

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

**Attachment II – Settlement Offer**

OPA 379 – Proposed modifications to Urban Design Guidelines for University of Toronto Appeal

<u>Page</u>	<u>Section</u>	<u>Proposed change</u>
28	4.1.3.1	<p>Update view policy to reflect language agreed upon through the settlement of OPA 368. Replace the second sentence with: "The views from the public realm at the northeast and northwest corners of College Street and Spadina Avenue as identified on Official Plan Map 7B (Identified Views from the Public Realm) will include the prevention of any further intrusion 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 OPA No. 368."</p> <p>Update location of the viewpoint to reflect the north side of College.</p>
29	4.1.4	<p>Replace "Privately Owned Publicly-accessibly Spaces (POPS)" with "Privately Owned Publicly-accessible Spaces (POPS)".</p> <p>Update map to remove the loading area off Spadina Avenue from the "Existing Privately Owned Open Space" layer.</p> <p>Update map legend to replace "Existing Privately-owned Publicly Accessible Open Spaces" with 'Existing Institutional Open Spaces'.</p> <p>Correct layering error in document to show buildings underlay.</p>
41	Character Area F	<p>Add the following paragraph under "Building Height and Step Backs", consistent with the language in the SASP:</p> <p>"Buildings up to a maximum height of 66 metres, including any mechanical penthouse, may be considered for the properties municipally known on May 16, 2019 as 167-175 College Street if the setbacks and stepbacks exceed the minimum setbacks and stepbacks required for the Character Area to provide appropriate setbacks and stepbacks to adjacent properties, and the buildings consist entirely of non-residential uses."</p>
42	Character Area F cont'd	<p>Provide additional clarity by adding "along College Street" under "Setbacks from the Street".</p>
45	4.4.2	<p>Update heritage map to show buildings rather than properties.</p> <p>Remove "Properties with Potential to be Included on the Heritage Register" from area "Subject to the University of Toronto Secondary Plan".</p>

		<p>Revise legend to delete "Subject to the University of Toronto Secondary Plan" and replace with "Subject to the University of Toronto Secondary Plan (currently under review at the time of this survey. Area may include Properties with Potential to be Included on the Heritage Register.)"</p> <p>Update viewpoint number 5.</p>
001	Appendix A	Update location of the viewpoint to reflect the north side of College.
005	Appendix E	<p>Update heritage map to show buildings rather than properties.</p> <p>Remove "Properties with Potential to be Included on the Heritage Register" from area "Subject to the University of Toronto Secondary Plan".</p> <p>Revise legend to delete "Subject to the University of Toronto Secondary Plan" and replace with "Subject to the University of Toronto Secondary Plan (currently under review at the time of this survey. Area may include Properties with Potential to be Included on the Heritage Register.)"</p> <p>Update viewpoint number 5.</p>
008	Appendix E	Remove image of Wallberg Building and replace with Cumberland House at 184 College Street.