

Downtown Plan

Map 6A identifies that the Study Area is located within the boundaries of the Downtown Plan. The Downtown Plan was developed around five goals: complete communities, connectivity, prosperity, resilience and responsibility. Reflecting the first goal, the Plan requires that a complete community assessment is prepared for all new development, with the exception of institutional uses. On Maps 41-2 and 41-3, the Plan identifies districts and sub-categories for the Mixed Use Areas designation. On Map 41-2, the portion of the Study Area located south of Queen Street is identified as being within the Financial District, which protects opportunities for office uses and other non-residential uses. Further, the Plan states that new development will include uses which animate the public realm at grade and improve/expand the pedestrian and open space network.

Areas designated as Mixed Use Areas will accommodate development of varying scales and intensities based on existing and planned contexts. The scale of development will include consideration of site characteristics which may impact the liveability of the development and the surrounding neighbourhood. The Study Area lands south of Dundas Street, and most of the lands north of Gerrard Street and west of Yonge Street, are identified as “Mixed Use Areas 1 – Growth” on Map 41-3. Mixed Use Areas 1 – Growth will accommodate a range of building typologies, but will generally include the tallest buildings and the largest proportion of non-residential uses. Map 41-3 identifies that most of the Study Area north of Dundas Street as “Mixed Use Areas 2 – Intermediate”. Mixed Use Areas 2 – Intermediate act as transitional areas between the taller buildings of Mixed Use Areas 1 and the predominantly mid-rise character of Mixed Use Area 3, with the scale and typology to respond to the existing character. This area will accommodate a diverse range of uses, including retail, service, office, institutional and residential uses.

In addition to the more detailed land use designation policy framework, the Downtown Plan also identifies a range of infrastructure and public realm policies:

Planned Downtown Relief Line Stations: Areas in proximity to planned rapid transit stations, such as the Queen Subway Station within the Study Area, will prioritize mixed use development and will be subject to a future Site and Area Specific Policy.

Priority Retail Street: Yonge Street is identified as a Priority Retail Street, which requires that the ground floor frontage of development consists of active uses, such as retail and service commercial. Further development will provide public realm setbacks at grade for pedestrian enhancements, be of high-quality design and respect the character and scale of the fine-grained pattern of retail uses.

Great Streets: Yonge Street is also identified as a ‘Great Street’, and is therefore prioritized for public realm improvements and defined by its location, scale and historic role. Improvements will:

- Enhance the civic role and setting for public life;
- Promote economic vitality;
- Improve mobility and the role of streets as connectors;
- Create a unified streetscape while reinforcing distinct characteristics/heritages/attributes;
- Improve the scale of pedestrian clearways, transit stops and space for public gathering;
- Implement high design and material standards;
- Prioritize tree planting and supportive infrastructure;
- Be informed by complete streets; and,
- Include green infrastructure where feasible.



OPA 406, Map 41-2 Districts and Corridor

Where two Great Streets intersect (Yonge/Queen and Yonge/College/Carlton in the Study Area), the intersections will act as significant public spaces and must be designed to respect the characters of both intersecting streets and to support high pedestrian volumes and public life.

Park Districts: Portions of the Study Area are included within two “Park Districts”: Bay Cloverhill Loop (north of Gerrard Street) and Ryerson University (east of Yonge, Gerrard Street to Dundas Street). Parks, streets and open spaces within Parks Districts should reflect a cohesive network with a strong identity, be designed to support growing communities and provide high levels of animation.

Priority Cycling Route: Yonge Street is identified as a corridor requiring further study.

Cultural Corridor: As a “Cultural Corridor”, development along Yonge Street is encouraged to provide cultural spaces and the public realm will be designed with a coherent visual identity, including public art and interpretive resources.

Downtown Film Precinct: The portion along Yonge Street south of Queen Street is identified as within the “Downtown Film Precinct”, which encourages development and public realm improvements to support the film industry through the design of public spaces, built-in infrastructure, as well as temporary parking and loading area opportunities.

Green Infrastructure: In addition to site-specific policy direction, the Downtown Plan provides general direction to protect and increase trees and green infrastructure throughout the public realm, aims to acquire new parkland to improve the low per capita provision in the Downtown and provides policy guidance with respect to the design of “Privately Owned Publicly Accessible Spaces” (POPS).

Mobility: With respect to mobility, the Plan states that pedestrian and public realm improvements will improve: the safety, comfort and accessibility of active transportation routes; connectivity/linkages/ pedestrian clearways, links to other transportation modes and the PATH system, wayfinding, public spaces and references to historic and/or Indigenous connections. Further, more surface and above-grade parking is discouraged and parking/parking access shall generally be planning to limit impacts on the public realm.



OPA 406, Map 41-3 Mixed Use Areas



OPA 406, Map 41-3A Mixed Use Area 1 - Growth



OPA 406, Map 41-4 Rapid Transit Stations



OPA 406, Map 41-5 Priority Retail Streets

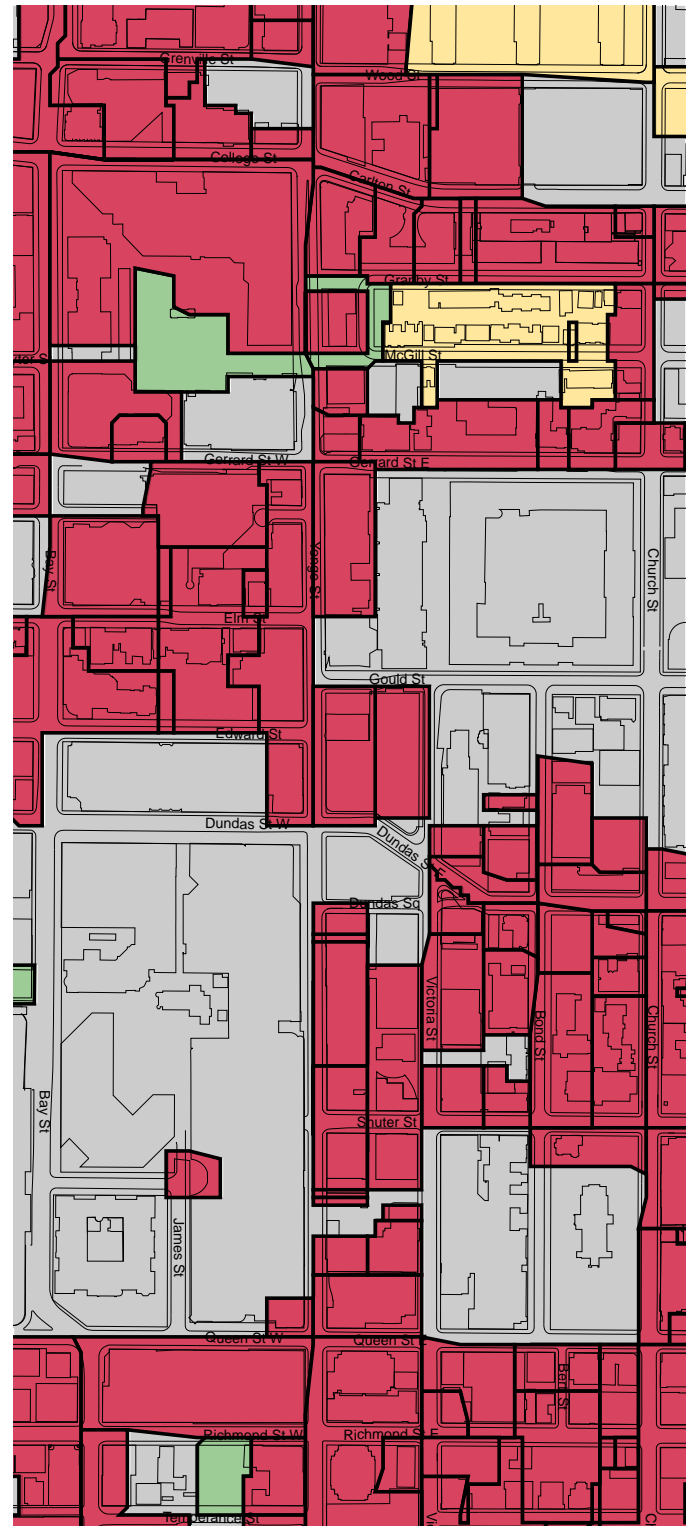


OPA 406, Map 41-7 Great Streets

Zoning By-law

Street Segment	Zoning (west side)
College/Carlton Sts to Gerrard St	See former City of Toronto By-law No. 438-86 (corner) Open Space – Recreational Zone (Exception 30) Commercial Residential (Exception 2321)
Gerrard St to Gould St	Commercial Residential (Exception 2553)
Gould St to Dundas St	See former City of Toronto By-law No. 438-86 (corner) Commercial Residential (Exception 2553)
Dundas St to Shuter St	See former City of Toronto By-law No. 438-86
Shuter St to Queen St	Commercial Residential (Exception 2322) – corner Remainder see former City of Toronto By-law No. 438-86
Queen St to Richmond St	Commercial Residential (Exception 1834)

Street Segment	Zoning (east side)
College/Carlton Sts to Gerrard St	Commercial Residential (Exception 2154 – nightclub prohibited, 1934, 1935 – parking requirements) Open Space – Recreational Zone
Gerrard St to Gould St	See former City of Toronto By-law No. 438-86 (corner) Commercial Residential (Exception 2553)
Gould St to Dundas St	Commercial Residential (Exception 2553)
Dundas St to Shuter St	Commercial Residential (Exceptions 2533, 2114, 1647 – limits on a parking facility and fewer than 5 dwelling units permitted, 2114) One property: see former City of Toronto By-law No. 438-86
Shuter St to Queen St	Commercial Residential (Exceptions 1735 – location specific height increase, 2532, 1649, 2533) One property: see former City of Toronto By-law No. 438-86
Queen St to Richmond St	Commercial Residential (Exception 2326)



Zoning

- Commercial Residential
- Residential
- Open Space
- See Former City of Toronto By-law No. 438-86

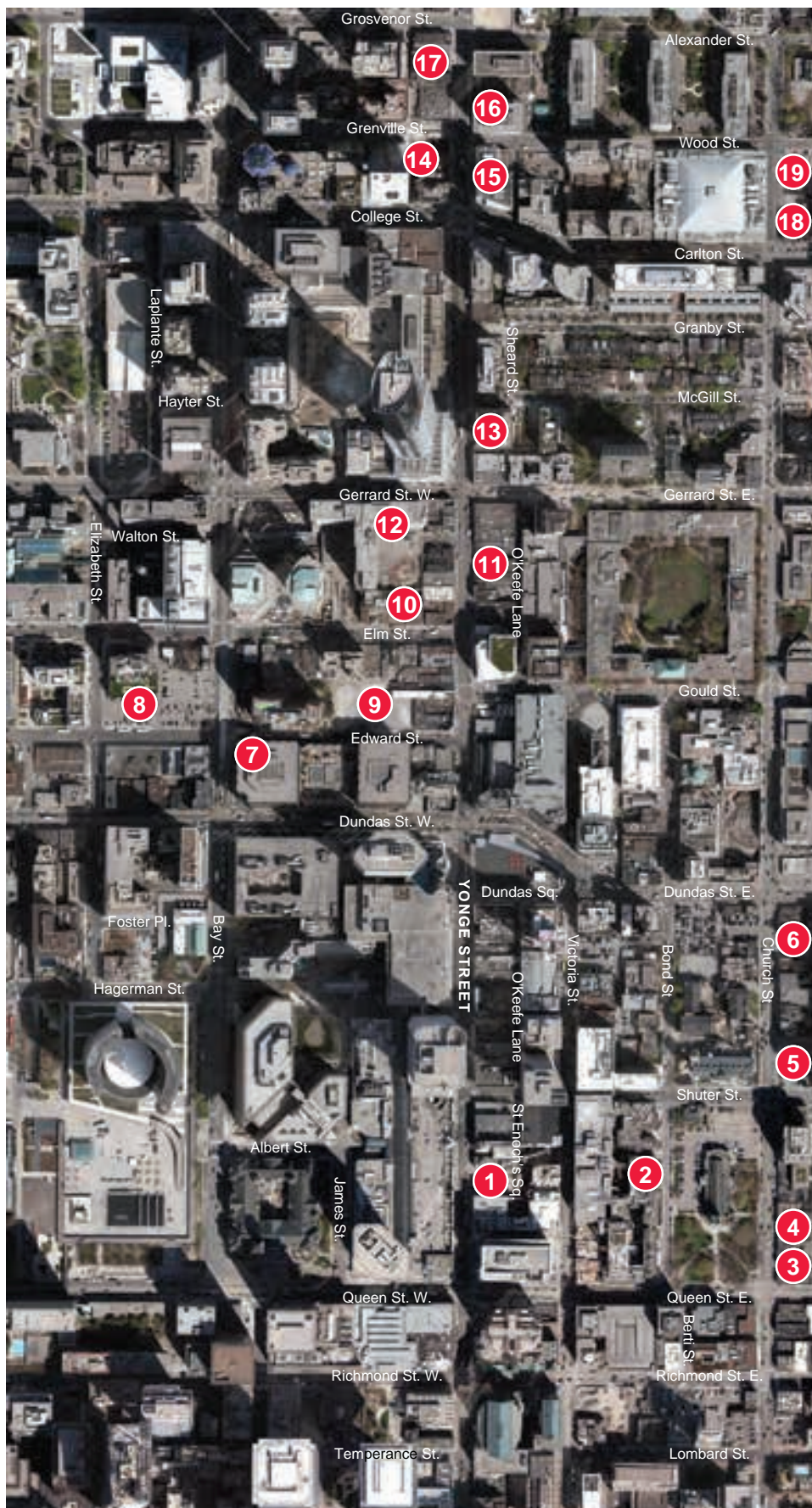


Not to Scale

Zoning By-law 569-2013 Map Enlargement

Development Applications

- 1 **197 Yonge Street:** Draft Plan of Standard Condominium related to a new 60-storey mixed-use building comprised of 695 dwelling units. The tower is located to the rear of an existing heritage building on Yonge Street, with a 9-storey podium containing retail uses at grade and on Level 2, above-grade parking on Floors 3 to 8, and amenity uses on Floors 9 and 10. There are three below-grade levels for utilities, bicycle parking and lockers.
– Submitted May 18, 2018.
- 2 **30 Bond Street:** Site Plan Approval to construct 6-storey addition to St. Michael's Hospital (demolish existing Shuter Wing; construct new Shuter Wing).
– Submitted June, 2017.
- 3 **60 Queen Street East:** Zoning By-law Amendment to facilitate redevelopment of the site with a 54-storey mixed-use building with retail uses at grade: 26,270 m² of residential gross floor area and approximately 580 m² of non-residential gross floor area; 364 dwelling units. – Submitted January 30, 2018.
- 4 **139 Church Street:** Proposed mixed-use tall building that incorporates a podium varying from 2 to 6-storeys in height, and a 49-storey tower with a height of 156.25 metres, inclusive of the mechanical penthouse. The building will contain a total gross floor area of 30,800 m², comprised of 30,320 m² of residential gross floor area and 480 m² of non-residential gross floor area. – Submitted June 8, 2018.
- 5 **60 Shuter Street:** Site Plan application for a 29-storey mixed-use building (84.57 metres including mechanical penthouse) with 487 m² of retail and 328 residential units. – Approved in 2016; under construction.
- 6 **215 Church Street:** Application to facilitate the development of a 52-storey building containing 39,595 m² of residential uses and 506 m² of street-related retail uses. A total of 602 dwelling units are proposed. – Site Plan Approval in September, 2018.
- 7 **595 Bay Street:** Proposal for rezoning of the lands at 595 Bay Street and 306 Yonge Street by adding 5 floors to each tower with a total of 26627.7 m² of non-residential gross floor area.
– Submitted in 2013 and appealed; Site Plan Application was submitted in 2012 and is under review.
- 8 **100 Edward Street:** Site Plan Approval for mixed-use development plan consisting of two buildings over a common underground garage, containing 526 residential units. – Site Plan submitted in 2016; under review.
- 9 **20 Edward Street:** Site Plan Approval to construct a 30-storey mixed-use building which contains 572 residential units as well as a total of 6,399.45 m² of retail space on the ground floor, mezzanine, second floor and concourse level, and 2,843.78 m² of office space on the third floor. The height of the building to the main roof is 101.6 metres (107.5 metres including mechanical penthouse). A total of 241 vehicular parking spaces are provided in a 4-level below-grade garage and 627 bicycle parking spaces are provided. The floor space index proposed is 15.84.
– Rezoning application is under appeal at the OMB.
- 10 **8 Elm Street:** Rezoning Application for a proposed 84-storey mixed-use building containing 727 residential units and 2,042 m² of non-residential floor space. – Submitted in 2016; OMB Appeal.
- 11 **363 Yonge Street:** Application for an Official Plan to permit the construction of a 98-storey mixed-use development. The proposal entails 76,870 m² of residential GFA and 20,516 m² non-residential GFA including both office and retail space. A total of 957 residential units are proposed.
– OMB Approved in 2015.



LEGEND

- 1 197 Yonge Street
- 2 30 Bond Street
- 3 60 Queen Street E.
- 4 139 Church Street
- 5 60 Shuter Street
- 6 215 Church Street
- 7 595 Bay Street
- 8 100 Edward Street
- 9 20 Edward Street
- 10 8 Elm Street
- 11 363 Yonge Street
- 12 33 Gerrard Street W.
- 13 415 Yonge Street
- 14 460 Yonge Street
- 15 2 Carlton Street
- 16 475 Yonge Street
- 17 480 Yonge Street
- 18 70 Carlton Street
- 19 411 Church Street



Map of Development Applications

- 12 33 Gerard Street West:** The application proposes to construct 3-towers (88, 88, & 49-storeys) and one 2-storey building. Proposed uses are a mix of residential, hotel and retail uses. The buildings would be oriented along an east-west mews that will reconnect the east and west ends of Walton Street. A new north-south open space connection is proposed linking a public Park on Elm Street to a POPS on Gerrard Street. A total of 2,135 residential units, 350 hotel rooms and 28,832 m² of non-residential floor space is proposed. The total gross floor area would be 156,160 m².
– Submitted in 2015; OMB Appeal.
- 13 415 Yonge Street:** Zoning By-law Amendment to permit a 42-storey residential addition atop an existing 19-storey office building resulting in an overall building height of 61 storeys and a floor space index (FSI) of 24.74 times the area of the lot. The proposed addition would include 450 residential dwelling units totalling approximately 36,128 m² in area and also proposes: 900 m² of amenity area; 74 parking spaces located below grade within the three levels of the existing parking garage; and 577 bicycle parking spaces. As a whole, the proposed building would comprise a total of approximately 53,064 m², of which 16,936 m² is existing non-residential gross floor area and 36,128.5 m² is proposed residential GFA.
– Submitted December 22, 2017.
- 14 460 Yonge Street:** Application for Draft Plan of Standard Condominium for a recently-completed mixed-use building at 454-464 Yonge Street (7 Grenville) containing 639 residential units and 5 levels of below-grade parking.
– Approved July, 2018.
- 15 2 Carlton Street:** The proposal is to develop a 73-storey mixed-use building tower with a 6-storey base building. The base building includes retail uses on the first and second floors, office uses on the third and fourth floors and residential units above. A total of 942 residential units are proposed with a total gross floor area of approximately 76,000 m². A total of 162 vehicle and 976 bicycle parking spaces are proposed.
– A revised submission was received on November 6, 2017.
- 16 475 Yonge Street:** A Zoning By-law Amendment application to permit the construction of a mixed-use building with retail, hotel, and residential uses consisting of two towers, 58 (north) and 48 (south)-storeys. In total, 985 residential units are proposed. A total of 290 vehicle parking spaces is proposed in four levels of underground parking. The applicant is proposing an on-site park dedication of 908 m² and a Privately Owned Publicly Accessible Space (POPS) of 125 m² at the corner of Yonge Street and Alexander Street.
– Submitted in 2016; OMB Appeal.
- 17 480-494 Yonge Street & 3 Grosvenor Street:** A 38-storey mixed-use building containing 425 condominium dwelling units, 25 rental dwelling units and retail uses in a 2-storey podium. A 5-level underground parking garage is also included.
– Under construction.
- 18 70 Carlton Street:** In 2016, Site Plan Control approval was granted for a 37-storey mixed use building, including a 7-storey base building. On May 17, 2018, the Committee of Adjustment approved minor variance application A1330/17TEY to increase the overall gross floor area (residential and non-residential) of the building, increase the number of residential dwelling units, increase the maximum building height, reduce the number of parking spaces and decrease the amount of outdoor amenity space. The purpose of the site plan re-submission is to revise the existing site plan application to reflect the decision of the Committee of Adjustment. The new building will consist of a 41-storey mixed use building.
– Under construction.
- 19 411 Church Street:** Draft Plan of Condominium for a newly-constructed mixed-use building: 572 dwelling units.
– Under construction.