

CONFIDENTIAL APPENDIX A

Port Lands Official Plan Modification - Phase 2 Hearing
Proposed Policy Revisions to Address
Manulife & Sprackman Built Form & Heritage Issues

Proposed policy additions are shown with a **red underline**.

Proposed policy deletions are shown with a **~~strikethrough~~**.

The former City of Toronto Official Plan is modified as follows:

Modify the Central Waterfront Secondary Plan (Official Plan Amendment 257) as follows:

Modify policy (P32) as follows:

New development will be located, organized and massed to protect view corridors, **supported by view studies**, frame and support the adjacent public realm and discourage privatization of public spaces. Built form will result in comfortable micro-climates on streets, plazas and other parts of the public realm.

Schedule C

Port Lands Area Specific Policy

Modify policy 6.1 as follows:

6.1 Heritage resources will be appropriately conserved as vital to the cultural heritage landscape of the Port Lands, Toronto waterfront and symbols of the waterfront's industrial heritage **in accordance with the City of Toronto Official Plan heritage policies and the policies in this Section 6.0:**

6.1.1. Properties on the Heritage Register will be conserved and maintained consistent with the *Standards and Guidelines for the Conservation of Historic Places in Canada*, as revised from time to time and as adopted by Council;

~~6.1.2. Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City; and~~

6.1.3~~2~~. When a City-owned property on the Heritage Register is sold, leased or transferred to another owner, it will be designated under the *Ontario Heritage Act*. A Heritage Easement Agreement will be secured and monitored, and public access maintained to its heritage attributes, where feasible.

Modify policy 6.2.2 as follows:

6.2.2 Ensuring transitions of new development adjacent to or in proximity to a resource ~~through setbacks of buildings to heritage resources, generous stepbacks of tall building elements where tall buildings are permitted, and stepping down and tapering the heights of new buildings~~ in order to protect and mitigate negative impacts to heritage properties and/or corridors and to reinforce and distinguish the historic character, setting and scale of the resources, which will be achieved through setbacks, stepbacks and/or heights of new buildings;

Modify policy 6.2.4 as follows:

6.2.4 Reinforcing views and viewsheds of heritage resources and their attributes that includes, among others, the silos and chimney stacks as prominent landmarks and termini of long views, through the thoughtful placement, orientation and control of buildings and building heights, subject to the completion of view studies to the satisfaction of the City and the land owner.

Modify policy 6.2.5 as follows:

6.2.5 Completing view studies during precinct planning and the development application review process to demonstrate how the proposed siting and scale of proposed buildings:

- a) Maintain views as specified on Map 3F and in Appendix 1 to important heritage resources from the public realm;
- b) Enable important heritage resources to be visually prominent elements within the overall skyline of the Port Lands as viewed from the promenade of the Central Waterfront between Yonge Street and Sherbourne Common; and

Modify policy 6.5 as follows:

6.5 Heritage Impact Assessments will be required prior to alteration of heritage buildings, structures and/or landscapes identified on Map 3D and 3E. The Heritage Impact Assessment will ~~evaluate the impact of a proposed alteration (e.g. grade change, addition, alteration, displacement or relocation) to a property on the Heritage Register, potential cultural heritage resource and/or development adjacent to properties on the Registrar or potential cultural heritage resource,~~ be undertaken and completed to the satisfaction of the City.

Modify policy 10.2 as follows:

10.2 A legible environment will be created that will enable ease of movement and orientation by:

- a) Ensuring the heights and placement of buildings will preserve or create views to specific focal points and heritage resources, as identified on Map 3F and described in Appendix 1 to this Area Specific Policy. The heights and placement of buildings will accentuate respective views and, where applicable, reinforce the scale of heritage resources. ~~Accentuating views is not to be interpreted to mean tall buildings are permitted outside of tall building zones or allow for heights regimes greater than those identified in this Area Specific Policy;~~

Modify policy 10.3.1 as follows:

- 10.3.1. A variety of approaches will be utilized for new buildings to achieve visual interest, including, but not limited to:
- b) Providing shifts variety in the heights of buildings up to any height limits established in other policies of the Area Specific Policy; and-

Modify policy 10.6 as follows:

- 10.6. Development will positively contribute to the creation of a distinct and dynamic skyline topography for the Port Lands for the views identified on Map 3F and in Appendix 1. This will be achieved by sculpting built form to:
- a) Reinforce and showcase Enhance and diversify the existing Port Lands' existing skyline in a way that varies from that of Downtown Toronto, while allowing for to ensure the continued visual prominence of the collage of heritage buildings and structures within the Port Lands as viewed from prominent locations along the central waterfront and to promote an understanding of the historic contribution of the Port Lands to Toronto's working waterfront. New buildings will not detract from or dominate the Port Lands existing skyline. Heights and placement of buildings will be carefully controlled subject to view studies;

Modify policy 10.7 as follows:

- 10.7. Tall buildings are buildings that exceed the mid-rise heights identified in this Area Specific Policy. Where tall buildings are permitted:
- 10.7.1. Residential tall building floorplates will generally not exceed 750 m² measured from the exterior of the main walls at each floor above the base building, excluding balconies, except where new building typologies are advanced as part of precinct planning or a district-wide review of building typologies, to achieve sustainability objectives and/or differentiate built form both within the different

districts in the Port Lands and from the rest of the city. Where new typologies are proposed they will:

- a) ensure that high standards for sunlight on the public realm will be achieved; and
- b) ~~result in commensurate reductions in the height of the respective tall buildings based on comparing the floor area of a typical, 750 m² tall building floorplate with the floor area of the new tall building typology, and proportionately reducing the heights of new tall building typologies based on the total gross floor area achievable with a typical 750 m² tall building floorplate; and~~
- c) ~~demonstrate that~~ permit larger floor plates provided the impacts of a larger floorplate, such as reduction of sunlight, increase in shadow, transition, skyview and wind, can be sufficiently mitigated.

10.7.3 In order to achieve excellent sky view, light penetration and a predominant mid-rise character, a minimum separation distance of 40 metres between the tower component of tall buildings is required, or as determined by precinct planning. Additional separation distance will be encouraged to maximize skyview.

10.7.4 A To ensure space around taller heritage structures, a minimum separation distance of 40 metres is required between the tower component of tall buildings and the predominant face of heritage buildings/ structures, that rise above the height of a base building. A minimum separation distance less than 40 metres may be determined by precinct planning or a conservation strategy identified through a Heritage Impact Assessment to the satisfaction of the City.

Modify policy 10.10.2 as follows:

10.10.2 Buildings will be massed and sited ~~so as not to obstruct~~ allow for views to the Hearn chimney stack ~~or~~ and Canada Cement Company silos, as well as to maintain a high degree of visibility surrounding the Hearn chimney stack as viewed from the public promenade at the foot of Yonge and eastward to Sherbourne Common, subject to the completion of view studies.

Modify policy 10.10.3 as follows:

10.10.3. Considerations for the placement, height and location of mid-rise and tall buildings at precinct planning will include:

- a) Maintaining the visual prominence ~~and dominance~~ of heritage landmarks, and in particular the Hearn's chimney stack, by ensuring heights complement and **frame** ~~do not exceed the perceived height of the stack~~ **with sufficient sky view** as viewed from the public promenade at the foot of Yonge Street;

Add new policies 10.10.4 and 10.10.5 as follows:

10.10.4. In addition to identifying specific measures to mitigate noise and air quality impacts, precinct plans may also use development phasing to address land use compatibility between the Cement Terminal and sensitive land uses, public realm uses and open space uses.

10.10.5 For greater certainty, policy 10.10.4 above shall not have the intent or effect of removing, minimizing or contradicting the existing land use permissions approved for the Cement Terminal as set out in policy 4.2.2 or the land use compatibility policies of section 4.7.

Modify Appendix A – Views as follows:

Skyline Views

1. Port Lands Skyline

Views to the Port Land's skyline along the Central Waterfront promenade from the foot of Yonge Street to Sherbourne Common will create a symbolic connection between the city and the next area of waterfront revitalization. The City's image will be enriched by the expansion of its skyline in a way that varies dramatically from that of the Downtown Toronto.

The Port Land's skyline will be curated and sculpted to convey the identity of the evolving city district by preserving views to and showcasing the collection of prominent heritage structures and landmarks. These consist of the Commissioners chimneystack, the Hearn and its chimneystack, **and** the silos, ~~the Dominion Boxboards building, and any conserved attributes of Marine Terminal 35~~ as determined through a more detailed assessment. New development will be carefully sited and building heights controlled to ensure the landmarks remain ~~dominant~~ **prominent** within the evolving skyline, with generous skyview surrounding the Hearn's chimneystack.