

Authority: Toronto and East York Community Council Item 2.3, adopted as amended,
by City of Toronto Council on December 11, 2014

CITY OF TORONTO

BY-LAW No. 77-2015

**To adopt Amendment No. 279 to the Official Plan for the City of Toronto respecting
Area Specific Policy No. 221.**

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 enacts:

1. The attached Amendment No. 279 to the Official Plan is hereby adopted.

Enacted and passed on December 11, 2014.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

AMENDMENT NO. 279 TO THE OFFICIAL PLAN

AREA SPECIFIC POLICY 221

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

1. Chapter 7, Site and Area Specific Policy No. 221, St. Clair Avenue between West of Spadina and Avenue Road, is deleted and replaced by the following:

221. St. Clair Avenue West between Walmer Road and Avenue Road



The intent of this Site and Area Specific Policy is to permit mid-rise buildings with a maximum height no greater than the width of the right-of-way of St. Clair Avenue West. New development along St. Clair Avenue West will support an improved pedestrian environment with access to sunlight, sky views, *Open Space*, and a generous landscaped boulevard, and will limit the impact on the adjacent *Neighbourhood* areas.

Built Form

1. A building will be permitted to a maximum height of 9 storeys, provided that it complies with the following:
 - (a) A minimum of 5 hours of continuous sunlight must be achieved on the north sidewalk of St. Clair Avenue West from March 21 to September 21.
 - (b) The building will have a maximum wall height facing streets of 5 storeys, above which the building must step back from the main building wall.
 - (c) No part of the building is located above the angular plane drawn from the abutting street lot line, commencing at a height of 24 metres above the street level, and then angling upwards at an angle of 45 degrees away from street over the site.

- (d) No part of the building is located above the angular plane drawn from each lot line abutting a *Neighbourhoods* designation, commencing 7.5 metres from the lot line at a height of 10.5 metres, and then angling upwards at an angle of 45 degrees away from the lot line over the site.
- (e) The building will be well set back from the curb line of St. Clair Avenue West to provide ample space for tree planting, pedestrian clearway, street furniture and lighting, as well as for landscaped open space within the site.
- (f) The building will be set back along side streets to provide a transition to the front yard setback of adjacent residential properties.
- (g) The building will have a minimum separation of 5.5 metres from side walls containing windows of adjacent buildings. Greater separation may be required if the adjacent windows are primary windows.
- (h) The building façade will be articulated or "broken up" to limit expanses of uninterrupted facade.
- (i) The building will preserve the existing sunlight access conditions such that it will cast no new net shadows on Glen Gould Park between 10:00 a.m. and 4:00 p.m. on September 21.
- (j) The mechanical penthouse and residential indoor and outdoor amenity space may be located on top of the 9th storey, provided that they are limited in size and comply with policies 1(a), 1(c), 1(d), and 1(i).

Community Benefits

- 2. The City may require any development proposal to be supported by a Community Services and Facilities Study in order to assist in setting priorities for community benefits in accordance with policies 4, 5, 6, and 7 of Section 5.1.1 of the Official Plan, although other priorities may also be secured, as appropriate, in the context of Area Specific Policy 221 and the policies of the Official Plan.

Exemptions

- 3. The lands subject to Site and Area Specific Policy 407, known municipally as 282 St. Clair Avenue West, are exempt from the policies of Site and Area Specific Policy 221 (OMB case number PL130636, decision number 20140028).
 - 4. The lands known municipally as 213-223 St. Clair Avenue West are exempt from the policies of Site and Area Specific Policy 221 (OMB case number PL130627, decision number 20140003).
2. Chapter 7, Map 28, Site and Area Specific Policies, is revised to amend the boundary of Site and Area Specific Policy 221 as shown on the map above as Site and Area Specific Policy No. 221.