

## CONFIDENTIAL APPENDIX A

### Port Lands Official Plan Modification - Phase 2 Hearing 309 Cherry Proposed Modifications

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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:

#### **Schedule C**

Port Lands Area Specific Policy

#### **Modify policy 3.1 as follows:**

- 3.1 Ensure land use across the Port Lands and associated development is diverse with ~~beautifully designed buildings, and, where appropriate, capable of adaptive reuse;~~ and exemplifies excellence in design and the use of materials;

#### **Further Modify policy 6.2.2 as follows:**

- 6.2.2 Ensuring transitions of new development adjacent to or in proximity to a heritage resource ~~through setbacks of buildings to heritage resources, generous setbacks 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 appropriate setbacks, setbacks and/or heights of new buildings;

Note: Some changes shown already contemplated in Manulife and Sprackman (Polson Quay) Proposed Modifications, additional changes shown in bold.

#### **Further 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 reinforcing termini of long views along key public streets and/or public parks and open spaces, all 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.

Note: Some changes shown already contemplated in Manulife and Sprackman (Polson Quay) Proposed Modifications, additional changes shown in bold.

**Further 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:

...

- c) Ensure the existing scale, character and attributes of the heritage resources and landmarks are not negatively impacted by development within the identified views corridors.

**Delete policy 6.3:**

~~6.3 Heritage Evaluation Reports to the City's satisfaction will be prepared prior to redevelopment or alteration of places and/or landscapes of cultural heritage value identified on Map 3D and 3E not currently listed on the City's Heritage Registrar or designated under the Ontario Heritage Act. The boundaries of the cultural heritage landscapes on Map 3D are general and solely based on the street network and/or existing property limits. They are not to be interpreted as the boundaries associated with the values and attributes of the landscapes; and~~

**Renumber subsequent policies accordingly.**

**Modify policy 7.5.1 b) as follows:**

7.5.1 Villiers Island:

- b) A minimum of two (2) licensed non-profit child care facilities with a minimum of 124 ~~62~~ total spaces provided each;

**Modify policy 8.3 as follows:**

8.3 Residential developments will provide:

8.3.1 10 per cent of the total residential units as three-bedrooms or larger ~~with a minimum unit size of 100 square metres;~~ and

8.3.2 15 percent of the total residential units built as two-bedroom units or larger, ~~with a minimum unit size of 87 square metres.~~

**Modify policy 8.12.3 as follows:**

8.12.3 Bedrooms with closets and access to natural light and where appropriate, windows, and preferably operable windows where this can be accommodated.

**Modify policy 10.4 c) as follows:**

- 10.4 Buildings, irrespective of use, need to leave a legacy and be capable of adaptive reuse. This will be achieved by:
- (...)
- c) Using robust and durable materiality for buildings that enables longevity of the buildings, to withstand deterioration and contribute to the sustainability of buildings. ~~Salvaged materials from demolition in new building construction,~~ **avoiding** the waste and pollution of new production, will also be encouraged. Development proposals, through the submission of a Sustainability Strategy, will be required to demonstrate how the building materiality supports longevity and sustainability objectives; and

**Further Modify policy 10.5 as follows:**

- 10.5 Activity at grade will be provided to enliven areas, and provide day-to-night vibrancy and eyes on the street. This is will be achieved by:
- b) Making ground-level facades of new buildings ~~as transparent~~ **as possible for retail, service and office uses and the activation uses specified in Policy 4.8.1 a), b), c) and d)** to allow for ~~a significant, inviting~~ two-way visual exchanges. In the Priority Retail Streets and Frontages and Secondary Retail Street areas, facades ~~should be approximately 70% transparent to shall maximize transparency along the horizontal plane at eye level to~~ permit a clear view inward from the street; and
- c) Providing a minimum ground floor height of 5 metres from floor to ceiling **in new buildings** on Priority Retail Streets and Frontages as shown on Map 3C and protecting for at-grade street- related retail and service uses on Secondary Retail Streets and Water's Edge Animation areas shown on Map 3C. To protect for retail in these areas:
- i. Floor to ceiling heights will be a minimum of 5 metres in height **in new buildings**; and
  - ii. Ground floors **in new buildings along key frontages identified on Map 3C** will be designed to ~~enable conversion to narrow frontage retail through~~ **accommodate retail and service uses, including potential future conversion to fine-grained retail,** by ensuring the ability for entrances at-grade, suitable layout with regularized column spacing or ability to subdivide a ground floor, suitable depth to accommodate retail and service uses and convenient access to loading and storage.

Note: Changes shown in grey previously endorsed as part of Pinewood Settlement.

**Modify policy 11.1 as follows:**

11.1 Development on land that is privately owned, as of the date of adoption of this Area Specific policy, will be encouraged to participate in the City’s Percent for Public Art Program. ~~Specifically, p-~~Public art contributions will be encouraged to be pooled toward a larger coordinated public program within publicly owned parks, open spaces and streets ~~given the significant public investment associated with these areas.~~

**Further Modify policy 12.2 as follows:**

12.2 All development on privately-owned land will be ~~be~~ incorporate passively designed ~~approaches~~ and meet the minimum requirements in the applicable Toronto Green Standards. Development on publicly-owned land, as of the date of the adoption of this Area Specific Policy, will be passively designed and be required to meet the Toronto Green Standards highest performance measures and include new and emerging approaches for advancing a progressive sustainability agenda and showcasing innovation.

Note: Change shown in grey previously endorsed as part of Pinewood Settlement.

**Modify policy 12.3 as follows:**

- 12.3. Passive design approaches and low-impact site design employed in a development will include:
  - 12.3.1. Providing an efficient building shape, scale and massing, location and orientation that balances daylighting and reducing ~~to both reduce incidences of heat loss and energy demand that minimizes shadowing on other buildings and ensures excellent sunlight conditions in the public realm and daylighting within interior spaces within a block in accordance with this Area Specific Policy;~~
  - 12.3.4. Utilizing advanced windows, ~~such as triple glazed windows~~ where possible with a demonstrated ability to minimize heat loss; and
  - 12.3.5. Retaining stormwater on site through naturalized, low impact approaches ~~both~~ at grade and on rooftops and to the extent possible in an urbanized context.

**Modify policy 12.5 as follows:**

12.5 Ensuring a high level of airtightness to minimize heat loss from air infiltration and minimizing incidences of thermal-bridging that create pathways for heat to move from the inside of a building to the outside. ~~Approaches could include continuous insulation, thermally broken balconies and careful window detailing.~~

**Modify policy 12.6 as follows:**

- 12.6. Where possible and in consideration of existing soil conditions, developments will use low impact development strategies permeable pavement on sidewalks, pedestrian walkways and other paved surfaces to reduce storm water runoff. The following will be incorporated into the design of streets where technically feasible:
- ...

**Modify policy 15.7 as follows:**

- 15.7 Plans of subdivision or rezoning applications for new and/or intensified land use permissions in Mixed-Use Residential or PIC Mixed-use districts will not be considered until:

- ...
- c) A Business and Implementation Plan(s), prepared by the City and/or its waterfront revitalization partner(s), has been adopted by City Council for publicly owned lands that outlines the funding mechanisms and timing for the provision of necessary infrastructure to support the proposed uses. For clarity, a City-initiated Business and Implementation Plan is not required for privately owned lands.

**Further Modify Appendix 1 – 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 as applicable. 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.

## Prominent and/or Heritage, Buildings, Structures and Landscapes

### A. Villiers Street and Essroc Silos

Views from the east and west along Villiers Street will be dominated by the dramatic scale and prominent location of the Essroc Silos at existing Cherry Street, and lined to the north by the historic Toronto Harbour Commissioners buildings. The Silos will be a distinctive centre piece for the street as it evolves into a pedestrian priority retail / recreation destination. Development will frame the view, ensuring that buildings are sited and oriented to maintain the prominence of the silos through setbacks and/or ~~generous~~ stepbacks.

### B. Commissioners Stack

The new east-west streets will also visually connect Villiers Island the McCleary District and **a portion of** the Turning Basin District. The three districts become linked to each other through their common experience of the view to the chimneystack **along a public street**. Protecting for an easterly extension of the east-west street through the Warehouse District through any redevelopment will enable this view to be extended to Leslie Street and span the entire Port Lands geography.

From:

- West - Promontory Park and **Centre Street**, the new central east-west street in Villiers Island (south side of the street); and
- East – New east-west street with the view protected for in any redevelopment in the Warehouse District.

### J. Old Cherry Street

The view looking south from Silo Square ~~down~~ **along** Old Cherry Street and its ensemble of heritage buildings – the Bank of Montreal, William McGill and Company, Toronto Hydro Substation and the Dominion Bank buildings – on the east side of the street. Development on the east side of the street will be massed and sited to preserve views of the buildings and complement their low-rise scale.

Note, some changes shown already contemplated in Manulife and Sprackman (Polson Quay) Proposed Modifications, additional changes shown in bold.