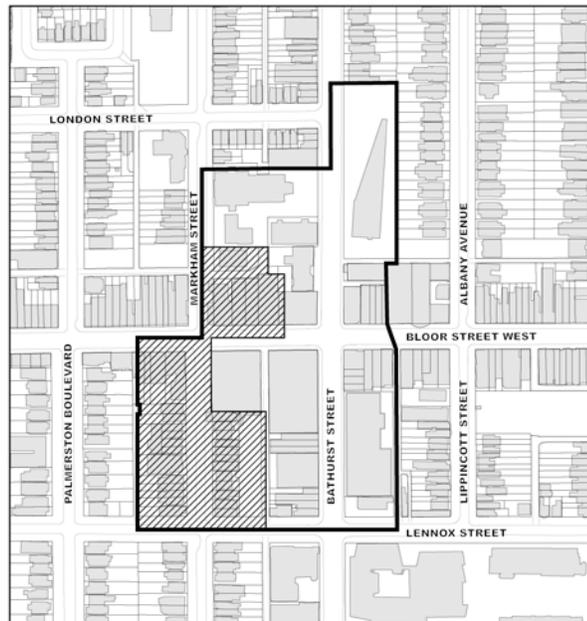


**Bathurst – Bloor Four Corners Study – Official Plan Amendment and Zoning By-law Amendment – Final Report**

|                          |  |
|--------------------------|--|
| <b>Date:</b>             | November 2, 2016   |
| <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<br>Ward 20 – Trinity-Spadina       |
| <b>Reference Number:</b> | 14-254231 STE 20 OZ  |

**SUMMARY**

This report recommends adoption of Official Plan and zoning by-law amendments for the Bathurst-Bloor Character Area. The draft policies provide an overall framework to guide future change in this area given both the opportunities and constraints associated with the land use and built form context. The intent is to manage growth to ensure change and revitalization balances planning objectives and improves liveability overall. The policies include conservation of heritage resources; transition requirements to adjacent *Neighbourhoods*; parkland dedication requirements and public realm improvements; recommended streetwall heights on Bloor and Bathurst Streets; increased building heights of between six and nine stories in three of the four Character Area quadrants; and a greater level of intensification and height in the southwest quadrant (former Honest Ed's site).



**TORONTO** Bathurst-Bloor Character Area  
File # 14 254231 STE 20 OZ

 Official Plan Amendment  
 Zoning By-law Amendment

  
 Not to Scale  
 09/27/2016

The existing Bathurst Street Zoning By-law 714-2014 regulates the size of retail uses on Bathurst Street from Dupont to Queen Street West. The proposed by-law amendment includes those areas of Markham Street and Bloor Street West within the Bathurst-Bloor Character Area not already covered by the retail by-law. It limits the total amount of non-residential gross floor area of any one retail establishment to 3,500 square metres, and limits the frontage of any single retail or service use on the ground floor to 12 metres, consistent with By-law 714-2014.

## **RECOMMENDATIONS**

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

1. City Council amend the Official Plan substantially in accordance with the draft Official Plan Amendment No. 349 (Attachment 3) attached to the report (November 2, 2016) from the Director of Community Planning, Toronto and East York District;
2. City Council amend the retail and service uses in Section 12(2) 270 of By-law 438-86, as amended, by adopting the draft Zoning By-law amendment (Attachment 4) attached to the report (November 2, 2016) from the Director of Community Planning, Toronto and East York District; and
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan and Zoning By-law amendments as may be required;

### **Financial Impact**

The recommendations in this report have no financial impact.

## **DECISION HISTORY**

The Bathurst Street Study was initiated at the request of City Council. At its meeting on July 11, 12 and 13, 2012, City Council directed staff to initiate a planning study focussing on built form and land use on both sides of Bathurst Street from Dupont Street to Queen Street West. The motion can be found at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.TE17.57>

The Bathurst Street Study resulted in a Zoning By-law amendment to regulate the size of retail uses which was approved by City Council at its meeting on July 8, 2014. The by-law amendment has been appealed to the Ontario Municipal Board. The link to that report can be found here:

<http://www.toronto.ca/legdocs/mmis/2014/te/bgrd/backgroundfile-70047.pdf>

The Bathurst Street Study also resulted in Official Plan Amendment No. 465 for Bathurst Street which was adopted by City Council on August 28, 2014. The report requested the

initiation of the Bathurst-Bloor Four Corners Study and directed staff to report back on any properties for inclusion on the City's Heritage Register within the Four Corners area.

The Official Plan Amendment has been appealed to the Ontario Municipal Board. The link to that report can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.TE34.8>

At its meeting of May 5, 2015 City Council endorsed the March 24, 2015 report titled "Bathurst-Bloor Four Corners Study Official Plan Amendment Principles Report" which included a set of principles which form the basis for the Official Plan policies described in this report. A link to the Principles Report may be found below:

<http://www.toronto.ca/legdocs/mmis/2015/te/bgrd/backgroundfile-78545.pdf>

At its meeting of November 3, 2015 City Council adopted the September 8, 2015 report titled "Inclusion in the City's Heritage Register - Bathurst-Bloor Properties" which included 35 properties for listing on the Register. A link to the report may be found below:

<http://www.toronto.ca/legdocs/mmis/2015/te/bgrd/backgroundfile-83789.pdf>

At its meeting of June 14, 2016 City Council adopted the June 8, 2016 report titled "Bathurst-Bloor Four Corners Study – Official Plan Amendment and Zoning By-law Amendment – Status Report". A link to the report may be found below:

<http://www.toronto.ca/legdocs/mmis/2016/te/bgrd/backgroundfile-94157.pdf>

## **ISSUE BACKGROUND**

### **Study Website**

The Bathurst-Bloor Four Corners Study website contains information about the study. The website is: <http://toronto.ca/bathurstbloor>.

### **Site and Area Specific Policy (SASP No.465) for Bathurst Street**

The Bathurst Street Study Official Plan policies and Zoning By-law Amendment implement a vision for Bathurst Street that acknowledges its differing character, surrounding *Neighbourhoods*, proximity to the Downtown and intersections on an east-west *Avenue*. Although Bathurst Street is not anticipated to experience significant intensification, the Bathurst Street Study recognized that some intensification would happen at major intersections such as at College, Dundas and Bloor Streets. To direct growth to the major intersections, the Study removed the *Avenue* overlay on the west side of Bathurst north of Bloor Street West. The Study also encouraged fine grain, pedestrian shopping areas along those parts of Bathurst Street that are designated *Mixed Use Areas*.

City Planning recommended draft Official Plan policy to implement the Built Form and Land Use Study on August 12, 2014. Community Council approved the report's recommendations, with amendments. The policies in SASP No. 465 implement a vision for Bathurst Street according to the following principles: area-appropriate built form and use; reinforcing of existing scale and character, heritage conservation and improving the public realm. At the conclusion of the Bathurst Street Study and Council adoption of the

Official Plan Amendment and Zoning By-law Amendment, Council directed staff to undertake the Bathurst-Bloor Four Corners Study. The final recommendations of the Bathurst-Bloor Four Corners Study are contained in this report.

The Bathurst Street Study website contains detailed background information about the Bathurst Street Study including: background documents, the consultant reports, presentations, information panels, meeting summaries and survey results. The study website is: [www.toronto.ca/planning/bathurst.htm](http://www.toronto.ca/planning/bathurst.htm)

### **Bloor Corridor Vision Study (Avenue Road to Bathurst Street) Site and Area Specific Policy (SASP) No.334 for the Bathurst Node**

In the spring of 2007, the City initiated Phase I of the Bloor Corridor Visioning Study (Avenue Road to the east side of Bathurst Street). Phase II has not been initiated and includes Bloor Street from the east side of Bathurst to Christie Street. City Council at its meeting of November 30, December 1, 2, 4 and 7, 2009, adopted the Bloor Corridor Vision Study recommendations as Official Plan Amendment (OPA) No. 98 and the Bloor Corridor Visioning Study: Urban Design Guidelines, Avenue Road to Bathurst Street.

The Guidelines state that the area west of Walmer Road and approaching Bathurst Street (the Main Street Precinct) exhibits a highly consistent fine-grained and compact built form, with two-and-three story mixed-use buildings lining both sides of Bloor Street and that infill in this area will be designed with elements that complement this existing character. The Guidelines also state that the existing 16 meters (5-storey) zoning envelope should generally be maintained.

The Bloor Corridor Study identified a Bathurst Node at the intersection with Bloor Street West as the subject of a future study. The area identified as the Bathurst Node is contained within the boundaries of the Bathurst Bloor Four Corners Study Area. The Bathurst Node provides an important transition and connection between the Phase I and Phase II lands of the Bloor Corridor Study. The Guidelines suggest that while the Bathurst Node is a location that may appropriately accommodate intensification, the extent of intensification was to be assessed as part of the Phase II study. The Guidelines also suggest that new development in the Bathurst Node should be designed with a built form that integrates with the local, main street character at street level. Buildings in the Bathurst Node should incorporate a low-rise podium consistent with the street wall of the Main Street Precinct, with similar fine-grained uses and characteristics, to provide a continuous pedestrian experience as well as appropriate transition to taller built form elements.

SASP Policy 334 for the Bathurst Node was also amended as part of the Bathurst Street Study to reflect the direction for the Bathurst-Bloor Four Corners.

### **Official Plan**

Bathurst Street is a boundary line between the Official Plan's *Downtown and Central Waterfront* area and the rest of the city to the west as shown in Map 2: Urban Structure in the Official Plan.

The *Downtown* policies in Section 2.2.1 of the Official Plan prioritize maintaining and upgrading public amenities and infrastructure, including streets, parks and open spaces, preserving architectural and cultural heritage, and improving transit and the pedestrian environment.

Bloor Street is identified as an *Avenue* in the Official Plan as per Section 2.2.3. The Character Area is designated *Mixed Use Areas* except for a small section on the east side of Markham Street north of Bloor which is designated as *Neighbourhoods* (Attachment 2).

Section 2.3.1, The Healthy *Neighbourhoods* Section of the Official Plan, identifies that the intensification of land adjacent to *Neighbourhoods* will be carefully controlled so that *Neighbourhoods* are protected from negative impact.

Chapter 4.1 of the Official Plan contains policies for *Neighbourhoods*. *Neighbourhoods* are considered physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments that are no higher than 4-storeys. Parks, low scale local institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also permitted in *Neighbourhoods*.

Section 4.5 of the Official Plan contains policies for *Mixed-Use Areas*. The *Mixed Use Areas* policies permit a broad range of commercial, residential and institutional uses and include criteria to guide development and its transition between areas of different development intensity and scale.

Many properties in the Bathurst-Bloor Character Area are on the City's Heritage Register. Section 3.1.5 of the Official Plan includes policies on Heritage Conservation. Properties on the Heritage Register are to be conserved and maintained.

Bathurst Street, Markham Street south of Bloor Street, and Bloor Street within the Character Area are considered traditional pedestrian shopping streets under Policy 3.5.3 – the Future of Retailing – in the Official Plan.

Section 5.6 – "Interpretation" provides guidance as to the understanding and interpretation of the Official Plan. Policy 1 indicates the Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making. Further, Section 1.5 – "How to Read the Plan" indicates the Official Plan is a comprehensive and cohesive whole.

## **Zoning**

The majority of the Character Area is zoned *Mixed Use (CR)* with the exception of the rear portion of St. Peter's Church (840 Bathurst Street) and the TTC entrance on Markham Street, which are located in a *Residential Zone*. The *Mixed Use* zoning permits a mix of commercial and residential uses to a total of between 1.5 and 3.0 times the area of the lot. The maximum permitted height in the *Mixed Use* areas is between 11 metres

and 16 metres. Any redevelopment would also be subject to various development standards established by the Zoning By-law respecting setbacks, parking, loading and amenity space. In addition, retail uses on Bathurst Street are subject to Zoning By-law 714-2014 which limits the total amount of non-residential gross floor area of any one retail establishment to 3,500 square metres, and limits the frontage of any single retail or service use on the ground floor to 12 metres.

## **Community Consultation**

In December 2014, City Planning hosted the first community consultation meeting for the Bathurst-Bloor Four Corners Study. Approximately 120 people were in attendance. Building on the comments received at the October 2013 visioning session co-hosted by the two ward councillors, participants were asked to comment on their level of agreement on a set of Emerging Principles for the Character Area on Public Realm, Movement, Heritage, Built Form, and Land Use. The Principles were posted to the study website in a survey format for a period of two weeks, which received over 250 responses. Staff also consulted with the area's Business Improvement Associations. The feedback received formed the basis of the Bathurst-Bloor principles which were endorsed by City Council in 2015. The staff report which details the feedback received at that meeting may be found at the following link:

<http://www.toronto.ca/legdocs/mmis/2015/te/bgrd/backgroundfile-78545.pdf>

On November 28, 2015, City Planning held the second community consultation meeting attended by approximately 100 people and on January 20, 2016 City Planning met with representatives of the four Resident Associations and Business Improvement Associations. At both meetings City Planning reviewed the draft Official Plan Amendment for the Character Area. There was a high level of agreement on the policy direction for Public Realm, Movement, Heritage, and Land Use. There was generalized agreement on the Built Form policy direction for building heights, streetwall heights and front, rear and side angular planes for three of the Four Corners, or quadrants (northwest, northeast, and south east). While some participants indicated satisfaction with the potential for taller buildings in the south-west quadrant, a majority expressed some concern with the potential impacts on the *Neighbourhoods* and public realm that could result from tall buildings and higher densities in that quadrant. Comments focussed primarily on shadows, congestion, inadequate transit capacity, and lack of park space in the area.

On February 2, 2016 City Planning held the third and final consultation meeting attended by approximately 90 people. Participants were generally supportive of the draft policy direction described in this report. There was strong support for the creation of a new park, for mid-block connections, for wider sidewalks, improvements to the public realm, improved pedestrian crossings, the proposed streetwall height and setback, heritage conservation, maximizing sunlight on the sidewalks, and building heights of between 6 and 9 storeys (23-29 metres in height). Consensus was not reached on the appropriate level of intensification for the southwest quadrant of the Character Area.

## **Development Applications in the Character Area**

On July 10, 2015, the City Planning Division received applications from Westbank to amend the Official Plan and Zoning By-laws to redevelop a number of properties bordered by Bloor Street West, Bathurst Street, Street, and Markham Street, as well as a number of properties on the west side of Markham Street, known locally as the site of Honest Ed's and Mirvish Village.

The application currently proposes a number of mid-rise and tall buildings, ranging in height from 29-storeys at the southwest corner of Bathurst Street and Bloor Street West, to 6 and 7 storeys to the south and west, respectively. Of the 27 properties listed on the City's Heritage Register the applicant proposes to conserve 21. City staff are continuing to work with Westbank on revisions to the application and a Final Report is anticipated in the first quarter of 2017.

City Staff have consulted with this applicant regarding the emerging Four Corners policies in order to influence the review of the application.

## **COMMENTS**

### **Official Plan Direction for *Avenues* and *Mixed Use Areas***

Bloor Street West is an *Avenue* in the Official Plan and both Bathurst Street and Bloor Street are designated as areas of *Mixed Use*. The Official Plan directs growth to areas of intensification, which cover about 25 per cent of the City's geography, including *Mixed Use Areas*.

The Official Plan states that not all *Mixed Use Areas* will experience the same scale or intensity of development. The highest buildings and greatest intensity will typically occur *Downtown*, particularly in the *Financial District*. The *Centres* will develop at differing scales and densities, set out in their respective Secondary Plans and zoning by-laws, reflecting the context of their surroundings and transportation infrastructure. Development along the *Avenues* will generally be at a lower scale than in the *Downtown* and most often at a lower scale than in the *Centres*.

The *Avenues* have been identified at a broad scale on the Urban Structure Map 2 in the Official Plan to help assess urban design, transit and service delivery issues. Each *Avenue* is different in terms of lot sizes and configuration, street width, existing uses, neighbouring uses, transit service and streetscape potential. The Official Plan states that a framework for change on an *Avenue* will be tailored to the situation of each *Avenue* through a local Avenue Study that will involve local residents, businesses and other stakeholders for each *Avenue*, or sections of longer *Avenues*. An appropriate set of performance and built form criteria for Bloor Street to the west of the Bathurst-Bloor Character Area will be determined by an *Avenue* Study.

The Official Plan states that development in *Mixed Use Areas* on *Avenues*, prior to an *Avenue* Study has the potential to set a precedent for the form and scale of reurbanization along the *Avenue*. In addition to the policies for *Mixed Use Areas*, proponents of

proposals on an *Avenue* prior to the completion of an *Avenue* Study will address the larger context and examine the implications for the segment of the *Avenue* in which the proposed development is located.

## **POLICY RECOMMENDATIONS**

### **Bathurst-Bloor Four Corners Character Area**

The Bathurst-Bloor Character area is an eclectic mixed use pedestrian shopping area populated by a variety of 2 to 3 storey main street buildings, heritage properties, a five storey medical office, St. Peter's Church, the TTC station, a new 9-storey condominium (B-Street condos at 783 Bathurst Street), the former 2 storey Honest Ed's department store, and the houses on both sides of Markham Street south of Bloor Street known as Mirvish Village which have been converted to non-residential uses. The former Honest Ed's on the south west corner has evolved over time to introduce individual storefronts on the Bloor and Bathurst frontages that reflect in some ways the fine grain traditional pedestrian shopping area character.

The southwest quadrant of the Character Area is comprised of the lands on the west side of Bathurst Street bounded by Lennox Street to the south, Bathurst Street to the east, Bloor Street to the north, and the west side of Markham Street. This quadrant includes a larger area of *Mixed Use* than is typical of Bloor Street west of Bathurst Street and is much larger than the shallower *Mixed Use Area* in the other three quadrants within the Character Area, and on Bloor Street west of Bathurst Street generally. The majority of the lands in the southwest quadrant were assembled by the Mirvish family. Under their ownership, the houses on both sides of Markham Street were rezoned from Residential to Commercial Residential to allow for the creation of Mirvish Village, and subsequently re-designated in the Official Plan to *Mixed Use*. The existence of a local residential street lined with houses and designated as *Mixed Use* is not a typical land use condition along Bloor Street, and occurs only infrequently elsewhere in the City (i.e. Yorkville). This circumstance, combined with the *Avenue* overly on Bloor Street, the *Mixed Use* designation of Bathurst Street and Bloor Street in the Official Plan, and the assembly of the majority of the lots under one ownership (currently owned by Westbank) provides an opportunity for a scale of development that is greater in the southwest quadrant than in the other three quadrants in the Character Area.

Site and Area Specific Policy No. 334 for Bloor Street West between Avenue Road and Bathurst Street identifies part of the area that is now known as the Bathurst-Bloor Character Area as the "Bathurst Node" and states that development which significantly exceeds the existing height and density permissions will only proceed following submission of a planning rationale which addresses the issues outlined in 2.2.3 (3b) of the Official Plan to the satisfaction of the City. Policy 2.2.3 (3b) recognizes that development in *Mixed Use Areas* on *Avenues*, prior to an *Avenue* Study has the potential to set a precedent for the form and scale of reurbanization along the *Avenue*. Development requiring a rezoning will not be allowed to proceed prior to completion of an *Avenue* Study unless the review demonstrates to Council's satisfaction that subsequent

development of the entire *Avenue* segment will have no adverse impacts within the context and parameters of the review.

Through the Bathurst-Bloor Four Corners Study, staff have examined the Character Area against the above policy and determined the following:

- a) The development of the Bloor Street *Avenue* west of the Bathurst Bloor Character Area at a similar form, scale and intensity to the southwest quadrant of the Bathurst-Bloor Character Area is not generally appropriate due to the existing character of the street and the existing smaller lot pattern of the *Mixed Use Areas* and is generally expected to be consistent with the mid-rise guidelines. The lands at Dufferin and Bloor Street West, which contains a site with a different lot pattern and greater lot depths may provide for an opportunity for some intensification and community amenities. Further study is required prior to the consideration of increased scale and intensity at Dufferin and Bloor.
- b) There may be limited opportunities to achieve the lesser intensity and scale of the other three quadrants along Bloor Street west of the Character Area at major intersections while maintaining the existing lower scale main street character of Bloor Street between intersections, conserving heritage properties, providing appropriate transition to *Neighbourhoods*, and improving the public realm. Further study is required (Phase II of the Bloor Corridor Study) prior to the consideration of any increased scale and intensity at the major intersections.

It is imperative that these areas be considered carefully within the local planning frameworks that determine key criteria and attributes necessary to support growth and maintain livability including heritage conservation, new parkland, improvements to the public realm, and additional community services and facilities.

### **Site and Area Specific Policy For the Bathurst-Bloor Four Corners (Proposed OPA 349)**

The Bathurst Street Study Site and Area Specific Policy No. 465 (OPA 246) was adopted by Council and includes a set of policies which apply to Bathurst Street from Dupont Street to Queen Street West. Those Site and Area Specific policies define the existing elements of the street that should be reinforced and enhanced, along with direction for areas of the street that can accommodate change. Policy No. 465 reinforces the prevailing fine grain character of Bathurst street while providing more emphasis on improving the public realm and streetscape, heritage conservation, reinforcing of existing scale and character of the street, intersections with *Avenues*, and transition to adjacent residential uses.

The following section includes an explanation of the policies for the Bathurst-Bloor Character Area contained in proposed Official Plan Amendment No. 349 (contained in Attachment 3 to this report). These policies for the Bathurst-Bloor Character Area will replace the policies in OPA 246 for the Bathurst-Bloor Character Area.

#### **Objectives**

The five proposed objectives of the Bathurst-Bloor Character Area Policy in OPA 349 outline the key intentions for the area. They are to:

1. Conserve and respect the cultural and built form the heritage value and attributes of heritage properties in the Bathurst-Bloor Character Area;
2. Acknowledge and reference the character and function of Markham Street, Lennox Street, Bathurst Street and Bloor Street West while allowing contextually appropriate redevelopment which supports Pedestrian Shopping Areas;
3. Guide and shape public and private development and investment within the Bathurst-Bloor Character Area;
4. Direct improvements to the public realm; and
5. Ensure an appropriate and gradual transition in the scale of development to *Neighbourhoods* and to other areas of lower scale adjacent to the Character Area.

### **Character Area Vision**

Development in the Bathurst-Bloor Character Area is intended to support the following character area vision statement:

*The Bathurst-Bloor Character Area is a diverse, historic and walkable hub of activity located at the edge of four established Neighbourhoods. The rhythm of small-scale storefronts frames the public realm at a human scale and creates a sense of place and opportunities for the spontaneous and casual interactions which support public life. It is a place where people can meet while shopping or on the way to a park, event, or cultural activity.*

### **Public Realm**

The proposed public realm policies in Section 9.4 of OPA 349 are intended to support public life and include policies on streets and sidewalks, streetscape improvements, and parks and open spaces. Wider sidewalks and other pedestrian improvements are proposed on Bathurst and Bloor Streets. Mid – block connections to connect parks and open spaces to the streets and to provide increased access to the subway stations, and planting of trees in the private and public realm are included in the policies. The policies strengthen requirements for on-site parkland dedication in the development approvals process for larger developments (5,000 square metres or larger). The plan supports creating opportunities for smaller, adjacent developments to assemble on-site parkland areas together; identifies a new park on Markham Street and potential improvements to Ed and Ann Mirvish Parkette, and identifies opportunities to secure new publicly

accessible open space. These policies are also illustrated generally on Schedule F – Public Realm and Pedestrian Improvements.

Proposed public realm policies also seek to minimize additional shadows cast by development beyond the as-of-right zoning permissions on Bloor Street West and on new and existing parkland. In addition, the policies require that new public spaces will be designed and programmed for community gathering and cultural activities, such as flexible space to allow for live theatre, farmers markets, festivals and other activities which support and enhance public life, while mitigating impacts of these uses on the adjacent residential communities.

The proposed public realm policies in Section 9.4 of OPA 349 are listed below:

1. Existing public and private open spaces will be conserved, enhanced, and where possible, expanded and the creation of new open spaces will be explored.
2. New public spaces will be designed and programmed for community gathering and cultural activities, such as flexible space to allow for live theatre, farmers markets, festivals and other activities which support and enhance public life, while mitigating impacts of these uses on the adjacent residential communities.
3. The City will improve the public realm within the Character Area by securing amenities through the development review process such as places to sit and gather and community gardens.
4. New development will increase the number of trees on both public and private land, where possible, within the Character Area.

#### Parks

5. The City will secure parkland in the areas shown on Schedule F - Public Realm and Pedestrian Improvements through the redevelopment of land.
6. The City will prioritize the provision of parkland to satisfy parkland dedication requirements, pursuant to Section 42 of the Planning Act. For development sites larger than 5,000 square metres the City will prioritize on site parkland. For adjacent sites smaller than 5,000 square metres in area the City will prioritize the provision of off-site parkland or contiguous parkland dedication on adjacent sites.
7. The City will consider improvements to Ed and Anne Mirvish Parkette as one of the priorities for money secured by the City through cash payments in lieu of parkland dedication.

8. New shadows will not be permitted on parkland beyond those shadows created by the as-of-right zoning height and existing buildings between March 21st and September 21st, between the hours of 11 a.m. and 4 p.m.
9. The City will secure connections between new and existing parks and the surrounding *Neighbourhoods* through the creation of pedestrian and cycling links and laneways as illustrated on Schedule F – Public Realm and Pedestrian Improvements through the development review process.

#### Streets/ Sidewalks/Pedestrian and Cycling Improvements

10. Sidewalks will be widened, except where in situ conservation of heritage properties prevent widening, as shown on Schedule F – Public Realm and Pedestrian Improvements.
11. Pedestrian crossings will be improved through the redevelopment process and public initiatives generally in the locations shown on Schedule F – Public Realm and Pedestrian Improvements.
13. Publicly accessible midblock connections, generally in accordance with those shown on Schedule F – Public Realm and Pedestrian Improvements, will be secured through redevelopment and civic improvements.
15. A coordinated and unified streetscaping treatment will be applied throughout the Character Area in consultation with Business Area Improvement Areas and Resident Associations, and secured through the development review process and any planned civic improvements.
16. Streetscape improvements in the Character Area will be designed to allow for future complete streets and will be designed to support and / or include:
  - a. Multi-modal transportation options, including active transportation;
  - b. space on the roads for pedestrians, cyclists and public transit vehicles; and
  - c. improvements to transit stops including weather protection and seating will be required as part of any redevelopment adjacent to a stop.
17. Where provided in new development, car share parking, bicycle share parking, and bicycle parking will be encouraged to locate in proximity

to elevators and pedestrian entrances, for residents, employees and visitors.

## Land Use

The Bathurst Street Study includes policies which identify the *Mixed Use Areas* as Pedestrian Shopping Areas. These have a fine grain of pedestrian-oriented commercial, retail or service uses on the ground floor with residential, retail, office or service uses above. The land use policies in Section 9.5 of OPA 349 are intended to support Pedestrian Shopping Areas, encourage small business and local arts and cultural endeavours, and require a range of residential unit sizes to support a variety of household sizes, including households with children. The proposed land use policies are listed below:

1. Pedestrian Shopping Areas within the Character Area are intended to continue to function as retail shopping streets. Pedestrian Shopping Areas will be designed as safe and comfortable for pedestrians and provide opportunities for small business.
2. The scale of retail spaces located on the ground floor should generally maintain the scale and rhythm of existing storefronts on the streets.
3. Office uses are encouraged to be located within the Character Area.
4. Support for small scale arts and business is encouraged through the provision of affordable and adaptable non-residential spaces.
5. The ground floor street frontages in *Mixed Use Areas* are reserved for active pedestrian-oriented uses. Residential uses, excepting entrances to residential lobbies, will not be permitted on the ground floor street frontages in *Mixed Use Areas*.
6. The provision of affordable rental and/or ownership housing within the Bathurst Bloor Character Area will be encouraged within new development.
7. A minimum of 20% two bedroom units and 10% three bedroom or larger units will be required within all new residential development.
8. The provision of, or contribution to, affordable child care spaces is encouraged within, new development.

## **Built Form and Heritage**

The built form policies in Section 9.6 of OPA 349 seek to conserve the heritage properties located within the Character Area. As part of the Bathurst-Bloor Four Corners Study, staff reviewed all properties for potential inclusion on the City's Heritage Register.

The review resulted in the listing of 35 properties on the City of Toronto's Heritage register and are identified in Schedule G to OPA 349. Heritage properties are considered to be a key defining feature of the Character Area and the policies below are intended to conserve them:

1. Development on and adjacent to heritage properties as shown on Schedule G - Heritage will be massed to conserve the scale and historic character of heritage resources on the City's Heritage Register.
2. The height of the street wall for development abutting a heritage property will be generally between the existing heritage building height and a height of 13.5 metres.
3. All portions of additions to conserved heritage properties on Markham Street will be situated behind the original rear walls of the house-form buildings.

## **Ground Floor Height and Street Wall**

The built form and land use policies are also intended to reinforce the small scale, pedestrian friendly streets and the existing pedestrian shopping areas on Bathurst Street and on Bloor Street West, including the proposed policy to regulate the ground floor and streetwall heights, setbacks, and the pattern and rhythm of storefronts. Street wall dimensions are also an important determinant in the way a building is experienced at the pedestrian scale and how a building relates to its surroundings. Accordingly, the policies in Section 9.5 and 9.6 of OPA 349 include the following:

### Ground Floor

1. The ground floor of any development with frontage on Bathurst Street, Lennox Street, and/or Bloor Street West will be sized or architecturally expressed at a maximum height of generally 4.5 metres or to correspond to the height of abutting heritage properties, whichever is the lesser. Ground floor retail units with a ceiling height taller than 4.5 metres may be considered closer to the intersection of Bathurst Street and Bloor Street West.
2. The articulation and width of retail bays at the street frontage will be consistent with the rhythm of small scale retail frontages which are characteristic of Pedestrian Shopping Streets.

### Street Wall

3. The maximum street wall heights will be generally highest near the intersection of Bloor Street West and Bathurst Street and transition downward in height away from the intersection.
4. In addition, the height of the street wall for development will be generally 13.5 metres on the east side of Bathurst Street, on the west side of Bathurst Street north of Bloor Street, and on Bloor Street east of Bathurst Street. The streetwall heights will vary on both sides of Bloor Street West between Markham Street and Bathurst Street. The average height of the street wall fronting Bloor Street West between Markham Street and Bathurst Street will be a maximum of 16.5 metres, generally not exceeding a height of 20 metres in any one location, and transition downward toward the west to a streetwall height of generally 13.5 metres at the western boundary of the Character Area.

### Step back above the Street Wall

5. Development on or abutting heritage properties on Bathurst, Bloor and Lennox Streets will be stepped back a minimum of 5 metres from all public street frontages, conserving the scale, form and massing of the heritage properties.
6. Above the height of the streetwall, development will step back a minimum of 3.0 metres at the height of the street wall when not abutting or on a heritage property.
7. Development will step back above the streetwall height, and will continue to stepback to fit underneath a 45° angular plane measured from a height of 16 metres at the front property line as illustrated in Schedule H - Built Form.

### **Sunlight**

The success of pedestrian shopping areas are due at least in part to not only the existing fine grain character described in the above set of policies, but also to the ability for sunlight to penetrate onto the sidewalks, which encourages pedestrian activity. The following policy is intended to maintain sunlight on the public realm between the spring and fall equinoxes wherever possible.

1. Maintaining direct sunlight on main streets is vital to a successful public realm. In order to ensure appropriate sunlight on the sidewalks, new development will provide a minimum of five hours of continuous sunlight between March 21st and September 21st during the mid-day

hours on the Bathurst Street sidewalks and on the north sidewalk on Bloor Street West.

### **Scale and Transition**

The Character Area is surrounded by mature and stable *Neighbourhoods*. The transition policies are intended to ensure development transitions appropriately downwards in scale away from the intersection of Bathurst and Bloor to be compatible with the *Neighbourhoods*, which have a maximum height of four stories in the Official Plan. The 45° angular plane is measured at the rear and side of a *Mixed Use* property taken from the adjacent *Neighbourhood* property line to create this transition. The use of this angular plane is intended to create a scaling down of development towards *Neighbourhoods*, and is commonly employed in *Mixed Use Areas* as a means to implement the intent of the Official Plan policies which seek a transition in scale and intensity.

In addition, these policies are intended to provide clarity on transition downwards in scale to the *Mixed Use Areas* on Bloor Street West and Bathurst Street which are located outside of the Bathurst – Bloor Character Area. In both instances, the scale of the existing development adjacent to the character area, on Bathurst Street and Bloor Street is generally less than the new policies for the Character Area will permit, and new development should decrease to reflect these lower scaled pedestrian shopping areas.

The policies are as follows:

1. New development will achieve appropriate transition in building height and massing and the stepping down of heights toward the adjacent areas of lower scale in *Mixed Use Areas*.
2. Development will transition gradually and appropriately through setbacks and the stepping down of building height and massing toward adjacent *Neighbourhoods*.
3. Development will only be permitted beneath a 45-degree angular plane measured from grade at the property line of any property designated *Neighbourhoods* on Map 18 in the Official Plan. The angular plane is illustrated in Schedule H – Built Form.
4. Any increase in height or density in the Character Area will transition generally downwards in scale away from the intersection of Bathurst Street and Bloor Street West to reflect and protect the fine grain character of the Pedestrian Shopping Area on Bloor Street and Bathurst Street, and in the Seaton Village-West Annex and Palmerston-Harbord Character Areas adjacent to the Bathurst-Bloor Character Area. The transition shall be achieved within the Character Area boundary and shall not rely on properties outside the study area.

## **Development in the Southwest Quadrant**

In order to ensure that development of the southwest quadrant occurs in a manner consistent with the performance criteria of all other sites in the Character Area while also realizing the opportunity to achieve significant community improvements, a number of policies specific to this site are being proposed.

City Staff are reviewing the proposed redevelopment of the southwest quadrant, and continue to work with the applicant, Wards 19 and 20 Councillors and the community on the form of the proposed development and the investments in area housing, heritage preservation, and public space enabled by the proposal. It is intended that the proposed redevelopment conform to the policies of OPA 349.

## **Provision of Community Benefits and Other Attributes in the Southwest Quadrant**

The size of the southwest quadrant and the variety of lot sizes and orientation, in contrast to the other 3 quadrants, allows greater opportunity for redevelopment due to the size of the *Mixed Use Area*. It also presents a greater opportunity to achieve a new park space, incorporate a significant percentage of the heritage buildings within the Character Area, increase connectivity in the public realm, and drive other City-building objectives, than does any other quadrant. The following policies in Section 9.7 of OPA 349 are intended to capture the above rationale:

1. The following policies also apply specifically to the southwest quadrant of the Character Area. In instances where there is inconsistency between policies, the policies below for the Southwest Quadrant will prevail.
2. The Southwest Quadrant provides opportunity for a greater level of intensification and a greater level of investment in area community benefits and other attributes, provision of new park space, improvement to public space, provision of a range of new housing, and conservation of heritage properties. These investments should respond to the anticipated level of growth, be delivered prior to, or in conjunction with development, and secured through the use of Zoning By-laws, and Section 37 and 42 of the Planning Act and other planning approvals including Site Plan and Heritage Permits. Therefore development in the southwest quadrant of the Bathurst-Bloor Character Area will provide a full range of community attributes and benefits to be determined by a Zoning By-law Amendment, and which may be above Section 37 and Section 42 requirements, such as:
  - a. New on-site parkland;
  - b. Improved and increased area community services and facilities;

- c. Commercial units suitable for small businesses, including affordable commercial spaces;
- d. Affordable artist and studio spaces in the redevelopment of lands abutting Markham Street, south of Bloor Street West;
- e. Units designed flexibly to accommodate both living and working;
- f. Public art component;
- g. Programmable, publically-accessible open space;
- h. Increased tree canopy on site and significant soft landscaping within the public realm;
- i. A bike parking and storage strategy;
- j. A range of affordable and mid-range housing with a minimum 20% of proposed affordable units as two bedroom units and a minimum 10% of the proposed affordable units as 3 bedroom units or larger;
- k. Development and execution of a heritage interpretation plan;
- l. Enhanced measures of environmental sustainability; and
- m. Develop and implement a construction management plan in consultation with the city, ward councillor, and representatives of the surrounding community.

#### **45-Degree Angular Plane to the *Neighbourhoods* in the Southwest Quadrant**

The application of a side and rear 45-degree angular plane is generally used in the Bathurst-Bloor Character Area to create appropriate transition to lower scale *Neighbourhoods*. In the south-west corner there are two instances where buildings may encroach into this 45 degree angular plane and one where staff are recommending a building height well below that otherwise permitted by the angular plane.

For large sites this angular plane may have the unintended result of introducing a maximum building height that is higher than staff consider to be appropriate for the site given other relevant planning considerations such as adjacency to heritage buildings, and overall intensity and scale of development. In order to make this distinction clear, the policies for the south-west quadrant state:

1. In the south-west quadrant, not all buildings will achieve the maximum height that can be achieved under the rear and side 45-degree angular plane illustrated in Schedule H as maximizing the heights may result in an overall height and massing that are not appropriate for the quadrant.
2. The maximum height of development will be determined through a Zoning By-law amendment.
3. On the property east of Markham Street, City Planning staff are recommending that taller building elements situated behind the retained heritage buildings fronting Markham Street be much lower than what a 45-degree angular plane illustrated in Schedule H from the west would otherwise allow, to better relate to the scale of the retained heritage buildings on Markham Street. The exact height of any taller element in this area will be determined through a Zoning By-law amendment.
4. For the area of the block, east of Markham Street and closer to the Bathurst Bloor intersection, one taller building may be considered with minor encroachments for partial floors into the 45-degree angular plane illustrated in Schedule H provided that it is demonstrated through a planning and urban design rationale that the encroachments are minor in nature, and have no appreciable impact on shadowing of the public realm or diminishment of sky view. The dimensions of any encroachments will be determined through a Zoning-By-law amendment, along with securing other planning objectives for the south-west quadrant.

The relationship between the land use designations in the Bathurst Bloor Character Area on the west side of Markham Street, south of Bloor Street West is unique along the Bloor Street West corridor. This relationship is characterized by an uncommonly deep *Mixed Use Area* designation abutting the shallowest *Mixed Use Area* designation, abutting a *Neighbourhood* designation fronting Bloor Street West compared to other locations on Bloor Street West between Avenue and Dundas Street West. City Planning Staff note that this section of Bloor Street is subject to the *Avenue* overlay by the City's Official Plan and should be considered for some level of contextually appropriate intensification.

In this specific instance, the application of a 45-degree angular plane from a *Neighbourhood* designation results in a permitted built form with a height less than the current as-of-right zoning on the properties fronting Bloor Street West, on the west side of Markham Street. Applying a 45 degree angular plane in this location would essentially down-zone the property fronting Bloor Street West.

City Planning staff suggest an exception to the general transition policies be made in this instance, to allow the development of a building that encroaches into the 45-angular plane as measured from the *Neighbourhood* boundary, provided that building can meet the following performance criteria which are included in Section 9.7 of OPA 349 for the southwest quadrant. City Planning Staff do not consider any other instances within the Character Area where it is appropriate to allow any new development to encroach into a

45-degree angular plane measured from a *Neighbourhood* designation given the potential adverse impacts. The proposed policy states:

1. Despite Policy 9.6.6, development on the west side of Markham Street fronting Bloor Street West may encroach into a 45-degree angular plane measured from grade at the property line of any property designated *Neighbourhoods* on Map 18 of the Official Plan provided the development is at a lower scale than development on the east side of Markham Street and does not exceed a height of 9 storeys.

#### Development on Markham Street, South of Bloor Street West in the Southwest Quadrant

Markham Street south of Bloor Street West is considered to be a pedestrian shopping area in a house form, rather than the main street form on Bathurst Street and Bloor Street. In addition to the heritage policy above, the following proposed policy in Section 9.7 of OPA 349 below is intended to support the existing character on Markham Street:

1. Development on Markham Street south of Bloor Street West will respect and reference the existing house form building scale and character.
2. At the intersection of Markham and Bloor Streets, the base of development at the corner fronting Bloor Street West will be scaled appropriately and designed architecturally to relate to the adjacent heritage properties on Bloor Street West.
3. All portions of additions to conserved heritage properties on Markham Street will be situated behind the original rear walls of the house-form buildings.
4. On the east side of Markham Street south of Bloor Street West development not fronting Bloor Street West will transition downward in scale to the house-form buildings on Markham Street and to the *Neighbourhoods* located to the west of Markham Street by stepping down significantly in height and scale from development on Bathurst Street and on Bloor Street West and have a maximum height which is significantly less than the height of an angular plane measured from the property line of any property designated *Neighbourhoods* as shown on Map 18 of the Official Plan.
5. Development on the west side of Markham Street fronting onto Markham Street and / or Bloor Street West will: step down in height and scale toward lower scale areas designated *Neighbourhoods* and *Mixed Use Areas*; be situated and massed in a manner which limits impacts to light, view and privacy on adjacent properties and streets; include the conservation of the heritage building at the southwest corner of Markham Street and Bloor Street West; and generally not exceed a street wall height of 13.5 metres on Bloor Street West.

## **Additional Built Form Policies in the Southwest Quadrant**

### Streetwalls

The proposed redevelopment of the southwest quadrant includes the entire south frontage of Bloor Street West east of Bathurst Street, and most of the east frontage of Bathurst Street south of Bloor Street West within the Bathurst-Bloor Character Area, and the frontage on Sussex Ave. Given that the proposal will be realized in one comprehensive development, an opportunity exists on Bathurst, Bloor and Sussex Ave to allow for variation in the streetwall heights, stepback and massing to allow for increased architectural expression. In order to promote varied urban design and a more dynamic street wall, OPA 349 includes policies which allow a range of street wall heights and step backs which generally increase toward the intersection, and have regard for existing heritage buildings and development adjacent to the Character Area. Accordingly, the policies in Section 9.7 of OPA 349 state that new development in the southwest quadrant of the Bathurst Bloor Character Area will include a street wall height designed as follows, but should not be executed to appear homogeneous in order to achieve an appropriate fit with the existing character of the area. The policies state that the development will:

1. Include street wall heights which vary, designed generally as follows, with appropriate dimensions to be secured in a zoning By-law amendment:
  - a. The maximum height of the street wall for development will not generally exceed a height of 13.5 metres abutting a heritage property.
  - b. The average height of the street wall fronting Bloor Street West between Markham Street and Bathurst Street will be a maximum of 16.0 metres, not generally exceed a maximum height of 20 metres, and generally transition downward toward the west to a streetwall height of 13.5 metres at the western boundary of the Character Area.
  - c. The average height of the street wall fronting Bathurst Street between Bloor Street West and the north property line of 760 Bathurst Street will be an average of 16.0 metres and will not generally exceed a maximum height of 20 metres.
  - d. The average height of the street wall fronting Bathurst Street between the north property line of 760 Bathurst Street and the southern limit of the Character Area will be an average of 13.5 metres, not exceed a maximum height of 16.0 metres at any point, and transition to 13.5 metres at the southern limit of the Character Area.
  - e. The maximum height of the street wall on Lennox Street east of the existing laneway will relate to the height of 736 Bathurst Street and

transition appropriately to on-site heritage buildings and will not generally exceed 16.0 metres.

- f. The maximum height of the street wall on Lennox Street west of the existing laneway will transition down in height appropriately to the houses fronting Markham Street.

### Height and Massing in the Southwest Quadrant

The Southwest Quadrant is situated on an *Avenue* and is situated within a *Mixed Use Area*. The criteria for development occurring in *Avenues* and *Mixed Use Areas* is detailed earlier in this report. *Mixed Use Areas* are intended to achieve a multitude of planning objectives. They provide a mix of uses, a range of housing, reduce automobile dependency, respect built heritage, limit impacts such as shadowing on surrounding streets and properties, and transition buildings appropriately and gradually to adjacent areas of lower scale, including adjacent *Neighbourhoods*. *Mixed Use Areas* are intended to absorb the majority of new residential growth in the City and create animated, attractive and safe *Neighbourhoods* along transit routes. The preceding policies proposed for the southwest corner address these objectives.

Due to the size of this *Mixed Use Area* on the southwest quadrant, which is significantly larger than that of the other 3 quadrants, the location of the site and lot fabric, buildings can be constructed that are taller than on these other three corners, and still allow for transition to *Neighbourhoods*.

The policies on the south-west corner contemplate a different building typology than the other quadrants which requires some flexibility in building design. The following built form criteria in Section 9.7 of OPA 349 for new development in the southwest quadrant are intended to regulate taller building heights and the massing of tall buildings. In particular, the policy to regulate floorplate size to a maximum of 600 square metres is more stringent than the Tall Building Guidelines policy of 750 square meters in order to reduce the impact and be more compatible with a more fine grained Pedestrian Shopping and overall environment.

The policies state that new development will:

1. Provide a minimum 25 metre separation distance between tall buildings;
2. Ensure that all tall buildings are set back a minimum of 12.5 metres from rear and side lot lines, with the exception that a lesser minimum separation may be considered, where appropriate, through a Zoning By-law amendment;
3. Design and mass all tall buildings to a maximum tower floorplate of 600 square metres, inclusive of all interior floor space, mechanical, and storage areas, but exclusive of projecting or inset balconies;

4. Be designed and massed to limit shadow impact on the Bathurst Street sidewalks between the hours of 11 a.m. and 4 p.m. from March 21st to September 21st and ensure that not less than 50% of the sidewalk area on the north side of Bloor street west within the length of sidewalk in the Character Area is in direct sunlight generally between the hours of 11 a.m. and 4 p.m. from March 21st to September 21st.

#### Tower Stepback Above the Street Wall

City Staff recommend that new buildings in the Bathurst-Bloor Character Area be designed with a minimum 3.0 metre step back above the street wall, and a 5.0 metre step back above the street wall of conserved heritage buildings and building abutting heritage properties. In the south-west quadrant, this policy would not prevent projections into a portion of this step back on tall buildings in specific locations and that are not above heritage properties. Any proposed projections would be reviewed and secured through a Zoning By-law amendment. Projections should have no appreciable impact on the pedestrian experience or on the overall perception of the streetwall height. Any permission in the Zoning-By-law will be based on a planning and design rationale which demonstrates whether the projection is appropriate for the local context and only given the achievement of other planning objectives for the south-west quadrant. The policy states:

1. Where there are tall buildings, development will step back a minimum of 3.0 metres at the height of the street wall when not abutting or on a heritage property. Where projections may be considered, such projections should have no appreciable impact on the pedestrian experience or on the overall perception of the streetwall height. The dimensions of any projections will be determined through a Zoning-By-law amendment, along with securing other planning objectives for the south-west quadrant.

#### **Policy Summary**

There is overall potential for appropriate growth within the Bathurst Bloor Character Area in keeping with the policies of the Official Plan and this Site and Area Specific Policy for the Bathurst-Bloor Character Area and balanced with the existing character and other policy objectives. Rather than applying density numbers or targets for intensification, the Official Plan Amendment includes built form and other performance criteria which new development is meant to satisfy in order for a development proposal beyond the as-of-right zoning to be considered. For instance, development must be planned to include appropriate levels of community services and facilities, open spaces, parks, sky view, direct sunlight, hard servicing and infrastructure, and make a positive contribution to the *Neighbourhoods* and to the Pedestrian Shopping Areas.

In the proposed Official Plan Amendment for the Bathurst-Bloor Character Area, performance criteria are applied to all quadrants in the Character Area in order to

determine whether a development proposal is appropriate. These performance criteria include:

- building envelopes massed to be appropriate to the existing lot depths and in consideration of the 20 metre width of the right-of-way on Bathurst and Bloor Streets;
- the application of a front angular plane (as illustrated in Schedule H: Built Form to OPA 349);
- the application of a rear and side 45 degree angular plane from the *Neighbourhoods* (as illustrated in Schedule H: Built Form to OPA 349);
- requiring maximum streetwall heights to be maintained;
- conservation of heritage buildings and properties;
- a minimum 3.0 to 5.0 metre step back at the streetwall height to maintain the perception of the predominant character and scale of heritage properties and of the pedestrian-oriented shopping area;
- preserving the opportunity to improve the public realm such as widening sidewalks, creating mid-block connections, new publically accessible open space, and planting trees;
- preserving access to sunlight on streets; and
- parkland contributions for larger sites.

The characteristics of the southwest quadrant allow for greater redevelopment potential than any other quadrant in the Character Area. This quadrant also presents the greatest opportunity to achieve community improvements to the public realm, park space system and provision of a range of housing. Accordingly, in addition to the general policies contained in OPA 349, the above policies apply specifically to the southwest quadrant of the Character Area. In instances where there is inconsistency between the general policies and the southwest quadrant policies, the policies for the south-west quadrant will prevail.

### **Amendments To The Zoning By-law To Regulate The Size Of Retail Use**

The zoning by-law amendment in Attachment 4 to this report extends the existing retail zoning to include the full Bathurst – Bloor Character Area.

As part of the Bathurst Street Study, a Zoning By-law amendment (By-law No.714-2014 to amend By-law 438-86) was passed by City Council in July 2014 to regulate the size of

a single retail use. Through the study process it was determined that the areas of Bloor Street and Markham Street which are currently not included in the zoning bylaw amendment should now be included in order to protect the existing fine-grained retail character and extend this character to any new development. The detailed Retail Study undertaken by the City's consultants for the Bathurst Street Study reviewed the existing Zoning By-law permissions and concluded that though in principle, they were supportable, the 8,000 square metre permission for a single retail unit has the potential to have a negative effect on nearby shopping streets and smaller scale retailers. As a result, the Zoning By-law was changed: the by-law retains the existing provision for an additional 1,800 square metres of retail commercial gross floor area to allow relatively small scale incremental additions to the retail fabric. The by-law reduces the maximum permitted size of a single retail unit from 8,000 to 3,500 square metres provided that the proposal does not exceed the density permissions for non-residential uses. Proposed stores larger than 3,500 square metres will require submission of a full assessment of their impacts as part of a Zoning By-law amendment application in order to determine whether the increase in permissions is appropriate. In addition, the width of any one storefront at the street level is restricted to 12 metres in order to maintain a fine grain rhythm of storefronts.

### **Urban Design Guidelines**

Staff have determined that the comprehensive level of detail contained in the Official Plan Amendment No. 349 and its schedules replaces the need for separate Urban Design Guidelines for the Bathurst-Bloor Character Area.

### **Response To Consultation**

Throughout the community consultation process participants identified a number of themes for the Character Area, including:

1. Importance of heritage conservation

The proposed policies include the conservation of heritage properties and built form criteria for development on or adjacent to heritage properties including increased setbacks from the streetwall and streetwall heights which respect the height of the heritage street walls.

2. Retention of small-scale and independent retail as important defining elements of the character in the area

The proposed policies require streetwall heights and horizontal articulation of the frontage which retains the small scale frontages and floor to ceiling heights on the ground floor which are characteristic of the existing Pedestrian Shopping Area on Bathurst and Bloor Streets. In addition, built form policies require new development to step back generally at pedestrian-scale heights which are reflective of traditional shopping streets.

3. Retention of artist and studio spaces on Markham Street

The proposed policies require that the redevelopment of lands abutting Markham Street, south of Bloor Street West, will include the provision of affordable artist and studio spaces. In addition, the proposed policies allow for flexibility by requiring development in the south-west quadrant to a) contain commercial units suitable for small businesses, including affordable commercial spaces, and b) include units designed flexibly to accommodate both living and working;

4. The need for affordable housing to rent, and to own, as well as for families

Development in the south-west quadrant is required to include a range of affordable and mid-range housing with a minimum of 20% two bedroom units and 10% 3 bedroom units.

5. The need for infant and child care spaces in the city's core to keep pace with new development

Development in the south-west quadrant is required to improve area community services and facilities. The requirement will be based on the findings of a Community Services and Facilities Study, which will include a review of existing infant and child care capacity.

6. The need for increased park and open space

Development in the south-west quadrant is required to include programmable, publically-accessible open space and to provide new on-site parkland.

7. Concern about building heights and over-intensification of the area

The Southwest Quadrant is situated on an *Avenue* and within a *Mixed Use Area*. The criteria for development occurring in *Avenues* and *Mixed Use Areas* is detailed earlier in this report. The proposed policies governing the *Mixed Use Areas* on each of the corners in the Bathurst Bloor Character Area are consistent with the Official Plan's overall intent of how our City should grow. The City's Official Plan directs intensification toward areas shown on Map 2 – Urban Structure as the *Downtown*, the *Centres*, and the *Avenues*, as well as *Mixed Use Areas*, as shown on the Official Plan's Land Use maps.

The Official plan does not contemplate *Neighbourhoods* as areas that will absorb growth. The southwest quadrant is surrounded by established, low scale *Neighbourhoods*. The Plan requires that all development adjacent to *Neighbourhoods* transition gradually to these areas of lower scale. The policies proposed for the southwest corner include specific and stringent measures for transition to the adjacent *Neighbourhoods* that build on the currently in-force transition policies of the Official Plan.

## **Conclusion and Next Steps**

This report recommends adoption of the Official Plan and Zoning By-law Amendments to implement the Bathurst-Bloor Four Corners Study. Staff will also continue to work

with the Mirvish Village application to align the proposal with the policy direction for the Bathurst Bloor Character Area.

## **CONTACT**

Liora Freedman, Community Planner

Tel. No. (416) 338-5747

E-mail: [lfreedm@toronto.ca](mailto:lfreedm@toronto.ca)

## **SIGNATURE**

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

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## **ATTACHMENTS**

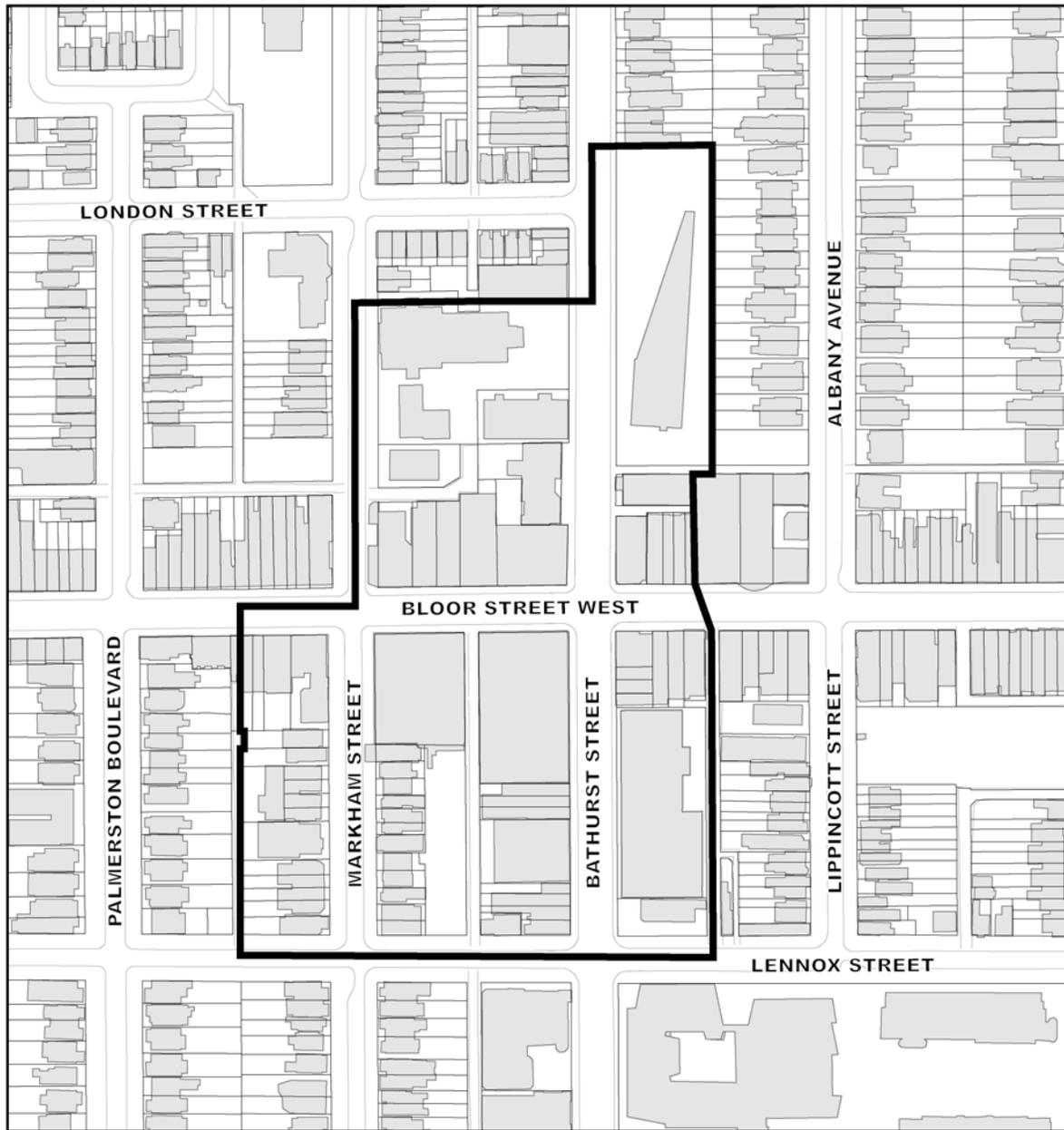
Attachment 1: Bathurst-Bloor Character Area

Attachment 2: Land Use Map

Attachment 3: Official Plan Amendment No. 349 Bathurst Bloor Character Area

Attachment 4: Zoning By-law Amendment

# Attachment 1: Bathurst-Bloor Character Area



Bathurst-Bloor Character Area - Schedule E

Bathurst and Bloor Four Corners

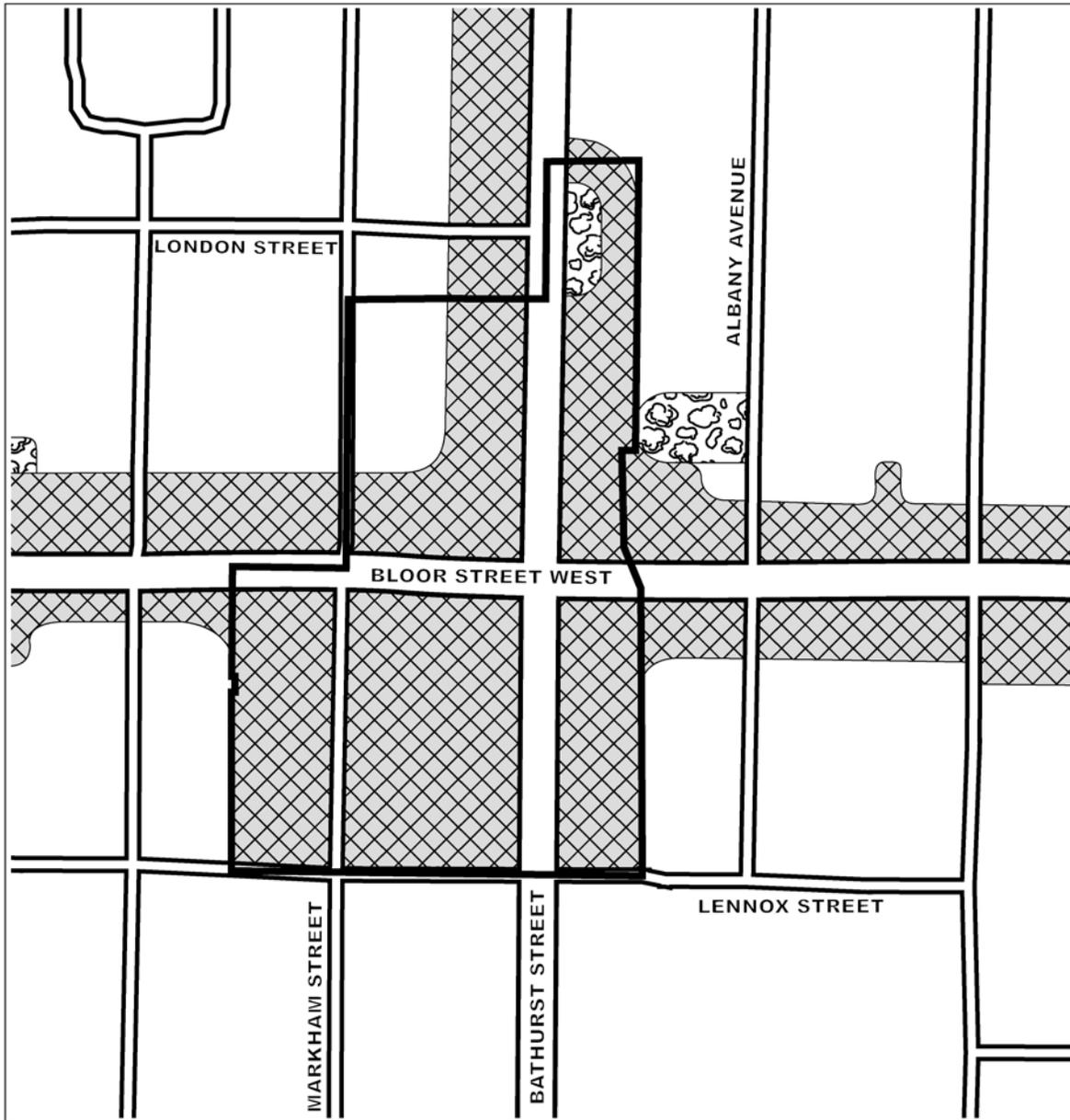
File # 14 254231 STE 20 02

 Bathurst-Bloor Character Area



Not to Scale  
05/24/2016

## Attachment 2: Land Use Map



**TORONTO** City Planning  
**Official Plan Land Use Map**

**Bathurst and Bloor Four Corners**

File # 14 254231 STE 20 0Z

- |   |  |
|---|--|
|  Bathurst-Bloor Character Area |  Parks & Open Space Areas |
|  Neighbourhoods                |  Parks                    |
|  Mixed Use Areas               |  |



Not to Scale  
05/24/2016

**Attachment 3: Official Plan Amendment No. 349 Bathurst Bloor Character Area**

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

**CITY OF TORONTO**

**Bill No. ~**

**BY-LAW No. --20~**

**To adopt an amendment to the Official Plan for the City of Toronto with respect to the lands along Bathurst Street, Markham Street, Lennox Street and Bloor Street West municipally known in 2016 as:**

- **840 – 738 Bathurst Street on the west side;**
- **843 – 769 Bathurst Street on the east side;**
- **559 – 595 Bloor Street on the south side;**
- **520 – 580 Bloor Street on the north side;**
- **612 – 586 Markham Street on the west side;**
- **659 to 581 Markham Street on the east side; and**
- **29 Lennox Street on the north side.**

**as detailed in Schedule E attached to this By-law.**

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 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. The attached Amendment No. 349 to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

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

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John Tory,  
Mayor

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Ulli S. Watkiss  
City Clerk

(Corporate Seal)

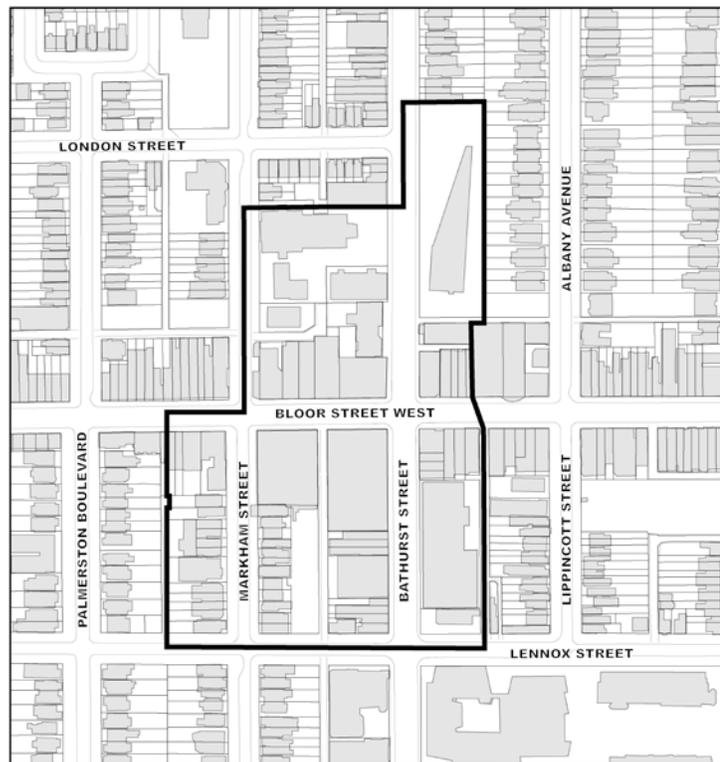
**AMENDMENT NO. 349 TO THE OFFICIAL PLAN**

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2016 AS**

- **840 – 738 Bathurst Street on the west side;**
- **843 – 769 Bathurst Street on the east side;**
- **559 – 595 Bloor Street on the south side;**
- **520 – 580 Bloor Street on the north side;**
- **612 – 586 Markham Street on the west side;**
- **659 to 581 Markham Street on the east side; and**
- **29 Lennox Street on the north side.**

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

1. Chapter 7, Site and Area Specific Policy No. 465, Bathurst Street Between Queen Street West and Dupont Street, Schedule E Bathurst-Bloor Special Study is deleted and replaced with Schedule E Bathurst-Bloor Character Area as follows:



**TORONTO** City Planning  
Bathurst-Bloor Character Area - Schedule E  
Bathurst and Bloor Four Corners  
File # 14 254231 STE 20 02

2. Chapter 7, Site and Area Specific Policy No. 465, Bathurst Street Between Queen Street West and Dupont Street, Policy 9. to Policy 9.3.2 inclusive for the Bathurst-Bloor Character Area is deleted and replaced with the following policy and Schedules for the lands along Bathurst Street, Markham Street, Lennox Street and Bloor Street West as follows:

**9. Bathurst-Bloor Character Area**

- **840 – 738 Bathurst Street on the west side;**
- **843 – 769 Bathurst Street on the east side;**
- **559 – 595 Bloor Street on the south side;**
- **520 – 580 Bloor Street on the north side;**
- **612 – 586 Markham Street on the west side;**
- **659 to 581 Markham Street on the east side; and**
- **29 Lennox Street on the north side.**

**9.1 General**

**9.1.1** The lands affected by the Bathurst-Bloor Character Area Policy are shown on Schedule E and are subject to the policies in Section 9 Bathurst-Bloor Character Area of Site and Area Specific Policy No.465. The boundaries as shown on Schedule E are approximate. Where the intent of the this Site and Area Specific Policy is maintained, minor adjustments to such boundaries will not require amendment to this Site and Area Specific Policy.

**9.1.2** This Policy refers to Pedestrian Shopping Areas. These areas front onto Markham Street south of Bloor Street West, Bathurst Street, and Bloor Street West and are designated *Mixed Use Areas*. Pedestrian Shopping Areas have a typical built form comprised of a fine grain of pedestrian-oriented commercial, retail or service uses on the ground floor at the street edge with residential, retail, office or service uses above.

**9.2 Objectives**

The objectives of this Policy are to:

**9.2.1** Conserve the heritage value and attributes of heritage properties in the Bathurst-Bloor Character Area;

**9.2.2** Acknowledge and reference the character and function of Markham Street, Lennox Street, Bathurst Street and Bloor Street West while allowing contextually appropriate redevelopment which supports Pedestrian Shopping Areas;

**9.2.3** Guide and shape public and private development and investment within the Bathurst-Bloor Character Area;

**9.2.4** Direct improvements to the public realm; and

**9.2.4.1** Ensure an appropriate and gradual transition in the scale of development to *Neighbourhoods* and to other areas of lower scale adjacent to the Character Area.

### **9.3 Vision Statement**

The Bathurst-Bloor Character Area is a diverse, historic and walkable hub of activity located at the edge of four established *Neighbourhoods*. The rhythm of small-scale storefronts frames the public realm at a human scale and creates a sense of place and opportunities for the spontaneous and casual interactions which support public life. It is a place where people can meet while shopping or on the way to a park, event, or cultural activity.

### **9.4 Public Realm**

**9.4.1** Existing public and private open spaces will be conserved, enhanced, and where possible, expanded and the creation of new open spaces will be explored.

**9.4.2** New public spaces will be designed and programmed for community gathering and cultural activities, such as flexible space to allow for live theatre, farmers markets, festivals and other activities which support and enhance public life, while mitigating impacts of these uses on the adjacent residential communities.

**9.4.3** The City will improve the public realm within the Character Area by securing amenities through the development review process such as places to sit and gather and community gardens.

**9.4.4** Development will increase the number of trees on both public and private land, where possible, within the Character Area.

#### **Parks**

**9.4.5** The City will secure parkland in the areas shown on Schedule F - Public Realm and Pedestrian Improvements through the redevelopment of land.

**9.4.6** The City will prioritize the provision of parkland to satisfy parkland dedication requirements, pursuant to Section 42 of the Planning Act. For development sites larger than 5,000 square metres the City will prioritize on

site parkland. For adjacent sites smaller than 5,000 square metres in area the City will prioritize the provision of off-site parkland or contiguous parkland dedication on adjacent sites.

- 9.4.7** The City will consider improvements to Ed and Anne Mirvish Parkette as one of the priorities for money secured by the City through cash payments in lieu of parkland dedication.
- 9.4.8** New shadows will not be permitted on parkland beyond those shadows created by the as-of-right zoning height as in force at the date of the passing of this by-law and existing buildings between March 21st and September 21st, between the hours of 11 a.m. and 4 p.m.
- 9.4.9** The City will secure connections between new and existing parks and the surrounding neighbourhoods through the creation of pedestrian and cycling links and laneways as illustrated on Schedule F – Public Realm and Pedestrian Improvements through the development review process.

#### **Streets/ Sidewalks/Pedestrian and Cycling Improvements**

- 9.4.10** Sidewalks will be widened, except where in situ conservation of heritage properties prevent widening, as shown on Schedule F – Public Realm and Pedestrian Improvements.
- 9.4.11** Pedestrian crossings will be improved through the redevelopment process and public initiatives generally in the locations shown on Schedule F – Public Realm and Pedestrian Improvements.
- 9.4.12** Publicly accessible midblock connections, generally in accordance with those shown on Schedule F – Public Realm and Pedestrian Improvements, will be secured through redevelopment and civic improvements.
- 9.4.13** A coordinated and unified streetscaping treatment will be applied throughout the Character Area in consultation with Business Area Improvement Areas and Resident Associations, and secured through the development review process and any planned civic improvements.
- 9.4.14** Streetscape improvements in the Character Area will be designed to allow for future complete streets and will be designed to support and / or include:
  - 9.4.14.1** Multi-modal transportation options, including active transportation;
  - 9.4.14.2** Space on the roads for pedestrians, cyclists and public transit vehicles;

**9.4.14.3** Improvements to transit stops including weather protection and seating will be required as part of any redevelopment adjacent to a stop; and

**9.4.14.4** Accommodation of green infrastructure.

**9.4.15** Where provided in development, car share parking, bicycle share parking, and bicycle parking will be encouraged to locate in proximity to elevators and pedestrian entrances, for residents, employees and visitors.

## **9.5 Land Use**

**9.5.1** Pedestrian Shopping Areas within the Character Area are intended to continue to function as retail shopping streets. Pedestrian Shopping Areas will be designed as safe and comfortable for pedestrians and provide opportunities for small business.

**9.5.2** The scale of retail spaces located on the ground floor should generally maintain the scale and rhythm of existing storefronts on the streets.

**9.5.3** Office uses are encouraged to be located within the Character Area.

**9.5.4** Support for small scale arts, culture and business uses are encouraged through the provision of affordable and adaptable non-residential spaces.

**9.5.5** The ground floor street frontages in *Mixed Use Areas* are reserved for active pedestrian-oriented uses. Residential uses, excepting entrances to residential lobbies, will not be permitted on the ground floor street frontages in *Mixed Use Areas*.

**9.5.6** The provision of affordable rental and/or ownership housing within the Bathurst Bloor Character Area will be encouraged in development.

**9.5.7** A minimum of 20% two bedroom units and 10% three bedroom or larger units will be required within all new residential development.

**9.5.8** The provision of, or contribution to, affordable child care spaces is encouraged within development.

## **9.6 Built Form**

**9.6.1** Development on and adjacent to heritage properties as shown on Schedule G - Heritage will be massed to conserve the scale and heritage character of those properties on the City's Heritage Register.

- 9.6.2** Development fronting Bloor Street West and Bathurst Street will include building articulation, windows and entrance locations that reference the prevailing pedestrian shopping characteristics of these main streets.
- 9.6.3** Where development is located at an intersection of two streets, buildings will be designed to address both streets with entrances and design features which reflect each street.

### **Scale and Transition**

- 9.6.4** Development will achieve appropriate transition in building height and massing and the stepping down of heights toward the adjacent areas of lower scale in *Mixed Use Areas*.
- 9.6.5** Development will transition gradually and appropriately through setbacks and the stepping down of building height and massing toward adjacent *Neighbourhoods*.
- 9.6.6** Development will only be permitted beneath a 45-degree angular plane measured from grade at the property line of any property designated *Neighbourhoods* on Map 18 in the Official Plan. The angular plane is illustrated in Schedule H – Built Form.
- 9.6.7** Any increase in height or density in the Character Area will transition generally downwards in scale away from the intersection of Bathurst Street and Bloor Street West to reflect and protect the fine grain character of the Pedestrian Shopping Area on Bloor Street and Bathurst Street, and in the Seaton Village-West Annex and Palmerston-Harbord Character Areas adjacent to the Bathurst-Bloor Character Area. The transition shall be achieved within the Character Area boundary and shall not rely on properties outside the study area.

### **Ground Floor Height**

- 9.6.8** The ground floor of any development with frontage on Bathurst Street, Lennox Street, and/or Bloor Street West will be sized or architecturally expressed at a maximum height of generally 4.5 metres or to correspond to the height of abutting heritage properties, whichever is the lesser. Ground floor retail units with a ceiling height taller than 4.5 metres may be considered closer to the intersection of Bathurst Street and Bloor Street West.

## **Street Wall**

**9.6.9** Street wall dimensions are an important determinant in the way a building is experienced at the pedestrian scale and how a building relates to its surroundings. Accordingly:

**9.6.9.1** The articulation and width of retail bays at the street frontage will be consistent with the rhythm of existing small scale retail frontages which are characteristic of Pedestrian Shopping Streets;

**9.6.9.2** The maximum street wall heights will be generally highest near the intersection of Bloor Street West and Bathurst Street and transition downward in height away from the intersection.

**9.6.9.3** The height of the street wall for development abutting a heritage property will be generally between the existing heritage building height and a height of 13.5 metres.

**9.6.9.4** In addition, the height of the street wall for development will be generally 13.5 metres on the east side of Bathurst Street, on the west side of Bathurst Street north of Bloor Street, and on Bloor Street east of Bathurst Street. The streetwall heights will vary on both sides of Bloor Street West between Markham Street and Bathurst Street. The average height of the street wall fronting Bloor Street West between Markham Street and Bathurst Street will be a maximum of 16.5 metres, generally not exceeding a height of 20 metres in any one location, and transition downward toward the west to a streetwall height of generally 13.5 metres at the western boundary of the Character Area.

## **Step back above the Street Wall**

**9.6.10** Development on or abutting heritage properties on Bathurst, Bloor and Lennox Streets will be stepped back a minimum of 5 metres from all public street frontages, conserving the scale, form and massing of the heritage properties.

**9.6.11** Above the height of the street wall, development will step back a minimum of 3.0 metres when not abutting or on a heritage property.

**9.6.12** Development will step back above the streetwall height, and will continue to stepback to fit underneath a 45° angular plane measured from a height of 16 metres at the front property line as illustrated in Schedule H - Built Form.

## **Sunlight**

**9.6.13** Maintaining direct sunlight on main streets is vital to a successful public realm. In order to ensure appropriate sunlight on the sidewalks, development will provide a minimum of five hours of continuous sunlight between March 21st and September 21st during the mid-day hours on the Bathurst Street sidewalks and on the north sidewalk on Bloor Street West.

## **9.7 Southwest Quadrant**

**9.7.1** In addition to the preceding policies contained in Section 9.0 – 9.6 for the Bathurst Bloor Character Area, the following policies in Section 9.7 apply specifically to the southwest quadrant of the Character Area. In instances where there is inconsistency between the preceding policies in Section 9.0 – 9.6, policies below for the Southwest Quadrant will prevail.

### **Provision of Community Benefits and Other Attributes in the Southwest Quadrant**

**9.7.2** The Southwest Quadrant provides opportunity for a greater level of intensification and a greater level of investment in area community benefits and other attributes, provision of new park space, improvement to public space, provision of a range of new housing, and conservation of heritage properties. These investments should respond to the anticipated level of growth, be delivered prior to, or in conjunction with development, and secured through the use of Zoning By-laws, and Section 37 and 42 of the Planning Act and other planning approvals including Site Plan and Heritage Permits. Therefore development in the southwest quadrant of the Bathurst-Bloor Character Area will provide a full range of community attributes and benefits to be determined by a Zoning By-law Amendment, and which may be above Section 37 and Section 42 requirements, such as:

**9.7.2.1** New on-site parkland;

**9.7.2.2** Improved and increased area community services and facilities;

**9.7.2.3** Commercial units suitable for small businesses, including affordable commercial spaces;

**9.7.2.4** Affordable artist and studio spaces in the redevelopment of lands abutting Markham Street, south of Bloor Street West;

**9.7.2.5** Units designed flexibly to accommodate both living and working;

**9.7.2.6** Public art component;

- 9.7.2.7 Programmable, publically-accessible open space;
- 9.7.2.8 Increased tree canopy on site and significant soft landscaping within the public realm;
- 9.7.2.9 A bike parking and storage strategy;
- 9.7.2.10 A range of affordable and mid-range housing with a minimum 20% of proposed affordable units as two bedroom units and a minimum 10% of the proposed affordable units as 3 bedroom units or larger;
- 9.7.2.11 Development and execution of a heritage interpretation plan;
- 9.7.2.12 Enhanced measures of environmental sustainability; and
- 9.7.2.13 Develop and implement a construction management plan in consultation with the city, ward councillor, and representatives of the surrounding community.

#### **Side and Rear 45 Degree Angular Plane From the *Neighbourhoods***

- 9.7.3 In the south-west quadrant, not all buildings will achieve the maximum height that can be achieved under the 45-degree angular plane illustrated in Schedule H as maximizing the heights may result in an overall height and massing that are not appropriate for the quadrant.
- 9.7.4 The maximum height of development will be determined through a Zoning By-law amendment.
- 9.7.5 On the property east of Markham Street, taller building elements will be situated behind the retained heritage buildings fronting Markham Street and will be much lower than what a 45-degree angular plane illustrated in Schedule H from the west would otherwise allow, to better relate to the scale of the retained heritage buildings on Markham Street. The exact height of any taller element in this area will be determined through a Zoning By-law amendment.
- 9.7.6 For the area of the block, east of Markham Street and closer to the Bathurst Bloor intersection, one taller building may be considered with minor encroachments for partial floors into the angular plane illustrated in Schedule H through a Zoning By-law Amendment application, provided that it is demonstrated through a planning and urban design rationale that demonstrates that the encroachments are minor in nature, and have no appreciable impact on shadowing of the public realm or diminishment of sky view. The dimensions of any encroachments will be determined through

a Zoning-By-law amendment, along with securing other planning objectives for the south-west quadrant.

### **Development on Markham Street, south of Bloor Street West**

- 9.7.7** Development on Markham Street south of Bloor Street West will respect and reference the existing house-form building scale and character.
- 9.7.8** At the intersection of Markham and Bloor Streets, the base of development at the corner fronting Bloor Street West will be scaled appropriately and designed architecturally to relate to the adjacent heritage properties on Bloor Street West.
- 9.7.9** All portions of additions to conserved heritage properties on Markham Street will be situated behind the original rear walls of the house-form buildings.
- 9.7.10** On the east side of Markham Street south of Bloor Street West development not fronting Bloor Street West will transition downward in scale to the house form buildings on Markham Street and to the *Neighbourhoods* located to the west of Markham Street by stepping down significantly in height and scale from development on Bathurst Street and on Bloor Street West and have a maximum height which is significantly less than the height of an angular plane measured from the property line of any property designated *Neighbourhoods* as shown on Map 18 of the Official Plan.
- 9.7.11** Despite Policy 9.6.6, development on the west side of Markham Street fronting Bloor Street West may encroach into a 45-degree angular plane illustrated in Schedule H provided the development is at a lower scale than development on the east side of Markham Street and does not exceed a height of 9 storeys.
- 9.7.12** Development on the west side of Markham Street fronting onto Markham Street and / or Bloor Street West will: step down in height and scale toward lower scale areas designated *Neighbourhoods* and *Mixed Use Areas*; be situated and massed in a manner which limits impacts to light, view and privacy on adjacent properties and streets; include the conservation of the heritage building at the southwest corner of Markham Street and Bloor Street West; and generally not exceed a street wall height of 13.5 metres on Bloor Street West.

### **Additional Built Form Policies in the Southwest Quadrant**

- 9.7.13** Development in the southwest quadrant of the Bathurst Bloor Character Area will:

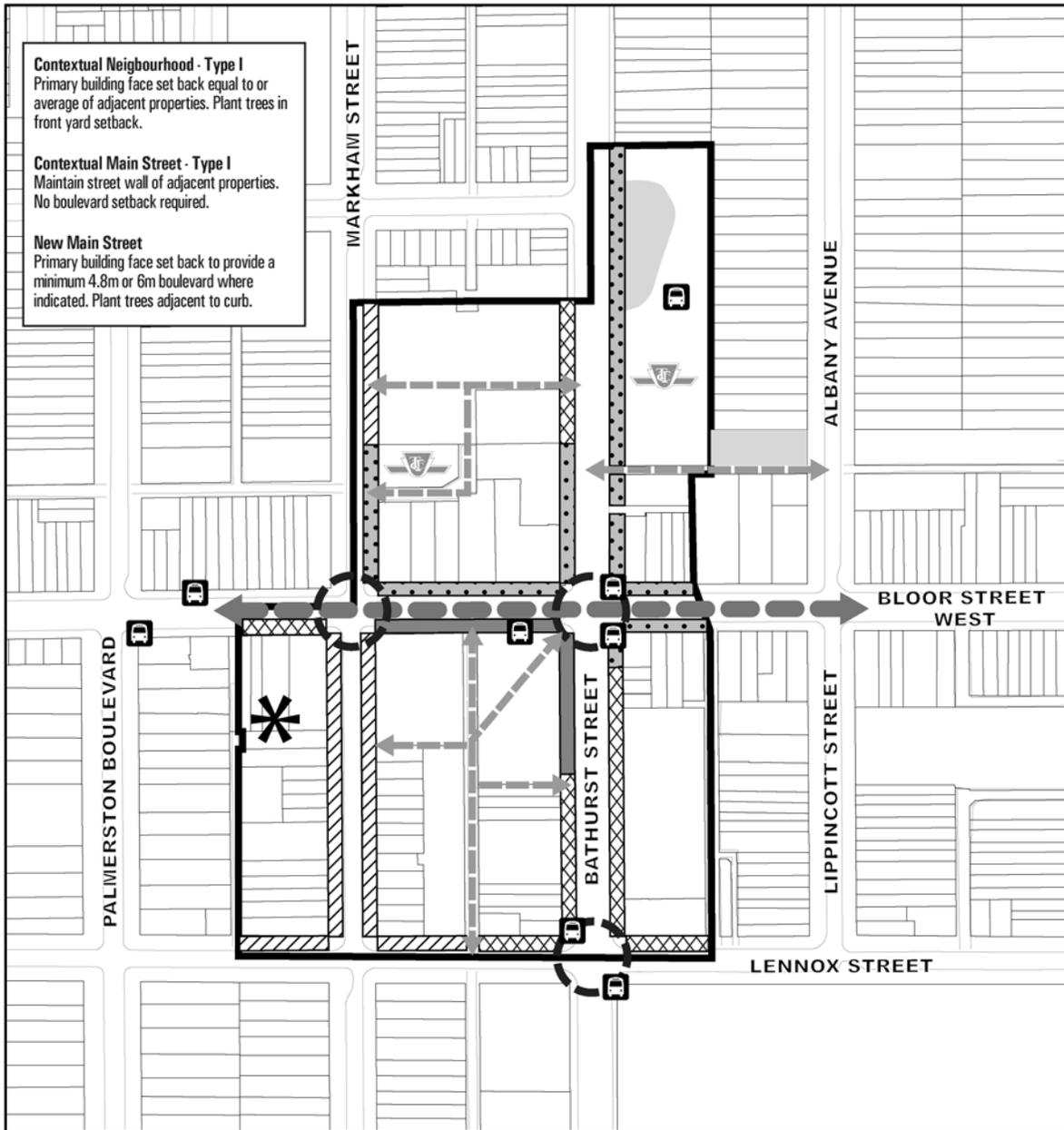
- 9.7.13.1** Provide a minimum 25 metre separation distance between tall buildings;
- 9.7.13.2** Ensure that all tall buildings are set back a minimum of 12.5 metres from rear and side lot lines, with the exception that a lesser minimum separation from rear or side lot lines may be considered where appropriate, through a Zoning By-law amendment;
- 9.7.13.3** Design and mass all tall buildings to a maximum tower floorplate of 600 square metres, inclusive of all interior floor space, mechanical, and storage areas, but exclusive of projecting or inset balconies;
- 9.7.13.4** Be designed and massed to limit shadow impact on the Bathurst Street sidewalks between the hours of 11 a.m. and 4 p.m. from March 21<sup>st</sup> to September 21<sup>st</sup> and ensure that not less than 50% of the sidewalk area on the north side of Bloor street west within the length of sidewalk in the Character Area is in direct sunlight generally between the hours of 11 a.m. and 4 p.m. from March 21<sup>st</sup> to September 21<sup>st</sup>;
- 9.7.13.5** Include street wall heights which vary, designed generally as follows, with appropriate dimensions to be secured in a zoning By-law amendment:
- a. The maximum height of the street wall for development will not generally exceed a height of 13.5 metres abutting a heritage property.
  - b. The average height of the street wall fronting Bloor Street West between Markham Street and Bathurst Street will be a maximum of 16.0 metres, not generally exceed a maximum height of 20 metres, and generally transition downward toward the west to a streetwall height of 13.5 metres at the western boundary of the Character Area.
  - c. The average height of the street wall fronting Bathurst Street between Bloor Street West and the north property line of 760 Bathurst Street will be an average of 16.0 metres and will not generally exceed a maximum height of 20 metres.
  - d. The average height of the street wall fronting Bathurst Street between the north property line of

760 Bathurst Street and the southern limit of the Character Area will be an average of 13.5 metres, not exceed a maximum height of 16.0 metres at any point, and transition to 13.5 metres at the southern limit of the Character Area.

- e. The maximum height of the street wall on Lennox Street east of the existing laneway will relate to the height of 736 Bathurst Street and transition appropriately to on-site heritage buildings and will not generally exceed 16.0 metres.
- f. The maximum height of the street wall on Lennox Street west of the existing laneway will transition down in height appropriately to the houses fronting Markham Street.

**9.7.14** Where there are tall buildings, development will step back a minimum of 3.0 metres at the height of the street wall when not abutting or on a heritage property. Where projections may be considered, such projections should have no appreciable impact on the pedestrian experience or on the overall perception of the streetwall height. The dimensions of any projections will be determined through a Zoning-By-law amendment, along with securing other planning objectives for the south-west quadrant.

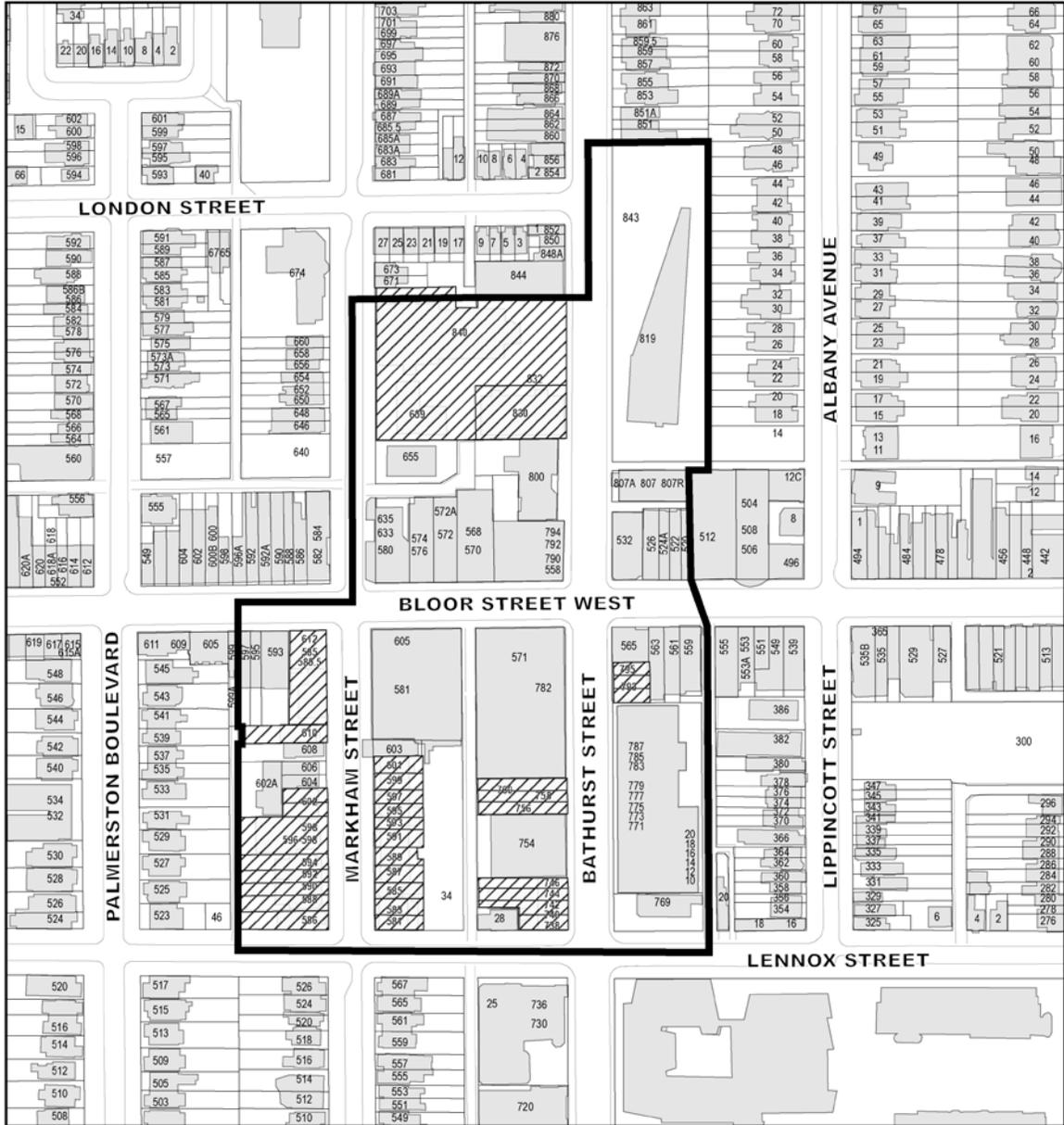
## Schedule F - Public Realm Improvements



- |                                   |  |  |  |
|-----------------------------------|--|--|--|
| Bathurst-Bloor Character Area     | Existing TTC Entrances (for information purposes only) | Existing TTC Stops (for information purposes only) | Approximate Location of New Park                     |
| Existing Park                     | Potential & Existing Mid Block Connection              | Pilot Bike Lane                                    | Potential Pedestrian / Bicycle Crossing Improvements |
| Contextual Neighbourhood - Type I | Contextual Main Street - Type I                        | New Main Street (4.8m)                             | New Main Street (6m)                                 |

Not to Scale  
10/18/2016

# Schedule G – Heritage



## Bathurst and Bloor Four Corners

Properties on the City's Heritage Register - Schedule G

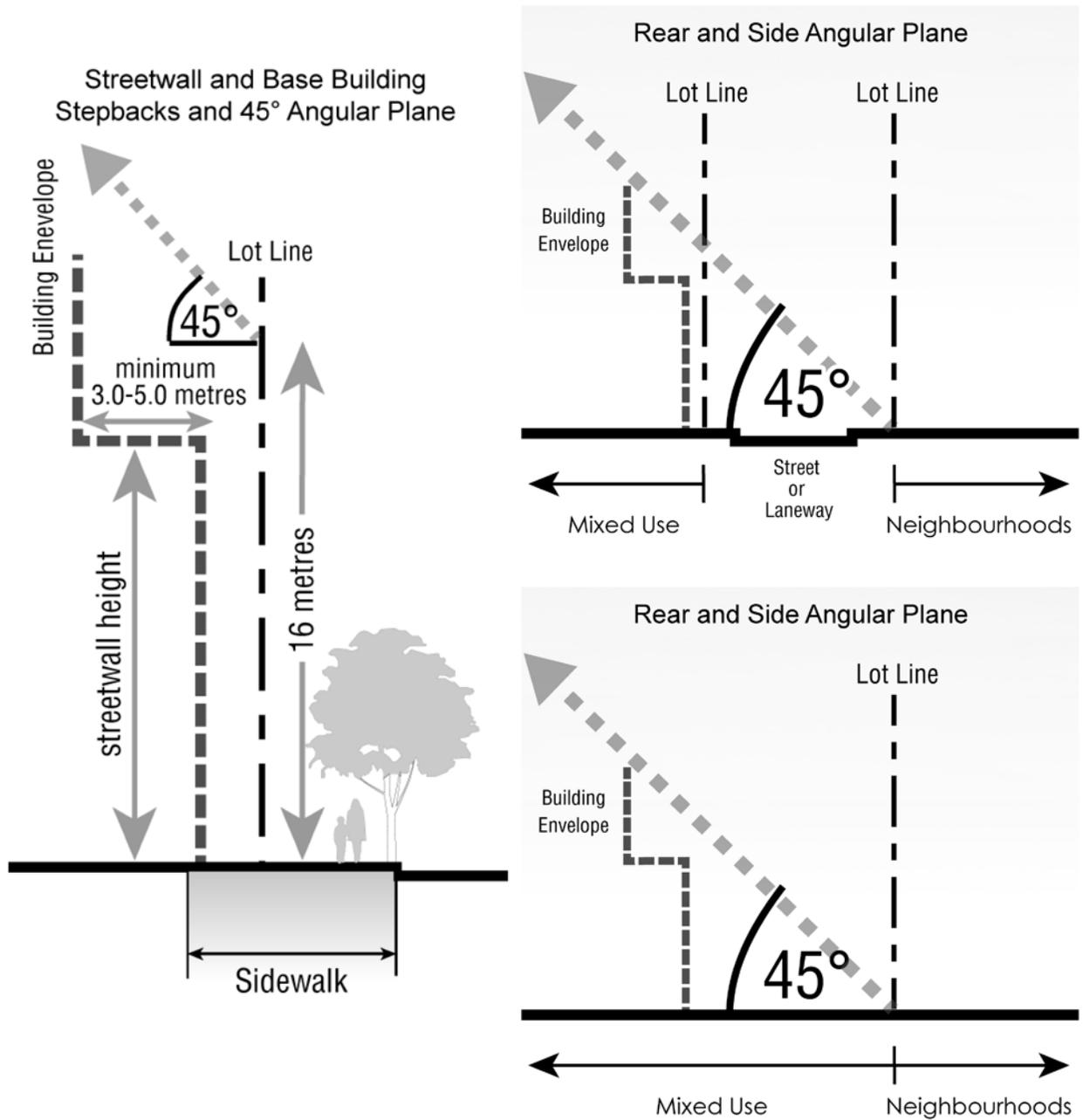
File # 14 254231 STE 20 0Z

-  Bathurst-Bloor Character Area
-  Heritage Properties

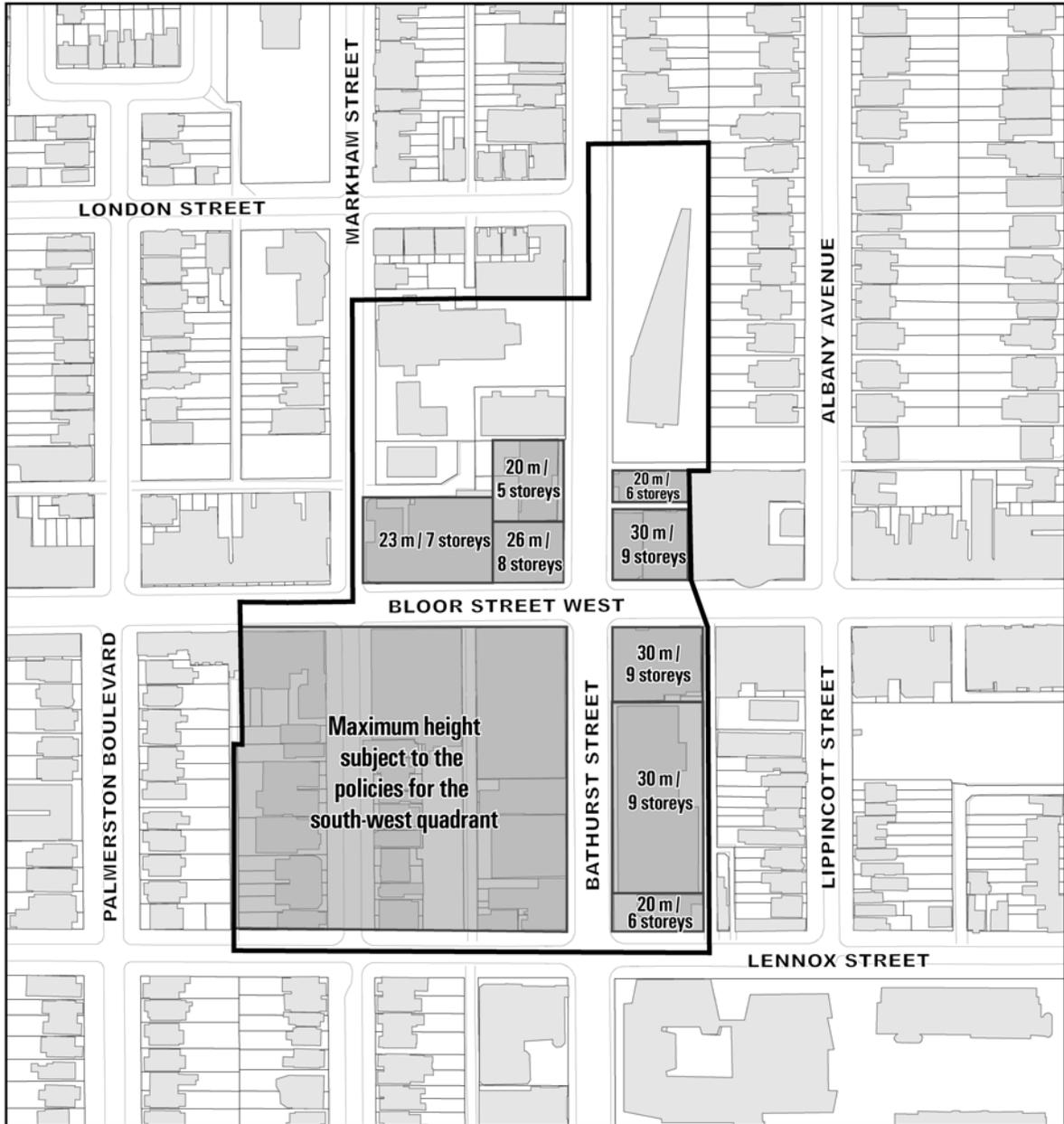


Not to Scale  
05/24/2016

**Schedule H - Streetwall and Angular Planes**



# Schedule I - Maximum Building Heights



## Maximum Building Heights - Schedule I

## Bathurst and Bloor Four Corners

File # 14 254231 STE 20 0Z

 Bathurst-Bloor Character Area



Not to Scale  
10/18/2016

## Attachment 4: Zoning By-law Amendment

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

### CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

**To amend ~ Zoning By-law No. 438-86, as amended,  
With respect to the lands municipally known in 2016 as 597 to 585 Bloor Street West on the south side, 568 to 580 Bloor Street West on the north side, 603 to 581 Markham Street and 633 to 635 on the east side, 612 to 586 Markham Street on the west side, and 29 Lennox Street on the north side.**

WHEREAS authority is given to Council by Section 34 [Section 39 for Temporary Use By-law] of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

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

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

1. Section 12(2)270(a) of By-law 438-86 is amended to by adding to the introductory paragraph the phrase "other than those lands identified in (c) below," so that it reads:

270. (a) No person shall, "other than those lands identified in (c) below," on any *lot* in any CR, MCR, RA, I or IC district, erect or use any building or construct an addition to an existing building, for any purpose permitted in sections 8(1)(f)(b)(iv) or 9(1)(f)(b)(iv) and (xi), where the total *non-residential gross floor area* used for such purpose is: (1994-0532) (1994-0540) (1996-0238)

2. Section 12(2)270(c) is amended by removing the word "Reserved" and adding:

(c) No person shall, within the area outlined by the heavy lines on Map 1 at the end of this exception, on any lot in any CR, MCR, RA, I or IC district erect or use any building or construct an addition to an existing building, for any purpose permitted in sections 8(1)(f)(b)(iv) and 9(1)(f)(b)(iv) and (xi), where the total *non-residential gross floor area* used for such purpose is

- i. greater than the amount which existed on the lot on June [date of enactment] 2016, plus an additional 1,800 square metres; and

- ii. provided the total non-residential gross floor area in (i) is not greater than the amount permitted on the lot by sections 8(3) PART I 2 and 9 (3) PART I 2 and 3; and
- iii. provided no single retail or service use exceed a *non-residential gross floor area* of 3,500 square metres; and
- iv. provided no single retail or service use on the ground floor exceed a width of 12 metres of the lot line on Bathurst Street, Markham Street, Bloor Street West and Lennox Street.

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

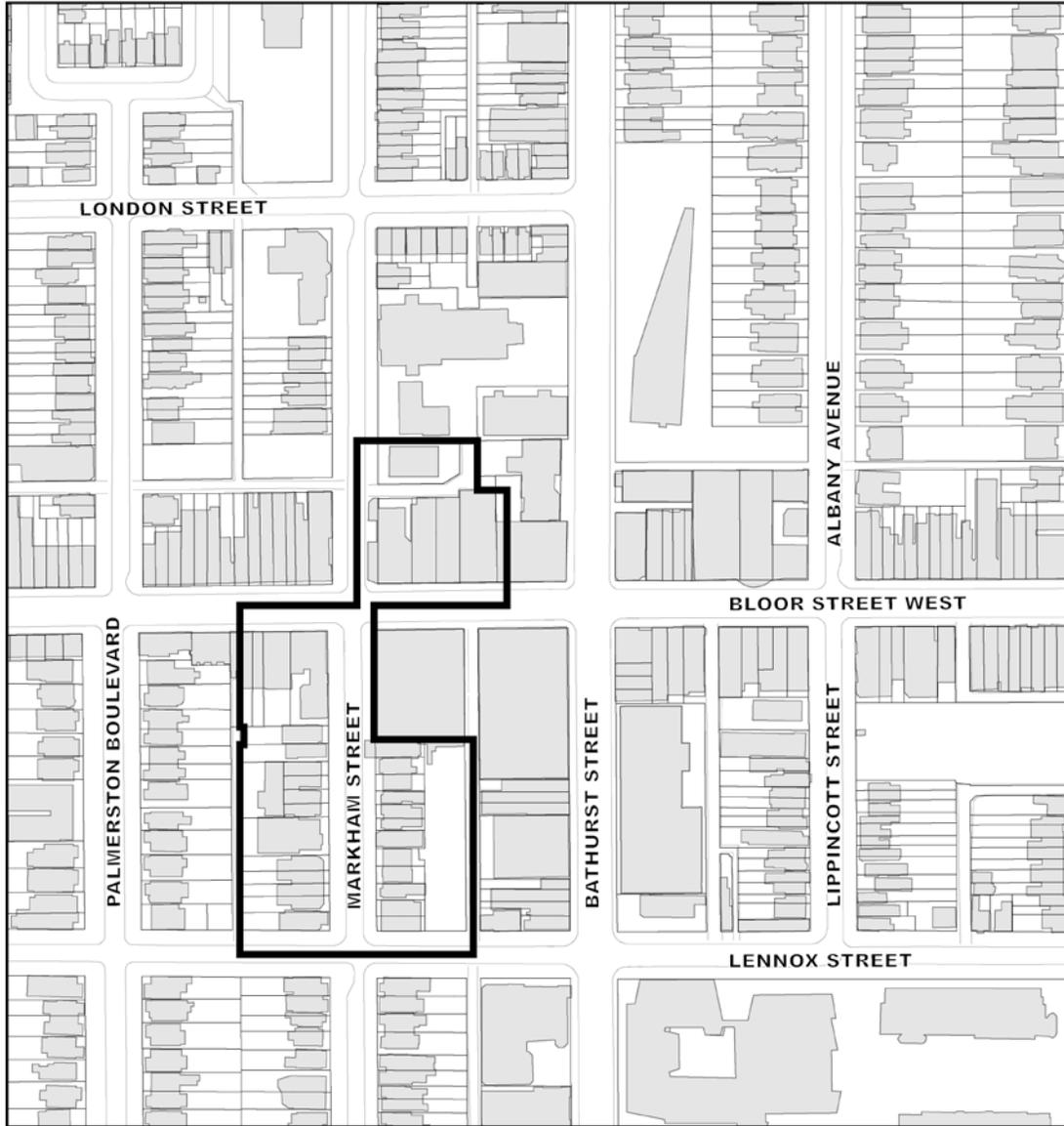
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John Tory,  
Mayor

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Ulli S. Watkiss  
City Clerk

(Corporate Seal)



**Bathurst Street, Bloor Street West, Markham Street, & Lennox Street**

**Map 1**

**File # 14 254231 STE 20 02**

 Bathurst-Bloor Character Area Zoning By-law Amendment

  
 Not to Scale  
 09/27/2016