

# CHAPTER 7

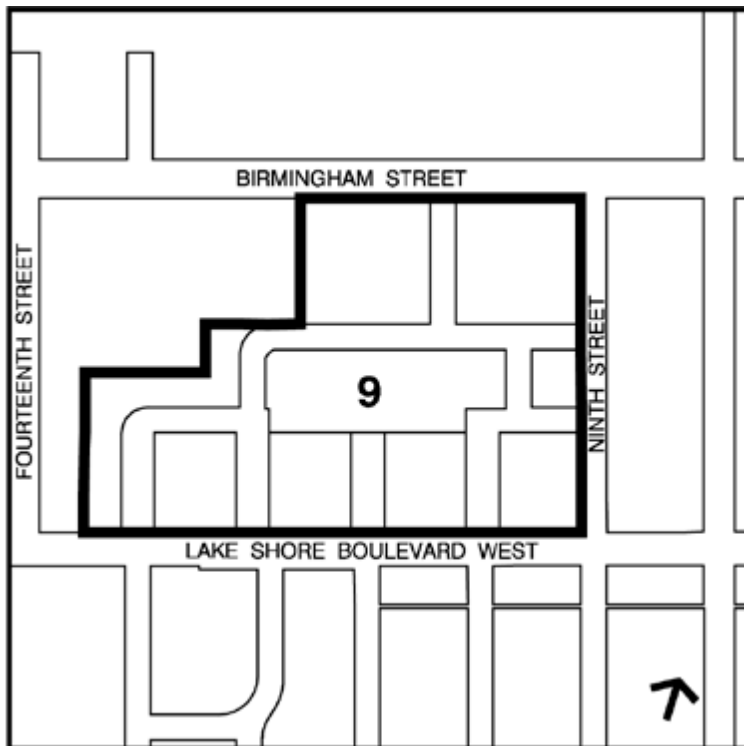
## SITE AND AREA SPECIFIC

### OFFICIAL PLAN POLICIES 9, 21, 22, 265, 305

## FOR THE COMMUNITY OF **NEW TORONTO**

### Policy 9. Lake Shore Boulevard West, South of Birmingham Street, East of Fourteenth Street, and West of Ninth Street

- a) A mix of residential, commercial, light industrial and park uses are permitted. A variety of housing forms will be provided, with retail space and office uses integrated into residential development along Lake Shore Boulevard West.
- b) Alternative parkland dedication for residential development will be a minimum of 0.5 hectares per 300 units. Parkland dedication may consist of both land dedication and cash payment as well as other considerations.



### Policy 21. Lake Shore Boulevard Between Etobicoke Creek and Dwight Avenue

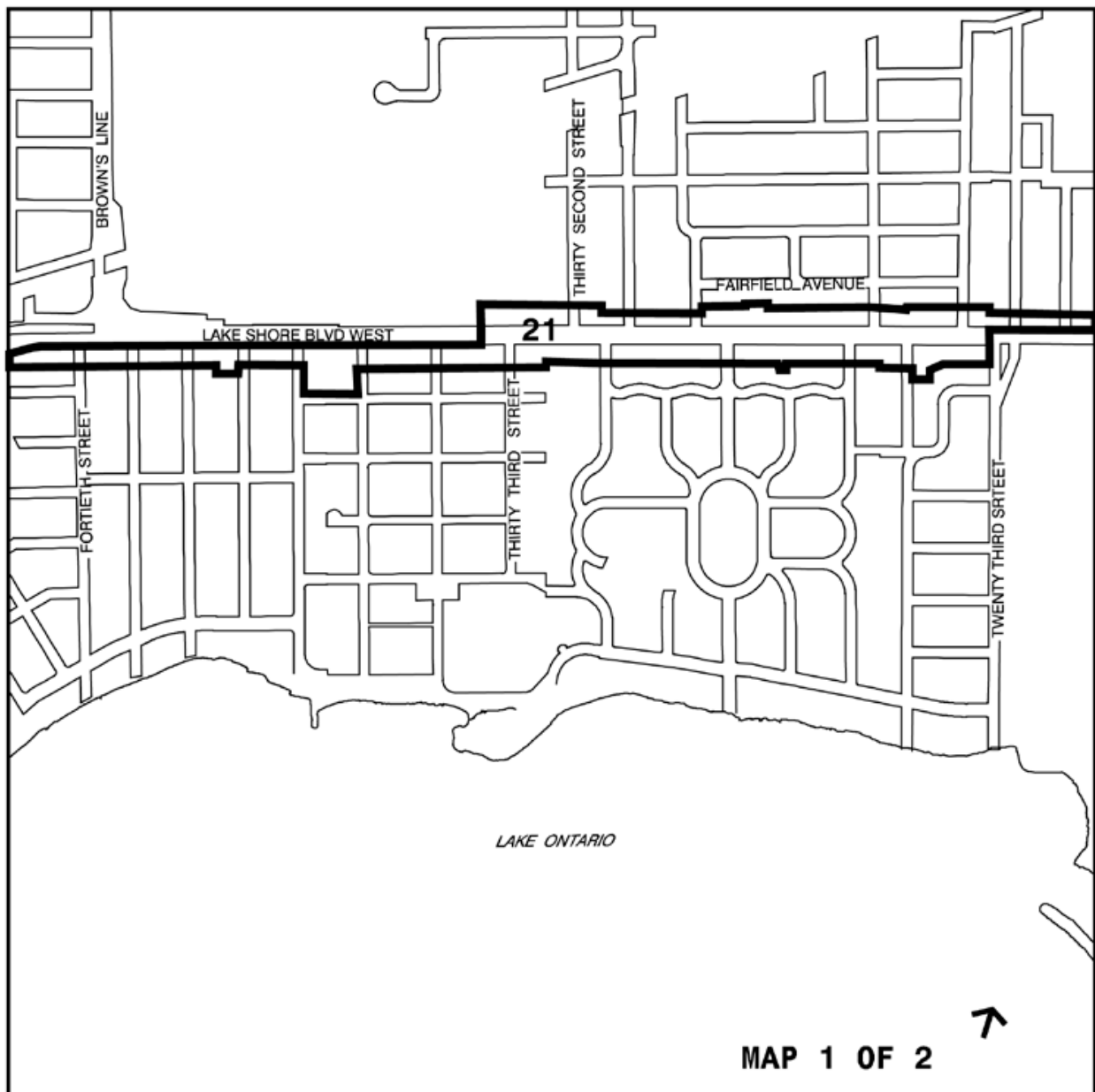
- a) Buildings should be built to the Lake Shore Boulevard West street line with a discretionary setback zone of 1.5 metres. Development blocks should provide a continuous building face for at least 70 per cent of the frontage on Lake Shore Boulevard West. Building heights should not exceed four storeys, except:

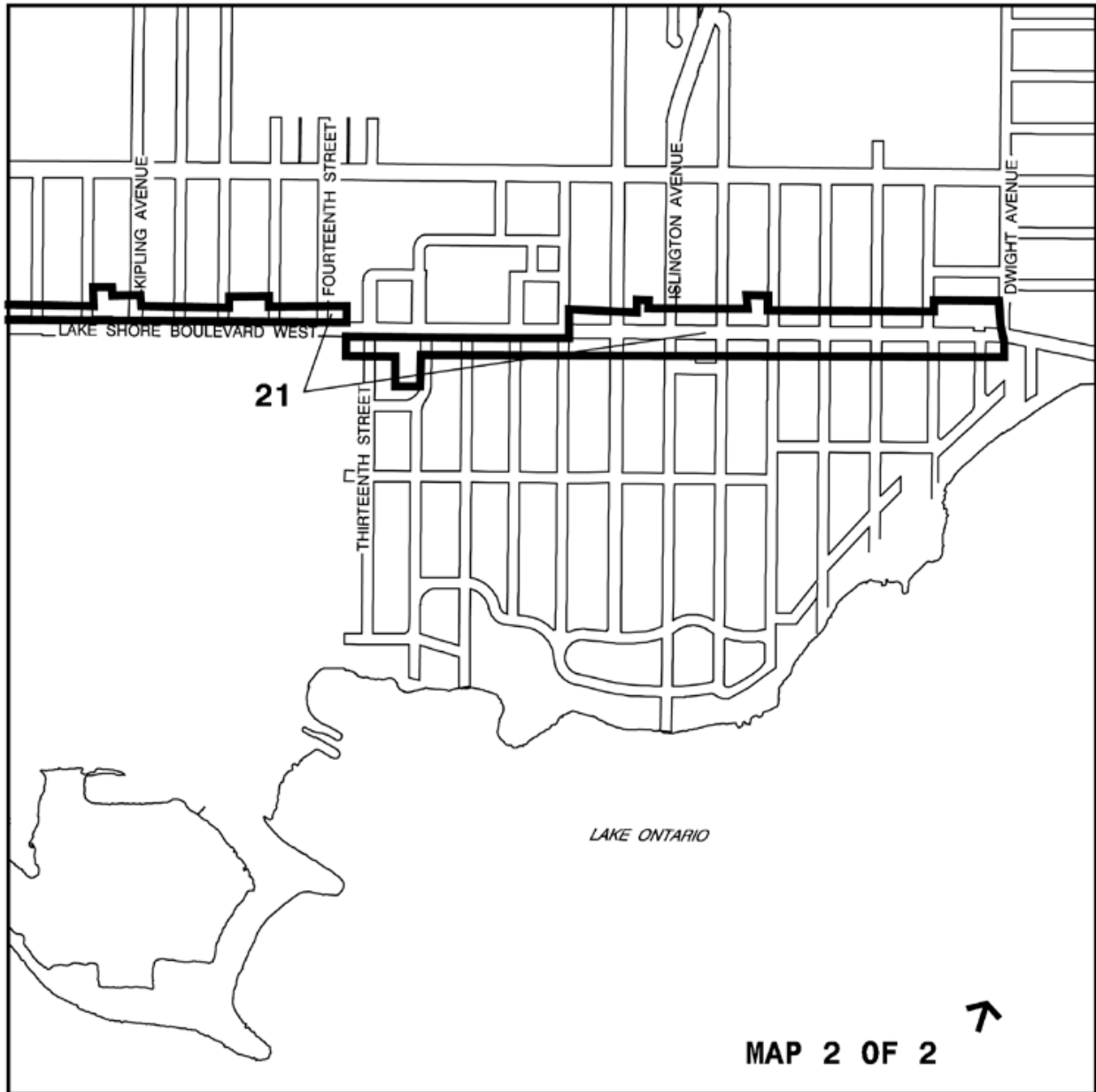
i) between Twenty Second Street and Twenty Third Street, where a six storey building is permitted if the extra height is stepped back from the street; and

ii) for the area between Twenty Third Street and 3829 Lake Shore Boulevard West (one block west of Fortieth Street), where a six storey building is permitted; however, in areas where lot depths exceed 35 metres, higher building height may be considered.

Building height should not exceed a 45-degree angular plane from the property line of the adjacent low-scale residential properties.

b) Maximum net density of mixed commercial-residential buildings with commercial uses on the ground floor is 3.0 times the lot area for the lands designated *Mixed Use Areas*.





**Policy 22. South Side of Lake Shore Boulevard West Between Twenty Third Street and West of Thirteenth Street**

a) The lands will be retained as major public open space where community services may be located. Only parkland and community facilities such as community colleges, community and health services, homes for the aged, arts/cultural facilities, recreational and community centre facilities, day care facilities, libraries, elementary and secondary schools and fire and other emergency services will be permitted on the lands designated *Institutional Areas*. Only parkland is permitted on the lands designated as *Parks and Open*

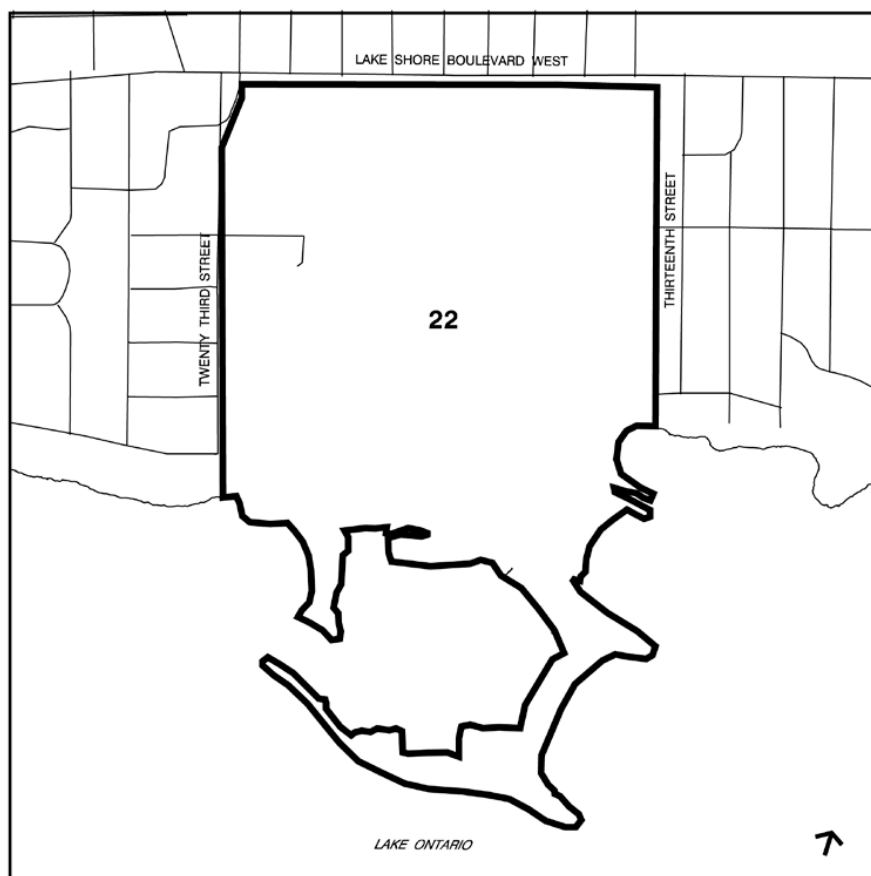
*Space Areas*, except for small-scale community facilities at heritage building sites, a water treatment plant west of Kipling Avenue and their associated facilities.

b) Existing heritage buildings and structures on the site will be retained. In particular, the heritage character of the quadrangle of former Psychiatric Hospital buildings and the adjacent Hospital grounds east of Kipling Avenue will be protected. To the extent possible the existing landscape will be retained, particularly the former Hospital grounds east of Kipling Avenue to the north, east and south of the quadrangle.

c) New buildings will locate primarily west of Kipling Avenue and will generally maintain the overall open space and heritage character of the site. Any renovation and new construction within the former Hospital quadrangle will be contained within the outer perimeter of its buildings and will be consistent with their scale, design and architecture.

d) A master design and implementation plan for the lands will act as an advisory guide to public agencies on matters including:

- i) urban design elements;
- ii) design criteria for built form, streetscapes and landscapes;
- iii) incorporation of public art;
- iv) protection of heritage features;
- v) access, parking and servicing; and
- vi) ongoing co-ordination of public agencies.



**Policy 265. Certain Lands on the South side of Bremner Boulevard, East of Rees Street**

**Certain Lands at the Rear of 268 Calvington Drive**

**Certain Lands at the Southwest Corner of Disco Road and Carlingview Avenue**

**Certain Lands on the West side of Everett Crescent North of Wallington Avenue**

**Certain Lands on the East side of Legion Road, North of Lake Shore Boulevard West**

**Certain Lands South of Lake Shore Blvd West, East of Colonel Samuel Smith Park Drive**

**Certain Lands South of Lake Shore Boulevard West, East of Twenty Third Street**

**Certain Lands at 6 and 10 Trinity Square**

**Certain Lands on the East Side of Mill Cove at Government Road**

**Certain Lands at 1610 Bathurst Street**

**Certain Lands North of Eglinton Avenue East, between Beachell Street and Markham Rd.**

**Certain Lands North of Gerrard Street East and West of Broadview Avenue**

**Certain Lands at the Rear of 200 Russell Hill Road**

**Certain Lands at the Rear of 199 Forest Hill Road**

**Certain Lands at 201 Guildwood Parkway**

**Certain Lands West of Wychwood Avenue, South of Benson Avenue**

**Certain Lands West of Hamilton Street and North of Thompson Street**

**Certain Lands Part of 120 Broadview and South of Thompson Street**

**Certain Lands West of 1900 Bayview Avenue**

**Certain Lands at 815 Scarborough Golf Club Road**

**Certain Lands at 850 Humberwood Boulevard**

**Portion of Wynnview Court and Unnamed Road Allowance**

**Certain Lands on the East Side of Kipling Avenue, North of Rowntree Road**

**Certain Lands North of Birmingham Street and West of Kipling Avenue**

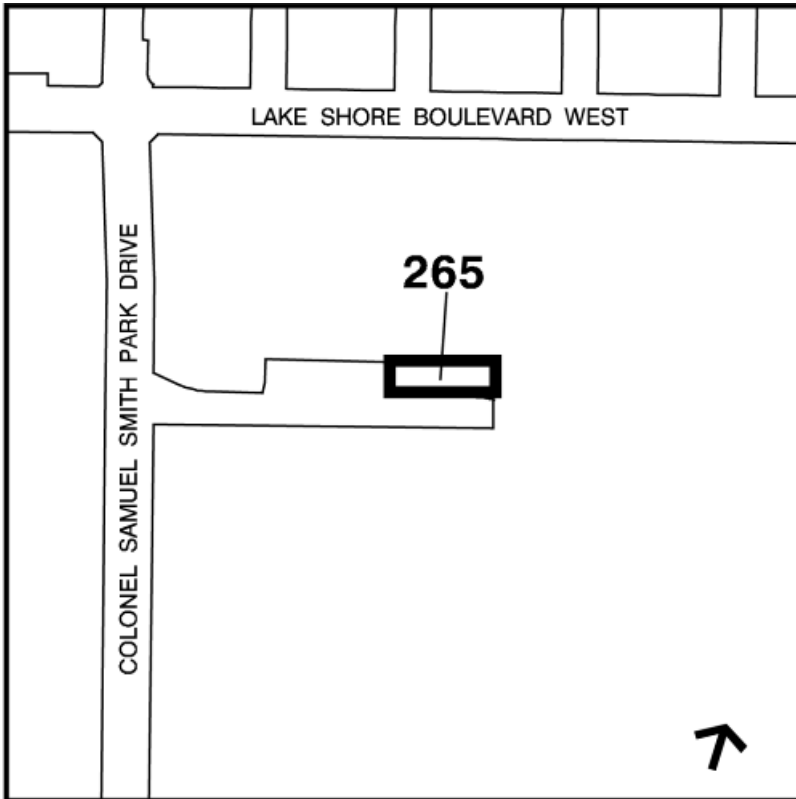
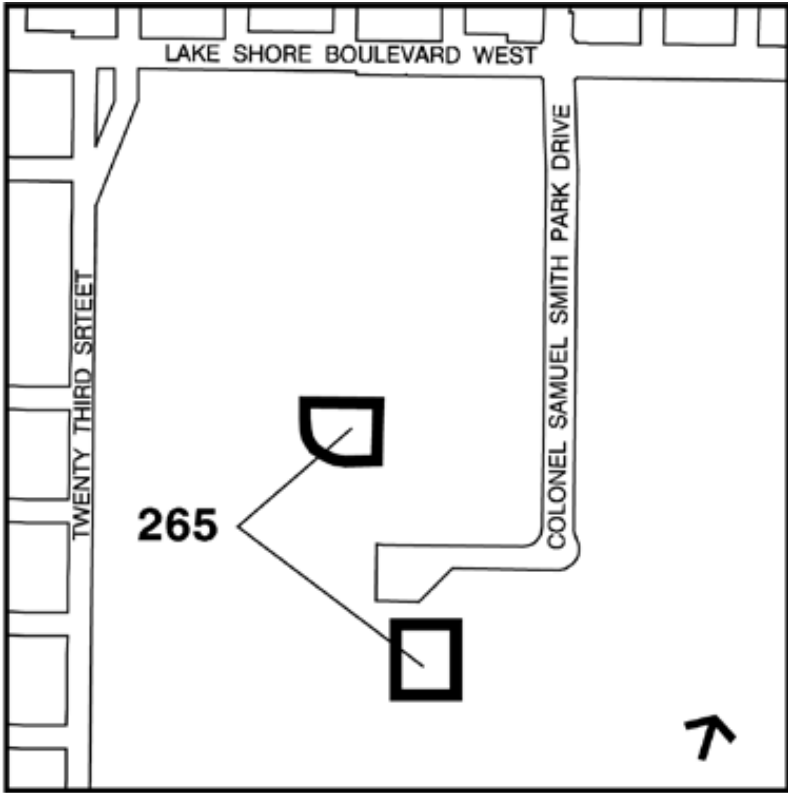
**Certain Lands North of Horner Avenue and West of Orianna Drive**

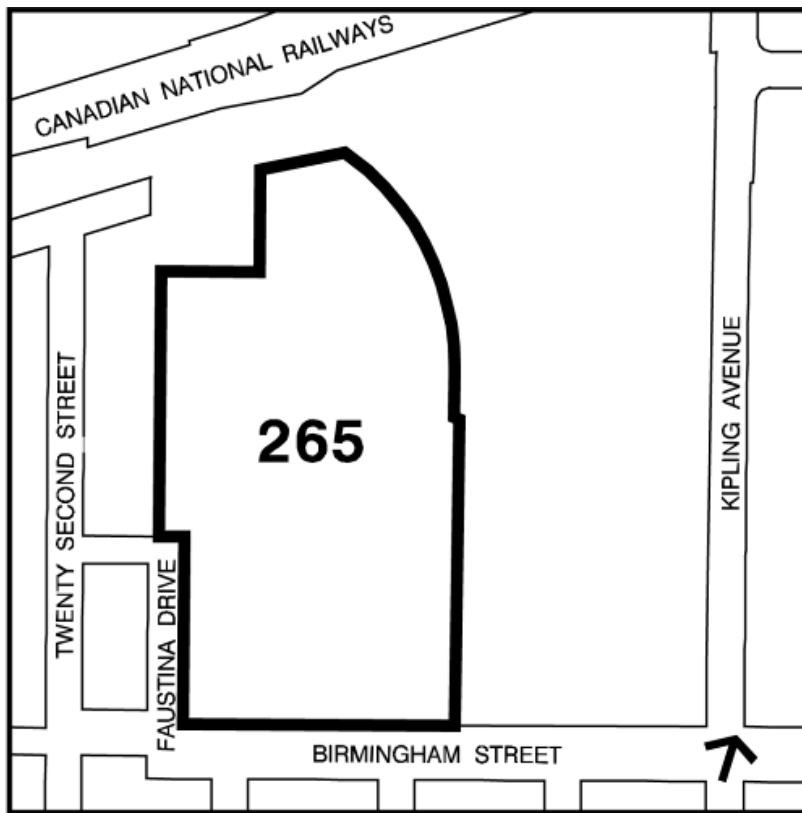
**Certain Lands South of Lake Shore Boulevard West and West of Superior Avenue**

**Certain Lands North of St. Clair Avenue East and East of Midland Avenue**

**Certain Lands at the Northeast Corner of Eglinton Avenue East and Leslie Street**

Provisions of this Plan prohibiting the disposal of City owned land in the *Green Space System or Parks and Open Space Areas* do not apply.





**Policy 305. Areas where Funding of Heritage Conservation District Studies is an Eligible Section 37 Community Benefit**

Where Section 37 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, is used in developments within or in close proximity to those specific areas identified on the accompanying maps as Potential Heritage Conservation Districts, cash contributions to fund Heritage Conservation District studies will be eligible as community benefits. Such contributions will be:

- a) subject to all provisions of Section 5.1.1 of this Plan except the requirement that community benefits be capital facilities and/or cash contributions toward specific capital facilities; and
- b) used for no purpose other than the Heritage Conservation District studies specified in the relevant Section 37 agreements or such capital facilities as are specified in the relevant Section 37 agreements.

One or both of the following criteria must be satisfied in order that a proposed development be considered to be within or in close proximity to a Potential Heritage Conservation District:

- (a) the proposed development would likely have an impact on the heritage character of the Potential Heritage Conservation District;
- or

(b) the proposed development would benefit from the preservation of the heritage character of the Potential Heritage Conservation District.

The accompanying maps show two types of Potential Heritage Conservation Districts: those where studies and study area boundaries have not been authorized by City Council, identified on the accompanying maps by numbers; and those where Council has authorized Heritage Conservation District studies and has approved specific study area boundaries, identified on the accompanying maps by letters.

The former type is symbolic and general in nature and the existence and precise boundaries of a Heritage Conservation District will be determined after completion of a formal Heritage Conservation District study. Schedule A: List of Potential Heritage Conservation Districts and Schedule B: Descriptions of Potential Heritage Conservation Districts are also general in nature. For the latter type, the specific study area boundaries authorized by Council are shown on the accompanying maps and no text descriptions are provided.

Read together, the maps, the list and the written descriptions serve to help determine whether a proposed development is within or in close proximity to a Potential Heritage Conservation District through the application of the criteria set out above, and thus whether a cash contribution toward a Heritage Conservation District study is an eligible Section 37 community benefit. They do not serve to determine the outcome of any Heritage Conservation District study or define the precise boundaries of any future Heritage Conservation District.

For clarity, funding of Heritage Conservation District studies is not an eligible Section 37 community benefit with respect to developments proposed within the North York Centre, Sheppard East Subway Corridor or Central Finch Area Secondary Plans.

Schedules A and B below, and the accompanying maps, also form part of this Site and Area Specific Policy.



**Schedule A: List of Potential Heritage Conservation Districts**

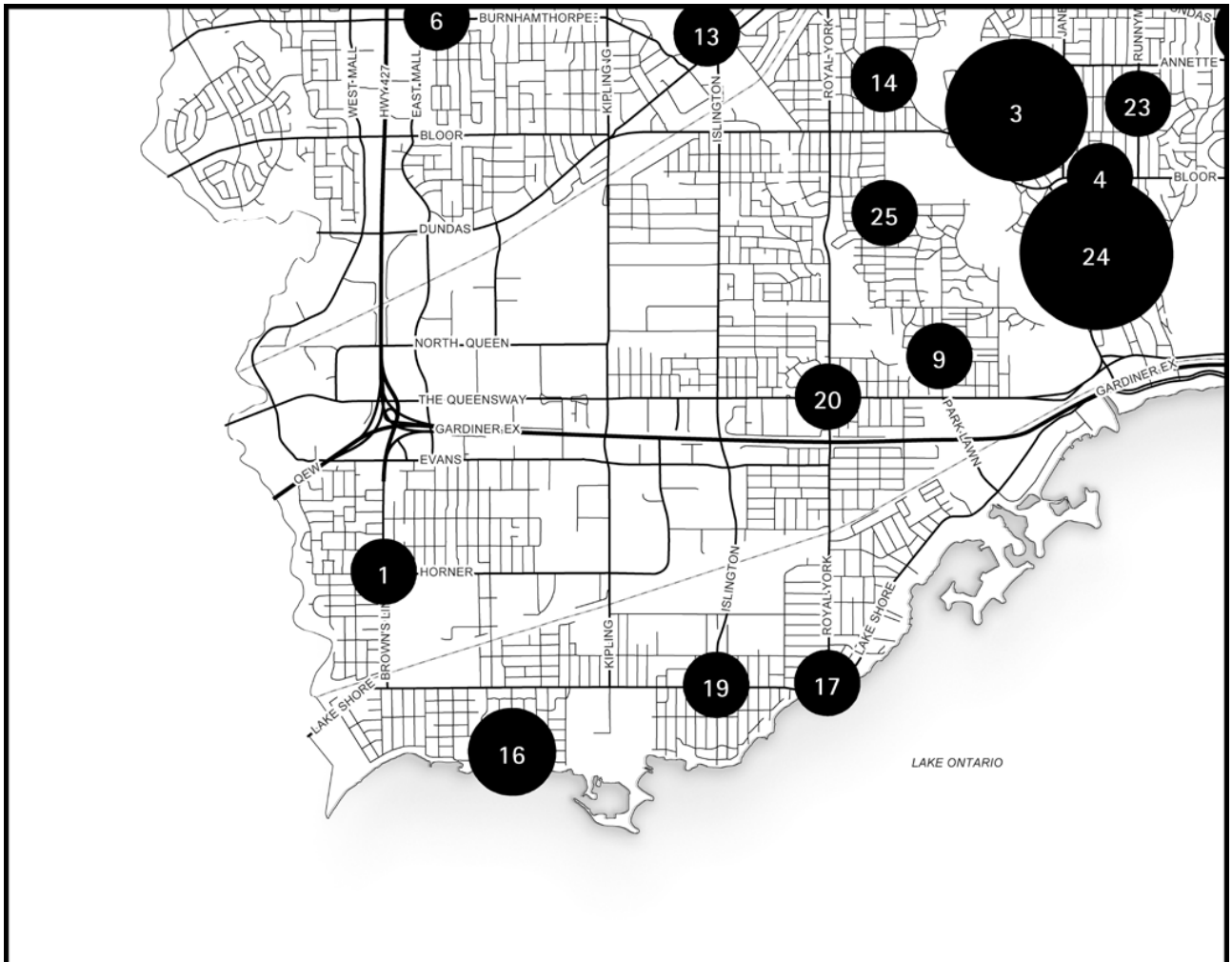
<b>Area No.</b>	<b>Potential Heritage Conservation District</b>	<b>Area No.</b>	<b>Potential Heritage Conservation District</b>
1	Alderwood	55	Corktown
2	Amesbury	56	Davisville
3	Baby Point	57	Deer Park
4	Bloor West Village	58	Dovercourt Village
5	Davenport	59	Financial District
6	Eatonville	60	Forest Hill
7	Fairbanks	61	Garrison Common
8	Harwood/Symes	62	Glenwood
9	Humber Bay	63	Gorelands
10	Humberlea	64	Governor's Bridge
11	Humber Summit	65	Grange Park
12	Humber Valley Village	66	Harbord Village
13	Islington	67	Hillcrest
14	Kingsway	68	Humewood
15	Lambton Mills	69	Kensington
16	Long Branch	70	King-Spadina
17	Mimico	71	St. Lawrence District East
18	Mount Dennis	72	Leslieville
19	New Toronto	73	Moore Park
20	Queensway	74	Palmerston
21	Regal Heights	75	Parkdale / Queen West Queen Street West/ Trinity
22	Rexdale	76	Bellwoods
23	Runnymede	77	Rathnelly
24	Swansea	78	Riverdale
25	Sunny Lea/Sunnylea	79	Seaton Village
26	West Toronto Junction	80	South Hill
27	Thistletown	81	The Beach
28	Thorncrest	82	Topham Park
29	Weston South		Queen's Park Precinct/University Ave
30	Armour Heights	83	Ave
31	Bedford Park	84	Woodbine Gardens
32	Bennington Heights	85	Yonge - Yorkville
33	Bridle Path	86	Bendale
34	Caribou Park	87	Birchcliffe
35	Don Mills	88	Cliffcrest
36	Downsview	89	Cliffside
37	Glen Park	90	Guildwood Village
38	Heathbridge Park	91	Highland Creek
39	Lansing	92	Malvern
40	Lawrence Park	93	Oakridge
		94	Scarborough Junction

<b>Area No.</b>	<b>Potential Heritage Conservation District</b>	<b>Area No.</b>	<b>Potential Heritage Conservation District</b>
41	Leaside	95	West Hill/ Old Kingston Road
42	Lytton Park	96	West Rouge
43	Sherwood Park	A	Agincourt
44	Teddington Park	B	Annex (Madison Avenue)
45	Willowdale	C	Balmy Beach
46	Windfields	D	Casa Loma
47	Yorkmills	E	Harbord Village - Phase 2
48	Allan Gardens	G	Liberty Village
49	Allenby	H	Queen Street East
50	Annex West	J	St. Lawrence Area Phase 1
51	Beaconsfield Village	K	Toronto Islands
52	Brockton	L	Summerhill
53	Cedarvale	M	West Queen West
54	Chaplin Estates	N	Weston Area Phase 2

**Schedule B: Descriptions of Potential Heritage Conservation Districts (not including those already authorized for study as of July, 2008)**

19. New Toronto

New Toronto, influenced by the arrival of the railway to the area developed as an industrial and residential neighbourhood in the late 19th and early 20th centuries. The Town was a very important industrial settlement during most of the twentieth century and, consequentially, retains a significant industrial heritage. The neighbourhood's housing stock is characterised by small frame and brick bungalows and modest two storey houses, which were built largely between 1910 and the 1950s. Larger single family homes are located closer to the lake, south of Lake Shore Boulevard. Memorial Park, which is located east of 22nd Street to the west of the neighbourhood, is an amenity focal point for the community. Generally, New Toronto is located south of the Canadian National Railway's mainline, north of Lake Ontario, east of 22nd Street and Colonel Smith Park and west of Dwight Avenue.



### Potential Heritage Conservation Districts - Map 3 of 11

1	4	7	10
2	5	8	11
3	6	9	

- 1** Potential Heritage Conservation Districts
- N** Authorized for Study as of July 2008

