



**STAFF REPORT
ACTION REQUIRED**

**College Street Study – Official Plan Amendment –
Supplementary Report**

Date:	April 25, 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

This supplementary report recommends amendments to the draft Official Plan Amendment attached to the April 10, 2017 "College Street Study – Official Plan Amendment – Final Report". The key revisions include incorporation of a new policy relating to properties designated *Neighbourhoods* in the Study Area, providing for additional flexibility in setbacks adjacent to public streets, and minor modifications to some policies for the purposes of clarity.

RECOMMENDATIONS

The City Planning Division recommends that:

Staff Recommendations in the report "College Street Study – Official Plan Amendment – Final Report" be deleted and replaced with the following:

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. 1 to the report (April 25, 2017) from the Director, Community Planning, Toronto and East York District, and titled "College Street Study – Official Plan Amendment – Supplementary 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 College Street Urban Design Guidelines dated May, 2017 attached as Attachment 3 to the report attached as Attachment 3 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".
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 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".
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.
7. City Council determine that the revisions to the Draft Official Plan Amendment at Attachment 1 and outlined in the Supplementary Report of the Director City Planning, Toronto and East York District, dated April 25, 2017 are technical in nature and no further public notice is required.

DISCUSSION

The draft Official Plan Amendment included at Attachment 1 has been modified from the version attached to the April 10, 2017 Final Report of the Director, Community Planning, Toronto and East York District, to include a policy specific to the properties in the Study Area that are designated *Neighbourhoods* in the Official Plan. While the majority of the Study Area is designated *Mixed Use Areas* or *Institutional Areas* in the Official Plan, select properties in the Study Area are designated *Neighbourhoods*, including the property on the south side of College Street between Beverley Street and Ross Street that is currently occupied by the Cawthra Mansions Co-op. As part of the Study process, changes were not contemplated to these *Neighbourhoods* designated properties. A new Policy 3(d) has been added that specifically states, "Where a property is designated *Neighbourhoods* in Map 18 of the Official Plan, Policy 4.1 of the Official Plan will prevail to the extent of any conflict with the College Street Site and Area Specific Policy". This is intended to ensure that the provisions in the *Neighbourhoods* designation will continue to apply.

In addition, Policies 2(i)(B)(III), 2(i)(C)(III), 2(i)(E)(IV), 2(i)(F)(IV) in the attached draft Official Plan Amendment have been modified from the version attached to the April 10, 2017 Report. The version attached to the April 10, 2017 Report incorporated a requirement for a 3 metre setback from the property line for portions of a building above the base building on properties adjacent to a public road. This language has been modified to allow for flexibility in this setback requirement in that circumstance. The requirement for a 5.5 metre setback from the side property lines is otherwise maintained in the revised policy.

The revised Official Plan Amendment at Attachment 1 also includes other minor amendments to certain policies for clarification only with no intent to change the substance of the policies originally proposed.

CONTACT

Michelle Knieriem, Planner

Tel. No. 416-338-2073

E-mail: michelle.knieriem@toronto.ca

SIGNATURE

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

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ATTACHMENTS

Attachment 1: Draft Official Plan Amendment

Attachment 1: Draft Official Plan Amendment

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

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

**To adopt an amendment 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 enacts:

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)

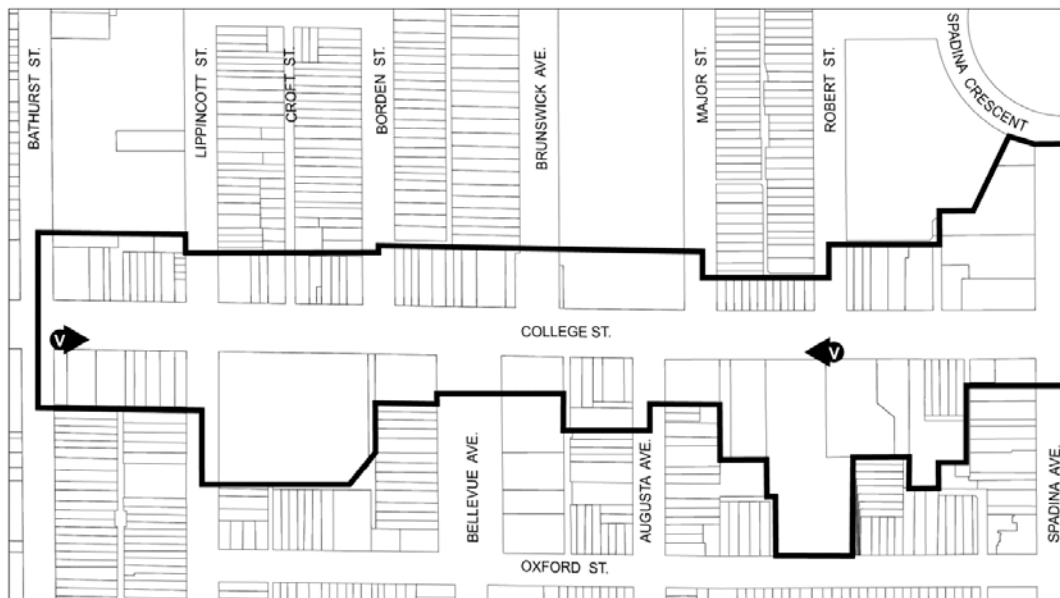
AMENDMENT NO. 379 TO THE OFFICIAL PLAN
College Street between the west side of McCaul Street and the east side of Bathurst Street Site and Area Specific Policy Area

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

1. 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" as illustrated in the Map below:

View to
Toronto Fire Station 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.



Official Plan Amendment #379 Schedule A

Additions to Identified Views from the Public Realm Map

College Street Study

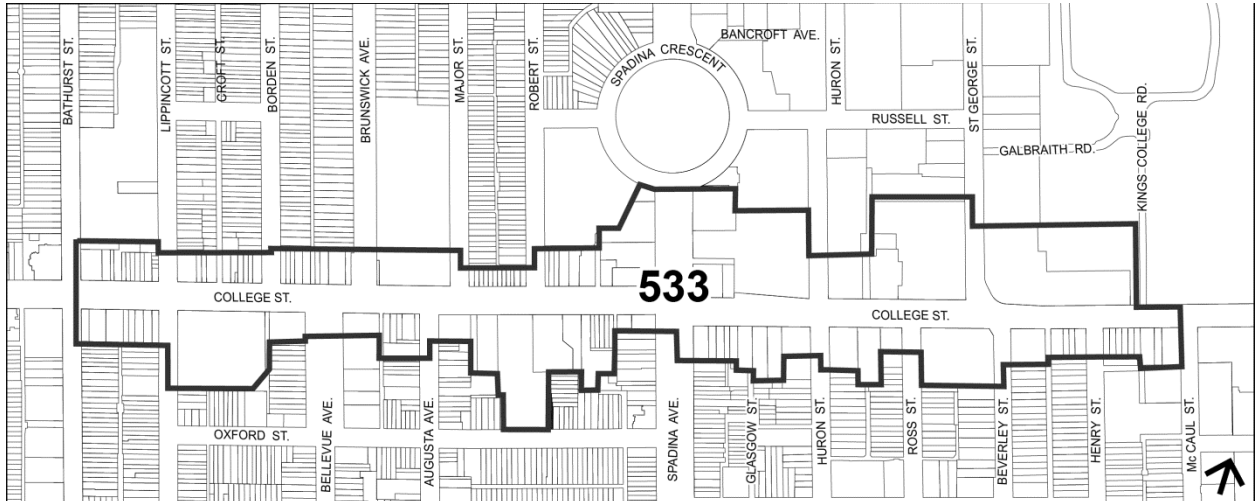
File # 13 177789 STE 00 TM

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

Not to Scale
04/10/2017

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

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



1. General Description and Objectives

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. It also includes properties north of College Street fronting onto Spadina Avenue to Spadina Crescent. These policies are intended to guide both the form and location of appropriate development and intensification within the area. New development will be expected to maintain the diversity, vibrancy and rich character of College Street and have a harmonious relationship with the surrounding residential areas. These policies also provide direction for new development that supports an improved public realm, prioritizes the addition of new parkland and encourages 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, stepbacks 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 within the same block.
- 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

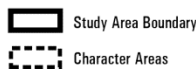
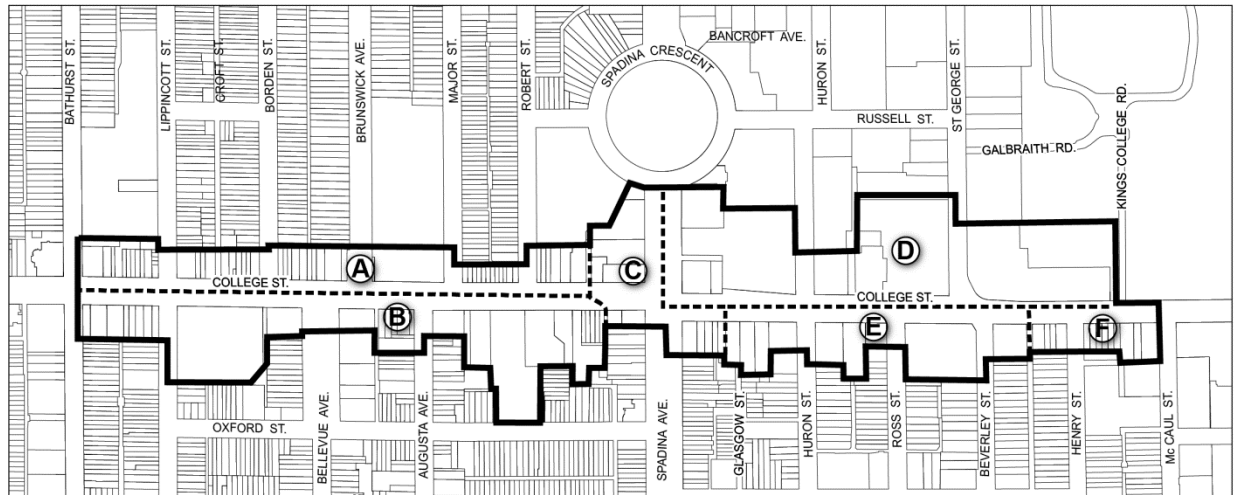
- A. New development will be encouraged to enhance biodiversity through planting varieties of plant species and creating habitats at grade and on rooftops.
- B. All new development shall be encouraged to meet Tier 2 of the Toronto Green Standard.

vi) Heritage

- A. The College Street Site and Area Specific Policy 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 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 any 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 any 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 this setback can be reduced.
- 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 B 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 any 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 side property lines for all portions of the building above the base building, with the exception of property lines adjacent to a public road where this setback can be reduced.

D. Character Area D

- I. Character Area D is comprised primarily of institutional uses and corresponds to the area within the University of Toronto Secondary Plan. This area 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. Buildings have been added to this area through recent development. 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. 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 any 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 this setback can be reduced.

- V. Buildings taller than 30 metres may be considered up to a maximum height of 60 metres, including any mechanical penthouse, 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 any 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 this setback can be reduced.
- V. Buildings taller than 30 metres may be considered up to a maximum height of 60 metres, including any mechanical penthouse, 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.

3. Interpretation

- a. The College Street Urban Design Guidelines adopted by City Council at its meeting May 24, 2017, as may be amended from time to time will provide direction relating to the built form and public realm to achieve the goals and objectives of this College Street 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 these 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 these Site and Area Specific Policies.
- d. Where a property is designated Neighbourhoods in Map 18 of the Official Plan, Policy 4.1 of the Official Plan will prevail to the extent of any conflict with these Site and Area Specific Policies.