

## CONFIDENTIAL APPENDIX B

### Port Lands Official Plan Modification - Phase 2 Hearing 309 Cherry Further 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 6.2.7 as follows:

6.2.7: Ensuring that the **low-rise** character **along** of the **Old** Cherry Street Cultural Corridor and the Keating Channel Public Promenade in Villiers Island is respected and complemented by **requiring any proposed new development above 3 storeys (approximately 12 metres) that fronts onto** on the east side of the existing Cherry Street **to be stepped back a minimum of 14 metres from the Old Cherry Street property line** and lining the Keating Channel Public Promenade.

#### Introduce a new policy 6.2.8 as follows:

**6.2.8 Ensuring that the character of the Keating Channel Public Promenade in Villiers Island is respected and complemented by maintaining the low-rise character in any proposed development lining the Keating Channel Public Promenade.**

#### Further 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 **new** 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 **frame the 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;~~

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- c) ~~Providing high standards for sun~~ **Adequately limiting shadows** on public streets, parks and open spaces;

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

**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:

10.7.5 The **tower component of the** tall building will be stepped back from the base building frontage by a minimum of:

- a) 10 metres adjacent to Villers Street in Villiers Island;
- b) 6 metres adjacent to Cherry Street (Old) and Centre Street in Villiers Island, and the new East-West street in the McCleary District; and
- c) at least 3 metres on all other public streets, or as determined through precinct planning to limit shadowing on key parks and open spaces and to minimize the perception of tall buildings at grade from the public realm.

**Balconies projecting into the** ~~All potentially enclosable or roofed space, such as balconies, must be clear of the stepback requirements~~ **required in c) above shall generally be limited to no more than 1.5 m, for no more than 40% of the façade.**

**Modify policy 10.8.2 by breaking into two policies as follows:**

10.8.2.1 **New B**buildings adjacent to the Keating Channel and on **fronting onto** the east side of **Old** Cherry Street (Old) will be ~~low-rise and complement~~ **consistent with** the **low-rise** scale of heritage resources, ~~and will not exceed a height of three storeys (approximately 11 metres). A five-storey (approximately 17 metres) building may be~~ **Taller portions of buildings of up to approximately 27 metres are** permitted on the west side of the re-aligned Cherry Street (New) adjacent to the Keating Channel provided **that they are stepped back a minimum of 14 metres from the Old Cherry Street property line** ~~the building does not significantly obscure the historic sites.~~ Buildings will be sited and articulated to reinforce and showcase the heritage resources of these areas.

10.8.2.2 Buildings adjacent to the Keating Channel will be low-rise and complement the scale of heritage resources, and will not exceed a height of three storeys (approximately 11 metres). A five-storey (approximately 17 metres) building may be permitted on the west side of the re-aligned Cherry Street (New) adjacent to the Keating Channel provided the building does not significantly obscure the historic silos. Buildings will be sited and articulated to reinforce and showcase the heritage resources of the area.

**Modify policy 10.8.3 as follows:**

- 10.8.3 Mid-rise buildings and base buildings of tall buildings will ensure an appropriate human-scale and will be designed to enable high standards of sunlight on public streets, solar gain, and daylighting within the interior of blocks. They will have a height no greater than:
- a) Ten storeys (approximately 32 metres) for mid-rise buildings and eight storeys (approximately 26 metres) for base with a tall buildings on the south side of Villiers Street;
  - b) Eight storeys (approximately 26 metres) on New Cherry Street (~~New~~), Munitions Street, Centre Street, Trinity Boulevard and Villiers Park Street; and
  - c) Seven storeys (approximately 23 metres) on Commissioners Street; and
  - d) Notwithstanding the above, if above grade parking is provided, an additional height of one storey (approximately 4 metres) is permitted above the height limits set out in subsections (a), (b) and (c), provided that the additional height is stepped back a minimum of 3 metres from the building face along the streets noted above.

**Delete policy 10.8.4 as follows:**

~~10.8.4 To achieve additional variation in built form, mid-rise building heights should be six storeys (approximately 18 metres) for portions of buildings flanking north-south local streets. Mid-rise buildings flanking north-south local streets will not exceed a height greater than a 1:1 ratio of building face to building face, except at the southern part of Cherry Street (Old) at Commissioners Street where a six storey (approximately 25 metres) commercial building is permitted.~~

**Renumber subsequent policies accordingly.**

**Modify policy 10.8.6 [will be 10.8.5] as follows:**

- 10.8.6~~5~~6 Tall buildings will ~~only~~ be located within the development blocks bounded by Centre Street to the south and Villiers Street to the north. Tall buildings located south of Centre Street are permitted if they are consistent with the policies of this Site and Area Specific Policy. Additional considerations for locating tall buildings include:
- a) Marking the New Cherry Street and Munitions Street gateways;
  - b) Staggering and sculpting tall buildings ~~within the tall building zone~~ to reduce the negative impacts of closely spaced tall buildings and the perception of tall buildings at grade, and to prevent the appearance of a wall of towers;
  - c) Marking Promontory Park and Villiers Park at either end of the Island;
  - d) Mitigating pedestrian wind impacts;
  - e) Providing a sensitive transition to heritage building;
  - f) Promoting ~~Ensuring~~ high standards of sunlight on east-west streets, the Keating Channel promenade, Promontory Park, Villiers Park and the river/Don Greenway;
  - g) Situating the tall buildings to maximize separation distance to the Cement Terminal on Polson Quay;
  - h) Responding to site specific considerations, including adaptive reuse of heritage buildings;
  - h) i) Situating the highest permitted tall buildings in areas closest to transit stops ~~within the tall building zone~~; and
  - i) j) Leveraging passive solar gain.

**Modify policy 10.8.7 [will be 10.8.6] as follows:**

- 10.8.7~~6~~6 A variety of tall building heights will be provided to punctuate the skyline ~~within the mid-teens (approximately 50 metres) low-twenties (20 to 23 storeys or approximately 62 metres to 71 metres) to mid-twenties (24 to 26 storeys or approximately 74 metres to 80 metres), or as determined to limit shadow impacts on parks and open spaces~~ in accordance with the policies of this Area Specific Policy.

**Modify policy 12.1 as follows:**

- 12.1. The objective for the Port Lands is for the area to be a net zero energy district. A net zero energy district is a district where no more energy is consumed than is supplied by non-fossil fuel sources. All development and public works will support this objective through the application of passive and low-impact site, building and street design. It is recognized that in addition to site specific approaches, District wide solutions will need to be employed to realize the net zero objective.

**Further modify policy 12.3 as follows:**

- 12.3. Passive design approaches and low-impact site design employed in a development will include:

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- 12.3.2. Incorporating ~~shading strategies or~~ design features to minimize thermal bridging and heat transfer through the façade, including attention applied to south and west façades to reduce solar heat gain in the summer and cooling loads;

**Further modify policy 14.6 as follows:**

- 14.6 Development will be required to:

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- 14.6.2. Provide and pay for local municipal servicing, utilities and streets on-site and associated low impact development green infrastructure in the abutting boulevard space, to service proposed redevelopments; and