

Authority: Toronto and East York Community Council Item TE13.8, as adopted by City of Toronto Council on February 3 and 4, 2016

CITY OF TORONTO

BY-LAW No. 87-2016

To adopt Amendment No. 299 to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2016 as 1226 to 1612 and 1233 to 1617 Queen Street East.

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 meetings in accordance with the *Planning Act*;

The Council of the City of Toronto enacts:

1. The attached Amendment No. 299 to the Official Plan is adopted pursuant to the *Planning Act*, as amended.

Enacted and passed on February 4, 2016.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

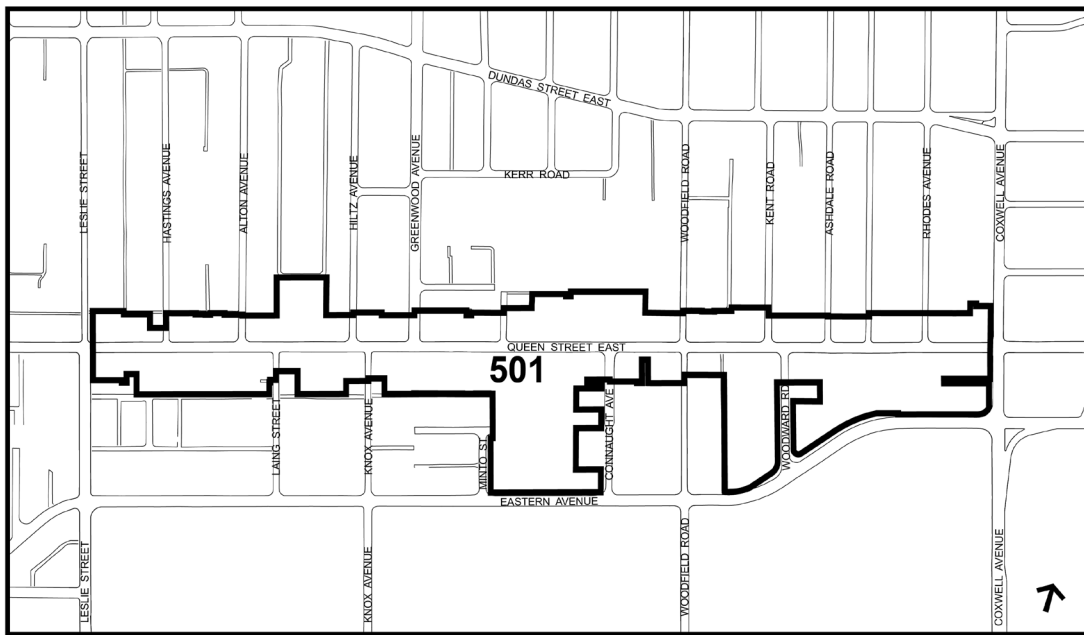
AMENDMENT NO. 299 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2016 AS 1226 TO 1612 QUEEN STREET EAST INCLUSIVE AND 1233 TO 1617 QUEEN STREET EAST INCLUSIVE

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

- Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 501 for the lands known municipally in 2016 as 1226 to 1612 Queen Street East inclusive and 1233 to 1617 Queen Street East inclusive, as follows:

501. Queen Street East between Leslie Street and Coxwell Avenue



- The policies in this Official Plan Amendment are intended to guide and manage moderate, incremental development; respect and reinforce the existing mixed-use and physical character of Queen Street East between Leslie Street and Coxwell Avenue and ensure an appropriate transition between new development and existing *Neighbourhoods*, *Parks* and *Open Space Areas* north and south of Queen Street East.
- Queen Street East in the Ashbridge Precinct has a character that is influenced by the mix of uses and building types within the area. Many blocks comprise street-related mixed-use buildings with commercial uses at grade and residential dwellings above. A fine-grain of residential uses are interspersed throughout the precinct in single, semi-detached, and townhouses, typically with generous front yard setbacks and soft landscaping. Unique buildings and uses in the area - the historic Ashbridge Estate, the Russell Yards streetcar facility, and grassy lawns and courtyards associated with occasional apartment buildings - add to the character by deviating from the fine grain of other residential and commercial uses.

4. In order to respect the existing character and pedestrian amenity of the area, non-residential uses at grade will be encouraged in all blocks that currently contain mixed use buildings.
5. In addition to Official Plan Policy 4.5.2, all new development in *Mixed Use Areas* along Queen Street East in the Ashbridge Precinct will:
 - (a) respect and reinforce the existing character of the area;
 - (b) provide a transition in scale towards existing buildings in *Neighbourhoods , Parks and Open Space Areas* through appropriate setbacks and a rear angular plane;
 - (c) include building articulation, windows and entrances on the building façade(s) that are generally consistent with the prevailing building characteristics;
 - (d) include building materials that are complementary to the materials used on existing buildings on Queen Street East in the Ashbridge Precinct; and
 - (e) have a ground floor height between 3.5 and 4.5 metres, which is in keeping with existing commercial ground floor heights and will reinforce the existing horizontal articulation of building façades.
6. Development that exceeds the permitted height in the Zoning By-law is only appropriate on lots with sufficient width and depth to provide the required step-backs, angular planes and appropriate access for parking and servicing. Such development proposals will demonstrate that the site is adequate to accommodate the proposal and will be reviewed through a Zoning By-law Amendment or Minor Variance process, as applicable. Such development will:
 - (a) have a maximum height of 6 storeys (excluding mechanical penthouse);
 - (b) provide step-backs above a height of 14 metres within a 45 degree angular plane. The angular plane is to be measured from a height of 14 metres from the Queen Street East façade and any flanking street's façade; and
 - (c) Provide transitions to existing low-rise residential buildings in *Mixed Use Areas* through side step-backs at upper storeys and setbacks at grade.
7. Urban Design Guidelines for Queen Street East in the Ashbridge Precinct will be used as a tool to evaluate proposed development in the area and ensure that such development is consistent with the Official Plan. To this purpose, Urban Design Guidelines will:
 - (a) implement Official Plan policies;
 - (b) explain how development can respect and reinforce local character;
 - (c) articulate planning priorities for new development in the area;

- (d) promote an animated public realm; and
- (e) provide built form guidelines including setbacks, step-backs, angular planes, height and massing for development appropriate within the context of the Ashbridge precinct.