

Authority: Toronto and East York Community Council Item TE34.9, as adopted by City of Toronto Council on July 23, 24, 25, 26, 27 and 30, 2018

CITY OF TORONTO

BY-LAW 1208-2018

To adopt Amendment 421 to the Official Plan for the City of Toronto with respect to the lands fronting Dundas Street West between Boustead Avenue and Sorauren Avenue, Roncesvalles Avenue between Queen Street West and Boustead Avenue, but excluding the lands on the west side between the north side of Marion Street and the south side of Marmaduke Street, and the Ritchie Avenue between Roncesvalles Avenue and Dundas Street West municipally known in the year 2018 as 2226-1970 Dundas Street West, north side; 2201-1995 Dundas Street West, south side; 5-479 Roncesvalles Avenue, east side; 382-484 Roncesvalles Avenue, west side; 14-66 Roncesvalles Avenue, west side; 12-20 Ritchie Avenue, north side; and 7-25 Ritchie Avenue south side as detailed on Map 1 of 4.

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 421 to the Official Plan is adopted pursuant to the Planning Act, as amended.

Enacted and passed on July 27, 2018.

Glenn De Baeremaeker,
Deputy Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

AMENDMENT 421 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2018 AS 2226-1970 Dundas Street West, north side; 2201-1995 Dundas Street West, south side; 5-479 Roncesvalles Avenue, east side; 382-484 Roncesvalles Avenue, west side; 14-66 Roncesvalles Avenue, west side; 12-20 Ritchie Avenue, north side; and 7-25 Ritchie Avenue south side as detailed on Map 1 of 4

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 553 that applies to the lands municipally known in the year 2018 as the lands fronting Dundas Street West between Boustead Avenue and Sorauren Avenue, Roncesvalles Avenue between Queen Street West and Boustead Avenue, but excluding the lands on the west side between the north side of Marion Street and the south side of Marmaduke Street, and Ritchie Avenue between Roncesvalles Avenue and Dundas Street West, as shown on Map 1.

1. Context

1.1 Roncesvalles Avenue between Queen Street West and Boustead Avenue, and Dundas Street West, between Boustead Avenue and Sorauren Avenue is a mixed-use area that generally contains non-residential uses at grade with residential uses above and parking at the rear of the properties. Most buildings are typically two-to three-storeys and many date from the late 19th and early 20th centuries. Their age, materials and details contribute to the area character. The ground floor uses generally have larger floor-to-ceiling heights than upper storey residential uses, recessed entrances, bay windows and horizontal articulation emphasizing the prominence of the ground floor. The prevailing lot fabric generally consists of narrow lots, which contributes to the fine-grain retail rhythm of the area.

2. Vision

2.1 Dundas Street West and Roncesvalles Avenue is a vibrant, diverse and walkable neighbourhood that boasts a rhythm of small-scale storefronts which frame the public realm at a human scale and have a strong, historic main street character. This neighbourhood has a strong sense of place where spontaneous and casual interactions, as well as organized street festivals and community events supporting public life, take place and further enhance the neighbourhood's identity as a cohesive, complete community.

3. Purpose

3.1 The policies in this Official Plan Amendment are intended to: guide and manage moderate, incremental development; respect and reinforce the existing mixed-use character and physical and historic make-up of Roncesvalles Avenue, between Queen Street West and Boustead Avenue, and of Dundas Street West, between Boustead Avenue and Sorauren Avenue; and ensure an appropriate transition between new development and the existing *Neighbourhoods* east and west of Roncesvalles Avenue, and north and south of Dundas Street West.

4. **Land Uses**

4.1 Land uses will conform with the land use designations identified in the Official Plan.

5. **Precinct Areas** - as shown on Map 2

5.1 **Dundas-Roncesvalles** – includes all the properties fronting Roncesvalles Avenue between the north side of Ritchie Avenue to the south side of Boustead Avenue, and all properties fronting Dundas Street West between Boustead Avenue and the Columbus Parkette on the south and the lands at 2032 Dundas Street West on the north side.

5.2 **Roncesvalles Main Street** – includes all properties fronting Roncesvalles Avenue on the east side, between the north side of Harvard Avenue and the south side of Neepawa Avenue and both sides of Roncesvalles Avenue between the north side of Neepawa Avenue/Marmaduke Street and the south side of Ritchie Avenue.

5.3 **Dundas Point** – includes all the properties fronting Dundas Street West on the north side between the property at 1970 Dundas Street West and the property at 2022 Dundas Street West.

5.4 **Roncesvalles South** – includes all properties fronting Roncesvalles Avenue between the north side of Queen Street West and the south side of Harvard Avenue.

6. **Built Form**

6.1 The policies contained herein build upon Official Plan Built Form Policy 3.1.2 as well as Policy 4.5.2 related to development in *Mixed Use Areas* and Policy 4.6.2 related to development in *Employment Areas*.

6.2 Ground floor heights are encouraged to match the following prevailing ground floor heights:

- a) Dundas Roncesvalles Precinct – 4.0 metres (Area A), 4.5 metres (Area B);
- b) Roncesvalles Main Street Precinct – 3.5 metres;
- c) Dundas Point Precinct – 6.0 metres;
- d) Roncesvalles South Precinct – 4.5 metres.

6.3 Non-residential uses at grade will be encouraged in order to respect the existing character and pedestrian amenity of the area.

- 6.4 Development that exceeds the permitted height in the Zoning By-law is only appropriate on lots with sufficient width and depth to accommodate additional building height without causing undue impacts on adjacent properties and the public realm, and which have 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 Amendment or Minor Variance process, as applicable.
- 6.5 Notwithstanding Policy 6.4, the Roncesvalles Main Street Precinct shall have a maximum height of 16.0 metres to the top of the roof.
- 6.6 Notwithstanding Policy 6.4, the following angular planes, setbacks and/or setbacks shall be required:
- a) **Dundas Roncesvalles Precinct** - as shown on Map 3:
- i. **Area A and B** – development will be within a 45 degree angular plane taken at a height equivalent to 80 percent of the width of the right-of-way;
 - ii. **Area A** – development will provide a rear yard setback of 7.5 metres from the rear lot line or, in the case of an abutting public lane, from the opposite side of the lane, and will be within a 45 degree angular plane from a height of 10.5 metres above the 7.5 metre setback line;
 - iii. **Area A and B** – development will provide a 1.5 metre setback at a height of 10.5 metres along the Dundas Street West frontage; and
 - iv. **Area B** – development will provide a minimum separation distance of 11.0 metres from any existing building(s) on the same lot, or a minimum 5.5 metre rear yard setback from any adjacent property designated *Mixed Use Areas* and/or from the centreline of a public lane.
- b) **Roncesvalles Main Street Precinct:**
- i. development will be within a 30 degree angular plane taken at a height of 10.5 metres along the Roncesvalles Avenue street frontage; and
 - ii. development will provide a rear yard setback of 7.5 metres from the rear lot line or, in the case of an abutting public lane, from the opposite side of the lane, and provide a 45 degree angular plane from a height of 10.5 metres above the 7.5 metre setback line.

c) **Dundas Point Precinct:**

- i. development will be within a 45 degree angular plane taken at a height equivalent to 80 percent of the width of the right-of-way along the Dundas Street West frontage;
- ii. development will provide minimum separation distance of 11.0 metres from any existing building(s) on the same lot, or a minimum setback of 5.5 metres from adjacent properties designated *Mixed Use Areas* or *Employment Areas*; and
- iii. development will provide a 1.5 metre stepback at a height of 10.5 metres along the Dundas Street West frontage.

d) **Roncesvalles South Precinct:**

- i. development will be within a 45 degree angular plane taken at a height equivalent to 80 percent of the width of the right-of-way along the Roncesvalles Avenue frontage;
- ii. when adjacent to a property designated *Neighbourhoods*, development will provide a rear yard setback of 7.5 metres from the rear lot line or, in the case of an abutting public lane, from the opposite side of the lane, and provide a 45 degree angular plane from a height of 10.5 metres above the 7.5 metre stepback line; and
- iii. development will provide a 1.5 metre stepback at a height of 10.5 metres along the Roncesvalles Avenue frontage.

7. **Building Design**

7.1 To maintain and strengthen the existing fine-grain character of Roncesvalles Avenue and Dundas Street West, all development shall:

- a) respect and reinforce the existing character of the area;
- b) provide a rhythm of building bays generally in the range of 4.5 metres wide;
- c) on corner properties, provide a rhythm of building bays and articulation to address both frontages;
- d) reference horizontal datum lines and vertical bays of adjacent buildings;
- e) limit large areas of glass and utilize solid materials such as brick and stone;
- f) provide articulation on visible side elevations to avoid blank walls;

- g) provide recessed entrances to retail stores or to entrances accessing upper floors;
- h) provide angled storefronts on corner properties where possible; and
- i) wherever possible, provide access to site servicing and parking at the rear of the building/site, from a lane or a shared driveway and incorporate any parking garage ramps, access stairs and garbage collection/storage and loading areas into the building.

8. Heritage Properties – Additions and Infill

- 8.1 The policies contained herein build upon Official Plan Policy 3.1.5 Heritage Conservation.
- 8.2 Heritage property(s) or property(s) adjacent to heritage property(s) will require additional consideration and alternative design solutions, which may include upper level setbacks of the addition or infill development.

9. Public Realm, Parks and Open Spaces – as shown on Map 4

- 9.1 The public realm, parks and open spaces shall be enhanced and improved as follows:
 - a) the publicly owned portions of the boulevard right-of-way on side streets shall retain public access, and shall be designed and upgraded to provide additional public realm and pedestrian amenities;
 - b) additional building setbacks of approximately 3.0 metres from the street property line shall be provided to achieve an enhanced sidewalk zone of approximately 6.0 metres between the curb to building face in the following locations:
 - i. on the south side of Dundas Street West, between Boustead Avenue and Howard Park Avenue;
 - ii. on the north side of Dundas Street West between Morrow Avenue and Sorauran Avenue; and
 - iii. on the south side of Ritchie Avenue.
 - c) a sidewalk zone measuring a minimum of 4.8 metres from curb to building face shall be maintained in the following locations, except where in situ conservation of heritage properties prevents widening:
 - i. on the west side of Roncesvalles Avenue between Howard Park Avenue and Boustead Avenue;

- ii. on the north side of Dundas Street West, between Boustead Avenue and Morrow Avenue; and
- iii. on the south side of Dundas Street West between Howard Park Avenue and Columbus Parkette.
- d) for any development adjacent to an Entry Node, Focus Area or Boulevard Opportunity Area, extra attention should be paid to the design of the building, the location and type of amenities provided and the layout of on-site landscaping to further enhance these key public realm areas; and
- e) wherever possible, additional pedestrian connections and improved pedestrian safety at key intersections identified as Pedestrian Safety Improvement Areas should be improved.

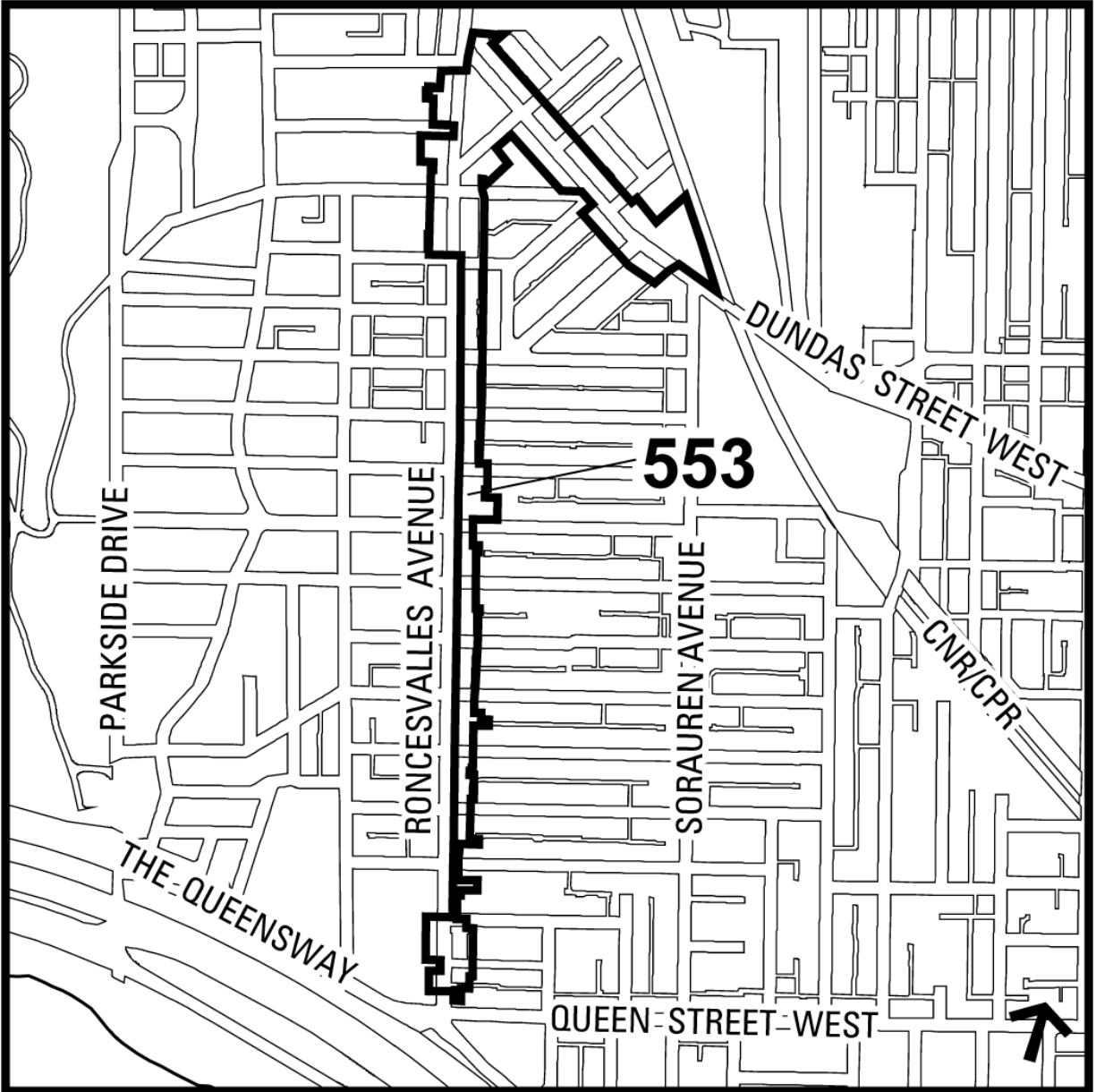
10. Sustainability

- 10.1 New development will be encouraged to enhance biodiversity through planting varieties of plant species and creating habitats at grade and on rooftops.
- 10.2 Development shall be encouraged to meet Tier 2-4 of the Toronto Green Standard.

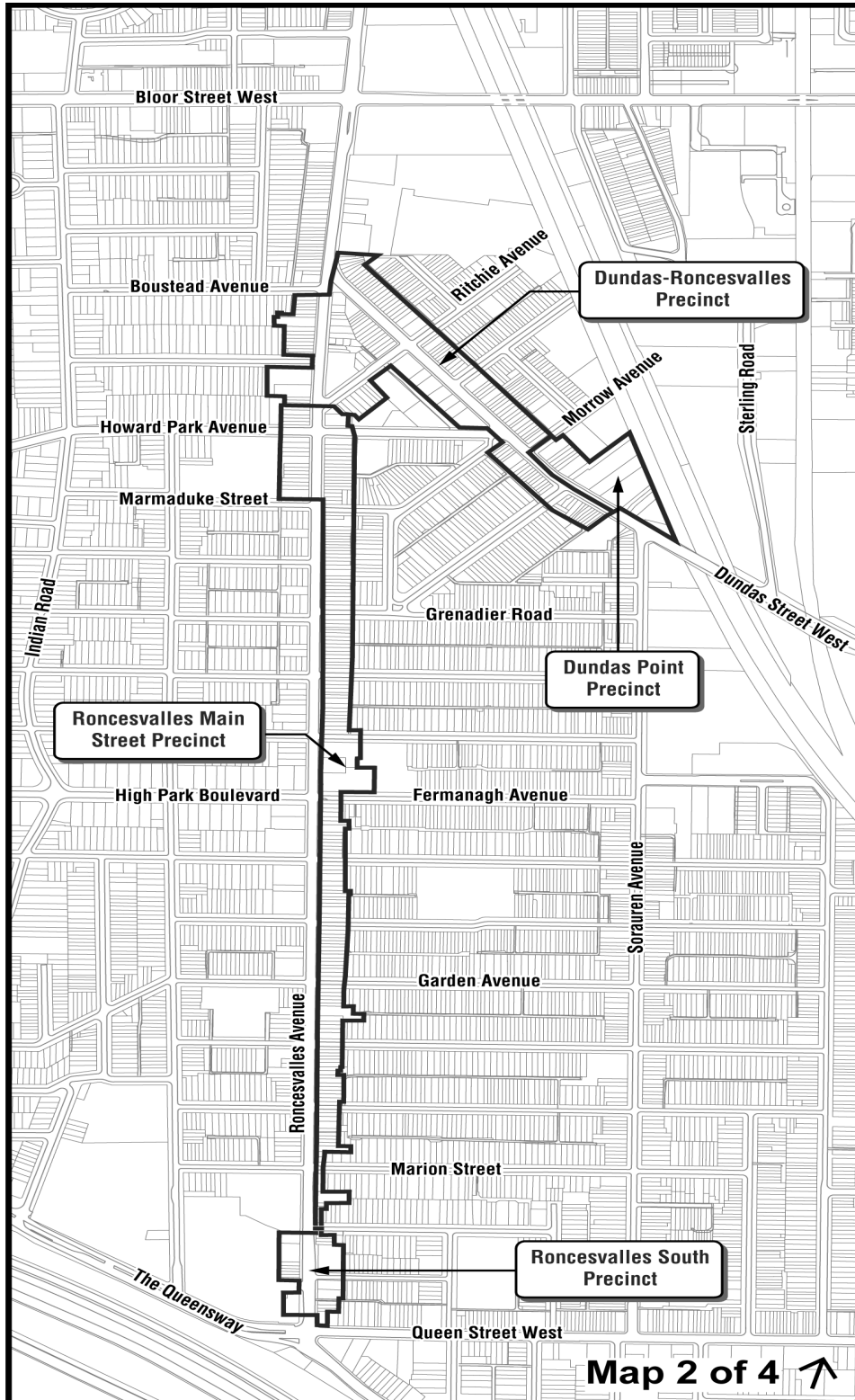
11. Urban Design Guidelines

- 11.1 Urban Design Guidelines for Roncesvalles Avenue between Queen Street West and Boustead Avenue, and Dundas Street West between Boustead Avenue and Sorauren Avenue 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, the Dundas-Roncesvalles Urban Design Guidelines will:
 - a) implement Official Plan policies;
 - b) provide an understanding of the area's local character;
 - c) explain how development can respect and reinforce local character;
 - d) articulate built form priorities for new development in the area;
 - e) promote an animated public realm;
 - f) provide built form guidelines including setbacks, stepbacks, height and massing for development appropriate within the area's local context; and
 - g) identify buildings of heritage interest that could be studied for the inclusion on the City's Heritage Register.

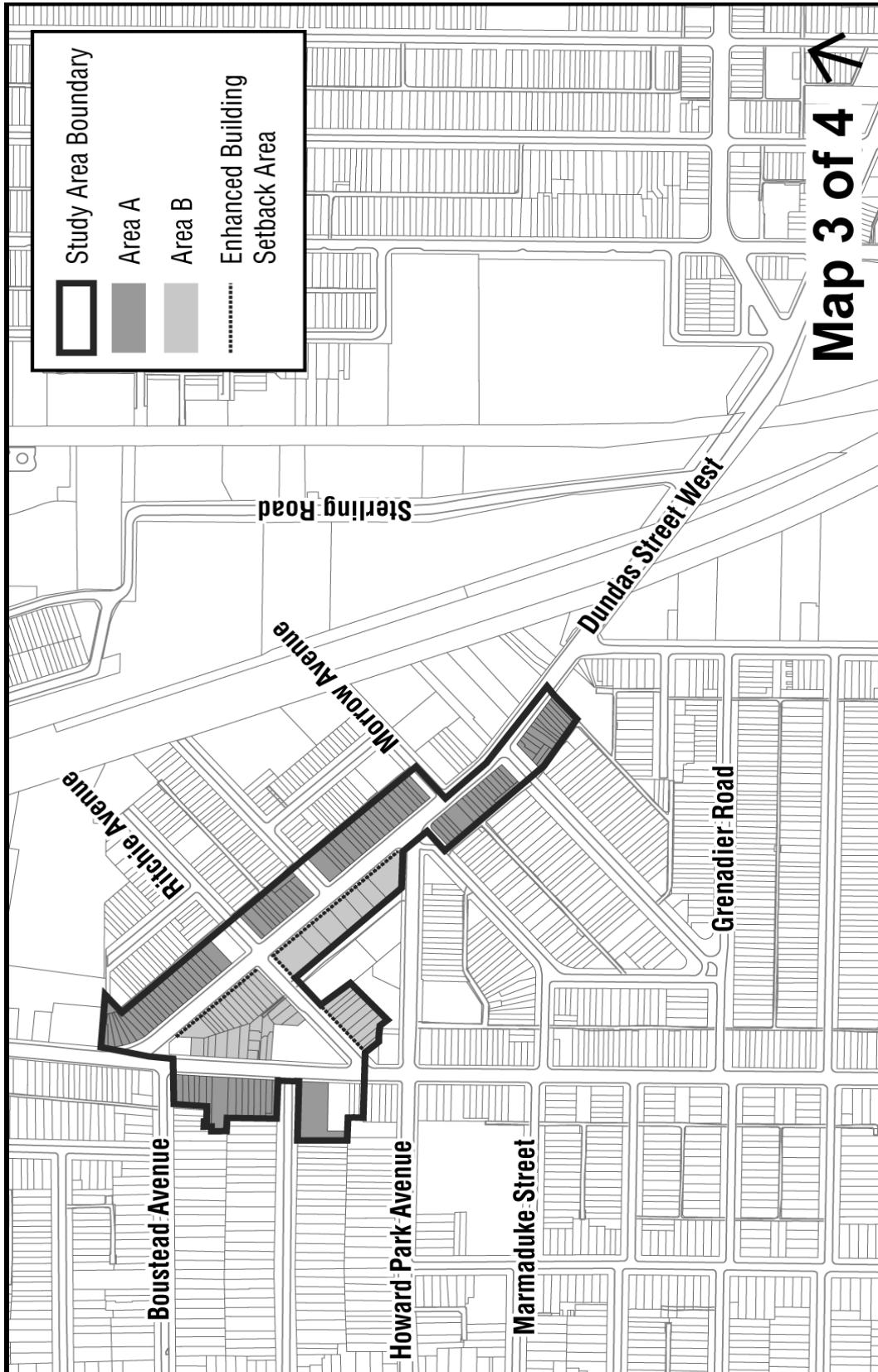
Map 1 of 4 – Area of Site and Area Specific Policy



Map 2 of 4 – Precinct Areas



Map 3 of 4 – Areas A and B (Dundas-Roncesvalles Precinct)



Map 4 of 4 – Public Realm

