

GARRISON COMMON NORTH SECONDARY PLAN

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1. INTERPRETATION

- 1.1 The lands affected by the Garrison Common North Secondary Plan are shown on Map 14-1.

2. MAJOR OBJECTIVES

- 2.1 New development within Garrison Common North will:
- a) be integrated into the established city fabric in terms of streets and blocks, uses and density patterns;
 - b) enhance the public open space system by completing the existing north-south public open space system, providing both visual and physical connections to Fort York and the waterfront;
 - c) include a variety of land use and densities including community services and facilities, so that development can respond to changing market demands over time and provide services for new residents and tenants;
 - d) provide for a range of housing types in terms of size, type, affordability and tenure, to encourage households of all sizes to locate within Garrison Common North; and
 - e) be sensitive to and protect industrial, communications and media operations, solidifying the area as one of the leading locations for new industry technologies.
- 2.2 The Centre for Addition and Mental Health Research plays an important role as a centre of excellence in research and in serving the needs of the broader community. Amendments to this plan and corresponding by-laws will be considered if they support and foster the role of the Centre and reconnect the Centre into the surrounding urban fabric.

3. URBAN STRUCTURE BUILT FORM

- 3.1
- a) In order to promote future flexibility in use, new buildings will be designed to easily adapt to conversion, with particular focus on street level spaces, to facilitate changes in market demand for services and activities.
 - b) Consistent with section 2.1(d) of this Secondary Plan, new developments will provide for a range of dwelling types, with an emphasis on grade related units that are suitable for households with children.
 - c) Development parcels within the same block will share open space, parking facilities and servicing areas, where possible.
- 3.2 To improve pedestrian circulation through Garrison Common North and to Fort York and the waterfront, pedestrian links over the rail corridors will be considered through public and private initiatives.

4. INDUSTRY

- 4.1 Land use policies that allow the creation, continuation and expansion of industrial uses compatible with neighbouring residential uses will be established to support existing jobs and improve employment opportunities.
- 4.2 In assessing any applications to re-use industrial lands for non-industrial uses, uses that provide employment opportunities will be encouraged.

5. LOCAL COMMERCE

- 5.1 Local retail and service facilities will be provided to serve the needs of residents and workers in Garrison Common North. The improvement of commercial areas along Dufferin Street, King Street West, Queen Street West and Bathurst Street will be encouraged along with new street related retail and service uses on East Liberty Street.

6. PARKS

- 6.1 The north-south Garrison Creek open space system will be completed, providing both visual and physical connections to Fort York and the waterfront.

7. COMMUNITY SERVICES

- 7.1 Community services and facilities will be provided in Garrison Common North, to meet the needs of present and future residents and workers on a local basis.
- 7.2 A Community Improvement Plan will be adopted to assist in identifying improvements to public spaces and facilities.
- 7.3 Sections 37 and 45 of the *Planning Act* will be used in ensuring the delivery of community services and facilities within Garrison Common North.

8. ENVIRONMENT

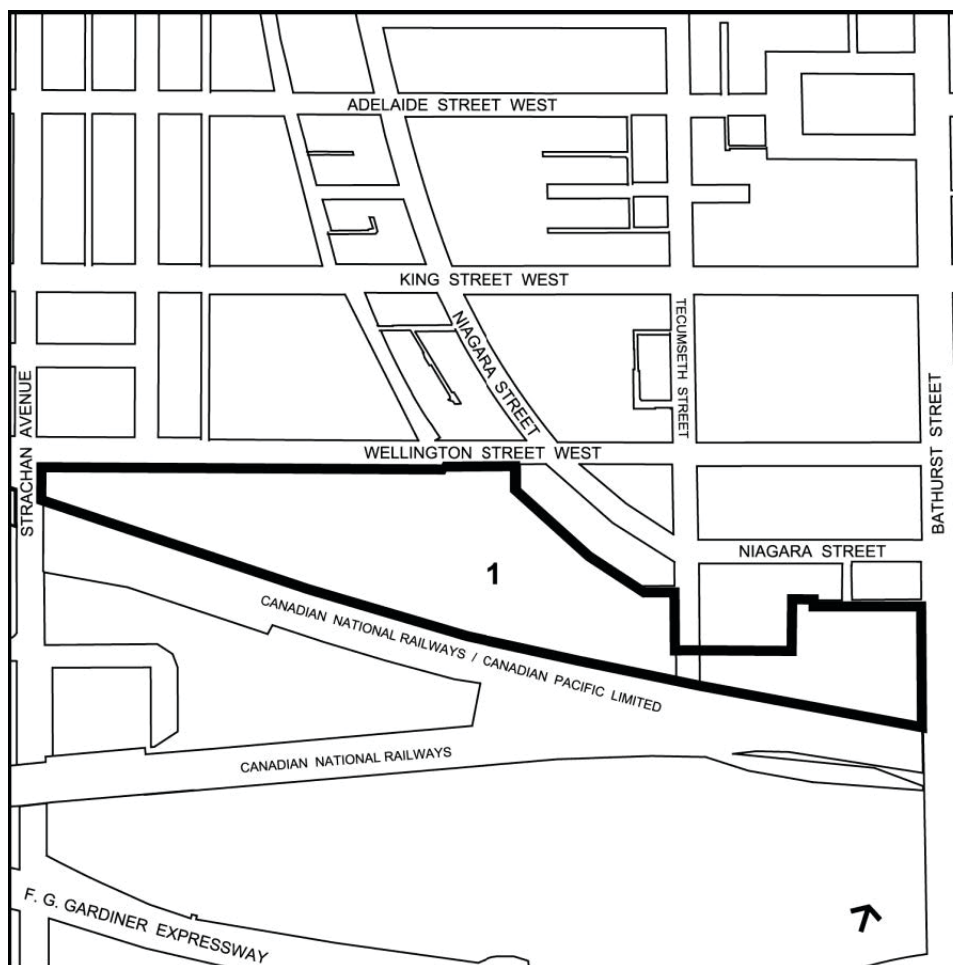
- 8.1 The owner of each new development adjacent to a rail corridor is required to complete both a noise and vibration impact study and air quality assessment.

9. TRAFFIC AND PARKING

- 9.1 Where land is adjacent to a lane, vehicular access to a site should be taken from the lane for any use and the existing lane system should be enhanced.
- 9.2 Necessary measures will be undertaken to determine the need and where necessary, the design required, to achieve grade separation of the level railway crossing on Strachan Avenue.
- 9.3 The provision of a GO station at the north-west corner of the Inglis Lands and routing between the new station and the existing Exhibition Place GO station, will be promoted.
- 9.4 Increases in the level of transit service along King Street West are necessary to meet the increasing demands of the growing neighbourhood. Any physical or operational plans to improve transit service will be balanced against the needs of merchants as well as residents.
- 9.5 The Centre for Addiction and Mental Health Research should connect into the surrounding neighbourhood, by extending the existing city grid of streets and sidewalks onto the site.

10. SITE AND AREA SPECIFIC POLICIES

1. 28 Bathurst Street, 2 Tecumseth Street, 677, 701 Wellington Street and 53 Strachan Avenue



- a) The meat processing operations located at 2 Tecumseth Street as of December 16, 2013 are permitted until such time the plant ceases operations. Until such time the plant ceases operations the following will apply:
- i. all development and re-development proponents for sensitive residential uses within 70 metres of the plant will submit a study prior to the enactment of any zoning by-law amendment that evaluates, to the satisfaction of the City of Toronto in consultation with the Ministry of the Environment, how the proposed sensitive residential use would affect the ability of the plant to carry out normal business activities. The study will also evaluate whether the anticipated users of the proposed residential use will potentially be subject to adverse effects from on-site contamination or from odour, noise and other contaminants that could be discharged from the plant and recommend to the satisfaction of the City any necessary mitigation and/or buffering measures to be undertaken by the proponent;

- ii. any proposed development for adjacent sites including all lands from 28 Bathurst Street west to Strachan Avenue and north from the rail corridor to King Street West will include a construction management plan as part of the application. The plan will to the satisfaction of the Chief Planner and Executive Director, City Planning Division, evaluate the impact construction vehicles could have on the employment operations at 2 Tecumseth Street and propose mitigation measures if required to be undertaken by the proponent.
- b) Residential uses along the Bathurst Street frontage of 28 Bathurst Street may be permitted subject to the following:
 - i. the lands have been environmentally remediated to requirements as established by the Ministry of the Environment;
 - ii. the proposed development adheres to the City's Mid-rise Guidelines;
 - iii. the proposed development is appropriately buffered to the satisfaction of the appropriate railway authorities from the rail corridor to the south; and
 - iv. the proposed development is consistent with the results of the Bathurst-Strachan-Wellington area study.
- c) Until such time as the meat processing facility located at 2 Tecumseth Street ceases operations, no sensitive uses, including residential uses will be permitted on the portion of the lands at 28 Bathurst Street that extends 70 metres from the easterly property line of 2 Tecumseth Street. Non-sensitive uses such as offices, studios, parks, and parking will be permitted in the interim within the 70 metre buffer zone.
- d) Any proposed development for 28 Bathurst Street, will include a phasing plan to be submitted that among other matters as may be identified addresses to the satisfaction of the Chief Planner and Executive Director, City Planning Division, the following:
 - i. if required, strategies to accommodate and if necessary relocate the parking for the employees of Quality Meats at 2 Tecumseth Street;
 - ii. impacts proposed construction may have on the adjoining daycare facility and if required any proposed mitigation measures to be undertaken by the proponent;
 - iii. the provision of 1 FSI (net required building setbacks) of employment space on the lands; and
 - iv. timing and phasing of required environmental remediation.
- e) The area will be subject to a study, which is intended to set out a framework for the potential redevelopment of the area while taking into consideration the need to maintain employment in the area, the need to buffer potentially sensitive uses from impactful ongoing employment operations in the area (i.e. City works yard), the establishment of effective connections and transition to the existing neighbourhood and the provision of parks and community services. Until this study is completed and the findings implemented, redevelopment that includes residential uses is not permitted on the lands at 2 Tecumseth Street. Amendments to this policy and/or Secondary Plan may be considered as required in order to incorporate and/or implement the conclusions, findings and/or recommendations of the study. In addition to the matters identified in Section 4.7.2 of the Official Plan, the study will:
 - i. consider the potential redevelopment of the lands at 2 Tecumseth Street once current meat processing operations have ceased;
 - ii. identify and locate an appropriate land use buffer to be designated *General Employment Areas* in order to protect and buffer potential sensitive uses on lands east of the City Works and Emergency Services yard located at 677 and 701 Wellington Street West. Employment uses within this buffer zone will be limited to residentially sensitive employment uses such as offices and studios;

- iii. identify and locate appropriate buffering to the rail corridor on the southern boundary of the study area;
- iv. explore the potential to exchange and/or purchase/sale of portions of land between owners to achieve the above buffering and create a more efficient ownership pattern for City operations at the Wellington Street West yard;
- v. address heritage considerations for the Wellington Street incinerator and the potential for adaptive re-use and preservation of the existing structure;
- vi. identify appropriate buffering and transition to the low scale existing residential uses in the area;
- vii. address measures to effectively link the study area with roads, pathways and/or corridors;
- viii. identify the appropriate location of new parks, open space and pedestrian links and treatment to existing parks in the area;
- ix. assess potential view impacts on Fort York due to potential development in the area;
- x. identify strategies to visually enhance the Front/Bathurst Street terminus; and
- xi. address the provision, location and/or relocation of community services and facilities in the study area such as daycares, libraries, community/recreation centres and public educational facilities.

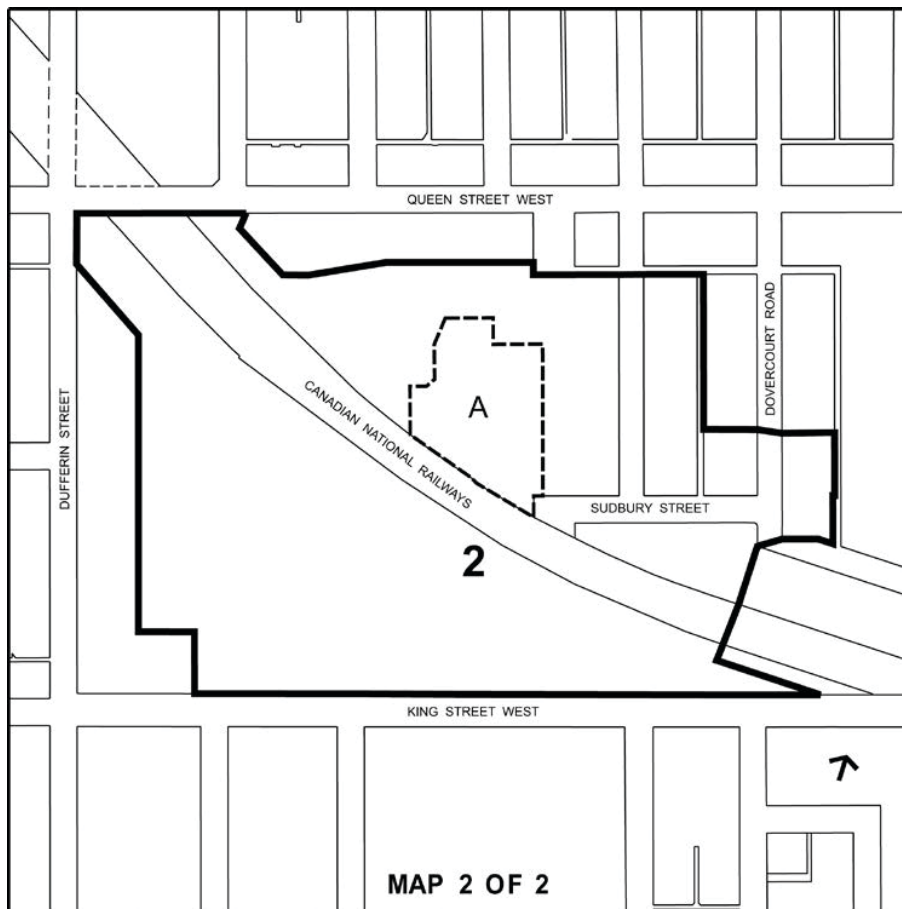
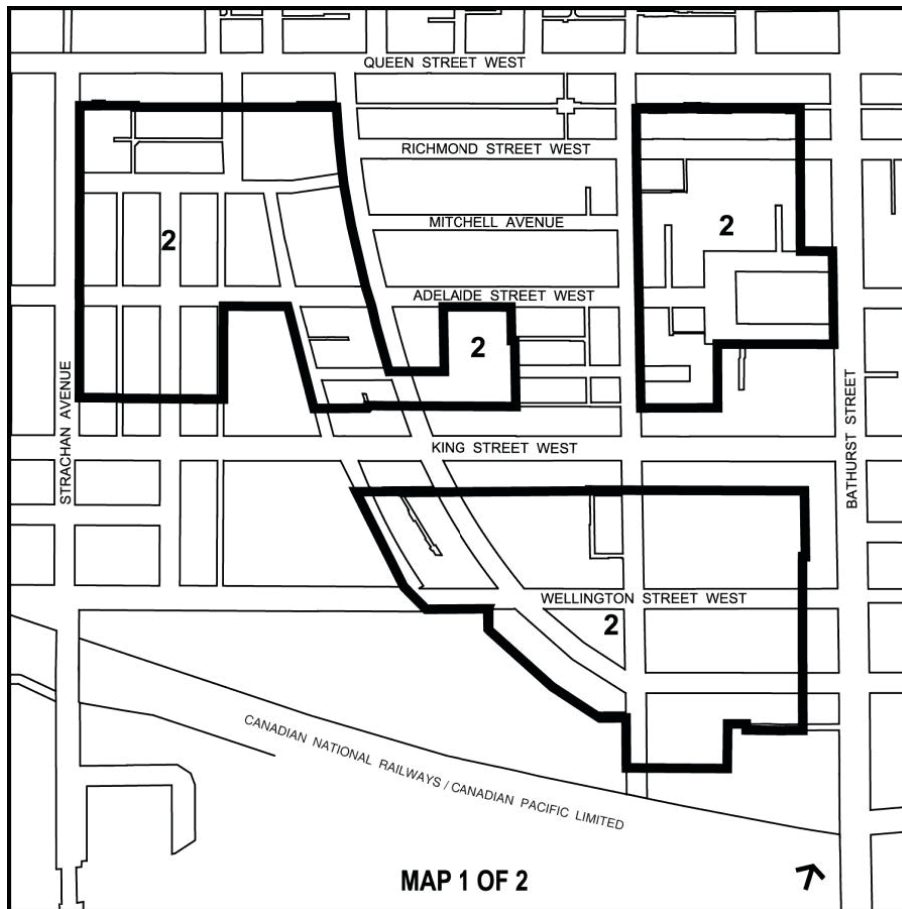
2. **Area 2**

Certain Lands Located on Both Sides of Niagara Street and Wellington Street West, South of King Street West

Certain Lands in the Blocks Bounded by Queen Street West, Bathurst Street, King Street West and Tecumseth Street

Certain Lands Located in the Blocks Bounded by Queen Street West, Strachan Avenue, King Street West and East of Niagara Street

Certain Lands in the Blocks Bounded by King Street West, Dufferin Street, Queen Street West and Dovercourt Road



On the lands shown as 2 on Map 14-1 a mix of employment and residential uses is permitted provided that employment uses are restricted to those compatible with adjacent and neighbouring residential uses in terms of emissions, odour, noise and generation of traffic.

Prior to the approval of significant development on certain lands shown as 2 on Map 14-1 in the blocks bounded by Dufferin, Queen, King Streets and Dovercourt Road, an area study of the lands will be completed to include matters such as:

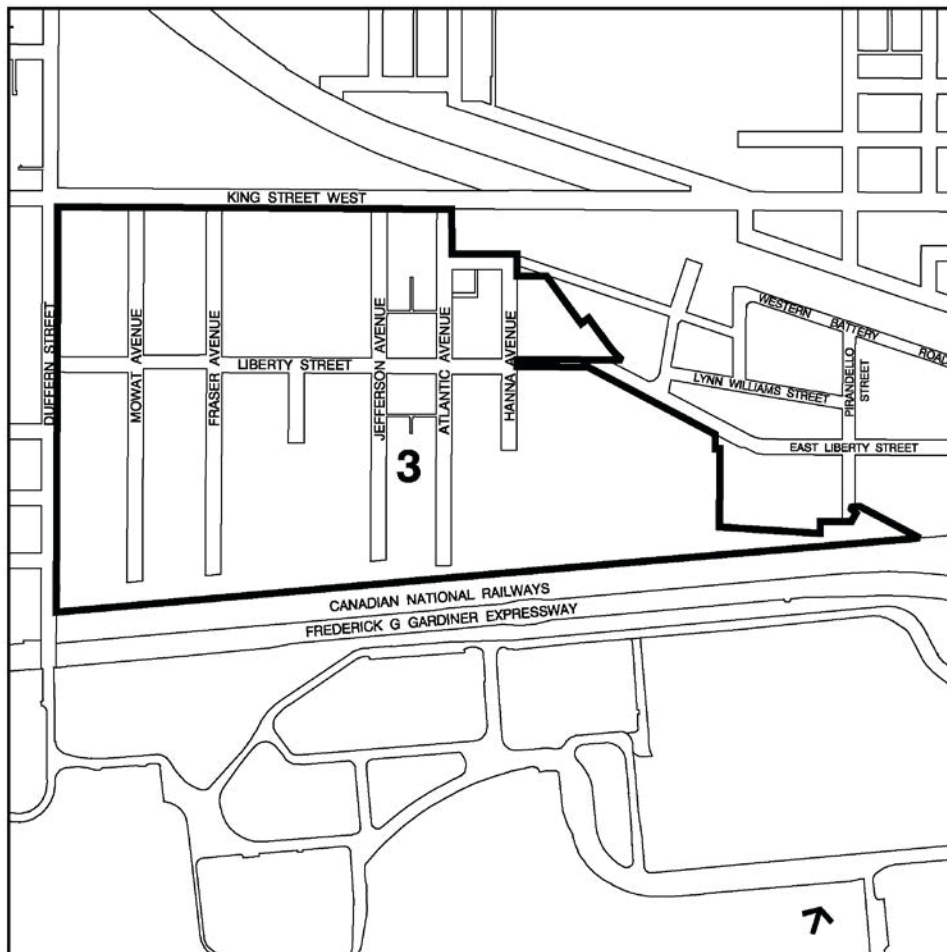
- (a) urban design guidelines;
- (b) a parks and open space plan;
- (c) a community improvement strategy to identify improvements to streets, sidewalks, boulevards and open spaces;
- (d) a community services strategy to monitor the need for new community services;
- (e) environmental policies to identify any necessary site and building clean-ups and deal with the issue of separation/buffering from rail corridors; and
- (f) transportation policies to encourage, transit, walking and cycling.

The following policies also apply to the lands municipally known in the year 2009 as 38 Abell Street and shown as A on Area 2 Map above:

- (a) The 20 artist live/work studio units initially provided as affordable rental housing may be registered as condominium units, provided such units are:
 - i. owned by a non-profit housing provider;
 - ii. secured in one or more agreements with the non-profit housing provider as affordable rental housing for a term of at least 25 years; and
 - iii. secured in one or more agreements with the non-profit housing provider as rental housing for an additional term beyond the initial term for which they are secured as affordable rental housing, for a combined total term of 50 years.
- (b) The 20 artist live/work studio units on these lands will be considered to be rental housing for the purposes of the Official Plan.

3. **Area 3**

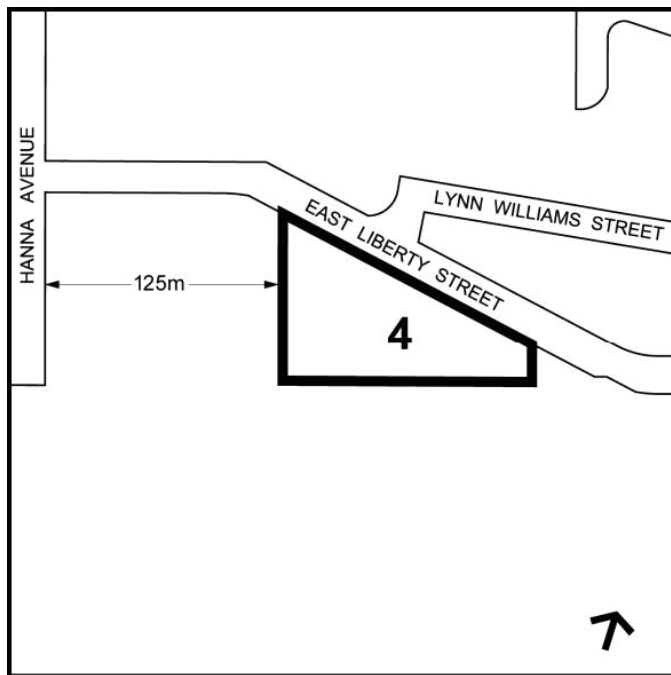
Certain lands located in the Blocks Bounded by King Street West, Dufferin Street, CNR Railway, and Located West of the Inglis Lands and the Hanna Technology District



On the lands shown as 3 on Map 14-1 a healthy and vibrant economic district will be maintained by reinforcing existing economic sectors, encouraging appropriate new economic activities and establishing an environment conducive to future economic growth. Manufacturing operations, business services, media and communication operations, film, video and recording production, cultural and artistic services, fine art production, live/work units and artist studios are encouraged to locate within this area.

No residential use other than live/work units will be permitted.

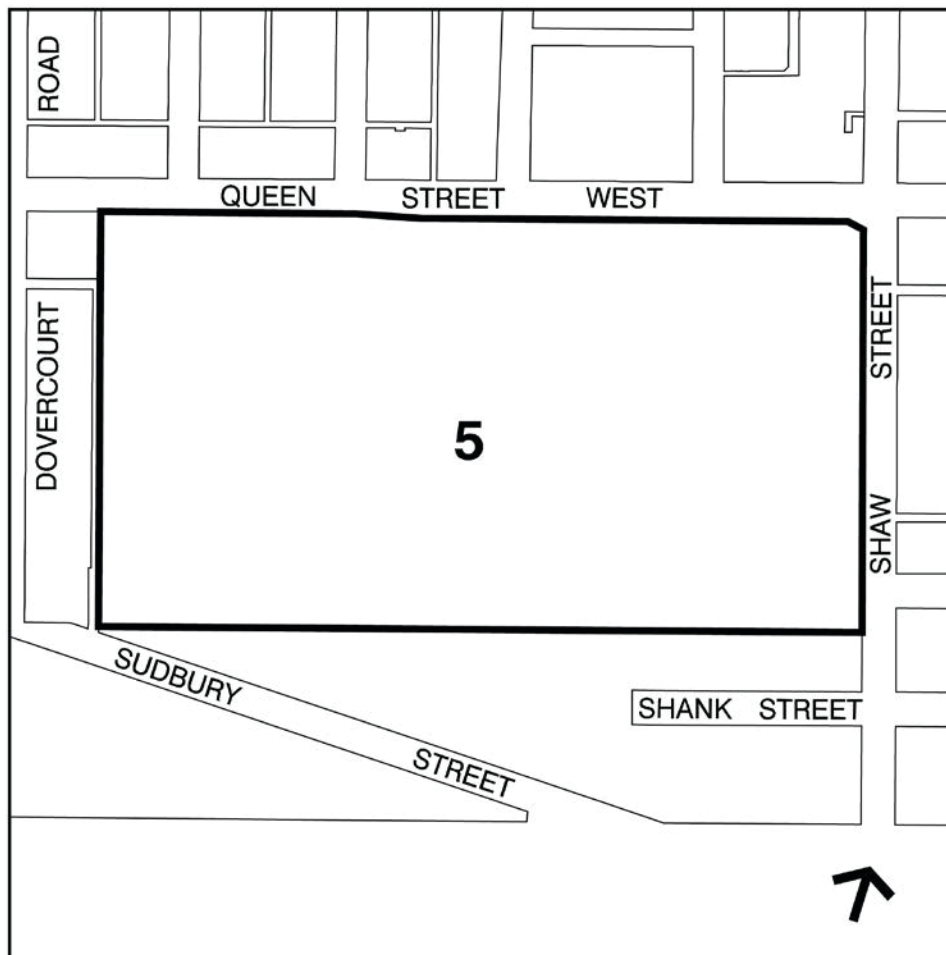
4. **Portion of 171 East Liberty Street**



- a) The lands located at 171 East Liberty Street as shown on the map are within an area of Liberty Village that transitions from the envisioned office and employment centre located west of Hanna Avenue to the medium and higher density residential areas that have been built east of Hanna Avenue to Strachan Avenue. Although, the lands are surrounded on the north and east sides by high density residential and retail uses, it is the objective of this policy to ensure the lands retain a significant amount of space for employment uses and provide for needed community facilities.
- b) In accordance with a) above, any mixed use redevelopment of the subject lands will include:
- a minimum of 2,000 square metres of retail space;
 - a minimum of 12,000 square metres of office space; and
 - consideration of space for community facilities and services

4. **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, subject to modifications which are permitted in a Heritage Easement Agreement(s). In particular, 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 façade 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

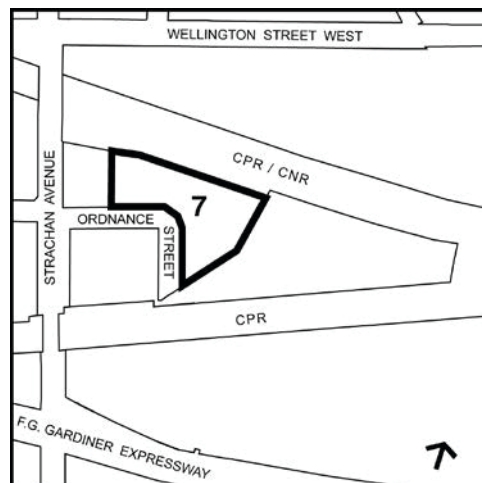
- u) a Heritage Easement Agreement will be entered into with respect to that portion of the Wall located on Block 2, prior to the issuance of a building permit for any development on Block 2; and
- v) a zoning by-law may incorporate Holding (H) provisions in accordance with Section 36 of the *Planning 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 (H) 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.

7. **Area 7**

30 Ordnance Street

On the lands shown as 7 on Map 14-1 residential uses are permitted. The following policies also apply to the lands:

- a) a minimum of 90 square metres of non-residential gross floor area will be developed on the lands;
- b) an additional 2,140 square meters of non-residential gross floor area will be developed on the lands or may be provided as additional non-residential gross floor area within development on adjacent lands at 11 and 25 Ordnance Street or 45 Strachan Avenue;
- c) the non-residential gross floor area provided on the lands pursuant to paragraph (a) and (b) is encouraged to be developed prior to or concurrent with any residential uses on the lands; and
- d) the non-residential gross floor area in (a) and (b) will support the Employment Area policies.
- e) linkages to the proposed Fort York Pedestrian and Cycle Bridge from the Ordnance Street triangle will be encouraged.



8. **Area 8**

11 and 25 Ordnance Street and 25-45 Strachan Avenue

- a) A minimum of 1 FSI of employment space that is compatible with residential uses will be incorporated into any development that includes residential units; and
- b) Space for community infrastructure is to be considered.



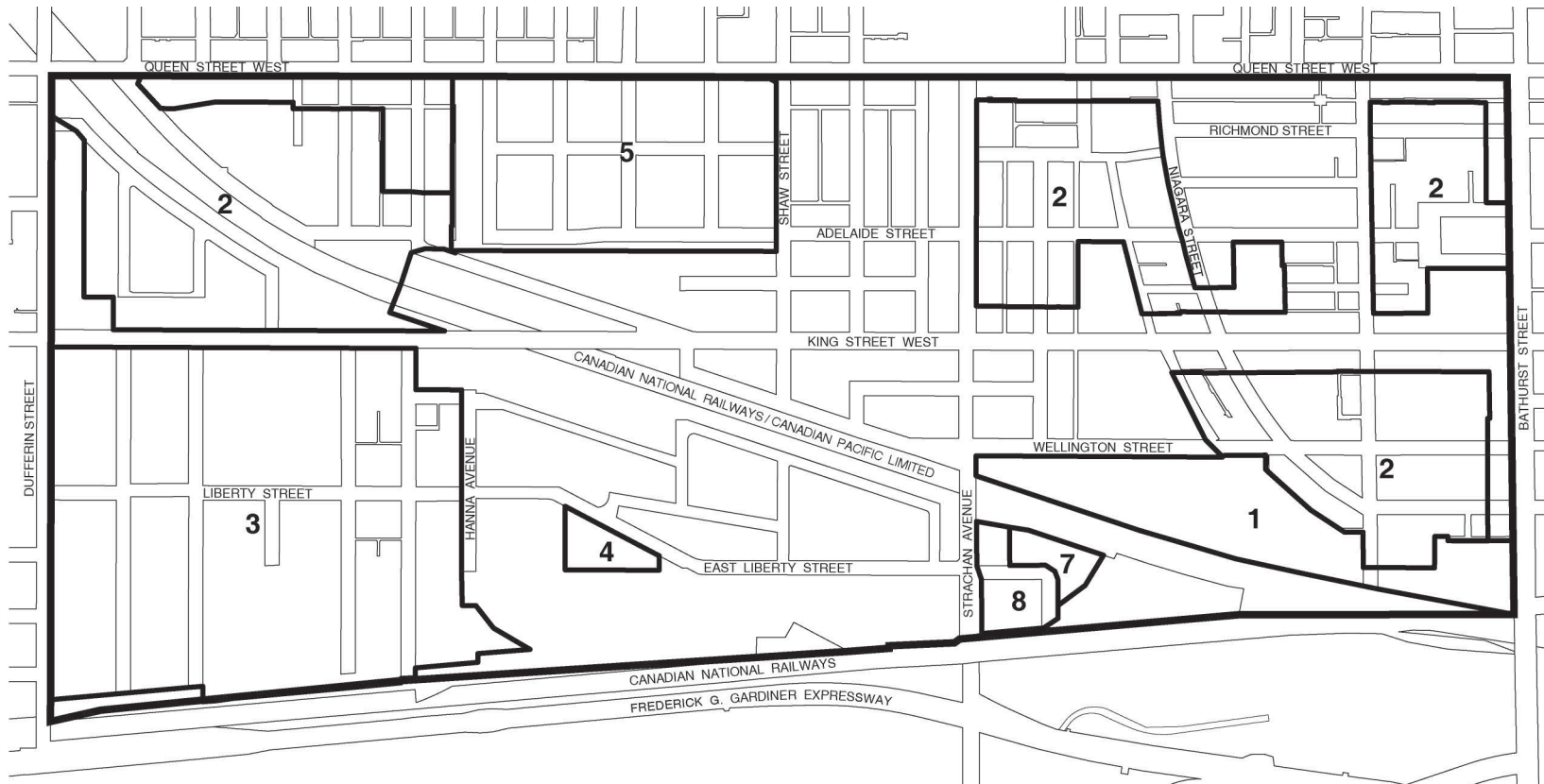
List of Maps

For the electronic version, please note some of these files may take some time to download.

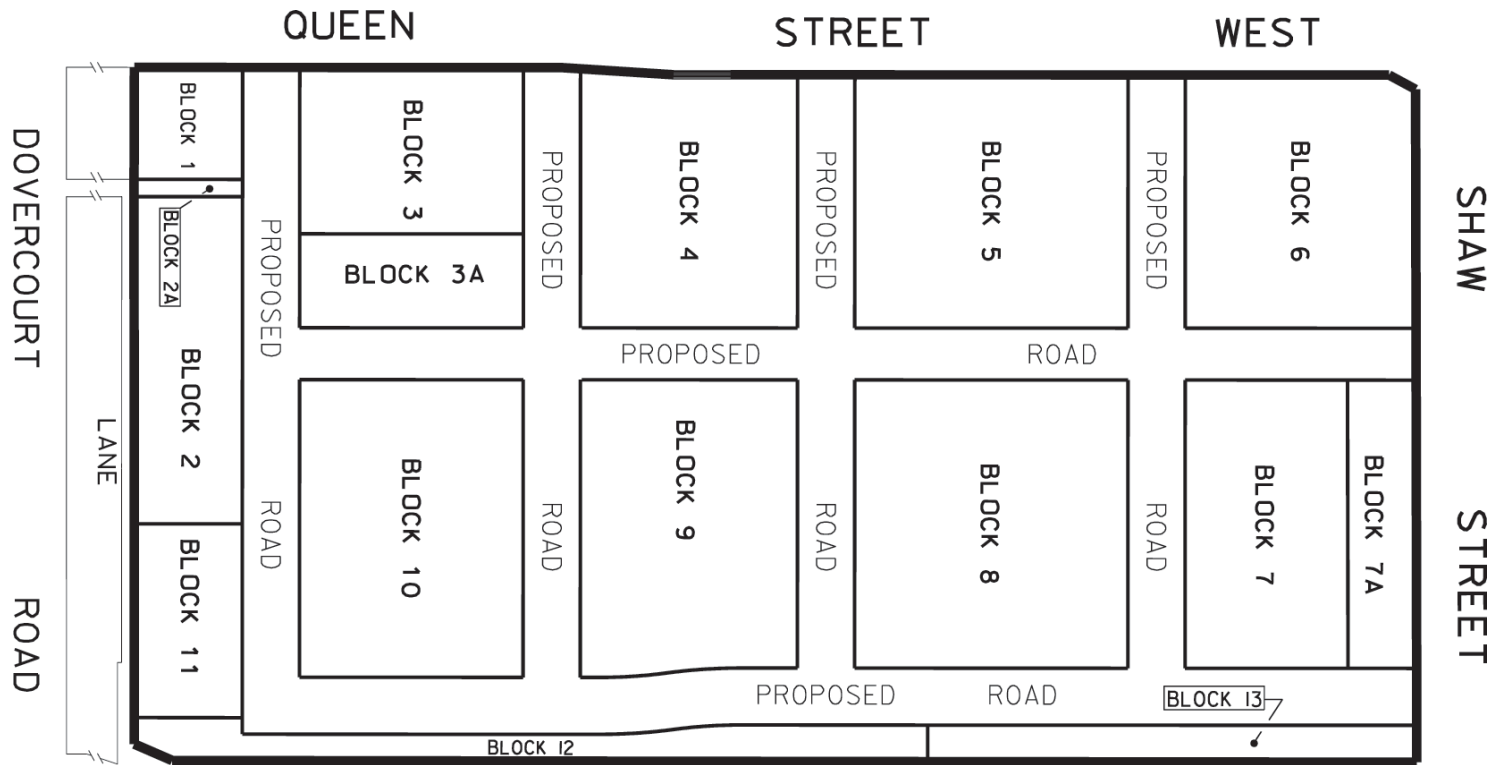
Map 14-1 Site and Area Specific Policies

Map 14-2 Block Plan

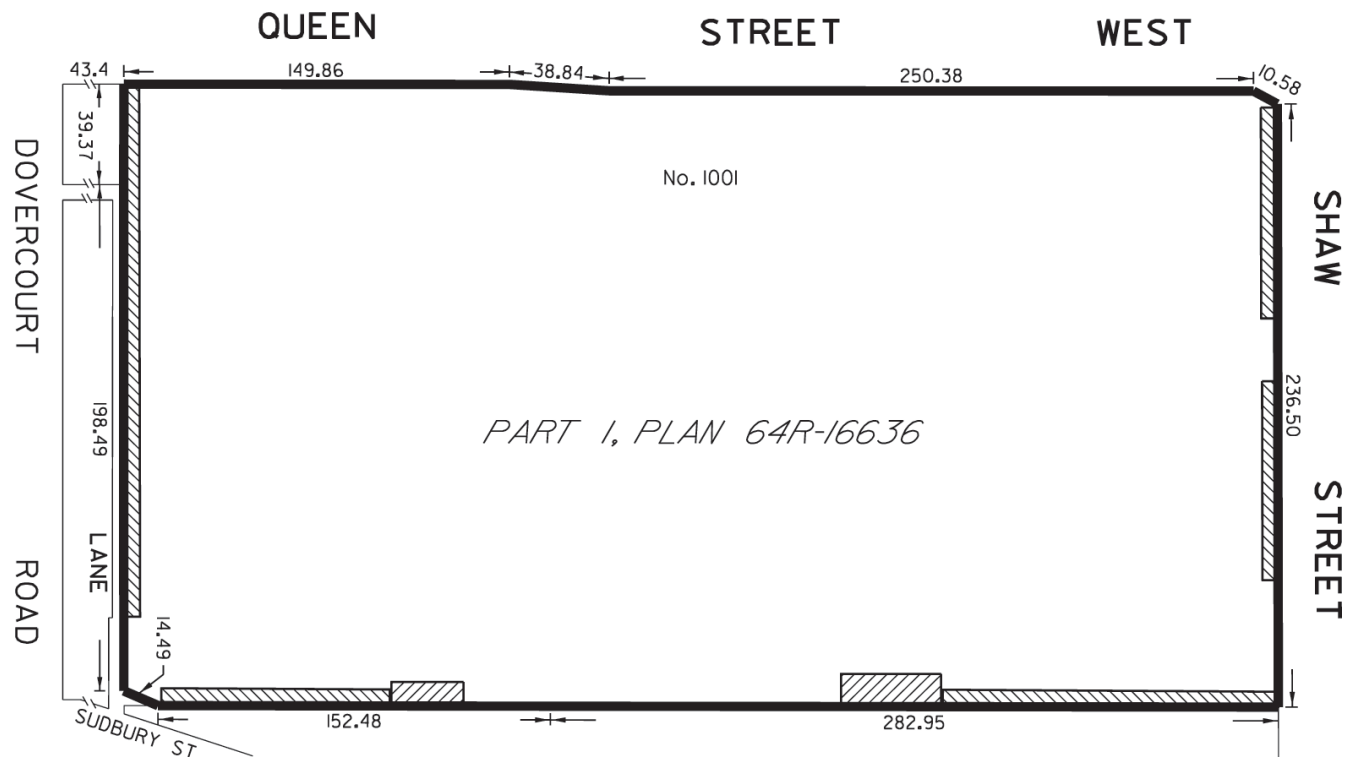
Map 14-3 Storage Buildings and Wall



Not to Scale



Not to Scale



-  STORAGE BUILDING
-  THE WALL (THICKNESS NOT TO SCALE)

Not to Scale 