

Chinatown Tomorrow Planning Initiative – Proposals Report

Date: March 16, 2026

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Wards: 10 - Spadina Fort-York and 11 - University Rosedale

Planning Application Number: 23 190155 SPS 00 TM

SUMMARY

West Chinatown is a vibrant, inclusive and culturally rich community with an important history. This report provides an update on the Chinatown Tomorrow Planning Initiative, which aims to understand the unique character of West Chinatown and how to effectively plan for new development that will conserve and support the existing built form and cultural heritage; preserve the unique retail character; contribute to affordable housing; and ensure that the public realm, parkland and community services meet the needs of the community.

This proposals report presents a draft West Chinatown Planning Framework as well as proposed policy changes through Official Plan Amendments and a Zoning By-law Amendment, to guide future development in the area. The purpose of this recommendation is to bring together and translate community priorities into directions on community and economic development, land use planning and development. Additional community consultation will be completed in Q2 of 2026 and staff intend to bring forward a Final Report in July 2026.

RECOMMENDATIONS

The Director, Community Planning, Toronto and East York District recommends that:

1. Toronto and East York Community Council request the Director, Community Planning, Toronto East York District, to use the draft West Chinatown Planning Framework included as Attachment 9 in the report (March 16, 2026) from the Director, Community Planning, Toronto and East York District, proposed Official Plan Amendments included as Attachment 10, 11 and 12, and proposed Zoning By-law Amendment as Attachment 13, as the basis for public and stakeholder consultation, and bring forward final recommendations to the July 9, 2026 Toronto and East York Community Council meeting.

FINANCIAL IMPACT

There are no financial implications resulting from the recommendation included in this Report in the current budget year or in future years.

EQUITY STATEMENT

Toronto's growth brings many opportunities but there are persistent concerns that Indigenous, Black and equity-deserving communities are not being equitably included or benefiting from changes happening at the neighbourhood level. These communities have been among the hardest hit by the impacts of the COVID-19 pandemic, particularly in the local retail and culture sectors, as noted in the Building Back Stronger report prepared by the City of Toronto Economic and Culture Recovery Advisory Group in 2020.

The West Chinatown community is complex, heterogeneous, and intersectional, where a single person may have multiple overlapping identities such as race, gender, and socioeconomic status. From the feedback received, individuals identified as: Resident, Newcomer/Immigrant, Canadian-born East Asian diaspora, Chinatown Patron, Chinatown Champion, Community Leader/Organizer/Activist, Native/Indigenous, Landlord, Business Owner, Business Worker, 2SLGBTQIA+ and/or Marginalized. West Chinatown is a multicultural immigrant community.

People working and living in communities such as West Chinatown are struggling to safeguard the ongoing sustainability of their cultural heritage that is at the foundation of creating safe spaces and promoting a sense of belonging. In particular, Indigenous, Black and equity-deserving communities such as 2SLGBTQ+ and racialized communities have historically faced economic barriers to accessing capital due to systemic racism and discrimination that has had intergenerational impacts. The area that comprises West Chinatown has played an important role in bringing together different cultures to create a vibrant and inclusive community. The Chinese community have a strong cultural imprint in the area and surrounding neighbourhoods through businesses and self-organized institutions that provide culturally responsive food, music, services, arts and culture. These neighbourhoods have evolved, welcoming residents from around the world, further enriching their diversity while preserving their cultural roots. Through consultations for the Chinatown Tomorrow Planning Initiative, residents and businesses expressed a shared goal, that the City should create more tools to safeguard the cultural identity and cultural heritage of these areas, and offer tools to support business retention, community resilience, and culturally responsive placemaking.

The draft West Chinatown Planning Framework, associated Official Plan Amendments, and Zoning By-law Amendment are a continuation of the interdivisional work between Economic Development and Culture, City Planning, Social Development, and Development Review to support the cultural vibrancy of West Chinatown. The intent is to provide a holistic approach to managing growth and change in the area, while

considering potential impacts on equity-deserving groups, Indigenous and vulnerable residents of Toronto. This will result in a foundation for establishing a complete community that supports quality of life for people of all ages, abilities, cultural background and incomes.

DECISION HISTORY

On December 3, 2019, City Council directed the Director, Community Planning to conduct a review of the Chinatown area, and to work with the Director, Transportation Services to review potential streetscape improvements; public realm opportunities and complete streets initiatives on Spadina Avenue and Dundas Street West. City Council also directed the Director, Community Planning to work with the Director, Urban Design, and Senior Manager, Heritage Preservation Services, to assess the applicable policy framework in the area and consider augmenting existing policies and developing additional urban design and built form guidelines, including an assessment of heritage resources. City Council also directed the Director, Community Planning to work with the Housing Secretariat and Director, Social Development, Finance and Administration to protect existing and create new affordable housing and community services in the area. Council's decision is available here: <https://secure.toronto.ca/council/agenda-item.do?item=2019.TE11.74>

THE STUDY AREA

The original study area stretched along Spadina Avenue from College Street to Queen Street West, and along Dundas Street from Beverley Street to Cameron Street. See Attachment 1: Original Study Area.

Through extensive community consultation, the study area was expanded beyond the properties fronting on segments of Spadina Avenue and Dundas Street West to include all properties within the area bounded by College Street to the north, McCaul Street to the east, Queen Street West to the south and Bathurst Street to the west. The expanded study area captures many culturally significant businesses and services, family associations, and residential areas that are vital components of Chinatown. See Attachment 2: Expanded Study Area.

BACKGROUND

West Chinatown is in Anishinabewaki, Haudenosaunee and the Wendake traditional territory. It is within Treaty 13 territory, hosted by the Mississaugas of the Credit First Nation. Spadina Avenue, a key corridor and connection through the area, derives its name from "Ishpadinaa", an Anishnaabe word for "rise in the land". The area that the Chinatown neighbourhood inhabits today is a place where many nations gathered for millennia.

The earliest recorded Chinese settlers to Canada came in 1788, with the ambition to build a trading post between the Pacific Northwest and Guangzhou, China. Later, Chinese workers played a significant role in building the Canadian Pacific Railway, crucial to Canada's economic development. Despite these contributions, the Chinese community experienced systemic discrimination and institutional racism, with federal laws such as the Chinatown Head Tax (1885-1923) and the Chinese Exclusion Act (1923-1947).

In Toronto, the earliest Chinese businesses and establishments were located near King and York Streets, in proximity to the Canadian Pacific Railway headquarters and Union Station. After the Great Fire of 1904 and the plans for a new Beaux-Art Union Station, the Chinese community was displaced north towards Queen Street West and York Street, and expanded along Elizabeth Street to Dundas Street West throughout the 1910s. This area was widely regarded as Toronto's original Chinatown, overlapping with the area known as "The Ward", where many other immigrants also settled.

In preparation for a new City Hall and plans for urban renewal across the downtown, the City expropriated and bulldozed the vast majority of Chinatown in the late 1950s. Chinese businesses and associations gradually migrated west towards Dundas Street West and Spadina Avenue, and established what is now referred to as "West Chinatown".

When Canada adopted a universal immigration policy in the late 1960s, more Chinese immigrants began making their way to the city. While many made their homes in West Chinatown, Chinese communities also established in nearby suburban areas. Despite these shifts, West Chinatown remains an important point of arrival as a vibrant, working-class neighbourhood with a deep history that continues to serve and support newcomers.

The Chinatown Tomorrow Planning Initiative began in 2019 as a response to community concerns about gentrification and displacement of residents and culturally-relevant businesses in the West Chinatown area. The intent of the initiative is to understand what makes the neighbourhood distinct, identify how to maintain the elements that contribute to its uniqueness, and plan for new development that will complement its unique character.

POLICY AND REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024), and shall conform to provincial plans.

Official Plan

West Chinatown is located in the Downtown and Central Waterfront Area in the Official Plan, Urban Structure, Map 2. Spadina Avenue and Dundas Street West are primarily designated as Mixed Use Areas. A portion of the south side of Dundas Street West, between Alexandra Park to the west and Denison Avenue to the east, is designated Neighbourhoods. The expanded study area beyond the Spadina Avenue and Dundas Street West frontages is primarily designated as Neighbourhoods, including properties along Cecil Street, Baldwin Street, D'Arcy Street, Grange Avenue, and Sullivan Street. Some properties are also designated Apartment Neighbourhoods, Parks and Mixed Use Areas. See Attachment 3: Official Plan.

Toronto's cultural heritage, both tangible and intangible, is a significant attribute to the City and should be preserved, as outlined in Section 3.1.6 of the Official Plan. The City's cultural heritage reflects the unique identity and diversity of our communities. West Chinatown is unique because of the community's rich history, resilience, and culture, which together shape its distinct identity and character.

Protected/Major Transit Station Areas

Lands within the study area are situated within six delineated Protected Major Transit Station Areas (PMTSAs): St. Andrew (SASP 608), Osgoode (SASP 609), St. Patrick (SASP 610), Queens Park (SASP 611), King-Bathurst (SASP 761), and Queen-Spadina (SASP 762).

Within delineated PMTSAs, for lands designated Apartment Neighbourhoods, Mixed Use Areas or Regeneration Areas, the Official Plan includes policies identifying the potential density of development near existing and planned transit stations. Within a PMTSA, for lands designated Apartment Neighbourhoods, Mixed Use Areas, or Regeneration Areas, future zoning will permit a Floor Space Index (FSI) of 8 times the lot area when the lands are located within 200 metres of a transit station and a FSI of 6 when the lands are located within 200 to 500 metres of a transit station. The FSI permission is intended to assist in achieving the Provincial density targets for rapid transit-served areas.

In areas designated as Neighbourhoods within PMTSAs, multiplexes and apartments are permitted up to 6 storeys on lands within 200 metres of an existing or planned transit station or on lands with frontage on a major street, and up to 4 storeys in other areas of the PMTSA.

The northwest portion of the study area, Kensington Market, is not within a PMTSA and therefore not subject to these specific PMTSA height and FSI permissions, though it remains governed by existing Official Plan, Heritage Conservation District, and Site and Area Specific Policies.

See Attachment 4: PMTSAs within West Chinatown area.

Downtown Secondary Plan

The Downtown Secondary Plan identifies Spadina Avenue and Dundas Street West as primarily Mixed Use Areas 3 – Main Street. This designation includes areas that have a main street character and a diversity of uses such as retail, services and restaurants. Modest intensification will generally occur in mid-rise scale development, with some low-rise and tall buildings permitted based on compatibility.

Properties fronting on the eastern portion of Baldwin Street, west of McCaul Street, are designated as Mixed Use Areas 4 – Local. This designation includes areas that generally contain low-rise and/or house form buildings. Lands within Mixed Use Areas 4 will continue to include non-residential uses generally serving the needs of the local community.

Spadina Avenue and Dundas Street West are identified as Priority Retail Streets, and Spadina Avenue is also identified as a Great Street in the Downtown Plan. These streets contribute to the vibrancy and walkability of the area through generous sidewalk space and public realm improvements. See Attachment 5: Downtown Secondary Plan

Site and Area Specific Policies (SASPs # 199, 200 and 202)

West Chinatown, and the immediate surrounding area, are within ten SASP areas in the Official Plan, where more specific policies apply to certain areas or sites. The SASPs within West Chinatown that impact the built form of the area include:

- **SASP 199:** 2-26 and 1-51 Baldwin Street and 164-170 McCaul Street. Development will take the form of street-related retail and service uses, and residential uses, in house-form buildings. Any changes, additions or new construction will respect the architectural and design character of existing buildings and be compatible with the scale of adjacent neighbourhoods.
- **SASP 200:** 283 and 285 Spadina Avenue, and 393-479, and 396-484 Dundas Street West. Development will be compatible in form and character including decorative elements, with the three and four-storey buildings generally built to the street line often with closely spaced split level entrances to the sidewalk.
- **SASP 202:** Lands Bounded by College Street, Simcoe Street, Queen Street West and Spadina Avenue. Commercial parking garages may be permitted in Mixed Use Areas at a density of up to 3.0 times the lot area, and on lots fronting on Spadina Avenue between Dundas Street West and Queen Street West at a density of up to 5.0 times the lot area through a zoning by-law amendment.

See Attachment 6: SASPs in West Chinatown area.

Zoning By-law

Spadina Avenue and Dundas Street West are primarily zoned as Commercial Residential. Permitted uses include arts studios, dwelling units, retail stores, offices, medical offices, and community centres.

The adjacent Neighbourhoods are primarily zoned as Residential. See Attachment 7: Existing Zoning By-law Map.

Kensington Market Heritage Conservation District

The northwest portion of the study area falls within the boundary of the Kensington Market Heritage Conservation District designated by Council under Part V of the Ontario Heritage Act. The study area also falls within the boundary of the Council adopted revised Kensington Market District Heritage Conservation District Plan. This Plan is currently the subject of appeals to the Ontario Land Tribunal (OLT).

The Kensington Market Heritage Conservation District Plan establishes a framework that will conserve the Kensington Market Heritage Conservation District's cultural heritage value through the protection and conservation of its heritage attributes. The Plan contains policies and guidelines to guide the review of development applications and permits within the District and will inform the decisions of Council and City staff.

ENGAGEMENT

Throughout 2023-2025, City staff and the consultant team of ThinkFresh Group, Urban Minds, and ERA Architects, conducted a series of consultation events in the West Chinatown community. The engagement strategy focused on inclusion, meeting local stakeholders in the community where they were. Outreach included 1 to 1 conversations and interviews, door to door canvassing, small group engagement, large group events, pop-ups in festivals and social media. A summary of all consultation activities and feedback received is included as Attachment 8 to this report.

The project team sought to understand “What is Chinatown”, “What are Key Community Values”, and “What are Community Priorities”, as articulated by the Chinatown community.

What is Chinatown?

- **Chinatown is a Meeting Place:** Chinatown is situated on Anishinabewaki, Haudenasaunee, and Wendake Territory and is a place where many nations have gathered for millennia due to its prominent location. Many immigrant groups continue to meet here to find support and acceptance.
- **Chinatown is a Refuge for All:** Chinatown is a place that historically and continues to be a place where people fleeing economic and political hardship can self-determine a future for themselves.
- **Chinatown is a Home for Chinese-Canadian Identity:** Chinatown has local and national significance in our identity as a multicultural society and is a place where Chinese-Canadians and the Asian diaspora at large can find a sense of belonging.

What are Key Community Values?

1. Deep Affordability
2. Cultural Specificity Authenticity
3. Right to Self Determination
4. Intergenerationality
5. Micro-Enterprise
6. Mutual Aid
7. Informality
8. Working Class
9. Solidarity

What are Community Priorities?

1. Investment Without Displacement
2. Supporting Small Business
3. Enhancing the Public Realm
4. Plan for Additional Community, Social and Cultural Infrastructure
5. Focus on Affordable Housing.

More general community feedback is summarized by theme below:

Economic Development

- Goal to draw residents and visitors to Chinatown
- Need retail rent control (affordability)
- Need incentives for property owners to upkeep older buildings
- Retain mom and pop shops and culturally significant businesses and services

Public Realm

- Need to animate public spaces like Huron Square
- Need more public and event spaces, and amenities like seating, trash cans and public washrooms
- Need more green space

Housing

- Need affordable dwelling units for people to remain in Chinatown and those who want to live in the community
- Redevelopment of underused spaces such as Chinatown Centre and Dragon City Mall, into building(s) containing affordable housing units
- No land assembly or gentrification
- Would like more opportunities for intergenerational and multigenerational living
- Seeking sensible development

Heritage

- Need to preserve culture
- Need opportunities for storytelling and knowledge sharing

Community Space and Facilities

- Need formal and informal event spaces
- More resources and support at community centres such as Cecil Community Centre and Scadding Court Community Centre

Transportation

- Too much vehicular traffic
- Preserve wide sidewalk widths
- Preserve walkability
- Need bike lanes along Spadina Avenue
- Need some pedestrian-only zones
- Businesses feel they are struggling with reduced customer traffic and declining sales due to the no parking zone along Dundas Street West

Safety and Security

- Concerns regarding homelessness and petty crime
- Sense of feeling unsafe while walking around the area and in parking garages

Following the large scale community consultation events, as a method to continue collaboration with the community, staff formed a working group consisting of representatives of various stakeholder groups, organizations, businesses and agencies in West Chinatown. A series of working group meetings were held throughout 2025 to begin translating community feedback into various planning tools that could help address some of the issues raised through the first phase of consultation. The efforts of this group have informed the draft West Chinatown Planning Framework, policy and zoning changes and other work outlined in the Comments section of the report.

COMMENTS

The land use planning outcomes of the Chinatown Tomorrow Planning Initiative are proposed to be advanced through the development of a Planning Framework, including both policy and zoning changes. The West Chinatown Planning Framework is intended to guide growth and change in West Chinatown, ensuring that new development is compatible with the area's unique character, fosters social and economic vitality, and strengthens the neighbourhood's role as a cultural destination. Together, these objectives aim to ensure that West Chinatown remains a vibrant, inclusive and culturally significant neighbourhood for current and future generations.

Planning Framework

The draft West Chinatown Planning Framework will guide change, implemented through capital investment and development in the area, and is included as Attachment 9 to this report. It is organized around five themes:

1. Improving the Public Realm
2. Supporting Small Businesses and Services
3. Housing and Livability
4. Preserving West Chinatown's Identity and Culture
5. Built Form

1. Improving the Public Realm

West Chinatown is characterized by high pedestrian volumes and intensive use of public transportation. The Planning Framework will guide development to enhance and expand the public realm through the improvement and expansion of existing parks and open spaces; creation of new parks and open spaces; widening pedestrian clearways and mid-block connections; the enhancement of existing laneway systems and intersections; the installation of new pedestrian crossings; and the redesign of public streets to improve pedestrian safety and traffic flow.

The existing parks and open spaces in the West Chinatown area are limited and are extensively used. New parks and open spaces are needed and should accommodate a range of community uses and all-season programming. Existing open spaces have the potential to be redesigned to optimize them for use by the public. For example, exploring pedestrianization of portions of Huron Street to expand Huron Square (an existing public square). New developments are encouraged to provide on- and off-site parkland dedication for lands adjacent to existing parks and open spaces to expand these spaces.

The draft Planning Framework identifies Huron Street as an Intergenerational Walk. Huron Street will have a high priority for pedestrians as well as enhanced landscaping and green infrastructure. The Intergenerational Walk will connect to the planned Huron Street Shared Street to the north that extends through the University of Toronto St. George Campus and to the south through the planned Phoebe Street "Stub".

Laneways have historically served as service corridors and have progressed as places with untapped potential for a variety of uses including pedestrian pathways, cycling routes, areas to create public art, and places to provide laneway suites and other forms of development. Laneways in West Chinatown are an integral part of the public realm network. When public laneways are named or renamed, these should have cultural and/or historical relevance to West Chinatown.

West Chinatown is a community that is accessible by many modes of active transportation. The transportation strategy in the draft Planning Framework focuses on ease of movement within and through the area, especially for vulnerable groups such as seniors and children. Pedestrian safety could be improved through pedestrianization,

sidewalk expansion, removing existing lay-bys and providing bump-outs to facilitate pedestrian crossing. New development should limit curb cuts along main streets and access to underground parking and loading should be designed through public laneways. With the narrow lot character of the area, property owners are encouraged to consolidate and share vehicular parking and loading.

2. Supporting Small Businesses and Services

Spadina Avenue and Dundas Street West are major retail streets. They include retail and restaurant spaces, as well as culturally relevant support services such as family physicians, medicinal herb stores and tax services. As development occurs, there should be a focus on maintaining the vibrant retail character of the streets, including through spaces that support and expand the existing fabric of culturally significant local retailers and support services.

To reinforce the existing fine-grained and small-scale retail character of Spadina Avenue and Dundas Street West, the draft Planning Framework recommends that retail spaces within new development should have smaller frontages (generally less than 5 metres). Larger store retail frontages can also be designed to contribute while accommodating uses with more extensive floorplates such as restaurants and grocery stores. In accordance with the City's Retail Design Manual, frontages should be designed in a way to respect the desired character. The draft Planning Framework recommends expanding the pedestrian realm to provide additional pedestrian amenities such as wider pedestrian clearways and opportunities for retail spill out. The open-air display and sale of goods is encouraged to contribute to the area's vitality and cultural connections. Developers are encouraged to give businesses and services displaced by redevelopment the first right-of-refusal to return to a new retail space within new development and at commercial lease rents comparable to existing rents.

The draft Planning Framework identifies a new neighbourhood retail corridor along Baldwin Street, to expand non-residential permissions within the Neighbourhoods designation to allow opportunities for small-scale, locally supportive businesses and services to operate in the area. Baldwin Street has high volumes of pedestrian traffic and existing non-residential uses along the east and west portions (towards Spadina Avenue to the west and McCaul Street to the east). The sizes of these non-residential spaces would be significantly smaller than commercial spaces along Spadina Avenue and Dundas Street due to the size of the lots and underlying zoning permissions, which could result in a greater variety of uses, spaces and rents across the area.

3. Housing and Livability

Affordable housing is a key priority within the draft Planning Framework. Affordable housing units will be prioritized in new development. Developers are encouraged to partner with public, private and not-for-profit organizations such as the Community Land Trusts, Toronto Community Housing, and Ontario Health at Home providers.

The draft Planning Framework also encourages housing options that are inclusive, accessible, and affordable for people of all ages, incomes and abilities. By encouraging

age-friendly housing and multigenerational living, it supports sharing of resources and costs, opportunities for residents to age in place and for stories and knowledge to be passed down from one generation to the next.

4. Preserving West Chinatown's Identity and Culture

West Chinatown has a rich cultural heritage, both tangible and intangible. For example, there are many family associations (tong) located within West Chinatown, which are organizations formed by people who share a common surname or are from a specific geographical area. Family associations are the backbone of many North American Chinatowns and provide housing, financial aid and social assistance to the Chinese community. Family associations commonly own their own buildings and these spaces hold profound meaning for the community. They are a comfortable place for culture and connection, especially for immigrant seniors. In recent years, there has been less reliance on family associations, membership among the younger generation is lower, and buildings are aging and in need of repairs. Conservation, restoration or adaptive reuse of buildings owned by family associations is encouraged to reflect their cultural, historical and architectural significance.

The Association of Community Centres (AOCC) in the West Chinatown area includes Cecil Community Centre and Scadding Court Community Centre. These community centres are vital to the community as they provide support, space and programs such as Tai-Chi and Seniors Chinese Folk Dancing. Family associations and AOCC's are assets for the community and are in need of investment. Opportunities to increase community use of existing spaces, such as Dragon City Mall and Chinatown Centre is encouraged.

The design of public spaces, buildings and community services should honour the area's Indigenous roots, acknowledge the enduring legacies of the Chinese community and the Jewish community that also made important contributions to this area, and create space for cultural expression to thrive.

The draft West Chinatown Planning Framework is centred on the findings from the extensive engagement process with the local community and stakeholders in the area throughout the study. A Cultural Heritage Resource Assessment (CHRA), to be initiated in 2026, will build on the work of the Planning Framework, including previous work by community members and researchers. The CHRA will engage with local communities to identify places of cultural heritage importance, and properties that merit inclusion on the City's Heritage Register. The findings of the CHRA will further support and enhance an understanding of the area's history, sense of place and distinct character.

5. Built Form

Spadina Avenue and Dundas Street West are intended to remain as the primary spines and hubs of activity in the area. The Spadina Avenue and Dundas Street West intersection is identified as the Chinatown Core, where the highest densities are anticipated. As set out in the Official Plan Section of this report, an Official Plan amendment is recommended at this key intersection to provide for a wider range of

building types including taller buildings to promote reinvestment and revitalization and strengthen the role of this key intersection as Chinatown's Core.

The Planning Framework also encourages leadership in climate change resilience and adaptation in the design and construction of new buildings within the area. The design, colour, architectural expression and materiality of new buildings should also take into consideration the existing buildings and character of the area.

Official Plan Amendments

The intersection of Spadina Avenue and Dundas Street West is widely recognized as the heart of West Chinatown, and the Downtown Plan identifies both corridors as Major Retail Streets. Spadina Avenue is also identified as a Great Street.

An Official Plan Amendment (OPA) is recommended to redesignate the Spadina-Dundas intersection in the Downtown Plan from Mixed Use Area 3 – Main Street to Mixed Use Area 2 - Intermediate. Development within Mixed Use Areas 2 is to be compatible with the existing and planning context of the surrounding neighbourhood, including mid-rise and some tall buildings. The proposed redesignation more accurately reflects the higher densities that are anticipated at this key intersection.

The Spadina-Dundas intersection (a portion of the properties north of Dundas Street West, and all of the properties south of Dundas Street West), are within 500 metres of the Queen-Spadina PMTSA, where implementing zoning will permit a density of 6 FSI. The Spadina-Dundas intersection is well positioned to accommodate taller buildings, serving as an appropriate location for intensification while providing a transition in scale to the surrounding mid-rise and lower-scale areas along Spadina Avenue and Dundas Street West. Facilitating additional density at this location would also support reinvestment in the area, with new development enabling the provision of community benefits, affordable housing and public realm improvements.

See Attachment 10: Draft Official Plan Amendment: Spadina-Dundas.

Policy changes are also recommended to amend SASPs applicable to the West Chinatown area. SASP 200 permits three and four-storey buildings generally built to the street line often with closely spaced split level entrances to the sidewalk. An amendment is recommended to remove SASP 200 as it does not meet accessibility standards, and to encourage grade-related entrances and allow for appropriate levels of intensification along Dundas Street West. This would not remove existing height permissions or impact existing buildings.

SASP 202 currently permits above-grade parking garages at a density of up to 3 to 5 times the lot area within the Mixed Use Areas designations along key streets within the study area including Spadina Avenue and Dundas Street West. An amendment is recommended to remove SASP 202 from streets within the study area. The current SASP promotes the development of new above-grade parking garages along key streets, whereas mixed-use developments with a variety of uses including housing are more appropriate to support complete communities. Parking would continue to be permitted within Mixed Use Areas, under existing Official Plan policies that encourage a

wide mix of uses to reduce auto dependency and that parking be located below grade to minimize impacts on the public realm.

See Attachments 11 and 12: Draft Official Plan Amendment: Deleting SASP 200, and Draft Official Plan Amendment: Deleting SASP 202.

Zoning By-law Amendment

As part of the Expanding Housing Options in Neighbourhoods (EHON) initiative, Council recently approved a range of small-scale retail, service and office uses on major streets and in the Neighborhoods. These permissions are limited to corner sites as well as sites adjacent to existing non-residential uses, such as schools, parks and existing commercially-zoned sites. A Zoning By-law Amendment is recommended along Baldwin Street to extend these permissions, to permit a range of small-scale retail, service and office uses on interior lots on Residentially-zoned properties within Neighbourhoods. See Attachment 13: Draft Zoning By-law Amendment – Baldwin Street.

There are currently existing non-residential uses along Baldwin Street that pre-date city-wide Zoning By-law 569-2013. With the high pedestrian traffic, the purpose of this amendment is to expand the geographical area in which these uses are permitted and encourage small-scale retailers and entrepreneurs to locate within the neighbourhood.

CONTACT

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SIGNATURE



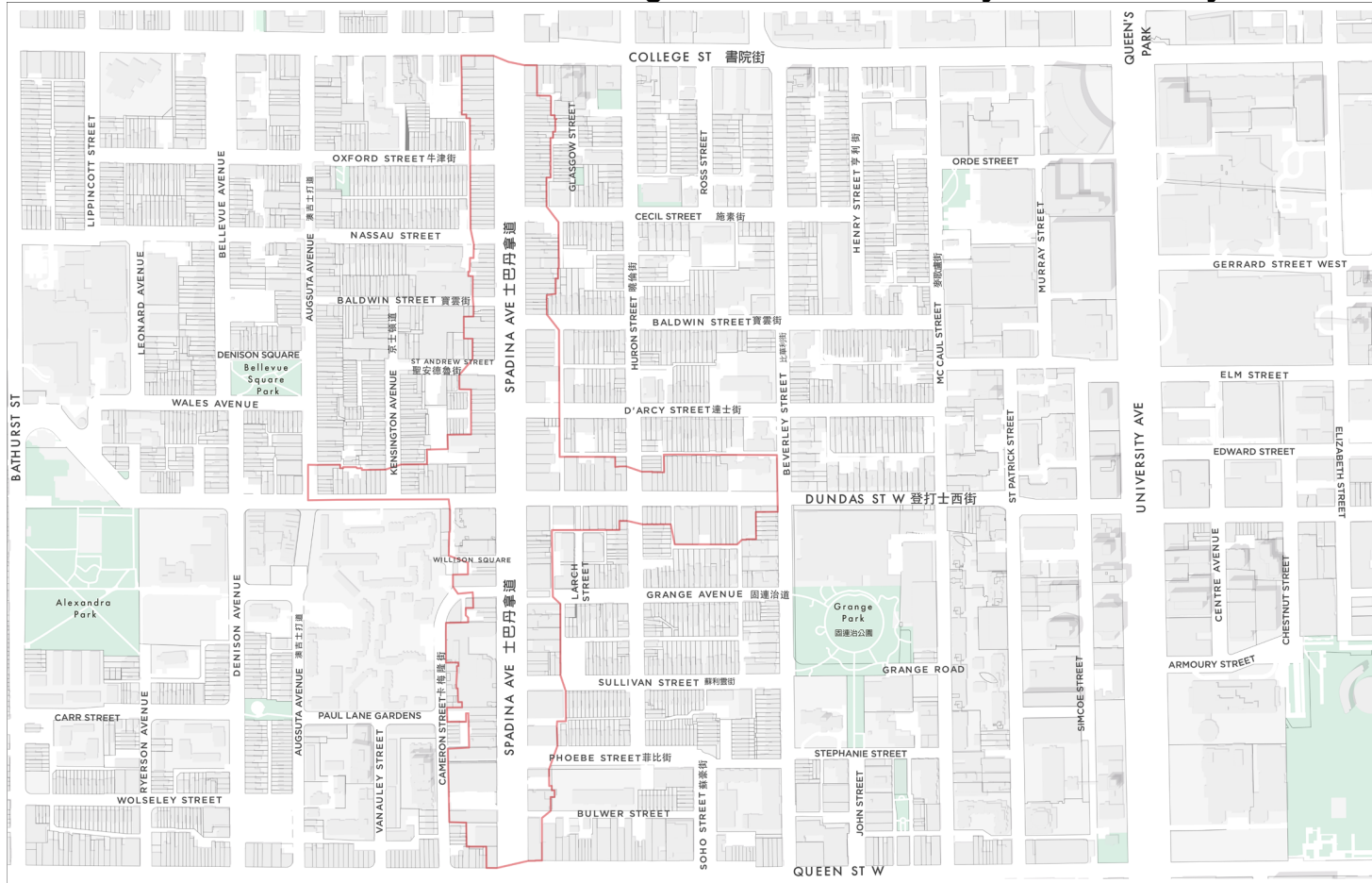
Carly Bowman, M.Sc.Pl., MCIP, RPP
Director, Community Planning
Toronto and East York District

ATTACHMENTS


- Attachment 1: Chinatown Tomorrow Planning Initiative – Initial Study Area Boundary
- Attachment 2: Chinatown Tomorrow Planning Initiative – Expanded Study Area Boundary
- Attachment 3: Official Plan - Land Use Map 18
- Attachment 4: Protected Major Transit Station Areas within West Chinatown Area
- Attachment 5: Downtown Secondary Plan – Land Use Map 41-3

Attachment 6: Site and Area Specific Policies in West Chinatown
Attachment 7: Zoning By-law Map
Attachment 8: Community Consultation Final Report – Part 1: English, Part 2: Chinese – Simplified and Part 3: Chinese - Traditional
Attachment 9: Draft West Chinatown Planning Framework
Attachment 10: Draft Official Plan Amendment: Spadina-Dundas
Attachment 11: Draft Official Plan Amendment: Deleting SASP 200
Attachment 12: Draft Official Plan Amendment: Deleting SASP 202
Attachment 13: Draft Zoning By-law Amendment: Baldwin Street

Attachment 1: Chinatown Tomorrow Planning Initiative – Initial Study Area Boundary



Chinatown Tomorrow Planning Initiative
Primary Study Area

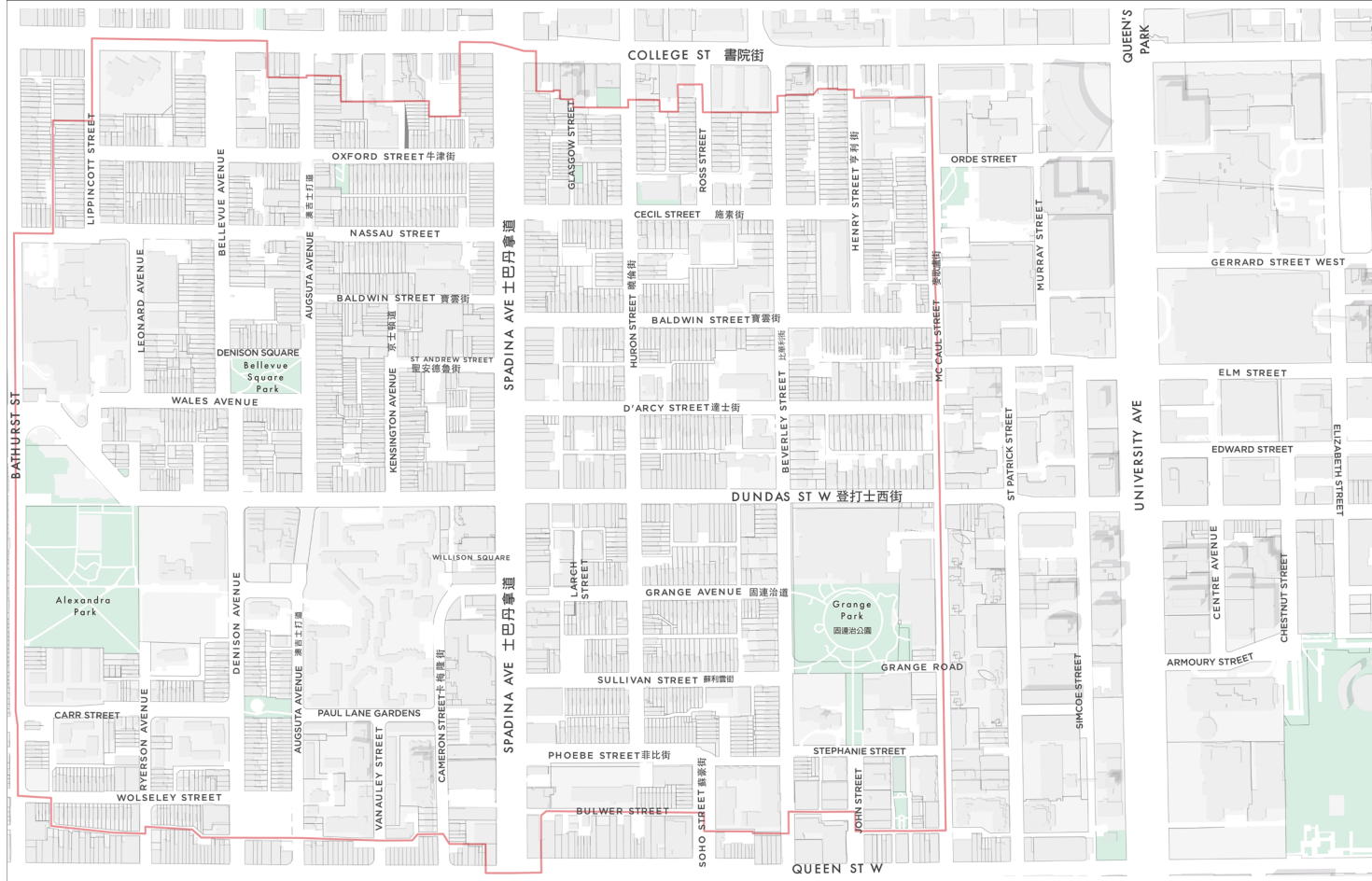
 Initial Study Area Boundary



Not to Scale

Date Exported: 03/06/2025

Attachment 2: Chinatown Tomorrow Planning Initiative - Expanded Study Area Boundary



Chinatown Tomorrow Planning Initiative Expanded Chinatown Planning Study Boundary

 Expanded Study Area



Not to Scale

Date Exported: 01/06/2025

Attachment 3: Official Plan – Land Use Map 18

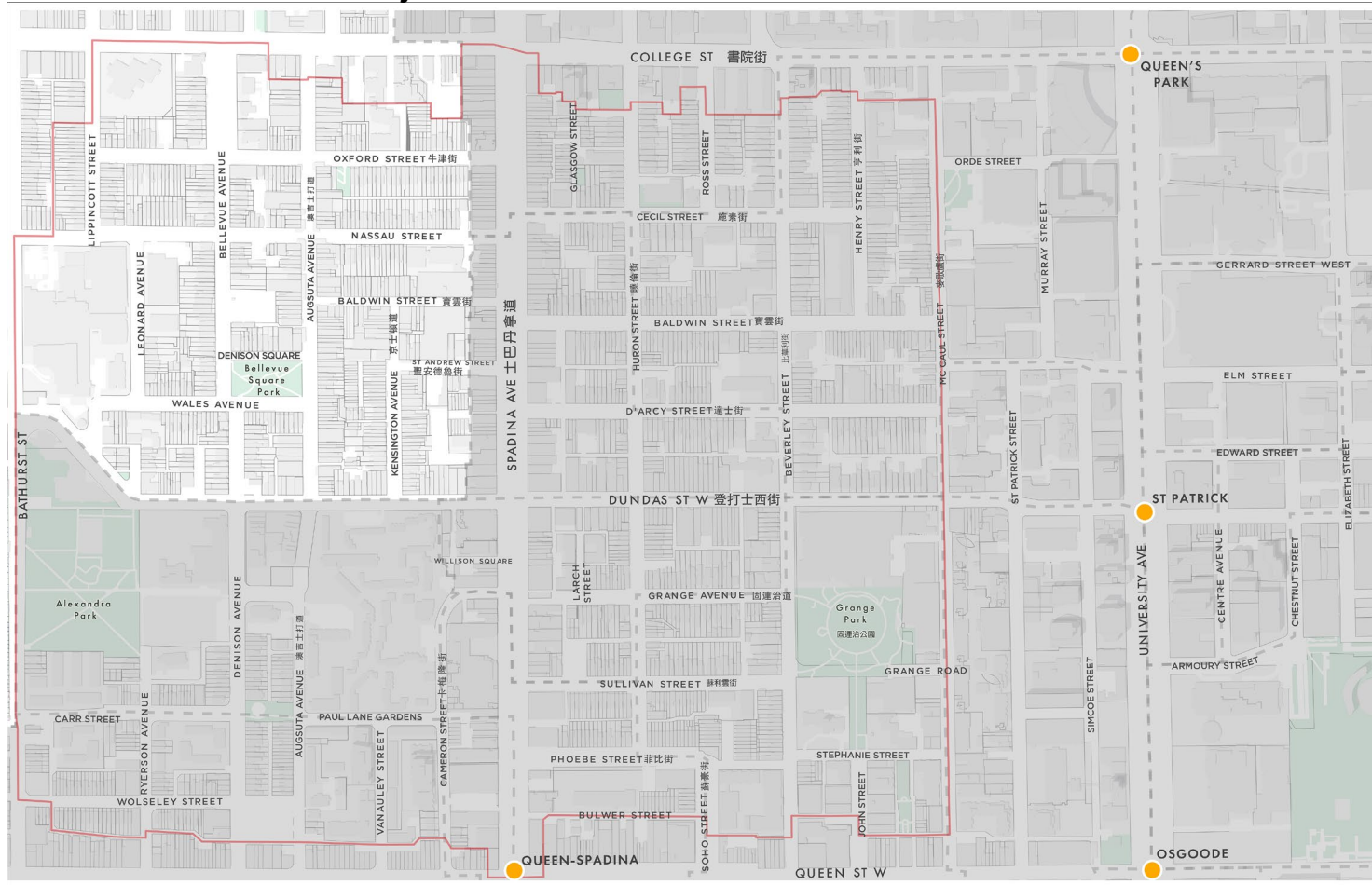


- Expanded Study Area Boundary
- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Parks
- Other Open Space Areas
- Institutional Areas

Chinatown Tomorrow Planning Initiative Official Plan Land Use Map # 18

Not to Scale
Date Expired: 03/06/2026

Attachment 4: Protected Major Transit Station Areas within West Chinatown Area



Chinatown Tomorrow Planning Initiative Protected Major Transit Station Areas

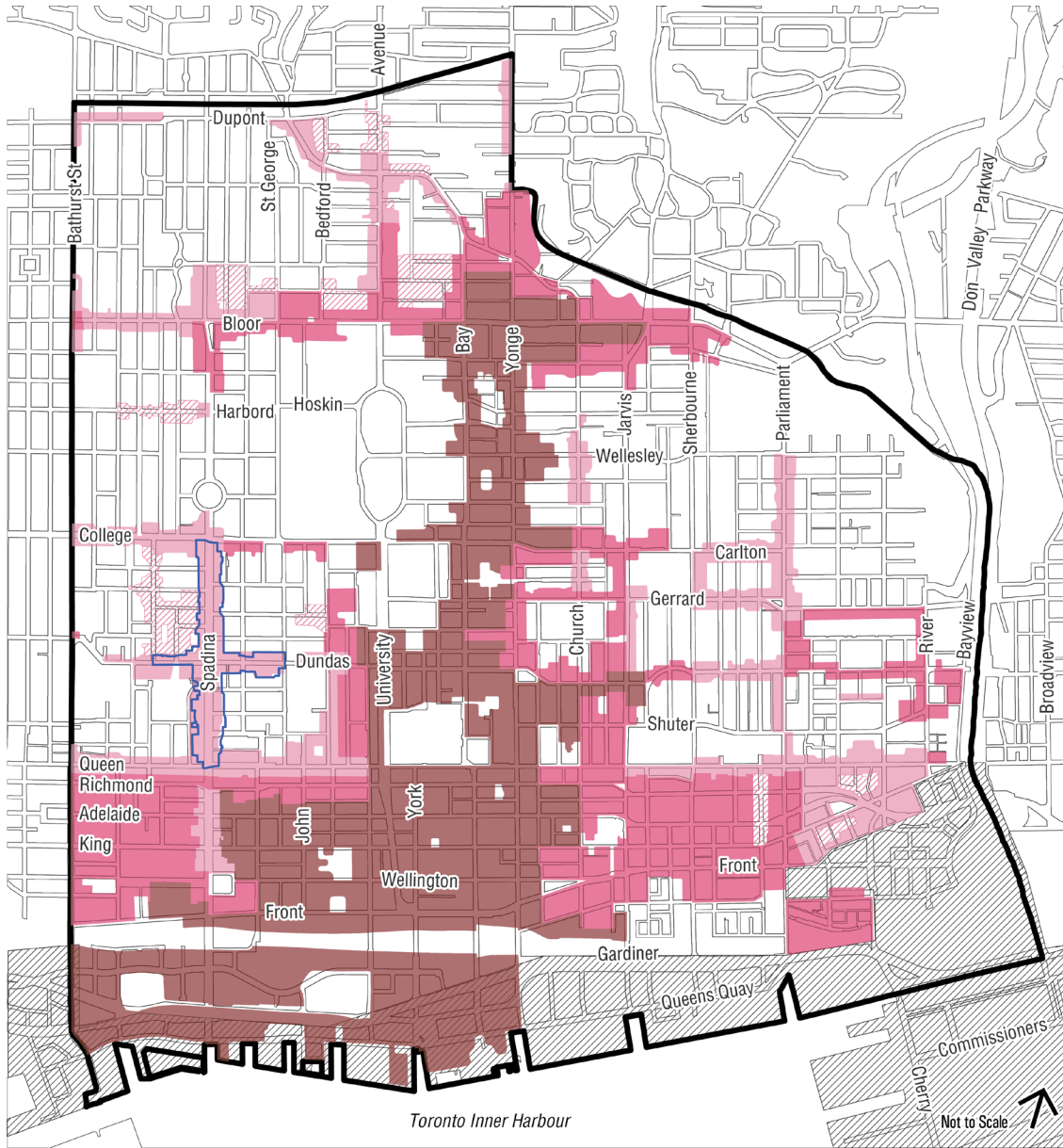
- Expanded Study Area
- Protected Major Transit Station Area
- Station



Not to Scale

Date Exported: 03/06/2026

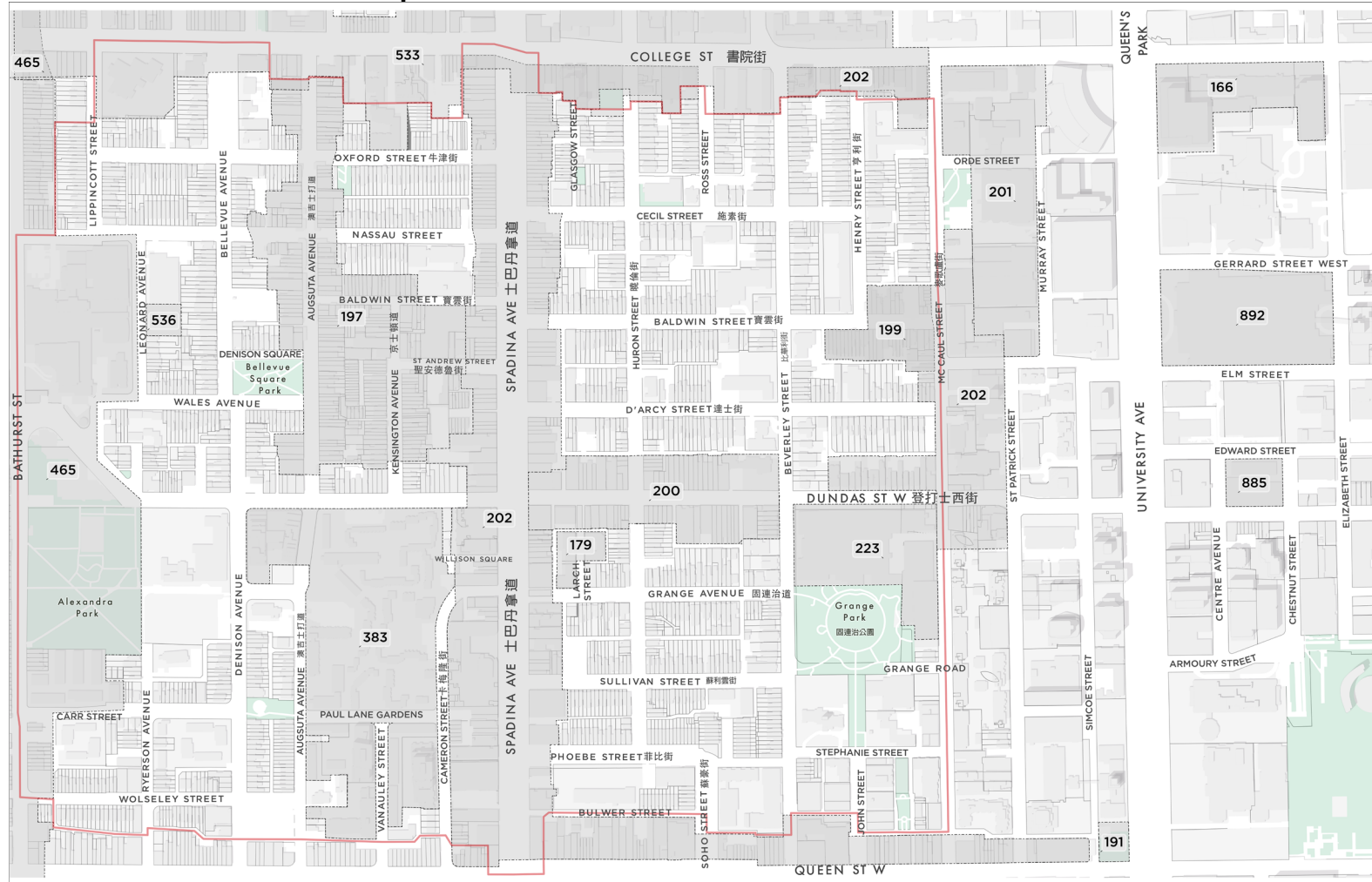
Attachment 5: Downtown Secondary Plan – Land Use Map 41-3



Downtown Plan MAP 41-3 Mixed Use Areas

- Downtown Plan Boundary
- Mixed Use Areas 1 - Growth
- Mixed Use Areas 2 - Intermediate
- Mixed Use Areas 3 - Main Street
- Mixed Use Areas 4 - Local
- Chinatown Tomorrow Planning Initiative Primary Study Area
- Central Waterfront Secondary Plan

Attachment 6: Site and Area Specific Policies in West Chinatown



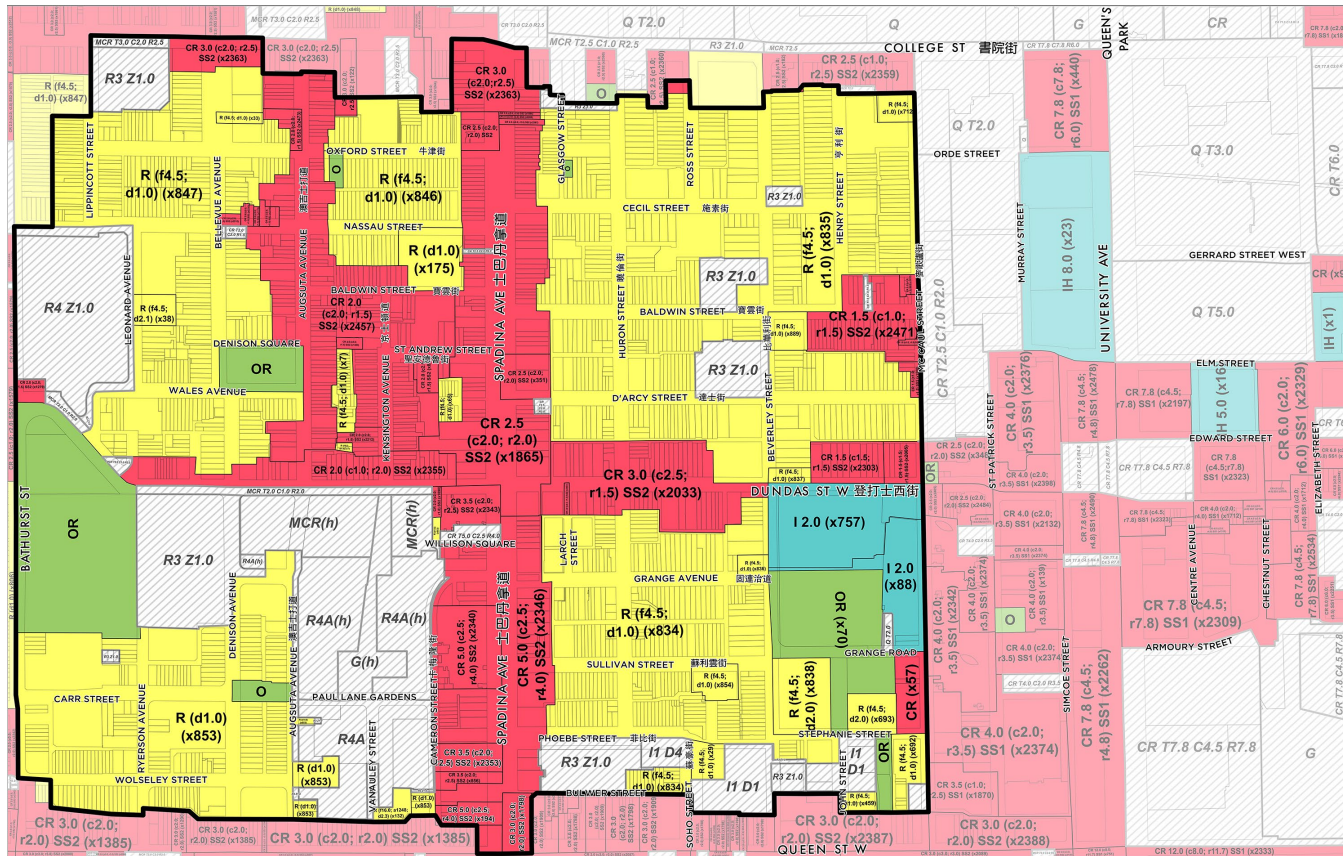
Chinatown Tomorrow Planning Initiative
 Excerpt from Official Plan Map 29 – Site and Area Specific Policies

Expanded Study Area Site and Area Specific Policy (SASP)



Not to Scale
 Date Exported: 03/06/2025

Attachment 7: Zoning By-law Map



Chinatown Tomorrow Planning Initiative Zoning By-law 569-2013

- Expanded Study Area Boundary
- R Residential
- CR Commercial Residential
- IH Institutional Hospital
- I Institutional
- O Open Space
- OR Open Space Recreation

- See Former City of Toronto By-law No. 438-86
- R3 Residential District
- R4 Residential District
- R4A Residential District
- CR Mixed-Use District
- MCR Mixed-Use District
- Q Mixed-Use District
- I1 Industrial District
- G Parks District

↑
 Not to Scale
 Date Exported: 03/06/2026

Attachment 8: Community Consultation Final Report – Part 1: English, Part 2: Chinese – Simplified and Part 3: Chinese - Traditional

(Provided separately as PDFs)

Attachment 9: Draft West Chinatown Planning Framework

West Chinatown Planning Framework

West Chinatown is a vibrant, inclusive, and culturally rich community rooted in a proud history of immigrant resilience, family-owned businesses, and active street life. West Chinatown was established in the mid-20th century after the original Chinatown near Elizabeth Street was demolished to make way for Toronto City Hall, prompting many Chinese Canadian residents and businesses to relocate westward. By the 1970s, the area had become a vibrant cultural and economic hub for Chinese immigrants, supported by family associations, small and culturally relevant businesses, and community organizations. Over the decades, it has also become a place of arrival and belonging for other Asian diasporic communities and other visible minorities. Today, West Chinatown continues to evolve while remaining deeply rooted in its history and cultural identity.

This Planning Framework envisions a future where West Chinatown continues to thrive as a distinct and welcoming neighbourhood, celebrated for its cultural heritage, supported by diverse residents and businesses, and shaped through the voices of the community. This Framework guides growth and change in West Chinatown to ensure that new development is compatible with the area's unique character, fosters social and economic vitality, and strengthens the neighbourhood's role as a cultural destination. It prioritizes the protection and expansion of affordable housing and small-scale commercial spaces, the celebration of Chinese culture within the urban fabric of the area, and the creation of a safe, accessible, and vibrant public realm network.

By aligning city-building objectives with community aspirations, the Planning Framework lays the foundation for a Chinatown that continues to evolve while honouring its past, ensuring future generations continue to experience the richness of this culturally significant part of Toronto. This Framework builds upon current policies of the Official Plan and other relevant policy documents and responds to the unique character and physical attributes of the area. These guidelines are meant to be flexible to recognize the diversity of the area and its continued evolution.

The West Chinatown Planning Framework area is shown in Map 1. West Chinatown influences, and is connected to, the surrounding neighbourhoods such as Kensington Market, Alexandra Park, Baldwin Village, Grange Park and the University of Toronto. These community connections are shown in Map 2.

Community Priorities

Through the study of the area, including extensive community engagement, (refer to the Chinatown Consultation Report), five key community priorities have been developed.

Investment Without Displacement

More interventions aimed at preserving residential and commercial affordability. West

Chinatown is a thriving place where all income levels, including the working-class can work and live, and has a long history of community-based mutual aid.

Supporting Small Businesses

More diverse range of businesses and services that serve the needs of residents. Affordable venues as critical gathering spaces providing cultural and recreational activity.

Enhancing the Public Realm

More expressions of West Chinatown's culture and community, and enhanced comfort and safety in public spaces through inclusive design.

Plan for Additional Community, Social and Cultural Infrastructure

More public spaces that are free and inclusive, and that support both formal and informal gathering. Recognition, support and expanded use of existing and future spaces such as family associations, places of worship, community centres and schools.

Focus on Affordable Housing

More investment in a range of affordable housing. There is community recognition that low-income residents, and seniors in particular, are part of the community fabric.

Key Themes and Recommendations

The following key themes and guiding directions are intended to be used in the planning, review, and implementation of public and private development, capital investment, and maintenance projects.

1. Enhancing the Public Realm

Cultural Plazas

- Cultural Plazas are public spaces that promote cultural engagement and community gathering that may feature art, history, and local culture. The Cultural Plazas would be publicly owned public space, managed by the community.
- The locations of potential Cultural Plazas are identified on Map 3.
- Cultural Plazas will be located and designed to draw residents and visitors to key sites that provide space for community building, informal and

programmed community gatherings, markets, public art installations, and cultural and community events.

- Cultural Plazas should include seating, lighting, trees and other planting, public art, bike parking and waste receptacles to support cultural and community events that help sustain the community's vibrancy and identity.
- The Cultural Plaza shown on Huron Street on Map 3, consists of Huron Square, an existing outdoor public square with seating, lighting, pavers and a bronze Quilin statue. A cultural plaza could potentially be achieved in part through a pilot or seasonal pedestrianization of portions of the street on the north side of Dundas Street West, with vehicle access eliminated or restricted to emergency and limited servicing access, subject to feasibility analysis, public consultation, funding, and Council approval.

Laneway Improvements

- Public laneways are an extension of the public realm network of West Chinatown and should be designed to encourage pedestrian and cycling use in a manner that is safe and accessible.
- Loading and waste storage should be internalized in new development to allow room for laneway improvements.
- As opportunities for road work or private development arise, possibilities to improve public laneways should be explored. Potential improvements could include: landscape treatments, pedestrian lighting, green infrastructure, trees and other plantings, seating, public art and paving treatments, and speed reduction measures.
- Development along laneways should include active ground floor uses, clear glazing and entrances, where appropriate.
- When public laneways are named, they should have cultural and/or historical relevance to West Chinatown.

Parks and Open Spaces

- Parks and open spaces will support a range of community uses such as festival and event spaces, community gardens, group recreational exercises and a range of all-season programming.

- Parks and open spaces should be designed to accommodate all-season use through incorporating measures such as covered outdoor areas, misting stations or other cooling areas, water fountains and fire pits.
- Parkland dedication will be prioritized on sites that are adjacent to existing parks and sites identified as Opportunities for New Parks in Map 4: Public Realm.
- Opportunities for new parkland or expansion of existing parks should be explored through off-site parkland dedication where feasible and appropriate.
- Additional opportunities to expand, enhance and connect the public realm network through the provision of parks and open spaces beyond those shown on Maps 3 and 4, will be pursued over time as development and reinvestment occur.
- Public use of existing open spaces and school yards is encouraged to provide additional community space and opportunities for activation and programming.

Pedestrian Connections

- Map 3 identifies some of the potential locations for mid-block connections in the area. Mid-block connections will provide continuous, legible, accessible, and direct public access through blocks. The exact location, alignment, and design of each new mid-block connection will be determined through the development review process.
- Mid-block connections will: have a minimum width of 4 metres; be located at grade; incorporate high-quality materials and design, with clear sightlines and pedestrian lighting; and be secured with easements to ensure public safety and accessibility.
- Mid-block connections should be lined with active uses, such as retail storefronts, restaurants, and residential lobbies, to help animate the space.

Active Transportation

- Through planned road work in the area, opportunities to repurpose and reallocate space within the rights-of-way will be explored, using a complete streets approach in order to improve safety and mobility for all road users, with an emphasis on pedestrians, people cycling, and transit users, incorporate green infrastructure standards; and enhance the overall public

realm. Any street redesign would be subject to feasibility analysis, funding, and Council approval.

- 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 to the public realm network.
- Where appropriate, development and capital works will remove existing lay-bys, widen sidewalks, and extend and enhance cycling infrastructure to promote active transportation and increase the space for walking, cycling and landscaping.
- As opportunities for road work arise, the implementation of Vision Zero safety measures will be explored subject to feasibility analysis, funding, and Council approval. Potential measures could include:
 - Intersection safety improvements (e.g. curb extensions, pavement marking changes, signal improvements, etc.) at key intersections including the intersection of Spadina Avenue and Dundas Street West;
 - Potential new pedestrian crossings along Spadina Avenue and Dundas Street West;
 - Enhanced signage to improve safety for all pedestrians; and,
 - Enhanced cycling infrastructure, as per the Cycling Network Plan.
- Potential Pedestrian Crossings shown on Map 4 will be evaluated for new mid-block pedestrian crossings to improve pedestrian safety and connectivity, and evaluated for the potential for installation of traffic lights and painted zebra lines.
- Servicing needs of residences and businesses will be managed to meet required standards while minimizing impacts on the public realm and the safety of all road users.
- Intergenerational Walk: Huron Street will evolve as part of the Intergenerational Walk, as noted on Map 3, which will prioritize pedestrians and provide space for passive activities, pausing, and gathering, and enhanced landscaping and green infrastructure. As opportunities for road work arise, possibilities for street redesign would be considered to reduce vehicular speeds and improve pedestrian safety. Examples of new street features include new street trees and other plantings, seating, lighting and enhanced pedestrian crossings.

- The Intergenerational Walk will connect to the planned Huron Street Shared Street to the north that extends through the University of Toronto St. George Campus, as outlined in the University of Toronto Secondary Plan and Guidelines, and to the south through the planned Phoebe Street “Stub,” as outlined in the Grange Green Plan, expanding the impact of the enhancements to the public realm and improving connections to surrounding communities.

Sidewalk Zones

- Development will provide a minimum of 6 metres from the curb to the building face along Major Retail Streets and streets identified as an Intergenerational Walk, as noted on Map 3: Urban Structure, to provide enhanced streetscaping and pedestrian amenities, except where in situ conservation of heritage properties prevents sidewalk widening.
- Development will provide sidewalks with a minimum pedestrian clearway of 2.1 metres or in alignment with current City standards, whichever is wider.
- Priority areas for expanded sidewalks shown on Map 4: Public Realm, include Spadina Avenue and Dundas Street West, Huron Street and Phoebe Street. Expanded sidewalks offer increased space for pedestrians, social interaction, community art, accessibility, retail spillover, streetscape opportunities, bicycle racks and pop-up vendors where feasible.
- The design of sidewalks setback areas along the Major Retail Streets and the Neighbourhood Commercial Streets should include street trees and other planting, pedestrian scale lighting, public art, cultural celebration features, street furniture, and spill-out uses such as patios and the display of goods where feasible and appropriate.
- Where utility conflicts prohibit the planting of street trees, other forms of planting should be provided in lieu of street trees.
- Other streets in the area should provide space for tree planting and prioritize soft landscaping over hardscapes.

2. Supporting Small Businesses and Services

- Spadina Avenue and Dundas Street West are Priority Retail Streets and should continue to function as the commercial core of the area.

- To reinforce the existing fine-grain and small-scale commercial character of Spadina Avenue and Dundas Street West, development should provide storefronts of generally 3 to 5 metres in width.
- Larger commercial frontages may be permitted for restaurants and grocery stores provided the frontage is designed to maintain the design rhythm of narrow frontages through vertical articulation and enhance activity and visual interest along the street frontage through incorporating additional pedestrian amenities, such as seating, lighting and interactive public art that are integrated into the building design.
- Map 3 identifies New Neighbourhood Commercial Corridors in the area.
 - Baldwin Street: Small-scale retail and restaurant uses that are compatible with the area and do not adversely impact adjacent residences are encouraged to concentrate along this street. There are currently retail and restaurant uses along portions of Baldwin Street. The intent is to reinforce and extend the existing character of Baldwin Street from McCaul Street in the east to Kensington Market in the west.
 - Beverley Street: Small-scale retail, commercial and institutional uses are encouraged within existing buildings and new development.
- Small-scale non-residential uses that support the local population, are compatible with the area and do not adversely impact adjacent residences, are encouraged throughout the remainder of the area, complementary to the residential uses that will continue.
- Existing buildings and new development are strongly encouraged to include affordable small-scale commercial and/or cultural spaces.
- Property owners are encouraged to provide existing, displaced businesses the first right of refusal to return to new commercial space in new development in space that is of a similar rent, size and functionality as the previous space.
- Existing buildings and new development are encouraged to provide space for culturally competent and responsive service commercial uses and existing culturally significant businesses.
- Property owners are encouraged to lease to local independent businesses, rather than chain stores, to meet the community's needs. Chain stores are defined as a type of retail sales activity or retail sales establishment which,

along with eleven or more other retail sales establishments located in the world, maintains two or more of the following features: a standardized array of merchandise, a standardized facade, a standardized decor and color scheme, a uniform apparel, standardized signage, a trademark or a service mark.

- To help support the viability of small, independent businesses, development should incorporate features such as shared back-of-house facilities and servicing areas and incorporate environmental standards that exceed minimum requirements.
- The open-air display and sale of goods is encouraged in order to contribute to the area's vitality and economic activity.
- Existing buildings and new development are encouraged to maximize opportunities for community space through programs and policies such as the City's Community Space Tenancy Policy.

3. Housing and Livability

- The provision of affordable housing units should be prioritized in new development through opportunities including partnerships, community benefits, and inclusionary zoning.
- The City should prioritize the use of policies and programs to encourage new affordable housing on publicly owned lands.
- Developers are encouraged to partner with public, private and social housing such as the Chinatown Community Land Trust, Kensington Market Community Land Trust, Toronto Community Housing, and Ontario Health at Home to provide a range of housing opportunities in terms of affordability, tenure, size and typology.
- Developers are encouraged to provide age-friendly housing and support multigenerational living through innovative housing design such as multi-tenant housing units, accessibility features (wider doorways, step-free entrance, accessible bathrooms), shared common spaces such as kitchens and living rooms and shared outdoor spaces such as patios and gardens.

4. Preserving West Chinatown's Identity and Culture

- As the area continues to evolve, the historic and ongoing presence of Indigenous peoples and multicultural immigrant communities will be acknowledged and honoured, including through reconciliation, placekeeping and placemaking initiatives and in the use and design of community spaces.
- A Cultural Heritage Resource Assessment (CHRA) will be conducted to build upon the West Chinatown Planning Framework by identifying properties with cultural heritage value that merit inclusion on the Heritage Register. Properties on the Heritage Register will be conserved to support and enhance an understanding of the history of the area and to enhance its sense of place and distinct character.
- Ongoing growth and development will respect the history of the area and will support and enhance its sense of place and distinct character.
- Encourage the conservation, restoration, or adaptive reuse of buildings owned by family associations to reflect their cultural, historical and architectural significance. Promote the visibility of family associations through interpretive signage, public art or cultural markers that share their histories and contributions. Involve family associations in planning decisions that affect their properties and the surrounding public realm.
- Encourage the recognition, support and expansion of community infrastructure spaces such as community recreation centres, schools and libraries, as important anchors of community identity and cultural practices. New developments are encouraged to contribute to community space through the Community Benefits Charge.
- Opportunities to increase community use of existing spaces, such as Dragon City Mall and Chinatown Centre, will be encouraged.

5. Built Form

- Development on or adjacent to properties on the Heritage Register may require a site-specific approach, with additional consideration and design solutions, including the siting of buildings, and setbacks, setbacks, and stepping down of building heights, and landscape design, as informed by a Heritage Impact Assessment.
- Gateways shown on Maps 3 and 4 will be designed to create a sense of arrival and reinforce the area's distinct identity through additional building

setbacks, planting and landscape features, public art, gateway markers, signage and wayfinding measures, and landmark architectural and landscape design.

- The Spadina Avenue and Dundas Street West intersection is identified in Map 3 as the West Chinatown Core, the main north-south and east-west corridor, where the highest densities are anticipated.
- Development is encouraged to demonstrate leadership in climate change resilience and adaptation, and is encouraged to exceed minimum environmental standards.
- The design, color, and materiality of new buildings should be culturally appropriate.
- Owners are encouraged to work with local artists to design construction hoarding for developments.

6. Public Engagement

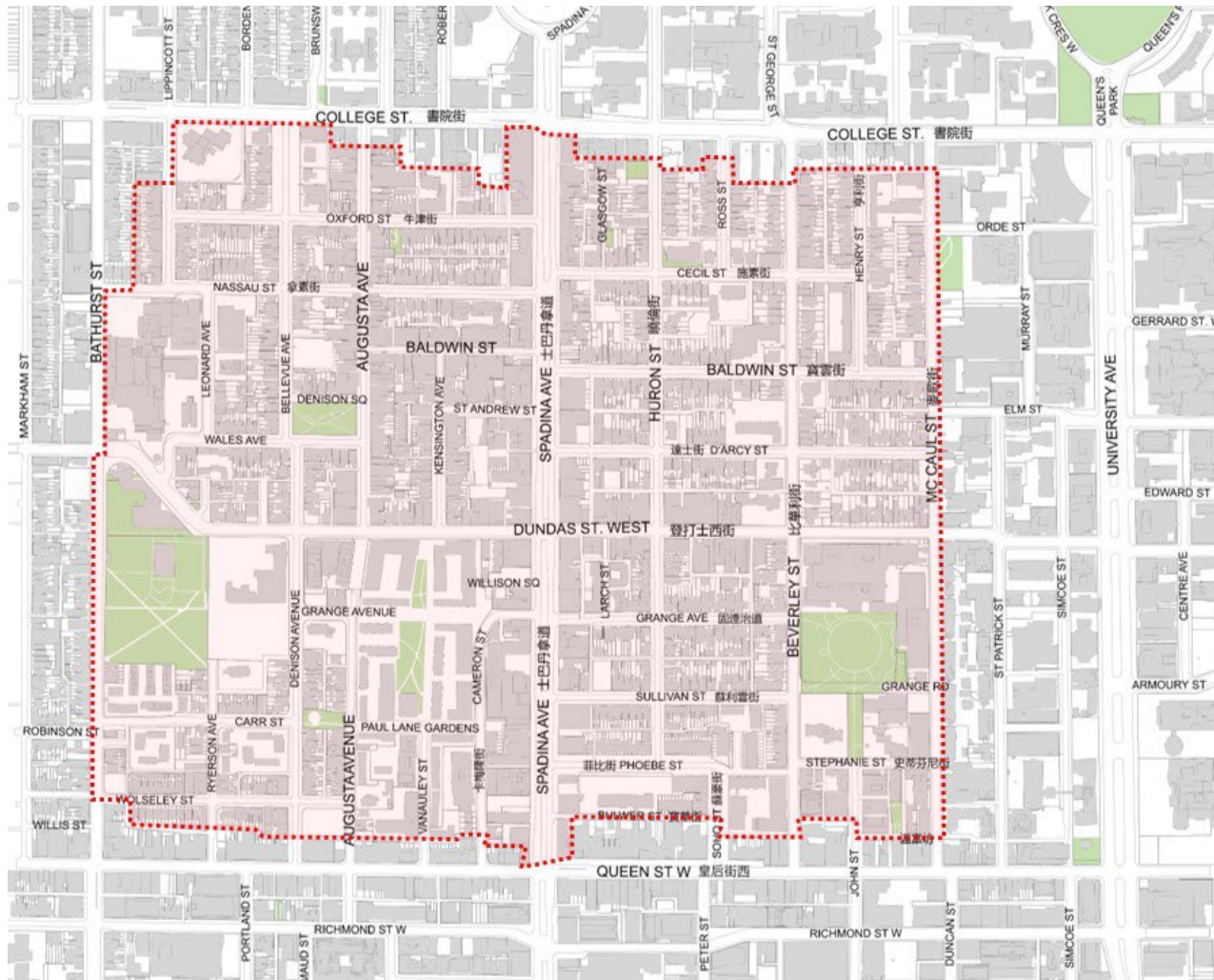
- Development application signs and consultation meeting materials should be translated in Chinese (Simplified and/or Traditional), and when requested, interpreters will be available at consultation meetings and additional translation services will be provided.
- Developers are encouraged to meet with the Chinatown Advisory Group to discuss their development proposals and the community's priorities.

7. Implementation

- The planning framework will be read as a whole and implemented comprehensively, together with the Official Plan and any relevant policies, regulations, and guidelines.
- The planning framework will be used to inform the review of all current and future planning applications in the Framework Area.
- The planning framework will inform any future studies, policies, regulations, or guidelines that seek to supplement or replace this Framework.

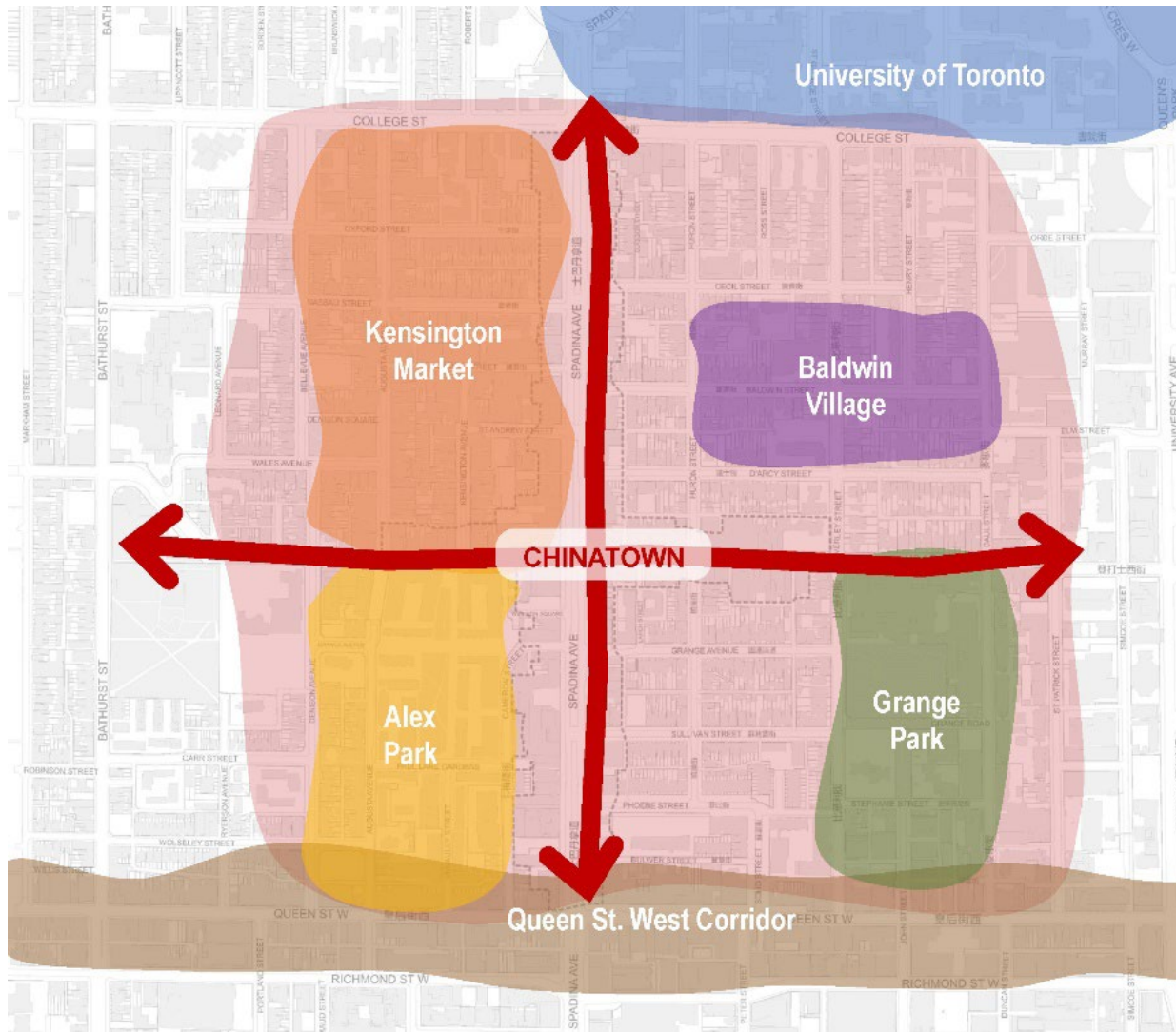
- The planning framework will inform future planning policy creation and set out priorities for future economic development, community services, parks and recreational initiatives.

Map 1 – West Chinatown Planning Framework Area Boundary

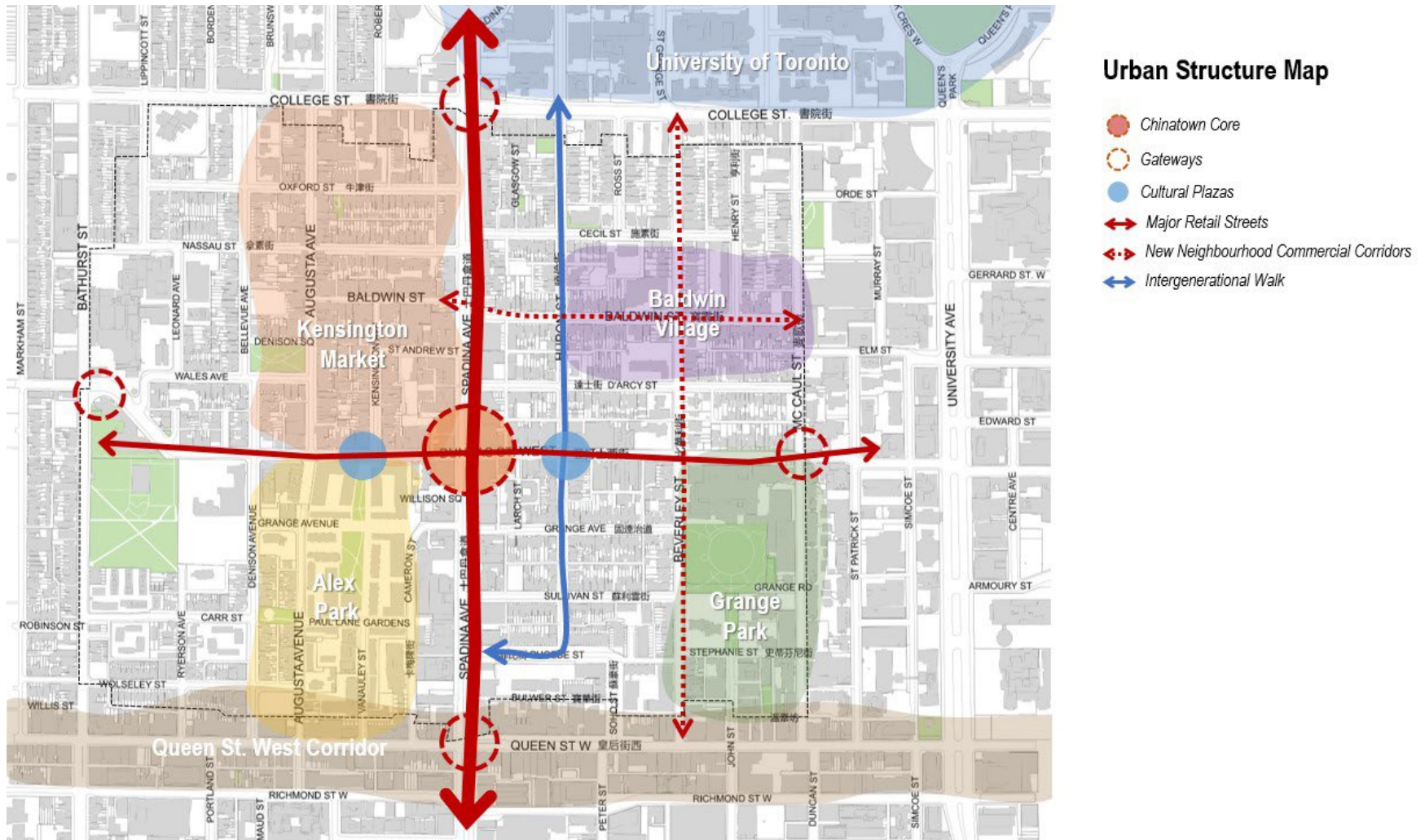


West Chinatown Planning Framework Boundary

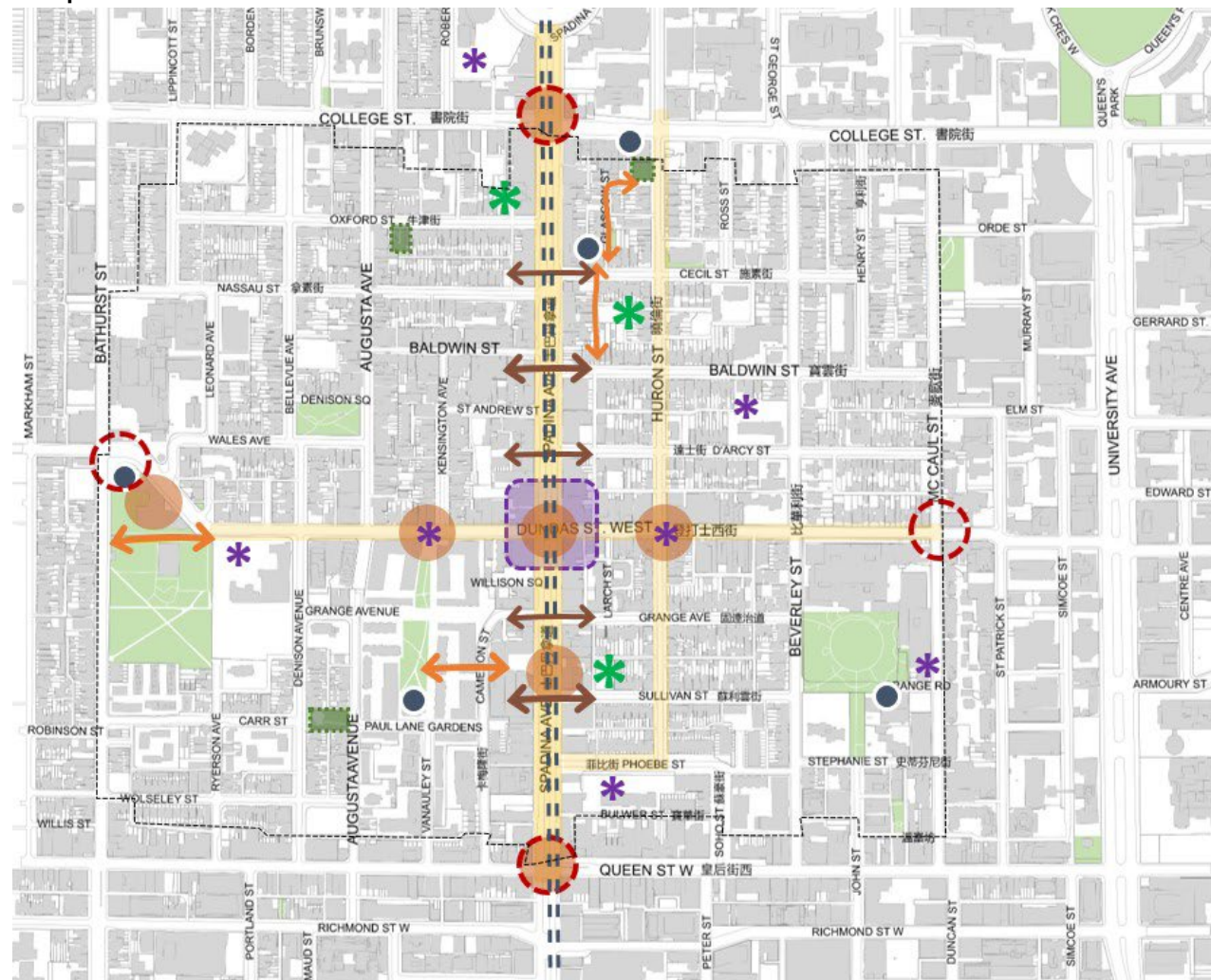
Map 2: Community Connections



Map 3: Urban Structure



Map 4: Public Realm



Public Realm Map

- Community Centres and Libraries
- ↔ Potential New Mid-block connections
- Priority Area for Expanded Sidewalks
- ★ Opportunities for Improvement of Existing Parks
- ✳ Pop-up Activation Opportunities
- ★ Opportunities for New Parks
- Opportunities for New Public Spaces
- Opportunities for Gateway Designs
- ↔ Potential Pedestrian Crossings
- Potential Intersection Safety Improvement
- Potential Cycling Improvement

Attachment 10: Draft Official Plan Amendment: Spadina-Dundas

CITY OF TORONTO

Bill

BY-LAW -2026

To adopt Amendment XXX to the Official Plan to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2025 as 270, 272, 274, 277, 279, 280, 281, 283, 285, 285A, 287, 287A, 289, 292, 294-296, 298, 298A, 300 and 300A Spadina Avenue, 490, 491, 492, 493, 493A, 494, 495, 496, 499, 500 and 519 Dundas Street West and 10 Willison Square

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 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 XXX to the Official Plan is adopted pursuant to the Planning Act, as amended.

Enacted and passed on [Date].

Frances Nunziata,
Speaker
(Seal of the City)

Jon D. Elvidge
City Clerk

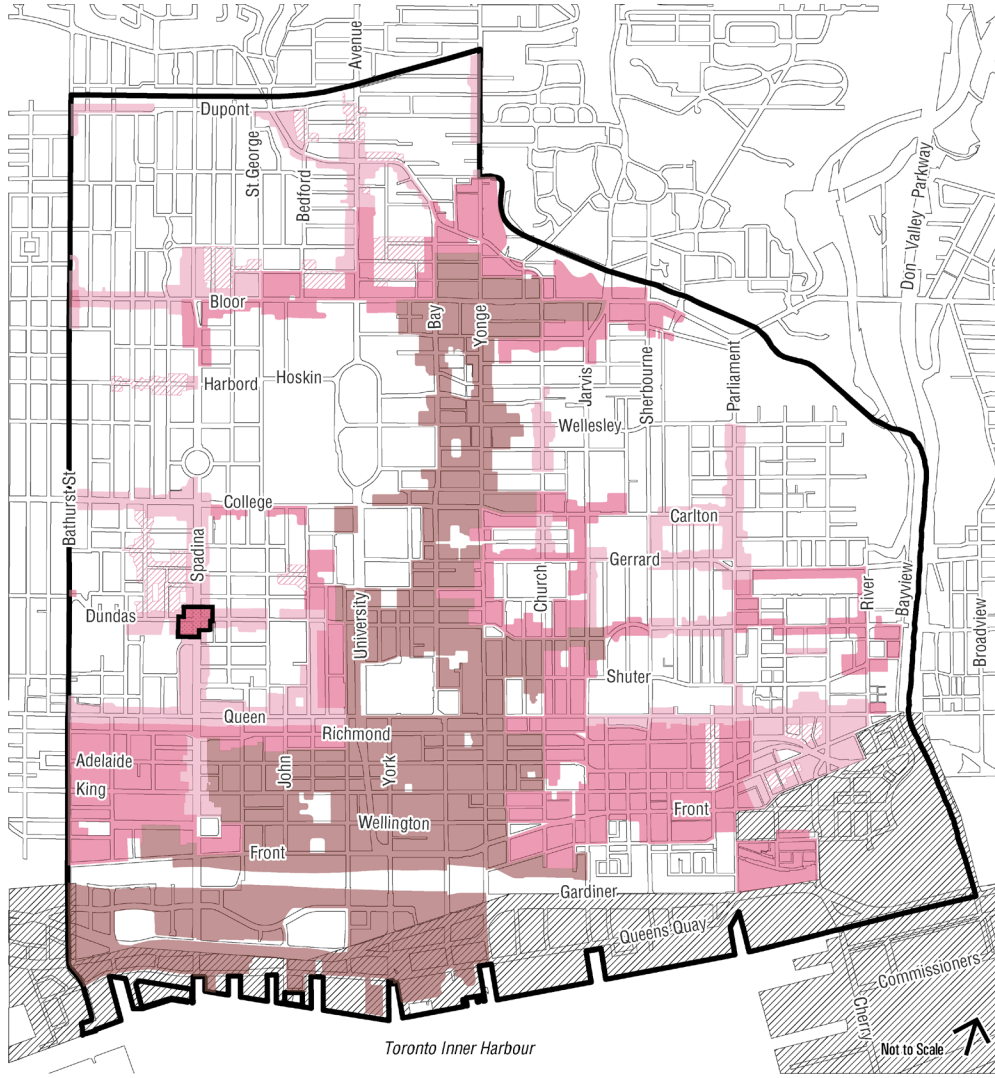
AMENDMENT XXX TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2025 AS 270, 272, 274, 277, 279, 280, 281, 283, 285, 285A, 287, 287A, 289, 292, 294-296, 298, 298A, 300, AND 300A SPADINA AVENUE, 490, 491, 492, 493, 493A, 494, 495, 496, 499, 500 and 519 DUNDAS STREET WEST, AND 10 WILLISON SQUARE

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

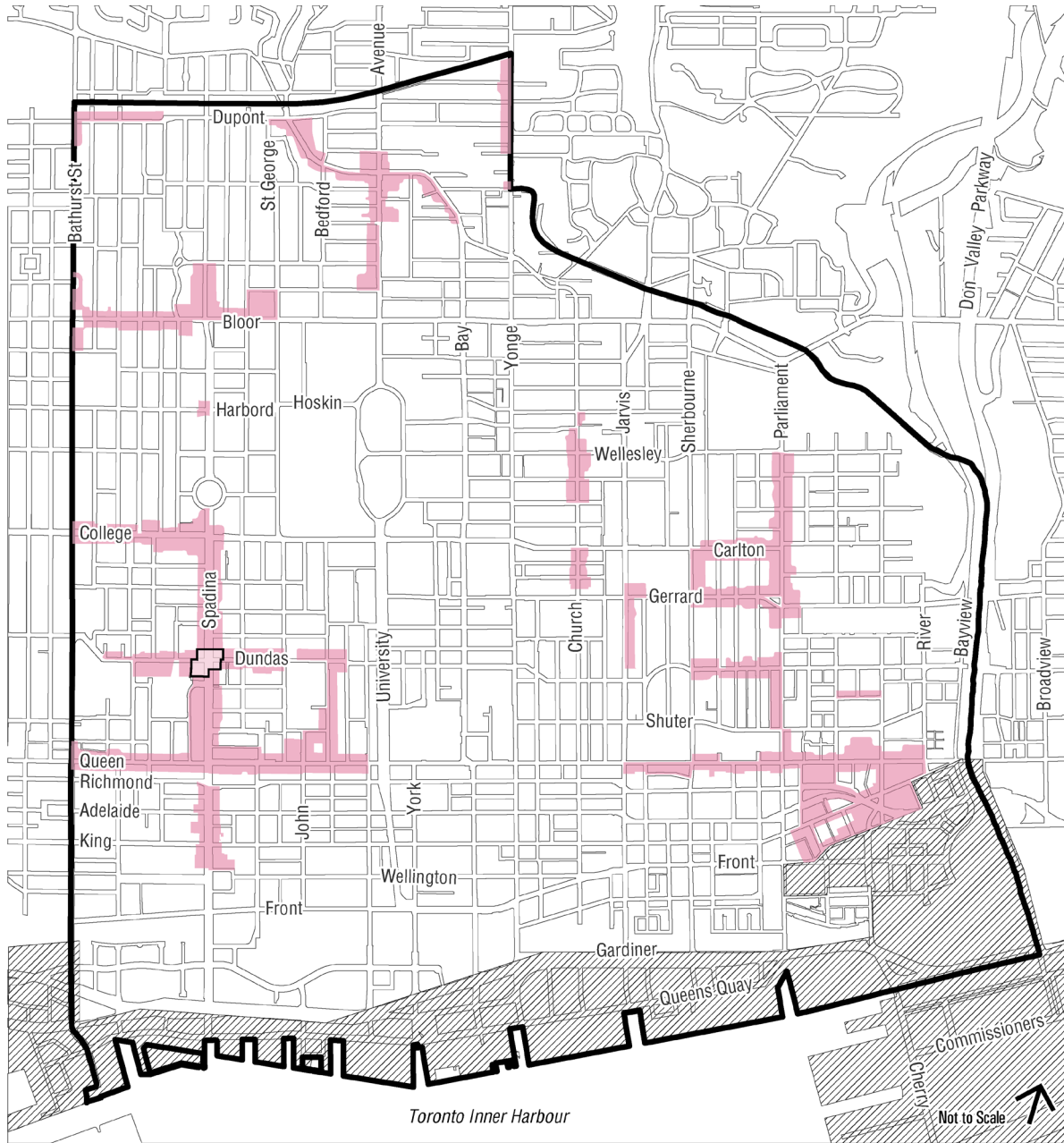
1. Chapter 6, Section 41 Downtown Plan, Map 41-3, Mixed Use Areas, is amended by redesignating the lands shown in attached Appendix 1 from Mixed Use Areas 3 – Main Street to Mixed Use Areas 2 – Intermediate.
2. Chapter 6, Section 41 Downtown Plan, Map 41-3-B, Mixed Use Areas 2 – Intermediate, is amended by adding the lands shown in attached Appendix 2.
3. Chapter 6, Section 41 Downtown Plan, Map 41-3-C, Mixed Use Areas 3 – Main Street, is amended by removing the lands shown in attached Appendix 3.

Appendix 1



Downtown Plan MAP 41-3 Mixed Use Areas

Appendix 3



Official Plan Amendment # XXX

Downtown Plan

MAP 41-3-C Mixed Use Areas 3 - Main Street

Proposed changes to remove Spadina/Dundas as Mixed Use Areas 2 to Map 41-3-C

- Downtown Plan Boundary
- Central Waterfront Secondary Plan
- Mixed Use Areas 3 - Main Street
- Area to be removed from Mixed Use Areas 3 in Map 41-3-C

Attachment 11: Draft Official Plan Amendment: Deleting SASP 200

CITY OF TORONTO

Bill

BY-LAW -2026

To adopt Amendment 424 to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2025 as 283 and 285 Spadina Avenue and 393-479 and 396-484 Dundas 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; and

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 XXX to the Official Plan is adopted pursuant to the Planning Act, as amended.

Enacted and passed on [Date].

Frances Nunziata,
Speaker
(Seal of the City)

Jon D. Elvidge,
City Clerk

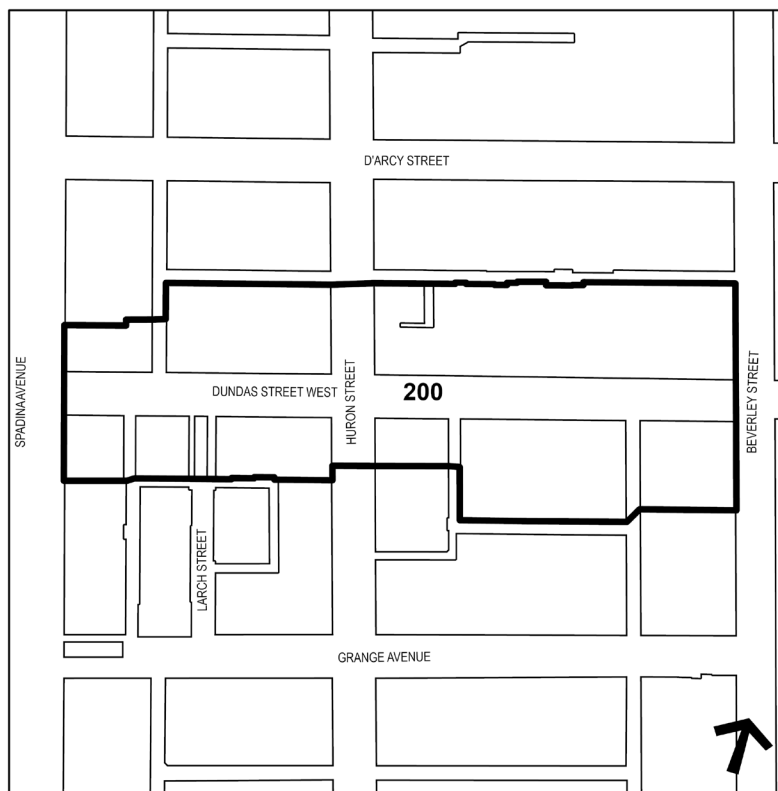
AMENDMENT XXX TO THE OFFICIAL PLAN

LANDS MUNICIPALLY KNOWN IN THE YEAR 2025 AS 283 and 285 Spadina Avenue, and 393-479, and 396-484 Dundas 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 deleting Site and Area Specific Policy 200 for the lands known municipally in 2025 as 383 and 285 Spadina Avenue, and 393-479 and 396-484 Dundas Street West as follows:

- i. Deleting SASP 200: 283 and 285 Spadina Avenue, and 393-479, and 396-484 Dundas Street West.



- ii. Chapter 7, Map 29, Site and Area Specific Policies, is amended by deleting the lands municipally known in 2025 as 283 and 285 Spadina Avenue, and 393-479, and 396-484 Dundas Street West, as shown on the map above as Site and Area Specific Policy 200.

Attachment 12: Draft Official Plan Amendment: Deleting SASP 202

CITY OF TORONTO

Bill

BY-LAW -2026

To adopt Amendment XXX to the Official Plan for the City of Toronto respecting the lands bounded by College Street, Simcoe Street, Queen Street West and Spadina Avenue

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 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 XXX to the Official Plan is adopted pursuant to the Planning Act, as amended.

Enacted and passed on [Date].

Frances Nunziata,
Speaker
(Seal of the City)

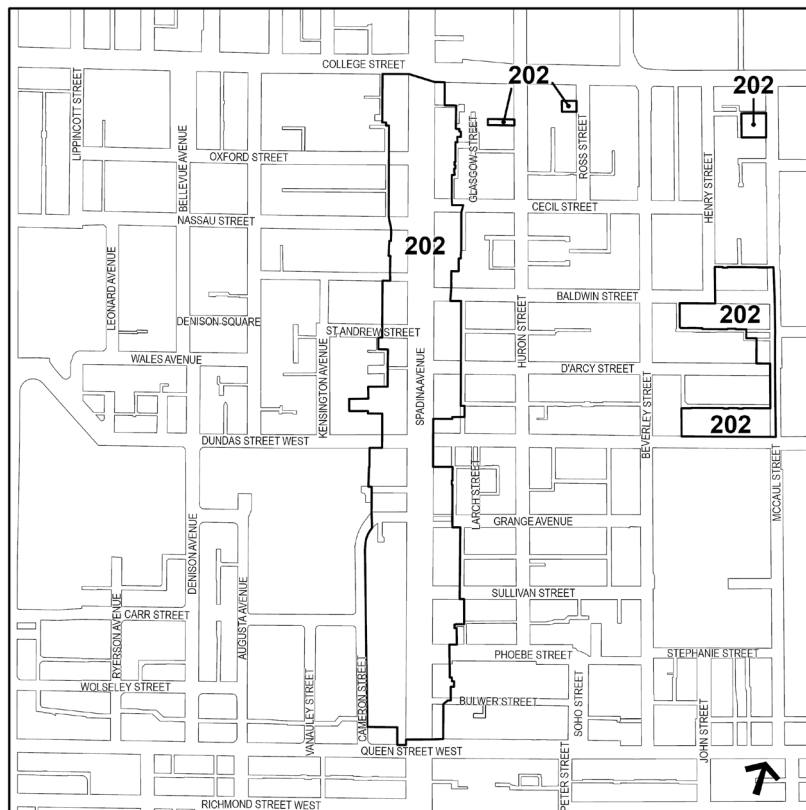
Jon D. Elvidge
City Clerk

AMENDMENT XXX TO THE OFFICIAL PLAN

LANDS BOUNDED BY COLLEGE STREET, SIMCOE STREET, QUEEN STREET WEST AND SPADINA AVENUE

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

1. Chapter 7, Site and Area Specific Policies, is amended by deleting Site and Area Specific Policy 202 for the lands bounded by College Street, Simcoe Street, Queen Street West and Spadina Avenue, as follows:
 - i. Amending SASP 202: Lands Bounded by College Street, Simcoe Street, Queen Street West and Spadina Avenue.



- ii. Chapter 7, Map 29, Site and Area Specific Policies, is amended by deleting the lands municipally known in 2025 as Lands Bounded by College Street, Simcoe Street, Queen Street West and Spadina Avenue, as shown on the map above as Site and Area Specific Policy 202.

Attachment 13: Draft Zoning By-law Amendment: Baldwin Street

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

CITY OF TORONTO

BY-LAW [Clerks to insert By-law number]

To amend Zoning By-law 569-2013, as amended, with respect to the lands municipally known in the year 2025 as **40, 42, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100, 102, 104, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 65, 67, 69, 73, 75, 77, 79, 81, 83, 85, 87, 89, 91, 93, 95, 97, 99, 101, 103, 105, 107, 109, 111, 113, 115, 117, 119, 121, 123, 125, 127, 129, 121 Baldwin Street and 112 Huron Street**

Whereas Council of the City of Toronto has the authority pursuant to Section 34 of 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 adequate information to the public and has held at least one public meeting in accordance with the Planning Act, as amended; and

The Council of the City of Toronto enacts:

1. The lands subject to this By-law are outlined by heavy black lines on Diagram **1** attached to this By-law.
2. The words highlighted in bold type in this By-law have the meaning provided in Zoning By-law 569-2013, as amended, Chapter 800 Definitions.
3. Zoning By-law 569-2013, as amended, is further amended by amending the zone label on the Zoning By-law Map in Section 990.10 respecting the lands outlined by heavy black lines from a zone label of R (f4.5;d1.0) (x835) to a zone label of R (f4.5; d1.0) (x **[exception number]**) as shown on Diagram 2 attached to this By-law.
4. Zoning By-law 569-2013, as amended, is further amended by adding Article 900.2.10 Exception Number [-] so that it reads:

([#]) Exception R (f4.5;d1.0) (x #)

The lands, or a portion thereof as noted below, are subject to the following Site Specific Provisions, Prevailing By-laws and Prevailing Sections:

Site Specific Provisions:

- (A) On lands municipally known as 40, 42, 70, 72, 74, 76, 78, 80, 82, 84, 86, 88, 90, 92, 94, 96, 98, 100, 102, 104, 108, 110, 112, 114, 116, 118, 120, 122, 124, 126, 128, 130, 65, 67, 69, 73, 75, 77, 79, 81, 83, 85, 87, 89, 91, 93, 95, 97, 99, 101, 103, 105, 107, 109, 111, 113, 115, 117, 119, 121, 123, 125, 127, 129, 121 Baldwin Street and 112 Huron Street, if the requirements of By-law [Clerks to insert By-law number] are complied with, a **building** or **structure** may be constructed, used or enlarged in compliance with Regulations (B) to (G) below;
- (B) Regulation 10.10.20.100(12)(C) with respect to conditions for access to a **retail store** does not apply;
- (C) Regulation 10.10.20.100(12)(D) with respect to conditions for the outside display of goods does not apply;
- (D) Regulation 10.10.20.100(21)(A) with respect to conditions for the location of a **building** on a **major street** does not apply;
- (E) Despite Regulation 10.10.20.100 (21), with respect to conditions for Art Galleries and Other Commercial and Non-Residential Uses, in the R zone, on a **lot** abutting Baldwin Street, an **art gallery, artist studio, custom workshop, eating establishment, education use, massage therapy, medical office, office, performing arts studio, personal service shop, pet services, production studio, recreation use, religious education use, retail store, retail service, service shop, takeout eating establishment** or **wellness centre** may be located in a **non-residential building** or a permitted **residential building** type, subject to the following:
 - (i) the **interior floor area** dedicated to the uses must comply with the following:
 - (a) the **interior floor area** of an individual establishment must not exceed 150 square metres;
 - (b) if located in a **building** other than an **apartment building**, the total **interior floor area** of the uses must not exceed 150 square metres;
 - (c) if located in an **apartment building**, the total **interior floor area** of the uses must not exceed 400 square metres; and
 - (d) if located in an **apartment building**, the uses must not occupy, in total, more than 85% of the **interior floor area** of the first **storey** of the **building**;
 - (ii) the **interior floor area** of the uses is reduced by the area within each individual establishment in the **building** used for the

purposes for which the gross floor area of an **apartment building** is reduced in regulation 10.5.40.40(4);

- (iii) the location of the uses must comply with the following:
 - (a) the uses must not be located above the first **storey** of the **building**; and
 - (b) despite (a) above, an **education use, massage therapy, medical office, office or wellness centre** may be located on the first **storey** or second **storey** of a **building**, provided that any premises located above the first **storey** must not share access with any residential uses on the same **storey**;
- (iv) the storage of waste and **recyclable materials** associated with the non-residential uses must comply with the following:
 - (a) all waste and **recyclable material** associated with the non-residential uses must be stored in a wholly enclosed **building**; and
 - (b) if the waste and **recyclable material** associated with the non-residential uses is stored in an **ancillary building**, the **ancillary building** may not be located in a **side yard** that abuts a **street** or in a **front yard**, and must be a minimum of 1.0 metres from any **lot line**;
- (v) an area for the outdoor sale or display of goods or commodities must not be located in areas required for parking, loading, **driveways** or outdoor **amenity space**;
- (vi) the **premises** must not operate as a **warehouse** for the distribution of goods or commodities;
- (vii) the **retail service** use must not include postal or courier services;
- (viii) for the purposes of regulations 10.10.20.10(1) and 10.10.20.40(1), a **building** that contains a **dwelling unit** and a non-residential use that complies with (i) to (vii) above may be considered a permitted **residential building** type despite the **building** type definitions in Chapter 800, as follows:
 - (a) if a **lawfully existing building** was originally constructed as a permitted **residential building** type, the **building** remains that **residential building** type; or
 - (b) the **residential building** type that the **building** would be defined as if it did not contain the non-residential use.

- (F) Despite Regulation 10.10.20.100(24) in relation to conditions for Outdoor Sales or Display, in the R zone, the outdoor sale of goods or commodities on a **lot** abutting Baldwin Street is subject to the following:
- (i) the outdoor sale or display of goods or commodities must be in combination with a permitted use inside a **building** on the **lot**;
 - (ii) the outdoor sale or display of goods or commodities in combination with a permitted use inside a **building** may be located abutting that use if the area for the outdoor sale or display of those goods or commodities does not exceed 10 square metres;
 - (iii) the goods or commodities may not be displayed closer to a **rear lot line** or a **side lot line** than:
 - (a) 0.0 metres where the **lot** line abuts a **street**; and
 - (b) 7.5 metres in all other cases; and
 - (iv) the area for the outdoor sale or display of goods or commodities may not be located in areas required by this By-law for parking, loading, driveways or outdoor **amenity space**
- (G) Despite Regulation 10.10.20.100 (25), with respect to conditions for Outdoor Patios in the R zone, an outdoor patio:
- (i) must be on a **lot** with a **front lot line** or **side lot line** abutting Baldwin Street
 - (ii) must be combined with one of the following uses and be located on the same **lot** or an abutting **lot** that permits an **outdoor patio**:
 - Eating Establishment;**
 - Retail Store; and**
 - Take-out Eating Establishment;**
 - (iii) may not exceed a maximum area of 10 square metres;
 - (iii) may not be used to provide entertainment such as performances, music and dancing;
 - (iv) must not be above the first **storey** of a **building**;
 - (v) must be located in a **front yard** or **side yard** abutting a **street**;

- (vi) must be set back at least 1 metre from a **lot line** that abuts a **lot** in the Residential Zone category; and
- (vii) in the **side yard** or **front yard** of a **lot** that abuts a **lot** in the Residential Zone category, the **outdoor patio** must have a fence installed along the **side lot line** or the portion of the **outdoor patio** parallel to the **side lot line**.

Prevailing By-laws and Prevailing Sections:

- (A) Section 12 (1) 116 of former City of Toronto By-law 438-86 (Tong House permissions);
- (B) On or between the even numbered addresses of 40-42 Baldwin Street, and 181 Beverley Street, former city of Toronto By-laws 310-74, 342-74 and 38-75;
- (C) On 6 Henry Street, former City of Toronto By-law 42-76;

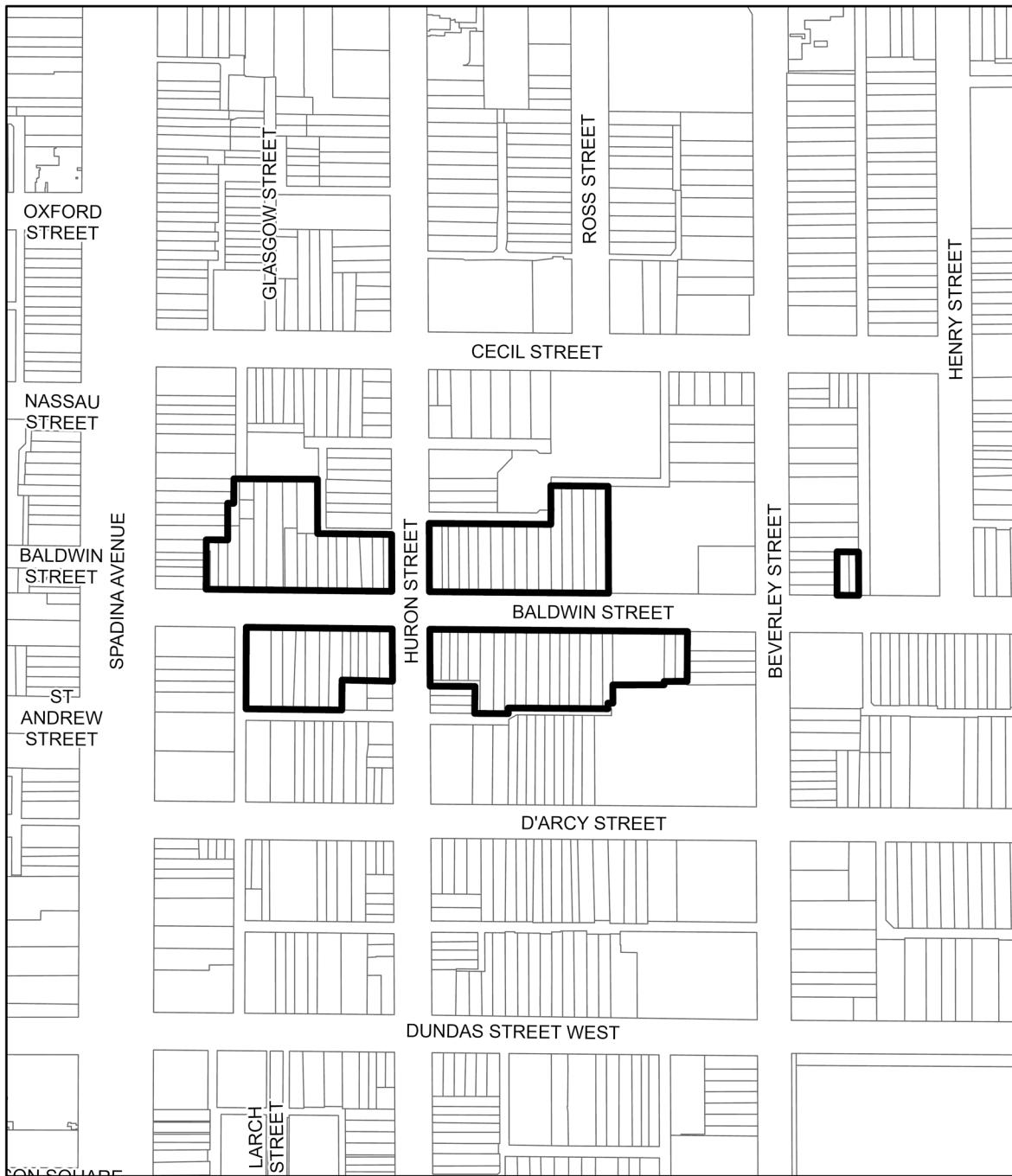
Enacted and passed on [Clerks to insert date].

[full name],
Speaker

[full name],
City Clerk

(Seal of the City)

Diagram 1



 **Toronto**
Diagram 1

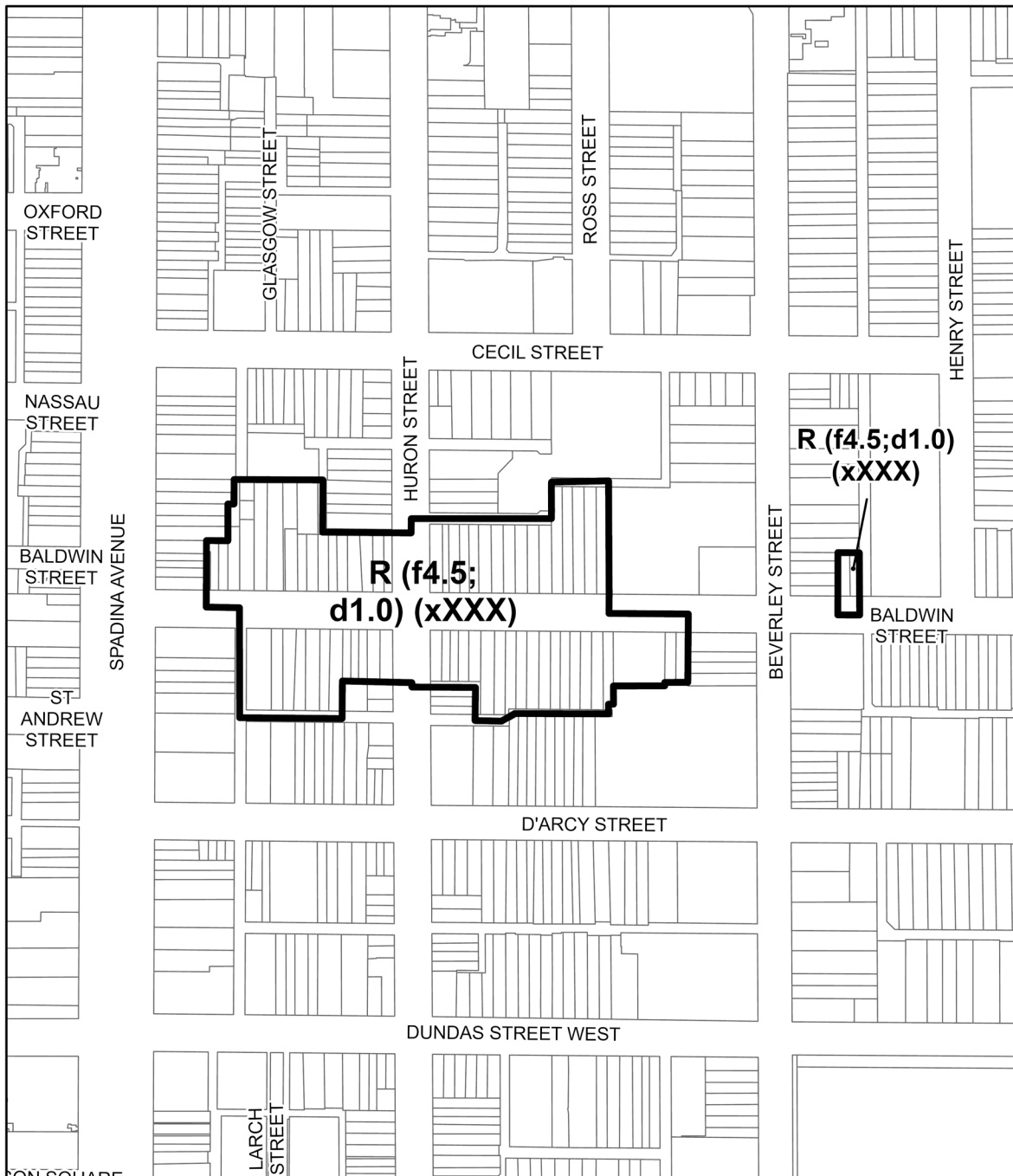
**Chinatown Tomorrow
Planning Initiative**

File # 23 190155 SPS 00 TM



City of Toronto By-law 569-2013
Not to Scale
03/04/2026

Diagram 2



 **TORONTO**
Diagram 2

**Chinatown Tomorrow
Planning Initiative**

File # 23 190155 SPS 00 TM



City of Toronto By-law 569-2013
Not to Scale
03/04/2026