

Queen-River Secondary Plan – Final Report

Date:	December 15, 2014
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 28 – Toronto Centre - Rosedale
Reference Number:	11 183733 SPS 00 TM

SUMMARY

The Queen-River Secondary Plan Area is generally bounded by Dundas Street East to the north, Queen Street East to the South, River Street to the west and Bayview Avenue to the east.

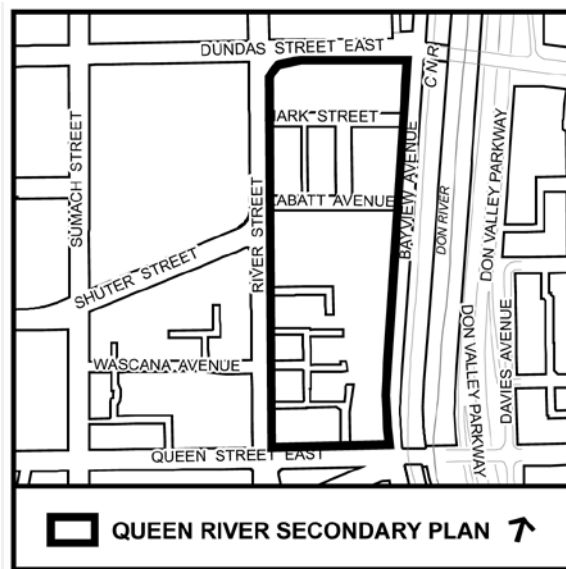
The majority of the Queen-River area is designated as a “*Regeneration Area*” in the City of Toronto’s Official Plan. The Official Plan states that “for each *Regeneration Area*, a framework for development will be set out in a Secondary Plan. Development should not proceed prior to approval of a Secondary Plan”. A Secondary Plan is needed to ensure that new development proceeds in a desirable manner and to achieve a complete community.

The purpose of this report is to recommend approval of the proposed Queen-River Secondary Plan and to seek authority from Council to add the Queen-River Secondary Plan to the Official Plan.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council adopt the Official Plan Amendment for the Queen-River Area, attached as Attachment 1 to the report (December 15, 2014) from the Director,



Community Planning, Toronto and East York District.

2. City Council direct staff to use the Queen-River Secondary Plan in the evaluation of all current and new development proposals falling within its boundaries.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment as may be required.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

Under the former City of Toronto Official Plan, the Queen-River area was subject to the Queen-River Part II Plan, which designated most of the area as "Restricted Industrial Area". The Part II Plan designated the properties fronting on the east side of River Street from Dundas Street East to Wascana Avenue as "Low Density Mixed Commercial-Residential Area".

At its meeting of November 26, 27 and 28, 2002, Council adopted the new Official Plan for the City of Toronto; the former Queen-River Part II Plan was not carried forward into the new Official Plan. The area is designated "*Regeneration Areas*" within the new Official Plan. The Official Plan states that development should not occur within *Regeneration Areas* until a Secondary Plan is in place.

At their meeting of November 27, 28 and 29, 2012, Council approved a status report for the Queen-River Secondary Plan. The status report provided an update on the Secondary Plan study process and outlined the objectives of the Secondary Plan study.

Recent Development Approvals in the Queen-River Area

47-51 River Street – At its September 25, 2003 meeting, Council approved an amendment to the Official Plan and zoning by-law (File No. 02 035370 STE 28 OZ) to create Area Specific Policy No. 258 and a Zoning By-law amendment to permit 30, 3-storey townhouses. The Area Specific Policy was later amended by Council at their May 25-27, 2009 (File No. 08 211368 STE 28 OZ) meeting to add an additional 7 units for a total of 37 townhouses. Construction of the townhouses was completed in 2013.

19 River Street - Vinegar Co Lofts –A zoning by-law amendment application (File No. 06 133208 STE 28 OZ) was approved at the April 23 and 24, 2007 meeting of City Council to permit the conversion of an existing three-storey industrial building and construct a two-storey addition for a residential (live-work) development of 36 dwelling units. Planning staff determined an Official Plan amendment was not necessary in this case to permit development to proceed prior to approval of a Secondary Plan. The proposal was supported since it was: primarily contained within an existing building; moderate in scale; and was for a use consistent with existing uses in the area.

The building was listed on the City of Toronto Inventory of Heritage Properties on April 24, 2007.

761 Dundas Street East – Mercedes-Benz Downtown – Committee of Adjustment application number A0607/05TEY was approved on September 26, 2005 to provide improvements to an existing automobile dealership building and construct an addition which raised the permitted height from 15 metres to 21.9 metres.

310 & 326 Bayview Avenue, and 33 Labatt Ave - Audi Downtown Toronto – Committee of Adjustment application number A0398/04TEY was approved on September 8, 2004 to construct a one-storey automobile dealership building. The corresponding site Plan (File No. 02 035367 STE 28 SA) was approved by the Ontario Municipal Board on December 21, 2004.

27-39 Old Brewery Lane - Malthouse Loft Towns – A site plan application (File No. 03 200021 STE 28 SA) was approved on October 12, 2004 to convert a former brewery into 10, three-storey residential (live-work) townhouse units with 2 parking spaces for off-site uses. The residential uses were approved in 1996 under site specific by-law 1996-0365. As the residential uses were permitted prior to the adoption of the current Official Plan, an Official Plan amendment was not required.

The building was listed on the City of Toronto Inventory of Heritage Properties on May 21, 1996.

Active Development Applications in the Queen-River Area

77 River Street and 7 Labatt Avenue - An Official Plan and Zoning By-law amendment application (File No. 14 175807 STE 28 OZ) was submitted on June 17, 2014 to permit the construction of two residential towers at 26 storeys and 34 storeys in height including a shared base building containing commercial and residential uses. The proposed buildings contain 578 dwelling units, 5,072 square metres of retail space located on the 1st and 2nd floors as well as 7,994 square metres of office uses located on the 3rd and 4th floors. Three levels of below-grade parking containing 364 parking spaces are proposed.

1-25 Defries Street - An Official Plan and Zoning By-law amendment application (File No. 14 213710 STE 28 SA) was submitted on August 28, 2014 to permit the construction of two residential towers at 31 storeys and 39 storeys in height including a shared six storey base building containing commercial uses. A total of 610 dwelling units are proposed. There are 391 parking spaces proposed in a 4 level underground parking garage. There are 330 parking spaces proposed for residents, 37 parking spaces for visitors, and 24 parking spaces for retail uses.

ISSUE BACKGROUND

The Queen-River area is designated *Regeneration Areas* in the City of Toronto's Official Plan with the exception of a narrow sliver of land abutting Bayview Avenue from Dundas Street East to Queen Street East which is designated *Parks*. Section 4.7 Policy 2 of the Official Plan states that development should not proceed in *Regeneration Areas* prior to approval of a Secondary Plan. The area within Queen-River designated *Parks* in the Official Plan is not subject to this secondary plan.

The majority of the Queen-River area is already developed. As such, it is anticipated that the Queen-River Secondary Plan will be implemented as the underused properties in the area redevelop.

The goal of this Secondary Plan is to provide a planning policy framework for new development that recognizes the need to attract new investment to the area while ensuring new development is compatible with the existing and planned context, addressing the interface between residential and non-residential uses, improving the public realm, and promoting a complete community.

Area Characteristics

The Queen-River area is bounded by Dundas Street East to the north, Queen Street East to the south, Bayview Avenue to the east and River Street to the west. The area slopes down toward Bayview Avenue with a relatively steep embankment at the northern portion of the study area tapering off to a gradual slope at the southern portion of the study area.

Historically, the area was home to breweries, other manufacturing uses, and low-rise residential houses. Over time, the breweries and manufacturing uses were replaced by commercial, office and residential uses. Today, the Queen-River area is comprised of privately owned properties containing a mix of commercial, office, institutional and residential uses on both small and large lots. Much of the area is developed and contains a variety of building forms including semi-detached houses and townhouses, midrise buildings, automobile dealerships and low-scale office buildings.

The pedestrian realm in the area is in poor condition. It lacks a coordinated streetscape with very few street trees and no parks or publicly accessible open spaces. There also a lack of connectivity with the surrounding areas. Mark and Labatt Streets both come to a dead end at the embankment along Bayview Avenue with no formal pedestrian connection to Bayview Avenue or the Don River trail system on the east side of Bayview Avenue and the railway. There is also no pedestrian connection to the West Don Lands area along Bayview Avenue. All formal pedestrian access to the area is from River Street.

The surrounding area is experiencing dramatic change. Regent Park revitalization is currently underway west of the Queen-River area. The redevelopment project includes phased demolition of almost all the buildings in the area bounded by Dundas Street East

to the north, Shuter Street to the south, River Street to the east and Parliament Street to the west. It is anticipated that a revitalized Regent Park will include approximately 7,500 residential units and new non-residential space including retail and institutional space. This includes 2,083 social housing units being demolished and rebuilt and the potential for approximately 350 new affordable units based on available funding. The remaining units are to be new market condominium. The redevelopment project also includes new streets, the refurbishment of Nelson Mandela Public School, a new aquatic centre, the Daniels Spectrum cultural centre, new parks including Regent Park, a new athletic centre with an outdoor ice rink and facilities for basketball, soccer and cricket.

To the south, the West Don Lands is also undergoing extensive revitalization. The area is bounded by Parliament Street to the west, the Don River to the east, King Street to the north and the Rail corridor to the south with pockets of existing structures to remain along King Street East. The 32 hectare (80 acre) site is being transformed from former industrial lands into a sustainable, mixed-use, pedestrian-friendly, riverside community. The revitalized West Don Lands will feature 6,000 new residential units, employment and commercial space, at least one elementary school, and two child-care centres, all surrounded by nearly 9.3 hectares (23 acres) of parks and public spaces. Phase 1 of the revitalization of the West Don Lands is scheduled to be completed in time to function as an athletes' village for the 2015 Pan-Am games.

Surrounding Area

North: From west to east along Dundas Street East there is 1-storey building owned by the City of Toronto, a 6-storey residential building (Tannery Lofts), a 2-storey commercial building and a 3-storey car dealership. Beyond the buildings along Dundas Street East is a park and townhouses.

South: Beyond the River Street, Queen Street East and King Street East intersection is the River-City condominium complex which includes a 15-storey mixed-use building containing 251 residential units fronting King Street East, a 7-storey residential building containing 98 units fronting River Street (File No. 09 194999 STE 28 SA) and a 12-storey building containing 249 residential units File No. 11 309775 STE 28 SA). Further south, on the south side of Eastern Avenue, a 29-storey condominium tower is proposed (File No. 14 195688 STE 28 SA). These developments are located in the north end of the master planned 32 hectare West Don Lands redevelopment area.

East: On the east side of Bayview Avenue is a CN rail line and the Don River open space containing a pedestrian/bike trail. The Don River is immediately east of the trail and further east is the Don Valley Parkway. On the east side of the Don River and Don Valley Parkway is the recently redeveloped predominantly low-rise Don Mount Court/Rivertowne as well as a number of low-rise commercial and warehouse buildings.

West: Regent Park is located on the west side of River Street, north of Shuter Street. Regent Park is currently being redeveloped from a social housing development to a mixed income, mixed use and residential community over a period of 15 years. Low-rise housing, including the TC Douglas housing co-operative is located south of Shuter Street. Closer to Queen Street East is a 1-storey Beer Store. A 3-storey commercial building fronts onto Queen Street East.

Land Use

The Queen-River area contains a variety of different uses including two prominent automobile dealerships located along Bayview Avenue, a warehouse facility and office uses. The area also contains non-profit organizations including the headquarters of the Toronto Humane Society and a Salvation Army location. In 2013, there were a total of 393 jobs in the area, 358 of which were full time.

There are also residential uses in the study area. Properties on the east side of River Street are predominantly occupied by house-form buildings that accommodate residential and commercial uses. Eight additional low-rise residential house-form buildings can be found in the north end of the study area along Mark Street and Defries Street. A 37-unit townhouse development has recently been constructed just south of Shuter Street. The south end of the Queen-River area contains a former vinegar factory and a former brewery both converted into residential condominium units. In addition, there are over 30 townhouse dwellings located off Old Brewery Lane on Old Primrose Lane and Old Trillium Lane.

Due to its proximity to the Don River and the embankment along Bayveiw Avenue and it's location partially within a flood plain, a large portion of the eastern side of the Queen-River area lies within the Toronto and Region Conservation Authority (TRCA) regulation limit and the City of Toronto Ravine and Natural Feature Protection By-law. This requires any development within these regulation limits be subject to TRCA approval and City of Toronto Urban Forestry permits.

Transportation

The area is currently served by east/west TTC streetcar service on King Street East, Queen Street East and Dundas Street East. There are currently no TTC routes on River Street or Bayview Avenue. The closest north-south bus/streetcar lines are on Broadview Avenue to the east and on Parliament Street to the west. The closest subway stations are located at Queen Street and Yonge Street or Dundas Street East and Yonge Street.

River Street includes bike lanes connecting to the Dundas Street East bike lanes to the north and into the West Don Lands revitalization area in the south. Bicycle access to the Don Valley Trail located between the CN rail line and the Don River is located on the south side of the Queen Street East Bridge.

Built Form Heritage

There are currently two buildings in the Queen-River area which have been identified by the City as having historical significance.

The former Queen City Vinegar Company Factory at 19 River Street was listed on the heritage inventory by Council in 2007. The former Don Brewery building at 31 Old Brewery Lane was designated under Part IV the Ontario Heritage Act, RSO 1990 in March, 1996. Both buildings have been adapted from their former uses and now contain residential and live/work units.

Natural Heritage System

The majority of the Queen-River Area is located within a Natural Heritage System. The Official Plan contains policies for regulating development within natural heritage systems. These policies include requirements for development to recognize natural heritage values and potential impacts on the natural ecosystem as much as is reasonable in the context of other objectives for the area and minimize adverse impacts and when possible, restore and enhance the natural heritage system. All proposed development in or near the natural heritage system will be evaluated to assess the developments impacts on the natural heritage system and identify measures to mitigate negative impact on and/or improve the natural heritage system. To assist this evaluation, a natural heritage impact study may be required as part of any development application review process.

Ravine and Natural Feature Protection

Portions of the Queen-River area located near the east ends of Mark Street and Labatt Avenue are subject to the Ravine and Natural Feature Protection by-law. This City of Toronto by-law is a tool used to protect important natural features that are subject to degradation due to removal of trees, changes in grade or lack of management. Permits from the City of Toronto Urban Forestry Division are required for any construction, demolition, renovation of structures, removal of trees and altering the grade of the land.

Toronto and Region Conservation Authority

A large portion of the eastern side of the Queen-River area is within an area subject to TRCA regulation due to its proximity to the Don Valley and its location within a flood plain. The purpose of this regulation is to ensure public safety and protect property with respect to natural hazards and to safeguard watershed health by preventing pollution and destruction of sensitive environmental areas such as wetlands, shorelines and watercourses. Development proposals within this area are required to obtain permits from the TRCA prior to commencement of any construction.

Parks and Community Space

There are currently no parks or community recreation space in the Queen-River Secondary Plan area. The Official Plan contains policies to ensure that Toronto's system of parks and open spaces are maintained, enhanced and expanded. Map 8B of the Toronto Official Plan shows local parkland provisions across the City. The Queen-River Secondary Plan area is in an area with 0-0.42 hectares of local parkland per 1,000 people. The area is in the lowest quintile of current provision of parkland. The Queen-River area

is in a parkland priority area, as per the City Wide Parkland Dedication By-law 1020-2010.

There are a number of parks surrounding the Queen-River area. Parks west of the secondary plan area include the new Regent Park, Regent Park South and Sumach-Shuter Parkette. A new community centre, indoor pool and neighbourhood park have been built or are under construction as part of the Regent Park revitalization project and a new athletic grounds space is being planned west of River Street and north of Shuter Street. To the south of the study area, Underpass Park and Corktown Commons park are part of the West Donlands development. Oak Street Park is located to the north of the Queen-River area.

Schools

While the study area itself does not contain any primary or secondary schools, there are several schools all within the vicinity of the study area. The Queen-River area falls within the Nelson Mandela Park elementary school and St. Paul's elementary school boundaries. There is also a school site reserved in the West Don Lands, if required.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

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. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The Queen-River area is located within the *Downtown and Central Waterfront* area on Map 2 – Urban Structure in the Official Plan and is designated *Regeneration Areas* and *Parks* on Map 18 – Land Use Plan.

Chapter Two of the Official Plan – Shaping the City, states that the downtown area offers opportunities for substantial employment and residential growth, but that this growth is not anticipated to be uniform. Rather, the Official Plan indicates that many residential communities and greenspaces will be protected from development pressure while other areas of the downtown will accommodate population and employment growth.

Regeneration Areas open up unique areas of the City to a wide array of uses to help attract investment, re-use buildings, encourage new construction and bring life to the streets. These areas are key to the Official Plans growth strategy, reintegrating areas of the City that are no longer in productive urban use due to shifts in the local or global economies. In *Regeneration Areas*, commercial, residential, live/work, institutional and light industrial uses can be mixed within the same block or even the same building.

Not all *Regeneration Areas* will have the same mix of uses or development policies. Each will differ in terms of its existing built context, character of adjacent areas and market opportunities for revitalization. *Regeneration Areas* will need “tailor-made” strategies and frameworks for development, provided through a Secondary Plan. In some cases, there will be a need for extensive infrastructure improvements as in the case of the *Central Waterfront*. In smaller *Regeneration Areas*, the road system may be in place and the emphasis will be on re-use of existing buildings and compatible infill.

In every case *Regeneration Areas* represent a tremendous opportunity to unlock potential and help direct growth within the City.

Regeneration Areas will provide for a broad mix of commercial, residential, light industrial, parks and open space, institutional, live/work and utility uses in an urban form to: revitalize areas of the City that are largely vacant or underused; create new jobs and homes that use the existing infrastructure and create well-paid, stable, safe and fulfilling employment opportunities for all Torontonians; restore, reuse and retain existing buildings that are economically adaptable for re-use through the use of incentives; achieve streetscape improvements and the extension of the open space network; promote the environmental clean-up and re-use of contaminated lands.

Section 4.7 Policy 2. of the Official Plan states that “for each *Regeneration Area*, a framework for development will be set out in a Secondary Plan. Development should not proceed prior to approval of a Secondary Plan”. The Secondary Plan will guide the revitalization of the area.

A sliver of the area along Bayview avenue from Dundas Street East to Queen Street East is designated *Parks* in the Official Plan. The Official Plan requires only the land within the *Regeneration Areas* designation to have a secondary plan. As such, the area designated *Parks* is not part of this Secondary Plan.

Zoning

The Queen-River area is subject former City of Toronto general Zoning By-law 438-86 and the new City of Toronto harmonized zoning by-law 569-2013. The majority of the area is zoned I2 D3 Zoning By-law 438-86. I2 is an industrial district zone that permits a wide variety of non-residential uses including industrial workshops, studios, open storage yards, distribution depots and manufacturing plants. Residential uses are not permitted. Site specific amendments to the zoning by-law have been previously approved within the I2 area to permit residential development.

The properties from 45-61 River Street are zoned CR T2.5 C2.0 R1.5 under former City of Toronto general zoning by-law 438-86. Both are mixed use designations that permit a wide variety of housing forms and commercial uses including office, retail and institutional uses. The properties along River Street between 27 River Street and 43 River Street and from 77 River Street to 109 River Street are subject to zoning by-law 569-2013 and are zoned CR2.5 (c2.0;r1.5) SS2 (x1864).

The current height limit for the entire Queen-River Secondary Plan area is 15 metres.

Site Plan Control

All lands within the study area are subject to the City's site plan control By-law No. 774-2012.

Community Consultation

Planning staff led a consultation process for the Queen-River Secondary Plan that included a variety of engagement techniques including establishing a community advisory committee, community consultation meetings, workshops and the development of a web page on the City of Toronto web site.

The following is a list of community consultation meetings that formed part of the study process.

Date	Meeting Type
February 23, 2011	Community Advisory Committee Meeting 1 – Discussion of the terms of reference and identification of planning issues within the study area
April 27, 2011	Community Advisory Committee Meeting 2 – Discussion of additional issues and how to address concerns through the secondary plan
June 28, 2012	Community consultation to present draft Secondary Plan and get feedback.
January 24, 2013	Community workshop
May 21, 2014	Community consultation to present the revised draft secondary plan.

The feedback expressed through the consultation process included:

- built form and height of new development should be low-scale
- tall buildings would not be appropriate
- tall buildings and more density could help revitalize area
- decreased privacy, access to skyview, sunlight, and increased shadowing from tall buildings could negatively impact the quality of life for those living in the low-rise areas within the Queen-River area

- importance of appropriately scaled base buildings in maintaining the areas character
- increased building setbacks needed to create a better public realm
- need to preserve the low-scale built form and protecting the existing built form character
- need to preserving the existing employment in the area
- lack of car parking spaces in the area
- need to consider and better integrate the emerging Regent Park and West Don Lands neighbourhoods with Queen-River
- preservation of Corktown built form character
- lack of parks and open spaces in the Queen-River area
- need for improvements to the public realm including streetscaping and new parks and open spaces
- crime problems in the area
- removing the unsafe right turn channel at Dundas Street East and River Street
- better pedestrian connections within Queen-River and to areas outside Queen-River
- need to improve the dead ends of Mark Street and Labatt Avenue in order to make them attractive and safe
- explore the idea of lighting, re-landscaping or formalizing the informal trails to Bayview Avenue at the foot of Mark Street and Labatt Avenue.

The draft Secondary Plan has been revised since the initial release to the community as a result of further study and review and in response to comments and issues raised through the consultation process with residents, landowners and other stakeholders.

City Division and Agency Circulation

A technical advisory committee consisting of relevant City Divisions and agencies was established at the beginning of the secondary plan process to identify issues, provide ongoing advice and to assist in drafting and evaluating the Queen-River Secondary Plan draft policies.

COMMENTS

Objectives

The goal of this Secondary Plan is to provide a planning policy framework for new development that recognizes the need to attract new investment to the area while ensuring new development is compatible with the existing and planned context, addressing the interface between residential and non-residential uses, improving the public realm, and promoting a complete community.

Re-investment through new development will help address some of the issues that have been identified as part of the community consultation process including streetscape improvements, laneway improvements, new open spaces and other public realm improvements. Increases in pedestrian activity at all times of the day from additional

commercial and residential uses will help to create safer streets and more viable business opportunities in the area.

Historically, the Queen-River area has had a significant amount of non-residential uses. A goal of the Secondary Plan is to continue to maintain and encourage these uses in the area, while also allowing for expanding residential use. Throughout the process, members of the community, both those who live there and those who work there, have identified the compatibility of the existing land uses as a concern in this neighbourhood that has seen growth in both the residential and commercial uses in recent years. Due to this present and future mix of uses, the Secondary Plan requires particular attention be paid to creating a compatible interface between residential and non-residential land uses as part of new development.

Provincial Policy Statement and Provincial Plans

The draft Secondary Plan is consistent with the Provincial Policy Statement.

The draft Secondary Plan conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe.

Land Use

The Secondary Plan divides the Queen-River area into two *Neighbourhoods* areas, four *Mixed Use Areas*, and an *Existing Use Area*. Where necessary, these land-use areas contain policies that address their unique surrounding context. The policies of the Official Plan will continue to apply, including the corresponding *Neighbourhoods* and *Mixed Use Areas* policies and associated development criteria, with some of these policies being further modified and enriched by the Queen-River Secondary Plan to address the local context and achieve the goals of this Secondary Plan. If there is a conflict between the policies of the Official Plan and the Secondary Plan, the Secondary Plan will prevail.

The development policies in this Secondary Plan are divided into two sections. The first section outlines policies specific to the sites and areas as identified on Map 34-1. The second section contains policies that apply to the entire Secondary Plan area.

Neighbourhoods

The *Neighbourhoods* areas in the Queen-River Secondary Plan are not expected accommodate a significant amount of growth. The *Neighbourhoods* designation is intended to protect and reinforce the existing physical character of the low-scale residential areas. In addition to residential uses, new small scale retail, service uses and office uses will continue to be permitted along River Street between Wascana Avenue and Dundas Street East.

Mixed Use Areas

The areas designated as *Mixed Use Areas* in this Secondary Plan are areas within Queen-River that are currently zoned for industrial uses and currently occupied by non-residential uses. These areas include large sites that are generally underutilized and/or no

longer in productive urban use. These areas possess the greatest potential to help revitalize the area through redevelopment while still achieving the vision, and following the principles, outlined in the Official Plan.

Sites within the *Mixed Use Areas* designations within the secondary plan boundary will accommodate the most residential and non-residential growth in the area. Each *Mixed Use Areas* designation within the secondary plan area contains development criteria to address planning considerations based on its location and surroundings.

As the Queen-River area continues to transition from its industrial past to mixed-use, the introduction of residential uses in these areas will help address many of the problems currently associated with the area by attracting new investment and bringing life to the streets.

Existing Use Area

Sites within the *Existing Use Area* designation are not anticipated to accommodate growth. All sites within the existing use area are located within a provincially regulated floodplain which restricts development/redevelopment opportunities. Any development/redevelopment within this area is subject to approval of the Toronto and Region Conservation Authority.

Built Form

While the majority the area is currently low-rise, this plan allows for the introduction of carefully placed tall buildings into specific mixed-use areas within Queen-River, with the objective to ensure a mixed built form character that addresses the existing context while helping achieve balanced growth and the vision for a more complete community.

Towers

The location of towers is limited to specific areas in Queen-River that contain large underutilized sites occupied by commercial uses. While the entire Queen-River area currently has a 15 metre height restriction and the proposed locations for towers is within areas currently zoned for non-residential uses, the introduction of mixed-use higher density development will help attract investment to the area, provide new jobs and homes in the Downtown, reduce automobile dependency, create a safer and more vibrant pedestrian realm at all times of the day and provide opportunities people to live, work and shop in the same area.

The number of towers and their proposed locations have been determined through careful study including an analysis of the existing and planned context. To the west, revitalization efforts are transforming Regent Park into a vibrant mixed-use and mixed-income neighbourhood with enhanced parks and community services. Regent Park is planned as a medium density neighbourhood that includes stacked townhouses, mid-rise buildings and carefully placed point towers. The predominant built form in Regent Park is low-rise and mid-rise buildings interspersed in appropriate locations with tall buildings.

At the eastern edge of Regent Park, there are four towers planned for River Street, two of which are located south of Dundas Street East on the opposite side of the street as the Queen-River area. The separation distances between the towers planned for the north and south sides of Dundas Street East on the west side of River Street is up to approximately 45 metres. The two towers planned along the west side of River Street adjacent to the Queen River area are separated by up to approximately 77 metres.

West of Queen-River along Dundas Street East between River Street and Sumach Street, the planned towers are separated by up to approximately 68 metres on the south side of Dundas Street East, nearest to the Queen-River area.

The planned built form as outlined in the Regent Park Planning Report, Design Guidelines and zoning by-law helps establish a context for the inclusion of generously spaced towers within the northern portion of Queen-River. The Queen-River Secondary Plan proposes the possibility of three towers in this area, one in each of *Mixed Use Areas A, B and C*. The location and number of towers permitted in the Queen-River Secondary Plan will allow tower separation distances that fit within the surrounding planned context and also achieve a number of other objectives including limiting shadow and providing access to light and skyview.

Maximum tower heights in this plan were established through an analysis of the existing and planned context of the surrounding area. West of Mixed Use Areas A, B, and C, tower heights in Regent Park are planned at 60 to 88 metres in height. Along River Street adjacent to the Queen-River area are the highest towers in Regent Park at 77 and 88 metres.

The Queen-River Secondary Plan proposes to allow one tower in the southern portion of the area in *Mixed Use Area 'D'*. South of Queen-River, development in the West Don Lands is turning the former industrial area into a mixed-use community comprised of low and mid-rise buildings with taller buildings at strategic locations. The River City development southeast of King Street East and River Street includes a 15-storey building along King Street East across from *Mixed Use Area 'D'* as well as a 7-storey and a 12-storey residential building. A 29-storey development is planned further south on the south side of Eastern Avenue. The towers are well spaced and interspersed with mid-rise buildings that fill out the remainder of development in the immediate area.

Towers heights and spacing in the eastern portion of the West Don Lands help inform the character of this area, along with the residential neighbourhood to the north, the character of the Corktown community, the areas location on Queen Street and its placement at the eastern edge of the Downtown.

Tower Transition

The Queen-River Secondary Plan also contains a policy that requires the tower portion of a tall building to be separated 20 metres excluding balconies from the nearest property

line of an area designated *Neighbourhoods* in order to improve sky views, support transition in scale and limit privacy and overlook concerns.

Base Building Heights

Base building heights in the area have been established by this plan in order to respect the scale and proportion of adjacent streets and to fit harmoniously within the existing and planned context while maintaining access to sunlight and skyview for pedestrians and neighbouring properties. Base building heights are limited by the widest adjacent street right-of way width and required to step back at a maximum height of 80% of the widest adjacent street right-of-way width.

In areas where the adjacent context is low-rise and not anticipated to change, base buildings are required to step down to the lower-scale buildings or be setback from the property line of adjacent lower scale areas in order to provide a transition down to the lower-scale buildings.

Urban Design Guidelines

The most current City of Toronto Urban Design Guidelines will be utilized in the review of applications in the Queen-River area, including mid-rise guidelines and tall buildings guidelines, subject to the prevailing policies of the Secondary Plan.

Sun, Shadow, Wind

Urban Design staff conducted shadow studies for existing buildings at various times of the day as well as for possible new developments on potential development sites in the study area. The shadow study analyzed potential building locations and height. The results of the shadow study helped determine the appropriate built form and height for each significant potential development site in the Queen-River area.

Wind impacts will be assessed as part of the development review process, although the use of base buildings and mid-rise typologies is considered beneficial in mitigating pedestrian level wind impacts.

Servicing

The additional density permitted by this plan is not anticipated to result in localized servicing capacity issues. However, Engineering and Construction Services will review servicing capacity as part of the development review process. Applicants will be required to submit functional servicing reports for storm, sanitary and water to demonstrate that there is sufficient capacity to service any proposed developments. New developments will also be required to meet the Wet Weather Flow Management Guidelines.

Open Space/Parkland

All development applications in the Queen-River area will be reviewed by Parks, Forestry and Recreation staff to determine specific parkland dedication requirements.

Developers may be required to satisfy the parkland dedication requirement through cash-in-lieu. However, for larger sites, staff will explore opportunities to acquire parkland, establish pedestrian connections, and/or publicly accessible private open space.

Public Realm

The public realm includes streets, the City-owned right-of-way, pathways, parks and publicly accessible open spaces. Promoting and enhancing the pedestrian realm can greatly, and positively, transform the character and usability of a public space. An attractive, multi-purpose, public realm creates pride in identity and a sense of stewardship within the community.

As the Queen-River area transitions from an industrial and employment area to include more residential uses, public realm improvements are essential to create a more liveable community. These improvements will be the product of local re-investment and redevelopment.

To create a healthy and vibrant pedestrian environment, the Queen-River Secondary Plan includes the following:

- a requirement for new development to set back from the street line to provide ample space for tree planting, a pedestrian clearway, street furniture, lighting, as well as for landscaped open space within the site;
- a new pedestrian connection in *Mixed Use Area 'A'* linking Dundas Street East to Defries Street will be provided a part of development/redevelopment of the site;
- a new publicly accessible open space in *Mixed Use Area 'C'* will be provided a part of development/redevelopment of the site
- a new park or privately owned publicly accessible open space at the east ends of Labatt Avenue and Mark Street;
- the potential for a sidewalk along Bayview Avenue to connect to Mark Street;

- laneway improvements that enhance safety and the pedestrian environment;
- the removal of the right turn channel at the southeast corner of River Street and Dundas Street East and replacement with a publicly accessible open space;

TOcore

On May 13, 2014, the Toronto and East York Community Council (TEYCC) considered a Staff Report regarding *TOcore: Planning Toronto's Downtown*, along with a related background document entitled *Trends and Issues in the Intensification of Downtown*.

Both reports are available at at:

<http://www1.toronto.ca/wps/portal/contentonly?vgnextoid=222101f2e9745410VgnVCM10000071d60f89RCRD>.

TOcore is looking at how Toronto's Downtown should grow, with both a renewed planning framework and the necessary infrastructure to remain a great place to live, work, learn and play. TOcore is in its initial 'taking stock' phase, which involves an analysis of existing conditions, growth trends and priority issues in the Downtown. The review of the Queen-River Secondary Plan Area has been informed by the issues being considered under TOcore.

Section 37

Sections 37 of the Planning Act give a municipality the ability to request community benefits in the form of capital facilities in exchange for increases in height and density beyond what is permitted in the zoning by-law. These capital facilities can include community facilities, parkland, public access to ravines and valleys, streetscape improvements on the public boulevard not abutting the development site as well as other local improvements including those identified through a secondary plan.

Development in Queen-River area is expected to occur in areas currently zoned for industrial/non-residential uses. Any future development in the Queen-River Secondary Plan area that would result in an increase in the allowable residential density beyond that permitted in the existing zoning by-law will trigger the requirement for community benefits to be provided to the City and secured through a section 37 agreement.

Priority capital facilities in the Queen-River area include:

- a) Streetscape and open space improvements in areas not abutting the subject development site;
- b) Potential sidewalk along the west side of Bayview Avenue connecting to the Queen River area, and a potential pedestrian pathway along the top of the embankment along the west side of Bayview Avenue;
- c) Laneway improvements that enhance the pedestrian environment and reflect Crime Prevention Through Environmental Design principles;

- d) The removal of the right turn channel at the southeast corner of River Street and Dundas Street East and replacement with a public plaza or landscaped open space, including pedestrian amenities;
- e) The creation of a publicly accessible open space and/or parkette at the eastern terminus of Mark Street and Labatt Avenue.

Implementation

The draft Official Plan amendment included as Attachment 1 to this report contains the final draft of the Queen-River Secondary Plan Official Plan amendment recommended for adoption.

No implementing zoning by-law is proposed at this time. Development will proceed generally through site specific zoning by-law amendments or minor variances, where appropriate.

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SIGNATURE

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Director, Community Planning
Toronto and East York District

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ATTACHMENTS

Attachment 1: Draft Official Plan Amendment

Attachment 1: Draft Official Plan Amendment

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

**To adopt an amendment No. 287 to the Official Plan
for the City of Toronto**

respecting the Queen-River Secondary Plan generally between the north side of Dundas Street East, the south side of Queen Street East, the east side of River Street and the west side of Bayview Avenue.

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

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The text and maps attached hereto are adopted as an amendment to the Official Plan for the City of Toronto.
2. This is Official Plan Amendment No. 287

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

John Tory,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

AMENDMENT NO. 287 TO THE OFFICIAL PLAN

Queen-River Secondary Plan

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

1. Chapter 6, Secondary Plans, is amended by adding Section 34, the Queen-River Secondary Plan attached hereto as Schedule 1:



TORONTO City Planning
Official Plan Amendment #287

Queen River Secondary Plan

File # 11 183733 SPS 00 TM



↑
Not to Scale
12/16/2014

Schedule 1

34. QUEEN-RIVER SECONDARY PLAN

1. INTRODUCTION

The Queen-River area is approximately 6.4 hectares and is located at the eastern edge of the Downtown as shown on Map 34-1. Historically, the area was home to breweries, other manufacturing uses, and low-rise residential houses. Today, the area is comprised of a number of privately owned properties, big and small, containing a mix of commercial, institutional and residential uses. Much of the area has been built-out and contains a variety of building forms including semi-detached houses, townhouses, automobile dealerships and low-rise office buildings. The eastern edge of the Queen-River area is partially within a provincially regulated floodplain and slope hazard associated with the Don Valley.

The Queen-River area has been slowly changing as vacant and underutilized sites have been redeveloped. Residential uses have become more common in the area. In addition, the areas surrounding Queen-River are undergoing significant changes. To the west, revitalization efforts are transforming Regent Park into a vibrant mixed-use and mixed-income neighbourhood with enhanced parks and community services. South of Queen-River, development in the West Don Lands is turning the former industrial area into a mixed-use community comprised of low and mid-rise buildings with taller buildings at strategic locations. Approximately 30 percent of the land area in the West Don Lands is to be used as parks and public spaces.

As interest in redeveloping underutilized sites to include residential uses continues, planning policies are needed to ensure that future development and reinvestment in the Queen-River area addresses:

- the relationship between the existing and emerging area context;
- the role existing buildings play in determining compatible built form;
- the appropriate interface between residential and non-residential uses;
- the promotion of new non-residential uses;
- the compatibility of new development with the environmental challenges brought forward by the Don Valley and the provincially-regulated floodplain related to the Don River;
- public realm improvements, including new open spaces and connections, to help achieve a more complete community.

2. VISION AND GOALS

Vision

Finding the Right Balance for New Growth within Queen-River

This Secondary Plan establishes a vision and policies for development in the area that seek to maintain the established stable residential neighbourhoods while allowing for a greater intensity of built form on some of its larger sites, primarily by allowing for the introduction of taller buildings on a small number of sites in the Secondary Plan area. Where tall buildings are introduced, they will be characterized by generous tower separations or spacing distances which address the existing and planned context of the area to ensure the prevailing character of the area is one of mixed built form and use. To this end, the Secondary Plan policies establish the maximum number of tall buildings to be allowed within the area. The policies also help protect the existing low-rise residential neighbourhood areas from negative impacts associated with this more intense form of development such as increased shadowing and reduced access to skyview, light and privacy.

Promoting a Mix of Uses

The Queen-River area continues to contain a number of viable non-residential uses as well as an established and growing residential community. As new development proceeds, particular attention will be paid to the interface between non-residential and residential land uses to ensure their compatibility and to maintain and promote a viable environment for non-residential uses.

Creating a Sense of Place and Identity

A high quality and generous public realm is a key component of a healthy, liveable and safe community. This Secondary Plan includes policies to make the area more attractive and liveable by fostering high quality outdoor spaces that: include attractive tree lined streets, parks, publicly accessible open spaces; improve connectivity within the area and the surrounding areas; and improve physical and visual access to the Don Valley.

Goals

The Queen-River Secondary Plan provides planning policy that balances the need for more intensive forms of regeneration with the need to recognize and improve existing buildings and their accompanying uses in the area. It will be implemented as underutilized sites are redeveloped over time. The goals of the Secondary Plan are to:

- a) identify appropriate locations for growth while ensuring that new development is compatible with the existing and planned context;

- b) ensure that new development respects and reinforces the existing and planned built form character of the surrounding area;
- c) ensure that existing stable residential uses continue to have access to skyview, light and privacy by requiring new development to provide appropriate separation distances and transitions in building height and massing to lower-scaled residential *Neighbourhoods*;
- d) reinforce the prevailing character of low and midrise buildings while allowing for a limited number of tall buildings;
- e) preserve existing employment and accommodate growth of non-residential uses;
- f) ensure that new development addresses the interface between residential uses and non-residential uses in order to encourage the retention of commercial uses within the area by minimizing conflicts between differing land uses; and
- g) provide a framework for coordinated improvements to the public realm including streetscape improvements, the creation of new publicly accessible open space, improved connectivity within the area and to the surrounding areas, and improved physical and visual access to the Don Valley.

3. LAND USE DESIGNATIONS

Land Use Designations for the Queen-River Secondary Plan are shown on Map 34-1. Lands will be developed in conformity with the policies of the Official Plan including the *Neighbourhoods* land use policies which limit growth in stable residential areas and the *Mixed Use Areas* policies which provide opportunities for growth. The policies of the Official Plan will continue to apply, with some of these policies being further modified and enriched by the Queen-River Secondary Plan to address the local context and achieve the goals of this Secondary Plan. These more detailed or context derived policies, are intended to work together with the Official Plan policies, however, should conflict arise between the two, the policies of this Secondary Plan will prevail.

Development Policies/Framework

The development policies in this Secondary Plan are divided into two sections. The first section includes area specific policies that apply to the land use designations as identified on Map 34-1. The second section contains policies that apply to the entire Secondary Plan area.

Area Specific Policies

3.1 Mixed Use Area 'A'

Mixed-Use Area 'A' is the eastern most area on the south side of Dundas Street East in the area identified as the Downtown and Central Waterfront on Map 2 – Urban Structure of the Official Plan. The area is surrounded by residential and commercial uses in lower-scale buildings and by underutilized sites where new development is expected. The existing surrounding buildings as well as the Regent Park revitalization west of *Mixed-Use Area 'A'*, informs the built form and streetscape character for this section of Dundas Street East.

Mixed-Use Area 'A' is expected to accommodate future growth. New development should better integrate the built form and streetscape of this area with the Regent Park redevelopment along Dundas Street East while taking into account the adjacent existing built form. New development will be sensitive to the existing adjacent low-rise *Neighbourhoods* area to the south and west by providing a transition to any higher built forms on the site and mitigating shadow, privacy and overlook issues. This area also provides one of the few opportunities to increase connectivity to, and within, the Queen-River area. A pedestrian connection to Defries Street will be established through this site. The ground floor uses of buildings along this pedestrian connection will be used to animate this space.

Policies

- 3.1.1 The *Mixed Use Areas* land use designation in Chapter 4 of the Official Plan will apply.
- 3.1.2 A maximum of one tall building, consisting of a base building and tower, may be permitted within *Mixed Use Area 'A'*;
- 3.1.3 The tall building will have a maximum height of 88 metres;
- 3.1.4 The tower portion of a tall building in the Area will be located on the eastern portion of *Mixed Use Area 'A'* in order to limit the shadow, overlook and loss of privacy impacts for properties located within the adjacent *Neighbourhoods* designation;
- 3.1.5 An outdoor pedestrian connection from Dundas Street East to Defries Street will be required as generally shown on Map 34-2 as part of the development approvals process for new development in *Mixed-Use Area 'A'*;
- 3.1.6 The creation of a publicly accessible open space at the eastern end of Mark Street will be encouraged as part of the development approvals process for new development in *Mixed-Use Area 'A'* in consultation with the appropriate City staff and external agencies.

- 3.1.7 New development shall be set back by a minimum of 10 metres from the stable top of bank of the Don River valley and locations where slope instability, erosion and flooding present a significant risk to life or property.

3.2 Mixed Use Area 'B'

Mixed Use Area 'B' is bordered by three local streets, two of which terminate at the embankment adjacent to Bayview Avenue. This area is comprised of commercial uses contained in low-rise buildings. This secondary plan anticipates growth in this area and allows for one tower with a mix of residential and non-residential uses.

Redevelopment in this area should be designed to improve animation along the adjacent streets and improve the public realm including the possibility of creating a publicly accessible open space at the eastern end of Labatt Avenue that has the flexibility to connect to a future Bayview Avenue sidewalk. As the streets in this area are narrow, new development within this area should include an appropriately pedestrian-scaled street-wall so as to not overwhelm the public realm.

Policies

- 3.2.1 The *Mixed Use Areas* land use designation in Chapter 4 of the Official Plan will apply.
- 3.2.2 A maximum of one tall building, consisting of a base building and tower, may be permitted within *Mixed Use Area B'*.
- 3.2.3 The tall building will have a maximum height of 88 metres.
- 3.2.4 The creation of a publicly accessible open space at the eastern end of Labatt Avenue will be encouraged as part of the development approvals process for new development in *Mixed-Use Area 'B'* in consultation with the appropriate City staff and external agencies.
- 3.2.5 New development shall be set back a minimum of 10 metres from the top of bank of the Don River valley and other locations where slope instability, erosion and flooding present a significant risk to life or property.

3.3 Mixed Use Area 'C'

Mixed-Use Area 'C' is located approximately in the centre of the Queen-River Area and marks the dividing line between the primarily residential uses in lower-scale buildings concentrated in the south of the Queen-River area and the non-residential uses on large lots that occupy a large portion of the north end of Queen-River. Redevelopment in this area should respect the existing character and height of the street wall on the east side of River Street. It should provide adequate separation and transition in built form to the low-scale residential uses immediately south of the area in order to mitigate the negative

impacts of higher built form elements on low-scale areas such as overlook, reduced privacy and loss of skyview. Redevelopment in this area should provide significant improvements to the public realm including publicly accessible open space.

Policies

- 3.3.1 The *Mixed Use Areas* land use designation in Chapter 4 of the Official Plan will apply.
- 3.3.2 A maximum of one tall building, consisting of a base building and tower, may be permitted within *Mixed Use Area 'C'*.
- 3.3.3 The tall building will have a maximum height of 88 metres.
- 3.3.4 The creation of a publicly accessible open space in *Mixed-Use Area 'C'* will be required as part of as part of any significant development proposal and secured through the development approvals process.

3.4 Mixed Use Area 'D'

Mixed Use Area 'D' is located at the southern boundary of the Queen-River area within the predominantly low to mid-rise Corktown neighbourhood and immediately north of the West Don Lands. Redevelopment within this area will provide transition to the mid to low-rise stable *Neighbourhoods* to the north to reduce privacy and overlook concerns. New development will reinforce the pedestrian scale and character of Queen Street East. New development will provide high quality architecture and an animated street presence on Queen Street East.

Policies

- 3.4.1 The *Mixed Use Areas* land use designation in Chapter 4 of the Official Plan will apply.
- 3.4.2 A maximum of one tall building, consisting of the base building and tower, may be permitted within *Mixed Use Area 'D'*.
- 3.4.3 The tall building will have a maximum height of 47 metres.
- 3.4.4 Any redevelopment will be subject to the Provincial natural hazard policies to the satisfaction of the Toronto and Region Conservation Authority.

4.5 Neighbourhoods Areas

There are two areas identified as *Neighbourhoods* in the Queen-River Secondary Plan Area. The *Neighbourhoods* area north of Labatt Avenue is primarily made up of older house-form buildings containing residential uses. These buildings contribute to the character of the area and will help in achieving a mix and variety of housing types in the

area as redevelopment of Queen-River occurs. The *Neighbourhoods* area located south of Labatt Street and *Mixed Use Area 'C'* is made up of a mix of older and more recently constructed house-form buildings as well as historical commercial buildings that have been adapted and reused for residential and live/work uses. The built form and laneways in this area exhibit a character most closely related to the historic Corktown community of which it is a part. Both *Neighbourhoods* designated areas are considered physically stable areas.

3.5.1 The *Neighbourhoods* land use designation in Chapter 4 of the Official Plan will apply.

3.6 Existing Use Area

This area contains commercial and office uses and is located in the south-east portion of the Queen-River area. It is subject to the Toronto and Region Conservation Authority regulation and is within a floodplain which restricts future development/redevelopment opportunities. The Queen-River Secondary Plan does not alter the existing development permissions in this area.

Policies

3.6.1 Existing uses and buildings will continue to be permitted in this area.

3.6.2 Minor additions, replacement structures, property improvements and ancillary structures may be permitted within this area subject to all requirements and conditions as set out by the City and the Toronto and Region Conservation Authority.

3.6.3 This Secondary Plan does not alter the existing development permissions in this area.

4 GENERAL POLICIES

4.1 BUILT FORM

The following built form policies represent key principles that are essential in implementing the vision of this Secondary Plan. In addition to the area specific policies, these general built form policies apply on an area wide basis to help reduce the negative impacts associated with tall buildings such as increased shadowing and reduced access to skyview, light and privacy. They ensure new development fits within the existing and planned context, provides appropriate transitions to low-rise buildings and respects the scale and proportion of adjacent streets.

City of Toronto urban design guidelines including those for tall buildings, mid-rise buildings and townhouses, will also be applied to the Queen-River Secondary Plan area as part of the development approval process, but do not form part of this plan.

Policies

Tall Building Fit and Transition in Scale

Towers

- 4.1.1 The tower portion of a tall building will be set back a minimum of 20 metres excluding balconies from the nearest property line of an area designated *Neighbourhoods*.
- 4.1.2 Tall Buildings are encouraged to have a floor plate no larger than 750 square metres, unless it can be demonstrated to the satisfaction of City Staff that the impact of a larger floor plate (sunlight/shadow, transition, skyview and wind) can be sufficiently mitigated.

Base buildings

- 4.1.3 A base building height of up to 100% of the widest adjacent right-of-way width may be permitted provided there is a base building stepback at a maximum height of 80% of the adjacent right-of-way width.
- 4.1.4 Base buildings will be designed to include stepbacks and/or setbacks to limit shadow impacts on properties within areas designated *Neighbourhoods*.
- 4.1.5 The portion of the base building immediately adjacent to lower-scale areas should be no higher than the height of adjacent buildings.
- 4.1.6 The base building height may increase as the distance from the adjacent lower-scale buildings increases.

4.2 PUBLIC REALM

The public realm is comprised of streets, parks and other publicly owned and/or publicly accessible land. As the Queen-River area transitions to include more residential uses, public realm improvements are essential to create a more liveable community.

Opportunities for coordinated public realm improvements are limited due to the gradual nature of implementation and the lack of publicly owned lands within this Secondary Plan area. New developments in the area will be expected to contribute to public realm improvements by providing generous building setbacks, implementing an appropriate streetscape frontage, and through assisting with the creation of new parks and/or publicly accessible privately owned open space and connections between these spaces.

In keeping with the vision of this plan to create a high quality public realm that contributes to a healthy, liveable and safe community, streetscape improvements will be

pursued on in the Queen River area, as outlined in the following policies and as shown on Map 34-2.

Policies

Building Setbacks and Streetscaping

- 4.2.1 New buildings will be set back from the street curb to provide ample space for tree planting, a pedestrian clearway, street furniture, lighting, as well as for landscaped open space within the site.

Laneway Improvements

- 4.2.2 Laneway improvements that enhance the pedestrian environment and reflect "Crime Prevention Through Environmental Design" principles will be encouraged, where applicable, as part of the development approvals process.

Parks and Open Space

- 4.2.3 Publicly accessible open space will be provided substantially in accordance with Map 34-2.
- 4.2.4 Additional on-site publicly accessible open space will be encouraged as part of the development review process.
- 4.2.5 The feasibility of removing the right turn channel at the southeast corner of River Street and Dundas Street East as shown on Map 34-2, and replacing it with a publicly accessible open space and related pedestrian amenities, will be reviewed and further evaluated by the City as part of future capital project considerations and/or as part of a community benefits related to the development approvals process for new developments in the area.

Pedestrian Connections

- 4.2.6 New developments within *Mixed-Use Area 'A'* will provide publicly accessible pedestrian route/open space on-site substantially in accordance with Map 34-2 as part of the development approvals process.
- 4.2.7 The creation of a sidewalk or multi-use trail along the west side of Bayview Avenue outside the Queen-River boundary, as shown on Map 34-2, connecting the Queen-River area with the West Don Lands will be encouraged as part of future capital project considerations and/or as part of a community benefits related to the development approvals process for new developments in the area.

4.3. NOISE AND ODOUR MITIGATION

Policies

- 4.3.1 New residential development will be appropriately designed, buffered and/or separated from existing adjacent or nearby non-residential uses, as necessary, and to the satisfaction of the City to prevent or mitigate adverse effects from noise, vibration, traffic, and odour upon occupants of the new development.
- 4.3.2 New non-residential development will be appropriately designed, buffered and/or separated from existing adjacent or nearby residential uses as necessary, and to the satisfaction of the City to prevent or mitigate adverse effects from noise, vibration, traffic, and odour upon occupants of the adjacent or near existing residential uses.

4.4 PARKING

Policies

- 4.4.1 New surface parking lots and the expansion of existing surface parking are not permitted in the Queen-River Secondary Plan area unless it is used for the purposes of a vehicle display area for a motor vehicle establishment.

4.5 HEIGHT AND/OR DENSITY INCENTIVES

Policies

The policies of Section 5.1.1 of the Official Plan regarding Section 37 of the *Planning Act* will apply to the Queen-River Secondary Plan Area with the additional following policy direction.

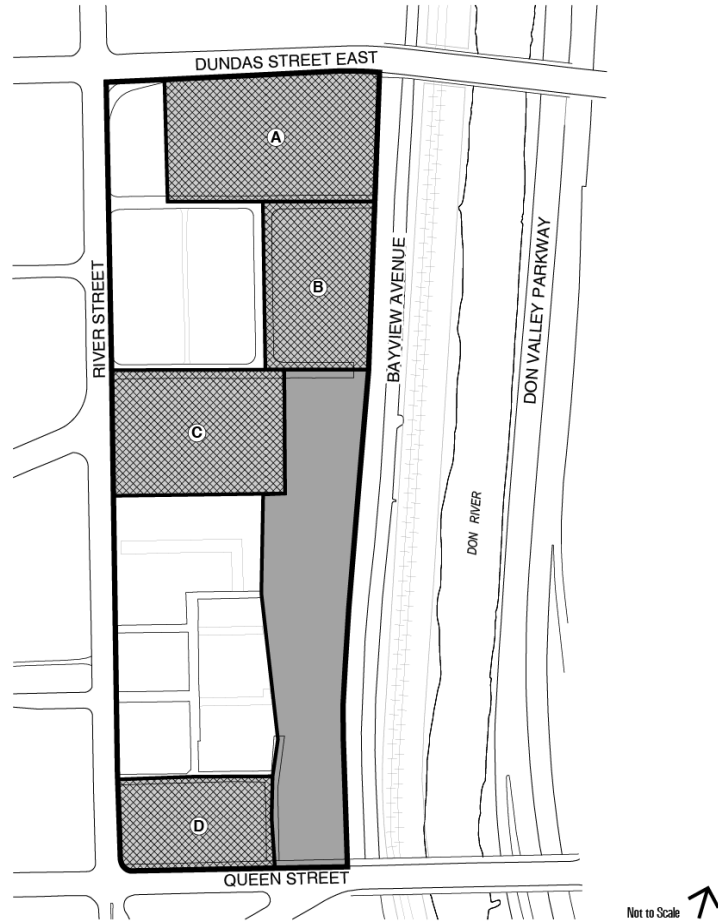
- 4.5.1 In determining community benefits the following will be considered priorities, although others may also be secured as appropriate, and should be considered in the context of the policies of the Queen-River Secondary Plan:
- a) sidewalk and/or multi-use trail along the west side of Bayview Avenue connecting the Queen-River area with the West Don Lands; (located adjacent to the Secondary Plan area);
 - b) laneway improvements that improve safety and enhance the pedestrian environment;
 - c) the removal of the right turn channel at the southeast corner of River Street and Dundas Street East and replacement with a public plaza or landscaped open space, including pedestrian amenities;

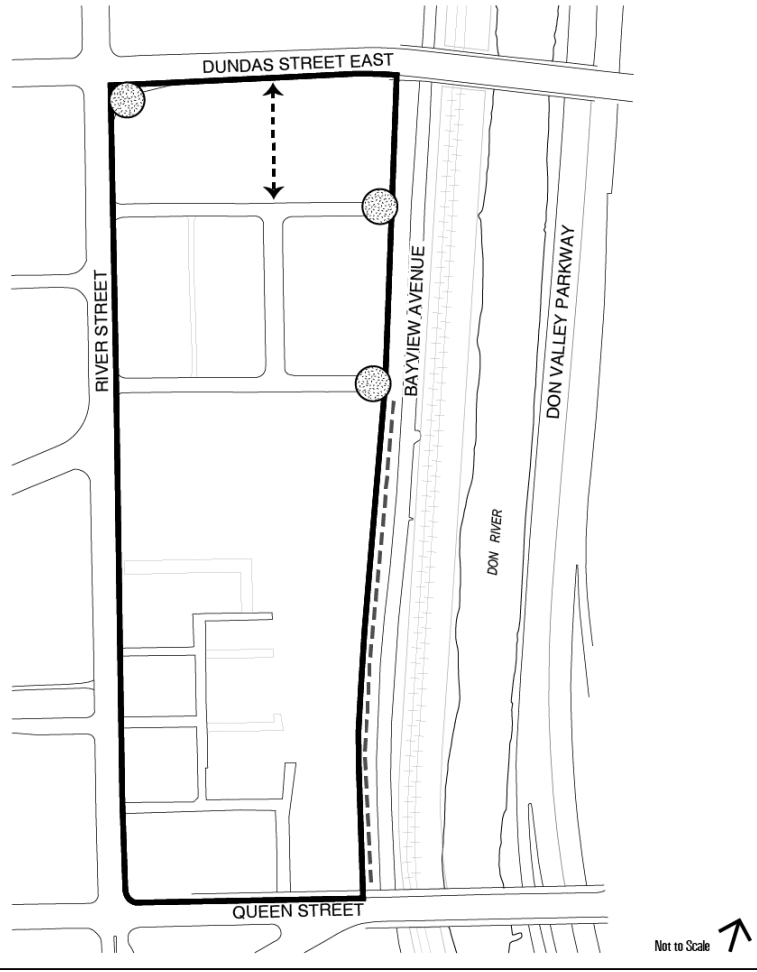
- d) the creation of a publicly accessible open spaces and/or parkettes at the eastern terminus of Mark Street and Labatt Avenue as shown on Map 34-2.

Additional community improvements, services and facilities may be identified that are not outlined in the Secondary Plan as part of the review and development approvals process for new development in the area. Community services and facilities studies may be used to assist in this identification.

5. INTERPRETATION

- 5.1 The lands affected by the Queen-River Secondary Plan are shown on Map 34-1.
- 5.2 The boundaries of this area are approximate and minor adjustments do not require an Official Plan Amendment.
- 5.3 The Queen-River Secondary Plan should be read as a whole together with the policies of the Official Plan to understand its comprehensive and integrative intent as a policy framework for decision making in the Queen-River area.
- 5.4 The policies of the Official Plan apply to the Queen-River Area, unless otherwise stated in this Plan. Where there is a conflict between the policies of the Official Plan and those in the Secondary Plan, the Secondary Plan policies will prevail.
- 5.5 Building height to be determined in accordance with the definitions in the in-force zoning by-law and does not include mechanicals, elevator shafts, parapets or other building elements to be determined through the development approval process.





Queen-River Secondary Plan
MAP 34- 2 Public Realm Structure Plan

- Secondary Plan Boundary
- Mid-Block Walkways
- Proposed Open Space
- Potential Pedestrian Route

December 2014