

100 Garrison Road and 800 Fleet Street – Rezoning – Final Report

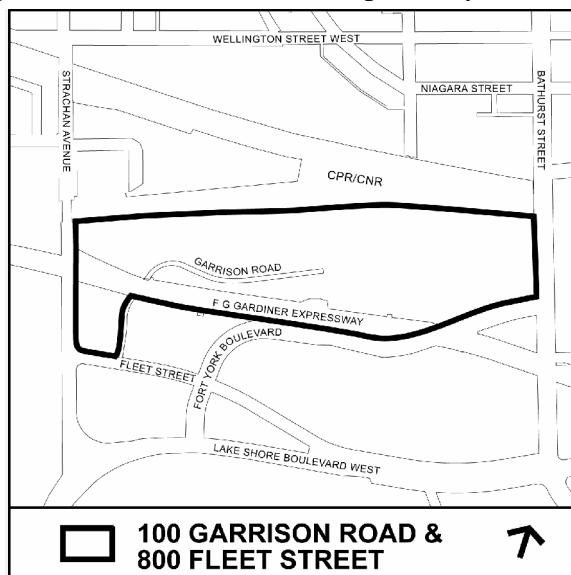
Date:	May 27, 2009
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 19 – Trinity-Spadina
Reference Number:	09 117374 STE 19 OZ

SUMMARY

This City-initiated Zoning By-law amendment is subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

The City of Toronto's Cultural Affairs Division proposes to build multipurpose Visitor Centre ("Visitor Centre") on the lands municipally known as 100 Garrison Road and 800 Fleet Street, which are part of the Fort York National Historic Site ("Fort York"). The Visitor Centre will include, among other uses, a museum gift shop and a small café/restaurant to service visitors to Fort York. The need for a Visitor Centre has been recognized in a number of planning studies prepared for Fort York over the past 20 years. The Visitor Centre is part of the City's Capital Budget and is one of the legacy projects for the upcoming Bicentennial of the War of 1812 commemoration.

The lands known as 100 Garrison Road and 800 Fleet Street are currently zoned 'G' (parkland). The proposed Visitor Centre includes commercial uses (retail gift shop and restaurant) are that are not permitted in a 'G' zone. Fort York is a public museum that existed on the subject lands prior to the enactment of the former City of Toronto General Zoning By-law No. 438-86, as amended, and is therefore a legal non-conforming use.



The proposal is to amend the General Zoning By-law No. 438-86, as amended, to recognize and permit the existing public museum and related uses within City parkland as well as to permit the erection and use of a new multipurpose Visitor Centre with a restaurant and gift shop.

Site Plan Approval for the Visitor Centre will also be required following the Zoning By-law amendment.

This report recommends approval of the proposed amendments to the Zoning By-law.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend former City of Toronto Zoning By-law No. 438-86, as amended, substantially in accordance with the draft Zoning By-law amendment attached as Attachment No. 4; and
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Zoning By-law amendment as may be required.

Financial Impact

There are no financial implications resulting from this Zoning By-law amendment report.

DECISION HISTORY

Fort York has been recognised as a National Historic Site by the National Historic Sites and Monuments Board (the “NHSMB”) of Canada since 1923. The site was designated under Part V of the Ontario Heritage Act (1980) in 1985, subsequent to which, City Council passed By-law 420-85 designating the site as a Heritage Conservation District (the “Fort York HCD”).

In 2003, the NHSMB expanded the boundaries for the Fort York National Historic Site to encompass 43 acres, including Victoria Memorial Square with its pre-1862 military burying ground. In May 2004, the City of Toronto followed the NHSMB’s lead by adopting nearly identical limits for the Fort York HCD, enacting By-law 541-2004 and repealing By-law 420-85.

Over the last decade, City Council has reviewed and endorsed a number of staff reports and consultant led studies that identified and discussed the need for a Visitor Centre at Fort York, including *Fort York: Setting it Right* (1999), the *Fort York and Garrison Common Parks and Open Space Implementation Plan* (2001), the *Fort York Development Plan* (2004, 2005), *The Fort York Neighbourhood Public Realm Plan* (2004), and *Fort York: Adding New Buildings* (2005).

Fort York is also recognised in the City Council endorsed *Culture Plan for the Creative City* (2003). The plan specifically references the significance of the site, the importance of protecting the historical landscape, architecture and archaeological boundaries, and the need for investment to realize its potential.

A zoning review of the proposed Visitor Centre revealed that an amendment to the General Zoning By-law, 438-86, as amended, would be required to facilitate the proposal. Therefore, Ward 19 Councillor and Deputy Mayor Joe Pantalone put forth a motion (Item # 24.112) at the March 26, 2009 meeting of the Toronto and East York Community Council, which contained the following recommendations:

1. City Planning staff initiate a rezoning for the Fort York lands (100 Garrison Road and 800 Fleet Street) to permit a public museum, Visitor Center and commercial and related uses for the purposes of the public service by the City of Toronto.
2. That staff be directed to schedule a community consultation meeting together with the Ward Councillor.
3. That notice for the community consultation meeting be given to landowners and residents within 120 metres of the site.
4. That notice for the public meeting under the Planning Act be given according to the regulations under the Planning Act.

ISSUE BACKGROUND

Proposal

The City's Cultural Affairs Division is proposing to build a Visitor Centre at Fort York that will welcome, orient and inform visitors and be equipped with exhibit spaces, a small café/restaurant, washrooms, multi-purpose space, a small gift store and other services in one centralized facility to enhance the visitor experience. The historic museum has always operated without a centralized visitor services facility, instead visitor services and other non-public uses have been spread throughout the existing historic buildings on the site.

The recently completed *Fort York Visitor Centre Needs Assessment* by Lord Cultural Resources, provides information and recommendations to guide the development of the facility. The needs assessment identified the following planning principles for the Visitor Centre:

- The design and siting of the Visitor Centre will enhance and support the visitor's understanding and experience of Fort York National Historic Site and transition to the Fort.

- Siting the Visitor Centre will have due regard for the cultural landscape, scale of historic massing, archaeological resources and views.
- The Visitor Centre will be sited with respect to visibility, ease of public access from multiple points of entry, and positioned in relation to site circulation, parking and servicing.
- The massing of the Visitor Centre building will complement the historic site, its structures, landscape and other resources and will be designed to respect the scale of these features.
- There will be a transition zone between the Visitor Centre and the historic Fort York experience.
- The Visitor Centre will be universally accessible.
- The Visitor Centre and its various components are intended to complement, not replace, the experience, programs and exhibits provided within the Fort and its buildings.
- The building will be sustainable from an operational and environmental perspective, (e.g., to meet The Toronto Green Standard).

The Lord Cultural Resources study presented a concept for a facility which will also house non-public uses, such as curatorial staff offices and storage, thereby relieving the historic structures from these uses, returning them to public experience. The broader community needs will also be met by providing multi-purpose space, a small theatre and meeting rooms, which can be booked by the community. The study identified the need for the Visitor Centre with a minimum total floor area of approximately 2,000 square metres (22,000 sq.ft).

The restaurant is intended to provide a café style service, with light refreshments, such as sandwiches and coffee, to service the visitors to Fort York and potentially the local area residents. The restaurant will also include a catering kitchen for Fort York events, meetings and rental catering. The gift store will contain souvenirs, books and other museum related items for sale. The Lord Cultural Resources study recommended minimum floor areas for the restaurant and gift store of approximately 50 square metres (538sq.ft) each.

The Lord Cultural Resources study is not attached to this report, but is available for viewing at the City Clerks office or on the City's website at:
www.toronto.ca/culture/museums/fort-york.htm.

Although a general area has been identified, the exact location of the Visitor Centre within the Fort York site is still to be determined. It is an important decision that is subject to a range of criteria and limitations, including the forthcoming findings from the Stage II Archaeological and Heritage Impact Studies. There is also a need to have the least possible impact on sightlines and open spaces, while increasing the visibility and recognition of Fort York and creating a compelling and coherent visitor experience.

Previous studies have identified a preferred location to the west of the existing parking lot, close to the Gardiner Expressway and near the new entry drive off Fort York

Boulevard. Attachment 1 contains a map of the Fort York Heritage Conservation District highlighting the current preferred location. This location appears to meet many criteria; there is a grade change that will allow for minimum visual impact on the walled portion of the Fort, the site will allow for a street presence and there will be minimum impact on archaeology. However, it is further restricted by required setbacks from the Gardiner deck and columns for maintenance purposes, leaving little room to site the facility. The final location requires further careful consideration, but is expected to be chosen shortly.

It is also proposed to relocate the existing 120 car parking and bus parking spaces that are currently located near the west gate, to a location that will be less visually and physically obtrusive to the Fort York site. Options currently under consideration include an underground parking structure below the Visitor Centre or a combination of underground and surface parking. The location of parking is also subject to a range of criteria and limitations and will be determined once the location of the Visitor Centre is finalized.

The design of the Visitor Centre is currently subject to a design competition. Stage one of the competition recently drew to a close, attracting 31 submissions from multi-disciplinary design teams across Canada, some with international input. An evaluation committee short-listed five competitors, being Baird Sampson Neuert Architects, Diamond and Schmitt Architects, du Toit Allsopp Hillier/du Toit Architects Limited, Patkau Architects Inc with Kearns Mancini Architects Inc, and rawdesign with Gareth Hoskins Architects.

Stage two of the competition will be undertaken over the summer of 2009, following which there will be a public exhibition and open house displaying the five conceptual designs. The winning design will be selected by a jury, with consideration given to the comments received from the public during the open house. The successful team will be announced by the end of the summer and then detailed design work can begin and a Site Plan Application will be submitted.

The costs of the competition and other ‘preconstruction’ components will be defrayed by a \$617,000 Federal grant recently approved by the Minister of Canadian Heritage, under the Cultural Spaces Canada Program. The Phase II ‘Construction’ cost of the Fort York Visitor Centre is estimated at \$12.7 million (hard costs) and has been included in EDCT’s 10-Year Capital Plan and Forecast (2010-2018). The construction of the Visitor Centre is contingent upon receipt of funds from other sources (other levels of government and private-sector fund raising) and staff will be reporting back once Phase I work is complete, with an update on the Visitor Centre design, costs, and funding sources for Phase II ‘Construction’.

Attachment 2 includes a list of the site and facility design principles that will be contained within the design brief for stage two of the competition.

As the Visitor Centre has been identified as one of the legacy projects for the Bicentennial of the War of 1812 commemoration, the Visitor Centre is targeted to open by June 2012.

Site and Surrounding Area

Fort York stands on the site where the British founded urban Toronto in 1793 and where the Battle of York came to a climax in 1813 during the War of 1812. The site remained in military use until the 1930s when the City restored the Fort as a historic site museum. Today, the defensible walls contain Canada's largest collection of original War of 1812 buildings, including blockhouses, an ordnance store, and several soldiers' and officers' quarters, all of which represent the British army's architecture of the Georgian era. Fort York also contains two military cemeteries, and deep, stratified and well preserved archaeological remains both inside and outside the ramparts. Attachment 1 contains a map of the Fort York National Historic Site.

The 7.5 acre walled portion of the site contains eight historic buildings that are currently used to house exhibits and many are restored to depict what life would have been like for the soldiers and officers at the Fort in the early 19th century. The buildings are also used to provide visitor services, including washrooms and a small canteen for refreshments, and non public uses such as offices for staff and storage. The Blue Barracks is occasionally rented out for events, meetings and other activities.

The majority of the Fort York site is open space, much of which is part of the original military landscape and historical re-enactments are often performed for visitors in the open space areas. Fort York is recognised as an integral component of the wider open space network in the area. Garrison Common occupies the majority of land west of the walled portion of the site and is now also designated as a City Park. Much of the Fort lands are regularly used by the local community for their leisure and recreational purposes, including jogging, dog walking, informal games of Frisbee etc.

Aside from the historic and open space features of Fort York, the site also contains a City tree nursery, which is soon to be relocated to the Port Lands and surface parking for approximately 120 cars at 100 Garrison Rd, and 300 cars at 800 Fleet, which is currently leased to Exhibition Place.

The Fort York National Historic Site is made up of a number of different municipal addresses. The lands subject to this application are municipally known as 100 Garrison Road and 800 Fleet Street.

The following uses surround the subject site:

North: To the north of the site lies the CN/GO Transit railway tracks, the Ordinance Street 'Triangle' (11-45 Ordinance Street) and the Niagara neighbourhood, including the abattoir and the proposed Stanley Park South extension.

South: Fort York Boulevard and Fleet Street directly abut the subject lands to the south. The Fort York Neighbourhood is located to the south of Fort York Boulevard, which is an emerging high density *Apartment Neighbourhood* formally occupied by St Marys Cement and Molson Brewery, and that will include the future June Callwood Park. To the south of Fleet Street and the Fort York Neighbourhood are

Gore Park, Lake Shore Boulevard West, Coronation Park and the Martin Goodman Trail.

East: The subject site is bound to the east by Bathurst Street and Blocks 32 in the Railway Lands, which is one of the Toronto Community Housing development blocks in the Railway Lands.

West: Strachan Avenue and Exhibition Place.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (the “PPS”) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council’s planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; protecting natural systems and cultivating a culture of conservation.

City Council’s planning decisions are required by the Planning Act, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The subject lands at 100 Garrison Road and 800 Fleet Street are a significant heritage resource in the Official Plan. The lands have a split land use designation on Map 18 – Land Use Plan; the lands to the west of the walled portion of the site are predominately designated as ‘Parks’ and the walled portion of the site is designated as an ‘*Other Open Space*’ area.

Land subject to the Parks and Open Space Area designations are recognised to offer residents, workers and visitors a range of experiences and offer a break from the hustle and bustle of city life. The ‘*Other Open Space*’ designation provides recognition of the specialized use of land.

The proposal was reviewed against the policies of the Official Plan, particularly the following:

Section 3.1.5 – (Heritage Resource): Heritage resources on properties listed on the City’s Inventory of Heritage Properties will be conserved; a Heritage Impact Statement will be required where development entails an amendment to the Zoning By-law; all city-owned Heritage Resources will be conserved and maintained in a good state of repair; if development occurs on archaeological sites, significant archaeological deposits should be conserved by on-site preservation; any development or site alteration will maintain the heritage integrity of the site.

Section 3.2.3 – (Parks and Open Spaces): add new parks and amenities, particularly in growth areas and maintain, improve and expand existing parks; design high quality parks and their amenities to promote user comfort, safety, accessibility and year-round use and enhance the experience of ‘place’, provide experiential and educational opportunities to interact with the natural world.

Section 4.3 – (Parks and Open Space Areas): Development is generally prohibited within *Parks and Open Space Areas*, however recreational and cultural facilities are allowed where supported by an appropriate assessment. Any new development will:

- Protect, enhance or restore trees, vegetation and other natural heritage features;
- Preserve or improve public visibility and access, except where access will damage sensitive natural heritage features;
- Maintain and where possible create linkages between parks and open spaces to create continuous recreational corridors
- Maintain or expand the size and improve the usability of publicly owned *Parks and Open Space Areas* for public parks, recreational and cultural purposes;
- Respect the physical form, design, character and function of *Parks and Open Space Areas*; and
- Provide comfortable and safe pedestrian conditions.

An amendment to the Official Plan is not required. The Toronto Official Plan is available on the City's website at: www.toronto.ca/planning/official_plan/introduction.htm

Fort York Neighbourhood Secondary Plan

Fort York is located within, and forms a keystone of the Fort York Neighbourhood Secondary Plan. Many of the goals and objectives in the Secondary Plan are aimed at protecting the significance of the Fort York Heritage Conservation District. The Secondary Plan encourages the development of a Visitor Centre for Fort York in Section 8; Heritage and Culture, and recognizes the potential for the Visitor Centre to also serve as a multi-use community facility in Section 6; Community Services and Facilities. The proposed location of the Visitor Centre is shown in Map 13.5; Land Use Plan.

Zoning

Under the former City of Toronto Zoning By-law 438-86, as amended, the site is zoned ‘G’, which is a parkland zoning. Uses allowed within a ‘G’ zone include public parks, golf courses and community centres. There is no height limit assigned to the Fort York

lands. Attachment 3 provides an excerpt of the zoning map for the site and immediate area.

Site Plan Control

The Visitor Centre will be subject to Site Plan Control and a Site Plan Application will be submitted following the Zoning By-law amendment and selection of a winning design team.

Reasons for Application

This Zoning By-law amendment application is required because a Visitor Centre is proposed that will include a restaurant and a gift store, which are commercial uses that are not allowed in a 'G' zone.

In addition, the public museum and accessory uses located on the Fort York site existed prior to the enactment of the General Zoning By-law 438-86, as amended, and is therefore considered a legal non-conforming use. The proposed draft Zoning By-law amendment will bring the existing public museum and accessory uses into conformity with the General Zoning By-law.

Community Consultation

The Visitor Centre has been subject to previous community charettes during the preparation of past studies completed for the Fort. A community consultation meeting focusing specifically on the current Zoning By-law amendment was held on April 15, 2009 and was attended by approximately 17 community members, as well as representatives from the Friends of Fort York, the Fort York Management Board and the City's heritage community. Deputy Mayor Pantalone chaired the meeting and staff gave a presentation about the rationale for the Visitor Centre and the proposed zoning amendments. Afterward, a question and answer period was held to provide an opportunity for the community to ask questions, raise any concerns with the proposal or provide general feedback.

A number of concerns were raised at the meeting, via email and on the consultation feedback forms, including:

- Clarification of why a Zoning By-law amendment is required;
- Whether the Fort will still accommodate overflow parking from nearby events;
- Whether the Visitor Centre would be located on Garrison Common or other actively used parkland;
- Support for the proposed café/restaurant that could be a destination for locals;
- The planned size of the exhibition space in the Visitor Centre;
- Whether this rezoning open the door for other commercial uses;
- Opportunities for the public to comment on the design of the Visitor Centre; and
- The budget for the Visitor Centre.

These concerns have been addressed in the body of this report.

Visitor Centre Steering Committee

In 2008, a Visitor Centre Steering Committee was established with the purpose of providing expert advice and knowledge to guide the project and ensure it is completed on time and budget. The Steering Committee is chaired by Deputy Mayor Pantalone and contains a wide range of professional experts, City Staff and a representative from the Friends of Fort York.

Agency Circulation

The application was circulated to all appropriate agencies and City divisions. Responses received have been used to assist in evaluating the application and to formulate appropriate by-law standards.

COMMENTS

Provincial Policy Statement and Provincial Plans

The proposal is consistent with the PPS including supporting the objective of building a strong community and ensuring the wise use and management of resources through the protection and enhancement of an important cultural and archaeological resource of National significance.

The proposal conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe. In particular, the proposal will support the Growth Plan's policies of providing community infrastructure to support growth and protecting what is valuable by cultivating a culture of conservation.

Land Use

The subject lands are designated *Parks and Other Open Space Areas* in the Official Plan and zoned 'G' (Parkland). The proposed Visitor Centre, including the small café/restaurant and small retail gift store will achieve and not conflict with the Official Plan's Development Criteria for *Parks and Open Space Areas* by improving public visibility and access, improving the usability of the Fort for park, recreational and cultural purposes and respecting the physical form, design, character and function of the lands. The proposed Visitor Centre will be located and designed based on appropriate assessment, including the findings and recommendations of a number of previous and ongoing studies, and expert advice. Also, the Visitor Centre will not be located on Garrison Common or on any land currently actively used for park purposes.

It is not proposed to change the 'G' parkland zoning of 100 Garrison Road and 800 Fleet Street. The 'G' zoning is still considered most appropriate for the lands, given that the majority of the lands are publicly accessible parks and open space areas and the 'G' zone provides the most appropriate level of protection for these lands. However, amendments to the Zoning By-law are required to more accurately reflect the existing long term use of the lands as a public museum and to allow uses normally associated with public museums, such as a Visitor Centre, restaurant and gift store to service visitors.

Floor Area

The Lord Cultural Resources Needs Assessment study identified the requirement for a minimum total floor area of approximately 2,000 square metres (22,000 square feet) for the Visitor Centre. The study also suggested that the type of café/restaurant and gift store needed to service Fort York visitors should have floor areas of approximately 50 square metres (538 sq.ft) each. However, the final floor areas will be determined through the detailed design process and further discussion with experts on planning these types of facilities.

To allow flexibility for space planning requirements, a maximum total floor area of 3,500 square metres (37,450 sq.ft) for the Visitor Centre, 75 square metres for the gift store and 150 square metres for the restaurant has been included in the draft Zoning By-law amendment. A 3,500 square metre building will have a relatively small footprint within the context of the larger 43 ha (430,000 square metre) site.

Traffic Impact, Access, Parking and Loading

A transportation assessment for the larger Fort York site was prepared by the BA Group in January 2008, prior to the needs assessment being completed. The BA Group assessment accounted for the future Visitor Centre, however the proposed size, location and programming of the facility were unknown to the BA Group. Therefore, the assessment provided a high level analysis of the issues, opportunities and challenges regarding visitor and service access to Fort York, and recommendations to address access, circulation and parking requirements. A traffic impact study, which will also address parking and loading requirements for the Visitor Centre, will be completed once the final location and design of the Visitor Centre is known.

The BA Group noted that the area is well serviced by public transit routes, including the surface transit routes along Bathurst Street and Fleet Street. However, vehicular access to the Fort is constrained in terms of vehicle turning movements at Garrison Road and Fleet Street. Additional turning movement constraints are likely when the Bathurst Street Bridge/Fort York Boulevard intersection is finished and if the proposed dedicated LRT route linking Union Station to Exhibition Place on Fort York Boulevard proceeds. It was recommended by the BA Group that maintaining adequate access to Fort York will need to be dealt with in order to achieve a workable solution for both Fort York and the TTC. This issue should be resolved before final approval of the preferred streetcar alignment.

The BA Group reported that the existing 120 car spaces on site adequately services the existing visitation levels and unless there is a significant increase in programming at the Visitor Centre, 120 spaces should continue to be adequate. The report also recommended that the new Visitor Centre and parking area should accommodate four to five charter buses, a passenger pick-up/drop off facility, a loading bay and secure onsite bicycle parking.

Transportation Planning staff reviewed the Lord Cultural Resources needs assessment and BA Group transportation assessment. Transportation Planning staff would like to

ensure that an emphasis is placed on promoting the use of public transit to access Fort York, as opposed to arriving by car. Staff also provided useful recommendations about the design of any future parking area, and information that the transportation consultant should include when a traffic impact study is undertaken.

Technical Services requested that a parking and loading study be completed before the zoning amendments are approved by Council. However, given the design and location of the facility and parking station or garage has not been determined, Planning staff are recommending that these studies be prepared and assessed through the Site Plan Approval process.

The draft Zoning By-law includes a maximum of 125 car spaces to be provided within a parking station or parking garage. Including a maximum number of parking spaces should help to address the parking concerns voiced by the community and Transportation Planning staff.

Open Space/Parkland

Parks, Forestry and Recreation staff determined that the development is exempt from the parks levy requirement under Chapter 165-7 'Certain Types of Development Exempt' in the former City of Toronto Municipal Code, which is still in full force and effect. An institution, which includes a museum, is exempted from the parks levy requirement.

Heritage

A Heritage Impact Statement (HIS) is being prepared to guide the location and design of the Visitor Centre. The HIS is scheduled to be completed by the end of June 2009. In addition, a Heritage Conservation District (HCD) Plan is also being prepared for the entire Fort York HCD by a heritage consultant, Catherine Nasmith Architect, and is expected to be completed by the end of 2009. The consultant has been, and will continue to be, consulted about the development of the Visitor Centre. It is important to note that when the HCD plan is complete, if any of the Zoning By-law provisions and the HCD plan policies conflict, the HCD plan will prevail.

The Request for Proposals for the Phase II Archaeology study was recently released and is expected to be complete by the end of June 2009. No land will be disturbed by construction or landscaping before the Archaeological Stage II study has been complete.

Toronto Green Standard

The Toronto Green Standard contains performance targets by which development may be measured to determine its effective sustainability. The Standard has 63 possible green development targets, some of which are not applicable to this project.

As Fort York is owned and operated by the City, the Visitor Centre will be required to have a green roof and meet the Tier 1 minimum performance measures established in the

Toronto Green Standard; however the Steering Committee agreed the project should aim to meet the Tier 2 enhanced performance measures.

SUMMARY

City Planning is supportive of the proposed Zoning Bylaw amendments. This proposal represents an appropriate and much needed addition to the Fort York Heritage Conservation District. The Visitor Centre, including the restaurant and retail gift store, will enhance visitor's experience of Fort York and its landscape, and their connection to the birthplace of Toronto. Staff are confident that any issues relating the design and location of the Visitor Centre will be addressed and resolved throughout the design process, which will be overseen by the Steering Committee, and when detailed drawings are reviewed by the appropriate City divisions during the site plan application process.

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SIGNATURE

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ATTACHMENTS

Attachment 1: Site Map of Fort York Heritage Conservation District
Attachment 2: Site and Facility Design Principles
Attachment 3: Zoning
Attachment 4: Draft Zoning By-law Amendment

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Fort York Heritage Conservation District Site Map

Not to Scale
05/27/2009



Attachment 2: Visitor Centre Site and Facility Design Principles

Site Design Principles

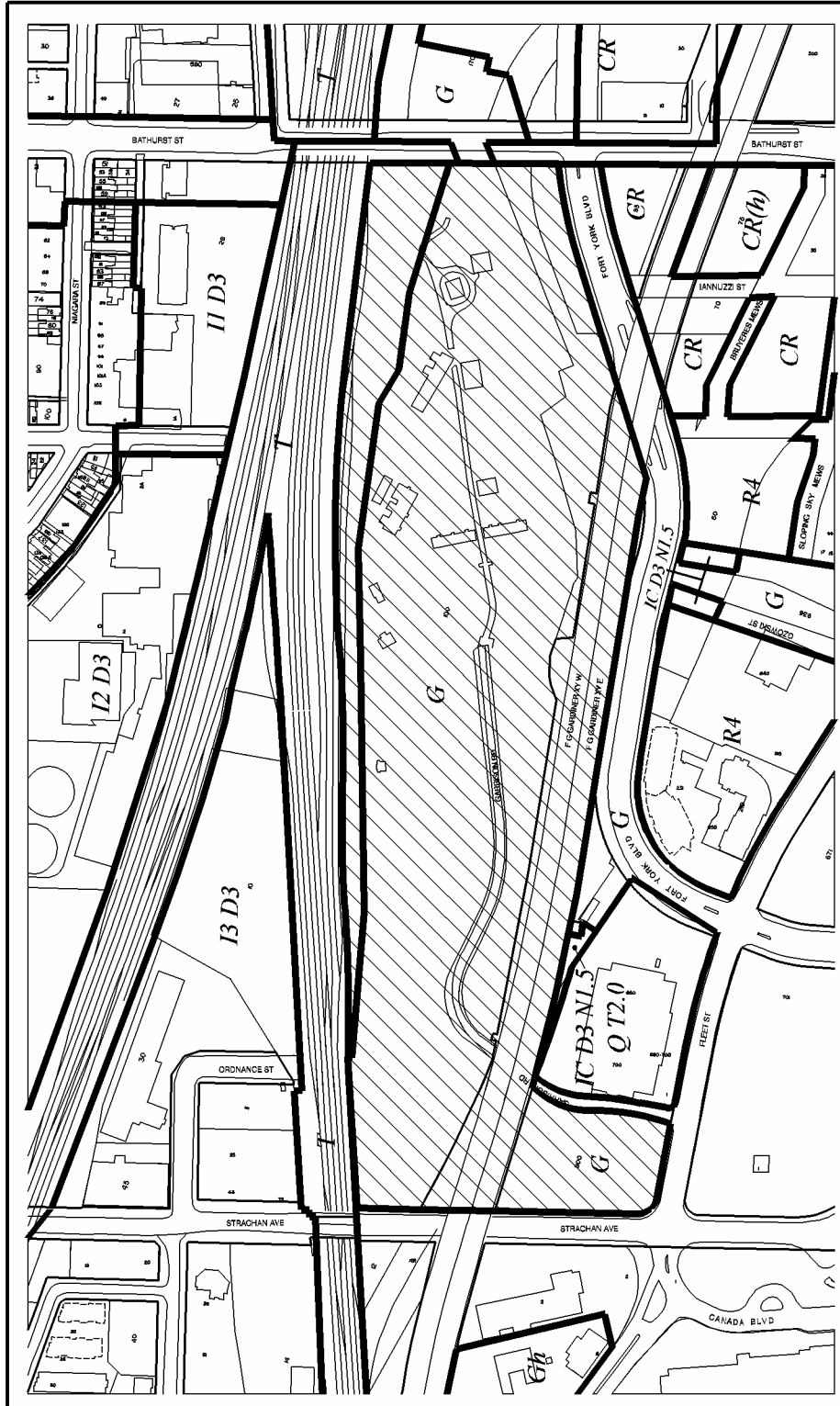
- The heritage attributes of the Fort York Precinct should be preserved and used for exhibition purposes.
- The Fort, particularly heritage attributes associated with its founding landscape, the War of 1812 and the Fort's military history are the primary features of the Fort York Museum and National Historic Site.
- Landscape elements should provide a narrative of the site's historical significance and evolution; the landscape elements should draw interpretations from the spirit of the place, and the Fort as a place of discovery of our history.
- The founding topographic landscape setting of Fort York should be recovered, restored and interpreted.
- A system of parks and open spaces should connect the Fort York Precinct with the adjoining neighbourhoods and the waterfront.
- New constructions introduced into the fort landscape should be subtly as well as clearly distinguishable from the historic layers of the landscape.
- Avoid disturbance of historic layers and patterns of the landscape.
- Re-instate the road to the New Fort.
- Preserve the Common as a singular open space and as an undisturbed archaeological area.
- Avoid new construction and any hard landscaping elements on the Common,
- Planting should support historic landscape patterns, avoid introducing new landscape elements which would confuse the understanding of the founding landscape of the Fort.
- Keep parking below the level of Garrison Common.
- The landscape should attract national and international presence, one that is highly designed, yet subtle and sensitive to the needs of the site and its heritage. Sensitivity and a careful approach must be considered (no extensive excavation of the landscape.) Do not disturb archaeological deposits. The landscape should provide a passage and threshold into the site and into the Visitor Centre, without confusing historic circulation patterns.
- Provide key view points to the site from multiple sections (ie from the Gardiner Expressway, from adjacent roadways and sidewalks) as to draw attention into the Fort York site and the Visitor Centre.
- A public pathway system should link the paths in the Fort York Precinct, the sidewalks of the surrounding streets, the paths in adjoining neighborhoods and the waterfront promenades and trails and be used to re-enforce historic patterns of movement on the site where known.
- Vehicular access and parking should be provided in ways that support other objectives for restoring the landscape setting of the fort while ensuring ease of access for visitors, and a logical sequence from the exterior of the fort to its interior transition.

- Service deliveries and bus drop off points should be discrete well integrated and designed with minimal interference in the landscape.
- Visitor Services and the Interpretive Centre facilities should be provided in ways that support other objectives for restoring the fort and its landscape setting while accommodating and enriching a full range of visitor experiences.
- Areas of change should be concentrated at the former shore level, in lake filled areas to avoid disturbance of historic landscape.
- Refer to the Standards and Guidelines for the Conservation of Historic Places in Canada for guidance on the interaction between new elements and the historic landscape, as well as conserving and restoring the historic landscape.
- Preserve views to the Fort, the Fort Gate and the South Ramparts from all points on Fort York Boulevard, Mouth of the Creek Park, June Callwood Park, Preserve the view to the Princes Gates from the West Gate of Fort York.
- Darkness at night is an important heritage attribute of Fort York.

Visitor Centre Design Principles

- The building should be designed with architectural excellence that provides a clear identity of the site, yet not compete with the Fort as the primary feature of the site. The building should provide a strong yet subtle introduction that captures the Fort's past and celebrates its relevance to the future.
- The design of the building should avoid mimicry of historic elements or styles of the site.
- The main entrance into the Visitor Centre should provide a sense of place.
- The palette of materials selected should reflect the Canadian Heritage and be sensitive to the site.
- A strong entrance point to and from the Visitor Centre should be created. A gateway or passageway to and from the building should celebrate aspects the cultural and historical relevance of the site.
- The Visitor's Centre should be an elegant, reserved, and timeless building, one that is treasured for current and future generations.
- Lighting elements should be well designed and support the architectural integrity of the building and landscape and avoid introduction of light into the Fort or the Common.
- The journey through (the logical sequence of spaces) and within the Visitor Centre should provide an experiential quality that is unique to Fort York.
- Key view points from the interior of the building to the views of Fort York should be provided. Views to and from the Fort should be protected.
- The design of the Visitor Centre should preserve and interpret the various layers of its history. Evidence of previous restoration efforts should be preserved and interpreted.
- The massing and design of the Visitor Centre should be secondary to the Fort.
- The design should successfully respond to the programmatic requirements set out in the RFP.

Attachment 3: Zoning



Toronto City Planning Zoning

100 Garrison Road and 800 Fleet Street

File # 09_117374

- | | |
|-------------------------|------------------------|
| CR Mixed-Use District | I1 Industrial District |
| Q Mixed-Use District | I2 Industrial District |
| G Parks District | I3 Industrial District |
| Gh Parks District | IC Industrial District |
| R4 Residential District | T Industrial District |



Not to Scale
Zoning Bylaw 438-86 (as amended)
Extracted 05/19/2009

Attachment 4: Draft Zoning By-law Amendment

Authority: Toronto and East York Community Council Item ~ [or Report No. ~,
Clause No. ~] as adopted by City of Toronto Council on ~, 20~
Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

**To amend the former City of Toronto General Zoning By-law No. 438-86, as
amended, with respect to the lands municipally known as
100 Garrison Rd and 800 Fleet Street located within the Fort York Heritage
Conservation District**

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

1. By-law No. 438-86, as amended, is further amended by:

(1) Adding to Section 12(1), the Permissive Exceptions, the following
exception:

[]. to prevent the use of lands and buildings within the area outlined
by heavy lines on Map 1 following this exception for a *public park*
as permitted in a G zone set out in Section 5(1)(f) of By-law No.
438-86, as amended, that may also include a *museum* in
connection with the *Fort York Heritage Conservation District*,
visitor centre, cultural and art facilities, restaurant, museum
related retail store, catering kitchens, parking garage, parking
stations and accessory uses provided that:

- i) the *total floor area* of the *visitor centre* does not exceed
3,500 square metres;
- ii) the *total floor area* of a *restaurant* does not exceed 150
square metres and is located wholly within the *visitor*
centre, exclusive of any outdoor seating area provided in
connection with the *restaurant*;
- iii) the *total floor area* of a *museum related retail store* does
not exceed 75 square metres and is located wholly within
the *visitor centre*;
- iv) the total number of vehicular *parking spaces* on the lands
municipally known in the year 2009 as 100 Garrison Road
does not exceed 125 *parking spaces* which are provided in

a *parking station*, *parking garage* or combination thereof;
and

- v) for the purposes of this exception the following terms shall have the meaning stated:

“*catering kitchen*” means a kitchen used for the preparation of food to be served at events or functions held within the *Fort York Heritage Conservation District*;

“*Fort York Heritage Conservation District*” means the area designated as the Fort York Heritage Conservation District pursuant to former City of Toronto By-law No. 541-2004, as may be amended or replaced from time to time, and which includes the historic Fort York site.

“*museum*” means premises used for the exhibition, collection or preservation of objects of cultural, historical or scientific interest for public viewing;

“*museum related retail gift store*” means a *retail store* where the goods, wares, merchandise, substances, articles or things offered or kept for sale primarily relate to the associated *museum* use;

“*parking garage*” means a building, or portion of a building, that is used for the temporary parking of motor vehicles as an *accessory* use to the uses permitted within the area outlined by heavy lines on Map 1 following this exception and that may also be occupied by motor vehicles whose users are not occupants or customers of the lands and buildings where the *parking garage* is located;

“*parking station*” means an uncovered surface parking facility that is used for the temporary parking of motor vehicles as an *accessory* use to the uses permitted within the area outlined by heavy lines on Map 1 following this exception and that may also be occupied by motor vehicles whose users are not occupants or customers of the lands and buildings where the *parking station* is located; and

“*visitor centre*” means a multipurpose building that is used for visitor assembly, reception and ticketing associated with the *Fort York Heritage Conservation District* as well as other visitor amenities and services and which may also include exhibition areas and meeting rooms, offices

pertaining to or related to the *Fort York Heritage Conservation District*, *community centre uses*, a *restaurant*, *catering kitchen*, a *museum related retail gift store*, *cultural and arts facilities* and a *parking garage*.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

