

Authority: Toronto and East York Community Council Report No. 5, Clause No. 6,
as adopted by City of Toronto Council on June 14, 15 and 16, 2005
Enacted by Council: June 16, 2005

CITY OF TORONTO

BY-LAW No. 599-2005

To adopt Amendment No. 349 to the Official Plan for the former City of Toronto with respect to lands known municipally as 65, 75 and 85 East Liberty Street, 69 Lynn Williams Street; 150 East Liberty Street, 80 Lynn Williams Street and 90 Lynn Williams Street being portions of the Garrison Common North Area for the lands known as the *Inglis Lands*.

WHEREAS the Council of the City of Toronto has an application made to it for a proposed Official Plan Amendment respecting the lands municipally known in the year 2005 as 65, 75 and 85 East Liberty Street, 69 Lynn Williams Street, 150 East Liberty Street, 80 Lynn Williams Street and 90 Lynn Williams Street being portions of the lands known as the *Inglis Lands*; and

WHEREAS the Council of the City of Toronto conducted a public meeting under Section 17 and 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, regarding the proposed Official Plan and Zoning By-law Amendments; and

WHEREAS the Council of the City of Toronto, at its meeting held June 14, 15 and 16, 2005 determined to amend the Official Plan for the former City of Toronto;

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

1. The text and maps attached hereto as Schedule "A" are hereby adopted as amendments to the Official Plan of the former City of Toronto.
2. This is Official Plan Amendment No. 349.

ENACTED AND PASSED this 16th day of June, A.D. 2005.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE “A”

Section 19.10 of the Official Plan for the former City of Toronto, known as the Garrison Common North Part II Official Plan, was originally amended by By-law No. 565-2000 (as approved by City of Toronto Council on August 1, 2, 3 and 4, 2000) and is further amended by:

1. Amending section 1.3(iii) by adding after the word “Amendment” appearing in the last line of section 1.3, the following phrase:

“and the boundaries of the Inglis Lands and the Hanna Avenue Technology District are revised, as shown on Map A attached;”

2. Amending section 3.24 by adding after the phrase *institutional uses*, “*live-work uses* specifically on lands known as 80 Lynn Williams Street and 90 Lynn Williams Street;”
3. Amending section 3.24(ii) to read as follows: “Retail and service uses related to the *live-work units* to be located at 90 Lynn Williams Street and 80 Lynn Williams Street will be permitted throughout these buildings. It should also be noted that the entire first floor of the building to be developed at 90 Lynn Williams Street is to exclusively provide for non-residential uses. In all other locations, retailing activity shall be in the form of *street related retail and service uses*, where the buildings containing such uses front on to and have principal entrance doors on streets or private roadways, and reflect the character of typical main streets within the former City of Toronto;”
4. Amending section 4.5.1 to read as follows: “Council may pass by-laws to permit flexibility in the allocation of the permitted floor area within the *Inglis Lands*, and within the *Hanna Avenue Technology District*;”
5. Amending section 4.5.2 to read as follows: “Within the *Hanna Avenue Technology District*, Council may pass by-laws to permit buildings containing *institutional* or commercial uses, and *live-work uses*, specifically on 65, 75 and 85 East Liberty Street alone or in combination with any other permitted uses;”
6. Amending section 4.5.5 by adding after the phrase commercial use, “notwithstanding the foregoing, retail and service uses related to the *live-work units* to be located on 65, 75 and 85 East Liberty Street will be permitted throughout these buildings;”
7. Amending section 4.5.9 to read as follows:

“To promote the *Hanna Avenue Technology District* and the lands designated as *Mixed Industrial-Commercial Area A*, as a centre for technological innovation and excellence, it is the policy of Council to prohibit residential uses within these areas, excluding that portion of the *Hanna Avenue Technology District* located west of *Central Park*, being 69 Lynn Williams Street and 150 East Liberty Street. Further, *live-work units* are permitted to locate at 65, 75 and 85 East Liberty Street;”

8. Amending section 4.5.14 by adding section (vi) stating:

“Approvals under Section 41 for 65, 75 and 85 East Liberty Street, 90 Lynn Williams Street and 80 Lynn Williams Street shall require the inclusion of a warning clause regarding noise, odours, activities etc. associated with *live-work* environments to the satisfaction of the Chief Planner and Executive Director, City Planning Division; the first offers of purchase and sale, leases or rental agreements for each of the units constructed on the above-noted lots pursuant to this By-law, shall provide notice of the *live-work* units on such lots to the satisfaction of the Chief Planner and Executive Director, City Planning Division and shall provide for obtaining an acknowledgement from each purchaser or lessee of a unit prior to closing or occupancy of such unit, acknowledging receipt of such a warning clause;”

9. Amending section 4.5.14 by adding section (vii) stating: “The following warning clause specifically applies to 65, 75 and 85 East Liberty Street, and 80 Lynn Williams Street:

“Any proposed residential or live-work development will be required to undertake noise and vibration studies, to the satisfaction of the City in consultation with CN and GO Transit, and shall undertake appropriate measures to mitigate any adverse effects from noise and/or vibration that were identified;”

“Development adjacent to the railways shall ensure that appropriate safety measures such as setbacks, berms and security fencing are provided, to the satisfaction of the City in consultation with CN and GO Transit; and”

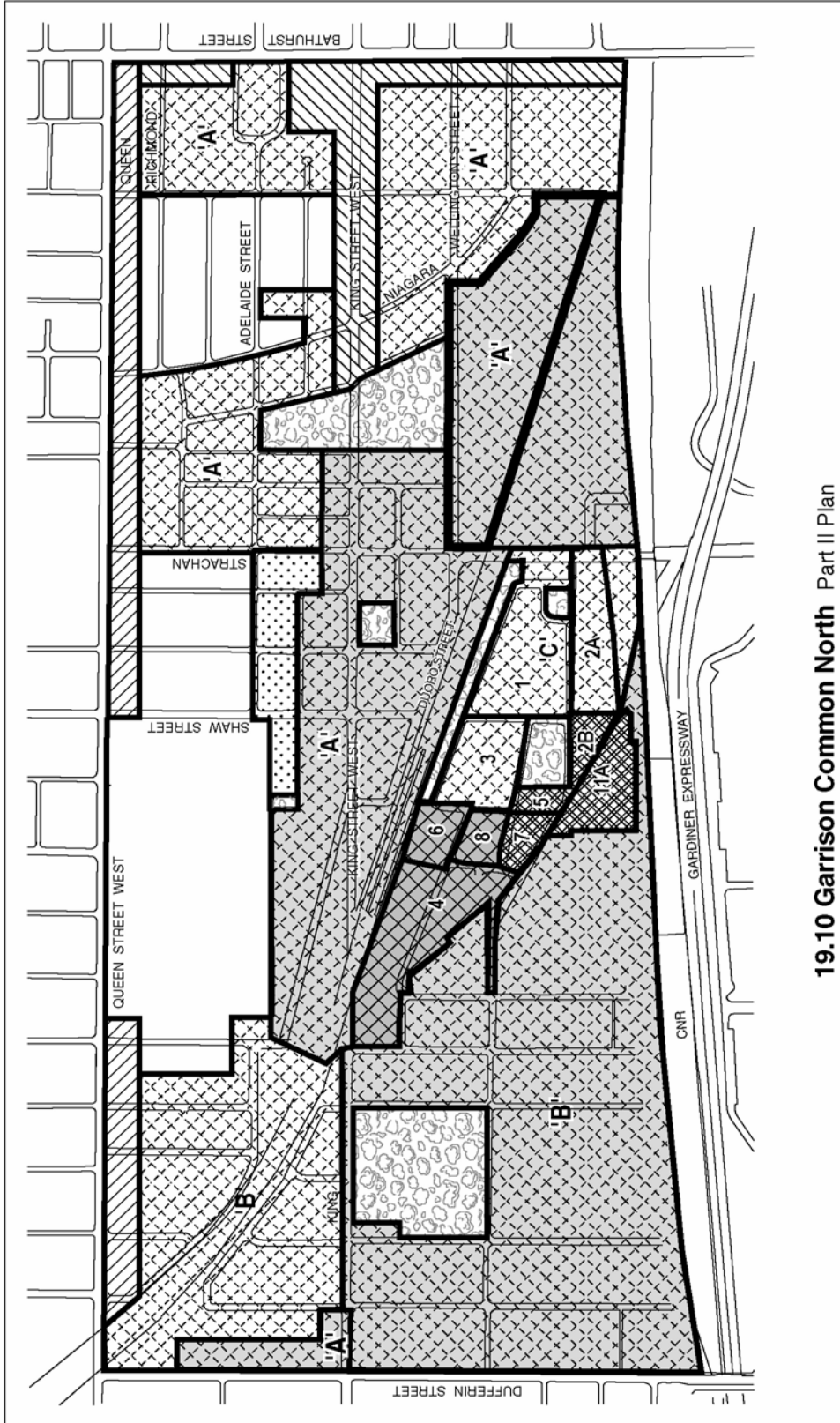
“Implementation and maintenance of the required rail noise, vibration and safety impact mitigation measures, along with any required notices on title such as warning clauses and/or environmental easements, will be secured through appropriate legal mechanisms, to the satisfaction of the City in consultation with CN and GO Transit.”

10. Amending section 1(10) by adding the following after the phrase “General Use Area “B”, the following:

and by redesignating 80 Lynn Williams Street as *Mixed Industrial-Commercial Area “A”* from “*General Use Area “A”*” and redesignating 75, and 85 East Liberty Street as *Hanna Avenue Technology District* from “*General Use Area “B”*”, and to incorporate 80 Lynn Williams Street, as well as 75 and 85 East Liberty Street into the *Inglis Lands*, all as shown on replacement Map A attached hereto; and

11. Definitions: Adding the following:

“*live-work unit*” means a *dwelling unit* that is also used for work purposes provided the resident or residents of such accommodation work in the *dwelling unit*, and the *dwelling unit* may also be used for work purposes by any number of other persons.”







19.10 Garrison Common North Part II Plan



Official Plan Amendment 349

King Liberty Area

Files # 03-035045, 03-035048, 03-035051, 03-035052

	Area Referred to in Section 3.19
	Low Density Residential Area
	Medium Density Residential Area
	Low Density Mixed Commercial-Residential Areas

	Medium Density Mixed Commercial-Residential Areas
	Mixed Industrial-Residential Area 'A', 'B' and 'C'
	Mixed Industrial-Commercial Area 'A'

	General Use Area 'A' and 'B'
	Open Space
	Hanna Avenue Technology District

	2A Inglis Lands indicated by Block Numbers
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Not to Scale
06/14/05