

## Site and Area Specific Policies

There are a number of *Site and Area Specific Policies* (SASP) included within the Study Area, as follows:

**SASP 224:** Applicable to the lands south of Queen Street and west of Yonge Street. This SASP provides specific policies to ensure compatibility with the surrounding built form, particularly with respect to height and provides guidance with respect to the location of certain land uses, directing that new commercial development along Yonge Street be compatible with the scale of existing development.

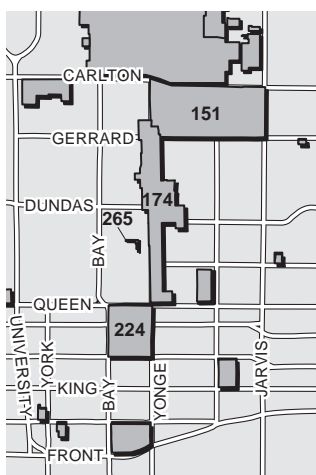
**SASP 265:** Applicable to a sliver of land south of Dundas Street and west of Yonge Street. This SASP permits the disposal of City owned land in the Green Space System or Parks and Open Space Areas where otherwise prohibited by the Official Plan.

**SASP 174:** Applicable to lands along Yonge Street between Queen Street and north of Gerard Street. This SASP recognizes the prominence of Downtown Yonge Street and requires the promotion and enhancement of Yonge Street as a primary location for street-related retail and entertainment uses through reuse/redevelopment. Further it identifies the need for change to the

surrounding environment, including in the vicinity of Yonge and Dundas Square, through public realm improvements, high quality built form, landmark buildings/view corridors and improved linkages. Other priorities include protecting the existing character, conserving and restoring heritage buildings, ensuring appropriate transitions, streetscape/pedestrian amenity improvements, minimizing automobile use and ensuring that new buildings are designed to create a high-quality pedestrian environment, be compatible with the surrounding built form and contribute to high quality urban life.

**SASP 151:** Applicable to the lands east of Yonge Street between Carlton Street and Gerrard Street East. This SASP promotes the preservation of the existing house-form buildings and their housing uses in the McGill-Granby Area and encourages the development of new housing, with new development minimizing any overshadowing, overlook or over negative impacts on these dwellings.

**SASP 305:** Applicable in various locations throughout the City and indicates locations where a cash contribution to fund Heritage Conservation District studies is an eligible community benefit.



Site and Area Specific Policies (SASP) within the Study Area - detail from Toronto Official Plan Map 29



OPA 406, Map 6A Downtown Plan and Central Waterfront Secondary Plan Boundaries