

Appendix C

Land Use Existing Conditions Report



1.0 LAND USE CONTEXT

The Assignment 1 Study Area is composed of a mix of employment, residential and commercial uses. The C.N.E. lands and Ontario Place are also included within this study area. Map 1 identifies the existing land uses and neighbourhood characteristics described below.

Area 1

This portion of the study area, west of Dufferin Street, is largely characterized by low and high density residential uses. Currently, the area is made up lower scale buildings such as detached houses, semi-detached houses, and duplexes, as well as apartment-style units. The Dufferin-King Parkette, TTC loop used by buses and a number of small-scale stores and shops serving the needs of area residents are also located within this portion of the study area. The north-east portion of Area 1 is occupied by several small convenience and service-related shops as well as a fast-food restaurant and a bank



Area 2

This area, often referred to as Liberty Village, is a community that consists of commercial and industrial uses that are largely related to advertising, design and marketing services, and the music and entertainment industry such as Sony BMG Canada Limited. Liberty Village is also composed of a number of retail shops and restaurants that are ancillary to the employment uses, as well a large section of the community is dedicated to Allan Lamport Stadium which functions as a multi-use stadium for local sports events.



Area 3

The section of the study bordered by King Street West to the north, the Canadian National Railway lands to the south, Atlantic Avenue to the west, and Strachan Avenue to the east, is a diverse commercial/residential area. The area along King Street West is made up of many offices and street level retail shops such as the Toronto Business Development Centre, St. Christopher's House, Starbucks Coffee Company and the Hasty Market. Apartment-style residential units are located above these retail uses. Massey Harris Park, located on the site of a former Massey-Harris-Ferguson Ltd. industrial complex, sits adjacent to these uses along King Street West. The area one block south of King Street West and east of Strachan Avenue is composed of a recently constructed residential townhouse complex adjacent to a apartment-style building. The Canadian Pacific Limited and the Canadian National Railway lands abutting the complex. The area along Liberty Street East is currently experiencing growth in residential and commercial development. A number of new residential developments, as well as recently constructed commercial uses such as a large grocery store and other service-related shops currently occupy this area.



Area 4

The C.N.E. grounds and Ontario Place largely make up the fourth area on Map 1. This area is also composed of the Frederick G. Gardiner Expressway, connecting downtown Toronto with its western suburbs and the Canadian National Railway lands which run parallel to the lakeshore.

There are currently no schools, places of worship, or medical facilities in the Assignment 1 study area.

2.0 POPULATION AND EMPLOYMENT DATA

2.1 Existing Population and Employment

Table 1 shows population and employment growth for the Assignment 1 Study Area. Estimated growth in the Study Area is projected to include 8,799 additional jobs and 5,015 additional residents by the year 2031.

TABLE 1: Current and Projected Population and Employment by 1996 Traffic Zone

2001	2006	2011	2021	2031
Population				
14,792	17,452	19,812	22,599	23,591
Employment				
16,925	17,960	18,995	20,360	21,940

Source: City of Toronto, City Planning Division

3.0 PLANNING POLICY CONTEXT

Currently there is a range of planning documents that need to be reviewed to understand the current status of the study area. “In force” planning documents affecting the study area include the City of Toronto Official Plan (2002), the former City of Toronto Zoning By-Law (1986), the Garrison Common North Secondary Plan (2002), and the Central Waterfront Plan Part II (2001). The following provides a brief summary of the planning policy context affecting the existing conditions of the study area.

3.1 City of Toronto Official Plan (2002)

On July 6, 2006 the Ontario Municipal Board partially approved the new Official Plan (Section 37, Housing and, Special Policy Area policies of the Plan, as well as various Site Specific appeals are subject to further adjudication). The Official Plan sets out general growth and development objectives and land use designations, as well as areas that are to be the subject of more detailed study through Secondary Plans.

The City of Toronto Official Plan establishes an urban structure for the city, which is comprised of Avenues, Centres, Employment Districts, Downtown and Central Waterfront, and Green Space System. The Official Plan indicates that future growth in Toronto will be directed to the centres, avenues, employment districts, and the downtown and that these areas will be characterized by the highest concentration of jobs and residents. In addition, the plan intends

these designated areas be characterized by compact mixed-use development, be pedestrian oriented and well served by surface transit and rapid transit stations. The land use designations described below are identified Map 2.

Neighbourhoods

Within the Assignment 1 study area this designation applies to the low-scale residential neighbourhood west of Dufferin Street. Generally, *Neighbourhoods* are characterized in the Official Plan as physically stable areas of the City that are made up of residential uses. These areas consist of detached houses, semi-detached houses, duplexes, triplexes, and townhouses, as well as interspersed walk-up apartments that are four storeys or less. They are also areas that support parks, low-scale institutions, home occupations, and cultural and recreational facilities. Small-scale retail, service and offices, as well as apartment buildings uses are permitted on properties in *Neighbourhoods* that legally contained such uses prior to the approval date of this Official Plan . New small-scale retail, service and office uses may be permitted though an amendment to the Zoning By-Law if they are incidental to and support the existing uses in the area. In addition, any new development in these areas must respect and reinforce the general physical patterns in the neighbourhood.

Apartment Neighbourhoods

Generally, *Apartment Neighbourhoods* consist of apartment buildings, parks, local institutions, cultural and recreational facilities and small-scale retail, service ad office uses that service the needs of area residents. Like *Neighbourhoods*, they are considered stable areas where significant growth is generally not anticipated. This designation applies to the north-western portion of the neighbourhood that is west of Dufferin Street.

Parks and Open Space Areas

According to the Official Plan, *Parks and Open Space Areas* are places that contain many of the City's natural habitat areas, recreation trails, golf courses, and storm water management facilities. Development on these lands is generally prohibited with the exception of recreation and cultural facilities, conservation projects, cemetery facilities, public transit and essential public works and utilities. Any development that does take place within this designation must protect, enhance or restore the natural heritage features in the area, while providing accessible and safe pedestrian conditions. The *Parks and Open Space Areas* designation for the Assignment 1 study area applies to Allan A. Lamport Stadium Park, Massey-Harris Park, Princes' Gate, and Coronation Park. As well as, the Ontario Government Building, Horticultural Building, Queen Elizabeth Building, Better Living Centre, the Sports Hall of Fame, as well as all of the Ontario Place lands and Coronation Park.

Utility Corridors

Utility Corridors mainly consist of rail and hydro rights-of-way that provide for the movement of people and goods, and the transmission of communication and energy. They also serve as

important locations for sport fields, recreation trails, transit facilities, and park areas. There are a number of *Utility Corridors* in the Assignment 1 study area, for example the Canadian Pacific Limited and Canadian National Railway lands south of King Street West and the Canadian National Railway lands that run along the Frederick G. Gardiner Expressway.

Mixed Use Areas

Mixed Use Areas are combined of an array of residential uses, offices, retail, and services, institutions, entertainment, recreation and cultural activities, and parks and open spaces. The portion of the study area along King Street West and bordered by Strachan Avenue to East Liberty Street, as well as the south-west corner of King Street West and Dufferin Street are designated as a *Mixed Use Area*. These areas are intended to absorb most of the anticipated increase in retail, office, and service employment in Toronto in the future. In addition, the Plan places an emphasis on the development of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community.

Employment Areas

Employment Areas are places of business and economic activity. On Map 2, this designation is represented by Liberty Village. The Plan states that uses that support this designation consist of offices, manufacturing, warehousing, distribution, research and development facilities, utilities, median facilities, parks, hotels, retail outlets ancillary to the preceding uses, and restaurants and small scale stores and services that serve area businesses and workers. Places of worship, recreation and entertainment facilities, business and trade schools and branches of community colleges or universities are permitted in *Employment Areas* if they locate on major streets identified by the Official Plan. Large scale retail stores are not permitted within this designation in the *Central Waterfront* area.

Regeneration Areas

The Official Plan defines *Regeneration Areas* as areas that are no longer in productive urban use due to changes in the global economy. Generally, this designation applies to areas with significant vacant lands and/or buildings in need of revitalization as a means of fostering growth and physical change and a mixture of commercial, residential, live/work, institutional and light industrial uses that help attract investment and new development are permitted. Within the Assignment 1 study area the *Regeneration Areas* designation applies to specific C.N.E. buildings: the Medieval Times Building, Press Building, Fire Hall, Food Products Building, Horse Palace, Coliseum (Ricoh), Stanley Barracks and the National Trade Centre.

3.2 Garrison Common North Secondary Plan (2002)

The Garrison Common North Secondary Plan was originally the Garrison Common North Part II Plan that was part of the City of Toronto's Official Plan, and was brought forward into the new Official Plan as a secondary plan. The Plan identifies Liberty Village as an area where existing

economic sectors will be reinforced, new economic activities will be encouraged and as an environment that is conducive to future economic growth. While live/work units are permitted in Liberty Village, the Plan states that “No residential use other than live/work units will be permitted”. The lands to the east of Liberty Village, known as the Inglis Lands and the Hanna Avenue Technology District are also referred to in this plan.

3.3 Central Waterfront Secondary Plan (2003)

This secondary plan was developed with the intent of guiding development in the Central Waterfront area so that city building is encouraged at a compact scale that is accessible and appropriate to the surrounding context. New development in the Central Waterfront Area is intended to be located and massed to protect view corridors, frame and support the adjacent public realm and discourage privatization of public spaces. This plan also encourages the development of a built form that will be transit-oriented through staged implementation schedules and financial plans for the construction and operation of transit facilities.

Central Waterfront Secondary Plan includes plans to weave Ontario Place into the waterfront park system with better access for the public to enjoy its facilities and paid attractions. A new trail system is proposed, with connections to the north, east and west, that are intended to bring pedestrians and cyclists to the area around Ontario Place.

4.0 Former City of Toronto Zoning By-law 438-86

The regulation of development within the study area, through zoning by-laws, reflects the implementation of the intent of the Official Plan and the Central Waterfront Secondary Plan. The zoning techniques employed are the main factors influencing the urban form and development pattern within the study area. Map 3 shows the Zoning By-Law boundaries for the study area and the following discussion provides further detail on the characteristics of the zoning codes identified on the map.

Area 1

Under the City of Toronto Zoning By-Law, this area is zoned as a residential district (R2 Z1.0 and R3 Z2.0). Both designations permit an array of residential and non-residential uses. Under the R2 Z1.0 designation, a maximum height of 10 metres can be achieved with 1 times density. The R3 Z2.0 designation allows a maximum height of 23 metres and the permitted density is 2 times the site area.

The north-east portion of Area 1 is designated as a Mixed Use District (CR T2.5 C0.5 R2.0) and permits an extensive array of residential and non-residential uses. The density permitted for the site is a total of 2.5 times the site area, 0.5 times is permitted for commercial uses and 2.0 times is permitted for residential uses.

Area 2

This area zoned as an Industrial (IC D3 N1.5) and Park District (G). The IC D3 N1.5 designation permits uses that support employment functions such as offices, manufacturing, warehousing, distribution, research, and development facilities, utilities, media facilities, parks, hotels, retail outlets ancillary to the preceding uses, and restaurants and small scale stores/services that serve area businesses and workers, plus additional uses such as parks, places of amusement and assembly. The height allowance for this area is 28 metres and the maximum non-residential floor area is 3 times the lot area with the exception of the uses identified in the Zoning By-Law under Section 9(3).3

Allan A. Lamport Stadium Park is designated as G, which is a parks designation. Under this designation a range of non-residential uses related to recreational uses are permitted and a maximum height of 28.0 metres is allowed. Another park district is located by Strachan Avenue and the height allowance for this district is 18.0 metres.

Area 3

Under the Zoning By-Law, an array of residential uses, offices, retail and services, and recreation uses are permitted for the CR designation. Under the CR T4.1 C4.1 R4.1 designation the height allowance is 18.0 metres and the maximum site density is 4.1 times the area of the lot for both residential and commercial uses. For CR T3.0 C3.0 R3.0 the height restriction is 25.0 metres and the total density is 3.0 for both residential and commercial uses. Under the CR T4.5 C4.5 R4.5 the maximum height allowance is 25.0 metres except of a small portion which is 29.0 metres. The total density allowance for this district is 4.5 times the lot area.

Massey Harris Park is designated as a Park District. Under this designation a range of non-residential uses related to recreational uses are permitted and a maximum height of 18.0 metres is allowed.

For the I3 D3 portion, the Zoning By-Law permits uses that support employment functions such as offices, manufacturing, warehousing, distribution, research, and development facilities, utilities, media facilities, parks, hotels, retail outlets ancillary to the preceding uses, and restaurants and small scale stores/services that serve area businesses and workers. The Zoning By-law does not permit retail and service shop uses, however, artist live/work studios are permitted in the IC zoning. This designation allows a total of 3 times density of which 1.5 times the area of the lot can be commercial uses. The full 3 times coverage can be used for industrial uses. The permitted height is 28 metres.

Area 4

The C.N.E. grounds and Ontario Place are zoned as Park Districts (G, Gm, Gh). Development on these lands is generally prohibited with the exception of recreation and cultural facilities, conservation projects, cemetery facilities, public transit and essential public works and utilities.

For the I3 D3 portion, as mentioned above, the Zoning By-Law permits uses that support employment functions such as offices, manufacturing, warehousing, distribution, research, and development facilities, utilities, media facilities, parks, hotels, retail outlets ancillary to the preceding uses, and restaurants and small scale stores/services that serve area businesses and workers. The maximum non-residential floor area for this designation is 3 times the lot area however, the height restriction is not specified.

5.0 Development Applications

Table 2 lists the proposed and/or approved developments within the Assignment 1 Study Area as shown on Map 5.

TABLE 2: Units Proposed, Approved or Under Construction

# on Map	Street Name	Apartments (units)
1	15 Temple Avenue	12
2	915 King Street West	46
3	1029 King Street West	258
	TOTAL	316

Source: City of Toronto, City Planning Division

Sources:

Data Type	Source	Study Area Type
Land Use	City of Toronto Official Plan City of Toronto Zoning By-Law 438-86 v.1&2	
Population Data	City of Toronto, City Planning Division	1996 Traffic Zones
Employment Data	City of Toronto, City Planning Division	1996 Traffic Zones