

Authority: Toronto East York Community Council Report No. 7, Clause No. 4,  
adopted as amended, by City of Toronto Council on July 22, 23 and 24, 2003  
Enacted by Council: July 24, 2003

**CITY OF TORONTO**

**BY-LAW No. 753-2003**

**To adopt Amendment No. 12 of the Official Plan, being an amendment to the provisions of the Official Plan Chapter 6, Section 13, Bathurst/Strachan Secondary Plan to be renamed the Fort York Neighbourhood Secondary Plan.**

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

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

WHEREAS the Council of the City of Toronto, at its meeting of July 22, 23 and 24, 2003, determined to amend the Official Plan for the City of Toronto, which Official Plan was adopted by By-law No. 1082-2002;

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

1. Amendment No. 12 to the Official Plan, consisting of the attached text and maps designated as Schedule A, is hereby adopted.

ENACTED AND PASSED this 24th day of July, A.D. 2003.

CASE OOTES,  
Deputy Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

**SCHEDULE A**

**AMENDMENT NO. 12 TO THE OFFICIAL PLAN**

**FORT YORK NEIGHBOURHOOD SECONDARY PLAN**

The following text and maps constitute Amendment No. 12 to the City of Toronto Official Plan (being an amendment to the provisions of the Official Plan, Chapter 6, Section 13, Bathurst/Strachan Secondary Plan).

The section headed “Purpose and Location” is explanatory only, and shall not constitute part of this amendment.

**PURPOSE AND LOCATION**

The proposed amendment provides for changes to the Bathurst/Strachan Secondary Plan, to be renamed the Fort York Neighbourhood Secondary Plan, which applies to the area bounded by Strachan Avenue, Fleet Street, Bathurst Street and the rail corridor. The area also includes the triangle east of Bathurst Street bounded by the Gardiner Expressway, Dan Leckie Way (formerly Portland Street) and Lake Shore Boulevard West.

The changes provide for the addition of two east-west “mews” streets in the streets and blocks plan for the area. The new street system allows the development of a wide range of building types, including stacked townhouses, mid-rise buildings and taller point towers. These changes, among others, are the result of a Design Initiative for the Fort York Neighbourhood and continued collaboration with the landowners and the community.

**OFFICIAL PLAN AMENDMENT**

1. Chapter 6, Section 13, Bathurst/Strachan Secondary Plan is amended by deleting Maps 13-1 through 13-11 and replacing them with the attached Maps 13-1 through 13-11.
2. Chapter 6, Section 13, Bathurst/Strachan Secondary Plan, is further amended by:
  - (a) renaming the plan the “Fort York Neighbourhood Secondary Plan”;
  - (b) deleting any and all references to the “Bathurst/Strachan Area” and replacing them with “Fort York Neighbourhood”;
  - (c) adding the words “and Railway Lands West” after the words “Garrison Common Area” in Section 2.4;
  - (d) adding the words “and east-west” after the words “north-south” in Section 3.1(a);
  - (e) deleting the words “will be developed” and replacing them with “has been developed” in Section 3.1(b);
  - (f) deleting Section 4.1.1 and replacing it with the following:

“4.1.1 The Fort York Neighbourhood will include a variety of building types including stacked townhouses, mid-rise buildings and taller point towers. Streets F and G will be local in scale, with primarily low-rise, pedestrian-friendly building types of four to six storeys, such as stacked townhouses, to create an intimate relationship with the street. Mid-rise building types will create a strong streetwall of approximately seven storeys on Fort York Boulevard, approximately ten storeys on Fleet Street and approximately fifteen storeys facing the Link Park. Above these street-related buildings, slender point towers ranging from seventeen to a maximum of thirty-six storeys will be carefully located with sensitivity to the historic significance of Fort York and to the streetscape. The maximum densities in the Fort York Neighbourhood are set out in

”

Sections 4.2 and 4.3 of this Plan, and are based on the framework set out in Section 3”;

- (g) deleting the words “massing and” in Section 4.1.3;
- (h) deleting Section 4.2.2 and replacing it with the following:

“4.2.2 Areas A, B, C, F and G, as indicated on Map 13-5, are intended for residential uses. By-laws may be passed to permit residential buildings on these blocks, shown as Blocks 1/2A, 2, 3, 3A, 3B, 5 and 7 on Map 13-2, which may include non-residential uses at grade, as set out below, subject to the provisions of Section 4.1.1:

  - (a) Blocks 1/2A and Block 2 – to a maximum total of 132,169 square meters gross floor area;
  - (b) Block 3 – to a maximum of 23,255 square meters gross floor area;
  - (c) Block 3A – to a maximum of 12,692 square meters gross floor area;
  - (d) Block 3B – to a maximum of 50,281 square meters gross floor area;
  - (e) Block 5 – to a maximum of 32,031 square meters gross floor area; and
  - (f) Block 7 – to a maximum of 31,487 square meters gross floor area”;
- (i) deleting Section 4.3.2 and replacing it with the following:

“4.3.2 Areas D, E, H, I and J, as indicated on Map 13-5, are intended for a mixture of commercial and residential uses. By-laws may be passed to permit a mix of residential and non-residential densities on these blocks, shown as Blocks 4, 4A, 6, 6A, 8, 9 and 10 on Map 13-2, as set out below, subject to the provisions of Section 4.1.1:

  - (a) Blocks 4 and 4A – residential uses to a maximum total of 32,619 square meters gross floor area and non-residential uses to a total maximum of 4,914 square meters gross floor area;
  - (b) Blocks 6 and 6A – residential uses to a maximum total of 36,128 square meters gross floor area and non-residential uses to a maximum total of 40,215 square meters 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 36,128 square meters and should the maximum non-residential

gross floor area be utilized, the maximum total allowable gross floor area is 55,438 square meters;

- (c) Block 8 – residential uses to a maximum of 58,258 square meters gross floor area and non-residential uses to a maximum of 48,556 square meters 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 meters and should the maximum non-residential gross floor area be utilized, the maximum total allowable gross floor area is 77,763 square meters;
  - (d) Block 9 – residential uses to a maximum of 13,435 square meters gross floor area and non-residential uses to a maximum of 7,124 square meters 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 meters and should the maximum non-residential gross floor area be utilized, the maximum total allowable gross floor area is 16,081 square meters;
  - (e) Block 10 – residential uses to a maximum of 11,012 square meters gross floor area and non-residential uses to a maximum of 10,759 square meters 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 meters and should the maximum non-residential gross floor area be utilized, the maximum total allowable gross floor area is 11,102 square meters”;
- (j) adding a new Section 4.6 as follows:
- “4.6 Holding Provisions
- 4.6.1 Pursuant to section 36 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, Council may, in a by-law passed pursuant to section 34 of the *Planning Act*, use the holding symbol “h” in conjunction with any use designation permitted in this Plan to identify the uses to which land, buildings and structures may be put at such time in the future as the holding symbol is removed by amendment to the by-law. A holding symbol may be used where one or both of the following circumstances apply:
- a) Where the subject property, or any part thereof, is located within the “Holding Symbol Area” identified on Map 13-11 and is immediately adjacent to lands held under different ownership and not separated by a Street; or

- b) When residential land uses are proposed to be located on lands within the “Holding Symbol Area” identified on Map 13-11. Such lands are currently used for industrial activity or are in such proximity to an industrial activity that adverse effects related to, but not limited to, noise, dust and vibration, may result.

4.6.2 Prior to the passage of a by-law to remove a holding symbol, in whole or in part, that was implemented pursuant to section 4.6.1(a) hereof, Council will be satisfied that the subject lands have merged into one ownership with the adjacent lands or that the landowner has submitted the Development Context Plan, as contemplated in sections 9.2.5 and 9.2.6 hereof, satisfactory to the Commissioner of Urban Development Services.

4.6.3 Prior to the passage of a by-law to remove a holding symbol, in whole or in part, that was implemented pursuant to section 4.6.1(b) hereof, Council will be satisfied that:

- a) the industrial activity that was the basis of implementing the holding symbol has ceased or arrangements have been made and are being implemented such that, in all likelihood, the industrial activity will cease on or before a reasonable specified date; or
- b) notwithstanding the continuation of the industrial activity that was the basis of implementing the holding symbol:
  - i) the landowner of the subject property has submitted a report, satisfactory to the Commissioner of Works and Emergency Services, establishing that the proposed development can proceed in accordance with the guidelines of the Ministry of Environment as generally contemplated in D1-Land Use Compatibility Guidelines and D6-Compatibility Between Industrial Land Uses and Sensitive Land Uses, as amended, or any successors thereof; and
  - ii) arrangements, satisfactory to the Commissioner of Works and Emergency Services, are in place requiring the landowner to be responsible for the cost of incorporating all mitigating measures, including the cost of any studies or peer reviews that may be required, to ensure that the development can proceed as contemplated in i) above.

4.6.4 It is the policy of Council:

- a) to use the holding symbol in accordance with 4.6.1(a) and (b) for lands proposed to be zoned residential or mixed commercial-residential unless the applicable conditions for the removal of the holding symbol have already been satisfied,

- b) that, prior to Council passing a by-law utilizing the holding symbol “h”, Council will be satisfied that all of the conditions for the passage of a by-law in accordance with Sections 9.2 and 9.3 of this Plan have first been met. Such conditions include:
    - i) execution of a Section 37 Agreement in the case of the Section 37 Process set out in Section 9.2 or execution of a Section 37 Agreement and receipt of an application for a plan of subdivision in the case of the Plan of Subdivision and Section 37 Process set out in Section 9.3;
    - ii) receipt of satisfactory plans, lists, schedules, studies, strategies and reports required by this Plan to be submitted to the City for review and approval, and
    - iii) execution of agreements with the respective School Boards pursuant to the requirements of this Plan, and
  - c) that, prior to the removal of the holding symbol “h”, lands subject to an “h” may be used for uses existing or permitted on the date of passing of the by-law utilizing the holding symbol, temporary sales showrooms for the purpose of selling units on the lands, non-habitable buildings, structures or improvements that are accessory to or an integral part of approved development on adjacent properties, surface parking, or similar uses as Council may determine”.
- (k) deleting the words “Toronto Historical Board” and replacing them with “Toronto Preservation Board” in Section 8.6;
- (l) deleting any and all references to “Urban Design Guidelines” in Sections, 8.2(a), 8.2(b), and 9.2.5(b) and replacing them with the words “Public Realm Master Plan and Architectural Design Guidelines”;
- (m) deleting Section 9.2.2 and replacing it with the following:
- “9.2.2 A Public Realm Master Plan and Architectural Design Guidelines will set out the design framework for new development in the Fort York Neighbourhood and address issues including, but not limited to, the following:
- relationship to Fort York;
  - parks and open space linkages;
  - interim and long-term solutions for the area beneath the Gardiner Expressway;
  - streetscapes on all area streets;
  - building setbacks and profiles;
  - landmarks and special locations;

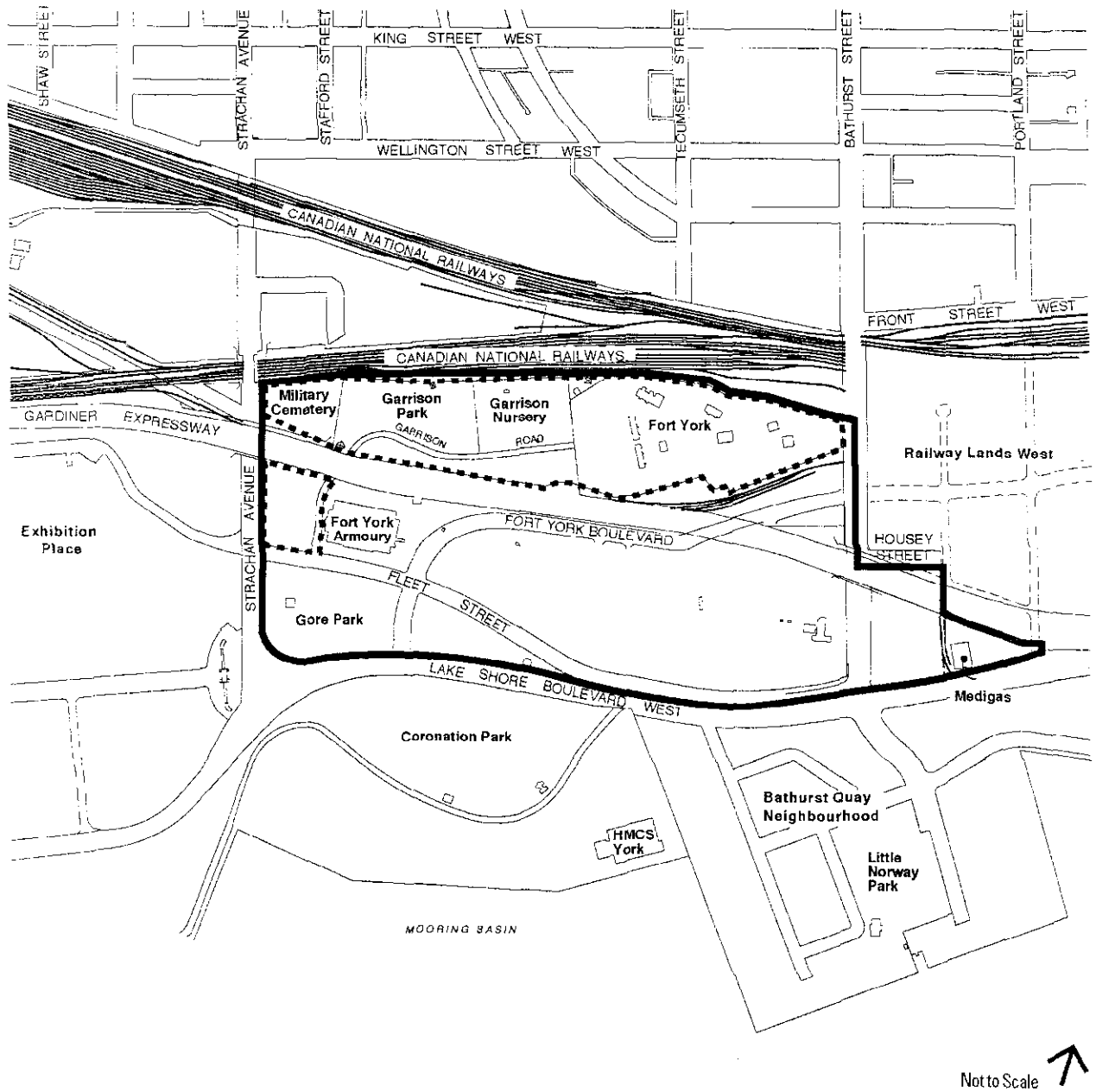
- continuity of building frontages;
- designing for safety/eyes on the street;
- appropriate transition from the public to the private realm;
- minimizing the impact of vehicular and service entrances;
- architectural character;
- historical references;
- environmental objectives, such as incorporating green building concepts;
- mid-block pedestrian routes; and
- building access and entrances.

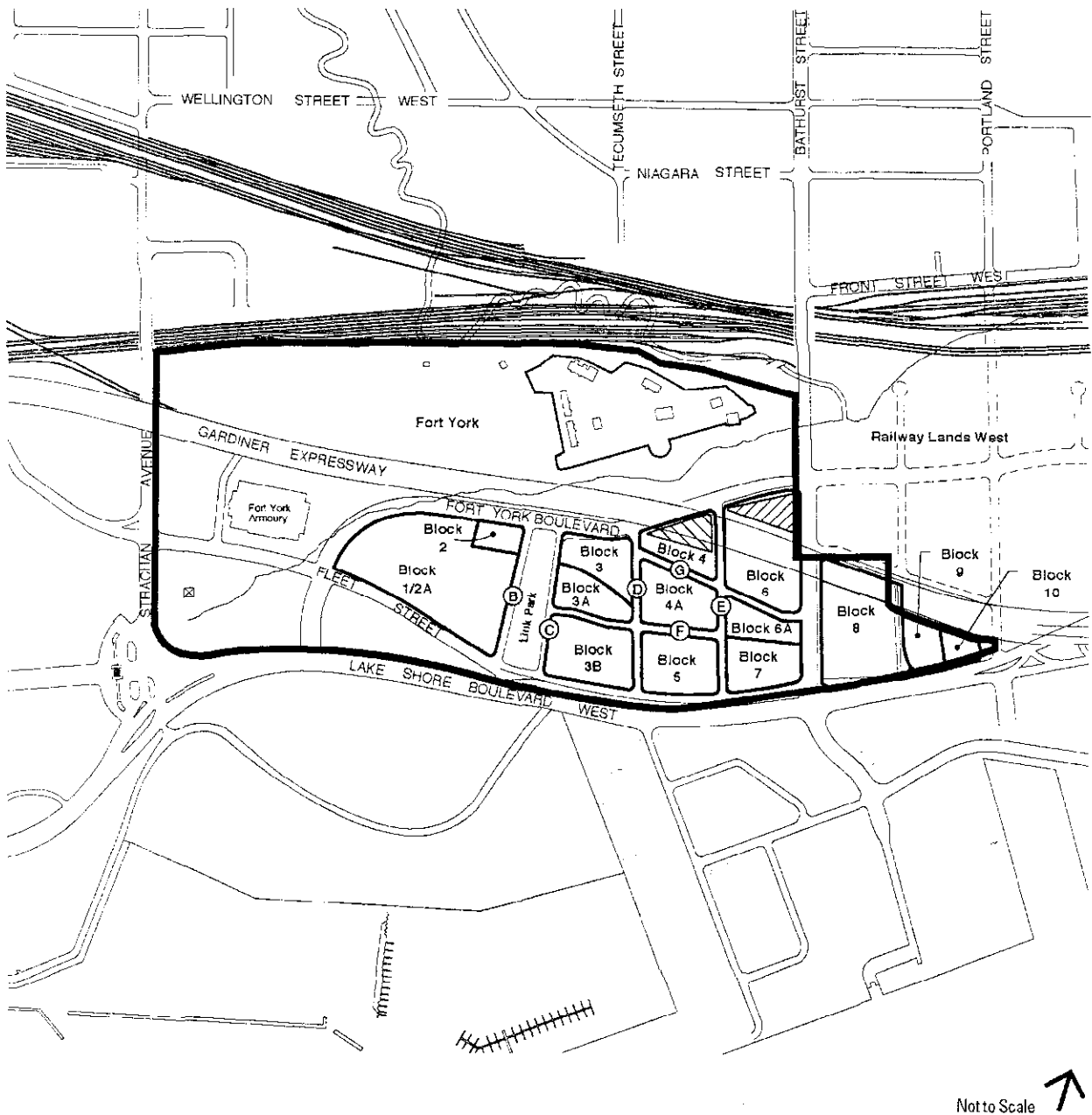
The Public Realm Master Plan and Architectural Design Guidelines shall be secured through the implementing agreements”;

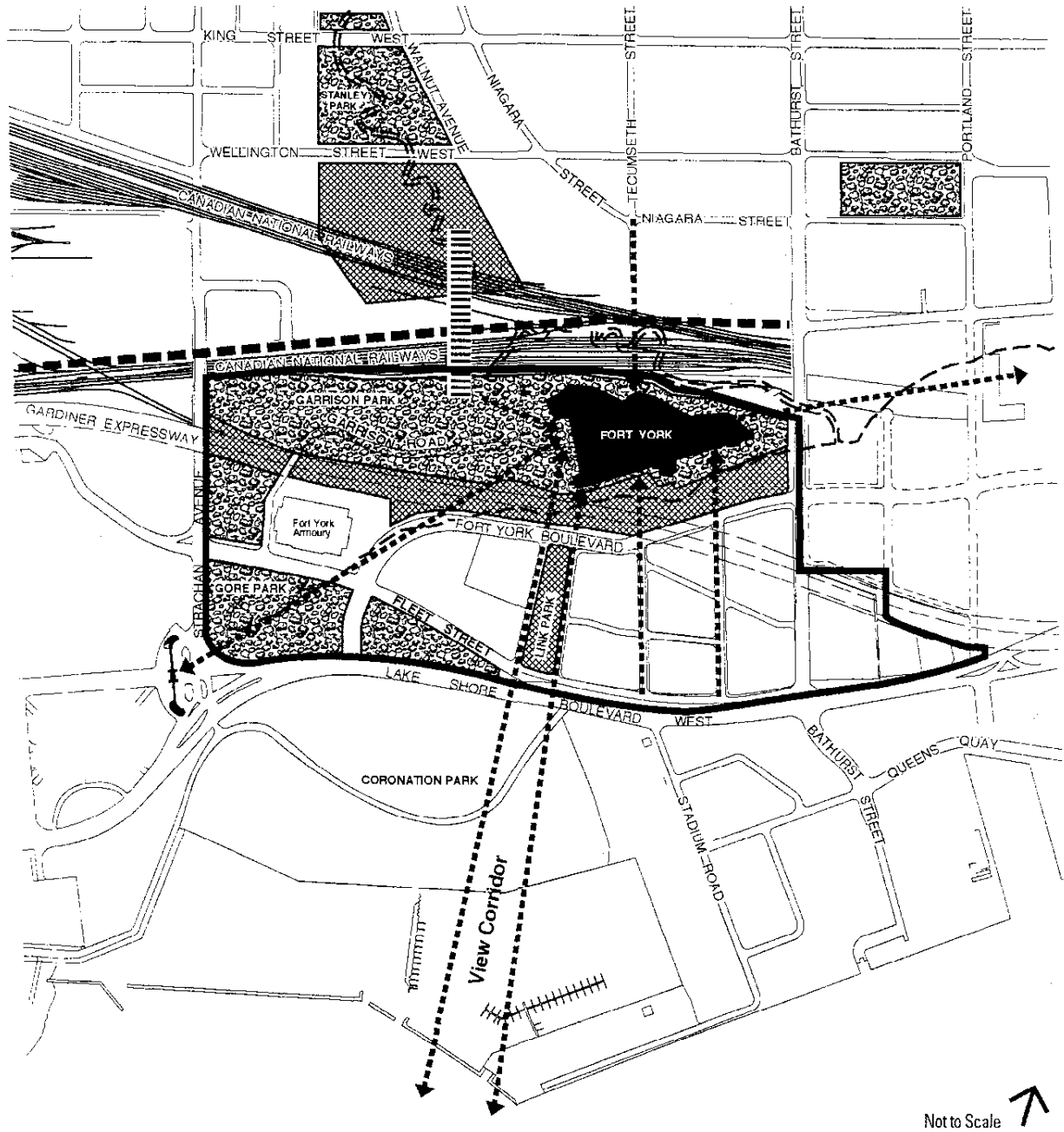
- (n) amending references to Maps forming part of this Plan anywhere they appear in the text in accordance with the following chart:

| Current Map Reference | New Map Reference             |
|-----------------------|-------------------------------|
| 13-1                  | 13-1                          |
| 13-2                  | 13-2                          |
| 13-3                  | (no reference as map deleted) |
| 13-4                  | 13-4                          |
| 13-5                  | 13-5                          |
| 13-6                  | 13-6                          |
| 13-7                  | 13-7                          |
| 13-8                  | 13-8                          |
| 13-9                  | 13-9                          |
| 13-10                 | 13-10                         |
| 13-11                 | 13-11                         |









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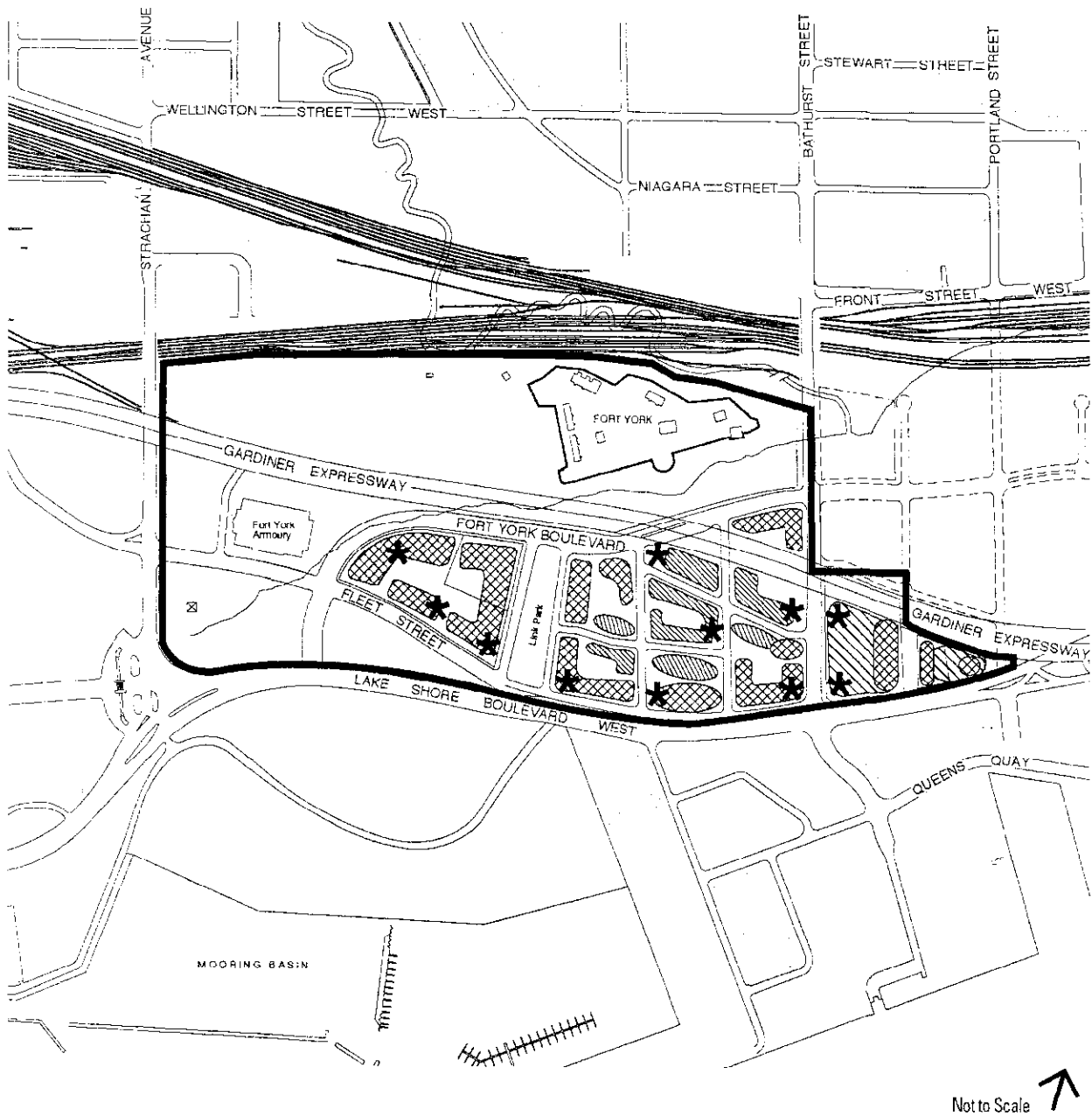
## Fort York Neighbourhood Secondary Plan

MAP 13-3

Parks and Open Space Plan  
(including views to and from Fort York)

- Secondary Plan Boundary
- Front Street Extension
- Parks and Open Space Areas
- Visual and Physical Connections
- Proposed Parks
- Historic Lake Ontario Shoreline and Garrison Creek
- Pedestrian Bridge Link




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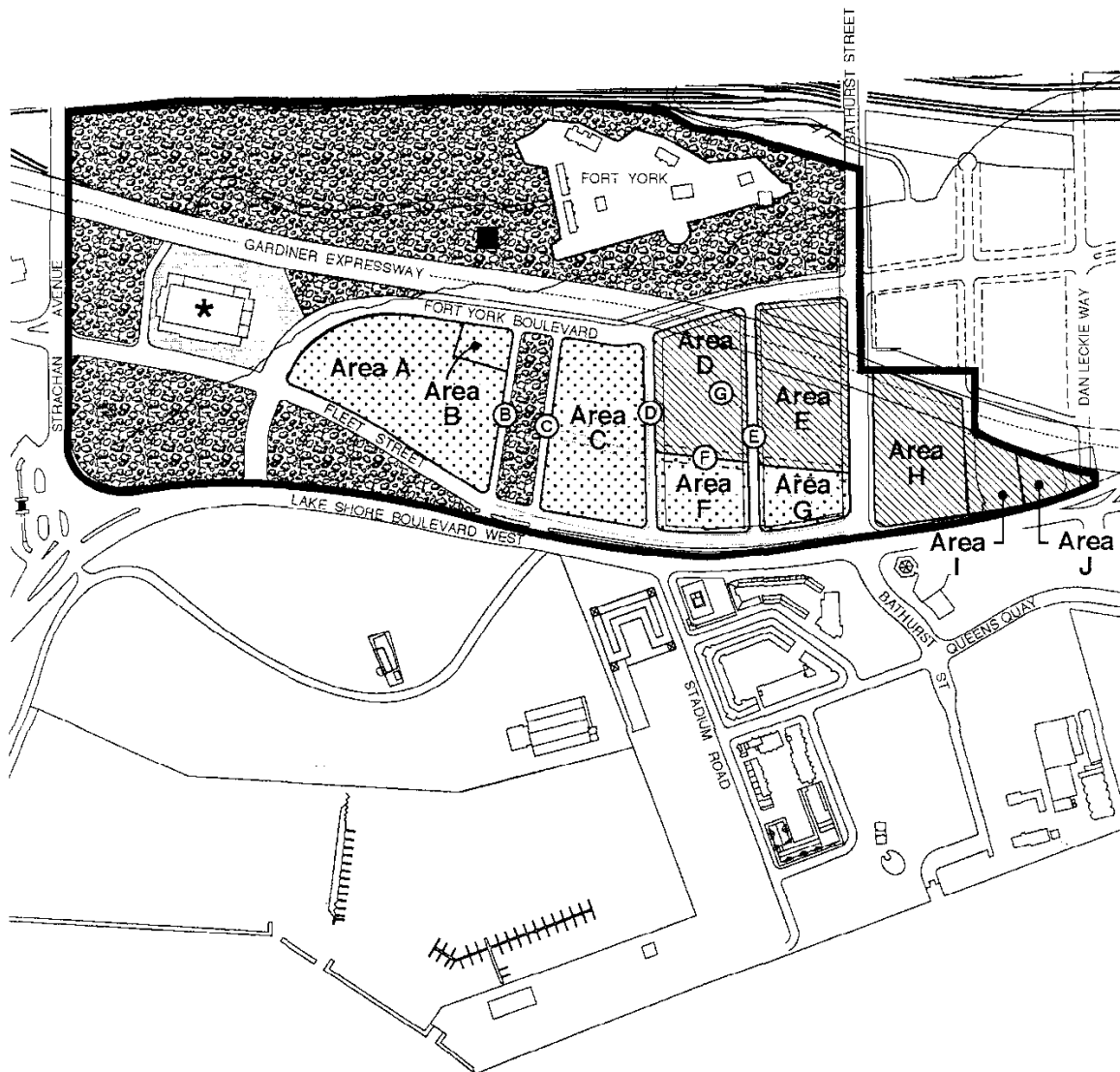
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## Fort York Neighbourhood Secondary Plan

**MAP 13-4** Height Zones

- Secondary Plan Boundary
-  Low-Rise (4-6 storeys)
-  Mid-Rise (7-15 storeys)
-  Potential Tower Location

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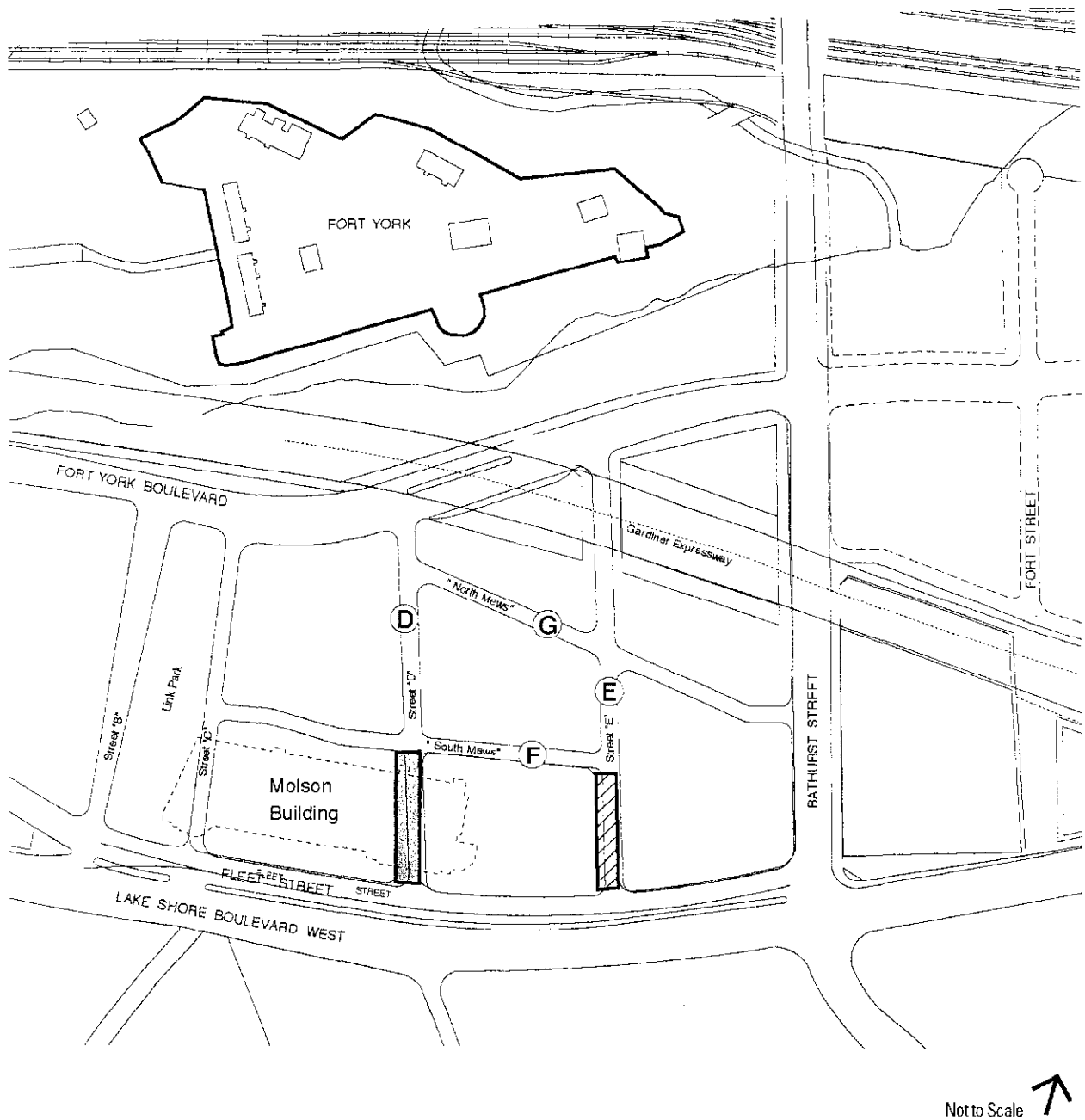
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## Fort York Neighbourhood Secondary Plan

MAP 13-5 Land Use Plan

- |                             |   |
|-----------------------------|---|
| Secondary Plan Boundary     | Possible School Site                          |
| Apartment Neighbourhoods    | Proposed Location of Fort York Visitor Centre |
| Mixed Use Areas             |   |
| Institutional Areas         |   |
| Parks and Open Spaces Areas |   |



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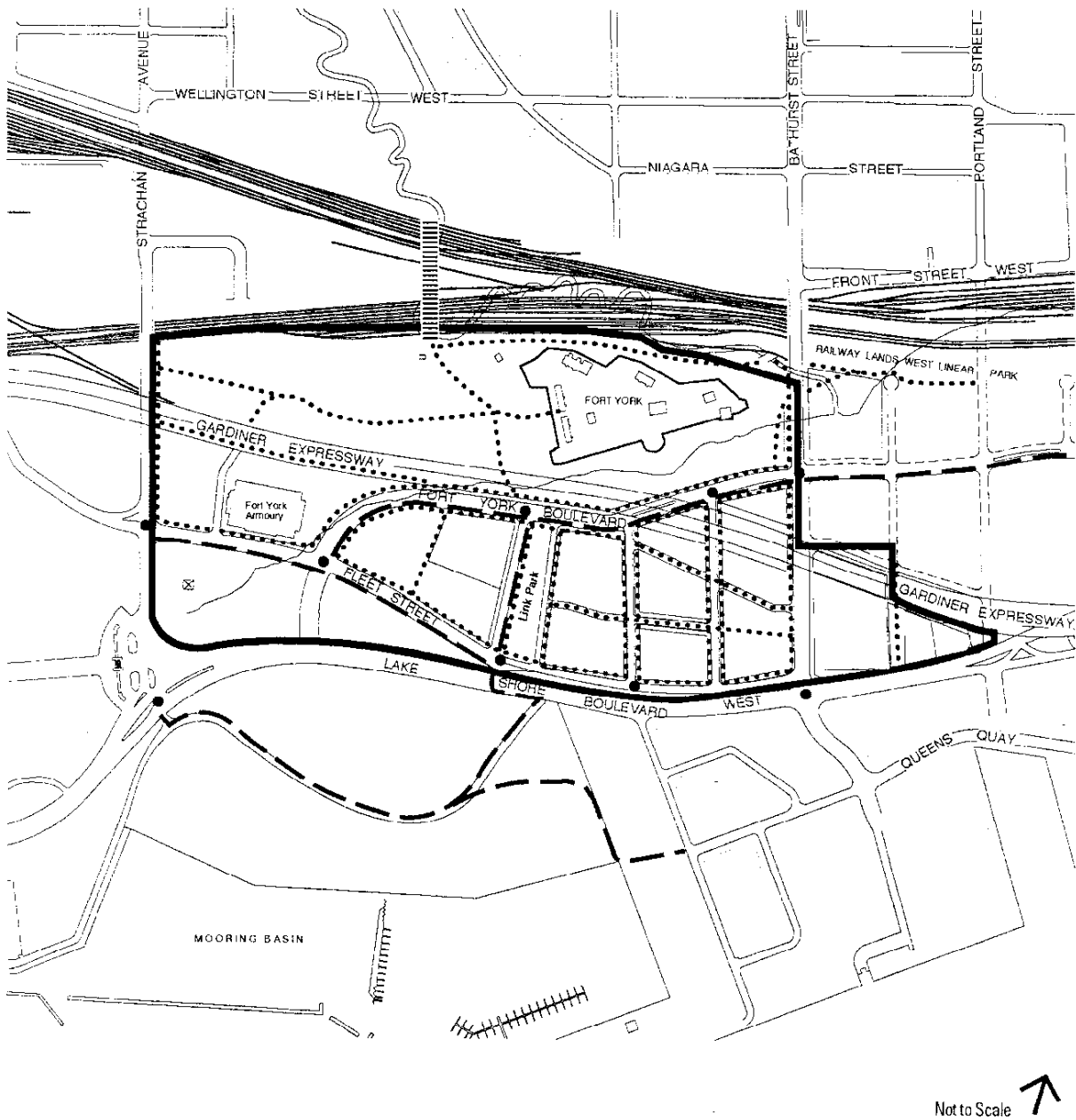
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## Fort York Neighbourhood Secondary Plan

**MAP 13-6** Interim Connection to Fleet Street  
 (while Molson Building remains)

-  Interim Connection
-  Future Connection

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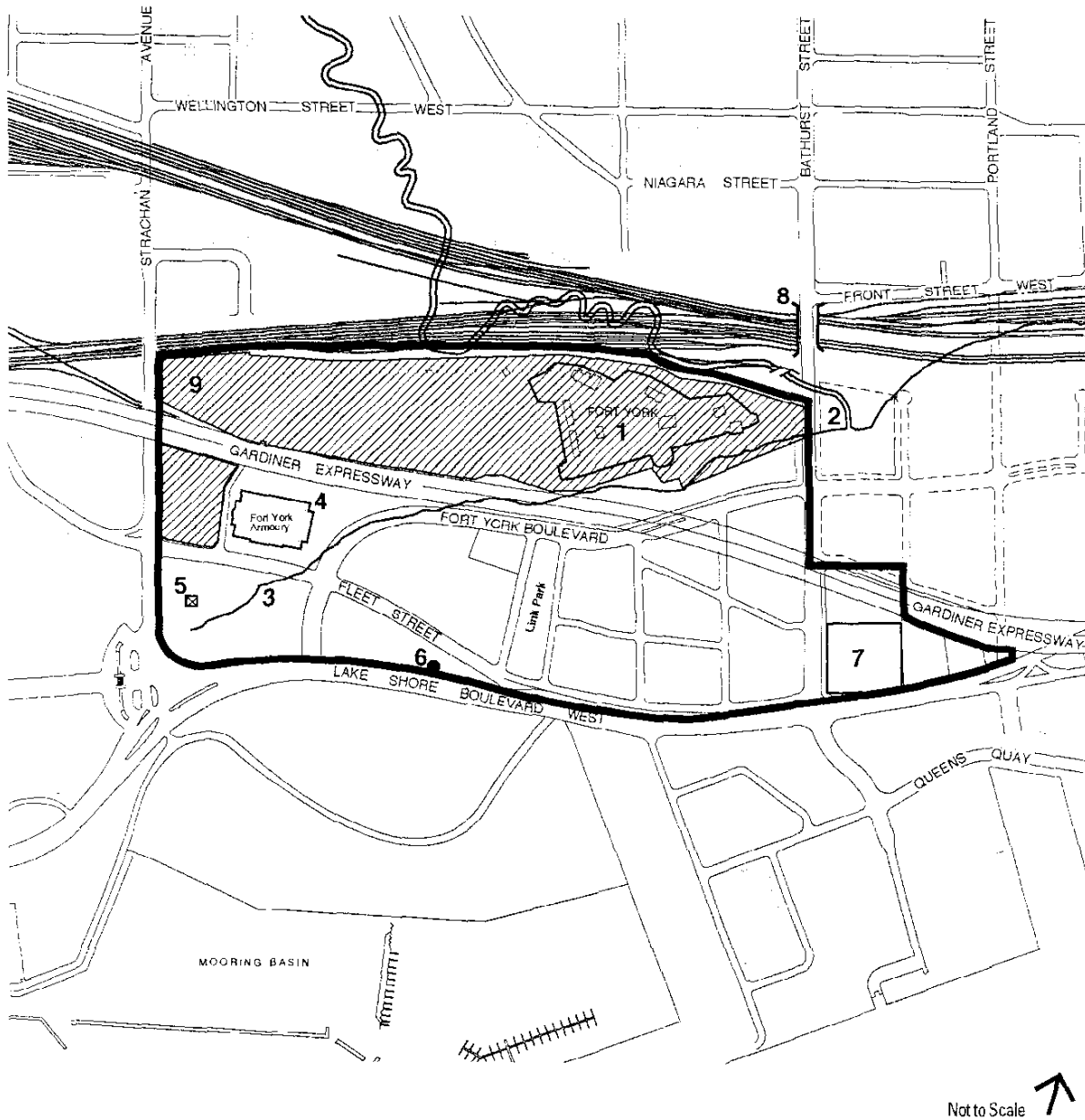
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## Fort York Neighbourhood Secondary Plan

MAP 13-7 Bicycle and Pedestrian Circulation System

- Secondary Plan Boundary
- - - Bicycle Routes
- .... Pedestrian Routes
- Signalized Intersection (final determination of signalized intersections is subject to further review)
- ||||| Bridge over Rail Corridor


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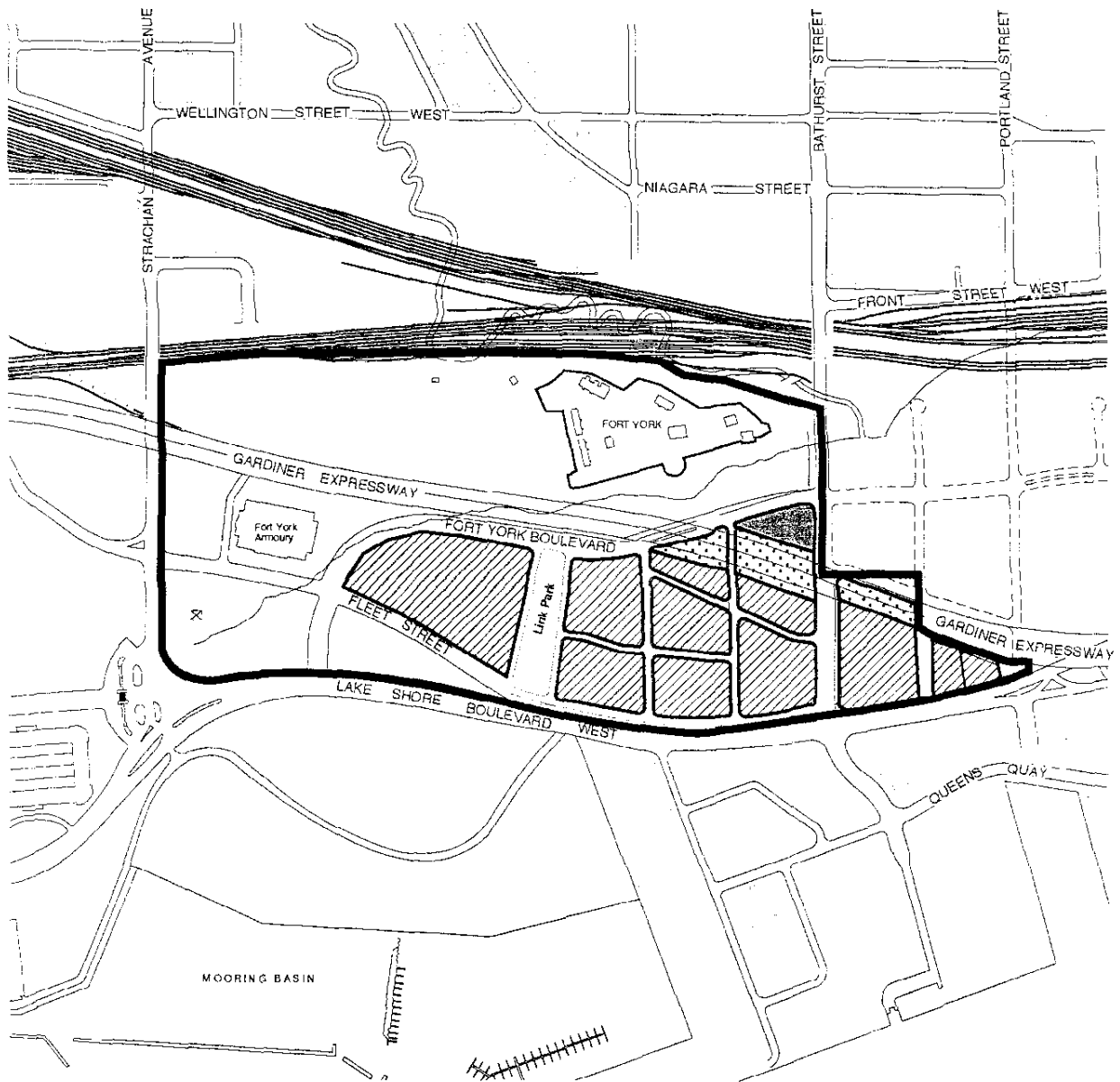
## Fort York Neighbourhood Secondary Plan


**MAP 13-8** Heritage Features

- |                             |  |
|-----------------------------|--|
| — Secondary Plan Boundary   | 6 Queen's Wharf Lighthouse   |
| 1 Fort York                 | 7 Loblaw's Groceries Company Warehouse   |
| 2 Garrison Creek            | 8 Bathurst Street Bridge   |
| 3 Original Shoreline        | 9 Military Cemetery  |
| 4 Fort York Armoury         |  Fort York Heritage Conservation District |
| 5 Gore Vale Pumping Station |  |

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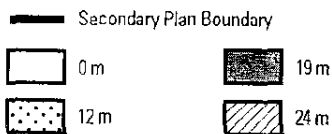


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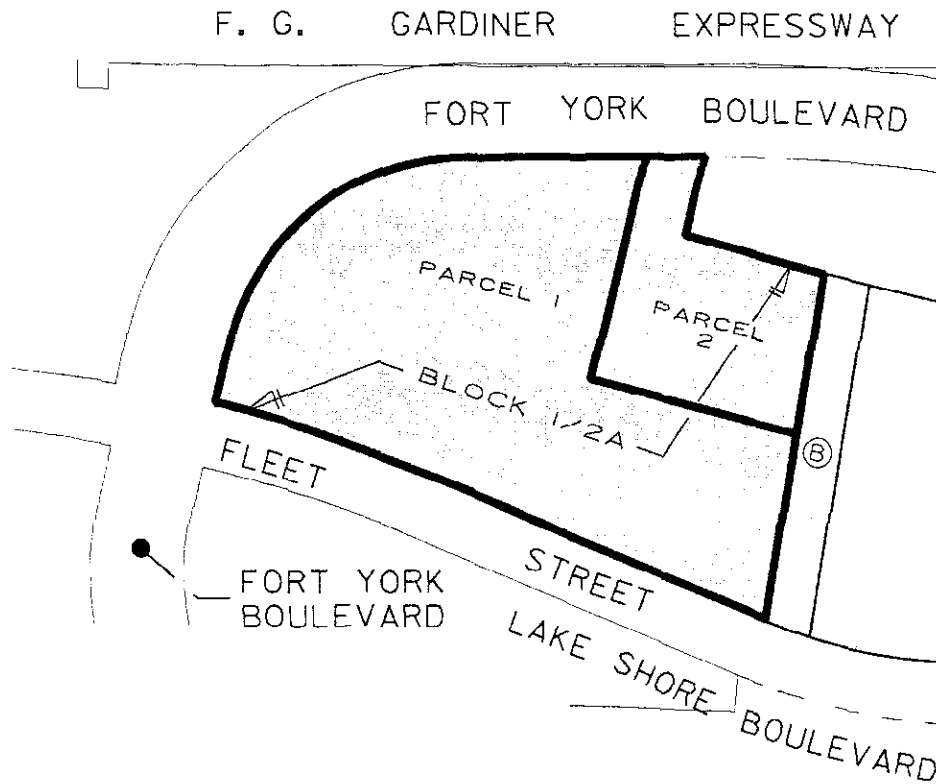
## Fort York Neighbourhood Secondary Plan Official Plan Amendment #12


**MAP 13-9** Interim Height Zones

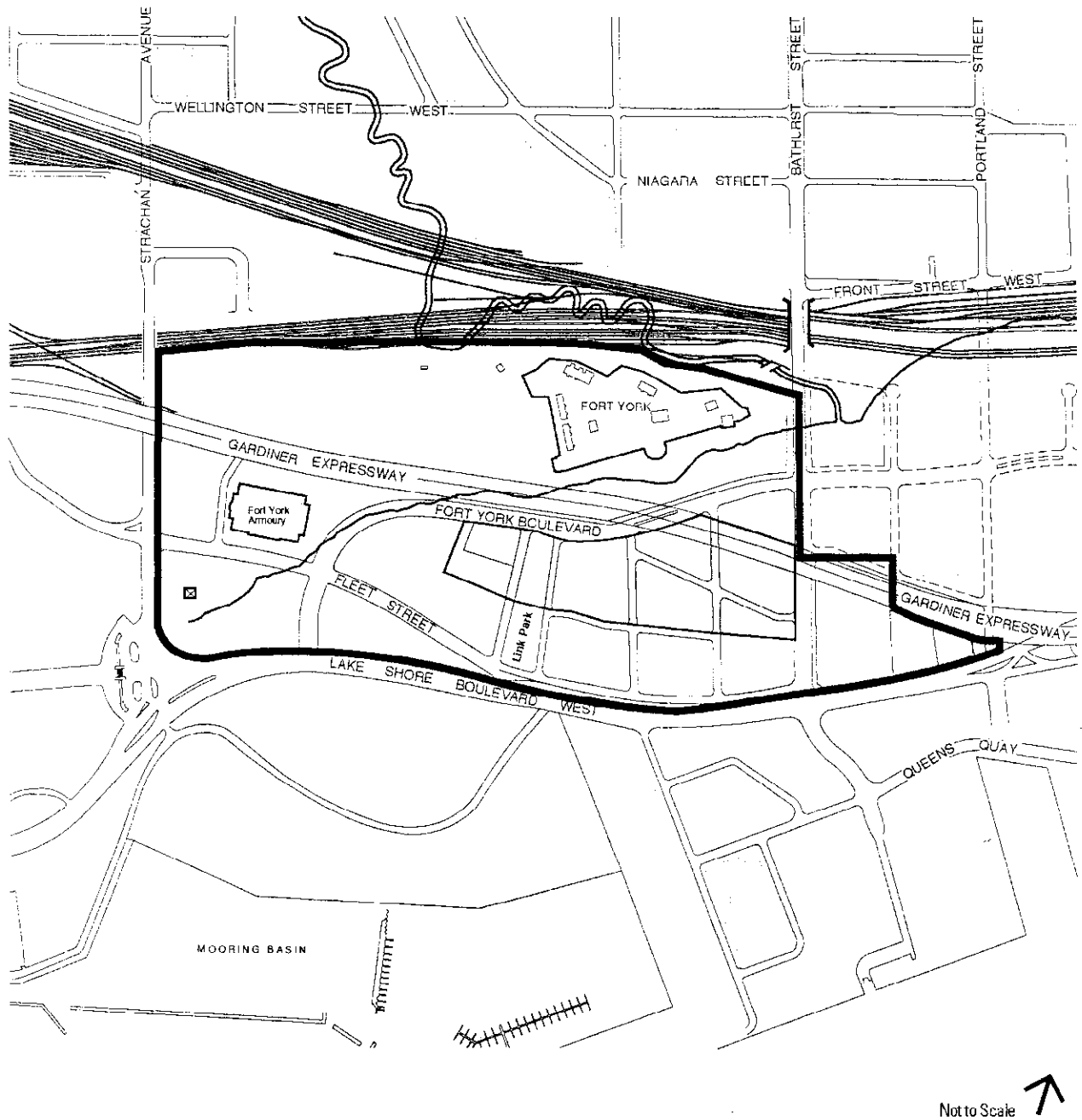


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All heights are in metres.



Not to Scale 



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## Fort York Neighbourhood Secondary Plan

**MAP 13-11** Holding Provisions

— Secondary Plan Boundary

□ Holding Symbol Area

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