

Authority: Toronto and East York Community Council Item TE18.7, adopted as amended,
by City of Toronto Council on October 5, 6 and 7, 2016

CITY OF TORONTO

BY-LAW No. 1105-2016

To adopt Amendment No. 352 to the Official Plan of the City of Toronto respecting the area generally bounded by Bathurst Street, Lake Ontario, the Don River, Rosedale Valley Road and the CPR tracks.

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. 352 to the City of Toronto Official Plan is adopted pursuant to the *Planning Act*, R.S.O. 1990, c. P.13, as amended.

Enacted and passed on November 9, 2016.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

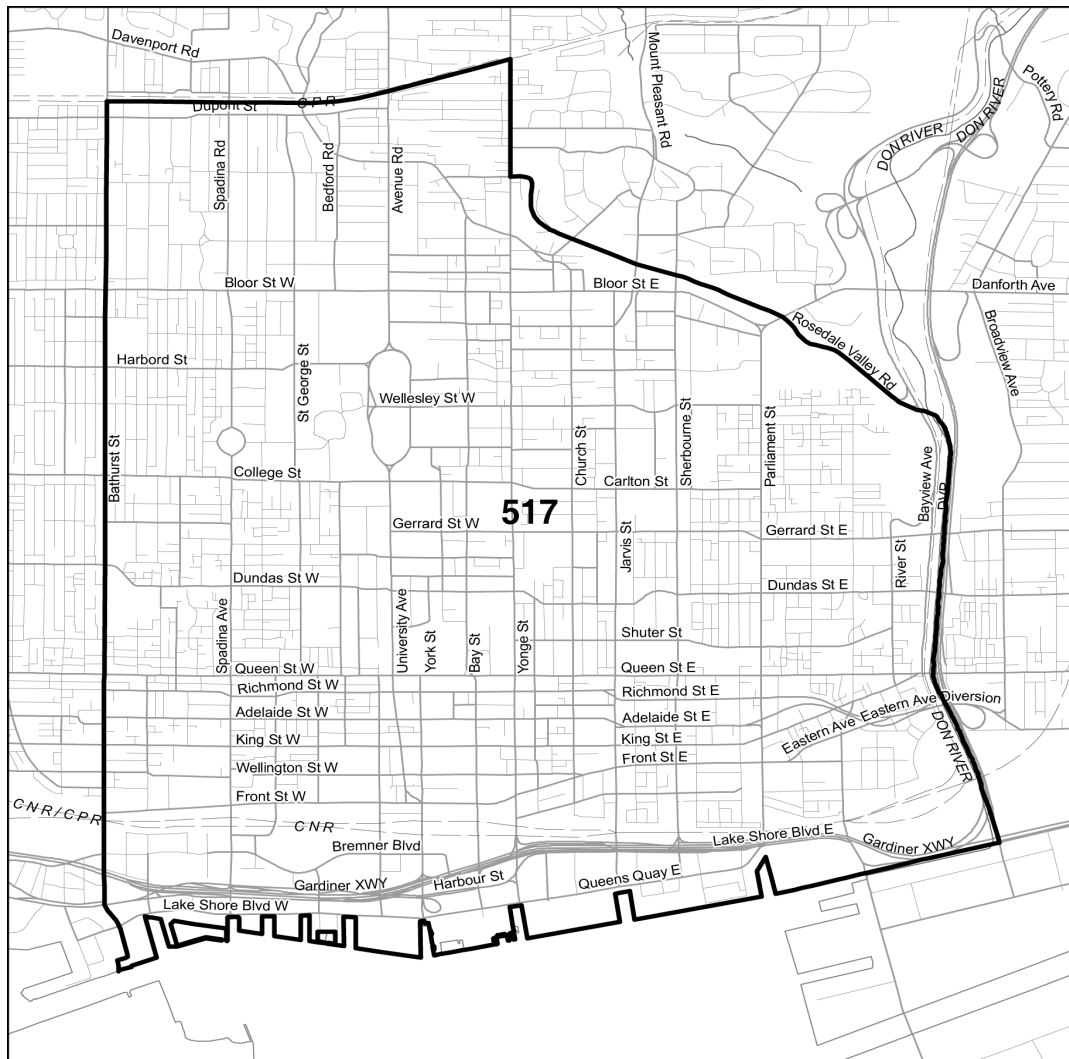
AMENDMENT NO. 352 TO THE OFFICIAL PLAN

LANDS GENERALLY BOUNDED IN THE YEAR 2016 AS BATHURST STREET, LAKE ONTARIO, THE DON RIVER, ROSEDALE VALLEY ROAD AND THE CPR TRACKS

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

- Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 517 for lands generally bounded in the year 2016 as Bathurst Street, Lake Ontario, the Don River, Rosedale Valley Road and the CPR tracks, as follows:

"517 Downtown Tall Buildings Setback Area Specific Policy, located generally bounded by Bathurst Street, Lake Ontario, the Don River, Rosedale Valley Road and the CPR Tracks:



DOWNTOWN TALL BUILDINGS

- A) For the purpose of this Site and Area Specific Policy:
- i) a tall building typically has a base building component and a tower component. The policies will also apply to other tall building typologies; and
 - ii) a base building is the lower component of a tall building that is intended to frame the public realm with good street proportion and pedestrian scale, articulate entrances, and assist in the creation of an attractive and animated public realm.
- B)
- i) Tall building development that occurs in the area governed by this SASP will provide setbacks from the lot lines to the tower portion of the building so that individual tall buildings on a site and the cumulative effect of multiple tall buildings within a block contribute to building strong healthy communities by fitting in with the existing and/or planned context.
 - ii) The Zoning By-law will contain minimum numerical standards for tower setbacks from property lines and separation distances between towers in the area governed by this SASP. Zoning By-law amendments may be considered through rezoning or minor variance providing that adequate space between towers within the block will:
 - a) provide a high-quality, comfortable public realm;
 - b) consider development potential, where appropriate, of other sites within the block;
 - c) provide appropriate access to sunlight on surrounding streets, parks, open spaces, school yards, and other public or civic properties;
 - d) provide appropriate access to natural light and a reasonable level of privacy for occupants of tall buildings;
 - e) provide appropriate pedestrian-level views of the sky between towers as experienced from adjacent streets, parks and open spaces;
 - f) encourage a reasonable level of views between towers for occupants of tall buildings; and
 - g) limit the impacts of uncomfortable wind conditions on streets, parks, open spaces and surrounding properties to appropriate levels.
 - iii) Not every site in the area governed by this SASP can accommodate a tall building. Proposed tall buildings that do not meet the intent of Policies B(i) and B(ii) present significant concern for building strong healthy communities in the area governed by this SASP and as such those sites are not considered suitable for tall building development.
 - iv) As building heights increase, greater lot line setbacks may be required from the tower to the lot line to achieve the intent of Policies B(i) and B(ii).
 - v) Base building height for tall building development will reinforce a pedestrian scale and respect the existing and/or planned streetwall height context of the block in which the tall building proposal is situated. Where there is no consistent

streetwall height context for the block, the streetwall height shall be established in a manner that maintains a comfortable pedestrian scale and appropriate street proportion.

- vi) Base buildings may be required to setback at grade to achieve good street proportion, access to sunlight on sidewalks, parks and open spaces, wider sidewalks and streetscape elements and activities related to the uses at grade.
 - vii) Any Area Specific Official Plan Amendment within the Central Waterfront Secondary Plan Area will prevail over this Site and Area Specific Policy.
 - viii) The property municipally known, as of the year 2016, as 141 Bay Street is excluded from the policies of this SASP."
2. Map 29 in Chapter 7 of the City of Toronto Official Plan, entitled Site and Area Specific Policies, is amended by adding the lands shown above to the "Areas affected by the Site and Area Specific Policies" as Policy No. 517.