

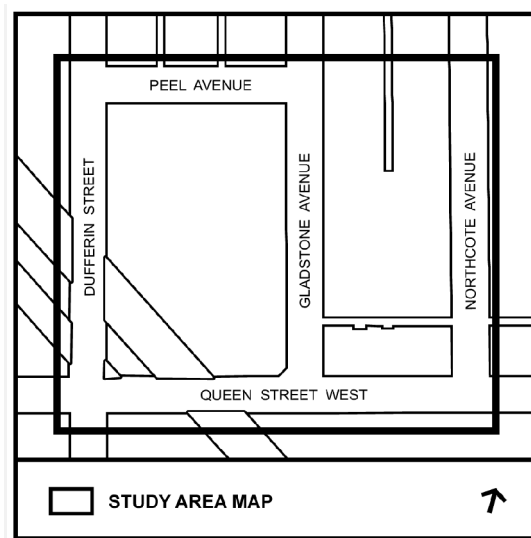
City-Initiated Study of the Mixed Use Areas within the area bounded by Queen Street West, Northcote Avenue, Peel Avenue and Dufferin Street – Final Report

Date:	December 19, 2012
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 18
Reference Number:	IBMS File No. 12 188704 SPS 00 OZ

SUMMARY

This report recommends approval of amendments to the Official Plan to implement the findings and recommendations of this City-Initiated Study. The proposed amendments are intended to ensure that future development within the existing *Mixed Use Areas* is of an appropriate form and scale and compatible with the existing adjacent *Neighbourhoods*. The proposed policies will also encourage a built form that will respect the Gladstone Hotel, an existing heritage building within the Study Area.

The proposed amendment brings forward these recommendations by re-designating a portion of a property within the Study Area from *Mixed Use Areas* to *Neighbourhoods*, and bringing forward a Site and Area Specific Policy to guide future development proposals for the identified lands.



RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Official Plan substantially in accordance with the Draft Official Plan Amendment attached as Attachment No. 4 to the report dated December 19, 2012 from the Director Community Planning, Toronto and East York District.
2. City Council amend the Official Plan substantially in accordance with the changes identified to Land Use Map 18 as outlined in Attachment No. 4, Schedule A.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment as may be required.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

City Planning staff were requested by Toronto and East York Community Council at its meeting on April 21, 2011 to conduct an Area Specific Official Plan Review for the area generally bounded by Dufferin Street to the west, Peel Avenue to the north, Northcote Avenue to the east and Queen Street West to the south. Staff were asked to review the existing context to identify the appropriate built form for the *Mixed Use Areas* and to review the potential for street and laneway expansion, while consulting with the community, landowners and other stakeholders. Please refer to the motion here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2011.TE6.67>.

At its meeting on November 29, 2011, Council adopted a "Principles Report" that outlined the key principles developed through the community engagement process and requested direction from Council to initiate an Official Plan and Zoning By-law Amendment for the study area. Please refer to the section entitled "Principles" below for further detail or refer to the report available at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2011.TE11.33>.

ISSUE BACKGROUND

Why a Study?

Within the Study Area, most of the properties fronting Gladstone Avenue and Northcote Avenue are designated as *Mixed Use Areas* in the Official Plan. In the Official Plan, *Mixed Use Areas* are designed to accommodate a broad range of retail, residential and institutional uses. Two recent applications on the west side of Gladstone Avenue have

been approved for mid-rise, mixed-use buildings that are currently either built or under construction.

The purpose of this study was to consider the policies which direct built form in the *Mixed Use Areas*, the appropriateness of the *Mixed Use Areas* land use designation within the Study Area, and how these areas transition from Queen Street West to the low-rise neighbourhoods to the north.

Area Characteristics

The Study Area includes approximately 29 properties identified in the Official Plan as *Mixed Use Areas*. Attachment 1 illustrates the general Study Area boundary.

There is a variety of built form within the Study Area, including low-rise residential in the form of detached houses, semi-detached and row houses, low-rise commercial buildings, mid-rise mixed-use condominium buildings (both built and approved) and the Gladstone Hotel which is a designated heritage building.

Gladstone Avenue is identified in the Official Plan Map 3: Right-of-Way Widths Associated with Existing Major Streets as having a right-of-way of 20 metres. The character of Gladstone Avenue has changed since the elimination of the Dufferin Street jog, which allows traffic and TTC vehicles to avoid the use of Gladstone Avenue and use Dufferin Street as a direct connection. Neither Northcote Avenue nor Peel Avenue are identified as Major Streets in the Official Plan, but both have right-of-ways of approximately 20 metres. Both Gladstone Avenue and Peel Avenue were subject to a Class Environmental Assessment Study following the elimination of the Dufferin Street jog. Through that process, design concepts for Gladstone Avenue and Peel Avenue were developed that included narrowing of the roadway/pavement width and conversion to one-way traffic.

STUDY PROCESS AND COMMUNITY CONSULTATION

Planning staff held two workshops with area residents and other stakeholders to study the appropriate vision and built form for the properties designated as *Mixed Use Areas* in the Official Plan within the study area boundaries. The first workshop was held on June 16, 2011, and a second meeting was held on September 13, 2011. There were approximately 15 people at each meeting, including members of the public, property owners, the local Councillor, and planning staff. At the first workshop, attendees were asked about what they would like to see in terms of built form on the properties designated *Mixed Use Areas*. General principles developed at the meeting included a stepping-down of building heights along Gladstone Avenue towards Peel Avenue and the *Neighbourhoods* on the north side of Peel Avenue.

At the second follow-up meeting, planning staff presented 3-D models of the built form options that reflected the discussions from the first meeting. The community was generally supportive of the options presented at the meeting, and preferred options/elements from the 3-D modelling were identified.

Following from these two workshop sessions, Staff continued to study the area, through site visits, photographic surveys of the area, studying the surrounding built form context and reviewing a variety of built form options using 3-D modelling. Based on this work and the community engagement process, staff reported to Toronto and East York Community Council with a "Principles Report" that recommended the Chief Planner and Executive Director, City Planning Division initiate an Official Plan amendment (OPA) and Zoning By-law amendment for some of the properties within the Study Area.

On September 18, 2012, City staff held a community consultation meeting to present the draft recommendations for an Official Plan Amendment. A question and answer period followed a presentation by staff. Members of the public asked questions about the rationale for heights and stepping down of heights, the possibility of requiring green space on larger sites, among other issues. The recommendations included in this report are in keeping with the general recommendations presented at this community meeting.

Principles Report Summary

Through the study process, City Staff, community members, and landowners who attended the workshop sessions, agreed upon a set of general principles respecting the appropriate built form for the area. These Principles were presented in City staff's "Principles Report" and included:

- A stepping down of heights moving north from the property at 8-14 Gladstone (a maximum of 8 storeys, stepping down to 6 storeys and approximately 20 metres at the northernmost edge) Avenue to Peel Avenue, along the west side of Gladstone Avenue.
- The southward extension of the lane that runs north-south between Gladstone Avenue and Northcote Avenue, from where it currently ends to the east-west lane north of Queen Street West.
- Appropriate front yard setbacks to allow for street trees, landscaping and pedestrian friendly boulevards.
- Lower scale buildings on Northcote Avenue to reinforce the low scale nature of that street.
- A stepping down of heights from the south to the north along the east side of Gladstone Avenue (the west side of the grocery store site, now operated by FreshCo.).
- Appropriate setbacks from the historic Gladstone Hotel so its visual prominence and importance is maintained.

The Principles Report identified that the City would prepare an Official Plan Amendment and Zoning By-law Amendment to implement the recommendations of the Study. Upon further review of the recommendations and outcomes of the Study including the community consultation, an Official Plan Amendment in the form of an Area Specific

Official Plan Amendment and modifications to the Land Use designations on Map 18 of the Official Plan was determined to be the most appropriate form of implementation.

Recent Planning Activity Within and Surrounding the Study Area

Five-Year Official Plan Review and Municipal Comprehensive Review

Section 26 of the *Planning Act* requires the City to review all of its Official Plan policies, including the designation of lands as areas of employment and the removal of land from areas of employment, every five years. This statutory review, which includes a Municipal Comprehensive Review as defined by the Growth Plan for the Greater Golden Horseshoe is now underway as directed by Planning and Growth Management Committee at its meeting on May 30, 2011. The link to the decision can be found at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2011.PG5.2>.

Within the Study Area, one such conversion request includes the applications for 11 Peel Avenue. An Official Plan Amendment and Zoning By-law Amendment for 11 Peel Avenue was received in 2011. These applications propose to amend the Official Plan and the Zoning By-law to permit mixed-used buildings ranging in height from 4 to 20 storeys. The site is currently designated *Employment Areas* in the Official Plan and zoned Industrial in former City of Toronto By-law 438-86. This application will be considered in the context of the Municipal Comprehensive Review because of the proposed residential uses.

2 Gladstone and 8-14 Gladstone

Development applications for 2 Gladstone Avenue and 8-14 Gladstone Avenue were received in 2007 and 2011 respectively. Construction of 2 Gladstone Avenue is now complete, and the re-zoning application for 8-14 Gladstone Avenue was approved in 2012. Both of these developments are for 8-storey mixed-use buildings, although the overall height in metres of 8-14 Gladstone Avenue is lower than 2 Gladstone Avenue.

Ward 18 Local Area Study

At its meeting of March 22, 2011, Community Council adopted a motion requesting the Chief Planner and Executive Director, City Planning, in consultation with other Divisions as required, to carry out an area study for the lands abutting the CN railway that forms the western boundary of Ward 18.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2011.TE5.53>

As part of this local area study, Planning Staff were directed to review: the transportation network, pedestrian and bicycle network (including the West Toronto Rail Path), parks and open spaces, deficiencies in community services, and incentives to encourage employment. Because of the prevalence of *Employment Areas* within the study area, this study was intended to be complementary to the Municipal Comprehensive Review, which considers Employment lands city-wide.

The community consultation process began with two Community Open Houses in June 2011, followed by two Community Walks in July 2011. A summary of the feedback from these sessions was presented by Planning staff at a community meeting in October 2011. To-date, this study has identified some specific enhancements to the area that could be implemented in the short term, for example, locations of crosswalks, tree plantings and parks improvements; and others that could be achieved in the longer term, such as more community spaces, and daycare facilities. Any area enhancements or improvements would be under the purview of the appropriate City Divisions, and subject to available funding sources.

The final document for the Ward 18 Local Area Study will contain the findings of the study and consultation process; prioritize community benefits; and identify issues to be considered through the review of development applications. This report is expected to be complete and presented to Toronto and East York Community Council in the first quarter of 2013.

The lands in the Mixed Use Areas Study are included within the Ward 18 Local Area Study, however there are no direct recommendations from the Local Area Study that will influence the recommendations in this report.

Gladstone Avenue and Peel Avenue Re-construction

The City of Toronto completed a Municipal Class Environmental Assessment (EA) Study to review the feasibility and to evaluate alternative methods of changing the street design on Peel Avenue (between Gladstone Avenue and Dufferin Street) and Gladstone Avenue (between Peel Avenue and Queen Street West).

Construction for the Dufferin Street Jog Elimination project was completed in 2010 and resulted in continuity of Dufferin Street between Peel Avenue and Queen Street West. Peel Avenue and Gladstone Avenue will no longer need to accommodate through traffic from Dufferin Street, or the TTC bus route that previously used Gladstone Avenue and Peel Avenue, and as such, there is an opportunity to modify these roads as a result of the expected decrease in traffic volumes.

A design for the reconstruction of both Gladstone Avenue and Peel Avenue has been developed and construction is projected to start in 2014 -2015. Gladstone Avenue will be redesigned to have a narrowed roadway/pavement width with one-way traffic north (from the east-west lane north of Queen Street West), and the Peel Avenue roadway/pavement will be narrowed with one-way traffic west. Other upgrades to Peel Avenue and Gladstone Avenue include the design of lay-by parking in some locations, wider boulevards, and boulevard trees. The intent of the street redesign is to provide more of a neighbourhood character for the streets.

Official Plan

The lands within the general Study Area boundaries include lands designated in the Official Plan as *Mixed Use Areas*, *Neighbourhoods* and *Employment Areas*. This report and Official Plan Amendments only make recommendations for those lands identified as *Mixed Use Areas*. See Attachment 2 for a map illustrating the land use designations in the Official Plan.

New development in *Mixed Use Areas* should provide an appropriate transition between diverse built forms and provide high quality employment opportunities wherever possible. *Mixed Use Areas* should also provide a diverse range of housing, both in form, tenure and affordability. Not all *Mixed Use Areas* are envisioned to experience the same scale or intensity of development.

Of particular relevance to the recommendations in this report is the following text from the Official Plan's *Mixed Use Areas* policies: "In *Mixed Use Areas* development will ... locate and mass new buildings to provide a transition between areas of different development intensity and scale, as necessary to a the objectives of this Plan, through means such as providing appropriate setbacks and/or stepping down of heights, particularly towards lower scale *Neighbourhoods*."

Zoning

The lands within the Study Area include lands zoned I1 (Industrial), MCR (Mixed Use) and R4 (Residential). See Attachment 3 for a map illustrating the zoning for the Study Area.

Several of the properties that have recently been approved for Zoning By-law Amendments including 2 Gladstone Avenue and 8-14 Gladstone Avenue were previously zoned I1, and have since had Site Specific Zoning By-law amendments adopted to allow for mixed-use buildings.

Agency Circulation

The recommendations in this report have been developed in consultation with the appropriate City divisions.

COMMENTS

Building on the principles established through the community consultation and through the work undertaken by city staff, this report contains recommendations for ensuring a compatible and context-specific built form for future development within the Study Area.

The following sections outline and describe the implementation strategies and rationale for each of the recommendations.

Implementation Strategy

The implementation strategy from the Study consists of the following:

- An Official Plan Amendment to bring forward a Site and Area Specific Policy for the Mixed Use Areas within the Study Area to guide future redevelopment so that it fits contextually into the community; and

- An Official Plan Amendment to re-designate the *Mixed Use Areas* between the extension of the north-south lane between Gladstone Avenue and Northcote Avenue and Northcote Avenue, to *Neighbourhoods* on Map 18 of the Official Plan.

Proposed Official Plan Amendments

This report recommends two Official Plan Amendments. The first is an Area Specific Official Plan Amendment that incorporates more detailed guidance on the built form within the Study Area. The second Official Plan Amendment recommends a land use re-designation of a portion of lands within the Study Area.

Area Specific Official Plan Amendment

a) Provide a stepping-down of building heights on Gladstone Avenue northwards from Queen Street West

Heights for properties in the *Mixed Use Areas* along Gladstone Avenue should gradually step down towards the *Neighbourhoods*, with the tallest heights closest to Queen Street West.

- i) **On the west side of Gladstone Avenue:** The cumulative effect of building height on the west side of Gladstone between 20 Gladstone Avenue and Peel Avenue, should provide for a gradual stepping-down of heights from south to north. The maximum height at the southern edge of 20 Gladstone Avenue should be consistent with the lowest height of the newly developed property to the south (known as 8-14 Gladstone Avenue), which is approximately 6-storeys or 20 metres.

The maximum height at the Peel Avenue frontage (for the properties designated *Mixed Use Areas*) should be consistent with a low-rise scale. The maximum building height for properties fronting onto Peel Avenue should be 14 metres (the current as-of-right height in Zoning By-law 438-86 for this portion of the Study Area), in order to provide for a form that is compatible with the *Neighbourhoods* on the north side of Peel Avenue.

- ii) **On the east side of Gladstone Avenue:** The height of any new buildings on the property directly north of the Gladstone Hotel, known as 20 and 22 Northcote Avenue, currently occupied by a grocery store and surface parking lot, should be no taller than the Gladstone Hotel, referring to the height taken from the northern-most portion of the building. Building heights should gradually step-down from the southern limit of this property, north towards the properties designated as *Neighbourhoods*. The maximum building height at the north edge of the *Mixed Use Areas* properties should reflect a low-rise scale and form that reinforces the planned context of the adjacent *Neighbourhoods*.

b) Extend the north-south lane between Gladstone Avenue & Northcote Avenue

The lane in its current configuration dead-ends at the northern edge of the 20 – 22 Northcote Avenue property. Through redevelopment, the existing north-south lane between Gladstone Avenue and Northcote Avenue should be extended to connect with the public east-west lane to the north of the Gladstone Hotel.

Depending on the nature of redevelopment proposals for this site, additional east-west connections to either Gladstone Avenue or Northcote Avenue may be warranted, but would need to be assessed through the Planning application process, should an application be submitted.

c) Retain visual prominence of the Gladstone Hotel through redevelopment

The historic Gladstone Hotel building is recognized as a significant heritage building and a landmark in the area, and any redevelopment proposed for 20 and 22 Northcote Avenue (and any potential properties that may be consolidated with this property) should respect and reinforce the importance and prominence of this building. Any new buildings on the properties designated as *Mixed Use Areas* north of the Gladstone Hotel on the east side of Gladstone Avenue should be no taller than the height of the Gladstone Hotel at its northern-most edge. This height limit for new buildings does not include the tower element at the corner of Queen Street West and Gladstone Avenue.

There is an east-west public lane that separates the Gladstone Hotel property and the 20 and 22 Northcote Avenue property, which already contributes to separation distance. This lane is less than 5 metres wide and would have to be widened through any redevelopment application for 20 and 22 Northcote Avenue. Exact setback distances from the Gladstone Hotel would be determined through the development application process.

Other methods by which to ensure the prominence of the Gladstone Hotel include, but are not limited to:

- Introducing a setback between the northern limit of the Gladstone Hotel and any new developments on 20 and 22 Northcote Avenue;
- Introducing building step-backs for new buildings on the east side of Gladstone Avenue to help retain views towards the Gladstone Hotel; and
- Respecting important architectural features and characteristics of the Gladstone Hotel, such as the cornice line along Gladstone Avenue through new development, or use of materials.

Through the development application process, applicants should be required to submit 3D views that illustrate compliance with these policies allowing staff to evaluate how proposed development responds to these conditions.

d) Provide a low-scale of buildings fronting onto Northcote Avenue

Through the community engagement process for this Study, the issue of built form scale along Northcote Avenue was raised numerous times. The community wanted to ensure that the scale of any new buildings fronting onto Northcote Avenue were in keeping with existing houses on the east side of the street as well as to the north. The preferred built form was identified as being detached houses, semi-detached houses, townhouses, or stacked townhouses.

By reviewing the Official Plan Land Use Map 18, the pattern of land uses north of the Queen Street West *Mixed Use Areas* frontage to the east and west of Northcote Avenue, (generally separated by a continuous east-west lane system), is generally *Neighbourhoods*. There is generally a consistent depth for the *Mixed Use Areas* designation which primarily includes the properties fronting Queen Street West.

Through a review of the existing built form conditions along the north-south streets north of the Queen Street West frontage, the existing context consists of a low-rise residential built form. Within the span of several blocks both east and west, it is only the block between Northcote Avenue and Gladstone Avenue where the land use designation in the Official Plan deviates from this pattern. It appears that the *Mixed Use Areas* land use designation extends as far north along Northcote Avenue and Gladstone Avenue simply because it followed the property boundary of 20 and 22 Northcote Avenue, current grocery store site, therefore one land use designation was applied to the whole of the property.

There is a different context along Gladstone Avenue that exists for a number of reasons, for example, the scale of the existing Gladstone Hotel, the function of Gladstone Avenue as an arterial road that previously included TTC bus service prior to the elimination of the Dufferin Street jog, and the presence of industrial uses and an industrial zoning. Northcote Avenue however has a residential zoning on the east side and is generally of a low-rise residential built form.

For the above reasons, a low-rise scale of buildings, consistent with the *Neighbourhoods* policies in the Official Plan, is the preferred form along Northcote Avenue.

e) Set-back new buildings along the west side of Northcote Avenue

There is currently a green setback along the east side of the property line of 20 and 22 Northcote Avenue (generally the eastern edge of the current grocery store site). This setback abuts the surface parking lot for the grocery store and is sodded and lined with trees.

Through redevelopment, any new buildings proposed for this property should be setback from the property line to maintain the existing green setback and retain the trees and to generally align with the setback of residential buildings to the north. The rationale for maintaining this setback is to continue the existing setback condition which contributes to the character of the street, to mimic the setback condition that

exists along both the east and west sides of Northcote Avenue within the *Neighbourhoods* areas, and to retain the trees that are currently found in the setback.

The exact depth of the setback will be determined through the planning application process, but should generally reflect the setback for the existing residential properties to the north.

Land Use Re-designation on Official Plan, Map 18

By re-designating the lands that front onto Northcote Avenue to *Neighbourhoods*, the City is endeavouring to ensure that any redevelopment that occurs on this portion of the site in the future is in keeping with the preferred character and built form patterns as identified in this report.

This report recommends that the portion of the property at 20 and 22 Northcote Avenue, between the southerly extension of the north-south lane and the Northcote Avenue front property line be re-designated from *Mixed Use Areas* to *Neighbourhoods*. Please refer to Schedule A of Attachment 4 for the recommended update to Land Use Map 18. By adopting this re-designation, the built form considered for this portion of the site will have to be consistent with the Official Plan's *Neighbourhoods* policies.

Conclusion

The recommendations in this report reflect a study process that involved public engagement and feedback, in addition to staff review and analysis. The recommendations support the *Mixed Use Areas* and *Neighbourhoods* policies in the Official Plan. The recommendations will assist in setting in place a planning framework by which to assess any new development applications for the Study Area.

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SIGNATURE

Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

Attachment 1: Study Area Map
Attachment 2: Land Use Plan Excerpt, Official Plan
Attachment 3: Zoning By-law Map
Attachment 4: Draft Official Plan Amendment, Site and Area Specific Policy

Attachment 2: Land Use Plan Excerpt, Official Plan



Toronto City Planning
Official Plan

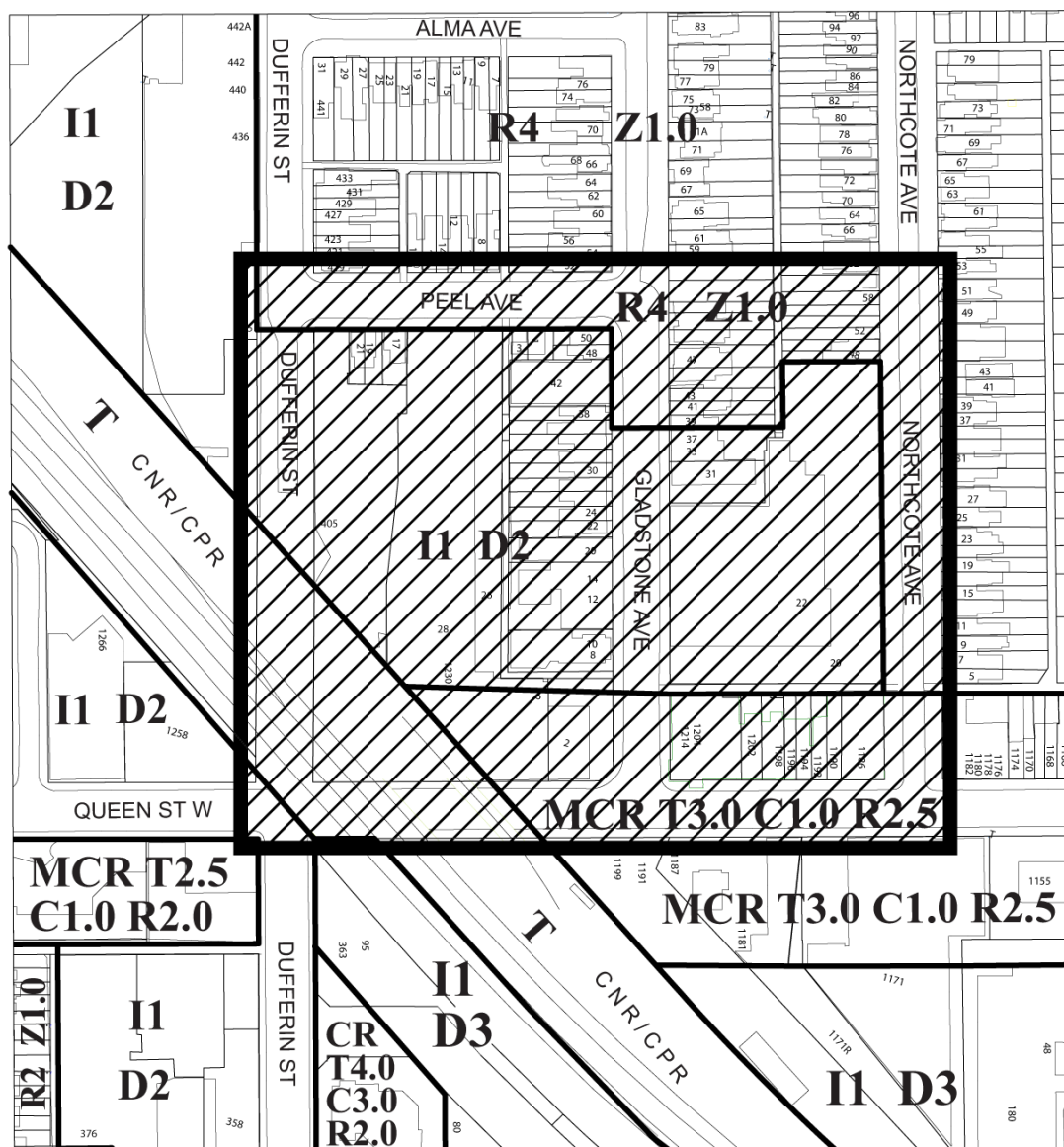
Mixed Use Areas Study

File # 12 188704



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Not to Scale
12/05/2012

Attachment 3: Zoning By-law Map



Attachment 4: Draft Official Plan Amendment, Site and Area Specific Policy

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

**To adopt an amendment to the Official Plan
for the City of Toronto
respecting the lands known municipally in the year 2012, as
20, 22 Northcote Avenue, 20, 22, 24, 26, 28, 30, 31, 32, 33, 34, 36, 37, 38, 42,
48 Gladstone Avenue, 1, and 3 Peel**

WHEREAS authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law;

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 HEREBY ENACTS as follows:

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

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

ROB FORD,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

AMENDMENT NO. 211 TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2012 AS 20 AND 22 NORTHCOTE AVENUE, 20, 22, 24, 26, 28, 30, 31, 32, 33, 34, 36, 37, 38, 42 AND 48 GLADSTONE AVENUE, 1 AND 3 PEEL AVENUE

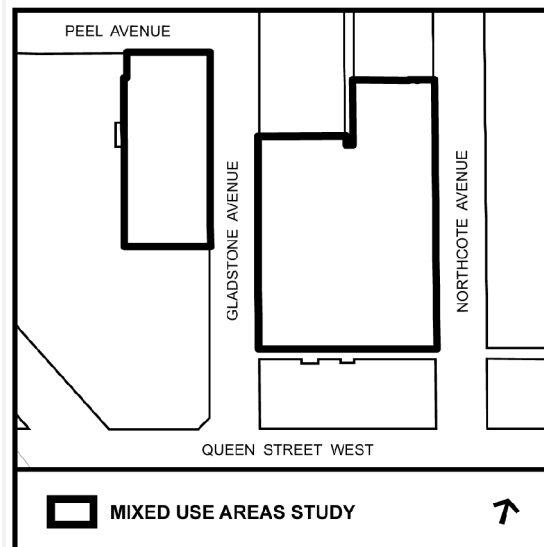
The Official Plan of the City of Toronto is amended as follows:

1. Map 18, Land Use Plan, is amended by re-designating a portion of the lands known municipally as 20 and 22 Northcote Avenue from *Mixed Use Areas* to *Neighbourhoods*, as shown on the attached Schedule A.
2. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 403 for the lands known municipally in 2012 as 20, 22 Northcote Avenue, 20, 22, 24, 26, 28, 30, 31, 32, 33, 34, 36, 37, 38, 42, 48 Gladstone Avenue, 1, and 3 Peel Avenue as follows:

- a) **Provide a stepping-down of building heights on Gladstone Avenue northwards from Queen Street West** Heights for properties in the *Mixed Use Areas* along Gladstone Avenue should gradually step down towards the *Neighbourhoods*, with the tallest heights closest to Queen Street West.

- i) **On the west side of Gladstone Avenue:** The cumulative effect of building height on the west side of Gladstone between 20 Gladstone Avenue and Peel Avenue, should provide for a gradual stepping-down of heights from south to north. The maximum height at the southern edge of 20 Gladstone Avenue should be consistent with the lowest height of the newly developed property to the south (known as 8-14 Gladstone Avenue), which is approximately 6-storeys or 20 metres.

The maximum height at the Peel Avenue frontage (for the properties designated *Mixed Use Areas*) should be consistent with a low-rise scale.



The maximum building height for properties fronting onto Peel Avenue should be 14 metres (the current as-of-right height in Zoning By-law 438-86 for this portion of the Study Area), in order to provide for a form that is compatible with the *Neighbourhoods* on the north side of Peel Avenue.

- ii) **On the east side of Gladstone Avenue:** The height of any new buildings on the property directly north of the Gladstone Hotel, known as 20 and 22 Northcote Avenue, currently occupied by a grocery store and surface parking lot, should be no taller than the Gladstone Hotel, referring to the height taken from the northern-most portion of the building. Building heights should gradually step-down from the southern limit of this property, north towards the properties designated as *Neighbourhoods*. The maximum building height at the north edge of the *Mixed Use Areas* properties should reflect a low-rise scale and form that reinforces the planned context of the adjacent *Neighbourhoods*.
- b) **Extend the north-south lane between Gladstone Avenue & Northcote Avenue**
Through redevelopment, the existing north-south lane between Gladstone Avenue and Northcote Avenue should be extended to connect with the public east-west lane to the north of the Gladstone Hotel.
- c) **Retain visual prominence of the Gladstone Hotel through redevelopment**
The historic Gladstone Hotel building is recognized as a significant heritage building and a landmark in the area, and any redevelopment proposed for 20 and 22 Northcote Avenue (and any potential properties that may be consolidated with this property) should respect and reinforce the importance and prominence of this building. Any new buildings on the properties designated as *Mixed Use Areas* north of the Gladstone Hotel on the east side of Gladstone Avenue should be no taller than the Gladstone Hotel (referring to the height at its northern most edge, and not the tower element at the Queen Street West frontage).

Other methods by which to ensure the prominence of the Gladstone Hotel include, but are not limited to:

- Introducing a setback between the northern limit of the Gladstone Hotel and any new developments on 20 and 22 Northcote Avenue;
- Introducing building step-backs for new buildings on the east side of Gladstone Avenue to help retain views towards the Gladstone Hotel; and
- Respecting important architectural features and characteristics of the Gladstone Hotel, such as the cornice line along Gladstone Avenue through new development, or use of materials.

- d) **Provide a low-scale of buildings fronting onto Northcote Avenue**
The preferred built form for any new buildings along the Northcote Avenue frontage of the 20 and 22 Northcote Avenue property is a low-scale built form consistent with the Official Plan's *Neighbourhoods* policies.

e) Set-back new buildings along the west side of Northcote Avenue

Through redevelopment, any new buildings proposed for the Northcote Avenue frontage of the 20 and 22 Northcote Avenue property should be setback from the property line to maintain the existing green setback and retain the existing trees, to the fullest extent possible. This setback should generally align with the setback for the existing residential buildings to the north. The exact depth of the setback will be determined through the planning application process.

Schedule A



Toronto City Planning

Official Plan Amendment #211

Revisions to Land Use Map 18 to Redesignate lands from Mixed Use Areas to Neighbourhoods

Mixed Use Areas Study

File # 12 188704

	Site Location		Regeneration Areas
	Neighbourhoods		Employment Areas
	Mixed Use Areas		Utility Corridors

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Not to Scale
12/05/2012