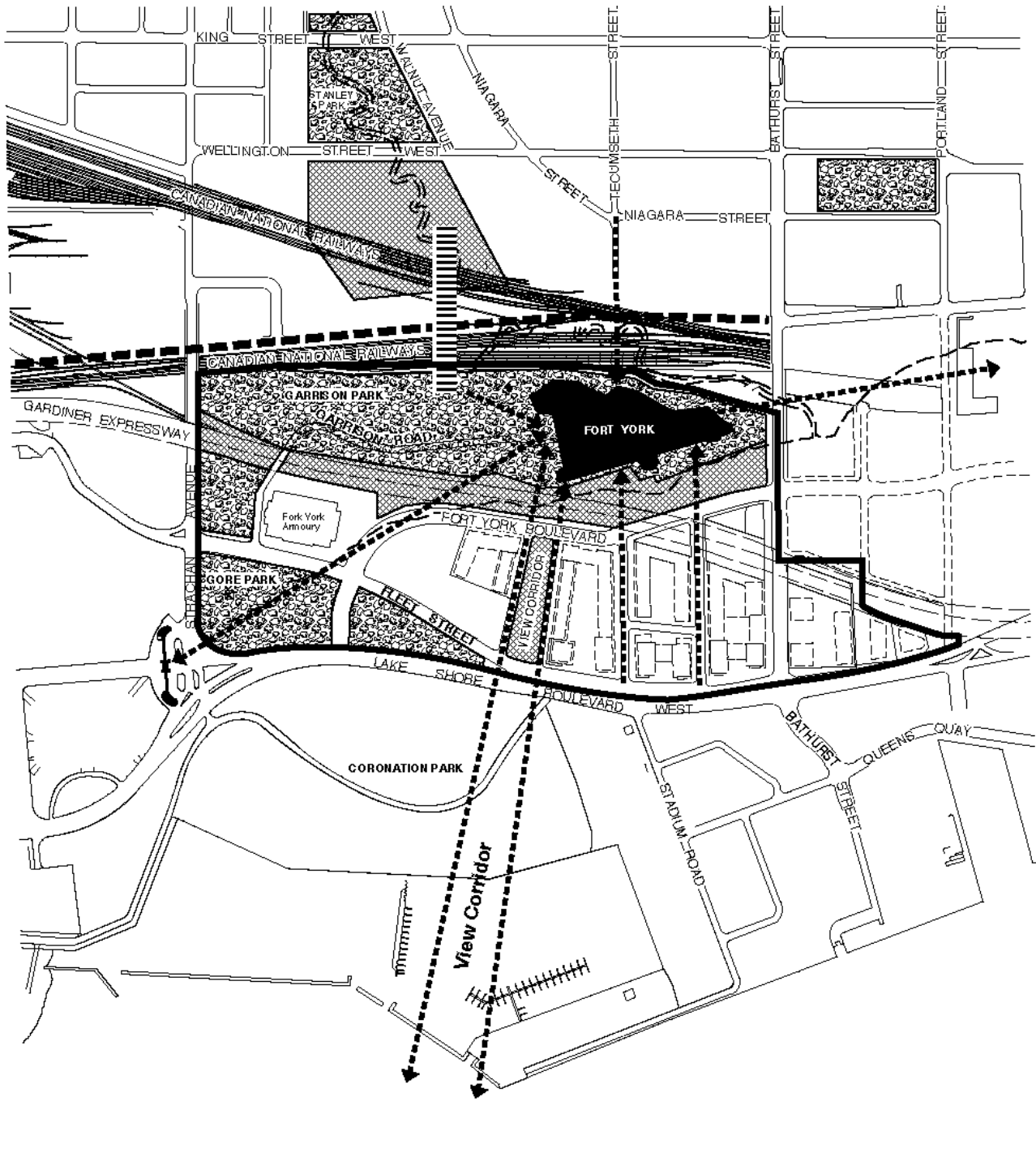


### 19.46 Bathurst/Strachan Area Part II Plan

- Secondary Plan Boundary
-  Block 4 Triangle
-  Block 6 Triangle

**Proposed Streets and  
Blocks**

**B**  
map

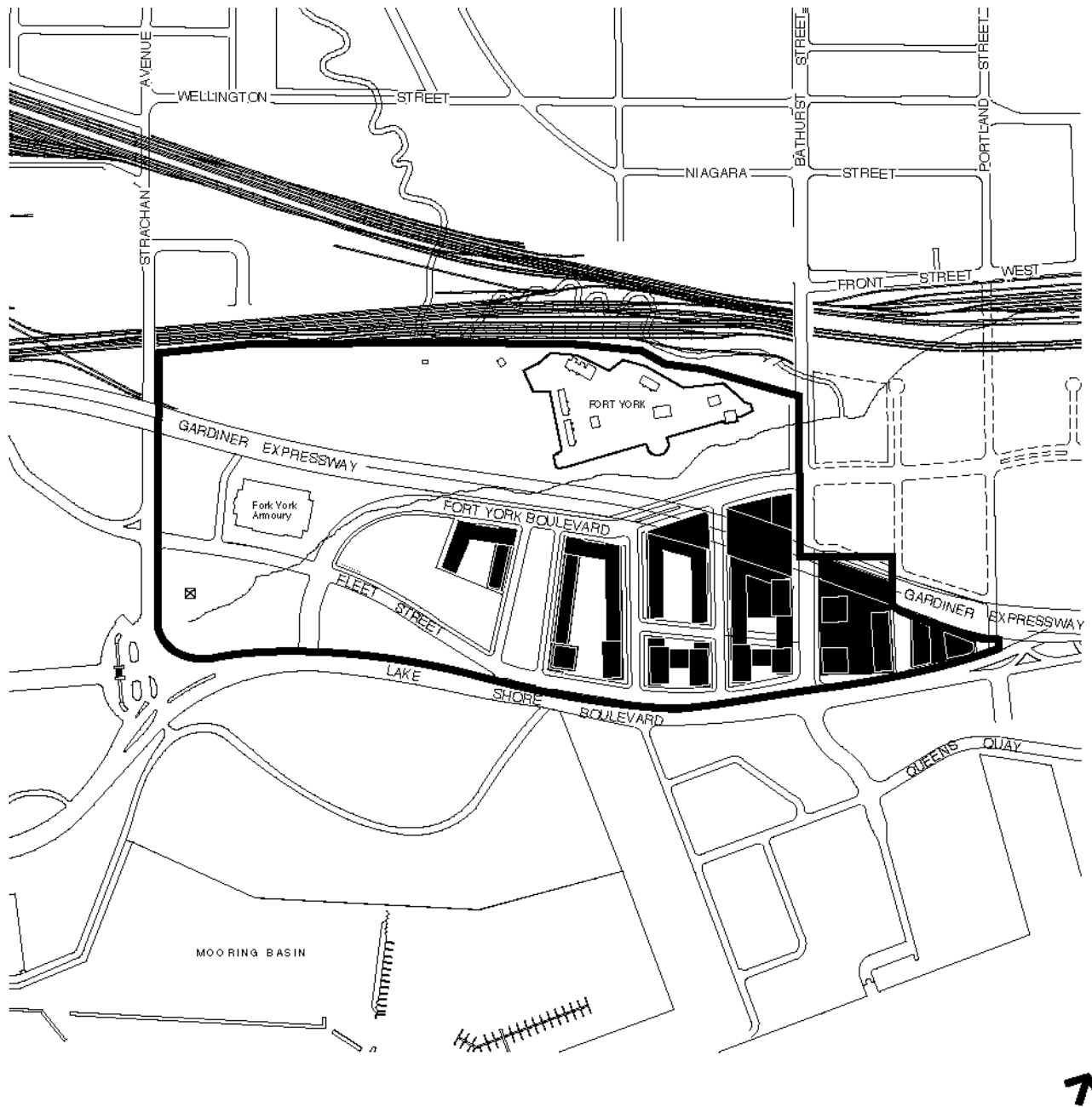


### 19.46 Bathurst/Strachan Area Part II Plan

- Secondary Plan Boundary
- Front Street Extension
- Parks and Open Space Areas
- Visual and Physical Connections
- Proposed Parks
- Historic Lake Ontario Shoreline and Garrison Creek
- Pedestrian Bridge Link

**Parks and Open Space  
(including views to and  
from Fort York)**



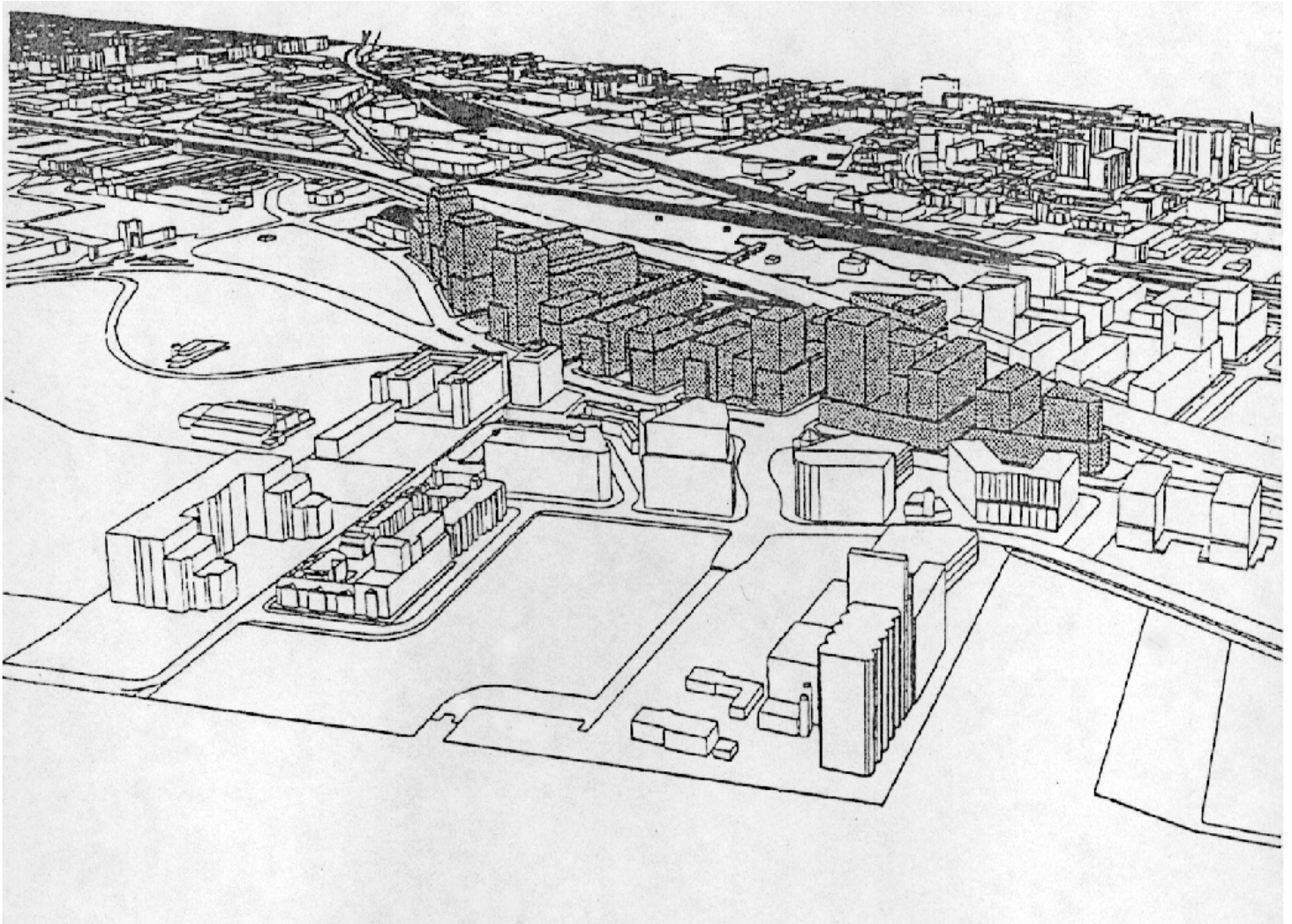


### 19.46 Bathurst/Strachan Area Part II Plan

— Secondary Plan Boundary

**Potential Building  
Footprints**

**D**  
map



### 19.46 Bathurst/Strachan Area Part II Plan

Potential Massing and  
Urban context







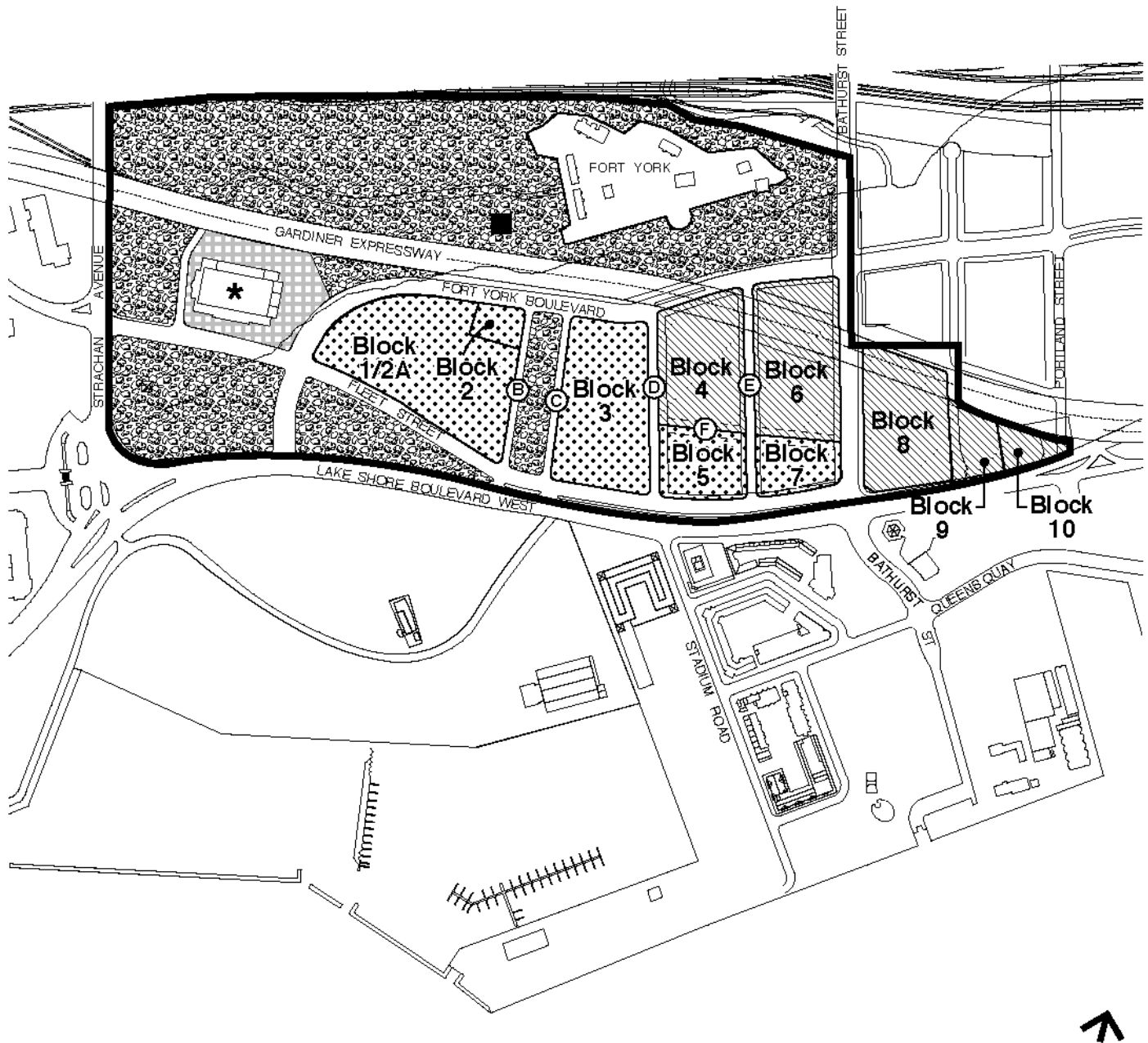
19.46 Bathurst/Strachan Area Part II Plan

Secondary Plan Boundary	24m (8 storeys)
0m	36m (12 storeys)
12m (3 storeys commercial)	44m (13+2 storeys)
16m (4 storeys commercial)	55m (19 storeys)
19m (6 storeys)	67m (22 storeys residential or 16 storeys commercial)
22m (7 storeys)	69m (22+2 storeys)

All heights are in metres.

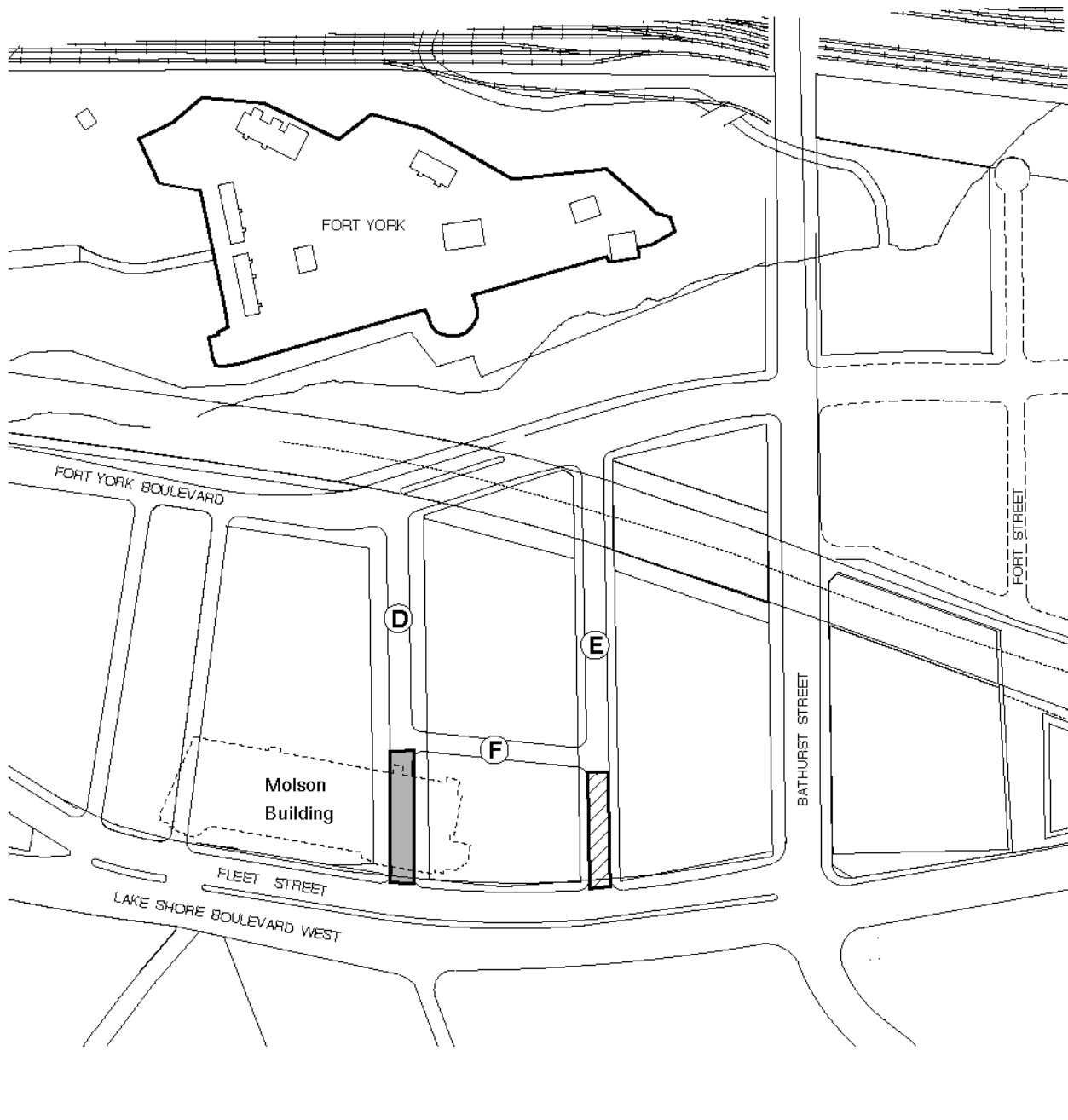
Height Zones

F  
map



### 19.46 Bathurst/Strachan Area Part II Plan

- |                              |   |
|------------------------------|---|
| Secondary Plan Boundary      | Possible School Site                          |
| Residential                  | Proposed Location of Fort York Visitor Centre |
| Mixed Commercial-Residential |   |
| Institutional                |   |
| Open Space                   |   |

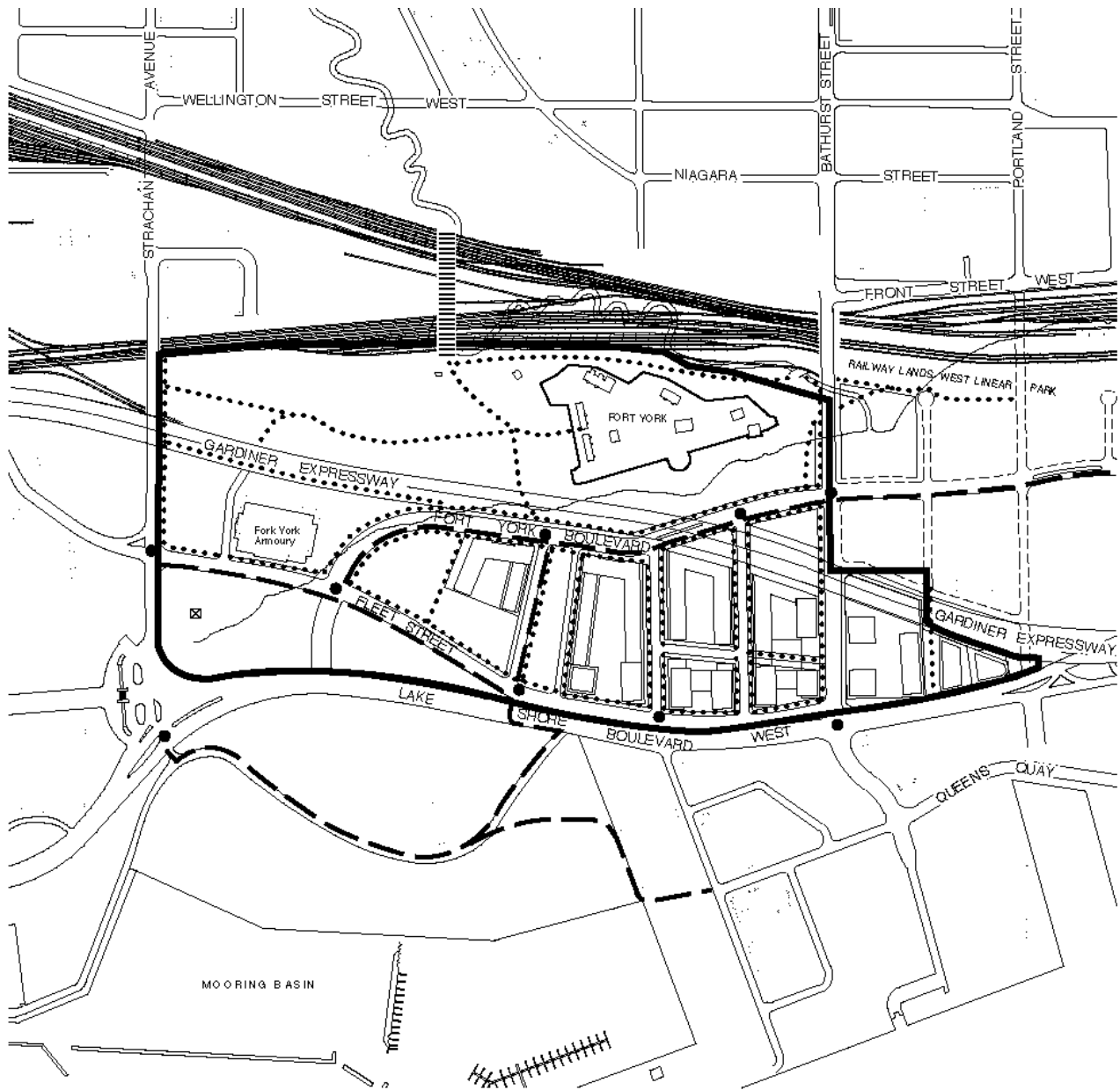


**19.46 Bathurst/Strachan Area** Part II Plan

-  Interim Connection
-  Future Connection

**Interim Connection to  
Fleet Street (while Molson  
Building remains)**



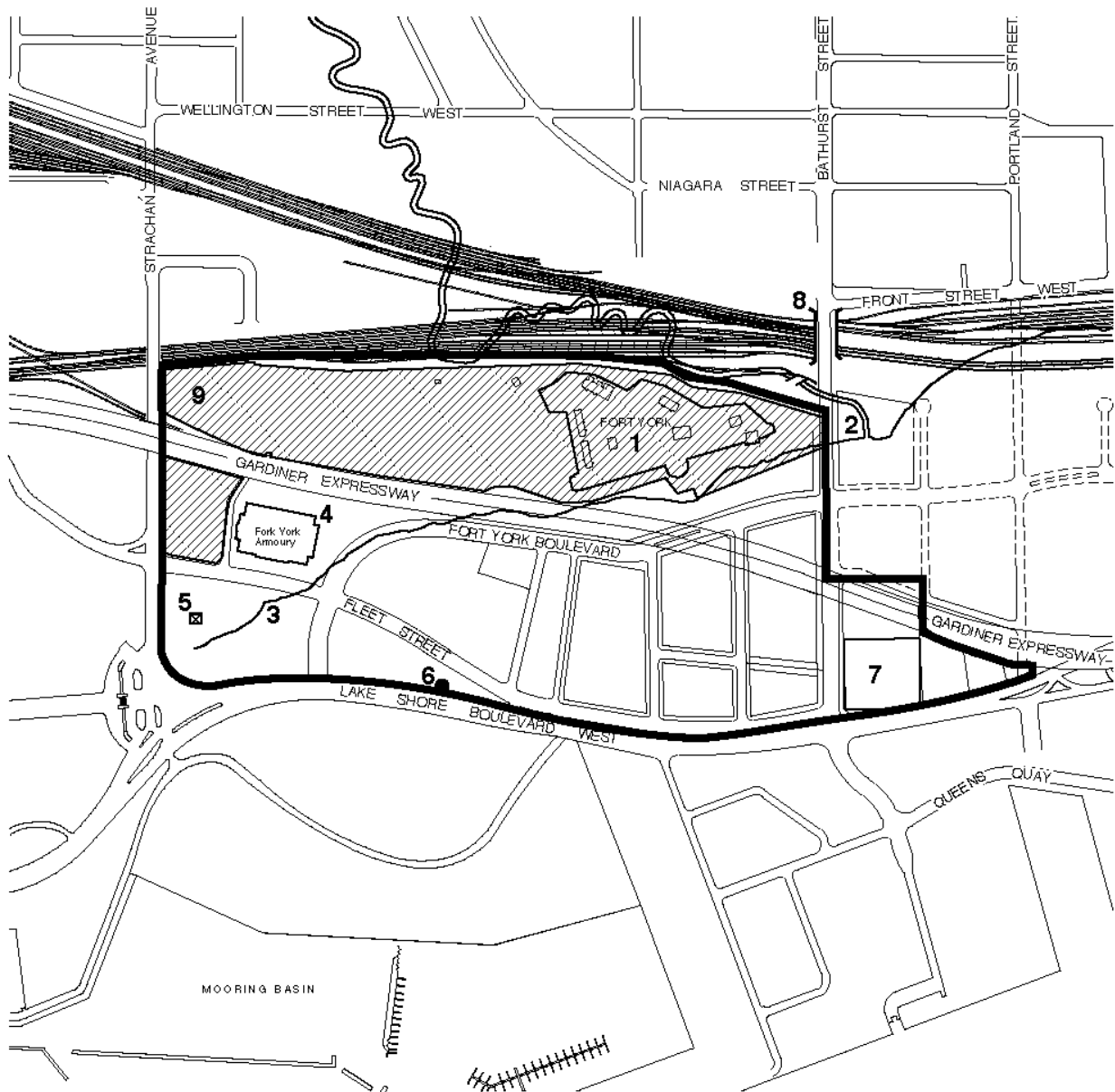


### 19.46 Bathurst/Strachan Area Part II Plan

- Secondary Plan Boundary
- Bicycle Routes
- Pedestrian Routes
- Signalized Intersection (final determination of signalized intersections is subject to further review)
- Bridge over Rail Corridor

### Bicycle and Pedestrian Circulation System



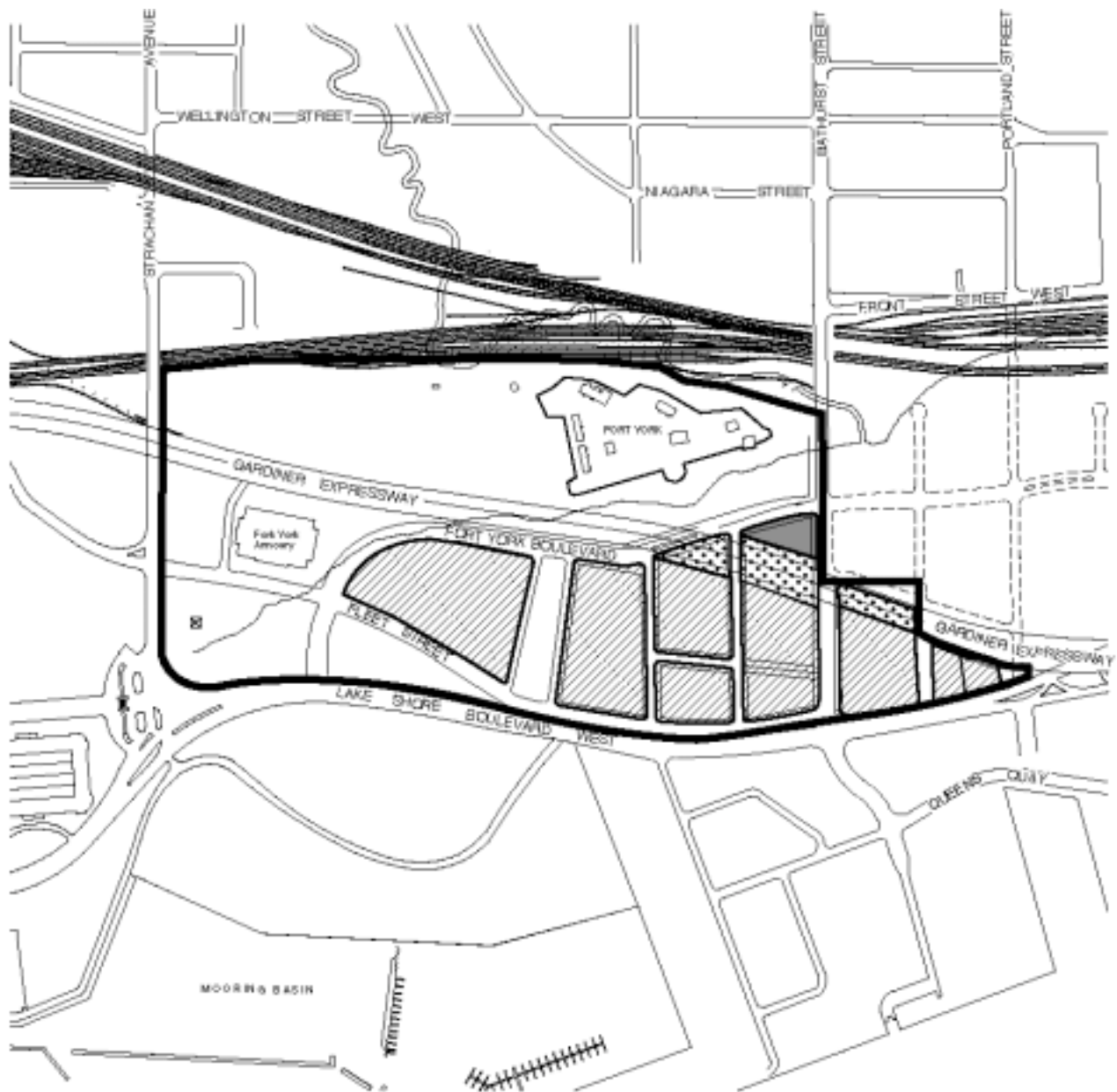


### 19.46 Bathurst/Strachan Area Part II Plan

- |                             |  |
|-----------------------------|--|
| Secondary Plan Boundary     | 6 Queen's Wharf Lighthouse               |
| 1 Fort York                 | 7 Loblaw's Groceries Company Warehouse   |
| 2 Garrison Creek            | 8 Bathurst Street Bridge                 |
| 3 Original Shoreline        | 9 Military Cemetery                      |
| 4 Fort York Armory          | Fort York Heritage Conservation District |
| 5 Gore Vale Pumping Station |  |

### Heritage Features





**19.46 Bathurst/Strachan Area Part II Plan**

— Secondary Plan Boundary



12 m



19 m

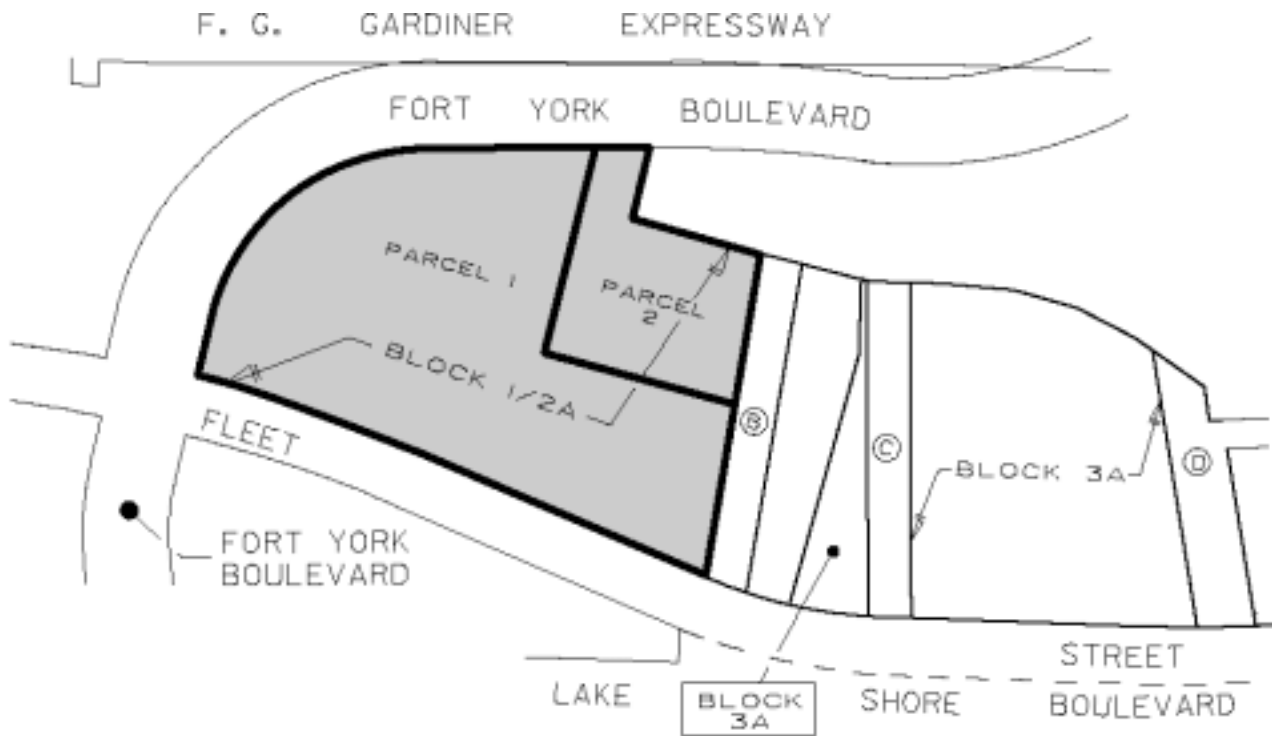


24 m

All heights are in metres.

**Interim Height Zones**





### 19.46 Bathurst/Strachan Area Part II Plan

Parcels on Block 1 / 2A

