

13. BATHURST/STRACHAN SECONDARY PLAN

1. INTERPRETATION

- 1.1 The lands affected by the Bathurst/Strachan Secondary Plan are shown on Map 13-1.
- 1.2 The boundaries of the *Parks and Open Space Areas*, *Apartment Neighbourhoods* and *Mixed Use Areas* are shown on Map 13-6 are approximate. Where the general intent of this Secondary Plan is maintained, minor adjustments to such boundaries will not require amendments to this Secondary Plan.

2. MAJOR GOALS FOR THE BATHURST/STRACHAN AREA

- 2.1 The Bathurst/Strachan Area will be developed as a vital new mixed use neighbourhood which takes advantage of large areas of existing public open space in a unique waterfront setting and is served by the appropriate range of community services and facilities. The new neighbourhood will be primarily residential, with non-residential uses located mainly along Bathurst Street and Lake Shore Boulevard West.
- 2.2 The significance of Fort York and the Fort York Heritage Conservation District will be recognized in the redevelopment of the Bathurst/Strachan Area, particularly with respect to the location and configuration of new streets, parks and public open spaces, the allocation of land uses and density, height limits and other built-form controls. In accordance with this objective, the urban boulevard (Fort York Boulevard) to be created along the southern edge of the Fort will establish the north limit of private development in the Bathurst/Strachan Area. Building heights increase in a southerly direction from the Fort with lower buildings established along the southern edge of Fort York Boulevard. North-south streets and public open spaces will be oriented to improve the visibility and accessibility of the Fort.
- 2.3 The Bathurst/Strachan Area will be served by improved transit, and will include a new system of streets, bicycle and pedestrian routes. This will connect the new community to the surrounding areas of the Central City and the Central Waterfront and encourage north-south access in order to reduce the negative impact of east-west transportation corridors which now dominate the area. The design of the new system of streets and revisions to the current street systems will support the provision of improved transit, bicycle and pedestrian routes.
- 2.4 Particular regard will be had for the context provided for redevelopment in the Bathurst/Strachan Area by public and private initiatives in the larger Garrison Common Area, in order to ensure its integration into this larger area and to promote the creation of a larger system of linked public open spaces.

3. STRUCTURE, FORM AND PHYSICAL AMENITY

- 3.1 The framework for the structure, form and physical amenity of the Bathurst/Strachan Area is as follows:
 - (a) new development in the Bathurst/Strachan Area will be structured around a new system of north-south streets connecting to the existing road system which allows for street-oriented development generally in accordance with Map 13-2;
 - (b) Fort York Boulevard will be developed westward from the intersection of Bathurst Street with wide, landscaped sidewalks such that it establishes the north and west limits of private development and links Bathurst Street with Lake Shore Boulevard West;

- (c) north-south views and physical connections to the Central Waterfront and surrounding areas, in the form of streets, view corridors, pedestrian connections and open space, will be created as shown on Map 13-3;
- (d) buildings, building setbacks and build-to lines in the Bathurst/Strachan Area will be located to ensure that they define and form edges of streets, parks and open space and that building heights and scale are compatible with the scale of adjacent uses and streets; and
- (e) land uses, densities and building heights and orientation in the Bathurst/Strachan Area will be compatible with historic Fort York and the abutting areas, including the Bathurst Quay, Bathurst Spadina and Niagara Neighbourhoods, Exhibition Place and the Central Waterfront open space system.

4. BUILT FORM, LAND USE AND DENSITY

4.1 Built Form

- 4.1.1 The maximum densities for new development in the Bathurst Strachan Area are set out in Sections 4.2 and 4.3 of this Secondary Plan, and are based on the framework set out in Section 3. In addition, except for Parcel 1 of Block 1/2A as shown on Map 13-11 the maximum densities for new development in the Bathurst Strachan Area are based on the building footprints, massing and height zones shown on Maps 13-4 and 13-5. Should there be any conflict between the massing and height and the maximum gross floor area, except for Parcel '1' of Block 1/2A as shown on Map 13-11, the massing and heights will prevail.
- 4.1.2 The development of at-grade or podium level, landscaped, central courtyard areas as part of new development will be encouraged to provide safe, accessible and useable outdoor amenity space serving the residents' needs and complementing the *Parks and Open Space* system.
- 4.1.3 Landowners will submit Development Context Plans, as required in Section 9.2.5 of this Secondary Plan, in accordance with the massing and heights shown on Maps 13-5 prior to or in conjunction with the submission of the site plan application for their first building, except for Parcel '1' of Block 1/2A as shown on Map 13-11.
- 4.1.4 Development permission for Parcel 2 of Block 1/2A, as shown on Map 13-11, with the exception of the interim permissions referred to in Section 4.1.5 of this Secondary Plan, are deferred until such time as the Ontario Municipal Board has issued a Board Order to deal with these lands.
- 4.1.5 The construction on Parcel 2 of Block 1/2A, as shown on Map 13-11, of only those below-grade, at-grade or above-grade non-habitable buildings, structures or improvements necessary to allow for the development of Parcel '1' of Block 1/2A as shown on Map 13-11 is permitted.

4.2 Residential Uses and Densities - *Apartment Neighbourhood Areas*

- 4.2.1 Housing in the Bathurst/Strachan Area will be available to a wide range of household types, age groups, accessibility levels and income levels in a variety of residential unit sizes.
- 4.2.2 Areas 'A', 'B', 'C', 'F', and 'G', as indicated on Map 13-6, are intended for residential uses and by-laws may be passed to permit residential buildings on these blocks, which may include non-residential uses at grade, as set out below, subject to the provisions of Section 4.1.1:

- (a) Area 'A' and 'B' to a maximum total of 129,342 square metres gross floor area;

- (b) Area 'C' - to a maximum of 86,228 square metres gross floor area;
- (c) Area 'F' - to a maximum of 32,031 square metres gross floor area; and
- (d) Area 'G' - to a maximum of 31,487 square metres gross floor area.

4.3 *Mixed Use Areas* and Densities

4.3.1 Non-residential uses in *Mixed Use Areas* will be located primarily on the Lake Shore Boulevard West and Bathurst Street frontages.

4.3.2 Areas 'D', 'E', 'H', 'I', and 'J', as indicated on Map 13-6, are intended for a mixture of commercial and residential uses, and by-laws may be passed to permit a mix of residential and non-residential densities as set out below, subject to the provisions of Section 4.1.1:

- (a) Area 'D' - residential uses to a maximum of 36,119 square metres gross floor area and non-residential uses to a maximum of 4,914 square metres gross floor area;
- (b) Area 'E' - residential uses to a maximum of 48,128 square metres gross floor area and non-residential uses to a maximum of 40,215 square metres gross floor area provided that, should the maximum residential gross floor area be utilized, the maximum total allowable gross floor area on the block is 48,128 square metres and should the maximum non-residential gross floor area be utilized, the maximum total allowable gross floor area on this portion of this block is 67,438 square metres;
- (c) Area 'H' - residential uses to a maximum of 58,258 square metres gross floor area and non-residential uses to a maximum of 48,556 square metres gross floor area provided that, should the maximum residential gross floor area be utilized, the maximum total allowable gross floor area is 58,258 square metres and should the maximum non-residential gross floor area be utilized, the maximum total allowable gross floor area is 77,763 square metres;
- (d) Area 'I' residential uses to a maximum of 13,435 square metres gross floor area and non-residential uses to a maximum of 7,124 square metres gross floor area, provided that, should the maximum residential gross floor area be utilized, the maximum total allowable gross floor area is 13,435 square metres and should the maximum non-residential gross floor area be utilized, the maximum total allowable gross floor area is 16,081 square metres; and
- (e) Area 'J' - residential uses to a maximum of 11,012 square metres gross floor area and non-residential uses to a maximum of 10,759 square metres gross floor area, provided that, should the maximum residential gross floor area be utilized, the maximum total allowable gross floor area is 11,012 square metres and should the maximum non-residential gross floor area be utilized, the maximum total allowable gross floor area is 11,012 square metres.

4.3.3 Street-related retail and service uses at appropriate locations will be encouraged throughout Bathurst/Strachan to ensure accessibility to all future residents.

4.4 *Parks and Open Space*

4.4.1 A system of high quality, useable, linked parks and open space will be developed in the Bathurst/Strachan Area, as shown on Map 13-3, through:

- (a) the provision of lands and funding by the private landowners for new parks and open space; and
- (b) financial contributions for the improvement of City-owned parkland within the Bathurst/Strachan Area.

The north-south View Corridor, shown on Map 13-3 will serve as a connector between the open spaces to the north and the Central Waterfront open space system.

4.4.2 The *Parks and Open Space* system will provide a variety of outdoor active and passive recreational opportunities for workers, residents and visitors, and will assist in creating visual and physical connections to and from the Central Waterfront.

4.5 Existing Uses and Structures

4.5.1 Both Praxair Canada Inc. (Medigas) and St. Mary's Cement will be encouraged to eventually relocate their operations to appropriate sites elsewhere in the City of Toronto. Until such relocation, no policy contained in this Secondary Plan will prevent Praxair Canada Inc. (Medigas) or St. Mary's Cement from continuing their current operations at 470 Lake Shore Boulevard West and 22 Bathurst Street respectively.

4.5.2 Praxair Canada Inc. (Medigas) will be permitted to expand its use and building at 470 Lake Shore Boulevard West, existing on June 27, 1995 to a maximum height of 24 metres.

4.5.3 There will be access to St. Mary's Cement at all times as development occurs in phases.

4.5.4 Subject to Section 9.1 of this Secondary Plan, nothing in this Secondary Plan will prevent the reuse of the existing Molson's Brewery building located at 640 Fleet Street.

4.5.5 Until such time as the Molson Brewery Building is demolished and Street 'D' constructed, access from Fleet Street to Blocks 4 and 6 will be provided on Street 'E' as shown on Map 13-7.

5. TRANSPORTATION AND MUNICIPAL SERVICES

5.1 The primary street system within the Bathurst/Strachan Area will be generally in accordance with Map 13-2 with revisions permitted to accommodate functional road design requirements.

5.2 The implementation of improved public transit facilities, and pedestrian and bicycle routes to serve the Bathurst/Strachan Area so as to minimize the use of the private automobile will be supported.

5.3 Fort York Boulevard will provide a continuous east-west link for pedestrians, cyclists, public transit and private vehicles and consideration will be given to narrowing the Fort York Boulevard right-of-way, while maximizing open space and sidewalks adjacent to Fort York Boulevard.

5.4 Efforts to mitigate the effect of the Gardiner Expressway on the Bathurst/Strachan Area will be supported, including opportunities for public art, improvements to the open space system and aesthetic improvements to the

Expressway structure, and to allow for both the retention and the potential relocation and/or removal of the Expressway.

- 5.5 The following improvements to the Lake Shore Boulevard West/Fleet Street corridor are supported, provided that they do not negatively affect streetcar operations on Fleet Street:
- (a) creating generous sidewalks and landscaping along Fleet Street;
 - (b) narrowing the pavement width of Fleet Street or adding parking along the north curb lane; and
 - (c) providing full pedestrian crossings of Lake Shore Boulevard West/Fleet Street at Bathurst Street, Strachan Avenue and other locations where feasible.
- 5.6 The consolidation of Fleet Street and Lake Shore Boulevard West will be supported, including the possibility of incorporating rapid transit.
- 5.7 In the context of any proposal which contemplates the realignment of Strachan Avenue, a comprehensive design study will be undertaken which, among other things, addresses the impact of such a realignment on the Bathurst/Strachan Area.
- 5.8 The use of bicycles will be encouraged in and through the Bathurst/Strachan Area by providing:
- (a) wider curb lanes on streets generally in accordance with the locations shown on Map 13-8;
 - (b) bicycle parking as an integral part of developments; and
 - (c) bicycle parking in parks and on public sidewalks.
- 5.9 The street-level pedestrian realm will be safe, comfortable and diverse. The pedestrian circulation system provided by sidewalks at grade within the rights-of-way of public streets will be augmented by securing:
- (a) appropriate through-block pedestrian connections;
 - (b) linkages to the Exhibition Place GO station including under the Gardiner Expressway;
 - (c) linkages along the north and south perimeters of Fort York including a connection below the Bathurst Street bridge to the Railway Lands West and Railway Lands Central northern linear park; and
 - (d) pedestrian links over the rail corridor
- all as generally shown on Map 13.3.
- 5.10 The pedestrian circulation system will be expanded and improved as the development of the Bathurst/Strachan Area proceeds. Additional pedestrian connections will be publicly accessible and connect to the public sidewalk system.
- 5.11 Surface parking will not be permitted in the Bathurst/Strachan Area, except as an interim use, uses associated with interim uses referred to in Section 9.1 of this Secondary Plan or uses existing prior to approval of this Secondary Plan.

5.12 Above Grade Parking

- (a) Subject to Section 5.12 (b) of this Secondary Plan, above-grade parking structures must be located so that the parking does not front onto public streets or open spaces; and,
- (b) The policy contained in Section 5.12(a) will not apply to above-grade parking to be located on the Block 4 Triangle shown on Map 13-2, provided that it is adequately screened by landscaping, fencing and other appropriate treatments in order to improve the appearance of the structure and the visual continuity of the street edge.

6. COMMUNITY SERVICES AND FACILITIES

- 6.1 Appropriate community services and facilities will be provided or appropriate financial contributions made, by agreement with the City or appropriate public body, by each landowner necessary to serve the resident and working population of the Bathurst/Strachan Area, such as, but not limited to: an elementary school, a community centre facility; non-profit daycare and workplace daycare; health services; a library; and community meeting facilities, recognizing that certain facilities may be located outside the boundaries of the Bathurst/Strachan Area.
- 6.2 The new Visitor Centre proposed for Fort York, referred to in Section 8.5 of this Secondary Plan may also serve as a multi-use community facility.
- 6.3 Despite any Official Plan policies with respect to additional density for community services and facilities, where community services and facilities are incorporated as part of any development block in the Bathurst/Strachan Area, the height and built form objectives set out in Section 4 of this Secondary Plan will prevail.
- 6.4 Consistent with Section 6.1 of this Secondary Plan, the City will work with the Toronto District School Board and the Toronto District Catholic School Board to identify an appropriate site for an elementary school facility in the Bathurst/Strachan Area and/or a required expansion of adjacent facilities, based on a detailed analysis of the requirements for the provision of elementary school facilities to be carried out by the two Boards.
- 6.5 The availability of the Fort York Armoury site, as shown on Map 13-6, for community services and facilities, including the future possibility of an elementary school will be determined in consultation with the Department of National Defence and the Toronto District School Board and the Toronto District Catholic School Board.
- 6.6 Financial and other assistance will be sought from the relevant agencies and levels of government in planning, implementing, constructing and operating such community services and facilities.

7. ENVIRONMENT

- 7.1 Environmental conditions will be established which are consistent with the regulations of the Ministry of the Environment and Energy and other agencies which may have jurisdiction and the regulations and approved policies of the City of Toronto. The cooperation of other levels of government, landowners and developers involved in the development of the Bathurst/Strachan Area will be sought to ensure this.
- 7.2 Landowners are required to complete those studies and reports identified in Section 9.2.13 of this Secondary Plan, respecting the following environmental issues in the Bathurst/Strachan Area:
 - (a) soil and groundwater contamination and a strategy for remediation;

- (b) noise and vibration impacts, particularly from the Gardiner Expressway, Lake Shore Boulevard West and streetcars, on future development;
- (c) air-quality conditions, particularly in regard to the effects of the Gardiner Expressway, Lake Shore Boulevard West and rail corridor on proposed uses in the area;
- (d) stormwater management, so that new development does not detrimentally affect ground water and water quality in Toronto Bay or negatively impact fish and their habitat in Lake Ontario;
- (e) microclimatic conditions, particularly with respect to sun/shade and pedestrian level wind conditions; and
- (f) environmentally sound construction practices and procedures, so as to ensure that site preparation and construction will not cause environmental damage.

7.3 All new infrastructure in the Bathurst/Strachan Area will include a distribution system for district heating and cooling systems. Enwave and other appropriate agencies are encouraged to develop district heating and cooling systems within the Bathurst/Strachan Area and new buildings are encouraged to connect to it.

8. HERITAGE AND CULTURE

8.1 Development in the Bathurst/Strachan Area will be responsive to the distinctive historical characteristics and features of the area, as shown on Map 13-9. In particular, the design and location of new streets in the Bathurst/Strachan Area will improve the accessibility and visibility of Fort York and its surroundings.

8.2 Consistent with Section 8.1 of this Secondary Plan:

- (a) Urban Design Guidelines will be prepared, in consultation with the landowners, for development fronting onto Fort York Boulevard to ensure that the scale, character and materials used are compatible with Fort York, its grounds and the Fort York Armoury Building. These Urban Design Guidelines are to be secured through implementing agreements, the extension of the Fort York Heritage Conservation District or both;
- (b) specific urban design and architectural guidelines will be prepared for the Block 6 Triangle shown on Map 13-2 which address the character and scale of the building, type and amount of fenestration, location of major entrances, building materials and colour and will be included in the Urban Design Guidelines referred to in Section 8.2(a); and
- (c) an urban design selection process to implement Section 8.2(b) will be developed.

8.3 Heritage Toronto will be consulted in the review of all development applications made pursuant to Section 41 of the *Planning Act*, for sites with frontage on Fort York Boulevard.

8.4 The detailed design of the extension of Fort York Boulevard will provide for the identification and interpretation of the historic Lake Ontario shoreline in the form of an actual or symbolic water feature.

8.5 The development of a new Visitor Centre for Fort York in an appropriate location, such as that shown on Map 13-6 of this Secondary Plan, will be encouraged.

- 8.6 Contributions will be secured from the landowners to fund improvements to the Fort York area, including the proposed Visitor Centre. The Toronto Historical Board is encouraged to actively pursue the acquisition of matching grants from senior levels of government.
- 8.7 The Garrison Nursery located immediately to the west of Fort York, as shown on Map 13-1 of this Plan will be relocated, or should relocation not be feasible, reconfigured in order to improve the function and relationship of this area to Fort York.
- 8.8 Any uses of the Fort York Armoury building will have regard for the historic significance of the building.
- 8.9 Any new development of 500 Lake Shore Boulevard West will have regard for the historical and architectural significance of the Lake Shore Boulevard West and Bathurst Street facades. The height and built form objectives set out in Section 4 of this Secondary Plan in retaining historic facades will not be compromised, notwithstanding the heritage conservation policies of the Official Plan.
- 8.10 The Gore Vale Pumping Station and the Queen's Wharf Lighthouse will be incorporated into any improvements to Gore Park.
- 8.11 Heritage Toronto will be consulted in the design of any required reconfiguration of the Bathurst Street bridge approach and the construction of the Bathurst-Fort York intersection, in recognition of the historic significance of the Bathurst Street bridge.
- 8.12 Public art will be provided in conjunction with the development of the Bathurst/Strachan Area, in accordance with a Public Art Plan prepared and approved pursuant to the provisions of Section 9.2.16 of this Secondary Plan.

9. DEVELOPMENT STRATEGY

- 9.1 Applications will be considered for rezoning of land in the Bathurst/Strachan Area pursuant to either Section 9.2 or 9.3 of this Secondary Plan.

A zoning by-law for the Bathurst/Strachan Area may be enacted that establishes the streets, blocks and open spaces, interim height zones and uses set out on Maps 13-2, 13-3, and 13-10 and amends the existing Zoning By-law, to identify all lands required for public streets and open spaces, and to ensure that these lands are not built upon and are not used in the calculation of the industrial and commercial densities permitted under the existing Zoning By-law.

9.2 Section 37 Process

- 9.2.1 By-laws may be enacted to permit development in accordance with the uses and densities permitted by this Secondary Plan, as well as the heights set out on Map 13-5, if applicable, subject to the execution of a Section 37 Agreement respecting at least the area covered by the amending by-law which is consistent with the provisions of this Secondary Plan.

In order to assist in achieving the full implementation of this Secondary Plan, the Section 37 Agreement respecting a landowner's property may contain provisions for financial contributions towards physical and social infrastructure located beyond the limits of that property.

- 9.2.2 Urban Design Guidelines will set out the design framework for new development in Bathurst/Strachan and address such issues as:

- (a) street sections and streetscape treatment for all streets;
- (b) building setbacks and terracing;
- (c) treatment of buildings at grade;
- (d) treatment of courtyard areas; and
- (e) location, scale and character of pedestrian linkages.

These Urban Design Guidelines will be secured through the implementing agreements.

9.2.3 Section 37 Agreement(s) will require the submission of plans and documents in accordance with Sections 9.2.4 through 9.2.16 of this Secondary Plan and must cover at least the lands which are the subject of the application for rezoning referred to in Section 9.1 of this Secondary Plan.

9.2.4 Each landowner will submit the following:

- (a) a plan showing the location of lands to be dedicated for *Parks and Open Space Areas*;
- (b) a list of proposed improvements and/or financial contributions towards the parks improvements; and
- (c) a schedule of when the land transfers and improvements would take place;

all for the review and approval of the City, prior to the enactment of a Zoning By-law to permit development, in accordance with the uses and densities permitted by this Secondary Plan for each landowner's holdings.

9.2.5 Each landowner will submit a Development Context Plan for the entire block on which the development is located, including its relationship to adjacent streets, open space and development sites, as part of, or prior to, their first site plan application. The purpose of the Development Context Plan will be:

- (a) to provide a context for coordinated incremental development by showing the proposed development in relation to relevant adjacent conditions in the area surrounding the site;
- (b) to assist in evaluating the conformity of the proposed development with the relevant provisions of this Secondary Plan and Urban Design Guidelines; and
- (c) to assist in evaluating site plan applications for review under Section 41 of the *Planning Act*.

9.2.6 The Development Context Plan referred to in Section 9.2.5 of this Secondary Plan will contain the following:

- (a) the proposed massing of buildings on the block, including heights, setbacks above the street wall or podium level, and distribution of density on the block, illustrating how the proposed development addresses the goals and framework set out in Sections 2 and 3 of this Secondary Plan;
- (b) the location, dimensions and character of interior and exterior publicly accessible private open spaces showing their continuity and complementary relationship to adjacent public spaces and streets and their pedestrian amenity including weather protection;

- (c) the location and dimensions of any arcades, canopies and other weather-protected routes and their relationship to the public pedestrian system;
- (d) the general location of parking facilities and vehicular access points which are of sufficient detail to assess the effect of these facilities on the public sidewalks and on adjacent signalized intersections;
- (e) the general locations of principal pedestrian entrances and their relationship to street frontages to ensure that such entrances reinforce the role of the street;
- (f) the general location of public pedestrian routes including the primary system of public streets and alternative secondary routes and their relationship; and
- (g) the location of public street-related uses.

9.2.7 Each landowner will submit, as part of or prior to its first site plan application, a phasing plan for their lands to the satisfaction of the City, which indicates:

- (a) the coordination of development of community services, parks, pedestrian connections, and roads with each phase of development;
- (b) where necessary, provisions to allow for the continued operations of St. Mary's Cement, Praxair Canada Inc. and the continued existence of the Molson Building; and
- (c) a schedule of when land transfers and improvements would take place.

9.2.8 Each landowner will submit the following:

- (a) a plan showing the location of lands to be dedicated for roads purposes; and
- (b) a list of proposed improvements and/or financial contributions towards roads improvements;

all for the review and approval of the City prior to the enactment of a Zoning By-law to permit development in accordance with the uses and densities permitted by this Secondary Plan for each landowner's holdings.

9.2.9 In order to ensure that transportation issues are addressed, each landowner whose property is the subject of such a Zoning By-law application will submit a Transportation Impact Study for its lands which takes into account the development potential for the Bathurst/Strachan Area, for the review and approval of the City, prior to the enactment of a Zoning By-law to permit development in accordance with the uses and densities permitted by this Secondary Plan. The Transportation Impact Study will assess the overall impact of development in the Bathurst/Strachan Area on the transportation system. In particular, the Transportation Impact Study should assess the feasibility of narrowing the Fort York Boulevard right-of-way as set out in Section 5.3 of this Secondary Plan.

9.2.10 Each landowner will submit, prior to or concurrent with the first site plan application, a Municipal Servicing Plan for its landholdings addressing the adequacy of existing municipal services, taking into account the development potential of the Bathurst/Strachan Area, for the review and approval of the City.

9.2.11 Each landowner will set out, in the implementing agreements, how the City's affordable housing policies will be secured.

9.2.12 Each landowner will submit a Community Services and Facilities Strategy for its landholdings prior to the enactment of a Zoning By-law to permit development in accordance with the uses and densities permitted by this Plan, taking into account the development potential of the Bathurst/Strachan Area, for the approval of the City, in consultation with the Toronto District School Board and the Toronto District Catholic School Board. Such Community Services and Facilities Strategy will identify service needs and determine service priorities, and will include:

- (a) an inventory of current and proposed facilities and existing demand for facilities;
- (b) a profile of the anticipated residents and workers;
- (c) an outline of the community services and facilities, including size and programming potential required to meet the demand generated by each landowner's development;
- (d) the identification of locations for the community services and facilities; and
- (e) an implementation plan, including the identification of the resources that will be used to provide the required community services and facilities and of the anticipated timing and phasing of the new facilities in relation to the overall development of the area, including identification of triggers for the implementation of community services and facilities, in order to ensure that they will be provided in a timely manner.

9.2.13 In order to ensure that the issues identified in Section 7 of this Secondary Plan are addressed:

- (a) prior to the transfer to the City of lands for parks purposes, each landowner will conduct detailed soil and groundwater testing and complete any necessary remediation in accordance with the regulations of the City, the Ministry of the Environment and Energy and other agencies, as required respectively within their individual jurisdictions;
- (b) as a condition of site plan approval, the applicant will carry out detailed soil testing of the development site(s) and prepare a Soil and Groundwater Management Plan as required for the site to the satisfaction of the City, the Medical Officer of Health and the Ministry of the Environment and Energy;
- (c) as a condition of site plan approval, the applicant will prepare and submit a Noise and Vibration Impact Report to the satisfaction of the City, which addresses the appropriate means of reducing the noise and vibrational impacts of nearby sources, including the Gardiner Expressway, Lake Shore Boulevard West, public transit facilities and the rail corridor on the development site;
- (d) as a condition of site plan approval, the applicant will prepare a Preliminary Ambient Air-Quality Assessment to the satisfaction of the Medical Officer of Health, which identifies the potential effects of all nearby sources of air pollutants on air quality, and which provides recommendations for any additional required air-quality assessment;
- (e) prior to undertaking any infrastructure work, each landowner will complete a Stormwater Control Measures Study for their landholdings, taking into account the development potential of the Bathurst/Strachan Area, which addresses the objective of minimizing stormwater runoff into Toronto Bay, for approval by the City and the Medical Officer of Health in consultation with the Ministry of the Environment and Energy;

- (f) prior to or in conjunction with any site plan application, the applicant will submit a Pedestrian-level Wind, Sun and Shade Study to the satisfaction of the City, in the context of the building heights and setbacks set out in the Secondary Plan, Zoning By-law and Development Context Plan as well as the Urban Design Guidelines for the Bathurst/Strachan Area; and
 - (g) prior to undertaking any infrastructure work, each landowner will prepare and submit a Construction Practices and Procedures Plan respecting such infrastructure work for approval by the City and the Medical Officer of Health that ensures that any such work is carried out in an environmentally sound manner, and that for development sites, the applicants prepare and submit at the site plan approval stage a Construction Practices and Procedures Plan respecting the development of the site for approval by the City and the Medical Officer of Health.
- 9.2.14 Prior to the undertaking of any infrastructure work immediately to the south of the Fort York Heritage Conservation District or the commencement of any development with frontage along Fort York Boulevard, the developer must prepare and submit an Archaeological Assessment and Mitigation Plan to the satisfaction of Council in consultation with the Toronto Historical Board.
- 9.2.15 Contributions to fund improvements to the Fort York area, including the proposed Visitor Centre, will be secured through appropriate agreements.
- 9.2.16 Each landowner will prepare and submit for approval by the Toronto Public Art Commission and Council a Public Art Plan, prior to or in conjunction with its first site plan application, for their landholdings in the Bathurst/Strachan Area. The Public Art Plan will provide the following:
- (a) an outline of the overall goals and objectives for the Bathurst/Strachan public art program;
 - (b) identification of public art priorities and potential site opportunities;
 - (c) a description of proposed competition methods for the selection of artists and art projects;
 - (d) a rough estimate of the projected overall budget, based on currently estimated construction costs, including how and when the funding will be dispersed; and
 - (e) a description of the administrative process required to implement the public art program.
- 9.2.17 In addition to the requirements set out in Sections 9.2.4 through 9.2.16, the following items will be secured, as appropriate, through Section 37 Agreement(s) entered into with each landowner as a condition of passing a Zoning By-law to permit development, in accordance with the uses and densities permitted by this Secondary Plan for each landowners' holdings:
- (a) land for and/or financial contributions towards the cost of construction of streets, municipal services and utility services serving development blocks, and the necessary roads and municipal services required to connect with existing systems;
 - (b) land for and/or financial contributions towards community services and facilities, including preschool and school-age daycare, community centre facilities, library services and additional community services and facilities as identified in a Community Services and Facilities Strategy except for school facilities;

- (c) land for open spaces and parks and/or financial contributions towards parks improvements;
- (d) the provision of a distribution system for district heating and cooling systems, or cost sharing with respect thereto, as required to satisfy the requirements set out in Section 7.3 of this Secondary Plan; and
- (e) funding for public art as set out in accordance with Section 9.2.16 of this Secondary Plan.

9.2.18 In addition to the requirements set out in Sections 9.2.4 through 9.2.16, land and/or financial contribution towards school facilities will be secured through agreements entered into between the Toronto District School Board and the Toronto District Catholic School Board with each landowner, all parties acting reasonably, as a condition of passing a Zoning By-law to permit development in accordance with the uses and densities permitted by this Secondary Plan for each landowners' holdings.

9.3 Plan of Subdivision and Section 37 Process

9.3.1 By-laws may be passed to permit development in accordance with the uses and densities permitted in this Secondary Plan as well as the heights set out on Map 13-5, subject to receipt of:

- (a) an application for approval of a Plan of Subdivision which is in accordance with the policies and provisions of this Secondary Plan; and,
- (b) an executed Section 37 Agreement which is consistent with the provisions of this Secondary Plan;

provided that each of them will cover at least the lands which are the subject of the application for rezoning referred to in Section 9.1 of this Secondary Plan, and provided that the matters set out in Sections 9.2.2 through 9.2.16 are adequately addressed in a Subdivision Agreement executed by the applicant or a Section 37 Agreement executed by the applicant and the matters set out in Section 9.2.17(b) are adequately addressed in an executed agreement between the Toronto District School Board and the Toronto District Catholic School Board and each respective landowner.

9.4 Each of the landowners will be credited for City of Toronto development charges otherwise applicable to the construction of streets, municipal services and utility services, community services and facilities and parks improvements for which financial contributions have been secured through Section 37 Agreements, as described in Section 9.2.3 of this Secondary Plan. For the avoidance of doubt, the credit referred to in this section is not intended to be applicable to sewer impost charges which charges will be fully payable and not subject to exemption.

9.5 The agreement-related provisions contained in Section 53 of the *Planning Act* will be considered in the implementation of this Secondary Plan.

9.6 Nothing in this Secondary Plan can be interpreted to conflict with or limit the application of the *Environmental Assessment Act*.

9.7 Nothing in this Secondary Plan can be interpreted to conflict with or limit the provisions of the *Education Act*.

List of Maps

For the electronic version, please note, some of these files may take some time to download

Map 13-1 Bathurst/Strachan Area

Map 13-2 Proposed Streets and Blocks

Map 13-3 Parks and Open Space Plan

Map 13-4 Potential Building Footprints

Map 13-5 Height Zones

Map 13-6 Land Use Plan

Map 13-7 Interim Connection to Fleet Street

Map 13-8 Bicycle and Pedestrian Circulation System

Map 13-9 Heritage Features

Map 13-10 Interim Height Zones

Map 13-11 Parcels on Block 1/2A