

Authority: Toronto South Community Council Report No. 5, Clause No. 7,
as adopted by City of Toronto Council on June 22, 23 and 24, 2004
Enacted by Council: June 24, 2004

CITY OF TORONTO

BY-LAW No. 540-2004

To adopt a Community Improvement Plan for the Garrison Common North Community Improvement Project Area.

WHEREAS the Council of the City of Toronto has by By-law No. 250-2002 passed on April 18, 2002, designated certain lands as a Community Improvement Project Area; and

WHEREAS the Council of the City of Toronto has by By-law No. 27-2004 passed on January 29, 2004, amended By-law 250-2002 by deleting Map 1 and replacing it with Map 1 attached to By-law No. 27-2004, adding the lands known as 1001 Queen Street to the Garrison Common North Community Improvement Project Area; and

WHEREAS the Council of the City of Toronto has by By-law No. 539-2004 passed on June 24, 2004, amended By-law No. 250-2002 by deleting Map 1 as amended by By-law No. 27-2004 and replacing it with Map 1 attached to By-law No. 539-2004, adding the lands on the north side of Queen Street West between Shaw street and Dovercourt Road to the Garrison Common North Community Improvement Project Area; and

WHEREAS the lands now designated as the Garrison Common North Community Improvement Project Area are shown on Map 1 of Schedule "A".

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

1. The Garrison Common North Community Improvement Plan attached hereto as Schedule "A" is hereby adopted.

ENACTED AND PASSED this 24th day of June, A.D. 2004.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE “A”

Garrison Common North Community Improvement Plan

1. Background

The Garrison Common North Area, shown on Map 1, is experiencing rapid redevelopment and growth, including residential and commercial/industrial uses throughout the area.

The Garrison Common North Area is composed of three areas of distinct identity, shown on Map 2. These three areas are undergoing different types of redevelopment and are largely disconnected from each other at this time.

Area A has highly connected streets and a fine-grained mix of industrial, commercial and residential uses. It is centered on Stanley Park and extends roughly from Bathurst Street in the east to Shaw Street in the west, Queen Street West in the north and the Canadian National (Weston Subdivision) railway corridor in the south, and also includes the Sudbury Street neighbourhood and the north side of Queen Street West between Shaw Street and Dovercourt Road. Redevelopment in this area will be largely incremental in nature, as scattered sites redevelop individually.

Area B is comprised of the institutional lands of the Centre for Addiction and Mental Health (CAMH) at 1001 Queen Street West. At its meeting of September 24, 2003, City Council approved an Official Plan Amendment and a rezoning of the site to allow for the consolidation of CAMH's operations and the creation of a new mixed use neighbourhood consisting of new streets, blocks and public parks. The site will be redeveloped in phases.

Area C is comprised of the large vacant and redeveloping industrial lands between the two Canadian National Railway corridors (CN Weston Subdivision and CN Oakville Subdivision). Redevelopment in this area is also multi-phased, as the former Inglis Lands are subdivided and re-zoned to accommodate a mix of employment, residential and commercial uses.

The area as a whole is experiencing rapid redevelopment and growth, particularly the conversion of underutilized industrial and institutional lands to more intense light industrial and residential uses. Redevelopment of this area will require re-investment in public amenities and community services and facilities by both the private and public sectors. Section 37 and Section 45 of the *Planning Act* provide opportunities to direct and encourage this re-investment. When City Council considers Zoning By-law and Official Plan Amendments, Council may authorize increases in the height and density of development in return for the provision of certain amenities, facilities and services under Section 37 of the *Planning Act*. When the Committee of Adjustment considers minor variances, the Committee may approve variances subject to conditions under Section 45 of the *Planning Act*. The *Planning Act* provides the City with opportunities to improve local amenities, facilities and services to address local priorities in an incremental but co-ordinated way.

1.1 Designation of a Community Improvement Project Area

On October 2, 3 and 4, 2001, City Council adopted By-law No. 250-2002 designating the Garrison Common North Community Improvement Project Area.

On September 22, 23, 24 and 25, 2002, City Council adopted By-law No. 27-2004 amending the Garrison Common North Community Improvement Project Area (GCNCIPA) to include the lands at 1001 Queen Street West. The GCNCIPA stretches from Bathurst Street in the east to Dovercourt Road in the west and from Queen Street in the north to the Canadian National Railway corridor south of East Liberty Street in the south. The exact boundaries of the resulting GCNCIPA are shown on Map 1.

1.2 Authority provided by Section 28 of the *Planning Act*

Section 28 of the *Planning Act* allows municipalities with provisions in their Official Plan relating to community improvement to designate by by-law a Community Improvement Area. Once Council passes a by-law designating an area as a Community Improvement Area, the *Planning Act* authorizes Council to provide for the preparation of a plan suitable for adoption as a Community Improvement Plan for the Project Area.

Among other things, the *Planning Act* authorizes the City to provide public, recreational, institutional, charitable or other uses, buildings, works, improvements or facilities as may be necessary.

Where a Community Improvement Plan does not include provisions for loans, grants, land transactions and other measures as noted in Section 28 (4.2) of the *Planning Act*, approval of the Plan by the Ministry of Municipal Affairs and Housing has been delegated to the City of Toronto.

1.3 Official Plan Policies for Community Improvement

Section 15 of the Official Plan of the former City of Toronto contains general provisions for community improvement throughout the former City of Toronto, coupled with specific community improvement policies.

Sections 15.3, 15.4 and 15.5 identify measures that Council may use to achieve community improvement objectives including, but not limited to, the following:

- co-ordinating its land use planning and economic development activities with the implementation of improvement programs in all areas of the City;
- co-ordinating efforts to improve the City's physical and social infrastructures with ongoing efforts to optimize the use and comprehensive maintenance of existing services and facilities;
- undertaking activities and programs in concert with other public and private sector and voluntary initiatives that would complement or supplement its own actions;
- undertaking capital improvements on an area basis, which encourage the fullest use of existing facilities and services; and

- considering areas and projects based on the need for an improved appearance or increased public amenities in the area and the opportunity to co-ordinate with other programs.

These objectives will allow the City to:

- strengthen residential character and social cohesiveness of neighbourhoods by promoting improvements to the distribution and quality of public amenities and open spaces, social-recreational facilities and neighbourhood support services; and
- address the need and demand for a greater availability, diversity or suitability of municipal infrastructure services and utilities, social-recreational facilities and programs and public open spaces.

Sections 15.20 and 15.21 outline Council's specific objectives for the Garrison Common Area Community Improvement Plan. Council's objective, in the Garrison Common Area, is to work cooperatively with other levels of government and the private sector to ensure co-ordinated public and private investment in the area to:

- better integrate the area into the urban fabric;
- improve its environmental conditions and transportation services;
- promote the realization of the objectives of the Official Plan, particularly with respect to housing, economic development, cultural and heritage resources, parks and open space and community facilities.

Section 16.21 of the Official Plan of the former City of Toronto contains general policies respecting the use of Section 37 of the *Planning Act*. When passing by-laws that include increases in the height and/or density of development respecting a site-specific development proposal, Council may enter into legal agreements under Section 37. Council may authorize increases in height and/or density in exchange for, among other things, social housing, non-profit community, cultural and institutional facilities, heritage preservation of designated properties and/or public parks.

Section 7 of the Official Plan of the former City of Toronto contains policies to encourage the timely provision of an appropriate range of community services and facilities to meet the needs of present and future residents and workers on a local basis.

The Garrison Common North Part II Plan for the former City of Toronto states that adequate community services and facilities should be provided in a timely manner.

Chapter Five of the new Official Plan for the City of Toronto contains similar policies for community improvement. At its meeting of November 26, 2002, City Council adopted the new Official Plan for the City of Toronto. The Minister of Municipal Affairs and Housing approved the new plan, in part, with modifications.

The Official Plan is now before the Ontario Municipal Board. The first pre-hearing on the new Official Plan was held on April 19 and 20, 2004. The next pre-hearing has been scheduled for September 14, 2004.

2. Goal of the Plan

The goal of the Community Improvement Plan is to ensure co-ordinated public and/or private re-investment in the Garrison Common North Community Improvement Area by directing Section 37 funds to priority projects to improve the local area for current and future residents and workers.

2.1 Objectives of the Plan

The objectives of the Community Improvement Plan are to:

- better integrate the area into the urban fabric;
- improve and expand the quality, size and appearance of the public realm; and,
- provide adequate community services and facilities to address increased needs for services and facilities related to redevelopment in the area.

3. Priority Community Services and Facilities

The following list outlines a number of priority projects in the area. Funds should be directed to these priority community improvement projects. Proposals for the use of Section 37 and Section 45 funds, other than for the priority projects listed below, may also be considered.

Multi-use Facilities

- Additional indoor multi-use facilities to accommodate small and medium-sized groups
- Full-service library

Streets and Streetscapes

- Streetscape improvements on arterial and collector streets in the form of tree planting and street furniture and, where required, improvements to sidewalks
- Improved lighting for the pedestrian environment, in particular adjacent to parks, along arterial and collector roads and under bridges and overpasses
- Additional bike lanes where specified by the Toronto Bike Plan
- Initiatives to reintegrate Areas B and C (shown on Map 2) with the fabric of the surrounding community

Parks

- Improvements to existing parks
- Expansion to connect the north-south Garrison Creek park system and to better integrate the neighbourhoods within the area
- Extension of off-road pedestrian and bicycle trail systems

Heritage

- Identification plaques on historic buildings/structures
- Refurbishment of the Trinity- Bellwoods Gates

Child and Youth Services

- Additional daycare facilities
- Additional before and after school programs for school-aged children

Affordable Housing

- Additional affordable housing dwelling units

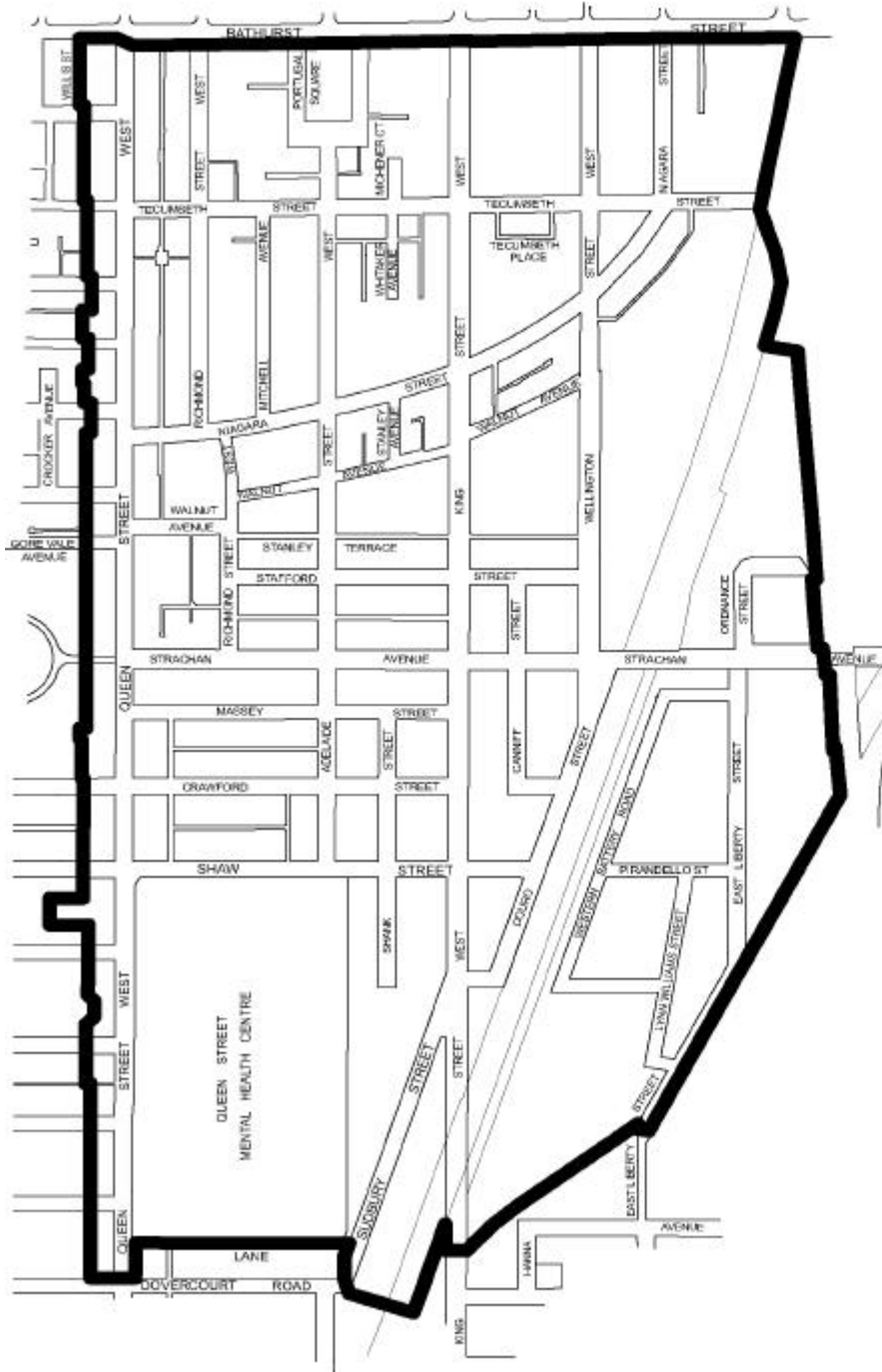
4. Program administration and implementation

Allocation of funds under Section 37 of the *Planning Act* relating to Zoning By-law Amendments and conditions under Section 45(9) of the *Planning Act* relating to Minor Variances will be determined through negotiations between the applicant and Urban Development Services staff and approved by either City Council or the Committee of Adjustment, with regard to the provisions of this Plan. Where appropriate, agreements will be registered on title.

5. Future considerations

It is anticipated that more detailed priorities will be outlined in future amendments to this Community Improvement Plan through additional consultation with members of the community, City departments and the local councillor.

This plan does not entitle the City to use powers under sections 28(6) or (7) of the *Planning Act*, such as grants, loans and the sale or lease of lands. Should there be a desire for use of such powers in the future, this plan must be amended and approved by the Ministry of Municipal Affairs and Housing.

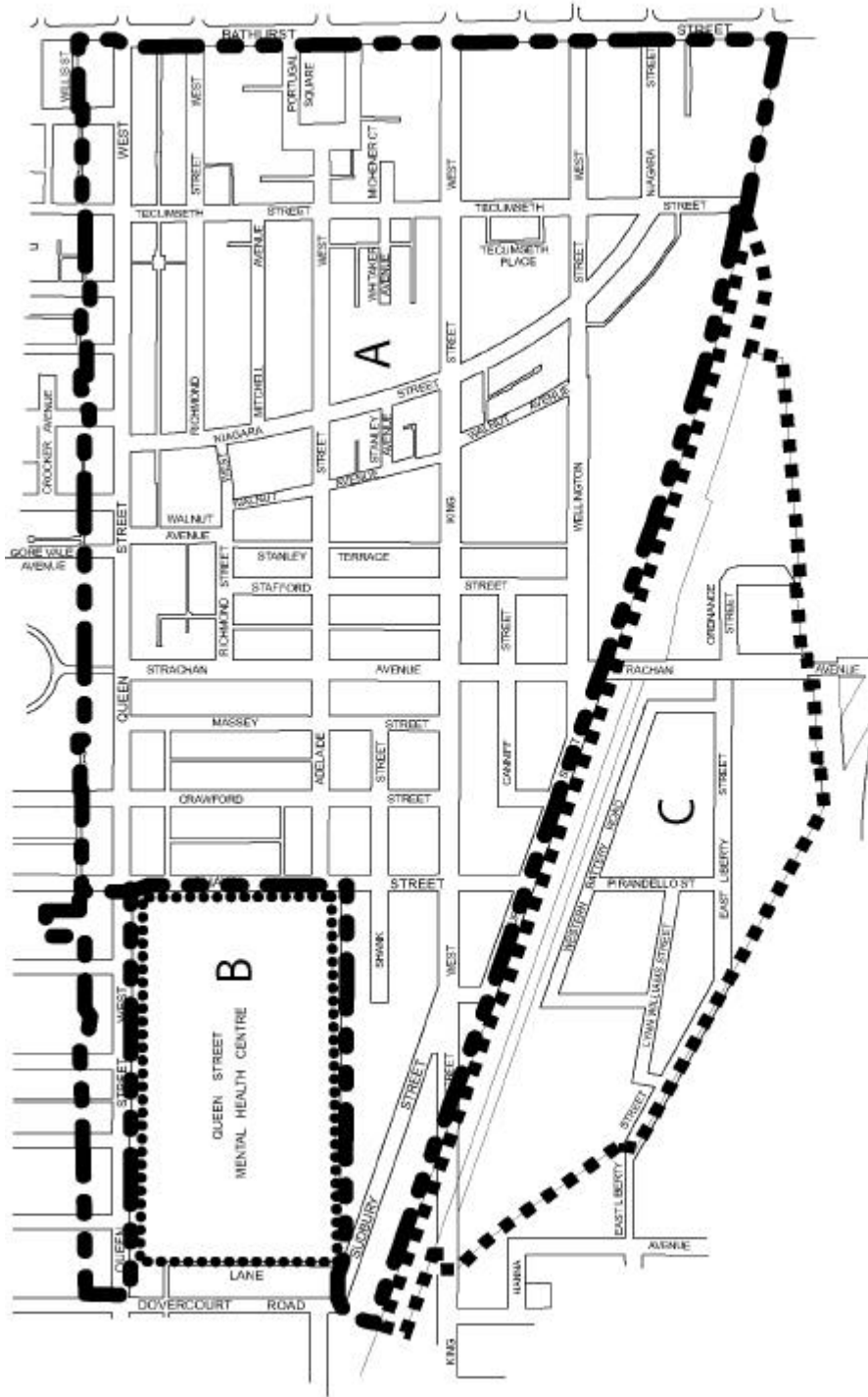


Map 1

Garrison Common North - Community Improvement Project Area

Not to Scale
05/13/04

File# WPS701004



Map 2

Garrison Common North - Community Improvement Project Area

Not to Scale
05/30/04

File# WPS701004