

Consolidated Clause in Toronto and East York Community Council Report 7, which was considered by City Council on September 25, 26 and 27, 2006.

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### **Liberty Village Area Study - Live/Work Uses (Ward 14 - Parkdale-High Park)**

*City Council on September 25, 26 and 27, 2006, adopted this Clause without amendment.*

*Council also considered additional material, which is noted at the end of this Clause.*

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**The Toronto and East York Community Council recommends that City Council receive the report (August 3, 2006) from the Director, Community Planning, Toronto and East York District:**

Purpose:

This report is for information purposes in response to a direction from Council to report on an inventory of live/work uses in Liberty Village and review the possibility of introducing a definition of work/live uses to capture the uses that are in place in the Liberty Village Study Area.

Financial Implications and Impact Statement:

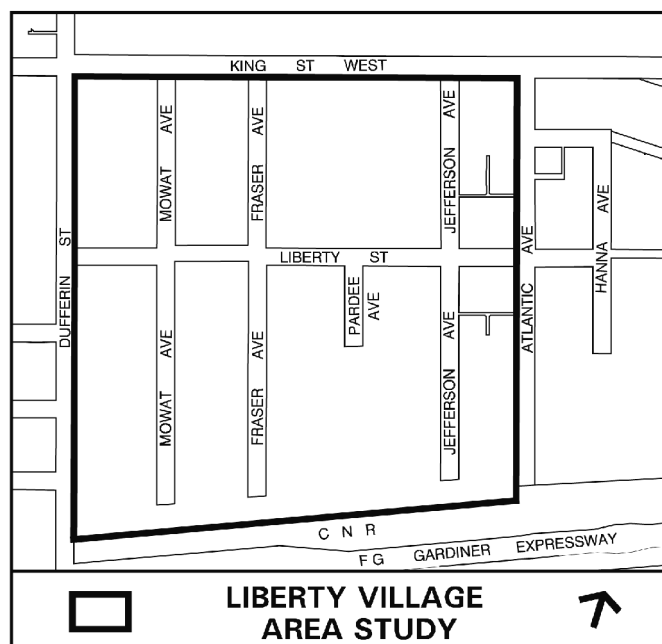
There are no financial implications resulting from the adoption of this report.

Recommendation:

It is recommended that Council receive this report for information.

Background:

The City has been undergoing a Liberty Village Area Study since July 2005 to guide future planning for the area. Among numerous requirements, the study was to “provide for future development in the area” and to “review the mix of land uses in the area”.



On July 11, 2006 Toronto and East York Community Council received a report dated May 30, 2006 from the Director, Community Planning, Toronto and East York District. Among the recommendations, planning staff recommended that the Liberty Village Area be protected for Employment Uses and that the live/work permissions be deleted from the Garrison Common North Secondary Plan. Liberty Village is designated as "Employment Districts" on the Urban Structure Map 2 in the City of Toronto Official Plan. Live/work uses are not permitted under the IC D3 zoning designation.

Residents from Liberty Village attended the public meeting and were concerned about the direction that staff was recommending to remove live/work permissions from the secondary plan. Residents asked that the report be deferred so that they could meet with Planning staff and have move input into the recommended directions for Liberty Village.

Community Council requested that Community Planning staff work with the Liberty Village community over the summer and report to the September 13, 2006 meeting of Toronto and East York Community Council with an inventory of the live/work uses in the area and also review the possibility of introducing a definition of work/live uses to permit some of the uses that exist in the Liberty Village Study Area while preventing stand alone residential use.

Comments:

On July 26, 2006 Planning staff met with a representative from the Liberty Village community who advised that a Liberty Village Community Association and a Liberty Village Ratepayers Association are in the process of being formed and a live/work inventory in Liberty Village will not be completed until early September. These associations will continue to work with Planning staff to review the existing live/work situation and assist Planning staff to form an inventory of existing live/work buildings in Liberty Village in the fall of 2006.

At the same time, Community Planning staff are analyzing the implications of allowing existing live/work buildings to be permitted by reviewing issues related to:

- inventory of existing live/work uses;
- building code implications;
- minimum percentage of live/work (work/live) unit to be workspace;
- work/live definition; and
- implementation.

Community Planning staff will work with other divisions including Buildings, Economic Development and Municipal Licensing and Standards to review the feasibility of permitting existing Liberty Village live/work buildings to be brought into conformity with the zoning by-law. The results of this review will be reported back to Community Council in the spring of 2007.

Conclusions:

Community Planning staff and Liberty Village residents are working together towards finding a solution for Liberty Village that meets the City of Toronto's Official Plan land use objectives for employment districts and also examines the potential for existing live/work uses to be brought into conformity with the zoning by-law.

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**The Toronto and East York Community Council also had before it Clause 8 of Toronto and East York Community Council Report 6, entitled "Liberty Village Area Study (Ward 14 – Parkdale-High Park)", which was adopted without amendment by City Council on July 25, 26 and 27, 2006, and a copy is on file in the City Clerk's office.**

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The Toronto and East York Community Council also had before it a communication (September 11, 2006) from Berardo Mascioli, Liberty Village Ratepayers' Association, and a copy is on file in the City Clerk's Office.

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Berardo Mascioli, Liberty Village Ratepayers Association, appeared before the Toronto and East York Community Council.

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***City Council – September 25, 26 and 27, 2006***

*Council also considered the following:*

*Communication:*

- *(September 12, 2006) from Wilson Lee [Communication 26(a)].*