

North Downtown Yonge Official Plan Amendment – Final Report

Date:	August 16, 2013
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 27 – Toronto Centre-Rosedale
Reference Number:	11 247686 SPS 00 TM

SUMMARY

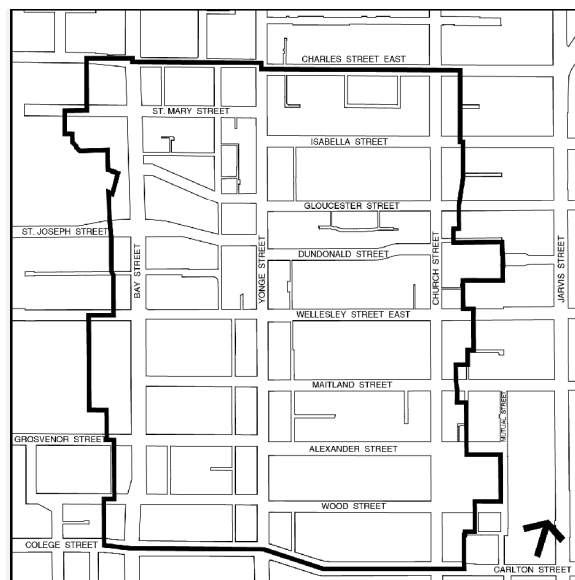
This report provides an overview of Official Plan Amendment 183, being the North Downtown Yonge Site and Area Specific Policy 382. At their meeting of July 17, 18 and 19, 2013 Council approved the draft North Downtown Yonge Urban Design Guidelines. The accompanying staff report provided an overview of the study process for the North Downtown Yonge Planning Framework (NDYPF) and the resulting urban design guidelines and proposed Official Plan amendment. The proposed North Downtown Yonge Site and Area Specific Policy 382 has now been finalized for a statutory public meeting and is attached to this report.

The North Downtown Yonge Official Plan amendment area is generally bounded by fronting properties on the north side of College/Carlton Streets, the south side of Charles Street, the west side of Bay Street and the east side of Church Street.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council adopt the Official Plan Amendment for the North Downtown Yonge Site and Area Specific Policy 382, attached as



- Attachment 2 to the report dated August 16, 2013 from the Director, Community Planning, Toronto and East York District.
2. City Council adopt the "North Downtown Yonge Urban Design Guidelines", attached as Attachment 3 to the report dated August 16, 2013 from the Director, Community Planning, Toronto and East York District.
 3. City Council direct staff to use the North Downtown Yonge Urban Design Guidelines in the evaluation of all new and current (pipeline) development proposals falling within its boundaries.
 4. City Council direct staff to repeal Site and Area Specific Policy 155, and replace it with Site and Area Specific Policy 382, once Official Plan Amendment No. 183 to the City of Toronto Official Plan is in full force and effect.
 5. City Council request staff to add the four heritage views as identified in section 6.3.16 of Official Plan Amendment 183 to maps 7a and 7b of Official Plan Amendment 199, adopted by Council on April 3 and 4, 2013.

Financial Impact

The recommendations in this report have no Financial Impact.

DECISION HISTORY

At their meeting of July 17, 18 and 19, 2013 Council approved the Draft North Downtown Yonge Urban Design Guidelines. The accompanying staff report provided an overview of the study process including the decision history for the North Downtown Yonge Planning Framework and the resulting urban design guidelines and proposed Official Plan Amendment. The following is the link to the decision and the report: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.TE25.27>

ISSUES BACKGROUND

The proposed OPA combined with the North Downtown Yonge Urban Design Guidelines provide a meaningful policy framework and implementation strategy that responds to the analysis undertaken by staff and addresses the principles emerging from the NDYPF consultation process. These documents:

- a) identify the special character area elements that make up the fabric and uses in this area;
- b) provide development policies to direct growth and shape new and current development/redevelopment in the area while respecting its unique main street and downtown neighbourhood legacy;
- c) support the protection of heritage resources; and
- d) encourage parkland acquisition and public realm enhancements.

The proposed OPA addresses some hard infrastructure requirements to support development/redevelopment such as parkland and public realm. Further work will be required as a follow up to the adoption of the Site and Area Specific Policy to identify additional infrastructure necessary to maintain the high quality of life in this area of growth.

Provincial Policy Statement and Provincial Plans

Provincial Policy Statement (PPS), 2005

The PPS provides policy direction on matters of provincial interest related to land use planning and development. The key objectives of the PPS include building strong communities, wise use and management of resources and protecting health and safety. The PPS includes policies directing municipalities to manage and direct the use of land to achieve efficient development patterns. Policy 1.1.3.3 states that Planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas and the availability of suitable existing or planning infrastructure and public service facilities required to accommodate projected needs. The PPS recognizes that municipalities, through their Official Plans, will implement policies that direct growth that are consistent with the PPS.

Within the Downtown core, the promotion of intensification and redevelopment must also be reconciled with other matters of provincial interest, including the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest. Policies of particular relevance for the conservation of heritage features are contained in Section 2 of the PPS, Wise Use and Management of Resources. The preamble directs that "Ontario's long-term prosperity, environmental health, and social well-being depend on protecting natural heritage cultural heritage and archaeological resources for their economic, environmental and social benefits." Further direction recognizes that development and site alteration may be permitted on lands adjacent to protected heritage where the proposed development and site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved and where mitigative measures and/or alternative development approaches may be required in order to conserve the heritage attributes of the protected heritage property affected by the adjacent development or site alteration.

The Growth Plan for the Greater Golden Horseshoe, 2006

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation.

Downtown Toronto is identified as an urban growth centre in the Growth Plan, which will accommodate a significant share of population and employment growth. Section 2.2.3 of the Growth Plan clearly states that municipalities will facilitate and promote

intensification, but also identify the appropriate type and scale of development in intensification areas, provide high quality public open spaces with site design and urban design standards that create attractive and vibrant places; support transit, walking and cycling for everyday activities; and (amongst other matters), achieve appropriate transition of built form to adjacent areas. In addition, the Growth Plan states in Section 4.2.4 that, municipalities will develop and implement Official Plan policies and other strategies in support of cultural heritage conservation, including conservation of cultural heritage and archaeological resources where feasible, as built-up areas are intensified. Part 4 of the Growth Plan makes reference to "irreplaceable cultural heritage sites...that are essential for the long-term economic prosperity, quality of life....These valuable assets must be wisely protected and managed as part of planning for future growth," and directs that a balanced approach to the wise use and management of all resources will be implemented.

City of Toronto Official Plan

City of Toronto Official Plan, 2006

The City of Toronto Official Plan through its growth strategy and land use designations supports and complements the PPS and the Growth Plan. It provides a comprehensive policy framework to direct and manage physical, social and economic change. The Official Plan encourages population and employment growth, recognizing that directing growth to appropriate areas is critical to Toronto's future. Chapter Two sets out the growth management strategy to guide reurbanization and direct job and population growth to certain "growth" areas including the Downtown and Central Waterfront, the Centres, the Avenues and Employment Districts - shown on Map 2, Urban Structure. The Official Plan indicates that tall buildings are appropriate in the Downtown, but not all areas of the Downtown.

The Official Plan also sets out a policy framework that ensures the City will meet its population and employment targets by directing growth to the City's priority growth areas while still protecting the areas where growth is not intended.

Tall Building Design Guidelines

In May 2013, Toronto City Council adopted the updated city-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development applications. The guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure that they fit within their context and minimize their local impacts. The city-wide Guidelines are available at <http://www.toronto.ca/planning/tallbuildingdesign.htm>

Policy 1 in Section 5.3.2 - Implementation Plans and Strategies for City-Building of the Official Plan states that guidelines will be adopted to advance the vision, objectives, and policies of the Plan. Urban design guidelines specifically are intended "to provide a more detailed framework for built form and public improvements in growth areas." The Tall Building Design Guidelines serve this policy intent, helping to implement Chapter 3.1 - Staff report for action – Final Report - North Downtown Yonge Official Plan Amendment

The Built Environment and other policies within the Official Plan related to the design and development of tall buildings in Toronto.

The North Downtown Yonge Area is located within an area that is also subject to the Downtown Tall Buildings: Vision and Supplementary Design Guidelines (adopted by City Council in July 2012 and consolidated with the city-wide Tall Building Design Guidelines May 2013). This document identifies specific Downtown streets that are most suitable for tall building development, establishes a height range along these streets and provides a set of supplementary Downtown specific design guidelines which address Downtown built form and context. The Downtown Guidelines are available at <http://www.toronto.ca/planning/tallbuildingstudy.htm#guidelines>.

The North Downtown Yonge Site and Area Specific Policy directs that development within the area of the proposed OPA will be informed by the Tall Building Design Guidelines and the Downtown Tall Buildings: Vision and Supplementary Design Guidelines.

Proposed Official Plan Amendment for the North Downtown Yonge Area

The North Downtown Yonge Area is a dynamic area, evolving without a clear and specific policy vision to address the emerging issues while maintaining a high quality of life. In order to address the range and types of issues and to provide appropriate direction for future development and/or redevelopment, it was determined through the study process for the NDYPF that an Official Plan Amendment (OPA) with Site and Area Specific Policies should be developed. In support of the Site and Area Specific OPA there have already been draft urban design guidelines approved by City Council for the area. These Guidelines are intended to implement the policy direction expressed in the OPA.

The policies for the proposed OPA for the North Downtown Yonge Area will be added to Chapter Seven: Site and Area Specific Policies of the City's Official Plan. The proposed OPA provides the vision and the policy framework to guide development within the study area. To recognize the distinct and varied character of the area, special "Character Areas" have been introduced throughout the NDYPF. The special Character Areas in the proposed OPA are the same geography as the precinct and corridor areas in the urban design guidelines for this area. The proposed OPA provides policies that are applicable to the whole of the area and also provides specific policies for each Character Area.

The proposed OPA contains a range of land use area designations including *Neighbourhoods*, *Apartment Neighbourhoods*, *Institutional*, *Mixed Use* and *Parks and Open Space*. The policies have been drafted to provide protection and some limited development opportunities for areas that are physically stable and to provide policies intended to shape development where growth and intensification is considered more appropriate.

Through the study process for the NDYPF there have been shifts to some of the boundaries as a result of refinements made as study work progressed. Through the process of drafting the OPA, the mapping was also further reviewed and refined which has resulted in slight modifications to some of the boundaries for the Character Areas. For example, this included the east side of the Church Street Village Character area to more accurately reflect and align to the existing boundary of Site and Area Specific Policy 155 (which is to be repealed and replaced by policies in the proposed OPA).

The study process has included a series of progressive steps leading to a policy framework. The resulting Site and Area Specific policies will apply to new applications and will be taken into consideration for existing applications. Indeed, many existing applications have been revised collaboratively with staff to address the emerging policy directions of this OPA process.

Official Plan Amendment No. 183, being proposed Site and Area Specific Policy 382, consists of the following sections: Goals; Land Use Policies; Development Policies; Heritage; Parkland and Public Realm; Urban Design; Incentives; and Interpretation.

Goals:

The Goals provide the broad direction and objectives for the area. The intent of the OPA is to guide development and establish a planning context for new development along with providing direction for private and public investment within the area.

Land Use Policies:

The OPA requires development to be supportive of the existing goals and objectives of the City of Toronto Official Plan. These include the urban structure policies and the *Neighbourhoods* and *Apartment Neighbourhoods* policies which limit intensification in residential areas, to help protect and reinforce the existing physical character. Key development areas are primarily designated as *Mixed Use Areas*. The policies within the proposed OPA are intended to supplement the Official Plan policies.

Development Policies:

This section of the proposed OPA provides specific direction for each of the diverse and unique Character Areas. New development and/or redevelopment is intended to respond to the function, character and built form context of the given area. The Character Areas are organized to geographically read from west to east beginning with the Bay Street Character Area. The Character Areas correspond to the Precinct and Corridor areas in the North Downtown Yonge Urban Design Guidelines.

Through the study process for the NDYSPF there were a number of issues identified that pertained to more than one Character Area. The policies address these matters within each of the Character Areas and on an area wide basis. The topic areas are summarized below:

- a) *Shadow Impacts of Development*

Through the NDYPF there were several areas that were identified as being sensitive to shadow impact to varying degrees. These included Yonge Street, parks and open space, and low-rise areas. The analysis considered existing policy direction, as-of-right permissions, function and when and how these areas were used as factors that needed to be considered. The objectives of the proposed OPA reiterates the Official Plan direction to protect access to sunlight and sky view within the surrounding context of streets, parks, public and private open space. Direction has been provided in some of the Character Areas both within the area and in adjacent areas to locate and mass development to minimize shadow impacts throughout the day on areas designated *Neighbourhoods* and *Apartment Neighbourhoods* during all seasons throughout the year.

The area within the proposed OPA is recognized as being deficient in parkland to the extent of being in the lowest quintile of current provision of parkland and being recognized as a parkland priority area, as per the City Wide Parkland Dedication By-law 1020-2010. Through the study process it was recognized by staff, residents and stakeholders that the parkland and open space in the area was heavily used throughout the day at all times of the year. Policies have been included to address shadow on parks and open space that require all development/re-development to demonstrate that best efforts have been made to minimize shadow impact on the parks or open space during the day for all seasons of the year.

b) Transition in Scale

The Official Plan recognizes that a gradual transition should be provided in terms of scale and density to achieve the objectives of the Plan through the stepping down of buildings towards and setbacks between more intensive forms of development to lower scaled development. The proposed OPA augments this direction by providing specific direction in certain Character Areas where transition should be provided within a Character Area, between Character Areas and to areas adjacent or close to but outside the boundary of the proposed OPA. The transition policies address lower scaled areas while providing opportunities for intensification in appropriate locations.

c) Neighbourhood Areas

Areas designated *Neighbourhoods* in the Official Plan are considered to be physically stable. Development and/or redevelopment is to be consistent with that objective and will respect and reinforce the existing physical character of buildings, streetscapes and open space patterns. The Gloucester Dundonald Character Area is the only area within the proposed OPA that is designated *Neighbourhoods* except for the properties on the south side of Dundonald Street at 17 to 37 Dundonald Street. The proposed OPA policies recognize that this area is not expected to experience much change over time and the prevailing built form is expected to remain the same. The policies include direction regarding protection from shadow impacts in adjacent areas and transition from areas of higher scale to the low-scale area in the *Neighbourhoods*.

d) Apartment Neighbourhood Areas

Areas designated *Apartment Neighbourhoods* are considered in the Official Plan to be physically stable, with new development to be consistent with the stability, and respect

and reinforce the existing physical character of buildings, streetscapes and open space patterns. The areas designated *Apartment Neighbourhoods* east of Yonge Street have been described in the North Downtown Yonge Urban Design Guidelines as "tower in the park" style of development with areas of landscaped open space surrounding the residential tower. The "tower in the park" form of development is a more compact urban form than the "tower in the park" developments found outside of the downtown. With the compact nature of the urban "tower in the park" areas, infill development would only be possible in limited locations and at a lower scale than the existing built form. Policies have been included for the areas east of Yonge Street to allow limited low-rise infill development that respects the general physical character, pattern, scale, massing, setbacks and heritage value of the area; maintains the prevailing patterns of landscaped open space; and makes best efforts to preserve and enhance the existing private amenity space so that there is no net loss of private open space. These policies are appropriate given that the NDYPF area is very parkland deficient.

e) *Height*

Through the study process it was determined that height was a concern along Yonge Street and that an appropriate way to address development/re-development was to include direction regarding height. The North Downtown Yonge Urban Design Guidelines have addressed the height within and along Yonge Street through identifying a "Height Peak", an area of "Transition" and the central "Heritage Character Area". The height within the proposed OPA has been addressed in a similar manner, renaming the Heritage Character Area to Height Core Area with a height maximum, as shown on Map 2 of the proposed OPA (refer to Attachment 2 of this report). Section 6.6, the *Interpretation* Section of the proposed OPA, provides additional guidance for interpreting height maximums in the Peak and Transition areas.

The policies for the Height Peak are found within the College/Carlton Street Character Area as it is an area where the Height Peak for Yonge Street is defined. The policies for the Height Transition area are found both within the College/Carlton Street Character Area and the Yonge Street Character Area. The policies for the Core Area are found within the Yonge Street Character Area. The maximum heights within the Height Peak and Transition areas are referred to as being "in the range of" 55 storeys or 195 metres for the Height Peak and 45 storeys or 170 metres for the Transition area. The term "in the range" is to provide some limited opportunities for flexibility on a minimal height deviation to a maximum of 3 storeys or 10 metres, including rooftop mechanicals. This flexibility provides opportunities for a commercial base in keeping with the Yonge Street context and residential above. In order to achieve the maximum height the policies state that other criteria in terms of heritage, shadow, transition, setbacks, stepbacks as well as the general policies must be addressed.

The policies for the Core Area of Yonge Street continue the height requirements that were set out in the North Downtown Yonge Urban Design Guidelines. The policies state that the maximum streetwall height will be in the range of 4 stories or 18 metres. Any new development within the core area will conserve, maintain and enhance the existing character, cultural heritage values, attributes and scale of the existing heritage properties

and their context. Additional height may be considered in the core area but only subject to an angular plane of 75 degrees being taken from 18 metres in height at the given site's Yonge Street property line.

f) Heritage

Heritage is recognized as a key component throughout the proposed OPA and in the section specifically dealing with heritage policies. The policies within the Heritage section of the proposed OPA are in keeping with recently adopted heritage policies in Official Plan Amendment 199.

The Historic Yonge Street Heritage Conservation District Study is currently underway. The Study includes the area along Yonge Street between Davenport Road and College/Carlton Street. The Historic Yonge Street Heritage Conservation District Study process is recognized in the proposed OPA as well as the fact that the study and the resulting Heritage Conservation District may result in some of the proposed OPA policies being amended or superseded in the future. The proposed OPA policies recognize that areas with significant heritage resources may not be redevelopment sites but that there may also be sites where heritage could be respectfully incorporated into redevelopment or new development subject to detailed review.

The proposed OPA heritage policies also seek to ensure that development does not obstruct or detract from four significant views located along Yonge Street. Views to the following properties on the heritage register will be conserved, consistent with the view protection policies of section 3.1.1 and 3.1.5 of the Official Plan:

- i) College Park, 444 Yonge Street
- ii) Oddfellows' Hall, 2 College Street and 450 Yonge Street
- iii) Masonic Hall, 888 Yonge Street; and
- iv) Clock Tower, 484 Yonge Street

The measurement point for the views to be taken from to these buildings has not been determined. Heritage Preservation Services staff are assessing what the appropriate measurement points are.

Public and private development will preserve views to these heritage properties. These properties will be added to maps 7a and 7b of the Official Plan, upon implementation of OPA 199. A Heritage Impact Assessment may be required where a development application may obstruct or detract from a view included in this proposed OPA.

Recommendation No. 5 of this report requests the Chief Planner and Executive Director, City Planning Division to add a description of each view for the four heritage protection views identified in section 6.3.16 of Official Plan Amendment 183, prior to adopting the proposed amendment. Recommendation No. 6 requests staff to add the four heritage views as identified in section 6.3.16 of the proposed Official Plan Amendment to maps 7a and 7b of Official Plan Amendment 199.

g) Parkland

The parks and open space system is a fundamental element to providing recreational opportunities and spaces for social activity. The area within the proposed OPA has been identified as an underserved area for parkland.

The policies discuss the opportunities to increase the amount of parkland and privately owned publically accessible open space. The goal is to expand existing parkland wherever possible to create larger more viable parcels and to add to the park space by acquiring land in identified locations to create such spaces and linkages between such spaces. Shadow impact is addressed within the Character Areas as well as in the parkland section to minimize shadow impacts on the open space areas. The measures are targeted to the particular type of open space and the current and expected usage of the space.

h) The Public Realm

Improvements to the public realm are a key component of the proposed OPA and include a variety of measures such as linkages within and between public and private open space, streetscape initiatives, pedestrian amenity, sidewalk widening and enhanced urban design. Public art is encouraged in all significant private sector developments within the area in accordance with the City of Toronto Percent for Public Art Program.

i) Streetscape Improvements

On July 16, 2013, City Council adopted a motion to direct City staff to report on a strategy to improve the streetscape and retail conditions of Yonge Street between the lakefront and Davenport Road. The motion by City Council can be found at: <http://www.toronto.ca/legdocs/mmis/2013/te/bgrd/backgroundfile-58633.pdf>

In response to this motion, an Internal staff team composed of Transportation Services (Traffic Operations and Public Realm), City Planning, MCIC, Engineering & Construction, Economic Development and Parks Forestry and Recreation, has been created to review all existing studies and work done to date in the downtown area including the area of the proposed OPA, in order to bring forward a proposal and work program to Toronto & East York Community Council in the 4th quarter of 2013 to identify opportunities for public realm enhancements within this area along with an incremental implementing strategy.

Until the work program, which will include time lines, milestones and community consultation, has been completed, city staff will work collaboratively to ensure that all new development projects in the downtown are reviewed within a comprehensive streetscape context.

j) Urban Design

Revitalization within the North Downtown Yonge Area is expected to occur through redevelopment, renewal and infill. Together with the policies of the proposed OPA, the North Downtown Yonge Urban Design Guidelines will be used to ensure high quality, appropriately scaled development that relates positively to the existing and planned

context, and contributes to and achieves an enhanced public realm. Direction is also provided in terms of policies dealing with setbacks, stepbacks, and appropriate transition in scale to protect low-rise areas (refer to Attachment 3).

k) Incentives

The policies of Section 5.1.1 of the Official Plan regarding Section 37 of the *Planning Act* will apply to the proposed OPA but with additional direction as set out below.

In determining community benefits the following will be considered priorities, although others may also be secured as appropriate, and should be considered in the context of the policies of the Official Plan, the proposed OPA and the North Downtown Yonge Urban Design Guidelines:

- i) improvements and expansions to local parks;
- ii) establishment of new or expansions to existing non-profit community services and facilities, including community service program space;
- iii) non-profit childcare facilities;
- iv) improvements to local library facilities;
- v) affordable housing;
- vi) public art; and
- vii) improvements to public transit and PATH system connections.

l) Interpretation

The proposed OPA includes an interpretation section for clarity. The policies state that the proposed OPA should be read as a whole and with the policies of the Official Plan to understand its comprehensive and integrative intent as a policy framework for decision making. The Interpretation policies also include direction regarding height in the Peak and Transition areas of the Yonge Street Character Area and the College/Carlton Character Area.

The policies of the Official Plan apply to the North Downtown Yonge Site and Area Specific Policy, except in the case of a conflict, in which case the North Downtown Yonge Site and Area Specific Policy will prevail.

Conclusion

The proposed OPA combined with the North Downtown Yonge Urban Design Guidelines provide a meaningful policy framework and implementation strategy that responds to the analysis undertaken by staff and addresses the principles emerging from the NDYPF consultation process. These documents:

- e) identify the special character area elements that make up the fabric and uses in this area;
- f) provide development policies to direct growth and shape new and current development/redevelopment in the area while respecting its unique main street and downtown neighbourhood legacy;

- g) support the protection of heritage resources; and
- h) encourage parkland acquisition and public realm enhancements.

Over the past several years development pressure within the study area and particularly along Yonge Street within the study area has been increasing. Planning staff undertook this Study to address the potential intensification within the North Downtown Yonge Area. The proposed OPA along with the Urban Design Guidelines attached to this report provide a policy and design framework to shape future development/redevelopment within the North Downtown Yonge Study Area. Further work will be required to assess additional hard infrastructure required to continue to support development/redevelopment in the area.

CONTACT

Sarah Henstock, Senior Planner
Tel. No. 416-392-7196
Fax No. 416-392-1330
E-mail: shensto@toronto.ca

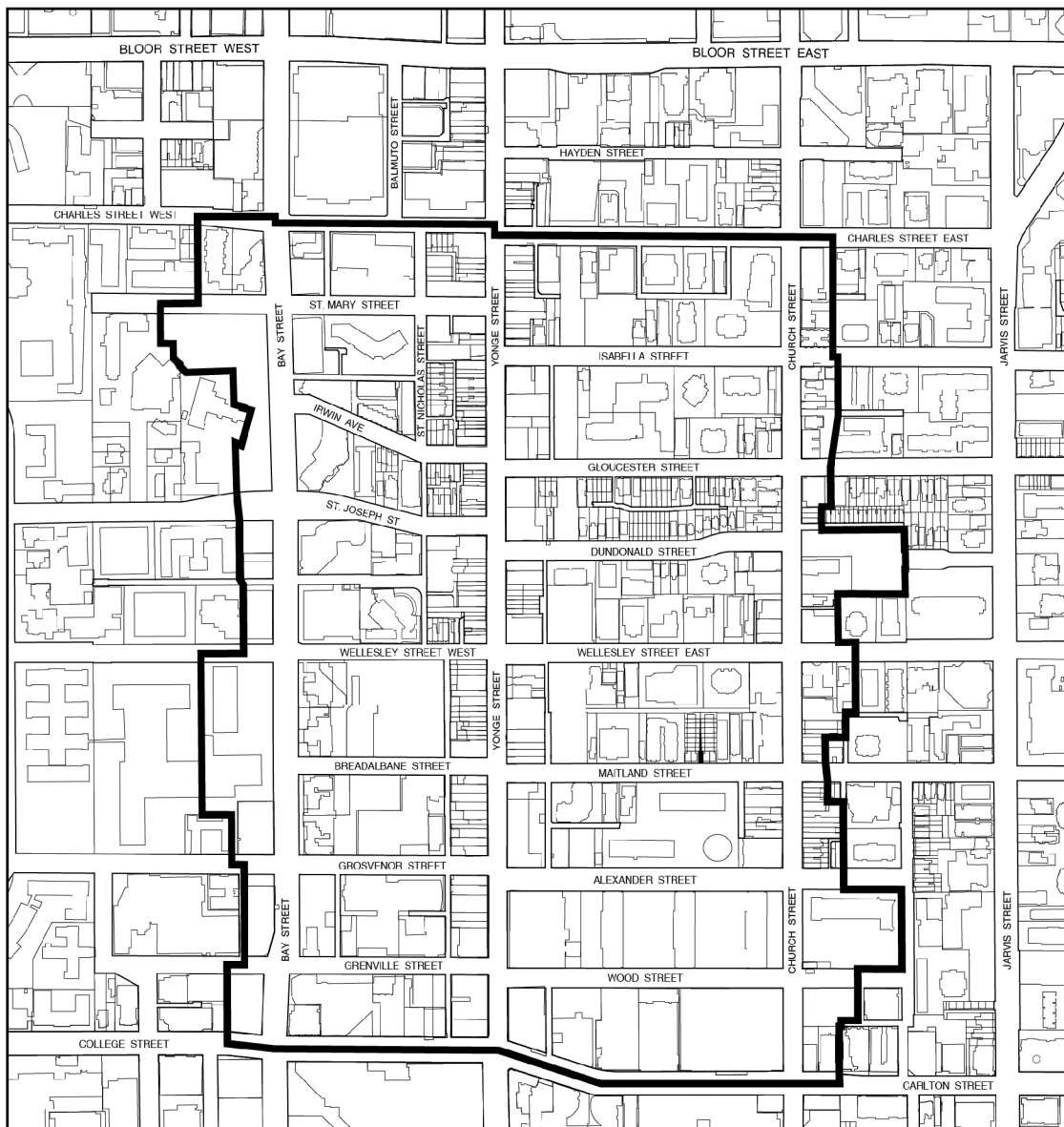
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Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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Attachment 1 – North Downtown Yonge Study Area
Attachment 2 – North Downtown Yonge Official Plan Amendment
Attachment 3 – North Downtown Yonge Urban Design Guidelines

Attachment 1: North Downtown Yonge Study Area



TORONTO City Planning
Study Area

**North Downtown Yonge
 Planning Framework Study**

File # 11 247686



Not to Scale
 08/22/2013

Attachment 2: North Downtown Yonge Official Plan Amendment

Authority: Toronto and East York Community Council Item ~ [or Report No. ~,
Clause No. ~] as adopted by City of Toronto Council on ~, 20~
Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

To adopt Amendment No. 183 to the Official Plan of the City of Toronto respecting the North Downtown Yonge Site and Area Specific Policy Area generally between the north side of College/Carlton Streets, the south side of Charles Street, the west side of Bay Street and the east side of Church Street

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 the Council for the City of Toronto, at its meeting of ~ 20~, determined to amend the Official Plan for the City of Toronto adopted by By-law No. 1082-2002; 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 HEREBY ENACTS as follows:

- 1.** Amendment No. 183 to the City of Toronto Official Plan, consisting of the attached text shown on Schedule “A” is hereby adopted pursuant to the Planning Act, R.S.O. 1990, c.P. 13, as amended.
- 2.** City of Toronto Official Plan shall be amended by repealing Site and Area Specific Policy No. 155 and replacing it with Site and Area Specific Policy 382 once Amendment No. 183 to the City of Toronto Official Plan is in full force and effect.

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

ROB FORD,
Mayor

ULLI S. WATKISS,
City Clerk

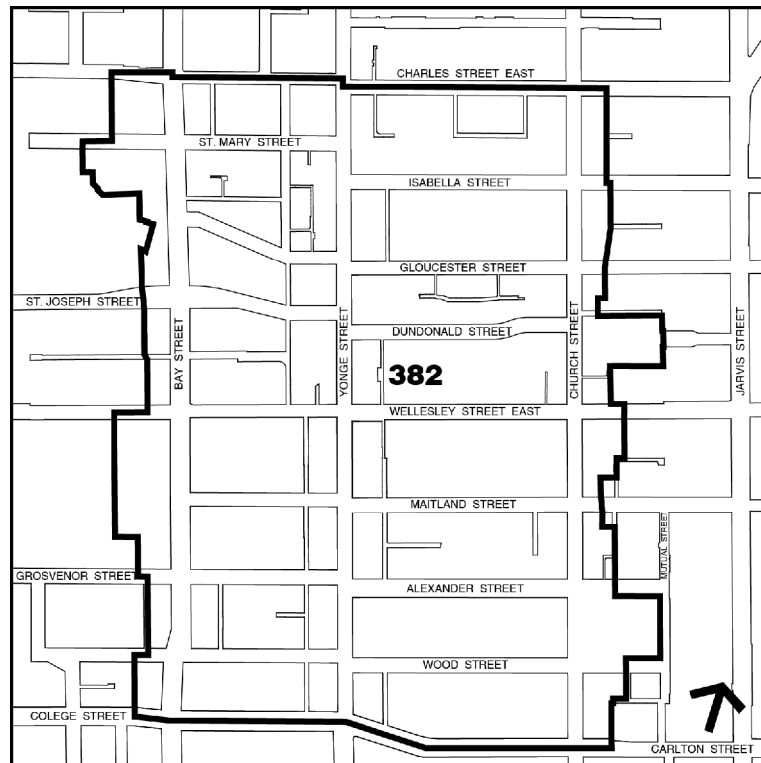
(Corporate Seal)

SCHEDULE “A”

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

1. Chapter 7, Site and Area Specific Policies, is amended by repealing Site and Area Specific Policy 155 once Amendment No. 183 to the City of Toronto Official Plan is in full force and effect.
2. Chapter 7, Site and Area Specific Policies, is amended by adding the following Policy 382:

“**382.** North Downtown Yonge Site and Area Specific Policy, located generally between the south side of College/Carlton Streets, south side of Charles Street, west side of Bay Street and east side of Church Street:



North Downtown Yonge Site and Area Specific Policy

The lands shown on Maps 1 and 2 are subject to the following policies:

1. GOALS

This area specific policy is intended to guide and shape development/redevelopment and private and public investment within the North Downtown Yonge Area by:

- 1.1 Identifying suitable levels of growth for each of the special "character areas" that form part of the overall area.
- 1.2 Establishing compatible development/redevelopment and built form policies for these sub-areas and, where appropriate, for the area as a whole.
- 1.3 Providing direction for parks, open space, private and public realm investment opportunities and priorities for the area.
- 1.4 Reinforcing the importance and value of protecting and enhancing the heritage context within which this area is situated.
- 1.5 Creating a sense of place for the North Downtown Yonge Area by having policies in place which help to identify the area as a unique and evolving mixed use community that accommodates both local level and non-local (regional and international) needs.

2. OBJECTIVES

- 2.1 Provide policies which reinforce the importance of Yonge Street as Toronto's iconic main street and accommodate development/redevelopment where appropriate.
- 2.2 Identify areas with growth potential and areas of limited growth, providing appropriate transitions in scale down to lower-scaled character areas, heritage properties, and parks and open space.
- 2.3 Enhance and improve the connectivity between the "character areas" and the streets and corridors located within the North Downtown Yonge Area, including Bay Street, Yonge Street, Church Street, Wellesley Street, and College and Carlton Streets.
- 2.4 Conserve and maintain the integrity of the cultural heritage values, attributes, character and three-dimensional form of heritage properties and the strong heritage fabric throughout this Area and with particular reference to the Yonge Street, St. Nicholas, Dundonald/Gloucester and Church Street Village Character Areas.
- 2.5 Identify "priority" retail streets within the Area and line these streets with active, grade-related uses which promote a safe and animated pedestrian environment.
- 2.6 Utilize, where appropriate, a narrow rhythm of multiple retail frontages along these retail streets that have been architecturally articulated through materials, numerous entrances, display windows, continuous canopies and signage.

- 2.7 Respect and complement the scale, character, form and setting of heritage properties along the street, including the historic streetwall scale of Yonge Street.
- 2.8 Maintain the existing mix of housing types and tenures to provide for a full range of housing opportunities within the Area, including family sized units and encourage the provision of a full range of housing types and tenure when development/redevelopment occurs.
- 2.9 Expand and improve existing parks and the open space network and create new parks and open space connections as opportunities arise through development/redevelopment.
- 2.10 Protect access to sunlight and sky view within the surrounding context of streets, parks, public and private open space.
- 2.11 Require public realm improvements as part of development/redevelopment, including opportunities for expanded sidewalk widths, mid-block access, well designed promenades, gateways, and public transit access points.
- 2.12 Encourage design excellence and high quality architectural design through the effective use of resources, high-quality materials, innovative, sustainable and universally accessible building design for development/redevelopment, public realm improvements and parks and open space design.
- 2.13 Reinforce and support transit use throughout the North Downtown Yonge Area.

3. LAND USE POLICIES

Development/redevelopment in the North Downtown Yonge Area will conform with the policies of the Official Plan and in particular the *Neighbourhoods* and *Apartment Neighbourhoods* land use policies which limit growth in stable residential areas but provide for growth opportunities in areas designated as *Mixed Use*. These and other Official Plan policies which deal with shaping Toronto and building a successful city will continue to apply, with some of these policies being further modified and enriched however, by the North Downtown Yonge Site and Area Specific Policy, to address local context goals and objectives.

Development/redevelopment policies have been addressed in two ways in this Site and Area Specific Official Plan Amendment. Firstly, specific policies have been developed for individual sub-areas within the North Downtown Yonge Area identified as "Character Areas". Secondly, policies have been identified that apply to the North Downtown Yonge Area as a whole.

4. DEVELOPMENT POLICIES

A. Character Area Policies

The Character Areas each have particular land use functions and building typologies representing diverse scales and heights. They include the following areas, which have also been identified in Map 2 of this amendment:

Bay Street Character Area	St. Nicholas Character Area
Yonge Street Character Area	Isabella Character Area
Gloucester/Dundonald Character Area	Wellesley Wood Character Area
College/Carlton Street Character Area	Church Street Village Character Area

Development/redevelopment will respond to these functions and characters, with built form and public realm solutions appropriate within the given Character Area as more fully described in Section 5 below.

B. Area Wide Policies

Policies relating to heritage, views, built form, parks and open space, and the public realm as they apply to individual or all the character areas, is found in Section 6 of this North Downtown Yonge Site and Area Specific Policy amendment.

C. Urban Design Guidelines

Development/redevelopment and public realm improvements within the Character Areas and the Area Wide Policies will be further informed by:

- a) the draft North Downtown Yonge Urban Design Guidelines adopted by Council in July of 2013 and as further revised in September 2013;
- b) the city-wide Tall Buildings Design Guidelines and Supplementary Downtown Tall Buildings Vision and Design Guidelines, adopted by Council in May of 2013;
- c) the Bloor Yorkville/North Midtown Urban Design Guidelines, adopted by Council in June of 2004, and as may be revised by Council from time to time for development/redevelopment on lands fronting onto the south side of Charles Street East, generally located one block west of Bay Street to one block east of Church Street, and including the Bay Street and Isabella Character Areas described below; and
- d) other applicable policies and guidelines adopted by Council that may apply.

5. CHARACTER AREA POLICIES

5.1 Bay Street Character Area

The Bay Street Character Area is a mature and largely built out area defined by a mix of uses including residential, office, institutional and commercial. Bay Street functions as an important spine through the city's downtown area transitioning between different uses and building heights and scale, and as a multi-modal transportation corridor. Growth is anticipated within this Character Area in areas designated as *Mixed Use Areas*, save and except for a sub-area within this character area designated as *Apartment Neighbourhoods* in the Official Plan. The *Apartment Neighbourhoods* area within the Bay Street Character Area is considered to be a stable area with limited low-rise infill potential.

The area on the west side of Bay Street designated as an *Institutional* area in the Official Plan will continue to be guided by the University of Toronto Secondary Plan. Best efforts will be made, however, to incorporate the public realm policies contained in this Official Plan amendment for those *Institutional* lands fronting onto Bay Street in order to establish a cohesive public realm plan along both sides of the Bay Street frontage.

Policies:

- 5.1.1 Locate and mass development/redevelopment within the Bay Street Character Area to minimize shadow impacts throughout the day on adjacent *Apartment Neighbourhoods* lands during all seasons of the year.
- 5.1.2 Provide an appropriate transition in scale and height between more intensive forms of development/redevelopment in the *Mixed Use Areas* portions of this Character Area and lower-scaled development in the *Apartment Neighbourhoods* area in the adjacent Character Area.
- 5.1.3 Permit limited low-rise infill only in the *Apartment Neighbourhoods* designated areas of this Character Area which respects and reinforces:
 - a) the general physical character, pattern, scale, massing, setbacks and heritage value of the Area;
 - b) maintains the prevailing patterns of landscaped open space; and
 - c) makes best efforts to preserve and enhance existing private amenity space.

5.2 St. Nicholas Character Area

The St. Nicholas Character Area is designated *Apartment Neighbourhoods* in the Official Plan. It is considered a physically stable area primarily made up of residential uses in lower scale buildings such as detached dwellings, semi-detached dwellings, townhouses as well as interspersed walk-up apartments all ranging in height from 2 to 4 storeys. The area is also interspersed with minor commercial uses which add to its character. Significant growth and intensification are not intended within this Character Area,

however sensitive low scale infill development/redevelopment that respects and reinforces the general physical character, pattern, scale, massing setbacks and heritage value of this Character Area, may be permitted. The St. Nicholas Character Area will also be protected from new net shadow impacts caused by development/redevelopment in adjacent character areas, such as the Bay Street Character Area.

Policies:

- 5.2.1 Where a more intensive form of development/redevelopment than the prevailing building types has been approved within or adjacent to the St. Nicholas Character Area, it will not be considered to be the prevailing building type in the assessment of development proposals in the St. Nicholas Character Area.
- 5.2.2 All development/redevelopment within the Bay Street Character Area shall be located and massed so as to minimize new shadow impacts on the St. Nicholas Character Area at all times of the day and for all seasons of the year.
- 5.2.3 Provide an appropriate transition in scale and height between more intensive forms of development/redevelopment in the adjacent character areas, such as the Bay Street Character Area, down to the lower-scaled development of the St. Nicholas Character Area.

5.3 Yonge Street Character Area

Yonge Street is Toronto’s main street. It has played many roles in the development of the city. Today it is a vibrant commercial corridor attracting local residents, workers and visitors to the city and commuters passing through. The Yonge Street Character Area plays a role in connecting and providing an identity to the Character Areas located east and west of it.

The Yonge Street Character Area is designated *Mixed Use Areas* in the Official Plan from Charles Street to Grenville Street and Wood Street along both sides of Yonge Street with an area designated *Parks* along the easterly boundary of the area between Charles Street East and Dundonald Street. The Yonge Street Character Area abuts areas designated *Apartment Neighbourhoods* to the east and west as well as an area designated *Neighbourhoods* between Gloucester and Dundonald Streets to the east.

Throughout the Yonge Street Character Area, existing buildings lining Yonge Street display a rhythm of narrow retail frontages that reference the street’s historic character. Much of Yonge Street in the Official Plan amendment area between College/Carlton Streets and Charles Street is characterized by a predominantly low-rise main street building typology with a prevailing street wall height of 2 to 4 storeys, retail frontages of around 16 metres in width and shallow lot depths of approximately 18, 25 or 30 metres. The core area is in the centre of the Yonge Street Character Area between Charles Street and Grosvenor Street on the west side of Yonge Street and Charles Street and mid-block between Alexander Street and Maitland Street on the east side of Yonge Street.

Both the north and south edges of this area are comprised of transitional height areas rising to height peaks as follows:

- i) Height Peak Area - located between the intersection of Yonge Street and College/Carlton Street (see Section 5.8 College/Carlton Street Character Area) and Grenville Street and Wood Street;
- ii) Height Transition Area - located between Grenville Street and Wood Street and Grosvenor Street on the west side of Yonge Street and mid-block between Alexander Street and Maitland Street on the east side of Yonge Street.

The continued success and unity of the Yonge Street Character Area, and areas to the east and west, will continue to lie in how development and redevelopment in the core, transition and peak areas responds to its historic main street context, reinforcing a pedestrian friendly micro-climate and retail uses along the street.

While tall buildings are generally not appropriate throughout this character area due to the prevalence of heritage properties and the existing low-rise built form character, exceptions will be recognized, where lot size, depth, specific locational and contextual characteristics (such as heritage values) are able to accommodate a tall building and its servicing and parking requirements.

Policies:

- 5.3.1 Create a consistent street wall along Yonge Street to a maximum height of 18 metres or 4 storeys.
- 5.3.2 Require store frontage widths at grade along Yonge Street to be consistent with the average width of at grade retail that is currently found within 2 blocks to the north and south of a given site along either side of Yonge Street in the North Downtown Yonge Area.
- 5.3.3 Provide building setbacks to secure a sidewalk zone (measured curb to building face) at least 6 metres wide, or greater where established by the existing context or at corners, transit nodes, PATH access points, or other locations with significant pedestrian use. The sidewalk zone may be entirely public property or a combination of public and private property.
- 5.3.4 Where commercial uses are planned at grade, provide building setbacks to secure a sidewalk zone on private property to support adequate space for cafe patios, outdoor displays and other marketing activities.
- 5.3.5 As the linear park system to the east of Yonge Street between Charles Street East and Dundonald Street is utilized by the community during all hours of the day, require all development and redevelopment within or immediately adjacent to the Yonge Street Character Area to demonstrate as part of the development approval process that best efforts have been made to not cast any new net shadow on these

- linear parks during the day for all seasons of the year.
- 5.3.6 Require a minimum setback of 20 metres from the Yonge Street frontage property line to the tower portion of any tall building development where heritage properties are present on site and a minimum setback of 10 metres from the Yonge Street frontage property line to the tower portion of any tall building development where there is no on-site heritage.
- 5.3.7 Require the tower portion of any tall building development to be set back a minimum of 20 metres (excluding balconies) from property lines which abut a lower scale character area, including any area designated *Neighbourhoods* in the Official Plan.
- 5.3.8 The maximum height within areas identified as "Height Transition Area" in the Yonge Street Character Area will be in the range of 45 storeys or 170 metres in height. Maximum height in the transition areas may only be considered if the following potential impacts of height have been addressed, as part of any development/redevelopment approvals process, on:
- a) heritage properties located on or adjacent to the development site;
 - b) sunlight in parks and open spaces adjacent to the development site;
 - c) views of prominent and heritage properties, structures and landscapes on or adjacent to the development site; and
 - d) the given site(s) accommodating satisfactory separation and setback distance requirements.
- 5.3.9 The maximum height within the "Height Core Area" of the Yonge Street Character Area will be in the range of 4 stories or 18 metres in height. Any development/redevelopment in this core area will conserve, maintain and enhance the existing character, cultural heritage values, attributes and scale of the existing heritage properties and their context. On development/redevelopment sites without a heritage property or where the heritage property can be retained in its entirety and appropriately incorporated into the development/redevelopment in keeping with Section 6 of the North Downtown Yonge Site and Area Specific Policy, tall buildings may be permitted subject to a 75 degree angular plane taken at a height of 18 metres as measured from the Yonge Street property line.

5.4 Isabella Character Area

The Isabella Character Area is designated in the Official Plan as *Mixed Use Areas* along the south side of Charles Street East including one site on Isabella Street and *Apartment Neighbourhoods* for the remainder of the area to Gloucester Street. The area along Charles Street East, designated *Mixed Use Areas*, will continue to experience growth and change while the area to the south has remained relatively stable. Significant growth and intensification are not intended for the area south of the properties fronting on Charles Street East to Gloucester Street, however sensitive low scale infill development that

respects and reinforces the general physical character, pattern, scale, massing setbacks and height of this portion of the Character Area may be permitted.

Policies:

- 5.4.1 All development /redevelopment within the Yonge Street Character Area shall be located and massed so as to minimize net new shadow impacts on the Isabella Character Area at all times of the day and for all seasons of the year.
- 5.4.2 Where a more intense form of development/redevelopment than the prevailing building types has been approved within or adjacent to the Isabella Character Area, it will not be considered to be the prevailing building type in the assessment of development/redevelopment proposals in the Isabella Character Area.
- 5.4.3 Provide an appropriate transition in scale and height between more intensive forms of development/redevelopment in the Isabella Character Area down to the lower-scaled development/redevelopment of the Gloucester/Dundonald Character Area.
- 5.4.5 Permit only sensitive low-rise infill only in the *Mixed Use Areas* of Isabella Street and the *Apartment Neighbourhoods* designated areas of this character area which respects and reinforces:
 - a) the general physical character, pattern, scale, massing, setbacks and heritage value of this character area;
 - b) maintains the prevailing patterns of landscaped open space; and
 - c) makes best efforts to preserve and enhance existing private amenity space.

5.5 Gloucester/Dundonald Character Area

The Gloucester/Dundonald Character Area is designated *Neighbourhoods* in the Official Plan between Gloucester Street and Dundonald Street. On the south side of Dundonald Street there is one site designated as *Mixed Use Areas* with the remainder of the south side of the street designated as *Apartment Neighbourhoods* in the Official Plan. This Character Area is bounded on the north by *Apartment Neighbourhoods* and on the south by areas designated *Mixed Use Areas*, *Parks* and *Apartment Neighbourhoods*. Immediately adjacent to the west is the south portion of the linear park system over the Yonge Street subway, designated as *Parks*.

The Gloucester/Dundonald Character Area is a stable area with low-rise residential being the predominant building type. Significant growth and intensification are not intended within this Character Area, however sensitive low scale infill development that respects and reinforces the general physical character, pattern, scale, massing setbacks and heritage value of this Character Area, may be permitted.

Policies:

- 5.5.1 Where a more intense form of development/redevelopment than the prevailing building types has been approved within or adjacent to the Gloucester/Dundonald Character Area, it will not be considered to be the prevailing building type in the assessment of development/redevelopment proposals in the Gloucester/Dundonald Character Area.
- 5.5.2 The Gloucester/Dundonald Character Area will be protected from net new shadow impacts resulting from development /redevelopment in the adjacent character areas. All development/redevelopment within the Yonge Street Character Area, the Wellesley/Wood Character Area and the Church Street Village Character Area will be located and massed so as to minimize new net shadow impacts on the Gloucester/Dundonald Character Area at all times of the day and for all seasons of the year.
- 5.5.3 Provide an appropriate transition in scale and height between more intensive forms of development/redevelopment in the adjacent character areas down to the lower-scaled development/redevelopment of the Gloucester/Dundonald Character Area.

5.6 Wellesley Wood Character Area

The Wellesley Wood Character Area is designated *Apartment Neighbourhoods* in the Official Plan from north to south partly from Dundonald Street to Maitland Street then fully from Maitland Street to Wood Street. This part of the Character Area is a primarily stable area consisting primarily of "tower in the park" apartment buildings. This *Apartment Neighbourhoods* area provides a transition to the low-rise *Neighbourhoods* area to the north and the *Mixed Use Areas* to the east (Church Street Character Area), south (College/Carlton Street Character Area) and west both within and outside of this Character Area.

The Wellesley Wood Character Area is also *Mixed Use Areas* from Dundonald Street to Maitland Street on the west side of the Character Area that extends east along Wellesley Street. Wellesley Street along the north and south side contains a mix of uses including residential, office and retail. It is also the location of a transit node at the Wellesley subway station. This portion of the Character Area may be appropriate for limited infill growth subject to the development policies noted below.

Policies:

- 5.6.1 Development /redevelopment within the Wellesley Wood Character Area shall be located and massed so as to minimize net new shadow impacts on adjacent lower-rise areas designated *Neighbourhoods* and *Apartment Neighbourhoods* at all times of the day and for all seasons of the year.

- 5.6.2 Permit only sensitive low-rise infill only in the *Apartment Neighbourhoods* designated areas of this Character Area which respects and reinforces:
- a) the general physical character, pattern, scale, massing, setbacks and heritage value of the Area;
 - b) maintains the prevailing patterns of landscaped open space; and
 - c) makes best efforts to preserve and enhance existing private amenity space.
- 5.6.3 Provide an appropriate transition in scale and height between more intensive forms of development/redevelopment in the *Mixed Use Areas* portions of this Character Area and lower-scaled development in the *Apartment Neighbourhoods* and in *Neighbourhoods* in the adjacent character areas.

5.7 Church Street Village Character Area

The heart of the Church Street Village, located between Dundonald Street and Alexander Street to the south, is designated as *Mixed Use Areas*. The remainder of this Character Area is a mix of areas designated *Apartment Neighbourhoods* along and in and around Church Street with several pockets of areas designated as *Neighbourhoods*.

Within the Church Street Village Character Area, Church Street has evolved into the village hub of the LGBTQ communities. The village atmosphere provides a welcoming and eclectic environment with a range of uses that provide for both the local community and tourist activity. Church Street Village is the central location of the annual Pride Week celebrations, the largest event of its kind in North America. The hub of the Church Street Village is the 519 Community Centre, which is a heritage designated property surrounded by parkland and is designated *Parks*.

The Church Street Village Character Area is regarded as a stable area that should experience limited growth, both along Church Street and in the residential areas abutting and surrounding it.

Development and redevelopment should reinforce the core village area as a low to mid-rise pedestrian oriented main street with street related retail uses and narrow retail frontages subject to the angular provisions of the City's Zoning By-law for portions of this Character Area.

The 519 Church Street community hub and the surrounding park, should be protected from net new shadow impacts of development and redevelopment. Opportunities to expand the parkland should be explored as part of any ongoing development approvals in the area. The Church Street Public School site, located within this character area, and considered to have valuable publically accessible open space, should also be protected from the net new shadow impacts of development and redevelopment.

The area south of Wood Street has been identified as an area suitable for tall building development/redevelopment within a height range of 47 m to 77m (15 storeys to 25

storeys) in the Supplementary Downtown Tall Buildings Vision and Design Guidelines. The height for development/redevelopment will be considered provided that these 3 factors are taken into account: the impact of development/redevelopment on sunlight in adjacent parks and open spaces; setback requirements to lower scale areas; and building frontage along "Priority Retail Streets".

Policies:

- 5.7.1 Permit only sensitive low-scale infill in the *Mixed Use Areas* and *Apartment Neighbourhoods* designated areas of this character area which respects and reinforces:
- a) the general physical character, pattern, scale, massing, setbacks and heritage value of this character area;
 - b) maintains the prevailing patterns of landscaped open space;
 - c) makes best efforts to preserve and enhance existing private amenity space; and
 - d) the fine grain retail at grade (where permitted) and conforms to the low-rise scale of existing development.
- 5.7.2 Comply with the 44 degree angular plane requirements measured 16 metres up from Church Street property lines for properties located within this character area between Wood Street and Charles Street East as per the City's Zoning By-laws 438-86 and 569-2013.
- 5.7.4 All development/redevelopment within the Church Street Village Character Area shall be located and massed so as to minimize net new shadow impacts on areas designated *Neighbourhoods*.
- 5.7.5 Development/redevelopment will cast no new net shadow on the parkland forming part of 519 Church Street community hub for a period of 6 hours generally between the hours of 10:00 AM and 4:00 PM on March 21st and September 21st.
- 5.7.6 Make best efforts as part of the development approvals process to not cast new net shadow on the Church Street Public School site throughout the day for all seasons of the year.
- 5.7.7 Require store frontage widths at grade along Church Street to be consistent with the average width of at grade retail that is currently found within 2 blocks to the north and south of a given site along either side of Church Street in the North Downtown Yonge Area.

5.8 College/Carlton Street Character Area

College/Carlton Street and the area around it is designated as a *Mixed Use Areas* in the Official Plan. The College/Carlton Street Character Area is a mature area with a diverse mix of office, residential, retail and institutional uses. This area is a key transportation link that is serviced by the College subway station and inter-connecting east/west and north/south streetcar and bus connections. The area includes a number of designated heritage buildings:

- i) "College Park" located on the south west corner of Yonge Street and College Street which today contains a mix of retail, office, institutional and residential uses;
- ii) the newly renovated "Maple Leaf Gardens" located at the north west corner of Church Street and Carlton Street, which contains retail and recreational/institutional uses, and
- iii) "Oddfellows' Hall" which contains a range of commercial uses and is located the north-west intersection of College and Yonge Streets.

Higher intensity development/redevelopment is anticipated for portions of the College/Carlton Street Character Area. The intersection of Yonge Street and College Street is identified as a "Height Peak Area" in the North Downtown Yonge Urban Design Guidelines.

Policies:

5.8.1 The maximum height within areas identified as "Height Peak Area" in the College/Carlton Street Character Area will be in the range of 55 storeys or 190 metres in height. Maximum height in the Height Peak Area may only be considered if the following potential impacts of height have been evaluated, as part of any development approvals process, on:

- a) heritage properties located on or adjacent to the development site;
- b) sunlight in parks and open spaces in proximity to the development site;
and
- c) views of prominent and heritage properties, structures and landscapes on or adjacent to the development site.

5.8.2 Provide an appropriate transition in scale and height between more intensive forms of development and redevelopment in the College/Carlton Street Character Area down to the lower-scaled development in the Wellesley Wood Character Area and Church Street Village Character Area.

5.8.3 Provide building setbacks to secure a sidewalk zone (measured curb to building face) at least 6 metres wide, or greater where established by the existing context or at corners, transit nodes, PATH access points, or other locations with

significant pedestrian use. The sidewalk zone may be entirely public property or a combination of public and private property.

- 5.8.4 Where commercial uses are planned at grade, provide building setbacks to secure a sidewalk zone on private property to support adequate space for cafe patios, outdoor displays and other marketing activities.
- 5.8.5 Require a minimum setback of 20 metres from the Yonge Street frontage property line to the tower portion of any tall building development where heritage properties are present on site and a minimum setback of 10 metres from the Yonge Street frontage property line to the tower portion of any tall building development where there is no on-site heritage.
- 5.8.6 On development/redevelopment sites without a heritage property or where the heritage property can be retained in its entirety and appropriately incorporated into the development and redevelopment in keeping with Section 6 of the North Downtown Yonge Site and Area Specific Policy, tall buildings may be permitted subject to a 75 degree angular plane taken at a height of 18 metres as measured from the Yonge Street property line.
- 5.8.7 The maximum height for the area located south of Wood Street within the Character Area will be in the range of 47 m to 77m (15 storeys to 25 storeys). Maximum height may only be considered if the following potential impacts of height have been evaluated, as part of the development/redevelopment approvals process, on:
 - a) heritage properties located on or adjacent to the development site;
 - b) sunlight in parks and open spaces adjacent to the development site;
 - c) views of prominent and heritage properties, structures and landscapes on or adjacent to the development site; and
 - d) the given site(s) accommodating satisfactory separation and setback distance requirements.
- 5.8.8 Require store frontage widths at grade along Yonge Street and Church Street to be consistent with the average width of at grade retail that is currently found within 2 blocks to the north and south of a given site along either side of Yonge Street or Church Street respectively in the North Downtown Yonge Area.

6. AREA WIDE POLICIES

The Area Wide Policies detailed below will be further informed by the draft North Downtown Yonge Urban Design Guidelines adopted by Council in June of 2013 and as further revised and the city-wide Tall Buildings Design Guidelines and Supplementary Downtown Tall Buildings Vision and Design Guidelines, adopted by Council in May of 2013.

6.1 Heritage

The North Downtown Yonge Site and Area Specific Policy has a strong heritage fabric throughout all of its Character Areas with the largest number of heritage properties being located along Yonge Street.

Heritage properties, buildings, or landscapes within the North Downtown Yonge Site and Area Specific Policy area have been either listed or designated on the City of Toronto Heritage Register (City of Toronto Inventory of Heritage Properties) or identified as potential heritage properties to be protected under the *Ontario Heritage Act* at a future time.

Historic Yonge Street Heritage Conservation Study Area

The area in and around Yonge Street from College/Carlton Streets north to Davenport Road, has also been identified as a potential Heritage Conservation District (HCD). A study process is currently underway to determine if a Heritage Conservation District Plan (HCD) will be warranted for this area.

Policies:

- 6.1.1 Development/redevelopment and alterations within the North Downtown Yonge Area will respect, conserve and maintain the integrity of the cultural heritage values and attributes of heritage properties throughout the Area.
- 6.1.2 Development/redevelopment will provide appropriate transition through setbacks, stepbacks and stepping down of height in order to protect and mitigate negative impacts upon heritage properties, significant views and the distinctive characteristics of potential or existing heritage conservation districts.
- 6.1.3 Buildings possessing cultural heritage value or interest and potential cultural heritage landscapes will be evaluated, protected and conserved in accordance with relevant legislation, including the *Ontario Heritage Act* and the *Planning Act*, as well as provincial policy, the heritage policies in the City of Toronto Official Plan, the policies of this area specific OPA and the *Standards and Guidelines for the Conservation of Historic Places in Canada*.
- 6.1.4 *Heritage Impact Assessments* will be required for development applications that affect identified and potential heritage properties within this policy area.
- 6.1.5 Wherever possible, development/redevelopment will conserve built and landscape heritage properties and be of a scale, form and character that supports, complements and integrates these resources. Development/redevelopment will mitigate any potential negative impact upon a heritage property or potential heritage property.

- 6.1.6 Areas identified as having archaeological potential are shown on the City of Toronto Archaeological Master Plan. Any soil disturbance or proposed development/redevelopment in areas of potential will require a Stage 1-2 Archaeological Assessment to be submitted during the development application process.
- 6.1.7 Heritage properties will be conserved in any development/redevelopment sites as described in further detail in the Character Area policies and consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada* and the City of Toronto Official Plan, as amended.

6.2 Park and Open Space

The parks and open space system is a fundamental element to providing recreational opportunities and spaces for social activity. The North Downtown Yonge Area has been identified as a park deficient area according to city standards. The existing park space consists of a small linear public park system east of Yonge Street running north-south over the Yonge subway line. In addition to the linear park system, there are several small dispersed park blocks that are poorly connected to pedestrian pathways, sidewalks, buildings and to the overall parks network. The open space system consists primarily of privately owned publicly accessible open space (including courtyards, forecourts and squares), school yards and publicly accessible green roofs.

There are several opportunities to increase the amount of public park land and privately owned publically accessible open space. However, the priority within the North Downtown Yonge Area will be to: expand existing parkland wherever possible so as to create larger more viable parcels; provide more parkland through dedication and acquisition; and create linkages between parks and open spaces.

The parks and open space system will be comprised of a hierarchy of spaces that include existing and potential parks and open spaces such as plaza courtyards, forecourts, and squares. The parks and open space system will be linked by a continuous system of easy to access and easy to use accessible open space linkages that will also reflect the Area's heritage character.

Policies:

- 6.2.1 Create new parks and open space wherever possible through innovative parkland acquisition and through privately owned publically accessible open space.
- 6.2.2 Encourage the assembly of land for park purposes through on-site and/or off-site parkland dedication as part of the development/redevelopment approvals process.
- 6.2.3 Provide accessible, high quality, barrier free and well designed parks, plazas and open spaces.

- 6.2.4 Provide new parkland, as opportunities arise, within the North Downtown Yonge Area, including:
- a) the creation of a parkette generally under 0.5 hectares in size, as part of the redevelopment of the Toronto Parking Authority lot at 15 Wellesley Street East;
 - b) the expansion of Norman Jewison Park to the west through the transfer of land from the Toronto Parking Authority;
 - c) the creation of a neighbourhood park generally over 0.5 hectare in size at 11 Wellesley Street West to be located on the south side of Wellesley Street West, west of Yonge Street; and
 - d) the expansion of Breadalbane Park on the north side of Breadalbane Street.
- 6.2.5 For the area west of Yonge Street and north of Wellesley Street West, provide opportunities for on-site dedications and new and improved publically accessible open space as part of the development/redevelopment approvals process.
- 6.2.6 For the area east of Yonge Street, between Charles Street East and Carlton Street, expand the existing parks network through off-site and on-site dedications and/or acquisitions that form part of the development/redevelopment approvals process.
- 6.2.7 Create opportunities for greening and additional park and open space linkages through the creation and addition of plaza forecourts, tree plantings, green or enhanced streetscapes, and boulevard parking reclamations.
- 6.2.8 Protect sunlight in parks by mitigating or eliminating shadow impacts of development and redevelopment on parks and open spaces.
- 6.2.9 Ensure that development/redevelopment will not cast any new net shadow on Opera Place Park Street between 12 Noon and 2:00 PM on March and September 21st, and should the opportunity arise to expand Breadalbane Park, for a period of 6 hours generally between the hours of 10:00 AM and 4:00 PM on March 21st and September 21st.
- 6.2.10 As part of development/redevelopment provide linkages and strong physical connections between the linear parks and create or improve existing pedestrian connections to existing parks and open space as well as to potential parks and open space and in particular to:
- a) the linear park system east of Yonge Street that extends between Charles Street East and Dundonald Street, and
 - b) the potential open space at 15 Wellesley Street East, Alexander Park, the potential parkland at 11 Wellesley Street West, and Cawthra Park.

6.3 The Public Realm

The public realm is comprised of streets, parks, civic buildings and other publicly owned and publically accessible land that give an area its sense of place. The quality, attractiveness and character of the public realm relates directly to the quality of the surrounding development including public art, private courtyards, plazas, development setbacks, walkways, patios, accessible rooftops and overall building design.

The following public realm objectives will guide development review and public realm planning as appropriate.

Policies:

- 6.3.1 Enhance streetscape design through tree plantings, paving materials, street furniture, landscape planters, decorative pedestrian scale street lighting and public art.
- 6.3.2 Expand and improve public spaces through enhanced streetscape design, tree planting, street furniture, pavement treatment, well-designed and barrier-free sidewalks or other paths of travel.
- 6.3.3 Enhance the design of the rights-of-way of the Yonge Street and Church Street to improve pedestrian comfort, safety and utility.
- 6.3.4 Review development/redevelopment applications in terms of achieving the following public laneway improvement objectives as part of the development approvals process:
 - a) a minimum laneway width of 6 metres;
 - b) additional setbacks, where possible as part of the development approvals process, in order to better accommodate north-south pedestrian connections and movement through the Area;
 - c) raised or well demarcated and barrier-free paths of travel along the laneways to improve pedestrian safety and movement; and
 - d) re-surfacing of laneways with brick pavers or other materials, where appropriate, to complement the heritage character of the Area.
- 6.3.5 Encourage at-grade commercial uses along the following public laneways in the Area: St. Vincent Lane, St. Luke Lane, Reverend Porter Lane, Gloucester Lane and Maitland Terrace.
- 6.3.6 Create an enhanced the public realm and support pedestrian movement by expanding the sidewalk width, mid-block access, well designed promenades and potential new mid-block connections.

- 6.3.7 Design and locate public realm elements within a given character area to have consideration for interconnectivity with adjacent character areas and with the surrounding neighbourhoods.
- 6.3.8 Integrate lighting, furniture, paving and landscaping on private lands with those on public lands.
- 6.3.9 Incorporate forecourts and sidewalks for street activities, sidewalk cafes and spill-out retail.
- 6.3.10 Expand and improve pedestrian and cycling linkages as part of development/redevelopment.
- 6.3.11 Plan and design the public realm to encourage walking, cycling, transit use, and car sharing as means to reduce the use of private automobiles.
- 6.3.12 Encourage opportunities for additional transit access locations and for internalizing new subway access locations into buildings to address increasing population and employment in the area; ensuring that internalized subway entries do not negatively impact heritage properties.
- 6.3.13 Widen the setbacks on east-west streets as part of the development/redevelopment approvals process to widen sidewalks to a minimum width of 6 metres.
- 6.3.14 Create gateways into character areas that accentuate entry points through distinctive architectural design, façade treatment, special landscape, plazas and open spaces and public art installations.
- 6.3.15 Terminate view corridors with distinct architectural design and landscape design and public art installations.
- 6.3.16 Views to the following properties on the heritage register will be conserved, consistent with the view protection policies of Sections 3.1.1 and 3.1.5 of the Official Plan. Public and private development will preserve views to these heritage properties as follows:
 - a) College Park, 444 Yonge Street
 - b) Oddfellows' Hall, 2 College Street and 450 Yonge Street
 - c) Masonic Hall, 888 Yonge Street; and
 - d) Clock Tower, 484 Yonge Street

The properties noted above will be added to maps 7a and 7b of the Official Plan, upon implementation of OPA 199.

- 6.3.17 A Heritage Impact Assessment may be required where a development/redevelopment application may obstruct or detract from a view

included in this Site and Area Specific Policy.

6.4 Urban Design

Revitalization within the North Downtown Yonge Site and Area Specific Policy is expected to occur through redevelopment, renewal and infill. Together with the policies of the North Downtown Yonge Site and Area Specific Policy, new development will be further informed by the North Downtown Yonge Urban Design Guidelines and the Tall Building Design Guidelines.

Policies:

- 6.4.1 Development/redevelopment will have a high standard of design, be appropriately scaled, relate positively to the existing and planned context and contribute to enhancing the surrounding public realm.
- 6.4.2 Development/redevelopment will provide for a transition from higher building forms to adjacent lower scale areas to fit to its surroundings with setbacks, stepbacks, height restrictions, angular planes, appropriate floorplate areas and façade articulation being used to achieve appropriate transition in scale.
- 6.4.3 The portion of the base building of a tall building immediately adjacent to the lower scale area will generally be no higher than the height of the adjacent buildings, transitioning into a higher base as the distance from the lower scale area increases.
- 6.4.4 Where a tall building is proposed close to a lower scale area residential area the tower portion of the tall building will be set back a minimum of 20 metres, excluding balconies, from any such abutting property line.
- 6.4.5 The tower portions of tall building development will have floor plate sizes and tower separation distances that protect access to sunlight, sky view and privacy as more fully identified in the Tall Building Design Guidelines.
- 6.4.6 Above grade parking is not permitted except where a property is located directly above the Yonge subway line and it is demonstrated that it is not possible to construct below grade parking. Above grade parking shall be lined with residential units, offices, retail, institutional or indoor recreational uses on exterior walls so that above grade parking is not visible.

6.4.7 Tall buildings will not generally be permitted on:

- i) sites that are not able to meet the separation, stepback and setback distance requirements of the urban design guidelines; and
- ii) have an existing or planned context which does not contemplate tall buildings as a suitable form of development.

6.5 Incentives

The policies of Section 5.1.1 of the Official Plan regarding Section 37 of the *Planning Act* will apply to the North Downtown Yonge Site and Area Specific Policy but with additional direction set out below.

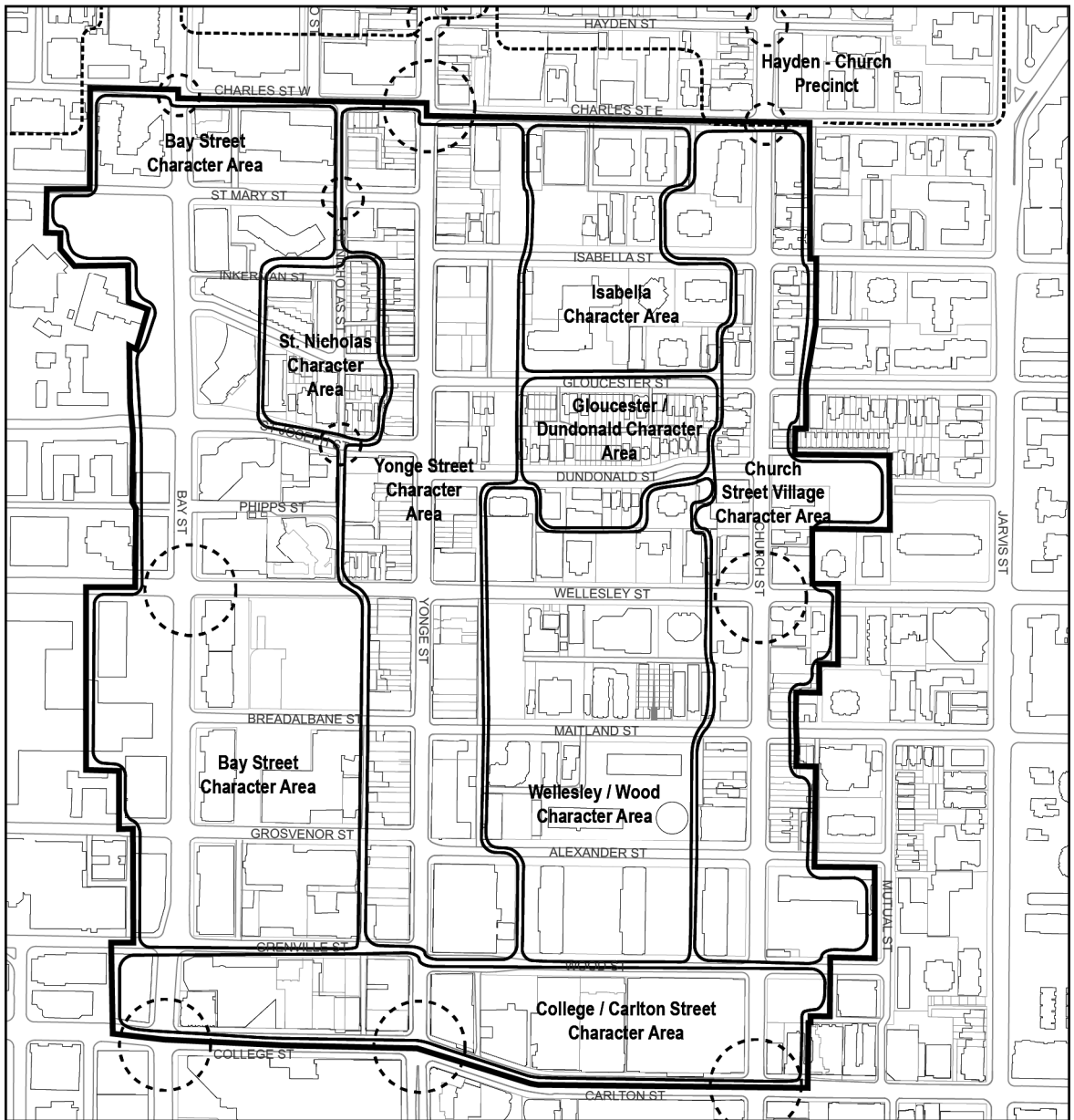
In determining community benefits the following will be considered priorities, although others may also be secured as appropriate, and should be considered in the context of the policies of the Official Plan, the North Downtown Yonge Site and Area Specific Policy and the North Downtown Yonge Urban Design Guidelines:

- a) improvements and expansions to local parks;
- b) establishment of new or expansions to existing non-profit community services and facilities, including community service program space;
- c) non-profit childcare facilities;
- d) improvements to local library facilities;
- e) affordable housing;
- f) public art; and
- g) improvements to public transit and PATH system connections.

6.6 Interpretation

- 6.6.1 The North Downtown Yonge Site and Area Specific Policy should be read as a whole and with the policies of the Official Plan to understand its comprehensive and integrative intent as a policy framework for decision making.
- 6.6.2 This Site and Area Specific Policy has its policies under the heading of "Policies". Additional text has been provided in addition to the "Policies" to provide context and background and to assist in better understanding the intent of the Area Specific "Policies".
- 6.6.3 Where the Policies of this Site and Area Specific Policy state "in the range of" in relationship to "Height Peak" and "Height Transition" areas in the Yonge Street Character Area and the College/Carlton Character Area, this reference to range is intended to not exceed 3 storeys or 10 metres (rooftop mechanicals included) above the Height stated in the given Policies.

6.6.4 The policies of the Official Plan apply to the North Downtown Yonge Site and Area Specific Policy area, save and except in the case of any conflict with the Official Plan, in which case the North Downtown Yonge Site and Area Specific Policies prevail.



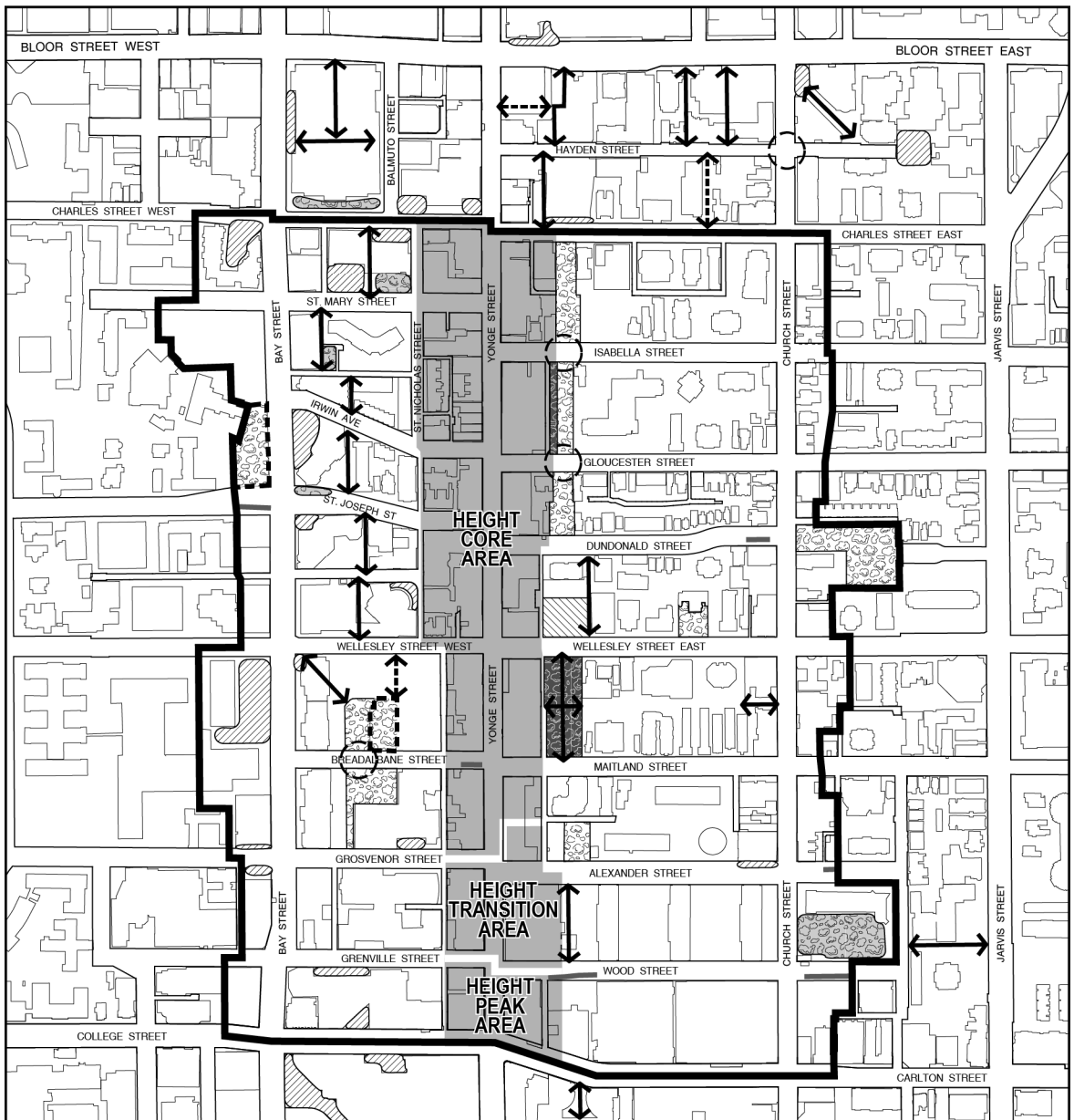
TORONTO City Planning
Official Plan Amendment #183
Map 1: Character Areas

North Downtown Yonge
Planning Framework Study

File # 11 247686



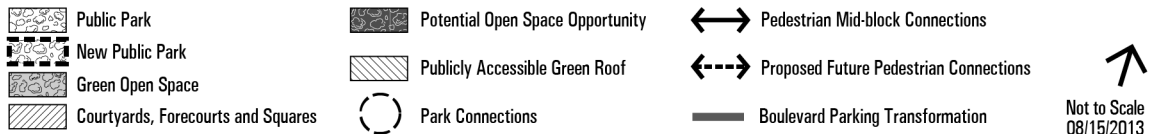
Not to Scale
 08/22/2013



Official Plan Amendment #183
Map 2: Open Space Network and Height Map

North Downtown Yonge
Planning Framework Study

File # 11 247686



Not to Scale
 08/15/2013

3. Map 29, Site and Area Specific Policies, is revised by adding a portion of the lands as shown on the maps above.

Attachment 3: North Downtown Yonge Urban Design Guidelines

Attached to this report.