

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. 754-2003

To adopt Amendment No. 265 of the Official Plan for the former City of Toronto being the Bathurst/Strachan Part II Plan to be renamed the Fort York Neighbourhood Part II Plan.

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

1. The text and maps annexed hereto as Schedule "A" are hereby adopted as an amendment to Section 19.46 of the Official Plan for the former City of Toronto for the Bathurst/Strachan Area, to be renamed the Fort York Neighbourhood.
2. This is Official Plan Amendment No. 265.

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. 265 TO THE OFFICIAL PLAN****OF THE FORMER CITY OF TORONTO****FORT YORK NEIGHBOURHOOD PART II PLAN**

The following text and maps constitute Amendment No. 265 to the former City of Toronto Official Plan, being an amendment to the provisions of Chapter 19.46, Bathurst/Strachan Part II Plan, to be renamed the Fort York Neighbourhood Part II 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 Part II Plan, to be renamed the Fort York Neighbourhood Part II 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. Section 19.46 of the Official Plan for the former City of Toronto, being the Bathurst/Strachan Part II Plan, is amended by deleting Maps A through L and replacing them with the attached Maps A through J.
2. Section 19.46 of the Official Plan for the former City of Toronto, being the Bathurst/Strachan Part II Plan, is further amended by:
 - (a) renaming the plan the “Fort York Neighbourhood Part II Plan”;
 - (b) deleting any and all references to the “*Bathurst/Strachan Area*” and replacing them with “*Fort York Neighbourhood*”;
 - (c) deleting all but the first sentence in Section 1.5;
 - (d) adding the words “and Railway Lands West” after the words “Garrison Common Area” in Section 2.4;
 - (e) adding the words “and east-west” after the words “north-south” in Section 3.1(a);
 - (f) deleting the words “be developed” and replacing them with “has been developed” in Section 3.1(b);
 - (g) 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”;

- (h) deleting the words “massing and” in Section 4.1.3;
- (i) deleting the words “Maps E and F” and replacing them with “Map D” in Section 4.1.3;
- (j) adding “3A, 3B,” after “3,” in Section 4.2.3;
- (k) deleting “129,342” and replacing it with “132,169” in Section 4.2.3 (a);
- (l) deleting “86,228” and replacing it with “23,255” in Section 4.2.3(b);
- (m) relettering Sections 4.2.3(c) as 4.2.3(e), and Section 4.2.3(d) as 4.2.3(f), respectively, and adding the following to Section 4.2.3:
 - “(c) Block 3A – to a maximum of 12,692 sq.m. *gross floor area*;
 - (d) Block 3B – to a maximum of 50,281 sq.m. *gross floor area*;”;
- (n) adding “4A,” after “4,” and “6A,” after “6,” in Section 4.3.3;
- (o) deleting Sections 4.3.3(a) and 4.3.3(b) and replacing them with the following:
 - “(a) Blocks 4 and 4A – *residential* uses to a total maximum of 32,619 sq.m. *gross floor area* and non-residential uses to a total maximum of 4,914 sq.m. *gross floor area*;
 - (b) Blocks 6 and 6A – *residential* uses to a total maximum of 36,128 sq.m. *gross floor area* and non-residential uses to a maximum of 40,215 sq.m. *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 sq.m. and should the maximum non-residential *gross floor area* be utilized, the maximum total allowable *gross floor area* is 55,438 sq.m;”
- (p) deleting Section 4.4.3 and replacing it with the following:
 - “4.4.3 It is the policy of Council that Gore Park will serve, in part, the open space needs of the local community. Further, it is the policy of Council that parking on Gore Park be eliminated as soon as possible and that a parks plan for Gore Park be implemented as part of the Public Realm Master Plan and Architectural Design Guidelines described in Section 9.2.2”;

- (q) deleting the words “the Metropolitan Government to implement” and replacing them with “the implementation of” in Section 5.6;
- (r) deleting Section 5.8 and replacing it with the following:
- “5.8 It is the policy of Council that, 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 Fort York Neighbourhood.”
- (s) deleting the words “Toronto Historical Board” and replacing them with “Toronto Preservation Board” in Section 8.6;
- (t) 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”.
- (u) deleting Section 9.2.2 and replacing it with the following:
- “9.2.2 It is the policy of Council that the Public Realm Master Plan and Architectural Design Guidelines 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.”;
- (v) deleting “attached as an appendix to this Plan” in Section 9.2.5 (b);

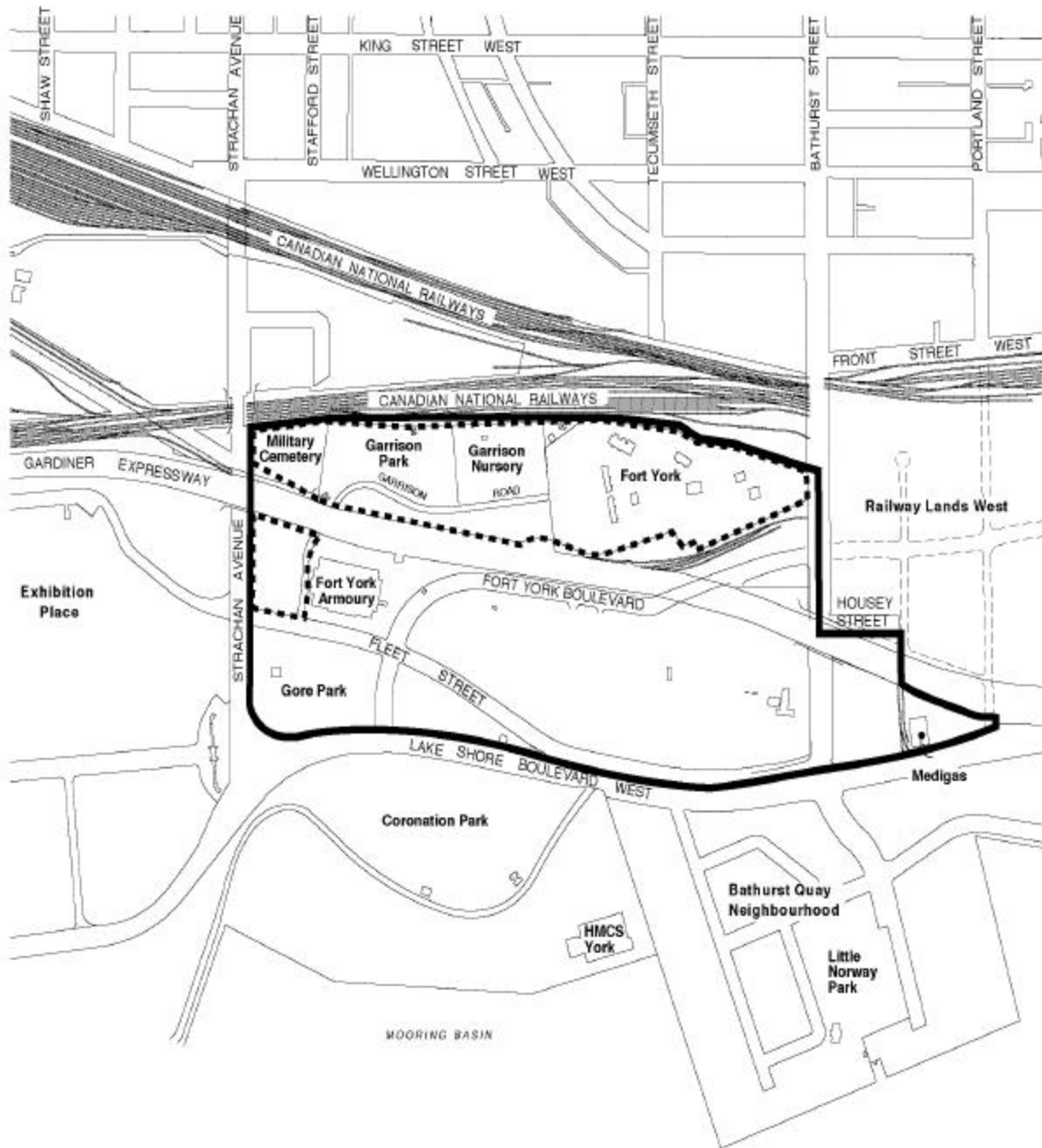
- (w) amending references to Maps forming part of this Plan anywhere they appear in the text in accordance with the following chart:

Current Map Reference

New Map Reference

A
B
C
D
E
F
G
H
I
J
K
L

A
B
C
no map reference as map deleted
no map reference as map deleted
D
E
F
G
H
I
J



19.46 Fort York Neighbourhood Part II Plan

— Part II Plan Boundary

----- Fort York Heritage Conservation District

Fort York Neighbourhood



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Revision July 2003



19.46 Fort York Neighbourhood Part II Plan

— Part II Plan Boundary

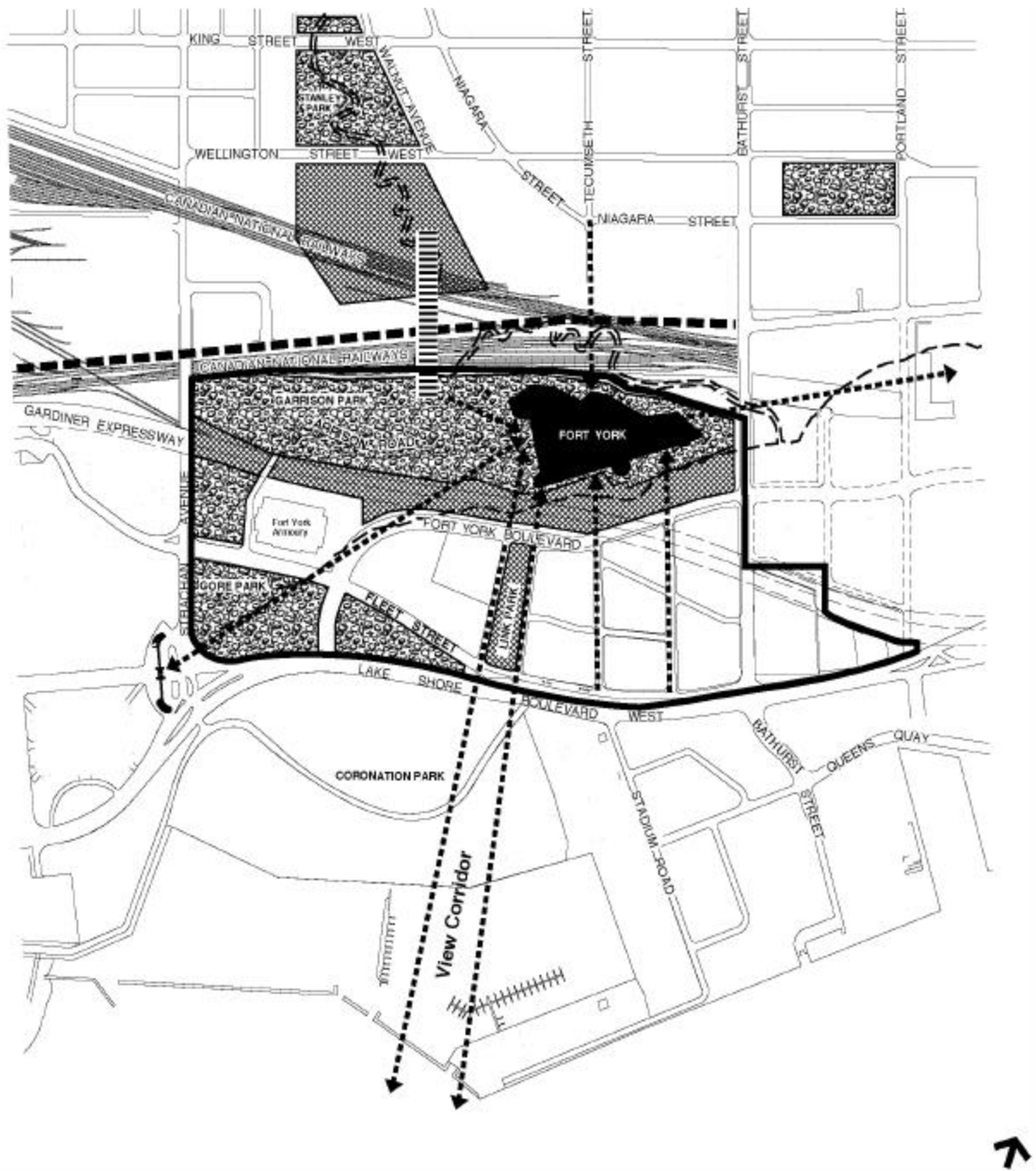
 Block 4 Triangle

 Block 6 Triangle

**Proposed Streets and
Blocks**

B
map

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Revision July 2003



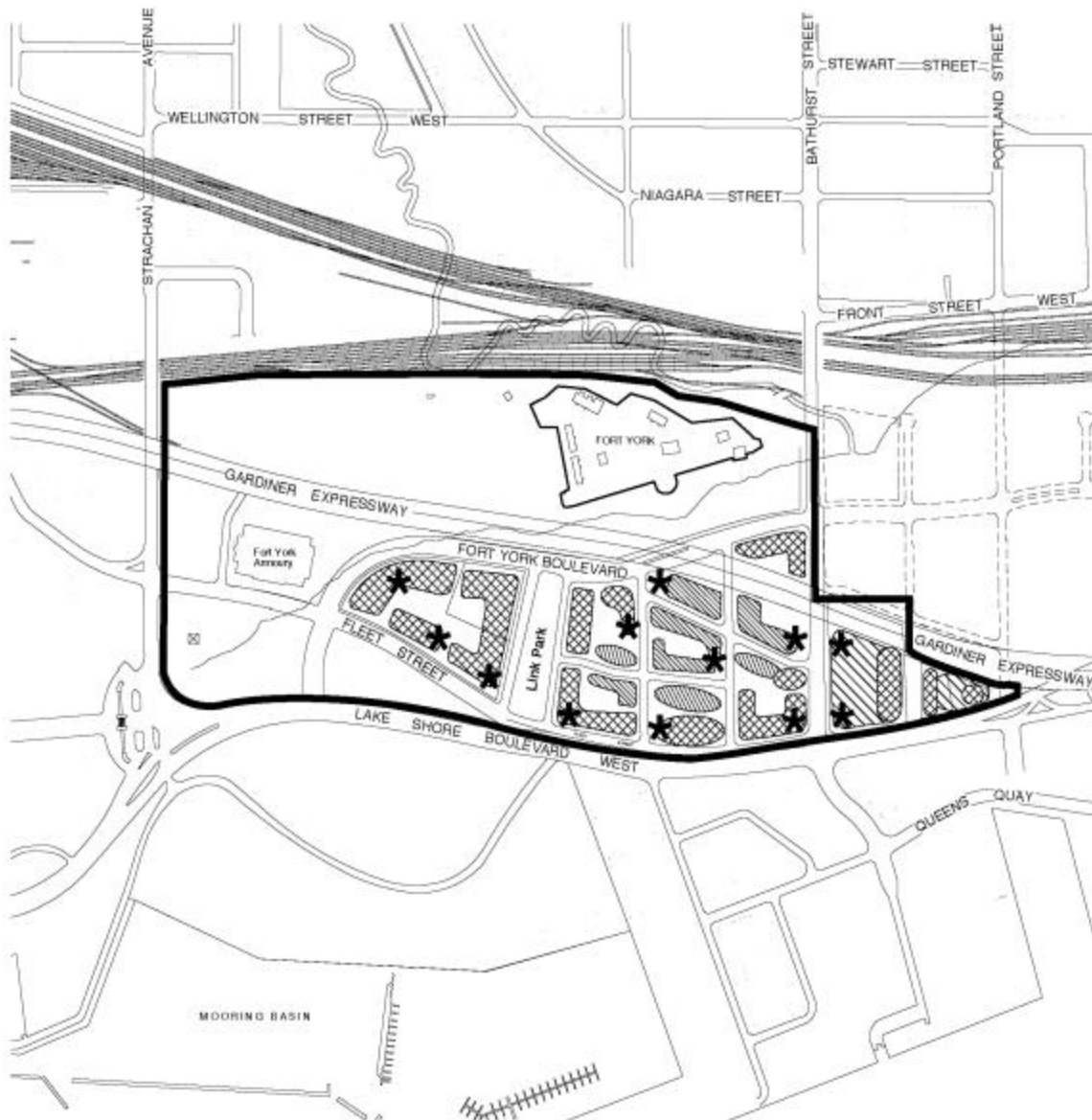
19.46 Fort York Neighbourhood Part II Plan

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


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

C
map

Urban Development Services Sept. 1998
Revision July 2003



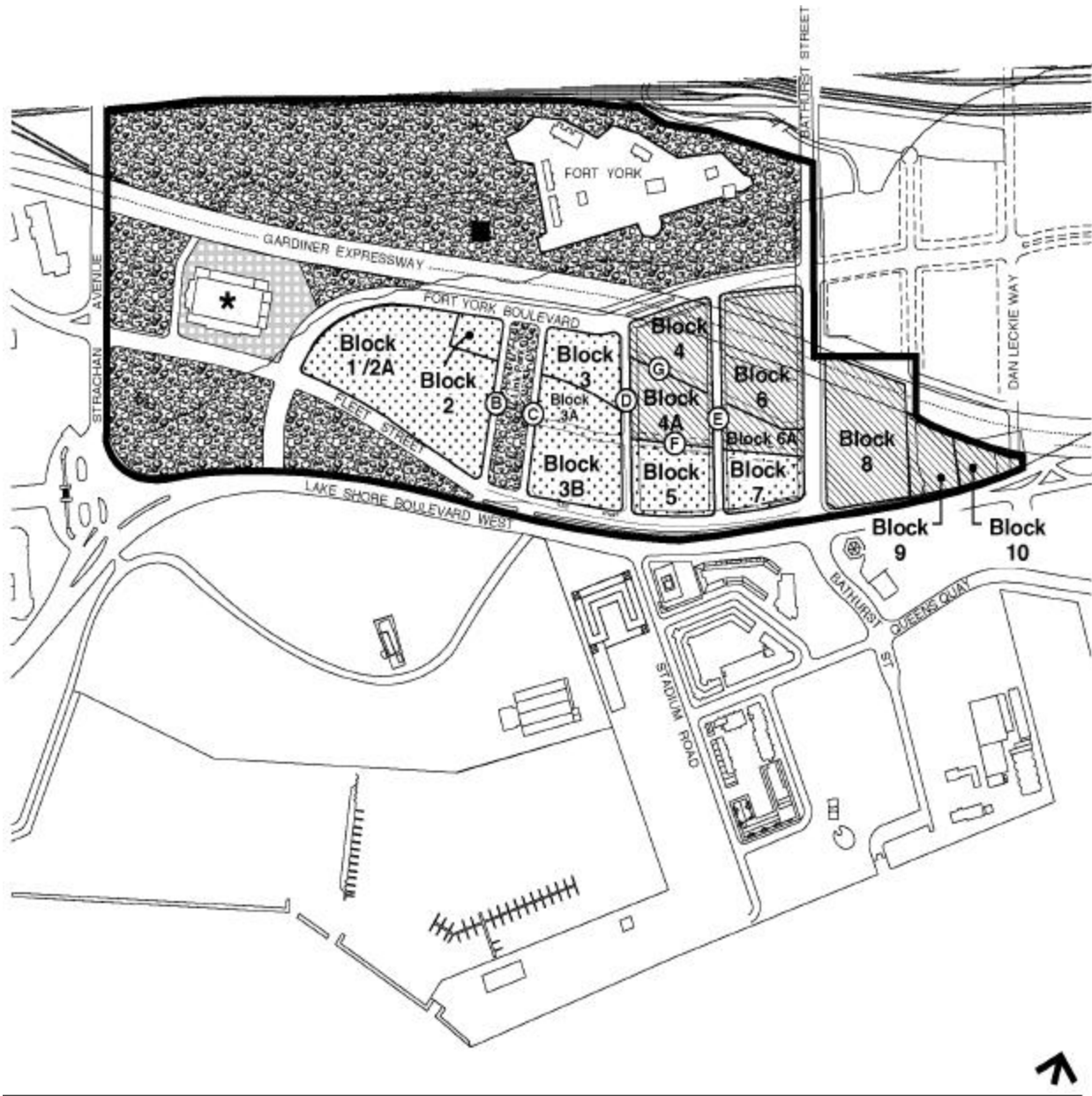
19.46 Fort York Neighbourhood Part II Plan

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






Height Zones

D
map

Urban Development Services Sept. 1998
Revision July 2003

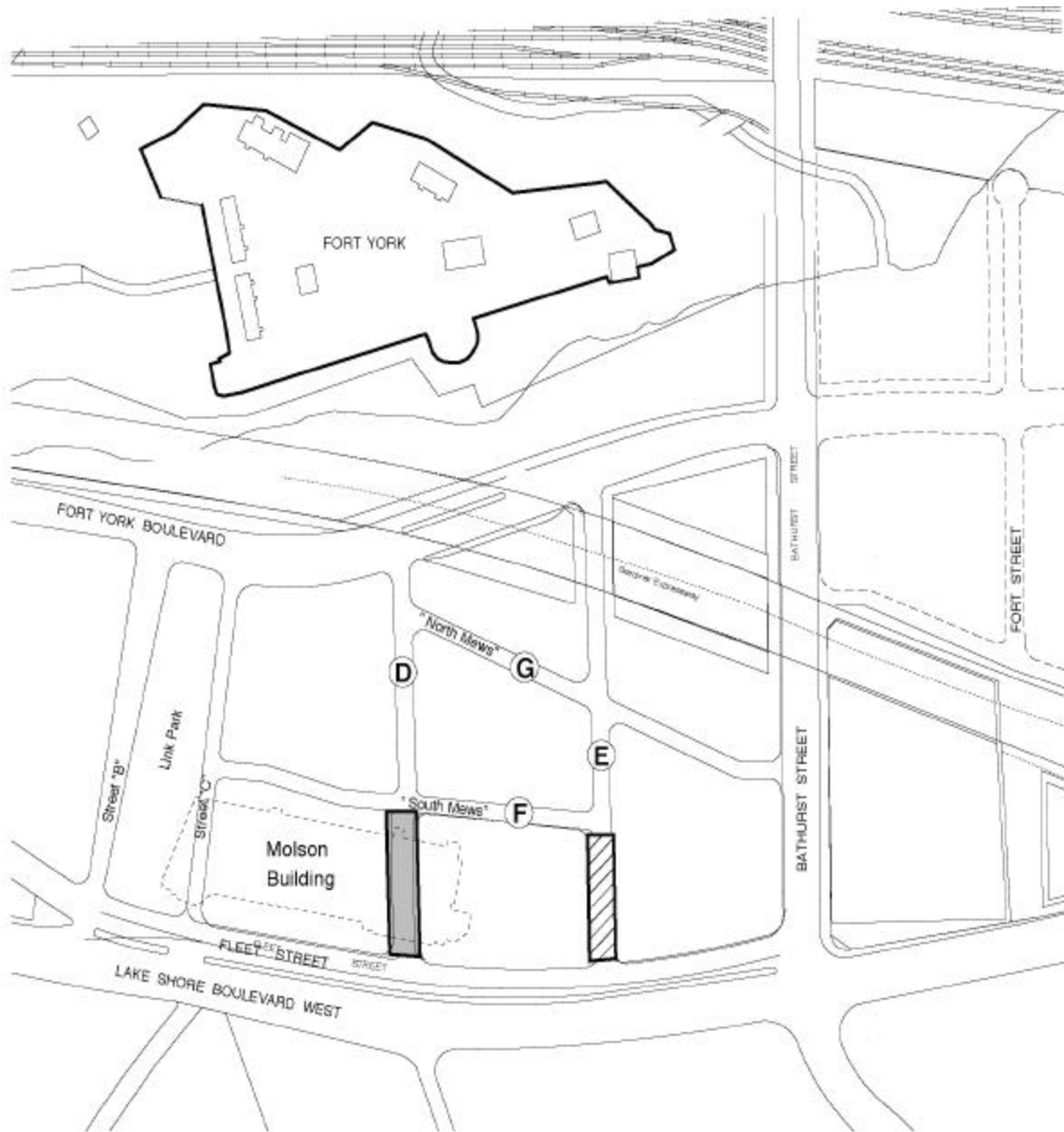


19.46 Fort York Neighbourhood Part II Plan

- | | |
|--|---|
|  Part II Plan Boundary |  Possible School Site |
|  Residential |  Proposed Location of Fort York Visitor Centre |
|  Mixed Commercial-Residential | |
|  Institutional | |
|  Open Space | |

E
map

Urban Development Services Sept. 1998
Revision July 2003



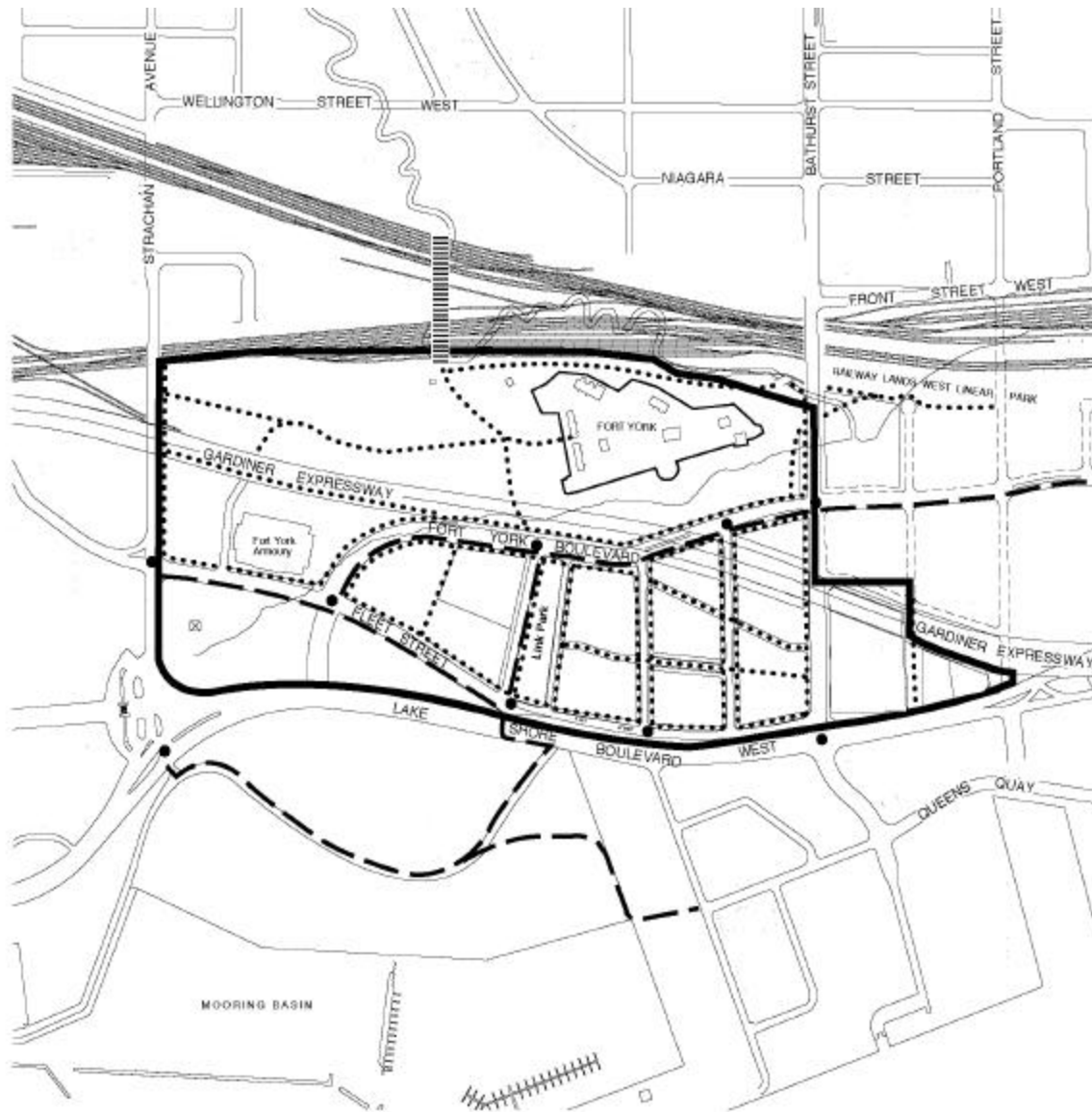
19.46 Fort York Neighbourhood Part II Plan



**Interim Connection to
Fleet Street (while Molson
Building remains)**

F
map

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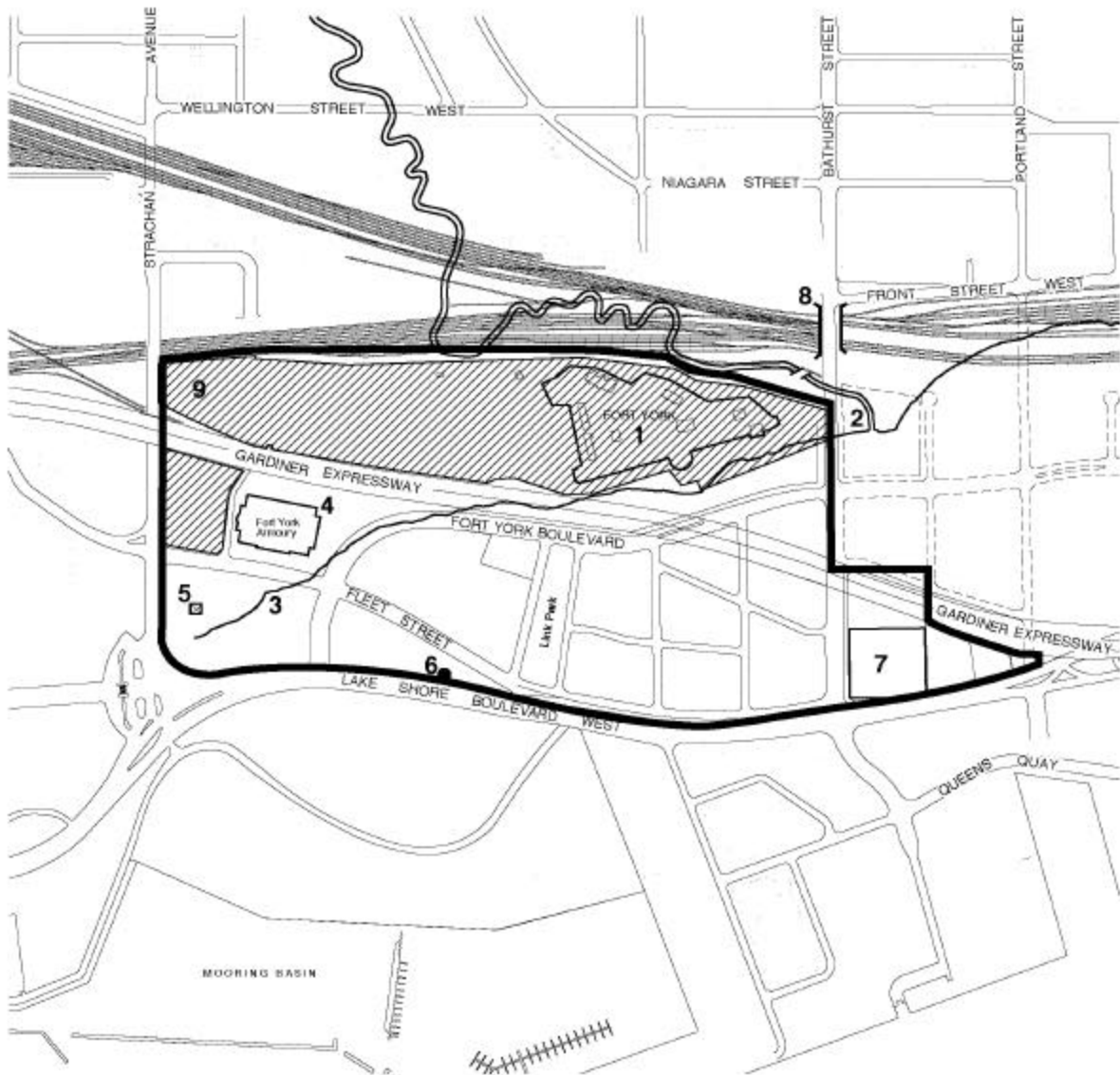
19.46 Fort York Neighbourhood Part II Plan

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

Bicycle and Pedestrian Circulation System



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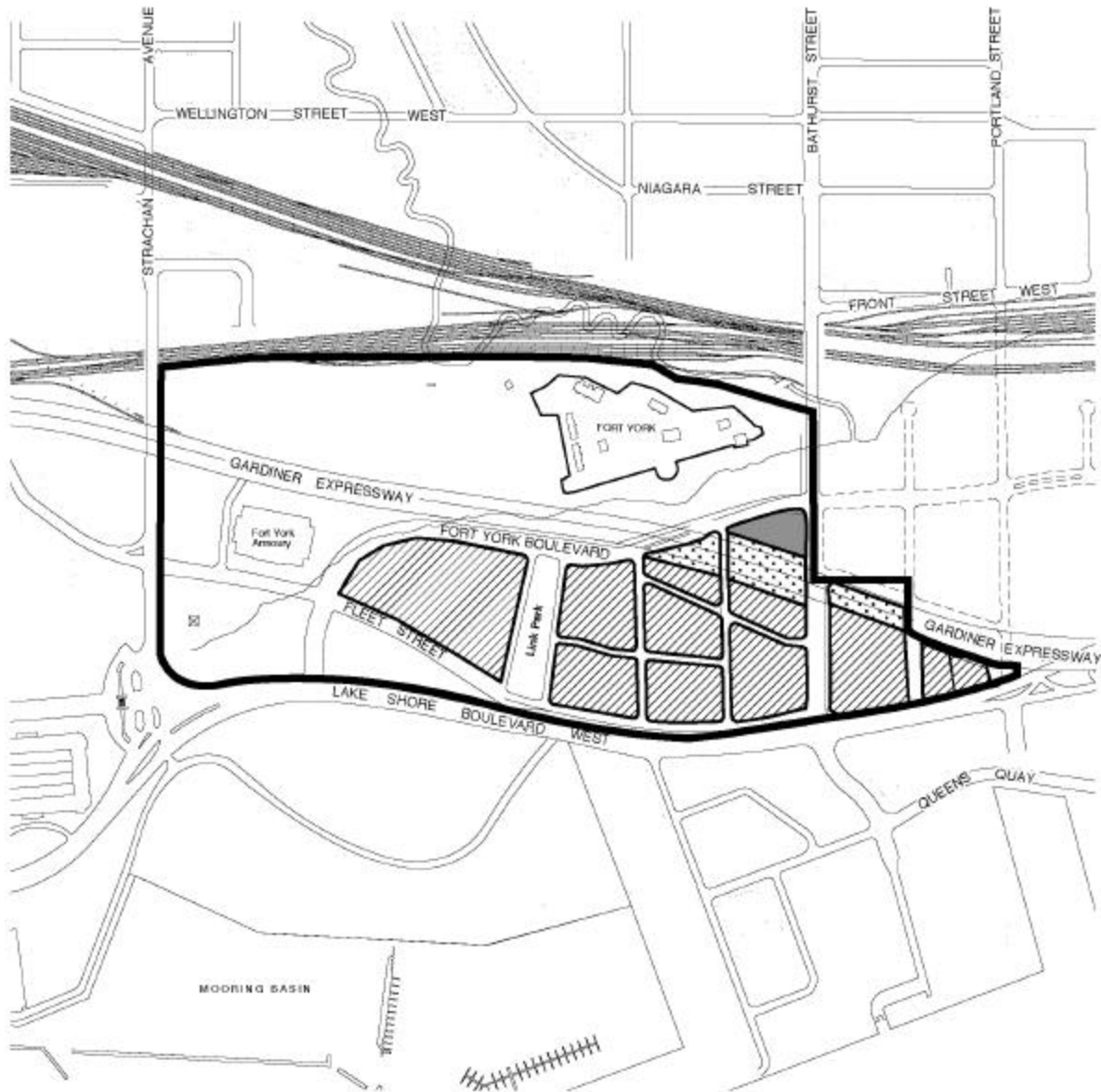
19.46 Fort York Neighbourhood Part II Plan

- | | |
|-----------------------------|--|
| — Part II Plan Boundary | 6 Queen's Wharf Lighthouse |
| 1 Fort York | 7 Loblaws 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 | |

Heritage Features



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19.46 Fort York Neighbourhood Part II Plan

— Part II Plan Boundary

12 m

19 m

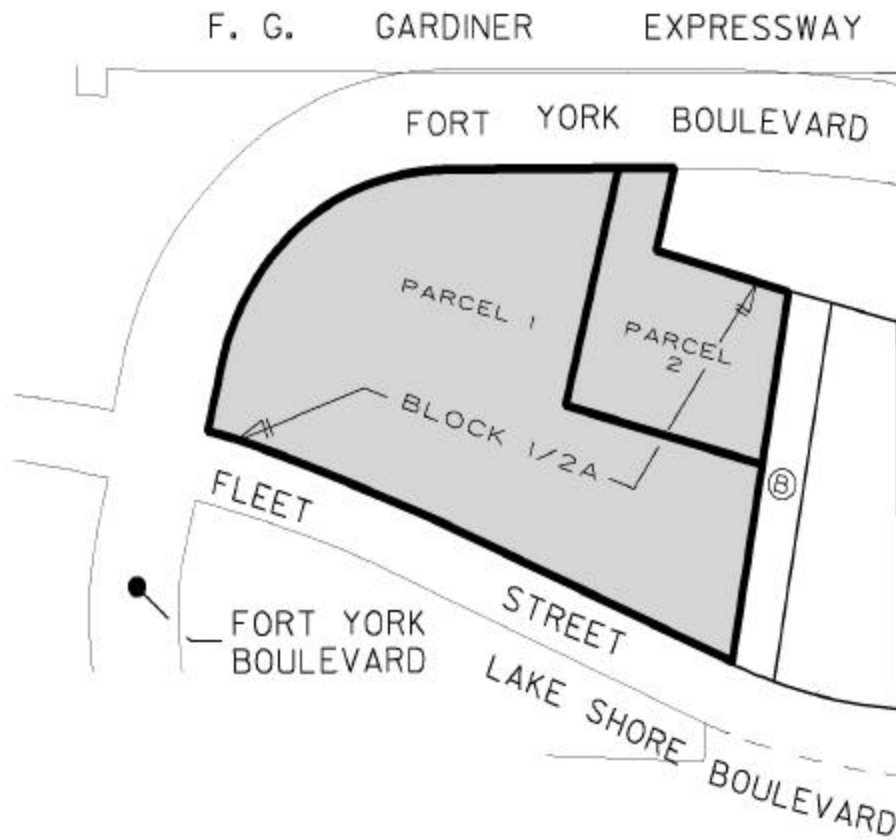
24 m

All heights are in metres.

Interim Height Zones



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19.46 Fort York Neighbourhood Part II Plan

Parcels on Block 1 / 2A

