



**STAFF REPORT
ACTION REQUIRED**

Official Plan Amendment to Further Protect Heritage Views of City Hall, Old City Hall and St. James Cathedral Status Report

Date:	June 27, 2018
To:	Toronto and East York Community Council
From:	Acting Director, Community Planning, Toronto and East York District
Wards:	Wards 20, 27 & 28
Reference Number:	15 248158 SPS 00 OZ

SUMMARY

The purpose of this city-initiated Official Plan Amendment is to clarify, through enhanced study, the existing view protection policies in the Official Plan as they affect the silhouette views associated with City Hall, Old City Hall and St. James Cathedral.

This report provides updated information on the proposal, including next steps regarding the community consultation process. The report also recommends that City Council direct the Chief Planner and Executive Director to use the proposed policies and mapping to help inform the evaluation of current and future planning applications until a final report is brought forward during the first quarter of 2019.

A previous community consultation meeting was held on July 4, 2017. The next step is to hold a second community consultation meeting on the proposed Official Plan Amendment in order to share the City's refined approach towards protecting the silhouette views. It is anticipated that the meeting will be held in the fourth quarter of 2018.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a second community consultation meeting in consultation with the Ward Councillors.

2. City Council direct the Chief Planner and Executive Director, City Planning, to use the proposed Policies and Diagrams contained in Attachment 1, 2 and 3 to this report, to inform the evaluation of current and future development applications in the surrounding area.
3. 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

On April 23, 2013, Council adopted Official Plan Amendment No. 199 (OPA 199) to establish revised heritage policies in the Official Plan as part of the 5-year review. Additional policies were also added to the Public Realm section (3.1.1) to provide for the protection of important views to landmark buildings and structures, important natural heritage views and the downtown/financial district skyline.

The amendment was then forwarded to the Ministry of Municipal Affairs and Housing for approval. The amendment was subsequently approved by the Minister in November 2013 and was determined to be consistent with the policies in the Provincial Policy Statement.

Following the Minister's approval, the Amendment was appealed to the Ontario Municipal Board (OMB). After a series of OMB mediation sessions, the Ontario Municipal Board on May 12, 2015 issued a decision which brought OPA 199 into force and effect with minor modifications.

A copy of the OMB decision is available here:

<http://www.omb.gov.on.ca/e-decisions/pl131323-May-12-2015.pdf>

Through the OMB's decision a set of new policies came into effect, including Policy 3.1.1.9 and Policy 3.1.1.10 which established view protection policies from the public realm to prominent, buildings, structures and landscapes and natural features. Included in the view protection policies are policies to protect the silhouette views of Old City Hall and Toronto City Hall. The view of the St. James Cathedral spire was also protected from two distinct locations.

Policies 3.1.1.9 and 3.1.1.10 specifically state:

- “9. Views from the public realm to prominent buildings, structures, landscapes and natural features are an important part of the form and image of the City. Public works and private development will maintain, frame and, where possible through project design, create views from the public realm to important natural and human-made features as identified on Maps 7a and 7b.

10. Views from the public realm to prominent, buildings, structures, landscapes and natural features identified on Maps 7a and 7b are important and are described in Schedule 4. Additional views from the public realm to prominent buildings, structures, landscapes and natural features may be added to Maps 7a and 7b and Schedule 4 through amendment to the Official Plan.”

Map 7A and 7B identify City Hall as a heritage building with views to be protected from “Nathan Phillips Square (east half along Queen St W edge)”.

The maps similarly identify Old City Hall as a heritage building with views to be protected from “Bay St at Temperance St”.

The maps identify the St. James Cathedral spire as a heritage building with views to be protected from “King St E at Church St and Front St E (north side) across from Farquhars Lane”

In addition to Maps 7A and 7B, Schedule 4 of the Official Plan also describes the views in more detail as follows:

“A2. Old City Hall [H]

The view of Old City Hall includes the main entrance, tower and cenotaph as viewed from the southwest and southeast corners at Temperance Street and includes the silhouette of the roofline and clock tower. This view will also be the subject of a comprehensive study.

A3. Toronto City Hall [H]

The view of City Hall includes the east and west towers, the council chamber and podium of City Hall and the silhouette of those features as viewed from the north side of Queen Street West along the edge of the eastern half of Nathan Phillips Square. This view will be the subject of a comprehensive study.

A11. St. James Cathedral Spire [H]

The spire of St. James Cathedral can be viewed from the following locations:

- i. The southwest and northwest corners of King Street East at Church Street.
- ii. Between Church Street and Market Street (across from Farquhars Lane), on the north side of Front Street East, looking north through the pedestrian pathway and Sculpture Garden.”

Further, Policy 3.1.4.44 of the Official Plan states:

- “44. The view to a property on the Heritage Register as described in Schedule 4 will be conserved unobstructed where the view is included on Map 7a or 7b.”

A preliminary report for the proposed amendment was brought forward to Toronto and East York Community Council on June 6, 2017. Community Council directed staff to schedule a community consultation meeting. Public Notice for the meeting was provided in the local community newspaper. A Community meeting was subsequently held on July 4, 2017.

ISSUE BACKGROUND

The proposed amendment will build upon and clarify the existing policies in the official plan by providing enhanced wording to articulate the view protection intended for City Hall, Old City Hall and St. James Cathedral.

Once in place, future development proposals surrounding these heritage properties will be regulated insofar as the acceptable heights and adjacencies will be determined, in order to still protect for these important silhouette views.

It will provide greater precision as to the location of where the views are to originate from; and also the proposed view shed that is to be protected, including direction given for further intrusions visible above, adjacent too, and behind the building silhouettes.

Planning Act, Provincial Policy Statement and Provincial Plans

Section 2 of the Planning Act identifies a number of provincial interests that a municipal council and the Local Planning Appeal Tribunal (LPAT) shall have regard to when carrying out their responsibilities under the Planning Act.

One such provincial interests includes:

"d) the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest."

These provincial interests are often further articulated through specific Policy Statements and/or Provincial Plans issued by various Minister's of the Crown. Two such policy documents include the Provincial Policy Statement and the Growth Plan for the Greater Golden Horseshoe.

The Provincial Policy Statement (PPS) 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources; and protecting public health and safety. The PPS recognizes that local context and character is important. Policies are outcome-oriented, and some policies provide flexibility in their implementation provided that provincial interests are upheld. City Council's planning decisions are required to be consistent with the PPS as per Section 3(5) of the Planning Act. Policy 4.7 indicates that the Official Plan is the most important vehicle for implementation of the PPS. Policy 4.9 states that the policies in the PPS represent minimum standards and it does not prevent planning authorities from going beyond these minimum standards established in specific policies, unless doing so would conflict with any policy of the PPS.

Policy 2.6.1 of the Provincial Policy Statement states that *significant built heritage resources* and *significant cultural heritage landscapes* shall be conserved. *Cultural heritage landscapes* is defined in the PPS as:

Cultural heritage landscape: means a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the Ontario Heritage Act; villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, *viewsheds (emphasis added)*, natural areas and industrial complexes of heritage significance; and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site).

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

Similar to the PPS, policy 4.2.7 (1) speaks to the conservation of cultural heritage resources in order to foster a sense of place and benefit communities, particularly in the *strategic growth areas*. Cultural heritage resources includes both *built heritage resources* and *cultural heritage landscapes*. *Strategic Growth Areas* include the lands within the Downtown Urban Growth Centre where these prominent heritage buildings are located.

Both the policy outcomes in the PPS and the Growth Plan are to be implemented through more detailed policies in the Official Plan. The proposed amendment is building upon the existing policy intent for these three heritage buildings.

Official Plan

In addition to the policies cited above, there are other relevant policies in the official plan which speak to the importance of these heritage properties.

Policy 3.1.5.45, it states:

“45. The Queens Park Legislative Assembly, Old City Hall and City Hall are public ceremonial sites of exceptional importance and prominence. Protection of views from the public realm to these three properties, identified on Maps 7a and 7b, will include the prevention of any further intrusions visible above and behind the building silhouette, as well as protecting the view to the buildings from any further obstruction. The identified views from the public realm, to and beyond these properties, will be conserved.”

In a “sidebar” to the Official Plan, in Section 3.1.1 of the Plan it states:

“Maps 7a and 7b identify a selection of important views across the City, however this selection of views is not exhaustive. These maps are living documents which may be added to or modified from time-to-time, through an Official Plan Amendment.”

Policy 5.3.1 states that guidelines will be adopted to advance the vision, objectives and policies of this Plan.

Policy 5.6.1 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.

Tall Building and Downtown Tall Buildings Design Guidelines

In May 2013, Toronto City Council adopted the updated city-wide Tall Building Design Guidelines and directed City Planning staff to use these Guidelines in the evaluation of all new and current tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure they fit within their context and minimize their local impacts. The city-wide Guidelines are available at <http://www.toronto.ca/planning/tallbuildingdesign.htm>

City Hall, Old City Hall and St. James Cathedral are located within an area that 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). This document identifies where tall buildings belong in Downtown, and establishes a framework to regulate their height, form and contextual relationship to their surroundings.

Section 3.3, Prominent Sites and Views from the Public Realm, of the Downtown Tall Buildings Vision and Supplementary Design Guidelines states that tall buildings should be located and designed to not interrupt views or appear behind three prominent downtown buildings: Queen's Park Legislature, Toronto City Hall and Old City Hall.

As described in the Guideline, the view of Toronto City Hall from Queen Street of the east and west towers, the council chambers and podium of City Hall shall be protected. Tall buildings should be located and designed to not breach the silhouette of features comprising City Hall, including the sky view between the east and west towers, when viewed from the north side of Queen Street along the edge of the eastern half of Nathan Phillips Square.

Further, the view of Old City Hall up Bay Street in the Financial District to the main entrance, clock tower and cenotaph shall be protected. Tall buildings should be located and designed to not interrupt or rise above the silhouette of the clocktower when viewed from the southwest and southeast corners of Temperance Street.

Community Consultation

A community consultation meeting was held on July 4, 2017 to gather input on the proposed enhanced view of each heritage property. Approximately 30 members of the public were in attendance. At the meeting, the majority of the speakers supported the proposals.

COMMENTS

In the evaluation of recent development proposals for tall buildings within the surrounding area of all three prominent heritage buildings, staff have determined that the existing policies in the Official Plan to protect the views of City Hall, Old City Hall and St. James Cathedral require revised and enhanced wording to clearly articulate the view protection intended by these policies.

Once in place, these policies will help provide more detailed direction and regulate the height and adjacencies of current and future buildings and structures within the surrounding area of these properties. The affected areas that are subject to these policies are identified in Map 1 for each amendment.

City Hall – 100 Queen Street West

Certain views of City Hall along the Queen Street West edge are blocked by the overhead walkway system that frames Nathan Phillips Square. Close views of City Hall are more likely to be viewed on the north side of the walkway, up to and past the reflecting pool/skating rink when standing in Nathan Phillips Square itself. From these viewpoints, silhouette views of City Hall are currently largely unobstructed.

In protecting silhouette views of City Hall, staff determined this protection should also include viewpoints from the south side of Queen Street West where the silhouette of City Hall can be seen in the context of Nathan Phillips Square.

City Planning staff determined that a slight amendment to Maps 7A and 7B and Schedule 4 of the Official Plan is required to protect these important silhouette views. In addition, a new Site and Area Specific policy (SASP) is introduced which identifies where the views are to be taken from and includes the appropriate heights and adjacencies that may be acceptable on surrounding properties in order to protect the silhouette views of City Hall and conserve this significant landmark heritage property. Illustrative Diagrams are used to provide additional guidance and provide interpretative value. The draft amendment is found in Attachment 1 of this report.

City staff have tested the proposed heights and adjacencies using the City of Toronto's 3D massing data which is publicly available in a variety of formats. The methodology was to generate an angular plane using two points to establish the criteria that buildings must satisfy. The first points (Points A, B, and C (along Queen Street West) are 1.75 metres above grade which represents where the view is taken from (approximately at pedestrian eye level). The second point is identified by the horizontal mid-point of the west wall of the west tower of City Hall and the mid-point of the east wall of the east tower of City Hall at a point 71 metres above grade. 71 metres is 5 metres lower than the height of the west tower and determined to be the point that City Hall could still maintain its prominence. In addition, a 30 metre adjacency buffer (to the east and west of City Hall), was determined to be the minimum dimension which will still give City Hall prominence but at the same time, allow for some sky view between the building and future developments.

Point D is intended to protect the sky view between the two towers when viewed from the north side of the reflecting pool on axis with the main entrance of City Hall. From this vantage point today there are no buildings which are visible in the slot between the two towers. The methodology used two points to establish the criteria that buildings must satisfy. The first point is the 1.75 metres above grade which represents where the view is taken from. The second point is identified by the top of the Council chambers which is 23 metres above grade.

The limits for these angular planes would be when they intersect with a point 350 metres above grade. The 350 metres is not to imply that future buildings may actually be built to that height but is instead intended to act as a northern limit point where the views will no longer be impacted (as shown on Figure 1).

It is estimated that approximately 1937 properties are within the SASP policy area. Notwithstanding this, it is expected that the impact of the views on existing zoning permissions will be minor or non-existent on many properties.

Old City Hall – 60 Queen Street West

Views of Old City Hall, identified in the Official Plan as: “Bay St at Temperance St”, do not adequately reflect the pedestrian views that should be protected. A better description of the view to be protected is outlined in the Downtown Tall Buildings Guidelines. The Guidelines state that the protected views should be from the southwest and southeast corners of Bay and Temperance Streets. A further detailed examination of the view from a pedestrian point of view was undertaken as part of this Official Plan Amendment.

As such, the annotations for Old City Hall on Maps 7A and 7B and Schedule 4 are being modified accordingly. Old City Hall includes the roofline, main entrance, tower, and cenotaph as viewed from the southwest corner of Bay Street and Temperance Street at the centreline of the sidewalk and at the southeast corner of Bay Street and Temperance Street at the western edge of the sidewalk and includes the silhouette of those features against the sky in their entirety.

Similar to City Hall, a new Site and Area Specific Policy (SASP) is also being added to provide additional guidance for the conservation of this significant landmark property. The draft official plan amendment is found at Attachment 2 of this report.

City staff have tested the proposed heights and adjacencies using the City of Toronto's 3D massing data. The methodology was to generate an angular plane using two points to establish the criteria that buildings must satisfy. The first point is the 1.75 metres above grade which represents where the view is taken from. The second point is identified by the height of the ridge line of Old City Hall. In addition, an adjacency buffer (to the east and west of Old City Hall), was determined to be the area that is visible between the existing Bay Street buildings that frame the view on the south east and south west corners of Bay Street and Queen Street West.

The limits for these angular planes would be when they intersect with a point 350 metres above grade. The 350 metres is not to imply that future buildings may actually be built to that height but is instead intended to act as a northern limit point where the views will no longer be impacted (as shown on Figure 2).

It is estimated that approximately 1016 properties are within the SASP policy area. Notwithstanding this, it is expected that the impact of the views on existing zoning permissions will be minor or non-existent on many properties.

St. James Cathedral – 65 Church Street

The Official Plan currently protects views “to St. James Cathedral”. Although it protects the Cathedral view from buildings that are proposed to be constructed *in front* of the Cathedral and thus blocking views *to* the Cathedral from the protected viewpoints, it does not specifically protect the silhouette of St. James Cathedral itself.

Other policies in the PPS, Growth Plan and the City's Official Plan do, however, address the importance of heritage and the need to protect it in context.

A further analysis of the St. James Cathedral view as contemplated in the sidebar to Section 3.1.1 of the Official Plan, determined that the policies do not freely describe the importance of the silhouette of the Cathedral against the sky in describing the important views.

These include the silhouette view of the whole Cathedral including the roofline, spire and clocktower, from the northwest and southwest corners of King Street East and Church Street, and the silhouette view of the Cathedral spire and clocktower from Front Street at the pedestrian passage across Farquhars Lane between Church Street and Market Street. This view has long been considered to be important as it maintains the visual connection between the cathedral and its historic context within the first ten blocks of the city. Special care was taken when the buildings on Front Street adjacent to the pedestrian walkway were developed to ensure an unobstructed, framed view of the Cathedral was conserved to maintain its landmark prominence.

As both of these silhouette views are currently unobstructed it is important that the silhouette protection is clearly defined for St. James Cathedral in the Official Plan. Both the annotations for St. James Cathedral on Maps 7A and 7B and Schedule 4 are being amended as shown in Attachment 3 to this report, as well as a new SASP policy similar to the ones for City Hall and Old City Hall are being added.

City staff have tested the proposed heights and adjacencies using the City of Toronto's 3D massing data. The methodology was to generate an angular plane using two points to establish the criteria that buildings must satisfy. The first point is the 1.75 metres above grade which represents where the view is taken from (either the south west or north west corners of King Street West and Church Street). The second point is identified by the point where the spire and clock tower intersect with the ridge line of the cathedral which is 24.5 metres above grade.

In addition, a 10 metre adjacency buffer (to the north and south of the spire) was determined to be the minimal dimension which will still give the spire visual prominence that conserves this significant landmark heritage property and allows for some sky view between the spire and future developments.

Similarly for the Front Street view, the first point is the 1.75 metres above grade which represents where the view is taken from along Front Street. The second point is identified by a point on the clock tower which is 35 metres above grade.

In addition, an adjacency buffer (to the east and west of St. James Cathedral's spire) was determined to be that which is visible between the buildings which frame the view on either side of the pedestrian connection. Conserving the silhouette and sky view is of critical importance.

The limits for these angular planes for both points would be when they intersect with a point 350 metres above grade. The 350 metres is not to imply that future buildings may actually be built to that height but is instead intended to act as a northern limit point where the views will no longer be impacted (as shown in Figure 3 and 4).

In addition, Section 3.1.5.45 of the Official Plan should be amended by adding the following to the end of the Section:

"St. James Cathedral is a historic site of exceptional importance and prominence. Protection of views from the public realm to the Cathedral, identified on Maps 7A and 7B, will include the prevention of any further intrusions visible above and behind the building silhouette as viewed against the sky, as well as protecting the view to the buildings from any further obstruction. In the case of the view from Front Street identified on Maps 7A and 7B, no further buildings or structures should be visible above the clock face when looking from the public pathway across from Farquhars Lane."

Policy 3.1.5.45 of the Official Plan would be further amended by adding the existing policy following the words "building silhouette", the words "as viewed against the sky".

It is estimated that approximately 619 properties are within the SASP policy area. Notwithstanding this, it is expected that the impact of the views on existing zoning permissions will be minor or non-existent on many properties.

Conclusion

Toronto City Hall, Old City Hall and the St. James Cathedral are iconic landmark heritage buildings in the City. The purpose of the proposed amendments is to enhance and provide greater clarity on the City's intent to protect the important views to these heritage buildings and conserve their cultural heritage value.

The proposed amendments have regard for provincial interests identified in Section 2 of the Planning Act and are consistent with the policies in the PPS. The PPS policies represent minimum standards and municipalities have the ability to build upon these policies. Implementation of the PPS is carried out through the Official Plan.

Additional public consultation will be pursued in the last quarter of 2018 with the intent to bring a final report to Council in early 2019.

During this intervening period, planning staff are recommending that these enhanced policies be used during the evaluation of current and future applications.

CONTACT

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SIGNATURE

Lynda H. Macdonald
Acting Director, Community Planning
Toronto and East York District

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ATTACHMENTS

- Attachment 1: Draft Official Plan Amendment for City Hall View Protection including Maps 1 and Diagrams 1-5 for viewpoints A, B, C and D
- Attachment 2: Draft Official Plan Amendment for Old City Hall View Protection including Map 1 and Diagrams 1-3
- Attachment 3: Draft Official Plan Amendment for St. James Cathedral and Spire including Maps 1 and Diagrams 1-3

- Figure 1: Conceptual Height Limits for City Hall
- Figure 2: Conceptual Height Limits for Old City Hall
- Figure 3: Conceptual Height Limits for St. James Cathedral (King Street and Church Street)
- Figure 4: Conceptual Height Limits for St. James Cathedral (Front Street)

Attachment 1: Draft Official Plan Amendment – City Hall

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
respecting the protection of views of
City Hall**

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. ~~~ to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

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

JOHN TORY,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

AMENDMENT NO. ~ TO THE OFFICIAL PLAN

Enhancement of the View Protection Policies of City Hall

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

1. On Map 7A and 7B of the Official Plan replace the wording:

“Toronto City Hall [H]Nathan Philips Square (east half along Queen St W edge)”

with the wording:

“Toronto City Hall and Nathan Philips Square [H]North side of Queen St W along the edge of the eastern half of Nathan Phillips Square and the south side of Queen St W from a point opposite the western edge of Nathan Phillips Square to a point eastwards to Bay St”

2. On Schedule 4 of the Official Plan, replace the wording:

“A3.Toronto City Hall [H]

The view of City Hall includes the east and west towers, the council chamber and podium of City Hall and the silhouette of those features as viewed from the north side of Queen Street West along the edge of the eastern half of Nathan Phillips Square. This view will be the subject of a comprehensive study.”

with the wording:

"A3. Toronto City Hall [H]

The view of City Hall includes the east and west towers, the council chamber and podium of City hall and the silhouette of those features against the sky in their entirety, as:

- i) viewed from the north side of Queen Street West along the edge of the eastern half of Nathan Phillips Square; and
- ii) as viewed from the south sidewalk of Queen Street West from a point opposite the western edge of Nathan Phillips Square to a point eastwards to Bay Street."

3. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 537:

"537. Lands to the North and South of City Hall.

City Hall Silhouette View Corridor Area Site and Area Specific Policy

No building or structure shall be erected within the area shown on Map 1:

a) View Points A, B, C

That can be seen above the silhouette of City Hall when viewed from the south side of Queen Street between Osgoode lane and Bay Street. The view points are generally illustrated as Points A, B and C from the centre line of the sidewalk at a pedestrian vantage point of 1.75 metres above grade (view point). This policy applies to these view points and anywhere along the Queen Street frontage between these points.

The Silhouette Line shall be described as an outline which limits new buildings or structures from protruding beyond the tops of the east and west towers of City Hall and the slot between the towers (beyond that which already exists) as well as being visible directly adjacent to the east and west towers.

The criteria for establishing adjacencies shall be derived by a horizontal plane which intersects from the mid-point of the outside walls of City Hall at a height of 71 metres and has a horizontal separation distance of 30 metres to the west of the west tower and east of the east tower. Refer to Diagrams 1-4.

Buildings and Structures will not be permitted to rise above this horizontal plane and within the vertical plane from a vantage point of 1.75 metres above the sidewalk on the south side of Queen Street.

b) View Point D

Point D is located directly north of the reflecting pool and on axis with the main entrance. From this vantage point, the sky is visible above and between the east and west towers and above the Council Chamber.

No building or structures shall rise above the Silhouette Line above or between the east and west towers when viewed from this vantage point at a height of 1.75 metres above grade. Refer to Diagram 5.

c) Notwithstanding the above, where properties have existing as-of-right zoning, the City will work with landowners to minimize any intrusions of these views, where possible.

Map 1 Potential Properties Affected

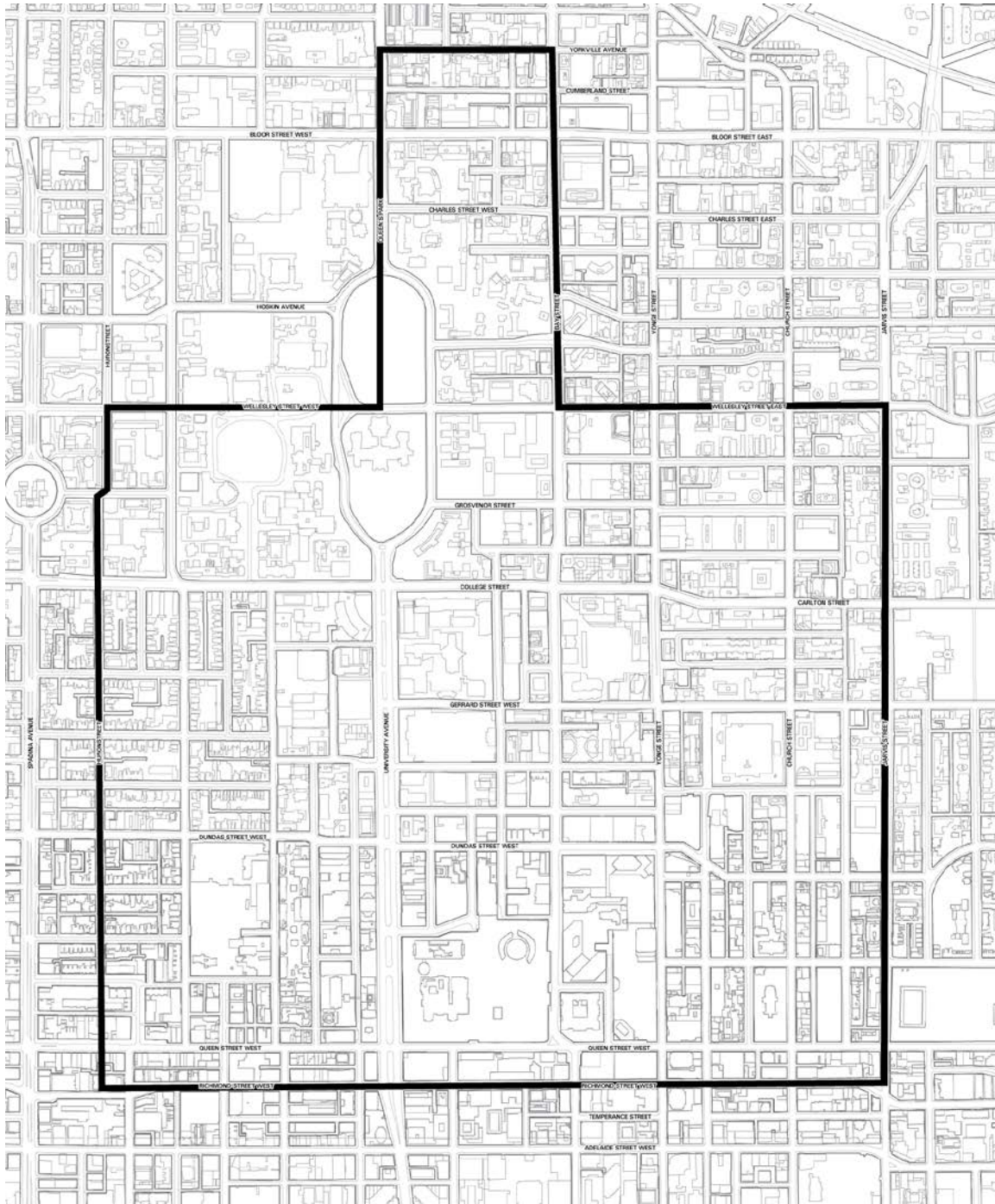


Diagram 1: Viewpoints A, B and C from the South side of Queen Street Between Osgood Lane and Bay Street. Viewpoint D directly north of the reflecting pool and on axis with the main entrance.

New City Hall View Protection

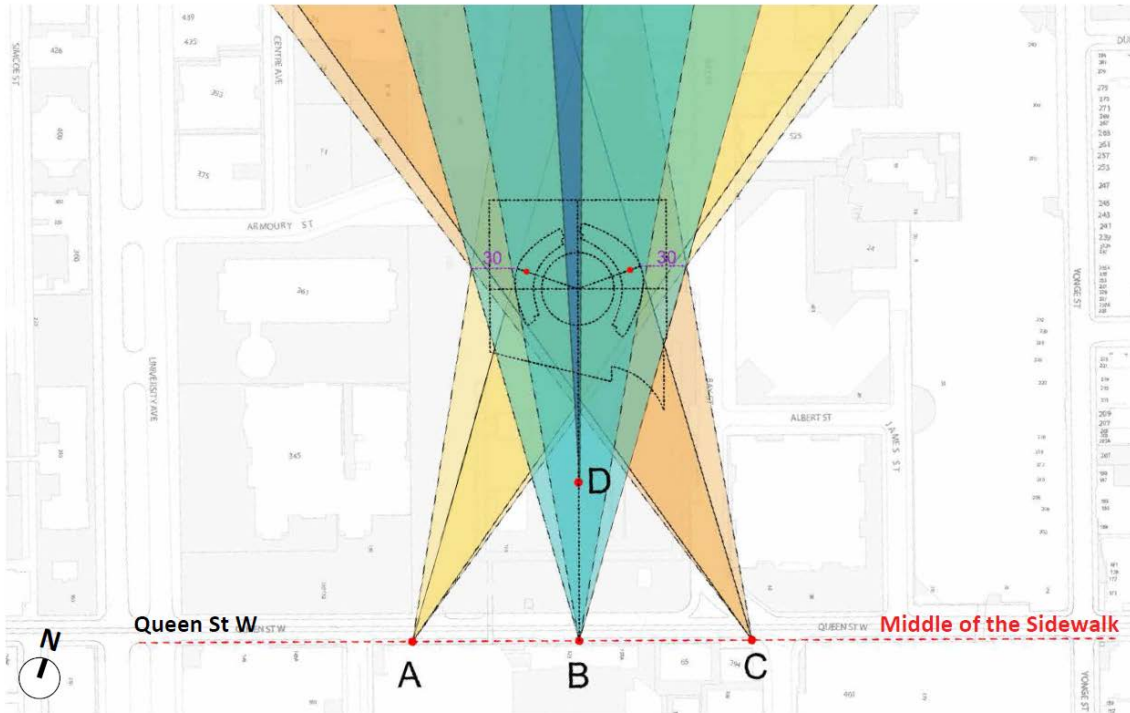


Diagram 2- Point A Viewpoint, Silhouette Line and Adjacency Buffer

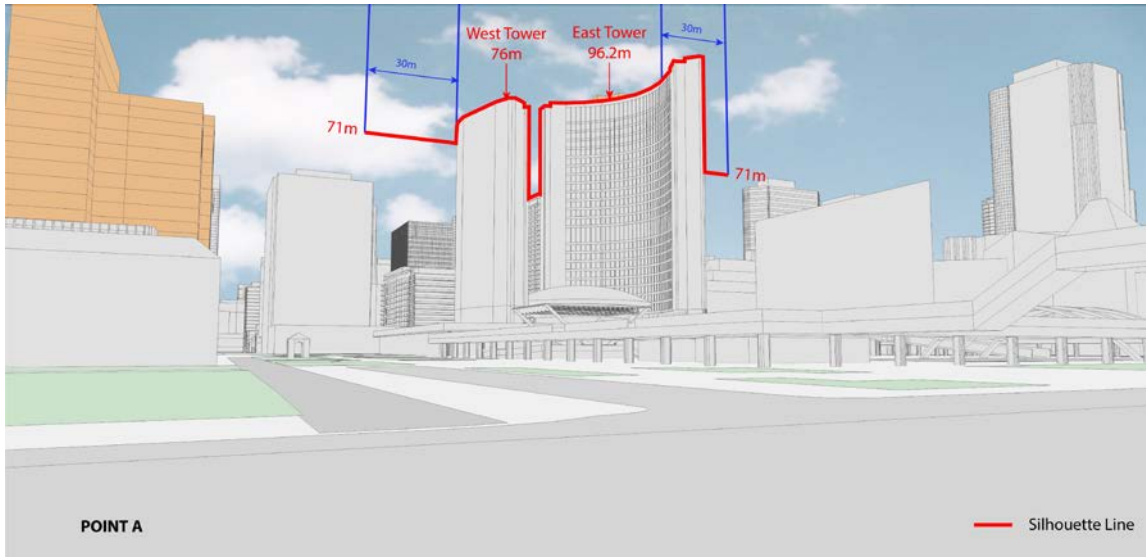
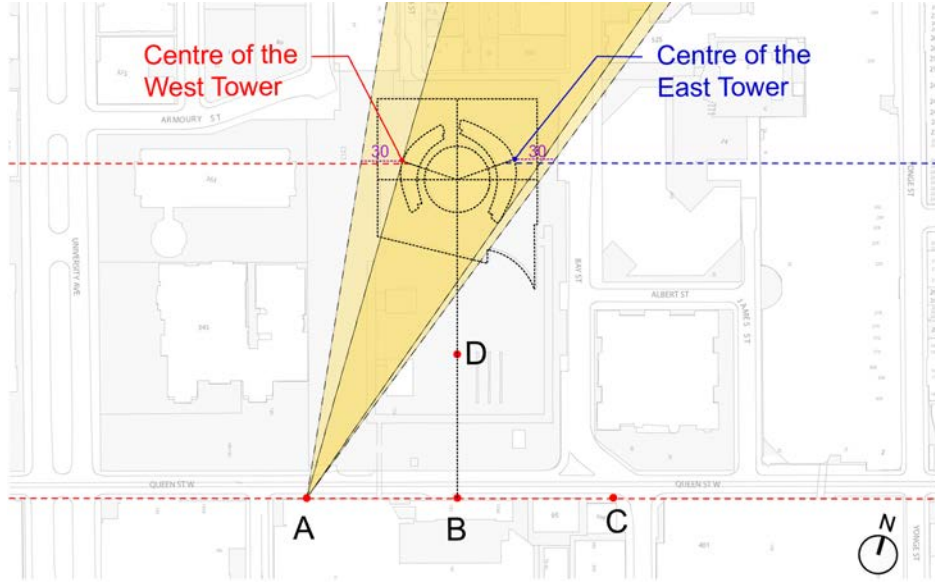


Diagram 3- Point B Viewpoint, Silhouette Line and Adjacency Buffer

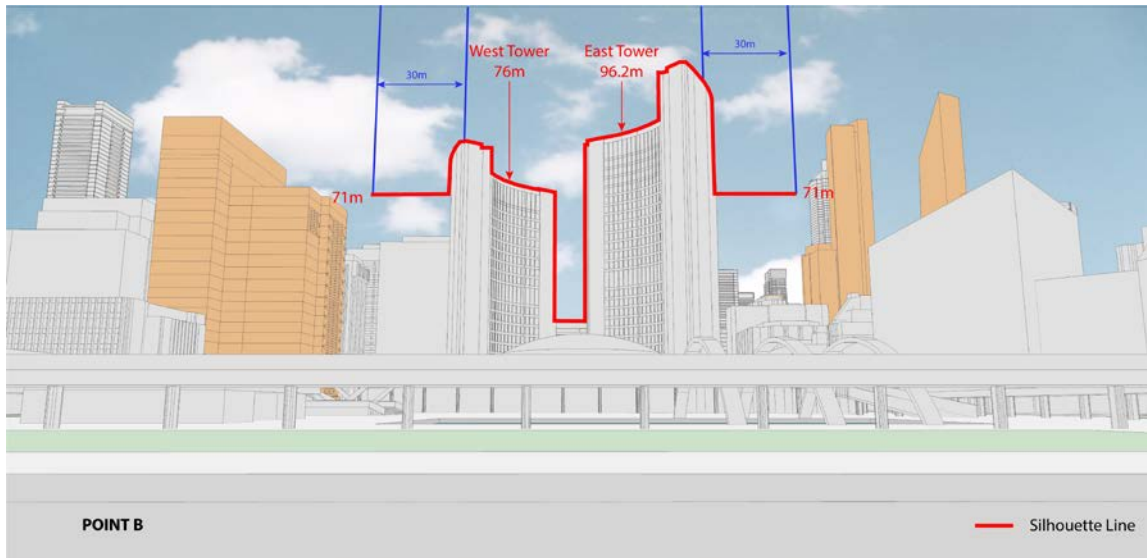
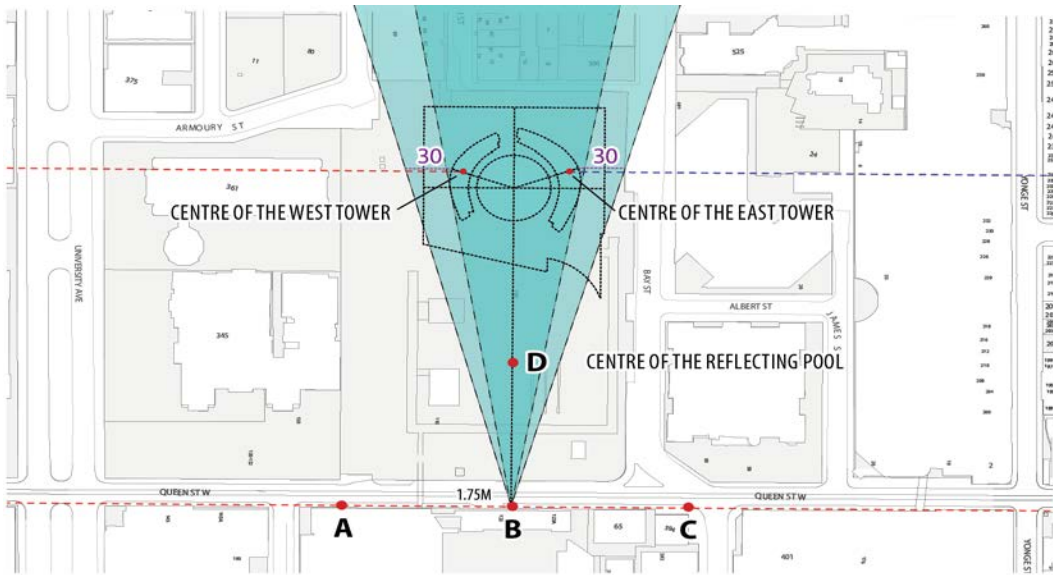


Diagram 4- Point C Viewpoint, Silhouette Line and Adjacency Buffer

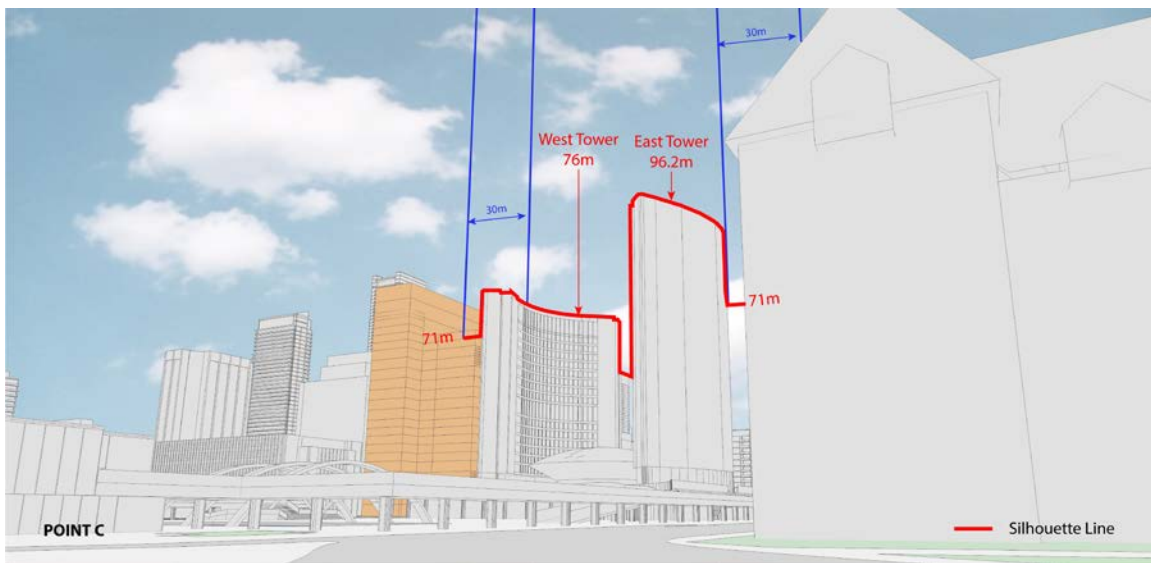
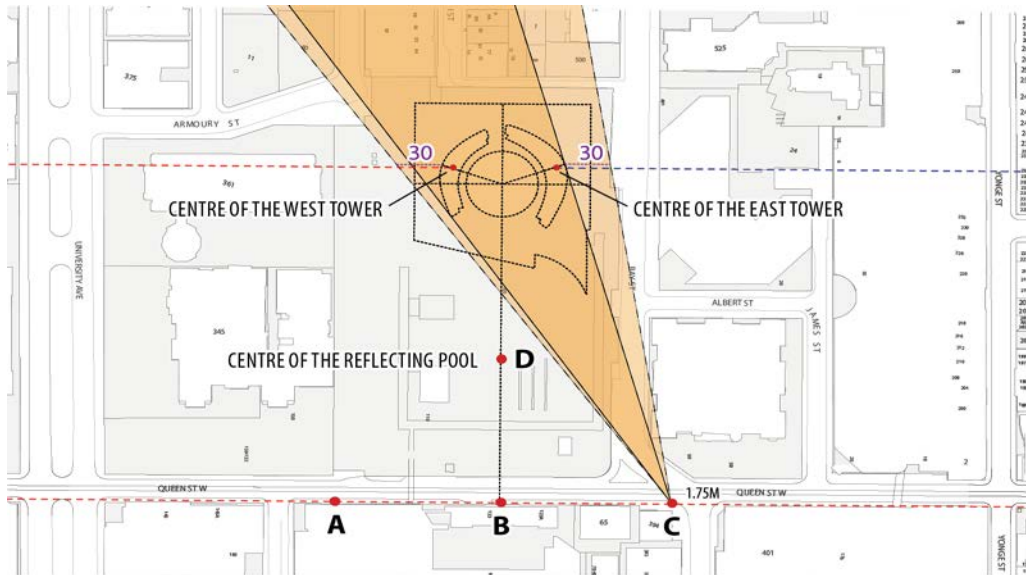
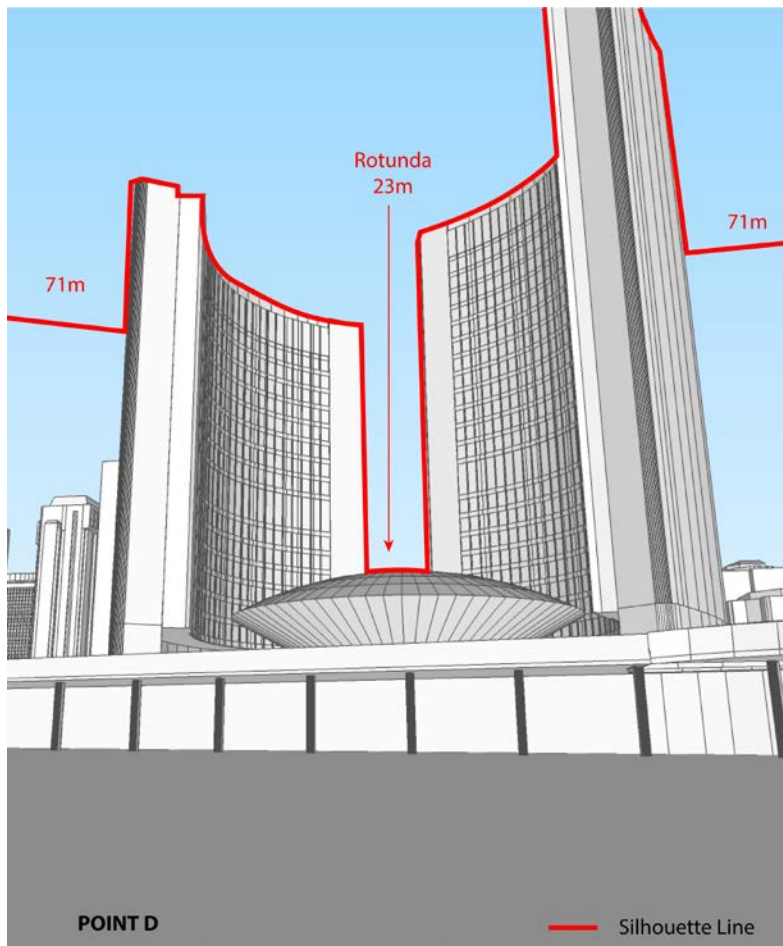
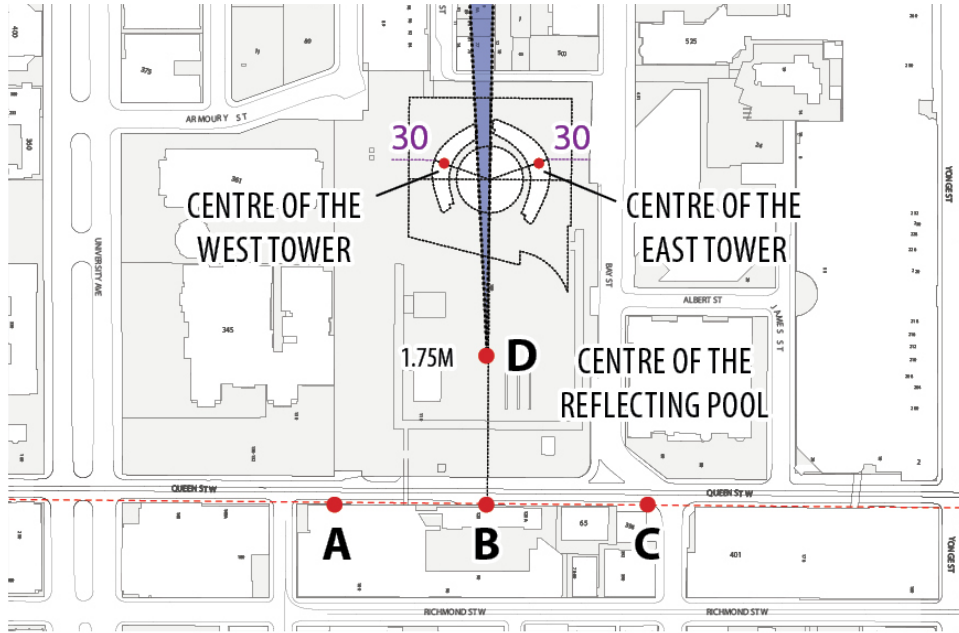


Diagram 5- Point D Viewpoint and Silhouette Line



Attachment 2: Draft Official Plan Amendment – Old City Hall

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

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

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

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

JOHN TORY,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

AMENDMENT NO. ~ TO THE OFFICIAL PLAN

Enhancement of the View Protection Policies of Old City Hall

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

1. On Map 7A and 7B of the Official Plan replace the wording:

“Old City Hall[H]Bay St at Temperance St”

with the wording:

“Old City Hall[H] Southwest corner of Bay St and Temperance St at the centreline of the sidewalk and at the western edge of the sidewalk”

2. On Schedule 4 of the Official Plan replace the wording:

“A2.Old City Hall [H]

The view of Old City hall includes the main entrance, tower and cenotaph as viewed from the southwest and southeast corners at Temperance Street and includes the silhouette of the roofline and clock tower. This view will also be the subject of a comprehensive study.”

with the wording:

“A2. Old City Hall [H]

The view of Old City Hall includes the roofline, main entrance, tower, and cenotaph as viewed from the southwest corner of Bay Street and Temperance Street at the centreline of the sidewalk and at the southeast corner of Bay Street and Temperance Street at the western edge of the sidewalk and includes the silhouette of those features against the sky in their entirety. "

3. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 538:

"538. Lands to the North and South of Old City Hall

Old City Hall Silhouette View Corridor Area Site and Area Specific Policy

No building or structure shall be erected in the area shown on Map 1:

- a) That can be seen above any part of the Silhouette Line of Old City Hall (both the ridgeline of the east and west wings as well as the clock tower) when viewed from:
- The centre line of the sidewalk on the south east corner of Bay and Temperance Street and framed by the north east corner of the building at 390 Bay Street; and
 - From the centre line of the sidewalk on the south west corner of Bay and Temperance Streets and framed by the north west corner of Simpsons Tower at 401 Bay Street.

The views are taken from Points A and B at a height of 1.75 metres above grade. Refer to Diagram 1, 2 and 3.

- b) Notwithstanding the above, where properties have existing as-of-right zoning, the City will work with landowners to minimize any intrusions of these views, where possible."

Map 1: Potential Properties Affected

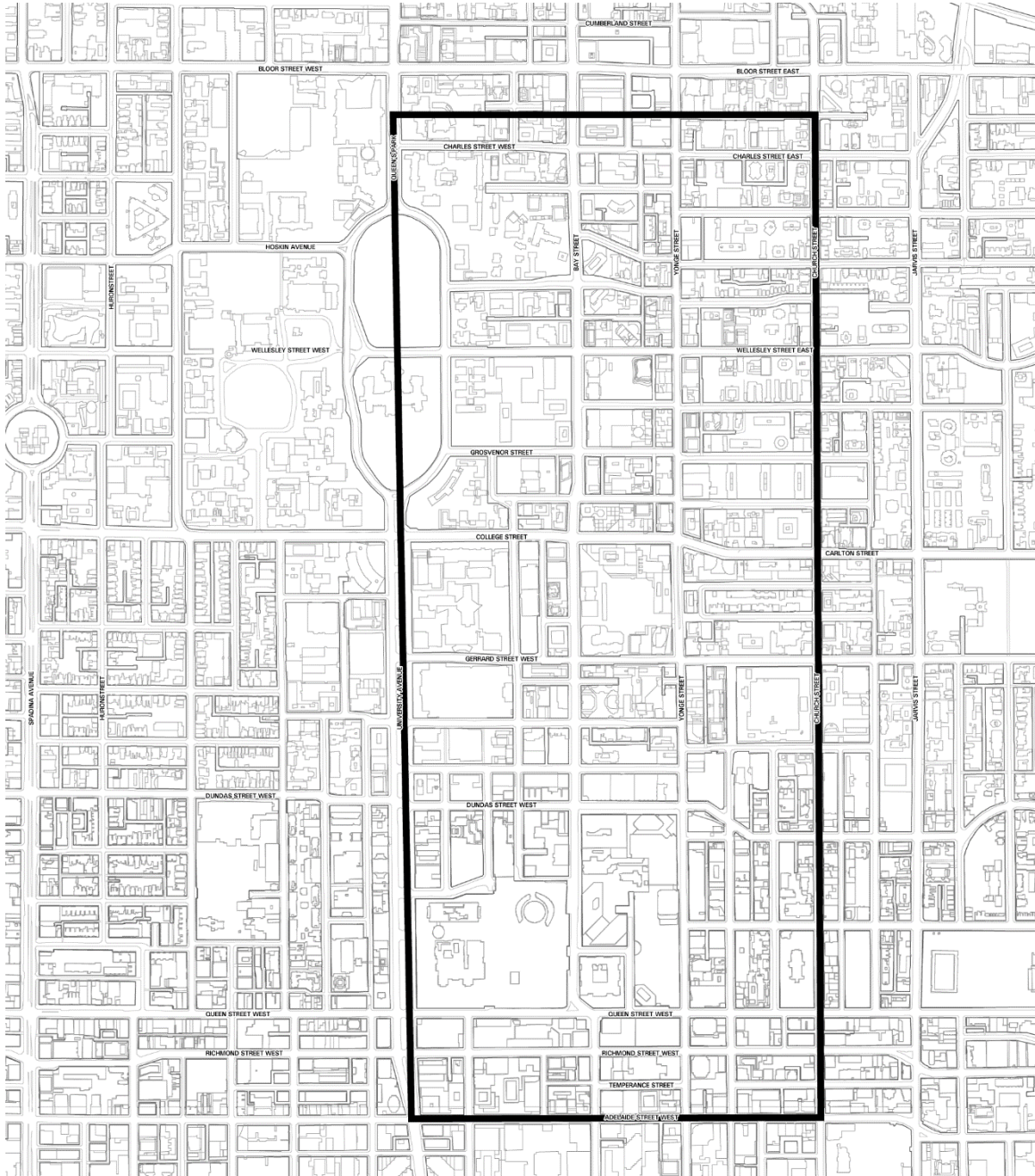


Diagram 1:- Old City Hall Viewpoint from Bay Street and Temperance Street

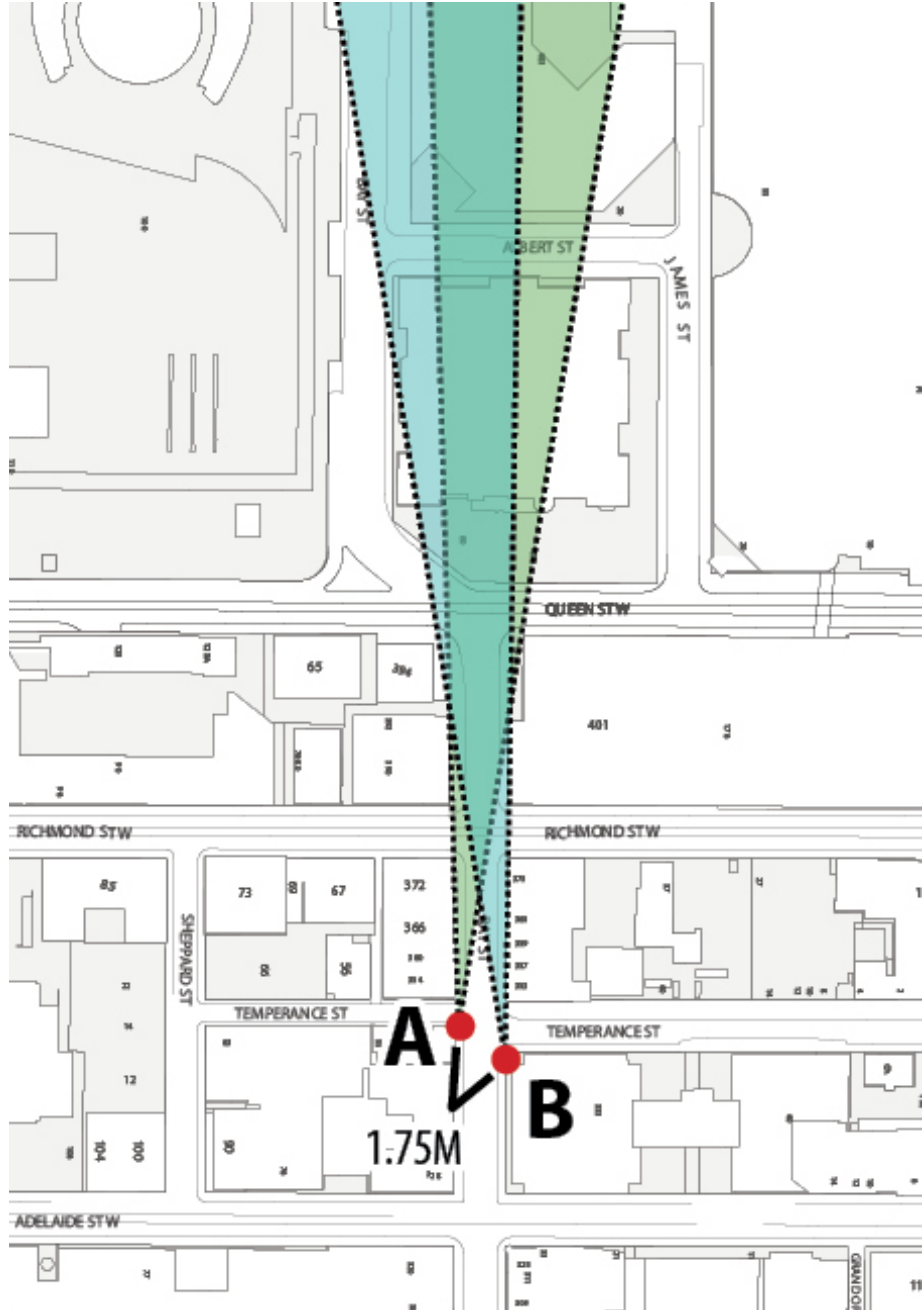


Diagram 2: Silhouette Line from southwest corner of Bay Street and Temperance Street

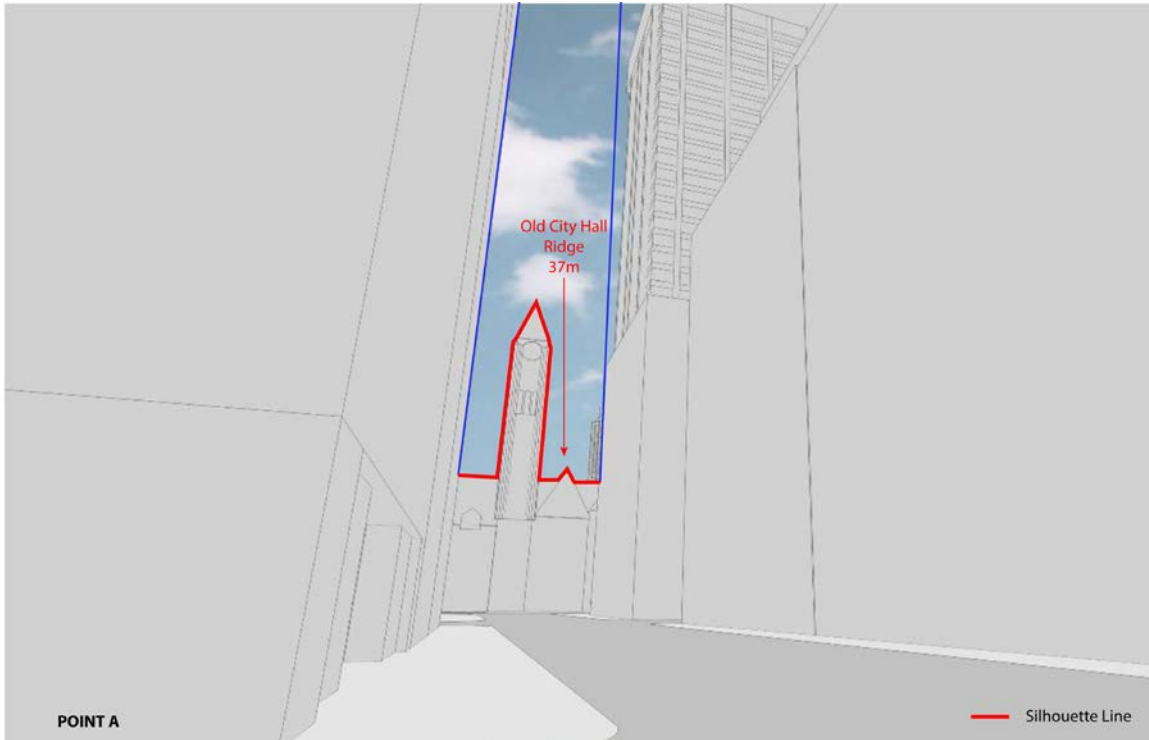


Diagram 3: Silhouette Line from Southeast Corner of Bay Street and Temperance Street



Attachment 3: Draft Official Plan Amendment – St. James Cathedral and Spire

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
respecting the protection of views of
St. James Cathedral**

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. ~~~ to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

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

JOHN TORY,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

AMENDMENT NO. ~ TO THE OFFICIAL PLAN

Enhancement of the View Protection Policies of St. James Cathedral and Spire

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

1. On Map 7A and 7B of the Official Plan replace the wording:

“St. James Cathedral Spire (H) King St E at Church St and Front St E (north side) across from Farquhars Lane”

with the wording:

"St. James Cathedral Spire and Clocktower (H) Northwest and southwest corners of King St and Church St and north side of Front St at the pedestrian walkway between Church St and Market St (across from Farquhars Lane) looking north beyond on the Sculpture Garden."

2. On Schedule 4 of the Official Plan replace the wording:

“A11.St. James Cathedral Spire [H]

The spire of St. James Cathedral can be viewed from the following locations:

- i. The southwest and northwest corners of King Street East at Church Street.
- ii. Between Church Street and Market Street (across from Farquhars Lane), on the north side of Front Street East, looking north through the pedestrian pathway and Sculpture Garden.”

with the wording:

“A11.St. James Cathedral Spire and Clocktower [H]

The silhouette views against the sky of:

- i. St. James Cathedral from the sidewalk at the northwest and southwest corners of King Street and Church Street; and
- ii. The spire and clocktower of St. James Cathedral from the north side of Front Street at the pedestrian walkway between Church Street and Market Street (across Farquhars Lane) looking north beyond the Sculpture Garden."

3. In Section 3.1.5.45 of the Official Plan, add the following paragraph to the end of the Section:

"St. James Cathedral is a historic site of exceptional importance and prominence. Protection of views from the public realm to the Cathedral, identified on Maps 7A and 7B, will include the prevention of any further intrusions visible above and behind the building silhouette as viewed against the sky, as well as protecting the view to the buildings from any further obstruction. In the case of the view from Front Street identified on Maps 7A and 7B, no further buildings should be visible above the clock face when looking from the public pathway across from Farquhars Lane."

4. Policy 3.1.5.45 of the Official Plan is further amended by adding the words "as viewed against the sky" after the words "building silhouette" in the existing policy.
5. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 539:

"539. Lands to the North, South and East of St. James Cathedral

St. James Cathedral Silhouette View Corridor Area Site and Area Specific Policy

No building or structure shall be erected:

- a) Within the area shown on Map 1 that can be seen above any part of the Silhouette Line of the St. James Cathedral Spire and Clocktower when viewed from the north side of Front Street at the pedestrian walkway between Church Street and Market Street (across Farquhars Lane) looking north beyond the Sculpture Garden.

The views will be taken at the height of 1.75 metres above grade. Refer to Diagrams 1 and 2.

- b) Within the area shown on Map 1 that can be seen above any part of the Silhouette Line of the St. James Cathedral Spire and Clocktower when viewed from the sidewalk at the northwest and southwest corners of King Street and Church Street;

The views will be taken at the height of 1.75 metres above grade. Refer to Diagrams 3 and 4.

- c) Notwithstanding a) and b) above, where properties have existing as-of-right zoning, the City will work with landowners to minimize any intrusions of these views, where possible."

Map 1: Potential Properties Affected



Diagram 1: Viewpoint A from Front Street



Diagram 2: Silhouette Line from Viewpoint A on Front Street

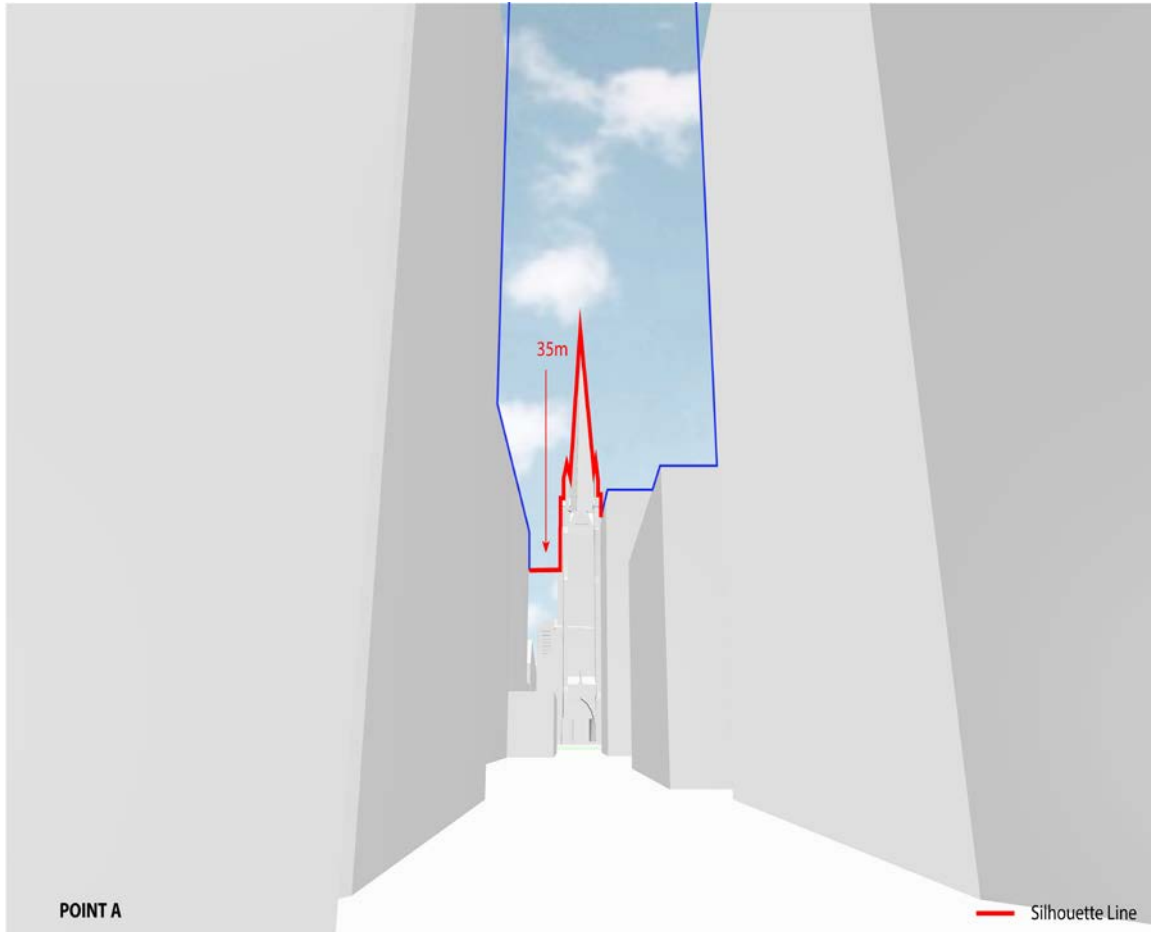


Diagram 3: Viewpoints B and C from the Northwest and Southwest corners of King Street and Church Street

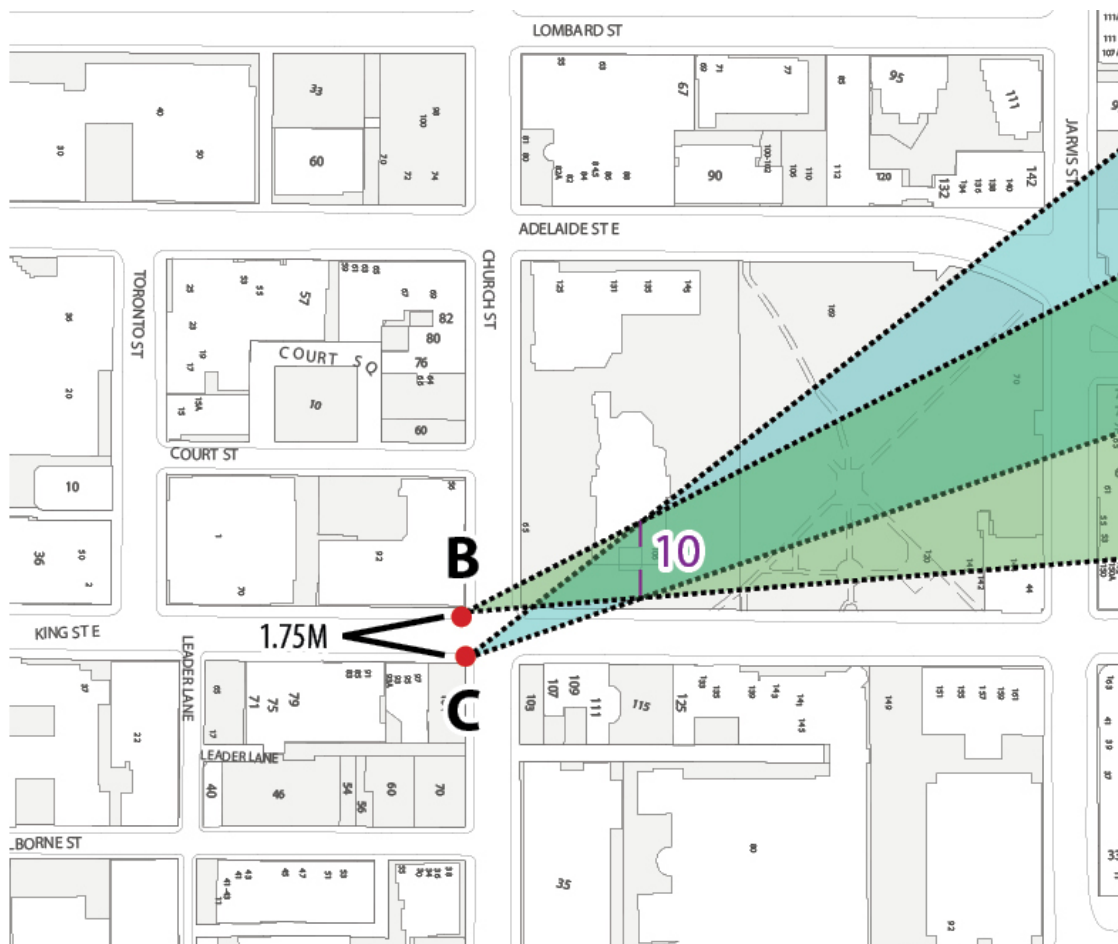
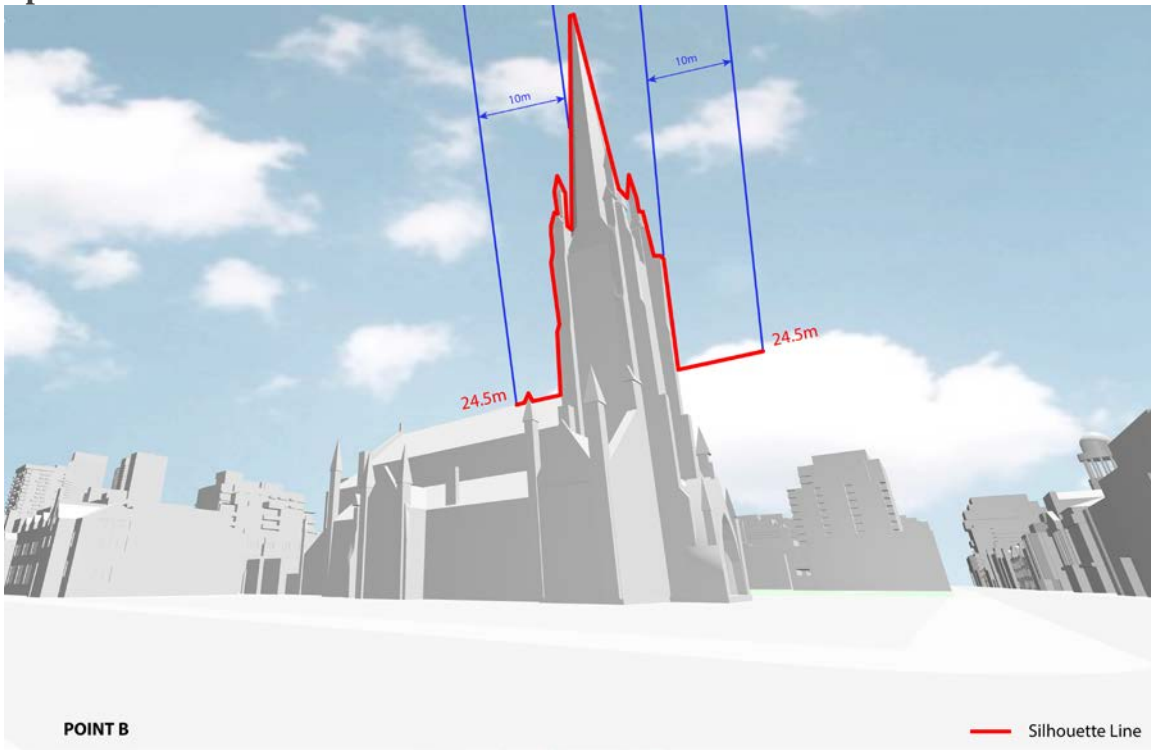


Diagram 4: Silhouette Line from viewpoints B and C from the Northwest and Southwest corners of King Street and Church Street

Viewpoint B-Northwest view



Viewpoint C- Southwest view

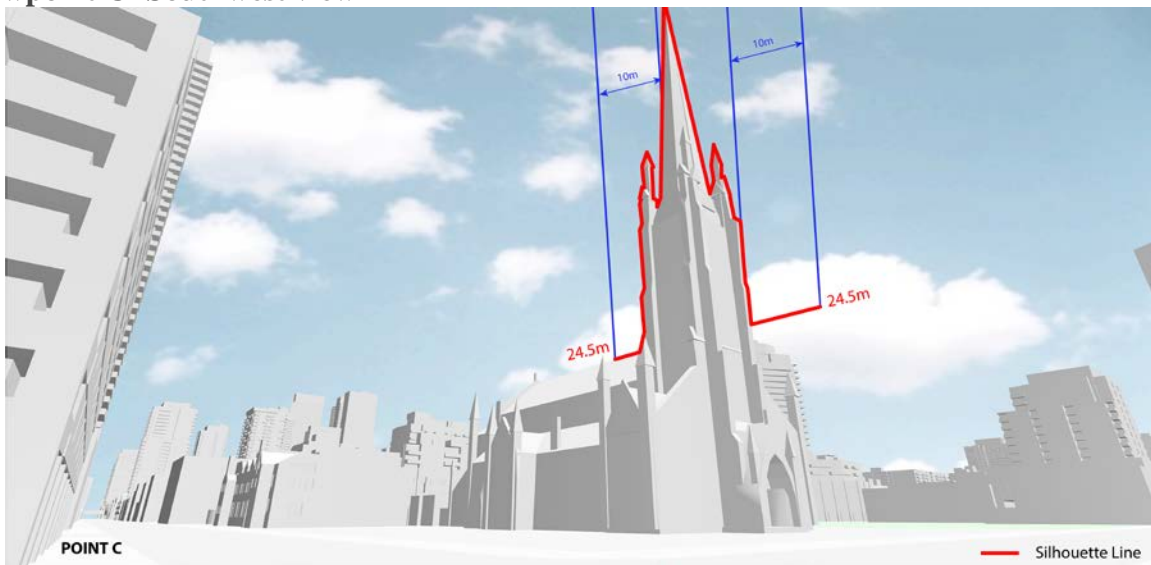


Figure 1- City Hall Proposed Height limits taken from Queen Street and North Side of Reflecting Pool

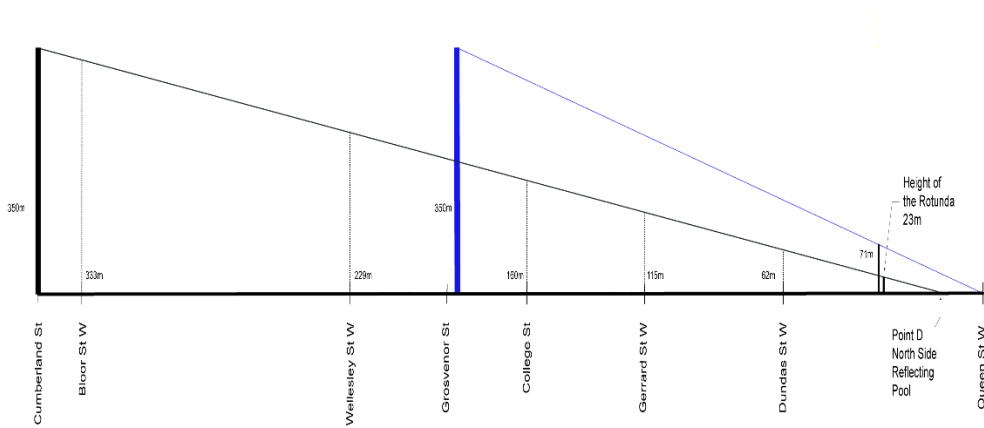


Figure 2- Old City Hall Proposed Height limits taken from the southwest and southeast corners of Bay Street and Temperance Street

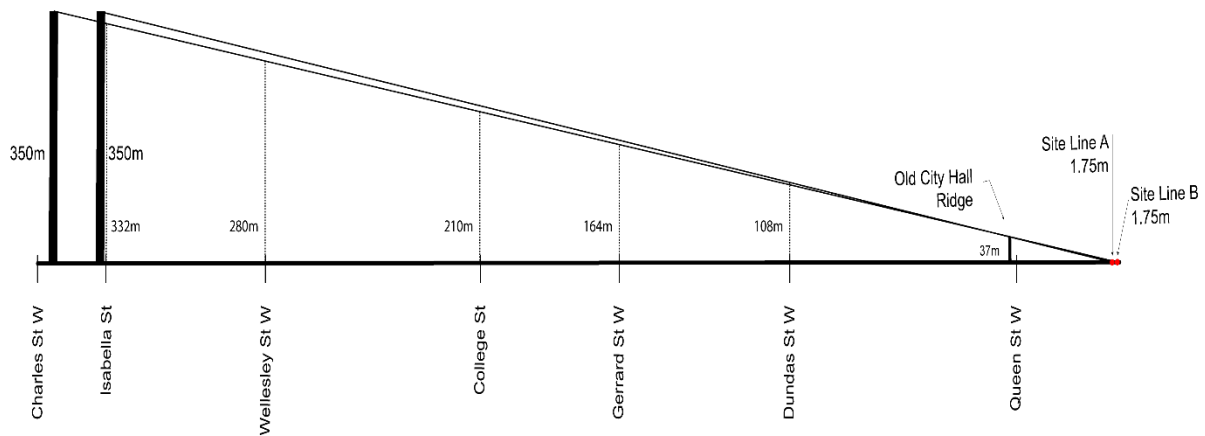


Figure 3- St. James Cathedral Proposed Height limits taken from Front Street

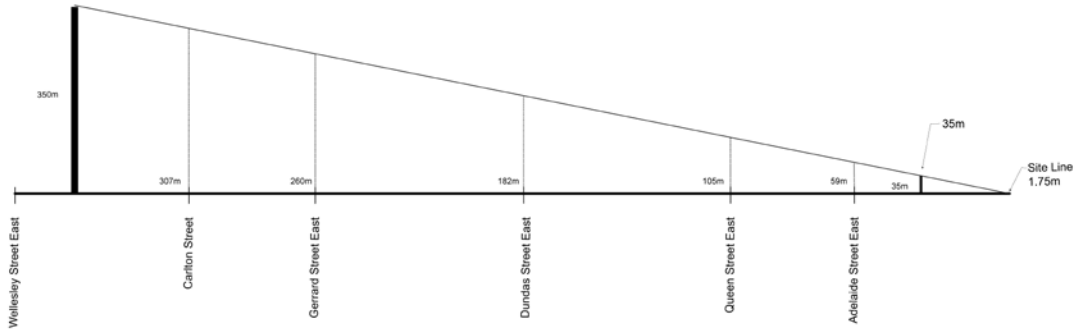


Figure 4- St. James Cathedral Proposed Height limits taken from the northwest and southwest corners of King Street and Church Street

