

CONFIDENTIAL ATTACHMENT 2

**PROPOSED MODIFICATIONS TO
OFFICIAL PLAN AMENDMENT NO. 352
AND THE AMENDING BY-LAWS**

DOWNTOWN TALL BUILDINGS

- i) Tall building development will generally provide setbacks from the lot lines to the tower portion of the building in order to achieve appropriate separation distances between towers. Appropriate tower separation will seek to ensure that individual tall buildings on a site and the cumulative effect of multiple tall buildings within a block will contribute to building strong healthy communities and will fit in with the existing and/or planned context.
- ii) In order to achieve the objectives in Policy (i), the Zoning By-law will contain minimum numerical standards for tower setbacks from property lines and for separation distances between towers on the same site in the area governed by this SASP. Relief from these standards may be permitted through rezoning or minor variance provided that appropriate space between towers will:
 - a) provide a high-quality, comfortable public realm;
 - b) consider development potential, where appropriate, of other sites within the block;
 - c) appropriately limit shadow impacts on the public realm and surrounding properties;
 - d) provide appropriate access to natural light and protect privacy for occupants of tall buildings;
 - e) provide appropriate pedestrian-level views of the sky between towers as experienced from adjacent streets, parks and open spaces;
 - f) appropriately limit and mitigate the impacts of uncomfortable wind conditions on streets, parks, open spaces and surrounding properties.
- iii) When reviewing minor variance or re-zoning applications, and in determining whether the policy objectives of (ii) are met, the existing and planned context of a site will be considered, including but not limited to the following considerations:
 - a) the use of the proposed tall building and adjacent properties;
 - b) the physical relationship between tall buildings, including the extent to which the buildings can be located, oriented and designed to mitigate impacts; and/or

- c) development potential, where appropriate, of other sites within the block, including agreements, such as limiting distance agreements, heritage easement agreements, or air rights agreements, between landowners and the City.
- iv) Not every site in the area governed by this SASP can accommodate a tall building. Where a block is comprised of multiple small sites, a comprehensive block planning process may be used to locate and design tall buildings to meet the intent of this SASP.
- v) The policies in this SASP are not intended to apply to mid-rise buildings and may be applied to other tall building typologies that differ from the tower-base form, where appropriate.
- vi) Any site or area specific policy within the Central Waterfront Secondary Plan Area will prevail over this SASP.
- vii) The property municipally known, as of the year 2016, as 141 Bay Street is excluded from the policies of this SASP.
- viii) In the event of conflict, any policy contained within the University of Toronto Secondary Plan will take precedence over the policies and maps of this SASP.

REGARDING THE IMPLEMENTING ZONING BY-LAWS

The definitions of tower and tall building will be removed from the the implementing zoning by-laws. Instead, the by-laws will require that when a building has a height greater than 36 metres, the tower setbacks will apply for the portions of the building that are 24 metres or taller.

**COMPARISON OF OPA 352 AS ADOPTED TO
OPA 352 AS PROPOSED TO BE AMENDED**

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 of the City of Toronto
respecting the area generally bounded by Bathurst Street, Lake Ontario, the Don River, Rosedale
Valley Road and the CPR tracks

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. 352 to the City of Toronto Official Plan is hereby adopted pursuant to
the *Planning Act*, R.S.O. 1990, c.P. 13, as amended.

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

JOHN TORY,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

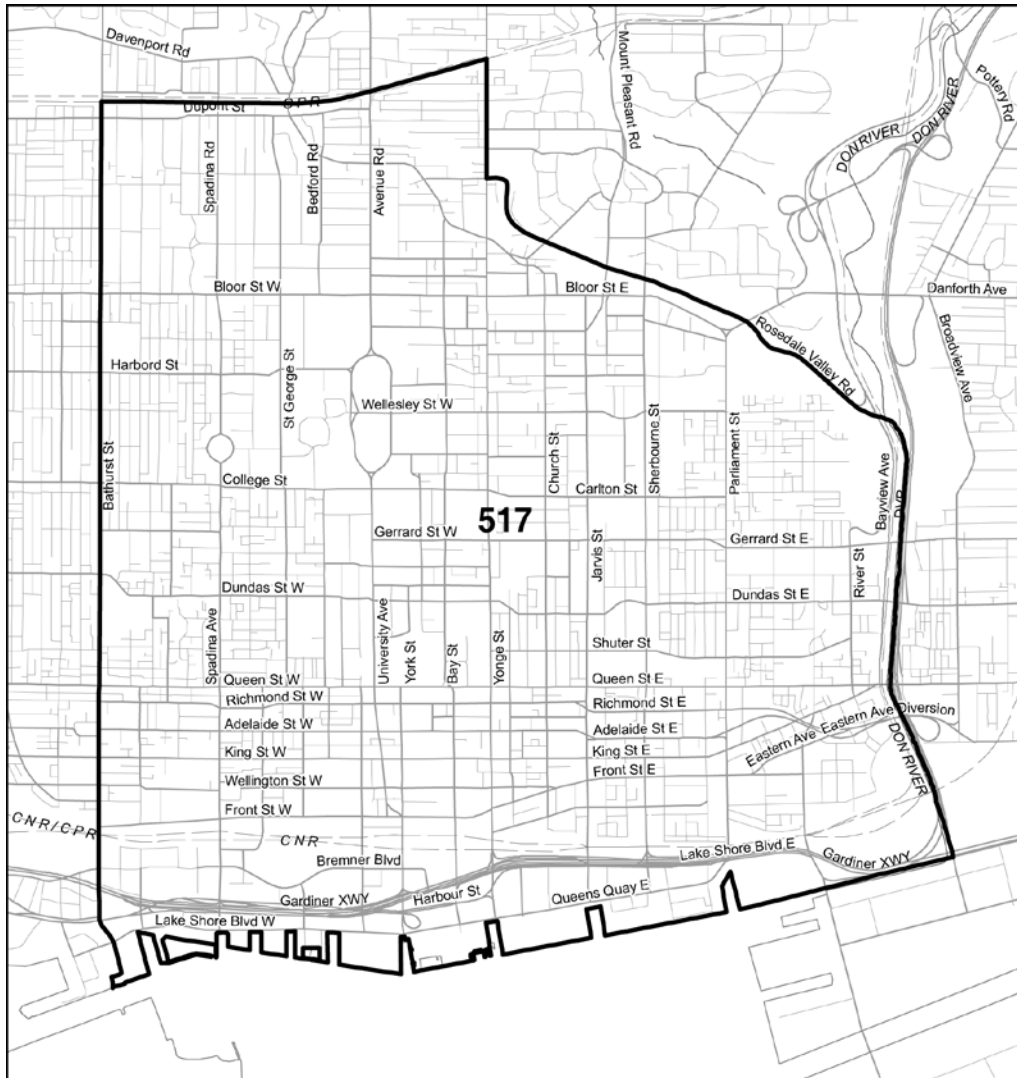
AMENDMENT NO. 352 TO THE OFFICIAL PLAN

**LANDS GENERALLY BOUNDED IN THE YEAR 20~ AS
BATHURST STREET, LAKE ONTARIO, THE DON RIVER,
ROSEDALE VALLEY ROAD AND THE CPR TRACKS**

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

1. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 517 for lands generally bounded in the year 20~ as Bathurst Street, Lake Ontario, the Don River, Rosedale Valley Road and the CPR tracks, as follows:

"517 Downtown Tall Buildings Setback Area Specific Policy, located generally bounded by Bathurst Street, Lake Ontario, the Don River, Rosedale Valley Road and the CPR Tracks:



— DOWNTOWN TALL BUILDINGS

A) — For the purpose of this Site and Area Specific Policy:

- i) — a tall building typically has a base building component and a tower component. The policies will also apply to other tall building typologies; and
- ii) — a base building is the lower component of a tall building that is intended to frame the public realm with good street proportion and pedestrian scale, articulate entrances, and assist in the creation of an attractive and animated public realm.

ix) ~~B) i)~~ — Tall building development ~~that occurs in the area governed by this SASP will~~ will generally provide setbacks from the lot ~~lines~~ lines to the tower portion of the building ~~so in order to achieve appropriate separation distances between towers.~~ Appropriate tower separation will seek to ensure that individual tall buildings ~~within~~ within on a ~~block site~~ block site and the cumulative effect of multiple tall buildings within a block will contribute to building strong healthy communities ~~by fitting and will fit~~ by fitting and will fit in with the

existing and/or planned context.

- x) ~~ii)~~ In order to achieve the objectives in Policy (i), the Zoning By-law will contain minimum numerical standards for tower setbacks from property ~~lines~~ and for separation distances between towers on the same site in the area governed by this SASP. ~~Zoning By-law amendments~~ Relief from these standards may be ~~considered~~ permitted through rezoning or minor variance ~~providing~~ provided that ~~adequate~~ appropriate space between towers ~~within the block~~ will:
- a) ~~enhance the ability to~~ provide a high-quality, comfortable public realm; ~~protect~~
 - b) consider development potential, where appropriate, of other sites within the block; ~~provide appropriate access to sunlight on~~
 - c) appropriately limit shadow impacts on the public realm and surrounding ~~streets, parks, open spaces, school yards, and other public or civic~~ properties;
 - d) provide appropriate access to natural light and ~~a reasonable level of~~ protect privacy for occupants of tall buildings;
 - ~~d)e)~~ provide appropriate pedestrian-level views of the sky between towers as experienced from adjacent streets, parks and open spaces;
 - a) ~~encourage a reasonable level of views between towers for occupants of tall buildings; and~~
 - ~~e)f)~~ appropriately limit and mitigate the impacts of uncomfortable wind conditions on streets, parks, open spaces and surrounding properties ~~to appropriate levels.~~
- ~~xi)~~ iii) ~~When reviewing minor variance or re-zoning applications, and in determining whether the policy objectives of (ii) are met, the existing and planned context of a site will be considered, including but not limited to the following considerations:~~
- a) the use of the proposed tall building and adjacent properties;
 - b) the physical relationship between tall buildings, including the extent to which the buildings can be located, oriented and designed to mitigate impacts; and/or
 - c) development potential, where appropriate, of other sites within the block, including agreements, such as limiting distance agreements, heritage easement agreements, or air rights agreements, between landowners and the City.
- ~~xii)~~ Not every site in the area governed by this SASP can accommodate a tall building. Proposed tall buildings that do not ~~Where a block is comprised of multiple small sites, a comprehensive block planning process may be used to locate and design tall buildings to meet the intent of Policies B (i) and B(ii) present significant concern for building strong healthy communities in the area governed by this SASP and as such those sites.~~

~~xii)xiii)~~ The policies in this SASP are not considered suitable for intended to apply to mid-rise buildings and may be applied to other tall building development typologies that differ from the tower-base form, where appropriate.

~~iv)~~ As building heights increase, greater lot line setbacks may be required from the tower to the lot line to achieve the intent of Policies B(i) and B(ii).

~~v)~~ Base building height for tall building development will reinforce a pedestrian scale and respect the existing and/or planned streetwall height context of the block in which the tall building proposal is situated. Base buildings may be required to setback at grade to achieve good street proportion, access to sunlight on sidewalks, parks and open spaces, and public realm improvements. Where there is no consistent streetwall height context for the block, the streetwall height shall be established in a manner that maintains a comfortable pedestrian scale and appropriate street proportion.

~~vi)~~ Base buildings may be required to setback at grade to achieve good street proportion, access to sunlight on sidewalks, parks and open spaces, wider sidewalks and streetscape elements and activities related to the uses at grade.

~~xii)xiv)~~ vii) Any Area Specific Official Plan Amendment Any site or area specific policy within the Central Waterfront Secondary Plan Area will prevail over this Site and Area Specific Policy SASP.

~~xiii)xv)~~ viii) The property municipally known, as of the year 2016, as 141 Bay Street is excluded from the policies of this SASP."

xvi) In the event of conflict, any policy contained within the University of Toronto Secondary Plan will take precedence over the policies and maps of this SASP.

3. Map 29 in Chapter 7 of the City of Toronto Official Plan, entitled Site and Area Specific Policies, is amended by adding the lands shown above to the "Areas affected by the Site and Area Specific Policies" as Policy No. 517.