

Authority: Toronto and East York Community Council Item 17.7,
as adopted by City of Toronto Council on July 11, 12 and 13, 2012
Enacted by Council: July 13, 2012

CITY OF TORONTO

BY-LAW No. 1035-2012

To adopt Amendment No. 189 to the Official Plan for the City of Toronto respecting the lands known municipally as 571 Dundas Street West, 21, 21a, 23, 23a, 91 Augusta Avenue, 73-75 Augusta Square and 20 Vanauley 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; and

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

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

1. The attached Amendment No. 189 to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

ENACTED AND PASSED this 13th day of July, A.D. 2012.

FRANCES NUNZIATA,
Speaker

ULLI S. WATKISS,
City Clerk

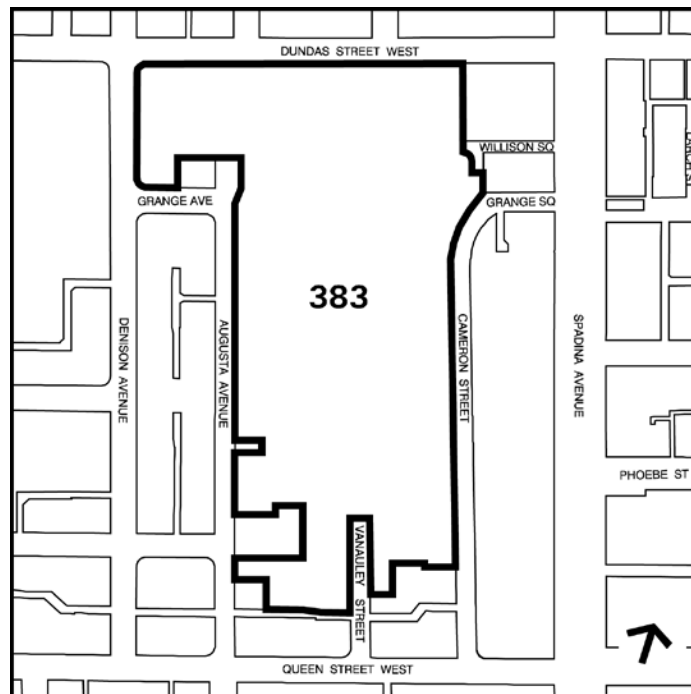
(Corporate Seal)

AMENDMENT NO. 189 TO THE OFFICIAL PLAN
Certain lands north of Queen Street West, bounded by Denison Avenue,
Dundas Street West and Cameron Street

The Official Plan is amended as follows:

1. Map 18, Land Use Plan is amended by re-designating parts of the lands in the area bounded by Dundas Street West, Cameron Street, Denison Avenue and north of Queen Street West as shown in attached Schedule A, as follows:
 - a. from *Neighbourhoods* to *Mixed Use Areas*;
 - b. from *Neighbourhoods* to *Apartment Neighbourhoods*; and
 - c. from *Neighbourhoods* to *Parks and Open Space Areas - Parks*.
2. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 383 for the lands north of Queen Street West, bounded by Denison Avenue, Dundas Street West, and Cameron Street, as follows:

"383. North of Queen Street West, east of Denison Avenue, south of Dundas Street West, and west of Cameron Street

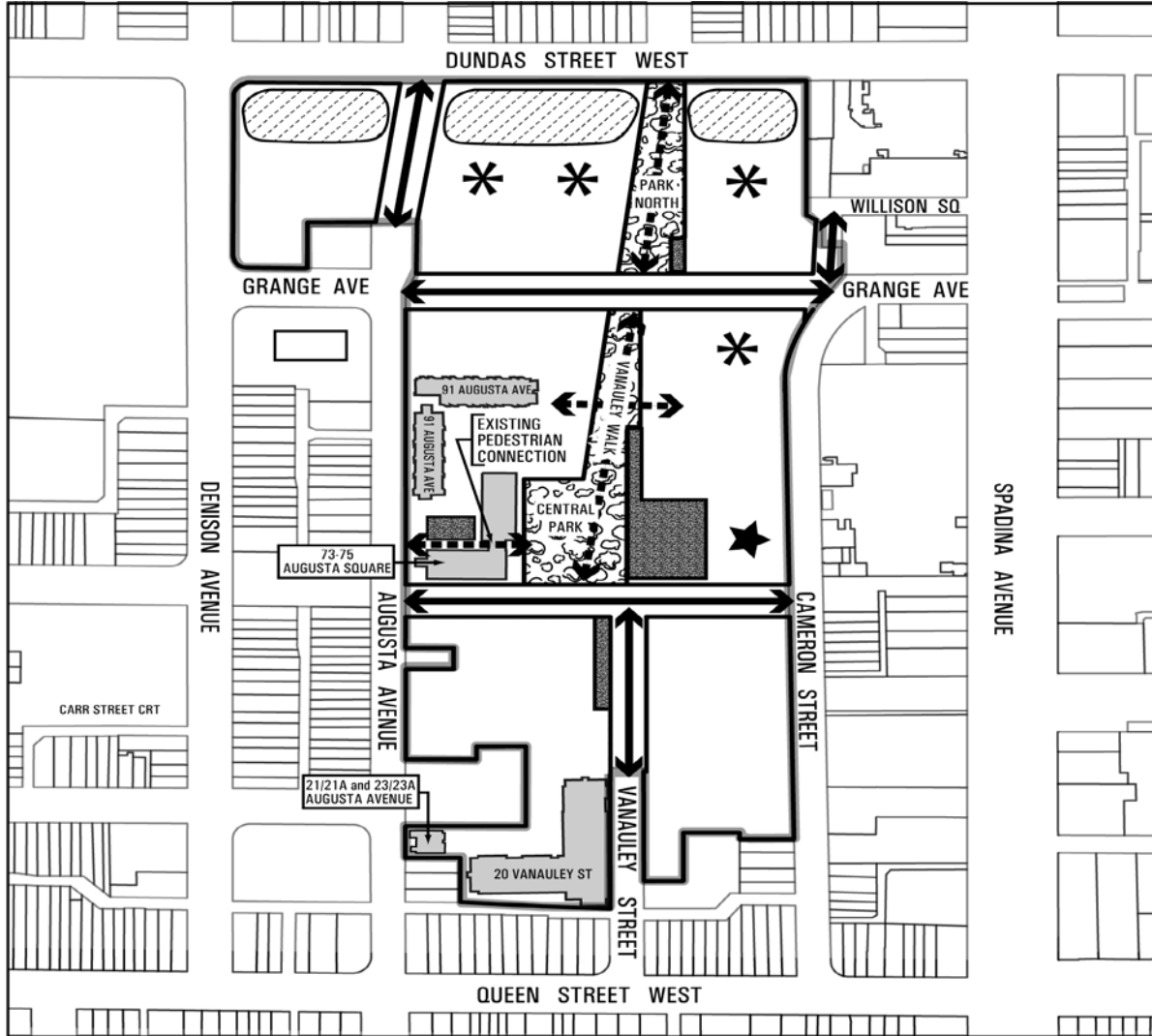


- (a) The vision for the lands is a complete, sustainable, mixed-income and mixed-use community located in Downtown Toronto. The planned community will be connected to, but distinct from the nearby downtown communities of Kensington Market, Chinatown, Queen West, and others. The revitalization of the lands will be achieved through protecting tenants' rights and, in particular, Zero Displacement of existing tenants and housing co-operative members. The revitalized community will continue to be socially cohesive and strive to enhance opportunities for existing and future residents of the area. As a comprehensively and collaboratively planned community, the 10-15 year revitalization process will continue to be inclusive of and respectful to the diverse residential population.

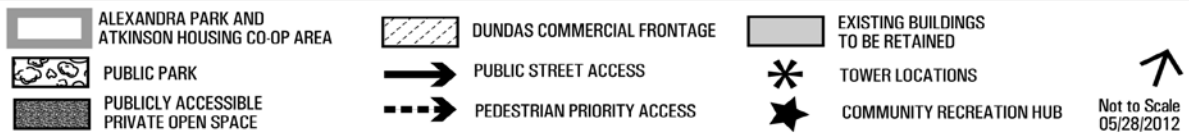
(b) Overall Planning Framework

i. Structure

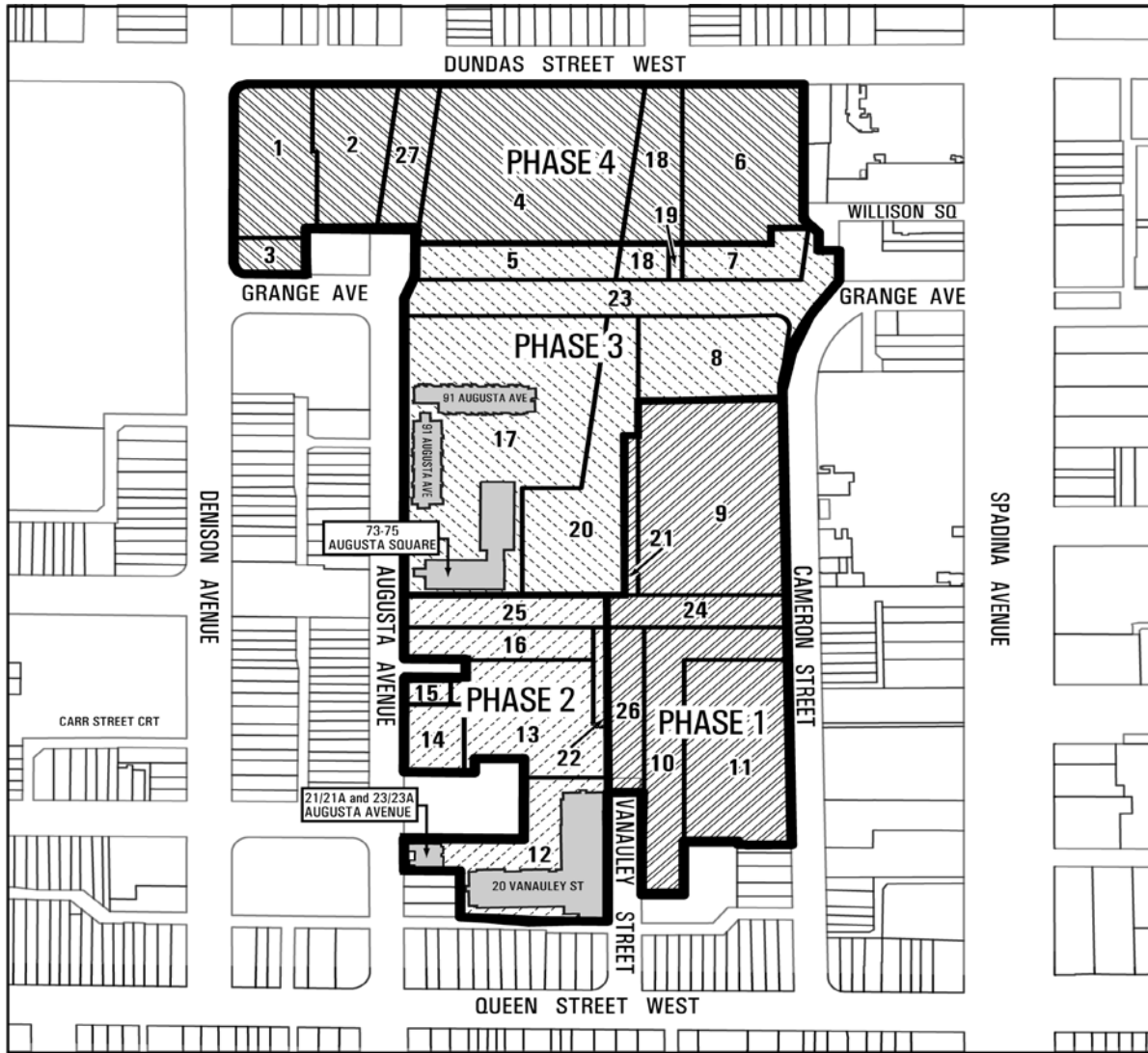
Map 1 of 3 shows the Alexandra Park Area Structure.



Map 1 of 3
Alexandra Park Area Structure



- ii. Phasing
Map 2 of 3 shows the Phasing for revitalization of the lands.



Map 2 of 3
Phasing

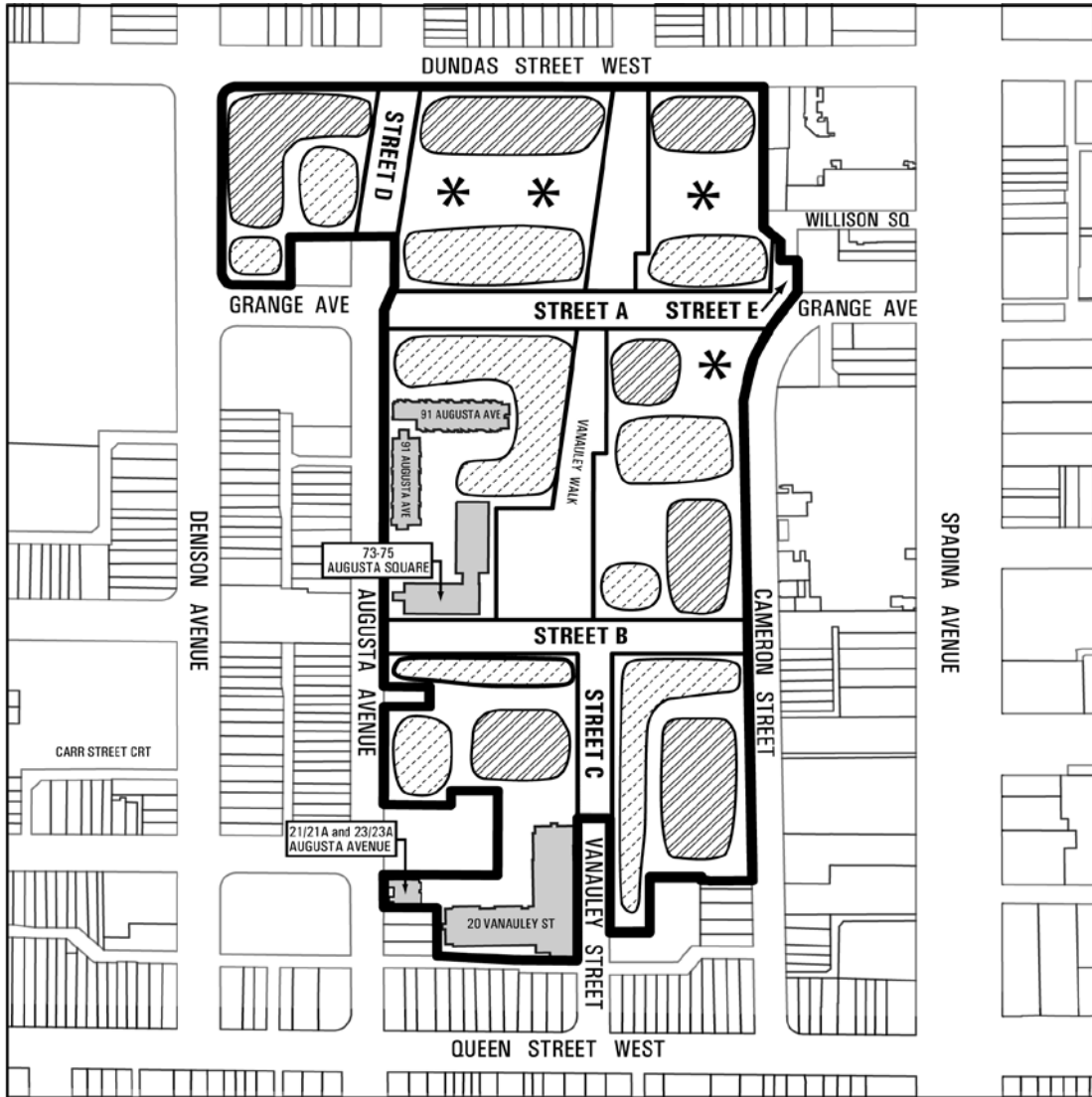
- ALEXANDRA PARK AND ATKINSON HOUSING CO-OP AREA
- BLOCK
- EXISTING BUILDINGS TO BE RETAINED

- PHASING
- PHASE 1
 - PHASE 2
 - PHASE 3
 - PHASE 4

Not to Scale
05/28/2012

(c) Built Form and Public Realm

i. Building Type Areas



Map 3 of 3
Building Type Areas

-  ALEXANDRA PARK AND ATKINSON HOUSING CO-OP AREA
-  LOW RISE AREAS (1-4 STOREYS)
-  APPROPRIATE TOWER LOCATIONS (13-17 STOREYS)
-  EXISTING BUILDINGS TO BE RETAINED
-  MID RISE AREAS (5-12 STOREYS)

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Not to Scale
05/28/2012

- (1) Tall Buildings (13-17 storeys)
 - (a) Map 3 of 3 shows locations for tall buildings. These planned locations are intended to:
 - minimize shadow impacts on the public rights-of-way, public and private open spaces, including backyards of replacement townhouses;
 - generally be located away from and/or north of the low-rise buildings; and
 - achieve a 45 degree angular plane from Dundas Street West.
 - (b) no tall building will have a tower floor plate in excess of 750 square metres; and
 - (c) all tall buildings will have regard for the Design Criteria for Review of Tall Building Proposals (June 2006), as may be amended.
- (2) Mid-Rise Buildings (5-12 storeys)
 - (a) Map 3 of 3 shows locations for mid-rise buildings. These planned locations are intended to:
 - provide a transition between tall and low-rise buildings; and
 - achieve a 45 degree angular plane measured from any point along the property line on Dundas Street West, 16 metres above grade; and
 - (b) all mid-rise buildings will have regard for the Avenues and Mid-Rise Building Study (May 2010), as may be amended.
- (3) Low-Rise Buildings (1-4 storeys)
 - (a) Map 3 of 3 shows locations for low-rise buildings. These planned locations are intended to:
 - be centred on and around the public park system, including the Community Recreation Hub; and
 - generally be situated south of and/or away from taller buildings to maximize light, view and privacy.

- (b) all low-rise buildings will have regard for Infill Townhouse Design Guidelines (January 2003).

ii. Urban Design Guidelines

- (1) Urban Design Guidelines for the lands will be adopted by Council and will, among other matters establish a context for co-ordinated development of the Area and will address:

- (a) Street and Block Pattern;
- (b) Built Form;
- (c) Building Heights;
- (d) Parks and Open Space;
- (e) Streetscape Design;
- (f) Sustainability;
- (g) Parking and Access;
- (h) Servicing; and
- (i) Phasing.

- (2) The Urban Design Guidelines will be used to:

- (a) guide development to implement the Official Plan and this Site and Area Specific Policy; and
- (b) evaluate applications for Plan of Subdivision, Consent, Site Plan Approval and any variances to the zoning by-law, as required.

- (3) Development will have regard for Council-adopted urban design guidelines respecting the lands.

- (4) No changes will be made through rezoning, minor variance, consent or other public action that are out of keeping with the planned physical character of the lands.

iii. Dundas Commercial Frontage

- (1) A majority of the Dundas Street frontage shown on Map 1 of 3 will consist of retail and mixed commercial uses on the ground floor.
- (2) Development fronting on Dundas Street West will have regard for the Dundas Streetscape Study and Implementation Plan (July 2011), as may be amended.

iv. Public Art

- (1) Public Art in the lands will contribute to the character of the neighbourhood by enhancing the quality of public spaces and

places that are publicly accessible and visible. The art themes should express community heritage, identity and cultural diversity while creating a sense of place.

- (2) The owner will prepare a District Public Art Plan for the lands to ensure that public art is provided in a co-ordinated manner to enhance and humanize the public realm, taking into consideration issues of public use, scale, coherence, visibility, safety and the urban design objectives of this Policy.
- (3) A range of public art opportunities should be determined, some of which will encourage the participation of the local arts community and local artists.
- (4) A minimum public art contribution for the revitalization will be based on one per cent of the gross construction cost of the revitalization's market component.
- (5) The Atkinson Housing Co-operative and Toronto Housing Corporation units are exempt from the calculation of public art contribution.

(d) Housing

i. Zero Displacement

- (1) The revitalization, including the replacement and refurbishment of social housing units, is based on the principle of zero displacement, which will allow tenants to remain on-site during the redevelopment process. This will be accomplished by:
 - (a) a phasing process to ensure, where possible, new replacement social housing units are constructed and available for occupancy prior to the demolition of existing social housing units, enabling eligible tenants to move directly into new replacement units;
 - (b) relocating eligible tenants required to vacate their existing social housing units due to redevelopment to existing vacant units on-site, until such time they are able to move into new replacement units on-site; and
 - (c) permitting eligible tenants who choose to move off-site during the redevelopment process, to other units owned by the Toronto Community Housing, the right to return to new replacement social housing units within a reasonable time period.

ii. Townhouse Units

- (1) At least sixty-five per cent of the total social housing townhouse units will be replaced in townhouse forms, including row houses, back-to-back townhouses and stacked townhouses. Such townhouse forms will:
 - (a) be limited to 4 storeys in height; and
 - (b) provide private outdoor recreation space for each of the units.

iii. Large Sites Policy

- (1) Development will not be required to provide affordable housing in accordance with Policy 3.2.1.9(b) of the Official Plan.
- (2) Development of new affordable housing over and above the replacement social housing units, including affordable ownership and affordable rental housing, is encouraged in order to contribute to a full range of housing tenure and affordability.
- (3) The City will work together with all partners to assemble land and funding for development of new affordable housing.

iv. Large Household Units

- (1) Development of new housing suitable for households with children is encouraged. At least 15 per cent of the total number of dwelling units to be constructed will contain three or more bedrooms, comprised of a mix of publicly-owned replacement rental units and market condominium units.
- (2) Within the market condominium buildings, a minimum of 5 per cent of the units constructed in each building will contain three or more bedrooms. Further options to facilitate a greater number of three-bedroom units beyond the 5 per cent are encouraged. These options may include the use of adaptable unit layouts to permit changes in the number of bedrooms and/or knock-out panels to allow for the potential merger of smaller units.

v. Refurbishing Existing Apartment Buildings

- (1) Map 1 of 3 identifies existing apartment buildings that are owned by Toronto Community Housing and managed by Toronto Community Housing and Atkinson Housing Co-operative, located at 20 Vanauley Street, 91 Augusta Avenue, 73-75 Augusta Square

which in addition to a four-plex at 21, 21a, 23, 23a Augusta Avenue comprises a total of 473 social housing units.

- (2) As part of the revitalization, the three existing apartment buildings and four-plex will undergo refurbishment during specific phases of revitalization, and such refurbishment will be secured in a Section 37 Agreement under the *Planning Act*.

vi. Monitoring

- (1) As redevelopment proceeds:
 - (a) the City will monitor progress toward the provision of the replacement social housing units, units with rent geared to household income, and units with three or more bedrooms; and
 - (b) replacement social housing will be constructed consistent with the pace of development of other housing.

vii. Condominium Registered Social and Affordable Housing Units

- (1) Replacement Social Housing Units or Affordable Housing Units may be individual units located in a registered condominium, provided:
 - (a) the replacement social housing units or affordable housing units are purchased and owned by a non-profit housing agency; and
 - (b) the replacement social housing units or affordable housing units will be secured as rental housing units for at least 50 years, after which City approval will be required for the units to be released as social housing.
- (2) Policy vii(1) above will apply despite any other policy (including any definitions of rental housing or social housing), which would otherwise preclude the provision of condominium-registered or life-lease social housing units.

viii. Definitions

- (1) Unless otherwise specified the housing policies of Section 3.2.1 of the Official Plan, including the housing definitions, will apply.

- (e) Transportation and Connectivity
 - i. Transportation Demand Management
 - (1) Revitalization of the lands will be planned and designed to encourage walking, cycling, transit-use, and car-sharing as means to reduce the use of private automobiles.
 - ii. Public Street Network
 - (1) New and existing streets and open spaces will provide an integrated network of routes for pedestrians to better access public transit.
 - (2) Vehicular access to the development blocks will be minimized, and shared access will be provided where feasible to reduce conflicts between pedestrian and automobiles and preserve the public realm space.
 - (3) Private driveways will be designed to appear and function as public street and to include amenities such as lighting, pedestrian space, accessibility needs and planting.
 - iii. Vanauley Walk
 - (1) Map 1 of 3 shows a north-south pedestrian link connecting the Kensington neighbourhood to the north and the Queen Street West commercial area to the south through the lands. This pedestrian link is to be direct, connected, well-designed and publicly accessible.
 - iv. Pedestrians and Cyclists
 - (1) The street network will provide direct, convenient, safe, and attractive walking and cycling routes that connect important destinations in the lands and surrounding neighbourhoods.
 - v. Parking
 - (1) On-street parking will be considered wherever appropriate to enhance street activity, provide a buffer between vehicular traffic and sidewalks, create a desirable pedestrian environment and contribute to the land's parking supply.

- (f) Parks and Open Space
 - i. Public Parkland Provision
 - (1) Map 1 of 3 shows locations of planned public parks in the lands. The exact size and configuration of each park will be determined through the Plan of Subdivision and Zoning Amendment applications.
 - (2) Parks will have a high design standard, be well maintained, animated and safe. They will accommodate a full range of recreational experiences that includes both areas for active play and enjoyment of sports and entertainment and areas for quiet solitude and relaxation. These experiences will be provided in a comfortable setting during all seasons of the year.
 - (3) Upon the full redevelopment of the lands, including all of the phases shown on Map 2 of 3:
 - (a) approximately 0.6 hectares of land will be dedicated to the City through the Plan of Subdivision approval process; and
 - (b) a cash-in-lieu payment will be made for any deficiency in the required parkland dedication, as determined by the City.
 - (4) The cash-in-lieu monies generated through the City Wide Parkland Dedication By-law No. 1020-2010 that are above the first 5%, may be used towards Above Base Park Improvement in the parks shown in Map 1 of 3.
 - (5) If required parkland is occupied for other uses or structures and cannot be conveyed and/or developed as a park until those uses are terminated or structures removed, then the parkland dedication requirements associated with a development application can be met if the owner of the lands to be conveyed as parkland enters into an agreement, pursuant to section 51 or 53 of the *Planning Act*, with the City to secure conveyance of the parkland, satisfactory to the City, at such a later time as the City may accept.
 - (6) Until phase 4 is complete, townhouses are permitted on an interim basis on *Parks and Open Space Areas - Parks*.
 - (7) Surface parking areas are not permitted, except for temporary parking during construction of the revitalization.

- ii. Publicly Accessible Private Open Space
 - (1) Map 1 of 3 shows general locations of planned publicly accessible private open spaces on the lands. The exact size and configuration of open space will be determined and secured through one or more of the following processes: Site Plan Approval, Draft Plan of Subdivision or Zoning Amendment.
 - (2) Publicly accessible private open spaces will be provided and maintained at the finished ground level and accessible to members of the public year round.

- (g) Community Services and Facilities
 - i. Community Services and Facilities Implementation Plan
 - (1) To assess future requirements for additional services and facilities, Community Services and Facilities Implementation Plans will be submitted as part of a rezoning application to remove the Holding (H) symbol for each phase of development.
 - (2) The purpose of the Implementation Plans will be to:
 - (a) update the demographic profile of residents in the lands;
 - (b) update inventories of existing facilities and services;
 - (c) identify existing or new gaps in service provision;
 - (d) re-evaluate community services and facilities priorities as they relate to both existing and anticipated growth;
 - (e) update and review the status of facilities planned in association with previous development approvals;
 - (f) identify appropriate locations and the timing for new community facilities that are proposed;
 - (g) identify potential funding sources required to finance any required community services and facilities to the satisfaction of the Chief Planner; and
 - (h) co-ordinate community services and facilities initiatives with key stakeholders to maximize resources.

- ii. Community Recreation Hub
 - (1) Map 1 of 3 shows the general location of the planned Community Recreation Hub, which will include the following:
 - (a) outdoor active recreation areas;
 - (b) collective indoor amenity space for exclusive use and management of the Toronto Community Housing Corporation Alexandra Park tenants and Atkinson Housing Co-operative members, as required by the Zoning By-law; and
 - (c) additional indoor community space open and accessible to members of the public.
 - (2) The Community Recreation Hub will be programmed, owned and maintained by Toronto Community Housing Corporation and Atkinson Housing Co-operative.
 - (3) The Community Recreation Hub is deemed to meet the requirements of Official Plan Policy 3.1.2.6 respecting indoor amenity spaces for the replacement social housing units.
- (h) Implementation Tools
 - i. Zoning By-law Amendment
 - (1) Development of the lands will not proceed prior to enactment of an implementing Zoning By-law for the lands that reflect this Site and Area Specific Policy.
 - ii. Holding (H) Symbol
 - (1) In order to appropriately sequence development within a phase and otherwise address the provisions of this Site and Area Specific Policy, any implementing Zoning By-law may define and incorporate a Holding (H) symbol pursuant to Section 36 of the *Planning Act*. When a Zoning By-law has been enacted that incorporates a Holding (H) symbol, it will specify both the uses of lands and buildings that are permitted upon removal of the Holding (H) symbol by amendment to the By-law and any uses, including existing uses, interim uses and minor alterations thereto, that are permitted while the lands remain subject to the Holding (H) symbol.
 - (2) The Zoning By-law will define and incorporate the conditions that must be satisfied prior to the removal of the Holding (H) symbol.

In addition to the conditions identified in Official Plan Policy 5.1.2.2, conditions to be met prior to the removal of the holding provision may include:

- (a) submission of Detailed Context Plans, to the satisfaction of the Chief Planner;
 - (b) submission of updates to the Construction Mitigation and Safety Plan, and Tenant Communication Strategy, to the satisfaction of the Chief Planner;
 - (c) execution of a subdivision agreement satisfactory to the Chief Planner pursuant to section 51 of the *Planning Act*;
 - (d) provision of tenant relocation and assistance satisfactory to the City;
 - (e) periodic Housing Issues report updates relating to each phase of revitalization demonstrating adequate progress in the replacement and/or refurbishment of social housing units to the satisfaction of the City;
 - (f) submission of satisfactory Community Service and Facility Implementation Plans, which will include a financial strategy to finance any determined required community service or facility; and
 - (g) confirmation of funding or financing of transportation infrastructure, servicing infrastructure, parks, and/or community facilities required to support development.
- (3) The City will remove the Holding (H) symbol from all or some of the lands, only as the associated conditions have been satisfied and matters appropriately secured through an agreement or agreements entered into pursuant to the *Planning Act*, including Sections 37, 41, 51 and 53, Section 118 under the *Lands Title Act*, and the *City of Toronto Act*.

iii. Draft Plan of Subdivision

- (1) Development will not proceed within the lands without the approval by the City of a Draft Plan of Subdivision for the associated lands.
- (2) Registration of Plan of Subdivision may occur in a phased manner corresponding to and consistent with the intent of this Site and Area Specific Policy and Zoning By-law for the lands.

- (3) Division of land will be in conformity with this Site and Area Specific Policy and will create land parcels that facilitate development consistent with the intent of this Site and Area Specific Policy.

iv. Section 37 Agreement

- (1) In addition to the policies of Section 5.1.1 of the Official Plan regarding Section 37 of the *Planning Act*, the following policies apply to the lands.
- (2) The enactment of any implementing Zoning By-law for the lands that permits building heights provided for by this Site and Area Specific Policy may be withheld until the following are appropriately secured through an agreement pursuant to Section 37 of the *Planning Act*:
 - (a) those housing matters set out in Section D of this Site and Area Specific Policy;
 - (b) tenant relocation and assistance acceptable to the City;
 - (c) needed improvements and renovations to the existing rental housing subject to the satisfaction of the Chief Planner;
 - (d) Community Service and Facilities set out in Section (g) of this Site and Area Specific Policy;
 - (e) above base parkland improvements set out in Section (f) of this Site and Area Specific Policy;
 - (f) Public Art provision in accordance with Section (c)(iv) of this Site and Area Specific Policy; and
 - (g) Construction Mitigation and Safety Plan, and Tenant Communication Strategy to the satisfaction of the Chief Planner.
- (3) In determining further community benefits to be provided in return for any increases in height and density permissions in a zoning by-law, the following will be considered as priorities, though others may also be secured as appropriate:
 - (a) non-profit community services and facilities, including the acquisition of community service program space;
 - (b) non-profit childcare facilities;

- (c) parkland acquisition and improvements;
- (d) community gardening infrastructure; and
- (e) acquisition of affordable housing units.

v. Detailed Context Plans

- (1) To assess and ensure the consistent and orderly development of the lands, Detailed Context Plans will be submitted as part of a rezoning application to remove the Holding (H) symbol for each phase of development.
- (2) The purpose of the Detailed Context Plans will be to demonstrate:
 - (a) built form consistency for the specific phase of development in relation to the overall revitalization of the lands;
 - (b) detailed Public Realm improvements for the active phase;
 - (c) interim infrastructure required to accommodate the orderly development within an active phase; and
 - (d) sequencing of servicing infrastructure, public streets, and private driveways for solid waste collection, emergency access, and other required technical issues.
- (3) The Detailed Context Plans will be used to assist in evaluating:
 - (a) the conformity of the proposed developments with the relevant provisions of the Official Plan, this Site and Area Specific Policy and the Urban Design Guidelines; and
 - (b) Site Plan Approval applications for review under Section 41 of the *Planning Act* and Section 114 of the *City of Toronto Act*.

vi. Urban Design Guidelines

- (1) Urban Design Guidelines will have the intent and purpose as stated in Policy (c)(ii) above."

- 3. Map 29, Site and Area Specific Policies, is amended for the lands north of Queen Street West, bounded by Denison Avenue, Dundas Street West, and Cameron Street, as shown on the map above as Site and Area Specific Policy No. 383.

4. Schedule 2, The Designation of Planned but Unbuilt Roads, is amended by adding the following planned but unbuilt roads:

Street Name	From	To
Grange Avenue Extension (Street A)	Augusta Avenue	Cameron Street
New East-West Link (Street B)	Augusta Avenue	Cameron Street
Vanauley Street Extension (Street C)	Vanauley Street	New East-West Link (Street B)
Augusta Avenue Extension (Street D)	Augusta Avenue	Dundas Street West
New North-South Link (Street E)	Willison Square	Grange Avenue Extension (Street A)