

University of Toronto St. George Campus Secondary Plan – Official Plan Amendment Application – Final Report

Date: June 13, 2022
To: Toronto and East York Community Council
From: Director, Community Planning, Toronto and East York District
Ward: 11 - University-Rosedale

Planning Application Number: 16 221931 STE 20 OZ

SUMMARY

This report recommends the adoption of an Official Plan Amendment for a new University of Toronto St. George Campus Secondary Plan (the “Secondary Plan”) as well as implementing Urban Design Guidelines for the lands generally bounded by Bloor Street West to the north, Spadina Avenue to the west, College Street to the south and an irregular boundary generally running along Bay Street to the east. The Secondary Plan builds on the existing planning framework, including the Downtown Plan, to provide area-specific policies regarding the public realm, built form and land uses. The Official Plan Amendment also redesignates 2-20 Washington Avenue and 36-56 Harbord Street from Neighbourhoods to Institutional Areas.

The University of Toronto St. George Campus Secondary Plan Area (the “Area”) is an iconic place within Downtown Toronto. It forms a distinct part of the city as a result of its collection of cultural heritage resources, the expansive and connected public realm network and the concentration of some of the country’s foremost cultural, educational, research, medical and government institutions. As the Area continues to grow and evolve, the Secondary Plan directs that it must enhance its rich heritage character, contribute to and improve the public realm and distinctive pattern of landscaped open space, prioritize the movement of pedestrians and cyclists, and provide space to develop a sustainable, lively, inclusive and accessible campus environment that connects with the city beyond.

The recommended Secondary Plan and Urban Design Guidelines are the outcome of detailed analysis, public and stakeholder consultation, and staff input from various City Divisions. The Secondary Plan and Urban Design Guidelines are consistent with the Provincial Policy Statement (2020), conform with the Growth Plan for the Greater Golden Horseshoe (2020) and conform with the Official Plan.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council adopt the Official Plan Amendment, University of Toronto St. George Campus Secondary Plan, included as Attachment 7 to the report (June 13, 2022) from the Director, Community Planning, Toronto and East York District.
2. City Council adopt the University of Toronto St. George Campus Urban Design Guidelines, included as Attachment 8 to the report (June 13, 2022) from the Director, Community Planning, Toronto and East York District.
3. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment as may be required.
4. City Council authorize the City Solicitor and appropriate City staff to take such necessary steps, as required, to implement City Council's decision.
5. City Council direct the Chief Planner and Executive Director, City Planning, to use the Secondary Plan policies, together with the Urban Design Guidelines, to inform the evaluation of current and future development applications in the University of Toronto St. George Campus Secondary Plan Area.
6. City Council direct the Chief Planner and Executive Director, City Planning Division, and the Director, Urban Design, to develop and bring forward block-specific Urban Design Guidelines for the University of Toronto St. George Campus Secondary Plan Area, as required, for consideration by Council.
7. City Council direct the Senior Manager, Heritage Planning, to report to the Toronto Preservation Board and Toronto and East York Community Council on the possibility for inclusion on the City's Heritage Register of the potential cultural heritage resources identified in the University of Toronto St. George Campus Secondary Plan Area, included as Attachment 9 to the report (June 13, 2022) from the Director, Community Planning, Toronto and East York District.
8. City Council direct that Heritage Impact Assessments will be required for development applications that affect existing and potential cultural heritage resources identified in the University of Toronto St. George Campus Secondary Plan Area, included as Attachment 9 to the report (June 13, 2022) from the Director, Community Planning, Toronto and East York District.

EQUITY IMPACT STATEMENT

The Official Plan provides a vision for the City grounded in principles that assure a successful and healthy future. A founding principle of the Official Plan is that Toronto's future must be diverse, inclusive and equitable.

The City recognizes that housing is essential to the inherent dignity and wellbeing of people and to building sustainable and inclusive communities. The provision of safe,

adequate and affordable housing is an important determinant of physical and mental health, and a cornerstone of building inclusive and equitable communities. This is recognized in various plans, policies and guidelines, including the HousingTO 2020-2030 Action Plan, a blueprint for action across the full housing spectrum, and the approved Inclusionary Zoning policy framework that enables the provision of mixed-income housing by requiring certain new residential developments to include affordable housing units.

The spaces that make up the public realm support equity by setting the stage for social interaction and public life. The public realm must offer easy and equitable access to quality spaces for all Torontonians regardless of age, ability, gender, sexual orientation, income, race and ethno-cultural background. The public realm can tell the story of a place and has the potential to advance reconciliation by celebrating Indigenous cultures and histories, and supporting Indigenous cultural and ceremonial practices. Walkability, and access to parks, open spaces, recreation facilities and community are important contributors to physical and mental health. Through inclusion of green infrastructure, the public realm can support improved biodiversity, air quality, energy efficiency, stormwater management, enhanced water quality and reduced risks of climate change.

The City's Parkland Strategy is a 20-year plan that will guide long-term planning for new parks and expansion and improved access to existing parks to provide essential elements of health and well-being by connecting people to nature, building community, and opportunities for improving health. There is a need for improved and expanded parks and open spaces to address the physical and mental health, social, and ecological needs of a growing and changing community.

Policies addressing net zero emissions, climate adaptation and resilience will help prepare the city for the future. Development that is built to high standards and quality, with reduced energy, emissions and environmental impacts will result in a more affordable, resilient, sustainable and liveable city for all residents.

The recommended Secondary Plan and Urban Design Guidelines include policies and guidelines that, together with the larger applicable planning framework, will shape the development of the Area over the next 25 years. The vision is for a complete community that is resilient, sustainable and capable of adapting to climate change. It directs the provision of safe, accessible and comfortable streets, parks and open spaces that are designed for all users, it supports direction to provide a range of housing options, allows for a range of institutional development and supportive uses, including those that offer employment opportunities, and increases active mobility choices.

FINANCIAL IMPACT

The City Planning Division confirms that there are no immediate financial implications resulting from the recommendations included in the report in the current budget year. Much of the infrastructure required to support the growth anticipated in the Area will be reviewed in the context of the Council-approved Infrastructure Strategies developed for the Downtown through the TOCore planning initiative: Community Services and Facilities, Energy, Mobility, Water, and Parks and Public Realm. Parks and public realm improvements identified in the Area will be secured through the development application review process or prioritized against other City capital projects and operating impacts.

SITE AND SURROUNDING AREA

The Area is located in Downtown Toronto, south of Bloor Street West, east of Spadina Avenue, north of College Street and west of Bay Street. The boundary along Bay Street is irregular and generally follows the eastern limit of the federated colleges of Victoria University and St. Michael's College, and Provincial government lands west of Surrey Place and Dr. Emily Stowe Way.

The University of Toronto St. George Campus is the largest single entity in the boundary, with other institutions and privately-owned properties comprising the balance of the lands. The Area is approximately 108 hectares in size, with lands owned by the University of Toronto comprising approximately 79 hectares of the total area. The Area contains a concentration of important educational, cultural, research, medical and government institutions with associated supportive uses and housing.

The Area forms a distinct part of Toronto because of its concentration of cultural heritage resources and network of open spaces. Over 80 properties are either listed on the City of Toronto Heritage Register or designated under Part IV of the Ontario Heritage Act. Successive waves of growth and development have created areas of distinct character in the Area. In the 19th century with the establishment of the original low-scale King's College, followed by the expansion toward the Bloor Street West and College Street edges with low-scale buildings in the 1920s, the western expansion to Spadina Avenue with large modernist complexes and mid-scale and taller buildings in the 1960s, and more recent infill projects at a variety of scales, the Area has continued to evolve over time while maintaining a distinct and defining character.

The Area has a number of Colleges, which include education, administrative and student housing uses. Constituent Colleges include University, New, Innis and Woodsworth. Federated and Affiliated Colleges include Trinity, Victoria, St. Michael's and Massey. They maintain autonomy over their land and governance, while sharing academic research and teaching. Theological Colleges include Wycliffe, Knox and Regis as well as those located at Trinity, Victoria and St. Michael's. They also maintain autonomy while continuing their association with the University of Toronto.

A number of significant cultural institutions are located in the Area, including the Royal Ontario Museum, Gardiner Museum, Royal Conservatory of Music and Bata Shoe Museum, primarily concentrated along the Bloor Street West corridor. Queen's Park and the Legislative Building are located in the southeastern portion of the lands. The Centre for Addiction and Mental Health (CAMH) medical facility is located near the southwest corner of the lands. Low-rise houseform buildings interspersed with low-rise commercial and institutional uses are located at the northwest corner of the lands within the Huron-Sussex neighbourhood.

The Spadina, St. George, Museum and Queen's Park subway stations are located within or immediately adjacent to the Area and Bay Station is located just outside of the Area. College Street and Spadina Avenue include streetcar lines with multiple stops through the Area. Cycle tracks are provided along Bloor Street West, Harbord Street, Hoskin Avenue, Wellesley Street West and Queen's Park/Queen's Park Crescent East

and West through the Area. Bike lanes are provided along St. George Street and College Street.

Buildings and uses surrounding the Area include:

North: The north side of Bloor Street West contains a mix of commercial, institutional and residential uses in a variety of building types ranging from low-rise to tall buildings. North of Bloor Street West is the Annex, a predominantly low-rise residential neighbourhood with interspersed parks and open spaces and mid-rise and tall buildings. A number of properties to the north of the area are either listed on the City's Heritage Register or designated under the Ontario Heritage Act, including the East Annex, Madison Avenue and Yorkville-Hazelton Heritage Conservation Districts.

East: A mix of primarily mid-rise and tall residential, commercial and institutional buildings are located east of the Area around the Bay Street corridor. A number of properties to the east of the Area are either listed on the City's Heritage Register or designated under Part IV of the Ontario Heritage Act.

South: The south side of College Street contains a mix of commercial, institutional and residential uses in a variety of building types ranging from low-rise to tall buildings, with taller buildings concentrated around Bay Street and University Avenue. There is a concentration of hospitals and medical research facilities along both sides of University Avenue. The Kensington and Chinatown neighbourhoods are located farther south and are composed of predominantly low- and mid-rise residential buildings, with interspersed commercial and institutional uses that are concentrated along Spadina Avenue, Baldwin Street and McCaul Street. A number of properties to the south of the Area are either listed on the City's Heritage Register or designated under Part IV of the Ontario Heritage Act.

West: The west side of Spadina contains a mix of commercial, institutional and residential uses in a variety of building types ranging from low-rise to tall buildings. The Harbord Village neighbourhood is located west of Spadina Avenue and contains a mix of predominantly low-rise residential buildings with interspersed low-rise mixed-use commercial, institutional and residential buildings, concentrated mostly along Harbord Street, and parks and open spaces. A number of properties to the west of the Area are either listed on the City's Heritage Register or designated under the Ontario Heritage Act, including the Harbord Village Heritage Conservation District.

See Attachment 1 of this report for the location map.

DECISION HISTORY

A Status Report on the application was adopted by City Council on July 23, 2018, which provided an update on the evaluation process and emerging directions of the application, endorsing principles for the Area that have guided the development of the recommended Secondary Plan and Urban Design Guidelines, directing staff to complete an inventory of potential heritage properties in the Area, and requiring Heritage Impact Assessments for development applications that affected existing and potential heritage properties in the Area. The City Council Decision is available here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.TE34.88>.

A Preliminary Report on the application was adopted by Toronto and East York Community Council on January 17, 2017 authorizing staff to hold a community consultation meeting with an expanded notification area. The Toronto and East York Community Council Decision is available here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE21.29>.

APPLICATION BACKGROUND

In September 2016, the University of Toronto submitted an Official Plan Amendment application to establish a new University of Toronto St. George Campus Secondary Plan that would replace the existing University of Toronto Secondary Plan that has been in force since 1997. The intention of the Official Plan Amendment application was to update the planning framework for the Area to better facilitate and manage the ongoing evolution of the campus and surrounding lands.

Given the scope and breadth of the application, which would have to apply to all properties in the Area including those outside of University of Toronto ownership, and which would have to comprehensively address matters across the Area including heritage, public realm, built form and land use permissions, City staff have drafted a revised version of the University of Toronto St. George Campus Secondary Plan and Urban Design Guidelines, which are recommended for adoption by City Council.

Staff have approached the application review process and ultimately, drafting the Plan and Guidelines, in a manner that is closer in structure to that of a planning study rather than a standard development application review process. This has included ongoing City stakeholder meetings with staff representatives from relevant City Divisions and agencies. Staff have met with representatives from the University of Toronto and their consultants and with owners in the Area. Staff have also undertaken a more rigorous consultation process than would apply to a standard development application, which is outlined later in this report.

POLICY CONSIDERATIONS

Provincial Policy Statement and Provincial Plans

Provincial Policy Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

The Provincial Policy Statement (2020)

The Provincial Policy Statement (2020) (the "PPS") provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- the efficient use and management of land and infrastructure;
- ensuring the sufficient provision of housing to meet changing needs including affordable housing;
- ensuring opportunities for job creation;
- ensuring the appropriate transportation, water, sewer and other infrastructure is available to accommodate current and future needs; and
- protecting people, property and community resources by directing development away from natural or human-made hazards.

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the [Planning Act](#) and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.6 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan (2020)") came into effect on August 28, 2020. This was an amendment to the Growth Plan for the Greater Golden Horseshoe, 2019. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan (2020) establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the Planning Act.

Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;

- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space, and better connected transit to where people live and work;
- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

The Growth Plan (2020), builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2020) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan (2020). Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan (2020).

Planning for Major Transit Station Areas

The Growth Plan contains policies pertaining to population and employment densities that should be planned for in major transit station areas (MTSAs) along priority transit corridors or subway lines. MTSAs are generally defined as the area within an approximately 500 to 800 metre radius of a transit station, representing about a 10-minute walk. The Growth Plan requires that, at the time of the next MCR, the City update its Official Plan to delineate MTSA boundaries and demonstrate how the MTSAs plan for the prescribed densities.

The Minister of Municipal Affairs and Housing is the approval authority for MTSAs and PMTSAs. At its meeting on February 2, 2022, City Council adopted Official Plan Amendment 524 for PMTSAs Downtown, which is currently under Ministerial review. The City will be able to implement inclusionary zoning upon the Minister's approval of each PMTSA after September 18, 2022, the date by which the City's inclusionary zoning framework becomes operative. City Council's decision is available here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.PH30.3>

At its meeting on November 9, 2021, City Council adopted Inclusionary Zoning Official Plan Amendment and Draft Implementation Guidelines. This included the adoption of Inclusionary Zoning Official Plan policies, Zoning By-law provisions and draft implementation Guidelines for consultation. Inclusionary Zoning is permitted by the Province within Protected Major Transit Station Areas (PMTSAs). The Inclusionary Zoning framework is now in effect. The Decision History can be found at the following link: <https://www.toronto.ca/legdocs/mmis/2021/ph/bgrd/backgroundfile-172118.pdf>

Toronto Official Plan Policies and Planning Studies

The City of Toronto Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from The Planning Act of Ontario. The PPS recognizes the Official Plan as the most important document for its implementation. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application. The University of Toronto St. George Campus is subject to the policies of the Official Plan and the new Secondary Plan will work harmoniously with the Official Plan's policy direction.

Toronto Official Plan policies may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

Chapter 2 - Shaping the City

The Official Plan growth management strategy guides reurbanization and directs job and population growth to certain areas shown on Map 2 of the Official Plan. The Secondary Plan Area is located in the Downtown and Central Waterfront on Map 2. The Official Plan states that Downtown will continue to evolve as a healthy and attractive place to live and work as new development that supports the reurbanization strategy and the goals for Downtown is attracted to the area.

Chapter 3 - Building a Successful City

The Public Realm policies of the Official Plan recognize that all public and private spaces to which the public has access play an essential role in supporting overall quality of life, are a fundamental organizing element of the city and its neighbourhoods, and are a key shared asset that draws people together and creates strong social bonds. These policies aim to ensure that development will enhance and extend a high quality public realm and support the creation of complete communities, and that elements of the public realm will be designed together to form a well-connected, walkable, attractive, safe, functional and accessible network.

The Built Form policies of the Official Plan state that development will be located, organized and massed to fit harmoniously with the existing and planned context, and to frame and support adjacent streets, lanes, parks and open spaces. Development will limit its impacts on neighbouring properties and the public realm by respecting street proportions, creating appropriate transitions in scale, providing for adequate light and privacy, minimizing impacts of servicing and vehicular access, and limiting shadow and wind impacts.

The Official Plan provides the policy framework for heritage conservation in the City. It identifies cultural heritage as an important component of sustainable development and placemaking whose preservation is essential to the character of our City. It also identifies heritage preservation as an important contributor to other social, cultural, economic and environmental goals of the City. Policies direct that potential and existing properties of cultural heritage value or interest will be identified and included in area planning studies and plans with recommendations for further study, evaluation and conservation.

The Official Plan contains policies to preserve, frame and improve views of prominent natural or human-made features, including heritage properties. Maps 7a and 7b in the Official Plan identify these protected views, including the following views within the Area:

- Queen's Park Legislative Building is the subject of a Site and Area Specific Policy described later in this report;
- Views to Knox College at 1 Spadina Crescent from the northeast and northwest corners of College Street and Spadina Avenue will include the prevention of any further intrusion into the silhouette view against the sky above the spires and the east and west wing ridgeline of Knox College; and
- University College includes the full view of the south facing façade and tower of the building as viewed from both the northwest and northeast corners of Kings College Road at College Street.

The Official Plan includes housing policies that highlight the need for a full range of housing opportunities to meet the current and future needs of all residents and contribute to diverse, inclusive and liveable communities. The policies include encouraging the provision of ownership and rental housing, affordable and mid-range housing, shared and/or congregate-living housing arrangements, housing that meets the needs of people with physical disabilities and housing that makes more efficient use of the existing housing stock.

Chapter 4 - Land Use Designations

The majority of the lands in the Area are designated Institutional Areas in the Official Plan. Institutional Areas are made up of major educational, health and governmental uses with their ancillary uses, cultural, parks and recreational, religious, commercial and institutional residence facilities, and utility uses.

The lands located at the edges of the Area along Spadina Avenue between Bloor Street West and Glen Morris Street, at the northeast corner of Spadina Avenue and College Street, along Bloor Street West from Spadina Avenue to just east of Bedford Road, and at the southeast corner of the Area along College Street from east of the open space at University Avenue to Dr. Emily Stowe Way are designated Mixed Use Areas in the Official Plan. This designation provides for a broad range of commercial, residential and institutional uses, in single use or mixed use buildings, as well as parks and open spaces and utilities.

Lands generally located in the core of the Huron-Sussex Character Area are designated Neighbourhoods in the Official Plan. Neighbourhoods are considered physically stable areas made up of residential uses in lower scale buildings, as well as parks, low-scale local institutions, home occupations, cultural and recreational facilities and limited small-scale retail, service and office uses.

Huron-Washington Parkette, Queen's Park (other than the Legislative Building), Clover Hill Park and the open spaces located on the north side of College Street on both sides of University Avenue are designated Parks and Open Space Areas. Development is generally prohibited in Parks and Open Space Areas except for recreational and cultural

facilities, conservation projects, cemetery facilities, public transit and essential public works and utilities where supported by appropriate assessment.

See Attachment 2 of this report for the land use map.

The Downtown Plan

City Council adopted Official Plan Amendment 406 ("OPA 406" or the "Downtown Plan") on May 22, 2018. OPA 406 included amendments to the Downtown section and Map 6 of the Official Plan and brought forward a new Secondary Plan for the entire Downtown area. The Ministry of Municipal Affairs and Housing approved OPA 406 with modifications on June 5, 2019.

The Plan – in conjunction with the associated infrastructure strategies that address water, energy, mobility, parks and public realm, and community services and facilities – provides a comprehensive and integrated policy framework to shape growth in Toronto's fast-growing Downtown over the next 25 years. It provides the City with a blueprint to align growth management with the provision of infrastructure, sustain liveability, achieve complete communities and ensure there is space for the economy to grow. The Plan area is generally bounded by Lake Ontario to the south, Bathurst Street to the west, the mid-town rail corridor and Rosedale Valley Road to the north and the Don River to the east.

The Downtown Plan will continue to apply to the Area. Key components of the Downtown Plan that apply to the Area are highlighted below.

- Lands along portions of the northern and eastern boundaries of the Area are within the Bloor-Bay Office Corridor which is intended to ensure development results in no net loss of non-residential gross floor area and will be encouraged to provide a net gain of gross floor area for office uses.
- Lands in the southern portion of the Area are included in the Health Sciences District. Opportunities to increase non-residential uses within the Health Sciences District are to be protected to support institutional growth and development will replace existing institutional and non-residential gross floor area either on-site or off-site.
- Policies generally discourage redesignation of Institutional Areas or the introduction of a use that is not otherwise allowed in the Institutional Areas designation to safeguard the future of institutional uses and ensure the protection of Institutional Areas. They also prioritize lands that are owned or operated by an institution within or adjacent to a campus for institutional uses to support the growth of health, educational and/or government institutional campuses, and encourage institutional uses within mixed-use developments located in close proximity to post-secondary campuses.
- The Mixed Use Areas designated lands at the southeast corner of the Area along College Street are designated Mixed Use Areas 1 in the Downtown Plan, which is intended to include a diverse range of building typologies, including tall

buildings, with height, scale and massing, dependent on the site characteristics and supportive of intensification suitable for a downtown growth area.

- The Mixed Use Areas designated lands along Bloor Street West and Spadina Avenue are designated Mixed Use Areas 2 in the Downtown Plan, which is intended to include building typologies that respond to their site context, including mid-rise and some tall buildings.
- The Mixed Use Areas designated lands at the southwest corner of the Area are designated Mixed Use Areas 3 in the Downtown Plan, which will include mid-rise buildings, with some low-rise and tall buildings permitted based on compatibility.
- The segment of Bloor Street West through the Area is identified as a Priority Retail Street and Cultural Corridor.
- Bloor Street West, College Street, Spadina Avenue, and Queen's Park/Queen's Park Crescent East and West in the Area are identified as Great Streets, which are to be prioritized for public realm improvements due to their location, scale and historic role in the city, existing civic significance and their potential contribution to the public realm network.
- The area generally east of Queen's Park Crescent West is within the Queen's Park Precinct, which comprises a collection of civic buildings and parks, public spaces and streets of provincial and city-wide importance.
- Queen's Park and the open spaces around the Legislative Building are identified as a Sun Protected Park, which requires that development adequately limit net-new shadow as measured from March 21st to September 21st from 10:18 a.m. to 4:18 p.m.

The Downtown Plan may be found here:

<https://www.toronto.ca/legdocs/mmis/2019/cc/bgrd/backgroundfile-135953.pdf>

Official Plan Amendment 352 - Downtown Tall Building Setback Area

On October 5-7, 2016, City Council adopted OPA 352 – Downtown Tall Building Setback Area. The purpose of OPA 352 is to establish the policy context for tall building setbacks and separation distances between tower portions of tall buildings Downtown. At the same meeting, City Council adopted area-specific Zoning By-laws 1106-2016 and 1107-2016, which provide the detailed performance standards for portions of buildings above 24 metres in height. OPA 352 and Zoning By-laws 1106-2016 and 1107-2016 were appealed to the Ontario Land Tribunal (OLT) following City Council's adoption of the planning instruments.

On November 25, 2020 and February 2, 2021, City Council approved modifications to OPA 352 and the Zoning By-laws with the intention of resolving the appeals. On May 28, 2021, the OLT partially approved modifications to OPA 352 and the Zoning By-laws. OPA 352 and Zoning By-laws 1106-2016 and 1107-2016 are generally in-force for this Area.

University of Toronto Secondary Plan (1997)

The lands are subject to the existing University of Toronto Secondary Plan, which was adopted in 1997 under the former City of Toronto Official Plan and was brought forward into the current Official Plan. The objectives for the University of Toronto Secondary Plan Area are to:

- Recognize and protect the Area primarily as an Institutional District;
- Provide planning regulations that give the institutions flexibility to adjust to changing program, technological and funding constraints; and
- Preserve, protect and enhance the unique built form, heritage and landscape character of the Area.

The University of Toronto Secondary Plan identifies 29 sites across the area with development potential. The Plan also contains seven Site and Area Specific Policies that outline the land uses and built form permitted on particular sites, and maps that show site specific development envelopes for individual properties across the campus.

The University of Toronto Secondary Plan can be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

The recommended Secondary Plan would replace this existing University of Toronto Secondary Plan.

Site and Area Specific Policy 334

The lands along both sides of Bloor Street West between Avenue Road and Bathurst Street are subject to Site and Area Specific Policy 334, which provides general direction for development along this segment of the corridor and outlines streetscaping initiatives. It requires new development to respond to the function and character of these unique areas with built form that generally provides for a transition in height, density and scale from higher buildings in the east to the low-rise character in the west, with nodes of development concentrated at key intersections adjacent to transit hubs. Development will respect, protect and enhance significant views of key civic and/or historic buildings. Existing and new uses that support and expand the vitality of cultural activity in the Bloor corridor will be encouraged.

Site and Area Specific Policy 398 - Ontario Legislative Assembly Building View Corridor

Lands to the north of the Legislative Building are subject to Site and Area Specific Policy 398, which requires that no structure shall be permitted to be erected:

- that can be seen above any part of the silhouette of the Ontario Legislative Assembly Building (including the domed Centre Block and both the ridgeline of the East Block Connector and the ridgeline of the West Block Connector) when viewed, by eyes at a height of 1.75 metres above grade, from the east/west sidewalk located on the north side of College Street at any point between the

north/south sidewalk on the west side of University Avenue and the north/south sidewalk on the east side of University Avenue; or

- that can be seen above the silhouette of the domed Centre Block of the Ontario Legislative Assembly Building when viewed, by eyes at a height of 1.75 metres above grade, from the east/west sidewalk located on the north side of Queen Street West at any point between the north/south sidewalk on the west side of University Avenue and the north/south sidewalk on the east side of University Avenue.

Site and Area Specific Policy 533

Site and Area Specific Policy 533 guides development on both sides of College Street between the west side of McCaul Street and the east side of Bathurst Street, as well as properties north of College Street fronting onto Spadina Avenue up to Spadina Crescent. The policies are intended to guide both the form and location of appropriate development and intensification within the area. New development will maintain the diversity, vibrancy and rich character of College Street and have a harmonious relationship with the surrounding residential areas. The policies also provide direction for development that supports an improved public realm, prioritizes the addition of new parkland and encourages privately-owned, publicly-accessible spaces in the area.

Site and Area Specific Policy 546

Site and Area Specific Policy 546 permits laneway suites in Neighbourhoods across the City. Laneway suites are self-contained residential units located in their own building, often in the back yard, on a lot adjacent to a public laneway. Laneway suites provide an additional form of low-rise housing within the City's neighbourhoods and are part of complete communities. They provide more opportunities for people to live close to where they work, shop, and play and can help make the city's urban lanes more green, liveable, and safe. Laneway suites contribute to increasing the supply of rental housing and provide additional housing options for a variety of household configurations, and people in different stages of life.

Site and Area Specific Policy 382 - North Downtown Yonge

In November 2013, City Council adopted the North Downtown Yonge Site and Area Specific Policy 382, which includes Clover Hill Park along the eastern boundary of the Area. Parts of the Site and Area Specific Policy were approved by the OLT in a Phase I hearing and are in force, including the majority of the Bay Street Character Area policies and the area-wide policies that apply within the Secondary Plan Area, with the remainder of the policies still under appeal and to be addressed through a Phase II hearing, which is not yet scheduled.

Official Plan Amendment 583 - Environment and Climate Change Official Plan Policy Updates

On May 31, 2022, the Planning and Housing Committee adopted Official Plan Amendment 583 (OPA 583) which includes updated Official Plan policies related to the environment and climate change. OPA 583 is a component of the City's Growth Plan conformity exercise and the Municipal Comprehensive Review (MCR). These Official

Plan updates continue Toronto's strong legacy of bringing forward leading-edge policies that protect the natural environment, support and enhance biodiversity, and address climate change. It will be considered by City Council on June 15, 2022. The decision and report are available at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.PH34.1>

Expanding Housing Options in Neighbourhoods: Multiplex Study

At its meeting on November 25, 2021, Planning and Housing Committee approved for consultation Expanding Housing Options in Neighbourhoods: Multiplex Study - Interim Report. This study explored expanding Multiplex housing permissions related to a number of City and Provincial policy objectives to provide a full range of housing options to Torontonians, in a form that makes efficient use of land, infrastructure, and existing services. The outcome of this report is to undertake technical review, further research and consultation. The Decision History is available at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.PH29.9>

Zoning By-laws

The existing zoning provisions for the Area implement the policies of the existing University of Toronto Secondary Plan from 1997. The University has an area-specific zoning exception (12(2)310) in former City of Toronto Zoning By-law 438-86, which establishes built form envelopes for those sites identified as having development potential.

The majority of the lands are zoned for Institutional uses (Q Zone) in former City of Toronto Zoning By-law 438-86, as amended. The Q zone corresponds approximately to those lands designated Institutional Areas in the Official Plan. This zoning category permits a range of institutional uses, such as university, educational, hospital and government uses.

The Neighbourhoods designated lands in the Official Plan are zoned R3 in former City of Toronto Zoning By-law 438-86, as amended, which permits a range of residential building types including apartments, row houses, semi-detached and detached dwellings and limited ancillary non-residential uses including childcare facilities and community centres, other than the lands north of the houses on the north side of Washington Avenue, which are within the Q zone.

The Mixed Use Areas designated lands in the Official Plan are generally zoned Commercial Residential (CR Zone) in former City of Toronto Zoning By-law 438-86, as amended. This zoning category permits a range of commercial, residential and institutional uses.

Clover Hill Park, Queen's Park and the open spaces located on the north side of College Street on both sides of University Avenue are zoned Parks (G Zone) and some of the open spaces on the campus including the Front and Back Campus areas, Philosopher's Walk, the Victoria College and St. Michael's Campus open spaces are zoned University Open Space (UOS Zone) in former City of Toronto Zoning By-law 438-86, as amended. Both zoning categories permit parks and open space uses.

The Area is excluded from City of Toronto Zoning By-law 569-2013.

See Attachments 3-6 of this report for the zoning maps.

Design Guidelines

Policy 5.2.5.6 of the Growth Plan indicates supporting documents, such as design guidelines, will direct the development of a high quality public realm and compact built form in achieving minimum intensification and density targets of the Plan. Official Plan Policy 5.3.2.1 states that guidelines will be adopted to advance the vision, objectives and policies of the Plan. Urban design guidelines are intended to provide a more detailed framework for built form and public improvements.

The City's Design Guidelines may be found here:

<https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/design-guidelines/>

University of Toronto (Main Campus) Urban Design Guidelines

The University of Toronto (Main Campus) Urban Design Guidelines are intended to be read in conjunction with the policies of the Official Plan and the University of Toronto Secondary Plan. The guidelines may be found here:

<https://www.toronto.ca/wp-content/uploads/2017/08/8f36-Toronto-Urban-Design-Guidelines-University-of-Toronto-Main-Campus.pdf>.

The recommended Urban Design Guidelines would replace the existing University of Toronto (Main Campus) Urban Design Guidelines.

PUBLIC ENGAGEMENT

In addition to the consultation process led by the University of Toronto prior to submission of their application, City Planning staff led an extensive consultation and public engagement process, which has informed the development of the Secondary Plan and Urban Design Guidelines.

Application Website

A webpage was established on the City's website to keep the community informed about progress on the application, consultation meeting events, revisions to the application material, contact information and related initiatives. The University of Toronto St. George Campus Secondary Plan page is available at:

www.toronto.ca/planning/UofTSecondaryPlan.

Community Consultations

Community consultation meetings in varying styles, structures and locations have been employed in an attempt to broaden participation in the process and, ultimately, input into the Secondary Plan and Urban Design Guidelines. This was particularly important given

the Area's level of significance, which extends beyond the immediate St. George Campus to include a broader city-wide scale.

Six community consultation meetings were held to confirm existing conditions, explore issues and contribute to draft policy directions and design guidelines. In total, approximately 500 people were engaged through these consultation activities.

An open house meeting was held in March 2017 to gather feedback across the scope of work regarding concerns and priorities for local stakeholders. Two workshop meetings were held in May and June 2017 focusing on heritage, public realm, transportation and built form matters. An open house meeting was held with students in February 2018 to discuss the policy context, develop priorities for the Area, identify those elements of the Area that are of value and discuss how the Area should evolve over time. An open house meeting was held in April 2018 to present and discuss proposed revisions, provide an update on staff priorities for the Area taking into account all of the information gathered over the course of the review process, and to receive input from the community. A virtual consultation meeting was held on May 19, 2022 to discuss further revised versions of the Secondary Plan and Urban Design Guidelines, gather feedback to confirm directions and inform further minor revisions to the policies and guidelines.

Campus Events

City Planning staff have hosted two events in the Area, with staff available in student gathering areas to discuss the development of an updated planning framework for the Area with students, faculty, staff and others at the campus.

City Planning staff provided a guest lecture for the University's graduate Municipal Planning Law class about developing a new Secondary Plan for the Area, which included a walking tour and discussion.

City Planning staff hosted a walking tour with public health representatives to discuss directions for the updated planning framework for the Area.

Community Liaison Committee and Huron-Sussex Working Group

The Secondary Plan and Urban Design Guidelines have been discussed at numerous meetings with the Community Liaison Committee, which is composed of the Ward Councillor, representatives of the University of Toronto, surrounding residents' associations, the student unions, the federated Colleges, the Royal Conservatory of Music, the Royal Ontario Museum and City Planning staff.

Portions of the Secondary Plan and Urban Design Guidelines relevant to the Huron-Sussex neighbourhood have also been discussed at Huron-Sussex Working Group meetings. This group includes representatives of the University, members of the Huron-Sussex Residents' Organization, the Ward Councillor and City Planning staff.

Planning Review Panel

The Secondary Plan and Urban Design Guidelines were discussed by the Planning Review Panel, which is a city-wide resident advisory group whose volunteer members are intended to broadly reflect Toronto's diverse population and provide input into the planning process. Panelists were asked to consider the Area and identify the unique features and character of the area that should be protected and enhanced over time through an updated Secondary Plan, the features needed to prioritize active transportation modes, the value and need to maintain the institutional uses in the area, and where and how development should be directed in the area.

Stakeholder Meetings

Many smaller, more focused meetings have been held with students, student union representatives, residents, residents' association representatives, owners, representatives of the various institutions including the Colleges, Legislative Assembly of Ontario and Province of Ontario, businesses and organizations, and other stakeholders in the Area throughout the process. These have included individual and group meetings on campus and at city hall, and walking tours across the Area.

Ongoing Input

A range of development applications in the Area have been reviewed by staff since the initial submission of the application to create a new Secondary Plan for the Area from the University of Toronto. Through the review processes for the applications, issues have been raised and feedback has been provided that have informed the development of the updated policies and guidelines.

Numerous comments have also been provided in writing, over the phone and via the City's webpage about the direction and priorities for the Secondary Plan and Urban Design Guidelines throughout the process.

Summary of Feedback

The following section provides a summary of the feedback provided.

Institutional Land Uses

A strong desire was expressed to see the Area protected for institutional uses, with an ancillary mix of additional uses permitted to provide amenities that support the functioning of the University and other institutions in the Area.

Secondary Plan Area Boundaries

Concerns were expressed about institutions in the Area expanding into the surrounding communities, particularly to the south and west, through purchasing properties and constructing new facilities.

Active Transportation

Strong support was expressed for prioritizing walking and cycling in the Area. Many felt that while the Area is comparatively easy to traverse overall, the streets do not equitably meet the needs of pedestrians and cyclists, with a disproportionate amount of public

space devoted to vehicle movement. There was a strong desire to improve streets and laneways and create new mid-block connections in the Area. General support was expressed to implement shared streets in the Area, with greater space devoted to pedestrians and cyclists using a range of designs for different streets.

Many responses emphasized consideration of the experience of moving through the Area beyond just providing mobility options and the connections themselves. The quality, comfort, safety and accessibility of moving through the Area matters in addition to the provision of necessary infrastructure.

Queen's Park Crescent was identified as the most significant barrier for pedestrians and cyclists in the Area. Enhanced connections across the street to adjacent open spaces and destinations, and opportunities to provide additional parkland and other open spaces was supported.

Strong support was provided for removing surface parking in the Area and moving any necessary parking underground. Support was also expressed for largely eliminating on-street parking in order to improve the pedestrian and cycling experience and for treating the streets as public space and potential gathering places.

Some concern was expressed about the need to balance the desire to eliminate or restrict vehicle movement across the Area with potential spillover effects in the surrounding areas, as drivers may choose to use and park on neighbouring streets.

Parks and Open Spaces

The provision of open space across the Area in a variety of forms was identified as being important and a key component of the character of the Area. Major open spaces like Queen's Park, Philosopher's Walk and Front Campus were consistently identified as having great value. However, many smaller, intimate open spaces like courtyards, plazas and setback areas along streets were also recognized as being important. These open spaces were identified as being essential to health and wellbeing, and should be protected for the long-term.

The overall network of open spaces and the connections between them were also identified as major assets of the Area. While certain individual spaces matter, connections between those spaces and the overall network and feeling of the Area are of great importance.

Landscape and Heritage Character

The Secondary Plan should recognize the importance of the network of open spaces of varying sizes and uses and the collection of heritage buildings in the Area, and should emphasize the connection between the landscape and the buildings. Buildings can enhance open spaces and contribute to the quality of those spaces and vice versa. The overall composition of buildings and landscaped open space was identified as having great value and contributing to the character of the Area.

Strong support was expressed for the Secondary Plan and Urban Design Guidelines to protect the character of open space and heritage buildings, which is vital to the identity of the area.

Climate Change Resiliency and Greening Opportunities

Strong support was expressed to include ambitious goals around climate change resiliency and adaptation, sensitivity to the ecological function of open space and the larger public realm, and around opportunities to incorporate green infrastructure, and to protect and grow the tree canopy.

Development

New development should generally be directed to the edges of the Area, and to College Street, Spadina Avenue and Bloor Street West in particular, with consideration for the context, including existing and potential heritage resources, impacts on open spaces and other factors that would limit the potential scale of development in these areas. Additionally, in terms of broader areas in need of improvement and where new development should be directed, the West Campus Character Area was clearly identified as a primary location and Huron Street south of Harbord Street in particular was identified as providing the greatest opportunity for change in the West Campus.

While the perimeters of the area were identified as being most appropriate for new development generally, transition to the edges of the area was identified as a concern as well. Consideration of how new development will meet the edges of the Secondary Plan Area and interface with the surrounding streets and neighbourhoods was of concern.

General concern was expressed about achieving an appropriate balance between flexibility for institutional development and certainty around managing the impacts from development and enhancing the existing character. General concern was expressed about the potential scale of development and locations for towers in particular. Preference was expressed to have new development generally be of a low- to mid-scale, with limited opportunities for towers in the Area. Stronger direction about the type and scale of potential development across the Area and limiting the impacts from development was sought.

Particular sensitivity about potential development scale and intensity was expressed about the area surrounding Queen's Park extending from Bloor Street West to College Street, around Front Campus and King's College Road, and around the Huron-Sussex neighbourhood. St. George Street as a spine and transition area between the more intense western and less intense eastern parts of the Area and the desire to reference and reinforce the existing scale of the street was identified as important to retain and highlight.

Equity Impact

A desire was expressed to ensure equity-deserving groups, Indigenous peoples and vulnerable residents of Toronto are considered in the planning framework. Feedback was provided about the ongoing need to consult with Indigenous communities in all aspects of Citywide application review processes, integrating more direct language surrounding Indigenous communities and responding to the City's Reconciliation Action Plan.

Staff considered all feedback gathered through consultation events, stakeholder meetings and correspondence in developing the Secondary Plan policies and Urban Design Guidelines.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have had an opportunity to view the oral submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

COMMENTS

This section outlines the recommended Secondary Plan and Urban Design Guidelines. These have been prepared with due consideration of Provincial and municipal policy considerations and are consistent with the PPS and conform to the Growth Plan.

This section is organized as follows:

1. Overview and Objectives
2. Boundaries
3. Land Use
4. Public Realm
5. Heritage
6. Built Form
7. Building Typologies
8. Character Areas
9. Community Services and Facilities
10. Housing

1. Overview and Objectives

The Secondary Plan is intended to act as an area-specific policy framework for this district within the Downtown. Therefore, the development of the recommended Secondary Plan included a review of existing policies of the Official Plan, the Downtown Plan and applicable Site and Area Specific Policies to seek alignment, avoid duplication and apply an area-specific lens to the Area. The policies in the Secondary Plan must continue to be read together with the policies of the Official Plan, the Downtown Plan and applicable Site and Area Specific Policies.

As an area where growth and new investment are anticipated and encouraged, the recommended Secondary Plan directs development in the Area to occur through a mix of institutional uses and building types that are designed to be compatible with their existing and planned context, respect and enhance the character-defining elements of the Area, conserve cultural heritage resources, and improve and expand the public realm.

Specifically, as the Area continues to grow and evolve, the recommended Secondary Plan seeks to:

- protect and strengthen the Area’s role as a city-wide and regionally important institutional district that serves as a place for teaching, research, innovation and employment in Toronto and Downtown in particular;
- provide flexibility for the Area institutions to grow and adapt to changing economic, technological and programmatic contexts;
- conserve and complement cultural heritage resources and strengthen the unique landscape qualities of the Area;
- enhance, expand and connect the public realm network;
- manage change through balanced intensification that directs growth toward areas most appropriate for change with a built form that is compatible with the existing and planned context, and contributes to a vibrant, safe and accessible public realm;
- prioritize the safety, accessibility, comfort and experience of pedestrians and cyclists relative to other transportation modes; and
- demonstrate leadership in climate change resilience and adaptation by integrating zero emissions buildings, district energy, green infrastructure and sustainable design in building retrofits, new buildings and the public realm, and creating and enhancing biodiversity.

2. Boundaries

The boundaries of the recommended Secondary Plan are generally consistent with the boundaries of the existing University of Toronto Secondary Plan from 1997, with the exception of two areas. The first is the inclusion of Matt Cohen Park at the southeast corner of Bloor Street West and Spadina Avenue. This adjustment in the boundary is appropriate as the park is contiguous with the adjacent University-owned block and acts as a gateway to the Area. The other is the inclusion of the entirety of Clover Hill Park on the north side of St. Joseph Street at Bay Street. This park did not exist when the existing Secondary Plan was adopted in 1997 and the existing boundary bisects the park. The adjusted boundary results in the entire park being included in the Area.

The Secondary Plan boundaries, with the two adjustments outlined above, are appropriate given the range of studies and initiatives that have either recently been completed or are underway to update the planning framework in the vicinity of the Area. The citywide Official Plan, and the Downtown Plan and accompanying Infrastructure Strategies apply to all lands surrounding the Area. The Bloor Street West corridor in the north is addressed through Site and Area Specific Policy 334 and the accompanying Urban Design Guidelines. Bay Street and areas east of the irregular eastern boundary of the Area are addressed through Site and Area Specific Policy 382 and the accompanying Urban Design Guidelines. The development of a Secondary Plan for the Bloor-Yorkville area to the northeast of the subject Secondary Plan Area is anticipated to be completed in 2023, which will refine the Bloor-Yorkville area's planning framework. College Street to the south is addressed through Site and Area Specific Policy 533 and the accompanying Urban Design Guidelines. To the west, staff have been directed to undertake a Spadina Avenue Built Form Study, which will identify ways to refine the planning framework in the area and establish a vision for future development and the public realm.

While the University and other Area institutions have purchased properties outside of the Area and are able to continue acquiring properties outside of the Area, development of those lands will be appropriately guided by the applicable planning framework and it is not necessary to expand the Secondary Plan boundaries to capture those lands or try to anticipate the potential future acquisition of lands. The current boundaries have been informed in part by the existing heritage and landscape character of the Area and the predominance of existing institutional uses, which necessitates the need for an additional policy layer to help guide change in this unique part of the city that is distinct from surrounding areas.

3. Land Use

Limited changes to existing land use designations and uses permitted within those designations are recommended. The majority of Area is designated Institutional Areas and the overall intent is to protect for the long-term availability of space for additional institutional activity and to prioritize institutional uses in the Area. This land use designation also allows for ancillary uses that support the function of the institutional uses, help animate the public realm and make the Area more walkable.

The recommended Official Plan Amendment includes the redesignation of lands from Neighbourhoods to Institutional Areas in two areas. The first is at 36-56 Harbord Street, which is on the north side of Harbord Street near Spadina Avenue extending to Huron Street. The portion of these lands at 40-56 Harbord Street includes an approved nine-storey student residence (File No. 19 259116 STE 11 OZ). Policy direction for the lands that will be redesignated in the recommended Secondary Plan states that mid-scale institutional buildings with active uses at grade, maximum building heights informed by the width of the right-of-way, and building design and massing to provide appropriate built form transition in scale to the low-rise interior of the neighbourhood to the north are permitted. This same direction will apply to lands along Spadina Avenue north of Harbord Street in the Area that are also adjacent to the established neighbourhood.

The second area proposed for redesignation is at 2-20 Washington Avenue, which is on the north side of Washington Avenue near Spadina Avenue extending to the west side of Huron-Washington Parkette. These lands have been identified as part of a larger potential development site that extends north and west to Bloor Street West and Spadina Avenue in the existing University of Toronto Secondary Plan from 1997. Policy direction in the recommended Secondary Plan for the lands that will be redesignated intends to appropriately reflect the potential for comprehensive development of the larger block while also ensuring the existing distinct character along Washington Avenue that is consistent with the south side of the street, is retained. It states that only low-rise houseform character buildings fronting on Washington Avenue are permitted, to maintain the scale and character of the street, and encourages institutional residences on the lands. The redesignation along with the additional policy direction also assists in retaining the integrity and stability of the core Neighbourhoods designated lands to the south where only compatible low-rise development may occur.

The redesignation of these lands will support the objective of protecting the Area for institutional uses. Policies and guidelines are proposed to mitigate any potential impacts on the neighbourhood and maintain the unique character of the area.

On lands that are designated Neighbourhoods, the recommended Secondary Plan will also permit small-scale non-residential uses that support the neighbourhood and larger Secondary Plan Area, and that are compatible with the area and do not adversely impact adjacent residences, in addition to existing permitted uses. The intent of the additional land use permissions is to retain the predominant residential uses in the area over time while allowing small-scale supportive uses that are appropriate for the area, and are consistent with the existing diverse character of the neighbourhood and the range and mix of residential, commercial and institutional uses that already exist in the area.

3. Public Realm

The overarching direction of the recommended Secondary Plan and Urban Design Guidelines is to enhance, expand and connect the public realm network. Discrete components of the public realm and the connections between the spaces that together form the public realm network are character-defining elements of the Area. It is a network that includes the streets, sidewalks, laneways and mid-block connections, parks, open spaces, plazas and courtyards, and the public portions of civic buildings that stitch together the built fabric. As much as the individual design of any one element is important and adds to the distinctiveness of different parts of the Area, their interconnectivity as a fine-grained and layered system contributes to the overall quality of the Area and its sense of place within the city. Within these elements, the public realm also includes views and vistas from the public and publicly accessible spaces to prominent buildings, structures, landscapes and natural features. This system will continue to define the experience and character of the Area as it continues to evolve.

In addition to the recommended Secondary Plan and Urban Design Guidelines, the Downtown Parks and Public Realm Plan continues to provide a framework for the expansion and improvement of parks and the public realm in the Area. The Secondary Plan and Urban Design Guidelines have been structured to provide detailed direction on the various components of the public realm network, which are summarized below.

Parks and Legislative Grounds

The Area includes significant public parks that are foundational components of the Area's public realm network. The Legislative Grounds are the landscaped setting for the Legislative Building, with broad open space areas that extend south of the building to College Street. The Parks and Legislative Grounds will be maintained and protected in accordance with the applicable Parks and Open Space Areas land use designations in the Official Plan. Additional direction seeks to ensure these public spaces are inclusive and welcoming, acknowledge a range of underrepresented histories and cultures, and incorporate placemaking and placekeeping related to Indigenous cultures and histories.

Institutional Major Open Spaces

A new open space category called Institutional Major Open Spaces is identified in the Secondary Plan and Urban Design Guidelines. These expansive, publicly accessible spaces are a prominent component of the Area's public realm and will be protected, enhanced and maintained for passive and active recreation and athletics, pedestrian movement, informal gathering and ceremonial functions, in a manner that is responsive

to their context and meets the needs of users. In addition to protecting and enhancing these spaces, the Secondary Plan identifies opportunities for new Institutional Major Open Spaces in the western part of the Area where significant development is planned in order to expand the overall public realm network and to reflect and extend the existing open space character from the central and eastern parts of the Area.

Key Open Spaces

Another new open space category called Key Open Spaces is identified in the Secondary Plan and Urban Design Guidelines. These spaces extend across the Area and include park-like open spaces, lawns, plazas, courtyards, mid-block connections and setback areas. They are an integral part of the public realm and are significant in providing more intimate gathering places, facilitating views to cultural heritage resources and landmark buildings, allowing a sense of openness and spaciousness in the Area, connecting and expanding elements of the public realm, and framing buildings. Key Open Spaces will be maintained and enhanced, including through consideration of potential changes to the exact location and configuration of spaces, if it is demonstrated to the City's satisfaction that the proposed modifications to existing spaces will limit impacts to existing features, make them more usable, improve upon their existing condition and generally maintain the size of the existing space.

Mid-block Connections

The Secondary Plan and Urban Design Guidelines identify existing and potential mid-block connections and provide direction to maintain well-connected off-street navigation and circulation options between elements of the public realm. Mid-block connections will provide safe, accessible, continuous, legible and direct public access through blocks.

Open Spaces within Blocks

The Secondary Plan and Urban Design Guidelines direct that, as development occurs, each block will incorporate a combination of existing, new, expanded, consolidated and/or relocated open spaces appropriate to the context and block conditions, to improve the quality and usability of individual open spaces, and enhance and connect the Area's public realm network, in addition to the range of open spaces that are shown on the public realm maps in the Secondary Plan. These spaces are multi-functional, provide opportunities for recreation and socializing, are critical to quality of life and they provide ecological functions.

Streets and Laneways

The Secondary Plan and Urban Design Guidelines aim to incorporate streets and laneways as fundamental elements of the public realm network that will be transformed over time to provide greater pedestrian, cyclist and landscape amenity, and become destinations in themselves. The Secondary Plan and Urban Design Guidelines direct priority to the mobility, safety, accessibility, comfort and experience of pedestrians and cyclists into and through the Area.

Opportunities to improve the quality of streets as part of the public realm include streetscape improvements and conversion of certain streets to shared streets to offer greater levels of priority for pedestrians and cyclists through increased safety, accessibility and comfort. A range of approaches to enhance streets in the Area are identified:

Great Streets and Main Internal Streets

Bloor Street West, College Street, Spadina Avenue and Queen's Park/Queen's Park Crescent East and West are Great Streets in the Area. These are part of the larger network of 12 Great Streets identified in the Downtown Plan and associated Infrastructure Strategies. The Secondary Plan and Urban Design Guidelines incorporate these Great Streets and identify an additional network of streets internal to the Area referred to as Main Internal Streets. These are the segments of St. George Street, Harbord Street, Hoskin Avenue and Wellesley Street West within the Secondary Plan boundaries.

The Great Streets and Main Internal Streets are significant multi-modal streets that traverse the Area and will contribute to the quality of the Area's public realm through distinctive, high-quality streetscaping, including trees and other planting, paving and street furniture. Enhancements to the streetscapes will reinforce the unique institutional character, civic importance and heritage value and attributes of the cultural heritage resources.

The function and design of Queen's Park/Queen's Park Crescent East and West is particularly important given the significant challenges in navigating the street that were consistently identified through the review process. The Downtown Plan's Parks and Public Realm Plan identifies a series of options to improve connections for pedestrians and cyclists within and to the Queen's Park Precinct. The recommended Secondary Plan and Urban Design Guidelines identify opportunities to modify the Queen's Park/Queen's Park Crescent East and West right-of-way and adjacent lands and normalize the intersection of Wellesley Street West and Queen's Park Crescent West as an at-grade intersection, including removal of the vehicle ramps to Queen's Park Crescent West, as a means of improving safety, accessibility and connectivity, and enhancing and expanding the public realm and open spaces, including Queen's Park.

Shared Streets

While the safety and mobility of pedestrians and cyclists is intended to be prioritized on all streets in the Area, the Secondary Plan and Urban Design Guidelines identify Shared Streets that will have the highest priority for pedestrians when compared to other streets in the Area. Existing shared streets in the Area include Bancroft Avenue and Elmsley Place, and new Shared Streets include Willcocks Street, Huron Street, Ursula Franklin Street, Charles Street West, Devonshire Place, King's College Road, Hart House Circle and Tower Road.

Shared Streets are intended to be designed to have different travel modes share the space in the street together through blending the zones of the street, while providing a delineated pedestrian clearway zone to ensure accessibility. They will serve multiple functions and support public life, including safe movement for pedestrians and cyclists, space for gathering, pausing and hosting events, enhanced landscaping and green infrastructure, including trees. Some of the Shared Streets may still accommodate some level of limited and reduced vehicle travel, including for operational and servicing needs, while ensuring that pedestrians and cyclists safely enjoy primary access to the rights-of-way. Where vehicles are permitted, they will operate at the speed of pedestrians, achieved through a combination of traffic operations regulations and street design

details. Shared Streets may also have a flexible design to accommodate different uses and seasons.

Laneways

Building on the direction of the Official Plan and Downtown Plan, laneways in the Area are intended to contribute to the network of off-street pedestrian and cyclist connections through the Area and will be improved to enhance their safety, usability and attractiveness while maintaining vehicle access and servicing, where necessary.

Gateways

Particular locations throughout the Area act as significant public entrances and transitions from the surrounding city fabric to the Area or from one part of the Area to another. These locations are identified as gateways in the Secondary Plan and Urban Design Guidelines, with the aim that they will create a sense of arrival and reinforce the Area's distinct institutional identity through additional building setbacks, planting and landscape features, public art, gateway markers, signage and wayfinding measures, the use of premium materials, and landmark architectural and landscape design.

Views

Views from the public realm to prominent buildings, structures, landscapes and open space features in the Area create visual interest, contribute to the institutional identity, character and experience of the Area, and enhance the dynamic skyline of Downtown. In addition to the views identified on Maps 7a and 7b and in Site and Area Specific Policies of the Official Plan, including views to the Legislative Building, 1 Spadina Crescent and University College, that already apply to the Area and which must be conserved and enhanced, the Secondary Plan and Urban Design Guidelines identify a range of additional views that will be protected and enhanced through development and public works.

Front Campus Panorama

The large open space of Front Campus creates an opportunity to enjoy a panoramic view of one of the Area's signature landscapes and many of the Area's important cultural heritage resources. The Secondary Plan and Urban Design Guidelines identify a Front Campus Panorama, which is comprised of the landscaped open space and picturesque arrangement of generally low-scale buildings, which frame the space and contrast with the generally higher scale of the surrounding campus and city beyond. This condition is intended to be maintained and enhanced, and applicable planning applications in the Area will be required to demonstrate that they comply with this direction by completing a View Study illustrating panoramic views from the centre of the Front Campus lawn looking toward the proposed development.

The overall character of the public realm in the Area is a network of generous and interconnected parks, open spaces, streets, laneways, mid-block connections and other spaces to which the public has access, and the direction of the recommended Secondary Plan and Urban Design Guidelines seeks to enhance, expand and connect this network. This direction is a structuring element of the framework and informs all of the recommended policies and guidelines. It aims to achieve an appropriate balance between protecting existing significant and valued spaces that help define the character

and experience of the Area with permitting the reconfiguration, relocation and creation of spaces over time.

5. Heritage

The Area holds significant historical, cultural, social, contextual and architectural value within Toronto. Through its collection of buildings and its interconnected, generous open spaces, the Area reflects the origins, growth and continuing evolution of the institutions within it. While largely associated with the University of Toronto and its federated and affiliated Colleges, the Area is also of value to Indigenous communities and is closely associated with the Government of Ontario, cultural institutions, and various communities and individuals. The Area's historical development, its diverse cultural heritage resources and its distinct features and patterns have been fully considered and integrated into the Secondary Plan and Urban Design Guidelines.

The recommended Secondary Plan and Urban Design Guidelines include key heritage objectives that apply to the entire Area: to highlight the significance and history of the Area, its sense of place and distinct Character Areas; to maintain and enhance its diverse physical character through conservation and enhancement of properties on the City's Heritage Register; to conserve views to cultural heritage resources and maintain the visual prominence of landmark properties; to conserve and enhance designed landscapes and landscape qualities of cultural heritage resources; to encourage public realm improvements that acknowledge and celebrate the history of the Area; and to describe the existing and planned character, and provide direction for development to respond to the historic context of each Character Area.

Development will conserve cultural heritage resources in accordance with the policies of the Provincial Policy Statement, the Ontario Heritage Act and the Official Plan, and with regard to the Standards and Guidelines for the Conservation of Historic Places in Canada. Recognizing that the presence or adjacency of a cultural heritage resource may require a site-specific built form response, the recommended Secondary Plan includes policy direction that design responses, including setbacks, stepbacks and stepping down of building heights additional to the built form and urban design standards identified in the Secondary Plan and Urban Design Guidelines may be required to conserve the cultural heritage values and attributes of a property included on the City's Heritage Register in conformity with applicable policies and standards.

The Area contains a number of properties currently on the Heritage Register, including a National Historic Site (University College) and properties that are listed or designated under Part IV of the Ontario Heritage Act. The University of Toronto submitted a Cultural Heritage Resource Assessment of the Area in support of their original proposal. Properties not already on the Heritage Register were further evaluated by Heritage Planning staff using Provincial Criteria as informed by a thorough understanding of the Area's historical development. The resulting Heritage Inventory for the Area includes properties on the Heritage Register and those identified through historic research and field survey. Properties with potential cultural heritage value will be further evaluated for inclusion on the Heritage Register and listed properties will be considered for designation, where appropriate. The Heritage Inventory for the Area is anticipated to conclude with a separate report to Toronto Preservation Board and Council in 2023.

See Attachment 9 of this report for the Heritage Inventory Map.

6. Built Form

The recommended Secondary Plan and Urban Design Guidelines provide direction that is intended to balance flexibility to accommodate new development with certainty about protecting the character-defining elements of the Area and managing change to limit potential negative impacts on surrounding areas. They provide direction about the form, massing, character and qualities of development across the Area. The aim of the policies and guidelines is to permit appropriate institutional and mixed-use institutional development in the Area that respects the attributes of each Character Area; conserves and enhances cultural heritage resources; improves and expands the public realm network; provides comfortable pedestrian-level conditions; is compatible with and contributes positively to the Area's existing and planned context; creates positive relationships between buildings and with adjacent properties; contributes to an architecturally varied and interesting built environment; and minimizes energy demand, integrates opportunities for renewable energy and district energy solutions, pursues zero emissions and carbon positive development and is more resilient to climate change.

7. Building Typologies

In order to support institutional uses in the Area and develop policies and guidelines that can appropriately inform and shape institutional development forms, the recommended Secondary Plan includes new building typologies for institutional development. Institutional uses and programming have unique needs that can result in larger floorplates and higher floor-to-ceiling heights than other forms of development, which does not allow institutional buildings to easily fit within the typical building typologies, approaches or development considerations that apply across the city, such as with mid-rise and tall buildings. To help address this, the recommended Secondary Plan includes the following typologies for institutional buildings, and mixed-use buildings with a majority of institutional uses:

- low-scale institutional buildings that are up to approximately 24 metres, not including the mechanical penthouse;
- mid-scale institutional buildings that are up to approximately 48 metres, not including the mechanical penthouse; and
- taller institutional elements that are above approximately 48 metres, not including the mechanical penthouse.

Policies and guidelines are proposed based on these institutional building typologies across the Area. Should proposals for non-institutional buildings be submitted in the Area, they would be evaluated against the applicable planning framework, which may include the application of policies and guidelines for building typologies that continue to apply across the city.

8. Character Areas

The Secondary Plan and Urban Design Guidelines identify a series of Character Areas across the larger Secondary Plan Area. These are an organizational and descriptive framework for understanding and communicating the distinctiveness of different parts of the Area. They are defined by their shared history, confluence of distinct building typologies and architectural features, public realm and development patterns, circulation networks and land use functions, as well as their potential for development and public realm improvements, that together distinguish them from other areas within the Secondary Plan Area. Development is intended to respect and reinforce the existing and planned character of each Character Area. The Character Areas are summarized below.

Central Campus Character Area

The Central Campus Character Area is the heart of the University of Toronto campus and contains by far the greatest concentration of the Area's cultural heritage resources. It is defined by the collection of significant low-scale pavilion buildings organized around expansive interconnected landscapes including Front Campus, Hart House Circle and Philosopher's Walk, which provide a unique publicly-accessible amenity within Downtown. The predominant low-scale character of the Character Area maintains sky views, which creates a sense of openness and allows for panoramic views of the city beyond.

Development will enhance and extend the open space character and will maintain the visual prominence of monumental buildings, including University College, Soldier's Tower, and the Legislative Building's towers and rooflines when viewed from Front Campus. Development will be generally limited to restoration, renovation, and small-scale additions to existing buildings to enhance their usability and accessibility, and will maintain the predominant low scale of the area, with limited new, complementary low-scale and mid-scale institutional buildings.

Huron-Sussex Character Area

The Huron-Sussex Character Area is differentiated from the rest of the Secondary Plan Area by its residential streetscapes and its low-rise collection of houseform buildings. It is a remnant of a larger Victorian residential neighbourhood that spanned to the south and which was redeveloped as part of the West Campus expansion by the University of Toronto. Landscaped front yards contribute to the overall streetscape character and support a mature tree canopy. The network of local public streets and laneways, and the parks and publicly-accessible green open spaces, including Huron-Washington Parkette, serve as important local gathering places.

The low-rise scale of the interior of the area will be maintained where properties are designated Neighbourhoods and along the north side of Washington Avenue where the Institutional Areas designation will apply, with sensitive mid-scale intensification directed to Spadina Avenue and Harbord Street, where properties are designated Mixed Use Areas and Institutional Areas.

Bloor Street West Character Area

The Bloor Street West Character Area is defined by large, free-standing cultural, athletic and institutional buildings on landscaped lots built in a range of forms and architectural

styles and with a pattern of adaptive reuse and sensitive additions to cultural heritage resources. This area adds variety and an urban character to the public realm through generous forecourts and plazas that connect the institutions to the larger public realm and contribute to an active streetscape.

The Character Area forms an important part of the Bloor Street Cultural Corridor, which contains a variety of cultural, recreational and heritage destinations that complement each other and welcome residents and visitors to gather and interact. The area includes the Royal Ontario Museum, Royal Conservatory of Music, Bata Shoe Museum, Varsity Arena and the Goldring Centre for High Performance Sport.

As the area continues to evolve, complementary uses and facilities should be added, and new non-residential gross floor area should be provided for active uses and cultural spaces that support and strengthen the culture sector and creative artistic activity within the corridor. A mix of low-scale institutional buildings, mid-scale institutional buildings and taller institutional elements and design approaches will continue to be added to the area.

St. George Street Character Area

The St. George Street Character Area is centred on St. George Street, the main spine of the campus and an important corridor that accommodates large volumes of pedestrians and cyclists. The street is defined by a consistent pedestrian-oriented streetscape design with generous sidewalks, seatwalls, setbacks and a mature tree canopy. The landscaped front yards of the former mansions and pre-war residences and colleges on the east side of the street and both sides of the street north of Harbord Street complement and expand the streetscape treatment. Courtyards, quadrangles and forecourts set within and behind buildings further contribute to the public realm.

The contrast between the east and west sides of St. George Street south of Harbord Street reflects the street's former character as the western boundary of the campus, with buildings associated with earlier periods of development on the east side and those associated with the period of western expansion opposite. These buildings provide the transition from the pastoral character of the Central Campus to the more urban form and generally higher scale of the West Campus Character Area. The modern and post-modern character of the block-scaled buildings on the west side of the street more closely aligns with the character of the West Campus while addressing the street and maintaining a comparatively lower scale through generous setbacks and lower streetwall heights.

The existing streetscape, landscaped setback areas and built form character of the street will be reinforced and enhanced as generally low-scale and mid-scale institutional development continues to occur, with an opportunity for one taller institutional element to be sensitively added to the area south of Robarts Library at the southwest corner of Harbord Street and St. George Street.

College Street Character Area

The segment of College Street through the Secondary Plan Area serves as an important component of the larger corridor, recognizable by its large and dignified

institutional buildings that are generally substantially set back from the street, creating a generous public realm with a rhythm of plazas and landscaped open spaces.

A mix of low-scale institutional buildings, mid-scale institutional buildings and taller institutional elements and design approaches will continue to be added to the area. This will reinforce the scale and character of College Street through preservation of the deep landscaped setback areas and maintenance of the well-defined streetwall profiles through appropriately sculpted mid-scale and taller institutional elements. The Character Area will continue to contribute to the Health Sciences District and include buildings that serve the Downtown innovation community and the cluster of biomedical research institutions and hospitals.

West Campus Character Area

The West Campus Character Area reflects the University of Toronto's post-war expansion of the campus and includes a number of important buildings that expressed architectural innovations of the time. The majority of developments are block-scaled and stand in contrast to the finer grained and more layered character of surrounding Character Areas. Open spaces in the West Campus are of a more urban form than the passive green expanses of the Central Campus and Queen's Park Character Areas, and are integrated into larger blocks.

The West Campus will play a critical role in accommodating growth in the Secondary Plan Area, centred on Huron Street, an evolving academic main street that will attain greater importance over time. The Character Area's development will include a mix of low-scale institutional buildings, mid-scale institutional buildings and taller institutional elements. It will reinforce its more urban setting while providing a contemporary expression of the fine-grained connectivity of the older parts of the Secondary Plan Area. Appropriately located and massed taller institutional elements will create a dynamic experience at the ground level and with varied streetwall heights, balanced with and punctuated by more generous open spaces and mid-block connections along the street edge. Buildings along Spadina Avenue will provide active edges and strategic public realm enhancements along the street, and will be sculpted to maintain the visual prominence of the building at 1 Spadina Crescent and respond to the curvilinear form of Spadina Crescent. It will be a comfortable, safe and greener place as all interior streets in the Character Area are redesigned as Shared Streets, and will include new institutional major open spaces, balancing the central gathering spaces of the Central Campus to the east.

East Campus Character Area

The East Campus Character Area is largely defined by the campuses of Victoria University and University of St. Michael's College. In contrast to the more monumental landscape of Queen's Park and the feeling of openness experienced within the Central Campus and Queen's Park Character Areas, the East Campus has a more intimate public realm character defined by the design and placement of buildings in closer proximity to one another and enclosing open spaces to form quadrangle-like landscapes. The park-like character of the core of the East Campus, which is south of Charles Street West, west of Upper Burwash Hall, south of St. Mary Street and north of St. Joseph Street, transitions toward a more street-oriented, urban character at its edges to the north, east and south and beyond to the surrounding neighbourhoods.

The open space character and low-scale of the core of the East Campus will be maintained, with development limited to restoration, renovation, and small-scale additions to existing buildings to enhance their usability and accessibility, or new, complementary low-scale institutional buildings. A mix of low-scale institutional buildings, mid-scale institutional buildings and taller institutional elements will continue to create a transition in scale from the core of the East Campus to the urban grid pattern of the city beyond. While these parts of the East Campus will continue to differ in scale from the core of the Character Area, they will maintain connections to the core area through institutional land uses, compatible built form, and public realm elements including forecourts, green open spaces and mid-block connections that extend through the area. Development will maintain and enhance the visual prominence of the Victoria College building, and St. Basil's Church and Odette Hall, and views of the Legislative Building's towers and rooflines

Queen's Park Character Area

The Queen's Park Character Area is defined by Queen's Park, Toronto's first municipal park, and the Legislative Building and surrounding grounds to the south. The evolved landscape of Queen's Park serves as an important public space of civic and provincial significance. The siting of the Legislative Building at the northern end of University Avenue and set within the context of Queen's Park produces vistas and views to the building from the north and south, while University Avenue serves as a ceremonial approach to the building. The design, placement and orientation of the buildings around the park include generous landscaped setback areas that are heavily treed and include front lawns, which create a pastoral-like setting in Downtown and reinforce the significance of the park and the Legislative Building's primacy within the landscape. The wide expanse with generous setbacks continues north of the park, terminating at Bloor Street West.

The area's character, including generous public open spaces with a mature tree canopy and complementary low- and mid-scale institutional buildings, will continue to be reinforced and enhanced over time. The views toward the Legislative Building are particularly important due to its character-defining features and significance, and buildings in the vicinity will be carefully sited and massed to conserve the cultural heritage value of the property. Publicly-accessible open spaces, parkland and the connections between them will be expanded as Queen's Park Crescent East and West are redesigned and the presence of vehicles is reduced.

Spadina Crescent Character Area

Spadina Crescent has an important role in the Secondary Plan Area as a significant focal point located on an important axis with Spadina Avenue and Ursula Franklin Street. It contains the former Knox College at 1 Spadina Crescent, a landmark heritage building, which may evolve with limited, complementary low-scale additions or pavilions. The property's circular shape and landscape elements surrounding the building emphasize its monumentality and prominence from all sides. The views toward Spadina Crescent are important due to its landmark characteristics, and buildings in the vicinity will be carefully sited and massed to conserve them.

9. Community Services and Facilities

Consistent with the direction of the Official Plan and Downtown Plan, the recommended Secondary Plan states that ongoing growth and development of the Area will be supported through equitable access to a strong network of community services that enhances the health, safety and well-being of students, faculty and employees of Area institutions, as well as residents within the Area and the broader community. It encourages public access of the University of Toronto and other Area institutions' facilities, and directs that new opportunities for the public to engage with the Area institutions and their facilities will be explored.

10. Housing

The Official Plan identifies that a full range of housing, in terms of form, tenure and affordability will be provided and maintained to meet the needs of residents. The recommended Secondary Plan complements this direction to provide a range of institutional residences and other housing options in the Area, to meet the needs of students, faculty, staff and other potential residents of institutional buildings in the Area.

As by far the largest institution in the Area, the Secondary Plan also requires the University of Toronto to develop a housing strategy that describes how it intends to address institutional housing demand. The housing strategy will, at a minimum:

- assess student and University-related housing and affordability needs, including details on existing housing options;
- identify strategies and approaches to provide for near-term and long-term student and University-related housing needs to support the academic function of the University, to improve University housing attainability and to minimize impact on the surrounding residential communities;
- review student and University-related housing affordability challenges, and identify solutions to address these challenges; and
- identify potential locations to accommodate new student and university-related housing in the Area.

Next Steps

The recommended Secondary Plan and Urban Design Guidelines are intended to be followed by complementary block-specific guidelines that will establish additional direction for the evolution of the smaller scale blocks. This is anticipated to conclude in 2023. In the interim, the Secondary Plan includes direction that, as part of a complete application for any future Zoning By-law Amendment application, Area institutions and other landowners within the Secondary Plan Area will be required to prepare draft block-specific urban design guidelines to be considered for inclusion in the Urban Design Guidelines until such time as City Council adopts block-specific urban design guidelines for the Area.

The Heritage Inventory for the Area is anticipated to conclude with a report from Heritage Planning staff recommending additions to the Heritage Register in 2023.

Conclusion

The Area has continually grown and evolved while maintaining those attributes and characteristics that make it such a significant and distinct part of the city. To ensure its continued success, the recommended Secondary Plan and Urban Design Guidelines provide an updated planning framework that supports the policies of the Downtown Plan and existing applicable Site and Area Specific Policies with a complementary planning framework that is specific to the Area context. The Secondary Plan and Urban Design Guidelines are the outcomes of several years of comprehensive study, careful policy consideration and extensive consultation. Together, these documents provide detailed policies and guidance to ensure that the primary objectives of heritage conservation, enhancement and expansion of the public realm, and the provision of institutional uses and appropriate built form are met. The recommended Official Plan Amendment and Urban Design Guidelines have regard for matters of provincial interest; are consistent with the policies of the Provincial Policy Statement (2020); conform to the Growth Plan (2020); and maintain the intent and purpose of, and conform to the City's Official Plan. City Planning staff recommend that City Council adopt the Secondary Plan and Urban Design Guidelines to guide the evolution and further development of the University of Toronto St. George Camps Area.

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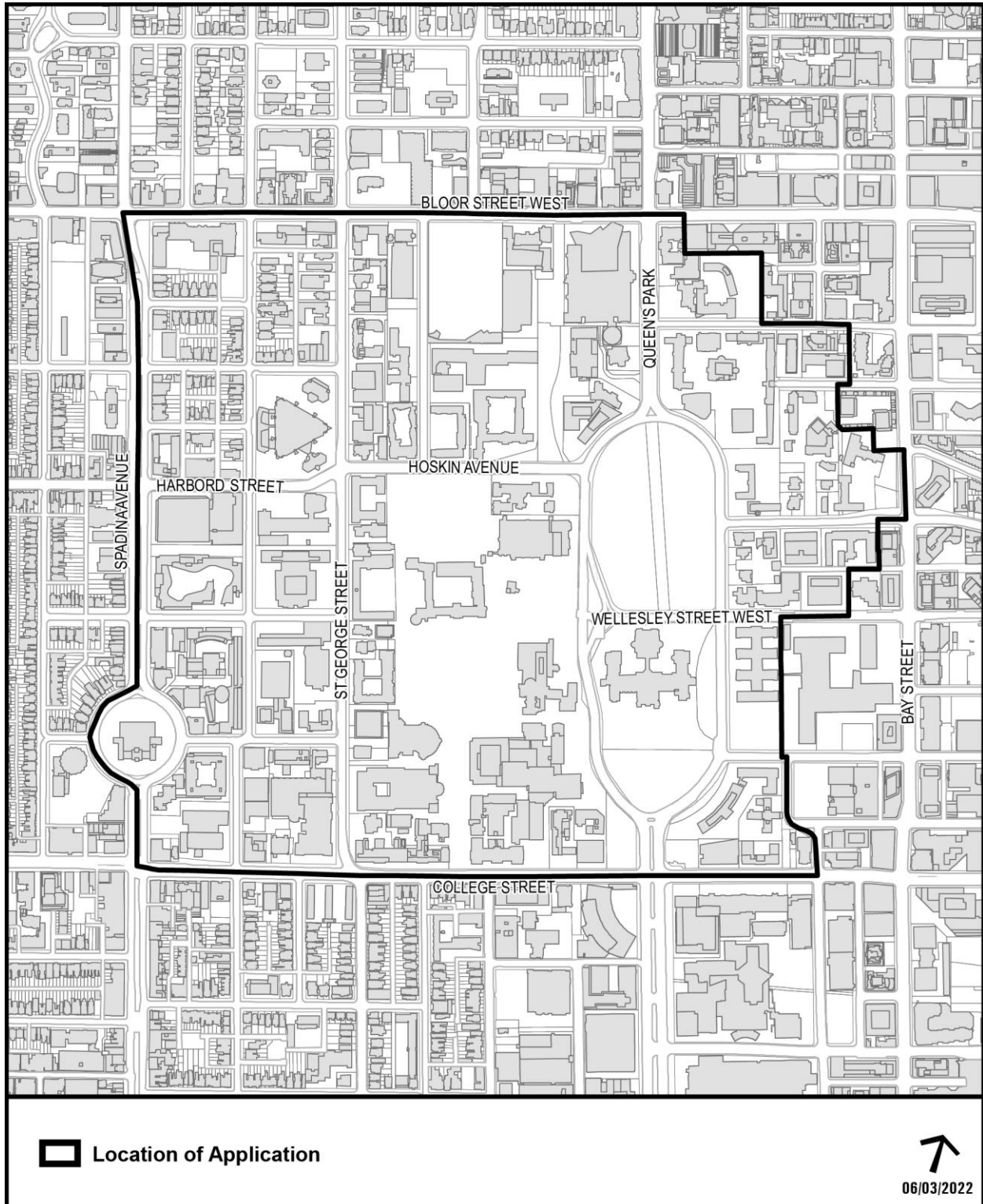
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Lynda H. Macdonald, MCIP, RPP, OALA, FCSLA, Director
Community Planning, Toronto and East York District

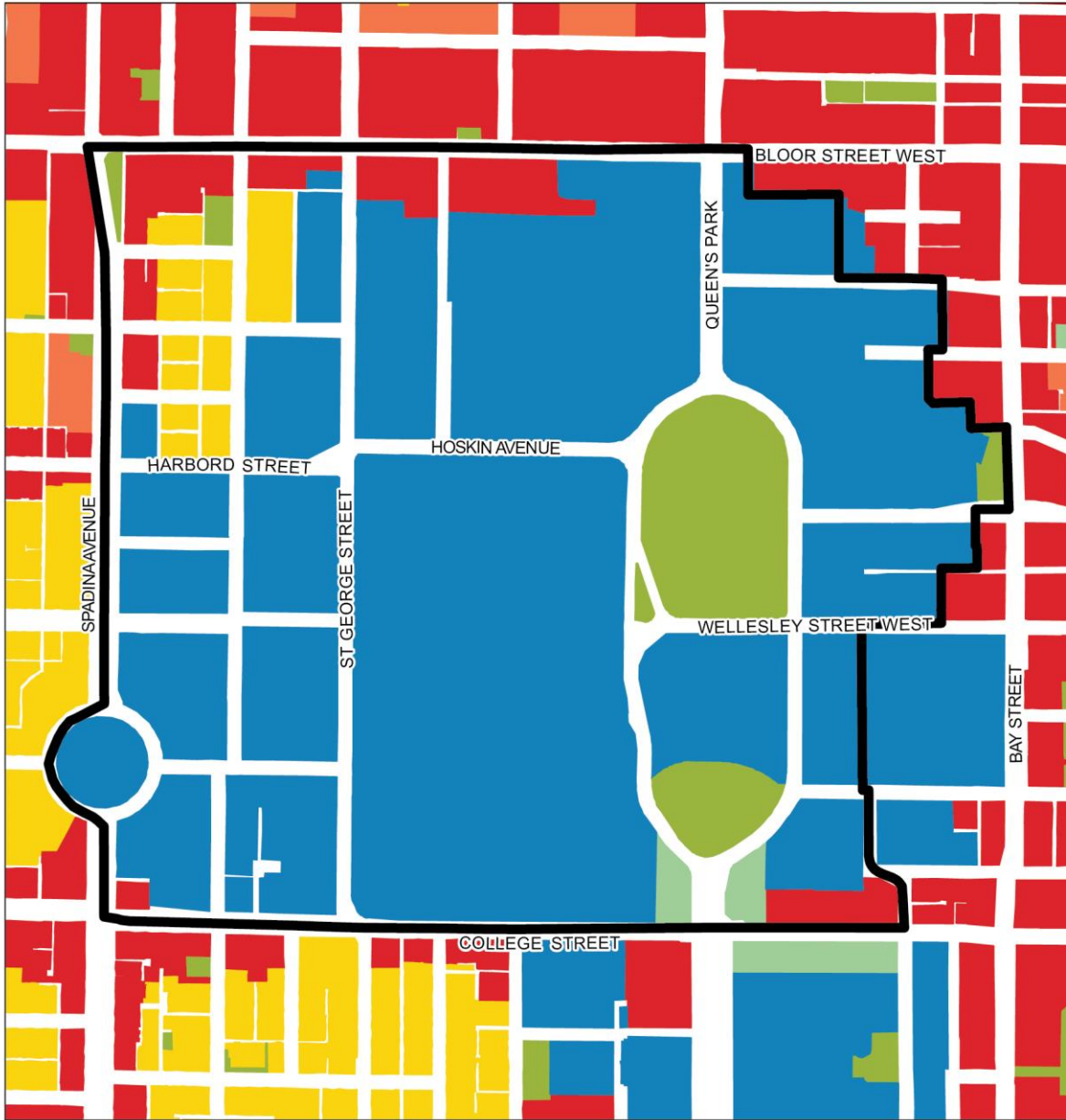
ATTACHMENTS

Attachment 1: Location Map
Attachment 2: Official Plan Land Use Map
Attachment 3-6: Existing Zoning By-law Maps
Attachment 7: Official Plan Amendment
Attachment 8: Urban Design Guidelines
Attachment 9: Heritage Inventory Map

Attachment 1: Location Map



Attachment 2: Official Plan Land Use Map



U of T St. George Campus

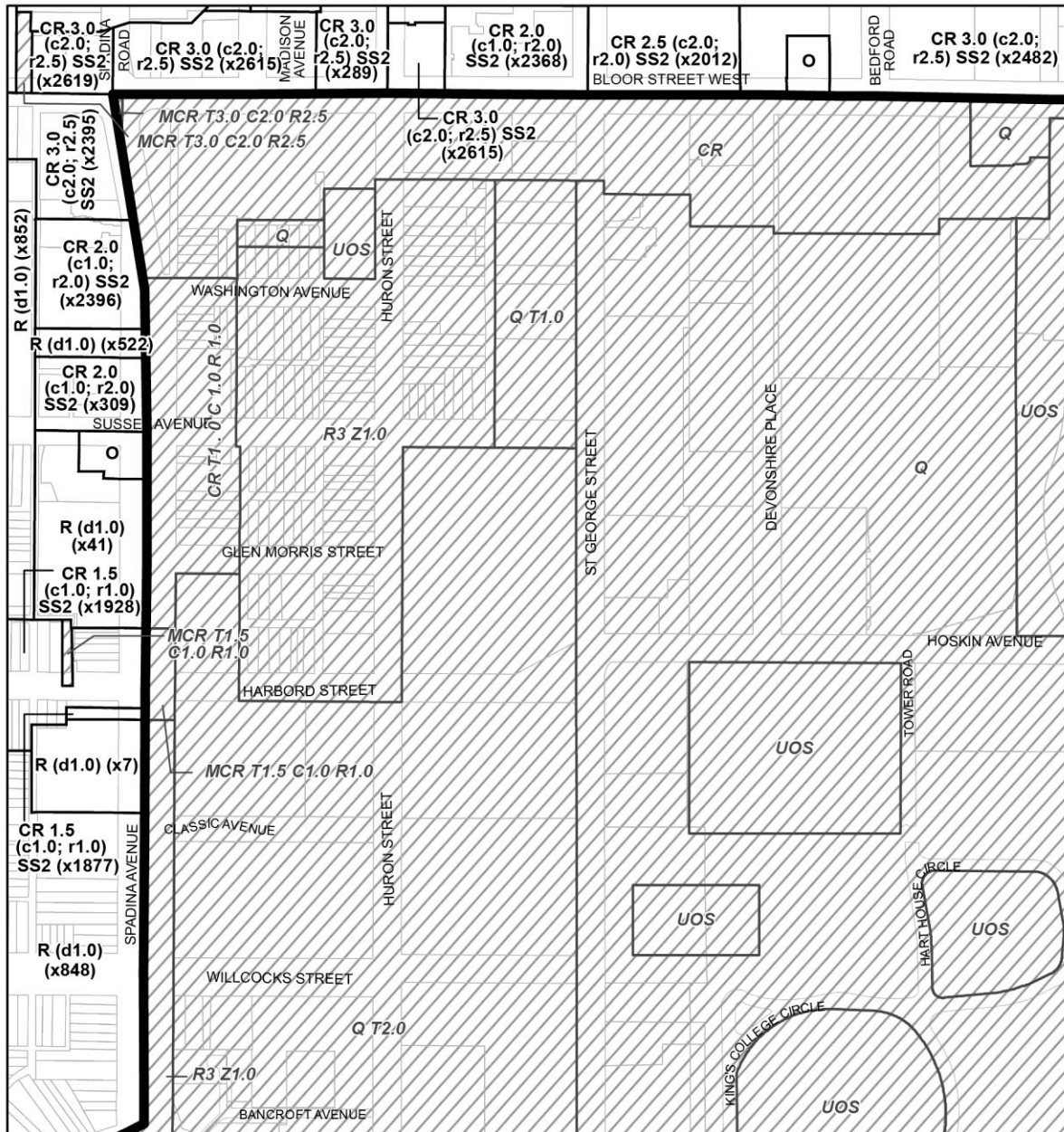
Official Plan Land Use Map #18

File # 16 21931 STE 20 0Z



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Not to Scale
05/30/2022

Attachment 3: Existing Zoning By-law Map



Zoning By-law 569-2013 (Map 1 of 4)

U of T St. George Campus

File # 16 221931 STE 20 0Z

Location of Application

R Residential CR Commercial Residential
O Open Space

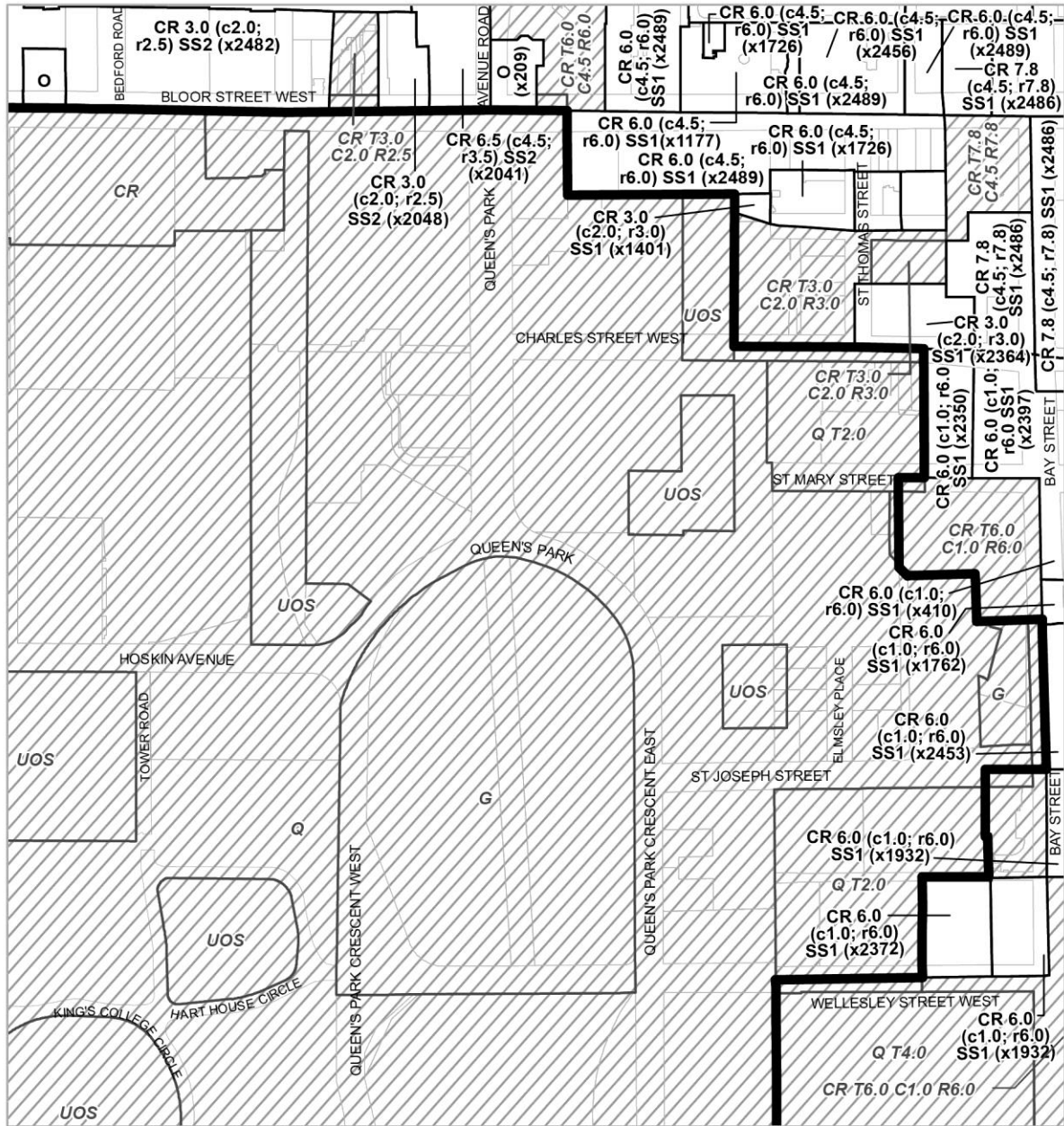
See Former City of Toronto By-law No. 438-86

R3 Residential District
CR Mixed-Use District
MCR Mixed-Use District
Q Mixed-Use District
UOS Parks District



Not to Scale
Extracted: 05/30/2022

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013 (Map 2 of 4)

U of T St. George Campus

File # 16 221931 STE 20 0Z

Location of Application

- CR Commercial Residential
- O Open Space
- OR Open Space Recreation

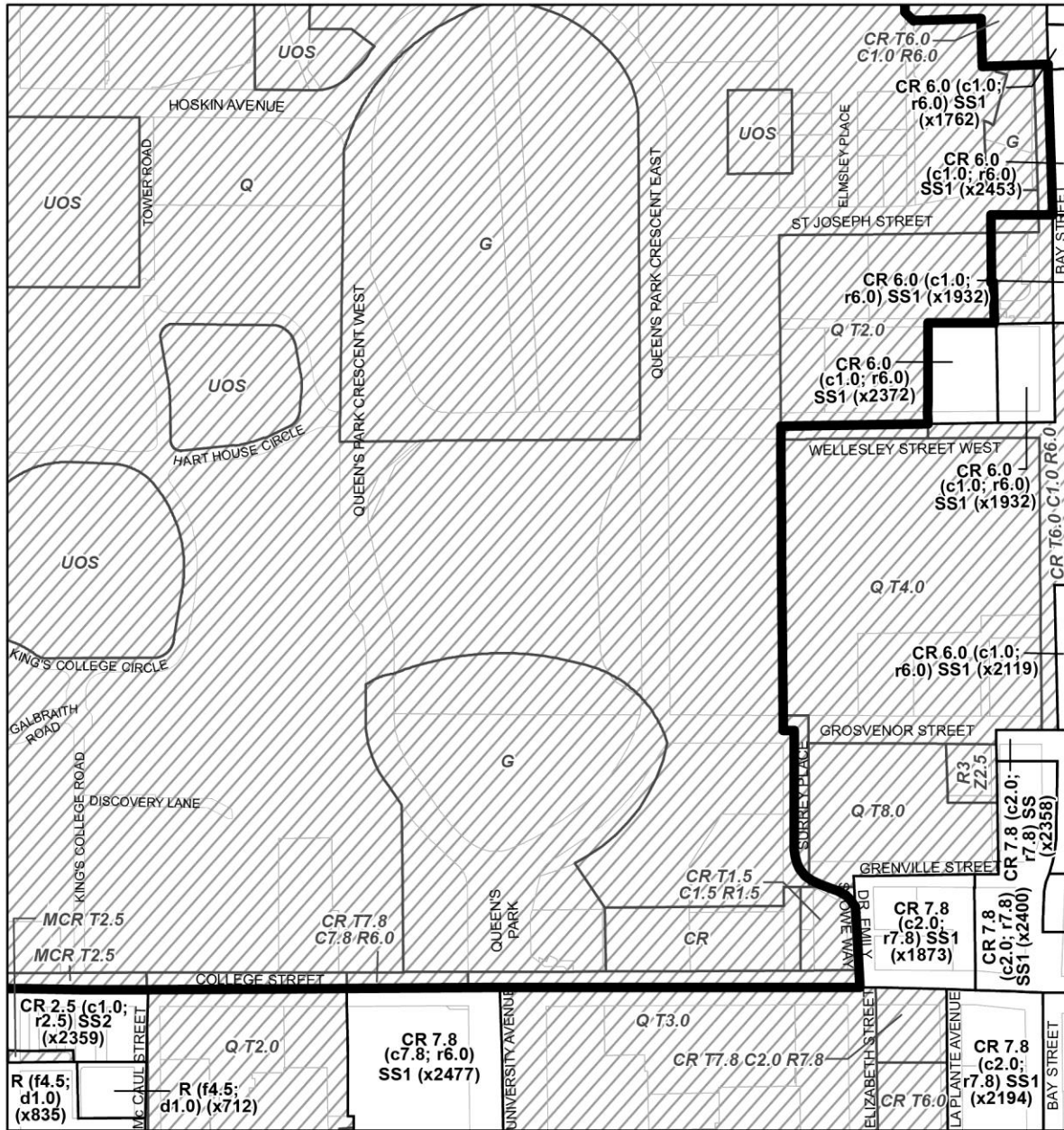
See Former City of Toronto By-law No. 438-86

- CR Mixed-Use District
- Q Mixed-Use District
- G Parks District
- UOS Parks District



Not to Scale
Extracted: 05/30/2022

Attachment 5: Existing Zoning By-law Map



Zoning By-law 569-2013 (Map 3 of 4)

U of T St. George Campus

File # 16 221931 STE 20 0Z



Location of Application

R Residential CR Commercial Residential

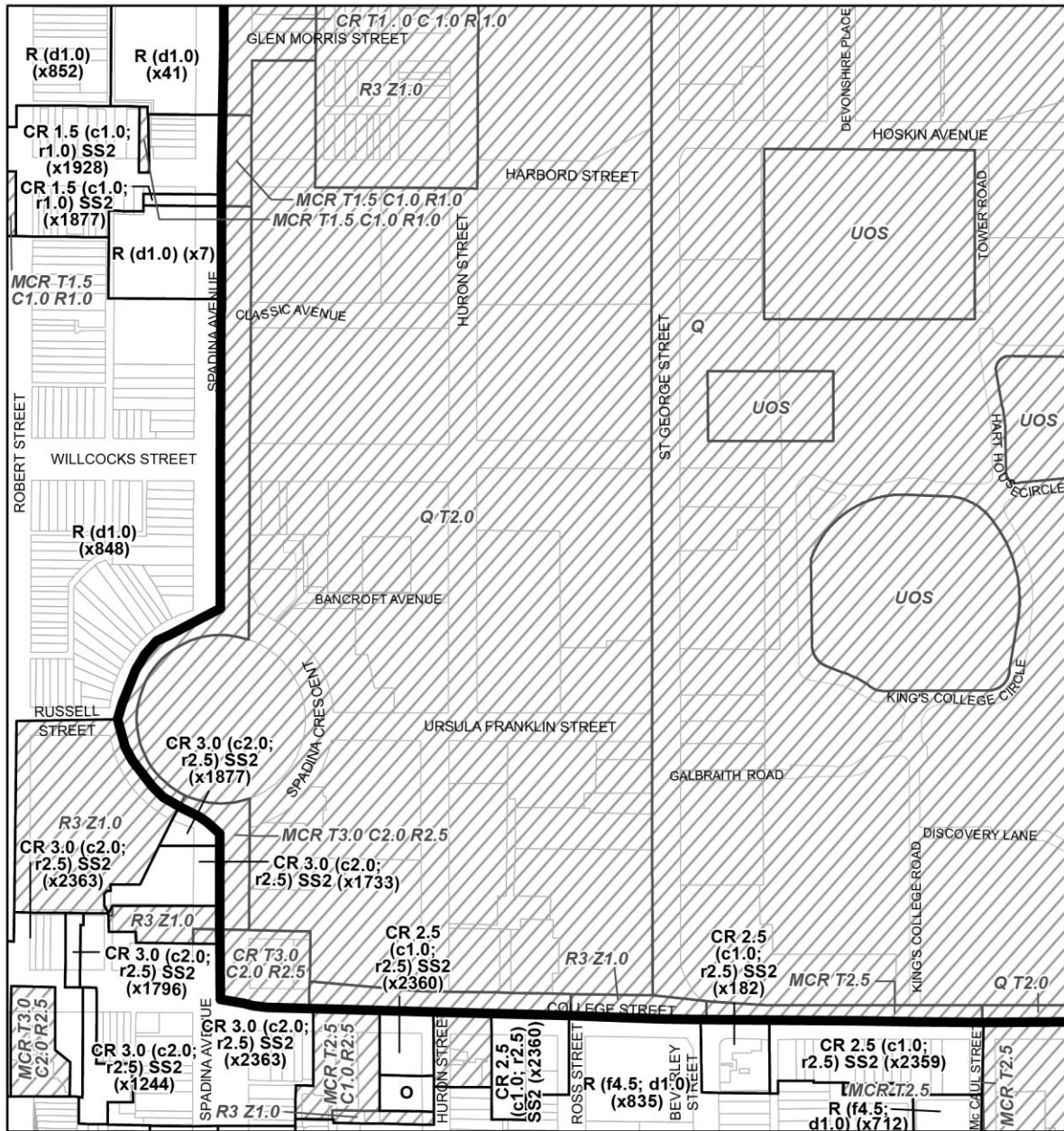
See Former City of Toronto By-law No. 438-86

- R3 Residential District
- CR Mixed-Use District
- MCR Mixed-Use District
- Q Mixed-Use District
- G Parks District
- UOS Parks District



Not to Scale
Extracted: 05/30/2022

Attachment 6: Existing Zoning By-law Map



Zoning By-law 569-2013 (Map 4 of 4)

U of T St. George Campus

File # 16 221931 STE 20 0Z



Location of Application

R Residential CR Commercial Residential
O Open Space

See Former City of Toronto By-law No. 438-86

R3 Residential District
CR Mixed-Use District
MCR Mixed-Use District
Q Mixed-Use District
UOS Parks District



Not to Scale
Extracted: 05/30/2022

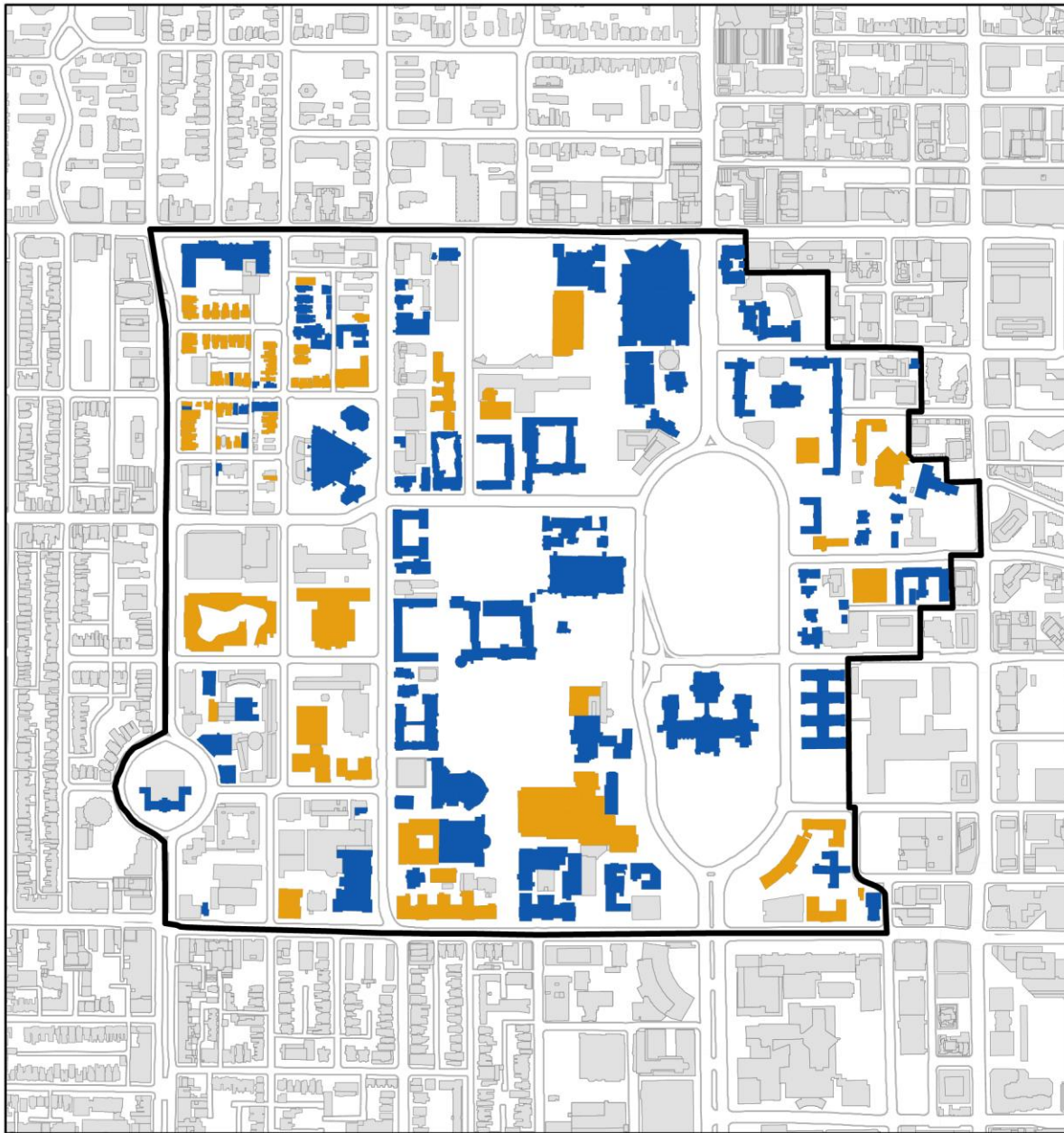
Attachment 7: Draft Official Plan Amendment

Please see separate attachment

Attachment 8: Draft Urban Design Guidelines

Please see separate attachment

Attachment 9: Heritage Inventory Map





 **TORONTO**
Heritage Map

U of T St. George Campus

File # 16 221931 STE 20 0Z

 Location of Application

 Buildings on the Heritage Register

 Buildings with Potential to be Included on the Heritage Register



Not to Scale
Extracted: 06/08/2022