

Authority: Toronto Community Council Report No. 13, Clause No. 7,
adopted as amended, by City of Toronto Council on August 1, 2, 3 and 4, 2000
Enacted by Council: August 3, 2000

CITY OF TORONTO

BY-LAW No. 565-2000

**To adopt an amendment to the Part II Plan for Garrison Common North,
to permit a mixed use development on the former Inglis manufacturing lands, and to
provide for the revitalization of lands known as the Hanna Avenue Technology District.**

WHEREAS the Council of the City of Toronto has had application made to it for a proposed Official Plan Amendment respecting the former Inglis Manufacturing lands and the Hanna Avenue Technology District and a Zoning Amendment respecting the former Inglis Manufacturing Lands; and

WHEREAS the Council of the City of Toronto conducted a public meeting under Sections 17 and 34 of the Planning Act, R.S.O., c. P13 regarding the proposed Official Plan and Zoning By-law Amendment;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The text and map annexed hereto as Schedule "A" are hereby adopted as an amendment to the Official Plan for the former City of Toronto.
2. This is Official Plan Amendment No. 165.

ENACTED AND PASSED this 3rd day of August, A.D. 2000.

CASE OOTES,
Deputy Mayor

NOVINA WONG,
City Clerk

(Corporate Seal)

SCHEDULE “A”

1. Section 19.10 of the Official Plan for the former City of Toronto, known as the *Garrison Common North Part II Official Plan*, is amended by:
 - (1) amending section 1.3 by:
 - (i) adding after the expression *Medium Density Mixed Industrial-Residential Area “B”*, the expression *“Mixed Industrial-Residential Area “C”*”;
 - (ii) adding after the expression *Mixed Industrial-Residential Area “B”*, the expression *“Mixed Industrial-Commercial Area “A”*”;
 - (iii) adding after the word “Amendment” appearing in the last line of Section 1.3, the following phrase:

“and the boundaries of the Inglis Lands and the Hanna Avenue Technology District are shown on Map A”;
 - (2) amending section 2.1 by:
 - (i) deleting the word “and” at the end of paragraph (e);
 - (ii) replacing the period at the end of paragraph (f) with a semi-colon and the word “and”; and
 - (iii) inserting a new paragraph “g” as follows:

“(g) monitoring and where appropriate, providing for the necessary public infrastructure to ensure that the needs of the neighbourhood and the community are provided for.”;
 - (3) deleting section 2.19, and replacing it with the following:

“2.19 It is the policy of Council to protect for the future extension of Front Street West, in an alignment which promotes the use of a minimum amount of land while achieving sound transportation planning. Council will not pass any by-laws for land use changes which preclude such an extension.

*Accordingly, any by-laws passed by Council or Agreements entered into, for properties within either the *Inglis Lands* or the *Hanna Avenue Technology District*, or any extensions to those lands, will reflect the lands required for the road extension, as defined by Council.”*;

- (4) amending section 2.23 by adding after the expression ‘*Exhibition District*’ the following:
- “or to the northwest corner of the *Inglis Lands*”;
- (5) amending section 2.24 by deleting the portion of the paragraph after the word “lots” and inserting the following:
- “within *Garrison Common North*. Council shall encourage parking to be provided within a building or be screened from view by other uses.”;
- (6) inserting a new section 2.25 as follows:
- “2.25 It is the policy of Council not to provide for the relocation of the northwest CN/CP rail corridor between the King Street West overpass and Strachan Avenue. Council shall undertake the necessary steps, including studies and an Environmental Assessment, to determine both the need and alternatives for, achieving grade separation of the level railway crossing on Strachan Avenue.”;
- (7) inserting a new section 3.14(a), as follows:
- “Mixed Industrial-Residential Area “C”
- 3.14(a) In *Mixed Industrial-Residential Area “C”*, Council may pass by-laws to permit:
- (i) buildings containing *industrial, residential, office and or community service and facilities* uses, which are compatible with adjacent and neighbouring uses; and
 - (ii) *street related retail and service uses*, provided:
 - A. they are located in a building in combination with an *industrial, residential, and/or office use*; and
 - B. the total *non-residential gross floor area* used for these purposes shall not exceed ten percent of the floor area above *grade* of the building or portion of a building above *grade* in which they are located.”;

- (8) inserting a new section 3.24, as follows:

“Mixed Industrial-Commercial Area “A”

3.24 In *Mixed Industrial-Commercial Area “A”* within the *Inglis Lands*, Council may pass by-laws to permit buildings containing *commercial, industrial* or *institutional* uses, which are compatible with neighbouring uses, provided:

- (i) such by-laws set appropriate limitations on the *commercial* component of any building, to ensure that the type of use, floor area, built form, and function of any building, is consistent with Council's policy objectives to reduce vehicular parking and enhance pedestrian amenities; and
- (ii) retailing activity shall be in the form of *street related retail and service uses*, where the buildings containing such uses front onto and have principal entrance doors on *streets* or private roadways, and reflect the character of typical main streets within the former City of Toronto.”;

- (9) adding the following as section 4.5:

“4.5 Council may pass by-laws respecting the *Inglis Lands* and the *Hanna Avenue Technology District* to permit uses in conformity with the designations shown on Map A, provided the following requirements are complied with:

Floor Area

- 4.5.1 Council may pass by-laws to permit flexibility in the allocation of the permitted floor area within the *Inglis Lands*, and within the *Hanna Avenue Technology District*, but not between these areas;
- 4.5.2 Within the *Hanna Avenue Technology District*, Council may pass by-laws to permit buildings containing *institutional* or commercial uses, alone or in combination with any other permitted uses, up to a maximum *non-residential gross floor area* of 3.0 times the *lot* area, where for the purposes of this clause only, the expression *lot* shall mean the lands within the *Hanna Avenue Technology District*.

Commerce

- 4.5.3 It is the policy of Council to ensure that the retail needs of the Garrison Common North area are met with respect to retail amenities. Accordingly, despite section 2.8 of this Part II Plan, Council may pass by-laws to permit a grocery store within the

Inglis Lands, not exceeding 5 000 square metres in size, provided *street related retail and service uses* are also constructed in conjunction with the grocery store.

- 4.5.4 It is the policy of Council that any application for site plan approval within the *Inglis Lands*, that includes a *retail store*, shall be massed, and designed with principal pedestrian entrances opening onto *streets* or private roadways so as to reflect the policies of this Plan and the character of typical main streets in the former City of Toronto.
- 4.5.5 It is the policy of Council that no retail uses shall be permitted within the *Hanna Avenue Technology District*, except for those uses permitted in an industrial district and those uses that may be considered *accessory* to an *industrial* or commercial use.
- 4.5.6 It is the policy of Council that the *Inglis Lands* shall not become a centre for retail activity. Retail uses currently permitted shall continue to be encouraged in a form meeting the objectives of this Plan. Council may pass by-laws which limit the size and nature of retailing activity, including prohibitions on drive through uses or take-out establishments.

Housing

- 4.5.7 It is the policy of Council to provide for *low-end-of-market housing*. The owner will be required to provide 30 percent of the *dwelling units* as *low-end-of-market housing*. To ensure timely delivery of such units, this requirement shall be applied to each *block* containing *residential* uses, and be secured through an Agreement pursuant to Section 37 of the Planning Act.

Industry

- 4.5.8 In addition to the existing policies pertaining to *industrial* uses in both this Plan and the Part I Official Plan, it shall be the policy of Council, within both the *Inglis Lands* and *Hanna Avenue Technology District*, to promote new style *industrial* uses. Such uses shall reflect the application of communication, manufacturing and information technology to *industrial* uses. Council may pass by-laws which provide for flexibility in adapting to the evolving employment technologies.

- 4.5.9 To promote the *Hanna Avenue Technology District* and the lands designated as *Mixed Industrial-Commercial Area A*, as a centre for technological innovation and excellence, it is the policy of Council to prohibit *residential* uses within these areas including live /work units, excluding that portion of the Hanna Avenue Technology District located west of the *block 12* Central Park.

Heritage

- 4.5.10 It is the policy of Council to secure by Agreement under Section 37 of the *Planning Act* and a heritage easement agreement both an appropriate adaptive reuse of the heritage building known as the Central Prison Chapel, and the restoration of the Chapel Building in stages.

Parks

- 4.5.11 It is the policy of Council to require the conveyance of lands for park purposes in accordance with the policies of this Plan. *Block 12* shall be conveyed in its entirety, including the lands on which the Central Prison Chapel Building is located.

The conveyance of *block 12* shall occur at the earlier of:

- A. the date of issuance of the first above grade building permit for *block 3*; or
- B. the date which is five years after the date of issuance of the first above grade residential building permit anywhere within the *Inglis Lands*.

Community Services & Facilities

- 4.5.12 It is the policy of Council to undertake a community services and facilities needs assessment for the *Inglis Lands* and the *Hanna Avenue Technology District*, in order to assess the potential demand for these services and facilities, based upon the uses constructed and proposed. This study shall be undertaken when a site plan application is filed for a building containing the 751st *dwelling unit* within the *Inglis Lands*.

- 4.5.13 It is the policy of Council to require the owner of the *Inglis Lands*, to convey the Central Prison Chapel Building and the lands on which it is situated, to the City, in accordance with the requirements set out in section 4.5.12. Until such conveyance occurs, the owner of the lands may continue to use the Chapel Building, subject to implementing agreements.

Where the community services and facilities needs assessment indicates that the Chapel Building is not appropriate for programming needs, Council may at its discretion, receive 620 square metres of floor space in the building to be erected on the west edge of the *block* 12 Central Park for programming purposes.

Where Council so decides, the Chapel Building, but not the lands, shall revert by way of leasehold interest to the previous owner, to be used for purposes as set out in the implementing agreements. In no case shall the lands or building be reconveyed.

In the event that the City, within a period of 10 years from the date of passing of this section, after establishing a community and services facility use in the Chapel Building ceases to operate such a use therein for a period greater than two years, the Chapel Building, excluding the land on which the building is situated, shall revert by way of leasehold interest to the previous owner.

Agreement

4.5.14 An agreement with the City pursuant to Section 37 of the *Planning Act* shall be entered into by the owner of the Inglis Lands to provide for:

- (i) *low-end-of market housing*;
- (ii) a public art program;
- (iii) a process for consideration of a Toronto District Heating Corporation proposal;
- (iv) a phased restoration and conveyance to the City of the Central Prison Chapel Building;
- (v) a needs assessment and delivery to the City of finished *community services facilities* space in one of two alternate locations.

Definitions

For the purposes of this Section, the following expressions shall have the following meaning:

“*block*” means those blocks identified as such in the implementing Zoning By-law for the *Inglis Lands*;

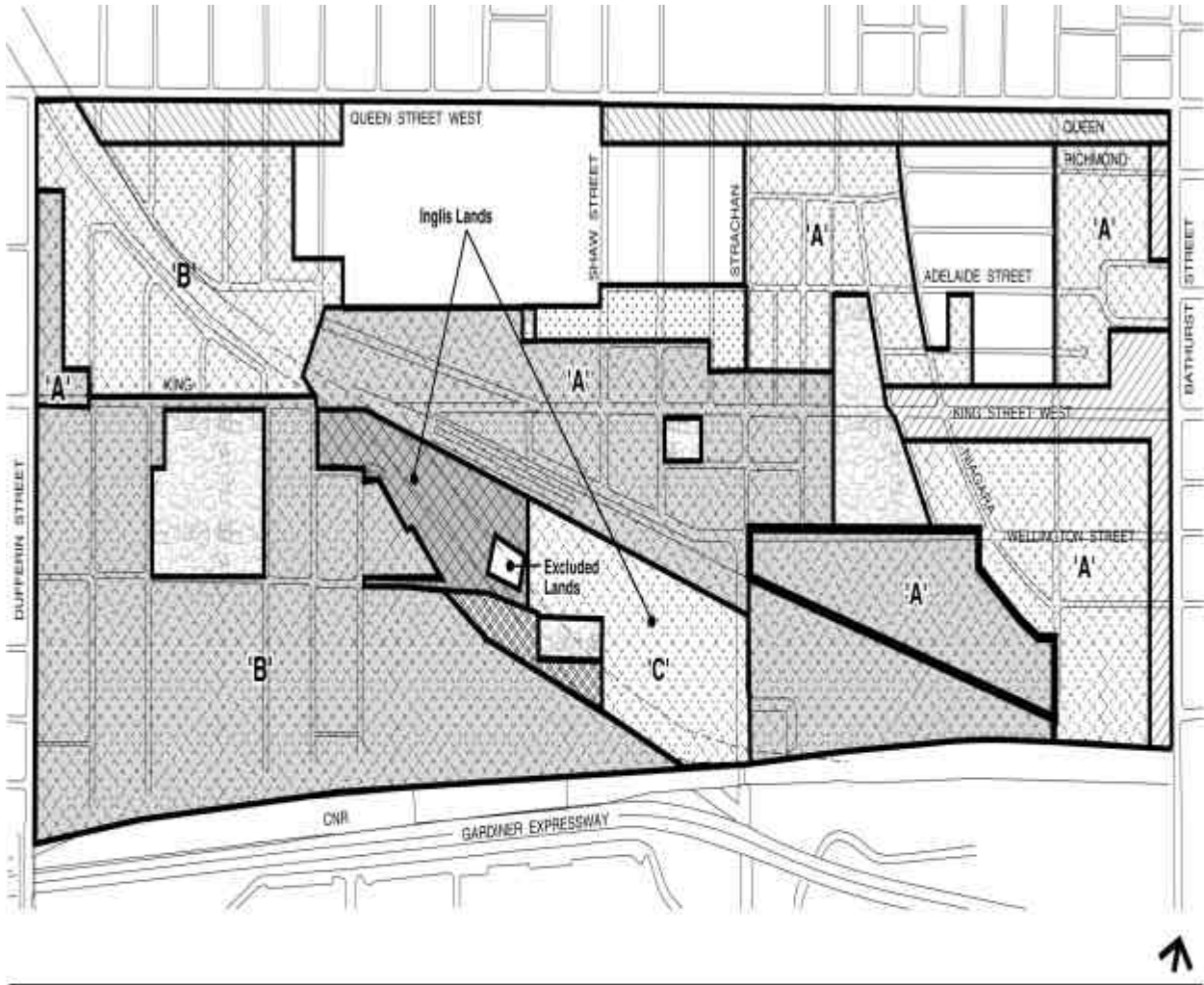
“*Hanna Avenue Technology District*” and the “*Inglis Lands*” are defined as those areas within the solid dark lines as shown on the replacement Map A, attached hereto;

“*industrial*” shall mean, in addition to the existing definition set out in the Part I Official Plan, any business activity involved in: the manufacture, repair, or processing and sale of computer related products and or information to other businesses or the public, including those businesses involved in internet technology, but does not include retailing other than as an *accessory* use on the premises; activities related to the motion picture, film or recording industries;

“*low-end-of-market housing*” shall have the same meaning as the expression in the Part I Official Plan, except that the following size criteria shall apply in the determination of whether the particular type of unit is *low-end-of-market housing*:

Column A Dwelling Unit Type	Column B Maximum Size Limit (square metres)
Bachelor <i>dwelling unit</i>	46.5
one bedroom <i>dwelling unit</i>	60.4
Two bedroom <i>dwelling unit</i>	79.0
Three bedroom <i>dwelling unit</i>	93.0

- (10) Map A of Section 19.10 of the aforesaid Official Plan entitled “Garrison Common North Part II Plan”, is amended by identifying thereon the Inglis Lands and the Hanna Avenue Technology District and by redesignating the Inglis Lands from General Use Area “A” to “Mixed Industrial-Residential Area “C” and “Mixed Industrial-Commercial Area “A””; and by redesignating to the “Hanna Avenue Technology District lands formerly designated as “General Use Area “B”, all as shown on replacement Map A attached hereto.



19.10 Garrison Common North Part II Plan



**Proposed Official
Plan Amendment
(No. 165)**

A
map

Urban Development Services Sept. 1998
Revised July 2000