

Authority: Toronto and East York Community Council
Item TE33.5, as adopted by City of Toronto Council on
June 26, 27, 28 and 29, 2018

CITY OF TORONTO

BY-LAW 1164-2019

To adopt Amendment 415 to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2018, as 1245 Dupont Street, 1260 Dufferin Street, and 213 Emerson 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 415 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and passed on July 18, 2019.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

AMENDMENT 415 TO THE OFFICIAL PLAN

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2017 AS 1245 DUPONT STREET,
1260 DUFFERIN STREET, AND 213 EMERSON AVENUE.**

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

1. Maps 17 and 18, Land Use Plan, are amended by redesignating a portion of the lands known municipally in 2018 as 1260 Dufferin Street from Parks to Mixed Use Areas, and a portion of lands known municipally in 2018 as 1245 Dupont Street from Mixed Use Areas to Parks, as shown on Schedule A.
2. Chapter 7, Site and Area Specific Policies, is amended by deleting the text and map for Site and Area Specific Policy 213 for "Southwest Corner of Dupont Street and Dufferin Street", and replacing with the following:
 213. 1245 Dupont Street and 1260 Dufferin Street, and 213 Emerson Avenue.

INTERPRETATION

- a. The Galleria Shopping Centre is located at the southwest corner of Dupont Street and Dufferin Street in Toronto's Wallace Emerson neighbourhood. The Galleria Shopping Centre site is a 49,000 square metre parcel of land that was developed in the early 1970s as a single-storey, enclosed mall with an abundance of surface parking.
- b. New development will comprehensively transform the current Galleria Shopping Centre site (1245 Dupont Street), the existing Wallace Emerson Park and Community Centre (1260 Dufferin Street) and 213 Emerson Avenue (comprehensively referred to as the "subject site") into a mixed use, high density complete community, complemented by public park and open spaces, a new enlarged community centre, robust retail offerings and distinctive streetscapes designed to create a highly walkable, family-friendly environment.
- c. The introduction of a new diagonal public street will provide a new route from Dufferin Street to Dupont Street, maximizing public frontage and access onto Wallace Emerson Park. Wallace Emerson Park and Wallace Emerson Community Centre will be enhanced and expanded to provide a full range of community activity spaces. New development will create the potential for future transit improvements to be made on the subject site.

VISION AND MAJOR OBJECTIVES

- d. The subject site as identified on Schedule A shall be developed based on the following principles:
- i. **Create a complete community:** The redevelopment will accommodate the varying needs of the community by offering a range of housing options including affordable housing, a mix of retail and office uses, and a variety of community amenities.
 - ii. **Establish a finer grain of streets and blocks to connect desire lines:** New streets and blocks will be established to improve porosity, facilitate circulation, provide additional access points, and improve connections within the community.
 - iii. **Enhance Wallace Emerson Park:** Wallace Emerson Park will be enlarged and reconfigured and its design and functionality will be improved.
 - iv. **Reinforce the redevelopment's role as a community node:** The redevelopment will accommodate a wide range of formal and informal community gathering spaces to maintain the subject site's community-oriented character, including but not limited to pedestrian connections and POPS.
 - v. **Encourage active transportation and explore opportunities for transit improvements:** The redevelopment will encourage active transportation by offering an enhanced pedestrian realm, wide sidewalks, and cycling infrastructure, and protect for future local transit improvements.
 - vi. **Exceptional architecture and design that transitions and minimizes impacts on the surrounding neighbourhood:** The height and scale of new buildings will transition down toward adjacent lower scale areas. High quality design will create a distinct identity and enhance the character of the area.
 - vii. **Promote sustainable development:** The redevelopment will promote a comprehensive approach to sustainable design that encompasses a range of innovative solutions to promote environmental, social, cultural, and economic sustainability.

LAND USE

- e. New residential, retail and commercial uses will be located in the area identified as *Mixed Use* on Schedule A.
- f. New recreational uses will be located in the area identified as *Park* on Schedule A.

GROSS FLOOR AREA

- g. A maximum total gross floor area of 245,500 square metres is permitted on Blocks 1, 2, 3, 4 and 5 as identified on Schedule A.
- h. A minimum non-residential gross floor area of 25,000 square metres is required across Blocks 1, 2, 3, 4 and 5 (as identified on Schedule A), upon the completion of the last Block of the development.
- i. A maximum residential gross floor area of 217,000 square metres is permitted across Blocks 1, 2, 3, 4 and 5 as identified on Schedule A.
- j. No maximum gross floor area will apply to Block 6 so long as it is used for parks purposes.

MIX OF USES AND FINER-GRAINED RETAIL

- k. A diverse mix of uses will be developed on the subject site, that maintain its current value to the community while expanding the amount and types of activity it can support. The intent will be to provide space for a diverse range of uses that will allow the subject site to be animated at all times of the day, supporting the creation of a complete community.
- l. New buildings will reserve space at-grade for retail and other non-residential uses, in fine grain frontages including smaller floorplate uses, that will animate the public realm. This may include community-oriented uses, restaurants, and a combination of larger as well as unique smaller-scale retail stores and businesses in a range of unit sizes.
- m. Residential uses should be located in the upper floors of base buildings and in towers. A range of unit types and tenures that accommodate different households will be provided.
- n. Community and service facilities will be encouraged in ground floor uses in buildings near the new Community Centre to establish a socially-oriented character-area within the subject site.

PUBLIC REALM

- o. The enhanced public realm of the subject site will encourage walking and create a pedestrian-friendly space with expanded sidewalks, trees, landscape treatments, street furniture, and a street grid that connects desire lines and porosity through the subject site. New public streets will be complete streets designed to create a safe environment for pedestrians, cyclists, and transit users while accommodating drivers. Reconfiguring the subject site will improve public access and safety, and enhance circulation.

- p. A robust public realm will be created, comprised of a variety of gathering spaces and streetscapes all anchored by an enlarged and reconfigured Wallace Emerson Park and Community Centre. Key public realm components of the new development will include: key entry points, linear landscapes, a POPS plaza (a Privately Owned Publicly-Accessible Space), and the enlarged and reconfigured Wallace Emerson Park.
- q. Contiguous pathways will be created to improve access to the subject site from adjacent residential communities and contribute to a more coherent structure for Wallace Emerson Park.

WALLACE EMERSON PARK

- r. Wallace Emerson Park will be reconfigured, enlarged, enhanced and organized to support active and passive recreation. Frontage on a new diagonal street (Public Street 'A' – see Schedule 2) and Dupont Street will bring more eyes to the park and allow activity to permeate between the subject site's built form and open spaces. Opportunities for green roofs on the Wallace Emerson Community Centre will be explored as part of the design of the new community centre. The park's south-facing exposure will maximize sunlight in the space and will provide expansive views of the Toronto skyline.

PRIVATELY OWNED PUBLICLY-ACCESSIBLE SPACE

- s. A Privately Owned Publicly-Accessible Space ("POPS") will be located on the north side of Public Street 'A' as identified on Schedule B near to Wallace Emerson Park, creating a destination within the subject site for visitors to the community. The POPS is to be provided in the general location as identified on Schedule B. Space will be reserved on the south side of the POPS for potential opportunities to improve transit amenities, which could provide transit users with both a pleasant environment to wait and a welcoming arrival spot. The POPS will have a minimum area of 850 square metres.

PUBLIC STREET 'A'

- t. Public Street 'A', identified on Schedule B will be a safe and clear route between Dupont Street and Dufferin Street, and a continuous and animated public façade for Wallace Emerson Park. Public Street 'A' should be designed as an animated pedestrian-oriented complete street.

THE PEDESTRIAN MEWS

- u. The Pedestrian Mews, as identified on Schedule B, will celebrate and reinforce the subject site's long history as a retail focal point by offering enhanced commercial and service options on a publicly accessible pedestrian-only walkway with an exceptional sense of place.

- v. The Pedestrian Mews will feature high quality street treatments, public art, and a vibrant mix of businesses. The space will have an overhead architectural canopy to provide weather protection and enable year-round activity while creating a vibrant atmosphere for shopping and socializing. A range of retail footprint sizes will support a mix of small businesses and larger stores that meet the everyday needs of the community.

PUBLIC STREET 'B'

- w. Public Street 'B' identified on Schedule B, will provide a dynamic gateway into the subject site from Dupont Street. This new public street is encouraged to be designed as a shared street, and will include small scale retail and café storefronts and a generous eastern side landscaped sidewalk. Public Street B should be an animated and vibrant street with active at grade uses, creating a welcoming entry point into the community and visibility of the park.

WALLACE EMERSON COMMUNITY CENTRE

- x. Wallace Emerson Park will be enlarged and reconfigured, and will allow for the relocation of Wallace Emerson Community Centre to the western portion of the park in order to allow for enhanced views of the community centre on Dupont Street.
- y. The Community Centre will be designed with architectural excellence and quality materials, and it will become a focal point in the subject site, creating an identity for the community.

BUILT FORM, TALL BUILDINGS, AND BUILDING TRANSITION

- z. Zoning By-law standards shall be developed to address built form matters such as size of the eight tower floorplates, stepbacks, and setbacks that consider the unique size of the subject site and area context while providing for an appropriate transition to surrounding residential areas.
- aa. New development will be configured with base buildings and tower locations that respect the scale and height of the surrounding neighbourhoods and frame the edge of the public realm. Base buildings should be designed to differentiate themselves from tower elements, and should promote animation at the ground floor and a pedestrian scale. Streetscapes and landscape treatments around and within the subject site will be designed to complement the architectural designs, together fostering an inviting, attractive pedestrian realm.
- bb. Tall buildings will be strategically positioned to ensure adequate separation distances, and to minimize shadow and wind impacts on the adjacent public realm and surrounding parks and neighbourhoods. The eight tall buildings will step down in height from the middle of the site on Dupont Street towards Wallace Emerson Park and surrounding residential neighbourhoods to maximize view and sunlight, and to establish a transition in height and scale.

- cc. The four tallest tower buildings will be sited adjacent to Dupont Street, locating the bulk of height and density further away from the surrounding residential neighbourhoods towards the south. Two of the towers may be located closer to the major arterial roads, with reduced stepbacks above the base building, towards the northeast and northwest ends of the subject site. These two buildings are intended to be anchor buildings at each major intersection to serve as landmarks for the new community and to signify the prominence of these corner locations. In total, eight tall buildings will be permitted, in the general locations as identified on Schedule B. These buildings should be designed with a variety of architectural treatments.

MOBILITY

- dd. Streets are an important part of the public realm and will be designed to create a safe environment for pedestrians, cyclists, cars, and transit users. New cycling routes will be explored as part of the design of the park. Mid-block connections and pedestrian-oriented streets will be created through the subject site, creating new connections between the surrounding arterial roads and the new diagonal street internal to the subject site.
- ee. Development of the site will accommodate the widening of Dufferin Street and will reduce the curvature of Dupont Street between Emerson Avenue and Dufferin Street.

EXISTING USES

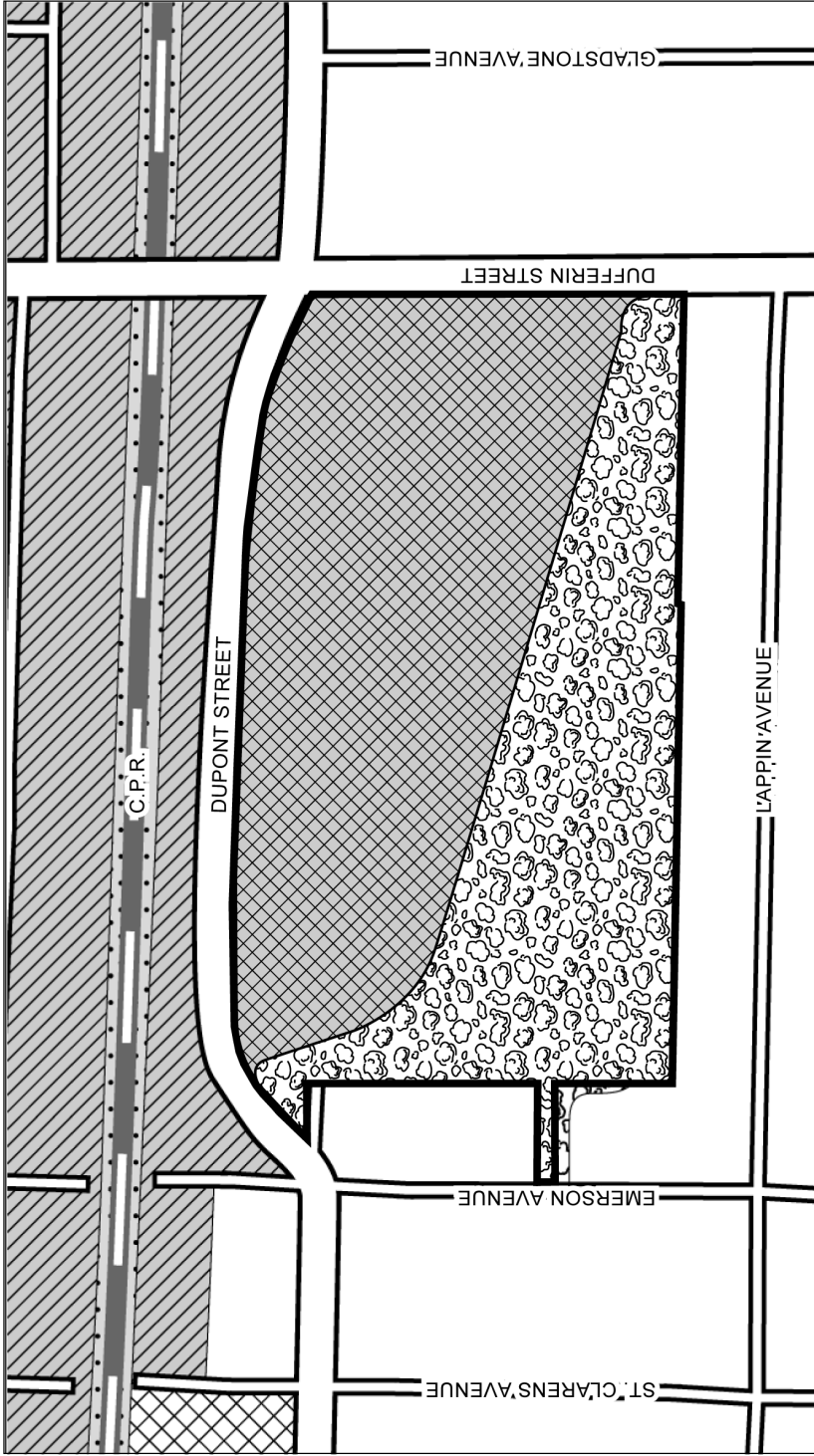
- ff. Despite the Park designation indicated in the area marked Existing Use A on Schedule C, land and existing buildings and additions can continue to be used for existing uses as of May 1, 2018 and for other uses permitted under the Mixed Use designation until such time as the Existing Use A area is redeveloped with a Community Centre.
- gg. Despite the Mixed Use designation indicated in the area marked Existing Use B on Schedule C, land and existing buildings and additions can continue to be used for existing uses as of May 1, 2018 and for other uses permitted under Park designation until such time as the Existing Use B area is redeveloped.
- hh. Despite the Park designation indicated in the area marked Existing Use C on Schedule C, land and existing buildings and additions can continue to be used for existing uses as of May 1, 2018 and for other uses permitted under Mixed Use designation until such time as the land is conveyed to the City as parkland.

TRANSITIONAL USES

- ii. The existing Galleria Shopping Centre will remain in operation until the subject site is redeveloped. Additions to the existing Galleria Mall Shopping Centre are permitted.

IMPLEMENTATION

- jj. Urban Design Guidelines will be developed to the satisfaction of the Chief Planner and Executive Director, City Planning, to complement the Zoning By-law and will guide the design of the buildings and open space elements of the project in terms of design excellence, built form, public realm and mobility. Urban Design Guidelines will guide development to implement the Official Plan and this Site and Area Specific Policy and assist staff in evaluating applications for Site Plan Approval.



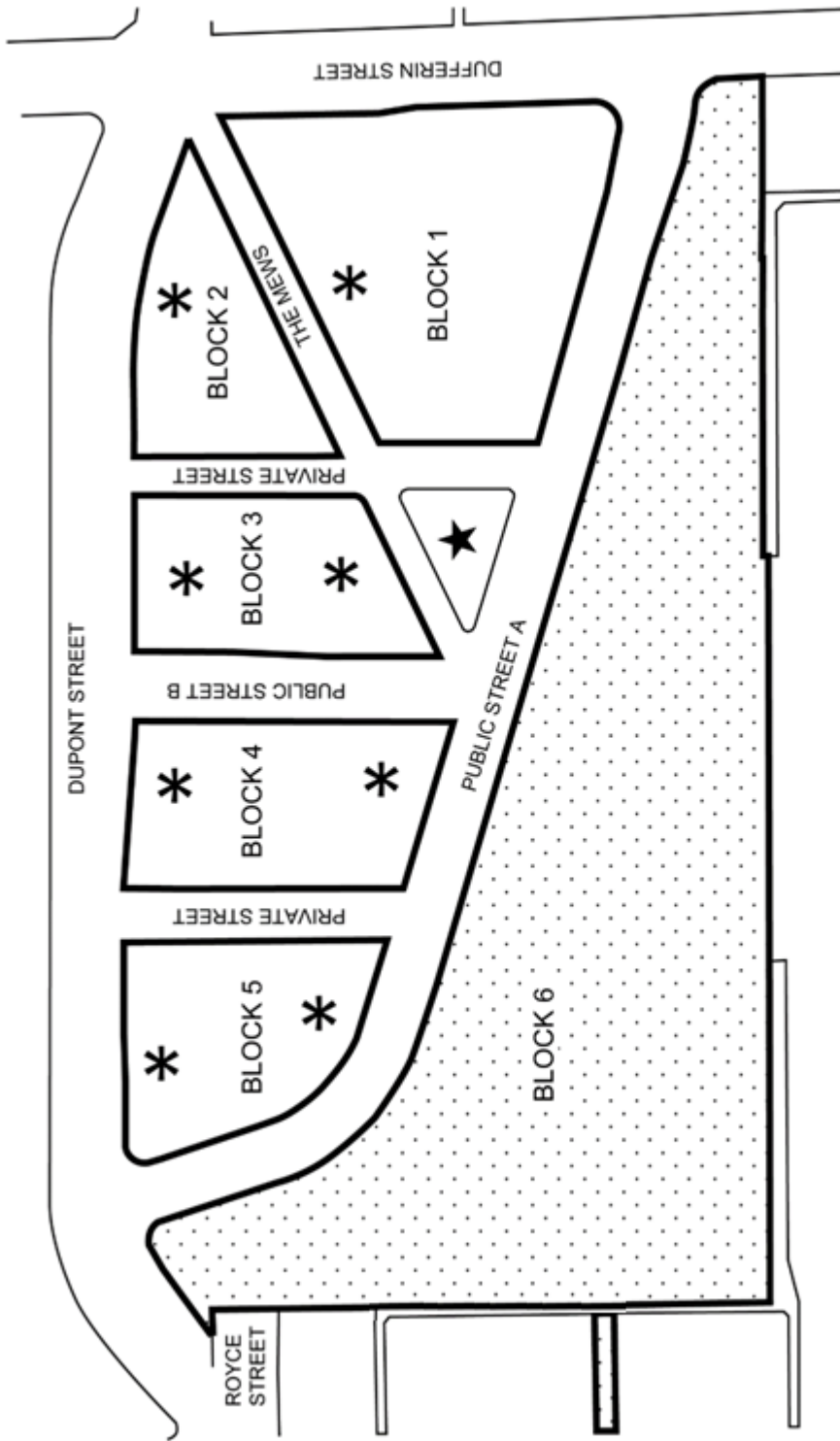
Toronto Schedule A
Official Plan Amendment # 415
 Revisions to Land Use Map 17 to Redesignate lands from Parks to Mixed Use and Mixed Use to Parks

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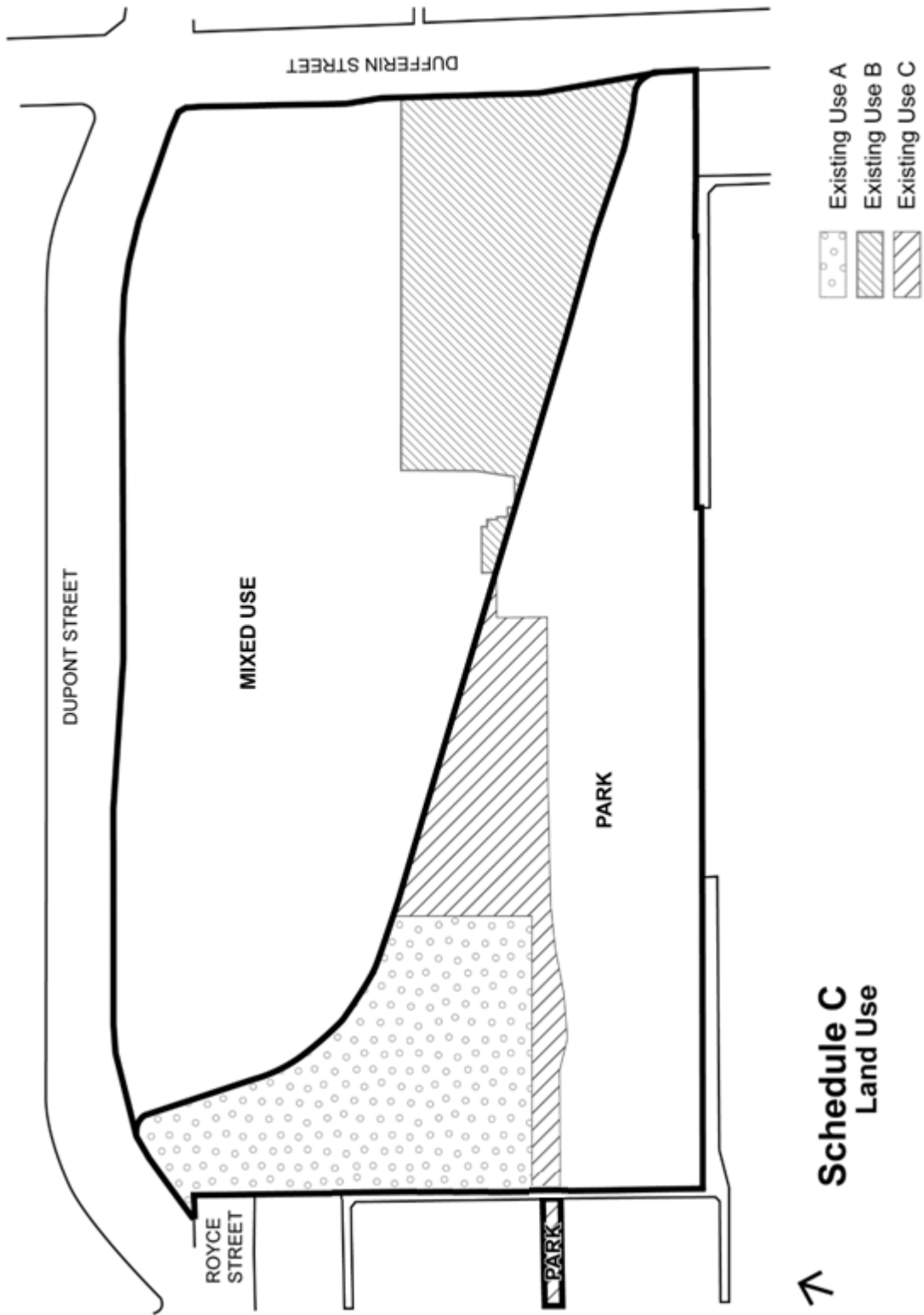
- Location of Application**
- Neighbourhoods
 - Apartment Neighbourhoods
 - Mixed Use Areas
- Parks & Open Space Areas**
- Parks
 - Employment Areas
- Utility Corridors**
- Utility Corridors

↑
 Not to Scale
 05/14/2018



↑ **Schedule B**
Tower Zone and Structure

* Tower Locations
★ POPs, Part of Block 3
▫ Park
▭ Blocks



↑ Schedule C
Land Use