

Authority: Toronto and East York Community Council Item TE25.7, as adopted by City of Toronto Council on July 4, 5, 6 and 7, 2017

CITY OF TORONTO

BY-LAW 847-2017

To adopt Amendment 304 to the Official Plan for the City of Toronto respecting the Gooderham and Worts Special Identity Area, the Triangle Lands and portions of the West Don Lands generally bordered by Parliament Street to the west, the properties fronting on the north side of Mill Street, Cherry Street to the east and the Canadian National Railway corridor to the south.

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 text and maps attached as Schedule A are adopted as amendments to the Official Plan for the City of Toronto.
2. This is Official Plan Amendment 304.

Enacted and passed on July 7, 2017.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

Schedule A

AMENDMENT 304 TO THE OFFICIAL PLAN

Respecting Mixed Use Area 'B' (Gooderham and Worts Special Identity Area), Mixed Use Area 'C' (Triangle Lands) and Regeneration Area 'B' (West Don Lands)

Chapter 6, Section 15 – King-Parliament Secondary Plan, is amended as follows:

Section 10 – Regeneration Area 'B' (West Don Lands)

1. Add subsection (e) to Policy 10.4 so that it reads as follows:

- (e) It is the intent of the City to acquire the lands north of Mill Street and east of Parliament Street for parkland, where opportunities exist.

Section 12 – Mixed Use Area 'C' (Triangle Lands)

2. Delete Policy 12 and replace with the following:

- 12.1 Residential, retail, office, institutional, recreational and cultural land uses are permitted in combination with the light industrial uses on the lands shown on Map 15-1 as *Mixed Use Area 'C'* provided that:
 - (a) the massing, siting and design of any development/redevelopment shall conserve and complement the prevalent industrial heritage character of *Mixed Use Area 'B'*, through the consideration of matters as identified, but not limited to Policy 4.4 and the Heritage Conservation policies of the Official Plan;
 - (b) *Mixed Use Area 'C'* contains a maximum of 2 tall buildings, consisting of a base building and tower, one of which shall be located on the lands known as 31R Parliament Street shown as 6 on Map 15-3;
 - (c) the heights of tall building development/redevelopment shall transition down in height from the east to the west towards the St. Lawrence Community; a tall building of up to 45 storeys may be permitted within the eastern portion of Mixed Use Area 'C' and a tall building of up to 30 storeys may be permitted within the western portion of *Mixed Use Area 'C'*;
 - (d) development/redevelopment, with the exception of permitted tall buildings, shall be mid-rise in height and scale;
 - (e) a minimum separation distance of 25 metres is provided between the building faces of tall buildings, excluding balconies;
 - (f) an average floor plate area of a maximum 750 square metres for the tower component of a tall building is achieved;

- (g) the height of the base building on any development/redevelopment shall be informed by the adjacent heritage resources; where there are no adjacent heritage resources the height of the base building shall not exceed a maximum of 16 metres;
- (h) development/redevelopment shall ensure adequate sky views are maintained from *Mixed Use Area 'B'*;
- (i) development/redevelopment shall continue the publicly accessible open space system within *Mixed Use Area 'C'* by providing courtyards, lanes and open spaces as appropriate;
- (j) development/redevelopment shall maintain the quality of the publicly accessible open space system that exists within *Mixed Use Area 'B'* and shall maintain important views to those lands;
- (k) development/redevelopment shall minimize new net shadows on Trinity Street and Trinity Square as shown on Map 15.1 (Map 3 of 3) between March 21 to September 21 from the hours 10:18 a.m. to 5:18 p.m. Development/redevelopment shall cast no new net shadows on such lands on June 21 at 2:18 p.m.;
- (l) development/redevelopment shall minimize new net shadows on the site of Canada's First Parliament Building at 25 Berkeley Street, 265 and 271 Front Street and Parliament Square Park between March 21 and September 21 from the hours of 10:18 a.m. to 5:18 p.m. Development/redevelopment shall cast no new net shadows on such lands on June 21 at 2:18 p.m.;
- (m) development/redevelopment shall minimize new net shadows on the lands northeast of Mill Street and Parliament Street, the site of a potential park and open space between March 21 to September 21 from the hours 10:18 a.m. to 5:18 p.m. Development/redevelopment shall cast no new net shadows on such lands on June 21 at 2:18 p.m.;
- (n) development/redevelopment shall minimize new net shadows on the publicly accessible open space system consisting of existing streets, lanes, courtyards and open spaces within *Mixed Use Area 'C'* where possible;
- (o) for the purposes of policies 12.1 (k) to (n), new net shadows means shadow cast by a proposed development/redevelopment in excess of the shadow cast by existing and approved buildings and structures and by the building envelope permitted in the existing in-force Zoning By-law;
- (p) development/redevelopment is flood-proofed in accordance with policies established by the Toronto and Region Conservation Authority;

- (q) satisfactory strategies are secured to mitigate environmental considerations such as air quality, noise, dust, vibration and rail safety;
- (r) an archaeological strategy for investigating and managing the potential heritage resources associated with the former Gooderham and Worts Distillery on the site is secured;
- (s) any impacts on the additional need for community services and facilities created by the development/redevelopment have been satisfactorily addressed;
- (t) a pedestrian wind mitigation strategy is secured to ensure building entrances, courtyards, lanes and open spaces within Mixed Use Area 'B' and *Mixed Use Area 'C'* is at a level where wind conditions are comfortable for sitting during the summer;
- (u) a transportation management strategy is secured to accommodate potential vehicular lay-bys and drop-off areas and motor coach parking zones, without negatively impacting the existing transportation network; and
- (v) a construction management plan is secured to minimize disruptions of the daily activities of residents, employees and tourists, where appropriate.

12.2 Residential development will provide:

- (a) A residential unit mix with 25 percent or more of the units built as two-bedroom units or larger, including 10 percent of the total units built as three-bedroom units or larger; and
- (b) Affordable rental and affordable ownership units, where possible.

Section 15.1 – Site and Area Specific Policies - Gooderham and Worts Special Identity Area

- 3. Amend Policy 2 by deleting subsection 2.4 and replacing it with the following:
 - 2.4 A high level of public use of and public accessibility to the Area will be ensured by securing a publicly accessible open space system that includes, but is not limited to:
 - existing streets, lanes, courtyards and open spaces;
 - areas within the buildings containing public uses; and
 - areas within the buildings with specified heritage interiors and/or interpretation.
- 4. Amend Policy 3 by deleting subsection 3.1 and replacing it with the following:
 - 3.1 It is an objective to ensure that the conservation, restoration and any permitted alteration of heritage buildings conserve the cultural heritage value and attributes of the existing heritage resources, including both exteriors and interiors. Additions to existing buildings in *Mixed Use Areas '2'* and *'3'* and the *Neighbourhood Apartment Area* may be permitted only if it has been

demonstrated that they respect the three dimensional integrity of the heritage building and the quality and the character of both the heritage building being added to and its relationship to adjacent heritage buildings within the Area and shall be in accordance with the Standards and Guidelines for the Conservation of Historical Places in Canada, as revised from time to time and as adopted by Council.

5. Amend Policy 3 by deleting subsection 3.5 and replacing it with the following:
 - 3.5 Development/redevelopment, where permitted by other policies in this Site and Area Specific Policy shall respect and complement the industrial heritage character of the Area through the consideration of, but not limited to, building height, massing, scale, setbacks, stepbacks and the existing heritage building rooflines as seen from the pedestrian ground level and will create a lively public environment which will enhance the retention and adaptive re-use of existing heritage buildings. Such development/redevelopment shall be in accordance with the Standards and Guidelines for the Conservation of Historical Places in Canada, as revised from time to time and as adopted by Council.

6. Amend Policy 4 - 'Concept Plan Uses and Densities' Introduction Paragraph with the following:

The Gooderham and Worts Special Identity Area consists of five districts shown on Map 15-1 (Map 1 of 3), each identified with a unique role in any proposed development/redevelopment of the Area. Trinity Street and Trinity Square, as shown on Map 15.1 (Map 3 of 3), from the northern boundary to the southern boundary of the Area, is the focus of the major assembly of heritage buildings to be retained, conserved, rehabilitated, restored and respectfully re-used. Trinity Street and Trinity Square also serves as the Area's main open space. Mill Street is the major linkage to neighbouring districts and the focus of neighbourhood services. Residential development within the Area will be located within *Mixed Use Area '1'*, *Mixed Use Area '3'* and the *Neighbourhood Apartment Area*. The lands within *Mixed Use Area '3'* will also be the location of major commercial development for the Area. The *Parks and Open Space Area* will be publicly accessible open space, including a bicycle path and a publicly accessible, private road.

7. Amend Policy 4 by deleting Policy 4.1.1 and replace with the following:
 - 4.1.1 *Mixed Use Area '2'* will be regarded as the focus of the heritage resources in the Area. The physical character of the heritage buildings will be preserved. New buildings will not be permitted. Additions to existing buildings within *Mixed Use Area '2'* may be permitted only where they do not negatively impact the cultural heritage value of the resource.

8. Amend Policy 4 by adding Policy 4.1.2 c) to read as follows:
 - (c) An addition to Rack House D, identified as Building No. 42 on Map 2 of 3, may be permitted in *Mixed Use Area '2'*.

9. Amend Policy 4 by adding Policy 4.2.4 to read as follows:
 - 4.2.4 A non-residential building on lands shown as "A-1" on Map 15 (Map 1 of 3) is not subject to the maximum gross floor area of 75,000 square metres set out in policy 4.2.3.

10. Amend Policy 4 by deleting Policy 4.4.1 and replacing it with the following:
 - 4.4.1 Apartment *Neighbourhoods* contains two one-storey heritage buildings along Mill Street. The Area will contain residential uses and may contain cultural or arts related uses, ground level retail and service shops and ground level community service and facility uses. New buildings will be designed with consideration for possible future development/redevelopment of the lands to the north and east of the Area.

11. Amend Policy 6 – 'Open Space and Pedestrian Circulation' Introduction paragraph with the following:

As a result of the layout of the heritage buildings, the Area includes a series of streets, courtyards, lanes and open spaces within the regular grid system of the City streets comprising the publicly accessible open space system. The publicly accessible open space system will enhance the sense of public accessibility and the linkages between the system and buildings within the Area and the emerging larger neighbourhood.

12. Amend Policy 6 by deleting Policy 6.1 and replacing it with the following:
 - 6.1 The Area will be pedestrian oriented and retain the interconnected streets, courtyards, lanes and open spaces as the publicly accessible open space system reflecting the Area's heritage character. The publicly accessible open space system shall be secured through any development/redevelopment.

13. Amend Policy 6 by adding Policy 6.4 and 6.5 to read as follows:
 - 6.4 Development/redevelopment will maintain the quality and utility of the publicly accessible open space system.
 - 6.5 Pedestrian linkages connecting the publicly accessible open space system to the emerging larger neighbourhood are encouraged through development/redevelopment.

14. Amend Policy 7 by deleting Policy 7.1 and replacing it with the following:
 - 7.1 The incremental implementation of a system of transit to the Area which is integrated into the existing transportation network will be sought, so as to achieve:
 - (a) A high level of public accessibility to the Area;
 - (b) A network that favours transit, cycling and other forms of active transportation over the automobile.

15. Amend Policy 7 by deleting Policy 7.3 and replacing it with the following:
 - 7.3 To maintain the quality and character of Trinity Street and Trinity Square within the Area, as shown on Map 15.1 (Map 3 of 3), vehicular access will be restricted so as only to permit bicycles, emergency vehicles, vehicles providing access to *Mixed Use Area '3'* for people with disabilities and deliveries to the buildings fronting on Trinity Street.

16. Amend Policy 7 by adding Policies 7.6 and 7.7 respectively so that it reads as follows:
 - 7.6 *Development/redevelopment* will internalize loading and servicing areas.
 - 7.7 Development/redevelopment will require the submission of a transportation management plan that establishes a strategy to accommodate potential vehicular lay-bys, drop-off areas and motor coach parking zones, without negatively impacting the existing transportation network.

17. Amend Policy 10 by deleting policy 10.2. and renumbering the subsequent sections accordingly.

18. Amend Policy 10 by deleting policies 10.4 and 10.6 and replacing them with the following respectively:
 - 10.4 The City will consult with other levels of government and their agencies such as the Ministry of Tourism, Culture and Sport and the Department of Canadian Heritage (Canadian Heritage) respecting the ongoing heritage planning of the Area to assist in ensuring that a quality of conservation, rehabilitation and restoration, respectful re-use of buildings, structures, open spaces, courtyards, streets and lanes is achieved and that heritage recording, archaeological activities and site interpretation activities are conducted in accordance with good practice.
 - 10.6 The submission of satisfactory studies related to pedestrian wind mitigation, sunlight conditions, air quality and noise and vibration will be required at the time of an application under the Planning Act and the submission and implementation of such studies and remediation measures to be taken by the owner will be secured through a Section 37 agreement or other legal agreement as appropriate.

19. Amend Policy 10 by adding new Policy 10.7 and renumbering the subsequent sections accordingly:
 - 10.7 A pedestrian wind study for development/redevelopment will address, in addition to standard requirements as stipulated in the Official Plan, mitigation measures for building entrances, courtyards, lanes and open spaces in the Area and *Mixed Use Area 'C'* shown on Map 15-1 of the King-Parliament Secondary Plan at a level where wind conditions are comfortable for sitting.

- streets, open spaces, lanes and courtyards comprising the publicly accessible open space system should have an acceptable level of sunlight penetration. In particular, new net shadows shall be minimized on Trinity Street and Trinity Square as shown on Map 15-1 (Map 3 of 3) between March 21 to September 21 from the hours 10:18 a.m. to 5:18 p.m. New net shadows are not permitted on June 21 at 2:18 p.m. on Trinity Street and Trinity Square. New net shadows are not permitted on June 21 at 2:18 p.m. on Trinity Street and Square. "New net shadow" means shadow cast by a proposed development/redevelopment in excess of the shadow cast by existing and approved buildings and structures and by the building envelope permitted in the existing in-force Zoning By-law.
24. Amend Section A – 'For the Entire Gooderham and Worts Special Identity Area', by adding the following bullet point items:
- public art and private art pieces are encouraged within the Area as appropriate.
 - special landscape treatment to signify the pedestrian entry points, in keeping with the heritage character of the Area is encouraged.
25. Amend Section E - Mixed Use Area 3, by deleting the 5th bullet point.

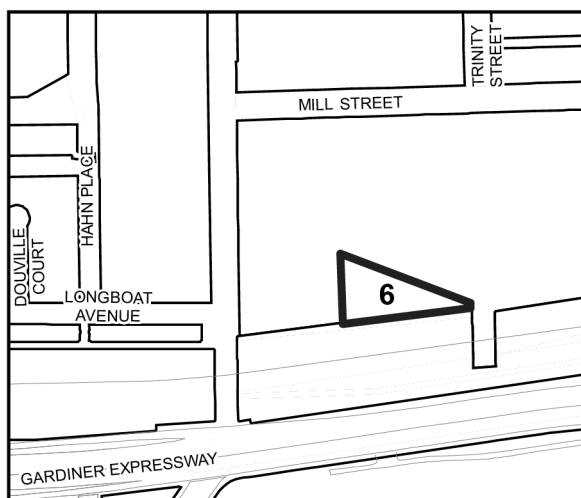
Section 15.6 – Site and Area Specific Policies - 31R Parliament Street

26. Add a new policy 6 for 31R Parliament Street to read as follows:

6. 31R Parliament Street

On the lands shown as 6 on Map 15-3

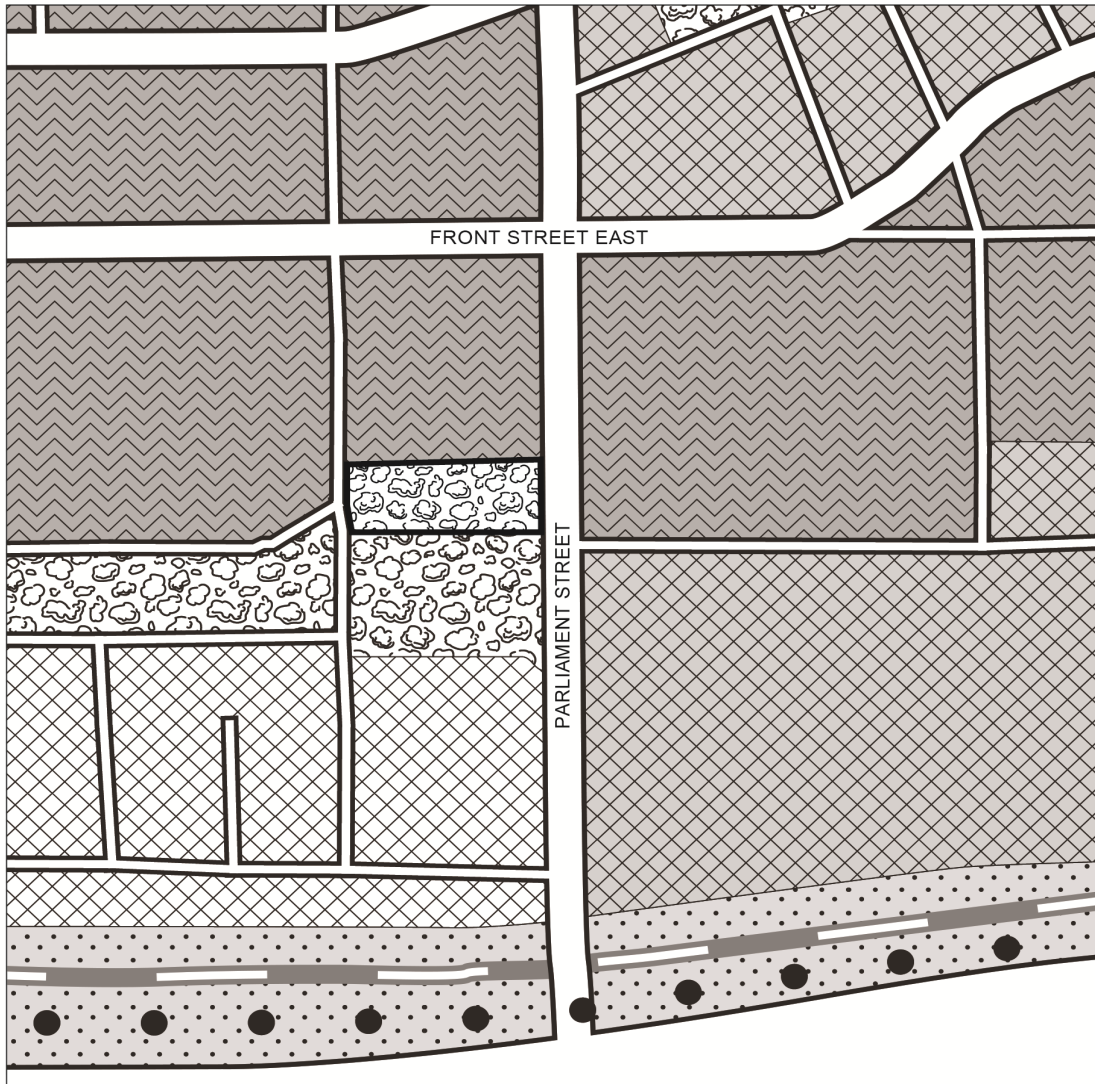
A tall building is not subject to policies 12.1(c) – (l) and 12.2.



Maps

Map 18 – Land Use Plan of the Toronto Official Plan, is amended as follows:

- 27. Revise Map 18 – Land Use Plan by redesignating the area south of Front Street East and west of Parliament Street from "Regeneration Areas" to "Parks" as shown below:



Official Plan Amendment #304

Revisions to Land Use Map 18 to Redesignate lands from Regeneration Areas to Parks

File # 14 263137 STE 28 0Z

Site Location	Parks & Open Space Areas		Utility Corridors
Neighbourhoods	Natural Areas	Institutional Areas	Not to Scale 06/07/2016
Apartment Neighbourhoods	Parks	Regeneration Areas	
Mixed Use Areas	Other Open Space Areas	Employment Areas	

Map 15-3 – Areas of Special Identity of the King-Parliament Secondary Plan is amended as follows:

28. Revise Map 15-3 by adding Site and Area Specific Policy 6 as shown below:

