

MM5.26 - Confidential Appendix C - made public on April 3, 2019

Authority: Toronto and East York Community Council Item TE21.1 as adopted by City of Toronto Council on January 31, 2017

CITY OF TORONTO

BY-LAW 245-2017

To adopt an amendment to Site and Area Specific Policy No. 334 of the Official Plan for the City of Toronto respecting the lands on the north side of Bloor Street West, between St. George Street and Walmer Road, known municipally in the year 2016 as 262 – 360 Bloor Street West.

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

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

The Council of the City of Toronto hereby enacts as follows:

1. The attached Amendment No. 365 to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

Enacted and passed on March 9, 2017.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

AMENDMENT 365 TO THE OFFICIAL PLAN
LANDS MUNICIPALLY KNOWN IN THE YEAR 2016 AS
262 – 360 BLOOR STREET WEST

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

1. Chapter 7, Site and Area Specific Policy No. 334, Bloor Street West, between Avenue Road and Bathurst Street is revised as follows:

Site and Area Specific Policy No. 334, Section c) iii) is deleted and replaced as follows:

- iii) Spadina Node

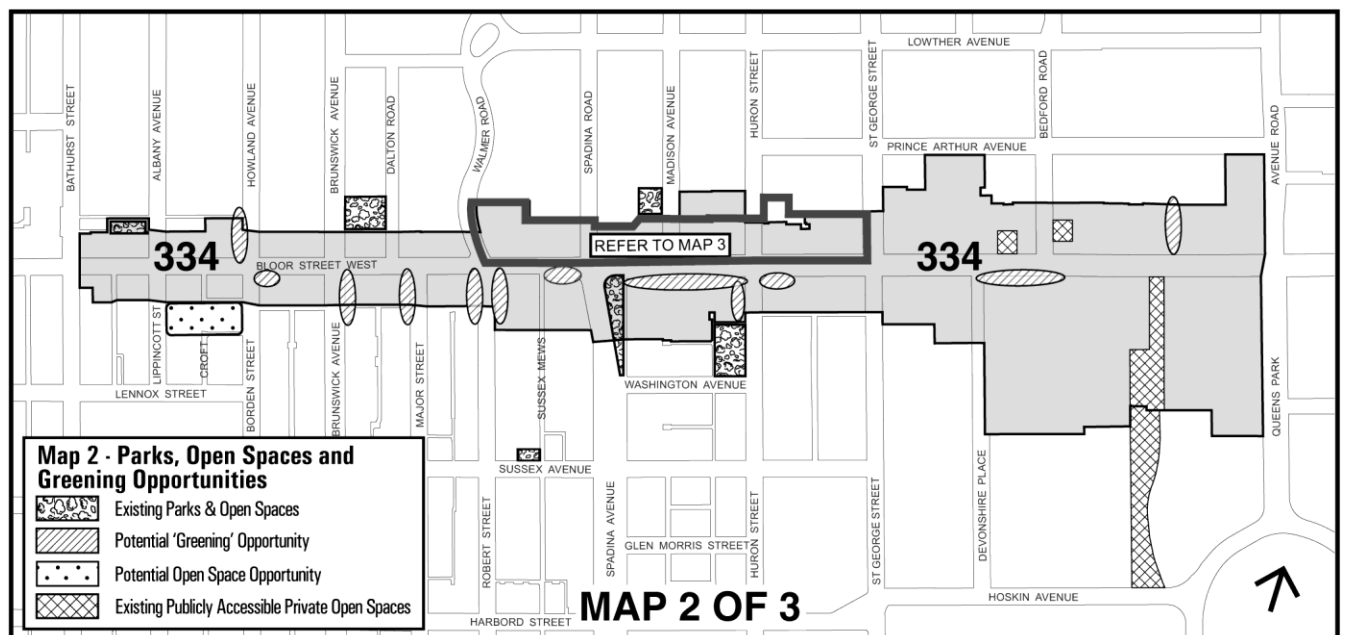
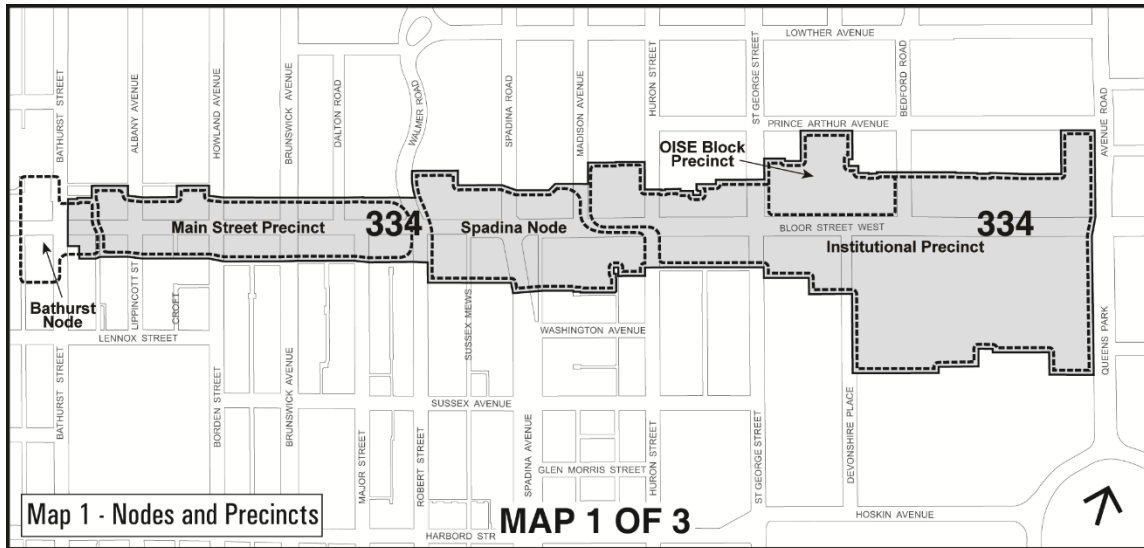
The Spadina Node is located on Bloor Street West between Walmer Road and Madison Avenue. It includes a key multi-modal transit hub where it is appropriate to accommodate intensification. Development within the Spadina Node will provide a distinction between the Institutional Precinct to the east and the Main Street Precinct to the west. The streetwall of new buildings will be articulated to reflect the fine-grain retail character of the Main Street Precinct.

New development within the Spadina Node on the north side of Bloor Street West shall be consistent with the following development criteria:

- a. The height peak of the Spadina Node will be at the northeast and northwest corners of Bloor Street West and Spadina Road;
- b. The properties within the height peak (328-332 Bloor Street West and 342-350 Bloor Street West) are permitted to have a maximum height in the range of 35 to 38 storeys;
- c. The properties adjacent to the height peak (360 Bloor Street West to the west of Spadina Road and 316 Bloor Street West to the east of Spadina Road) will have a maximum height of 20 storeys and provide a downward transition in height away from the peak to properties west of Walmer Road and east of Madison Avenue;
- d. A minimum tower separation distance of 25 metres is required between existing and proposed tall buildings;
- e. A view corridor analysis must be submitted to the satisfaction of the Chief Planner and Executive Director, City Planning demonstrating that any new development does not further intrude into the silhouette view against the sky above the spires and the east and west wing ridgeline of Knox College, as shown in the view diagrams attached to Official Plan Amendment 368, the identified view of Knox College from the public realm is taken from the northeast and northwest corners of College Street and Spadina Avenue;

- f. Any new development between Madison Avenue and Spadina Road shall:
 - i. include a view terminus at the northeast corner of Bloor Street West and Spadina Road consisting of landmark architecture and design that emphasizes the offset alignment of Spadina Avenue and Spadina Road to enhance the public realm at this intersection;
 - ii. include a mid-block pedestrian connection between Paul Martel Park and Spadina Road;
 - iii. adequately limit shadow impact on Paul Martel Park; and
 - iv. not include blank walls facing Paul Martel Park nor any adjacent Heritage Conservation District (HCD);
- g. New development will create pedestrian and/or visual connections where possible between Paul Martel and Matt Cohen Parks to maintain and enhance Matt Cohen Park as a neighbourhood focal point;
- h. New development will be designed to provide an appropriate transition in scale to minimize any visual or massing impacts on both the Madison Avenue HCD, low rise *Mixed Use Areas* north of the Bloor Corridor and the residential *Apartment Neighbourhoods* on Walmer Road;
- i. Through the development application review process, the City shall secure publicly accessible open spaces, widened sidewalks and mid-block connections (Refer to Map 3); and
- j. New development will use shared service areas within development blocks including public and private lanes, driveways and service courts.

Maps 1 and 2 of Site and Area Specific Policy No. 334 are deleted and replaced as follows:



Map 3 is added to Site and Area Specific Policy No. 334, Section e) as follows:

