



STAFF REPORT ACTION REQUIRED

Bloor-Yorkville Area City Initiated Official Plan Amendment Preliminary Report

Date:	March 17, 2017
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 27 – Toronto Centre-Rosedale
Reference Number:	17 122803 SPS 00 OZ

SUMMARY

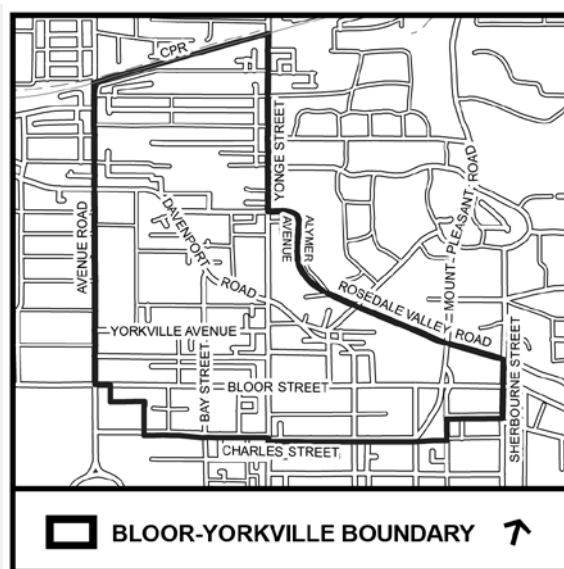
Bloor-Yorkville is subject to Site and Area Specific Policy 211 and 225, both dating back to the 1970s. It is timely to update existing policies and guidelines as the area is seeing significant growth and change.

Planning staff have been requested by Toronto and East York Community Council to prepare a Secondary Plan for the Bloor-Yorkville area. The area is generally bounded by: Avenue Road to the west; the CP railway corridor to the north; Yonge Street/Rosedale Valley Road/Sherbourne Street to the east; and Charles Street to the south.

City Planning staff are currently developing a new Secondary Plan for the Downtown, which includes the Bloor-Yorkville area, through the TOcore study.

As a result, Planning staff is recommending that a new Site and Area Specific Policy (SASP) be prepared for the Bloor-Yorkville area, to be included within the new Downtown Secondary Plan, rather than the preparation of a separate Secondary Plan.

The new Bloor-Yorkville SASP will be a City initiated Official Plan Amendment



(OPA). The SASP will build on the foundation of existing planning policies, frameworks and guidelines that currently apply to the Bloor-Yorkville area, to strengthen and refine the area's planning framework that guides its growth and change.

This report provides preliminary information on the work plan and schedule for development of the Bloor-Yorkville SASP, and seeks Community Council's direction on the community consultation process.

RECOMMENDATIONS

The City Planning Division recommends that:

1. The Director, Community Planning, Toronto and East York District prepare a new Site and Area Specific Policy for the Bloor-Yorkville Area in accordance with the schedule in Attachment No. 2 of this report.
2. The Director, Community Planning, Toronto and East York District establish a Local Advisory Committee and hold community consultation meetings in consultation with the Ward Councillor.
3. Notice for the community consultation meetings be given via newspaper advertisement and notice to the local business and resident associations.
4. Notice for the public meeting under the Planning Act be given according to the regulations of the Planning Act.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

Yorkville East of Bay Planning Framework

On October 2, 2012, City Council directed the Chief Planner and Executive Director, City Planning to review existing and planned built form context, pedestrian linkages, as well as other policies and guidelines for the areas bounded by: Bloor Street to the south; Davenport Road to the north; Yonge Street to the east; and Bay Street to the west, to establish appropriate heights for the areas outside of the Height Peak, Height Ridges and Low-rise areas as illustrated in Site and Area Specific Policy 211, and to bring forward any required Official Plan Amendments to a statutory public meeting under the Planning Act after holding a community meeting. A link to the staff report is found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.TE18.52>

As a first step, on August 25, 2014, City Council endorsed the Yorkville - East of Bay Planning Framework, attached to the report (July 24, 2014) from the Director, Community

Planning, Toronto and East York District, and directed staff to apply the Planning Framework during the review of current and future development applications. The Yorkville - East of Bay Planning Framework and Council's decision is available here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.TE34.93>

At that same meeting City Council directed City Planning to undertake a policy review including consideration of: the Yorkville - East of Bay Planning Framework; built form; land use; heritage; public realm; community services and facilities/infrastructure; and any relevant Official Plan Policies, the Bloor-Yorkville/North Midtown Urban Design Guidelines, the Tall Building Guidelines and other matters, for the Greater Yorkville area bounded by the CP rail corridor, Avenue Road/Queens Park, Yonge Street/Rosedale Valley Road/Sherbourne Street and Charles Street/Mt. Pleasant Road/Selby Street. City Planning was requested to bring forward any required Official Plan Amendments arising from the policy review to a statutory public meeting under the Planning Act after holding a community consultation meeting.

The Yorkville community led its own study and produced its own report, funded and produced entirely through community initiative. The report, dated August 2015, was entitled the Bloor-Yorkville / North Midtown Planning Framework and Implementation Strategy and was produced by the Planning Partnership, Greenberg Consultants Inc., ERA Architects and Michael Spaziani Architect Inc. The planning study examined the current neighbourhood make-up, and put forward a framework and implementation strategy to manage growth and development in the Bloor-Yorkville/North Midtown area. The report was tabled at the October 13, 2016 Toronto and East York Community Council meeting through a motion passed by the Ward Councillor. The results of that Toronto and East York Community Council meeting are discussed below.

Bloor-Yorkville/North Midtown - City Initiated Official Plan Amendment

On October 13, 2016 Toronto and East York Community Council adopted the following motion from the Ward Councillor:

1. Receive the Bloor-Yorkville/North Midtown Planning Framework Study prepared through the collaboration of the Bloor-Yorkville BIA, ABC Residents Association, Greater Yorkville Residents Association (GYRA) and Yonge Bay Bloor Business Association (YBB).
2. Request the Director, Community Planning, Toronto and East York District to consider the Bloor-Yorkville/North Midtown Planning Framework during the preparation of the Secondary Plan for Bloor-Yorkville/North Midtown.
3. Request the Director, Community Planning, Toronto and East York District to report to Toronto and East York Community Council in the first quarter of 2017 on the work plan and schedule for the preparation of the Secondary Plan for Bloor-Yorkville/North Midtown.

4. Request the Director, Community Planning, Toronto and East York District to consult with the Director, Infrastructure Management and the Manager, Beautiful Streets, Transportation Services in preparing the report referred to in Part 3 above.
5. Request Planning staff to consider the Bloor-Yorkville/North Midtown Framework's strategies during the evaluation of current and future development applications and City projects in the Bloor Yorkville/North Midtown planning area prior to completion of the Secondary Plan.

A link to the motion and Community Council's decision is available here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.TE19.76>

TOcore – New Downtown Secondary Plan

On December 13, 2016, City Council requested City Planning staff to undertake stakeholder and public consultation on the policy directions outlined in the "TOcore: Planning Downtown, Proposals Report" to the report (October 27, 2016) from the Director, Community Planning, Toronto and East York and the Director, Strategic Initiatives, Policy and Analysis, to inform the development of the Secondary Plan for Downtown. City Council also requested staff to bring forward a draft Secondary Plan for Downtown by mid-2017. A link to Council's decision and background information regarding TOcore is available here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.TE20.18>

ISSUE BACKGROUND

As a prominent well-located area at the confluence of the City's major subway lines, the Bloor-Yorkville area has been experiencing significant development pressures. To guide this growth and change, the local community and City Council have developed Official Plan policies, local guidelines and planning frameworks over the past 15 years.

The foundation of planning which has informed development in the area since the 1970s includes the Central Area Plan which led to the North Midtown Area Plan that later became a Part II Plan in the former City of Toronto Official Plan. The former North Midtown Part II Plan was revised and divided into two SASPs, 211 and 225, in the current Official Plan.

In addition, a community led study of the Bloor-Yorkville area informed the development of the current Bloor-Yorkville/North Midtown Urban Design Guidelines (2004). These Guidelines are tied to SASP 211 which includes an urban structure plan for the area based on a Height Peak, Height Ridges and Low-Rise areas.

In 2014, the Yorkville – East of Bay Planning Framework was adopted by City Council to identify midblock connections and potential tower sites in the area bound by Bloor Street, Bay Street, Davenport Road and Yonge Street.

A new community led initiative led by the Bloor-Yorkville BIA, ABC Residents Association, Greater Yorkville Residents Association and Yonge Bay Bloor Business Association resulted in the Bloor-Yorkville/North Midtown Planning Framework and Implementation Strategy (August 2015). The Planning Framework and Implementation Strategy proposes a new urban structure plan for the area based on Primary Development Districts, Corridor Districts and Stable Neighbourhood Districts.

The growth pressures are not exclusive to the Bloor-Yorkville area, as they extend across the entire Downtown. This has led to a comprehensive study called TOcore, which will lead to a new Downtown Secondary Plan that encompasses the Bloor-Yorkville area. City Council adopted the TOcore Proposals Report on December 15, 2016. The Proposals Report provides a vision for Downtown to 2041, five guiding principles and 128 policy directions that will inform the development of the Downtown Secondary Plan. The accompanying staff report also provides updates on the Phase 2 public consultations, population growth projections for Downtown and the status of infrastructure strategies underway that will support the implementation of the new Downtown Secondary Plan. A draft Secondary Plan will be presented to City Council in Q3 2017.

Bloor-Yorkville Area

Bloor-Yorkville is a vibrant neighbourhood at the northern edge of the Downtown. The area is generally bounded by Avenue Road to the west, Charles Street to the south, Yonge Street/Rosedale Valley Road/Sherbourne Street to the east, and the CP rail corridor to the north.

The Bloor-Yorkville area has a long history that can be traced back to when early indigenous peoples inhabited and visited the north shore of Lake Ontario. What is now Davenport Road was an important trail that linked settlements with hunting, fishing and trading grounds (source: Heritage Toronto). It is where this trail met the future Yonge Street that the Village of Yorkville was established in 1853. The Village of Yorkville was later annexed in 1883 by the City of Toronto.

The urban structure of the area began to take shape in the 1920s when Bay Street was extended north of Bloor Street to connect to Davenport Road, dividing part of the former village. In the 1950s and 1960s, the Yonge Street and the Bloor-Danforth subways were constructed creating the opportunity for intensification and high rise developments in the area.

Bloor-Yorkville was known in the 1960s as the heart of the City's "hippie" movement with the introduction of coffee houses and music halls. Later, high-end retail stores and galleries moved into residential homes along Yorkville Avenue and Cumberland Street. Hotels and residences replaced pockets of residential buildings. Office use and high-rise development increased, especially along the Bloor Street corridor.

Today, the Bloor-Yorkville area is one of the most eminent shopping, dining, and residential districts in Canada. The area is comprised of unique districts each with distinct characteristics, land uses and built form. Prominent land uses in Bloor-Yorkville include

retail, service commercial uses, restaurants, hotels, offices, residential areas and cultural amenities. The area also includes a Junior and Senior Public School, daycares and local and regional libraries.

Bloor-Yorkville is home to 19,486 people and 1,841 businesses with 47,807 employees working in the area (Sources: Statistics Canada, 2016 Census and City of Toronto, City Planning Division, 2016 Toronto Employment Survey).

Significant cultural and architectural heritage is found in the Bloor-Yorkville area. There are a number of heritage listed properties and Heritage Conservation Districts (HCDs), including the Yorkville-Hazelton, Historic Yonge, and South Rosedale HCDs and the East Annex HCD west of Avenue Road.

There is a wide variety of built form and heights in the Bloor-Yorkville area. The highest and densest built form is located at the intersection of Bloor and Yonge Streets, with stepping down of building heights providing transition to the surrounding low-rise areas.

There are a number of low-rise residential neighbourhoods in the Bloor-Yorkville area including the Yorkville Triangle, Ramsden Park and Asquith-Collier neighbourhoods.

Several mid-block pedestrian connections and courtyards can be found throughout the Bloor-Yorkville area that contributes to its success, character and identity.

The Bloor-Yorkville area is also surrounded by well-established communities such as Rosedale to the east, Yonge-St. Clair to the north, the Annex to the west, and North Downtown Yonge to the south.

There has been significant development activity in the area. Over the past five years there have been thousands of new residential units under review, approved and built in the area. The table below provides a summary of the development activity in the area between January 1, 2012 and December 31, 2016.

Table 1: Development Activity in Bloor-Yorkville (2012-2016)

	Projects	Proposed Residential Units	Proposed Non-Residential GFA (sq. m)
Under Review	13	2,182	30,153
Active	18	5,722	84,183
Built	14	2,764	58,222
Total	45	10,668	172,558

Projects under review have not yet been approved or refused, or are under appeal. Active projects are those which have been approved, for which building permits have been applied or have been issued, and those which are under construction. Built projects are those which became ready for occupancy and/or were completed.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important. Official Plans integrate all applicable provincial policies. Since the policies are outcome-oriented, the official plan is the most important vehicle for the implementation of the PPS. City Council's planning decisions are required, by the Planning Act, to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The Bloor-Yorkville area is located within the *Downtown and Central Waterfront*, as shown on Map 2 (Urban Structure) of the Official Plan. As part of the Official Plan's growth strategy, the *Downtown* is identified, along with *Centres* and *Avenues*, as an area of intensification. The Official Plan outlines a growth strategy for the City that highlights the importance of the Downtown as one of a number of locations where growth in employment and residential uses are encouraged.

Within the Bloor-Yorkville area, there are several land use designations including: *Neighbourhoods*; *Apartment Neighbourhoods*; *Mixed Use Areas*; and *Parks and Open Space Areas*.

Neighbourhoods

There are three neighbourhoods within the Bloor-Yorkville area. Ramsden Park, the largest of the three neighbourhoods, is located at the northern boundary of the Bloor-Yorkville area and is generally bounded by Avenue Road to the west, the CP rail corridor to the north, Yonge Street to the east, and Davenport Road/Belmont Street to the south. Yorkville Triangle is located in the centre of the Bloor-Yorkville area and is generally bounded by Avenue Road to the west, Davenport Road to the north and east, and Scollard Street and Jesse Ketchum Park to the south. Asquith-Collier is located at the eastern edge of the Bloor-Yorkville area around the intersection of Collier Street and Park Road, just south of Rosedale Valley Ravine.

Neighbourhoods are considered physically stable areas and are made up of low scale residential uses along with parks, schools and local institutions. Section 2.3.1 – "Healthy Neighbourhoods" indicates that while some physical change will occur to neighbourhoods over time as enhancements, additions and infill housing on individual sites, a cornerstone policy is to ensure that new development in neighbourhoods respects the existing physical character of the area, reinforcing the stability of the neighbourhood.

The stability of the physical character of *Neighbourhoods* is one of the keys to Toronto's success.

Section 4.1 – "*Neighbourhoods*" includes policies and development criteria to ensure that physical changes to established neighbourhoods are sensitive, gradual and generally "fit" the existing physical character. Development criteria in Policy 5 state that development in established *Neighbourhoods* will respect and reinforce the existing physical character of the neighbourhood.

Apartment Neighbourhoods

Within the Bloor-Yorkville area, the lands generally bounded by Belmont Street to the north, McMurrich Street to the east, and Davenport Road to the south and west, are designated *Apartment Neighbourhoods* in the land use maps of the Official Plan.

Apartment Neighbourhoods are made up of apartment buildings and parks, local institutions, cultural and recreational facilities and small-scale retail, service and office uses that serve the needs of area residents. The Official Plan distinguishes *Apartment Neighbourhoods* from low-rise *Neighbourhoods* because a greater scale of buildings is permitted and different scale related criteria guide development. In addition, *Apartment Neighbourhoods* are stable areas of the City where significant growth is not anticipated. New development in *Apartment Neighbourhoods* is subject to criteria respecting: location; massing; transition to lower scale *Neighbourhoods* and areas of different development intensity; and minimizing shadow impacts, among others.

Mixed Use Areas

The majority of the Bloor-Yorkville area is designated as *Mixed Use Areas* in the land use maps of the Official Plan. The *Mixed Use Areas* designation in the Official Plan provides for a broad range of commercial, residential and institutional uses, in single-use or mixed-use buildings, as well as parks and open spaces and utilities.

Development in *Mixed Use Areas* is subject to a number of development criteria. In *Mixed Use Areas* developments will: locate and mass new buildings to provide a transition between areas of different development intensity and scale; provide appropriate setbacks and/or stepping down of heights, particularly towards lower scale *Neighbourhoods*; locate and mass new buildings so as to adequately limit shadow impacts on adjacent *Neighbourhoods* particularly during the spring and fall equinoxes; provide good site access and circulation and an adequate supply of parking for residents and visitors; provide an attractive, comfortable and safe pedestrian environment; locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development.

Parks and Open Space Areas

There are several sites within the Bloor-Yorkville area designated *Parks and Open Space Areas* in the land use maps of the Official Plan including Ramsden Park, Jesse Ketchum

Park, Village of Yorkville Park, Jay MacPherson Green, Marlborough Place Parkette, Harold Town Park, Asquith Green Park, Milner Parkette and Frank Stollery Parkette.

Development is generally prohibited within *Parks and Open Space Areas* except for recreational and cultural facilities, conservation projects, cemetery facilities, public transit and essential public works and utilities. The Rosedale Valley Ravine is within an area called *Natural Areas*, which are to be maintained primarily in their natural state.

Heritage

Heritage policies are found under Section 3.1.5 of the Official Plan. The Official Plan states that impacts of development within or adjacent to Heritage Conservation Districts (HCDs) will be assessed to ensure that the integrity of the districts' heritage values, attributes, and character are conserved. Significant heritage resources will be conserved by listing and designating properties of architectural and/or historic interest on the City's Heritage Register. Heritage resources on properties on the City's Heritage Register will be conserved.

Site and Area Specific Policy (SASP) 211

Site and Area Specific Policy 211 encompasses the Bloor-Yorkville/North Midtown area that is bounded by Avenue Road to the west, Bloor Street to the south, the Rosedale Ravine and Yonge Street to the east, and the CP rail corridor to the north. SASP 211 of the Official Plan recognizes that the Bloor-Yorkville/North Midtown area comprises a broad mix of districts with differing intensities, scales and heights in a diversity of building forms. The area includes *Neighbourhoods*, *Apartment Neighbourhoods*, *Areas of Special Identity*, *Mixed Use Areas*, and open space provided by parks and ravines.

The Bloor-Yorkville/North Midtown Area forms the northern edge of the Downtown and provides for transition in density and scale to surrounding lower rise areas. Height and density generally diminish further from the Height Peak (SASP 211, Map 2) at Yonge and Bloor Streets. The Height Ridge provides for a transition in scale from the Height Peak at Yonge Street and Bloor Street. Development along the Height Ridge will be at a lesser height and physical scale than the Bloor/Yonge Height Peak, and in a form compatible with adjacent areas. SASP 211 can be found in Attachment No. 3.

Site and Area Specific Policy 225

SASP 225 of the Official Plan encourages pedestrian walkways, at or below grade, and new parks in locations illustrated on the map within the Policy. The Map identifies the "Existing" Underground Pedestrian Mall System, though it does not show the entire existing network. An area not shown is the underground pedestrian network below the Manulife Building which connects under Bloor Street West to the Holt Renfrew Centre. The Map in SASP 225 also shows open spaces, existing and proposed and potential mid-block routes. SASP 225 can be found in Attachment No. 4.

Section 5.6 – Interpretation, Policy 1 of the Official Plan states that the Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority-setting and decision making.

TOcore

TOcore is looking at how Toronto's Downtown should grow, with both a renewed planning framework and the necessary physical and social infrastructure to remain a great place to live, work, learn, play and invest. TOcore is in its third phase, which involves drafting policies, plans and strategies.

City Council adopted the TOcore Proposals Report on December 15, 2016, which provides proposed policy directions that will inform the development of a Downtown Secondary Plan. The report also provides updates on the Phase 2 public consultations, population growth projections for the Downtown and the status of infrastructure strategies underway.

The Proposals Report presents the Vision for the Downtown Secondary Plan, the five Guiding Principles and 128 Policy Directions. The Policy Directions will be the subject of the next round of public and stakeholder consultations to inform the development of the plan. The consultation continues through the first part of 2017.

The *Mixed Use Areas* Downtown are intended to absorb most of the anticipated increase in office, retail, and service employment, as well as the bulk of new housing in the coming decades. However, as the intensity of development on small, infill sites increases and Downtown begins to see more tall and super-tall buildings, the time has come for a finer grain of land use policy within the Downtown's growth areas. To address the diversity of the *Mixed Use Areas* Downtown and to reflect that tall buildings are but one form of development, staff are proposing to create three sub-categories within the *Mixed Use Areas* designations (Policy Direction B1) along with associated land use policies, within the Downtown Secondary Plan.

On October 5-7, 2016, City Council adopted Official Plan Amendment (OPA) 352 – Downtown Tall Building Setback Area (currently under appeal). The implementing by-law (no. 1105-2016) was enacted on November 9, 2016 (currently under appeal). The purpose of OPA 352 is to establish the policy context for tall building setbacks and separation distances between tower portions of a tall building in the Downtown which would be implemented through area specific Zoning By-laws (1106-2016 and 1107-2016). The intent is that these policies would ensure that future growth positively contributes to the liveability, sustainability and health of Toronto's Downtown. More specifically, policies establish the reasoning for tower setbacks, recognize that not all sites can accommodate tall buildings and address base building heights.

Information regarding TOcore is available at: <http://www.toronto.ca/tocore>

Zoning

On May 9, 2013, City Council enacted city-wide Zoning By-law 569-2013, which is currently under appeal at the Ontario Municipal Board. Therefore, both Zoning By-law 569-2013 and former City of Toronto General Zoning By-law 438-86 currently apply to the area.

The Zoning By-law regulates the built form and use for the area, including but not limited to restrictions on height and density. Also, there are a number of site specific zoning by-laws resulting from previous planning applications within the Bloor-Yorkville area.

Tall Building Design Guidelines

In 2013, City Council adopted the updated city-wide Tall Building Design Guidelines and directed City Planning staff to use them in the evaluation of tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall buildings to ensure they fit within their context and minimize their local impacts.

The Bloor-Yorkville area is also subject to the Downtown Tall Buildings: Vision and Supplementary Design Guidelines (adopted by City Council in July 2012 and consolidated with the city-wide Tall Building Design Guidelines May 2013). The document identifies where tall buildings belong Downtown, and establishes a framework to regulate their height, form and contextual relationship to their surroundings.

The Downtown Vision Height Map (Map 2) shows that tall building heights in the Bloor-Yorkville area would generally be: 77 to 137 metres (25 to 45 storeys) along Bloor Street; 62 to 107 metres (20 to 35 storeys) along Bay Street; 47 metres to 107 metres (15 to 35 storeys) along Avenue Road; and 62 to 107 metres (20 to 35 storeys) along Yonge Street.

The Downtown Vision and Supplementary Design Guidelines should be used together with the city-wide Tall Building Design Guidelines to evaluate Downtown tall building proposals.

Bloor-Yorkville/North Midtown Urban Design Guidelines

The Bloor-Yorkville/North Midtown Urban Design Guidelines, approved by City Council in July 2004, are intended to guide improvement of the physical quality of the area and ensure that its special character is respected in terms of new development. The main planning objectives of the Design Guidelines include:

- enhancement of Areas of Special Identity and historic buildings;
- protection of residential areas from adverse impacts of commercial and/or higher density development;
- improvement of public realm and publicly accessible areas; and
- excellence in urban design, architecture, and landscaping.

The Bloor- Yorkville/North Midtown Area is comprised of a number of precincts and corridors, each defined by its attributes in terms of function, built form and character.

Heritage

The Bloor-Yorkville area includes a number of heritage properties and HCDs, including the Yorkville-Hazelton, Historic Yonge, and South Rosedale HCDs and the East Annex HCD west of Avenue Road.

In 2008, City Council adopted the Parks Canada document *Standards and Guidelines for the Conservation of Historic Places in Canada* as the official document guiding the planning, stewardship and conservation approach for all listed and designated heritage resources within the City of Toronto. *The Standards* include the following:

- Conserve the *heritage value* of a historic place. Do not remove, replace, or substantially alter its intact or repairable *character-defining elements*. Do not move a part of a *historic place* if its current location is a *character-defining element*.
- Conserve heritage value by adopting an approach calling for minimal intervention.
- Find a use for an historic place that requires minimal or no change to its character-defining elements.
- Evaluate the existing condition of character-defining elements to determine the appropriate intervention needed. Use the gentlest means possible for any intervention. Respect heritage value when undertaking an intervention.
- Maintain *character-defining elements* on an ongoing basis. Repair *character-defining elements* by reinforcing their materials using recognized conservation methods. Replace in kind any extensively deteriorated or missing parts of *character-defining elements*, where there are surviving prototypes.
- Make any intervention needed to preserve character-defining elements physically and visually compatible with the historic place and identifiable on close inspection. Document any intervention for future reference.
- Repair rather than replace *character-defining elements*. Where character-defining elements are too severely deteriorated to repair, and where sufficient physical evidence exists, replace them with new elements that match the forms, materials and detailing of sound versions of the same elements.

The *Standards and Guidelines* also include several key definitions. Central to these is the definition of Conservation as all actions or processes aimed at safeguarding the character-defining elements of an historic place to retain its heritage value and extend its physical life.

Yorkville - East of Bay Planning Framework

On August 25, 2014, City Council adopted the Yorkville - East of Bay Planning Framework. The Framework applies to the area of Yorkville located between Bay Street and Yonge Street, from Bloor Street to Davenport Road.

The Framework is founded on a vision, goals and objectives for the pedestrian environment and connectivity, and for the location of tall buildings and their built form criteria. It identifies two key mid-block pedestrian connections to be created by a series of parks, open spaces, linear parks and walkways. These north/south linear park and walkway systems are named by their defining features - Town Hall Walkway and Clock Tower Walkway.

The linear parks are complemented by the east/west cross streets in Yorkville – East of Bay. Cumberland Street is identified as a "Pedestrian Street" that is a pedestrian-friendly shopping street. Yorkville is a "Civic Street" that serves as the area's social arena with opportunities for social interaction. Scollard Street is a "Residential Street" that has the most residential feel with grade related access to many buildings and a treed green streetscape.

The Planning Framework also identifies built form criteria for existing, approved, proposed and possible future tall building sites. It is intended to provide certainty as to where tall buildings can go and where open space is required.

The Yorkville - East of Bay Planning Framework is available at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.TE34.93>

Bloor-Yorkville/North Midtown: Planning Framework & Implementation Strategy

The Bloor-Yorkville/North Midtown: Planning Framework & Implementation Strategy report (August 2015) was prepared by The Planning Partnership, Greenberg Consultants Inc., ERA Architects., and Michael Spaziani Architect Inc., on behalf of the Bloor-Yorkville Business Improvement Association, ABC Residents Association, Greater Yorkville Residents Association, and Yonge Bay Bloor Business Association.

The objective of this community-led Planning Framework and Implementation Strategy is to address concerns over tall buildings and intensification. It outlines where development should and should not occur, the types of uses and built form that are appropriate, how future development applications will be analyzed, and the future planning approval processes that are required.

The report has two parts: an overview of the history, and current policy and development context; and, a policy framework and implementation strategies, and separate pedestrian realm network plan. The report organizes the Bloor-Yorkville/North Midtown area into 3 districts: the primary development districts; the corridor districts; and, the stable neighbourhood districts. Each district contains precincts, some of which are broken down

into segments. Targeted planning policies are proposed for each district, precinct, and segment.

The report was tabled at the October 13, 2016 Toronto and East York Community Council and staff were directed to consider the report in preparation of the Secondary Plan for Bloor-Yorkville/North Midtown.

COMMENTS

Work Plan and Schedule

The development of the new Site and Area Specific Policy (SASP) for the Bloor-Yorkville area will take place in three phases (see schedule in Attachment No. 2).

The overall objective of Phase One is to set the foundation for the new Bloor-Yorkville SASP by engaging in the TOcore process which will result in a new Downtown Secondary Plan.

Community Planning staff and local stakeholders from the Bloor-Yorkville area will participate in discussions and workshops facilitated by the TOcore team as the new Downtown Secondary Plan is developed.

Phase One will also address an imminent concern raised by the staff and the local community about respecting and reinforcing the character of the Village of Yorkville. Community Planning staff are recommending a City initiated Zoning By-law Amendment to increase the minimum front setback from the property line for buildings within the Village of Yorkville, which is addressed in a separate report to Toronto and East York Community Council.

Background research and analysis of the Bloor-Yorkville area will be undertaken and an Area Profile Report will be prepared for Q1 2018. A workshop meeting will also be held in the community in Q1 2018.

The objective of Phase Two is to draft the emerging policy direction for the Bloor-Yorkville area based on the work and findings of Phase One, taking into account the new Downtown Secondary Plan. The policy direction will focus on three themes: (a) Character Areas; (b) Built Form; and, (c) Public Realm. These three themes are reflected in the current policy framework for the area. SASP 211 includes policies regarding Areas of Special Identity and the built form character and urban structure. SASP 225 shows locations for new pedestrian mid-block connections, at or below grade, and new open spaces. While the three themes will be the focus of the emerging policy direction and new SASP for the Bloor-Yorkville area, the new Downtown Secondary Plan and corresponding strategy documents will respond to the physical and social infrastructure needs for this growing area.

Phase Two will result in a Proposals Report which will be the subject of a community meeting. In Phase Two, Staff will assess whether the local urban design guidelines should be repealed and/or replaced.

Phase Three's objective is to draft the new SASP and potentially new urban design guidelines, which will be nested within the new Downtown Secondary Plan. The draft Bloor-Yorkville SASP will be the subject of a final report and Statutory Public Meeting at Community Council.

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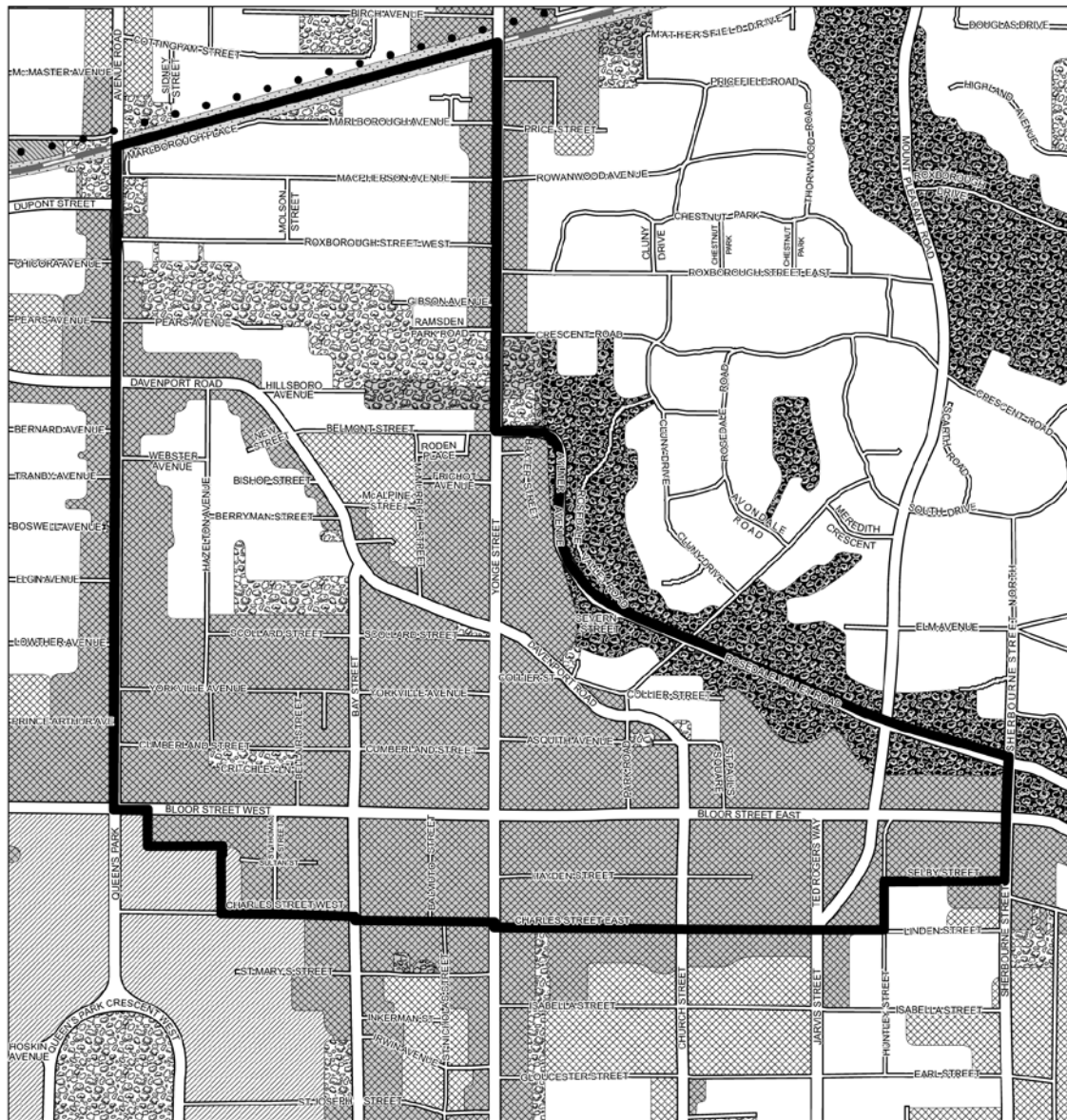
Gregg Lintern, MCIP, RPP
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Toronto and East York District

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ATTACHMENTS

Attachment 1: Official Plan Map Extract
Attachment 2: Phasing Schedule
Attachment 3: SASP 211
Attachment 4: SASP 225

Attachment 1: Official Plan Map Extract



Extract from Official Plan

Bloor-Yorkville Boundary

File # 16 136169 STE 27 02



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Not to Scale
03/01/2017

Attachment 2: City Initiated Bloor-Yorkville OPA- Work Program & Schedule

Phase 1 2017/2018	Phase 2 2018	Phase 3 2019
OBJECTIVES		
I. Policy Review: Site and Area Specific (SASP) Official Plan Amendment (OPA): Downtown Scale: Engage in TOcore study and advise on the drafting of new Downtown Secondary Plan Local Scale: Background analysis of existing planning framework and prepare an Area Profile Report II. Quick Start: Zoning By-law Amendment (ZBA) to preserve the public realm character in the Village of Yorkville	I. Emerging Policy Directions: Develop emerging Bloor-Yorkville OPA policy directions regarding: Character Areas; Built Form; and, Public Realm II. Guidelines: Evaluate the need for new local Urban Design Guidelines	I. OPA: Draft Site and Area Specific Policy (SASP) for Bloor-Yorkville Area
PUBLIC ENGAGEMENT		
I. LAC Meetings	I. LAC Meetings	I. LAC Meetings
I. Community Consultation Meeting: Quick Start ZBA II. Workshop Meeting: re SASP OPA (Q1 2018)	I. Open House for Emerging SASP Directions	I. Statutory Public Meeting: SASP OPA
DELIVERABLES		
I. Preliminary Report: SASP OPA II. Area Profile Report: SASP OPA (Q1 2018) III. Preliminary Report: Quick Start ZBA IV. Final Report: Quick Start ZBA	I. Proposals Report: SASP OPA	I. Final Report: SASP OPA

Attachment 3: SASP 211

211. Bloor Yorkville/North Midtown Area

Context

The Bloor-Yorkville/North Midtown Area is composed of a broad mix of districts with differing intensities, scales and heights in a diversity of building forms. The area includes *Neighbourhoods*, *Apartment Neighbourhoods*, Areas of Special Identity (as identified on the following Schedule), *Mixed Use Areas*, and open space provided by parks and ravines. It forms the north edge of the Downtown and provides for transition in density and scale towards the boundaries of the area from the more intensive use and development forms to the south and within the Height Peak at Yonge and Bloor Streets shown on Map 2. This transition is important to reinforce the diversity of built form and use, to foster the stability of *Neighbourhoods*, and to minimize conflicts between commercial or mixed use areas and residential neighbourhoods. The intended character of specific areas and the planned transition in heights, use and built form, is described in the following sections.

a) *Neighbourhoods* Ramsden Park, Yorkville Triangle & Asquith-Collier

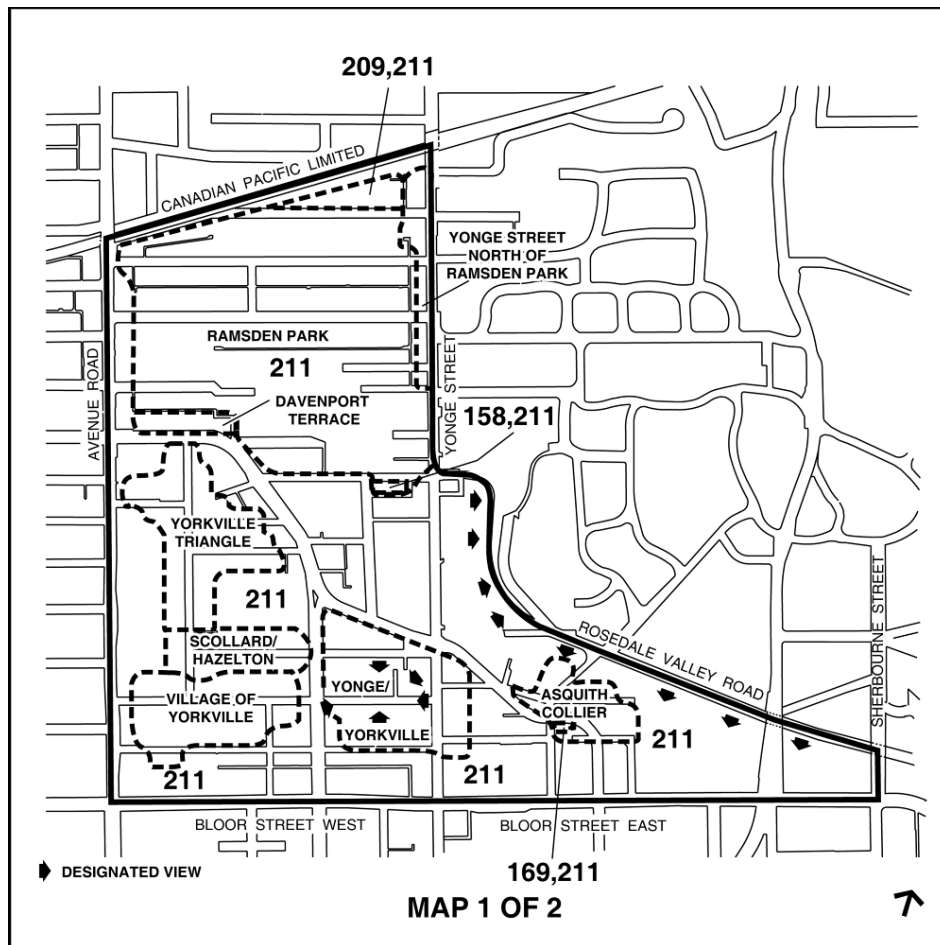
New development in the Ramsden Park, Yorkville Triangle and Asquith-Collier *Neighbourhoods* will respect and reinforce the stability and the established low-rise character of these areas containing tree-lined streets and houses of two and three storey height, consistently setback from the street line. All new development will be contextually similar and appropriate to the individual settings, patterns of development, unique features, architectural and landscape character, and heritage significance within these areas.

Developments on sites near these three *Neighbourhoods* will be designed with sufficient setbacks and transitions in scale, through means such as angular planes and step-downs in height, to adequately limit shadow, wind and privacy impacts upon nearby residences and the public realm. Commercial and mixed use development near to these three *Neighbourhoods* will be designed to adequately limit negative impacts on nearby residences with respect to, among other matters, noise, traffic, odours, intrusive illumination and the location and visibility of access and service areas.

b) *Mixed Use Areas*

The tallest buildings in the Bloor-Yorkville/North Midtown Area will be located in the 'Height Peak' area in the vicinity of the intersection of Bloor/Yonge Streets as shown on Map 2. These higher buildings are a landmark and skyline feature at the intersection of the City's two principal streets and two of its important rapid transit lines.

Building heights will step down from the Bloor/Yonge intersection within the *Mixed Use Area* in descending ridges of height along Yonge Street, Bloor Street and along portions of Avenue Road, Bay and Church



Map 1: Neighbourhoods, Areas of Special Identity and Designated Views

Streets shown as 'Height Ridges' on Map 2. Height and density permissions generally diminish the further one gets from Bloor Street. These height ridges provide a transition in scale from the 'Height Peak' at Yonge/Bloor and will be developed at a lesser height and physical scale than the Bloor/Yonge Height Peak, and in a form compatible with adjacent areas.

The northern portions of Avenue Road, Yonge Street and Davenport Road not shown as 'height ridges' on Map 2 are intended to have lower heights than areas within the 'Height Ridges'. The scale of buildings in these areas should be compatible with the adjacent *Neighbourhoods* and with portions of the Areas of Special Identity shown as 'Low Rise Areas' on Map 2. New development adjacent to *Neighbourhoods* or portions of Areas of Special Identity shown as 'Low Rise Areas' on Map 2, should be of a lesser scale and contextually appropriate and compatible with the adjacent low-rise areas.

The lowest heights in the Bloor-Yorkville/Midtown Area are in the *Neighbourhoods* and portions of Areas of Special Identity shown as 'low rise areas' on Map 2. Development in *Mixed Use Areas* adjacent or near to these 'Low Rise Areas' will be designed to adequately limit shadow, wind and privacy impacts upon these lower-scale areas through distance separation and transitions in scale including means such as angular planes and step-downs in heights.

c) Areas of Special Identity within Mixed Use Areas

Areas of Special Identity include the Village of Yorkville, the Yonge-Yorkville Area, Scollard Hazelton Area, Davenport Terrace and the Yonge St. Corridor north of Ramsden Park. Development in *Mixed Use* designations within these Areas or on sites that are proximate to these Areas will be strictly controlled to respect and reinforce the established character of these Areas of Special Identity. New development will be contextually appropriate to the Areas individual settings and development patterns through building height, massing, setbacks, rooflines and profile architectural expression as well as vehicle access and loading. Heritage buildings and features will be conserved and enhanced.

i) Village of Yorkville

Development will respect and reinforce the existing character of:

- low-scale buildings including converted houses with additions set back from the street line;
- contiguous retail shops and services with limited frontages along the street, with entrances often located a half level above or below the street level; and
- generous street furnishings and boulevard treatments.

ii) Scollard/Hazelton Area

Development will respect and reinforce the existing pattern and mix of shops, galleries, offices and dwellings in low-scale houseform buildings on small lots, and conserve and reinforce heritage buildings and features and implement the Heritage Conservation District policies.

iii) Yonge-Yorkville

Development will be compatible with the heritage buildings, protect views of the Fire hall tower, and minimize shadow impacts on Stollery Park.

iv) Davenport Terrace

Development will be consistent with the use, scale, front setback and architectural character of the existing three storey houseform buildings used for commercial office and retail uses. Development will not overshadow or have a built form that is incompatible with the residential area on Pears Avenue which is adjacent and at a considerably lower elevation. Commercial uses will be compatible with the adjacent residential area on Pears Avenue.

v) Yonge St. Corridor north of Ramsden Park

Development will respect and reinforce the existing character of mainly three storey buildings built to the streetline with shops at street level.

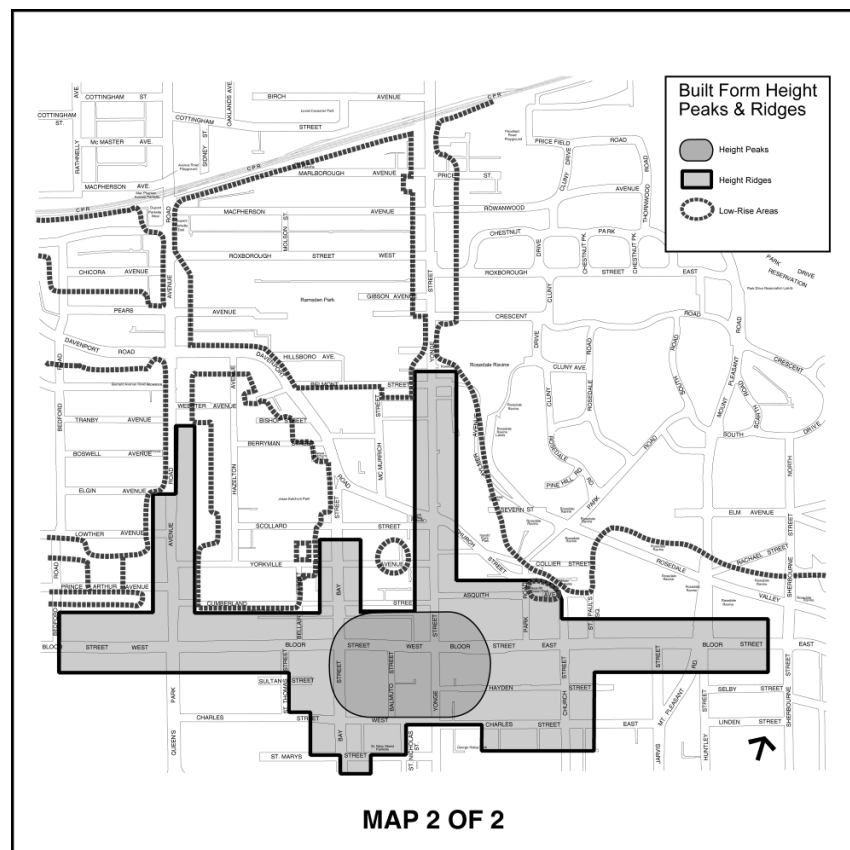
d) The Public Realm

Pedestrian activity is a vital component of the Bloor-Yorkville/North Midtown Area and the amenity of public sidewalks, walkways, access and views to open space and parks will be maintained or enhanced. Any additional shadowing and uncomfortable wind conditions on these public spaces will be minimized as necessary to preserve their utility. Additional short term parking will be encouraged near retail areas. New development in the public and private realm will provide high quality, co-ordinated streetscape and open space improvements to promote pedestrian amenity, orientation, access, greening and confidence in public safety. Designated views of the Rosedale Ravine and of the Fire hall tower shown on Map 1 will be retained.

e) Urban Design and Bloor-Yorkville/North Midtown Guidelines

New buildings will achieve a harmonious relationship to their built form context through building height, massing, setbacks, roofline and profile architectural expression as well as sensitively integrated vehicle access and loading.

In order to assist in meeting the objectives of this Plan and area specific policies, the Bloor-Yorkville/North Midtown Urban Design Guidelines will be used to provide direction for reviewing development applications in this area. These guidelines will be read in conjunction with the urban design policies in the Official Plan and should not be substantially changed without full public consultation.



Map2 – Built Form Height Peaks & Ridges

Attachment 4: SASP 225

225. Lands North and South of Bloor Street Between Park Road and Avenue Road

Pedestrian walkways, at or below grade and new parks, will be encouraged in the locations indicated.

