

# **CHAPTER SEVEN:**

## **SITE AND AREA SPECIFIC POLICIES**

Toronto Official Plan – Chapter 7

Throughout the city are sites and areas that require policies that vary from one or more of the provisions of the Toronto Official Plan's citywide policies in Chapters 1-5. These site and area specific policies generally reflect unique historic conditions for approval that must be recognized for specific development sites, or provide a further layer of local policy direction for an area. In most cases, the site and area specific policies provide direction on land use. Citywide Official Plan policies apply to these lands, except where the site and area specific policies vary from them.

### **JUNE 2025 OFFICE CONSOLIDATION**

This office consolidation of the Toronto Official Plan, Chapter 7, includes Site and Area Specific Policies 613, 628, 629, 632, 634, 670, and 672, in effect up to and including June 2025.

For accurate reference, please consult the original Official Plan, the Minister's certificate page, and the Ontario Municipal Board (OMB)/Local Planning Appeal Tribunal (LPAT)/Ontario Land Tribunal (OLT) Orders, as logged in the office of the City Clerk of the City of Toronto.

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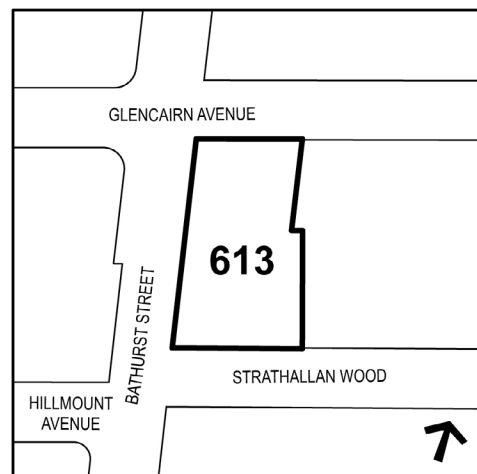
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**613. 491 Glencairn Avenue, 278, 280 and 282 Strahallan Wood Road**

A building height of 27 metres and 8 storeys is permitted plus mechanical penthouses with accessible rooftop amenity space is permitted.



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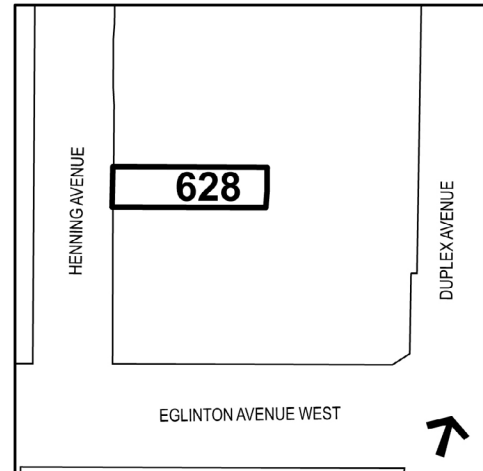
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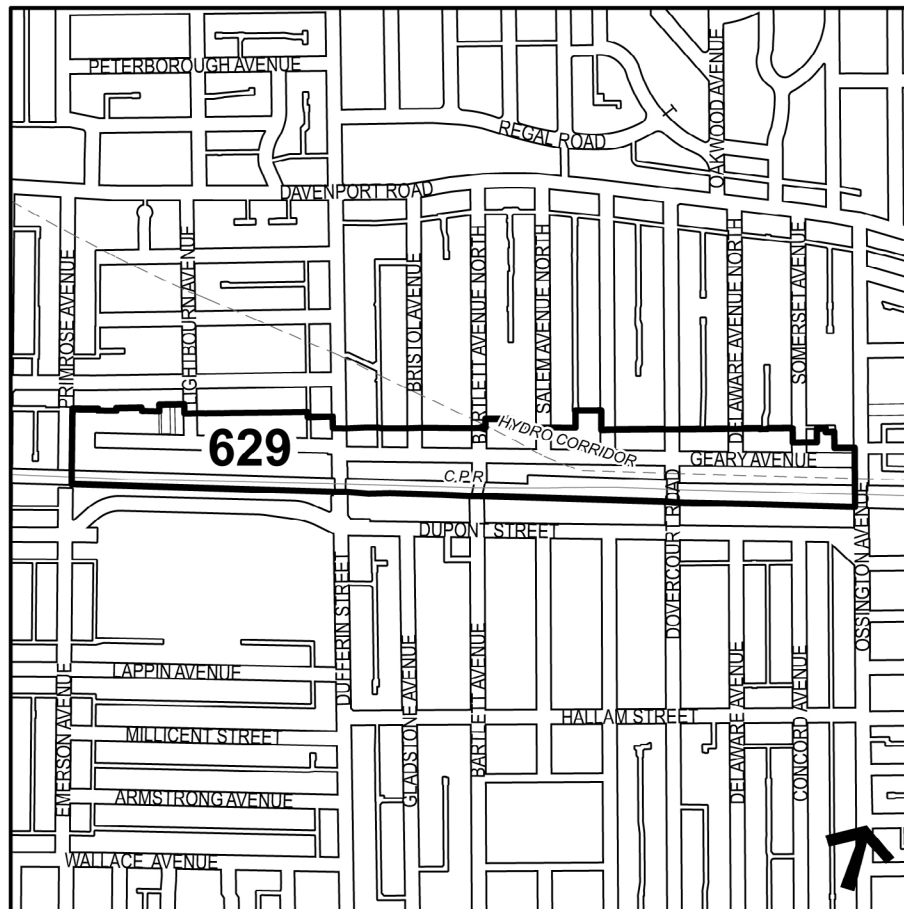
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**628. 17-19 Henning Avenue**

- i) Underground parking that is associated with development on the lands at 90 Eglinton Avenue West is permitted;
- ii) Only a publicly accessible lane that includes landscaping, pedestrian access, and vehicular access, that is associated with the development on the lands at 90 Eglinton Avenue West is permitted above grade; and
- iii) An opaque barrier plus a landscaping strip deep enough to include trees will be provided at the northern perimeter.



- 629. 1-345 Geary Avenue, 2-360 Geary Avenue, 21-39 Primrose Avenue, 1352-1384 Dufferin Avenue, 1347-1355 Dufferin Avenue, 325-327 Westmoreland Avenue North, 1100-1102 Dovercourt Road, 508-510 Delaware Avenue North And 1102-1104 Ossington Avenue**



#### Public Realm

The following policies provide for improvements to the public realm that includes the Geary Avenue right-of-way, intersecting rights-of-way and existing and planned open spaces and pedestrian connections, in order to create a safe, animated and inviting street that encourages pedestrian activity.

- 1) New development and/or the City will plan for a pedestrian-focused streetscape that may require any of the following features on Geary Avenue and/or on adjacent north-south streets:
  - a) a widened public sidewalk that may include private land;
  - b) space for outdoor patios or other 'spill-out space' on Geary Avenue;
  - c) street trees;



- d) elimination or narrowing of curb cuts;
  - e) elimination of boulevard parking;
  - f) bicycle parking;
  - g) benches; and
  - h) public art.
- 2) New development adjacent to Dufferin Street will be designed to improve the sidewalk condition on Dufferin Street by:
    - a) generally avoiding the need for retaining walls;
    - b) providing street trees along Dufferin Street; and
    - c) providing landscaping adjacent to Dufferin Street.
  - 3) Privately owned, publicly-accessible spaces (POPS) will be encouraged as part of applications for new development along Geary Avenue, and in particular at the location generally identified on Map 2 at 259 Geary Avenue and adjacent to any future pedestrian/cycle connection across the CP rail corridor as referenced in Policy 7 below. New buildings adjacent to POPS are encouraged to be set back from the POPS to allow for additional landscaping and enhance the quality of the POPS.
  - 4) New development and/or the City will plan to 'bump-out' the curb to widen the sidewalk and narrow the vehicular roadway at appropriate locations on Geary Avenue and on intersecting north-south streets, generally in accordance with the Geary Avenue Mobility and Public Realm Strategy.
  - 5) New development and/or the City will plan to eliminate parking spaces within the boulevard of the Geary Avenue right-of-way and eliminate the associated curb-cuts in order to provide additional on-street parking and prioritize pedestrian use of the boulevard. New boulevard parking spaces will not be permitted.
  - 6) The City will plan for pedestrian-focused surface treatments on the vehicular roadway in order to facilitate safe pedestrian crossings and traffic calming on Geary Avenue, especially within the area between Salem Avenue and Dufferin Street.
  - 7) The City will seek to establish a pedestrian/cycle connection across the Canada Pacific rail corridor at the location shown on Map 2 or otherwise accessible from the west end of Geary Avenue. A crossing at-grade is preferred.

#### Built Form

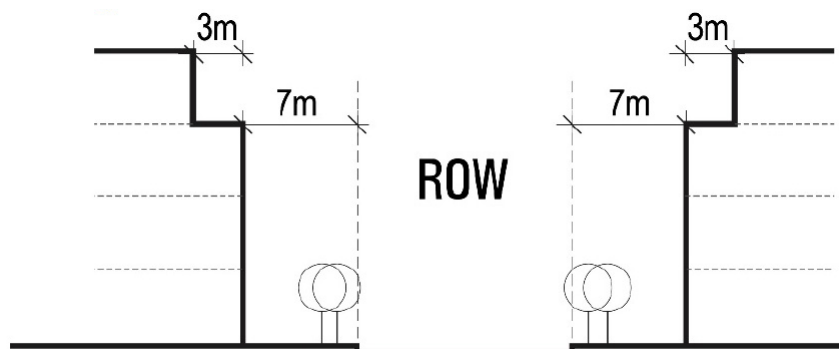
The following policies are intended to support gentle intensification of non-residential uses in new development that provides appropriate transition and privacy for adjacent *Neighbourhoods*, complements the industrial character and use of existing buildings, provides interior space suitable for a range of permitted non-residential uses, and supports an animated and inviting public realm on Geary Avenue.

- 8) New development within the lands outlined on Map 1 will generally:
  - a) have a minimum height of 2 storeys and 8.5 metres;
  - b) have a maximum height of 4 storeys and 18 metres;
  - c) provide a minimum floor-to-floor height of 4.5 metres on the ground floor and 4.0

metres on and above the second storey;

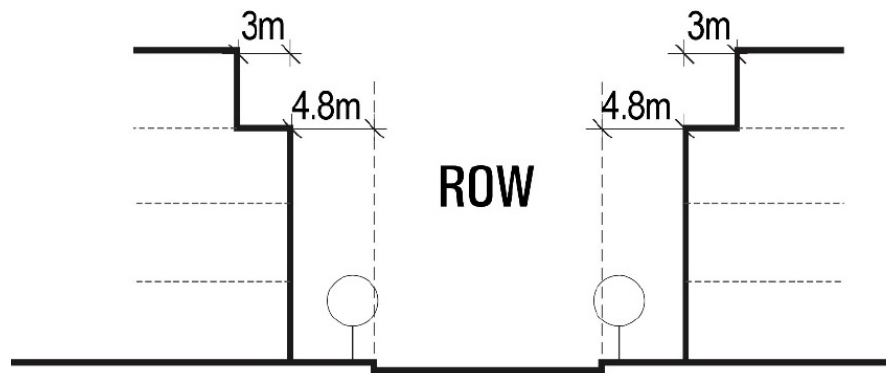
- d) provide a minimum 7.5-metre rear yard setback where the rear lot line abuts a Neighbourhood or a property on Brandon Avenue;
  - e) provide a minimum 12.5-metre rear setback above the second floor where the rear lot line abuts a Neighbourhood;
  - f) provide a minimum 3.0-metre front yard setback on the ground floor;
  - g) provide a building front step-back above the second storey for buildings located on the south side of Geary Avenue;
  - h) provide a building front step-back above the third storey for buildings located on the north side of Geary Avenue;
  - i) provide for a minimum of five hours of direct sunlight on the sidewalk on the north side of Geary Avenue during the spring and fall equinoxes from 9:18 a.m. to 5:18 p.m.;
  - j) allow for, and encourage the coordination of, building cantilevers, canopies or other features that provide shade on publicly accessible spaces and/or the building during the summer, especially on the north side of Geary Avenue; and
  - k) comply with the performance standards in the *Avenues* and Midrise Building Study except where they don't match the above provisions.
- 9) New development on corner properties with frontage on Ossington Avenue, Dovercourt Road, Bartlett Street, Salem Avenue North, and Dufferin Street will generally provide a minimum 7-metre wide publicly-accessible pedestrian zone as measured from the curb of the north-south roadway to the main wall of the building, and generally provide a minimum 3-metre step-back above the third floor, as shown in Figure 1. A building cantilever is not permitted within this pedestrian zone. The purpose of this zone is to provide for streetscaping improvements and recognize the street as a connection to the south with clear sightlines.

**FIGURE 1:**



- 10) New development on corner properties with frontage on Somerset Avenue, Delaware Avenue North, Westmoreland Avenue North, Bristol Avenue and Lightbourn Avenue will generally provide a minimum 4.8-metre wide publicly accessible pedestrian zone as measured from the curb of the north-south roadway to the main wall of the building, and generally provide a minimum 3-metre step-back above the third floor, as shown in Figure 2. A building cantilever is not permitted within this pedestrian zone. The purpose of this zone is to provide for streetscaping improvements.

**FIGURE 2:**



- 11) New development on the north side of Geary Avenue will provide adequate privacy, and mitigate overlook to the Neighbourhood to the north. If the roof will be accessible as an outdoor amenity space, a buffer such as a raised planter adjacent to the north-facing parapet may be required.
- 12) Despite Policies 8(b) and (k) above, it may be appropriate for new development on the south side of Geary Avenue to have a height that exceeds 18 metres and 4 storeys where it can be demonstrated that Policy 8(i) regarding shadow impact is satisfied and where appropriate rail safety measures can be applied to protect proposed high occupancy uses.
- 13) New development on the south side of Geary Avenue will be located and designed to mitigate impacts from the adjacent rail corridor and mitigate impacts on the lands south of the rail corridor by:
  - a) generally providing continuous massing adjacent to the rail corridor;
  - b) designing the south-facing façade with regard for the views from the lands on the south side of the rail corridor; and
  - c) if deemed applicable depending on the height of the new development, providing a Noise Impact Study that addresses the noise from passing trains that will be reflected by the south-facing façade of the new development towards the lands on the south side of the rail corridor. Any recommended noise mitigation measures must be implemented as part of the new development.
- 14) The façade of new development will be designed with high-quality materials that complement the eclectic industrial character of existing buildings on Geary Avenue while contributing to street animation by providing:
  - a) fine-grained articulation;
  - b) exterior cladding that complement neighbouring and nearby buildings, such as brick or stone;
  - c) a high level of transparency on the ground floor; and
  - d) space for artistic expression.

#### Heritage Conservation

- 15) Built form design responses may be required to conserve properties on the City's Heritage Register including, but not limited to, step backs over and above the built form policies

identified in this Site and Area Specific Policy to achieve the objectives of the Official Plan.

### **Ossington Avenue to Dovercourt Road**

The following policies apply to 2-80 Geary Avenue, 508-510 Delaware Avenue North and 1102-1104 Ossington Avenue, shown as "Area A" on Map 1.

- 16) Employment and residential uses are permitted provided that:
  - a) the employment uses are restricted to those compatible with residential uses in terms of emissions, odour, noise and generation of traffic;
  - b) residential uses are limited to 50 percent of the gross floor area on a single lot; and
  - c) new development must not include any dwelling units on the ground floor.
- 17) Vehicle service and repair shops are not permitted.

### **27 Primrose Avenue and 360 Geary Avenue**

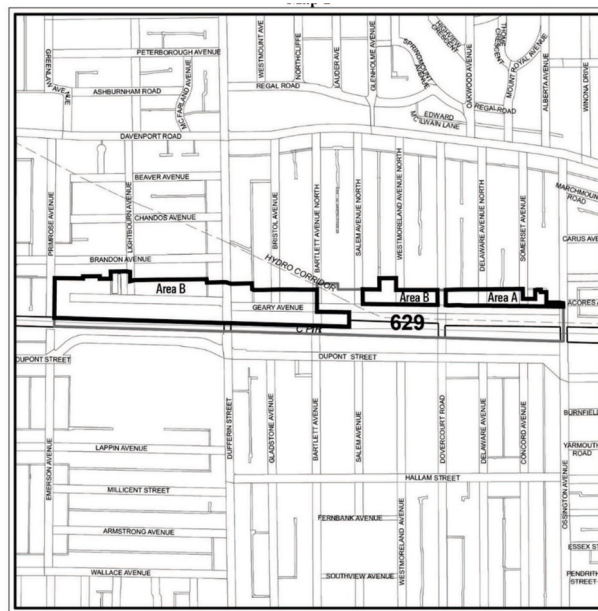
- 18) A fitness centre is permitted.

Cultural Corridor – Dovercourt Road to Primrose Avenue

The following policies apply to 82-360 Geary Avenue, 1102 Dovercourt Road, 325 & 327 Westmoreland Avenue North, 338, 340, 342, 344 & 346 Westmoreland Avenue North, 165-345 Geary Avenue, 21-39 Primrose Avenue, 1352-1384 Dufferin Avenue, 1347-1355 Dufferin Avenue, shown as "Area B" on Map 1.

- 19) Restaurants and entertainment facilities are permitted on lands designated *General Employment Areas* and *Core Employment Areas* provided that:
  - a) they are associated with a *Core Employment Areas* use on the same site;
  - b) the entertainment facilities are restricted to those compatible with the employment uses in the area in terms of hours of operation and generation of traffic;
  - c) they are small-scale; and
  - d) the *Core Employment Areas* uses are at least 60 percent of the gross floor area on a site.
- 20) Retail uses are permitted on lands designated *Core Employment Areas* provided that:
  - a) the retail uses are small-scale;
  - b) part of the retail uses are ancillary to the *Core Employment Areas* use on the same site; and
  - c) the *Core Employment Areas* uses are at least 60 percent of the gross floor area on a site.

MAP 1:



Site and Area Specific Policy # 629

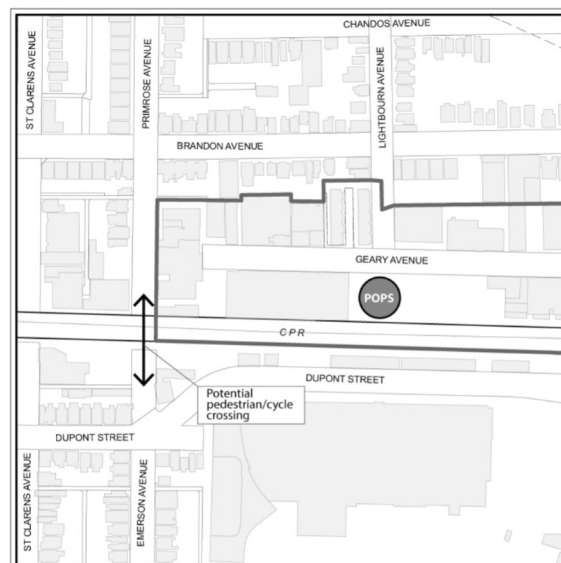
Map 1



MAP 2

9

City of Toronto By-law 778-2021



Site Area and Specific Policy # 629

Map 2

File # 19-207051 STE 09 02

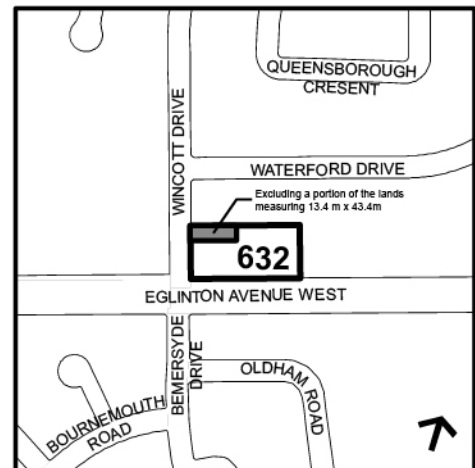


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**632. 4600 Eglinton Avenue West**

In order to provide for the optimal configuration of a new park, any public transit structure(s) will be located at the eastern portion of the lands designated *Parks and Open Space Areas* – Parks.

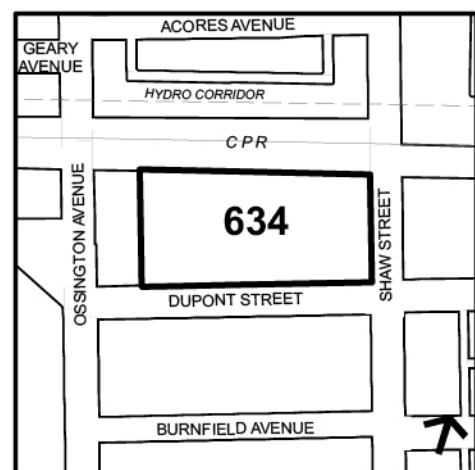


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**634. 840 and 860 Dupont Street**

Despite Policy 3.1 of Site and Area Specific Policy 212:

- a) For new development of the site, a portion of the second storey will be set back from Dupont Street a minimum of 4.2 metres from the curb, as existing on May 9, 2016.



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**670. Garden Suites in Neighbourhoods**

Garden Suites are permitted in *Neighbourhoods*, subject to the following policies:

- a) For the purposes of this Site and Area Specific Policy, a “Garden Suite” is defined as a self-contained residential unit, subordinate to a primary dwelling, in which both kitchen and bathroom facilities are provided, and which is located on a lot within an ancillary building that is not adjacent to a public laneway.
- b) Development of Garden Suites:
  - i) will ensure direct and safe access by meeting fire and emergency service requirements;
  - ii) will limit privacy and overlook issues on adjacent properties;
  - iii) will maintain the majority of the rear yard as open space, and maximize contiguous soft landscaping that is supportive of tree planting;
  - iv) the location, massing, and design of a Garden Suite should not result in the injury or removal of a healthy tree protected under Municipal Code Chapters 608, 658, and 813 on the subject property and adjacent properties;

- v) is encouraged to include accessible design features;
  - vi) is encouraged to include sustainable building technologies such as green roof areas, bird-friendly glass, solar panels, fossil fuel-free heating systems, and low carbon building materials;
  - vii) will ensure that the interior floor area of the Garden Suite is less than the gross floor area of the residential building on the lot;
  - viii) will ensure that stormwater management is maintained on site; and
  - ix) is encouraged to expand the urban tree canopy through the planting of a new tree on a lot with a Garden Suite.
- c) A lot with a Garden Suite is not required to provide vehicle parking for the Garden Suite. Where vehicle parking is provided, its location and the location of any associated driveway, will preserve existing trees protected under Municipal Code Chapters 608, 658, and 813, on the subject property and adjacent properties.
- d) Where an application is made under Section 45 of the *Planning Act*, as amended in relation to the construction of a Garden Suite, such application shall maintain the intent and purpose of policy b), and one or more of the following policies:
- i) the construction of a Garden Suite will meet accessible building standards;
  - ii) the construction of a Garden Suite will meet the applicable performance measures of Tier 1 of the Toronto Green Standard and Tier 2 energy and emissions performance measures or higher of the Low-Rise Residential Toronto Green Standards;
  - iii) accommodating the Garden Suite within an existing ancillary building; and
  - iv) the location, massing and design of the Garden Suite will preserve existing trees protected under Municipal Code Chapters 608, 658, and 813, on the subject property and adjacent properties.
- e) An increase to the maximum permitted footprint of a Garden Suite may be permitted where an application is made under Section 45 of the *Planning Act*, as amended, in support of the construction of a Garden Suite that maintains the intent and purpose of policy b), and all of the following policies:
- i) it is demonstrated that the privacy of the adjacent properties is maintained;
  - ii) the majority of the rear yard is maintained as open space, and soft landscaping is maximized;
  - iii) the location, massing and design of the Garden Suite will preserve existing trees protected under Municipal Code Chapter 608, 658 and Chapter 813, on the subject property and adjacent properties; and
  - iv) the interior floor area of the Garden Suite must be less than the gross floor area of the residential building on the lot.
- f) The division of land under Section 50, 51, or 53 of the *Planning Act*, as amended or the registration of a declaration and description under the *Condominium Act*, 1998, as amended, for lots containing a Garden Suite which would result in a principal dwelling and a Garden Suite being on two separate lots is strongly discouraged.
- g) Notwithstanding f), if an application is made for the division of land under Section 50, 51,

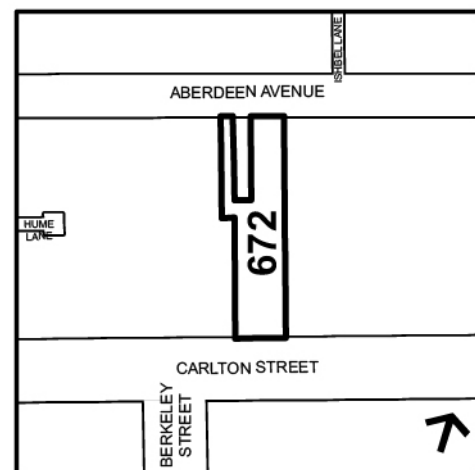
or 53 of the *Planning Act*, as amended, or the registration of a declaration and description under the *Condominium Act*, 1998, as amended, for lots containing a Garden Suite, which would result in a principal dwelling and a Garden Suite being on two separate lots, such application must conform with the policies of the Official Plan and it must be demonstrated that:

- i) the proposed lot pattern respects and reinforces the existing lot pattern of the established Neighbourhood;
  - ii) all servicing, including water, wastewater and hydro, can be accommodated to the satisfaction of, and at no expense to, the City;
  - iii) the Garden Suite meets all of the requirements for a principal dwelling unit on its own lot;
  - iv) solid waste can be appropriately screened and collected by the City;
  - v) stormwater can be managed on site; and
  - vi) it will not result in the injury or removal of a tree protected under Chapters 608, 658 or 813 of the Municipal Code, on the subject property or on adjacent properties.
- h) Where this is a conflict between this Site and Area Specific Policy 670 and either a Secondary Plan or another Site and Area Specific Policy in Chapter 7, the respective Secondary Plan or other Site and Area Specific Policy in Chapter 7 will prevail.

**671. [Intentionally blank as of this consolidation]**

**672. 230-232 Carlton Street, 33 Aberdeen Avenue and 39 Aberdeen Avenue**

Notwithstanding Section 3.2.1.8 of the Official Plan, the property located at 230-232 Carlton Street, 33 Aberdeen Avenue and 39 Aberdeen Avenue may be severed into three conveyable parcels for conveyance to non-profit housing providers.



- 673. [Protected Major Transit Station Area - Intentionally blank as of this consolidation]**
- 674. [Protected Major Transit Station Area - Intentionally blank as of this consolidation]**
- 675. [Protected Major Transit Station Area - Intentionally blank as of this consolidation]**
- 676. [Protected Major Transit Station Area - Intentionally blank as of this consolidation]**
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- 679. [Intentionally blank as of this consolidation]**
- 680. [Protected Major Transit Station Area - Intentionally blank as of this consolidation]**
- 681. [Protected Major Transit Station Area - Intentionally blank as of this consolidation]**
- 682. [Intentionally blank as of this consolidation]**
- 683. [Intentionally blank as of this consolidation]**
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- 686. [Intentionally blank as of this consolidation]**
- 687. [Protected Major Transit Station Area - Intentionally blank as of this consolidation]**

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- 699. [Protected Major Transit Station Area - Intentionally blank as of this consolidation]