

Authority: Toronto and East York Community Council Item 28.5,
as adopted by City of Toronto Council on December 16, 17 and 18, 2013

CITY OF TORONTO

BY-LAW No. 1706-2013

To adopt Amendment No. 237 to the Official Plan for the City of Toronto respecting the lands known municipally as 6-202 Ossington Avenue and 9-221 Ossington 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. 237 to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

Enacted and passed on December 18, 2013.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

AMENDMENT NO. 237 TO THE OFFICIAL PLAN**LANDS MUNICIPALLY KNOWN IN THE YEAR 2013 AS
6-202 OSSINGTON AVENUE AND 9-221 OSSINGTON AVENUE**

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

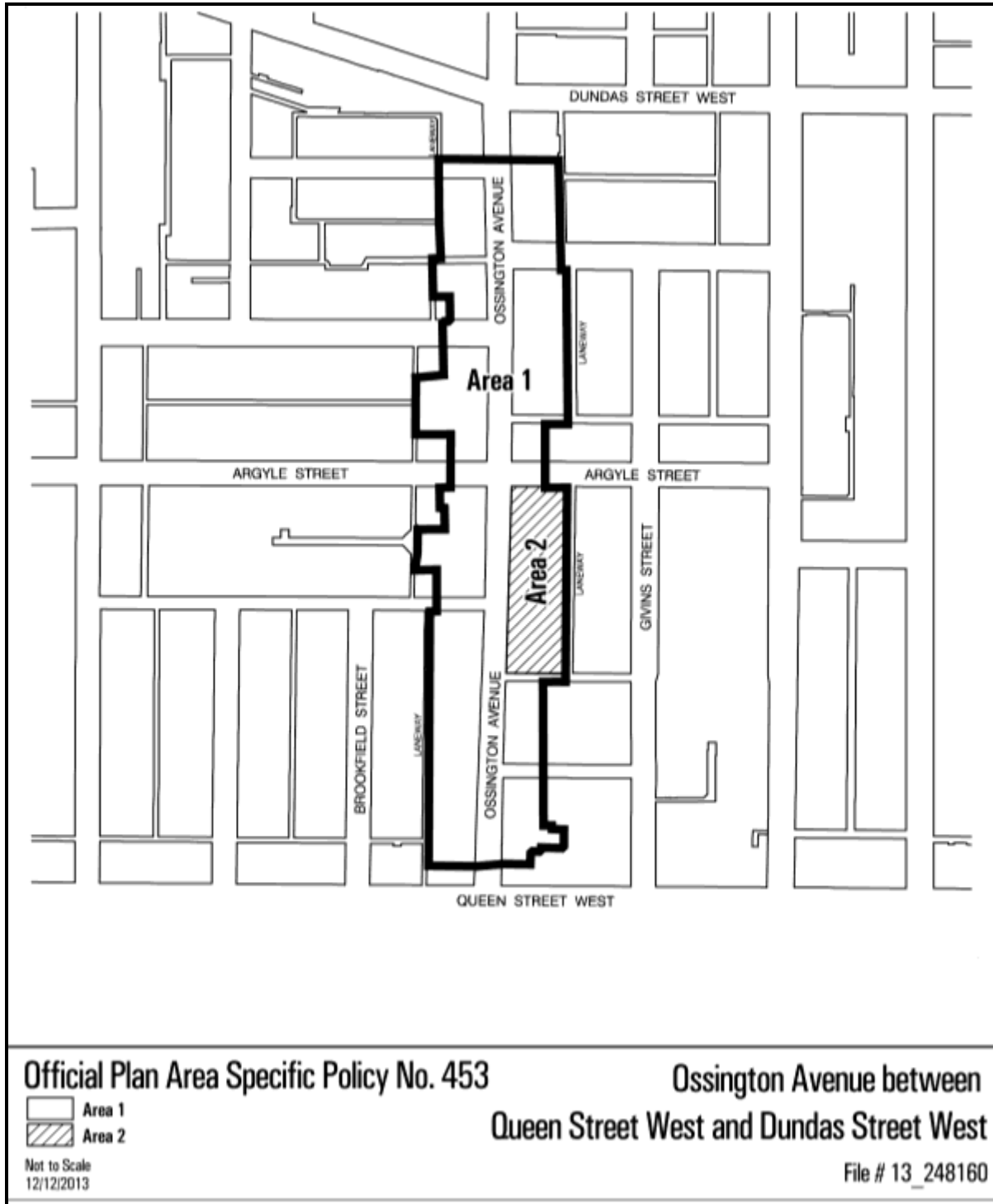
1. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 453 for lands known municipally in 2013 as 6-202 Ossington Avenue and 9-221 Ossington Avenue, as follows:

453. Ossington Avenue between Queen Street West and Dundas Street West

The following policies are intended to enhance the existing character and retail function of the street, respect the cultural heritage, and ensure an appropriate transition between new development and existing dwellings in adjacent Neighbourhoods:

- a) The maximum ground floor area of a new retail store is 400 square metres. Minor exceedances of this limit may be considered on a site-specific basis through a Minor Variance application.
- b) Residential dwellings shall not be permitted on the ground floor of new buildings facing Ossington Avenue.
- c) New development will support the existing retail function of Ossington Avenue, be compatible with existing residential uses nearby, and complement the low scale character of the street. Employment uses are encouraged on the upper floors of both new and existing buildings.
- d) To respect the existing character of Ossington Avenue, vertical additions to existing buildings are generally preferred to replacing an entire building. Additions to existing buildings shall not exceed the maximum height described in this area-specific policy and should generally not be more than 50% of the existing building height.
- e) New development will be designed to provide an appropriate transition in scale and massing to minimize the extent to which they overlook and overshadow existing house-form dwellings.
- f) New development shall provide an appropriate transition towards existing buildings in Neighbourhoods and be subject to:
 - i a maximum height of four storeys (including a mechanical penthouse but not including an elevator over-run or stairwell) in Area 1;
 - ii a maximum height of five storeys (including a mechanical penthouse but not including an elevator over-run or stairwell) in Area 2;

- iii. a minimum rear yard setback of 7.5 metres in Area 2, measured from the lot line of the nearest property designated Neighbourhoods in Area 2;
 - iv. a minimum rear yard angular plane of 45 degrees in Area 2, measured from the average grade elevation of the lot line(s) of the nearest property(ies) designated Neighbourhoods; and
 - v. a side and rear façade design that requires architectural details and articulation if it is adjacent to a public right-of-way or significantly visible from a public right-of-way.
- g) New development shall reinforce the existing low scale, fine-grained character of the street and be subject to:
- i. a building step-back immediately above the third floor;
 - ii. minimum front yard angular plane of 45 degrees, measured from the street line at an elevation of 13 metres above the average grade;
 - iii. a maximum ground floor to second floor height of 4.5 metres;
 - iv. building articulation, window, and entrance configuration that are generally consistent with the prevailing building pattern for the lower three floors;
 - v. building materials that are complementary to the materials used on existing buildings in the immediate vicinity; and
 - vi. size and placement of signage that is consistent with existing signage in the immediate vicinity.
- h) New development is encouraged to provide or contribute to streetscape improvements in the public rights-of-way and adjacent lands that promote a healthy and vibrant pedestrian environment, including, but not limited to:
- i. seating areas;
 - ii. trees and landscaping; and
 - iii. art and murals.



Official Plan Area Specific Policy No. 453

**Ossington Avenue between
Queen Street West and Dundas Street West**

-  Area 1
-  Area 2

Not to Scale
12/12/2013

File # 13_248160