

College Street Study – Official Plan Amendment – Final Report

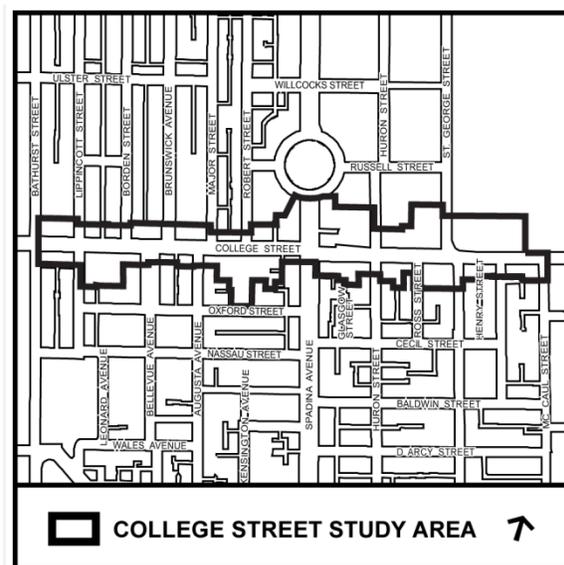
Date:	April 10, 2017
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 20 – Trinity-Spadina
Reference Number:	13 -177789 SPS 00 TM

SUMMARY

In February 2012, Toronto and East York Community Council requested Staff to review the policy context for College Street generally from University Avenue to Bathurst Street to address: land use and the inclusion of institutional uses within mixed-use buildings; building scale and height; and public realm, including special places and pedestrian improvements. This was later amended to include analysis of the social value of buildings, in addition to built form and physical character. This report summarizes the outcome of the College Street Study, and recommends the adoption of a new Official Plan Site and Area Specific Policy (SASP) and area-specific Urban Design Guidelines to guide development for the area of College Street generally from McCaul Street to Bathurst Street.

Planning Staff have held three Community Consultation meetings and four Stakeholder Advisory Committee meetings since beginning the Study in 2013.

This report discusses the methodology, considerations and community comments that informed the planning study and details the planning rationale associated with each component of the draft area-specific Official Plan policy.



The College Street Site and Specific Policy is intended to provide clear direction to stakeholders on the expectations of the City of Toronto and the community. While a number of the policies in the draft Official Plan Amendment provide direction for the entire Study Area, the Study Area is divided into 6 distinct Character Areas and the draft Official Plan Amendment provides further direction specific to development in each Character Area to reflect the unique characteristics of each Character Area.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Official Plan, for the lands along College Street generally between McCaul Street and Bathurst Street (see Attachment No. 1) substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 2 to the report (April 10, 2017) from the Director, Community Planning, Toronto and East York District, and titled "College Street Study – Official Plan Amendment – Final Report".
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment as may be required.
3. City Council authorize the City Solicitor and any required staff to attend the Ontario Municipal Board to support the draft Site and Area Specific Official Plan Policy as may be required.
4. City Council adopt the Urban Design Guidelines attached as Attachment 3.
5. City Council direct the Senior Manager, Heritage Preservation Services to report to the Toronto Preservation Board and Toronto and East York Community Council on the possibility for inclusion on the City's Heritage Register of the potential heritage resources identified in the study area as illustrated in Attachment No. 4.
6. City Council direct the Chief Planner and Executive Director, City Planning Division to review the appropriate size for retail units for the north side of College Street between Spadina Avenue and Bathurst Street and report to City Council on any necessary amendments to the Zoning By-law to limit retail unit size in this area.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

At its meeting of February 14, 2012, Toronto and East York Community Council requested the Director, Community Planning, Toronto and East York District, to review the policy context for College Street generally from University Avenue to Bathurst Street and report back to Toronto and East York Community Council. The review was to address:

- land use and the inclusion of institutional uses within mixed-use buildings;
- building scale and height; and
- public realm including special places and pedestrian improvements.

A link to the Community Council decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.TE13.16>

At its meeting of September 10, 2013, Toronto and East York Community Council received for information the report from the Director, Community Planning, Toronto and East York District titled "College Street Built Form Study – Preliminary Report".

A link to the Community Council decision and report can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.TE26.62>

At its meeting of August 12, 2014, Toronto and East York Community Council received for information the report from the Director, Community Planning, Toronto and East York District titled "College Street Built Form Study – Status Report". This report provided an update on the College Street Study process. Toronto and East York Community Council also requested that the study purpose be amended to include "the social value of buildings, in addition to built form and physical character".

A link to the Community Council decision and report can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.TE34.91>

ISSUE BACKGROUND

Study Purpose

The Official Plan includes a growth strategy which identifies the *Downtown* as a place for employment and residential growth. Importantly, the Plan notes that growth will not be spread uniformly across the whole of *Downtown*, as the *Downtown* is home to a wide range of development types ranging from tall buildings to low scale established *Neighbourhoods* where little change is desired. Other considerations which contribute to the liveability and success of the *Downtown* are guided by the policies that seek to maintain a full range of uses including office, institutional, and housing, respect built heritage, and promote contextual and district based planning to ensure distinctive character is balanced with growth promotion.

The Downtown Tall Buildings: Vision and Supplementary Urban Design Guidelines identify College Street, between McCaul Street and Bathurst Street, as a "Special Study Street". This portion of College Street was determined to not be a "High Street", where the tallest buildings are envisioned. Special Study Streets are areas where further study is required to determine appropriate built form.

The study of College Street, between McCaul Street and Bathurst Street, and a portion of Spadina Avenue north of College Street and south of the Spadina Crescent, is intended to address:

- land use with particular regard to the significant number of institutional uses in the area;
- building scale and height in relation to the College Street context and transition to adjacent *Neighbourhoods* to the south and north;
- public realm, streetscape and pedestrian improvements; and
- the social value of buildings, in addition to their built form and physical character.

Study Area

The Study Area is comprised of College Street, between McCaul Street and Bathurst Street, and a portion of Spadina Avenue north of College Street and south of Spadina Crescent.

The Study Area was further broken down into 6 distinct Character Areas, Character Areas A to F, as shown on Attachment 5 are detailed below:

Character Area A:

Character Area A is comprised of the north side of College Street between Bathurst Street and approximately the middle of the block between Robert Street and Spadina Avenue. This Character Area is comprised primarily of low-rise, mixed-use buildings with retail at-grade. The general pattern in the Character Area is small, shallow lots. A number of properties in this Character Area are on the City's Heritage Register. The area functions as the traditional main street of the Harbord Village neighbourhood and is adjacent to the Harbord Village Heritage Conservation District.

Character Area B:

Character Area B encompasses the south side of College Street, from Bathurst Street almost to Spadina Avenue. This area has a high diversity of lot sizes and building typologies, predominantly of a low to mid-rise built form. This Character Area contains a mixture of uses, including institutional uses such as the Church of Saint Stephen-in-the-Fields and the Kensington Community School, retail uses, office uses, and mixed-use buildings with commercial at grade and residential above.

Two properties in this Character Area are currently on the City's Heritage Register: Toronto Fire Station 315 located at the southwest corner of College Street and Bellevue Avenue, and the Church of Saint Stephen-in-the-Fields located at the southeast corner of College Street and Bellevue Avenue.

Portions of this Character Area back onto the Kensington Market, with streets and laneways at certain locations that extend into the Market. The intersection of College Street and Augusta Avenue forms a gateway into the Market.

Recent developments in this Character Area include a 15-storey (57 metres, including mechanical penthouse) building at 297 College Street. An application is currently under review for a 13-storey building at 333 College Street.

Character Area C:

Character Area C consists of properties at the intersection of College Street and Spadina Avenue, and also includes properties on the west side of Spadina Avenue between College Street and Spadina Crescent. This Character Area is comprised primarily of commercial buildings which maintain the designated view corridor towards the former Knox College (new home of the Daniels School of Architecture at the University of Toronto) and Spadina Crescent. The lots are generally shallow in depth. The existing building typology in this Character Area consists primarily of 2 and 3 storey commercial buildings. A 15-storey (57 metres, including mechanical penthouse) mixed-use building was recently approved through the Ontario Municipal Board at 484 Spadina Avenue.

This area is also currently subject to the built form study underway on Spadina Avenue, the Spadina Avenue Study.

Character Area D:

Character Area D contains the properties on the north side of College Street between Spadina Avenue and King's College Road. This Character Area is comprised primarily of institutional buildings, many of which are part of the University of Toronto campus.

This Character Area has a high concentration of buildings that are on the City's Heritage Register.

The lands within Character Area D are also subject to the University of Toronto Secondary Plan. An update to the University of Toronto Secondary Plan is currently under review.

Character Area E:

Character Area E includes lots on the south side of College Street from a few properties east of Spadina Avenue to one lot east of Beverley Street. This Character Area contains a variety of different lot sizes and building typologies. Buildings in this Character Area are comprised of a mixture of uses, including residential, institutional, commercial, and mixed-use buildings.

Applications for a 17-storey mixed-use building at 231-233 College Street and a 25-storey mixed-use building at 245, 251, and 255 College Street and 39 and 40 Glasgow Street were recently approved within this Character Area.

An application for a 29-storey mixed-use building at 203-205 College Street has been submitted and an Ontario Municipal Board hearing on this application took place in December, 2016. The Ontario Municipal Board released a decision requiring the applicant to submit revised plans increasing the tower setback to the centreline of the lane to the east to 12.5 metres and improve the transition to the Neighbourhoods designated properties to the rear by October 5, 2017 or the appeal will be dismissed.

Character Area F:

Character Area F includes lots on the south side of College Street from the east side of the lane bisecting the block between Beverley Street and Henry Street to the west side of McCaul Street. This Character Area has a primarily low-rise character with small, shallow lots. The Character Area has a fine-grain character and contains a number of house-form buildings with retail at grade, and also includes low-rise institutional buildings closer to McCaul Street.

History and Heritage

College Street was initially laid out in 1829 as a private avenue to provide the King's College, present day University of Toronto, with access to University Avenue and Yonge Street. Throughout the 1840s-1860s, with the development of Spadina Avenue and residential subdivisions, College Street was extended to the west and connected to Bathurst Street. The existing character in the Study Area corresponds to the pattern of development and division of the historic Park Lots. Other factors that contributed to the historical evolution of the study area include:

- The institutional uses east of Spadina Avenue
- The residential uses that came from the subdivisions of the lands belonging to the Baldwin and the Denison families
- The commercial uses that emerged along College Street to support the residential and institutional uses

With the growth of the University of Toronto to the northeast of the Study Area and institutional uses on the south side east of Spadina Avenue, the eastern arm of College Street became primarily dominated by institutional uses with a number of house form buildings between McCaul and Beverly Streets.

As part of the study, Heritage Preservation Services staff undertook a background history and built heritage survey to inform the development of Urban Design Guidelines and to identify individual properties for inclusion on the City's Heritage Register. The heritage planning analysis has informed the recommendations for public realm and urban design guidelines.

Recent Initiatives within the Study Area

In recent years, a number of studies and initiatives have been undertaken for College Street within or adjacent to the Study Area.

Between 1995 and 1997, the City undertook a study of land use policies and regulations related to restaurant and related uses on College Street between Bathurst Street and Ossington Avenue. This study was initiated in response to Councillor and community concerns regarding the impacts of large size restaurants on neighbourhood noise and associated waste collecting refuse and traffic. This study resulted in an amendment to the Zoning By-law to limit the size of restaurants and accessory entertainment uses on College Street between Bathurst Street and Ossington Avenue.

The Toronto Transit Commission (TTC) completed track reconstruction on College Street in 2004, including that portion of the street within the study area. Road and sidewalk reconstruction and repair on portions of the right-of-way within the study area was completed as part of this reconstruction project, resulting in wider sidewalks, new TTC platforms, new street trees and decorative paving on sections of the street.

The Harbord Village Ratepayers Association (HVRA) retained Brown & Storey Architects to complete a study examining opportunities for revitalization of the public realm on College Street between Spadina Avenue and Bathurst Street in 2002. This study was presented to City Council in 2002.

City Council, at its meeting of June 24-26, 2003, authorized an *Avenues* study for College Street between Bathurst Street and Ossington Avenue. A Final Report from City Planning entitled "Avenues Study Zoning Review and Interim Control By-law Study - College Street between Bathurst Street and Ossington Avenue" was before City Council at its meeting of April 12-15, 2005. That report recommended that City Council receive the College Street Avenues Urban Design Study report by Brook McIlroy Inc (BMI) and the College Street Urban Design Study Transportation Report by Totten Sims Hubicki (TSH). The consultants' studies included the College Street Avenues Urban Design Study, completed by BMI, and the College Street Urban Design Study Transportation report completed by TSH.

The key objective of the consultants work for the study of College Street was to recommend an urban design framework for new development and redevelopment on College Street in consideration of the existing built form, the operational characteristics of the street, and the comments and input of local stakeholders. The consultant's study identified specific sites and locations as appropriate for intensification and provided heights, setback, and step-back recommendations based on surrounding conditions and characteristics, right-of-way width and lot depth. Detailed considerations of amendments to the Zoning By-law and the public realm to support and implement the urban design recommendations did not form part of the consultant's studies. No further work was undertaken.

The HVRA developed the 2015 Harbord Village Green Plan, for the area bounded by Spadina Avenue, Bathurst Street, Bloor Street, and College Street. The Green Plan looked to improve public green space and address environmental and climate change concerns of residents. This document identified opportunities for greening in the neighbourhood. This Plan was presented to Toronto and East York Community Council at its meeting of April 5, 2016 via a motion from Councillor Cressy. Toronto and East York Community Council requested that Transportation Services "work with the HVRA, community partners, and the Ward Councillor to prepare a plan to implement, in principle, the Harbord Village Green Plan and related improvements to public green space and amenities within Harbord Village, in a manner that reinforces the sense of place, addresses environmental and climate concerns, and green space deficiency in the neighbourhood, and would contribute to creating a model for greening neighbourhoods throughout the City".

POLICY FRAMEWORK

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 healthy communities; wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important and PPS 2.6.1 states "Significant built heritage resources and significant cultural heritage landscapes shall be conserved". 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, by the *Planning Act*, 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, by the *Planning Act*, to conform, or not conflict, as the case may be, with the Growth Plan for the Greater Golden Horseshoe.

Staff have developed the draft Official Plan Amendment to ensure that it is consistent with the PPS and conforms with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The entire Study Area is located in the *Downtown and Central Waterfront* as identified on Map 2-Urban Structure in the City of Toronto Official Plan. Chapter Two - Shaping the City identifies that the *Downtown* offers opportunities for substantial employment and residential growth, but that this growth is not anticipated to be uniform. The Official Plan identifies that the *Downtown* will continue to evolve as a healthy and attractive place to live and work, as new development that supports the reurbanization strategy and the

goals for *Downtown*, is attracted to the area. The quality of the *Downtown* will be improved by:

- a) developing programs and activities to maintain and upgrade public amenities and infrastructure;
- b) recognizing the high maintenance needs of streets, open spaces and City services in this heavy demand area;
- c) enhancing existing parks and acquiring new parkland where feasible; and
- d) preserving and strengthening the range and quality of the social, health, community services and local institutions located Downtown.

With the exception of Character Area D, the majority of the Study Area is designated *Mixed Use Areas* in Map 18 - Land Use Plan of the Official Plan (see Attachment 6). *Mixed Use Areas* are intended to be made up of a broad range of commercial, residential, and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities. Development criteria within *Mixed Use Areas* include:

- Creating a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meet the needs of the local community;
- Locate and mass new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of this Plan, through means such as providing appropriate setbacks and/or a stepping down of heights, particularly towards lower scale *Neighbourhoods*;
- Locate and mass new buildings to frame the edges of streets and parks in good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- Provide an attractive, comfortable and safe pedestrian environment;
- Provide good site access and circulation and an adequate supply of parking for residents and visitors.

Character Area D is primarily designated *Institutional Areas* in Map 18- Land Use Plan of the Official Plan, with the exception of the property at the northeast corner of Spadina Avenue and College Street which is designated *Mixed Use Areas*. *Institutional Areas* are made up of major educational, health and governmental uses with their ancillary uses, cultural, parks and recreational, religious, commercial and institutional residence facilities, including the full range of housing associated with a health institution, as well

as utility uses. The Official Plan recognizes that our major health and educational institutions are important employers and service providers and will continue to grow to serve the needs of an increasing city and regional population.

The block on the south side of College Street between Beverley Street and Ross Street is designated *Neighbourhoods* on Map 18 – Land Use Plan of the Official Plan. This block is occupied by the Cawthra Mansions Coop. *Neighbourhoods* are considered to be physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than 4 storeys. Development in established *Neighbourhoods* is expected to respect and reinforce the existing character of the neighbourhood.

The majority of properties in the Study Area, with the exception of Character Area D, have *Neighbourhoods* designated properties at the rear. Section 2.3.1 of the Official Plan directs that development in *Mixed Use Areas* adjacent to *Neighbourhoods* will be compatible with those *Neighbourhoods*; and will provide a gradual transition of scale and density through the stepping down of buildings towards and the setbacks from those *Neighbourhoods*.

As stated in the City of Toronto's Official Plan, "Cultural heritage is an important component of sustainable development and place making. The preservation of our cultural heritage is essential to the character of this urban and liveable city that can contribute to other social, cultural, economic and environmental goals of the City". Section 3.1.5 of the Official Plan provides the official plan policy framework for heritage conservation in the City that includes policies relating to:

- Identifying potential and existing properties of cultural heritage value in area planning studies;
- Maintaining a Heritage Register;
- Conserving properties with cultural heritage value;
- Evaluating proposed alterations and developments on or adjacent to heritage properties.

Zoning

The lands in the Study Area are subject to the former City of Toronto Zoning By-law 438-86 and are also included within the new City-wide Zoning By-law 569-2013, which was enacted by City Council on May 9, 2013 and is currently subject to appeals at the Ontario Municipal Board and therefore is not in-force.

The recommendations from this Study do not propose any modifications to the existing Zoning By-laws as they apply to the Study Area.

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 that they fit within their context and minimize their local impacts. The city-wide Guidelines are available at <http://www.toronto.ca/planning/tallbuildingdesign.htm>

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

Downtown Tall Buildings: Vision and Supplementary Design Guidelines

This project is located within an area that is also subject to the Downtown Tall Buildings: Vision and Supplementary Design Guidelines (adopted by City Council in July 2012 and consolidated with the city-wide Tall Building Design Guidelines May 2013). This document identifies specific Downtown streets that are most suitable for tall building development, establishes a height range along these streets and provides a set of supplementary Downtown specific design guidelines which address Downtown built form and context.

The portion of College Street that is within this Study Area is identified as a "Special Study Street" in the Downtown Guidelines. This portion of College Street was determined to not be a "High Street", where the tallest buildings are envisioned. Special Study Streets are areas where further study is required to determine appropriate built form.

The Downtown Guidelines are available at:
<http://www.toronto.ca/planning/tallbuildingstudy.htm#guidelines>

Mid-Rise Guidelines

Toronto City Council, at its meeting of July 8, 2010, adopted the recommendations of the "Avenues and Mid-Rise Buildings Study". This council-adopted policy encourages future intensification along Toronto's *Avenues* which is compatible with the adjacent neighbourhoods through appropriately scaled and designed mid-rise buildings. The study provides guiding performance standards for mid-rise buildings on Avenues to encourage the development of more well designed mid-rise buildings.

In June 2016, City Council approved the Mid-Rise Building Performance Standards Addendum (April 20, 2016). The Addendum is to be used by City Staff together with the 2010 approved Mid-Rise Building Performance Standards during the evaluation of development applications where mid-rise buildings are proposed and the Performance Standards are applicable. A link to the Council decision can be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG12.7>

While College Street is not identified as an Avenue in the Official Plan, the staff report that brought forward the Guidelines to City Council was clear that the Performance Standards contained within the Guidelines could be used to evaluate built form options for sites designated as *Mixed Use Areas*.

TOcore

TOcore: Planning Downtown is a three-year, inter-divisional study, led by City Planning. Building on Downtown's existing planning framework, TOcore's purpose is to ensure growth positively contributes to Toronto's Downtown as a great place to live, work, learn, play and invest by determining: a) how future growth will be accommodated and shaped, and b) what physical and social infrastructure will be needed, where it will go and how it will be secured.

The new Secondary Plan will update the Downtown planning framework to shape future growth and link growth to the provision of needed infrastructure investments to achieve the city-building vision and policies of Toronto's Official Plan. A series of infrastructure strategies for office, transportation, parks and public realm, community services and facilities, and energy are in development as part of this review, along with a water infrastructure assessment.

City Council adopted the TOcore Proposals Report on December 15, 2016. The Proposals Report provides a vision for Downtown to 2041, five guiding principles and 128 policy directions that will inform the development of the Downtown Secondary Plan. The accompanying staff report also provides updates on the Phase 2 public consultations, population growth projections for Downtown and the status of infrastructure strategies underway that will support the implementation of the new Downtown Secondary Plan. A draft Secondary Plan will be presented to City Council in Q3 2017.

On October 5-7, 2016, City Council adopted Official Plan Amendment (OPA) 352 – Downtown Tall Building Setback Area (currently under appeal). The purpose of OPA 352 is to establish the policy context for tall building setbacks and separation distances between tower portions of tall buildings Downtown. At the same meeting, City Council adopted area specific Zoning By-laws 1106-2016 and 1107-2016 (also under appeal) which provide the detailed performance standards for portions of buildings above 24 metre in height.

TOcore will further shape and influence community planning and future development in the Study Area. Importantly, it includes a broad review of the social impacts of change

and the hard and social infrastructure required to maintain livability and address gaps in services throughout the downtown.

The TOcore website is www.toronto.ca/tocore.

Spadina Study

On February, 14, 2012, the Toronto and East York Community Council requested City Planning staff to review the policy context for the lands fronting on Spadina Avenue generally from Front Street West to Bloor Street West. In response to Community Council's direction, City Planning staff are undertaking the Spadina Avenue Built Form Study, which will identify ways to refine the planning framework in the area and set a clear vision for future development and the public realm that builds upon the character of Spadina Avenue. The vision will be defined in new planning documents which may include Official Plan Amendments, Zoning By-law changes, design guidelines, and heritage designations.

For more information please see the Preliminary Report (July 9, 2014) on the Spadina Avenue Built Form Study:

<http://www.toronto.ca/legdocs/mmis/2014/te/bgrd/backgroundfile-71665.pdf>

CONSULTATION

Community Consultation

Three Community Consultation meetings and four Stakeholder Advisory Committee meetings were held to gather feedback from the community to inform the College Street Study. Community Consultation meetings were held in May, 2014, December, 2015 and October, 2016 and were attended by approximately 35, 60, and 35 people respectively. Stakeholder Advisory Committee meetings, consisting of a smaller number of local residents and business owners, were held in March, 2014, April, 2014, June, 2014, and September, 2016. A walking tour was also held with members from the local residents' associations in April, 2016. The comments and feedback received at these meetings contributed to the draft Official Plan Amendment and Urban Design Guidelines. The policy direction recommended in this report was presented at the final community consultation meeting in October, 2016 and was positively received.

Comments from community consultation include the desire that Character Area A remain low-rise and the small-scale retail in the area be retained. Participants in the Community Consultation Meetings identified that mid-rise development would be the preferred scale of development for the other Character Areas. The desire for additional parkland and enhanced "greening" of the Study Area were also recommended.

The results of the community consultation associated with this Study have been integral to the development of the Site and Area Specific Policy.

Study Website

The Study website contains background information about the Study including copies of presentations made at the Community Consultation meetings. The study website is: www.toronto.ca/collegestudy.

OVERVIEW OF THE SITE AND AREA SPECIFIC POLICY

The following outlines the planning rationale that informs the individual policies in the SASP.

Built Form

The Built Form policies associated with the draft College Street Site and Area Specific Policy address both the general approach to the area and provide additional Built Form policies specific to each Character Area these are identified in the below sections detailing each Character Area.

General Built Form policies include the following:

1. *New buildings will be sited and massed to provide adequate privacy and access to natural light for residents through the location and orientation of buildings and by ensuring appropriate separation distance between building walls.*
2. *New buildings will be sited and massed to minimize negative impacts on the public realm and neighbouring properties such as adverse shadowing, pedestrian level wind and the blockage of sky view from the public realm.*
3. *New buildings will provide a transition through reduced scale and height towards existing buildings in Neighbourhoods and Parks and Open Space Areas through appropriate setbacks and rear angular planes.*

These policies are is intended to ensure that buildings are appropriately located and have adequate separation distances and appropriate transitions. Further details on appropriate separation distance are provided in the respective Character Area sections and in the College Street Urban Design Guidelines.

4. *Stepbacks will be incorporated above the base building on the front façade of new buildings, consistent with the scale of the low rise buildings on the block on which the building sits.*

This policy is intended to ensure a consistent base building height on the front façade of new development.

5. *The impact of wind and shadow from new development on private and shared outdoor amenity space of existing buildings will be minimized.*

This policy is intended to ensure that the outdoor amenity spaces provided will remain of a high utility to residents.

Park and Open Space

The following provides an overview of the general Park and Open Space policies associated with the draft College Street Site and Area Specific Policy:

1. *The provision of land to meet parkland requirements will be prioritized over cash-in-lieu of parkland for all development applications.*

The area within the SASP, with the exception of the Character Area D, which is primarily occupied by the University of Toronto, is in the lowest quintile of local parkland provision in the City, with 0 to 0.42 hectares of local parkland per 1,000 people as identified in Map 8B – Local Parkland Provision in the Official Plan. The deficiency of parkland was also frequently identified as a concern by members of the public at the community consultation meetings. This policy is intended to identify that parkland provision is a priority in new developments, in an effort to increase the provision of parkland in the area of the SASP.

2. *Parkland implementation through development review will be prioritized in the following order of preference:*
 - a. *On-site parkland dedication;*
 - b. *Off-site parkland dedication through consolidation with existing parks or privately owned, publicly-accessible spaces (POPS);*
 - c. *Off-site parkland dedication that is not consolidated with existing parks or privately owned, publicly-accessible spaces (POPS);*
 - d. *Cash-in-lieu for parkland only in instance where the three options above are not feasible.*

This policy is intended to reinforce that parkland provision is a priority in new developments, in an effort to increase the amount of parkland in the area of the SASP. The above-noted policy also acknowledges the opportunity to fulfill parkland required through an off-site dedication, and in the case of off-site dedication prioritizes dedication that allows for an expansion of existing parks or POPs over stand-alone off-site dedication opportunities.

3. *The provision of privately owned, publicly-accessible spaces (POPS) will be encouraged in all new developments.*

Recognizing that parkland dedication is not feasible on all sites due to certain constraints and encumbrances, this provision is intended to promote the inclusion of new POPs in new developments. This policy is intended to supplement parkland, as the deficiency of parkland in the Study Area has been identified in Map 8B – Local Parkland Provision in the Official Plan and by participants at community consultation meetings.

4. *Improvements to the design, material, and programming of existing open spaces will be encouraged.*

Due to the deficiency in parkland in the Study Area, it is important that the open spaces that exist are of a high quality. Participants in the community consultation indicated that existing open spaces have opportunities for improvement.

Housing

The following provides an overview of the housing policy associated with the draft College Street Site and Area Specific Policy:

1. *New buildings will be required to provide a minimum of 10% of all residential units as 3-bedroom units.*

Staff generally seek to secure in the area of the SASP a minimum 10% of all residential units in new buildings as being 3-bedroom units to accommodate families in the downtown. The addition of this policy is intended to ensure this is included in all new developments.

Public Realm

The following provides an overview of the Public Realm policies associated with the draft College Street Site and Area Specific Policy:

1. *The retention of existing trees and the introduction of new trees and soft landscaping within the public realm will be encouraged to protect and improve the health of the natural ecosystem.*

The health of the ecosystem in the Study Area was of concern to residents at the community consultation meetings. This is also consistent with the HVRA Green Plan which provides guidance on greening opportunities in the Study Area. This provision will help to green the Study Area and enhance the local ecosystem.

2. *New buildings will provide a sidewalk zone that allows appropriate space between the front of the building and the adjacent street curbs for tree planting, pedestrian clearway, and where possible additional space for other sidewalk amenities.*

This policy has been added to ensure sufficient space exists for the public realm in new developments. In areas that can accommodate deeper setbacks, Planning will encourage the addition of benches, more planters, and other sidewalk amenities. Additional details about expected setbacks are provided in the Urban Design Guidelines.

Sustainability

The following provides an overview of the Sustainability policies associated with the draft College Street Site and Area Specific Policy:

1. *New development will be encouraged to enhance biodiversity through planting varieties of plant species and creating habitats at grade and on rooftops.*

Residents at the community consultation meetings expressed concern about the health of the local ecosystem and the desire for additional greening in the Study Area. This concern is also reinforced by the Harbord Village Green Plan, prepared by local residents. This policy is intended to encourage improvements to the ecosystem of the Study Area.

2. *All new development shall be encouraged to meet Tier 2 of the Toronto Green Standard.*

All qualifying new developments in the City of Toronto are required to meet Tier 1 of the Toronto Green Standard. In an effort to achieve higher environmental standards in the Study Area, all new developments will be encouraged to meet Tier 2 of the Toronto Green Standard.

Heritage

A range of tools have been used to conserve the cultural heritage values and attributes of the College Street Study Area and its potential heritage resources. This includes identification of potential heritage properties for inclusion on the City of Toronto's Heritage Register, the development of draft Urban Design Guidelines and a Site and Area Specific Policy that ensures and reflects context sensitive design and heritage conservation.

Section 3.1.5 of the Official Plan states that new construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it. A Heritage Impact Assessment is required for the proposed demolition of a property on the Heritage Register, and/or properties adjacent to a property on the Heritage Register.

Archaeological Assessments are required prior to any soil disturbance activity in areas identified as having archaeological potential in the City's Archaeological Management Plan.

Views of the Toronto Fire Station 315 clock tower, located at the southwest corner of Bellevue Avenue and College Street have been identified as significant. The draft Official Plan Amendment adds this view to Map 7B – Identified Views from the Public Realm – Downtown and Central Waterfront in the Official Plan. Views of the clock tower would be preserved from the sidewalk on the southwest corner of College Street at Robert Street and the sidewalk on the southeast corner of College Street at Bathurst Street. Protected views under the Official Plan heritage policies will be conserved unobstructed and the City may require a Heritage Impact Assessment where a development application may have an impact on the identified views.

Character Area Policies

Additional policies are provided specific to each Character Area recognizing the unique aspects of each of the Character Areas. The following provides an overview of the planning rationale behind the policies that have been developed for each Character Area.

Character Area A

Character Area A is the traditional main street of the Harbord Village Neighbourhood, adjacent to the Harbord Village Heritage Conservation District, and is primarily comprised of low-rise buildings. These policies are intended to enforce that Character Area A is not expected to experience significant intensification in excess of what is permitted by the existing Zoning By-laws 438-86 and 569-2013 in order to maintain the main street character of the street.

The policies are also intended to reinforce the prominence of retail at-grade in Character Area A and the small-scale main street character of that retail. This was a priority of the community as identified in the community consultation. Planning Staff also identified, through the review of the area, the need to maintain the unique character of this Character Area as a main street with small scale retail and mitigate impact on the adjacent heritage conservation district.

This report recommends that Staff be directed to consider amending the Zoning By-law to limit retail sizes in this Character Area.

Character Area B

Character Area B is very diverse in use and building typologies. This area represents the northern boundary of the Kensington Market Neighbourhood.

Based on the analysis by Planning Staff, including the results of the community consultation, it was determined by Staff that mid-rise development is the most appropriate scale of development for Character Area B. Consistent with this mid-rise typology, heights are limited to a maximum of 30 metres, approximately 9 storeys, which is the width of the right-of-way. Modest additions in density beyond what is traditionally contemplated for mid-rise developments has been determined by Staff to be appropriate for this Character Area and is directed by the policies in the SASP. Mid-rise buildings are generally required to be within a 45 degree angular plane from either a height of 10.5 metres above the 7.5 metre rear setback line or a 45 degree angular plane as measured from the rear property line, depending on the depth of the lot. The Urban Design Guidelines that apply to this Character Area allow buildings to penetrate this 45 degree angular plane for portions of the building above the 7th storey which are setback a minimum of 20 metres from the *Neighbourhoods* designated property. This allows for additional density to be accommodated on the site that remains sensitive to the *Neighbourhoods* designated properties at the rear.

Policies to ensure appropriate setbacks from *Neighbourhoods* and separation distance from adjacent properties have been included to ensure that development is sensitive to the surrounding context and provides adequate sunlight and sky view for pedestrians.

Staff have concluded through the review of the Study Area that while Character Area B does not have the same main street character as Character Area A, the portion of College Street between Bathurst Street and Spadina Avenue is an important retail street. Therefore, policies have been included for this Character Area to prioritize retail and service uses at grade. A 4-storey streetwall is also contemplated in the Urban Design Guidelines to allow this Character Area to better relate to the scale of Character Area A, which is primarily comprised of low-rise buildings less than or equal to 4-storeys in height.

Policies are also intended to recognize the important relationship between Kensington Market and this Character Area, as this Character Area represents the northern boundary of the Kensington Market Neighbourhood and the intersection of Augusta Avenue and College Street provides a prominent gateway into the Kensington Market. Policies are intended to reinforce this gateway and provide a transition in scale to be sensitive to the low-scale heights of the Kensington Market.

Character Area C

Character Area C at College Street and Spadina Avenue is comprised of primarily commercial buildings which maintain the designated view corridor towards Spadina Crescent. Based on the analysis by Planning Staff, including a review of existing development on Spadina Avenue and with consideration for maintaining the prominence of Spadina Crescent, it was determined by Staff that mid-rise development is the most appropriate scale of development for this Character Area. Consistent with this mid-rise typology, heights will be limited to a maximum of 30 metres, approximately 9 storeys, which is the width of the College Street right-of-way.

The Urban Design Guidelines provide for a setback above the 4th storey for all new development. This 4-storey streetwall reflects the existing streetwall on Spadina Avenue.

The Spadina Study, which is currently underway, will provide additional guidance for development in this Character Area.

Character Area D

Character Area D contains the properties on the north side of College Street between Spadina Avenue and King's College Road. This Character Area is predominantly comprised of institutional buildings that are part of the University of Toronto. This Character Area is part of the University of Toronto Secondary Plan. Development in this Character Area will continue to be guided by the University of Toronto Secondary Plan. No changes are proposed to the policies guiding the built form in this Character Area.

A review of the University of Toronto Secondary Plan is currently underway and will guide the future development of this Character Area.

For Character Area D, if there are any conflicts between the policies of the College Street SASP and the University of Toronto Secondary Plan, the University of Toronto Secondary Plan will prevail.

Character Area E

Character Area E is comprised primarily of low and mid-rise buildings. A limited number of tall buildings have been added to the area through recent development, including the addition of a 25-storey tall building at 245 College Street. While there are a limited number of tall buildings in this Character Area, these tall buildings do not form the prevailing character of this Character Area.

Based on the prevailing built form, the character of the area, the depth of the lots and the proximity to *Neighbourhoods* designated properties, a mid-rise built form has been determined to be the preferred built form of the Character Area. While it is anticipated that a mid-rise built form would be the most appropriate built form of development on most sites, buildings taller than mid-rise are acceptable up to a maximum height of 60 metres (similar in height to the recent 17-storey building approved at 231-233 College Street) where appropriate setbacks that mitigate the impact of this increased height are provided.

Similar to Character Area B, for mid-rise development in this Character Area, modest additions in density beyond what is traditionally contemplated for mid-rise developments are appropriate for this Character Area, as directed by the policies in the SASP and the Urban Design Guidelines to ensure sensitivity to the *Neighbourhoods* designated properties at the rear.

A 7-storey streetwall is completed in the Urban Design Guidelines for this Character Area to reflect the existing streetwall height, which while varied, is generally in excess of what exists in the other Character Areas.

Character Area F

Character Area F is comprised primarily of low-rise commercial and institutional buildings. Policies contemplated for Character Area F are similar to Character Area E as both are located east of Spadina Avenue and have a similar relationship to the University of Toronto. The difference in the Urban Design Guidelines contemplated for Character Area E and Character Area F, is that in Character Area F the Urban Design Guidelines contemplate a 4-storey streetwall in order to better reflect the scale of the existing low-rise commercial and institutional buildings.

Conclusion

The College Street Study has resulted in a new Site and Area Specific Policy in the Official Plan for the Study Area. The proposed SASP is intended to clarify expectations about the built form for new developments that is appropriate for the Study Area and provide additional guidance on land use and direction for the future development of the public realm. The findings from TOcore, the Spadina Study and the University of Toronto Secondary Plan review, all of which are currently ongoing, will help to further inform future development of certain areas within the Study Area.

CONTACT

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E-mail: michelle.knieriem@toronto.ca

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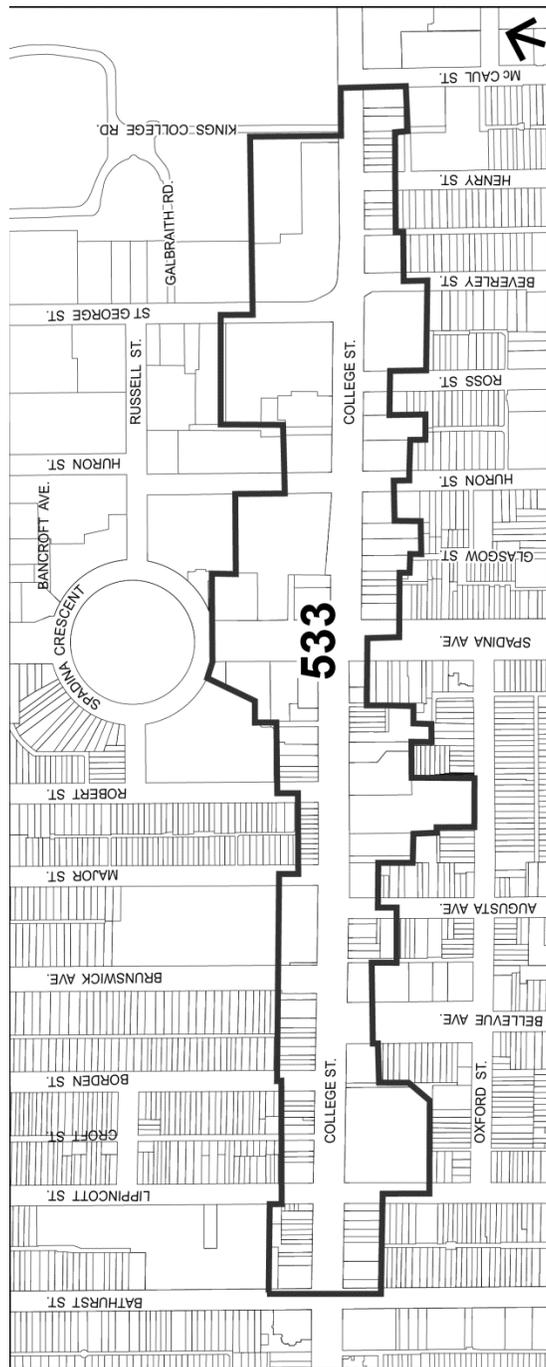
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

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ATTACHMENTS

Attachment 1: Study Area
Attachment 2: Draft Official Plan Amendment
Attachment 3: Draft Urban Design Guidelines
Attachment 4: Heritage Inventory for the College Street Study Area
Attachment 5: Character Areas
Attachment 6: Official Plan

Attachment 1: Study Area



Attachment 2: 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 to the Official Plan
for the City of Toronto
respecting the College Street Site and Area Specific Policy Area between the west
side of McCaul Street and the east side of Bathurst Street**

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

WHEREAS 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. 379 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. 379 TO THE OFFICIAL PLAN
College Street between the west side of McCaul Street and the east side of Bathurst Street Site and Area Specific Policy Area

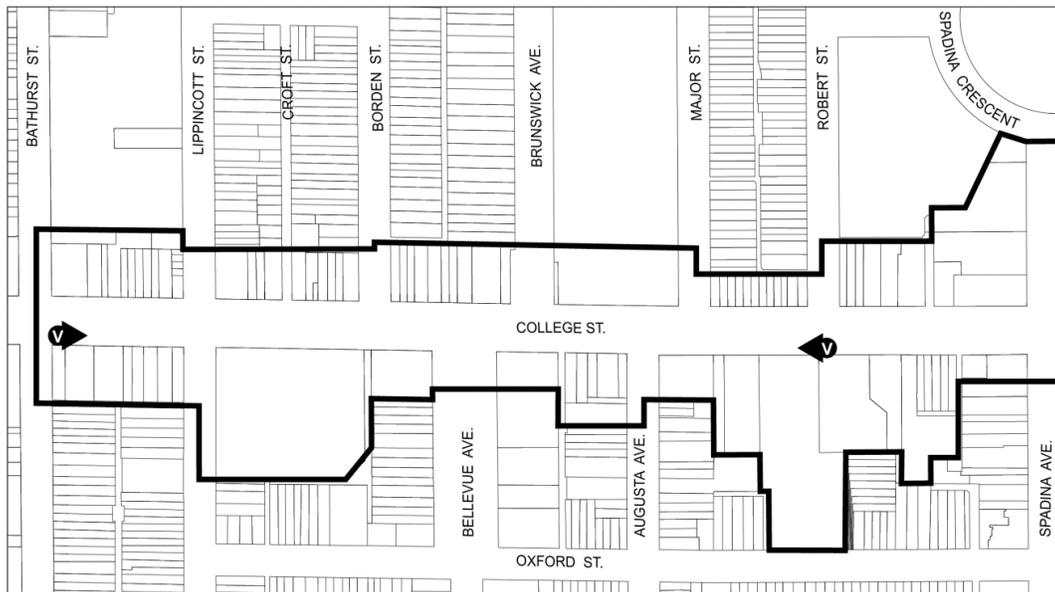
The Official Plan of the City of Toronto is amended as follows:

Map 7B, Identified Views from the Public Realm – Downtown and Central Waterfront, is amended by adding the following views to "Prominent and Heritage Buildings, Structures and Landscapes":

View to
Toronto Fire Hall 315 Clock Tower

From
Southwest corner of the sidewalk at College Street at Robert Street looking west and from the southeast corner of the sidewalk at College Street and Bathurst Street looking east.

Chapter 7, Site and Area Specific Policies, is amended by adding the following Policy 533:



Toronto
Official Plan Amendment #379

Additions to Identified Views from the Public Realm Map

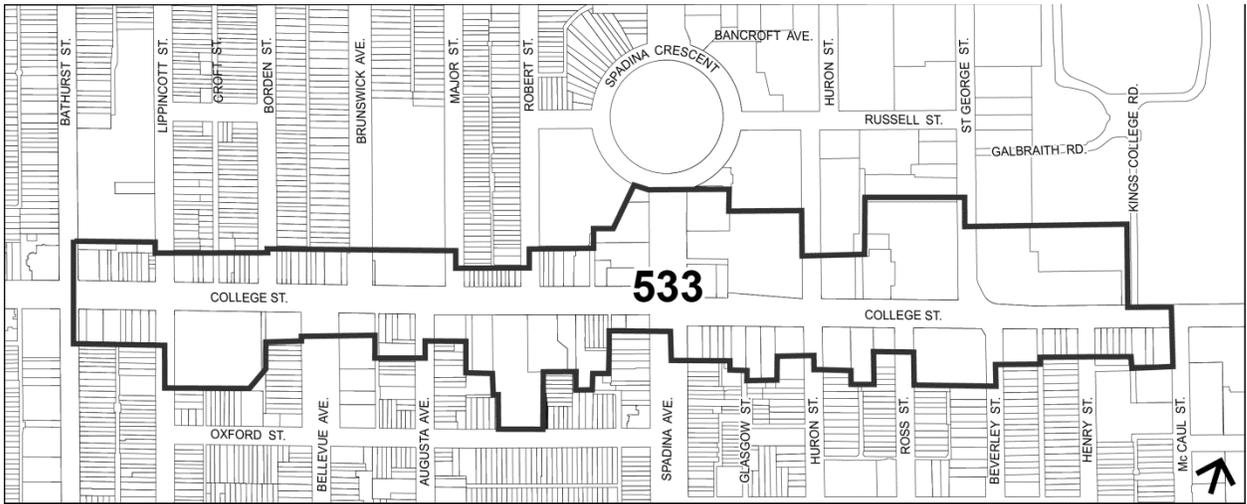
College Street Study

File # 13 177789 STE 00 TM

- Study Area Boundary
- Prominent and Heritage Buildings Structures and Landscapes

Not to Scale
04/10/2017

533. College Street between the west side of McCaul Street and the east side of Bathurst Street



1. General

This Site and Area Specific Policy will guide development on the north and south sides of College Street between the west side of McCaul Street and the east side of Bathurst Street. These policies are intended to guide both the form and location of appropriate development and intensification within the area. New development will maintain the diversity, vibrancy and rich character of College Street. New development will also have a harmonious relationship with the surrounding residential areas. These policies also provide direction for new development that supports an improved public realm and prioritizes the addition of new parkland and privately owned, publicly-accessible spaces (POPS) in the area.

2. Development and Land Use Policies

The following Area-Wide Policies and Character Area Policies will apply:

a) Area-Wide Policies

i) Built Form

- A. New buildings will be sited and massed to provide adequate privacy and access to natural light for residents through the location and orientation of buildings and by ensuring appropriate separation distance between building walls.

- B. New buildings will be sited and massed to minimize negative impacts on the public realm and neighbouring properties such as adverse shadowing, pedestrian level wind and the blockage of sky view from the public realm.
- C. New buildings will provide a transition in through reduced scale and height towards existing buildings in *Neighbourhoods* and *Parks and Open Space Areas* through appropriate setbacks and rear angular plane.
- D. Stepbacks will be incorporated above the base building on the front façade of new buildings consistent with the scale of the existing low rise buildings on the block on which the building sits.
- E. The impact of wind and shadow from new development on private and shared outdoor amenity space of existing buildings will be minimized.

ii) Parks and Open Space

- A. The conveyance of land to meet parkland requirements will be prioritized over cash-in-lieu of parkland for all development applications.
- B. Parkland implementation through development review will be prioritized in the following order of preference:
 - I. On-site parkland dedication;
 - II. Off-site parkland dedication through consolidation with existing parks or privately owned, publicly-accessible spaces (POPS).
 - III. Off-site parkland dedication that is not consolidated with existing parks or privately owned, publicly-accessible spaces (POPS).
 - IV. Cash-in-lieu for parkland only in instances where the options above are not feasible.
- C. The provision of privately owned, publicly-accessible spaces (POPS) will be encouraged in all new developments.

- D. Improvements to the design, materials, and programming of existing open spaces will be encouraged.

iii) Housing

- A. New buildings will be required to provide a minimum of 10% of all residential units as 3-bedroom units.

iv) Public Realm

- A. The retention of existing trees and the introduction of new trees and soft landscaping within the public realm will be encouraged to protect and improve the health of the natural ecosystem.
- B. New buildings will provide a sidewalk zone that allows appropriate space between the front of the building and adjacent street curbs for tree planting, pedestrian clearway, and where possible additional space for other sidewalk amenities.

v) Sustainability

- A. New development will be encouraged to enhance biodiversity through planting varieties of plant species and creating habitats at grade and on rooftops.
- B. All new development shall be encouraged to meet Tier 2 of the Toronto Green Standard.

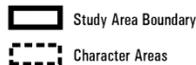
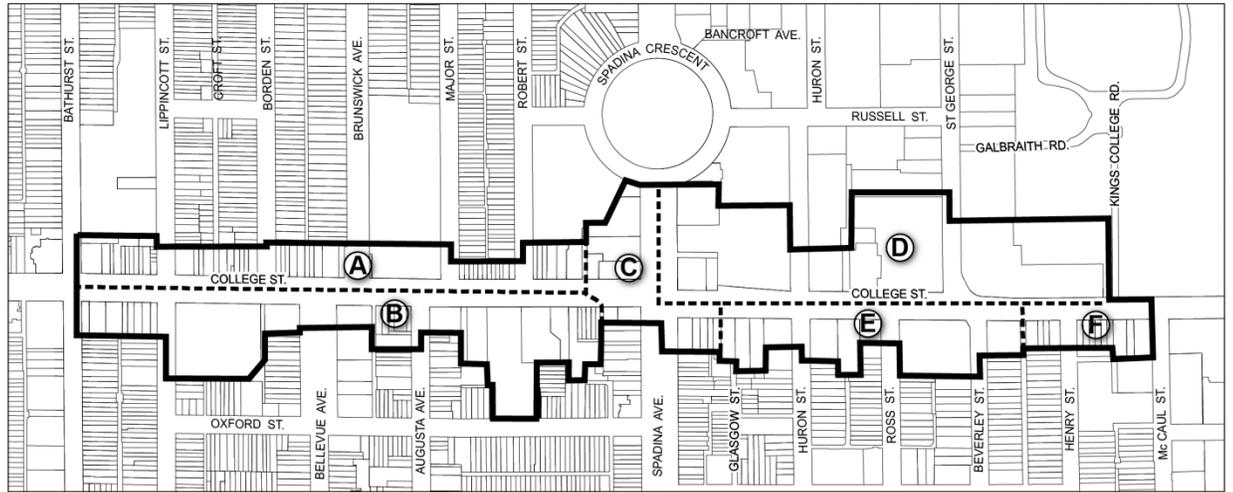
vi) Heritage

- A. The College Street Site and Area Specific Policy area, west of Spadina Avenue, is adjacent to Heritage Conservation Districts.

The College Street Site and Area Specific Policy will be applied together with any applicable Heritage Conservation District plans from adjacent heritage conservation districts.

b) Character Area Policies

Each Character Area has a particular land use function and built form character. There are six Character Areas, A, B, C, D, E, and F, in the locations illustrated below and described as follows:



i) Character Area Details

A. Character Area A

- I. Character Area A is the traditional main street of the Harbord Village Neighbourhood, defined by generally low-rise and mixed-use buildings, with little to no setback from the street, creating a consistent streetwall. The area has a large concentration of heritage properties that are included on the City of Toronto Heritage Register or identified as potential heritage properties. New development will respect the existing character of this area.
- II. Character Area A is not appropriate for significant intensification.

- III. Any new development will respect and reinforce the existing low-rise, mixed-use character of the area including providing a transition in scale to adjacent *Neighbourhoods* through appropriate setbacks and a rear angular plane.
- IV. A minimum of 60% of the College Street frontage of any new development or redevelopment in Character Area A will be street related retail and service uses.
- V. The ground floor of all new buildings will be used for street-related retail and service uses excluding the space required for residential entrances, parking entrances, servicing spaces and other service exits.
- VI. New buildings will have a ground floor height in keeping with the existing commercial ground floor heights and will reinforce the existing horizontal articulation of building facades.
- VII. Residential units will not be permitted on the ground floor of new buildings.
- VIII. The main façade of the ground floor of all new buildings should include vertical articulation every 5 to 8 metres to emulate existing storefront widths.
- IX. New buildings will have a height that respects the existing scale of buildings in Character Area A. New buildings will have a maximum height of 16 metres, excluding mechanical penthouse.

B) Character Area B

- I. Character Area B is very diverse in use and building typologies and serves as the northern boundary of the Kensington Market Neighbourhood. This Character Area includes Saint Stephen-in-the-Fields and Toronto Fire Station 315, both of which are properties included on the Heritage Register and local landmarks, linked historically, visually and functionally to their surroundings. New development will respect the existing character of this area.
- II. New buildings will provide a transition through reduced scale and height that respects the scale of the adjacent low-rise area to the south and is in proportion with the College

Street right-of-way. New buildings will have a maximum height of 30 metres, excluding mechanical penthouse.

- III. New buildings will be setback a minimum of 5.5 metres from their east and west property lines for all portions of the building above the base building, with the exception of property lines adjacent to a public road where a setback of 3 meters would be required.
- IV. New developments at the corners of College Street and Augusta Avenue will provide a gateway into Kensington Market Neighbourhood with public realm enhancements and active uses at grade.
- V. New developments at the corners of College Street and Augusta Avenue will transition downwards to a low-scale height on Augusta Avenue in keeping with the scale of Kensington Market.
- VI. A minimum of 60% of the College Street frontage of any new development or redevelopment in Character Area A will be street related retail and service uses.
- VII. The ground floor of all new buildings will be used for street-related retail and service uses excluding the space required for residential entrances, parking entrances, servicing spaces and other service exits;
- VIII. Residential units will not be permitted on the ground floor of new buildings facing College Street.

C) Character Area C

- I. Character Area C at the intersection of College Street and Spadina Avenue is comprised of primarily commercial buildings which are located in a manner that maintains the designated view corridor towards Spadina Crescent. New development will respect the existing character of this area.
- II. New buildings will have a maximum height of 30 metres, excluding mechanical penthouse, consistent with the right-of-way width of College Street.

- III. New buildings will be setback a minimum of 5.5 metres from their east and west property lines for all portions of the building above the base building, with the exception of property lines adjacent to a public road where a stepback of 3 meters would be required.

D) Character Area D

- I. Character Area D is comprised primarily of institutional uses and will continue to be guided by the University of Toronto Secondary Plan. New development will respect the existing character of this area.
- II. No changes are proposed to the policies guiding the built form in Character Area D which will continue to be guided by the University of Toronto Secondary Plan.

E) Character Area E

- I. Character Area E is comprised primarily of low and mid-rise buildings punctuated by a limited number of tall buildings. While there are a limited number of tall buildings in this Character Area, these tall buildings do not form the prevailing character of this Character Area. Buildings have been added to the area through recent development. One of the features of this area is the concentration of loft buildings including the Gage Institute (1915), Oddfellows Building (1914) and the Temple-Pattison Co. Building (1913). New development will respect the existing character of this area.
- II. The addition of institutional uses will be encouraged.
- III. New buildings will provide a transition through reduced scale and height that respects the scale of the adjacent low-rise area to the south and is in proportion with the College Street right-of-way. New buildings will have a maximum height of 30 metres, excluding mechanical penthouse.
- IV. New buildings will be setback a minimum of 5.5 metres from their east and west property lines for all portions of the building above the base building, with the exception of property lines adjacent to a public road where a stepback of 3 meters would be required.

- V. Buildings taller than 30 metres may be considered up to a maximum height of 60 metres, including all mechanical elements, provided the setbacks and stepbacks significantly exceed the minimum setbacks and stepbacks required for this Character Area to provide appropriate setbacks and stepbacks to adjacent properties and transition to *Neighbourhoods*.
- VI. Public realm enhancements that reflect and complement the deep landscaped setback on the north side of College Street will be encouraged.

F) Character Area F

- I. Character Area F is comprised primarily of low-rise commercial and institutional buildings. There is a large concentration of house-form buildings which have been identified as potential heritage properties. New development will enhance the existing character of this area.
- II. The addition of institutional uses will be encouraged.
- III. New buildings will provide a transition through reduced scale and height that respects the scale of the adjacent low-rise area to the south and is in proportion with the College Street right-of-way. New buildings will have a maximum height of 30 metres, excluding mechanical penthouse.
- IV. New buildings will be setback a minimum of 5.5 metres from their east and west property lines for all portions of the building above the base building, with the exception of property lines adjacent to a public road where a setback of 3 meters would be required.
- V. Buildings taller than 30 metres may be considered up to a maximum height of 60 metres, including all mechanical elements, provided the setbacks and stepbacks significantly exceed the minimum setbacks and stepbacks required for this Character Area to provide appropriate setbacks and stepbacks to adjacent properties and transition to *Neighbourhoods*.
- VI. Public realm enhancements that reflect and complement the deep landscaped setback on the north side of College Street will be encouraged.

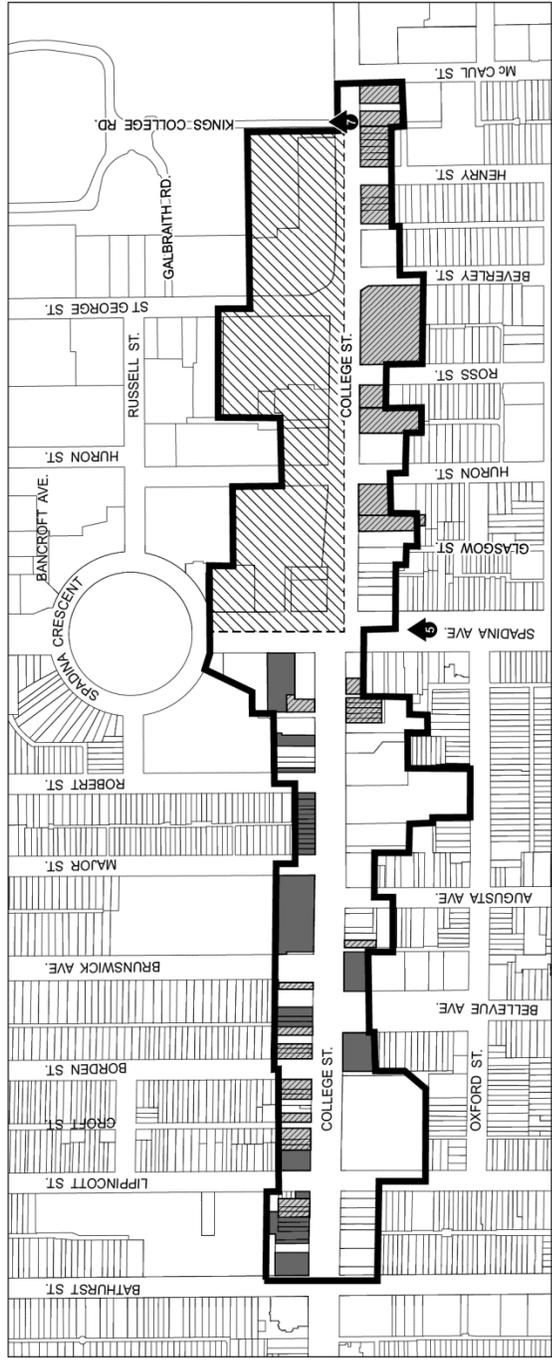
1. Interpretation

- a. The College Street Urban Design Guidelines adopted by City Council will provide direction relating to the public realm and built form to achieve the goals and objectives of this Site and Area Specific Policy. All development will have appropriate and meaningful regard for the College Street Urban Design Guidelines and all other Council-adopted urban design guidelines, including but not limited to those that address specific building types such as tall buildings and mid-rise buildings.
- b. The policies of the Official Plan apply to the College Street Site and Area Specific Policy area, save and except in the case of any conflict with the Official Plan, in which case the College Street Site and Area Specific Policies prevail with the exception of lands governed by the University of Toronto Secondary Plan in which case the University of Toronto Secondary Plan will prevail.
- c. Where a property is on the City of Toronto Heritage Register, Policy 3.1.5 of the Official Plan will prevail to the extent of any conflict with the College Street Site and Area Specific Policy.

Attachment 3: Urban Design Guidelines

**To be provided at or before the May 2, 2017 Toronto and East York Community
Council Meeting**

Attachment 4: Heritage Inventory for the College Street Study Area





Heritage Inventory for the College Street Study Area

College Street Study

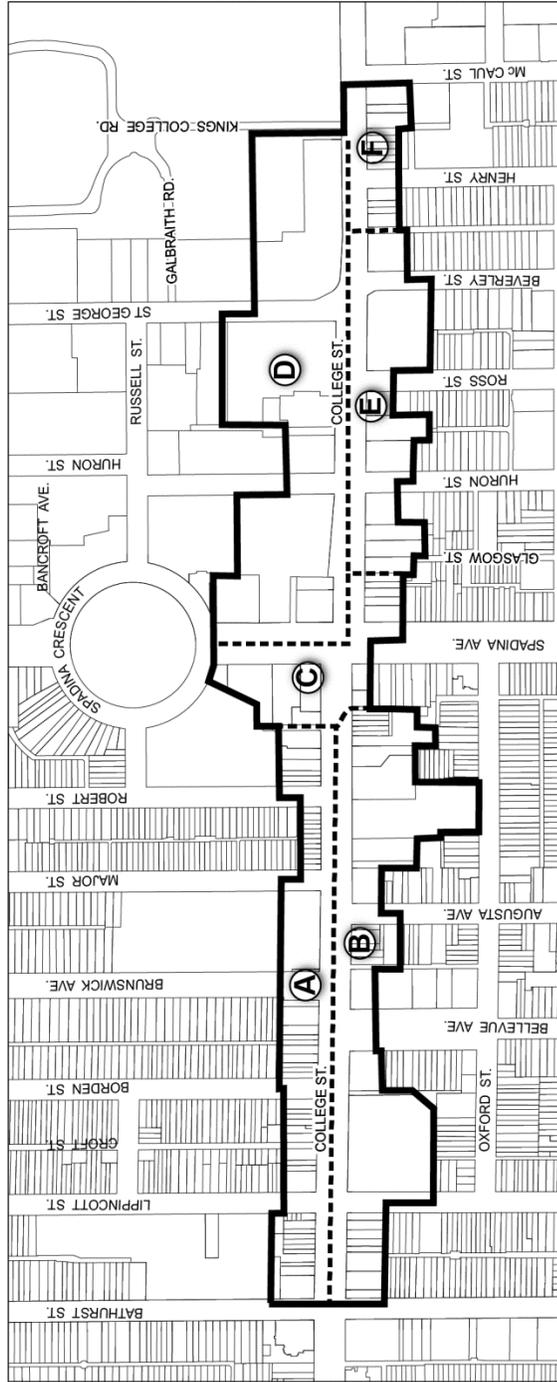
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Subject to University of Toronto Secondary Plan,
which at the time of this survey is currently under review

Not to Scale
04/10/2017

	Study Area Boundary
	Properties Included on the Heritage Register
	Properties with Potential to be Included on the Heritage Register
	Protected Views identified in the Official Plan

Attachment 5: Character Areas



College Street Study

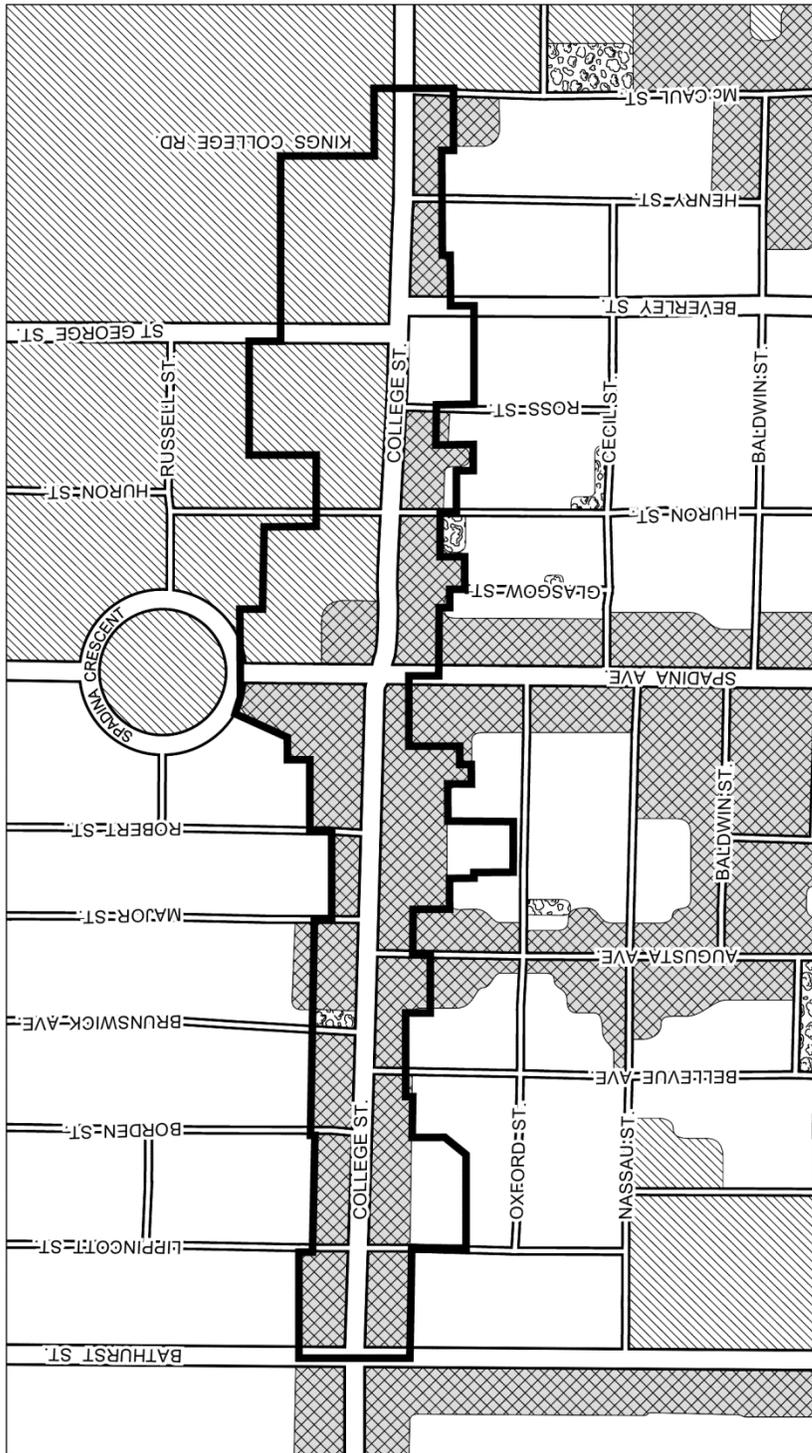
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Toronto
Character Areas

-  Study Area Boundary
-  Character Areas

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04/10/2017

Attachment 6: Official Plan



College Street Study

Toronto
Extract from Official Plan

File # 13 17789 STE 00 TM



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