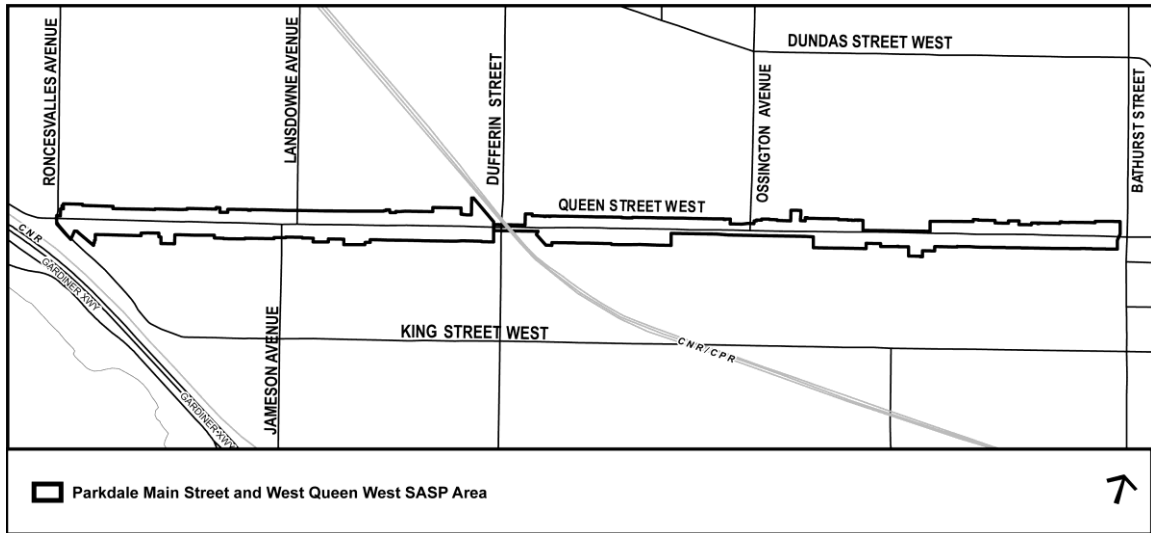


**DRAFT AMENDMENT NO. 445 TO THE OFFICIAL PLAN
LANDS MUNICIPALLY KNOWN IN THE YEAR 2019 AS 588-780, 870-1730 Queen
Street West, north side; 655-993, 1075-1647 Queen Street West, south side; 178
Bathurst Street; 6 & 7 Markham Street; 1 & 2 Manning Avenue; 1 Claremont Street;
1 Gore Vale Avenue; 110-120 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 – Parkdale Main Street and West Queen West

1. Purpose and Interpretation

- 1.1 The policies of this Site and Area Specific Policy are intended to:
- a) conserve and enhance historic attributes of Queen Street West, while allowing opportunities for contextually appropriate growth and change;
 - b) guide public and private investment in public spaces;
 - c) inform City decision-making on transportation improvements;
 - d) encourage sustainable choices in development of new buildings and additions, and the reuse of existing buildings.
 - e) be read and interpreted with the West Queen West Heritage Conservation District Plan and the Parkdale Main Street Heritage Conservation District Plan;
- 1.2 For the purpose of this Site and Area Specific Policy, “Parkdale Main Street” refers to all lands within the boundary shown on Map 1, located west of the Dufferin Street right of way, and “West Queen West” refers to all lands within the boundary, located east of the Dufferin Street right of way.

2. The Existing Context

This Site and Area Specific Policy covers a significant portion of Queen Street West, an important main street in the overall identity of the City for both local residents and visitors. While the form and scale of the buildings and the variety of uses on this main street are characteristic of many main streets in the City, 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, a relatively high concentration of heritage buildings, and the iconic 501 Queen Streetcar.

The east and west areas of the street, while similar in many ways, are also distinct enough to warrant location-specific policy approaches. The rail bridge and underpass at Dufferin Street and Queen Street West forms a significant physical interruption, and natural division, between these two character areas. This is also the division between two companion planning documents to this Site and Area Specific Policy - the Parkdale Main Street Heritage Conservation District Plan and the West Queen West Heritage Conservation District Plan. For the purpose of this Site and Area Specific Policy, these two areas are characterized as follows:

2.1 Parkdale Main Street

The area of Queen Street West west of Dufferin Street, extending to Roncesvalles Avenue, is referred to in this document as Parkdale Main Street. Parkdale Main Street is predominantly characterized by two to four-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. Many of these buildings were constructed in the late 1800's to early 1900's. Several early twentieth century residential apartment buildings, and more recently constructed retail plazas, are also situated within Parkdale Main Street. 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.

Parkdale Main Street primarily functions as a commercial main street with some apartment housing, usually located above street level, and as a cultural and community corridor. 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 and associated stops constitute the only form of transit on the corridor, intersecting with north-south surface transit routes at Roncesvalles Avenue, Lansdowne Avenue and 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.

Large areas of low-rise residential uses and local parks are 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.

It is intended that 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. The form and character of new buildings and additions to existing buildings will relate appropriately to the scale of the street while growing incrementally. Ground floor uses will generally be commercial in nature and of relatively narrow widths to reference the fine-grained character of the street. Cultural uses, including artist spaces and music venues will continue to be encouraged. Sidewalks will be widened and additional street tree planting will be pursued where possible, through development and civic initiatives. The intersection of Queen Street West and Cowan Avenue represents a unique opportunity for public investment and the establishment of a community and cultural centre comprising several uses within existing and new buildings.

The Parkdale Main Street Heritage Conservation District Plan is a companion document to this Site and Area Specific Policy, and will help guide the materiality of new buildings, the exterior character of renovations and additions to existing buildings, and investments in public space, including installations related to the area's indigenous and other cultural heritage. The boundary of the area referred to as Parkdale Main Street in this Site and Area Specific Policy extends westerly beyond the boundary of the Parkdale Main Street Heritage Conservation District Plan.

2.2 West Queen West

The area of Queen Street West, east of Dufferin Street, is referred to in this Site and Area Specific Policy as West Queen West. West Queen West is characterized primarily 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. Many of the existing buildings were constructed in the early 1900's or prior, and their

design characteristics vary considerably throughout the study area. Towards the west end of West Queen West, recent development of tall and mid-rise buildings has occurred among the fabric of heritage buildings such as the Gladstone 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 in West Queen West. Similar to Parkdale Main Street, West Queen West is also an important cultural corridor in the City with venues such as The Great Hall, the Drake Hotel, The Gladstone Hotel and the Theatre Centre.

The sidewalks on either side of West Queen West are characteristic of many Toronto main streets, with street trees, and recessed entrances to businesses and apartments. The 501 Queen Streetcar and several stops constitute the only form of surface transit on the corridor, with connections to other TTC surface routes at Bathurst Street, Shaw Street, Ossington Avenue, and Dufferin Street. On-street parking and a variety of bike parking facilities are situated throughout West Queen West.

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. The form and character of new buildings and additions to existing buildings will relate appropriately to the scale of the street while growing incrementally. Ground floor uses will generally be commercial in nature and of relatively narrow widths to reference the fine-grained character of the street. Sidewalks will be widened and additional street tree planting will be pursued where possible, through new development and civic initiatives.

The West Queen West Heritage Conservation District Plan is the companion document to this Site and Area Specific Policy, and will help guide the materiality of new buildings, renovations, and additions.

3. Public Spaces

The public spaces along Queen Street West, consisting primarily of the public sidewalk, parkettes and parks such as Trinity Bellwoods Park, play an intrinsic role in contributing to placemaking, liveability and culture. The following policies are intended to guide the expansion and improvement of public space.

- 3.1. Expansions, improvements and maintenance, to public space will be made through public and/or private developments, partnerships, conservancies, sponsorships and initiatives..
- 3.2. Areas identified as Focus Areas in Map 2 are special areas within West Queen West and Parkdale Main Street. These areas have been recognized as important cultural and civic areas in the past, present and for the future. Focus Areas will be prioritized for public realm improvements to enhance and strengthen their identity as important cultural and civic areas.
- 3.3. Areas identified as Boulevard Spaces in Map 2 are publicly-owned boulevard areas which are under-utilized or not contributing positively to the public realm. Boulevard Spaces will be prioritized for public realm improvements to expand landscaped spaces and increase active uses.
- 3.4. Landscaped public spaces and/or active uses, such as seasonal patios, will replace boulevard parking within the public right-of-way in areas identified as Boulevard Spaces in Map 2 through development, city initiatives, or other partnerships.
- 3.5. Developments, improvements and initiatives both public and private located within or adjacent to Focus Areas and Boulevard Spaces will:
 - 3.5.1. enhance their cultural and civic roles as the setting for public life;
 - 3.5.2. promote and encourage economic vitality;
 - 3.5.3. improve mobility and accessibility;
 - 3.5.4. respect and contribute to the existing area character through thoughtful and high-quality building design, materiality and construction;
 - 3.5.5. create a unified streetscape while reinforcing distinct characteristics of their context; and
 - 3.5.6. prioritize tree planting and investment in infrastructure to support the growth of healthy tree canopy.
- 3.6. Public lanes in West Queen West and Parkdale Main Street serve a variety of roles from mobility routes, locations for building

entrances, to areas for vibrant street art. Improvements to public lanes will improve the utility, accessibility, and safety of all users while maintaining the unique artistic environment. Developments, improvements and initiatives both public and private located within or adjacent to a public lane will:

- 3.6.1. accommodate the movement of pedestrians, cyclists, people with mobility devices, and vehicles in a safe and equitable manner;
 - 3.6.2. encourage and allow opportunities for the creation of new street art and protect existing art works;
 - 3.6.3. design buildings and their entrances to be attractive and welcoming;
 - 3.6.4. include landscaped areas with appropriate planting material within the rear yard setback to beautify the lanescape; and
 - 3.6.5. provide appropriate lighting levels while limiting light trespass to nearby properties.
- 3.7. Properties which share a public lane with a public park are encouraged to have active uses, including commercial uses, facing the public lane and park.
 - 3.8. In partnership and in consultation with local Business Improvement Areas, the local arts community, and other groups, the City will encourage the temporary and permanent removal of on-street parking spaces to provide for temporary public space installations, subject to review by the City.
 - 3.9. The City will encourage and support 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.
 - 3.10. Community stewardship of public spaces will be encouraged, through community associations, business improvement areas, and/or other cultural agencies.
 - 3.11. The planting of street trees is required for all new development. Where street trees exist in front of a development site, a financial contribution toward the planting of additional street trees on Queen Street West and the surrounding area, corresponding to the security deposit amount for new street trees that would otherwise have been required, will be provided to the City. This will be in addition to any

required replacement of trees approved to be removed from the development site.

- 3.12. All construction within public spaces will be designed in accordance with the Toronto Pedestrian Charter to ensure that walking is a safe, comfortable, and convenient mode of travel within the City. In the case of private development, the details of construction within public space will be determined through the context of a planning application and resultant construction management plans. In the case of City-initiated work, supporting information will be posted to the City of Toronto website.
- 3.13. In consultation with the Indigenous Affairs Office, City staff will facilitate public space installations which reference the West Queen West indigenous trails and other First Nations history.

4. Transportation

Queen Street West between Bathurst Street and Roncesvalles Avenue is a four-lane public street with streetcar tracks running along the middle lanes, intermittent street parking, and occasional right turn lanes. The following policies are intended to encourage pedestrian activity and facilitate the provision of bicycle and vehicle parking space. These will be implemented through both civic initiatives and as part of private development and will guide private and civic initiatives within public space.

- 4.1. No additional vehicle parking will be required for new uses proposed in an existing building.
- 4.2. No additional vehicle parking will be required for any existing floor space or floor space added via a vertical addition up to a building height of six storeys.
- 4.3. The total minimum number of vehicle parking spaces required on a lot may be reduced at a rate of one vehicle parking space for each five bicycle parking spaces provided in excess of the minimum number of bicycle parking spaces required.
- 4.4. In new development, vehicle parking requirements may be satisfied via the provision of any, or a combination of: bicycle parking spaces located on site or on an adjacent site; publicly accessible parking spaces for vehicles; and/or financial contributions in-lieu of vehicle parking, to be directed to public space initiatives within the West Queen West area, subject to review through a development application.

- 4.5. All new resident and visitors vehicle parking spaces will be equipped with electric vehicle supply equipment or roughed-in conduits for the spaces.
- 4.6. The Queen Street West Right-of-Way will be modified over time to improve public safety, prioritizing the safe and efficient movement of pedestrians, cyclists, and transit along the West Queen West corridor. The City will undertake a corridor study with associated community consultation to explore options to prioritize the safe and efficient movement of pedestrians, cyclists, and transit along this corridor.
- 4.7. The City will explore the temporary or permanent closure of Cowan Avenue at Queen Street West to facilitate pedestrian connections between the community and cultural uses on either side of Cowan Avenue and to function as a space for community events.
- 4.8. Any redevelopment of a Toronto Parking Authority lot located within Parkdale Main Street or West Queen West will provide at least one of the following within new development: community space; public open space; affordable housing; or, affordable non-residential space.

5. The Form and Scale of New Buildings and Additions

Development in Parkdale Main Street and West Queen West may occur as new construction on a vacant site, renovations to existing buildings, or as an addition to an existing structure. The following policies are intended to guide the resulting form of development in each of these scenarios.

The policies have been structured to limit the need for consolidation of properties by assisting individual sites in developing additions to existing structures utilizing contemporary approaches to construction. The policies have been developed simultaneously with the West Queen West Heritage Conservation District Plan and the Parkdale Main Street Heritage Conservation District Plan, and are intended to conserve and enhance the heritage values and attributes of Queen Street West, while allowing opportunities for contextually appropriate growth and change.

- 5.1. West Queen West and Parkdale Main Street is characterized by its narrow lot pattern, low-rise buildings, and incremental additions/extensions over time. Gentle and context-sensitive growth will be encouraged where new developments and additions will:
 - 5.1.1. be encouraged to limit the consolidation of lots;
 - 5.1.2. provide active uses at grade to support an vibrant street life;

- 5.2. To maintain and strengthen the existing fine-grain character of West Queen West and Parkdale Main Street, developments will:
- 5.2.1. create a rhythm of vertical bays referencing the existing built form character and context;
 - 5.2.2. maintain an appropriate rhythm of building bays and articulation to address all frontages on corner properties;
 - 5.2.3. reference and align with existing horizontal datum lines of adjacent buildings;
 - 5.2.4. provide articulation on visible side elevations with colours and materials complementary to the surrounding context;
 - 5.2.5. recess building entrances for ground floor commercial units and entrances to upper floors;
 - 5.2.6. where possible, incorporate chamfered corners for buildings, storefronts or entrances on corner properties;
 - 5.2.7. limit large areas of glass and utilize solid materials such as brick and stone;
 - 5.2.8. analyse and design building façade with the proportion of solid wall areas to window areas reflective of the surrounding context; and
 - 5.2.9. consider the placement and arrangement of window openings to maintain a consistent visual order along street.
- 5.3. The maximum overall height of any new building or addition to an existing building is 6 storeys, up to 20 metres to the top of the roof slab.
- 5.4. New development and additions to existing buildings will be designed to fit within the setbacks, heights, and stepbacks as shown on Schedule 1.

Along the Queen Street West frontage:

- 5.4.1. new buildings will provide a 5 metre stepback above 10.5 metres and an additional 3 metre stepback above 16.5 metres;

- 5.4.2. additions on a heritage building(s) with flat roofs will provide a 5 metre setback above the existing building face and an additional 3 metre setback above 16.5 metres;
- 5.4.3. additions on a heritage building(s) with shed or gable roofs will provide the greater of either a 5 metre setback above the existing building face or a setback that is 1 metre behind the ridge of the roof, with an additional 3 metre setback above 16.5 metres;
- 5.4.4. additions on a heritage building(s) that will increase the street wall height of listed or designated heritage buildings are not permitted; and
- 5.4.5. projecting balconies will not be permitted within the building setback.

Along the side street frontage of a corner property:

- 5.4.6. new buildings will provide a 1.5 metre setback above 10.5 metres;
- 5.4.7. additions on a heritage building with a flat roof or shed roof will provide a 1.5 metre setback above the existing building face; and
- 5.4.8. projecting balconies will not be permitted within the building setback.

At the rear of a property:

- 5.4.9. new buildings and additions on a heritage building will provide a 9 metre rear yard setback from the adjacent *Neighbourhood* designated property line;
- 5.4.10. if an existing building does not meet the rear yard setback and is planned to be maintained, the addition above the existing building will be provide a 9 metre setback from the adjacent *Neighbourhood* designated property line;
- 5.4.11. a public lane may be included within the 9 metre rear yard setback; and
- 5.4.12. new buildings and additions on a heritage building will provide a 3 metre setback at the rear above 16.5 metres.

- 5.5. Rooftop equipment, screening, structures and/or roof access on a new building or addition to an existing building will:
 - 5.5.1. setback a minimum of 3 metres from the front building wall of the top floor;
 - 5.5.2. be minimized and occupy less than 50% of the roof area;
 - 5.5.3. be permitted to extend up to a maximum of 2.5 metres above the roof.
- 5.6. Rooftop amenity space is not permitted above the top floor of a new building or the addition to an existing building.
- 5.7. Where possible, provide access to site servicing and parking at the rear of the building/site, from a lane or a shared driveway and incorporate any parking garage ramps, access stairs and garbage collection/storage and loading areas into the building.
- 5.8. The Focus Area located at the intersection of Queen Street and Cowan Avenue contains an important cluster of historic civic and institutional buildings and uses that support the local community. Redevelopment in this area for civic uses will:
 - 5.8.1. implement the policies of this section in the overall design of the project;
 - 5.8.2. ensure high-quality design, materiality and construction;
 - 5.8.3. provide sensitive and appropriate built form to integrate with surrounding context;
 - 5.8.4. expand, enhance and connect the public realm to accommodate all users;
 - 5.8.5. engage and consult residents, community associations, business improvement areas, agencies, the City and any other stakeholders in its development; and,
 - 5.8.6. be permitted minor variations from the criteria set out in policies 5.3, 5.4, 5.5 and 5.6, where it is demonstrated that heritage is conserved, and the impacts including pedestrian comfort, shadow, transition have been addressed.

6. Residential Uses

The majority of buildings in Parkdale Main Street and West Queen West have commercial uses located on the ground floor and residential uses above. The policies in this section are intended to guide the mix of residential units in new development and protect existing dwelling room units.

- 6.1. Residential developments will include a range of tenure, including purpose-built rental housing and affordable housing, building types, unit types and size to accommodate a variety of households and achieve a balanced mix of housing.
- 6.2. To achieve a balanced mix of unit types, and to support the creation of housing suitable for families, development containing 20 or more new residential units will include:
 - 6.2.1. a minimum of 15 percent of the total number of units as three-bedroom units; and
 - 6.2.2. a minimum of 25 percent of the total number of units with at least two bedrooms.
- 6.3. In new development, residential uses, except for residential lobby entrances, will not be permitted on the ground floor of street frontages.
- 6.4. Notwithstanding Policy 6.3, in new development on a corner lot, residential lobbies and/or residential units will not be permitted on a frontage facing Queen Street West.

7. Commercial Uses

The majority of buildings in Parkdale Main Street and West Queen West have commercial uses located on the ground floor and residential uses above. The policies of this plan intend for this to continue. The limited storefront width of properties in both Parkdale Main Street and West Queen West is an important characteristic of the architectural rhythm of commercial storefronts and pedestrian experience on Queen Street West. In Parkdale Main Street, the width of these commercial units varies greatly, whereas the width of commercial spaces in West Queen West is generally more uniform. The policies in this section are intended to guide the scale of new commercial space in both areas to acknowledge their distinct characteristics.

- 7.1. New retail, personal service, restaurant, service commercial, institutional, cultural, and other similar spaces located on the ground

floor will generally maintain the scale and width of existing storefronts.

- 7.2. Building entrances to ground floor commercial spaces are encouraged to be made fully accessible.
- 7.3. The consolidation of multiple existing storefronts into a single storefront is generally discouraged.
- 7.4. Despite policy 7.1, on sites with frontage on Queen Street West greater than 16 metres where new development is proposed, the average frontage of new commercial units generally will not exceed 8 metres in West Queen West and 9 metres in Parkdale Main Street. This width is not required to be uniform for the depth of the site. On larger sites, shallow commercial units may be paired with larger units that wrap around the smaller units provided both units have widths at the street frontage in accordance with this Policy.
- 7.5. Commercial uses located on, or above, the second floor or below-grade, are not subject to Policy 7.2 or 7.3, above.
- 7.6. Despite Policy 4.1.3, of the Official Plan, on lots designated as *Neighbourhoods* that immediately abut the Site and Area Specific Policy boundary, small scale service and retail uses, such as local food markets and convenience stores, but not restaurants, may be considered through a minor variance application to the Committee of Adjustment, if the use is limited to:
 - 7.6.1. an existing building; and
 - 7.6.2. an existing legal lot that immediately abuts the Site and Area Specific Policy Area boundary.

8. Sustainability

The following policies intend that new development limit its impact on the environment and incorporate sustainable building technology and landscaping.

- 8.1. New development will be undertaken in accordance with the requirements of the Toronto Green Standard Version 3 or its successor, except in places where SASP 566 requirements exceed the minimum standards contained in Toronto Green Standard Version 3 or its successor;
- 8.2. New development is encouraged to meet Tier 2 and above of the Toronto Green Standard;

- 8.3. New development will be encouraged to enhance biodiversity through planting varieties of plant species and creating habitats at grade and on rooftops where feasible;
- 8.4. Development and streetscape improvements will integrate stormwater retention, trees and other plantings, where feasible;
- 8.5. Solar installations that service the site on which they are located may encroach into maximum permitted building heights;

9. Cultural and Community Uses

Queen Street West is home to a significant concentration of arts and culture and community uses. The following policies intend that these uses grow and continue to characterize the street, especially within Landmark Properties, as identified in the Parkdale Main Street Heritage Conservation District Plan and/or the Queen West Heritage Conservation District Plan.

- 9.1. 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 work with city staff to explore opportunities for the relocation and/or replacement of this space.
- 9.2. Adaptive re-use of properties on the City's Heritage Register, and especially Landmark Properties, as identified in the Parkdale Main Street Heritage Conservation District Plan and/or the Queen West Heritage Conservation District Plan, will be encouraged to accommodate community and/or arts, cultural, and live music and performance space.
- 9.3. 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:
 - 9.3.1. new development containing residential units constructed within 120 metres of an existing 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.
 - 9.3.2. 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, leasees and tenants of

possible noise that may arise from its proximity to a live music venue.

- 9.4. Street art in the rear laneways that service properties within the Site and Area Specific Policy area contribute to its character and cultural landscape. New development should reinforce this character of rear laneways and improve the streetscape of these public rights-of-way by providing opportunities for public art and murals.

10. Civic Priorities

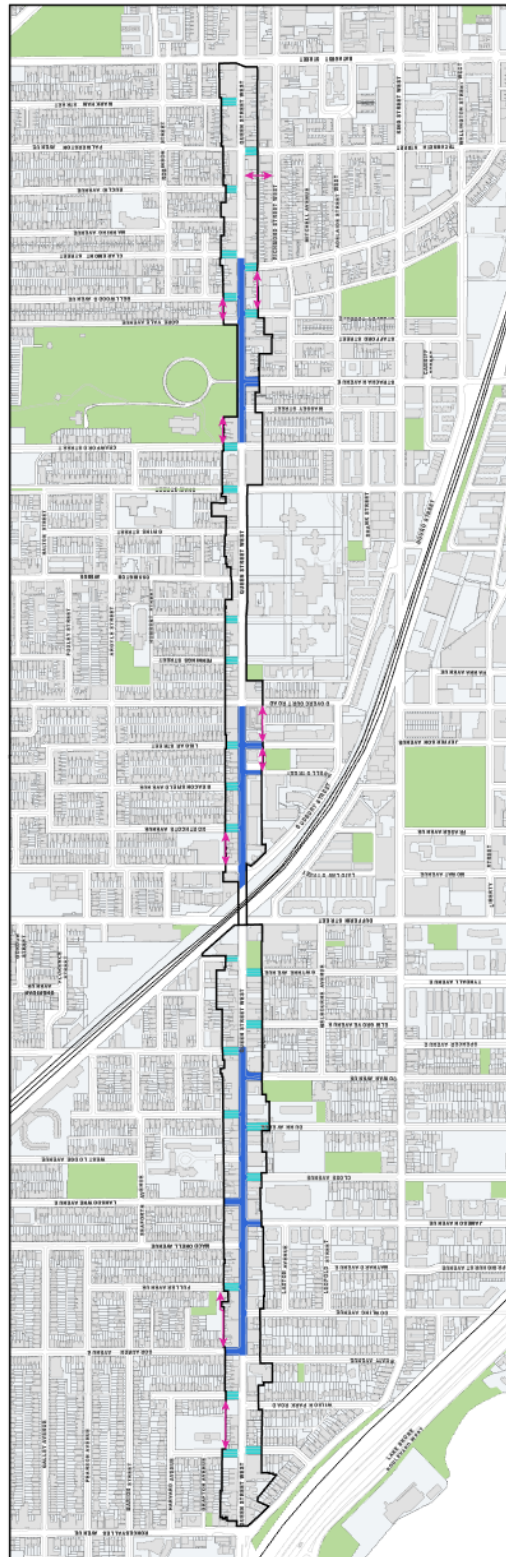
- 10.1. Priorities for Community Services and Facilities investment within the Site and Area Specific Policy boundary will include the following:
 - 10.1.1. capital improvements to area libraries and community recreation centres; and/or
 - 10.1.2. securing space within new development for social services, 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 Site and Area Specific Policy was developed concurrently with the West Queen West Heritage Conservation District Plan and the Parkdale Main Street Heritage Conservation District Plan, and they are intended to be read as companion documents to inform development that falls within the boundary of either the West Queen West Heritage Conservation District Plan or the Parkdale Main Street Heritage Conservation District Plan.

- 11.1. The properties listed in Schedule 2 to this SASP have been identified as built heritage resources.
- 11.2. A Heritage Impact Assessment will be requested as a requirement for a complete development application, for any properties listed in Schedule 2 to this SASP.

Map 2: Public Realm

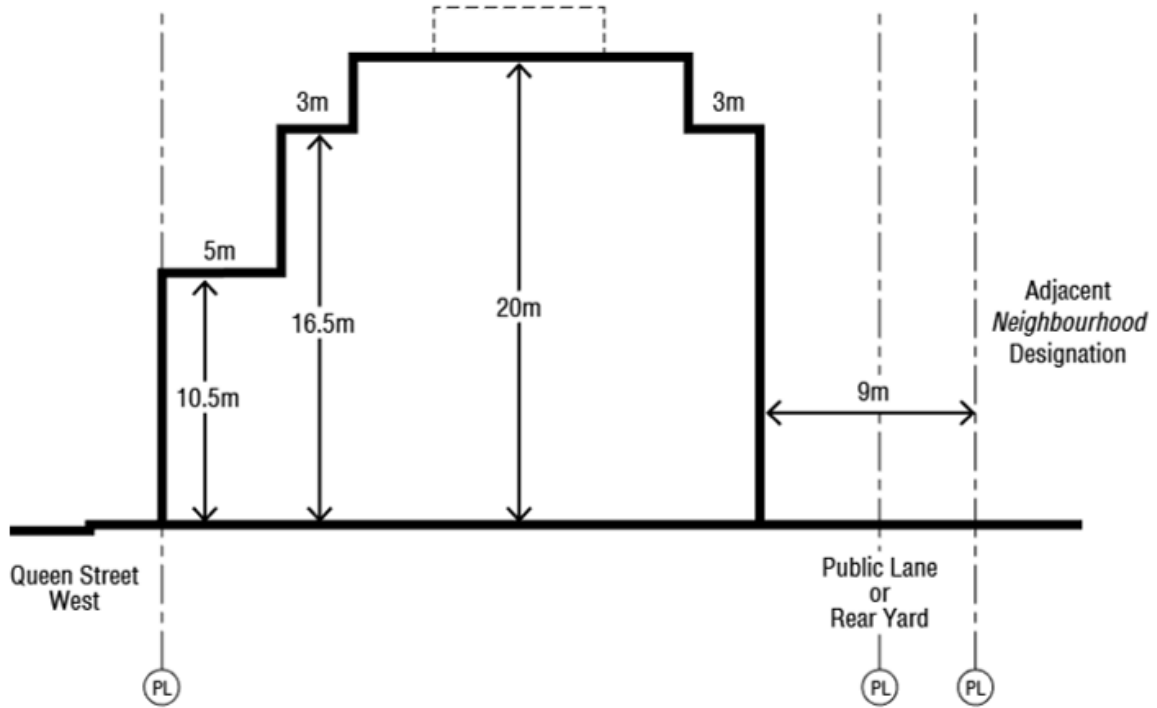


WEST QUEEN WEST PLANNING STUDY WQW PUBLIC REALM MAP

- LEGEND**
-  STUDY BOUNDARY
 -  FOCUS AREA
 -  BOULEVARD SPACE
 -  CONNECTION IMPROVEMENT

Schedule 1: Building Envelope

NOTE: The building envelope below is based on an addition to an existing 3-storey building. Additional measurements, such as lot depth are provided to reflect a typical lot in the study area.



Schedule 2: Built Heritage Resources

NOTE: List of properties TBD

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