



Laura Dean
Direct: 416.865.7706
E-mail: ldean@airdberlis.com

WITHOUT PREJUDICE

September 8, 2023

BY EMAIL

Mr. Matthew Longo
Solicitor, City of Toronto
55 John Street, 26th Floor, Metro Hall
Toronto, ON M5V 3C6

Dear Mr. Longo :

Re: OLT-22-002046 (Legacy Case No. PL200629) - Official Plan Amendment No. OPA 445 – West Queen West Planning Study - City of Toronto Without Prejudice Settlement Offer

As you are aware, Aird & Berlis LLP represents the following appellants in OLT-22-002046, Official Plan Amendment 445, West Queen West Planning Study:

- Queen and Brock Holdings Inc.;
 - Hullmark Developments Ltd.;
 - 835 Queen West Inc.;
 - Benjamin Woolfitt;
 - B& C Ltd., IG Woolf Textiles;
 - 2090416 Ontario Inc. et. al.
- (collectively, the “**Appellants**”)

As a result of meetings and discussions between City staff and the Appellants’ experts which took place in August 2023, further modifications to OPA 445 have been jointly developed from the version of the document approved by City Council at its meeting on July 19, 2023 (the “**Modified OPA 445**”), a copy of which is enclosed with this correspondence.

We note one typographical correction which should be made to the attached, which is to delete the repeated “of no more than” in policy 5.4.1.

The purpose of this settlement offer is to advise that the Appellants have collectively agreed to resolve their respective appeals based on the Modified OPA 445 and to support its approval by the Ontario Land Tribunal at a settlement hearing which we anticipate will be scheduled during the hearing dates, October 30th to November 10th, 2023.

It is our understanding that the City Solicitor intends to bring the Modified OPA 445 before City Council through an *in camera* report at the upcoming meeting commencing on October 11th, 2023. On that basis, our clients are prepared to agree to adjourn the exchange dates in the Procedural

September 8, 2023
Page 2

Order and to request that the Tribunal set aside one (1) hearing day for the purpose of convening a settlement hearing. In the event that City Council does not approve the Modified OPA 445, it is our understanding that the attendance will be converted to a CMC for the purposes of establishing new dates for the exchange of witness statements and reply witness statements and reschedule the hearing that is currently set for October 30th to November 10th, 2023.

If this Settlement offer is accepted by the City this letter may be released to the public.

Should you have any questions, please do not hesitate to contact the undersigned.

Yours truly,

AIRD & BERLIS LLP



Laura Dean Partner

c. Eileen Costello

Encl.
54213817.1

AIRD BERLIS

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill XXX

BY-LAW XXX-2020

To adopt an amendment to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2019, as 588-780, 870-1730 Queen Street West, north side; 655-993, 1075-1647 Queen Street West, south side; 178 Bathurst Street; 6 & 7 Markham Street; 1 & 2 Manning Avenue; 1 Claremont Street; 1 Gore Vale Avenue; 110-120 Massey Street, west side; 104-111 Crawford Street; 107 Shaw Street; 1B-1F Givins Street; 2 Ossington Avenue; 5 Brookfield Street; 2B Fennings Street; 106 & 108 Dovercourt Road; 101 Lisgar Street; 2 Beaconsfield Avenue; 2-4 Gladstone Avenue; 78 ½ & 80 Gwynne Avenue; 80-88 Elm Grove Avenue; 1 & 2 Brock Avenue; 224 Cowan Avenue; 262A-271 Dunn Avenue; 216 & 218 Close Avenue; 1 Lansdowne Avenue; 221 & 223 Jameson Avenue; 3 MacDonell Avenue; 2-10 MacDonell Avenue, west side; 193 Dowling Avenue; 190-194 Dowling Avenue, west side; 1 Sorauren Avenue; 89-93 Beaty Avenue; 1 Callender Street; 85 & 87 Wilson Park Road, east side; 82-88 Wilson Park Road, west side; 39 & 43 Triller Avenue; and 1594-1598 King Street West.

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

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto enacts:

1. The attached Amendment No. 445 to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

Enacted and Passed this ~ day of ~, A.D. 20~.

Frances Nunziata,
Speaker

JOHN ELVIDGE,
City Clerk

(Seal of the City)

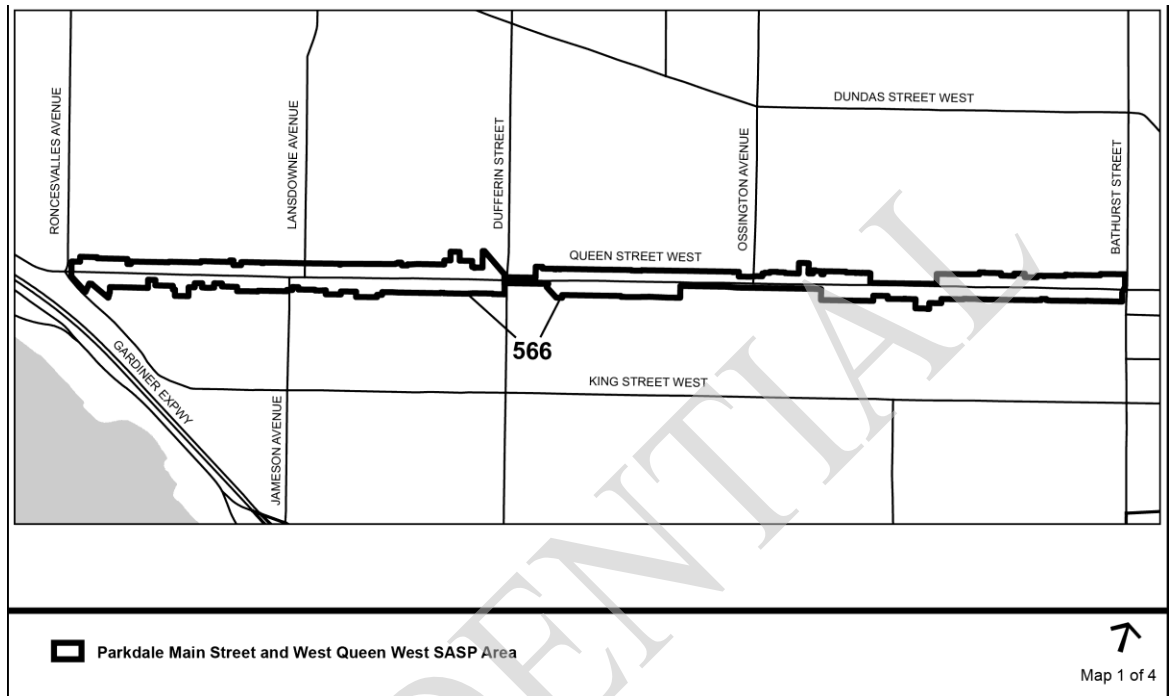
**DRAFT AMENDMENT NO. 445 TO THE OFFICIAL PLAN LANDS
MUNICIPALLY KNOWN IN THE YEAR 2019 AS 588-780, 870-1730 Queen Street West, north side; 655-993, 1075-1647 Queen Street West, south side; 178 Bathurst Street; 6 & 7 Markham Street; 1 & 2 Manning Avenue; 1 Claremont Street; 1 Gore Vale Avenue; 110-120 Massey Street, west side; 104-111 Crawford Street; 107 Shaw Street; 1B-1F Givins Street; 2 Ossington Avenue; 5 Brookfield Street; 2B Fennings Street; 106 & 108 Dovercourt Road; 101 Lisgar Street; 2 Beaconsfield Avenue; 2-4 Gladstone Avenue; 78 ½ & 80 Gwynne Avenue; 80-88 Elm Grove Avenue; 1 & 2 Brock Avenue; 224 Cowan Avenue; 262A-271 Dunn Avenue; 216 & 218 Close Avenue; 1 Lansdowne Avenue; 221 & 223 Jameson Avenue; 3 MacDonell Avenue; 2-10 MacDonell Avenue, west side; 193 Dowling Avenue; 190-194 Dowling Avenue, west side; 1 Sorauren Avenue; 89-93 Beaty Avenue; 1 Callender Street; 85 & 87 Wilson Park Road, east side; 82-88 Wilson Park Road, west side; 39 & 43 Triller Avenue; and 1594-1598 King Street West.**

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

1. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 566 for lands generally fronting Queen Street West between Roncesvalles Avenue and Bathurst Street, and municipally known in 2019 as 588-780, 870-1730 Queen Street West, north side; 655-993, 1075-1647 Queen Street West, south side; 178 Bathurst Street; 6 & 7 Markham Street; 1 & 2 Manning Avenue; 1 Claremont Street; 1 Gore Vale Avenue; 110-120 Massey Street, west side; 104-111 Crawford Street; 107 Shaw Street; 1B-1F Givins Street; 2 Ossington Avenue; 5 Brookfield Street; 2B Fennings Street; 106 & 108 Dovercourt Road; 101 Lisgar Street; 2 Beaconsfield Avenue; 2-4 Gladstone Avenue; 78 ½ & 80 Gwynne Avenue; 80-88 Elm Grove Avenue; 1 & 2 Brock Avenue; 224 Cowan Avenue; 262A-271 Dunn Avenue; 216 & 218 Close Avenue; 1 Lansdowne Avenue; 221 & 223 Jameson Avenue; 3 MacDonell Avenue; 2-10 MacDonell Avenue, west side; 193 Dowling Avenue; 190-194 Dowling Avenue, west side; 1 Sorauren Avenue; 89-93 Beaty Avenue; 1 Callender Street; 85 & 87 Wilson Park Road, east side; 82-88 Wilson Park Road, west side; 39 & 43 Triller Avenue; and 1594-1598 King Street West, as shown on Map 1.

566. Parkdale Main Street and West Queen West

Map 1 of 4. Area of Site and Area Specific Policy



Existing Context

Queen Street West is an important main street in the overall identity of the City for both local residents and visitors. While the form and scale of its buildings and the variety of uses are characteristic of many main streets, the area is distinguished by its location relative to the Downtown core, proximity to a variety of established neighbourhoods, unique local businesses, public parks, city facilities, concentration of *heritage buildings*, and the iconic 501 Queen Streetcar.

The rail bridge and underpass at Dufferin Street and Queen Street West form a significant physical interruption, and natural division, along the street and the areas to its east and west are distinct enough to warrant location-specific policy approaches. For the purpose of this Site and Area Specific Policy, these two areas are characterized as follows:

Parkdale Main Street

Parkdale Main Street extends from Dufferin Street to Roncesvalles Avenue, and is predominantly characterized by two to three-storey commercial mixed-use buildings containing a range of ground floor retail, restaurant and service uses, with either residential apartments or other commercial spaces located above.

Former theatres, banks, places of worship and pre-war apartment buildings complement the prevailing main street commercial row and block building types, primarily constructed between 1870 and 1940, and reflect the mixed-use character of the street. The concentration of main street buildings along Queen Street West contributes to a largely continuous streetwall, articulated by landmark properties, and establishes a character that reflects the history of the street as the principal commercial artery of the historic Town of Parkdale. The western limits of Queen Street West towards Roncesvalles still retain some traces of its former residential character, as well as a collection of walk-up apartment buildings and main street commercial rows that reflect the intensification of Parkdale through the 1910s and 1920s, sparked by ease of access afforded by the streetcar and the city's growing population in the early 20th century.

Throughout this area the prevailing north-south street grid of the surrounding neighbourhoods is disrupted at Queen Street West, resulting in a number of T-intersections. Large areas of low-rise residential uses and local parks are generally situated to the north and south of the properties fronting Queen Street West. At Triller Avenue, Jameson Avenue, West Lodge Avenue, and Dunn Avenue, taller mid-twentieth century residential apartment towers are situated behind the Queen Street-fronting properties.

The sidewalks on either side of the street are characteristic of many Toronto main streets, with street trees and recessed entrances to businesses and apartments. The 501 Queen Streetcar provides public transit service along the corridor, intersecting with north-south TTC surface routes at Roncesvalles Avenue, Lansdowne Avenue and Dufferin Street. Routes forming part of the City's cycling network run parallel to or intersect with Queen Street, including the West Toronto Rail Path at Dufferin Street. On-street parking and a variety of bike parking facilities are also present throughout the area. Public art installations, including the Globe at Queen Street West and Cowan Avenue, highlight the street.

Parkdale Main Street is an important civic and commercial corridor with an historic context reflecting the rapid growth and development of the Town of Parkdale, and supports the present-day community by providing for diverse main street activities, including commercial and cultural uses at street level with housing above, and a distinct sense of place for the neighbourhood.

West Queen West

West Queen West extends from Dufferin Street to Bathurst Street, and is predominantly characterized by two to four storey commercial mixed-use buildings containing a range of ground floor retail, restaurant and services uses, with either residential apartments or other commercial spaces located above. Three former industrial buildings, originally between four and six storeys in

height, are located between Shaw Street and Massey Street, and have been converted to residential uses. The area is representative of historic main street commercial development in Toronto in the late 19th and early 20th century, with most of the buildings built during the 1880s to 1920s. The collection of historic main street commercial buildings along Queen Street defines a continuous streetwall of low-rise buildings, articulated by a rhythm of narrow storefronts with recessed entrances, and a strong datum line of cornices and sign bands. Towards the area's west end, recent development of tall and mid-rise buildings has occurred, primarily on former industrial lands known as the West Queen West Triangle.

The area has historically been, and continues to be, an important place for community and civic activity anchored by landmark buildings including the Great Hall, the Carnegie Library (now Theatre Centre), and the Gladstone Hotel and Drake Hotel.

Trinity Bellwoods Park, one of the largest public park spaces near the downtown core, and the Centre for Addiction and Mental Health, a historically significant healthcare facility, are both located along this portion of Queen Street, though outside the boundary of this Site and Area Specific Policy. Large areas of low-rise residential uses and local parks are generally situated to the north and south of the properties fronting Queen Street West.

The sidewalks on either side of the street are characteristic of many Toronto main streets, with street trees and recessed entrances to businesses and apartments. The 501 Queen Streetcar provides public transit service along the corridor, with connections to other TTC surface routes at Bathurst Street, Shaw Street, Ossington Avenue and Dufferin Street. Routes forming part of the City's cycling network run parallel to or intersect with Queen Street, including the West Toronto Rail Path at Dufferin Street, and the Richmond and Adelaide Cycle Paths. On-street parking and a variety of bike parking facilities are situated throughout West Queen West. The portion of Queen Street between Shaw Street and Niagara Street falls within the Core Circle and the Garrison Parks-Fort York Park District identified in the Downtown Plan as areas for public realm and connectivity improvements. Public art and street art, including murals, contribute to the vibrancy of the street and rear laneways.

West Queen West is an important main street in Toronto, with an historic context that reflects the western expansion of the growing city and the irregular subdivision and development of the privately-owned park lots to the north and the publicly-owned Garrison Reserves to the south. The street has maintained a strong sense of place and character as both a functioning main street as well as an arts and design district.

1. Purpose and Interpretation

- 1.1 The policies of this Site and Area Specific Policy (SASP) will:
 - a. support opportunities for ~~contextually appropriate~~compatible growth and change while conserving and enhancing Queen Street West’s historic character and sense of place;
 - b. guide public and private investment in public spaces;
 - c. inform City decision-making on transportation improvements; and,
 - d. encourage sustainable choices in development of new buildings and additions, and the reuse of existing buildings.
- 1.2 For the purpose of this Site and Area Specific Policy, “Parkdale Main Street” refers to all lands located west of the Dufferin Street right of way, and “West Queen West” refers to all lands located east of the Dufferin Street right of way within the boundary shown on Map 1.
- 1.3 The policies of the Official Plan, Secondary Plans, Site and Area Specific Policies, and any Heritage Conservation District Plans that apply within the boundary must be read together with this Site and Area Specific Policy.
- 1.4 In the case of conflict, the policies of this Site and Area Specific Policy will take precedence over those in the Garrison Common North Secondary Plan or other Secondary Plans. Where another Site and Area Specific Policy, including one contained in a Secondary Plan, is located partially or completely within the boundaries of this Site and Area Specific Policy, the policies of that Site and Area Specific Policy will take precedence in the area of overlap.

2. Vision and Planned Character

2.1. Parkdale Main Street

- 2.1.1. Parkdale Main Street will continue its role as a mixed-use main street supporting community and cultural uses. A range of commercial and residential uses will continue to provide opportunities for living, working, retail and culture, and street activity throughout the day. Ground floor uses will generally be commercial in nature and will generally have storefront widths that reinforce the fine-grained character of the street. Cultural uses, including artist spaces and music venues will continue to be encouraged.
- 2.1.2. The form and character of new buildings and additions to existing buildings will relate appropriately to the scale and main street

character of the street within its Parkdale context, while supporting its incremental growth.

- 2.1.3. Sidewalks will be improved and additional street tree planting will be pursued through development and civic initiatives where physically and technically feasible and compatible with the conservation of *heritage buildings*.
- 2.1.4. The existing cluster of civic uses at the intersection of Queen Street West and Cowan Avenue will be a focus for public investment and the establishment of a community and cultural centre comprising several uses within existing and new buildings.
- 2.1.5. Parkdale Main Street's historic character will be maintained and enhanced, through careful consideration for the massing and materiality of new buildings and additions, renovations of existing buildings, and investments in public spaces, including installations related to the area's Indigenous and other cultural heritage.

2.2. West Queen West

- 2.2.1. West Queen West will continue its role as a culturally significant mixed-use main street. A range of commercial and residential uses will continue to provide opportunities for living, working, retail and culture, and ensure activity throughout the day and night. Ground floor uses will generally be commercial in nature and will generally have storefronts widths that reinforce the fine-grained character of the street. Cultural uses, including artist spaces and music venues, will be protected and continue to be encouraged.
- 2.2.2. The form and character of new buildings and additions to existing buildings will relate appropriately to the scale and main street character of the street and its context, while supporting its incremental growth.
- 2.2.3. Sidewalks will be improved and additional street tree planting will be pursued through development and civic initiatives where physically and technically feasible and compatible with the conservation of *heritage buildings*.
- 2.2.4. West Queen West's historic character will be maintained and enhanced, through careful consideration of the massing and materiality of new buildings and additions, renovations of existing buildings, and investments in public space, including installations related to the area's Indigenous and other cultural heritage.

3. Public Realm

- 3.1. The areas identified as Focus Areas and Boulevard Spaces on Maps 2 to 4 - Public Realm Enhancements represent priority areas for public space enhancements. Public or private initiatives and developments within or adjacent to Focus Areas and Boulevard Spaces will:
 - 3.1.1. contribute positively to the public realm through high-quality and coordinated public realm and streetscape designs;
 - 3.1.2. encourage active uses at street level to create a vibrant public realm;
 - 3.1.3. provide a safe and accessible pedestrian realm, and consider pedestrian connections to improve area connectivity;
 - 3.1.4. respect the existing area character and contribute positively through thoughtful and high-quality building design and materials; and
 - 3.1.5. prioritize tree planting and investment in infrastructure to support the growth of healthy tree canopy in the public realm.
- 3.2. Boulevard Spaces will be prioritized for publicly-accessible active uses or landscaped areas, such as parkettes, seasonal patios and markets, to replace private parking spaces within the public right-of-way.
- 3.3. Development of properties adjacent to Boulevard Spaces will consider expansion of these spaces through building setbacks, easements or conveyances, where appropriate and compatible with their immediate heritage context.
- 3.4. Between Shaw Street and Niagara Street in West Queen West area, public realm enhancements will also implement the directions of the Downtown Plan for the Core Circle and The Garrison Parks-Fort York Parks District.
- 3.5. Public and private initiatives and developments abutting public lanes will enhance the utility, safety and pedestrian experience of these spaces by:
 - 3.5.1. recognizing and accommodating their function as off-street access for vehicles, parking and servicing uses;
 - 3.5.2. providing improvements for the safety and comfort of pedestrians, cyclists and people with mobility devices;

- 3.5.3. considering opportunities to maintain existing art works and for the creation of new street art;
 - 3.5.4. presenting attractive building facades with good visibility between entrances and public spaces;
 - 3.5.5. incorporating landscaped areas, including appropriate planting material where feasible, within the rear yard setback; and
 - 3.5.6. providing appropriate lighting levels for pedestrian use while limiting light trespass to nearby properties.
- 3.6. Properties which share a public lane with a public park or other community facilities are encouraged to incorporate active uses at-grade, which may include commercial uses, to activate the public realm.
 - 3.7. The City will encourage, where appropriate, the use of civic initiatives, partnerships, conservancies and sponsorships to facilitate the expansion, improvement and maintenance of the public realm, including:
 - 3.7.1. Facilitating the creation of public space installations that commemorate First Nations history within the area, including Indigenous trails, and significant persons, places and events, in coordination with the Indigenous Affairs Office;
 - 3.7.2. The temporary or permanent removal of on-street parking spaces to provide for public space installations, in partnership and in consultation with local community associations, Business Improvement Areas, the local arts community, and other stakeholders;
 - 3.7.3. Modifications to Cowan Avenue at Queen Street West to facilitate pedestrian connections between the community and cultural uses on either side of Cowan Avenue and its use as a space for occasional community events;
 - 3.7.4. The use of public spaces for cultural events and activities that contribute to the role of West Queen West and Parkdale Main Street as cultural corridors; and,
 - 3.7.5. Community stewardship of public spaces through community associations, Business Improvement Areas, and/or other cultural agencies.

- 3.8. The planting of street trees is required for all new development. Where street trees already exist on or in front of a development site, they will be retained or replaced, and in addition a financial contribution will be provided to the City toward the planting of additional street trees on Queen Street West and the surrounding area when it is not possible to plant additional street trees as part of a new development.
- 3.9. All construction activity within public spaces will be planned and managed to ensure that walking is a safe, comfortable and convenient mode of travel. In the case of private development, the effects of construction within public space will be considered and addressed in construction management plans.

4. Transportation

- 4.1. The Queen Street West right-of-way will be modified over time to improve public safety, including the safe and efficient movement of pedestrians, cyclists, and transit along the corridor. The City will undertake a corridor study with associated community consultation to explore actions to achieve these objectives.
- 4.2. The inclusion of public bike share facilities will be considered in relation to improvements or expansions to Boulevard Spaces.
- 4.3. The redevelopment of Toronto Parking Authority lots located within Parkdale Main Street or West Queen West will be encouraged to provide one or more of community space, public open space, affordable housing, and affordable non-residential space within any new development:

5. Built Form

- 5.1. Historically, West Queen West and Parkdale Main Street ~~are-have been~~ characterized by their primarily narrow lot patterns, low-rise buildings, and evolution through incremental building additions and extensions over time. ~~CompatibleContext-sensitive~~ growth will be encouraged, where development will:
 - 5.1.1. conserve cultural heritage values and heritage attributes of *heritage buildings*;
 - 5.1.2. limit negative impacts to the street character, fine-grained built form and façade articulation from the consolidation of lots; and
 - 5.1.3. provide animated uses on ground floors to support a vibrant street life.

- 5.2. Development will be designed to be compatible with and contribute to reinforce the ~~existing~~ fine-grained built form and main street character of Queen Street West within West Queen West and Parkdale Main Street, which should include:
- 5.2.1. a rhythm of vertical bays and articulation that fits with the existing context of the adjacent properties and blocks, or with a broader context where appropriate references are not present;
 - 5.2.2. vertical bays, articulation and openings that appropriately address both frontages on corner properties; and
 - 5.2.3. architectural elements that reference and relate appropriately to established horizontal datum lines of adjacent buildings and, where appropriate, the block context.
- 5.3. New buildings and additions on existing buildings will have an maximum overall height generally of 6 storeys, and no greater than the width of the Queen Street West right-of-way, excluding rooftop mechanical systems and similar building elements.
- 5.3.1. Notwithstanding Policy 5.3, where a 6-storey building contains only non-residential uses, it may exceed the maximum overall height by up to 3 metres where necessary to accommodate floor-to-ceiling height requirements of those uses, provided any resulting impact including on pedestrian comfort, shadow impacts, and transition in scale to the existing context and *heritage buildings* is in keeping with those permitted under the policies of this ~~Site and Area Specific Policy (SASP).~~
- 5.4. New development and additions on existing buildings will be located and massed to be compatible with maintain and reinforce the low-scale streetwall character of Queen Street. Streetwall heights and setbacks in relation to their Queen Street West frontage will meet the following:
- 5.4.1. new buildings and additions on existing buildings will generally provide a minimum setback of 5 metres above a streetwall height of no more than 10.5 metres of no more than three storeys;
 - 5.4.2. notwithstanding policy 5.4.1, where a new building, or addition on an existing building, immediately abuts one or more *heritage buildings* with a taller streetwall height exceeding 10.5 metres, the minimum setback of 5 metres may be provided at the taller of the *heritage buildings's* streetwall height;

- 5.4.3. notwithstanding policies 5.4.1 and 5.4.2, additions on *heritage buildings* that would increase the streetwall height of the *heritage buildings* are not permitted;
- 5.4.4. notwithstanding policy 5.4.1, additions on *heritage buildings* may require a greater stepback to conserve heritage values, attributes and character of the roof;
- 5.4.5. where a new building or addition exceeds a height of 16.5 metres, ~~those~~ portions of the uppermost storey will generally provide additional stepbacks~~stepback an additional 3 metres beyond the minimum 5 metre stepback~~; and
- 5.4.6. Projecting balconies within a required building stepback will be limited in width ~~to the lesser of 8 metres or two-thirds of the building frontage~~ and in depth ~~to no more than 1.5 metres deep~~ to maintain the visual prominence of the historic streetwall
- 5.5. For corner properties, new development and additions to existing buildings will implement setbacks, heights, and stepbacks, as follows:
- 5.5.1. notwithstanding the ~~10.5 metre~~ streetwall height set out in policy 5.4.1, new buildings located on a corner property may incorporate a taller streetwall element or architectural corner treatment, generally to a maximum height of 14 metres;
- 5.5.2. development will generally continue the streetwall height of its Queen Street West frontage along the side street frontage, with an appropriate stepback above;
- 5.5.3. Additions on *heritage buildings* will provide an appropriate minimum~~stepback of 1.5 metres~~ above the ~~height of the~~ existing building's streetwall along the side street frontage; and
- 5.5.4. projecting balconies within a required building stepback along the side street frontage will be limited in width and in depth.
- 5.6. New development and additions to existing buildings will implement heights, setbacks and stepbacks in relation to the rear of the property, as follows:
- 5.6.1. new buildings and additions will provide a 9 metre rear yard setback from the property line of any adjacent *Neighbourhoods-*designated property;

- 5.6.2. if an existing building does not meet the rear yard setback and is planned to be retained, the addition above the existing building will provide a 9 metre rear setback from the property line of any adjacent *Neighbourhoods*-designated property; and
- 5.6.3. a public lane may be included within the 9 metre rear yard setback
- 5.7. Rooftop equipment, screening, structures and/or roof access on a new building or addition to an existing building will be sized, situated and screened to minimize noise and shadow impacts on, and visibility from, the adjacent street and surrounding properties.
- 5.8. Any amenity space or other use located on a rooftop will be situated and screened to minimize visual impact on *heritage buildings*, and noise, shadow and overlook impacts on surrounding properties.
- 5.9. Access to site servicing and parking will be provided at the rear of the building/site from a lane or a shared driveway wherever possible, and incorporate any parking garage ramps, access stairs and garbage collection/storage and loading areas inside the building.

6. Site-specific Development Criteria

- 6.1. Development of new buildings or additions exceeding the ~~maximum~~ height set out in Policy 5.3 ~~is not encouraged, and will only be considered~~ may be permitted where the existing characteristics or context of the site, excluding any consolidation with *Neighbourhoods* designated lands, is less constrained than the prevailing conditions, as demonstrated through consideration of ~~a combination~~ one or more of the following criteria:
 - 6.1.1. Location at the intersection of Queen Street West and a major street identified in Map 3 of the Official Plan;
 - 6.1.2. Through lots, where development will address both street frontages
 - 6.1.3. Deep properties with a lot depth of 40 metres or more;
 - 6.1.4. Rear context that supports flexibility for transition to adjacent less sensitive conditions, such as to an existing tall or mid-rise building, *Mixed Use Areas* designated lands, non-residential uses, or rail corridor.
- 6.2. Additional height may be considered on sites that meet the criteria set out in Policy 6.1 without an amendment to this SASP, where the Built Form policies of this SASP ~~and~~ the Official Plan ~~and Council-approved guidelines~~ are otherwise met, and provided the applicant demonstrates

~~to the City's satisfaction~~ that the following have been achieved where applicable:

- 6.2.1. Appropriate fit and transition in scale to the building's existing and planned context;
- 6.2.2. New development will conserve the heritage attributes and unique characteristics of *heritage buildings* and will be designed to be visually and physically compatible with ~~subordinate to,~~ and distinguishable from the *heritage buildings*;
- 6.2.3. The cultural heritage resources and their three-dimensional integrity and character are conserved in situ ~~to the satisfaction of the City,~~ where present. A site-specific approach with additional stepbacks and/or setbacks ~~may will~~ be required to address the unique characteristics of on-site and adjacent *heritage buildings*;
- 6.2.4. Appropriate transition in scale or massing to adjacent *heritage buildings*;
- 6.2.5. Appropriate separation distances, floorplates and orientation;
- 6.2.6. For the upper portions of the building ~~above 6 storeys,~~ generally requiring additional stepbacks from street and rear property lines and appropriate stepbacks, articulation or detailing along interior side lot lines;
- 6.2.7. Building massing and design that appropriately limits additional shadow impacts on the public realmsidewalks, parks, open spaces, natural areas, childcare centres, playgrounds and institutional open spaces, and within adjacent Neighbourhoods, beyond what would be permitted under the Built Form policies of this SASP;
- 6.2.8. Respect and reinforce the historic streetwall heights and character, minimize the appearance of the additional storeys from the street and its negative impact on the prominence of the heritage streetwall through appropriate setbacks, ~~and/or~~ stepbacks and/or design measures, beyond what would be permitted under the Built Form policies of this SASP; and
- 6.2.9. Ability to accommodate all servicing, loading and parking activity internally on-site or in consolidated facilities. Where such development would require vehicular access from Queen Street West, such accesses ~~will shall~~ be limited in width and designed to provide shared access to abutting properties.

- 6.3. The lands located on the south side of Queen Street at the intersection of Queen Street and Cowan Avenue contain an important cluster of historic civic, cultural and institutional buildings and uses that support

the Parkdale community. Redevelopment of these lands for a multi-use Parkdale Hub will:

- 6.3.1. engage and consult community members, community-based organizations, Business Improvement Areas, City divisions, agencies, and other affected stakeholders;
 - 6.3.2. have regard for the direction of the Public Realm, Transportation and Built Form policies above in the overall design of the project;
 - 6.3.3. ensure high-quality building design, materiality and construction practices;
 - 6.3.4. provide contextually-sensitive and -appropriate built form to integrate with its surroundings;
 - 6.3.5. conserve on-site and adjacent significant heritage resources. The submission of a Heritage Impact Assessment and Conservation Plan will be required to demonstrate how the on-site and adjacent heritage resources are being conserved; and
 - 6.3.6. expand, enhance and improve connections in the public realm to accommodate all users.
- 6.4. Redevelopment for the Parkdale Hub may, through a Zoning By-law Amendment, incorporate variations from the criteria set out in the Built Form policies, where any resulting impacts, including on pedestrian comfort, shadow impacts, and transition in scale have been assessed in the context of a site specific Zoning By-law Amendment application and addressed to the satisfaction of City Council.
- 6.5. The lands located on the south side of Queen Street West between Sudbury Street and Dovercourt Road are within the West Queen West Triangle lands, a comprehensively planned redevelopment of the Regeneration Area north and east of the Canadian National Railways rail corridor initiated in 2005. Redevelopment of the remaining sites in this area will contribute to the completion of the planned public realm and fit harmoniously with the established built form to achieve the following:
- 6.5.1. A vibrant mixed use neighbourhood will be created featuring a significant and secure concentration of non-residential uses, including creative industries, facilities and workspaces supported by a high quality built environment, open spaces and public services;

- 6.5.2. A connected system of parks, publicly accessible open space, lanes and pedestrian/bicycle paths will be created;
- 6.5.3. The existing east-west lane south of Queen Street West, including both public and private lane sections, will be secured as a publicly accessible mews, providing landscaped open space and pedestrian/bicycle connections, with primarily non-residential uses at grade, especially arts-related uses;
- 6.5.4. New development will be comprised of ~~low-rise and mid-rise~~ compatible buildings framing streets, parks and publicly accessible landscaped open spaces with good access to sunlight and skyviews;
- 6.5.5. Development along Queen Street West and the mews will be massed and articulated to respect and reinforce the rhythm of narrow lot frontages and retail bays;
- 6.5.6. Notwithstanding Policies 5.3 to 5.6, new buildings on sites not containing *heritage buildings* will ~~have a maximum height of 26 metres, and~~ incorporate ~~minimum heights~~, setbacks and stepbacks from Queen Street West and the mews that fit harmoniously generally consistent with those established by previous developments along Queen Street West;
- 6.5.7. The rhythm of any building fronting onto the mews will respond to the historical character of local retail streets such as Queen Street West, consisting of a series of narrow bays and primarily non-residential uses at grade;
- 6.5.8. New development will consolidate waste management, loading and vehicular access with adjacent sites where possible;
- 6.5.9. Each new development is encouraged to will provide a gross floor area ~~equal to or greater than 0.7 times the area of the lot~~ for employment purposes comprising commercial uses and/or light industrial uses, which must be that are compatible with residential uses. In particular, the use of the lands for arts and cultural facilities and other creative industries will be encouraged;

7. Residential Uses

- 7.1. Mixed-use and residential developments will be encouraged to include purpose-built rental housing and affordable housing, in building types, unit types and sizes, including dwelling rooms, suitable to accommodate a variety of households.

- 7.2. To contribute a balanced mix of unit types, and to support the creation of housing suitable for families, development is encouraged to include, and development containing 80 or more new residential units will include:
 - 7.2.1. a minimum of 10 percent of the total number of units with at least three bedrooms; and
 - 7.2.2. a minimum of 15 percent of the total number of units with at least two bedrooms.
- 7.3. In new development, residential uses will not be permitted on the ground floor along the Queen Street West street frontage, with the exception of residential lobby entrances or stair accesses.
- 7.4. On corner properties, residential lobbies are encouraged to be located on the side street. Any residential lobbies on the frontage facing Queen Street West will be limited in width to reinforce the fine-grained character of the street.
- 7.5. Residential uses and entrances may be located on a public lane, provided they are designed to:
 - 7.5.1. ensure adequate and safe access that meets fire and emergency service requirements;
 - 7.5.2. include building, entrance, and lighting design elements that prioritize personal security;
 - 7.5.3. include accessible design features, to the extent feasible;
 - 7.5.4. beautify the lanescape and/or provide green infrastructure through enhanced landscaping; and
 - 7.5.5. limit privacy, noise and light issues on adjacent properties.

8. Commercial Uses

- 8.1. The characteristic main street configuration of commercial uses at street level with residential uses located above will be generally maintained.
- 8.2. The limited storefront width of properties contributes to the architectural rhythm of commercial space and pedestrian experience on Queen Street West, and will be reflected and reinforced in new development and alterations:

- 8.2.1. New retail, personal service, restaurant, service commercial, institutional, cultural, and other similar spaces located on the ground floor will ~~maintain be compatible with~~ the general scale and width of existing storefronts.
- 8.2.2. ~~Notwithstanding policy 8.2.1, where a~~ New development is ~~proposed~~ on sites with a Queen Street West frontage exceeding 16 metres will incorporate multiple storefronts or active spaces at street level to help animate the street., the average storefront ~~The widths~~ of such storefronts and spaces may vary, but should generally achieve an average of no more than new commercial ~~units will not exceed~~ 8 metres in West Queen West and 9 metres in Parkdale Main Street, and will be designed in a manner that contributes to the architectural rhythm of the street.
- 8.2.3. The consolidation of multiple existing storefronts into a single larger storefront ~~that would exceed the storefront widths set out~~ will be designed to contribute to the animation and architectural rhythm of the street as required under Policy 8.2.2 ~~is not permitted.~~
- 8.2.4. The width of commercial units is not required to be uniform for the depth of the site, and shallow commercial units may be combined with larger units that wrap behind them, ~~provided both units have widths at the street frontage in accordance with Policies 8.2.1, 8.2.2 and 8.2.3.~~
- 8.2.5. Commercial uses or portions of a commercial use located below-grade or on, or above, the second floor are not subject to Policies 8.2.1, 8.2.2 and 8.2.3.
- 8.3. New development and alterations to existing buildings will consider measures to improve accessibility and mitigate conflicts with pedestrians in the design and location of building entrances.
- 8.3.1. Retrofitting of existing building entrances to ground floor commercial spaces to provide fully barrier-free access is encouraged. Such alterations will be designed to conserve heritage attributes.
- 8.3.2. New development is encouraged to incorporate recessed building entrances for ground floor commercial spaces and entrances to upper floors.

8.3.3. On corner properties, new development is encouraged to address both frontages by incorporating measures such as chamfered corners for building entrances and storefronts.

8.4. Small-scale arts, community, retail, service and office uses, but excluding restaurants, bars, clubs and similar uses, may take their primary access from a public lane running parallel to Queen Street West, provided the use is compatible with the area, does not adversely impact adjacent residences or the servicing function of the lane, and satisfies the criteria set out in Policy 7.5 above.

9. Sustainability

9.1. New development will be undertaken in accordance with the requirements of the Toronto Green Standard ~~Version 3 or its successor~~, except where requirements in this Site and Area Specific Policy exceed the minimum standards contained in the Toronto Green Standard ~~Version 3 or its successor~~.

9.2. New development is encouraged to meet or exceed the highest performance level of the Toronto Green Standard to achieve zero or near-zero emissions.

9.3. New development is encouraged to enhance biodiversity through planting varieties of native plant species and creating habitats at grade and on rooftops.

9.4. Development and streetscape improvements will integrate green infrastructure including stormwater retention, trees and other plantings, where feasible.

9.5. Development is encouraged to adaptively reuse existing buildings to conserve embodied energy.

10. Cultural and Community Uses

10.1. Development will be encouraged to retain and expand spaces for culture sector employment and businesses. Where development is proposed that would result in the loss of community or arts and cultural space, the applicant will be required to identify suitable opportunities for the relocation and/or replacement of this space.

10.2. The adaptive re-use of properties on the Heritage Register to accommodate community and/or arts, cultural, and live music and performance spaces will be encouraged, especially where the building is a prominent community landmark.

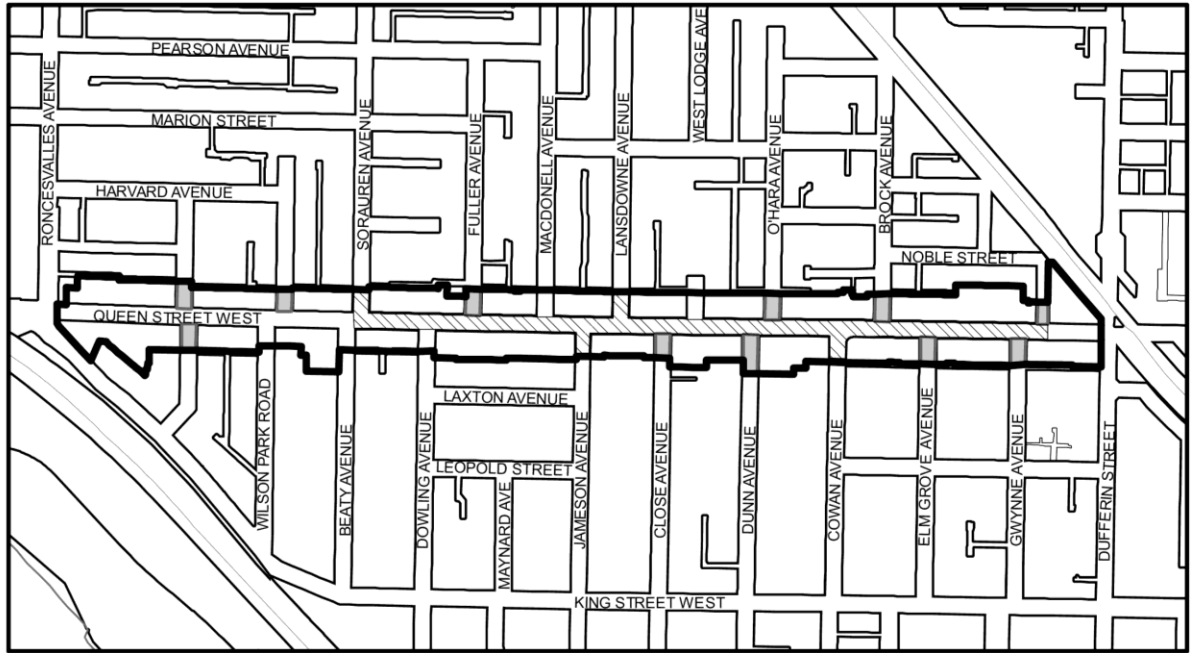
- 10.3. The retention of existing live music venues and the establishment of new venues will be encouraged. To ensure a supportive environment for live music venues:
- 10.3.1. new development containing residential units located within 120 metres of an existing live music venue will be designed and constructed to include acoustic attenuation measures on-site, or within the building design, to mitigate noise levels from adjacent live music venues;
 - 10.3.2. new development containing residential units located within 120 metres of a live music venue will include an advisory clause within the Site Plan Agreement and/or Condominium Declaration that notifies purchasers, lessees and tenants of possible noise that may arise from its proximity to a live music venue; and
 - 10.3.3. where the redevelopment of a property containing an existing live music venue is proposed, the applicant will incorporate building design and construction approaches that facilitate the future use or conversion of the space for the operation of a live music venue.
- 10.4. Queen Street West hosts a significant concentration of murals and other street art, particularly in rear laneways and facing on to public spaces, which contribute to its character and the cultural landscape.
- 10.4.1. Public and private initiatives to identify appropriate locations and support the creation of street art are encouraged; and
 - 10.4.2. New development will consider the character of adjacent laneways, and provide opportunities for public art and murals in laneways and other visible locations where appropriate.
- 10.5. Within Parkdale Main Street and West Queen West, priorities for Community Services and Facilities investment will include:
- 10.5.1. capital improvements to area libraries and community recreation centres; and
 - 10.5.2. securing space within new development for social services, child care spaces, and non-profit service providers.

11. Heritage

The conservation and enhancement of the historic character of Queen Street West is a primary objective of this Site and Area Specific Policy. The Parkdale Main Street and West Queen West areas are representative of historic main street commercial development in Toronto in the late 19th and early 20th century. The collection of historic main street buildings within the area has created continuous streetwalls articulated by landmark properties.

- 11.1. Development proposed on, or adjacent to, a designated heritage property, or a property listed on the City's Heritage Register, will require additional consideration and may require design solutions to conserve the cultural heritage values, heritage attributes and character of these properties.
- 11.2. For the purpose of this Site and Area Specific Policy, "heritage building" means a building that is a built heritage resource located on a property listed on the City's Heritage Register, designated under Part IV of the Ontario Heritage Act, or identified as a contributing property within a Heritage Conservation District designated under Part V of the Ontario Heritage Act.

Map 2 of 4. Public Realm Enhancements: Parkdale Main Street



Not to Scale 



Public Realm Enhancements
Parkdale Main Street
MAP 2 of 4

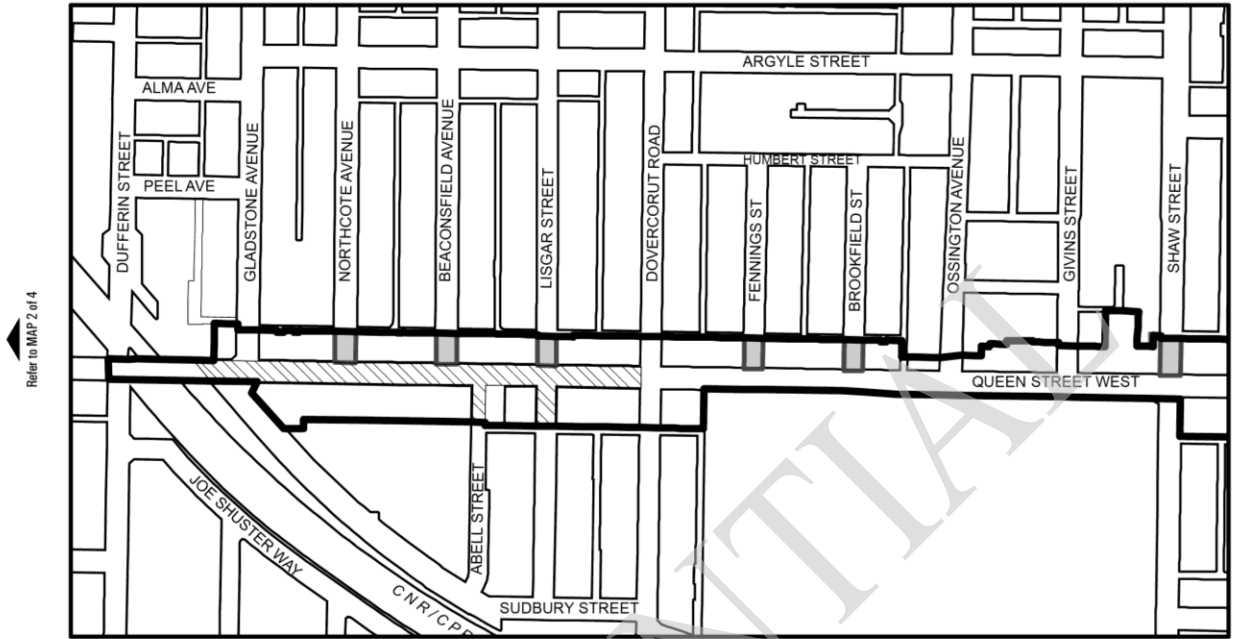
-  SASP Boundary
-  Focus Areas
-  Boulevard Space

October 2020

CONFIDENTIAL

Refer to MAP 3 of 4

Map 3 of 4. Public Realm Enhancements: West Queen West (Dufferin St. to Shaw St.)



Refer to MAP 2 of 4

Refer to MAP 4 of 4

Not to Scale ↑



Public Realm Enhancements
West Queen West (Dufferin St. to Shaw St.)
MAP 3 of 4

- SASP Boundary
- ▨ Focus Areas
- Boulevard Space

CONFIDENTIAL

Map 4 of 4. Public Realm Enhancements: West Queen West (Shaw St. to Bathurst St.)

