

Attachment 8: Policy Framework Rationalization Table 1: Site and Area Specific Policies

SASP No.	SASP Address	Policy	Recommendation
96	30 Gloucester Street	The conversion of the building containing 253 residential units existing on February 13, 2002 to a condominium is permitted, provided that the plan of condominium is registered prior to February 16, 2004.	The building has been condo registered. The policy is now redundant.
152	1-9 Sultan Street, and 11 St Thomas Street, and 76-86 Charles Street West	The retention of historical buildings designated pursuant to the Ontario Heritage Act as having architectural or historic merit will be encouraged and new development will respect the scale.	The Heritage Easement Agreement has been registered on title. The policy is now redundant.
155	Church Street Between Alexander Street and Gloucester Street	a) The special character is defined by the low scale and form of existing buildings, including many house-form structures.	This SASP has been deleted by SASP 382 (OPA 183).
155	Church Street Between Alexander Street and Gloucester Street	b) New development along this portion of Church Street will reinforce the existing retail uses, be compatible with existing residential uses nearby and conform to the low rise scale of existing development.	This SASP has been deleted by SASP 382 (OPA 183).
214	102-108 Shuter and 224-228 George Street	Buildings with a greater gross floor area than otherwise allowed in the Zoning By-law are permitted provided:	The site has been built out. The policies are now redundant.

SASP No.	SASP Address	Policy	Recommendation
214	102-108 Shuter and 224-228 George Street	a) the exterior of the heritage buildings at 102 to 108 Shuter Street is wholly retained in any new development;	The heritage building on the site was demolished in 2007 due to collapsing. The site has been built out. The policies are now redundant.
214	102-108 Shuter and 224-228 George Street	b) the relationship between the heritage buildings and the proposed development maintains the quality, character and three-dimensional integrity of the heritage buildings;	The heritage building on the site was demolished in 2007 due to collapsing. The site has been built out. The policies are now redundant.
214	102-108 Shuter and 224-228 George Street	c) Site Plan approval occurs concurrently with any approval of zoning amendments or variances for additional gross floor area;	The site has been built out. The policies are now redundant.
214	102-108 Shuter and 224-228 George Street	d) the additional gross floor area does not exceed the gross floor area of the heritage buildings at 102 to 108 Shuter Street being retained in the new development; and	The heritage building on the site was demolished in 2007 due to collapsing. The site has been built out. The policies are now redundant.
214	102-108 Shuter and 224-228 George Street	e) the retention, maintenance and use of the heritage buildings is secured by the City in appropriate legal agreements.	The heritage building on the site was demolished in 2007 due to collapsing. The site has been built out. The policies are now redundant.
239	412 Jarvis Street	The conversion of the building containing 30 residential units and existing on November 1, 2002 to condominium is permitted provided that the plan of condominium is registered prior to November 28, 2005.	The condominium was registered within the indicated timeframe. The policy is now redundant.

SASP No.	SASP Address	Policy	Recommendation
318	51 Grosvenor Street	a) Only those uses as provided in Institutional Areas are permitted.	The site is now Women's College Hospital. The site has been built out and the policy is no longer necessary.
318	51 Grosvenor Street	b) Despite Policy 3.2.1.6 of the Official Plan, provided a public hospital is built on the site, replacement of rental dwelling units is not required.	The site is now Women's College Hospital. The site has been built out and the policy is no longer necessary.
331	34-38 Hazelton Avenue	A residential building with a maximum of 7 storeys is permitted.	The building has been constructed. The policy is now redundant.
349	15 Huntley Street	A 4-storey office building is permitted	The office has been built. The policy is now redundant.
350	15, 17, 17R, 19, 21 and 27 Beverley Street	Despite Policy 3.2.1.6 of the Official Plan, the demolition of the six (6) existing rental dwelling units on the site is permitted without the provision of rental replacement housing provided cash-in-lieu of such replacement is paid to the City in the amount of \$770,000 and an acceptable tenant relocation and assistance plan is secured.	The building is constructed and condominium registered. The rental replacement requirements have been secured. The policy is redundant.
376	131 Hazelton Avenue	An 8-storey portion of a 9-storey mixed-use building is permitted.	The building has been built. The policy is now redundant.

Attachment 9: Policy Framework Rationalization Table 2: Secondary Plans

Secondary Plan	Policy No.	Policy Text	Reason for Deletion
15. King-Parliament	2.8	<p>The King-Parliament area has a diverse physical character. As such:</p> <p>(a) The portion of King-Parliament west of Power Street will be viewed as a Regeneration Area for a wide variety of land uses including commercial, retail, entertainment, compatible industrial development, live/work and residential land uses within both existing and new buildings;</p>	A further study of these lands is forthcoming. The policy can be deleted as it is covered by the Land Use policies within TOcore.
15. King-Parliament	5.3	<p>To assist implementations of the policies of Sections 2, 3 and 4 of this Secondary Plan:</p> <p>(c) new or replacement parking spaces for any development, other than re-use or conversions of existing buildings, should be provided below grade; and</p>	This policy is duplicated in the TOcore Mobility section.
15. King-Parliament	2.3 (under S. 15. Site and Area Specific Policies, Gooderham & Worts Special Identity Area)	<p>A broad mix of land uses in the Gooderham and Worts Special Identity Area including residential, retail, institutional, office, restaurant, cultural or arts related uses, community service and facility uses and light industrial uses are encouraged in order to ensure:</p> <p>(d) a satisfactory living environment is achieved.</p>	TOcore provides stronger policies regarding liveability and how to achieve liveability through built form.

Secondary Plan	Policy No.	Policy Text	Reason for Deletion
17. Railway Lands East	8.3.2	<p>The use of bicycles in and through the Railway Lands East will be encouraged in line with policies to facilitate modes of travel other than the private automobile. Bicycle use will be encouraged by:</p> <p>(b) the provision of bicycle parking as an integral part of developments;</p>	This policy is covered by the Toronto Green Standard.
18. Railway Lands Central	8.5.3	<p>Development adjacent to the Rail Corridor as identified on Map 18-3 will respect the physical configuration of the Rail Corridor and its current and future operation, including approaches, access, easements and emergency access both during and subsequent to development construction</p>	Wording is duplicated in the Downtown Secondary Plan Mobility section.
19. Railway Lands West	8.3.2	<p>The use of bicycles in and through the Railway Lands West will be encouraged by:</p> <p>(b) the provision of bicycle parking as an integral part of developments;</p>	This policy is covered by the Toronto Green Standard.
34. Queen-River	3.1.1	<p>The Mixed Use Areas land use designation in Chapter 4 of the Official Plan will apply.</p>	The Mixed Use Areas designations of TOcore have been applied to the Secondary Plan lands.

Secondary Plan	Policy No.	Policy Text	Reason for Deletion
34. Queen-River	3.2.1	The Mixed Use Areas land use designation in Chapter 4 of the Official Plan will apply.	The Mixed Use Areas designations of TOcore have been applied to the Secondary Plan lands.
34. Queen-River	3.3.1	The Mixed Use Areas land use designation in Chapter 4 of the Official Plan will apply.	The Mixed Use Areas designations of TOcore have been applied to the Secondary Plan lands.
34. Queen-River	3.4.1	The Mixed Use Areas land use designation in Chapter 4 of the Official Plan will apply.	The Mixed Use Areas designations of TOcore have been applied to the Secondary Plan lands.
34. Queen-River	3.5.1	Neighbourhoods land use designation in Chapter 4 of the Official Plan will apply.	This policy is not necessary.
34. Queen-River	3.6.1	Existing uses and buildings will continue to be permitted in this area.	This policy is not necessary.
34. Queen-River	3.6.3	This Secondary Plan does not alter the existing development permissions in this area	This policy is not necessary.
34. Queen-River	4.2.1	New buildings will be set back from the street curb to provide ample space for tree planting, a pedestrian clearway, street furniture, lighting, as well as for landscaped open space within the site	TOcore Built Form policies provide greater guidance and contain a numeric value for the setback requirement