



## STAFF REPORT ACTION REQUIRED

### North Downtown Yonge Official Plan Amendment – Supplementary Report

<b>Date:</b>	September 5, 2013
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 27 – Toronto Centre-Rosedale
<b>Reference Number:</b>	11 247686 SPS 00 TM

#### SUMMARY

---

This report provides clarification on certain policy wording and revised recommendations for consideration for item TE26.14, *North Downtown Yonge Official Plan Amendment – Final Report* dated August 16, 2013 Toronto and East York Community Council Agenda. Item TE26.14 provides an overview of Official Plan Amendment 183, being the North Downtown Yonge Site and Area Specific Policy 382.

#### RECOMMENDATIONS

---

**The City Planning Division recommends that the recommendations in the report (August 16, 2013) from the Director, Community Planning, Toronto and East York District, be deleted and replaced with the following:**

1. City Council amend the Official Plan to include the North Downtown Yonge Site and Area Specific Policy 382 substantially in accordance with the draft Official Plan Amendment, Area Specific Policy 382, attached as Attachment 1 to the report dated September 5, 2013 from the Director, Community Planning, Toronto and East York District.
2. City Council adopt the "North Downtown Yonge Urban Design Guidelines", substantially in accordance with the North Downtown Yonge Urban Design Guidelines 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**

Toronto and East York Community Council has before them at their meeting of September 10, 2013 item TE26.14, *North Downtown Yonge Official Plan Amendment – Final Report* dated August 16, 2013 Toronto and East York Community Council Agenda. In the final review of the attached Official Plan Amendment it was determined that some further edits should be included in the final document to provide clarification for users. The proposed revisions are summarized in this report.

### **COMMENTS**

#### ***Section 5.8 College/Carlton Character Area***

The original wording of the proposed policy has been revised to clarify the properties to which the policy applies. The wording now clarifies that the policy applies to those properties that front onto Church Street between Wood Street and Carlton Street.

*Revised wording:*

- 5.8.7 The maximum height for the area located along the south side of Wood Street for properties fronting onto Church Street within the Church Street Village 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.

### ***Section 6.3.16 Heritage Views***

Item TE26.14, *North Downtown Yonge Official Plan Amendment – Final* dated August 16, 2013 Toronto and East York Community Council September 10, 2013 Agenda contained the following recommendation:

- "5. City Council request 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 said amendment."

The views descriptions for each of the properties have now been finalized and the wording has been incorporated into the proposed Official Plan Amendment.

*Revised wording:*

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 [H], 444 Yonge Street**

College Park can be viewed from several vantage points within the Yonge Street corridor. The entirety of its east facing facade can be viewed from the north-east corner of Yonge Street and Wood Street. The entire north facing façade can be viewed from College Street and the north-east corner of Bay Street. Both facades can be viewed together from the north-east corner of Yonge Street and Carlton Street.

b) **OddFellows' Hall [H], 2 College Street and 450 Yonge Street**

The Oddfellows' Hall located on the north-west corner of Yonge Street and College Street can be viewed from several vantage points in the Yonge Street and College/Carlton Street corridor. The east facing façade and towers of the property can be viewed from the north-east corner of Alexander Street and Yonge Street, as well as from the south-east corner of Carlton Street and Yonge Street. The property can be seen in its entirety from the south-east corner of Yonge Street and Carlton Street as well as from the sidewalk on the south side of Carlton Street in front of the drive way entrance to 25 Carlton Street.

c) **Masonic Hall [H], 888 Yonge Street**

The Masonic Hall at the north-east corner of Yonge Street and Gloucester Street can be viewed in its entirety looking north from the north-west

corner of Yonge Street and St. Joseph Street. The prominent tower and west facing facade can be viewed from Irwin Avenue and St. Nicholas Lane as well as Cottage Lane. Its southern façade and corner tower can also be seen from the south side of Gloucester Street when viewed from the northern entry to James Canning Park.

d) **Clock Tower [H], 484 Yonge Street**

The fire hall clock tower on the west side of Yonge Street, located mid-block between Grenville Street and Grosvenor Street can be viewed from the corners of Grosvenor Street and Yonge Street as well as the corners of Grenville Street and Yonge Street. The tower is also a prominent view from the west side of Yonge Street between the south side of College/Carlton Street and north side of Charles Street.

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

View measurement points to the heritage properties noted above shall be to the satisfaction of City of Toronto Heritage Preservation Services staff.

### ***Section 6.6 Interpretation***

A new clause was added to the interpretation section to clarify the wording in the proposed Official Plan Amendment regarding minimizing shadow impact in the Character Areas. The shadow impact on parkland and open space, low-rise areas and areas designated *Neighbourhoods* is addressed in the proposed Official Plan Amendment and is discussed in the Final Report. The following revisions have been made to Section 6.6 by inserting a new 6.6.4 and renumbering the existing 6.6.4 to 6.6.5 to provide additional clarity with regard to the interpretation during the development application review process.

- 6.6.4 Where the Policies of this Site and Area Specific Policy state that development/redevelopment should be located and massed so as to "minimize shadow impacts" or "minimize new net shadow impacts" either within the character area or on an adjacent lower rise area, this is intended to mean that:
- i) shadow should be adequately reduced or limited on lower rise areas and *Neighbourhoods* to preserve the utility of their open spaces, whether these be private or public, and
  - ii) in reference to shadow on specific parks, shadow should be adequately reduced, minimized or eliminated to preserve the utility of the given park for those periods of time and seasons when the park is most heavily used by the public.

Where the Policies of this Site and Area Specific Policy state that development/redevelopment within or immediately adjacent to an area should demonstrate that "best efforts have been made to not cast any new net shadow" this is intended to mean that recognized planning tools and performance standards have been employed to analyze the impact of new development/redevelopment on creating shadow, through the completion of sun-shadow studies, massing studies, building orientation and location studies and floor plate size analysis. The sun-shadow study analysis should include specific time periods and seasons during which it has been determined that shadowing should be avoided in the context of a given Character Area and/or specific park.

### ***Other Matters***

Typographical errors in the proposed Official Plan Amendment have been addressed. Recommendations #1 and 2 of this report revises recommendations #1 and 2 in the Final report of TEYCC Item 26.14 to provide additional limited flexibility to address any other minor changes that may arise before the bills are brought forward for Council adoption for the proposed Official Plan Amendment and before final release of the North Downtown Yonge Urban Design Guidelines.

### **CONTACT**

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

### **SIGNATURE**

---

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

(P:\2013\Cluster B\pln\TEYCC\24511298028.doc) - smc

### **ATTACHMENTS**

Attachment 1: Draft Official Plan Amendment

## **Attachment 1: Draft Official Plan Amendment**