

Changes Proposed to the May Draft of OPA 18.6 (Village Local Centre)

*Note: this table is for reference only. See Appendix A to the Staff Report SRPBS.23.028 for the full official plan amendment.

Original Text (2010 OP)	Draft proposal (May 2023)	Current Proposed (September 2023)
<p>4.3.1 Downtown Local Centre</p> <p>The Village character of the area is to be protected and enhanced by fostering the protection of <i>cultural heritage resources</i>, significant views, and mature trees. Mixed-use intensification will support the economic vitality of the area as a destination within the City and the larger Region. The character of the Downtown Local Centre will be enhanced by appropriately transitioned <i>development</i> to the adjacent neighbourhoods, encouraging the establishment of new parks, courtyards and mews, and by enhancing pedestrian connections within the area. As a whole, the Downtown will continue to be a compact, pedestrian oriented mixed-use centre.</p>	<p><u>4.3.1.1 Land Use</u></p> <p><u>It is the policy of Council that:</u></p> <p><u>1.</u> The Village character of the area is to be protected and enhanced by fostering the protection of <u>conserving</u> <i>cultural heritage resources</i>, significant views <u>to church spires and other architectural features of the Village</u>, and mature trees. Mixed-use intensification will support the economic vitality of the area as a destination within the City and the larger Region. The character of the Downtown Village Local Centre will be enhanced by appropriately transitioned <i>development</i> to the adjacent neighbourhoods, <u>which will incorporate human scale urban design</u>, encouraging <u>encourage</u> the establishment of new parks, courtyards and mews, and by enhancing <u>enhance</u> pedestrian connections within the area. As a whole, the Downtown Village will continue to be a compact, pedestrian oriented mixed-use centre.</p>	<p><u>4.3.1.1 Land Use</u></p> <p><u>It is the policy of Council that:</u></p> <p><u>1.</u> The Village character of the area is to be protected and enhanced by: <u>a.</u> fostering the protection of <u>conserving</u> <i>cultural heritage resources</i>, significant views <u>to church spires and other architectural features of the Village</u>, and mature trees; <u>b.</u> Mixed-use intensification will support<u>ing</u> the economic vitality of the area as a destination within the City and the larger Region <u>through mixed-use intensification</u>; <u>c.</u> The character of the Downtown Village Local Centre will be enhanced by appropriately transitioned<u>ing</u> <i>development</i> to the adjacent neighbourhoods, <u>which will incorporate human scale urban design</u>; <u>d.</u> encouraging <u>encourage</u><u>ing</u> the establishment of new parks, courtyards and mews, and by <u>enhancing</u> <u>enhance</u><u>ing</u> pedestrian connections within the area; <u>and</u> <u>e.</u> As a whole, the Downtown Village will continu<u>e</u><u>ing</u> to be a compact, pedestrian oriented mixed-use centre.</p>
<p>Policy 4.3.1.1 (4)</p>	<p>Policy 4.3.1.1(3)</p>	<p>Policy 4.3.1.1(3)</p>

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<p>4. The following land uses shall be permitted within the Downtown Local Centre:</p> <p>a. Community uses in accordance with Section 4.1 of this Plan;</p> <p>b. Parks and urban open spaces in accordance with Section 3.4.4 of this Plan; and</p> <p>c. <i>Live-work units</i> in accordance with policies 3.3.3.2.9 and 3.3.3.2.10 of this Plan.</p>	<p><u>34.</u> The following land uses shall be permitted within the <u>Downtown Village</u> Local Centre:</p> <p><u>a. High density residential;</u></p> <p><u>b. Office;</u></p> <p><u>c. Commercial;</u></p> <p><u>d. Retail.</u></p> <p><u>ea.</u> Community uses in accordance with Section 4.1 of this Plan;</p> <p><u>fb.</u> Parks and urban open spaces in accordance with Section 3.4.4 of this Plan; and</p> <p><u>ge.</u> <i>Live-work units</i> in accordance with policies 3.3.3.2(9) and 3.3.3.2-(10) of this Plan.</p>	<p><u>34.</u> The following land uses shall be permitted within the <u>Downtown Village</u> Local Centre:</p> <p><u>a. low density residential and medium density residential, on lands without direct frontage on Yonge Street or Major Mackenzie Drive;</u></p> <p><u>b.-a. High density residential;</u></p> <p><u>c.-b. Office;</u></p> <p><u>d.-c. Commercial;</u></p> <p><u>e.-d. Retail;</u></p> <p><u>fea.</u> Community uses in accordance with Section 4.1 of this Plan;</p> <p><u>gfb.</u> Parks and urban open spaces in accordance with Section 3.4.4 of this Plan; and</p> <p><u>hge.</u> <i>Live-work units</i> in accordance with policies 3.3.3.2(9) and 3.3.3.2-(10) of this Plan.</p>
<p>n/a</p>	<p>Policy 4.3.1.1(4)</p> <p><u>4. In addition to the permitted uses listed in policy 4.3.1.1 (3) of this Plan, the following additional land uses shall be permitted for lands without direct frontage on Yonge Street or Major Mackenzie Drive in the Village Local Centre:</u></p> <p><u>a. low density residential; and</u></p> <p><u>b. medium density residential.</u></p>	<p>Policy 4.3.1.1(4) [deleted]</p> <p><u>4. In addition to the permitted uses listed in policy 4.3.1.1 (3) of this Plan, the following additional land uses shall be permitted for lands without direct frontage on Yonge Street or Major Mackenzie Drive in the Village Local Centre:</u></p> <p><u>a. low density residential; and</u></p> <p><u>b. medium density residential.</u></p>

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<p>n/a</p>	<p>New sidebar text <u>When determining maximum permissible total gross floor area for the site, the calculation is based on multiplying the developable portion of the site area (inclusive of any lands that may be dedicated to a public authority for public infrastructure, such as a right-of-way or park) by the maximum <i>Floor Space Index (FSI)</i> allocated to the site or portion of the site.</u></p> <p><u>For clarity, the developable portion of the site excludes lands that are deemed not developable by operation of policies of this Official Plan, related to matters such as <i>hazards</i> and natural heritage.</u></p>	<p>New sidebar text <u>When determining maximum permissible total gross floor area for the site, the calculation is based on multiplying the developable area portion of the site area (inclusive of any lands that may be dedicated to a public authority for public infrastructure, such as a right-of-way or park) by the maximum <i>Floor Space Index (FSI)</i> allocated to the site or portion of the site.</u></p> <p><u>For clarity, the developable area portion of the site excludes lands that are deemed not developable by operation of policies of this Official Plan, related to matters such as <i>hazards lands</i> and natural heritage.</u></p>
<p>Policy 4.3.1.1(16)</p> <p>16. The Village District shall contain building heights ranging from 2 storeys to a maximum of 5 storeys.</p>	<p>Policy 4.3.1.1(12)</p> <p>16. The Village District shall contain building heights ranging from 2 storeys to a maximum of 5 storeys. <u>12. The following height permissions shall apply to <i>development</i>.</u></p> <ul style="list-style-type: none"> <u>a) A minimum building height of 2 storeys;</u> <u>b) A maximum street wall height of 3 storeys, after which a step back for the remaining floors is required;</u> <u>c) A maximum mid-rise building height of 9 storeys;</u> <u>d) For properties located north of Wright Street and Dunlop Street, a maximum <i>high-rise</i></u> 	<p>Policy 4.3.1.1(11)</p> <p>16. The Village District shall contain building heights ranging from 2 storeys to a maximum of 5 storeys. <u>11.12. The following height permissions shall apply to <i>development</i>.</u></p> <ul style="list-style-type: none"> <u>a) A minimum building height of 2 storeys;</u> <u>b) A maximum street wall height of 3 storeys, after which a step back for the remaining floors is required;</u> <u>b)c) For properties south of Wright Street and Dunlop Street, a maximum mid-rise building height of 9 storeys, along with a maximum base building height of 3 storeys;</u>

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	<p><u>building height of 15 storeys, along with a maximum base-building height of 6 storeys.</u></p>	<p>c)d For properties located north of Wright Street and Dunlop Street, a maximum <u>high-rise building height of 15 storeys, along with a maximum base-building height of 6 storeys, and a maximum street wall height of 3 storeys.</u></p>
n/a	<p>Policy 4.3.1.1(13)</p> <p><u>13. The maximum height of a building shall only be permitted provided that the allocated density of development as prescribed in Schedule E1 is not exceeded, and the application of the angular plane, among other placemaking policies of this Plan, is not impacted.</u></p>	<p>Policy 4.3.1.1(13) [deleted]</p> <p>13. The maximum height of a building shall only be permitted provided that the allocated density of development as prescribed in Schedule E1 is not exceeded, and the application of the angular plane, among other placemaking policies of this Plan, is not impacted.</p>
n/a	<p>Policy 4.3.1.2 (8)(b)</p> <p><u>b. New non-residential development abutting the Neighbourhood designation shall ensure that:</u></p> <ul style="list-style-type: none"> <u>i. Built form is compatible;</u> <u>ii. Potential negative impacts from the proposed development related to privacy, noise and/or lighting are mitigated; and</u> <u>iii. Appropriate landscape buffers are provided.</u> 	<p>Policy 4.3.1.2 (8)(b)</p> <p><u>b. New non-residential development abutting the Neighbourhood designation shall ensure that:</u></p> <ul style="list-style-type: none"> <u>i. The use complements the residential character of the area;</u> ii. -i. <u>Built form is compatible;</u> iii. -ii. <u>Potential negative impacts from the proposed development related to, such as privacy, noise and/or lighting, are mitigated; and</u> iv. -iii. <u>Appropriate landscape buffers are provided.</u>
n/a	<p>Policy 4.3.1.3 (4)</p>	<p>Policy 4.3.1.3(4)</p> <p><u>4. Publicly accessible interconnections are encouraged through and to adjacent sites to</u></p>

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	<p><u>4. Publicly accessible interconnections through and to adjacent sites to promote a fine-grained network of streets are encouraged.</u></p>	<p><u>promote a fine-grained network of streets are encouraged.</u></p>
<p>n/a</p>	<p>Policy 4.3.1.3(7)</p> <p><u>7. Where permitted by the zoning by-law, new development may provide additional publicly-accessible parking spaces to satisfy offsite parking needs of existing nearby businesses and community facilities.</u></p>	<p>Policy 4.3.1.3(7)</p> <p><u>7. Where permitted by the zoning by-law, new development may provide additional publicly-accessible parking spaces, in excess of maximum parking rates, provided the additional parking is publicly accessible to satisfy offsite parking needs of existing nearby businesses and community facilities.</u></p>
<p>Policy 4.6.1(8)</p> <p>8. The maximum site density on lands within the portion of the Regional Mixed-Use Corridor designation on Yonge Street located north of the Downtown Local Centre designation shall be 2.0 FSI.</p>	<p>n/a</p>	<p>Policy 4.6.1(8)</p> <p>8. The maximum site density on lands within the portion of the Regional Mixed-Use Corridor designation on Yonge Street located north of <u>the Downtown Local Centre designation Leventdale Road</u> shall be 2.0 FSI.</p>
<p>n/a</p>	<p>n/a</p>	<p>Policy 4.6.2(6)</p> <p><u>6. Minor adjustments to the location of parks described in policies 4.6.2(4) and (5) shall not require an amendment to this Plan, provided that the intent of this Plan is maintained.</u></p>