

Authority: Local Planning Appeal Tribunal Decision issued on November 28, 2019 and Order issued on October 30, 2020, in Tribunal File PL171410

CITY OF TORONTO

BY-LAW 337-2021(LPAT)

To adopt Amendment 497 to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2021, as 5 Scrivener Square, 4, 8, 10 and 10R Price Street and 1095-1107 Yonge Street.

Whereas authority is given to the Local Planning Appeal Tribunal under the *Planning Act*, R.S.O. 1990, c. P.13, as amended, to approve this By-law; and

Whereas the Local Planning Appeal Tribunal, pursuant to its Order dated October 30, 2020, deems it advisable to amend the Official Plan for the City of Toronto with respect to certain lands known municipally as 5 Scrivener Square, 4, 8, 10 and 10R Price Street and 1095-1107 Yonge Street;

The Official Plan for the City of Toronto is amended by the Local Planning Appeal Tribunal as follows:

1. The attached Amendment 497 to the Official Plan for the City of Toronto is hereby adopted pursuant to the *Planning Act*, as amended.

Local Planning Appeal Tribunal Decision issued on November 28, 2019 and Order issued on October 30, 2020, in Tribunal File PL171410.

AMENDMENT 497 TO THE OFFICIAL PLAN**LANDS MUNICIPALLY KNOWN IN THE YEAR 2021 AS 5 SCRIVENER SQUARE,
4, 8, 10 AND 10R PRICE STREET, 1095 – 1107 YONGE STREET**

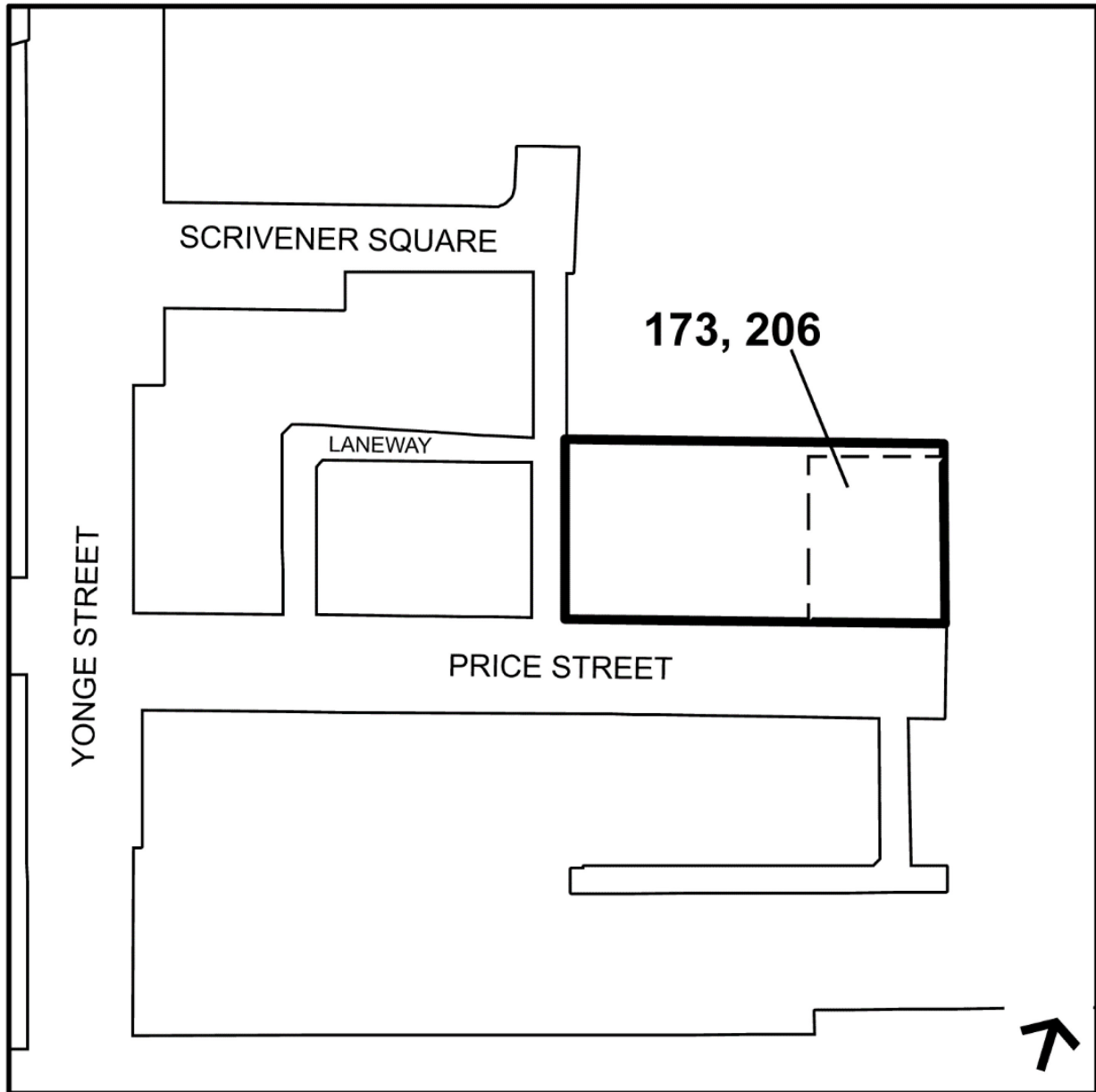
The following text and schedule constitute Amendment 497 to the Official Plan for the City of Toronto.

OFFICIAL PLAN AMENDMENT

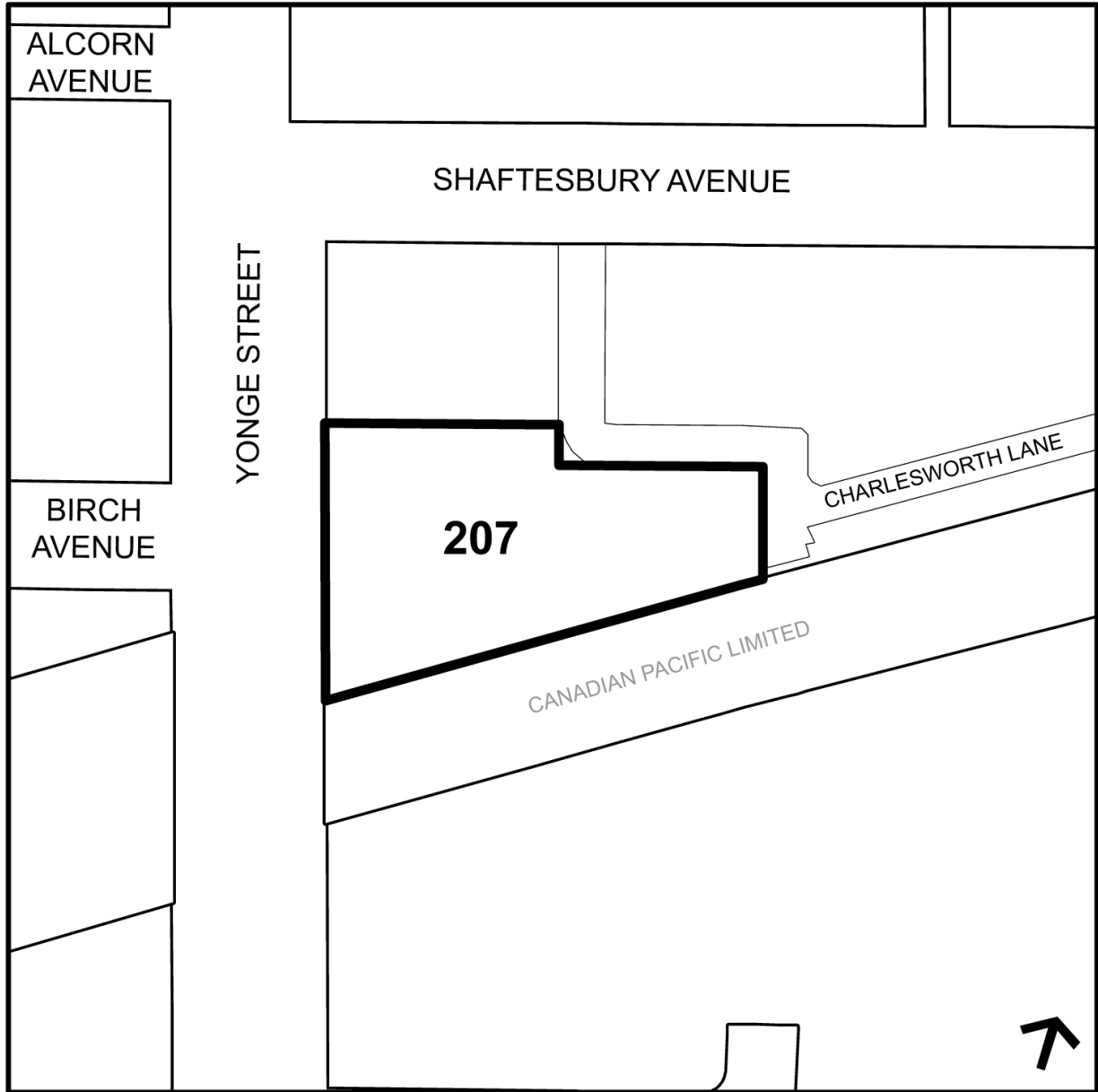
The Official Plan of the City of Toronto is amended as follows:

1. Chapter 7, Site and Area Specific Policy, is amended by:
 - i. Amending Site and Area Specific Policy 206 and related policy map to remove 1095 to 1107 Yonge Street and 8 Price Street, such that the policy only applies to "40 Price Street", in accordance with Schedule I – Map 1;
 - ii. Amending Site and Area Specific Policy 207 and related policy map to remove 10R Price Street and portions of lands east of Yonge Street, north of Price Street such that the policy only applies to "Portions of Lands East of Yonge Street and South of Shaftesbury Avenue", in accordance with Schedule I – Map 2;
 - iii. Amending Site and Area Specific Policy 207 by replacing policies a) to f) with the following:
 - a) The height of new buildings surrounding the historic North Toronto Railway station will not diminish or detract from its visual and physical prominence. Accordingly, the heights of new buildings are considered in direct relation to the form and scale of the North Toronto Railway Station.
 - b) The siting of new buildings will permit significant views of the clock tower along Yonge Street, as described in the Urban Design Guidelines.
 - c) Adequate separation will be provided between the North Toronto Railway Station and any new buildings or structures.
 - d) Only non-residential uses are permitted.
 - iv. Amending Site and Area Specific Policy 208 and related policy map, in accordance with Schedule II; and
 - v. Amending Map 28, Site and Area Specific Policies, to reflect the modified boundaries of SASPs 206, 207 and 208 in accordance with Schedules I and II.

Schedule I
MAP 1



MAP 2



Schedule II**INTERPRETATION**

The lands subject to Site and Area Specific Policy 208 - Site A (the "subject site") are currently designated *Mixed Use Areas* on Map 18, Land Use Plan of the City's Official Plan and will maintain a *Mixed Use Areas* designation. Site A is part of a deep and large *Mixed Use Area* node that extends east of the Yonge Street *Avenue*, capturing former industrial lands surrounding the historic North Toronto Railway Station. Whereas the surrounding Yonge Street *Avenue* corridor is characterized by its narrow *Mixed Use Area* frontage along Yonge Street and tight relationship with adjacent *Neighbourhoods*, the historic use of the area for rail related uses has resulted in greater depth and greater separation from the historic Yonge main street fabric and nearby low-rise residential properties in *Neighbourhoods*. Due to the characteristics of this *Mixed Use Area*, it supports a node of greater heights and densities than the Yonge Street *Avenue*, responding to the opportunity created by this context and relationship with the Summerhill subway station.

The subject site represents the last portion of this *Mixed Use Area* to be redeveloped, presenting an opportunity to complete this transit-oriented node surrounding the Summerhill subway station. The subject site also has an important contextual relationship with the heritage North Toronto Railway Station, which functions as a key heritage asset and landmark at the heart of the Rosedale Main Street Business Improvement Area.

The polices of this site-specific policy as applicable to Site A are intended to guide and shape development within the subject site, given the unique opportunity to complete the *Mixed Use Area* node surrounding Summerhill subway station, and enhance the historic Yonge Street main street fabric. Due to the subject site's unique context and opportunity, the built form permitted on the subject site is not appropriate for other characteristic *Avenue* segments of the Yonge Street corridor.

SASP 208 is amended by:

1. adding policy g) as follows:

"g) Site A will be developed in accordance with the following:

- i) New development will be massed and sited to:
 - a. respect the height, form and scale of the North Toronto Railway Station;
 - b. position taller building elements to respect the importance of the North Toronto Railway Station clock tower as an urban landmark; and
 - c. permit significant views of the North Toronto Railway Station clock tower along Yonge Street, as described in View A18 in Schedule 4, Section A of this Plan;

- ii) The Shops of Summerhill, included within Site A, will be retained and conserved;
- iii) New development fronting Yonge Street will:
 - a. respect the height, form and scale of the Shops of Summerhill, as well as the low-rise character of Yonge Street, and may include a mid-rise base building with a low-rise street wall along Yonge Street;
 - b. be appropriately set back from Yonge Street and the Shops of Summerhill; and
 - c. continue the rhythm of fine-grain main street retail;
- iv) Taller building elements will be well set back from Yonge Street to:
 - a. not diminish or detract from the visual and physical prominence of the North Toronto Railway Station clock tower; and
 - b. maintain the historic low-rise character of Yonge Street;
- v) The massing, scale, height and siting of new buildings will provide an appropriate transition to low-rise residential properties in *Neighbourhoods*;
- vi) Development of Site A will include provision for a second entrance to the Summerhill Subway Station as contemplated by policy d) of this Site and Area Specific Policy;
- vii) Development of Site A will include a high-quality and coordinated public realm including:
 - a. the creation of a public park adjacent to the south side of Scrivener Square to expand the existing urban forecourt located in front of the North Toronto Railway Station;
 - b. interconnected and vibrant pedestrian-oriented spaces;
 - c. a publicly accessible central courtyard; and
 - d. fine-grained retail that integrates with and animates public spaces beyond the Yonge Street frontage;
- viii) Vehicular access and loading are encouraged to locate away from the urban forecourt;

- x) Policy f) of this Site and Area Specific Policy shall not apply to Site A; and
- xii) An on-site parkland dedication of 277 square metres is to be provided with the redevelopment of Site A in accordance with this Site and Area Specific Policy and such dedication shall represent the total contribution required pursuant to Section 42 of the Planning Act."

2. Replacing the existing map for Site and Area Specific Policy 208 with the following:

