

**CC23.6 - CONFIDENTIAL APPENDIX A TO CONFIDENTIAL ATTACHMENT 2
- made public on August 6, 2020**

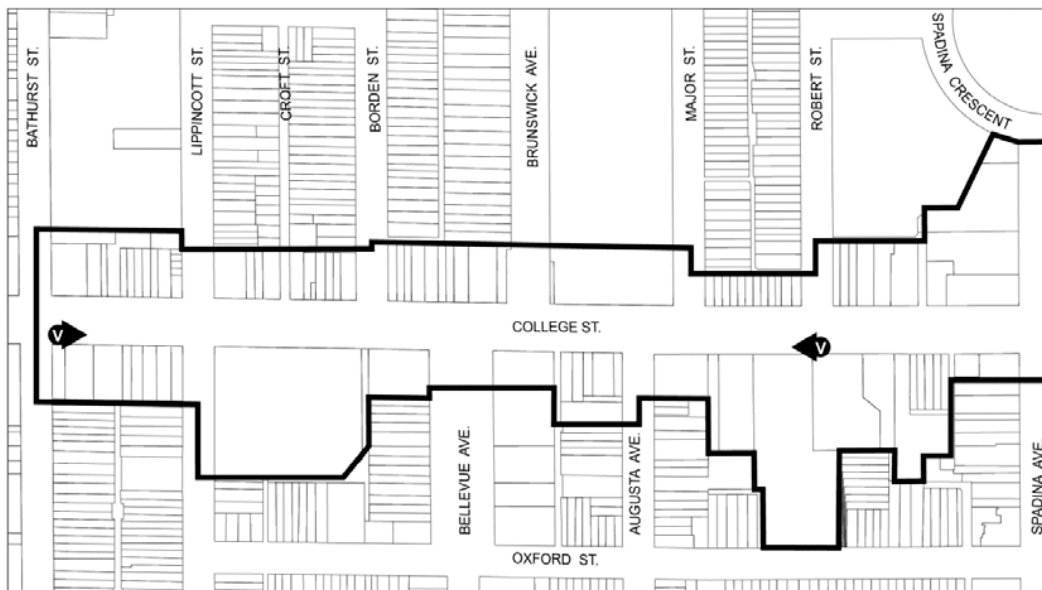
City of Toronto By-law No. 577-2017

**AMENDMENT NO. 379 TO THE OFFICIAL PLAN
College Street between the west side of McCaul Street and the east side of Bathurst
Street Site and Area Specific Policy Area**

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

1. Map 7B, Identified Views from the Public Realm – Downtown and Central Waterfront, is amended by adding the following views to "Prominent and Heritage Buildings, Structures and Landscapes" as illustrated in the Map below:

<p><u>View to</u> Toronto Fire Station 315 Clock Tower</p>	<p><u>From</u> Southwest corner of the sidewalk at College Street at Robert Street looking west and from the southeast corner of the sidewalk at College Street and Bathurst Street looking east.</p>
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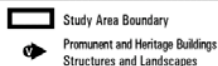


Official Plan Amendment #379 Schedule A

Additions to Identified Views from the Public Realm Map

College Street Study

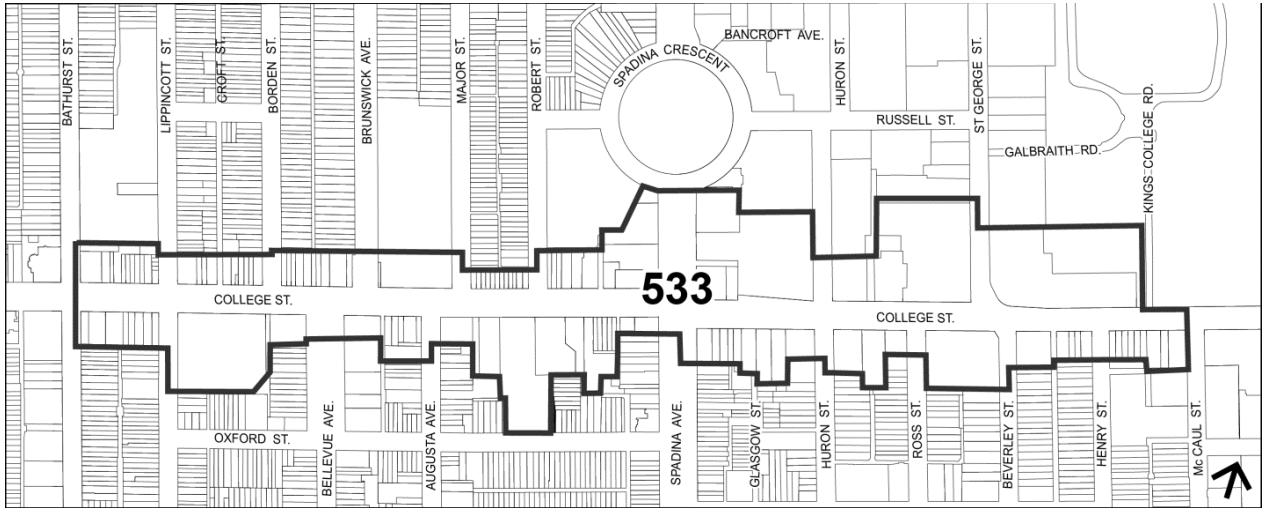
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Not to Scale
04/10/2017

2. Chapter 7, Site and Area Specific Policies, is amended by adding the following Policy 533:

533. College Street between the west side of McCaul Street and the east side of Bathurst Street



1. General Description and Objectives

This Site and Area Specific Policy will guide development on the north and south sides of College Street between the west side of McCaul Street and the east side of Bathurst Street. It also includes properties north of College Street fronting onto Spadina Avenue to Spadina Crescent. These policies are intended to guide both the form and location of appropriate development and intensification within the area. New development will be expected to maintain the diversity, vibrancy and rich character of College Street and have a harmonious relationship with the surrounding residential areas. These policies also provide direction for new development that supports an improved public realm, prioritizes the addition of new parkland and encourages privately owned, publicly-accessible spaces (POPS) in the area.

2. Development and Land Use Policies

The following Area-Wide Policies and Character Area Policies will apply:

a) Area-Wide Policies

i) Built Form

- A. New buildings will be sited and massed to provide adequate privacy and access to natural light for residents

through the location and orientation of buildings and by ensuring appropriate separation distance between building walls.

- B. New buildings will be sited and massed to minimize negative impacts on the public realm and neighbouring properties such as adverse shadowing, pedestrian level wind and the blockage of sky view from the public realm.
- C. New buildings will provide a transition in through reduced scale and height towards existing buildings in *Neighbourhoods* and *Parks and Open Space Areas* through appropriate setbacks, stepbacks and rear angular plane.
- D. Stepbacks will be incorporated above the base building on the front façade of new buildings consistent with the scale of the existing ~~low-rise~~ buildings within the same block.
- E. The impact of wind and shadow from new development on private and shared outdoor amenity space of existing buildings will be minimized.

ii) Parks and Open Space

- A. The conveyance of land to meet parkland requirements will be prioritized over cash-in-lieu of parkland for all development applications.
- B. Parkland implementation through development review will be prioritized in the following order of preference:
 - I. On-site parkland dedication;
 - II. Off-site parkland dedication through consolidation with existing parks or privately owned, publicly-accessible spaces (POPS).
 - III. Off-site parkland dedication that is not consolidated with existing parks or privately owned, publicly-accessible spaces (POPS).
 - IV. Cash-in-lieu for parkland only in instances where the options above are not feasible.

- C. The provision of privately owned, publicly-accessible spaces (POPS) will be encouraged in all new developments.
- D. Improvements to the design, materials, and programming of existing open spaces will be encouraged.

iii) Housing

- A. New buildings will be required to provide a minimum of 10% of all residential units as 3-bedroom units.
- B. The City may reduce the requirements for 2 a) iii) A where development is providing:
 - social housing or other publicly funded housing; or
 - specialized housing such as residences owned and operated by a post-secondary institution or health care institution to house students, patients or employees.

iv) Public Realm

- A. The retention of existing trees and the introduction of new trees and soft landscaping within the public realm will be encouraged to protect and improve the health of the natural ecosystem.
- B. New buildings will provide a sidewalk zone that allows appropriate space between the front of the building and adjacent street curbs for tree planting, pedestrian clearway, and where possible additional space for other sidewalk amenities.

v) Sustainability

- A. New development will be encouraged to enhance biodiversity through planting varieties of plant species and creating habitats at grade and on rooftops.
- B. All new development shall be encouraged to meet Tier 2 of the Toronto Green Standard.

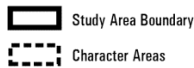
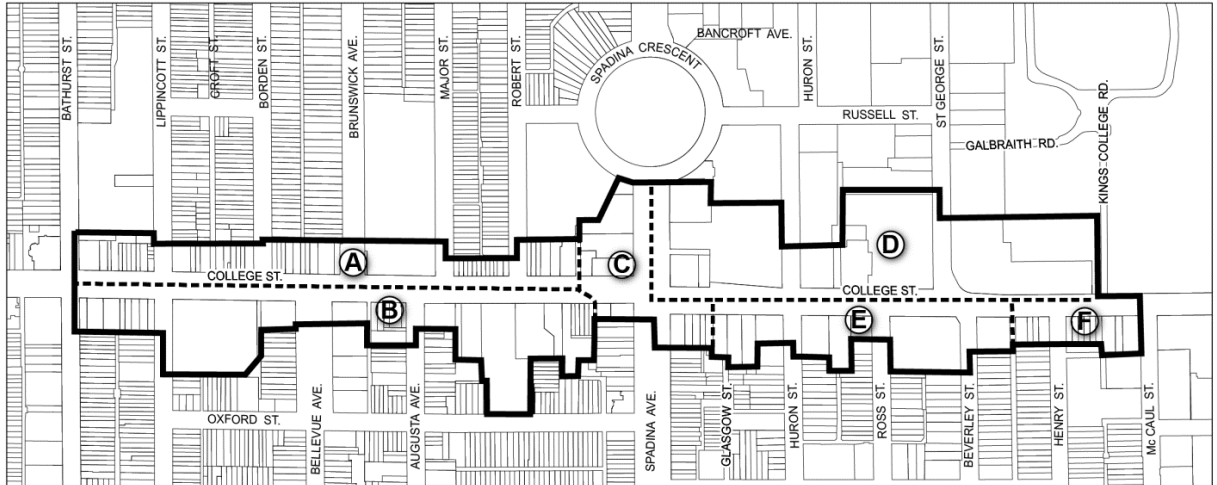
vi) Heritage

- A. The College Street Site and Area Specific Policy will be

applied together with any applicable Heritage Conservation District plans from adjacent Heritage Conservation Districts.

b) Character Area Policies

Each Character Area has a particular land use function and built form character. There are six Character Areas, A, B, C, D, E, and F, in the locations illustrated below and described as follows:



i) Character Area Details

A. Character Area A

- I. Character Area A is the traditional main street of the Harbord Village Neighbourhood, defined by generally low-rise and mixed-use buildings, with little to no setback from the street, creating a consistent streetwall. The area has a large concentration of heritage properties that are included on the City of Toronto Heritage Register or identified as potential heritage properties. New development will respect the existing character of this area.
- II. Character Area A is not appropriate for significant intensification.

- III. Any new development will respect and reinforce the existing low-rise, mixed-use character of the area including providing a transition in scale to adjacent *Neighbourhoods* through appropriate setbacks and a rear angular plane.
- IV. A minimum of 60% of the College Street frontage of any new development or redevelopment in Character Area A will be street related retail and service uses.
- V. The ground floor of all new buildings will be used for street-related retail and service uses excluding the space required for residential entrances, parking entrances, servicing spaces and service exits.
- VI. New buildings will have a ground floor height in keeping with the existing commercial ground floor heights and will reinforce the existing horizontal articulation of building facades.
- VII. Residential units will not be permitted on the ground floor of new buildings.
- VIII. The main façade of the ground floor of all new buildings should include vertical articulation every 5 to 8 metres to emulate existing storefront widths.
- IX. New buildings will have a height that respects the existing scale of buildings in Character Area A. New buildings will have a maximum height of 16 metres, excluding any mechanical penthouse.

B. Character Area B

- I. Character Area B is very diverse in use and building typologies and serves as the northern boundary of the Kensington Market Neighbourhood. This Character Area includes Saint Stephen-in-the-Fields and Toronto Fire Station 315, both of which are properties included on the Heritage Register and local landmarks, linked historically, visually and functionally to their surroundings. New development will respect the existing character of this area.
- II. New buildings will provide a transition through reduced scale and height that respects the scale of the adjacent low-rise area to the south and is in proportion with the College

Street right-of-way. New buildings will have a maximum height of 30 metres, excluding any mechanical penthouse.

- III. New buildings will be setback a minimum of 5.5 metres from their east and west property lines for all portions of the building above the base building, with the exception of property lines adjacent to a public road where this setback can be reduced.
- IV. New developments at the corners of College Street and Augusta Avenue will provide a gateway into Kensington Market Neighbourhood with public realm enhancements and active uses at grade.
- V. New developments at the corners of College Street and Augusta Avenue will transition downwards to a low-scale height on Augusta Avenue in keeping with the scale of Kensington Market.
- VI. A minimum of 60% of the College Street frontage of any new development or redevelopment in Character Area B will be street related retail and service uses.
- VII. The ground floor of all new buildings will be used for street- related retail and service uses excluding the space required for residential entrances, parking entrances, servicing spaces and other service exits;
- VIII. Residential units will not be permitted on the ground floor of new buildings facing College Street.

C. Character Area C

- I. Character Area C at the intersection of College Street and Spadina Avenue is a comprised of primarily commercial buildings which are located in a manner that maintains the designated view corridor towards Spadina Crescent. New development will respect the existing character of this area.
- II. New buildings will have a maximum height of 30 metres, excluding any mechanical penthouse, consistent with the right-of-way width of College Street.

- III. New buildings will be setback a minimum of 5.5 metres from their side property lines for all portions of the building above the base building, with the exception of property lines adjacent to a public road where this setback can be reduced.

D. Character Area D

- I. Character Area D is comprised primarily of institutional uses and corresponds to the area within the University of Toronto Secondary Plan. This area will continue to be guided by the University of Toronto Secondary Plan. New development will respect the existing character of this area.
- II. No changes are proposed to the policies guiding the built form in Character Area D which will continue to be guided by the University of Toronto Secondary Plan.

E. Character Area E

- I. Character Area E is comprised primarily of low and mid-rise buildings punctuated by a limited number of tall buildings. Buildings have been added to this area through recent development. While there are a limited number of tall buildings in this Character Area, these tall buildings do not form the prevailing character of this Character Area. One of the features of this area is the concentration of loft buildings including the Gage Institute (1915), Oddfellows Building (1914) and the Temple-Pattison Co. Building (1913). New development will respect the existing character of this area.
- II. The addition of institutional uses will be encouraged.
- III. New buildings will provide a transition through reduced scale and height that respects the scale of the adjacent low-rise area to the south and is in proportion with the College Street right-of-way. New buildings will have a maximum height of 30 metres, excluding any mechanical penthouse.
- IV. New buildings will be setback a minimum of 5.5 metres from their east and west property lines for all portions of the building above the base building, with the exception of property lines adjacent to a public road where this setback can be reduced.

- V. Buildings taller than 30 metres may be considered up to a maximum height of 60 metres, including any mechanical penthouse, provided the setbacks and stepbacks significantly exceed the minimum setbacks and stepbacks required for this Character Area to provide appropriate setbacks and stepbacks to adjacent properties and transition to *Neighbourhoods*.
- VI. Public realm enhancements that reflect and complement the deep landscaped setback on the north side of College Street will be encouraged.

F) Character Area F

- I. Character Area F is comprised primarily of low-rise commercial and institutional buildings. There is a ~~large~~ concentration of house-form buildings, which have been identified as potential heritage properties. New development will enhance the existing character of this area.
- II. The addition of institutional uses will be encouraged.
- III. New buildings will provide a transition through reduced scale and height that respects the scale of the adjacent low-rise area ~~to the south~~ and is in proportion with the College Street right-of-way. New buildings will have a maximum height of 30 metres, excluding any mechanical penthouse.
- IV. New buildings will have a minimum stepback of 5.5 metres from their east and west property lines for all portions of the building above the base building, with the exception of property lines adjacent to a public road where this stepback can be reduced.
- V. Buildings taller than 30 metres may be considered up to a maximum height of 60 metres, including any mechanical penthouse, provided the setbacks and stepbacks ~~significantly~~ exceed the minimum setbacks and stepbacks required for this Character Area to provide appropriate setbacks and stepbacks to adjacent properties and transition to *Neighbourhoods*; ~~and~~.
- VI. ~~Buildings up to a maximum height of 66 metres, including any mechanical penthouse, may be considered for the properties known municipally on May 16, 2019 as 167-175 College Street if the setbacks and stepbacks exceed the~~

minimum setbacks and setbacks required for the Character Area to provide appropriate setbacks and setbacks to adjacent properties and the buildings consist entirely of non-residential uses.

- VII. Public realm enhancements that reflect and complement the deep landscaped setback on the north side of College Street will be encouraged.

3. Interpretation

- a. The College Street Urban Design Guidelines adopted by City Council at its meeting May 24, 2017, as may be amended from time to time will provide direction relating to the built form and *public realm* to achieve the goals and objectives of this College Street Site and Area Specific Policy. All development will have appropriate and meaningful regard for the College Street Urban Design Guidelines and all other Council-adopted urban design guidelines, including but not limited to those that address specific building types such as tall buildings and mid-rise buildings.
- b. The policies of the Official Plan apply to the College Street Site and Area Specific Policy Area, save and except in the case of any conflict with the Official Plan, in which case these Site and Area Specific Policies prevail with the exception of lands governed by the University of Toronto Secondary Plan. **In the event of conflict, any policy contained within the University of Toronto Secondary Plan will take precedence over the policies and maps of OPA 379 and the College Street Urban Design Guidelines.**
- c. Where a property is on the City of Toronto Heritage Register, Policy 3.1.5 of the Official Plan will prevail to the extent of any conflict with these Site and Area Specific Policies.
- d. Where a property is designated Neighbourhoods in Map 18 of the Official Plan, Policy 4.1 of the Official Plan will prevail to the extent of any conflict with these Site and Area Specific Policies.