

Attachment 11: Draft Official Plan Amendment

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 2026

Enacted by Council: ~, 2026

CITY OF TORONTO

Bill XXX

BY-LAW XXX

**To adopt Official Plan Amendment 914
for the City of Toronto
respecting the lands generally bounded by King Street West, Dufferin Street, CN Rail
Corridor and Strachan Avenue**

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

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

The Council of the City of Toronto enacts:

1. The attached Amendment No. ~~~ to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

Enacted and Passed this ~ day of ~, A.D. 2026.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

AMENDMENT NO. 914 TO THE OFFICIAL PLAN

**LANDS GENERALLY BOUNDED BY KING STREET WEST, DUFFERIN STREET, CN
RAIL CORRIDOR AND STRACHAN AVENUE**

The Official Plan of the City of Toronto is amended as follows:

1. Land Use Map 18 is amended by redesignating lands on the blocks generally bounded by Dufferin Street, CN Rail Corridor, Hanna Avenue, King Street West, Jefferson Avenue, Liberty Street, Fraser Avenue and King Street West from *Regeneration Areas* to *Mixed Use Areas* and the site at 34 Hanna Avenue from *Regeneration Areas* to *Parks and Open Spaces*, as shown on the attached Appendix 1.
2. Schedule 2 of the Official Plan, The Designation of Planned but Unbuilt Roads, is amended by adding the following unassumed road:

Street Name	From	To
Snooker Street (extension)	Snooker Street terminus going east	Bending south to Lynn Williams Street

3. Chapter 6, Section 14, Garrison Common North Secondary Plan, is amended by deleting the map and policies for Site and Area Specific Policy No. 3 and replacing them as shown on Appendix 2.
4. Chapter 6, Section 14, Garrison Common North Secondary Plan, May 14-1 Site and Area Specific Policies is amended by deleting the boundaries for the Site and Area Specific Policy No. 3 and replacing them with boundaries shown in Appendix 2.

Appendix 1



Official Plan Amendment ???

Proposed changes to Land Use Map 18 to redesignate lands from Regeneration Areas to Mixed Use Areas and Parks

Liberty for All

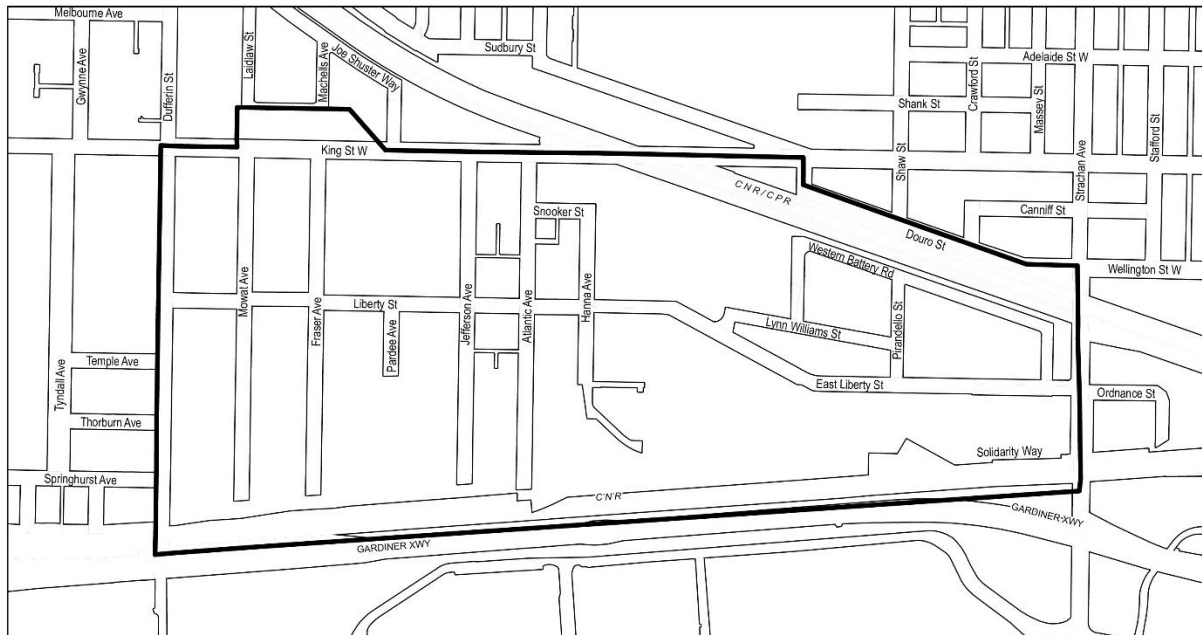
File # XX XXXXXX STE 00 OZ

- Mixed Use Areas
- Parks



Not to Scale
03/18/2026

Appendix 2



3 Area 3

Lands located in the Blocks Bounded by King Street West, Dufferin Street, CN Rail Corridor and Strachan Avenue

1. VISION

- 1.1. Liberty Village will grow into a vibrant, sustainable, transit-accessible, and pedestrian-friendly neighbourhood with diverse housing options, flexible commercial spaces, public amenities, and a distinct sense of place. It will be a complete community—livable, walkable, and welcoming for residents, workers, visitors, children and pets.
- 1.2. Liberty Village is an evolved cultural heritage landscape, comprising a significant area of industrial production, economic activity, and labour activism spanning the mid-nineteenth century to the present. The transformation of the wider area from a natural landscape near the banks of Lake Ontario that supported the gathering, trading, hunting, fishing, settlement and ceremonies of Indigenous communities, to its current primarily post-industrial state is the result of several influential factors, including the introduction of two correctional facilities and the railways running through and adjacent to the area, which attracted a large concentration of manufacturing complexes in the City's west end. This character is evident in the range of cultural heritage resources in the area, including the late-19th to mid-20th century industrial buildings and complexes that have been adaptively reused, remnant rail spurs, extant smokestacks, and the courtyard spaces within building complexes and mid-block connections which created permeability through the large blocks to facilitate the movement and storage of raw materials and manufactured goods. The retention of the area's distinctive heritage character and the ongoing adaptive reuse of heritage properties for non-residential uses are integral to the area's identity and an important part of the built form and land-use vision for Liberty Village.

2. LAND USE

- 2.1. Map 2 of this Site and Area Specific Policy identifies two precincts, Liberty Village East and Liberty Village West. The character of these two precincts is as follows:
 - a) Liberty Village East is a mixed-use community predominantly residential with retail and other commercial uses, as well as parks, open spaces, and midblock connections to support the precinct. The area will continue to grow as a mixed-use community subject to the Garrison Common North Secondary Plan and the policies of this Site and Area Specific Policy among other relevant policy, guidelines, and standards.
 - b) Liberty Village West has historically been an employment-only precinct with some units with home occupation. Through this Site and Area Specific Policy, the land use character of Liberty Village West will grow into a mix of both residential and employment uses. The intention of this precinct is for both types of uses (residential and non-residential) to intensify as the area grows. Development in this precinct should demonstrate that non-residential gross floor area is both maintained and enhanced, and that any reductions or variations on this intent be reviewed against the policies of this Site and Specific Policy and be determined through site specific development applications.

- 2.2. In Liberty Village West as identified on Map 2: Precincts, residential uses are permitted in development provided that a minimum of 15 per cent of the total gross floor area on the lands, excluding any lands conveyed to the City or another public body for new parks, open spaces, natural areas, streets and/or lanes, will be non-residential gross floor area, with non-residential uses that are compatible with residential uses.
- 2.3. Where a development provides more than the minimum non-residential gross floor area, as outlined in Policy 2.2, the City may reduce the minimum requirements for the provision of affordable housing outlined in Policy 3.4 of this Site and Area Specific Policy.
- 2.4. Development that provides less than the minimum non-residential gross floor area, as outlined in Policy 2.2, may be supported provided the development includes an improved affordable housing outcome and/or the provision of community services and facilities space to be conveyed to the City.
- 2.5. The minimum of requirement for non-residential gross floor area will increase to 20 per cent of the total gross floor area on the lands following the Ontario Line being fully operational to Exhibition Station.
- 2.6. When buildings with non-residential uses are redeveloped, appropriately sized and flexible non-residential space is strongly encouraged in the new development to mitigate the displacement of existing businesses and to support the continuity and viability of small-scale, locally owned and businesses serving local customers.
- 2.7. Desirable uses to the local community that development may provide include, but are not limited to, a community kitchen, public gathering spaces for farmers' markets, music venues (including rehearsal spaces and recording studios), spaces devoted to arts and culture, incubator spaces, medical offices and a parcel delivery venue and pickup point. Such desirable uses may change as the area grows.

3. HOUSING

- 3.1. To achieve a balanced mix of unit types and sizes, a minimum of 40 percent of new units in developments containing more than 80 new residential units will have two or more bedrooms, including:
 - a) a minimum of 15 per cent of the total number of units as two-bedrooms units; and
 - b) a minimum of 10 per cent of the total number of units as three or more bedroom units.
- 3.2. The City may reduce the minimum requirements in 3.1 where the development is providing publicly funded housing, and/or specialized housing such as residences owned or operated by a post-secondary institution or a health care institution or other entities to house students, seniors, patients or employees, or people with special needs.
- 3.3. Indoor and outdoor amenity spaces provided in development containing residential uses will be designed to meet the needs of a range of households, including families with children and pet owners.

- 3.4. Development in Liberty Village West containing residential units must provide affordable housing on each site as follows:
- a) If a condominium development is proposed, a minimum of 7 percent of the total new residential gross floor area will be secured as affordable rental housing or a minimum of 10 percent of the total new residential gross floor area will be secured as affordable ownership housing;
 - b) if a purpose-built rental development is proposed, a minimum of 5 percent of the total new residential gross floor area will be secured as affordable rental housing;
 - c) the affordable housing will be secured at affordable rents or affordable ownership prices for a period of at least 75 years from the date of first residential occupancy of the unit; and
 - d) the unit mix of the affordable housing will reflect the market component of the development, as appropriate, to achieve a balanced mix of unit types and sizes and support the creation of affordable housing suitable for families.
- 3.5. The provision of affordable housing required by Policy 3.4 shall be secured through one or more agreements with the City and may result in a holding symbol.
- 3.6. If an Inclusionary Zoning By-law takes effect and becomes applicable to any development on the lands, then the Official Plan Inclusionary Zoning policies and By-law, as may be amended, will prevail and the affordable housing requirements in Section 3 of this Site and Area Specific Policy will no longer apply, but only provided the applicable Inclusionary Zoning policy and by-law requirements meet or exceed the requirements of Section 3.

4. STREETS AND SIDEWALKS

- 4.1. The unassumed street as generally shown on Map 3: Streets Plan will have a 16.5 metre right-of-way width and will become a new public street when fully constructed.
- 4.2. Liberty Local Road, also known as Liberty New Street, will provide an additional east-west corridor in and out of Liberty Village, and should be designed as a promenade, improving mobility, including walkability and cycling. A dog run may be considered adjacent to the rail corridor. Any redevelopment that fronts Liberty Local Road will, as appropriate, provide active retail uses at grade, such as restaurants and cafes, with spill-out activities such as patios.
- 4.3. Sidewalks and boulevards will be designed to achieve a minimum width of 6 metres, where appropriate. Pedestrian clearways shall be at least 2.1 metres in width.
- 4.4. Despite Policies 4.3, where there are heritage properties on or adjacent to a development site, narrower sidewalk widths and curblin modifications may be retained or required.
- 4.5. Liberty Street, East Liberty Street, Atlantic Avenue, Jefferson Avenue, and Hanna Avenue are priority streetscape improvement streets. These streets define the structure of the neighbourhood and will be prioritized for streetscape enhancements, such as sidewalk widening, tree plantings, green infrastructure, street furniture, and custom paving.

- 4.6. Where possible, existing remnants of rail spurs within the public right-of-way should be retained as a component of the area's industrial character. Pathways of former rail spurs within the public right-of-way should be interpreted or incorporated into new road and sidewalk surfaces when conducting public works upgrades or street improvements.
- 4.7. Soft landscaping along streetscapes should be designed to withstand impacts from dogs, such as incorporating dense shrubbery and decorative edging (raised stones, bricks, or low fences).

5. PUBLIC REALM

- 5.1. The locations of existing and potential new public realm features, including public parks, POPS, and midblock connections, are shown on Map 4: Public Realm.

5.1. PUBLIC PARKS AND OPEN SPACES

- 5.1.1. Consolidation of parkland dedication from more than one development and/or multiple landowners, assembled to create larger parks, is strongly encouraged.
- 5.1.2. Potential new public parks and expansions to existing or future public parks may be secured through parkland dedication and/or land acquisition by the City over time. These potential new public parks or expansions may include lands adjacent to or abutting existing or future new public parks, surface parking lots, or other underutilized sites, and should be strategically identified and located to:
 - a) form a connected network of parks and open spaces that support and complement the Liberty Village Public Realm Strategy; and
 - b) provide park space of a suitable size and configuration to offer a wide range of locally oriented active and passive programming within a high-growth area.
- 5.1.3. New parks should maximize soft landscaping.

5.2. PRIVATELY OWNED PUBLICLY ACCESSIBLE SPACES

- 5.2.1. Open spaces that are privately owned but publicly accessible are encouraged as part of all developments. These open spaces should maximize soft landscaping.

5.3. MIDBLOCK CONNECTIONS

- 5.3.1 Midblock connections provide direct, legible, continuous and connected public access through blocks and should be:
 - a) located at grade with high-quality design and materials that are compatible with the industrial character of the area;
 - b) publicly accessible throughout the year;
 - c) barrier-free, signed and well-lit with pedestrian-scale lighting and clear sight lines for public safety;

- d) lined with active uses, such as retail or units with home occupation;
 - e) generally a minimum of 6 metres in width; and
 - f) generally lined and/or surrounded by soft landscaping.
- 5.3.2. Where existing laneways are also used as midblock connections, development may be required to provide additional building setback at the ground floor to incorporate laneways as part of a comfortable, attractive, vibrant, safe and accessible public realm.
- 5.3.3. Exterior or interior midblock connections, or a combination, are permitted. Interior midblock connections are especially encouraged within adaptively reused heritage buildings.
- 5.3.4. Midblock connections on or adjacent to heritage properties will be designed to conserve the cultural heritage value, attributes, and integrity of the property and to maintain the industrial character of the area.
- 5.3.5. Map 5 presents various midblock paths connecting existing and new open spaces for a consistent and continuous pedestrian and, where feasible, cycling network through the neighbourhood. This interconnectedness of the midblock network creates a “Liberty Loop.” In addition to improving mobility through Liberty Village West, parts of the loop should be designed as places of convergence for new and existing residents, workers, and visitors.

5.4. VIEWS

- 5.4.1. Existing significant views contribute to Liberty Village’s sense of place, connecting pedestrians to the area’s unique identity and character experienced and shared from the public realm. These views are shown on Map 6 and should be considered in development and, where possible, enhanced. These views include:
- a) The west elevation of the Toronto Carpet Factory (67-77 Mowat Building), the bridge over Mowat Avenue, the east elevation of 190 Liberty Street, and the stack of 219 Dufferin Street as viewed from the east side of Mowat Avenue, approximately 70 metres south of King Street West.
 - b) The roofline, signage, and upper windows of the north elevation of the Toronto Carpet Factory (67-77 Mowat Building), along with the upper portion of its landmark stack, as viewed from the southwest corner of King Street West and Mowat Avenue.
 - c) The north elevation and stack of the former Sunbeam Incandescent Lamp Factory at 219 Dufferin Street, the chamfered corner of the former S. F. Bowser and Company Factory at 39 Mowat Avenue, and the south elevations of 190 Liberty Street and the Toronto Carpet Factory (67-77 Mowat Building), as viewed from the centre of Liberty Street at the east side of the intersection with Dufferin Street.
 - d) The stack and monitor roofline (to a minimum depth of generally 6 metres) of the former Sunbeam Incandescent Lamp Factory at 219 Dufferin Street, as viewed

from the east side of Mowat Avenue approximately 50 metres south of Liberty Street.

- e) The west elevation of former Inglis Bren Factory building at 171 East Liberty Street, and the boiler house with its stack and painted signage on the south elevation of the former Brunswick-Balke-Collender Company Complex at 40 Hanna Avenue, as viewed from the east side of Hanna Avenue, approximately 70 metres south of East Liberty Street.

6. MOBILITY

- 6.1. Optimizing the use of transit, active transportation, and ridesharing will be prioritized over travel by private vehicle.
- 6.2. Development proposing residential units is encouraged to include short-term parking and car-share parking.
- 6.3. Due to Liberty Village's limited road space, development will:
 - a) recommend and implement transportation demand management measures, where appropriate; and
 - b) provide designated on-site and off-street pick-up and drop-off areas, including for ride-share and deliveries, wherever feasible.
- 6.4. The inclusion of new cycling facilities and improvements to existing cycling facilities will be implemented on all streets, as appropriate, and may also be provided on private streets, laneways, and midblock connections where feasible.

7. COMMUNITY SERVICES AND FACILITIES

- 7.1. The provision of community services and facilities will be informed by priorities identified in the Liberty Village Community Services and Facilities Strategy, as amended.
- 7.2. The following community services and facilities are City priorities in Liberty Village:
 - a) a new community recreation centre to support long-term projected growth;
 - b) 3-5 child care centres; and
 - c) new or expanded community space.
- 7.3. It is anticipated that a Community Recreation Centre (CRC) may be required to support the long-term projected growth for the area. City-owned real estate within Liberty Village, including Lamport Stadium Park, shall be explored as a conceptual future location for the CRC. City-owned real estate may be explored for other community services and facilities as well, such as a library and public school. Community services and facilities may also be located within a future private development site in partnership with the City.

- 7.4. Community services and facilities will be provided, where feasible, in the first phase of any phased development.
- 7.5. To address their respective requirements, and promote partnership, cost-effectiveness and coordination, property owners, the City and public agencies/organizations are encouraged to:
 - a) Explore alternative delivery models, such as partnerships with non-profit organizations;
 - b) Co-locate facilities; and/or
 - c) Integrate and coordinate programs.

8. HERITAGE

- 8.1. The Liberty Village Cultural Heritage Landscape, including its defining features, is shown on Map 7. The continued evolution of the cultural heritage landscape will be informed by the area's historic context, including the built form, spatial organization, and circulation patterns that have shaped its form and character over time.
- 8.2. Development on and adjacent to heritage properties will require a site-specific approach that conserves their cultural heritage value and achieves a contextually appropriate solution, including, but not limited to, adaptive re-use and the use of additional setbacks and setbacks to maintain the prominence and three-dimensional integrity of the heritage resource(s).
- 8.3. Enhance the heritage character of the cultural heritage landscape through the design of new development and the public realm and incorporate interpretive and commemorative elements that are informed by the history of the area, including workers' history, labour activism and the adaptive reuse of the area by artists and creative communities, where possible.
- 8.4. Development and public realm design that advances truth and reconciliation by reflecting the values and heritage of Indigenous communities is encouraged, where supported through engagement with Indigenous communities.
- 8.5. The adaptive reuse of heritage properties to accommodate community services and facilities will be encouraged, especially where it creates an opportunity to provide public access to interior heritage attributes identified in a Part IV designation by-law under the Ontario Heritage Act.

9. BUILT FORM

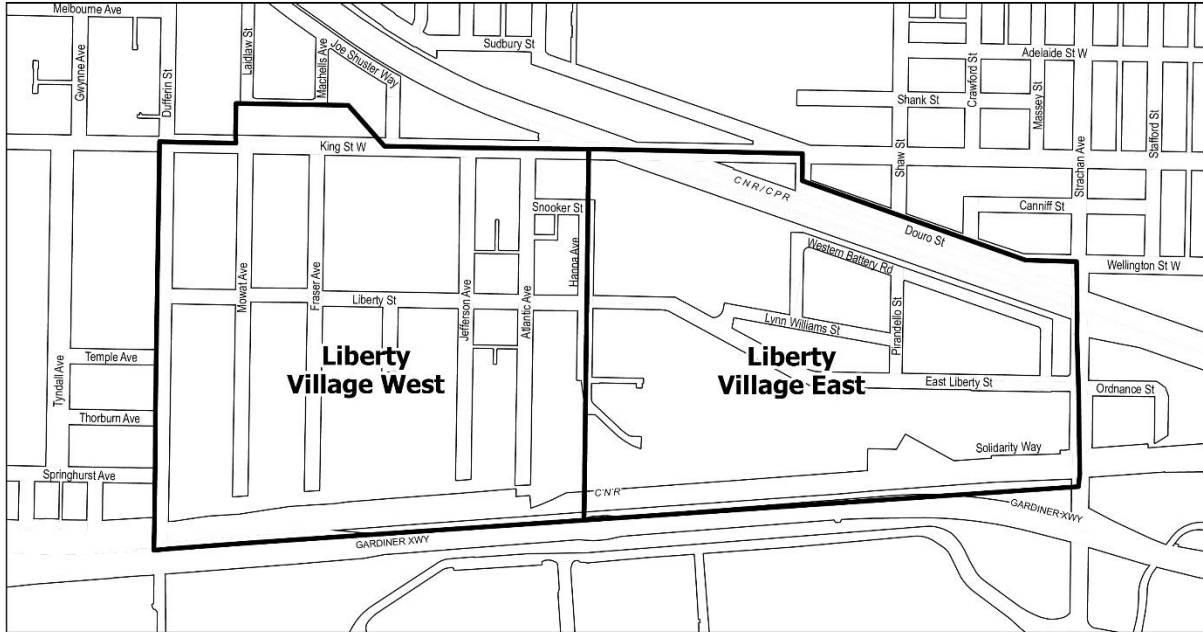
- 9.1. Development should:
 - a) provide a mix of building types, heights and site configurations on blocks that can accommodate multiple buildings;
 - b) orient towers north-south, where appropriate, to limit shadow impacts on the public realm;

- c) set base-building heights that align with the scale and height of neighbouring streetwalls;
 - d) locate new massing on existing surface parking areas, where possible, to support the retention of whole or substantial portions of existing buildings; and
 - e) reinforce the existing pattern of lanes and courtyards to conserve the cultural heritage landscape and, where applicable, heritage properties.
- 9.2. Where appropriate, and especially on blocks that contain surface parking areas, development will be organized to include open courtyard spaces accessed directly from the street, referencing traditional layout patterns of former industrial complexes in Liberty Village.
- 9.3. Development on sites that include or are adjacent to heritage properties will include base buildings that are compatible with the height, form, scale, articulation, proportion, and materiality of those heritage properties, while still reflecting their own contemporary design.


10. SUSTAINABILITY AND RESILIENCE

- 10.1. Development is strongly encouraged to:
- a) incorporate low-carbon/renewable energy technologies such as geo-exchange and solar thermal systems, as well as heat recovery from sources such as sewers, data centres, and industry to reduce greenhouse gas emissions;
 - b) develop or incorporate connections to an existing or planned thermal energy network (district energy system);
 - c) provide electrical heating/cooling equipment;
 - d) provide backup power for resilience from area-wide power outages;
 - e) prevent the loss of embodied carbon and emissions contained within the existing building stock, which often feature heavy timber or brick and beam construction, by prioritizing adaptive reuse of existing buildings, and through circular practices which include deconstruction and reuse of salvaged materials;
 - f) incorporate green roofs, green walls, permeable pavers, rainwater harvesting, durable materials with lower embodied carbon, highly insulated and airtight designs; and
 - g) maximize natural daylight and ventilation and minimize underground parking.

Map 2: Precincts



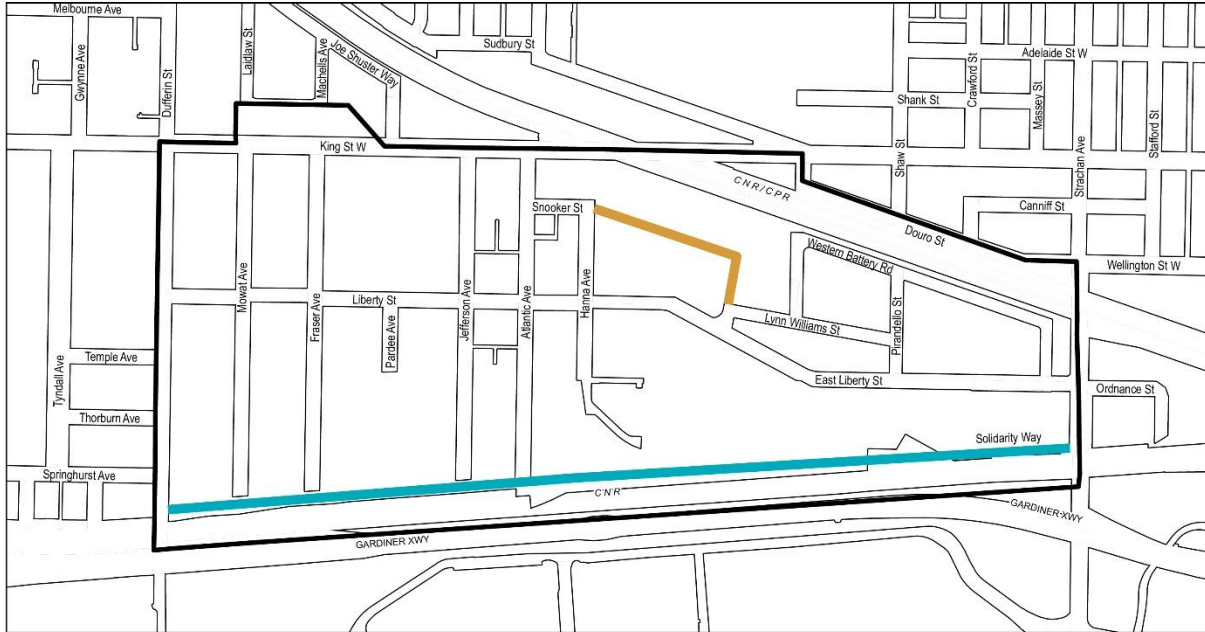
Garrison Common North Secondary Plan
Area 3
MAP 2 - Precincts

 Study Boundary



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Map 3: Streets



Garrison Common North Secondary Plan Area 3 MAP 3 - Streets Map

Study Boundary

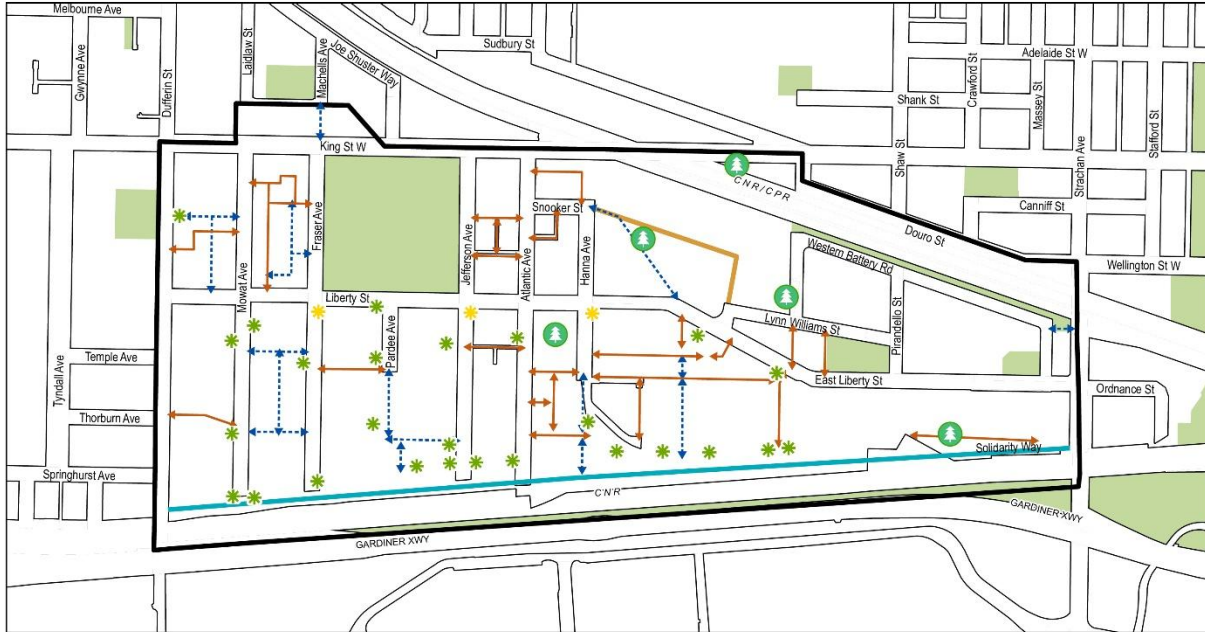
16.5 Metre Public Road

Liberty Local Road (By-Law No. 1266-2016)



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Map 4: Public Realm Plan



Garrison Common North Secondary Plan Area 3

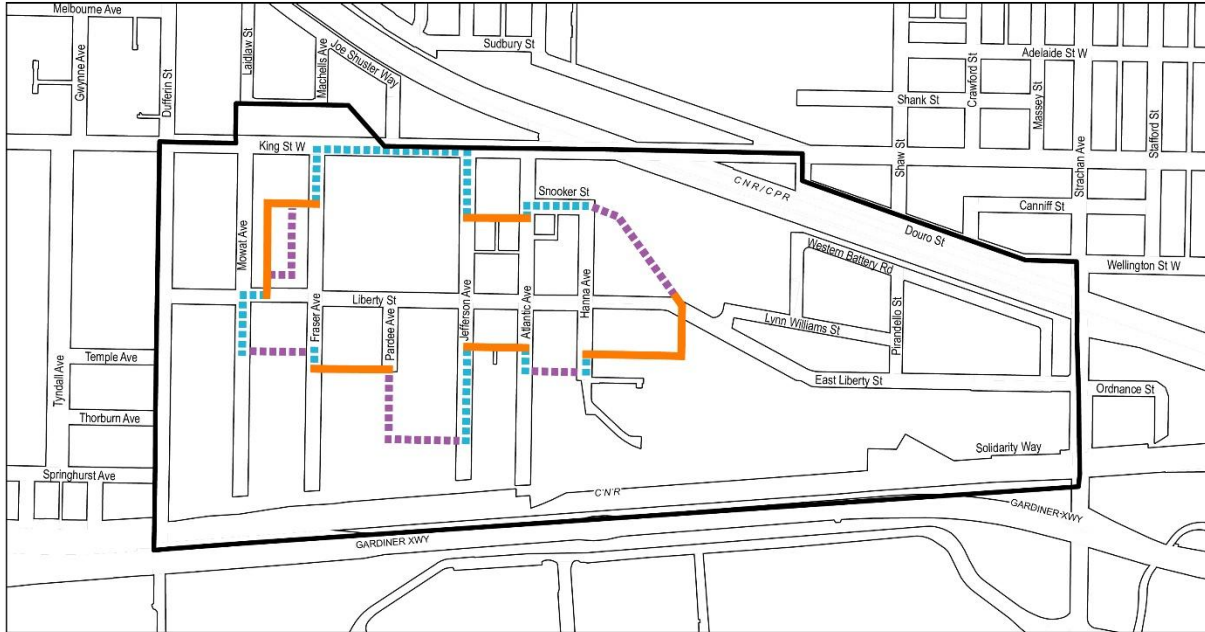
MAP 4 - Public Realm Map

- | | | | |
|----------------|---|---|---|
| Study Boundary | Potential for Open Space (Privately Owned Publicly Accessible) / Enhancement | Existing Mid-block Connections | 16.5 Metre Public Road |
| Existing Parks | Potential for Tree Planted Curb Extension with Open Space (Privately Owned Publicly Accessible) / Enhancement | Future Mid-block Connections: New connections or improvements to existing | Liberty Local Road (By-Law No. 1266-2016) |
| Future Parks | | | |



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Map 5: Liberty Loop



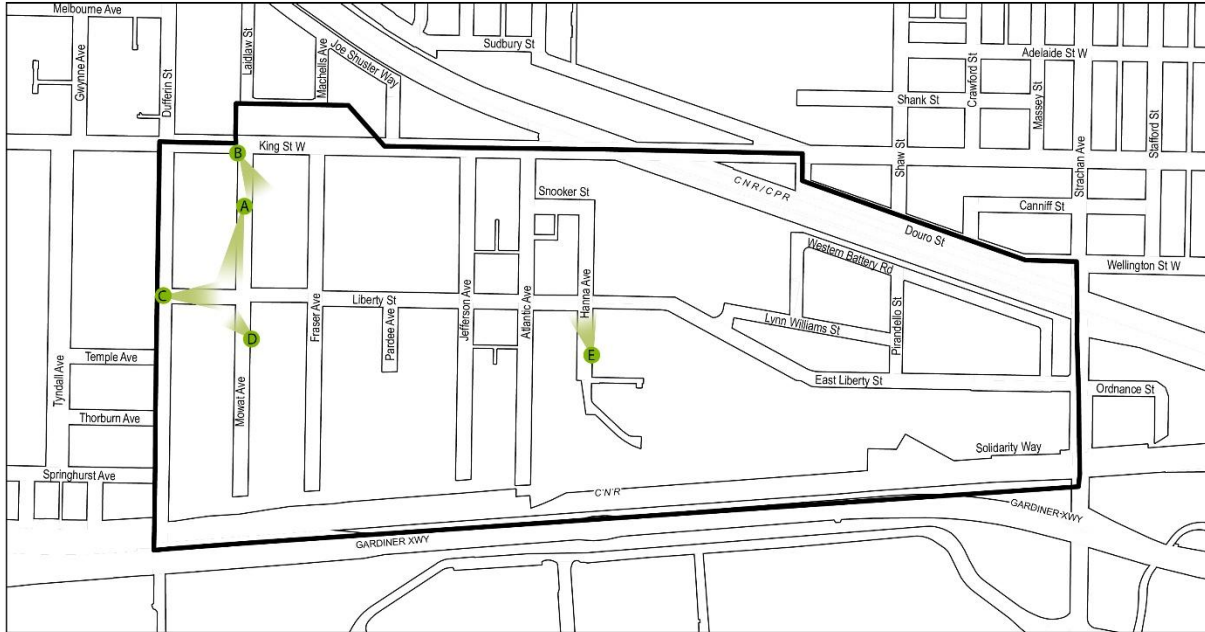
Garrison Common North Secondary Plan Area 3 MAP 5 - Liberty Loop Map

-  Study Boundary
-  Existing Mid-block Connections
-  Potential New Mid-block Connections
-  Streetscape Connection




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Map 6: Character Views



Garrison Common North Secondary Plan Area 3 MAP 6 - Character Views Map

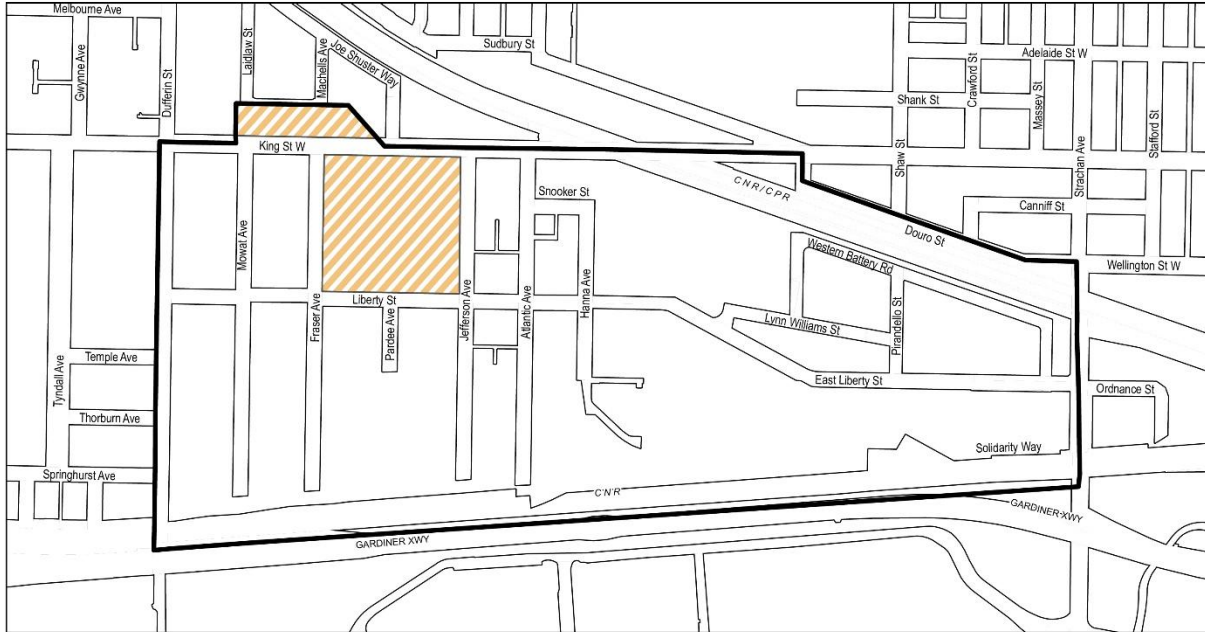
 Study Boundary

 Character Views




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Map 7: Areas for Potential Community Services and Facilities



Garrison Common North Secondary Plan Area 3

MAP 7 - Areas For Potential Community Services and Facilities Map

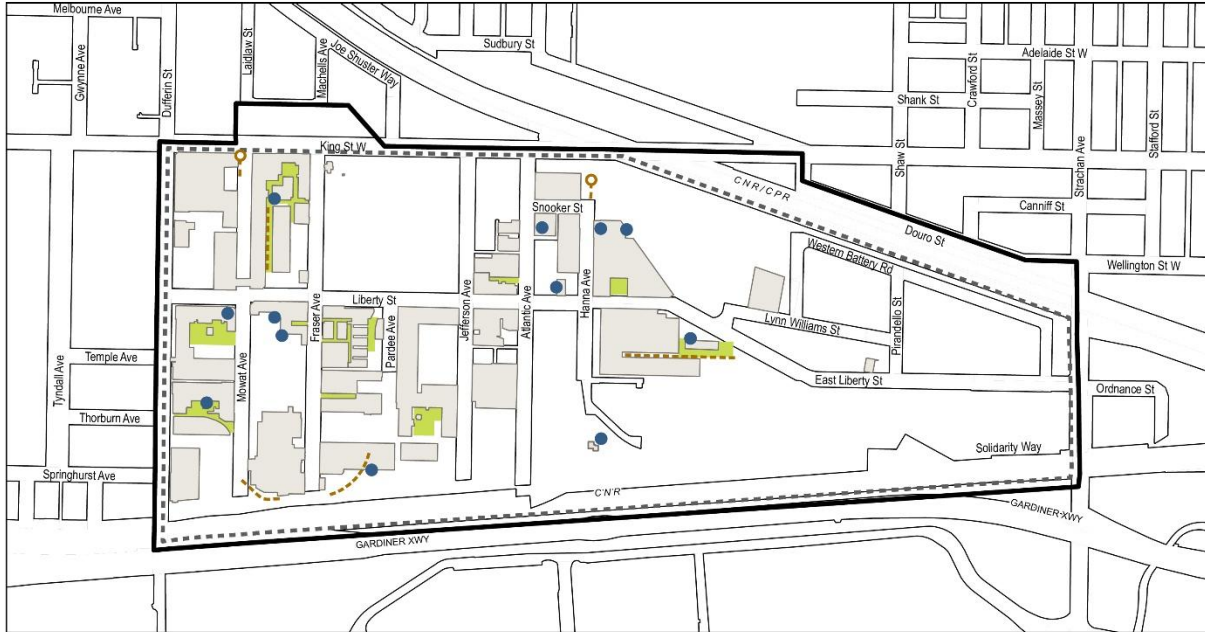
 Study Boundary

 City assets which may present opportunities for community services and facilities



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Map 8: Cultural Heritage Landscape Map



Garrison Common North Secondary Plan Area 3

MAP 8 - Cultural Heritage Landscape Map

- | | | |
|--------------------------------------|----------------|-------------------------|
| Study Boundary | Rail Spurs | Built Heritage Features |
| Cultural Heritage Landscape Boundary | Rail Car Stops | |
| Smokestacks and Chimneys | Courtyards | |



Not to Scale
05/04/2026