

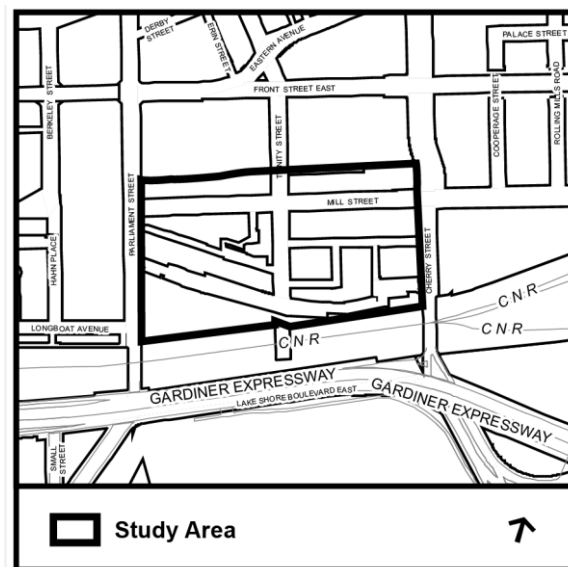
**City-initiated Official Plan Amendment for the
Gooderham & Worts Special Identity Area, Triangle
Lands and Portions of the West Don Lands – Status
Report**

Date:	June 8, 2016
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 28 – Toronto Centre-Rosedale
Reference Number:	14-263137 STE 28 OZ

SUMMARY

On August, 12, 2014, Toronto and East York Community Council directed City Planning staff to initiate a built form study for the site at 31R Parliament Street, 370 and 370R Cherry Street and other potential development sites within and surrounding the Gooderham & Worts Special Identity Area (the Distillery District), to guide the appropriate built form for the area, including heritage and infrastructure considerations.

This report provides a status update on the built form study and the resulting draft City-initiated Official Plan amendment for the study area bordered by Parliament Street, the properties north of Mill Street, Cherry Street and the Metrolinx Union Station rail corridor. The draft Official Plan amendment provide direction on: an appropriate massing and building typology on the remaining developable sites; protecting the utility of open spaces from new shadows; maintaining the cultural heritage values of the area's heritage buildings; and promoting various transportation modes to reduce vehicular traffic impacts.



A community consultation meeting on the draft Official Plan Amendment is recommended to be scheduled. A Final Report recommending the Official Plan Amendment is targeted for the fourth quarter of 2016.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting for the draft Official Plan Amendment together with the Ward Councillor.
2. Notice for the community consultation meeting be given to landowners and residents within 120 metres of the study area.
3. Notice for the public meeting under the *Planning Act* be given according to the regulations of the *Planning Act*.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

In 1994, the former City of Toronto Council approved Official Plan Amendment 2 to the King-Parliament Part II Official Plan and passed Zoning By-law 1994-0396 to implement a planning framework for the area identified as the Gooderham and Worts Special Identity Area (the Distillery District), a 5.3 hectare site that contains Victorian era buildings and structures that were once part of the Gooderham and Worts Distillery that operated from 1837 to 1990. Most of the buildings within the Distillery District are designated under Part IV of the *Ontario Heritage Act* and are included on the City's Heritage Register. Along with Official Plan policies and a site specific Zoning By-law, seven Heritage Easement Agreements (HEAs) and a Section 37 Agreement were secured to form the planning framework for the Distillery District. The planning framework was based on a series of Heritage Reports commissioned for the site from 1989-1994. The framework provides the planning provisions for mixed-use development with maximum density permissions and the retention and adaptive re-use of the majority of the heritage buildings on site. Since that time, a number of new buildings have been approved in the Distillery District, including 3 taller towers and a number of lower buildings that employed the maximum density permissions set out in the planning framework.

In 1996, the former City of Toronto Council approved amendments to the King-Parliament Part II Official Plan and Zoning By-law for the area southwest of the Distillery District known as the Triangle Lands, as part of a comprehensive review of the entire King-Parliament area. The 1996 Amendment allowed for light commercial and residential uses under certain circumstances, as part of a broader policy directive to stimulate investment and revitalization in the King-Parliament area. This policy direction took into account the need to ensure that the Triangle Lands complement the planning framework for the abutting Distillery District to the northeast and the St. Lawrence

Community to the west. Policies for the Triangle Lands direct that new development: be complementary and sensitive to the heritage character of the Distillery District in terms of massing, siting and building design; maintain the quality of publicly accessible areas within the Distillery District and important views to those lands; and have building heights that are consistent with the St. Lawrence Community to the west, among other matters.

On August 12, 2014, Toronto and East York Community Council (TEYCC) considered the Preliminary Report for the Official Plan and Zoning By-law amendment application to permit a 57-storey tower and a 1-storey addition to the approved 4-storey building called the "Ribbon Building" at 31R Parliament Street, 370 and 370R Cherry Street (file no. 14174007 STE 28 OZ). The report indicated the proposal represents over-development and was premature until a comprehensive study of the site and surrounding area had been completed. City Planning staff was directed by TEYCC to initiate the built form study that includes the site and other potential development sites within the area to provide built form, heritage conservation and infrastructure direction. The report can be accessed at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.TE34.85>

With respect to the initial phase of the built form study, on February 18, 2015, TEYCC deferred indefinitely the City-initiated Official Plan Amendment 304 for the Triangle Lands (OPA 304) – an amendment to maintain the quality of the open spaces within the Distillery District by confirming the amount and duration of shadows that can be cast on the open spaces. TEYCC requested that additional discussion take place between the applicant of the 57-storey tower proposal and staff, along with further community consultation. The report can be accessed at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.TE4.11>

On March 31, April 1 and 2, 2015, City Council authorized the Distillery District as a potential Heritage Conservation District (HCD) and directed the Chief Planner and Executive Director, City Planning, to initiate the study of the Distillery District. This built form study is consistent with the boundary of the HCD study. The Prioritization Report can be accessed at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.PG2.8>

ISSUE BACKGROUND

Development Activity Since 1994

Development proposals approved since 1994 have generally conformed to the planning framework established for the Distillery District and Triangle Lands with a few exceptions. In 2003, City Council and the Committee of Adjustment approved amending the framework to permit a 32-storey residential tower at 33 Mill Street (Pure Spirit). In 2009, the Ontario Municipal Board (OMB) approved amending the framework to permit two residential towers of 40 and 37 storeys (Clear Spirit and Gooderham Building) and a 4-storey commercial building (the Ribbon Building) at 390 Cherry Street, 70 Distillery Lane and 370 and 370R Cherry Street. Both of these approvals involved the redeployment of density already permitted.

Since 2010, two applications submitted in the study area have further sought to significantly depart from the planning framework by proposing a built form and density not originally contemplated. The submitted applications reinforced the need to confirm or re-examine the planning framework for the Distillery District and surrounding sites. The submitted applications are:

60 Mill Street – An Official Plan and Zoning By-law amendment to adaptively re-use the heritage designated Rack House D building into a 5-storey hotel, with an addition of 29 storeys for hotel and residential uses, resulting in a 34-storey building at the northern portion of the Distillery District. On November 12, 2015, the application was appealed to the OMB. A Request for Directions report to seek authorization for City staff to attend the OMB hearing is to be considered at the same time as this report at the June 14, 2016 TEYCC meeting.

31R Parliament Street, 370 and 370R Cherry Street – An Official Plan and Zoning By-law amendment to permit a 57-storey mixed-use tower with a 5-storey base building at the eastern portion of the Triangle Lands and a 1-storey addition to the previously approved 4-storey commercial building referred to as the "Ribbon Building" at the southern portion of the Distillery District. On November 10, 2015, the application was appealed to the OMB. A Request for Directions report is to be considered at the same time as this report at the June 14, 2016 TEYCC meeting.

STUDY

Purpose and Objective

The purpose of the built form study is to provide direction for an appropriate build out on the remaining developable sites within the study area to complete the community, while conserving the cultural heritage value of the Distillery District. An Official Plan Amendment (OPA) is to be result of the study.

A vision statement was established to guide the formulation of an OPA. The vision statement was based on the following objectives:

- Promoting a healthy and complete community;
- Maintaining and improving the public realm;
- Conserving heritage resources;
- Ensuring a complementary and compatible built form; and
- Providing provisions to reduce traffic congestion.

Study Process

In 2014, the initial phase of the built form study began with a focus on examining an appropriate built form for the Triangle Lands. The result of the initial phase of the study was the draft City-initiated Official Plan Amendment 304 (OPA 304). The draft OPA 304 provided direction on the redevelopment of the Triangle Lands by refining the policy direction to maintain the quality of open spaces within the Distillery District and the

surrounding open spaces by confirming the amount and duration of shadows that can be cast on the open spaces. City Planning staff examined various massing concepts on the Triangle Lands to ensure the surrounding open spaces will not be negatively impacted by incremental shadows from new development on the Triangle Lands. The wording of OPA 304 require that no new net shadows be cast on Trinity Street and on the site of Canada's First Parliament Buildings from late morning to late afternoon during the spring and fall equinoxes.

On February 18, 2015, TEYCC deferred the consideration of OPA 304 indefinitely. If the proposed wording of the draft OPA 304 had been adopted it would not permit a tall building on the site of the 57-storey tower proposal. TEYCC requested City staff to continue discussions with the applicant for the 57-storey tower proposal (the applicant) and the community at large.

As per TEYCC's direction, workshop sessions were held with the applicant on March 26 and May 15, 2015, along with various meetings including June 2, July 17 and September 17 of 2015 and February 2 and April 14 of 2016 in an attempt to revise the applicant's proposals for both the 57-storey tower and the 34-storey tower at 60 Mill Street. For the 57-storey tower proposal, City Planning staff and the applicant examined revised massing options by varying its height, shape and placement to reduce its shadow impact on Trinity Street. City Planning staff also examined the revised massing options to provide a tower form that is complementary and consistent with the existing character and scale of the area. For the 34-storey tower proposal at 60 Mill Street, City Planning staff examined revised massing options to assess the impact of a tall building on top of the heritage designated Rack House D building on pedestrian views along Trinity Street and tower distance separations from the adjacent buildings to the east and vacant lands to the north.

Concurrent with the examination of massing options, City staff expanded the work of the built form study to provide a balance between additional density while creating the parameters for a complete community that include: access to parks and open spaces; various transportation options; and mixture of land uses for residents to live, work, learn and play. Additional massing studies were completed for the remaining developable sites, along with an examination of policy updates that are needed to the existing Official Plan on land use, transportation, housing, urban design and the public realm.

An advisory committee consisting of members of the Gooderham and Worts Neighbourhood Association was established to provide advice on the vision statement and formulation of the draft OPA.

Site and Surrounding Area

The study area is consistent with the HCD study boundary and is bounded by:

- Parliament Street to the west;
- The properties fronting Mill Street to the north;
- Cherry Street to the east; and,

- The Metrolinx Union Station Rail Corridor (railway corridor) to the south.

The study area is in the southeast part of *Downtown* and encompasses two main geographic areas. The first distinct area is the Distillery District. The second distinct area is the Triangle Lands, a parcel of land that once supported the operations of Gooderham and Worts during the height of its whiskey production and now consists of an eclectic mix of industrial buildings. The lands north of Mill Street, east of Parliament Street and west of Cherry Street encompass the West Don Lands and are included in the study due to its relationship with the Distillery District.

Surrounding the study area to the north is the West Don Lands, a largely vacant area previously occupied by derelict industrial buildings. The lands are within Phase III of the West Don Lands Precinct Plan, where the Plan envisions a predominately mid-rise, mixed-use character. To the east (east of Cherry Street) is Phase I and II of the West Don Lands Precinct Plan, consisting of mixed-use buildings with heights generally up to 15 storeys and a taller building at the eastern edge of the Phase II lands. To the west is the established St. Lawrence Community, a stable residential community established in the late 1970's consisting of townhouses and apartment buildings with heights generally up to 10 storeys. To the south are the Gardiner Expressway, railway corridor and comprehensively planned Waterfront precincts.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS), 2014, provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong communities; wise use and management of resources; protecting significant built heritage resources; and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented and some policies provide flexibility in their implementation provided that provincial interests are upheld. 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; 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 study area is within the *Downtown and Central Waterfront* area in Map 2 – Urban Structure of the Official Plan. The *Downtown* is anticipated to accommodate growth and will continue to evolve as a healthy and attractive place to live and work. Not all growth will be spread uniformly and opportunities to create better outdoor spaces within *Downtown* should be sought.

The Triangle Lands and the Distillery District are designated *Mixed Use Areas* in Map 18 – Land Use Plan for the Official Plan. Section 4.5 states that *Mixed Use Areas* are made up of a broad range of commercial, residential and institutional uses. Policy 2 directs development in *Mixed Use Areas* is to locate and mass new buildings to maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces.

The portions of West Don Lands within the study area are designated *Regeneration Areas* in Map 18 – Land Use Plan for the Official Plan. Section 4.7 states that *Regeneration Areas* are unique areas of the City where a mixture of uses is encouraged and where strategies and a framework for development shall be "tailor-made" based on the specific policies of the Secondary Plan (Refer to Attachment 1).

Section 5.6 – "Interpretation" provides guidance as to the understanding and interpretation of the Official Plan. Policy 1 indicates the Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making. The study and the draft OPA included consideration of the policies of the Official Plan. The Official Plan can be accessed at: http://www1.toronto.ca/static_files/CityPlanning/PDF/chapters1_5_dec2010.pdf

Official Plan Five-Year Review

With respect to the City's Official Plan Five-Year review of urban design policies, on April 16, 2015, Planning and Growth Management Committee considered a status report on the consultations that took place to date on the review. Key points identified through the consultations include: providing clear definitions and/or measurable standards on urban design standards; ensuring comfortable wind conditions at ground level; and limiting shadow impacts on streets, parks and open spaces; strengthening tower separation distance standards; and promoting the provision of more park and open space. This built form study and the draft OPA for the Distillery District and Triangle Lands is complementary to the urban design component of the Five-Year Review.

OPA 199 – the Official Plan Five-Year Review amendment on heritage policies was adopted by City Council on April 3, 2013. OPA 199 was brought into force in May 2015. These policies strengthen the City's ability to implement the Provincial Policy framework and create HCD plans to establish objectives and policies for conservation and managing change so that the area's historical significance, cultural heritage values and character are protected in the long-term.

King-Parliament Secondary Plan

The study area is subject to the King-Parliament Secondary Plan. The main objective of the Secondary Plan is to encourage reinvestment in the area for a mixture of uses that reinforces the historical built form and public realm, while ensuring development is compatible and complementary to the existing built form character and scale of the area.

The Secondary Plan requires new buildings to achieve a compatible relationship with their built form context through consideration of such matters as building height,

massing, scale, setbacks, roof line, profile, architectural character and expression. Further, the Secondary Plan directs development adjacent to streets, parks or open spaces be massed to: provide appropriate proportional relationships; and be designed to minimize the wind and shadowing impacts on these public realm elements.

The Distillery District is designated *Mixed Use Area 'B' (Gooderham & Worts Special Identity Area)* and subject to Site and Area Specific Policy 1 (SASP 1) – Gooderham and Worts Special Identity Area. Under SASP 1, the Distillery District is categorized into the following five sub-districts:

- *Mixed Use Area 1 (Parliament Street Residential District);*
- *Mixed Use Area 2 (Trinity Street Heritage District);*
- *Mixed Use Area 3 (Cherry Street Mixed Use District);*
- *Neighbourhood Apartment Area (Mill Street Residential District);* and,
- *Park & Open Space Area (Southern Open Space District).*

The design guidelines of the 1994 planning framework for the Distillery District are carried over to SASP 1 as Official Plan policies and provide further urban design direction for the 5 districts. SASP 1 generally directs the scale of new development to step away from Trinity Street, where the focus of the heritage buildings are located.

The Triangle Lands are designated *Mixed Use Area 'C' (Triangle Lands)*. Section 12.1 of the Secondary Plan requires the massing, siting and design of new development be complementary and sensitive to the heritage character of the Distillery District and that such development maintain the quality of public accessible areas within the Distillery District and important views to those lands.

The portion of the West Don Lands within the study area is designated *Regeneration Area 'B' (West Don Lands)*. Section 10.1 of the Secondary Plan indicates the West Don Lands will be targeted for significant growth and revitalized for a mix of uses. It also states the area will be redeveloped that builds upon the positive features of the Distillery District (Refer to Attachment 2: King-Parliament Secondary Plan).

The study and the draft OPA included consideration of the policies of the King-Parliament Secondary Plan. The Secondary Plan can be accessed at:
<https://www1.toronto.ca/planning/15-king-parliament.pdf>

Central Waterfront Secondary Plan

The northwest and northeast portions of the study area is subject to the Central Waterfront Secondary Plan and is designated *Regeneration Areas*. This designation allows for a wide variety of mixed-uses and is generally subject to Precinct Implementation Strategies.

The study and the draft OPA included the consideration of the policies of the approved portions of the Central Waterfront Secondary Plan.

City-Wide Tall Building Design Guidelines

In May 2013, Toronto City Council adopted the updated city-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts.

Policy 1 in Section 5.3.2 – “Implementation Plans and Strategies for City-Building” of the Official Plan states Guidelines will be adopted to advance the vision, objectives and policies of the Plan. Urban Design guidelines specifically are intended to provide a more detailed framework for built form and public improvements in growth areas. The Tall Building Design Guidelines serve this policy intent, helping to implement Chapter 3.1 – “The Built Environment” and other policies within the Plan related to the design and development of tall buildings in Toronto.

The study and the draft OPA was informed by the Guidelines. The city-wide Guidelines can be accessed at:

http://www1.toronto.ca/city_of_toronto/city_planning/urban_design/files/pdf/tall-buildings.pdf

TOcore

On December 9, 2015, City Council adopted a staff report entitled ‘TOcore: Planning Toronto’s Downtown – Phase 1 – Summary Report and Phase 2 Directions’. The report outlined the deliverables of TOcore which will be a renewed planning framework through a Downtown Secondary Plan and a series of infrastructure strategies. The work for TOcore began on May 13, 2014, when Toronto and East York Community Council adopted a staff report regarding ‘TOcore: Planning Toronto’s Downtown’, along with a related background document entitled ‘Trends and Issues in the Intensification of Downtown’.

TOcore is looking at how Toronto’s Downtown should grow, with both a renewed planning framework and the necessary physical and social infrastructure to remain a great place to live, work, learn, play and invest. TOcore is in its second phase, which involves drafting policies, plans and strategies. A report back to Toronto and East York Community Council is targeted by the end of 2016 on the results of the second phase and the next steps on implementation. The study and the draft OPA was informed by the issues reviewed by TOcore. The TOcore website is www.toronto.ca/tocore.

Distillery District Heritage Conservation District Study

As indicated in the Decision History of this report, City Council has prioritized the Distillery District HCD as one of the HCD studies to be initiated in 2016. The HCD study will provide the heritage lens with which to examine the existing planning framework for the area and evaluate the impacts of additional development. The study process will determine if an HCD plan and by-law to protect the historical and cultural significance of the study area is warranted. The study phase for the HCD is to be

completed by the end of 2016. The built form study area boundary is consistent with the HCD study area.

Agency Circulation

The draft OPA was circulated to all appropriate agencies and City divisions. Comments raised by the circulated agencies were incorporated into this report and the draft OPA.

Revised Draft Official Plan Amendment 304

The result of the expanded built form study builds on the previous draft OPA 304. The revised draft OPA 304 was formulated based on the examination of the massing studies and the objectives of the vision statement (Refer to Attachment 3). Below is a summary of the key policy direction on each of the objectives.

Promoting a Healthy and Complete Community

This objective is to promote the study area as a great place to live, work, learn and play. This objective also provides direction on providing a mixture housing options, including affordable housing.

The revised draft OPA clarifies the land use direction for the Triangle Lands to permit a mixture of land uses. Regarding housing options, the implementation of a full range of housing will continue to be advanced through the review of development applications within the study area.

Maintaining and Improving the Public Realm

This objective is to ensure the quality and utility of the study area's parks, lanes, courtyards, publicly accessible interior spaces and other open spaces are maintained. This objective also seeks to expand the public realm within the study area to provide much needed parks and open spaces for area residents.

Regarding the expansion of parks and open spaces, the revised draft OPA provides direction on:

- The expansion of Parliament Square Park – where the lands are planned to connect to the site of Canada's First Parliament Buildings to the north; and,
- The future park located northeast of Mill Street and Parliament Street – a planned park and open space area identified as part of the Phase III West Don Lands in the City Council endorsed West Don Lands Precinct Plan, 2005 and in the approved portions of the Central Waterfront Secondary Plan. The area was confirmed and refined for park purposes in the West Don Lands Block Plan and Design Guidelines of May 2006, the Parks and Public Spaces Conveyance & Phasing Plan of April 2011 (Parks Plan) and the West Don Lands Public Realm Master Plan of May 2011 (Public Realm Plan). Both the Parks Plan and

the Public Realm Plan outlines the amount, location, dimension and type of open space to be distributed throughout the entire West Don Lands. Specifically, the lands northeast of Mill Street and Parliament Street is planned to be a neighbourhood park with an area of 0.4 hectares for the use of the Distillery District and the future West Don Lands Phase III communities. It is anticipated the implementation of the Parks Plan and the Public Realm Plan will evolve through future development application approvals. City staff will continue to ensure park space will be provided through the future build out of the West Don Lands.

Regarding shadow impacts on open spaces from new development, the revised draft OPA requires new development to minimize new net shadows, including no new net shadows on June 21st at 2:18 pm, from late morning to late afternoon between March 21st and September 21st in open space areas that are sensitive to new shadows. The open spaces are:

- Trinity Street between Mill Street and the railway corridor – a multi-functional area that serves as a pedestrian walkway, outdoor patio space, an event space and community gathering place;
- The site of Canada's First Parliament Buildings and Parliament Square Park; and,
- The aforementioned lands located northeast of Mill Street and Parliament Street.

Regarding providing comfortable wind conditions at ground level for pedestrians, the revised draft OPA directs new development to provide mitigation measures to ensure comfortable wind conditions for sitting.

Heritage Conservation

This objective is to conserve the cultural heritage value and attributes of the existing and potential heritage resources in the study area.

The revised draft OPA maintains the Official Plan policies on heritage conservation, with minor wording adjustments to reflect current terminologies. City staff will analyze the recommendations of the HCD study to further inform the revised draft OPA.

Ensuring a Complementary and Compatible Built Form

Massing studies were undertaken for redevelopment sites in the study area based on the standards of the city-wide Tall Building Guidelines and the existing and planned context of the surrounding areas. Overall, any new tall buildings should continue to maintain the predominance of the heritage character and community attributes such as sky view in the

study area, in order not to inadvertently create a tall building community that puts the heritage context in the background.

The revised allows for a maximum of two tall buildings on the Triangle Lands, where each tower shall achieve an average floorplate of 750 square metres and a minimum separation distance of 25 metres between towers. City Planning staff also examined the intent of the existing Triangle Lands policy direction which require that building heights be consistent with the St. Lawrence Community – an area where the tallest buildings are approximately 9 to 10 storeys. The revised draft OPA directs a tall building with a maximum height of 30 storeys be placed on the western portion of the Triangle Lands and a tall building with a maximum height of 45 storeys be placed on the eastern portion, both with appropriate base buildings. The placement of the two tall buildings provides a height transition towards the St. Lawrence Community to the west. The proposed maximum height of 45 storeys for a tall building also generally places the height within the height range of existing tall buildings within the Distillery District.

Regarding the 57-storey tower proposal at 31R Parliament Street, 370 and 370R Cherry Street, City Planning staff worked with the applicant in revising the height, massing and placement of the tower in order to achieve a complementary and compatible built form that also minimizes new net shadows on Trinity Street. A tall building of up to 45 storeys on the eastern portion of the Triangle Lands can be supported by City Planning staff provided such a tower is shifted southwest and rotated from the original proposed location. The recommended changes to the original 57-storey proposal will meet the objectives of the study in maintaining the quality of Trinity Street by minimizing new net shadows and provide for a built form that is more complementary and compatible to the existing tall building character of the area.

Regarding the 34-storey tower proposal at 60 Mill Street, City Planning staff examined the proposal with a three-dimensional analysis of the proposal's massing against the existing built form of the surrounding area and concludes that a tall building cannot be supported at this location. The revised draft OPA maintains the existing policy direction not permitting additional building height at the site.

Provisions to Reduce Traffic Congestion

This objective is to support the implementation of various modes of transport besides the automobile and to encourage measures to alleviate traffic congestion within the study area.

The revised draft OPA provides wording to support an integrated transportation network that favours public transit and various forms of active transportation over the automobile. Also, the revised draft OPA requires new development to provide a transportation management strategy to accommodate potential vehicular pick-up and drop-off of passengers, where possible.

Next Steps

City Planning staff has formulated a revised draft OPA to provide direction on the future build out of the remaining developable sites in the study area, in light of the existing development applications submitted and under appeal at the OMB. It is recommended that City Planning schedule a community consultation meeting to provide an opportunity for members of the public to be informed and contribute to the finalization of the draft OPA.

CONTACT

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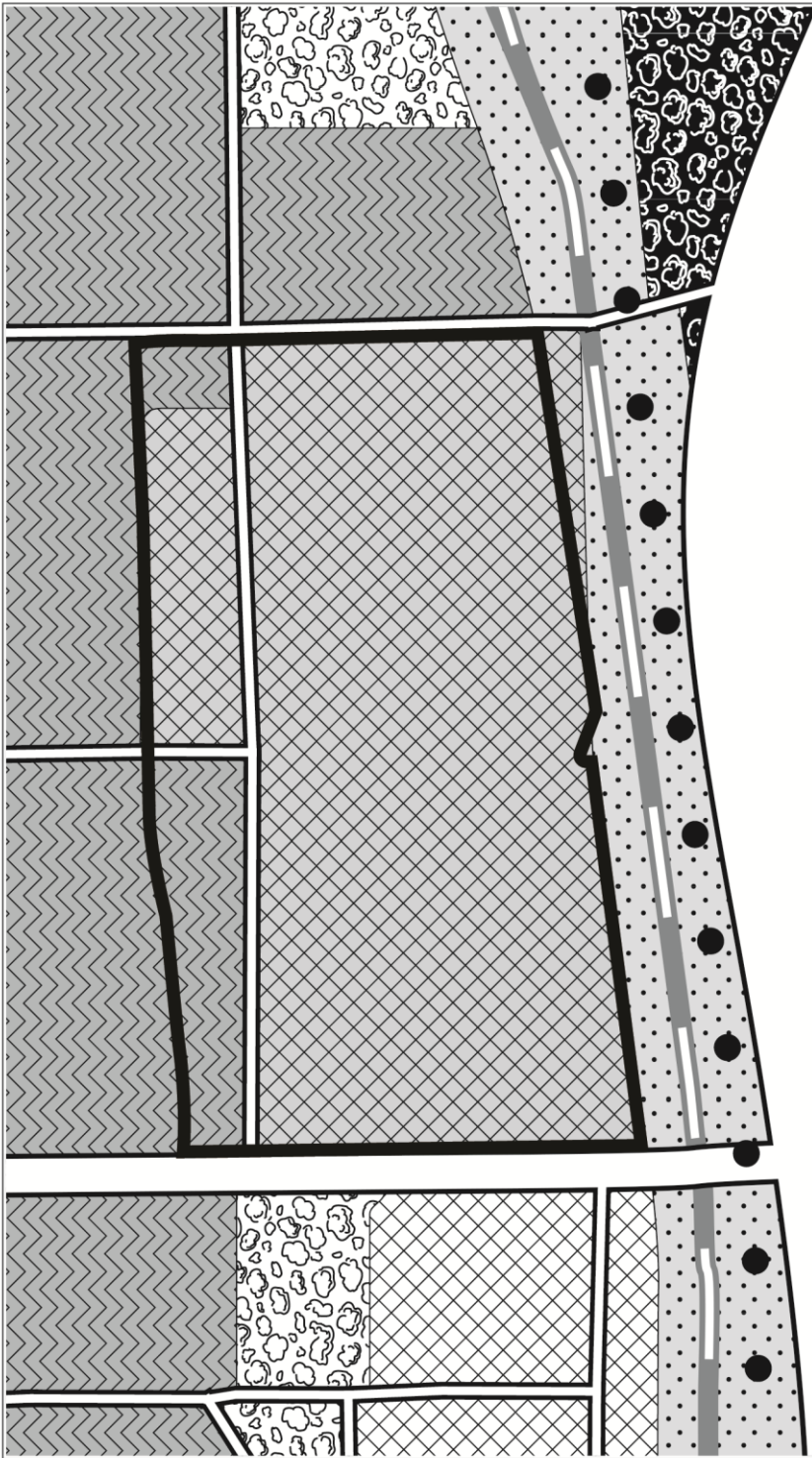
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS














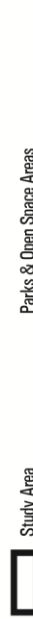
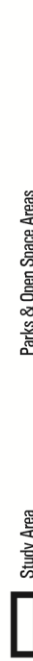
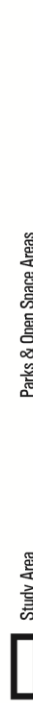




















Attachment 1: Official Plan
Attachment 2: King-Parliament Secondary Plan
Attachment 3: Draft Official Plan Amendment 304

Attachment 1: Official Plan



Extract from Official Plan

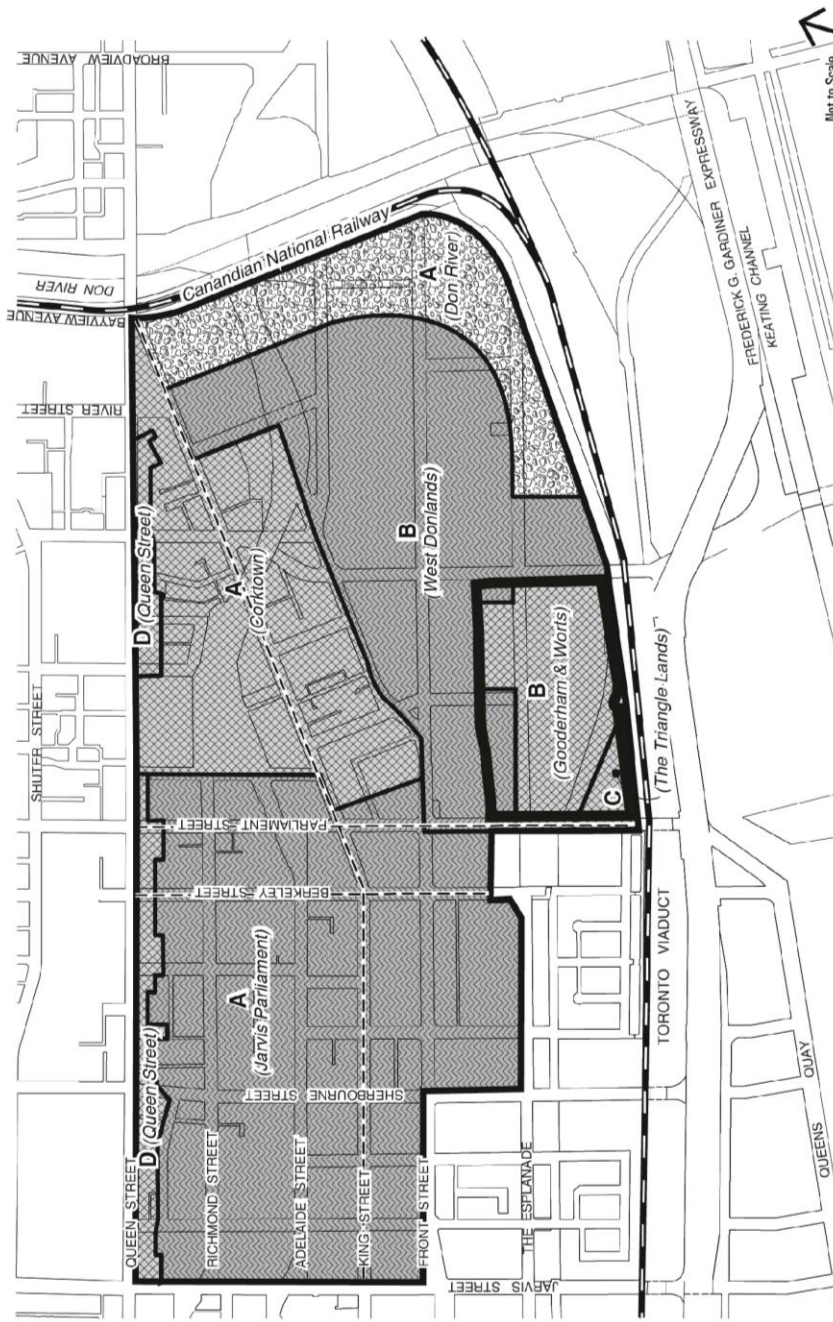
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	Study Area		Neighbourhoods		Neighbourhoods		Utility Corridors
	Neighbourhoods		Apartment Neighbourhoods		Mixed Use Areas		Institutional Areas
	Mixed Use Areas		Other Open Space Areas		Regeneration Areas		Employment Areas
	Other Open Space Areas		Parks		Natural Areas		Regeneration Areas
	Parks		Other Open Space Areas		Natural Areas		Employment Areas
	Other Open Space Areas		Parks & Open Space Areas		Parks		Regeneration Areas
	Parks & Open Space Areas		Natural Areas		Other Open Space Areas		Employment Areas
	Natural Areas		Parks		Other Open Space Areas		Regeneration Areas
	Parks		Other Open Space Areas		Natural Areas		Employment Areas



Not to Scale
06/07/2016

Attachment 2: King-Parliament Secondary Plan



Toronto
City Planning Division

King-Parliament Secondary Plan
MAP 15-1 Land Use Plan

- Study Area
- Mixed Use Areas
- Regeneration Areas
- Parks and Open Space Areas
- Special Streets
- Secondary Plan Boundary

June 2006

Attachment 3: Draft Official Plan Amendment 304

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. 304 to the Official Plan
for the City of Toronto
respecting the Gooderham & Worts Special Identity Area, the Triangle Lands and
portions of the West Don Lands generally bordered by Parliament Street to the
west, the properties fronting on the north side of Mill Street, Cherry Street to the
east and the Canadian National Railway corridor to the south**

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

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

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

1. The attached Amendment No. 304 to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

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

JOHN TORY,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

AMENDMENT NO. 304 TO THE OFFICIAL PLAN

Mixed Use Area 'B' (Gooderham & Worts Special Identity Area) Mixed Use Area 'C' (Triangle Lands) and Regeneration Area 'B' (West Don Lands)

Chapter 6, Section 15 – King-Parliament Secondary Plan, is amended as follows:

Section 10 – Regeneration Area 'B' (West Don Lands)

1. Add subsection (e) to Policy 10.4 so that it reads as follows:

10.4....

- (e) It is the intent of the City to acquire the lands north of Mill Street and east of Parliament Street for parkland, where opportunities exist.

Section 12 – Mixed Use Area 'C' (Triangle Lands)

2. Delete Policy 12 and replace with the following:

'12.1 Residential, retail, office, institutional, recreational and cultural land uses are permitted in combination with the light industrial uses on the lands shown on Map 15-1 as *Mixed Use Area 'C'* provided that:

- (a) the massing, siting and design of any development/redevelopment conserve and complement the prevalent industrial heritage character of *Mixed Use Area 'B'*, through the consideration of matters as identified, but not limited to, in Policy 4.4 and the Heritage Conservation policies of the Official Plan;
- (b) the area contains a maximum of 2 tall buildings, consisting of a base building and tower;
- (c) the height of any development/redevelopment shall transition down from the east to the west towards the neighbouring portions of the St. Lawrence Community, where the eastern portion may have a tall building of up to 45 storeys and the western portion may have a tall building of up to 30 storeys;
- (d) a minimum separation distance of 25 metres is provided between the building face of tall buildings, excluding balconies;

- (e) an average floor plate of 750 square metres for the tower component of a tall building is achieved;
- (f) the height of the base building on any development/redevelopment shall generally be 16 metres;
- (g) development/redevelopment continue the publicly accessible open space system within *Mixed Use Area 'C'* by providing courtyards, lanes and open spaces as appropriate;
- (h) development/redevelopment maintains the quality of publicly accessible areas within *Mixed Use Area 'B'* and important views to those lands. In particular, new net shadows will be minimized on Trinity Street as shown on Map 15.1 (Map 3 of 3) in between March 21 to September 21 from the hours 11:18 a.m. to 5:18 p.m., including no new net shadows on June 21 at 2:18 p.m.;
- (i) development/redevelopment will minimize new net shadows on the site of Canada's First Parliament Buildings at 25 Berkeley Street, 265 and 271 Front Street and Parliament Square Park between March 21 and September 21 from the hours of 10:18 a.m. to 5:18 p.m., including no new net shadows on June 21 at 2:18 p.m.;
- (j) development/redevelopment will minimize new net shadows on the lands northeast of Mill Street and Parliament Street, the site of a potential park and open space as shown on Map 15.2 – Urban Structure, between March 21 to September 21 from the hours 10:18 a.m. to 5:18 p.m., including no new net shadows on June 21 at 2:18 p.m.;
- (k) for the purposes of policies 12.1 (h) to (j), new net shadows means shadow cast by a proposed development/redevelopment in excess of the shadow cast by existing and approved buildings and structures and by the building envelope permitted in the existing in-force Zoning By-law;
- (l) development/redevelopment is flood proofed in accordance with the policies set out by the Toronto and Region Conservation Authority;
- (m) a satisfactory strategy for the management of contaminated soils and groundwater is secured;
- (n) satisfactory strategies are secured to mitigate other environmental matters such as air quality, noise, dust, vibration and rail safety;
- (o) an archaeological strategy for investigating and managing the potential heritage resources associated with the former Gooderham & Worts Distillery on the site is secured;

- (p) any impacts on the additional need for community services and facilities created by the development/redevelopment have been satisfactorily addressed;
- (q) a pedestrian wind mitigation strategy is secured to ensure building entrances, courtyards, lanes and open spaces on and in general proximity of the development/redevelopment site is at a level where wind conditions are comfortable for sitting;
- (r) a transportation management strategy is secured to accommodate potential vehicular lay-bys and drop-off areas where possible, without negatively impacting the existing transportation network;
- (s) a development phasing plan is secured to minimize disruptions of the daily activities of residents, employees and tourists, where appropriate;

Section 15 – Site and Area Specific Policies

3. Amend Policy 2 by deleting subsection 2.4 and replacing it with the following:
 - 2.4 A high level of public use of and public accessibility to the Area will be ensured by securing publicly accessible areas including, but not limited to:
 - existing lanes, courtyards and open spaces;
 - within the buildings containing public uses; and
 - within the buildings with specified heritage interiors.

4. Amend Policy 3 by deleting subsection 3.1 and replacing it with the following:
 - 3.1 It is an objective to ensure that the conservation, restoration and any permitted alteration of heritage buildings conserve the cultural heritage value and attributes of the existing heritage resources, including both exteriors and interiors. Additions to existing buildings in *Mixed Use Area '2'* and *'3'* and the *Neighbourhood Apartment Area* may be permitted only if it has been demonstrated that they respect the three dimensional integrity of the heritage building and the quality and the character of both the heritage building being added to and its relationship to adjacent heritage buildings within the Area and shall be in accordance with the Standards and Guidelines for the Conservation of Historical Places in Canada, as revised from time to time and as adopted by Council.

5. Amend Policy 3 by deleting subsection 3.5 and replacing it with the following:
 - 3.5 Development/redevelopment, where permitted by other policies in this Site and Area Specific Policy shall respect and complement the industrial heritage character of the Area, through the consideration of, but not limited to,

building height, massing, scale, setbacks, setbacks and the existing heritage building rooflines from the pedestrian ground level and create a lively public environment which will enhance the retention and adaptive re-use of existing heritage buildings. Such development shall be in accordance with the Standards and Guidelines for the Conservation of Historical Places in Canada, as revised from time to time and as adopted by Council.

6. Amend Policy 4 – ‘Concept Plan Uses and Densities’ Introduction Paragraph with the following:

The Gooderham & Worts Special Identity Area consists of five districts shown on Map 15-1 (Map 1 of 3), each identified with a unique role in any proposed development of the Area. Trinity Street, from the northern boundary to the southern boundary of the Area, as shown on Map 15.1 (Map 3 of 3) is the focus of the major assembly of heritage buildings to be retained, conserved, rehabilitated, restored and respectfully re-used. Trinity Street also serves as the Area's main open space. Mill Street is the major linkage to neighbouring districts and the focus of neighbourhood services. Residential development within the Area will be located within *Mixed Use Area '1'*, *Mixed Use Area '3'* and the *Neighbourhood Apartment Area*. The lands within *Mixed Use Area '3'* will also be the location of major commercial development for the Area. The *Parks and Open Space Area* will be publicly accessible open space, including a bicycle path and a publicly accessible, private road.

7. Amend Policy 4 by deleting Policy 4.1.1 and replace with the following:

4.1.1 *Mixed Use Area '2'* will be regarded as the focus of the heritage resources in the Area. The physical character of the heritage buildings will be preserved. New buildings will not be permitted. Additions to existing buildings within *Mixed Use Area '2'* may be permitted only where they:

- (a) Enable accessibility to buildings by people with disabilities;
- (b) Reinstate a heritage element;
- (c) Are required to satisfy *Ontario Building Code requirements*;
- (d) Enhance the use of the existing heritage buildings; and
- (e) Do not negatively impact the cultural heritage value of the heritage resource.

8. Amend Policy 4 by deleting Policy 4.4.1 and replace with the following:

4.4.1 *Apartment Neighbourhoods* contains two one-storey heritage buildings along Mill Street. The Area will contain residential uses and may contain cultural or arts related uses, ground level retail and service shops and ground level community service and facility use. New buildings will be designed with consideration for possible future development/redevelopment of the lands to the north and east of the Area.

9. Amend Policy 6 – ‘Open Space and Pedestrian Circulation’ Introduction paragraph with the following:

As a result of the layout of the heritage buildings, the Area includes a series of courtyards, lanes and open spaces within the regular grid system of the City streets. The open space plan for the Area will enhance the sense of public accessibility and the linkages between the open space and buildings within the Area and the emerging larger neighbourhood.

10. Amend Policy 6 by deleting Policy 6.1 and replacing with the following:

6.1 The Area will be pedestrian oriented and retain the interconnected streets, courtyards, lanes and open space in a publicly accessible open space system reflecting the Area's heritage character. The publicly accessible open space system shall be secured through any development/redevelopment.

11. Amend Policy 6 by adding Policy 6.4 and 6.5 to read as follows:

6.4 Development/redevelopment will maintain the quality of the publicly accessible open space system.

6.5 Pedestrian linkages connecting the publicly accessible open space area to the emerging larger neighbourhood is encouraged through development/redevelopment.

12. Amend Policy 7 by deleting Policy 7.1 and replacing with the following:

7.1 The incremental implementation of a system of transit to the Area which is integrated into the existing transportation network will be sought, so as to achieve:

- (a) A high level of public accessibility to the Area;
- (b) A network that favours transit, cycling and other forms of active transportation over the automobile.

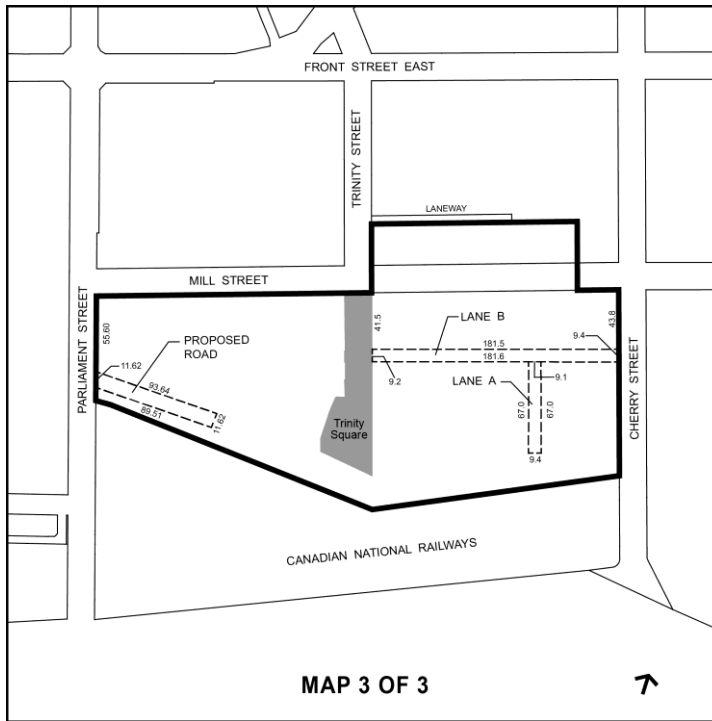
13. Amend Policy 7 by deleting Policy 7.3 and replacing with the following:

7.3 To maintain the quality and character of Trinity Street within the Area, as shown on Map 15.1 (Map 3 of 3), vehicular access will be restricted so as only to permit bicycles, emergency vehicles, bicycles providing access to *Mixed Use Area '3'* for people with disabilities and deliveries to the buildings fronting on Trinity Street.

14. Amend Policy 7 by adding Policies 7.6 and 7.7 respectively so that it reads as follows:

- 7.6 Development/redevelopment will internalize loading and servicing areas.
- 7.7 Development/redevelopment will require the submission of a transportation management plan that establishes a strategy to accommodate potential vehicular lay-bys and drop-off areas, where possible, without negatively impacting the existing transportation network.
15. Delete Policy 10.2.
16. Amend Policy 10 by deleting policies 10.4 and 10.6 and replacing with the following respectively:
- 10.4 The City will consult with other levels of government and their agencies such as the Ministry of Tourism, Culture and Sport and the Department of Canadian Heritage (Canadian Heritage) respecting the ongoing heritage planning of the Area to assist in ensuring that a quality of conservation, rehabilitation and restoration, respectful re-use of buildings, structures, open spaces, courtyards, streets and lanes is achieved and that heritage recording, archaeological activities and site interpretation activities are conducted in accordance with good practice.
- 10.6 The submission of satisfactory studies related to pedestrian wind mitigation, sunlight conditions, soil remediation, air quality and noise and vibration will be required at the time of an application under the Planning Act and the submission and implementation of such studies and remediation measures to be taken by the owner will be secured through a Section 37 agreement or another legal agreement as appropriate.
17. Amend Policy 10 by adding new Policy 10.7 and renumbering the subsequent sections accordingly:
- 10.7 A pedestrian wind study for development/redevelopment will address, in addition to standard requirements as stipulated in the Official Plan, mitigation measures for building entrances, courtyards, lanes and open spaces on and in general proximity of the development/redevelopment site at a level where wind conditions are comfortable for sitting.

18. Delete Map 15.1 (Map 3 of 3) and replace with the following schedule:



Appendix 3 – Design Guidelines

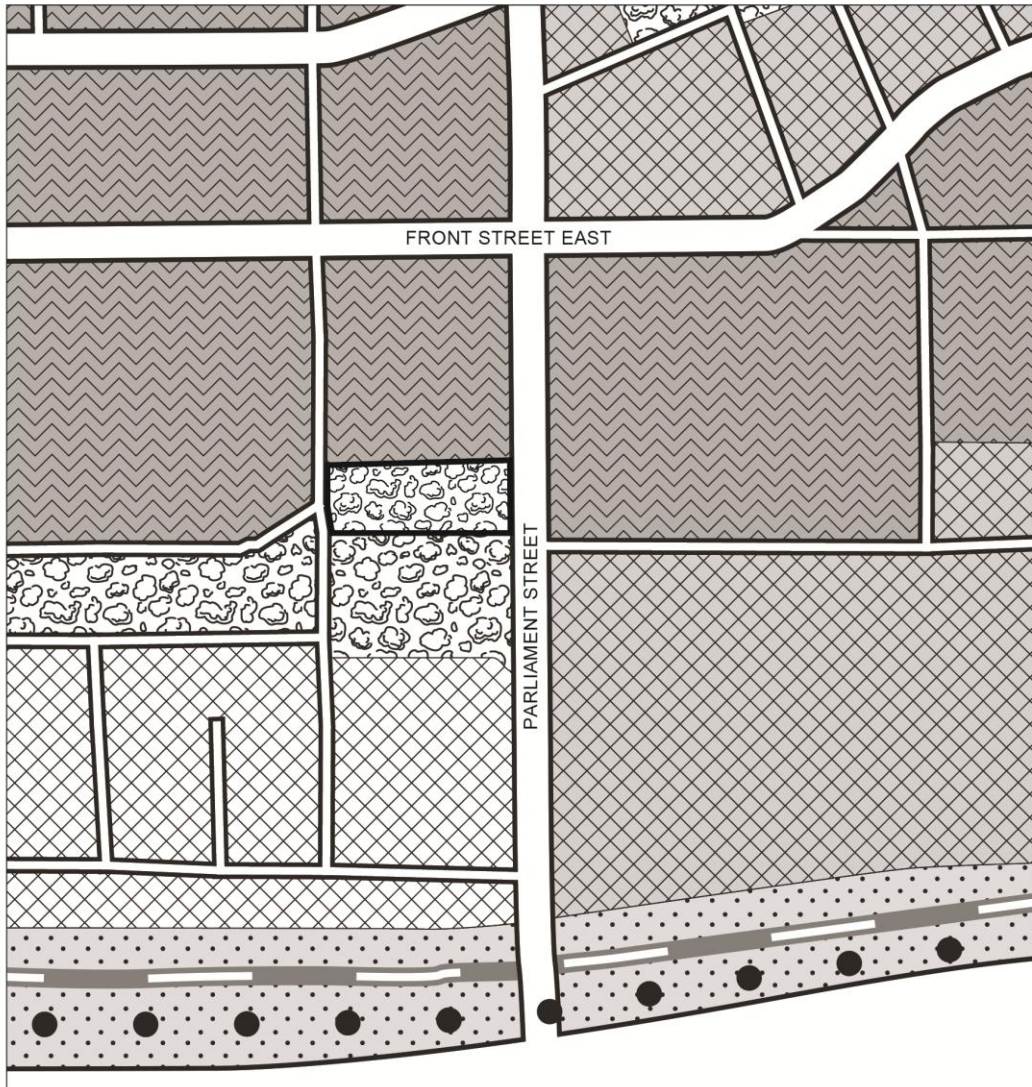
19. Delete the 12th bullet point of Section A – 'For the Entire Gooderham and Worts Special Identity Area'.
20. Amend Section A – 'For the Entire Gooderham and Worts Special Identity Area', by deleting the 18th bullet point and replacing it with the following:
 - open spaces, lanes and courtyards should have an acceptable level of sunlight penetration. In particular, new net shadows shall be minimized on Trinity Street as shown on Map 15-1 (Map 3 of 3) between March 21st to September 21st from the hours 11:18 a.m. to 5:18 p.m., including no new net shadows on June 21st at 2:18 p.m.
21. Amend Section A – 'For the Entire Gooderham and Worts Special Identity Area', by adding the following bullet point items:
 - public art and private art pieces are encouraged within the Area as appropriate.
 - special landscape treatment to signify the pedestrian entry points, in keeping with the heritage character of the Area are encouraged.

22. Amend Section E – Mixed Use Area 3, by deleting the 5th bullet point.

Maps

Map 18 – Land Use Plan of the Toronto Official Plan, is amended as follows:

23. Revise Map 18 – Land Use Plan by redesignating the area south of Front Street East and west of Parliament Street from "Regeneration Areas" to "Parks" as shown on the following schedule:



Official Plan Amendment #304

Revisions to Land Use Map 18 to Redesignate lands from Regeneration Areas to Parks

File # 14 263137 STE 28 OZ

