

Draft Official Plan Amendment

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 2022

Enacted by Council: ~, 2022

CITY OF TORONTO

Bill No. ~

BY-LAW NO. ~ - 2022

To adopt Amendment 582 to the Official Plan of the City of Toronto, with respect to the University of Toronto St. George Campus Secondary Plan Area.

WHEREAS authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P.13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided information to the public, held a public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto enacts:

1. The attached Amendment No. 582 to the Official Plan of the City of Toronto is hereby adopted pursuant to the *Planning Act*, as amended.

Enacted and passed on ~, 2022

JOHN TORY,
Mayor

JOHN D. ELVIDGE,
City Clerk

**AMENDMENT NO. 582 TO THE OFFICIAL PLAN
UNIVERSITY OF TORONTO ST. GEORGE CAMPUS SECONDARY PLAN**

The Official Plan of the City of Toronto is amended as follows:

1. Map 18, Land Use Plan, is amended by re-designating the lands known municipally as 36-56 Harbord Street and 2-20 Washington Avenue from Neighbourhoods to Institutional Areas, as shown on the attached Schedule 1.
2. Map 35, Secondary Plan Key Map, is amended by amending the boundary of the University of Toronto Secondary Plan Area, in accordance with Map 20-1 in the University of Toronto St. George Campus Secondary Plan shown in the attached Schedule 2.
3. Chapter 6, Secondary Plans, is amended by deleting Section 20, University of Toronto Secondary Plan and replacing with the University of Toronto St. George Campus Secondary Plan shown in the attached Schedule 2.

SCHEDULE 1



36-56 Harbord Street and 2-20 Washington Avenue

Official Plan Amendment #582

Revisions to Land Use Map 18 to Redesignate lands from Neighbourhoods to Institutional Areas

- OPA Subject Site
- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Parks
- Institutional Areas



SCHEDULE 2

20

**University of Toronto St. George Campus
Secondary Plan**

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20. UNIVERSITY OF TORONTO ST. GEORGE CAMPUS SECONDARY PLAN

1. INTERPRETATION

- 1.1 The policies of the University of Toronto St. George Campus Secondary Plan (the “Plan”) apply to the area shown on Map 20-1.
- 1.2 The policies of the University of Toronto St. George Campus Secondary Plan will be read together with the policies of the Official Plan and the Downtown Plan (OPA 406). In the case of conflict, the policies of the University of Toronto St. George Campus Secondary Plan will prevail.
- 1.3 Site and Area Specific Policies (SASP) that fall within, or partially within, the boundaries of the University of Toronto St. George Campus Secondary Plan will be read together with this Plan. In the case of conflict, this Plan will prevail, unless explicitly noted within the SASP that the SASP prevails.
- 1.4 Urban Design Guidelines, as adopted by City Council, will be used as a tool to evaluate proposed development in the area.

2. **VISION**

- 2.1 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 Secondary Plan Area continues to grow and evolve, 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.

3. **OBJECTIVES**

3.1 The Secondary Plan Area will evolve and grow in a manner that:

- a) protects and strengthens 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;
- b) provides flexibility for the Area institutions to grow and adapt to changing economic, technological and programmatic contexts;
- c) conserves and complements cultural heritage resources and strengthens the unique landscape qualities of the Area;
- d) enhances, expands and connects the public realm network;
- e) manages 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;
- f) prioritizes the safety, accessibility, comfort and experience of pedestrians and cyclists relative to other transportation modes; and
- g) demonstrates 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.

4. PUBLIC REALM

- 4.1 The public realm network, including those elements shown on Maps 20-2A to 20-2E, will be achieved over time through development, capital investment and maintenance projects, and will evolve in a manner that:
- a) enhances the overall character of the public realm in the Secondary Plan Area as a network of generous and interconnected parks, open spaces, streets, laneways, mid-block connections and other spaces to which the public has access;
 - b) integrates sensitively with its surrounding context, including cultural heritage resources, existing elements of the public realm and neighbourhoods outside of the Secondary Plan Area;
 - c) enhances and expands the network of open spaces over time through measures including:
 - i. providing landscaped building setback areas that are integrated into the overall public realm network;
 - ii. establishing and maintaining mid-block connections between elements of the public realm to develop fine-grain pedestrian routes through the Area, generally in the locations shown on Map 20-2B;
 - iii. enhancing existing open spaces and providing new open spaces across the Area, such as forecourts, lawns, plazas, quadrangles and courtyards, and requiring a minimum amount of open space on every block;
 - iv. incorporating site-specific placemaking features and a variety of amenities across the range of open spaces, including planting, seating, lighting, public art and programming, to contribute to the Area's overall sense of place within the City and to the distinctiveness of different parts of the campus environment;
 - v. enhancing the gateways shown on Map 20-2D to 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; and
 - vi. the approximate locations for potential public realm improvements shown on Map 20-2D that may provide a variety of open spaces and other enhancement opportunities, depending on their location, size and relationship to adjacent properties;
 - d) incorporates 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;
 - e) prioritizes the mobility, safety, accessibility, comfort and experience of pedestrians and cyclists into and through the Secondary Plan Area;
 - f) facilitates ease of access and provides connections to higher-order transit stations and cycling infrastructure;
 - g) improves the quality of the public realm with a focus on greening opportunities that create and enhance biodiversity and seasonal movements of migrating species by:

- i. creating habitats that provide shelter, refuge and food;
 - ii. planting a variety of non-invasive species at grade and on rooftops, including native plant species that are pollinator-friendly; and
 - iii. minimizing light pollution to be bird friendly;
 - h) improves the health and quality of the existing mature tree canopy, and adds to the tree canopy with new trees that are planted with:
 - i. conditions to support their long-term growth, including required soil volumes and relocating utilities, where necessary; and
 - ii. a variety of species appropriate to their location; and
 - i) integrates green infrastructure in order to improve air quality, reduce the urban heat island effect, reduce building heating and cooling demands, and manage stormwater runoff at the source.
- 4.2 Parks, open spaces and public realm opportunities may be added to the network shown on Maps 20-2A to 20-2E without amendment to this Plan.

Parks and Legislative Grounds

- 4.3 The Parks and Legislative Grounds shown on Map 20-2C will be maintained and protected in accordance with the applicable *Parks and Open Space Areas* designations.
- 4.4 Enhancements to the Queen’s Park and Legislative Grounds landscape and pedestrian amenities will:
- a) celebrate and be sensitive to their cultural and symbolic relationship to the surrounding campus and Legislative Building;
 - b) create an inclusive space that is welcoming and inviting for all Ontarians and that acknowledges a range of underrepresented histories and cultures;
 - c) incorporate placemaking that acknowledges Indigenous cultures and histories;
 - d) restore and improve connections to surrounding Institutional Major Open Spaces, including Front Campus and Hart House Circle to the west; and
 - e) meet the needs of users, including hosting civic celebrations, events and protests.
- 4.5 Opportunities to expand existing Parks in the Area will be pursued whenever possible.

Sidebar

While buildings or structures owned by and used for the purposes of a public university are exempt from parkland dedication under the Municipal Code and the University of Toronto does not provide the formal signage and easements associated with Privately Owned Publicly- Accessible Spaces (POPS), the range of open spaces across the Area provide a valuable publicly accessible amenity in the city and are a defining feature of the Area.

Institutional Major Open Spaces

- 4.6 Institutional Major Open Spaces shown on Map 20-2C 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, including:

- a) pursuing opportunities to expand and connect these open spaces;
- b) leveraging the value of cultural heritage resources to inform and enhance a sense of place;
- c) removing existing surface parking or relocating a limited supply of vehicle spaces underground in locations that limit impacts on existing mature trees within Institutional Major Open Spaces to enhance the public realm;
- d) allowing for limited compatible recreational, cultural and institutional uses in small-scale pavilions and ancillary structures that minimize adverse impacts on open space features and functions, including mature trees, pathways, pedestrian desire lines and views, to support and enhance the use of the open space and provide accessible entrances to adjacent buildings or underground facilities; and
- e) allowing for functional requirements for public works and utilities for which no reasonable alternatives are available and where supported by appropriate assessment, that minimize adverse impacts on open space features and functions, including mature trees, pathways, pedestrian desire lines and views.

4.7 The Potential Institutional Major Open Spaces within the blocks shown on Map 20-2C will be created at the time of redevelopment of the respective blocks to create new large outdoor gathering places, and to expand and extend the overall public realm network as follows:

- a) The new St. George Institutional Major Open Space identified on Map 20-2C west of St. George Street and north of Willcocks Common will be:
 - i. a signature open space incorporated into the site design of any development on the southern portion of the block;
 - ii. a significant ground-level open space that may be connected above grade through terraces or green roofs that are publicly accessible and contiguous to the primary ground-level portion of the space;
 - iii. designed as a multifunctional hub for student life, including opportunities for passive recreation, student gatherings, informal learning, formal ceremonies and events; and
 - iv. configured to integrate and extend the Willcocks Common Institutional Major Open Space, the Huron Street Shared Street design and the St. George Street streetscape shown on Maps 20-2A and 20-2C, to provide a unified open space experience across the block and its surroundings.
- b) The new Spadina and College Institutional Major Open Space identified on Map 20-2C west of Huron Street and south of Ursula Franklin Street will be:
 - i. a generous, highly visible, publicly accessible ground-level open space that is connected to adjacent buildings and surrounding streets through mid-block connections and building entrances;
 - ii. connected to Huron Street and/or College Street with a wide, direct ground-level link that is unencumbered by overhead building elements to provide open sky views from the public realm; and
 - iii. configured to integrate and extend the Huron Street Shared Street design to provide a unified open space experience across the block and its surroundings.

Key Open Spaces

- 4.8 Key Open Spaces shown on Map 20-2C will be maintained and enhanced. The boundaries shown on Map 20-2C are approximate, and modifications to the location and configuration of Key Open Spaces may be permitted without an amendment to this Plan if the changes limit impacts on existing mature trees and result in a more usable and improved open space that is generally the same size as the existing Key Open Space.
- 4.9 Minor building elements may be permitted to encroach into or extend above portions of Key Open Spaces, and parking, servicing, building elements and other structures may be permitted below Key Open Spaces if:
- a) suitable growing conditions for a range of planting including trees, appropriate to the location and use of the space, will be provided;
 - b) programming appropriate to the use of the space at grade will be provided; and
 - c) building elements extending above portions of Key Open Spaces are at a sufficient height to allow for the space at grade to be accessible, usable and comfortable.
- 4.10 Interior courtyards identified as Key Open Spaces on Map 20-2C may include canopies or other overhead structures provided that the accessibility, character, quality and use of the courtyard is maintained and enhanced, and are encouraged to be publicly accessible, where appropriate.
- 4.11 Opportunities to expand and connect existing Key Open Spaces and create new Key Open Spaces will be pursued through new development, where appropriate.

Mid-block Connections

- 4.12 Existing and potential mid-block connections include those shown on Map 20-2B, and will be secured through new development. The exact location and alignment of each new mid-block connection may be refined through the development review process and an amendment to this Plan may not be required to alter the mid-block connections, provided the general intent and connectivity as shown on Map 20-2B, is achieved.
- 4.13 Mid-block connections will provide continuous, legible and direct public access through blocks, and will:
- a) follow existing and future pedestrian desire lines to provide alternative off-street routes through the Area;
 - b) generally be located at grade, incorporate high-quality materials and design, and be spacious, with clear sightlines and pedestrian lighting to ensure public safety;
 - c) be physically accessible in all seasons for pedestrians of all ages and abilities; and
 - d) be publicly accessible, secured with easements where necessary.
- 4.14 Existing mid-block connections will be:
- a) maintained to ensure they remain walkable, publicly accessible and designed for pedestrians of all ages and abilities;
 - b) extended to improve the utility and connectivity of the pedestrian network and the permeability of the Area; and
 - c) considered for relocation or reconfiguration when the modification will maintain or enhance the utility, connectivity and legibility of the pedestrian network in the Area.

- 4.15 New exterior mid-block connections will be:
- a) designed and landscaped to accommodate pedestrian clearways that allow for comfortable two-way pedestrian passage and appropriate pedestrian amenity and landscape features; and
 - b) encouraged to be unencumbered by new overhead building elements to provide open sky views from the public realm.
- 4.16 New interior mid-block connections within buildings will:
- a) add to the range of options to further enhance block porosity; and
 - b) connect from streets to clearly identifiable primary building entrances and incorporate signage to improve orientation and wayfinding.

Open Spaces within Blocks

- 4.17 In addition to the elements of the public realm shown on Maps 20-2A to 20-2C, 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.
- 4.18 A variety of open spaces within blocks will be provided that:
- a) are located and designed to expand and connect to existing and new open spaces and mid- block connections, including in particular the Parks, Legislative Grounds and Institutional Major Open Spaces shown on Map 20-2C;
 - b) may include the gateways and potential public realm improvement areas shown on Map 20-2D; and
 - c) respond to the needs of students, staff, residents and visitors, including places for informal gathering and learning, with a range of seating options, planting, lighting, public art, surfaces, materials and other landscape features; and
 - d) may create opportunities for teaching and learning through the landscape related to academic programs, histories, cultures, ecology and urban agriculture.
- 4.19 Open spaces above ground level, such as terraces and accessible green roofs, are also encouraged to provide a range of gathering places and be publicly accessible, but do not supplant the primacy of ground-level open space.

Streets and Laneways

- 4.20 The attractiveness, safety, accessibility and comfort of all streets will be enhanced for use by pedestrians. Enhancements should include new and improved pedestrian crossings, seating, pedestrian lighting, green infrastructure, street trees and other planting, wayfinding, widened sidewalks, and traffic calming measures that reduce vehicle speeds and provide additional space and amenity for pedestrians.
- 4.21 Given the Area's high pedestrian volumes, additional building setbacks and open spaces that result in widened sidewalk zones and pedestrian congregation areas should be provided at street intersections, transit stops, prominent destinations, primary building entrances and along streets where significant intensification is planned.

- 4.22 Bicycle use to and within the Area should be prioritized through measures including: adding links to the network of dedicated cycling lanes and connecting destinations; enhancing cycling routes to provide greater separation from vehicles and conflict management at intersections; providing safe and secure long-term and short-term bicycle parking spaces; providing additional bike share stations throughout the Area including integrating them into the design of significant new developments, where feasible; and providing associated amenities including bicycle repair stations, weather protection and other design features to allow for easy movement and storage of bicycles.
- 4.23 Long-term and short-term bicycle parking will be provided through development in the Area. Long-term bicycle parking spaces for institutional developments may be provided in consolidated bicycle parking facilities. New consolidated parking areas should be located at destinations in the Area and should be secure, enclosed, and include facilities to support cycling such as repair stations, shower and change facilities, lockers and weather protection at entrance locations.
- 4.24 By-laws may be passed to establish a maximum number of vehicle parking spaces to be provided on a campus-wide basis for University of Toronto lands.
- 4.25 When public streets in the Area are reconstructed, opportunities to repurpose and reallocate space within the rights-of-way will be explored and implemented, using a complete streets approach, to incorporate road safety standards and green infrastructure standards, to provide increased priority to pedestrians and cyclists, and to make greater contributions to the overall public realm.
- 4.26 The design of privately-owned lands adjacent to the rights-of-way will be considered in conjunction with the design of the rights-of-way to maximize the impact of improvements for pedestrians, cyclists and the public realm network.
- 4.27 The use of pilot projects and other interim measures will be encouraged to implement interventions and changes that prioritize pedestrians and cyclists, and more equitably allocate public space based on the existing and planned context and use of the space, to demonstrate and evaluate potential street designs, enhance safety and encourage active use of public space.

Shared Streets

- 4.28 The boundaries of Potential Shared Streets shown on Map 20-2A are approximate. Shared Streets will be designed to:
 - a) 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;
 - b) optimize the safety, accessibility and experience of road users sharing the space while prioritizing pedestrians and cyclists;
 - c) incorporate green infrastructure and maximize opportunities for tree planting and greening;
 - d) reflect the different roles, characters and functions of the streets, segments of the streets and seasonal shifts in use;
 - e) reduce or limit the use of the streets by motor vehicles;
 - f) reduce or eliminate on-street parking over time to support an expanded public realm and enhanced pedestrian and cycling experience, while providing adequate accessible parking spaces, where appropriate;
 - g) minimize servicing and other vehicle access points along Shared Streets in order to reduce the presence of vehicles on the streets;

- h) where motor vehicles are permitted, they should operate at the speed of pedestrians, achieved through a combination of traffic operations regulations and street design details, to facilitate shared use of the streets; and
 - i) enhance the connections between adjacent and surrounding public realm elements and destinations.
- 4.29 The design of Existing Shared Streets shown on Map 20-2A should be enhanced whenever possible to further improve pedestrian and cycling conditions along the streets.

Great Streets and Main Internal Streets

- 4.30 The Great Streets and Main Internal Streets shown on Map 20-2A are significant multi-modal streets that traverse the Area and will contribute to the quality of the Secondary Plan Area's public realm through distinctive, high-quality streetscaping, including trees and other planting, paving and street furniture.
- 4.31 Streetscaping initiatives within the rights-of-way of the Great Streets and Main Internal Streets will be designed to integrate adjacent setback areas and open spaces to expand pedestrian areas, create a larger and more cohesive public realm, expand opportunities for tree planting, and enhance the setting for buildings.
- 4.32 Enhancements to the streetscapes of the segments of Bloor Street West, Spadina Avenue, College Street, and Queen's Park Crescent through the Secondary Plan Area will reinforce the unique institutional character, civic importance and heritage value and attributes of the cultural heritage resources through, for example, signage, public art and landscape initiatives, while being legibly connected to the streetscape design of larger segments of these Great Streets that extend outside of the Area.
- 4.33 The possibility of normalizing 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, will be explored, as a means of improving safety, accessibility and connectivity, and enhancing and expanding the public realm, including Queen's Park.
- 4.34 The possibility of modifying the Queen's Park/Queen's Park Crescent East and West right-of-way and adjacent lands will be explored, as a means of expanding parkland and open spaces, enhancing accessibility, and connecting the Legislative Grounds, Queen's Park, Institutional Major Open Spaces and Key Open Spaces.

Laneways

- 4.35 Laneways shown on Map 20-2A 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 through measures including:
- a) landscape treatments, including pedestrian lighting, green infrastructure, trees and other planting, seating and signature paving that is designed to lower vehicle speeds;
 - b) development that includes active ground floor uses, clear glazing and entrances, where appropriate; and
 - c) maintaining vehicle access and servicing, where necessary.

Views

- 4.36 Development and public works will be oriented and designed to maintain, frame and enhance views and vistas from the public realm to important natural and human-made features shown on Map 20-2E.
- 4.37 Where possible, development will be encouraged to create new views and vistas.

Front Campus Panorama

- 4.38 Dynamic 360 degree views from the centre of Front Campus, as shown on Map 20-2E, of the broad open space and institutional buildings in the foreground in contrast to the generally higher scale surroundings of the campus and City beyond will be maintained and enhanced by:
- a) encouraging landscape and public realm improvements that enhance the visual experience of the Front Campus Panorama;
 - b) respecting the existing low scale and character of buildings within the foreground of Front Campus and the low-scale zone shown on Map 20-2E, including their pavilion forms located in a landscape setting and their irregular rooflines;
 - c) prohibiting taller institutional elements in the mid-ground zone identified on Map 20-2E; and
 - d) massing buildings in the mid-ground zone shown on Map 20-2E to contribute to a varied and interesting skyline, and providing sufficient breaks in massing to avoid overwhelming individual cultural heritage resources and interrupting the sense of layering within the Front Campus Panorama.
- 4.39 Planning applications in the Secondary Plan Area will demonstrate that they comply with Policy 4.38 by completing a View Study as part of a complete application illustrating panoramic views from the centre of the Front Campus lawn looking toward the proposed development.

5. MANAGING GROWTH

- 5.1 Not all parts of the Secondary Plan Area will experience the same level of intensification and change. The location, scale and intensity of development will be determined through the balanced consideration of:
- a) the provision of community service facilities, affordable institutional residences, parkland, open spaces, green infrastructure and physical infrastructure to support complete communities and enhanced climate resilience measures that significantly exceed minimum standards;
 - b) land use designations as identified in the Downtown Plan or Official Plan;
 - c) whether the proposed development site has the appropriate characteristics to accommodate a mid-scale institutional building and/or taller institutional element, including site size, orientation, configuration and location, and the ability of the development to provide the appropriate setbacks, stepbacks and separation distance from other buildings and from all property lines;
 - d) local character, immediate surrounding context and individual site characteristics, including cultural heritage resources; and
 - e) the proximity of development to existing or planned and funded higher-order transit stations.
- 5.2 Development will include a diverse range of institutional building types. In addition to the policies and guidelines related to the range of building types that apply across the city, the Secondary Plan Area will include 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;
- a) mid-scale institutional buildings that are up to approximately 48 metres, not including the mechanical penthouse; and
 - b) taller institutional elements that are above approximately 48 metres, not including the mechanical penthouse.

Built Form Considerations

- 5.3 To reinforce the Area's diverse physical character, conserve and enhance its cultural heritage resources, contribute to an architecturally varied and interesting built environment, enhance and expand the public realm with comfortable pedestrian-level conditions, and provide for consideration of institutional uses and programming, development will:
- a) be sensitive to and compatible with the public realm, built form, cultural heritage resources and neighbourhood context;
 - b) provide and enhance gateways, parks, Institutional Major Open Spaces, Key Open Spaces, mid-block connections and other open spaces as shown on Maps 20-2A to 20-2D and where appropriate;
 - c) be set back a minimum of 6.0 metres from the curb to the building face along streets, except where in situ conservation of cultural heritage resources prevents sidewalk widening, to accommodate existing and anticipated high pedestrian volumes and provide enhanced streetscaping;

- d) demonstrate creativity, innovation and design excellence to positively contribute to both a varied skyline and an exceptional pedestrian experience at the ground level;
- e) generally include a pedestrian-scale building base component that relates to the scale and proportion of adjacent streets, parks and open spaces, with upper storeys stepped back or contained within an angular plane. Consideration will be given for designs of extraordinary quality without a pedestrian-scale base building where the development will enhance the pedestrian experience and be compatible with the existing and planned streetwall height context, and incorporate low- or zero-carbon buildings;
- f) incorporate building articulation in the pedestrian-scale building base, including architectural emphasis of entrances and prominent interior spaces, to create interest at the street level;
- g) contribute positively to the pedestrian experience by locating entrances and integrating active uses along street frontages, parks, open spaces, laneways and mid-block connections;
- h) incorporate variation in building mass to create visual interest and mitigate potential impacts of building height and bulk, including ample access to sky-view from the public realm, the perception of distinct building forms and minimizing shadow impacts on the public realm;
- i) be designed and massed to provide noticeable and discernible built form transition in scale toward Queen's Park, Front Campus and the *Neighbourhoods* designated portion of the Huron-Sussex Character Area;
- j) minimize net-new shadow as measured from March 21st to September 21st from 10:18 a.m. to 4:18 p.m. on Front Campus, Back Campus, Hart House Circle, Ontario Police Memorial Park and Philosopher's Walk to provide access to sunlight;
- k) be designed to minimize energy demand, integrate opportunities for renewable energy and district energy solutions, and pursue zero emissions and carbon positive development, including impacts from embodied emissions from materials; and
- l) be more resilient to climate change through measures including integrating green infrastructure, increasing the tree canopy, promoting landscapes with native species and pollinators, and protecting and enhancing open space features that increase biodiversity.

5.4 Where permitted, taller institutional elements will:

- a) be seamlessly integrated with the mid-scale institutional building component;
- b) limit institutional floorplates to minimize the perception of building mass from the street level and minimize shadowing on the public realm and surrounding properties; and
- c) generally provide a minimum separation distance of 25 metres between taller institutional elements to limit potential impacts on the public realm, and ensure privacy, sky-view and light penetration into buildings.

Heritage

5.5 Ongoing growth and development of the Secondary Plan Area will respect the significance and history of the Area, and will reinforce and enhance its sense of place and distinct Character Areas.

- 5.6 Design responses, including setbacks, setbacks and stepping down of building heights additional to the built form and urban design standards identified in this Plan and Council-adopted Urban Design Guidelines may be required to conserve the scale and character of a property included on the City's Heritage Register.

Character Areas

- 5.7 Development will respect and reinforce the existing and planned character of each Character Area shown on Map 20-3.
- 5.8 Development on sites that are subject to two or more Character Areas will respect each Character Area's respective characteristics. Minor adjustments to the boundaries of Character Areas on such sites may be permitted without an amendment to this Plan where the general intent of this Plan is maintained.

Central Campus Character Area

- 5.9 Development within the Central Campus Character Area will:
- a) enhance and extend the public realm network, which is characterized by interconnected open spaces, such as quadrangles, gardens, playing fields and courtyards, punctuated by informally sited buildings;
 - b) enhance and extend connections between Institutional Major Open Spaces in the Character Area, particularly Front Campus and Hart House Circle, to Queen's Park;
 - c) be generally limited to restoration, renovation, and small-scale additions to existing buildings to enhance their usability and accessibility, and maintain the predominant low scale of the area, with limited new, complementary low-scale and mid-scale institutional buildings. Taller institutional elements are not permitted;
 - d) respect the monumental and pavilion-like siting of existing buildings within a green and open landscape, which allows buildings to be experienced from many sides and with multiple points of entry;
 - e) respect the scale and heritage value of the Character Area and individual cultural heritage resources through architectural articulation that reflects significant datum lines, materiality and other building features;
 - f) 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; and
 - g) frame open spaces with prominent and broad building frontages including building entrances.

Huron-Sussex Character Area

- 5.10 Development within the Huron-Sussex Character Area will:
- a) enhance the public realm, including parks, sidewalks, pedestrian crossings and laneways to improve connections between these elements, and enhance pedestrian amenity and safety.
 - b) consist of:
 - i. low-rise buildings that are compatible with the existing character and landscaped streetscapes of the area where the *Neighbourhoods* land use designation applies;

- ii. mid-scale institutional buildings on Spadina Avenue where the *Mixed Use Areas* land use designation applies and Harbord Street where the *Institutional Areas* designation applies, with active uses at grade, maximum building heights informed by the widths of the rights-of-way, and designed and massed to provide appropriate built form transition in scale to the low-rise interior of the Character Area; and
 - iii. low-rise houseform character buildings fronting on Washington Avenue where the *Institutional Areas* land use designation applies, to maintain the scale and character of the street, and where institutional residences will be encouraged.
- c) on lands designated *Neighbourhoods*, 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, are also permitted, in addition to the residential uses that should continue to predominate in this part of the Character Area.

Bloor Street West Character Area

5.11 Development within the Bloor Street West Character Area will:

- a) enhance and expand the landscape character of generous forecourts, plazas and sidewalks along Bloor Street West, and open spaces and mid-block connections through and around the institutional complexes, which connect the street and surrounding area to the interior of the Secondary Plan Area;
- b) provide a continuous active frontage along Bloor Street West, including opportunities for cultural spaces that support and strengthen the culture sector and creative artistic activity within the corridor, including Indigenous cultural organizations;
- c) include a mix of low-scale institutional buildings, mid-scale institutional buildings and taller institutional elements;
- d) at the intersection of Bloor Street West and Queen's Park, include compatible low-scale institutional buildings and mid-scale institutional buildings only, which will reinforce and enhance the significant and sensitive gateway location and will transition from the taller institutional elements and generally higher scale permitted elsewhere along Bloor Street West to the Queen's Park Character Area with its generous parks and open spaces and generally lower scale; and
- e) be designed and massed to provide built form transition in scale from Bloor Street West toward the *Neighbourhoods* designated portion of the Huron-Sussex Character Area, and the lower scale Central Campus Character Area.

St. George Street Character Area

5.12 Development within the St. George Street Character Area will:

- a) maintain and enhance the streetscape and setback areas along St. George Street;
- b) generally consist of low-scale institutional buildings and mid-scale institutional buildings. New taller institutional elements are not permitted in the Character Area, other than at the southwest corner of Harbord Street and St. George Street, where a taller institutional element may be considered, provided that it is located, designed and massed to enhance Robarts Library's monumental built form, cultural heritage value and open spaces; north of Harbord Street and Hoskin Avenue:

- i. complement and reinforce the historic development pattern of large mansion lots on St. George Street, and their characteristic larger houseform buildings and deep lawns and gardens, through adaptive reuse and the sensitive siting, rhythm and scale of infill development; and
 - ii. be designed and massed to provide built form transition in scale from mid-scale institutional building components to the adjacent *Neighbourhoods* designated portion of the Huron-Sussex Character Area; and
- c) south of Harbord Street and Hoskin Avenue, respect and reinforce St. George Street as the transition between the higher scale of the West Campus Character Area and the lower scale of the Central Campus Character Area, with generous building setbacks, low-scale base buildings and deep setbacks to mid-scale building components.

College Street Character Area

5.13 Development within the College Street Character Area will:

- a) maintain and enhance the deep landscaped setback areas punctuated by more generous forecourts along College Street;
- b) enhance the porosity of the Character Area by providing open spaces and mid-block connections through and around the institutional complexes, which connect the street and surrounding area to the interior of the Secondary Plan Area;
- c) expand the public realm, including through the removal of the vehicle turning lane in the right-of-way at the southwest corner of Grenville Street and Dr. Emily Stowe Way;
- d) be encouraged to include uses that reinforce and complement the Downtown innovation community and the cluster of biomedical research uses and hospitals;
- e) include a mix of low-scale institutional buildings, mid-scale institutional buildings and taller institutional elements;
- f) be designed and massed to provide built form transition in scale toward the lower Central Campus and Queen's Park Character Areas;
- g) maintain and reinforce the institutional streetwall and character of the College Street frontage, with taller institutional elements significantly set back from the street;
- h) taller institutional elements fronting College Street east of University Avenue may be massed to set back less from the street where the development will enhance the pedestrian experience and incorporate design elements to complement the streetwall height context and character; and
- i) provide taller institutional elements consistent with the height and scale of the adjacent existing and planned context.

West Campus Character Area

5.14 Development within the West Campus Character Area will:

- a) enhance and expand the public realm through the provision of mid-block connections, open spaces and generous landscaped setback areas including forecourts and plazas, in particular where streets intersect along Huron Street and where such areas will create connections with other open spaces or mid-block connections including those across streets;

- b) frame and animate open spaces including the new Institutional Major Open Spaces shown on Map 20-2A;
- c) include a mix of low-scale institutional buildings, mid-scale institutional buildings and taller institutional elements, with taller institutional elements generally concentrated along Huron Street;
- d) locate, mass and orient buildings to enhance the pedestrian experience along public streets, to provide a varied built form to moderate the mass of each block, enhance visual interest, allow for sunlight on the public realm and ample sky-view, and to include setback areas and open spaces;
- e) maintain the visual prominence of the building at 1 Spadina Crescent along the Spadina Avenue frontage; and
- f) reinforce the circular streetscape of Spadina Crescent through building massing and setbacks.

East Campus Character Area

5.15 Development within the East Campus Character Area will:

- a) enhance and extend the public realm, which is characterized by interconnected open spaces, such as quadrangles, gardens, and courtyards, punctuated by informally sited buildings;
- b) enhance and extend connections between Institutional Major Open Spaces in the Character Area to Queen's Park and the Civic Precinct to the south of the Secondary Plan Area;
- c) respect the existing institutional forms including the former mansion lots and residences, and the monumental and pavilion-like siting of buildings within a green and open landscape, which allows buildings to be experienced from many sides and with multiple points of entry;
- d) 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;
- e) south of Charles Street West, west of Upper Burwash Hall, south of St. Mary Street and north of St. Joseph Street, be limited to restoration, renovation, and small-scale additions to existing buildings to enhance their usability and accessibility, or new, complementary low-scale institutional buildings. Taller institutional elements are not permitted in this part of the Character Area;
- f) south of St. Joseph Street, include a mix of low-scale institutional buildings, mid-scale institutional buildings and taller institutional elements, which will be designed and massed to provide noticeable and discernable built form transition in scale from the eastern edges of the Character Area to the lower scale Queen's Park Character Area to the west and the interior portion of the Character Area north of St. Joseph Street;
- g) north of Charles Street West, include a mix of low-scale institutional buildings, mid-scale institutional buildings and taller institutional elements, which will be designed and massed to provide noticeable and discernable built form transition in scale from Bloor Street West to the lower scale interior portion of the Character Area to the south; and

- h) east of Upper Burwash Hall on the north side of St. Mary Street, include a mix of low-scale institutional buildings, mid-scale institutional buildings and taller institutional elements, which will be designed and massed to provide noticeable and discernable built form transition in scale from the eastern edges of the Character Area to the lower scale interior portion of the Character Area to the west and south.

Queen's Park Character Area

5.16 Development within the Queen's Park Character Area will:

- a) maintain the visual prominence and monumentality of the Legislative Building;
- b) enhance and maintain the picturesque character of Queen's Park and its physical and visual connections with the University of Toronto, Provincial buildings and nearby cultural institutions;
- c) enhance and maintain the generous landscaped setback areas along Queen's Park/ Queen's Park Crescent East and West;
- d) enhance the Character Area's role and sense of place as the symbolic and ceremonial heart of government in Ontario and a place for public assembly;
- e) enhance and extend connections between Queen's Park and Institutional Major Open Spaces in the Central and East Campus Character Areas and the Civic Precinct to the south of the Secondary Plan Area;
- f) enhance the public realm immediately surrounding the Legislative Building, informed by the history of designed landscapes on the site, with a cohesively designed landscape that provides a complementary setting for the Legislative Building appropriate to its landmark location;
- g) reduce and screen existing servicing and loading areas along Queen's Park Crescent West;
- h) be generally limited to restoration, renovation, and small-scale additions to existing buildings to enhance their usability and accessibility, and maintain the predominant low scale of the area, with limited new, complementary low-scale and mid-scale institutional buildings. Taller institutional elements are not permitted;
- i) address Queen's Park Crescent West with complementary building forms, entrances and wide formal landscaped setbacks to enhance the institutional presence along the street; and
- j) reinforce the circular streetscape form of Queen's Park Crescent East and West through building massing and setbacks.

Spadina Crescent Character Area

5.17 Development within the Spadina Crescent Character Area will:

- a) maintain and enhance the generous public realm;
- b) enhance pedestrian connections across Spadina Crescent; and
- c) maintain the visual prominence of the building at 1 Spadina Crescent and the low scale of the site.

6. **COMMUNITY SERVICES AND FACILITIES**

- 6.1 Ongoing growth and development of the Secondary Plan 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.
- 6.2 Where possible, public access of the University of Toronto and other Area institutions' facilities will be encouraged and new opportunities for the public to engage with the Area institutions and their facilities will be explored.

7. HOUSING

7.1 A range of institutional residences, including in terms of form and tenure as well as measures to address affordability, will be provided to meet the needs of students, faculty, staff and other potential residents of institutional buildings in the Area, in accordance with underlying land use designations.

7.2 Applications in the Area pursuant to Section 53 of the Planning Act, as amended, for consent to an agreement that has the effect of granting the use of or right in land directly or by entitlement to renewal for a period of twenty-one years or more, for the purposes of constructing a Laneway Suite, may be considered by the City in the absence of a Zoning By-law Amendment only where:

- a) the Area institution will retain ownership of the land;
- b) all servicing, including water, wastewater and hydro, can be accommodated to the satisfaction of and at no expense to the City;
- c) both dwellings meet all of the requirements for a dwelling unit on its own lot;
- d) solid waste can be appropriately screened and appropriately collected by the City; and
- e) stormwater management is maintained on site.

7.3 Within three years of the adoption of this Plan, the University of Toronto will provide to the City, and update as necessary over time, a housing strategy that describes how it intends to address institutional housing demand.

The housing strategy will, at a minimum:

- a) assess student and University-related housing and affordability needs, including details on existing housing options;
- b) 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;
- c) review student and University-related housing affordability challenges, and identify solutions to address these challenges; and
- d) identify potential locations to accommodate new student and university-related housing in the Area.

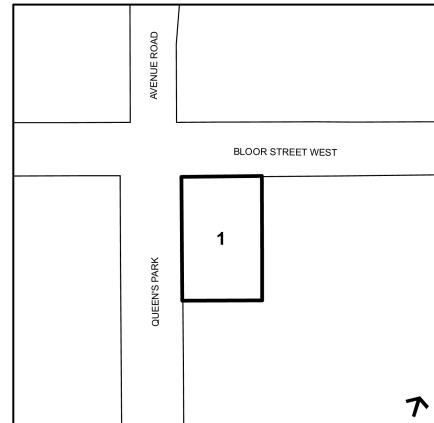
8. **IMPLEMENTATION**

- 8.1 The City will work together with Area institutions and communities to implement public realm improvements on City-owned lands identified in this Secondary Plan, the St. George Campus Urban Design Guidelines and the Downtown Parks and Public Realm Plan, where appropriate, to achieve higher streetscape standards.
- 8.2 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 prepare block-specific urban design guidelines to be considered for inclusion in the University of Toronto St. George Campus Urban Design Guidelines until such time as City Council adopts block-specific urban design guidelines for the Area. Minor modifications to Maps 20-2A to 20-2C consistent with City Council-adopted block-specific urban design guidelines may be permitted without an amendment to this Plan provided the intent of the policies of this Plan are maintained.

9. **SITE AND AREA-SPECIFIC POLICIES**

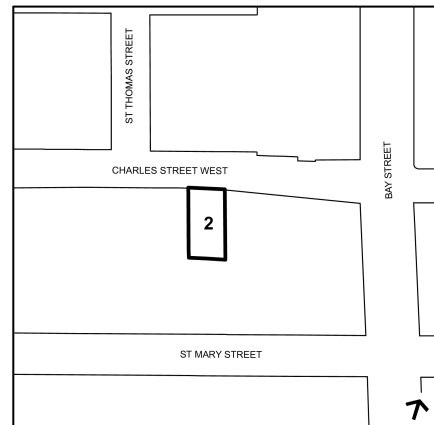
1. **153 Bloor Street West**

On the lands shown on Map 20-4 as 1, retail, service shop and office uses are permitted provided that the pedestrian entrance to any retail and service shop use is from the Bloor Street West frontage.



2. **63 and 65 Charles Street West**

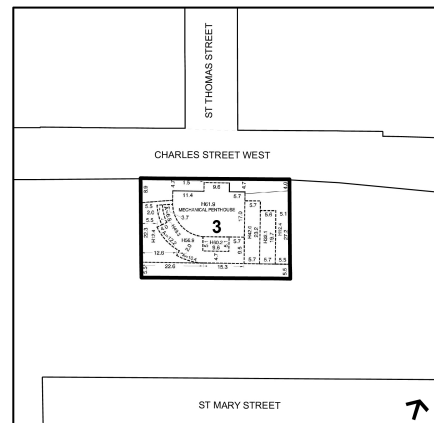
On the lands shown on Map 20-4 as 2, residential and office uses are permitted.



3. **77 Charles Street West**

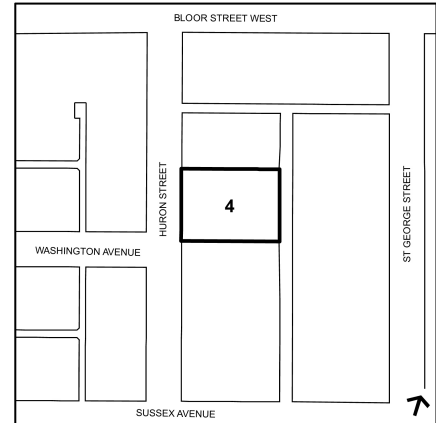
On the lands shown on Map 20-4 as 3, residential uses are permitted provided that:

- a)
 - i. no new building is erected beyond the "Building Envelope" shown on the map; and
 - ii. no person erects or uses a new building or structure on the lands outlined by heavy lines on the map having a greater height in metres than the height limit specified by the numbers following the symbol "H" in such map; and
- b) minor variances from the setbacks and height limits set forth in Subsections (a)(i) and (a)(ii) above will be considered, provided the intent of the Plan is maintained.



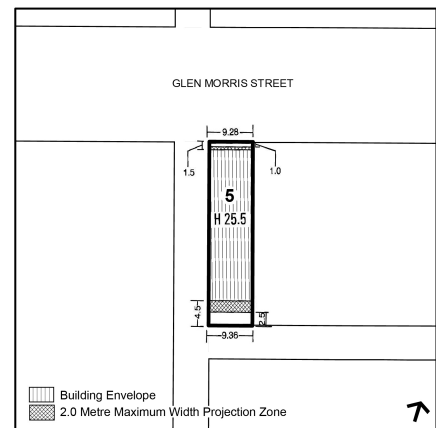
4. **395, 397, 399, 401, 403 and 405 Huron Street**

On the lands shown on Map 20-4 as 4, administrative offices associated with buildings containing dwelling rooms for the use of University students and accessory uses thereto, a printing plant and publisher are permitted uses on the lands.



5. **15 Glen Morris Street**

On the lands shown on Map 20-4 as 5, an 18-unit, eight-storey residential building with a maximum gross floor area of 1,850 square metres is permitted provided that: a) the building is constructed within the "Building Envelope" shown on the map (excluding the 2.0 metre projection zone as shown the map); and b) the building does not exceed the height limits in metres as shown on the map by the numbers following the symbol "H" (excluding projections permitted by the zoning by-law).



6. **407 Huron Street**

On the lands shown on Map 20-4 as 6, institutional uses are also permitted, provided that the combined total of the residential gross floor area and the non-residential gross floor area erected or used on the site does not exceed 1480 square metres and provided the conservation of the designated heritage building on the site is appropriately secured.

