

## Ossington Avenue Planning Study – Draft Official Plan Amendment

<b>Date:</b>	September 30, 2013
<b>To:</b>	Toronto and East York Community Council
<b>From:</b>	Director, Community Planning, Toronto and East York District
<b>Wards:</b>	Ward 19 – Trinity-Spadina
<b>Reference Number:</b>	12 219960 STE 19 TM

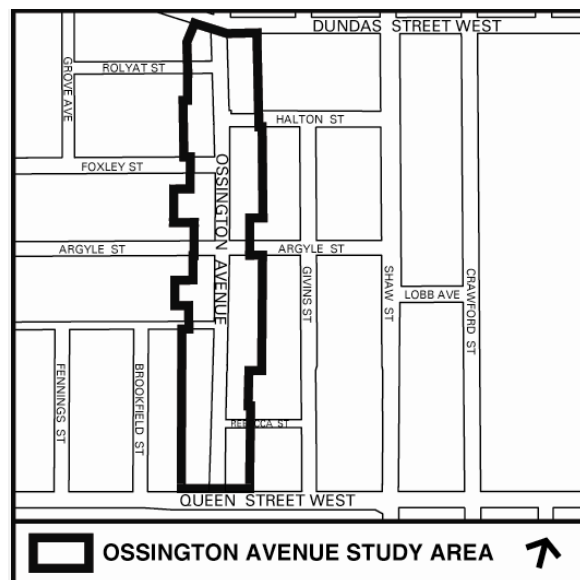
### SUMMARY

City Planning has completed the Ossington Avenue Planning Study in accordance with a motion adopted by City Council in July 2012. The study examined the land uses, built-form, heritage, physical characteristics, context, and policy framework for all properties on Ossington Avenue between Queen Street West and Dundas Street West. Community consultation, through three community meetings and email correspondence, included a visioning workshop, community survey, and feedback on a first draft of an area-specific Official Plan policy.

The outcome of the Ossington Avenue Planning Study is a recommendation for a City-initiated Official Plan Amendment to create an area-specific Official Plan policy that builds upon the existing policy framework and predominantly reflects the community's vision.

This report discusses the methodology, considerations, and community comments that informed the planning study and provides the planning rationale for each component of the draft area-specific Official Plan policy.

In summary, the draft policy reinforces the existing permissions while providing more



emphasis on streetscape, heritage, character of the street, and transition to adjacent residential uses. While this report recommends a four-storey height limit for the majority of the street, it also identifies opportunity for height up to five storeys on a section of the east side of Ossington Avenue.

## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. The Director of Community Planning, Toronto & East York District, be requested to bring forward final recommendations for an Official Plan Amendment to create a new area-specific policy for Ossington Avenue, between Queen Street West and Dundas Street West, generally as described in the report dated September 30, 2013, from the Director of Community Planning, Toronto and East York District, to the Toronto and East York Community Council meeting scheduled for November 19, 2013.
2. That statutory public notice under the Planning Act be issued for the recommended Official Plan Amendment.
3. The Director of Community Planning, Toronto and East York District, report back to Toronto and East York Community Council on an appropriate Zoning Bylaw Amendment to implement aspects of the new area-specific Official Plan policy, generally as described in the report dated September 30, 2013, from the Director of Community Planning, Toronto and East York District.

### **Financial Impact**

The recommendations in this report have no financial impact.

## **BACKGROUND**

### **Decision History / Direction To Undertake Study**

At the City Council meeting held on July 11, 12, and 13, 2012, City Council adopted a motion that directed City Planning to:

- a. undertake a review of the current built-form, density, height, and heritage value of the properties on Ossington Avenue between Queen Street West and Dundas Street West;
- b. consult with the community, including landowners and other stakeholder groups, together with the Ward Councillor, to understand the community's concerns and develop a vision for future development in the study area; and
- c. report back on the findings of the review and provide recommendations for changes, if necessary, to the planning framework for the study area.

The City Council decision can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.MM25.15>

## **Reasons for Study**

The Ossington Avenue Planning Study was initiated largely in response to recent development applications on Ossington Avenue, specifically at 2 Ossington Avenue, 41 Ossington Avenue, and 103-111 Ossington Avenue. The community raised concerns about new development having negative impacts on nearby houses and the character of Ossington Avenue.

## **Description of Study Area**

The study area, which includes all properties on Ossington Avenue between Dundas Street West and Queen Street West, has a total length of approximately 575 metres. The properties within this area typically have a depth in the range of 25 to 43 metres.

Ossington Avenue slopes gently downwards from north to south. The existing width of the Ossington Avenue right-of-way ranges from approximately 17 metres to 20 metres, with the narrowest portion in the vicinity of Argyle Street and the widest portions close to Dundas Street West and Queen Street West.

The lot fabric typically consists of two and three storey buildings on narrow lots with rear lane access (see Attachment 1). The ground floor is typically used for commercial/retail uses and the upper floors are typically for residential use. There are also some self-storage, light industrial, and automotive uses on the street. There are a total of 130 properties in the study area, 102 of which have ground floor commercial uses.

The following uses surround the study area:

**North:** A community centre, St. Christopher House, is located at the northwest corner of Ossington Avenue and Dundas Street West. The north side of Dundas Street West has two and three storey buildings with retail shops and services on the ground floor and typically residential units on the upper floors. Further north on Ossington Avenue there are two and three storey houses.

**East:** Two and three storey houses are located behind almost all the properties on Ossington Avenue. Artscape Youngplace community centre is located one block east of Ossington Avenue, on the south side of Argyle Street. Trinity Bellwoods Park is located three blocks east of Ossington Avenue.

**South:** The recently redeveloped Centre of Addiction and Mental Health (CAMH) at 1001 Queen Street West is located at the foot of Ossington Avenue and spans four blocks, from Shaw Street to White Squirrel Way. The plan for CAMH permits eight-storey buildings fronting onto Queen Street West.

**West:** Two and three storey houses are located behind most of the properties on Ossington Avenue. Senhor Santo Cristo Catholic Public School is located just

west of Ossington Avenue, on the north side of Humbert Street. Osler Park is adjacent to the north and west sides of the school on the south side of Argyle Street.

## Heritage

The origins of Ossington Avenue date to the early 1800s when it was laid out north of Queen Street West as a private road accessing "Brookfield", one of the country estates of the Denison family who were prominent land owners in the area. Its route ran along the boundary between Park Lots 25 and 26, which were part of the series of 100-acre allotments laid out between the Don and Humber Rivers that extended from present-day Queen to Bloor Streets and were distributed to military veterans, government officials and community leaders.

By the mid 19th century, the Denison lands were within the boundaries of the City of Toronto where the Provincial Lunatic Asylum was constructed on the south side of Queen Street opposite the entrance to present-day Ossington Avenue. The area was subdivided for residential development in the 1870s when the Denison's road was named "Ossington" after the family's ancestral home in England. Although residential buildings were constructed on Ossington Avenue, by the late 19<sup>th</sup> century it was primarily a commercial street marked by increasingly larger buildings.

Historical maps and atlases indicate that the section of Ossington Avenue north of Queen Street West was originally named "Dundas Street Road" and "Dundas Street". Dundas was one of the first streets laid out in Toronto, and was planned as a major thoroughfare linking the original Town of York with the west part of the province. However, the proposed route of the street ran across the park lots, which were developed at different times by various owners. At the west end of the city, Dundas was diverted south along present-day Ossington Avenue to join Queen Street West. This situation continued until the early 1920s when the City of Toronto oversaw the extension of Dundas on an east-west axis across the municipality. As a result, the section between Queen Street West and present-day Dundas Street West was renamed "Ossington" as a continuation of the existing avenue to the north.

During the 20<sup>th</sup> and early 21<sup>st</sup> centuries, Ossington Avenue has evolved from a commercial corridor serving the adjoining historical residential neighbourhoods including Trinity-Bellwoods and Beaconsfield Village, to a street with light industrial and automotive uses, to a destination street with a mixture of businesses including art galleries and restaurants. Ossington Avenue remains a major street in the west part of Toronto.

There are a total of twelve buildings in the study area that are *listed* in the City's Inventory of Heritage Buildings, all of which are located on the west side of Ossington Avenue, one on the north side of Argyle Street and the other eleven further south between Argyle Street and Queen Street West (see Attachment 2). A preliminary review of all properties in the study area has identified an additional 36 properties with potential

heritage value (see Attachment 2). The heritage characteristics of each block in the study area are described in Attachment 3.

Ossington Avenue is not part of a Heritage Conservation District (HCD) and the City currently has no plans to study the potential for creating an HCD as it has not yet been nominated for an HCD in accordance with Council policy.

## **Study Framework**

The study consisted of significant community consultation and a staff review of existing uses, built-form, physical context, heritage, and Official Plan policies, to determine if changes should be made to the planning framework. Community consultation was conducted in the form of three community consultation meetings, extensive correspondence, and a meeting with the Ossington Community Association (OCA). The following describes the format for each community meeting.

### **Community Consultation Meeting No. 1 and Visioning Workshop**

This meeting was held on September 6, 2012. The purpose of this meeting was to develop a vision for the future of the study area by discussing what is important to the community and what their concerns are about new development. The meeting attendees were separated into eleven tables.

Each table spent approximately 15 minutes discussing the following five topics:

- Social Mix
- Economics of the Street
- Streetscape
- Character of Buildings
- Relationship to Stable Residential Areas

To aid in the discussions, staff presented an overview of the planning study, a summary of the existing planning framework, an introduction to each topic being discussed, and a glossary of relevant planning terms to help the attendees articulate their vision.

### **Community Consultation Meeting No. 2**

This meeting was held on October 25, 2012. Staff recapped the study process and summarized the comments received at the previous meeting, which was done by categorizing the recorded comments and identifying common themes. A survey was then provided to all attendees to confirm that the common themes accurately represented the community's vision.

A community-led working group that had been providing comments on a development proposal for 103-111 Ossington Avenue presented their version of the community vision, which largely coincided with the common themes identified by staff.

Presentations were also made by Heritage Preservation Services, regarding the process for reviewing heritage potential, and by Urban Design to explain how design guidelines and considerations apply to proposed developments.

The second half of the meeting allowed attendees to raise questions and concerns, as well as identify other issues or visioning concepts that were not included in the survey.

### **Community Consultation Meeting No. 3**

This meeting was held on December 13, 2012. The first presentation was made by the community working group, who presented a set of planning principles and proposed policies intended to help implement the community's vision (see Attachment 11). Staff then presented a first draft of an area-specific Official Plan policy intended to both implement the community's vision and build upon the existing Official Plan policy framework. Questions and comments were then raised by attendees, largely in response to the draft policy proposal.

Following the third community consultation meeting, further community comments were received via email. The response deadline for community comments was extended from January 11, 2013, to January 31, 2013, at the request of the Ossington Community Association (OCA). The draft area-specific Official Plan policy was then refined to address staff and community comments. This report, that incorporates the staff review, community input, and planning analysis, was prepared following the receipt of all community comments.

Community input was also received through a comprehensive community survey and report prepared by Councillor Mike Layton's office. The report is available at <http://mikelayton.ca/wp-content/uploads/2013/06/Local-Survey-Results-Ossington.pdf>. The report includes visioning principles that are generally consistent with the community's vision as identified by the common themes in this report (see Attachment 8).

## **POLICY FRAMEWORK**

### **Provincial Policy Statement and Provincial Plans**

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The proposed area-specific Official Plan policy described subsequently in this report is consistent with the Provincial Policy Statement (PPS). The PPS generally requires the efficient use of land, infrastructure and resources, as is generally being achieved in the study area.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation.

The draft area-specific Official Plan policy conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe (Growth Plan). The Growth Plan generally encourages the *intensification* of existing *built-up areas*. The entire City of Toronto is designated as a *built-up area*. The Growth Plan puts particular emphasis on *intensification* in *urban growth centres* and *intensification corridors*, such as the *Centres* and *Avenues* as identified in the City's Official Plan. The north and south ends of the study area are part of existing *intensification corridors* (i.e. *Avenues*), namely Dundas Street West and Queen Street West.

City Council's planning decisions are required by the Planning Act to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

## **Official Plan**

The entire study area is designated *Mixed Use Areas*. The surrounding lands are all designated *Neighbourhoods*, with the exception of properties on Dundas Street West and Queen Street West, which are designated *Mixed Use Areas* and CAMH on the south side of Queen Street West, which is designated *Institutional Areas* (see Attachment 4).

Policy 4.5(1) states that "*Mixed Use Areas* are made up of a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities." Industrial uses are not mentioned in this description of a *Mixed Use Area*, however area-specific policy no. 156 (see Attachment 5) indicates that within the Ossington Avenue study area, "a limited range of light industrial uses that are compatible with residential uses are permitted."

Chapter 2 – Shaping the City begins by stating "Toronto's future is one of growth, of rebuilding, of reurbanizing and of regenerating the City" and that "population growth is needed to support economic growth and social development." It is then recognized that neighbourhoods and open spaces need to be protected from development pressures. Policy 2.2(2) directs growth to the *Centres*, *Avenues*, *Employment Districts* and the *Downtown* in order to efficiently use municipal infrastructure while protecting neighbourhoods.

Ossington Avenue is designated *Mixed Use Area*. "*Mixed Use Areas* will absorb most of the anticipated increase in retail, office and service employment in Toronto in the coming decades, as well as much of the new housing." Policy 4.5(2)(b) indicates that new development in a *Mixed Use Area* will "provide for new jobs and homes." The question is what degree of growth should be permitted, especially considering the characteristics and attributes of the street. The Official Plan acknowledges that these areas must provide an appropriate transition to *Neighbourhoods*, as indicated by the following policies.

Policy 2.3.1 – Healthy Neighbourhoods, requires new development in *Mixed Use Areas* that are adjacent or close to *Neighbourhoods* to "be compatible with *Neighbourhoods*; provide a gradual transition of scale and density...through the stepping down of buildings towards and setbacks from *Neighbourhoods*; maintain adequate light and privacy for

residents in those *Neighbourhoods*; and attenuate resulting traffic and parking impacts on adjacent neighbourhood streets."

Policy 4.5(2) requires new development in *Mixed Use Areas* to "locate and mass new buildings to provide a transition between areas of different development intensity and scale...through means such as providing appropriate setbacks and/or stepping down of heights, particularly towards lower scale *Neighbourhoods*; ...limit shadow impacts on adjacent *Neighbourhoods*; ...maintain sunlight and comfortable wind conditions for pedestrians; and locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences."

The following policies speak more generally to how new development should protect *Neighbourhoods* and be planned in a way that respects the existing and/or planned street proportion. Policy 2.3.1(3) states that "intensification of land adjacent to neighbourhoods will be carefully controlled so that neighbourhoods are protected from negative impact. Policy 3.1.2.3 – Built Form states that "new development will be massed to fit harmoniously into its existing and/or planned context, and will limit its impacts on neighbouring streets, parks, open spaces and properties" by "creating appropriate transitions in scale to neighbouring existing and/or planned buildings" and "providing for adequate light and privacy."

Policy 2.1.1(g) indicates that mixed-use environments, such as Ossington Avenue, should "increase the supply of housing" to "create greater opportunities for people to live and work locally." While Ossington Avenue itself has somewhat limited employment opportunities, it is located relatively close to downtown Toronto, which contains approximately one third of all employment opportunities in the City.

Ossington Avenue is a traditional retail shopping street. Policy 3.5.3(2) states that such streets "will be improved as centres of community activity by encouraging quality development of a type, density and form that is compatible with the character of the area and with adjacent uses" and by "improving public amenities such as transit, parking facilities, street furniture and landscaping."

The planned width of Ossington Avenue is 20 metres, as identified on Map 3. Policy 2.2.3 specifies the need to protect and implement the planned width by "acquiring over time the additional property needed to achieve the designated width" through the conveyance of land "from abutting property owners as a condition" of a planning application.

## **Zoning**

The study area is primarily zoned *Commercial-Residential (CR2.5 (C2.0; R1.5))* with a maximum density of 2.5 times the lot area (see Attachment 6) and a maximum height of 14.0 metres (see Attachment 7), which allows for approximately four storeys. The portions of Ossington Avenue closest to Dundas Street West and Queen Street West are also zoned *Commercial-Residential (CR 2.5 (C1.0; R2.0) and CR 3.0 (C1.0; R2.5)*



respectively) but with a maximum height of 16.0 metres. These zones permit a broad range of residential and commercial uses.

At 41 Ossington Avenue, there is a site-specific Zoning By-law that was recently approved by the Ontario Municipal Board (OMB) that permits a maximum height of 21.52 metres near the front of that property. An application for a site-specific Zoning By-law amendment for 103-111 Ossington Avenue that proposed a six-storey building was recently appealed to the OMB before City Council made a decision on that application. The OMB hearing is scheduled for November 5-15, 2013.

The residential areas to the east and west of Ossington Avenue are zoned *Residential (R (d1.0))*, which permits a wide range of residential uses up to a total density of 1.0 times the area of a lot, with a maximum height of 10.0 metres.

## **COMMENTS**

The local community provided substantial input and feedback into the study, which has been a major contributor in shaping the proposed area-specific Official Plan policy. City staff from City Planning, Economic Development and Legal Services have also provided comments that have informed the proposed policy.

### **Community Comments**

The first community consultation meeting, also referred to as the "visioning meeting", was attended by approximately 80 people, mainly local residents. At the end of the meeting, all the notes prepared by the eleven groups were collected. City Planning then reviewed and categorized the comments to identify common themes under each of the topics discussed, 31 in total.

To confirm that the 31 common themes accurately represent the community's vision, a survey was prepared for the second community consultation meeting, held on October 25, 2012. The survey asked each attendee if they agreed with the stated theme, and if so, how important that theme was to them. There were a total of 34 completed surveys. There was agreement on 29 of the 31 common themes and generally a very high degree of agreement on the themes (see Attachment 8). Generally the community shared a vision of Ossington Avenue as a "village in a city", a vibrant mixed-use street with a diverse range of small shops and services that cater to residents' day-to-day needs. The vision also highlighted the importance of maintaining the existing character of the street and protecting existing neighbourhoods to the east and west from any adverse effects of new development. The proposed area-specific Official Plan policy is based on the community's vision and the planning review undertaken by staff.

The most contentious issue, the preferred maximum height of buildings, was also a question on the survey, which asked: "What should be the maximum height of new buildings on Ossington Avenue, provided they are designed with appropriate setbacks

and step-backs to minimize shadowing on the street and residential rear yards and do not impact the privacy of residential properties in terms of overlook, lighting, and noise?" Seventy percent of respondents indicated a preference for four storeys or less. The demographics of the survey respondents included a fairly even representation of age groups, except no one under 20 completed the survey and only three people over 60 completed the survey. Most of the respondents reside within 300 metres of the study area.

During the second community consultation meeting, the Ossington Community Association (OCA) provided a copy of a petition previously delivered to Councillor Layton that expressed a community preference for low-rise buildings of four storeys or less, which is consistent with the as-of-right permissions for the street, and described negative impacts of mid-rise buildings (see Attachment 10). The petition, named "Keep Ossington Lowrise," had 1,952 signatures plus 146 names provided online through a website: [www.ipetitions.com](http://www.ipetitions.com).

At the third community consultation meeting held on December 13, 2012, the community working group for the visioning exercise presented planning principles intended to help shape the future of Ossington Avenue (see Attachment 11). The planning principles have been largely incorporated into the proposed area-specific Official Plan policy.

Also at the third community consultation meeting, the first draft of the area-specific Official Plan policy was presented to the community. The draft policy, which is described in detail in the following section of this report, identified the east side of Ossington Avenue, between Bruce Street and Argyle Street, as *Area 2*, with a proposed maximum height of six storeys. The remainder of the study area was identified as *Area 1*, with a proposed maximum height of four storeys.

The comments received at the community consultation meeting and subsequently via email primarily objected to the maximum height of six storeys in *Area 2*. The community's primary concerns were with regard to the adverse impacts on the existing houses and the loss of a distinctive street character. A complete summary of the community comments provided in response to the original *Area 2* height limit of six storeys is provided in Attachment 12. The comments are based on the verbal and written submissions of approximately 60 local residents. In addition to the comments opposing the *Area 2* height limit, six written submissions were received from local residents in support of the draft area-specific Official Plan policy.

Most of the emails received in opposition to *Area 2* used a response template provided on the Ossington Community Association (OCA) website with the heading "keep area 2 lowrise – insta-email the city" (see Attachment 13). Approximately one third of the respondents provided additional comments further to the OCA response template. Further input from the community was received in early 2013 in the form of a postcard campaign addressed to Councillor Layton, which was then forwarded to City Planning as comments objecting to *Area 2* as delineated on the proposed area-specific Official Plan policy. The postcard campaign was coordinated by the Ossington Community Association (OCA). Each postcard had an identical message (see Attachment 14). A

total of 180 postcards were received, of which 138 came from households within approximately 300 metres of the study area.

The Ossington Community Association (OCA) recently submitted an assessment of the proposed development at 109-111 Ossington Avenue entitled Ossington Avenue High Street Development Review, prepared by Arris Strategy Studio, that also examines characteristics of Ossington Avenue south of Dundas Street West. The report provides an analysis of the applicable Official Plan policies, physical context, retail characteristics and a historical perspective. The report also proposes area-specific urban design guidelines.

Councillor Mike Layton's office conducted a separate visioning exercise concurrently with the community consultation meetings for this study and more recently conducted a separate community survey with 329 respondents. The survey questions and results are generally similar to the survey results associated with this study. The local Councillor's visioning exercise resulted in visioning principles that are largely reflected in the draft area-specific Official Plan policy contained in this report (see Attachment 9).

## **PLANNING RATIONALE FOR AN AREA-SPECIFIC OFFICIAL PLAN POLICY**

The City Council direction for the planning study called for the review of the existing planning framework and, if necessary, recommendations for changes to that framework. Such changes may include area-specific urban design guidelines, an area-specific Official Plan policy, an area-specific Zoning Bylaw Amendment, or a combination of these approaches.

Following the second community consultation meeting, City Planning determined that the best way to build upon the existing policy framework and implement the community's vision would be through an area-specific Official Plan policy. A primary reason for this approach is to clarify how the Official Plan applies to proposed intensification in a *Mixed Use Area* that is not part of the *Avenues*, *Centres*, or the *Downtown*.

Area-specific policies can incorporate urban design principles into requirements for new development and will provide clarity as to what types of development may be supported by City Planning. An area-specific Zoning Bylaw Amendment may also be used to further implement some aspects of the urban design principles contained in the draft area-specific Official Plan policy.

This section describes the planning rationale for each component of the proposed area-specific Official Plan policy (see Attachment 9). The rationale includes analyses of the existing policy framework, the physical characteristics and context of the study area, comments from the community, and feedback from other City departments.

## Preamble

The following policies are intended to enhance the existing character and function of the street, respect the cultural heritage, and ensure an appropriate transition between new development and existing dwellings and uses in adjacent *Neighbourhoods*.

The preamble above describes the overall intent of the draft policy. Many of the community comments mentioned the need to "preserve" the character of Ossington Avenue, which essentially refers to the existing uses and built-form in terms of architecture, size, height, and articulation. Although "preserving" existing uses and built-form would be very limiting and undesirable, it is possible for new development to build upon and enhance the existing character if compatibility can be demonstrated. This will allow the continued evolution of the street. The area-specific policy will serve to establish a planned context for the study area by recognizing and providing for its distinct character with its wide range of uses but relatively modest built-form.

- a) The maximum ground floor area of a new retail store is 400 square metres. Minor exceedances of this limit may be considered on a site-specific basis through a Minor Variance application.

One of the major themes that came from the visioning exercise was the concept of the study area as a "village in a city", meaning Ossington Avenue should have a diverse range of shops and services that provide for residents' day-to-day needs. Also, there was very high agreement that small shops are desirable and that larger stores are not desirable, especially given the character of the area.

City Planning conducted an analysis of all existing ground floor commercial/retail uses in the study area, 102 in total, and found that the average size of a commercial unit is 141 square metres, which is relatively small. Looking at the ten largest commercial/retail uses in the study area, the average size of those units is 379 square metres. The three largest commercial/retail uses in the study area are the CIBC, the Home Hardware, and BoHMER restaurant, which have floor areas of 586 square metres, 510 square metres, and 471 square metres respectively. Since all other shops and services in the study area have an area of less than 400 square metres, those three businesses may be considered outliers. The proposed policy to limit new retail stores to a maximum of 400 square metres is based on the average size of existing commercial/retail uses above the 90<sup>th</sup> percentile (i.e. 379 square metres) and then rounding up. The consideration for small exceedances of this limit through a minor variance application is intended to recognize that some shops, such as the Home Hardware, provide a desirable amenity for local residents even though they are substantially larger than the typical business on Ossington Avenue. It should be noted that this policy does not prevent businesses from using upper floors to increase their gross floor area above 400 square metres.

An area-specific Zoning Bylaw Amendment may also be used to further implement the maximum ground floor area of 400 square metres for a retail store.

Restaurants are not included in this policy because Zoning Bylaw No. 1172-2009 specifically limits the floor area of all restaurants on this section of Ossington Avenue to a maximum of 225 square metres.

- b) Residential dwellings shall not be permitted on the ground floor of new buildings facing Ossington Avenue.

This policy is intended to ensure that Ossington Avenue remains a vibrant commercial strip. Ground floor residential dwellings generate very little pedestrian activity compared to retail uses that typically attract hundreds of visitors a day. This policy reflects the community's vision for mixed-use buildings that contribute to the activity and vibrancy of the street. Ancillary residential uses such as a lobby or indoor amenity space may be permitted on the ground floor.

- c) New development will support the existing retail function of Ossington Avenue, be compatible with existing residential uses nearby, and complement the low scale character of the street. Employment uses are encouraged on the upper floors of both new and existing buildings.

This policy reinforces the retail function of Ossington Avenue while addressing the compatibility with nearby residential uses and the low scale character of the street. Low scale buildings, as opposed to "low rise" buildings, are not necessarily limited to a maximum height of four storeys.

- d) To respect the existing character of Ossington Avenue, vertical additions to existing buildings are generally preferred to replacing an entire building. Additions to existing buildings shall not exceed the maximum height described in this area-specific policy and should generally not be more than 50% of the existing building height.

This policy addresses the community's vision for preserving the eclectic (some say gritty) character of Ossington Avenue by encouraging vertical additions to existing buildings, thereby keeping the same building appearance at ground level.

- e) New development will be designed to provide an appropriate transition in scale and massing to minimize the extent to which they overlook and overshadow existing house-form dwellings.

This policy addresses the potential negative impact that new development can have on nearby houses in terms of privacy and shadow. It reflects the community's vision for protecting existing residential rear yards from shade, overlook, lighting and noise from new buildings. The policy builds upon existing Official Plan policies, nos. 2.3.1 and 4.5(2), which require an appropriate transition between *Mixed Use Areas* and *Neighbourhoods*.

- f) New development shall provide an appropriate transition towards existing buildings in Neighbourhoods and be subject to:
  - i. a maximum height of four storeys in Area 1;

- ii. a maximum height of five storeys (including a mechanical penthouse but not including an elevator over-run or stairwell) in Area 2;
- iii. a minimum rear yard setback of 7.5 metres in Area 2, measured from the lot line(s) of the nearest property(ies) designated Neighbourhoods;
- iv. a minimum rear yard angular plane of 45 degrees in Area 2, measured from the average grade elevation of the lot line(s) of the nearest property(ies) designated Neighbourhoods; and
- v. a side and rear façade design that requires architectural details and articulation if it is adjacent to a public right-of-way or significantly visible from a public right-of-way.

This is the most important and most restrictive policy being proposed. It provides specific development standards for almost the entire study area, excluding only the portions closest to Queen Street West and Dundas Street West that have different zoning standards and are part of the *Avenues* in the Official Plan. By creating area-specific policies for design standards instead of relying on the general Official Plan policies or design guidelines, it strengthens the requirement for transition to adjacent *Neighbourhoods*.

Sub-policy "i.", which limits the height of all new buildings to a maximum of four storeys for the large majority of the study area (*Area 1*), is being proposed to ensure an appropriate transition to the adjacent *Neighbourhoods* on these more shallow lots and to respect the prevailing character of the study area, typically characterized by narrow two and three-storey mixed-use buildings, some of which are *listed* heritage buildings. Ossington Avenue is a relatively short main street where new development must be sensitive to altering character.

The character of Ossington Avenue is distinguished by its particularly fine-grained built form of small mixed-use properties and narrow side streets and rear lanes. The character stems from the lot fabric originating from the 1870s when Ossington Avenue was the centre of a new village on the main route to western Ontario. This history differs from many of the City's other historic main streets that were developed in conjunction with the electrification of the City's streetcar transit system in the late 19<sup>th</sup> and early 20<sup>th</sup> centuries.

Most of the community comments focussed on the preference to keep the entire study area "low rise", at four storeys or less. The majority of responses to the community survey question regarding height also indicated a preference for four storeys or less. The character of Ossington Avenue is largely defined by the existing built-form in *Area 1*, consisting of narrow two and three-storey mixed-use buildings.

Sub-policies "ii., iii., iv." apply to *Area 2*, comprising the east side of Ossington Avenue between Bruce Street and Argyle Street. These policies are based on the development standards found in the *Avenues* and *Mid-Rise Building Guidelines*. Although Ossington Avenue is not an *Avenue* as per Map 2 of the Official Plan, the land use and context, being a *Mixed Use Area* surrounded by *Neighbourhoods*, is the same. The *Avenues* and *Mid-Rise Building Guidelines* were designed largely to ensure an appropriate transition between new development in *Mixed Use Areas* and adjacent *Neighbourhoods*, as required

by Official Plan policies 2.3.1 and 4.5(2). These policies establish a planned context for a more modest mid-rise built form.

For the *Area 2* lands between Bruce Street and Argyle Street, the maximum height of five storeys is more restrictive than the Avenues and Mid-Rise Building Guidelines, which would consider a six-storey building up to 20 metres capable of providing an appropriate transition to adjacent *Neighbourhoods* on a site-specific basis. Taking into account the community feedback, detailed massing studies of the six-storey versus five-storey options across all of *Area 2*, and further consideration of the overall scale and character of Ossington Avenue with prevailing buildings height in the range of two to three storeys, staff are of the view that a five-storey height limit is appropriate on an overall basis.

*Area 2* is differentiated from *Area 1* by the physical characteristics of the lot and existing buildings, with *Area 2* containing mostly much larger properties with wide frontages, greater depth, no heritage buildings, no adjacent houses, and a rear lane (Argyle Place) with a width of approximately six metres, capable of accommodating two-way vehicular traffic.

*Area 2* is also distinguished by larger buildings, former automotive uses at 93-111 Ossington Avenue, and existing light industrial uses – particularly a cigar manufacturer at 71-77 Ossington Avenue. Although automotive and light industrial uses provide sound employment opportunities, they do not facilitate a vibrant pedestrian experience since they are automobile-oriented and/or do not serve the day-to-day needs of local residents. Such uses are inconsistent with the Official Plan's description of a *Mixed Use Area*. Although area-specific Official Plan Policy No. 156 states: "a limited range of light industrial uses that are compatible with residential uses are permitted," the phrase "limited range" and the condition "compatible with residential uses" suggests that such uses are not encouraged. Notwithstanding, the proposed Official Plan policy does not prevent the ongoing existence of light industrial uses.

Many of the community comments indicated concerns about buildings taller than four storeys in *Area 2* having a detrimental impact on traffic and parking on the adjacent streets and laneway. While this is legitimate concern, there would be a very small difference in additional traffic impact and parking demand for a five-storey building with the associated angular planes versus an as-of-right four-storey building that does not require angular planes.

The proposal for increased heights in *Area 2* is intended to balance the community's predominant preference for limiting height to four storeys in the entire study area with existing Official Plan policies that promote residential and retail growth. Specifically, policy 2.1.1(g) indicates that mixed-use environments, such as Ossington Avenue, should "increase the supply of housing." Policy 3.2.1(2) indicates that the existing housing stock "will be maintained and replenished. New housing supply will be encouraged through intensification and infill that is consistent with this Plan." Policy 3.5.3(2) states that traditional retail shopping streets such as Ossington Avenue "will be improved as centres of community activity by encouraging quality development of a type, density and form

that is compatible with the character of the area and with adjacent uses" and by "improving public amenities such as transit, parking facilities, street furniture and landscaping."

Heritage Preservation Services did not identify any potential for heritage buildings in *Area 2*.

Sub-policy "v.", applying to the entire study area, identifies the need to treat all sides of a building that face the public realm to enhance the aesthetics of the public realm.

- g) New development shall reinforce the existing low scale, fine-grained character of the street and be subject to:
  - i. a minimum building step-back of 3 metres immediately above the third floor, measured from the front wall at ground level;
  - ii. a minimum front yard angular plane of 45 degrees, measured from the street line at an elevation of 13 metres above the average grade;
  - iii. a maximum ground floor to second floor height of 4.5 metres;
  - iv. building articulation, window, and entrance configuration that is generally consistent with the prevailing building pattern for the lower three floors;
  - v. building materials that are complementary to the materials used on existing buildings in the immediate vicinity; and
  - vi. size and placement of signage that is consistent with existing signage in the immediate vicinity.

This policy provides specific development standards designed to complement the existing built-form and provide for a vibrant and pleasant pedestrian experience. The policy addresses the community's vision for building massing, setbacks and step-backs that provide for sunlight on the street, as well as the vision for new building architecture that complements existing buildings and contributes to the eclectic, fine-grained rhythm of Ossington Avenue.

Sub-policy "i.", requiring a 3-metre building step-back above the third floor, helps new buildings relate to the prevailing built-form of two and three storey buildings and reinforce the low scale character of the street.

Sub-policy "ii." reflects the angular plane requirement for an "MCR" zone as defined in Zoning Bylaw No. 438-86, which is actually more restrictive than the Avenues and Mid Rise Building Guidelines that would require the angular plane to start at a height of 16 metres to provide a minimum five hours of sunlight on the sidewalk. The rationale for this more restrictive approach is to require a further building step-back for the fifth floor, thereby further reducing the visual impact of a five-storey building on the north-south vistas along Ossington Avenue.

Regarding the height of a ground floor in a new building, there are competing interests in that a higher ground floor height provides for greater flexibility of uses and is typically more desirable for retail operations but considering the prevailing built form has relatively low ground floor heights, there should be a limit on ground floor height to help



new buildings fit in with the prevailing pattern of ground floor heights. Sub-policy "iii.", restricting the ground floor height to 4.5 metres, is consistent with the Avenues and Mid Rise Buildings Guidelines that call for a minimum ground floor height of 4.5 metres while ensuring that new ground floor heights are not severely disproportionate to existing ground floor heights.

Sub-policies "iv., v., vi." are intended to ensure that new buildings provide a fine-grained articulation and architecture that is consistent with the prevailing built-form.

- h) New development is encouraged to provide or contribute to streetscape improvements in the public rights-of-way and adjacent lands that promote a healthy and vibrant pedestrian environment, including, but not limited to:
  - i. seating areas;
  - ii. trees and landscaping; and
  - iii. art and murals.

This policy addresses the community's vision for more benches on the street, more street trees and landscaping, and more art on both the streets and laneways. It builds upon Official Plan policy 3.5.3(2)(b) that calls for improvements to street furniture and landscaping on traditional retail shopping streets.

## **Summary of Rationale for an Area-Specific Official Plan Policy**

The proposed area-specific Official Plan policy (see Attachment 9) clarifies how the Official Plan applies to proposed intensification in a *Mixed Use Area* that is not part of the *Avenues*, *Centres*, or the *Downtown*. The proposed policy builds upon existing Official Plan policy while responding to community objectives and the local character and context. The overall intent of the proposed area-specific Official Plan policy is to ensure an appropriate transition between new development on Ossington Avenue and residential properties in the adjacent *Neighbourhoods*, as well as support the retail function through policies that provide for a vibrant pedestrian experience.

The majority of the proposed policy reflects the community comments, the exception being concern with the proposal for *Area 2*, comprising one block on the east side of Ossington Avenue between Bruce Street and Argyle Street, where a maximum height of five storeys would be permitted. Most of the community comments indicate they oppose any building heights above four storeys as they consider such heights to be detrimental to the character of the street and nearby residential properties. The community's opposition to *Area 2* is likely mitigated by limiting the building height to five storeys, as compared to the original version of the draft area-specific Official Plan policy that indicated a maximum height of six storeys in *Area 2*.

The draft policy seeks to strike a balance between the predominant community comments, the community's vision for more shops and services that serve the day-to-day needs of residents, and existing Official Plan policies that support intensification if

appropriate transition to adjacent *Neighbourhoods* can be achieved. The proposed four-storey height limit for *Area 1* and the proposed development standards for *Area 2* are relatively restrictive for an Official Plan policy. This approach creates a planned context that provides an appropriate transition to adjacent *Neighbourhoods* and allows for measured intensification that protects the overall character and scale of the street.

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## **SIGNATURE**

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Gregg Lintern, MCIP, RPP  
Director, Community Planning  
Toronto and East York District

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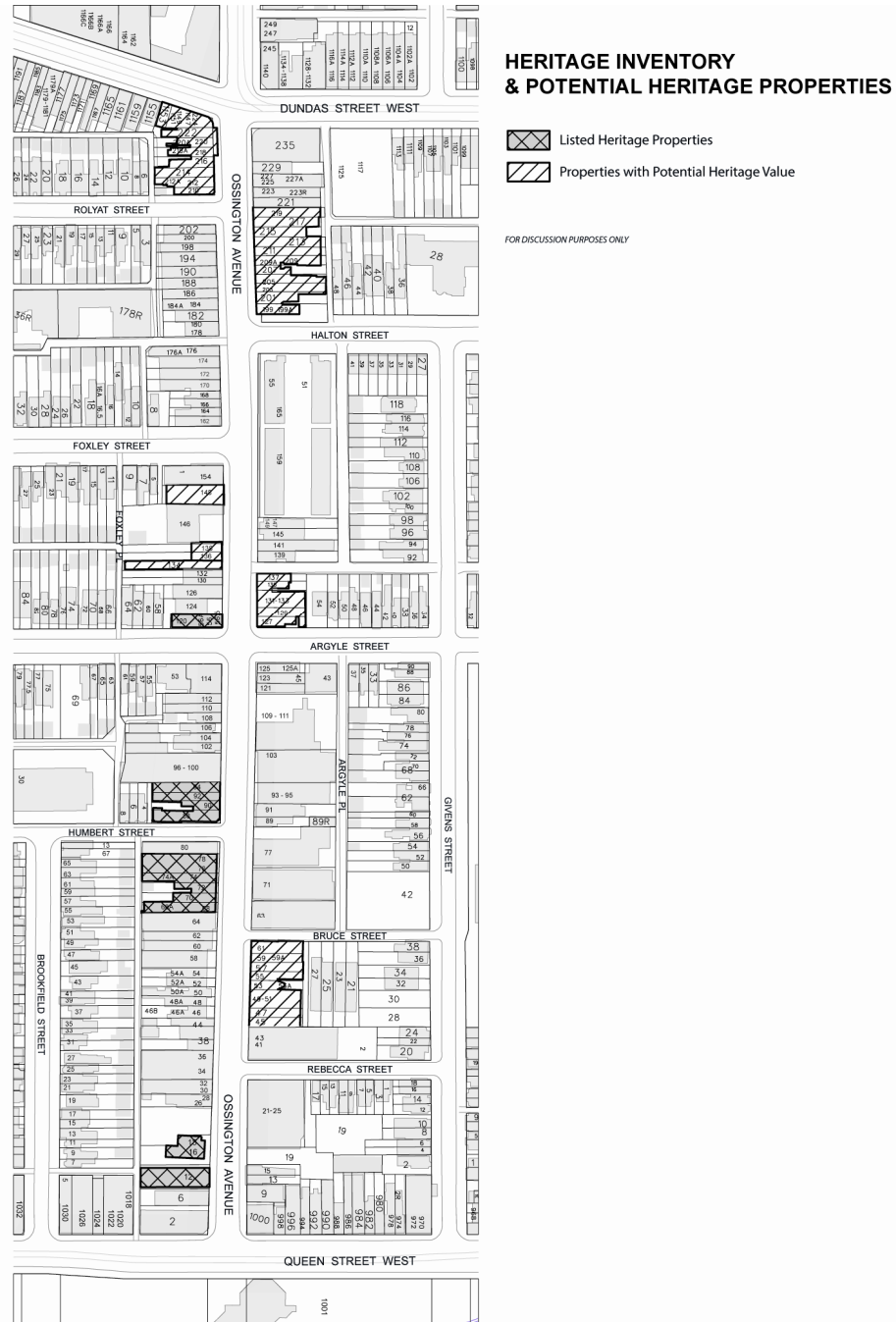
## **ATTACHMENTS**

- Attachment 1: Existing Building Heights Map
- Attachment 2: Map of Heritage Inventory & Potential Heritage Properties
- Attachment 3: Review of Buildings Listed in the City's Inventory of Heritage Buildings and Buildings with Potential Heritage Value
- Attachment 4: Official Plan – Land Use
- Attachment 5: Official Plan – Area-Specific Policy No. 156
- Attachment 6: Zoning – Land Use
- Attachment 7: Zoning – Maximum Height
- Attachment 8: Community Vision – Survey Results
- Attachment 9: Draft Area-Specific Official Plan Policy
- Attachment 10: Ossington Community Association (OCA) Petition
- Attachment 11: Planning Principles Prepared by Community Working Group
- Attachment 12: Community Comments Regarding *Area 2* as per the First Draft of the Area-Specific Official Plan Policy
- Attachment 13: OCA Email Response Template to Proposed Area 2 Policies
- Attachment 14: OCA Postcard Campaign

## Attachment 1: Existing Building Heights Map



## Attachment 2: Map of Heritage Inventory & Potential Heritage Properties



### **Attachment 3: Review of Buildings Listed in the City's Inventory of Heritage Buildings and Buildings with Potential Heritage Value**

The following describes the heritage characteristics for each block in the study area. Both the east and west sides of Ossington Avenue are divided into five blocks of unequal length. Blocks 1-5 refer to the east side of Ossington Avenue and blocks 6-10 refer to the west side. Only Argyle Street extends from one side of Ossington to the other.

Block 1, extending from Queen Street West to Rebecca Street, consists of a series of two to 2½-storey commercial buildings with either flat or gable roofs that lack any discerning heritage features. No properties in this block are identified for further investigation.

Block 2 runs between Rebecca Street and Bruce Street. The south end of the block is currently being redeveloped, while the north end has a surviving series of nine three-storey brick-clad late 19<sup>th</sup> century commercial blocks, most of which appear to have been constructed as a group. This block anchors the southeast corner of Bruce Street, retains much of its architectural detailing and integrity, and merits further study to determine its potential heritage value.

Block 3, extending from Bruce Street to Argyle Street, contains a disparate collection of buildings with varied heights from different eras, most of which have no distinguishing architectural features. Mid-block, there are two two-storey frame structures at 89 and 91 Ossington Avenue (with a 'boom town' or flat front on 89 Ossington Avenue) and their neighbour directly north at 103 Ossington Avenue has a distinctive roofline with brick crenelles. The three-storey commercial buildings at 121-125 Ossington Avenue anchor the southeast corner of Argyle Street, but the corner building at 121 Ossington Avenue lacks integrity of the original design, although its neighbours continue to display brick detailing on the fenestration in the upper stories as well as basket weave detailing beneath the eaves.

Block 4 between Argyle Street and Halton Street contains a townhouse development at the southeast corner of Halton Street that occupies over half the block. At the south end between Argyle Street and a laneway, the group of five commercial buildings at 127-137 Ossington Avenue is worthy of further investigation as potential heritage properties. At the centre, a three-storey commercial block is flanked by two-storey commercial buildings, with the southernmost unit at 127 Ossington Avenue featuring a bevelled corner, while its neighbour at 129 Ossington Avenue has distinctive patterned brickwork.

Block 5 extends from Halton Street to Dundas Street West and contains a group of seven complementary two-storey commercial units that are adjoined by a row of six three-storey commercial blocks that were also developed as a group. The series of buildings that extends three-quarters the length of the block north of Halton Street merits further investigation to determine their potential merit as heritage properties.

Block 6 extends from Queen Street West to Humbert Street. It contains several buildings that are recognized on the City of Toronto Inventory of Heritage Properties, consisting of

the neighbouring former library and fire hall at 12 and 16-18 Ossington Avenue and, further north, the commercial blocks at 68-78 Ossington Avenue. The remainder of this section of the street displays a disparate collection of commercial blocks and former house form buildings of varied heights dating to different development periods, many of which have lost their integrity as potential heritage resources or stand as anomalies (such as the former row of late 19<sup>th</sup> century house form buildings at 46-54 Ossington Avenue, where two members of the group have been replaced). No additional properties in this block are identified for study as potential heritage properties.

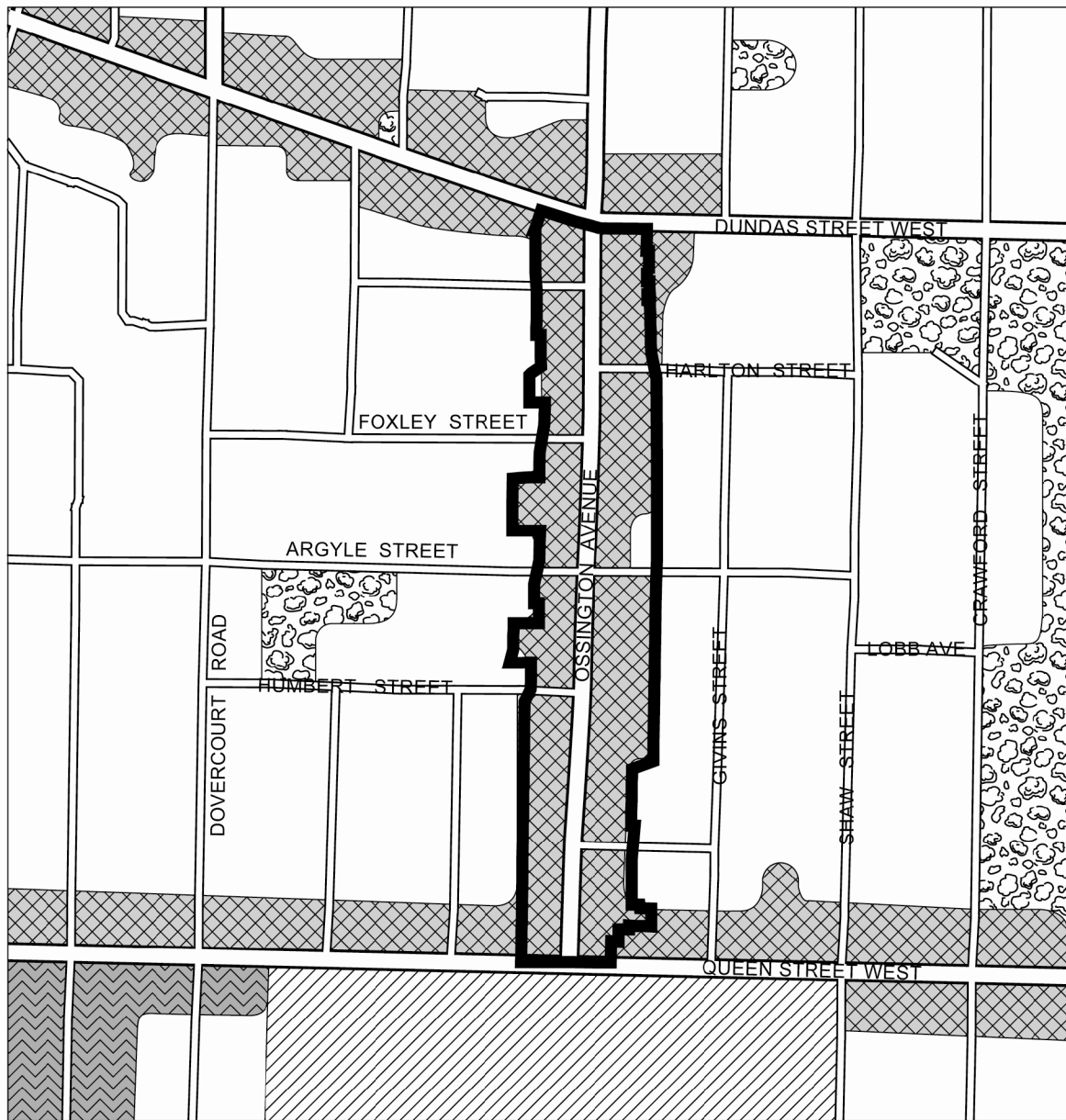
Block 7 is a short block extending from Humbert Street to Argyle Street and is anchored on the northwest corner of Humbert Street by the LeVack Block, the listed heritage property at 88-94 Ossington. The remainder of this section of Ossington Avenue has a mixture of commercial and house-form buildings, some of which have been modified. The properties at 108-112 Ossington Avenue retain some of the decorative brickwork that identifies them as late 19<sup>th</sup> century commercial buildings but due to their alterations they are not identified for investigation as potential heritage properties.

Between Argyle Street and Foxley Street, Block 8 is anchored on the northwest corner of Argyle Street by the recognized heritage property known as the W. H. Smith Block at 120 Ossington Avenue. The remainder of the block is mainly a mixture of two- and three-storey commercial buildings with a house form building on the southwest corner of Foxley Street and a garage set back mid-block. Near the centre of this section of Ossington Avenue, the three-storey commercial blocks at 134-138 Ossington Avenue retain above the first-floor storefront distinctive pattern brickwork, and merit investigation as potential heritage properties, as does the two-storey commercial building at 148 Ossington Avenue that has an original entrance at street level.

Block 9 from Foxley Street to Rolyat Street displays commercial buildings that rise from one to three stories, most of which display no distinguishing architectural features. An exception is the two-storey structure at 200 Ossington, which retains its distinctive pattern brickwork but stands isolated in the block.

Block 10 consists of the short block between Rolyat Street and Dundas Street West. Containing two-storey commercial buildings, the buildings retain their integrity individually and as part of the group. They are identified for further investigation as potential heritage properties, including the building at 1151 Dundas Street West that anchors the major intersection of Dundas Street West and Ossington Avenue.

## Attachment 4: Official Plan – Land Use Map



**Toronto** City Planning  
Official Plan

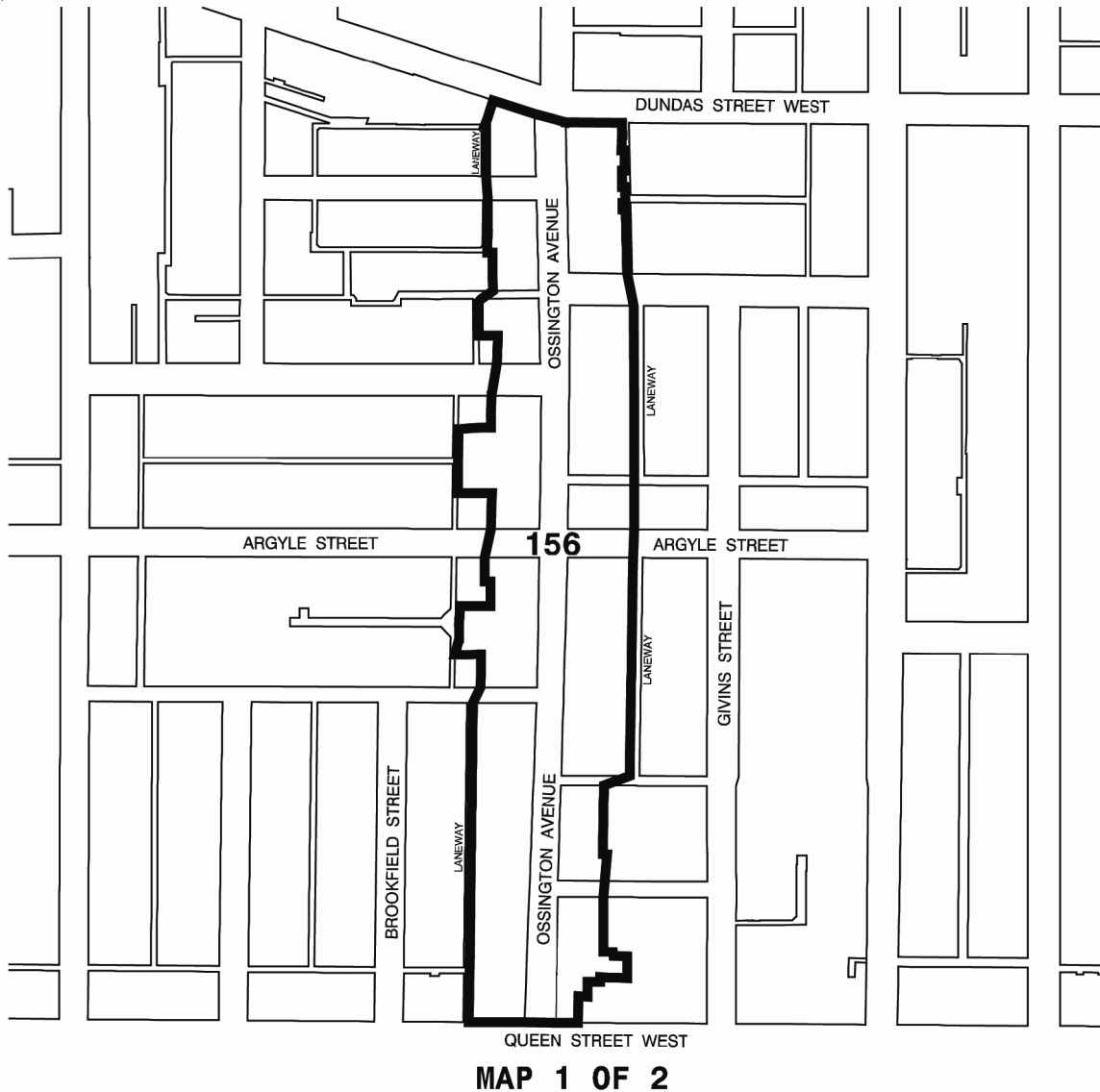
Ossington Study Area  
Queen Street West to Dundas Street West

File # 12\_219960



Not to Scale  
02/07/2013

## Attachment 5: Official Plan – Area-Specific Policy No. 156



Official Plan Area Specific Policy No. 156

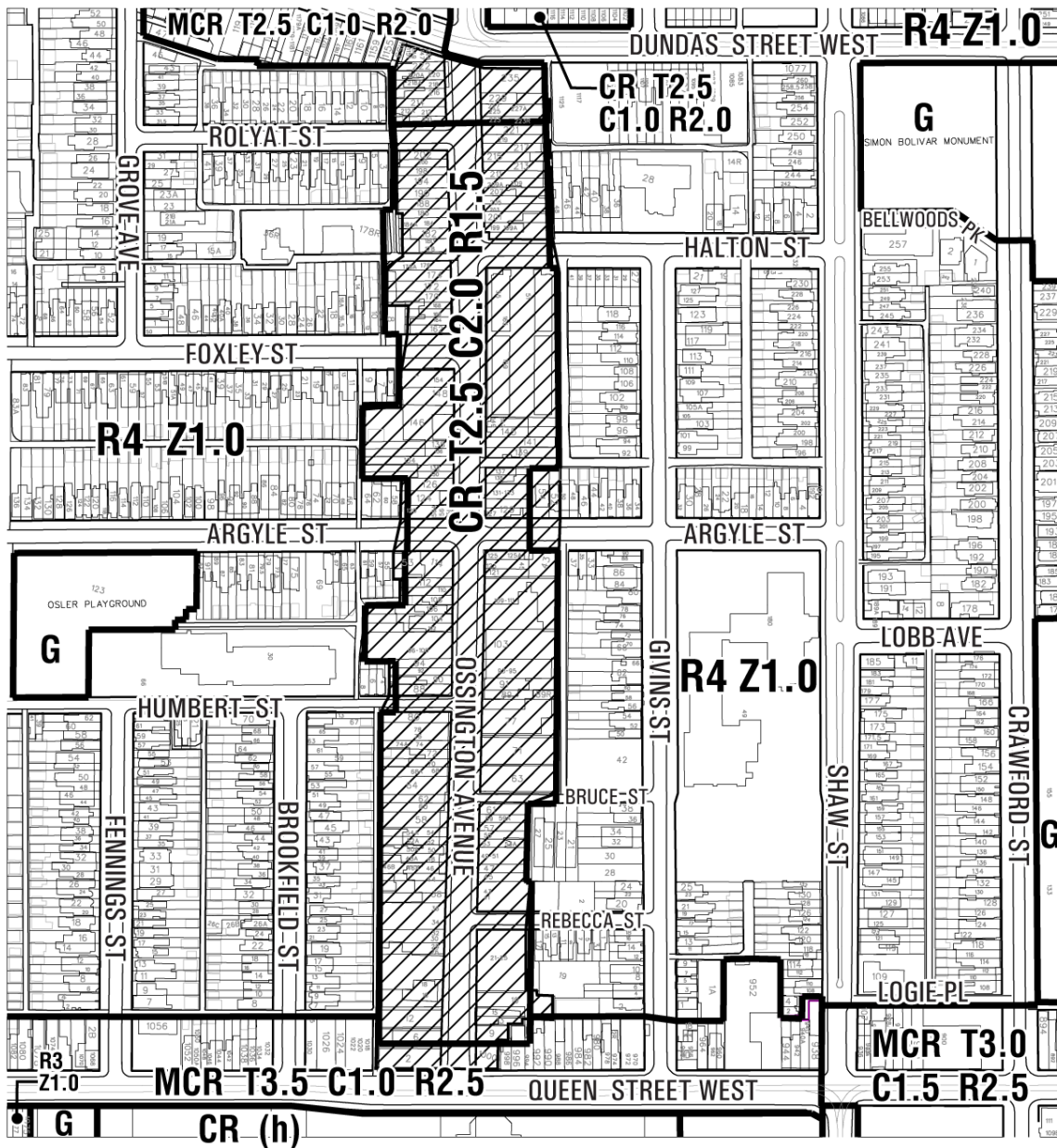
Ossington Avenue Study Area  
Queen Street West to Dundas Street West

Not to Scale  
02/05/2013

File # 12\_219960



## Attachment 6: Zoning – Land Use



**Zoning** City of Toronto By-law 438-86

**Ossington Avenue Study Area**  
**Queen Street West to Dundas Street West**

File # 12\_219960\_02

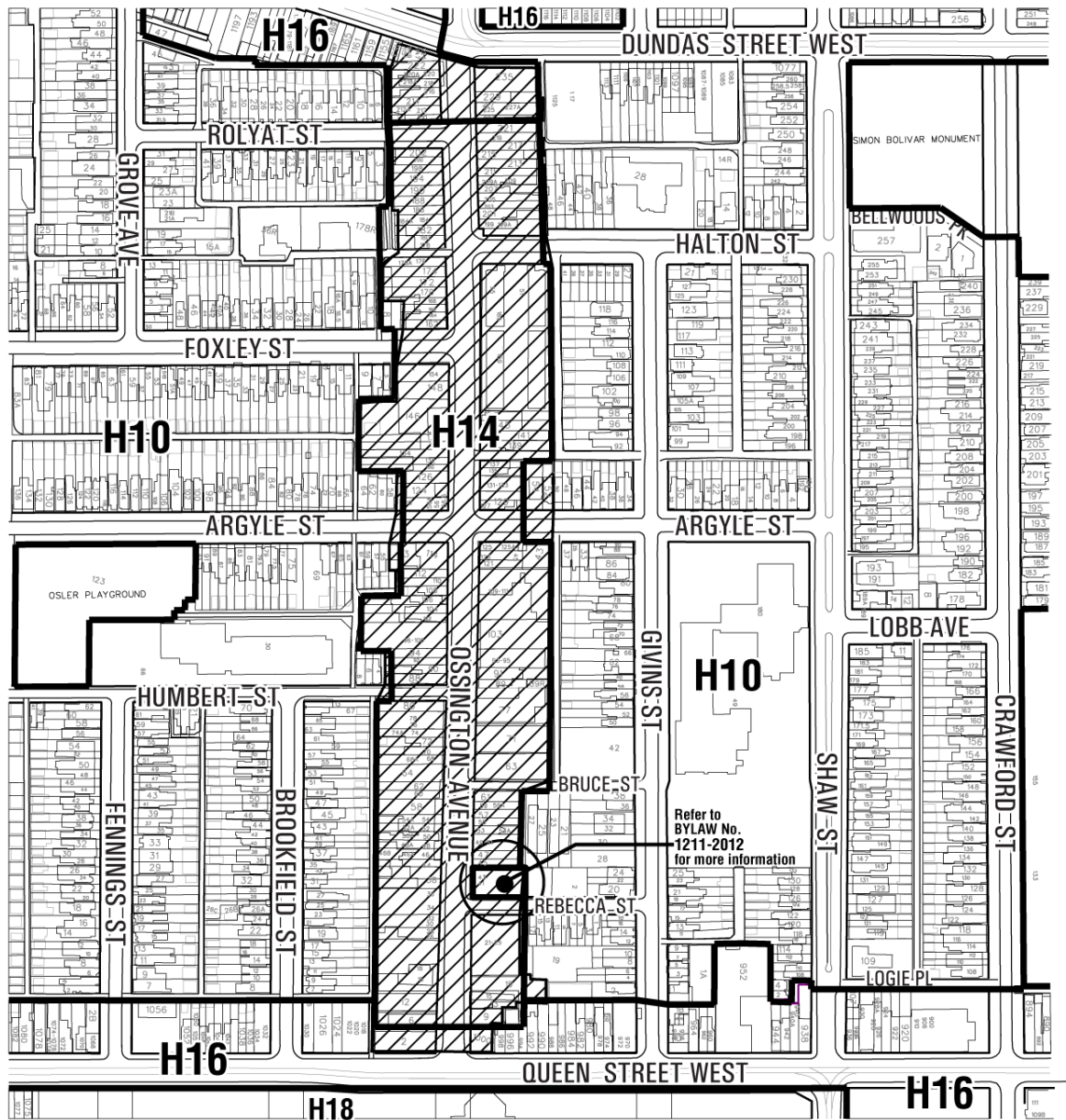
G Parks District  
 R3 Residential District  
 R4 Residential District

CR Mixed Use District  
 MCR Mixed Use District



Not to Scale  
 Zoning By-law 438-86 as amended  
 Extracted 02/05/2013

## Attachment 7: Zoning – Maximum Height



**TORONTO** City Planning  
Zoning - Heights

Ossington Avenue Study Area  
Queen Street West to Dundas Street West

File # 12\_219960\_OZ

 Study Area



Not to Scale  
Zoning By-law 438-86 as amended  
Extracted 02/06/2013

### Attachment 8: Community Vision - Survey Results

	Topic	Common Theme (Vision)	Percentage in Agreement	Percentage Important or Very Important
1	Social Mix	Encourage demographic diversity: a range of ages, types of households (singles, couples, families, etc.), incomes, vocations, and ethnic backgrounds.	100%	94%
2	Economics of the Street	Encourage daytime retail uses.	100%	87%
3	Character of Buildings	New building architecture should complement existing buildings and contribute to the eclectic, fine-grained rhythm of Ossington Avenue.	97%	93%
4	Economics of the Street	Mixed-use buildings are good, they contribute to the activity and vibrancy of Ossington Avenue.	97%	69%
5	Social Mix	Improve community outreach.	97%	68%
6	Economics of the Street	Village in a City – Ossington Avenue should have a diverse range of shops and services that provide for residents' day-to-day needs.	94%	94%
7	Economics of the Street	Small shops are desirable.	94%	88%
8	Social Mix	Encourage community amenities that facilitate social interaction.	94%	83%
9	Character of Buildings	Building massing, setbacks and step-backs should provide for sunlight on the street and on residential rear yards.	91%	90%
10	Relationship to Stable Neighbourhoods	Protect the children: minimize vehicular traffic and speeds near the two neighbourhood schools.	91%	90%
11	Social Mix	Encourage visitors from beyond the neighbourhood.	91%	50%

<b>12</b>	Relationship to Stable Neighbourhoods	Existing residential rear yards need to be protected from shade, overlook, lighting and noise from new buildings.	88%	88%
<b>13</b>	Economics of the Street	Large-format stores and chain stores are not desirable. (except perhaps a supermarket)	88%	84%
<b>14</b>	Streetscape	Laneways are an asset to the residents: public space for children to play, ride bikes, provide space for art. Increased vehicular traffic is a concern.	88%	84%
<b>15</b>	Streetscape	The eclectic (some say gritty) character of Ossington Avenue should be preserved.	88%	73%
<b>16</b>	Streetscape	More bicycle parking is needed.	88%	68%
<b>17</b>	Streetscape	Patios are desirable if they do not adversely affect residential streets in terms of privacy and noise.	85%	44%
<b>18</b>	Social Mix	Residents should be committed to the neighbourhood – do not want transient residents.	82%	83%
<b>19</b>	Relationship to Neighbourhoods	Limit trucks and new vehicular access on rear laneways to make them more safe and quiet.	81%	87%
<b>20</b>	Streetscape	Argyle Street has too much vehicular traffic.	79%	69%
<b>21</b>	Streetscape	Encourage more street trees and landscaping.	79%	64%
<b>22</b>	Economics of the Street	Ossington Avenue needs a grocery store.	76%	76%
<b>23</b>	Streetscape	Encourage more benches on the street.	76%	38%
<b>24</b>	Streetscape	Encourage more street art	76%	29%
<b>25</b>	Streetscape	Maintain all existing on-street parking	73%	43%
<b>26</b>	Streetscape	Reduce street clutter by burying hydro/phone lines and poles	69%	32%
<b>27</b>	Economics of the Street	Consider street closure for pedestrian-only periods (certain days, evenings, occasional events).	65%	31%

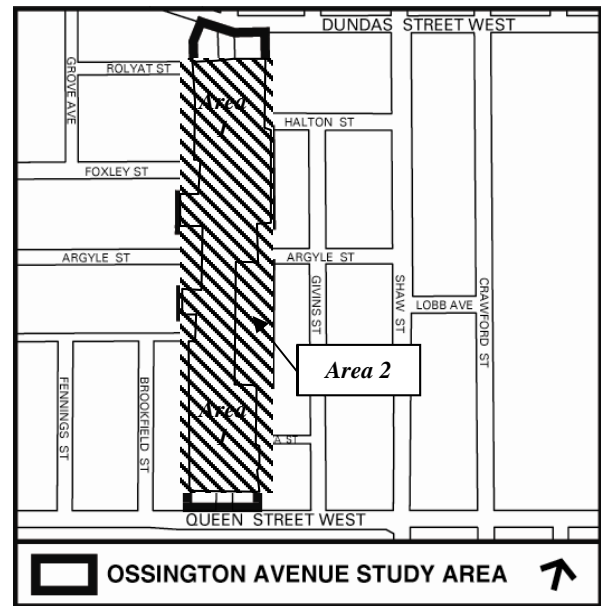
<b>28</b>	Economics of the Street	Too much nightlife, too many restaurants.	59%	53%
<b>29</b>	Character of Buildings	Increased density is desirable.	58%	66%

## Attachment 9: Draft Area-Specific Official Plan Policy

### Ossington Avenue, between Dundas Street West and Queen Street West

The following policies are intended to enhance the existing character and function of the street, respect the cultural heritage, and ensure an appropriate transition between new development and existing dwellings in adjacent Neighbourhoods.

- a) The maximum ground floor area of a new retail store is 400 square metres. Minor exceedances of this limit may be considered on a site-specific basis through a Minor Variance application.
- b) Residential units shall not be permitted on the ground floor of new buildings facing Ossington Avenue.
- c) New development will support the existing retail function of Ossington Avenue, be compatible with existing residential uses nearby, and complement the low scale character of the street. Employment uses are encouraged on the upper floors of both new and existing buildings.
- d) To respect the existing character of Ossington Avenue, vertical additions to existing buildings are generally preferred to replacing an entire building. Additions to existing buildings shall not exceed the maximum height described in this area-specific policy and should generally not be more than 50% of the existing building height.
- e) New development will be designed to provide an appropriate transition in scale and massing to minimize the extent to which they overlook and overshadow existing house-form dwellings.
- f) New development shall provide an appropriate transition towards existing buildings in Neighbourhoods and be subject to:
  - i. a maximum height of four storeys in Area 1;
  - ii. a maximum height of five storeys (including a mechanical penthouse but not including an elevator over-run) in Area 2;
  - iii. a minimum rear yard setback of 7.5 metres in Area 2, measured from the lot line of the nearest property designated Neighbourhoods in Area 2;
  - iv. a minimum rear yard angular plane of 45 degrees in Area 2, measured from the average grade elevation of the lot line(s) of the nearest property(ies) designated Neighbourhoods; and
  - v. a side and rear façade design that requires architectural details and articulation if it is adjacent to a public right-of-way or significantly visible from a public right-of-way.
- g) New development shall reinforce the existing low scale, fine-grained character of the street and be subject to:



- i. a minimum building step-back of 3 metres immediately above the third floor, measured from the front wall at ground level;
  - ii. a minimum front yard angular plane of 45 degrees, measured from the street line at an elevation of 13 metres above the average grade;
  - iii. a maximum ground floor to second floor height of 4.5 metres;
  - iv. building articulation, window, and entrance configuration that is generally consistent with the prevailing building pattern for the lower three floors;
  - v. building materials that are complementary to the materials used on existing buildings in the immediate vicinity; and
  - vi. size and placement of signage that is consistent with existing signage in the immediate vicinity.
- h) New development is encouraged to provide or contribute to streetscape improvements in the public rights-of-way and adjacent lands that promote a healthy and vibrant pedestrian environment, including, but not limited to:
  - iv. seating areas;
  - v. trees and landscaping; and
  - vi. art and murals.

## **Attachment 10: Ossington Community Association (OCA) Petition**

### Petition from Ossington Community Association

- A. The Ossington Strip is "Lowrise" (1 to 4 storeys). Ossington does NOT fall under any of the categories (Downtown, Avenues, etc.) that Toronto's Official Plan targets for "Midrise" (5 to 10 storeys) development.
- B. Midrise growth on Ossington would have destabilizing negative impacts on ...
- the Ossington business community: loss of distinctive character that makes Ossington a destination district, chain retail threatening local small business
  - the residential community: looming over and shadowing of dozens of homes, balconies up to 70ft bringing noise and privacy intrusions, typically small units means transient population, doubling of cars and trucks on laneways and side streets
  - the school communities: serious safety concerns about 70+ cars and trucks crossing paths of children and families walking to Givins-Shaw and Santo Christo schools, increased traffic around playgrounds, balconies up to 70 ft up raising concerns about overlook.
- C. Most buildings on Ossington are 1 to 3 storeys, far below the current bylaw limits. We have not outgrown the bylaws.

For these reasons, I thank Ward 19 Councillor Mike Layton for setting up the summer Ossington Visioning Process and passing through City Council the resolution for an Ossington Area Study, and call on Councillor Layton to act further to Keep Ossington Lowrise, including:

1. Vote only for Lowrise on the Ossington Strip;
2. Require pre-application community consultation for developers hoping to do business on Ossington and the Dundas Bend;
3. Maintain full transparency in any negotiations with developers;
4. Take as a starting point in the summer Visioning Study the assumption that Ossington is, and will remain—in fact and in law—Lowrise.



## Attachment 11: Planning Principles Prepared by Community Working Group

### Ossington Visioning Study: Planning Principles

Community Workgroup Draft  
12 December 2012

#### 1. Social mix

- To sustain demographic diversity and encourage long-term residency in and commitment to the neighbourhood and sustain neighbourhood schools:

- a. Residential development will incorporate a minimum of 10% family-sized, three-bedroom units and 20% two-bedroom units;
- b. Rental housing, including in particular affordable rental housing, will be encouraged in residential development.

- To facilitate social interaction among neighbourhood residents:

- c. Community amenities will be encouraged in new development.

#### 2. Economics

- In order to:
  - Support and reinforce the existing diverse range of locally-owned small business uses (including light industrial, arts, destination and day-to-day retail, service, destination and day-to-day bar/restaurant, and office uses);

- Support and reinforce the character of public spaces and contribute to the activity and vibrancy of the pedestrian realm;
- Enhance and support the ability of local business to provide for the day-to-day needs of residents;
- Enhance opportunities for local employment; and
- Support and reinforce demographic diversity in the neighbourhood:

- a. In new development:
  - i. Large format retail will be discouraged;
  - ii. Second-floor employment space, including office and studio space, will be encouraged;
  - iii. Ground-floor space adaptable to either light industrial, office, or retail/service uses will be encouraged.

#### 3. Character of buildings

- In order to:
  - Preserve and reinforce the 'town square' rather than 'corridor' feel of Ossington resulting from the generally human-scale and low-rise existing built form;
  - Preserve and reinforce the existing vertical and horizontal street proportion; and
  - Protect the expansive sky views laterally and longitudinally from all points along Ossington:

- a. New development will preserve and reinforce the existing low-rise character of the area, with no building taller than 14m.

- In order to:
  - Support and reinforce the existing scale of buildings which, though eclectic, is on the whole finely grained; and
  - Support and reinforce the vertical rhythm of the pedestrian realm:
- b. New development will preserve and reinforce the existing eclectic but fine-grained mix of building and ground-floor widths and scales:
  - i. Ground-floor suite widths will reflect and recapitulate in rough proportion existing suite widths, with a typical suite width of 5m and none wider than 17m;
  - ii. The height of a ground-floor suite will be in good proportion to its width, with a typical height of 3–4m and none taller than 4.5m.
- To support and reinforce the amenity of the pedestrian realm:
- c. New building architecture will complement existing buildings and contribute to the existing eclectic, fine-grained rhythm.
- To preserve local aspects of heritage, cultural, historical, economic, or other significance, and to preserve Ossington's distinctive and highly valued character:
- d. Appropriate steps will be taken to identify, register, and conserve buildings, streetscapes, forms, functions, and other contingencies of heritage, cultural, historical, economic, aesthetic, built form, or usage significance;

e. New development will respect, conserve, and reinforce heritage and culturally, historically, economically, aesthetically, or otherwise significant buildings, features, uses, and forms throughout Ossington.

#### 4. Streetscape

- To support and reinforce the amenity of the pedestrian realm:
  - a. The design of rights-of-way on Ossington will recognize and enhance the primacy of pedestrian safety and movement, and will reinforce and support transit use and cycling;
  - b. Streetscape improvements that promote a healthy and vibrant pedestrian environment will be encouraged in the public rights-of-way and adjacent privately-owned lands, including, but not limited to:
    - i. Providing seating areas;
    - ii. Encouraging 'street art' in local laneways and murals on significant expanses of blank wall facing Ossington;
    - iii. Protecting and adding to the existing tree canopy along Ossington.
- To encourage cycling:
  - c. More bike parking will be provided along Ossington, and consideration will be given to initiatives including, but not limited to, the installation of bike lanes and the recruitment of BIXI stations.

## 5. Relationship to stable neighbourhoods

- *To preserve and reinforce the stability and amenity of neighbourhoods adjacent to Ossington:*

- a. New development will be massed and oriented to provide an appropriate transition to adjacent yards and houses and will create no significant impact from noise and overlook on adjacent yards and houses, and impact of development on sky-view from and from shadow on adjacent yards and houses will, through conformity to existing rear yard setback and step-back requirements, be no greater than is allowable under existing zoning;
- b. The design of the rear facade of new buildings will improve the form, function, and appearance of the laneway.

- *In order to:*

- *Minimize traffic and servicing pressures on Ossington and nearby local streets and laneways;*
- *Support and reinforce the use of laneways as playground and social space for residents; and*
- *Encourage pedestrian and cyclist transportation, with particular regard to the significance of Argyle Street as a pedestrian corridor, a conduit to local schools, and a regional bike corridor and of other local streets serving as conduits to local schools:*

- c. In new development:

- i. The total number of parking spaces provided for residents or other users will be minimized;
- ii. Large truck servicing will be prohibited except as necessary to support light industrial uses;

- iii. Significant car or truck traffic will not be contributed to laneways with egress onto Argyle Street, and impacts of such traffic on pedestrian or cyclist uses of Argyle Street will be minimized through the preparation of an area-based traffic management plan.

## **Attachment 12: Community Comments Regarding Area 2 as per the First Draft of the Area-Specific Official Plan Policy**

1. Loss of distinctive street character, will destroy the integrity and unity of the street.
2. Seemingly unnecessary to increase height limit when density can be substantially increased within existing 14m limit. False justification to suggest that increased height is required for intensification and encouraging more day-time uses when there is plenty of room to intensify within the existing zoning height limit.
3. Increased height will have a greater impact on street character at the middle ("core") of the "Ossington strip" than it would at the ends ("perimeter"). Inconsistent with planning rationale for other areas such as the Bloor Corridor, Yorkville, and Niagara.
4. Increased traffic (new residents' cars and delivery/garbage trucks) on Argyle Street, Argyle Place, Bruce Street.
5. Increased traffic will impact pedestrian and children safety, including impact on pedestrian routes to local schools.
6. Increased traffic impact on bicycling safety, particularly bike route along Argyle Street.
7. Increased shadowing on existing houses on Argyle Place, Argyle Street, and Givins Street.
8. Loss of sky view along Ossington Avenue and from existing houses on Argyle Place, Argyle Street, and Givins Street.
9. Loss of privacy on existing houses on Argyle Place, Argyle Street, and Givins Street due to potential overlook from new buildings.
10. Noise from increased traffic and from people on balconies of future buildings on existing homes on Argyle Place and Givins St.
11. Potential loss of approximately 2 parking spaces on Argyle Street to accommodate truck turning movements onto Argyle Place.
12. New retail space will likely only be afforded by a large chain store, even if they are small retail spaces.
13. Consideration for existing light industrial uses was not explicitly flagged in the visioning process or community survey. Existing light industrial uses are desirable for employment and character.

14. Increased likelihood that existing businesses in *Area 2* will sell their property, resulting in loss of quality employment.
15. Increased likelihood that existing buildings will be torn down and properties will be amalgamated, resulting in loss of character.
16. Existing buildings are unique, new building would be generic.
17. Will result in bifurcation of Ossington Avenue. Unity of built-form is desirable to recognize Ossington Avenue as a distinctive character destination district.
18. Argyle Place is of insufficient width to accommodate a significant increase in traffic.
19. Proposed maximum building height (20m) exceeds the existing street width.
20. Concern that a mechanical penthouse may be permitted above the proposed 20m height limit.
21. Increased height limit will set a precedent for other proposals for increased height outside of *Area 2*.
22. Suspect that some of the community survey respondents that may have supported a height limit above four storeys are not residents of the community and/or are associated with the planning application for the proposed development at 103-111 Ossington Avenue.
23. Insufficient weight given to the Visioning Process Principles developed by the working group.
24. Comments provided in response to the proposed development at 109 Ossington Ave were not automatically received as comments on the Ossington Avenue Planning Study.
25. The "keep Ossington lowrise" petition is not being sufficiently recognized.
26. Evidence that Urban Design staff had already concluded that *Area 2* was suitable for increased height before initiation of the community consultation process for the study.
27. Suggestion that proposed *Area 2* policies were created to support the current proposal at 103-111 Ossington Ave.

### **Attachment 13: OCA Email Response Template to Proposed Area 2 Policies**

I write to oppose Planning's draft Area 2 principles, applying to the east side of Ossington between Argyle and Bruce.

The goals supporting the Area 1 principles applying to the rest of Ossington—preserving Ossington's character and protecting its neighborhood communities—also apply to Area 2.

Area 2 is at the centre of the Ossington Strip. Replacing the nice brick buildings here with a block of midrises would undermine Ossington's character and harm 50 residences on Givins, Argyle, and Bruce. The draft proposal violates sound planning principles putting higher buildings at the perimeter and not the core of a lowrise area.

Area 2 contains valuable light industrial uses that provide good jobs at good wages for many in the community, add daytime life to the streets, and are a crucial part of Ossington's character and history.

Area 2 abuts an important pedestrian and bike corridor, for kids walking to Givins-Shaw elementary school and cyclists using the Argyle-Robinson Bikeway. Midrises in Area 2 will bring 100s of cars and trucks across the path of these travelers.

Preserving Ossington doesn't mean trading good jobs at good wages for condos, doesn't mean trading in unique old buildings for generic big new buildings that dominate over the whole neighbourhood from its very centre, and doesn't mean undermining the safety of kids and cyclists.

We can triple density on Ossington within the lowrise limits. Put the community before real estate speculators: Keep Ossington Lowrise = Keep Area 2 Lowrise.

Sincerely yours,

## **Attachment 14: OCA Postcard Campaign**

Dear Councillor Layton,

City Planning's first draft carves out "Area 2" (Ossington-Argyle-Givins-Bruce) from the rest of Ossington.

The rest of Ossington stays Lowrise, but Area 2 gets Midrise up to 77 feet tall.

Preserving Ossington doesn't mean:

- Huge new buildings dominating the Ossington Strip and looming over yards and houses
- Flooding hundreds of new cars on laneways, bikeways, and sidewalks near schools
- Demolishing buildings providing good jobs at good wages to build condos

The carveout means the end for the Ossington TO loves.

Keep Area 2 Lowrise.