

Authority: Toronto East York Community Council Report No. 7, Clause No. 7,  
as adopted by City of Toronto Council on July 22, 23 and 24, 2003  
Enacted by Council: July 24, 2003

## CITY OF TORONTO

### BY-LAW No. 684-2003

**To amend the General Zoning By-law No. 438-86 of the former City of Toronto as amended by By-law No. 566-2000 with respect to the lands known as 14 Strachan Avenue (tentatively known as 37, 41, 45, 49 and 53 East Liberty Street) being a portion of the Garrison Common North Area, for the lands known as the *Inglis Lands*.**

WHEREAS this By-law is passed in implementation of the Part II Official Plan Amendment for Garrison Common North for the former City of Toronto as amended by By-law No. 565-2000 being the site specific Official Plan Amendment for the *Inglis Lands* approved by Toronto City Council at its August 1, 2, 3 and 4, 2000 meeting; and

WHEREAS pursuant to Section 37 of the *Planning Act*, the City of Toronto entered into a Section 37 Agreement with the owner of the *Inglis Lands* on August 1 2000, which authorized increases in height or density of development on the *Inglis Lands* beyond those otherwise permitted by the by-law in return for the provision of facilities, services or matters therein set out; and

WHEREAS the Council of the City of Toronto, at its meeting held on August 1, 2, 3 and 4, 2000 passed By-law No. 566-2000 to amend Zoning By-law No. 438-86, in respect of a portion of the *Inglis Lands* by increasing the height and density thereon; and

WHEREAS the Council of the City of Toronto has been requested to amend its zoning by-law pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, respecting the land municipally known in the year 2003 as 14 Strachan Avenue (tentatively known as 37, 41, 45, 49 and 53 East Liberty Street) being a further portion of the *Inglis Lands*; and

WHEREAS the Council of the City of Toronto conducted a public meeting under section 34 of the *Planning Act* regarding this proposed zoning by-law amendment; and

WHEREAS the Council of the City of Toronto, at its meeting held July 22, 23 and 24, 2003, determined to further amend Zoning By-law No. 438-86, as amended by By-law No. 566-2000;

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

1. By-law No. 566-2000 is amended as follows:

(1) Sections 2(1)(a) and (b) of By-law No. 566-2000 are replaced by the following:

“(a) on *block 1, block 2A, block 3 and block 4, internet/computer technology uses*, and any use permitted in an IC or I3 district in Section 9(1)(f) of the aforesaid By-law No. 438-86; and

(b) on *block 1, block 2A and block 3*, any residential use permitted in Section 8(1)(f)(a) of the aforesaid By-law No. 438-86; and”.

- (2) Section 2(3) is replaced by:

“(3) Maximum Floor Area

Despite Section 9(3) PART I of the aforesaid By-law No. 438-86, as amended by By-law No. 566-2000 the total amount of *non-residential gross floor area, residential gross floor area* or any combination thereof, permitted on the *Inglis Lands*, shall not exceed three times the area of the lot, being equal to 349,500 square metres, provided that the total amount of gross floor area permitted on Block 2A shall not exceed 99,585 square metres”.

- (3) Section 2(7) is replaced by the following:

“The amount of *non-residential gross floor area* used for *street-related retail and service uses* on each block as set out in Column A below, shall not exceed a *non-residential gross floor area* equal to the amount set out in the corresponding row in Column B”;

Column A	Column B
Block	Maximum non-residential gross floor area used for street related retail or service uses (square metres)
<i>Block 1</i>	2,320
<i>Block 2A</i>	2,000
<i>Block 3</i>	4,650
<i>Block 4</i>	14,000
Total	22,970

- (4) Section 2(9) is amended by deleting the period at the end of this section and adding the following:

“and, with the exception of buildings or structures adjacent to Front Street, as extended, for which no setback is required from Front Street, as extended”.

- (5) Section 2(10) is amended by adding the following additional paragraph at the end:

“Notwithstanding the foregoing, buildings or structures on Block 2A may exceed a height of 24 metres provided that such buildings or structures will provide a 3 metre setback along the East Liberty Street frontage for that portion or portions of a building or structure exceeding 24 metres; and for buildings or structures within a height envelope equal to 36 metres (as shown on Map 3B attached), a 3 metre setback will be required along the Front Street Extension frontage for that portion or portions of a building exceeding 24 metres”.

## Parking

- (6) Section 2(14) is replaced by the following:

### “Surface Parking Requirements

No surface parking facility shall be permitted on any of the *Inglis Lands* except on the blocks listed in Column A below, and the number of *parking spaces* or *parking spaces* permitted for such block, shall be limited to the amount set out in the corresponding row in Column B”;

Column A	Column B
Block	Number of Permitted Parking Spaces
Block 1	50 parking spaces
Block 2A	50 parking spaces
Block 3	40 parking spaces
Block 4	350 parking spaces

- (7) Section 2(18) - AFFORDABLE HOUSING is amended by altering the first line to include Block 2A. The first line of Section 2(18) in By-law No. 566-2000 will now read as follows:

“Not less than 30 percent of the *dwelling units* within *block 1* and not less than 30 percent of the *dwelling units* within *block 2A* and not less than 30 percent of the *dwelling units* within *block 3*...”

- (8) Section 5(2) is replaced by the following:

“*block 1*”, “*block 2A*”, “*block 3*”, “*block 4*”, and “*block 12*” mean those lands respecting designated and shown as BLOCK 1, BLOCK 2A, BLOCK 3, BLOCK 4 and BLOCK 12 on Map 2, appended hereto”;

- (9) Maps 1, 2, 3 and 4 attached to By-law No. 566-2000 are replaced by Maps 1, 2, 3A, 3B and 4 attached to this By-law.

## Definitions

2. All defined terms used in this By-law shall, unless expressly stated to the contrary, have the same meanings as in By-law No. 438-86 as amended by By-law No. 566-2000.

## Section 37 Provisions

3. Pursuant to Section 37 of the *Planning Act*, the heights and density of development permitted by this by-law, are permitted subject to compliance with the conditions set out in By-law No. 566-2000 as amended by this By-law and in return for the provision by the owner of the *Inglis Lands* of the following facilities, service or matters, to the City at the owner's sole expense:
- (1) The *owner* of the aforesaid lands and the City of Toronto entered into a Section 37 Agreement on August 1 2000 and registered this Agreement on title on August 9 2000 (Instrument No. CA681469) against title to all of the *Inglis Lands*. This Agreement includes provisions 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 which was further established in the August 1 2000 Heritage Easement Agreement; and
  - (v) a Needs Assessment and delivery to the City of finished *community services facilities* space in one of two alternate locations.

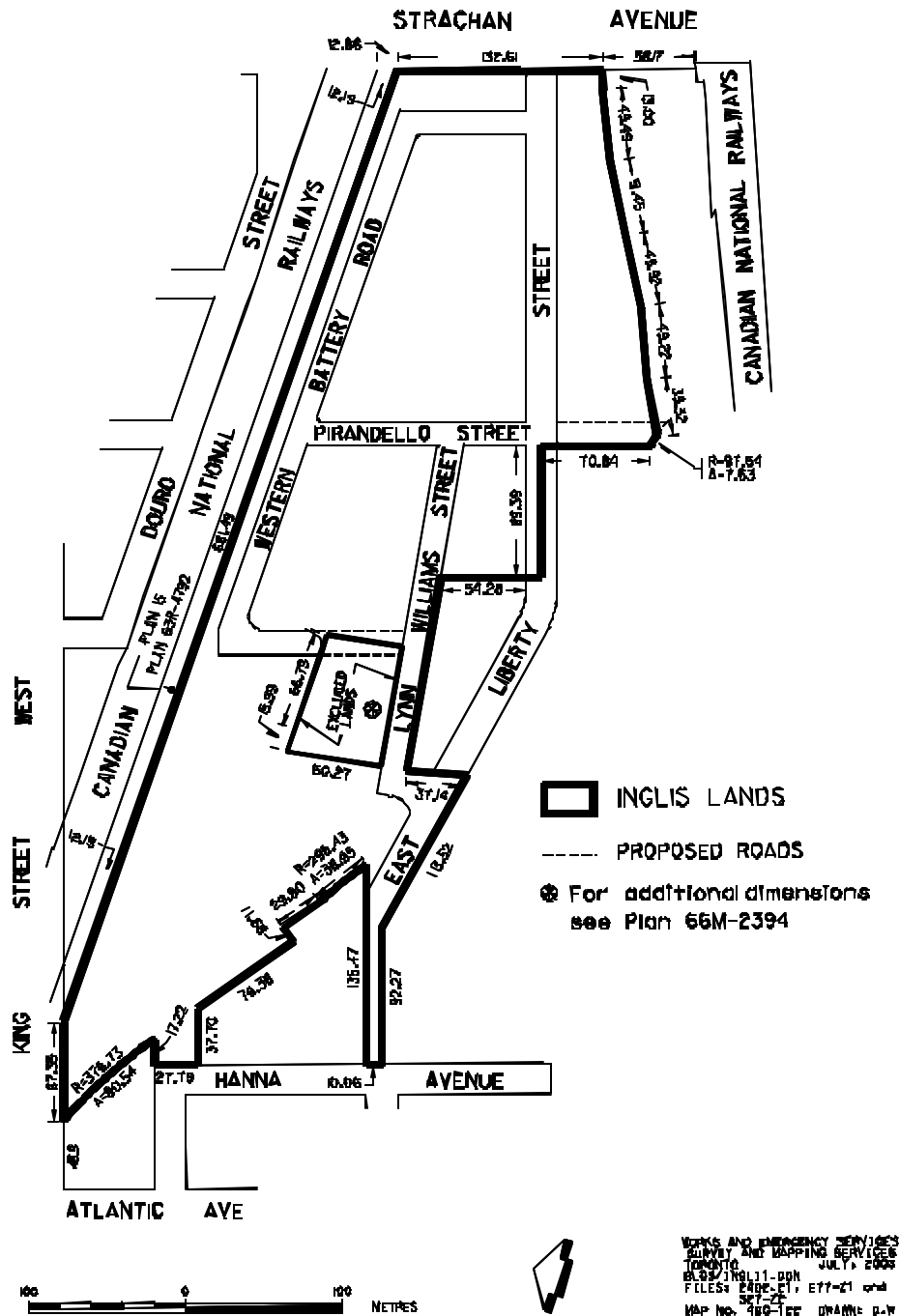
ENACTED AND PASSED this 24th day of July, A.D. 2003.

CASE OOTES,  
Deputy Mayor

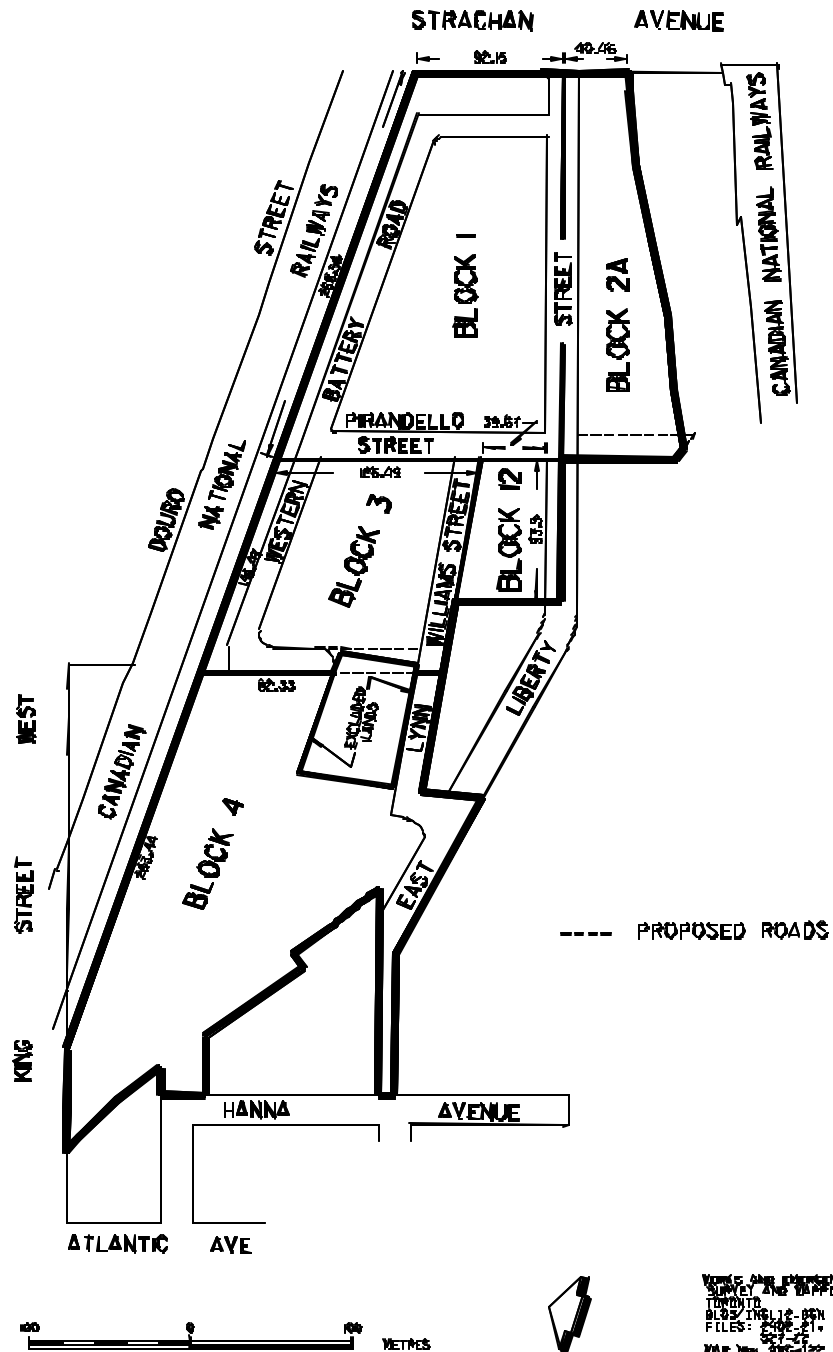
ULLI S. WATKISS  
City Clerk

(Corporate Seal)

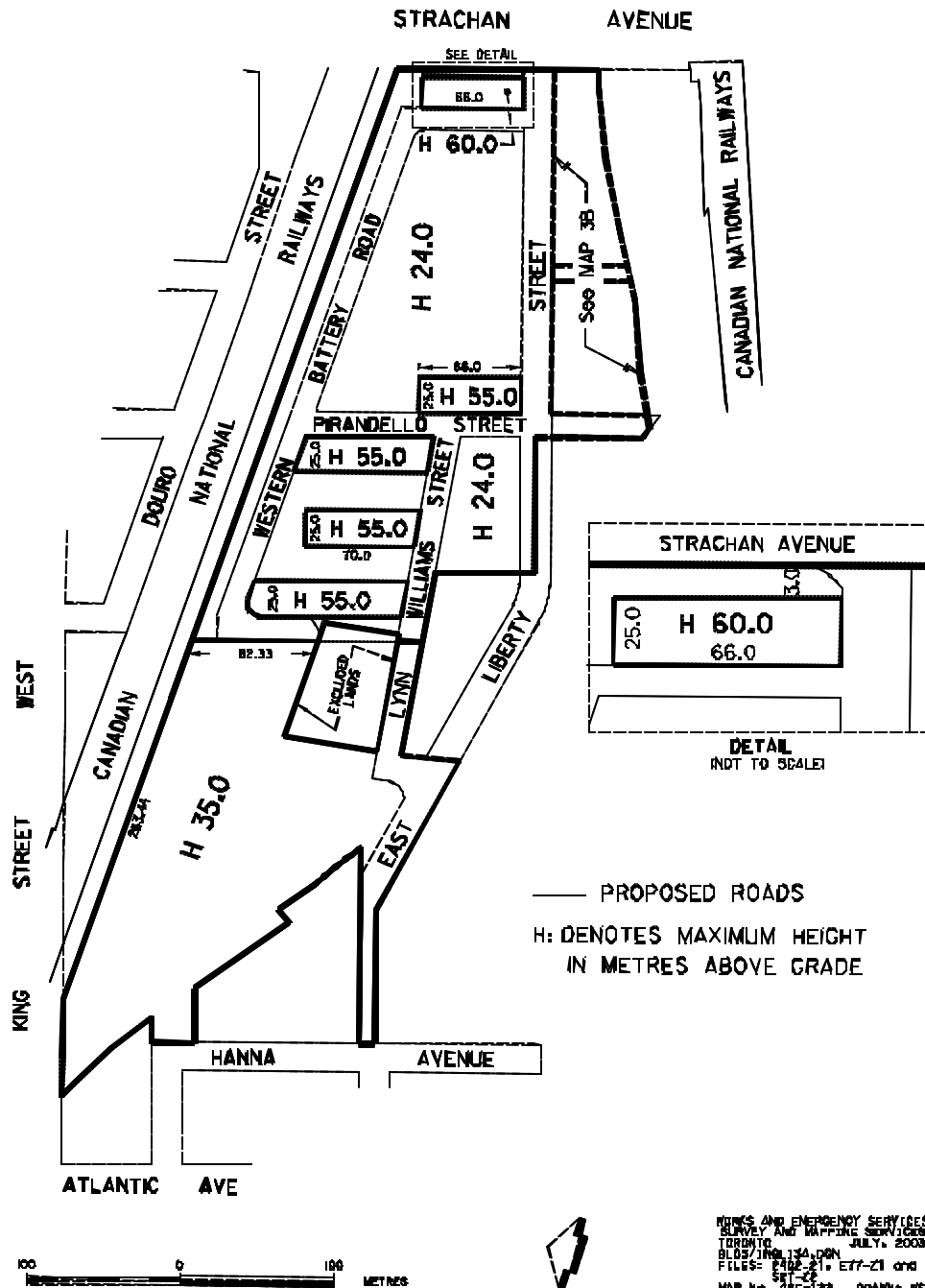
## MAP 1



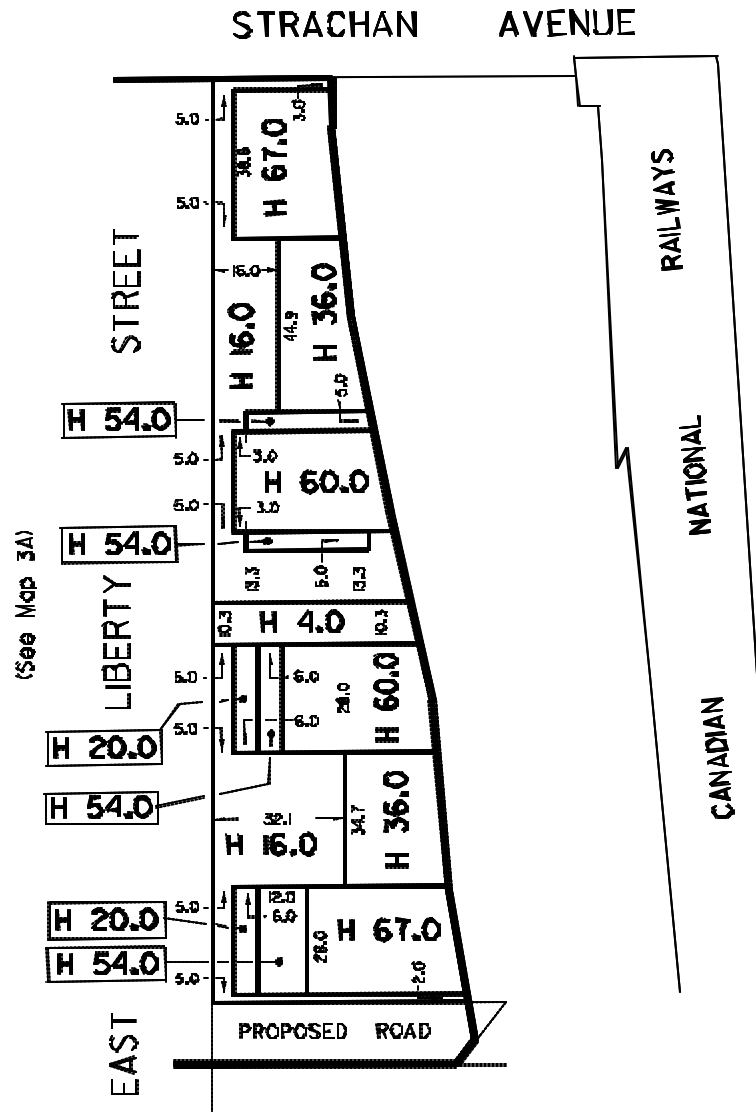
## MAP 2



## MAP 3A



## MAP 3B



H<sub>i</sub> DENOTES MAXIMUM HEIGHT IN METRES ABOVE GRADE



WORKS AND EMERGENCY SERVICES  
SURVEY AND MAPPING SERVICES  
TORONTO JULY, 2003  
8103/INCL13B.DGN  
FILES: 2402-21, ETT-21 and  
SPT-22  
VAP No. 48G-122 DRAWN: WS



## MAP 4

