



STAFF REPORT ACTION REQUIRED

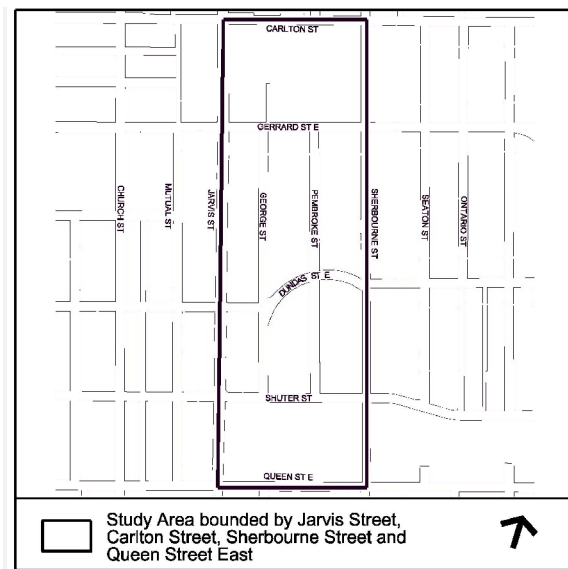
Downtown East Planning Study – Official Plan Amendment – Status Report

Date:	July 8, 2014
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 27 and Ward 28 – Toronto Centre-Rosedale
Reference Number:	12 294720 SPS 00 OZ

SUMMARY

This report provides an overview of the proposed Official Plan Amendment 82, being the Garden District Site and Area Specific Policy 461. Community Planning Staff have been working in parallel with Heritage Preservation Staff to conduct a land use planning study and a Heritage Conservation District ("HCD") Study for this area. The first phase of the HCD which developed a detailed heritage assessment of the area has been completed. The next phase of this work will focus on creating the actual HCD plan for the area. During the review City Planning Staff determined that the Garden District could further benefit from a Site and Area Specific Policy (SASP) to complement the HCD and provide a comprehensive planning framework for this area. These plans will form part of the broader revitalization strategy that was directed by City Council and is being undertaken by an inter-divisional staff team.

One of the catalysts of the area's revitalization is the redevelopment and re-programming of Seaton House, one of the City's oldest and largest shelters. The transformation of Seaton house will offer a true renewal of both public and private sites in this area. The proposed planning framework supports this renewal while also ensuring that balanced growth occurs and complete communities are achieved.



This report provides the proposed draft Official Plan Amendment for this area. This will assist in informing the preparation of both the HCD plan as well as the other components of the revitalization strategy. The final SASP will be brought forward once the HCD Plan is completed.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council direct the Chief Planner and Executive Director, City Planning, to bring forward the proposed Official Plan Amendment No. 82 for a statutory public meeting once the Garden District Heritage Conservation District Plan has been completed.
2. City Council direct the Chief Planner and Executive Director, City Planning, to post the Draft Official Plan Amendment on the City Planning web page.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

On July 6, 2010, City Council directed staff to conduct a full local area review for the lands designated in the Official Plan as Mixed Use and Neighbourhood adjacent to Dundas Street East between George Street and Sherbourne Street, and on Sherbourne Street between Dundas Street East and Shuter Street.

<http://www.toronto.ca/legdocs/mmis/2010/te/bgrd/backgroundfile-31729.pdf>

On November 29, 2011, City Council provided a number of directions with respect to a planning study and a revitalization strategy for the Downtown East area. These directions included:

1. Expanding the boundaries of the Downtown East Planning Study to include: Carlton Street as the northern boundary and Queen Street East as the southern boundary, and Jarvis Street as the western boundary; and Sherbourne St. as the eastern boundary.
2. Directing City Planning to, upon adoption of Heritage Conservation Districts in Toronto: Procedures, Policies and Terms of Reference, report back to Council seeking authority to initiate a Heritage Conservation District (HCD) Study under section 40. (1) of the Ontario Heritage Act for the area described in this report and to be paid for through the provision of Section 37 funds.
3. Reporting to Council upon completion of the HCD Study on conclusions and recommendations for next steps, including appropriate zoning, and Official Plan amendments required for the implementation of a revitalization strategy for the area of the study, as per Section 40 of the Ontario Heritage Act.

4. Directing City Planning and Social Development, Finance and Administration staff to bring forward by the fourth quarter of 2012 a Final Report and recommendations for the implementation of a revitalization strategy for the Study Area.
5. Continuing community consultation by City Planning staff as part of the study process in co-ordination with the Ward Councillor, including the formation of a George Street Working Group.
6. Forming an interdivisional working group comprised of all necessary City divisions and agencies in consultation with the Ward Councillor.

<http://www.toronto.ca/legdocs/mmis/2011/te/bgrd/backgroundfile-42006.pdf>

On October 2, 2012, Council directed staff to initiate the Heritage Conservation District (HCD) study of the Garden District, as a result of the application of the prioritization criteria for HCD study areas.

<http://www.toronto.ca/legdocs/mmis/2012/pg/bgrd/backgroundfile-49674.pdf>

On January 22, 2013, Toronto and East York Community received an information report from the Executive Director, Social Development Finance and Administration and the Director, Community Planning, Toronto and East York District.

<http://www.toronto.ca/legdocs/mmis/2013/te/bgrd/backgroundfile-53970.pdf>

ISSUES BACKGROUND

POLICY CONTEXT

Provincial Policy Statement

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. City Council's planning decisions are required to be consistent with the PPS.

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. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe. The proposal is consistent with the Provincial Policy Statement 2014 and conforms to and does not conflict with the Growth Plan for the Greater Golden Horseshoe.

Municipal Planning Framework

A detailed description of all applicable Official Plan Policies, Official Plan Policies from the South Carlton Part II Plan from the former City of Toronto and Zoning can be found in the Downtown East Area Profile, available online.

<http://www1.toronto.ca/City%20Of%20Toronto/City%20Planning/Community%20Planning/Files/pdf/D/Downtown%20East%20Area%20Profile.pdf>

Community Consultation

Community consultation sessions for the Downtown East Planning Study and Heritage Conservation District Study were held on October 19, 2011, June 24, 2013 and April 29, 2014. A Community Consultation for the larger Downtown East Revitalization Study was held on October 17, 2013.

Three community meetings were held for the Downtown East Planning Study. They were very well attended with an average of 75 community members participating. At the initial community meeting on October 19, 2011, members of the community expressed concern that a land-use planning study would not be sufficient to address systemic issues within the Downtown East. Members of the community identified the following areas of importance that they wanted addressed as part of this study, which included: an enhanced public realm and a "green link" between Allan Gardens and Moss Park; and safety concerns around drug use and sales within the area and problems arising from individuals preying upon the clients of Seaton House.

As a direct result of this community feedback, the Downtown East Revitalization Initiative was formed. This is an inter-divisional working group with a mandate to consult with the community and develop a community action plan to tackle systemic issues within the Downtown East. Furthermore, Shelter Support and Housing Administration is engaged in a long term plan to redevelop Seaton House and change the programming model to better accommodate the needs of the clients currently residing there. Lastly, the North George Street Working Group was formed to tackle issues specific to the stretch of George Street between Dundas Street East and Gerrard Street East. A summary of the findings of the working group can be found here:

<http://www1.toronto.ca/City%20Of%20Toronto/City%20Planning/Community%20Planning/Files/pdf/D/Downtown%20East%20FINAL%20Summary%20-%20NGSWG%20-%20April%2015%202013.pdf>

At the second community meeting held on June 24, 2013, members of the community were invited to comment on what kind of built form changes, if any, they would welcome in the Downtown East. Community members expressed the following:

- a desire to see Seaton House redevelop.
- supportive of reinvestment in the area, but did not wish to see reinvestment take the form of towers on Dundas Street West.
- strong desire to see the public realm improved as well as Moss Park in particular.
- pride in the area's rich heritage stock and support to see it preserved. Some concern expressed about what limits the HCD Plan might impose on the area and that it might stifle reinvestment

- concerns were also expressed in the community about displacement of residents as a resulting from gentrification in the Study Area.

The Garden District SASP was informed by the priorities and issues raised by the community at this and subsequent meetings.

At the final meeting of the Downtown East Planning Study and Heritage Conservation District Study held on April 29, 2014, Staff presented draft Area Specific Policies to the community for feedback. Staff found that there was broad support for the draft Garden District SASP. There were, however, some concerns raised by property owners along Dundas Street East noting that the height limits proposed would limit the future redevelopment of these sites. At the same time other community members expressed concern that the draft policies had allowed for too much development on Dundas Street East and that massive displacement of low income residents would result if the plan were implemented. This feedback has informed the proposed Garden District SASP Attachment 2 of this report.

Purpose of the Garden District Area Specific Policy

The purpose of the Garden District Site and Area Specific Policy ("GDSASP") is to set a framework for new growth and development in areas that can support change, while protecting those areas that should continue to remain stable. The GDSASP supports the revitalization of Seaton House, the protection of important parks and open spaces, reinvestment in the public realm and the provision of new affordable housing.

As part of the Official Plan Amendment for the GDSASP four areas are being converted from *Neighbourhood* designated areas to *Apartment Neighbourhood* designated areas. In all cases it is because the uses in those areas exceed the permissions either in use, height or both for *Neighbourhood* areas and the *Apartment Neighbourhood* designation is more appropriate.

The major themes of the GDSASP can be broken down as follows:

1. A Framework for Development
 - a. Most of the Garden District is not intended to change, the GDSASP directs growth to where it can best be accommodated.
 - b. The GDSASP limits tower development to Jarvis Street.
 - i. Jarvis Street can support tower form development on suitable sites that provide sufficient set-backs, separation distances and floor plates.
 - ii. Tower heights must be examined carefully, however, to ensure that they do not shadow important public spaces, particularly Allan Gardens, Moss Park and the school yard of École Gabrielle Roy.
 - c. The GDSASP provides for a mid-rise form of development along Dundas Street East.

- i. Dundas Street East can support a mid-rise form of development, that provides both the appropriate scale and ability to transition to the adjacent *Neighbourhoods* designated areas in the Official Plan. The form would be consistent with a mid-rise character but the heights, in some cases, exceed those of the right-of-way.
This juxtaposition will provide for an appropriate built form along Dundas Street East, transition to adjacent lands and an improved public realm.
- d. The GDSASP provides for the revitalization of Seaton House and achieving its programmatic requirements while remaining sensitive to the surrounding urban context.
- e. The Garden District HCD Study is currently underway. The HCD Study process is recognized in the proposed OPA as well as the fact that the study and the resulting Heritage Conservation District may result in some of the proposed SAPS policies being amended or superseded in the future. The GDSASP directs that heritage structures be respectfully incorporated into redevelopment or new development subject to detailed review.
- f. The GDSASP supports City of Toronto Official Plan policy 3.2.1 of providing for a full range of housing, by encouraging the provision of new affordable rental housing and requiring the provision that ten percent of all units in a development are family sized, which for the purposes of this policy are three-bedroom units.

2. Protection and Enhancement of the Public Realm

The Garden District has some unique and important public realm resources for the downtown, namely Allen Gardens and Moss Park as well as the school play ground of Ecole Gabrielle Roy. These parks and open spaces serve as the public realm anchors in this area. They are invaluable resources for a growing and intensifying downtown and as such must be preserved and enhanced.

- a. The GDSASP prohibits new shadows on Allan Gardens between 10 a.m. and 6 p.m. as measured on March 21 and September 21, while not permitting any new net shadows on the Conservatory Buildings and Children's Playground at any time of day or any time of the year.
- b. The GDSASP prohibits new shadows on Moss Park between 10 a.m. and 6 p.m. as measured on March 21 and September 21.
- c. The GDSASP prohibits new shadow on the playground of École Gabrielle Roy from 10 a.m. to 4 p.m. during the regular school year.
- d. A "green link" between Allan Gardens and Moss Park should be established.
- e. The GDSASP directs that a mid-block connection be created in the vicinity of the Provincial Courthouse between George Street and Jarvis Street.

- f. The GDSASP further directs that a new privately owned, publicly accessible space be created at the northwest corner of Dundas Street East and Jarvis Street when that parcel redevelops.

3. Community Benefits

The policies of Section 5.1.1 of the Official Plan regarding Section 37 of the Planning Act will apply to the proposed OPA but with additional direction as set out below.

- a. In determining community benefits the following will be considered priorities, although others may also be secured as appropriate, and should be considered in the context of the policies of the Official Plan:
 - i. 10 percent of units for all new development are to meet the Official Plan's affordable rental or affordable ownership definition.
 - ii. Additional community benefits include:
 - 1) Improvements to the community services and facilities space to be located at 200 Dundas Street East;
 - 2) Provision of additional community services and facilities; and
 - 3) Enhancements to the area's Public Realm.

The draft Official Plan Amendment is located in Attachment 2 of this report. City Planning Staff believe that the policies outlined in the proposed Official Plan Amendment strike an appropriate balance between reinvestment in the area, capital improvement projects for the City of Toronto and concerns arising from gentrification, particularly displacement of vulnerable residents. The policies also provide clear direction on appropriate built form, public realm structure and improvements, and priorities for community benefits.

LINK TO HCD PLAN PROCESS

The results of the Garden District HCD Study were that the area is indeed eligible for the creation of a Heritage Conservation District Plan. On July 17, 2014 the Toronto Preservation Board supported City Planning's decision to proceed from the Study Phase of the Garden District HCD to the Plan Phase. The creation of the HCD Plan is likely to take until the second quarter of 2015. City Planning Staff anticipate that changes to Garden District Site and Area Specific Profile will likely be required to ensure consistency and alignment of the two plans. For this reason, Staff are recommending that the Garden District Area Specific Policy not be implemented until such time as the HCD Plan has been completed so that those policies could be modified, if required.

CONCLUSION

City Planning Staff in consultation with the community have worked on the Garden District Site and Area Specific Policy for the past four years. After extensive research, comprehensive modelling, community consultation and inter-divisional consultation, the Garden District Site and Area Specific Policy provides a clear framework for reinvestment in the Downtown East, while balancing the needs of vulnerable populations.. The Garden District Site and Area Specific Policy, in addition to being the key deliverable by City Planning for the larger Downtown East Revitalization strategy, builds on the foundation of the City's Official Plan and is in the public interest and constitutes good planning. For this reason, Staff recommend that once the HCD Plan has been completed, these policies be modified, if necessary, and brought forward to a statutory public meeting under the *Planning Act*.

CONTACT

Giulio Cescato, Planner
Tel. No. 416-392-0459
Fax No. 416-392-1330
E-mail: gcescat@toronto.ca

SIGNATURE

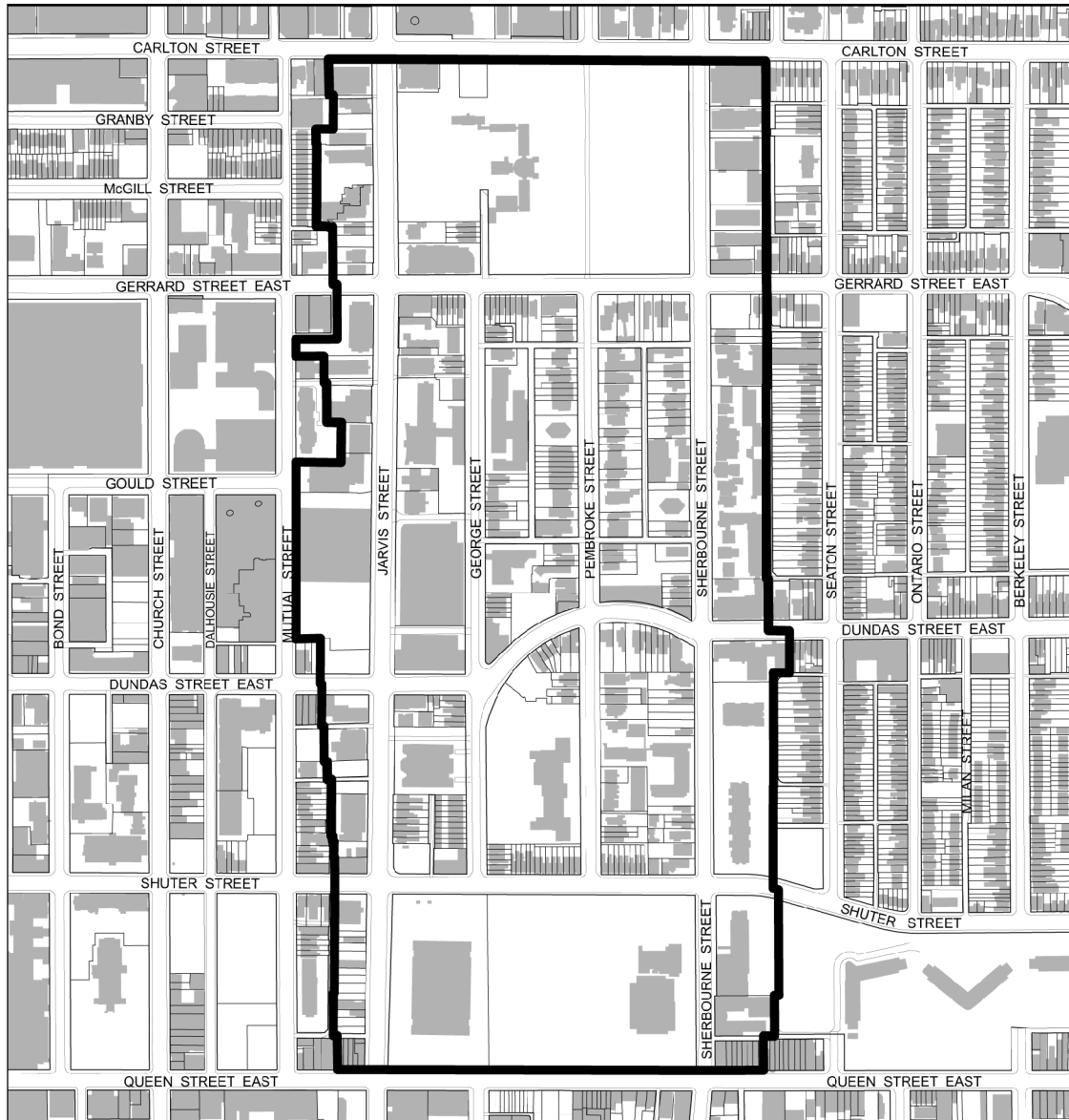
Gregg Lintern, MCIP, RPP
Director, Community Planning
Toronto and East York District

(P:\2014\Cluster B\pln\TEYCC\9209585025.doc) - vc

ATTACHMENTS

Attachment 1 – Garden District Study Area
Attachment 2 – Garden District Official Plan Amendment

Attachment 1: Garden District Study Area



TORONTO City Planning
Study Area

Area Bounded by Jarvis Street, Carlton Street,
Sherbourne Street and Queen Street East

File # 12 294720 SPS 00 02

 Study Area Boundary


Not to Scale
03/26/2014

Attachment 2: Garden District Official Plan Amendment

Authority: Toronto and East York Community Council Item ~ [or Report No. ~, Clause No. ~] as adopted by City of Toronto Council on ~, 20~
Enacted by Council: ~, 20~

CITY OF TORONTO
Bill No. ~
BY-LAW No. ~-20~

To adopt Amendment No. 82 to the Official Plan of the City of Toronto respecting the Garden District Area Specific Policy. Which is the area generally bounded by Jarvis Street, Carlton Street, Sherbourne Street and Queen Street East

WHEREAS authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law;

WHEREAS the Council for the City of Toronto, at its meeting of ~ 20~, determined to amend the Official Plan for the City of Toronto adopted by By-law No. 1082-2002; and

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

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

- 1. 1.** Amendment No. 82 to the City of Toronto Official Plan, consisting of the attached text shown on Schedule “A” is hereby adopted pursuant to the Planning Act, R.S.O. 1990, c.P. 13, as amended.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

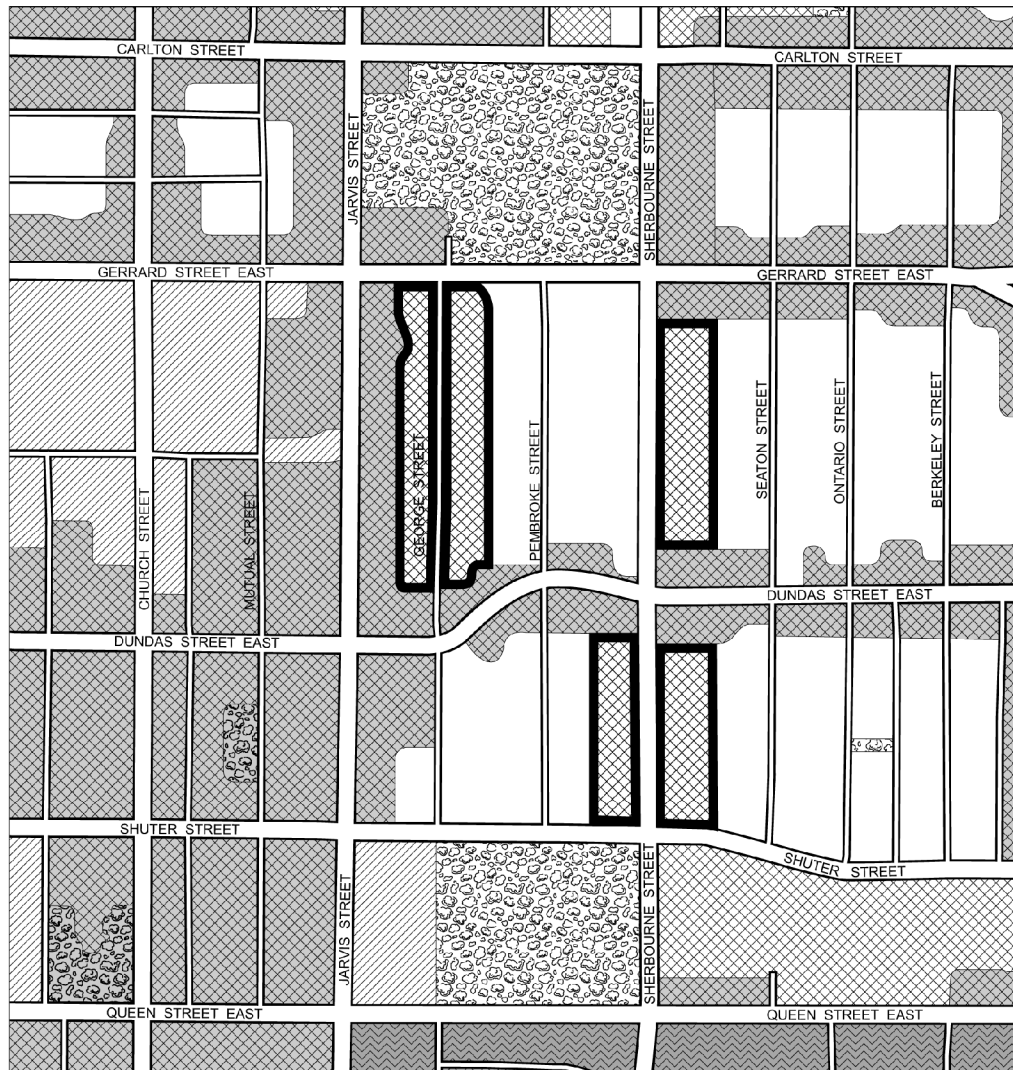
ROB FORD, ULLI S. WATKISS,
Mayor City Clerk

(Corporate Seal)

SCHEDULE "A"

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

1. Map 18 is amended by re-designating the areas shown in the map below from *Neighbourhoods* to *Apartment Neighbourhoods*



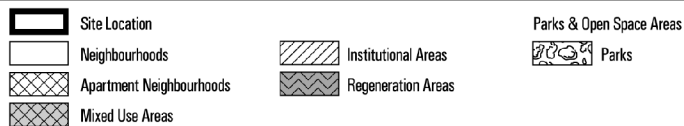
TORONTO City Planning

Official Plan Amendment #82

Revisions to Land Use Map 18 to Redesignate Lands from Neighbourhoods to Apartment Neighbourhoods

Area Bounded by Jarvis Street, Carlton Street,
Sherbourne Street and Queen Street East

File # 12 294720 SPS 00 02



↑
Not to Scale
03/26/2014

2. Chapter 7, Site and Area Specific Policies, is amended by adding the following Policy 461:

“461. Garden District Site and Area Specific Policy, located generally bounded by Jarvis Street, Carlton Street, Sherbourne Street and Queen Street East:



GARDEN DISTRICT SITE AND AREA SPECIFIC POLICY

1. PREAMBLE

The Garden District is a unique area within the Downtown, housing and supporting some of the City's most vulnerable populations, and containing a rich heritage built form and iconic parks, particularly Allan Gardens. Future growth and investment in this area will need to be sensitive to this character ensuring that new development further strengthens the Garden District as a distinct, vibrant mixed use community in the Downtown.

The lands shown on Maps 1, 2, 3, 4, 5 and 6 are subject to the following policies:

2. OBJECTIVES

- 2.1 Development will encourage the provision of additional affordable housing to ensure the Garden District continues to offer a full range of housing, in terms of form, tenure and affordability.
- 2.2 Publicly operated institutional uses, such as Seaton House, will continue to play an important role in the Garden District, delivering services and supporting the current and future needs of residents.
- 2.3 Heritage resources will be maintained and improved through a Heritage Conservation District plan. Development will comply with any Heritage Conservation District Plan as well as the built form and public realm standards of this policy.
- 2.5 The public realm will be protected and enhanced, by providing well designed streets that inform the public realm structure.

3. DEVELOPMENT PERFORMANCE STANDARDS

- 3.1 Development Performance Standards in this section apply to the entire study area, including character areas unless otherwise explicitly specified.
- 3.2 New tall buildings are only permitted in the Character Areas identified on Map 1 and in the locations identified on Maps 2, 3, 4 and 5. Areas not defined as Character Areas are intended to be stable.
- 3.3 All new development will have a minimum of ten percent affordable rental housing or affordable ownership housing, as defined in Section 3.2.1., Housing, of the Official Plan.
- 3.4 All new development will have a minimum of ten percent of three-bedroom dwelling units.
- 3.5 No net new shadows are permitted on Allan Gardens as measured from March 21 to September 21 from 10 a.m. to 6 p.m.

- 3.6 No net new shadows are permitted on the conservatory buildings of Allan Gardens or the children's playground as measured on March 21, September 21, June 21 and December 21 at all times of the day.
- 3.7 No net new shadows are permitted on Moss Park as measured from March 21 to September 21 from 10 a.m. to 6 p.m.
- 3.8 No net new shadows will be allowed on the playground of École Gabriele Roy measured from September 21 to June 21 from 10 a.m. to 4 p.m.
- 3.9 No new surface parking lots, above-grade parking structures or boulevard parking is permitted in the Garden District Area Specific Policy.
- 3.10 *Tall Buildings* will develop with a Tower-Base typology except as otherwise specified in chart 4.2 below.
- 3.11 Tower-Base Typology is characterized by slender point towers spaced apart and set atop of pedestrian-scaled base buildings that define the street edge. Base buildings are encouraged to be no taller than 80% of the right-of-way. The tower frontage of a Tower-Base typology building shall step back at least 3 metres from the base building, including balconies.
- 3.12 *Tall Buildings* are encouraged to have a floor plate no larger than 750 square metres, unless required for institutional and commercial uses or where it can be demonstrated to the satisfaction of Staff that the impact of a larger floor plate (sunlight/shadow, transition, skyview and wind) can be sufficiently mitigated.
- 3.13 A separation distance between towers of 25 metres or greater measured from the exterior wall of the building, excluding balconies shall be provided
- 3.14 *Tall Buildings* will be setback a minimum of 20 metres from areas designated *Neighbourhood* in the Official Plan except as otherwise specified in the Policy.

4. CHARACTER AREA POLICIES

- 4.1 The Character Areas each have a particular land use functions and built form character. Development will be responsive to these functions and character with built form and public realm solutions

Character Area	Applicable Policies
North George Street Character Area	<ul style="list-style-type: none"> i. North George Street is an important street in the Downtown East. It is a mixed-use street with residential and institutional uses, with a number of heritage properties. ii. North George Street will continue to host institutional uses and act as a community hub.

	<ul style="list-style-type: none"> iii. The heritage fabric of North George Street will be preserved and maintained. iv. <i>Tall Buildings</i> are permitted in the North George Street Character Area in the form articulated by this Area Specific Policy.
Dundas Corridor Character Area	<ul style="list-style-type: none"> i. The Dundas Corridor Character Area has the potential to be a vibrant retail strip serving the residents of the Downtown East. It will be treated as a priority retail street. ii. <i>Tall Buildings</i> are permitted in the Dundas Corridor Character Area in the form articulated by this Area Specific Policy.
Hazelburn Character Area	<ul style="list-style-type: none"> i. Jarvis Street is named after Samuel Peters Jarvis, whose estate (Hazelburn) was sold to create the neighbourhoods that exist today. ii. Jarvis Street is an important cultural corridor and the streetscape will reflect that importance. iii. With a particularly large right-of-way, the Hazelburn Character Area is the appropriate place for <i>Tall Buildings</i>. iv. It is important, however, that <i>Tall Buildings</i> be constructed in a manner that is sensitive to neighbouring uses. v. <i>Tall Buildings</i> are permitted in the Hazelburn Character Area in the form articulated by this Area Specific Policy.
Sherbourne Corridor Character Area	<ul style="list-style-type: none"> i. The Sherbourne Corridor Character Area is characterized by primarily residential uses designated <i>Apartment Neighbourhoods</i> in the Official Plan. ii. The Sherbourne Character Area is not intended to change, only infill as permitted by the <i>Apartment Neighbourhood</i> policies of the Official Plan is permitted with the exception of Block 1 shown on Map 5.

4.2 Character Area Performance Standards

Character Area	Applicable Performance Standards
North George Street Character Area	<ul style="list-style-type: none"> i. Publicly owned Institutional uses are permitted in the North George Street Character Area. ii. Retail uses, including restaurant uses, are permitted in the North George Street Character Area. iii. <i>Tall Buildings</i> are only permitted in the North George Street Character Area on the Blocks shown on Map 2, as follows:

	<p>Block 1</p> <ul style="list-style-type: none"> i. A minimum setback of 7.5 metres from the rear property line and a 45-degree angular plane from a height of 10.5 metres above the 7.5 metre setback line. ii. Where a public laneway abuts a site the laneway may be included for the purposes of establishing the setback and angular plane. <p>Block 2</p> <ul style="list-style-type: none"> i. Two towers are permitted on Block 2. ii. A mid-block connection will be provided in Block 2 connecting George Street with Jarvis Street as shown on map 6.
Dundas Corridor Character Area	<ul style="list-style-type: none"> i. A minimum of 60% of the frontage of any new development in the Dundas Corridor Character Area will be retail. ii. Retail bays in new development will be broken up into two or more units with frontages no greater than 6 metres. iii. <i>Tall Buildings</i> are only permitted in the Dundas Corridor Character Area, on the Blocks shown on Map 3, as follows: <p>Block 1</p> <ul style="list-style-type: none"> i. Maximum Height of 50 metres at George Street and Dundas Street East. ii. Any development on Block 1 will step down gradually in height towards Pembroke Street to a maximum height of 16 metres. <p>Block 2</p> <ul style="list-style-type: none"> i. Maximum height of 25 metres. ii. Maximum base building height will not exceed 80% of the width of the right-of-way, after which a 3 metre step back is required. <p>Block 3</p> <ul style="list-style-type: none"> i. A minimum setback of 7.5 metres from the property line and a 45-degree angular plane from a height of 10.5 metres above the 7.5 metre setback line. ii. Where a public laneway abuts a site the laneway may be included for the purposes of establishing the setback and angular plane.

	<p>Block 4</p> <ul style="list-style-type: none"> i. A minimum setback of 7.5 metres from the property line and a 45-degree angular plane from a height of 10.5 metres above the 7.5 metre setback line. ii. Where a public laneway abuts a site the laneway may be included for the purposes of establishing the setback and angular plane. <p>Block 5</p> <ul style="list-style-type: none"> i. A minimum setback of 7.5 metres from the property line and a 45-degree angular plane from the property line. ii. Where a public laneway abuts a site the laneway may be included for the purposes of establishing the setback and angular plane.
Hazel Burn Character Area	<ul style="list-style-type: none"> i. <i>Tall Buildings</i> are only permitted in the Hazel Burn Character Area, on the Blocks shown on Map 4, as follows: <p>Block 1</p> <ul style="list-style-type: none"> i. Only 1 tower is permitted on Block 1. <p>Block 2</p> <ul style="list-style-type: none"> i. Only 1 tower is permitted on Block 2. <p>Block 3</p> <ul style="list-style-type: none"> i. Only 1 tower is permitted on Block 3. ii. Any base building located at Block 3 will be setback a minimum 15 metres to create a public square at the north west corner of Jarvis Street and Dundas Street West. The square will have a minimum area of 225 square metres. <p>Block 4</p> <ul style="list-style-type: none"> i. Only 2 towers are permitted on Block 4. ii. Development on Block 4 will be a tower and base building typology. iii. If Block 4 (A) develops singly or prior to Block 4 (B) the tower shall be set back 3 metres from all frontages and property lines.
Sherbourne Corridor Character Area	<ul style="list-style-type: none"> i. <i>Tall Buildings</i> are only permitted in the Sherbourne Corridor Character Area, on the Blocks shown on Map 5.

5. COMMUNITY BENEFITS

5.1 The policies of Section 5.1.1 of the Official Plan regarding Section 37 of the *Planning Act* will apply to the Garden District Site and Area Specific Policy, with the additional following policy direction.

In determining community benefits the following will be considered priorities, although others may also be secured, as appropriate, and should be considered in the context of the policies of the Official Plan and the Garden District Site and Area Specific Policy:

- i. the provision of affordable housing. The amount of mandatory units will be a minimum of 10 percent of the units for a proposed residential development
- ii. improvements for the completion of the community services and facilities space at 200 Dundas Street East,
- iii. improvements to Moss Park, and
- iv. the construction of a green linkage between Moss Park and Allan Gardens.

6. IMPLEMENTATION AND INTERPRETATION

6.1 The Garden District Site and Area Specific Policy shall be read as a whole and with the policies of the Official Plan to understand its comprehensive and integrative intent as a policy framework for decision making.

6.2 Mid-block connections on Map 6 are intended to provided suggested locations and move north or south as required to implement them.

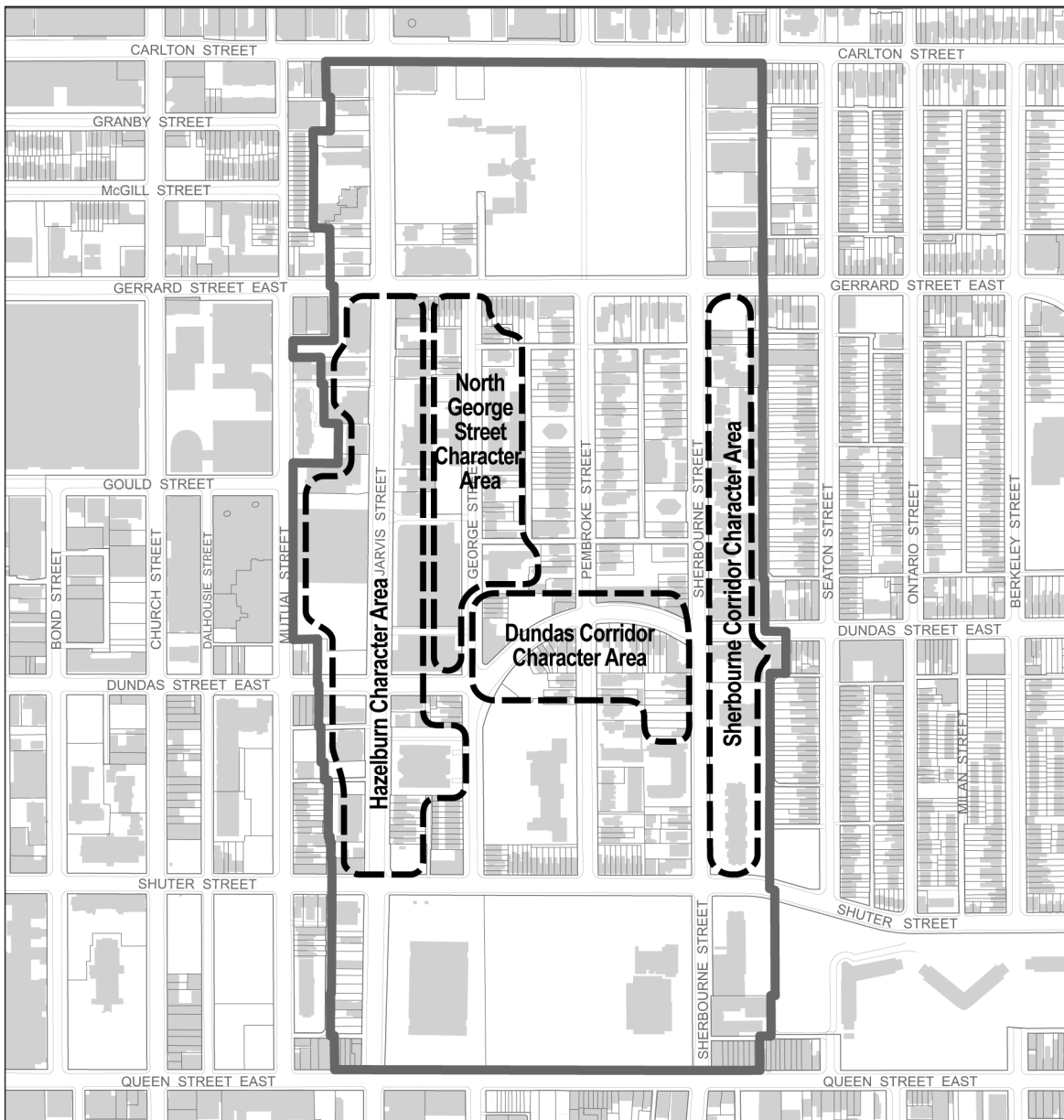
6.3 Character areas shown on Maps 2, 3, 4 and 5 show specific blocks where a vision for redevelopment has been articulated and can occur. Areas not defined by Blocks are expected to remain stable.

6.4 Section 5 - Community Benefits are considered to be Area wide policies for the purposes of interpretation.

6.5 All policies of this plan will be read in conjunction with the Garden District Heritage Conservation District Plan.

6.6 *Tall Buildings* are defined as any building taller than the right of the way of the street on which they have frontage. On corner properties the lesser of the right-of-way widths will be taken.

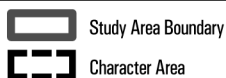
Map 1 – Garden District Area Specific Policy Character Areas



Toronto City Planning
Character Areas

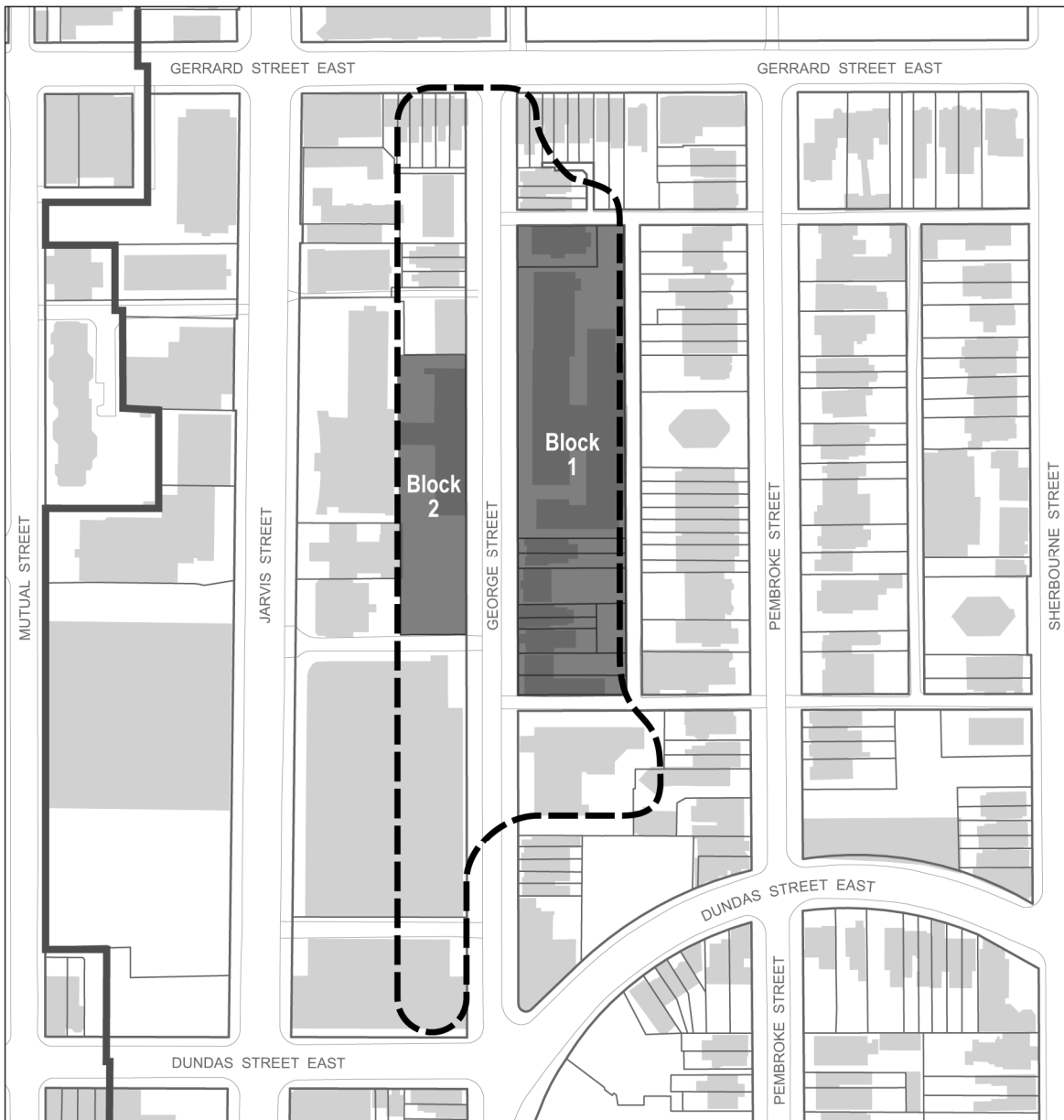
Area Bounded by Jarvis Street, Carlton Street,
Sherbourne Street and Queen Street East

File # 12 294720 SPS 00 02



↑
Not to Scale
07/18/2014

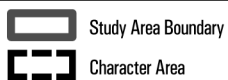
Map 2 – North George Street Character Area



Toronto City Planning
North George Street
Character Area

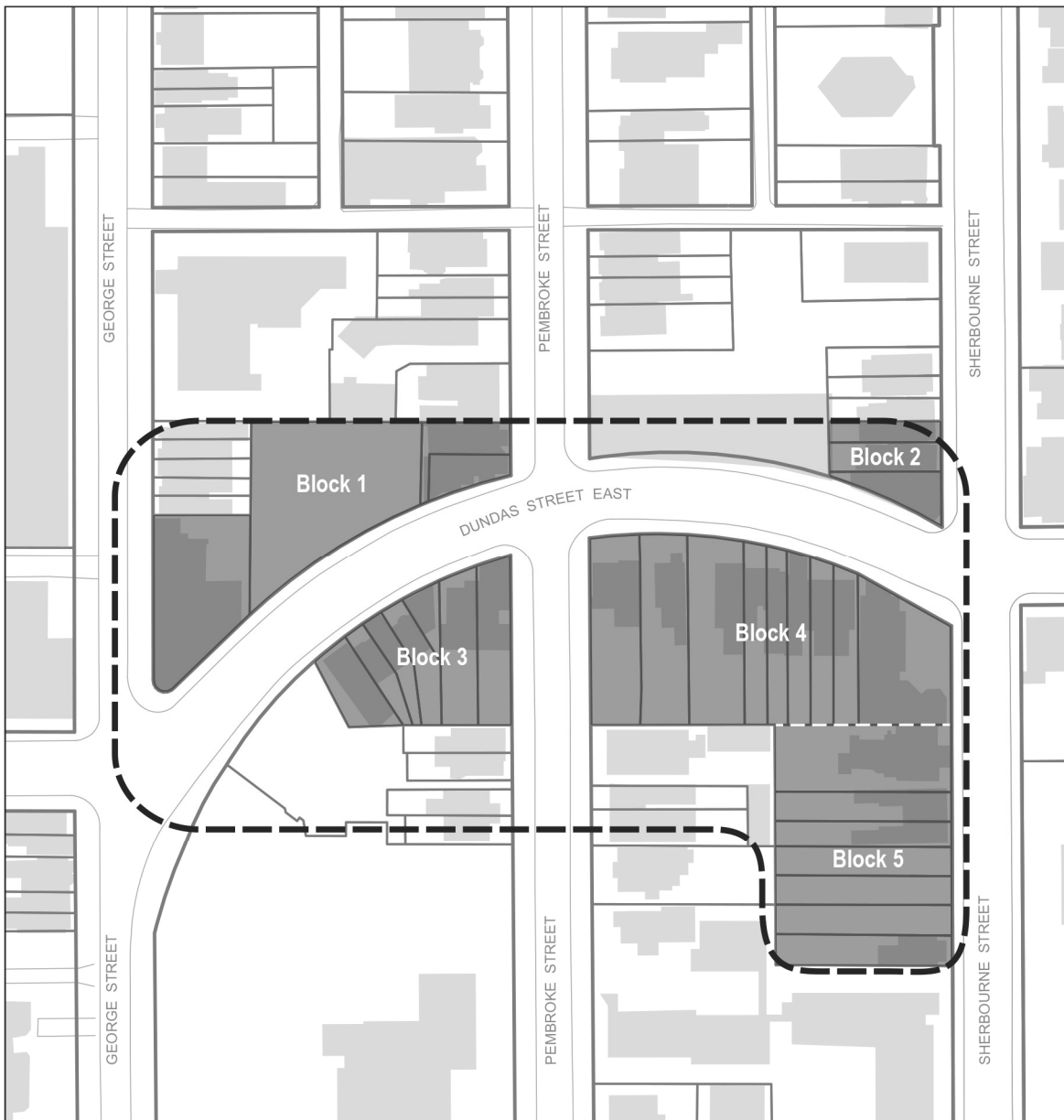
Area Bounded by Jarvis Street, Carlton Street,
 Sherbourne Street and Queen Street East

File # 12 294720 SPS 00 02



↑
 Not to Scale
 04/24/2014

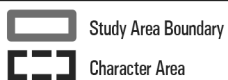
Map 3 – Dundas Corridor Character Area



Toronto City Planning
Dundas Corridor
Character Area

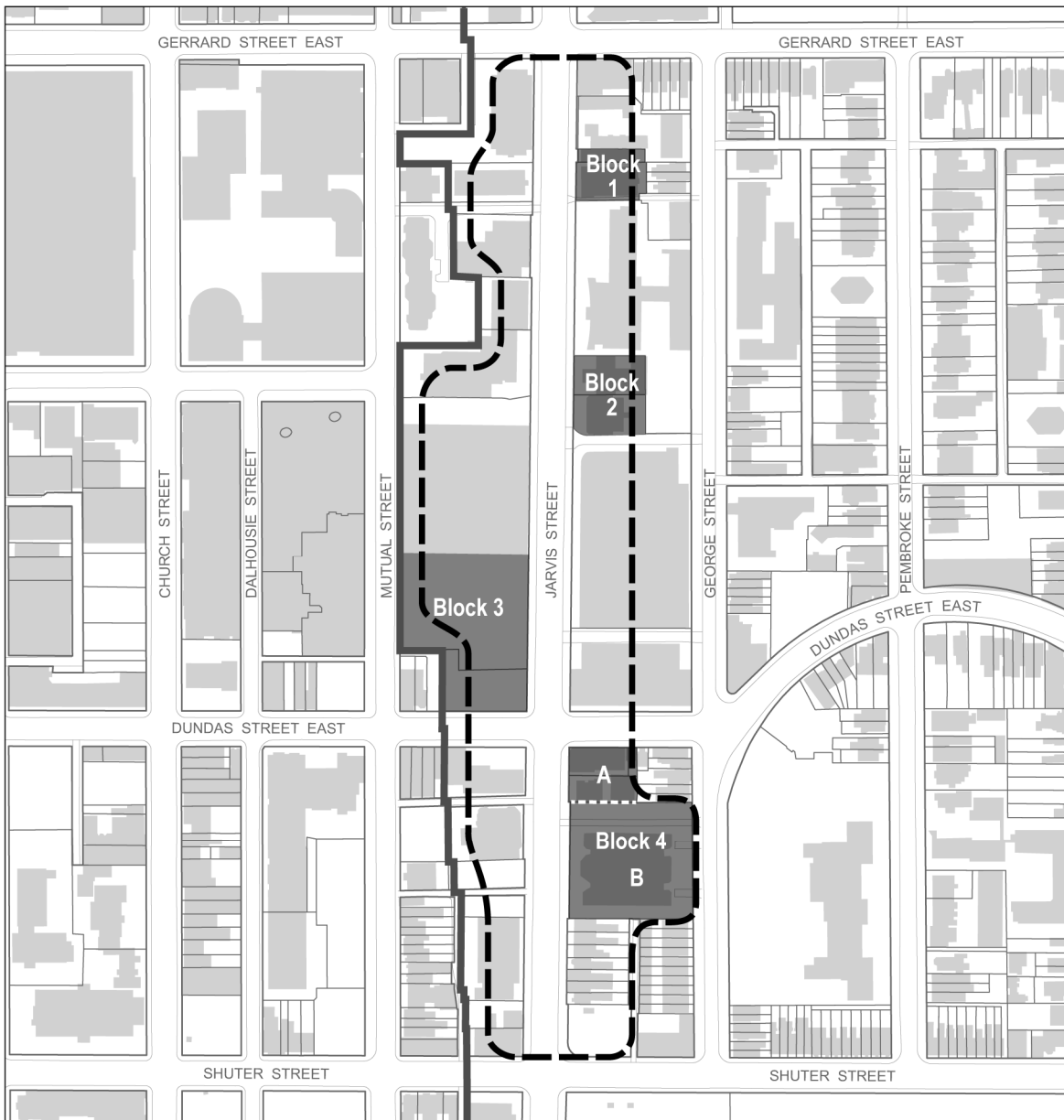
Area Bounded by Jarvis Street, Carlton Street,
Sherbourne Street and Queen Street East

File # 12 294720 SPS 00 02



↑
Not to Scale
07/18/2014

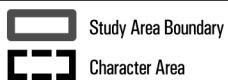
Map 4 – Hazelburn Character Area



Toronto City Planning
Hazelburn Character Area

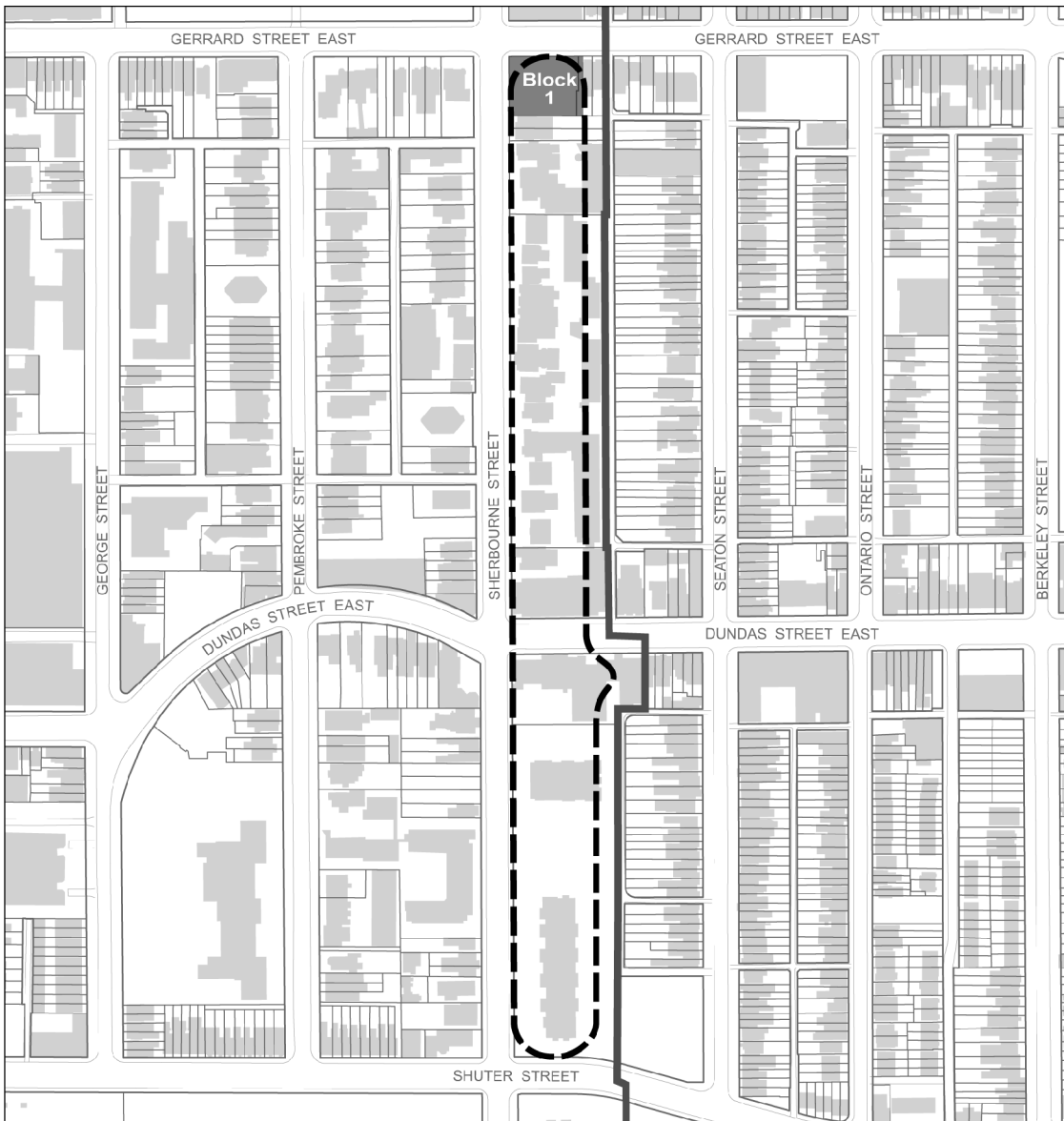
Area Bounded by Jarvis Street, Carlton Street,
Sherbourne Street and Queen Street East

File # 12 294720 SPS 00 02



↑
Not to Scale
07/18/2014

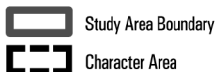
Map 5 – Sherbourne Corridor Character Area



TORONTO City Planning
**Sherbourne Corridor
 Character Area**

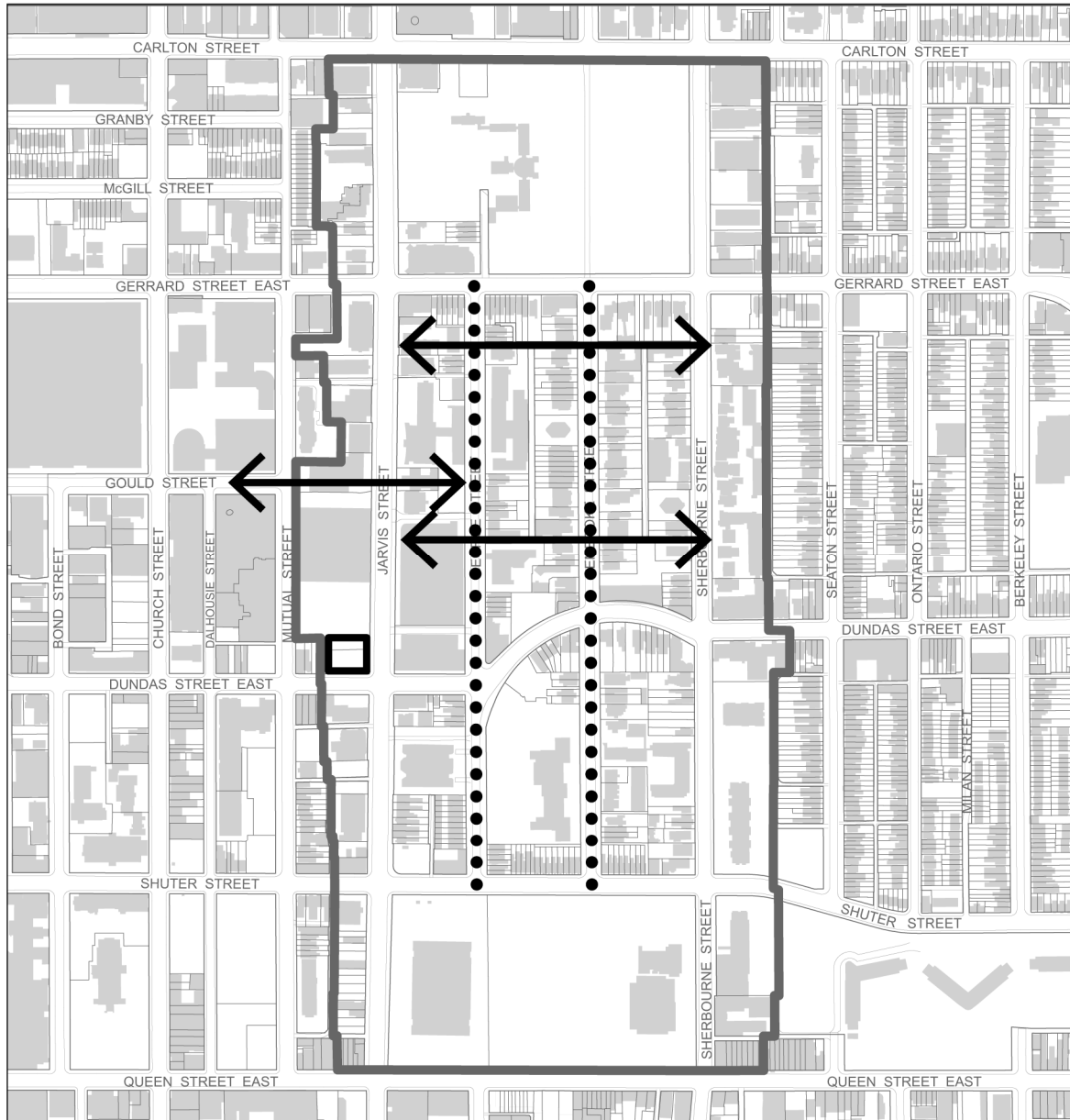
**Area Bounded by Jarvis Street, Carlton Street,
 Sherbourne Street and Queen Street East**

File # 12 294720 SPS 00 0Z



Not to Scale
 04/24/2014

Map 6 – Garden District Public Realm Plan



Study Area Public Realm Improvements

Area Bounded by Jarvis Street, Carlton Street,
Sherbourne Street and Queen Street East

File # 12 294720 SPS 00 02

-  Study Area Boundary
-  Potential Green Link Connections
-  Public Square
-  Mid-block Connections



Not to Scale
07/18/2014

7. Maps 29 in Chapter 7 of the City of Toronto Official Plan, entitled Site and Area Specific Policies, are amended by adding the lands shown above to the “Areas affected by the Site and Area Specific Policies” as Policy No. 461.