

Authority: Toronto and East York Community Council Item 21.10,
adopted as amended, by City of Toronto Council on February 20 and 21, 2013

CITY OF TORONTO

BY-LAW No. 412-2013

To adopt Amendment No. 211 to the Official Plan for the City of Toronto respecting the lands known municipally as 20 and 22 Northcote Avenue, 20, 22, 24, 26, 28, 30, 31, 32, 33, 34, 36, 37, 38, 42 and 48 Gladstone Avenue and 1 and 3 Peel Avenue.

Whereas authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto enacts:

1. The attached Amendment No. 211 to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

Enacted and passed on March 21, 2013.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

AMENDMENT NO. 211 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2012 AS 20 AND 22 NORTHCOTE AVENUE, 20, 22, 24, 26, 28, 30, 31, 32, 33, 34, 36, 37, 38, 42 AND 48 GLADSTONE AVENUE AND 1 AND 3 PEEL AVENUE

The Official Plan of the City of Toronto is amended as follows:

1. Map 18, Land Use Plan, is amended by re-designating a portion of the lands known municipally as 20 and 22 Northcote Avenue from *Mixed Use Areas* to *Neighbourhoods*, as shown on the attached Schedule A.
2. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 403 for the lands known municipally in 2012 as 20, 22 Northcote Avenue, 20, 22, 24, 26, 28, 30, 31, 32, 33, 34, 36, 37, 38, 42 and 48 Gladstone Avenue and 1 and 3 Peel Avenue as follows:

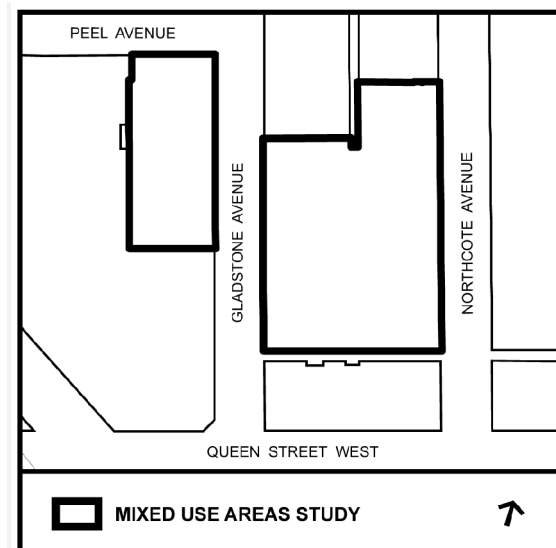
(a) **Provide a stepping-down of building heights on Gladstone Avenue northwards from Queen Street West**

Heights for properties in the *Mixed Use Areas* along Gladstone Avenue should gradually step down towards the *Neighbourhoods*, with the tallest heights closest to Queen Street West.

(i) **On the west side of Gladstone Avenue:** The cumulative effect of building height on the west

side of Gladstone between 20 Gladstone Avenue and Peel Avenue, should provide for a gradual stepping-down of heights from south to north. The maximum height at the southern edge of 20 Gladstone Avenue should be consistent with the lowest height of the newly developed property to the south (known as 8-14 Gladstone Avenue), which is approximately 20 metres.

The maximum height at the Peel Avenue frontage (for the properties designated *Mixed Use Areas*) should be consistent with a low-rise scale. The maximum building height for properties fronting onto Peel Avenue should be 14 metres (the current as-of-right height in Zoning By-law No. 438-86 for this portion of the Study Area), in order to provide for a form that is compatible with the *Neighbourhoods* on the north side of Peel Avenue.



- (ii) **On the east side of Gladstone Avenue:** The height of any new buildings on the property directly north of the Gladstone Hotel, known as 20 and 22 Northcote Avenue, currently occupied by a grocery store and surface parking lot, should be no taller than the Gladstone Hotel, referring to the height taken from the northern-most portion of the building. Building heights should gradually step-down from the southern limit of this property, north towards the properties designated as *Neighbourhoods*. The maximum building height at the north edge of the *Mixed Use Areas* properties should reflect a low-rise scale and form that reinforces the planned context of the adjacent *Neighbourhoods*.
- (b) **Extend the north-south lane between Gladstone Avenue & Northcote Avenue**
Through redevelopment, the existing north-south lane between Gladstone Avenue and Northcote Avenue should be extended to connect with the public east-west lane to the north of the Gladstone Hotel.
- (c) **Retain visual prominence of the Gladstone Hotel through redevelopment**
The historic Gladstone Hotel building is recognized as a significant heritage building and a landmark in the area, and any redevelopment proposed for 20 and 22 Northcote Avenue (and any potential properties that may be consolidated with this property) should respect and reinforce the importance and prominence of this building. Any new buildings on the properties designated as *Mixed Use Areas* north of the Gladstone Hotel on the east side of Gladstone Avenue should be no taller than the Gladstone Hotel (referring to the height at its northern most edge, and not the tower element at the Queen Street West frontage).

Other methods by which to ensure the prominence of the Gladstone Hotel include, but are not limited to:

- Introducing a setback between the northern limit of the Gladstone Hotel and any new developments on 20 and 22 Northcote Avenue;
 - Introducing building step-backs for new buildings on the east side of Gladstone Avenue to help retain views towards the Gladstone Hotel; and
 - Respecting important architectural features and characteristics of the Gladstone Hotel, such as the cornice line along Gladstone Avenue through new development, or use of materials.
- (d) **Provide a low-scale of buildings fronting onto Northcote Avenue**
The preferred built form for any new buildings along the Northcote Avenue frontage of the 20 and 22 Northcote Avenue property is a low-scale built form consistent with the Official Plan's *Neighbourhoods* policies.

- (e) **Set-back new buildings along the west side of Northcote Avenue**
Through redevelopment, any new buildings proposed for the Northcote Avenue frontage of the 20 and 22 Northcote Avenue property should be setback from the property line to maintain the existing green setback and retain the existing trees, to the fullest extent possible. This setback should generally align with the setback for the existing residential buildings to the north. The exact depth of the setback will be determined through the planning application process.

Schedule A



Official Plan Amendment #211

Revisions to Land Use Map 18 to Redesignate lands from Mixed Use Areas to Neighbourhoods

Mixed Use Areas Study

File # 12 188704

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|-----------------|--------------------|
| Site Location | Regeneration Areas |
| Neighbourhoods | Employment Areas |
| Mixed Use Areas | Utility Corridors |



Not to Scale
12/05/2012