

Policy #	Original Policy	City Proposed Response Modification
SECTION 4: LAND USE AND DENSITY		
4.12	Maximum tall building heights as identified in this Plan may be exceeded where Policy 4.11 a) and c) are not triggered and the type and scale of the development proposal is contextually appropriate with the planned context.	<p><u>While Mmaximum tall building heights areas identified in this Plan, not all development Sites may be able to achieve the maximum tall building heights or experience the same levels of intensification. Lower tall building heights may be appropriate on all or a part of a development Site to ensure that the proposed development:</u></p> <p><u>a) conforms to the policies of the Official Plan and this Plan;</u> <u>b) does not may be exceed the matters ed where identified in Policy 4.11 a) and c);</u> <u>c) are not triggered and the is of a type and scale of the development proposal that is contextually appropriate with the planned context <u>and provides for a variation in building heights; and-</u></u> <u>d) achieves the built form and public realm policies of this Plan to create, improve and expand the network of parks, open spaces, streets and create a high-quality public realm and streetscapes to establish and support the vitality and quality of life in the Plan Area.</u></p>
4.13	Where the maximum gross site area and the net site area of a Site are the same or similar, and the maximum permitted building height is not achieved, the development on the Site may exceed the gross site area density of this Plan to achieve the maximum permitted height in this Plan provided that the type and scale of the development proposal is contextually appropriate with the planned context.	<p>Where the maximum gross site area and the net site area of a Site are the same or similar, and the maximum permitted building height is not achieved, the development on the Site may exceed the gross site area density of this Plan to achieve the maximum permitted height in this Plan provided that the type and scale of the development proposal is contextually appropriate with the planned context. Not applicable (subsequent policies to be renumbered)</p>
SECTION 7: BUILT FORM		
BUILT FORM BY CHARACTER AREA		
7.26	Development will provide a mix of building types, variation of building heights, and transition in scale across the Plan Area as shown on Map 45-13: Building Types and Heights in Character Areas, and will support the built form vision for the Character Areas outlined in Policies 7.27 to 7.33.	<p>Development will provide a mix of building types, variation of building heights, and transition in scale across the Plan Area, <u>generally</u> as shown on Map 45-13: Building Types and Heights in Character Areas, and will support the built form vision for the Character Areas outlined in Policies 7.27 to 7.33. <u>Building heights will be in accordance with the maximum building heights identified on Map 45-13: Building Types and Heights in Character Areas.</u></p>
7.27	<p>Development in the Golden Mile Commercial Gateway will:</p> <p>a) Accommodate the tallest building heights in the Plan, with a maximum height of 35 storeys;</p> <p>b) Consist of primarily tall buildings, with some mid-rise buildings at strategic locations, to provide built form variety along key public realm elements such as Eglinton Avenue East, Eglinton Square Park, East-West Street #2 north of Eglinton Avenue East, and the north south street connecting Eglinton Avenue East to the Craigton Court Tot Lot;</p> <p>c) Provide appropriate transition to Eglinton Square Park and open spaces including POPS at the ECLRT stop; and</p> <p>d) Provide buildings and landscape of the highest quality to support the area's role as the gateway to the broader Golden Mile area and Scarborough, with the greatest emphasis on the area surrounding the Eglinton Avenue East and Victoria Park intersection and along Eglinton Avenue East.</p>	<p>Development in the Golden Mile Commercial Gateway will:</p> <p>a) — Accommodate the tallest building heights in the Plan, with a maximum height of 35 storeys;</p> <p>ba) Consist of primarily tall buildings, <u>with maximum building heights in accordance with Map 45-13,</u> with some mid-rise buildings at strategic locations, to provide built form variety along key public realm elements such as Eglinton Avenue East, Eglinton Square Park, East-West Street #2 north of Eglinton Avenue East, and the north south street connecting Eglinton Avenue East to the Craigton Court Tot Lot;</p>

7.28	Development in the Mixed Use Transit Nodes will: a) Accommodate a mix of tall buildings and mid-rise buildings, with a maximum height of 30 storeys, generally located near the ECLRT stops; b) Provide appropriate transition to the parks and open spaces along Eglinton Avenue East, including the POPS at the ECLRT stops; and c) Provide buildings and landscape of the highest quality, with the greatest emphasis on Eglinton Avenue East, especially the areas surrounding the ECLRT stops and the parks, to support their roles as the focal points along Eglinton Avenue East.	Development in the Mixed Use Transit Nodes will: a) Accommodate a mix of tall buildings and mid-rise buildings, with a maximum building heights in accordance with Map 45-13 maximum height of 30 storeys , <u>with greater heights</u> generally located near the ECLRT stops;
7.29	Development in the East Park Mid-rise and Tall Building Community will: a) Accommodate a mix of tall and mid-rise buildings, with a maximum height of 30 storeys; b) Create an enhanced mid-rise character along a portion of Eglinton Avenue East frontage with a pronounced visual break in massing of permitted built form between the ECLRT Golden Mile and Birchmount stops, with measures such as providing a full block of mid-rise buildings along Eglinton Avenue East; c) Ensure that East Park will be surrounded by primarily mid-rise buildings and base buildings of tall buildings with significant tower setbacks from the park or the streets along the park; and d) Provide buildings and landscape of the highest quality, with the greatest emphasis on areas along Eglinton Avenue East and the north-south streets leading to the East Park, and the areas surrounding the East Park.	Development in the East Park Mid-rise and Tall Building Community will: a) Accommodate a mix of tall and mid-rise buildings, with maximum <u>building heights in accordance with Map 45-13</u> of 30 storeys ;
7.30	Development in the West Park and Meadoway Transition Area will: a) Accommodate mid-rise buildings and limited low-rise buildings, or a mix of tall buildings, mid-rise buildings, and limited low-rise buildings at appropriate locations, with a maximum height of 25 storeys; b) Provide appropriate transition in scale, height, density and built form to the existing and new parks and open spaces including The Meadoway, the Craigton Court Tot Lot, and the West Park; and c) Provide high quality buildings and landscape, with the greatest emphasis on the areas surrounding the West Park and along the East-West Street #2 north of Eglinton Avenue East.	Development in the West Park and Meadoway Transition Area will: a) Accommodate mid-rise buildings and limited low-rise buildings, or a mix of tall buildings, mid-rise buildings, and limited low-rise buildings at appropriate locations, with a maximum <u>building heights in accordance with Map 45-13</u> height of 25 storeys ;
7.31	Development in the O'Connor Transition Area will: a) Accommodate mid-rise buildings and limited low-rise buildings, or a mix of tall buildings, mid-rise buildings, and limited low-rise buildings at appropriate locations, with a maximum height of 30 storeys; b) Provide appropriate transition in scale, height, density and built form to the low-rise Neighbourhoods to the south; and	Development in the O'Connor Transition Area will: a) Accommodate mid-rise buildings and limited low-rise buildings, or a mix of tall buildings, mid-rise buildings, and limited low-rise buildings at appropriate locations, with a maximum <u>building heights in accordance with Map 45-13</u> of 30 storeys ;

	<p>c) Provide high quality buildings and landscape, with the greatest emphasis on the areas along the O'Connor Drive extension and the north south streets between Eglinton Avenue East and O'Connor Drive extension.</p>	
7.32	<p>Development in the Ashtonbee Transition Area will:</p> <p>a) Accommodate mid-rise buildings and limited low-rise buildings, or a mix of tall buildings, mid-rise buildings, and limited low-rise buildings at appropriate locations, with a maximum height of 25 storeys;</p> <p>b) Locate tall buildings strategically to provide transition in scale, height, density, and built form to East-West Street #2, Ashtonbee Road, new parks, as well as the existing parks and open spaces, including The Meadoway and the General and Core Employment Areas in the surrounding areas; and</p> <p>c) Provide high quality buildings and landscape, with the greatest emphasis on areas surrounding the parks, along East-West Street #2 north of Eglinton Avenue East, and around intersections of streets.</p>	<p>Development in the Ashtonbee Transition Area will:</p> <p>a) Accommodate mid-rise buildings, or a mix of tall buildings, mid-rise buildings, and/or limited low-rise buildings at appropriate locations, with a maximum <u>building heights in accordance with Map 45-13 of 25 storeys</u>;</p>
BUILT FORM BY STREET		
7.36	<p>Along East-West Street #2, development will promote a balanced mid-rise built form character by providing mid-rise buildings on both sides of the street, and:</p> <p>a) Tall buildings with a maximum height of 25 storeys will be permitted at appropriate locations, generally located away from the street with significant tower setbacks from the street lines; and</p> <p>b) Limited low-rise buildings will be permitted at appropriate locations.</p>	<p>a) Tall buildings with <u>appropriate heights</u> a maximum height of 25 storeys will be permitted at appropriate locations, generally located away from the street with <u>appropriate</u>significant tower setbacks from the street lines; and</p>
7.37	<p>In <i>Mixed Use Areas</i> along the potential O'Connor Drive extension, development will have a predominantly mid-rise and/or low-rise character to provide appropriate transition to the Neighbourhoods to the south, and will:</p> <p>a) Ensure that tall building towers along the street line on the north side of the O'Connor Drive extension will be setback a minimum of 30 metres from the street line; and</p> <p>b) Notwithstanding Policy 7.37 a) above, tall building towers with a maximum height of 20 storeys and a minimum 8-metre setback from the street line along the north side of the O'Connor Drive extension will be permitted at the following locations:</p> <p>i. At the north east corner of the O'Connor Drive extension and Victoria Park Avenue intersection; and</p> <p>ii. At the north east corner of the O'Connor Drive extension and Pharmacy Avenue intersection.</p>	<p>In <i>Mixed Use Areas</i> along the potential O'Connor Drive extension, development will have a predominantly mid-rise and/or low-rise character to provide appropriate transition to the Neighbourhoods to the south, and will:</p> <p>b) Notwithstanding Policy 7.37 a) above, tall building towers with a maximum height of <u>2520</u> storeys and a minimum 8-metre setback from the street line along the north side of the O'Connor Drive extension will be permitted at the following locations:</p> <p>i. At the north east corner of the O'Connor Drive extension and Victoria Park Avenue intersection; and</p> <p>ii. At the north east corner of the O'Connor Drive extension and Pharmacy Avenue intersection.</p>

REVISIONS TO MAPS		
		Please see the attached Maps for revisions.
		1. Map 45-13 revised maximum building heights and categories

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Golden Mile Secondary Plan

MAP 45-13 Building Types and Heights in Character Areas

- Secondary Plan Boundary
- Existing Street within the Secondary Plan Boundary to be Potentially Realigned/Reconfigured
- Transit Node
- Existing Park
- Primarily tall buildings with some mid-rise buildings (Max 48 storeys)
- Mix of tall buildings and mid-rise buildings (Max 48 storeys)
- Mix of tall buildings and mid-rise buildings (Max 45 storeys)
- Mix of tall buildings and mid-rise buildings (Max 31 storeys)
- Mix of tall buildings and mid-rise buildings (Max 25 storeys)
- Mid-rise buildings (5 - 11 storeys)

Not to Scale