

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

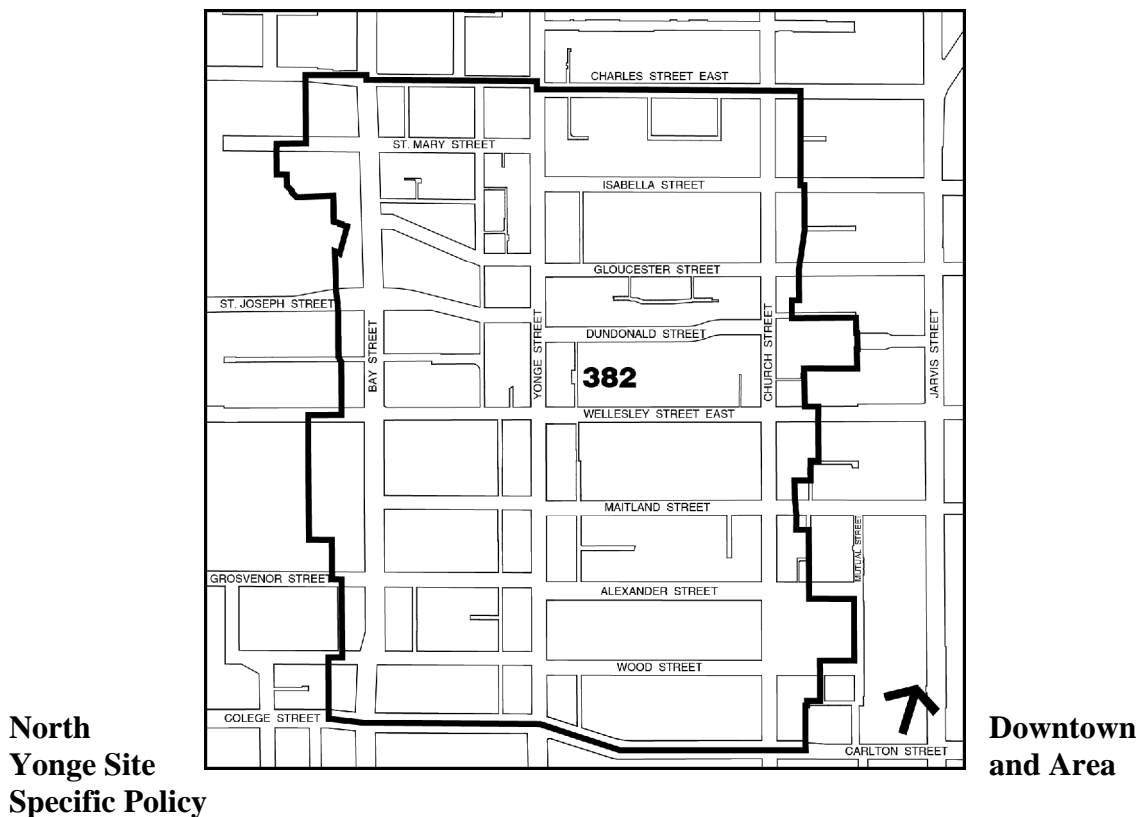
(Corporate Seal)

## 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:



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 1, Character Areas and Map 2, Open Space Network and Height Areas 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 and as shown on Map 2, Open Space Network and Height Areas.

##### ***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 Building Design Guidelines and Downtown Tall Buildings Vision and Supplementary 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 will be located and massed so as to minimize new net 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 5 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 will be located and massed so as to minimize new net 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 new net 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 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 designated *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 will be located and massed so as to minimize new net 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 designated *Mixed Use Areas* where there is more intensive forms of development/redevelopment and lower-scaled development in areas designated *Apartment Neighbourhoods* within this Character Area and in areas designated *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) the prevailing patterns of landscaped open space;
  - c) the preservation and enhancement of existing private amenity space; and
  - d) the fine grain retail at grade (where permitted) and 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 will 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 21<sup>st</sup> and September 21<sup>st</sup>.
- 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 at 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 consist entirely of 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 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.
- 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 North Downtown Yonge Urban Design Guidelines adopted by Council in June of 2013 and further revised September 2013 and as may be further revised from time to time, and the city-wide Tall Building Design Guidelines and Downtown Tall Buildings Vision and Supplementary 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 as shown on Map 2, Open Space Network and Height Areas. 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 21<sup>st</sup>, 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 21<sup>st</sup> and September 21<sup>st</sup>.
- 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:
- 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 the development/redevelopment approvals process.
- 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 [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.

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, the Tall Building Design Guidelines and the Downtown Tall Buildings Vision and Supplementary 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 Buildings Design Guidelines and Downtown Tall Buildings Vision and Supplementary 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 will be lined with residential units, offices, retail, institutional or indoor recreational uses on exterior walls so that the 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 North Downtown Yonge Urban Design Guidelines, the Tall Buildings Design Guidelines and Downtown Tall Buildings Vision and Supplementary Design Guidelines;
  - 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

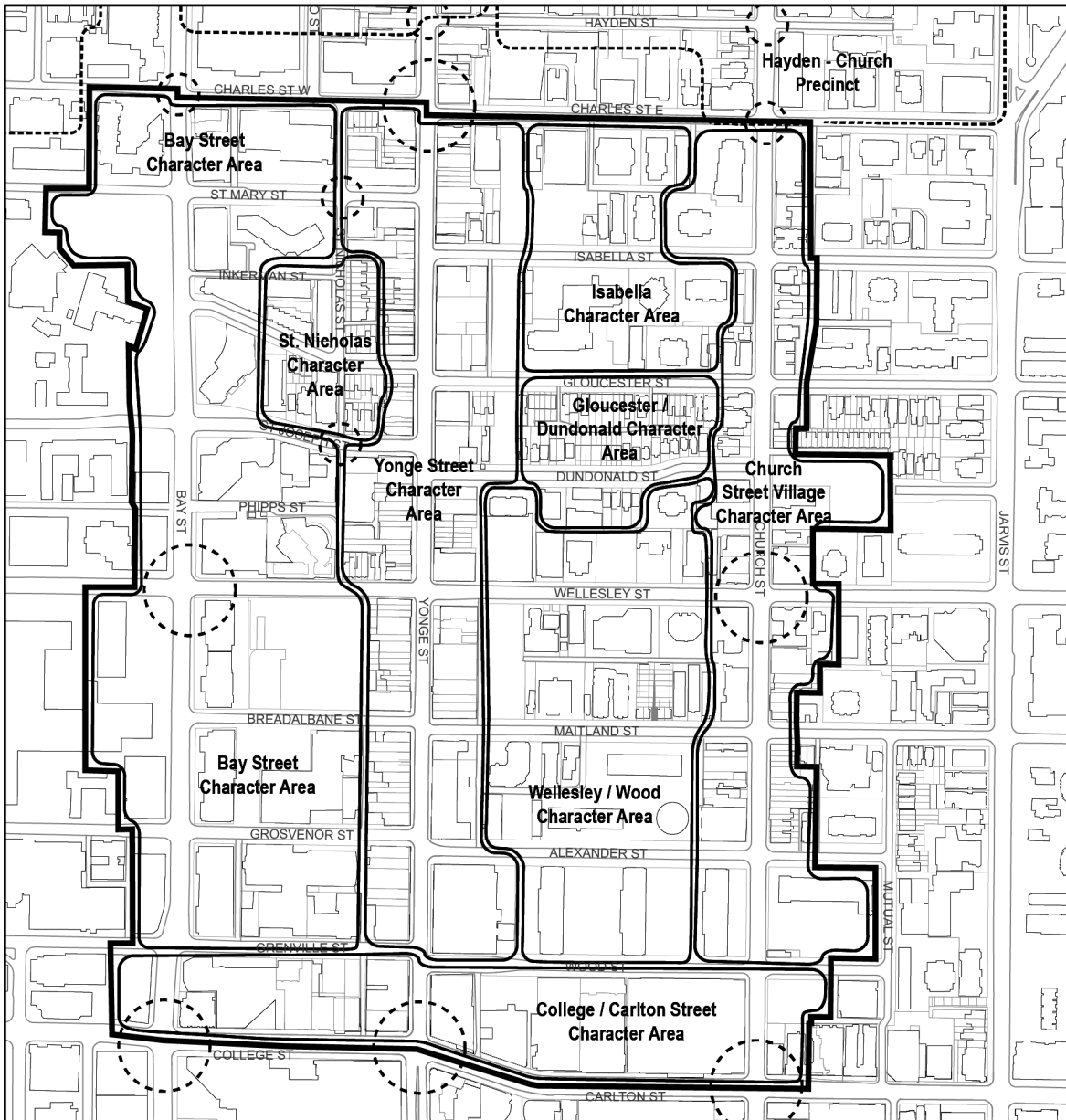
- 6.6.1 The North Downtown Yonge Site and Area Specific Policy should be read as a whole and with the policies of the Official Plan to understand its comprehensive and integrative intent as a policy framework for decision making.
- 6.6.2 This Site and Area Specific Policy has its policies under the heading 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 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.

- 6.6.5 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**

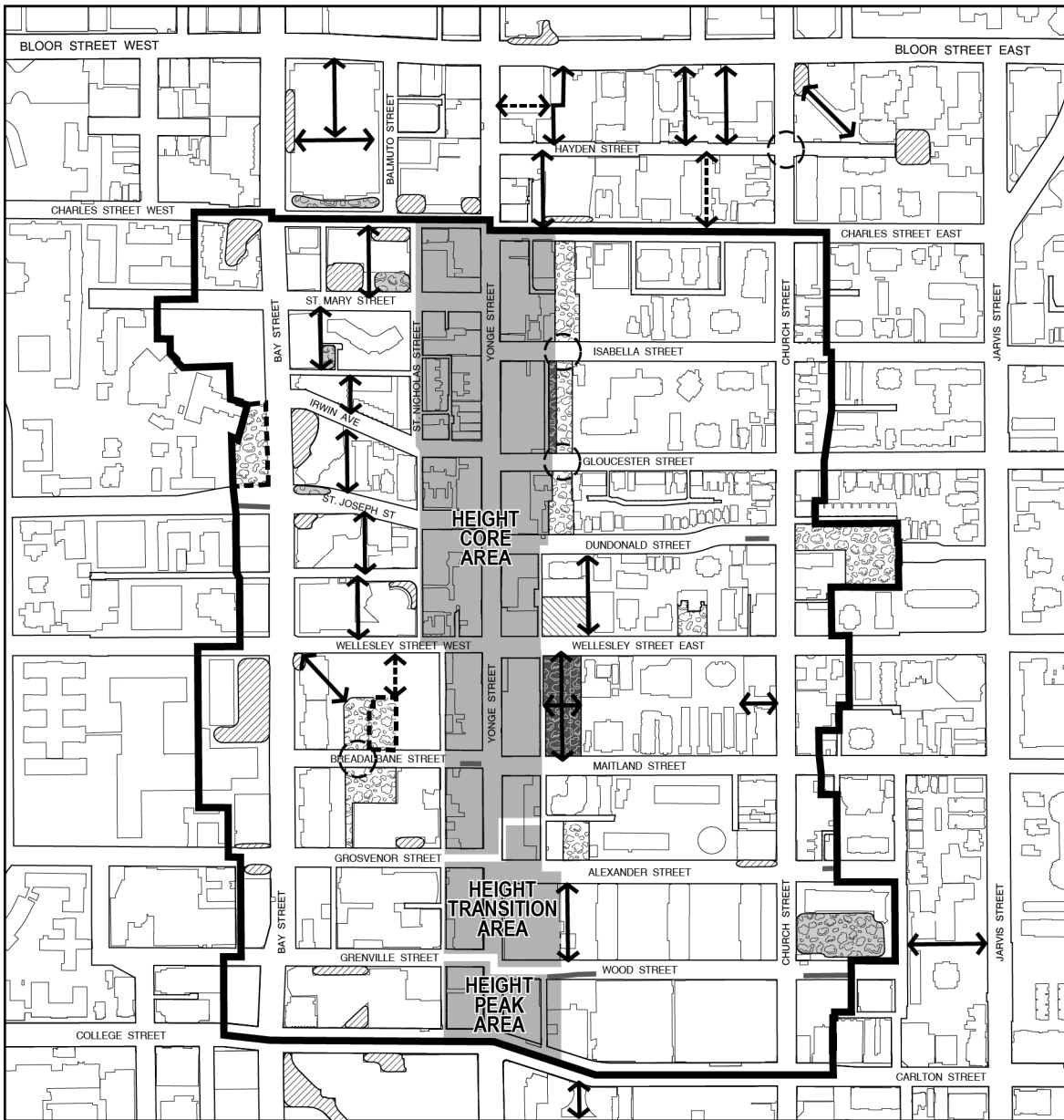
**North Downtown Yonge**  
**Planning Framework Study**

File # 11 247686

- Character Areas
- Area-Wide Gateway
- Sub-Area Gateway



Not to Scale  
 08/22/2013



**TORONTO** City Planning

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

**North Downtown Yonge  
Planning Framework Study**

File # 11 247686



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