

Authority: Toronto East York Community Council Report No. 8, Clause No. 30, adopted as amended, by City of Toronto Council on September 22, 23, 24 and 25, 2003
Enacted by Council: September 24, 2003

CITY OF TORONTO

BY-LAW No. 894-2003

To adopt Amendment No. 18 of the Official Plan, being an amendment to the provisions of the Official Plan, Chapter 6, Section 14, the Garrison Common North Secondary Plan.

WHEREAS authority is given to Council by the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*; and

WHEREAS the Council of the City of Toronto, at its meeting on September 22, 23, 24 and 25, 2003, determined to amend the Official Plan for the City of Toronto, which Official Plan was adopted by By-law No. 1082-2002;

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

1. Amendment No. 18 to the Official Plan, consisting of the attached text and maps designated as Schedule "A", is hereby adopted.

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

CASE OOTES,
Deputy Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE “A”**AMENDMENT NO. 18 TO THE OFFICIAL PLAN****OF THE CITY OF TORONTO****GARRISON COMMON NORTH SECONDARY PLAN**

The following text and maps constitute Amendment No. 18 to the City of Toronto Official Plan, being an amendment to the provisions of Chapter 6, Section 14, Garrison Common North Secondary Plan.

The section headed “Purpose and Location” is explanatory only, and shall not constitute part of this amendment.

PURPOSE AND LOCATION

The proposed amendment provides for changes to the Garrison Common North Secondary Plan, which applies to the lands known as 1001 Queen Street West.

The changes provide for the consolidation of the Centre for Addiction and Mental Health's (CAMH) operations and the creation of a new neighbourhood that is integrated with the fabric of the City. The changes allow for a mixed-use precinct with a series of new streets, blocks and open spaces and built form guidelines to regulate the height and form of future buildings.

OFFICIAL PLAN AMENDMENT

1. The Garrison Common North Secondary Plan is hereby amended by replacing Map 14-1 with the attached Map 14-1, adding new Maps 14-2 and 14-3, and amending Section 10, Site and Area Specific Policies by adding the following Section 5;

“Area 5. 1001 Queen Street West.

On the lands shown as 5 on Map 14-1 the following policies apply:

OVERALL OBJECTIVES

- (a) The property will be redeveloped over time as the organizational hub for The Centre for Addiction and Mental Health (CAMH), representing key parts of the organization and containing key central functions and programs.
- (b) As well as CAMH functions, a mix of uses will be permitted, including the uses permitted in *Institutional Areas*, as well as all types of institutional uses, commercial uses and residential uses. *Employment Area* uses which are compatible with surrounding uses are also permitted. Single use and mixed use buildings will be permitted.
- (c) The area will be developed in phases with a network of public and private streets and sidewalks, public and private open spaces, which will serve to integrate the property into the surrounding city fabric. The layout of the development blocks, proposed public and private streets, public parks and private open spaces will be generally in accordance with Map 14-2.
- (d) The lands will be included within the Niagara Area and Massey Ferguson Neighbourhood Community Improvement Project Area, to encourage that changes to the overall neighbourhood, such as streetscape and façade improvements, are implemented in a coherent, integrated and co-ordinated manner.

URBAN STRUCTURE BUILT FORM

- (e) Existing City streets will be extended over time to create a network of new public and private streets.
- (f) Buildings that are generally mid-rise will be permitted, with the lowest building heights in areas directly adjacent to the neighbouring housing forms to the west of the area and a mid-rise scale along Queen Street. Taller buildings may be located within the centre of the area.
- (g) Retail and restaurant uses are encouraged to locate in areas which will be compatible with neighbouring residential uses and activate streets and open spaces:
 - (i) Retail uses and other such similar uses which serve to animate the street, including publicly accessible CAMH uses, are required along Queen Street to continue its “main street” role; and
 - (ii) Retail uses, cafes and restaurants are encouraged to locate around the area’s public parks to improve pedestrian interest and casual views into the public parks.
- (h) Urban Design Guidelines will be adopted by Council for the lands in the area. The Guidelines will illustrate and describe desired urban design concepts for the area and will provide a context for co-ordinated incremental development in keeping with the objectives and policies of this plan and will assist in the evaluation of applications for subdivision and site plan approval. The Guidelines will not form part of this Secondary Plan.

PARKS AND OPEN SPACES

- (i) The preservation of healthy mature trees will be encouraged and the planting of a range of tree species throughout the area along streets and as part of landscaping associated with development.
- (j) Three sites are proposed for public parks, as shown on Map 14-2, and referred to as Shaw Park (Block 6), Fennings Park (Block 1) and Adelaide Common East (Block 13) which contain large groupings of existing healthy mature trees and which reinforce the neighbourhood pattern of open spaces.
- (k) The provision of additional sites for private open space on Blocks 2A, 3A, 7A and 12, as shown on Map 14-2, which will be integrated with adjacent development, will be encouraged to preserve existing healthy mature trees and provide programmed

open space for CAMH. Uses and structures such as gardens, market gardens, green houses and the Storage Building (Storage Building shown on Map 14-3) are permitted on Block 12.

HERITAGE

- (l) The Wall, as identified on Map 14-3, is recognized as an important part of the area's heritage.
- (m) CAMH will enter into a Heritage Easement Agreement or Agreements with the City with respect to portions of the Wall and Storage Buildings.
- (n) CAMH will undertake an assessment of the entire Wall and associated structures to be prepared by a restoration architect which will include a conservation strategy. The assessment and conservation strategy may be prepared and implemented on a phased basis.
- (o) The south and west portion of the Wall and the east and west Storage Buildings, as shown on Map 14-3 will be retained and will form part of the public parks and private open spaces. Openings may be provided in the south portion of the Wall to allow for a connection to Joseph Workman Parkette.
- (p) The east wall may be modified having regard to the outcome of the Open Ideas Competition, which will be reflected in a Heritage Easement Agreement(s).

TRAFFIC AND PARKING

- (q) The use of public transit to and from the area will be encouraged through the provision of minimum and maximum parking standards, as appropriate.
- (r) Large surface parking lots will not be permitted after the completion of the final phase of development in the area. New or replacement parking spaces are encouraged to locate below grade as part of new development, in a limited number of above-grade structures, in small areas of convenience parking near buildings, and on the streets of the area.
- (s) Above-grade parking structures will be designed to achieve the following general built form principles:
 - (i) Enclosure within a fully articulated facade to provide an attractive face to the street; and

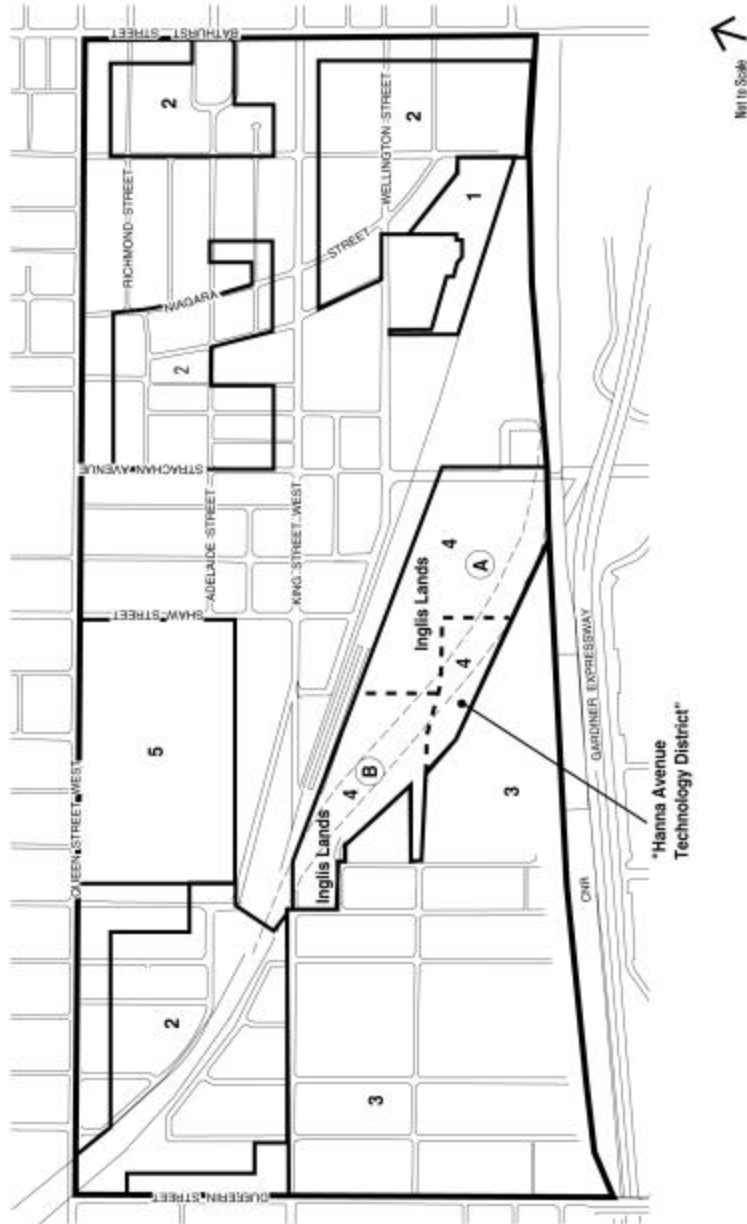
- (ii) Contain commercial or other public uses on the ground floor facing adjacent streets. Parking structures should be enclosed by an architectural façade to provide an attractive face to the street and so that parked cars are not directly visible. Pedestrian entrances and landscaping will be encouraged to provide an attractive grade-level experience.

SERVICING

- (t) It is recognized that a series of underground service tunnels may be required to link institutional and other facilities and that the service tunnels may be located beneath public streets within the area.

IMPLEMENTATION

- (u) A heritage easement agreement shall be entered into with respect to that portion of the Wall located on Block 2, prior to the issuance of a building permit for any development on Block 2.
- (v) A zoning by-law may incorporate holding provisions in accordance with Section 36 of the *Planning Act*, as amended, to require a subdivision agreement, heritage easement agreement(s), or other agreement(s), in order to secure such matters including but not limited to transportation and servicing improvements, the submission of an addendum traffic assessment which includes a grocery store with a non-residential gross floor area over 3,360 square metres, the provision of public parks within the area, the provision of community services and facilities and heritage matters. The holding symbol may be removed by by-law when the conditions required to lift the hold, as set out in the zoning by-law, have been satisfied”.



Toronto Urban
Development Services
Official Plan Amendment # 18

Garrison Common North Secondary Plan

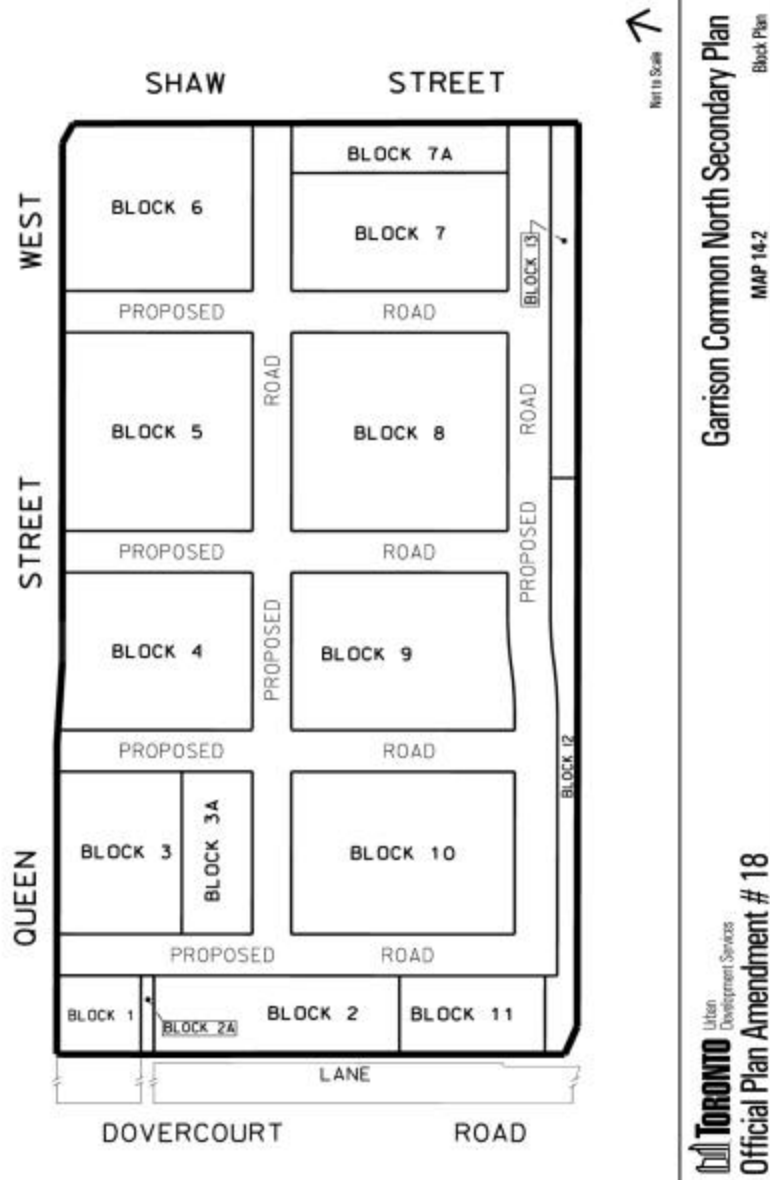
MAP 14-1

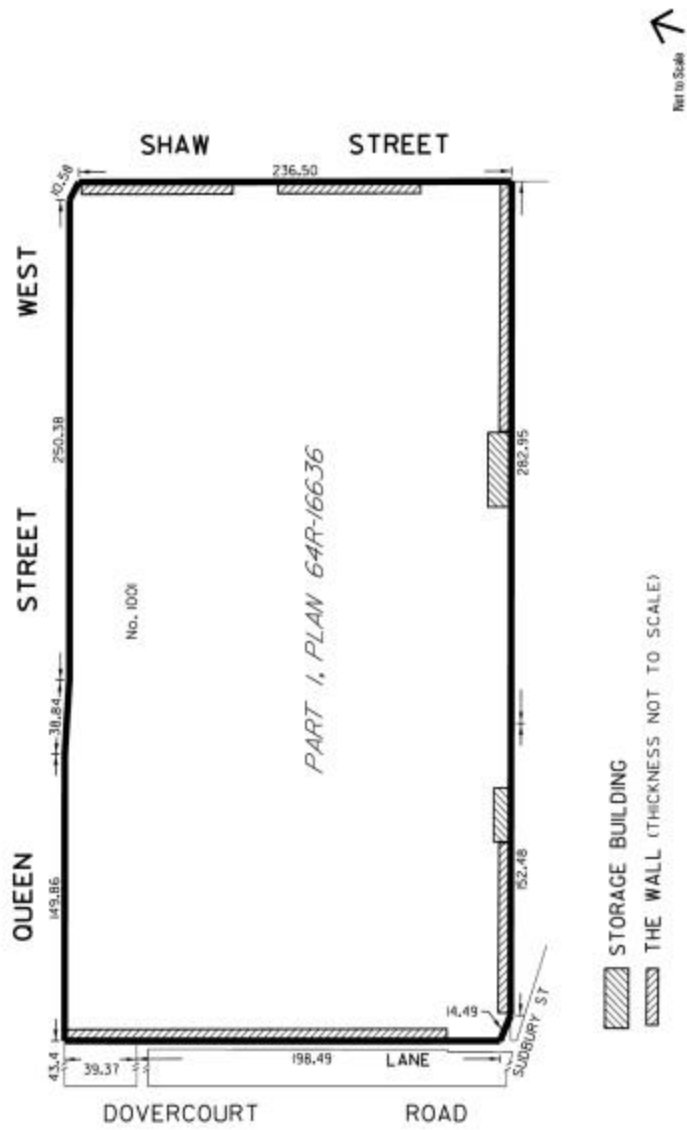
Site and Area Specific Policies

Secondary Plan Boundary

Site and Area Specific Policies

September 2003





Garrison Common North Secondary Plan
Storage Buildings & Wall
MAP 14-3

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