

TORONTO ABATTOIRS LTD.

QUALITY MEAT PACKERS LTD.

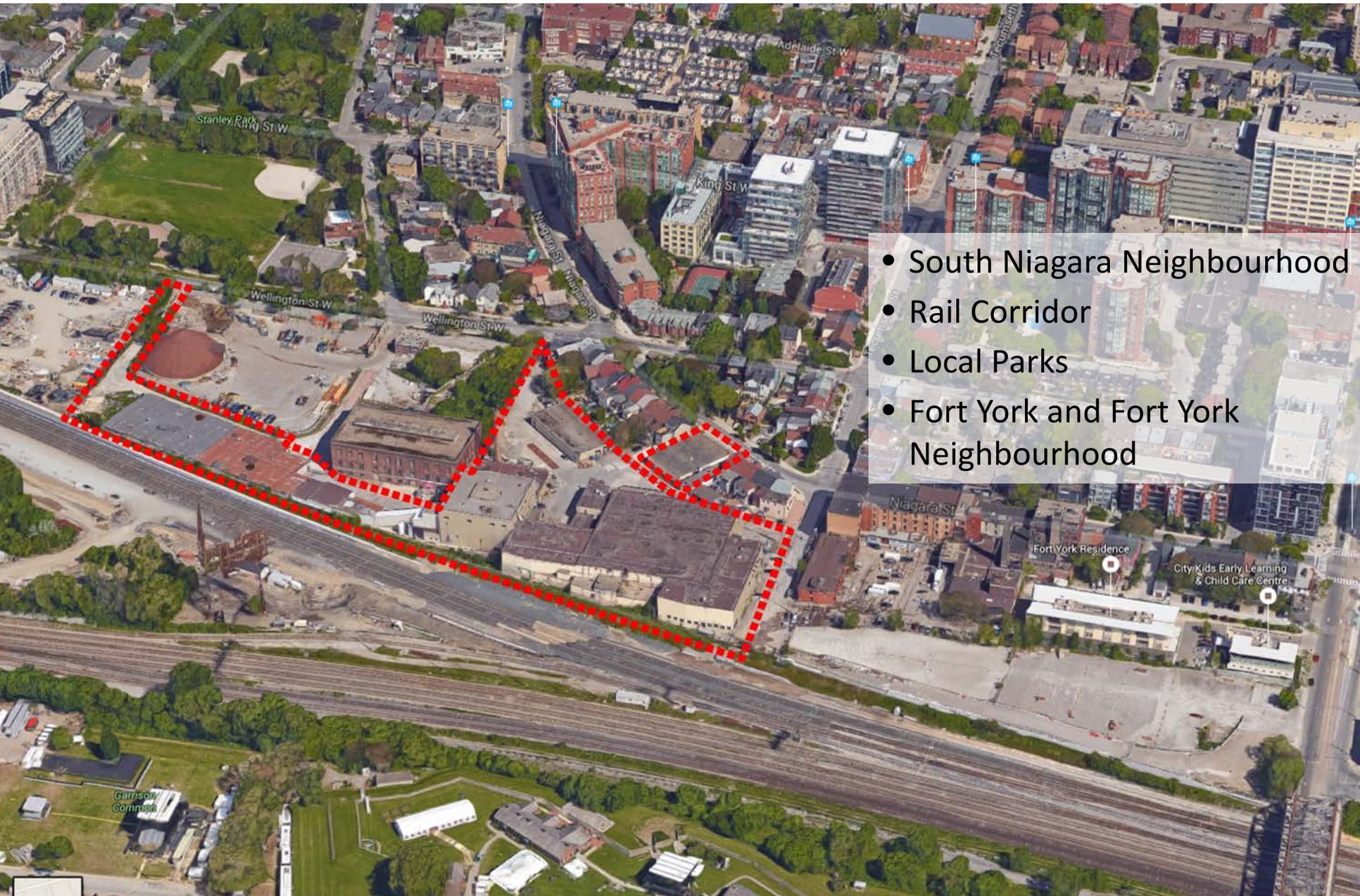
2 Tecumseth Street

Planning and Policy Context

DANGER
ALL DRIVERS
MUST
CHECK WHEELS

80

The Area Today

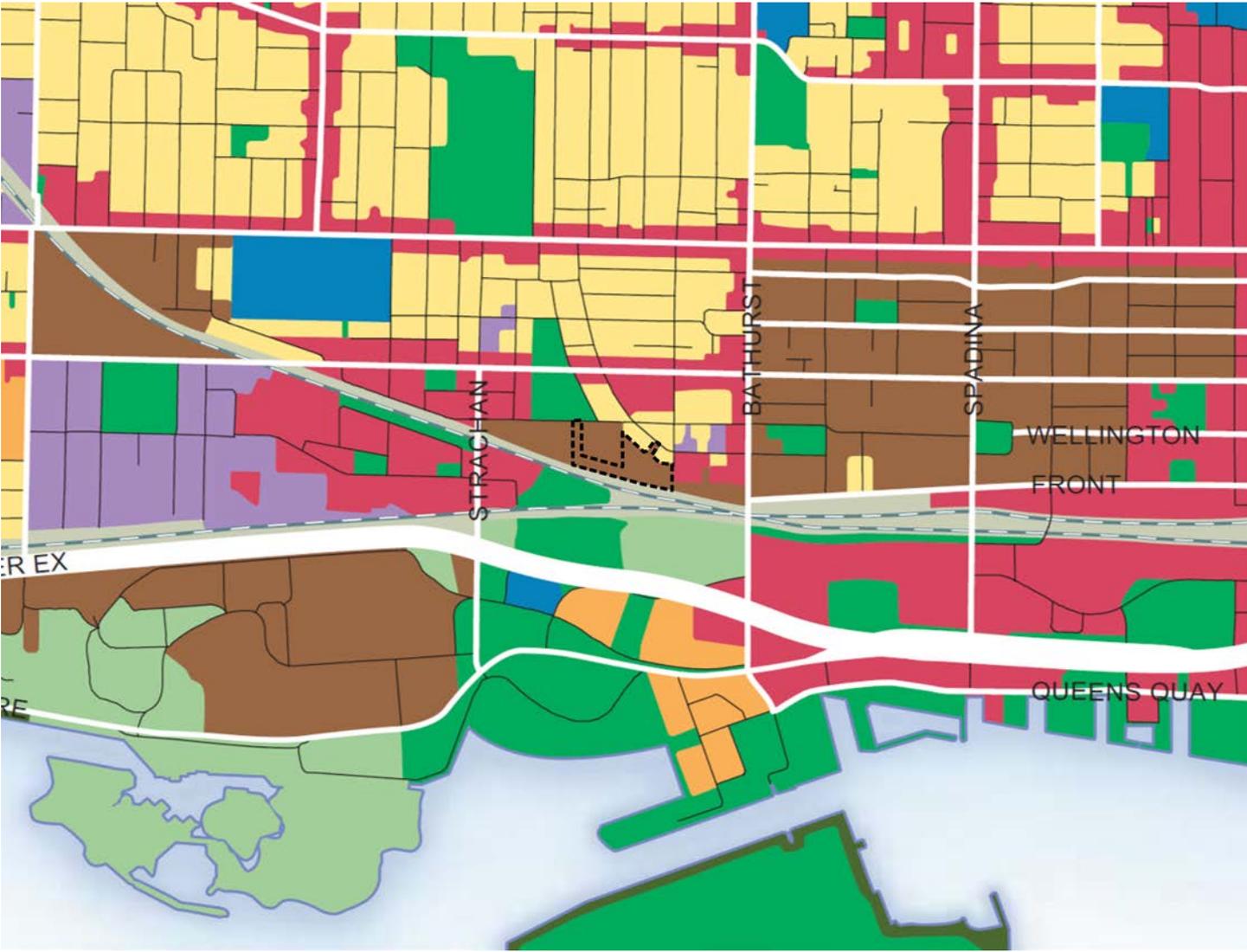


- South Niagara Neighbourhood
- Rail Corridor
- Local Parks
- Fort York and Fort York Neighbourhood

The South Niagara Neighbourhood...



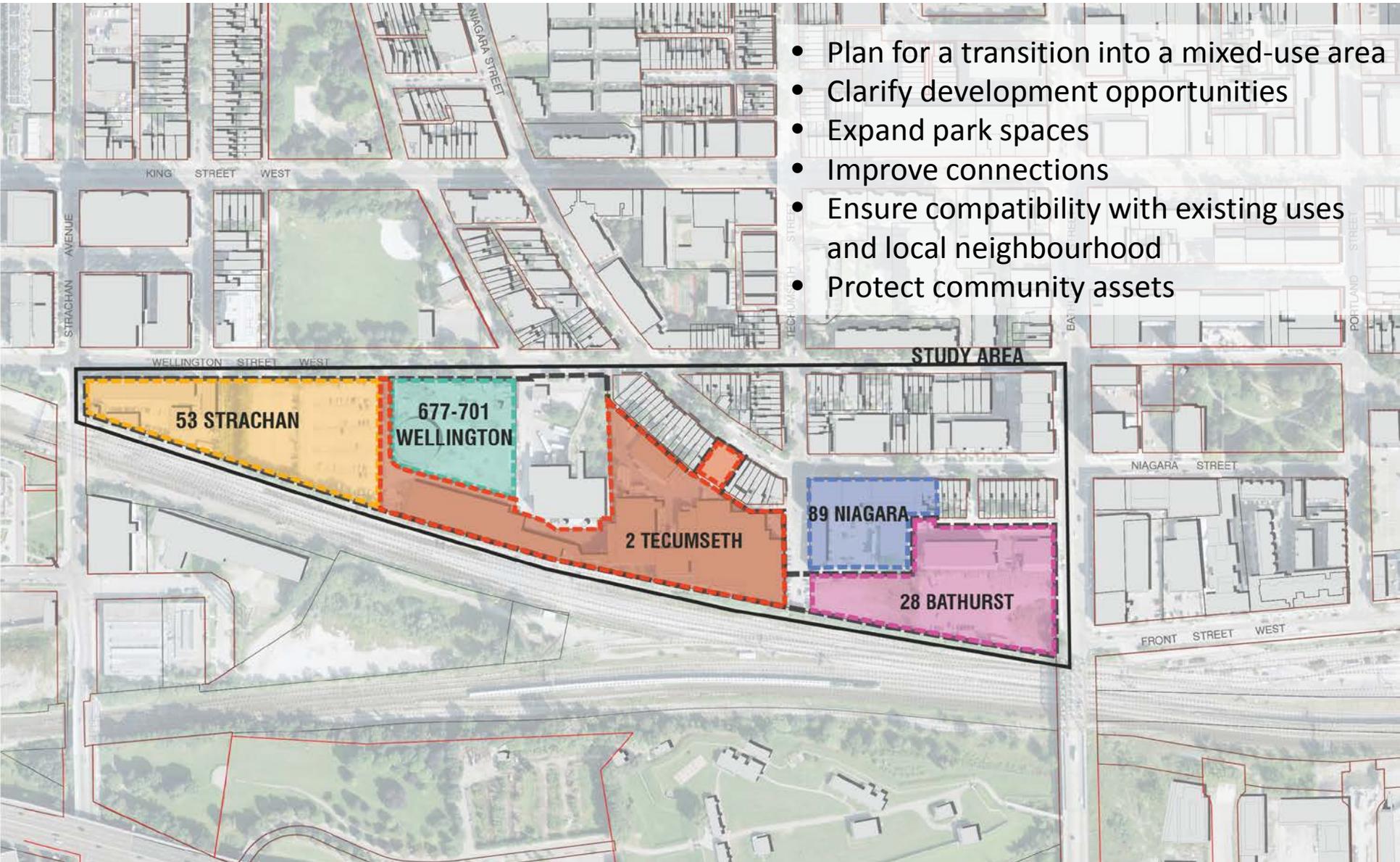
Official Plan Land Use: *Regeneration Area*



Land Use Designations

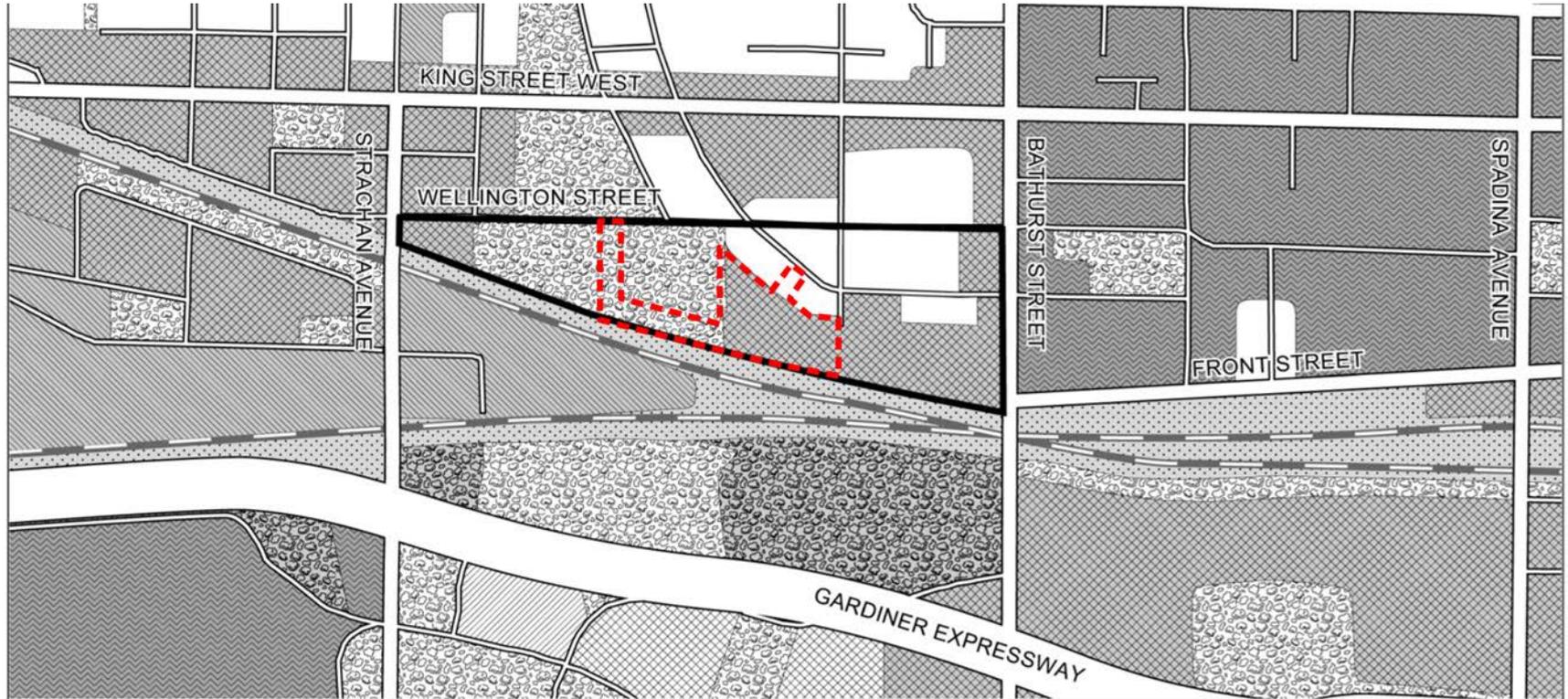
- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Parks and Open Space Areas
- Natural Areas
- Parks
- Other Open Space Areas (Including Golf Courses, Cemeteries, Public Utilities)
- Institutional Areas
- Regeneration Areas
- Employment Areas
- Utility Corridors

South Niagara Planning Framework (OPA 273)



- Plan for a transition into a mixed-use area
- Clarify development opportunities
- Expand park spaces
- Improve connections
- Ensure compatibility with existing uses and local neighbourhood
- Protect community assets

OPA 273: Mixed Use, Park Space and Employment



South Niagara Strategy

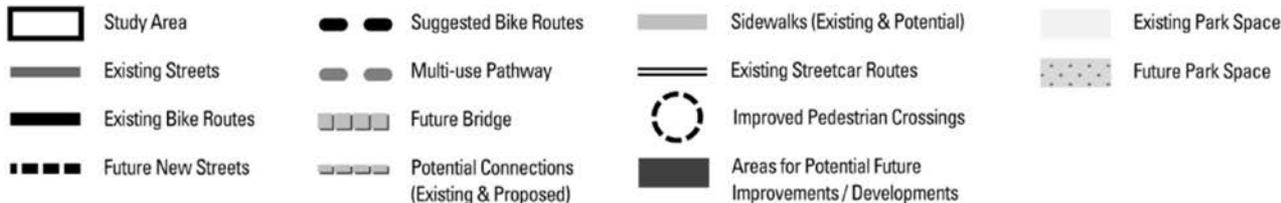
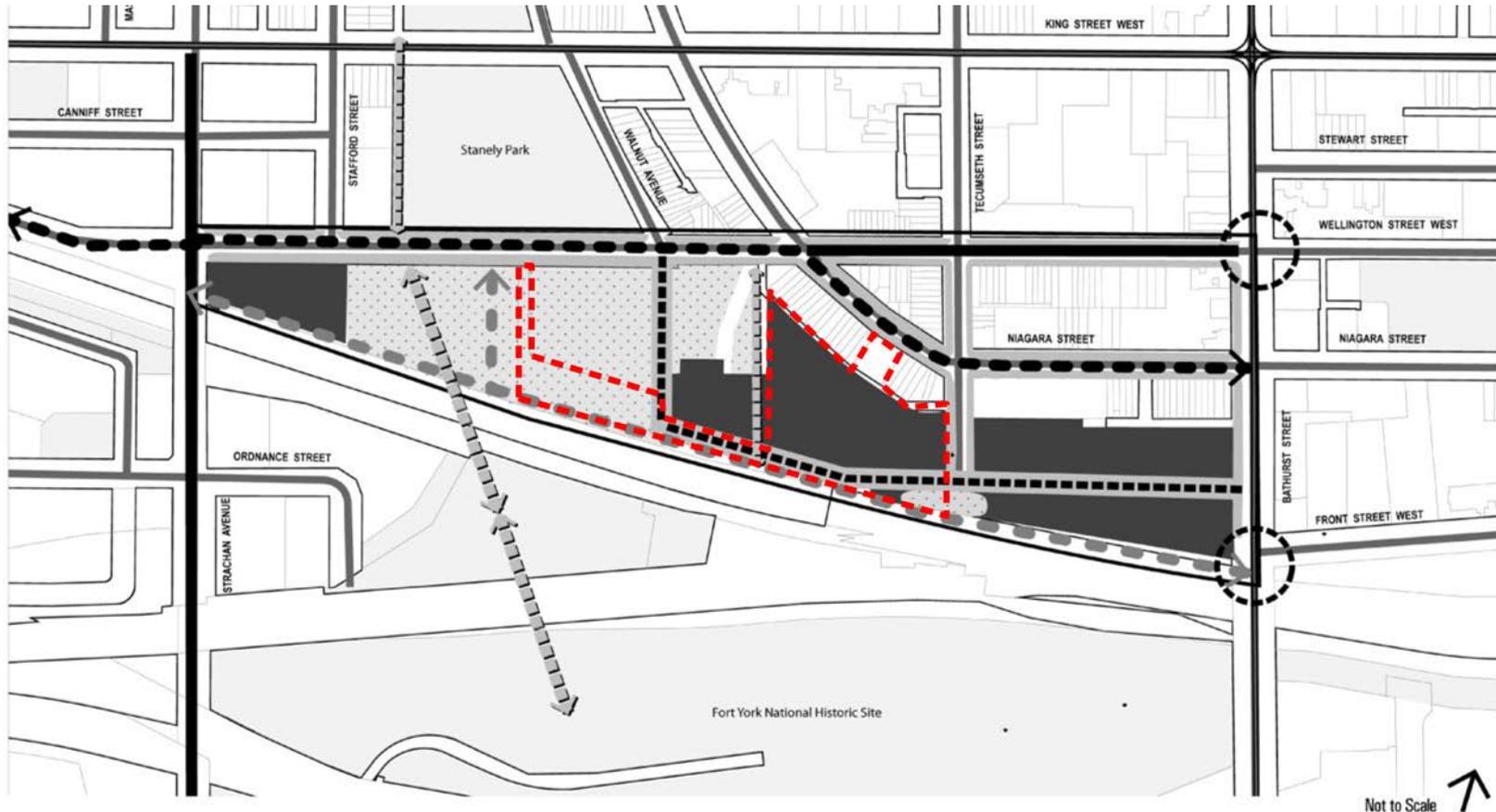
TORONTO City Planning
Official Plan Amendment
 Amendments to Land Use Map 18

File # 13 244184 STE TM

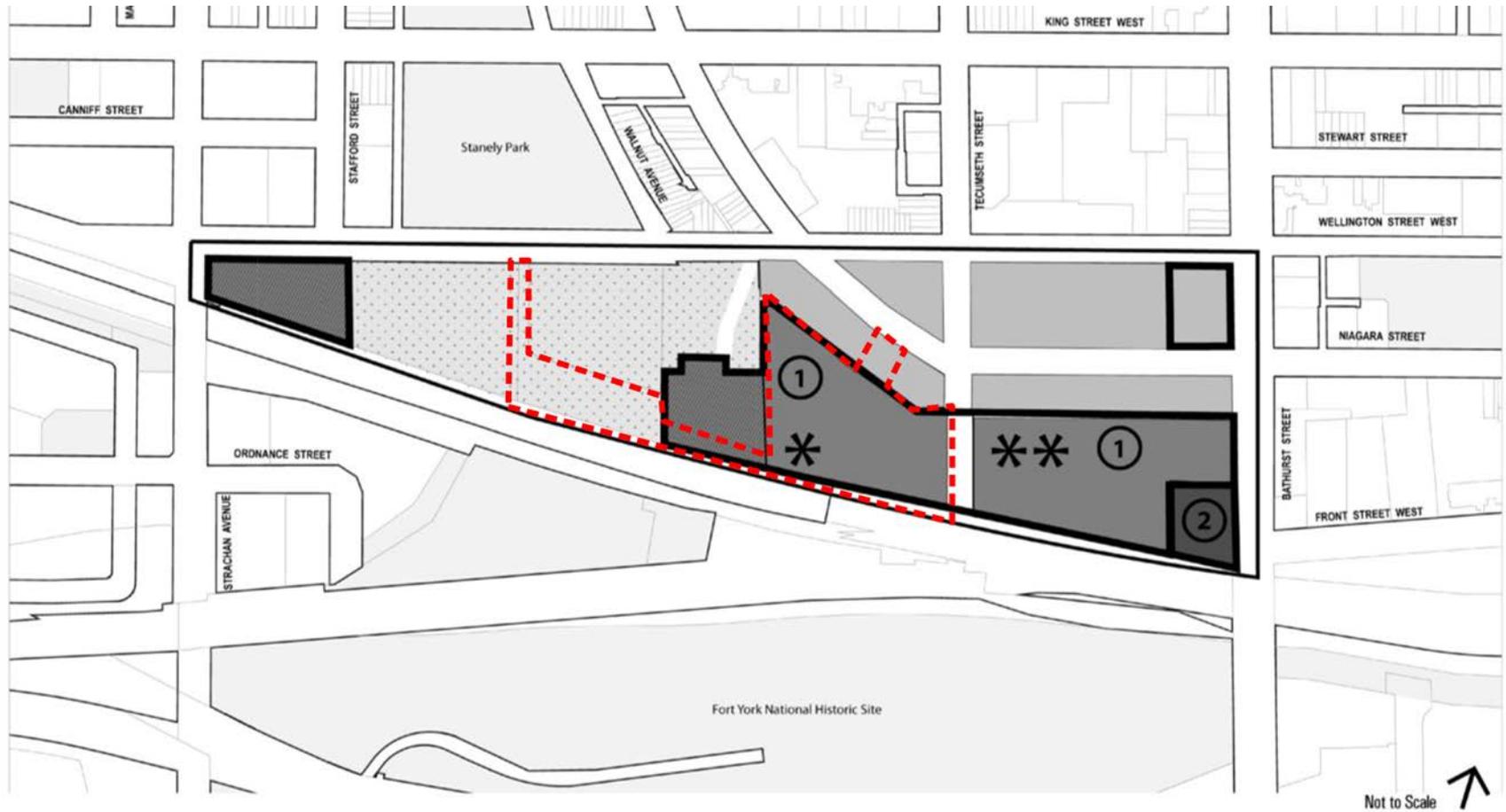


↑
 Not to Scale
 07/16/2014

OPA 273: Transportation Network

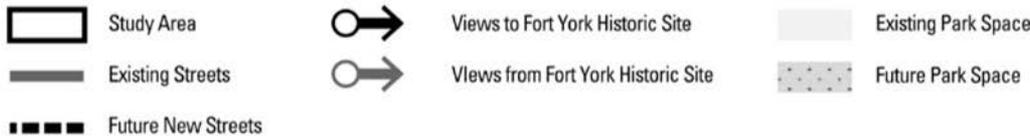
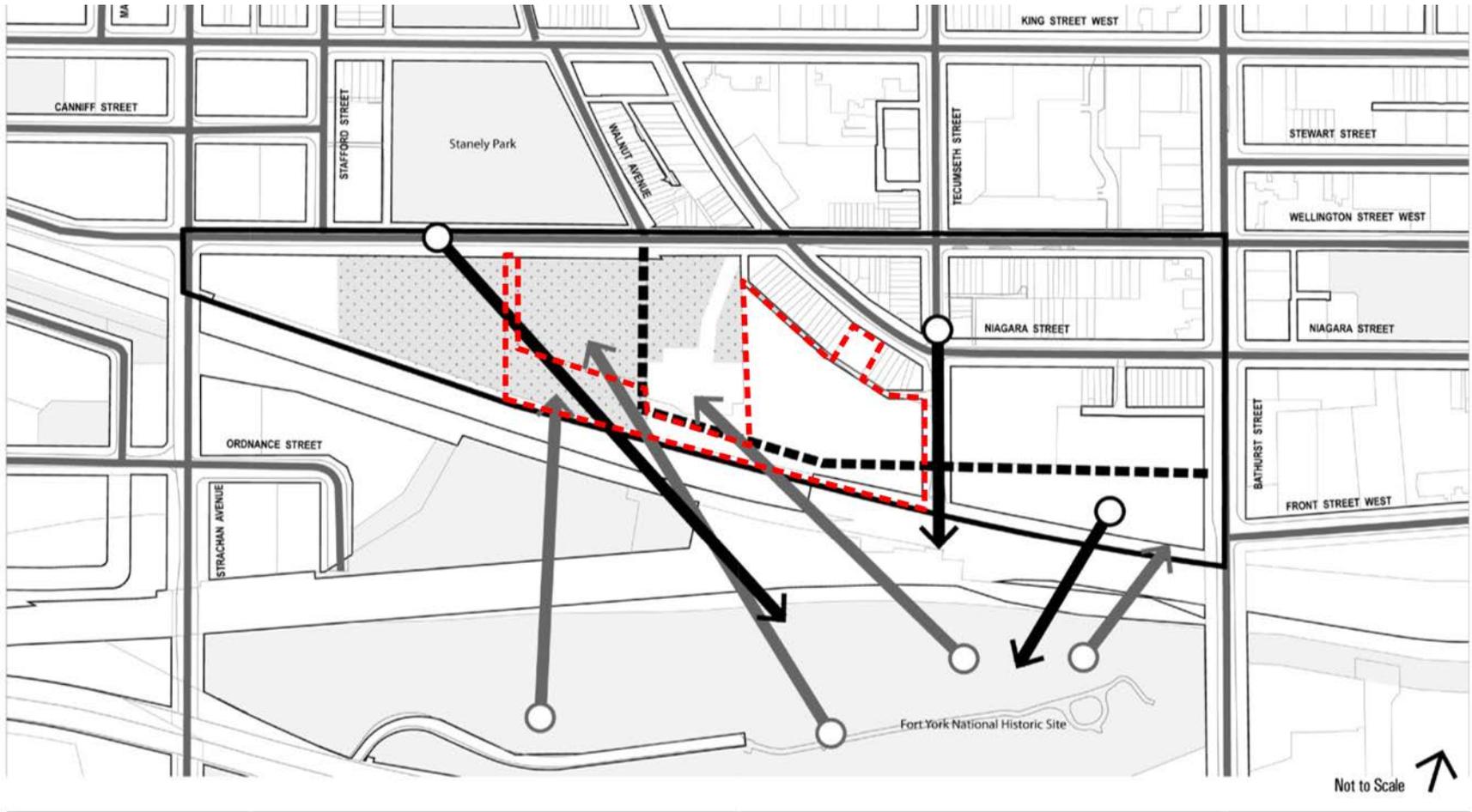


OPA 273: Building Heights



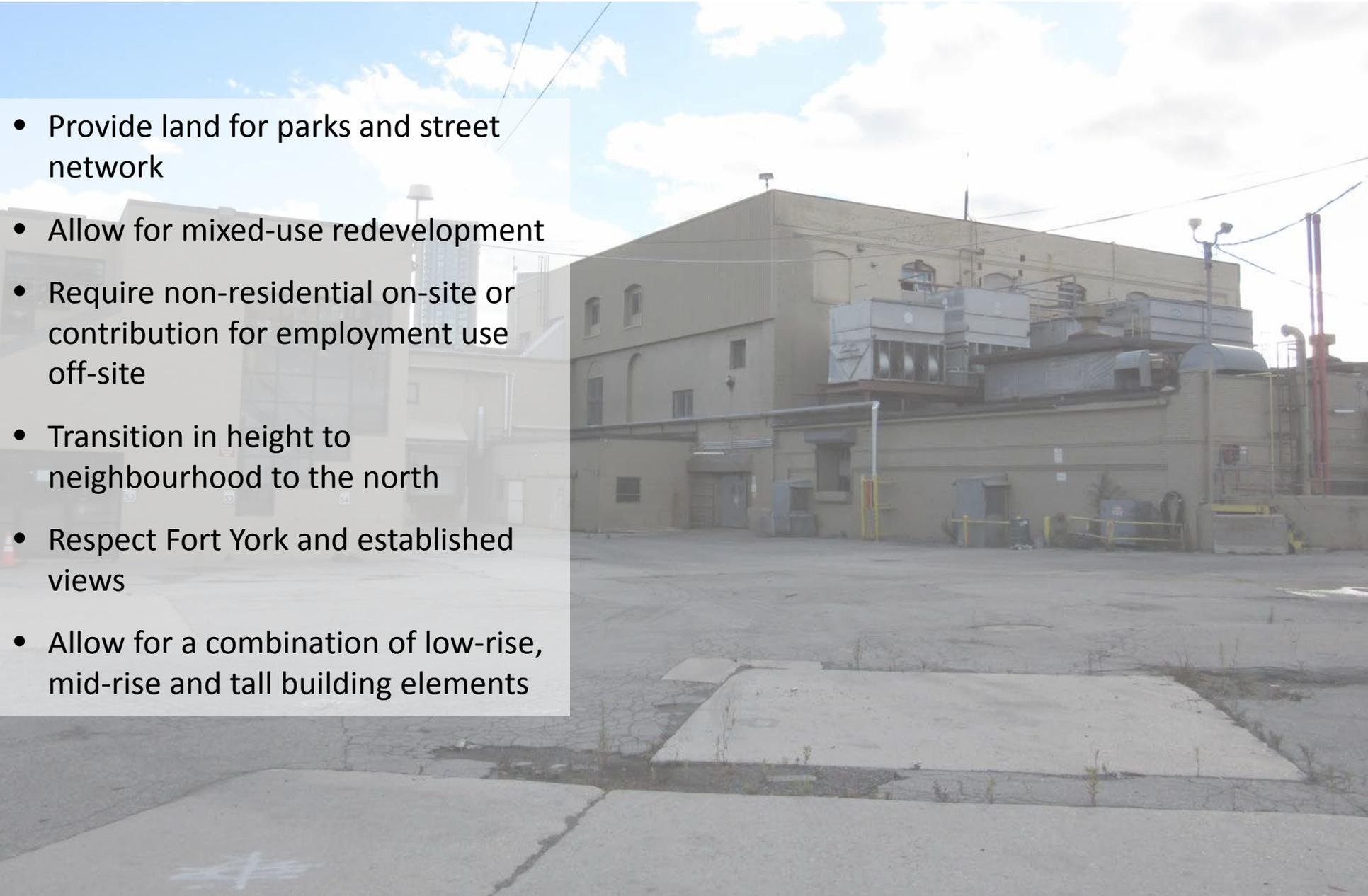
- | | | | | | | | |
|--|---|--|--|--|------------------------|--|---|
| | Study Area | | Building taller than 11 storeys subject to Max Tower Floorplate = 750 Sq.m
Max Building Height = 20 storeys | | Existing Park Space | | Mid-rise (Max. 11 Storeys) |
| | Development subject to 45 Degree Angular Plane from Neighbourhood | | Building taller than 11 storeys may be permitted subject to massing and shadow impact review | | Future Park Space | | Mid-rise only permitted subject to integration into existing heritage buildings |
| | | | | | Low-rise (1-4 Storeys) | | Tall (Max. 20 Storeys) |

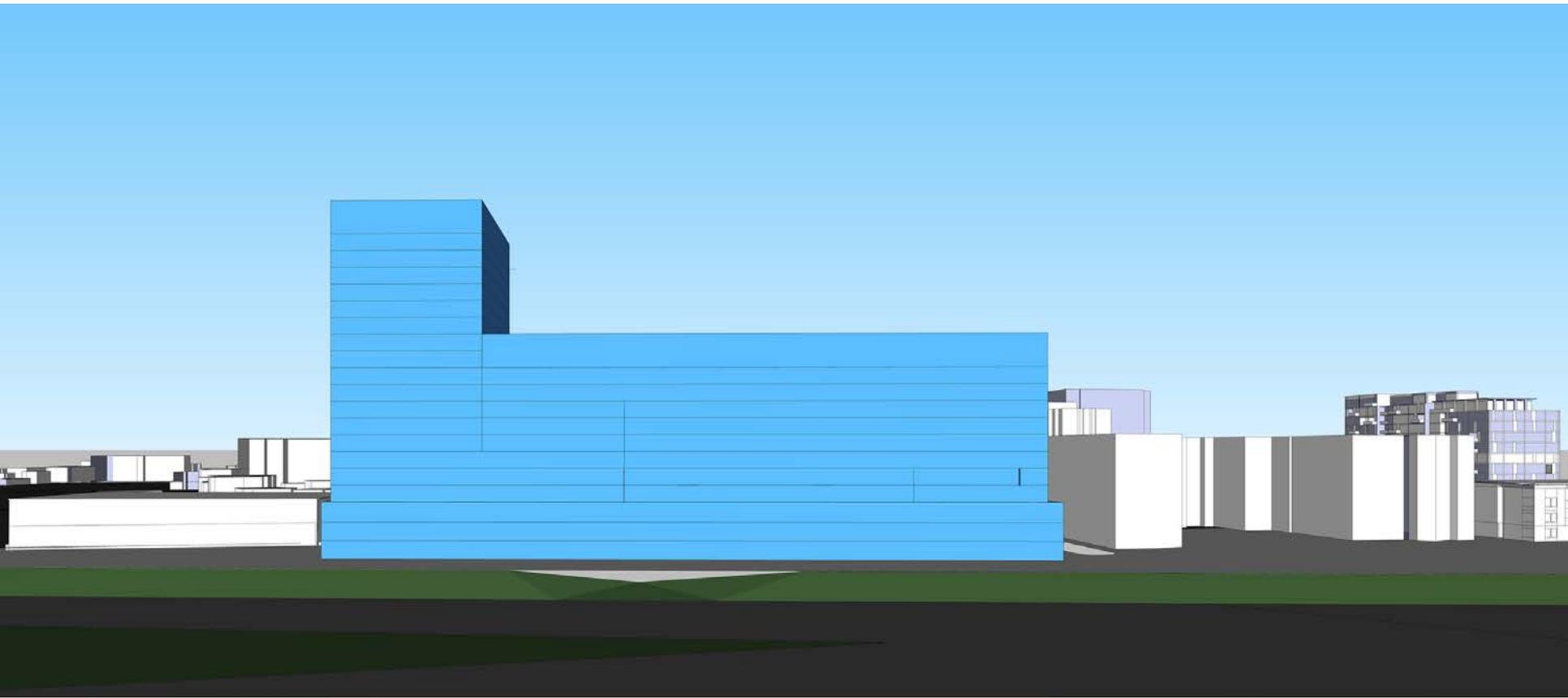
OPA 273: Key Views

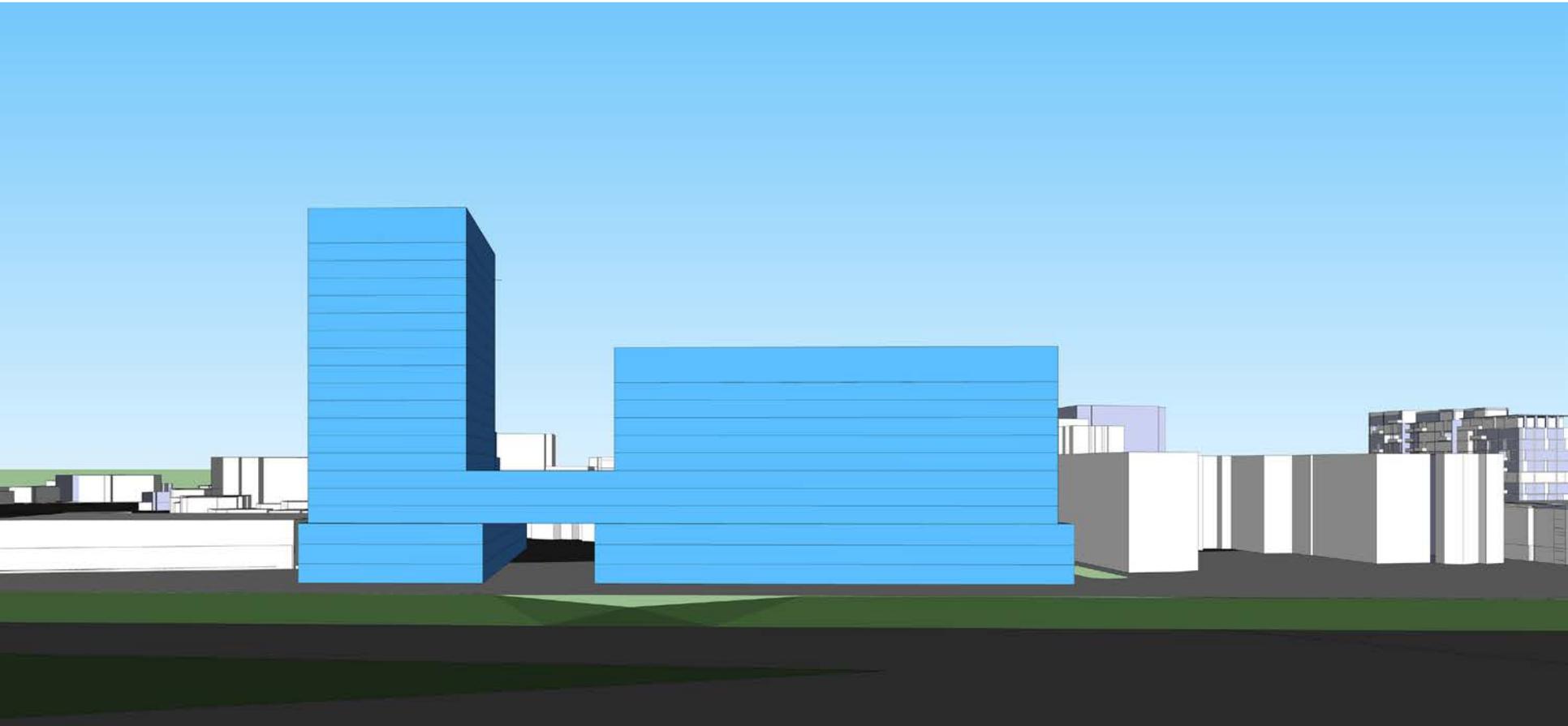


OPA 273: Study Outcomes

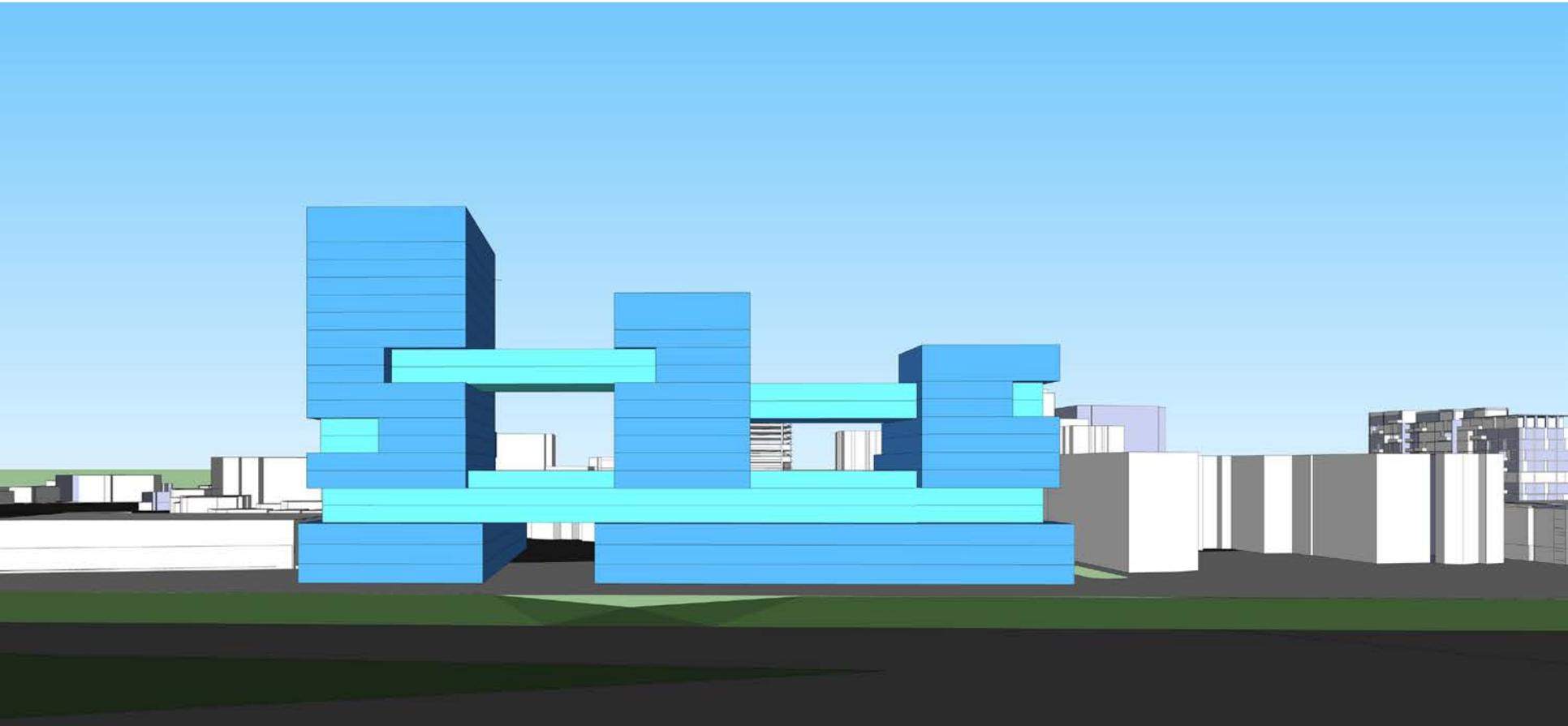
- Provide land for parks and street network
- Allow for mixed-use redevelopment
- Require non-residential on-site or contribution for employment use off-site
- Transition in height to neighbourhood to the north
- Respect Fort York and established views
- Allow for a combination of low-rise, mid-rise and tall building elements



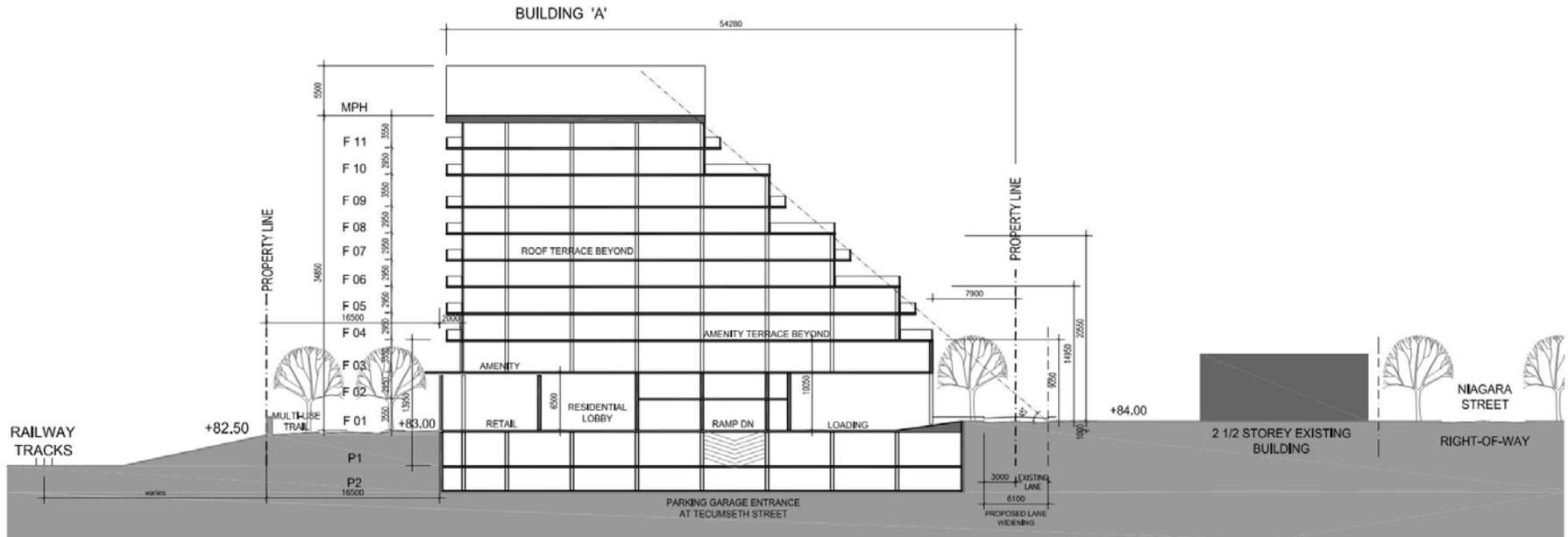








ANGULAR PLANES – 11 STOREY



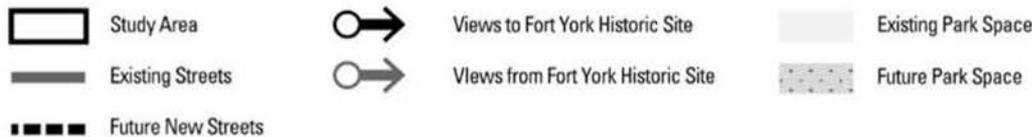
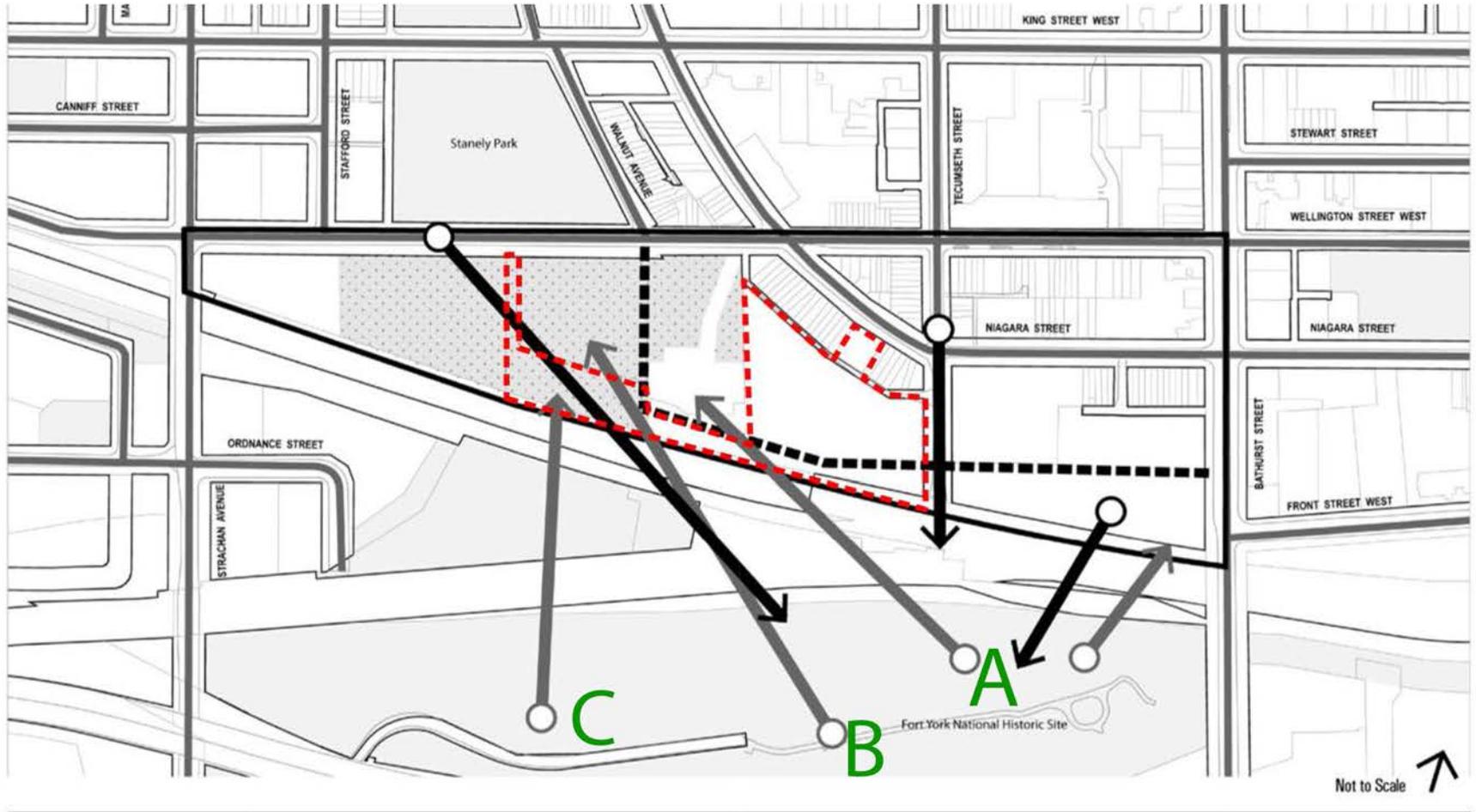


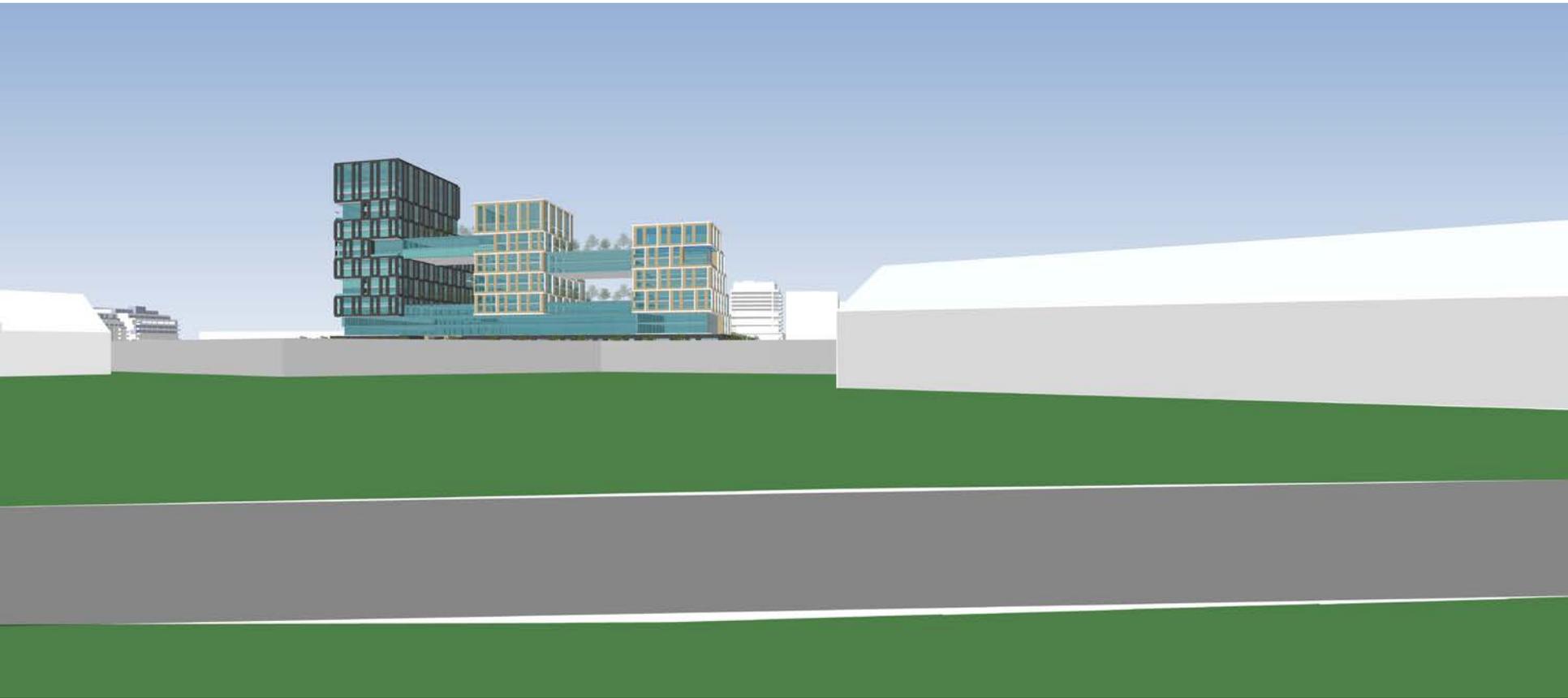




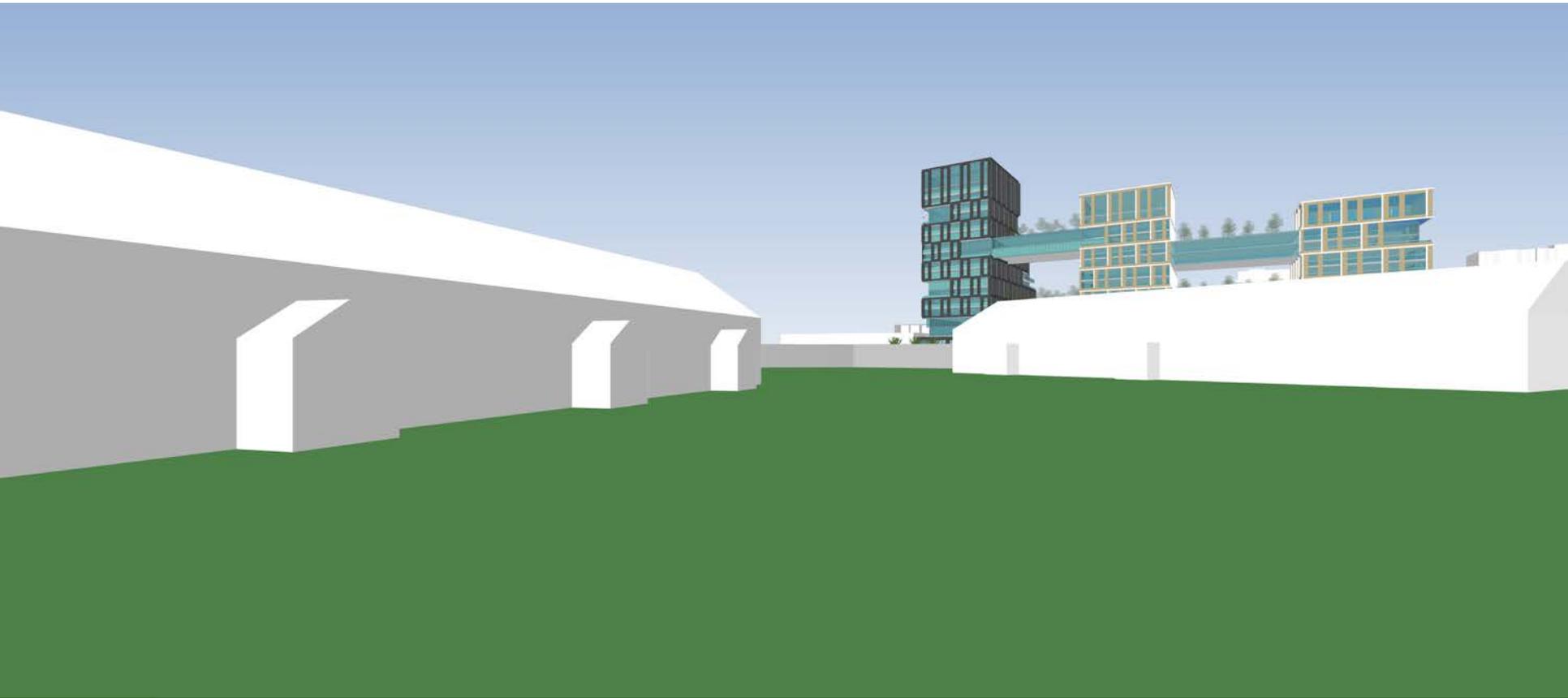


OPA 273: Key Views

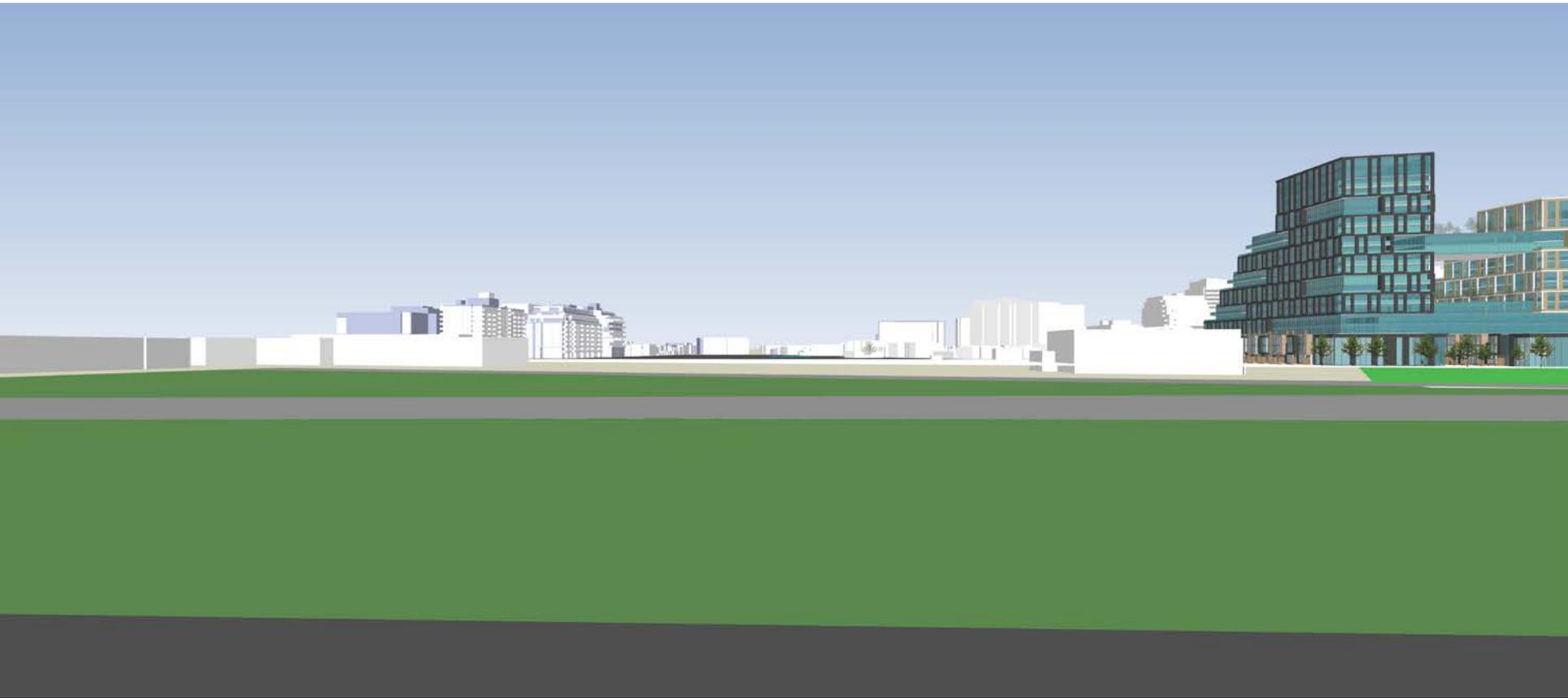




VIEW A



VIEW B



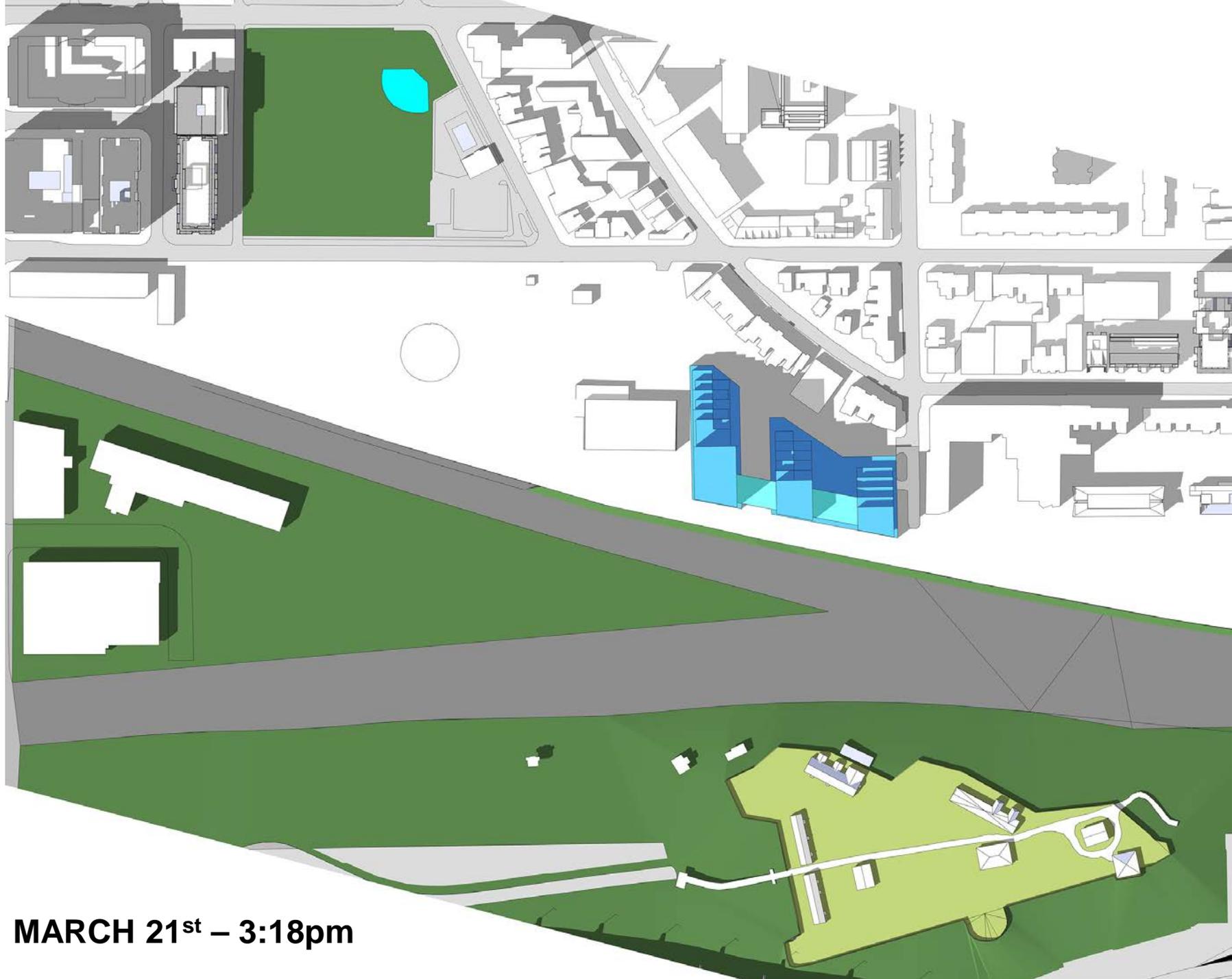
VIEW C



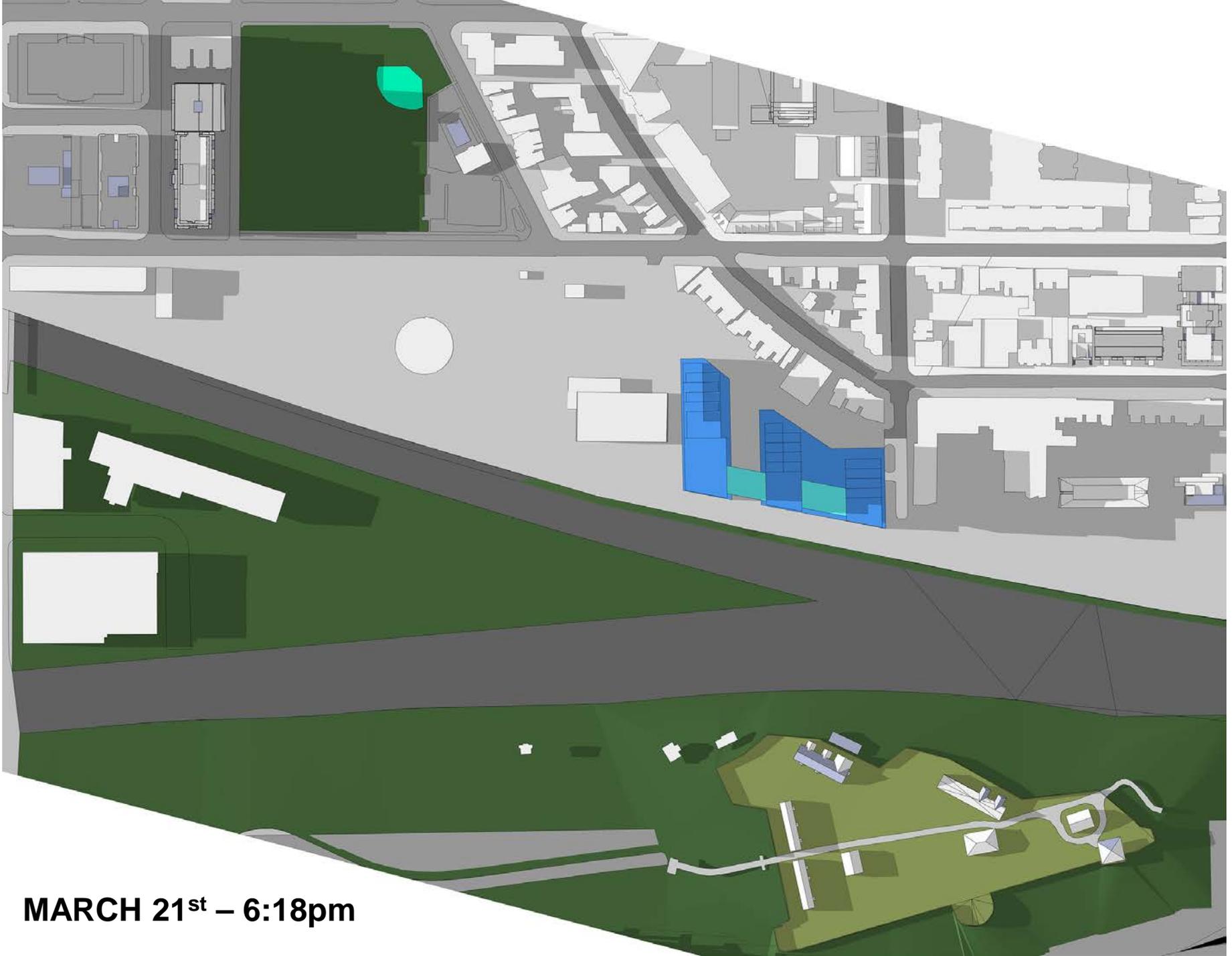
MARCH 21st – 09:18am



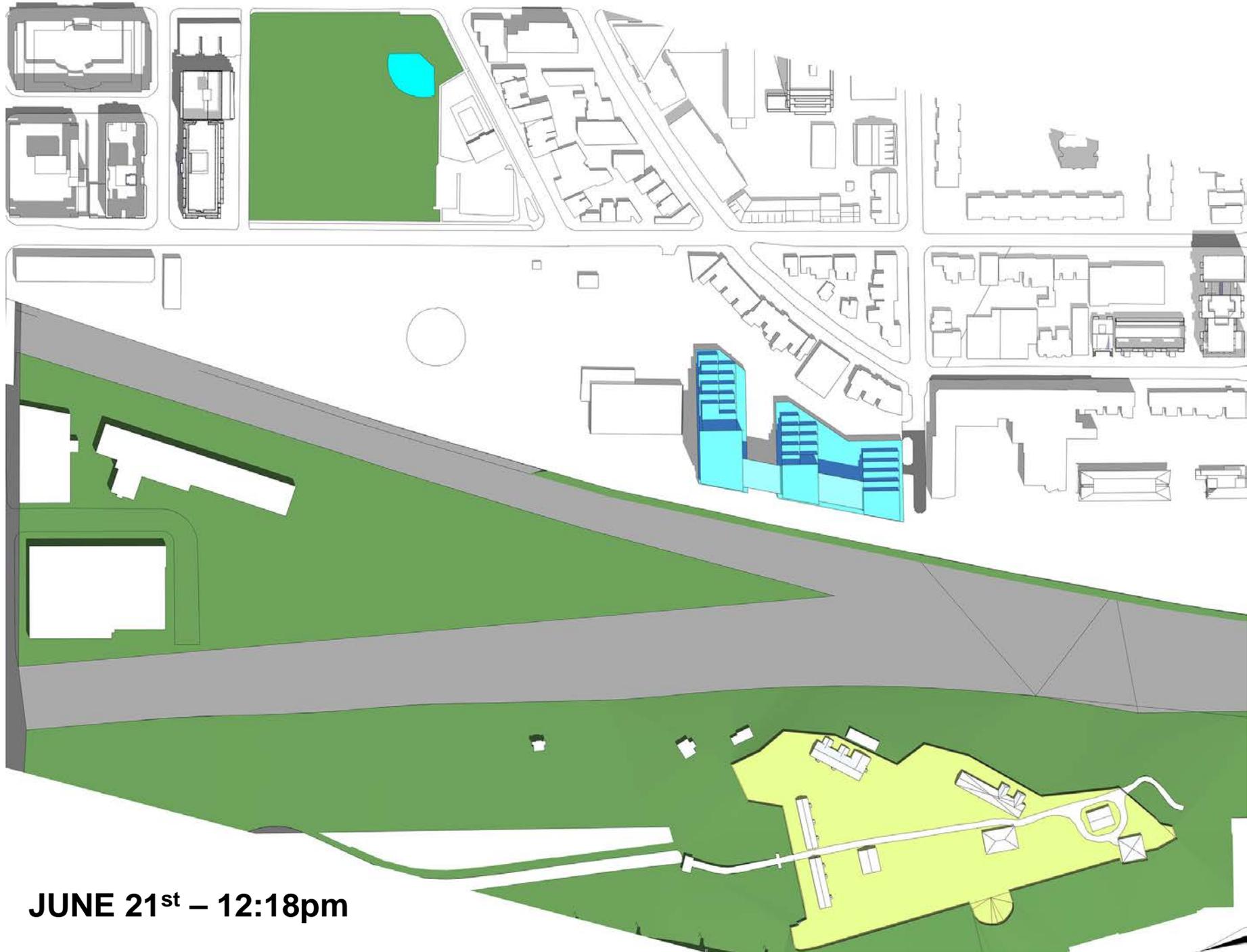
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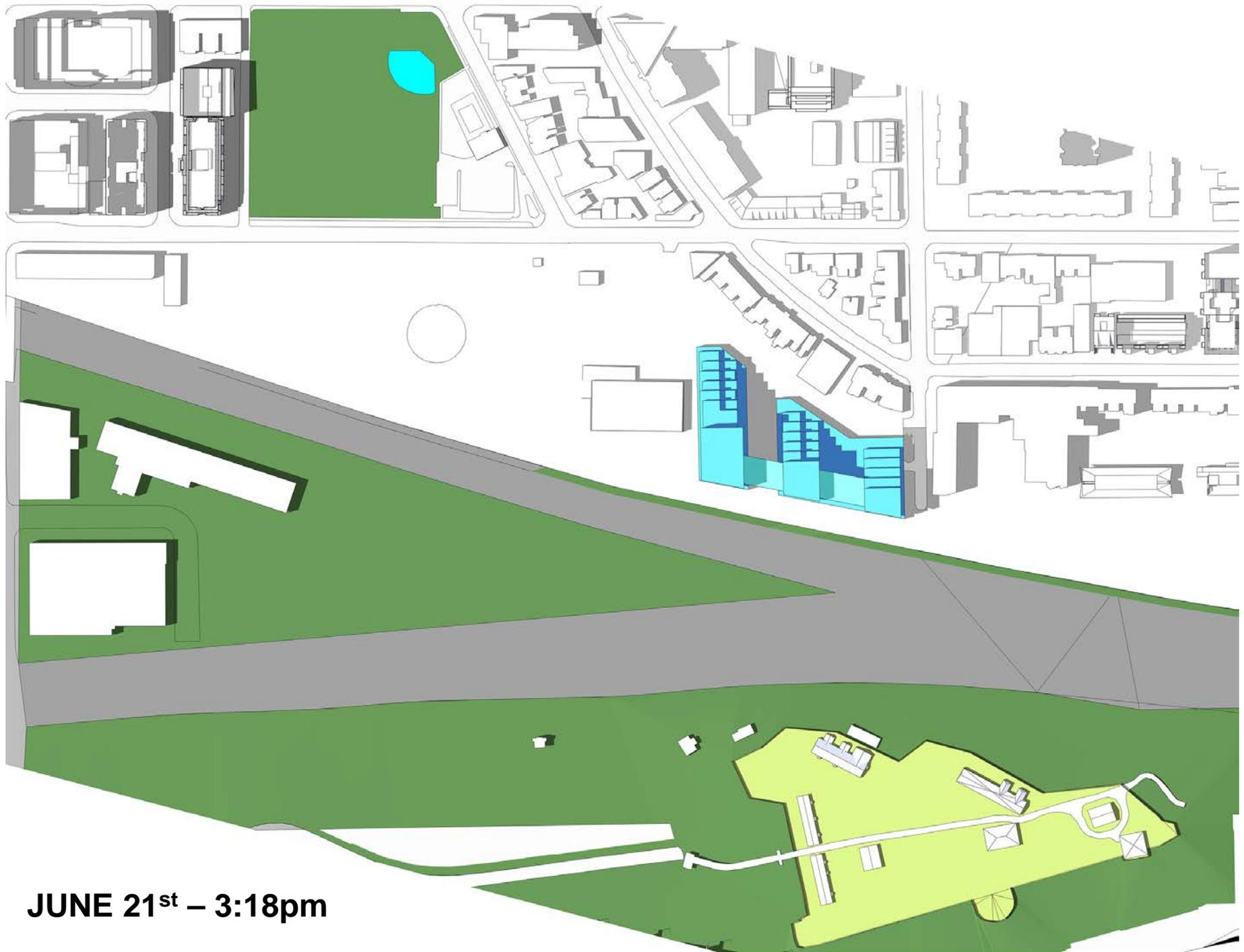
MARCH 21st – 3:18pm



MARCH 21st – 6:18pm



JUNE 21st – 12:18pm



JUNE 21st – 3:18pm



JUNE 21st – 6:18pm