

Liberty For All Regeneration Area Study - Supplementary Report

Date: June 19, 2026

To: City Council

From: Interim Executive Director, Development Review

Ward: 10 - Spadina-Fort York

Planning Application Number: 24 243976 STE 10 OZ

SUMMARY

This Supplementary Report brings forward minor revisions to the draft Official Plan Amendments contained in the report titled, Liberty For All Regeneration Area Study - Final Report, Item TE33.10, from the Director, Community Planning, Toronto and East York District submitted to the May 28, 2026 meeting of Toronto and East York Community Council.

RECOMMENDATIONS

The Interim Executive Director, Development Review, recommends that:

1. City Council amend Toronto and East York Community Council recommendation 1 by deleting the words "Attachment 11 to the report (May 11, 2026) from the Director, Community Planning, Toronto and East York District" and replacing with the words "Attachment 1 to the supplementary report dated June 19, 2026" so that recommendation 1 reads as follows:

City Council adopt Official Plan Amendment 914 substantially in accordance with the recommended Official Plan Amendment included as Attachment 1 to the supplementary report dated June 19, 2026.

2. City Council determine that these amendments are minor in nature and no further notice is required.

FINANCIAL IMPACT

There are no financial implications resulting from the recommendations included in this report in the current budget year or in future years.

COMMENTS

On May 28, 2026, Toronto and East York Community Council adopted and made amendments to the recommendations in the Final Report for a draft Official Plan Amendment to apply within the Garrison Common North Secondary Plan and, more specifically, to Liberty Village. This Official Plan Amendment is the result of a planning study called [Liberty For All](#).

City staff further reviewed the letters submitted as part of this item and made minor adjustments to the draft Official Plan Amendment, detailed below.

- Corrections to the mapping:
 - clarifying that Liberty Village West is defined as the former Regeneration Areas and does not include 85 Hanna Avenue which benefits from a site-specific Official Plan Amendment approved by the Minister of Municipal Affairs and Housing;
 - correcting labels where existing midblock connections were intended as potential midblock connections; and
 - changing the label "built heritage features" to "buildings" on Map 8: Cultural Heritage Landscape, clarifying the intent that the buildings identified are not all heritage properties.
- Removal or addition of certain text to improve the overall flow of the policies and clarify intent:
 - removing general text from Policy 2.1(b) to allow for the policies following to dictate intent and direction on the percentage of non-residential gross floor area required; clarifying that the 6 metre minimum width that should be achieved for sidewalks is measured from the building face to the curb;
 - removing "priority streetscape improvement streets" from Policy 4.5 for better flow of intent that Liberty Street, East Liberty Street, Atlantic Avenue, Jefferson Avenue, and Hanna Avenue define the structure of the neighbourhood and should therefore be prioritized for streetscape enhancements, whether through public or private development;
 - adding text to Section 5, Policy 5.1 to state that potential new POPS and midblock connections are shown conceptually, with the precise locations to be determined through site-specific development applications;
 - replacing the term "heritage properties" with "properties on the Heritage Register" so the intent is clear; and
 - reordering the heritage policies in Section 8 to improve overall flow and clarity.

These amendments represent good planning, maintain the draft Official Plan Amendment's original intent and vision, and are consistent with the Provincial Planning Statement.

CONTACT

Carly Bowman, Director, Community Planning, Toronto and East York District, Tel. No. 416-338-3788, E-mail: Carly.Bowman@toronto.ca

George Pantazis, Senior Planner, Community Planning, Tel. No. 416-392-3566, E-mail: George.Pantazis@toronto.ca

SIGNATURE

Oren Tamir
Interim Executive Director
Development Review Division

ATTACHMENTS

Attachment 1: Draft Official Plan Amendment

Attachment 1: Draft Official Plan Amendment

Attached separately as a PDF.