

**GARRISON COMMON NORTH SECONDARY PLAN**

# **14. GARRISON COMMON NORTH SECONDARY PLAN**

## **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**

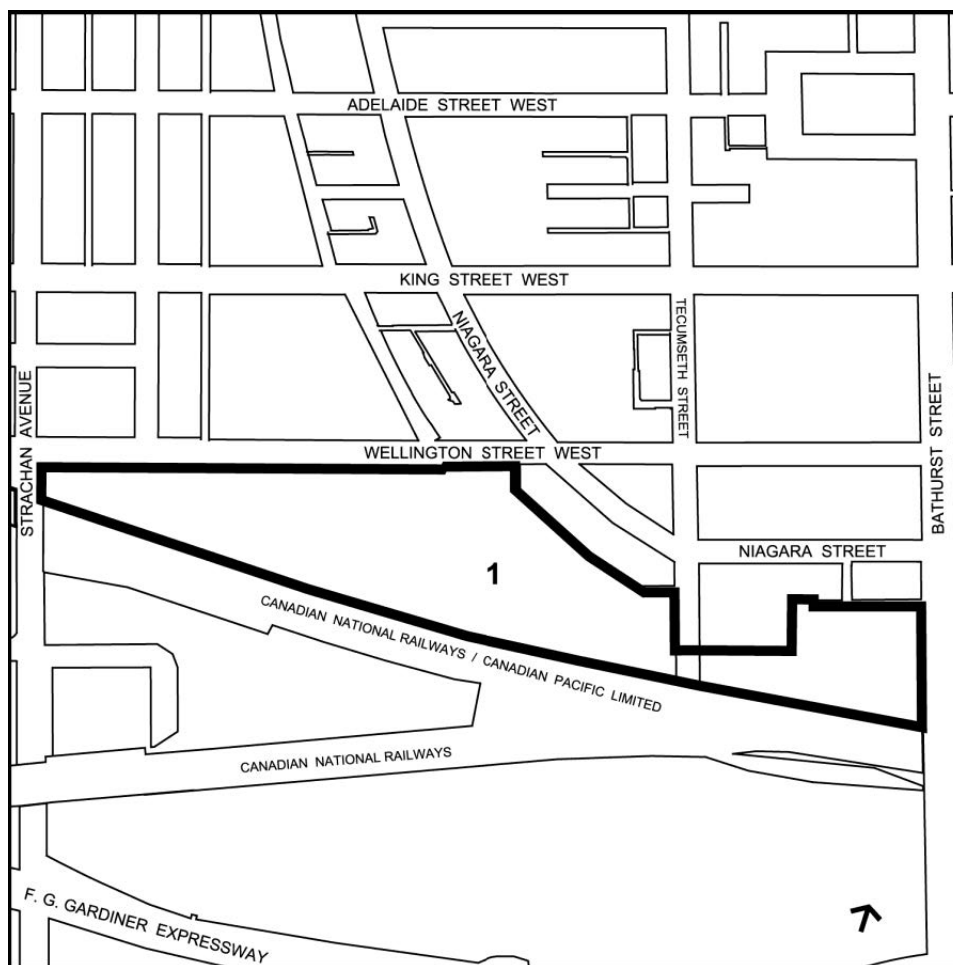
- 8.1 The owner of each new development adjacent to a rail corridor is required to complete both a noise and vibration impact study and air quality assessment.

## **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. South Niagara Area



The South Niagara Area is located generally between Wellington Street West, Bathurst Street, Strachan Avenue, and the Metrolinx Rail Corridor, as shown on Map 14-1 as “South Niagara Area” and as shown on Maps 14-4, 14-5, and 14-6 as shown on the attached Schedules 3, 4 and 5 respectively.

Any new development within the South Niagara Area will be respectful of the existing and adjacent Niagara neighbourhood characteristics. The area to the north consists of low rise residential and office uses as well as a large park space at the centre of the neighbourhood, with mid-rise buildings on the periphery at Strachan Avenue and Bathurst Street. Tree-lined streets permeate the neighbourhood. New development and the expansion of park space south of Wellington Street West, will appropriately transition to the area to the north. The area character will be further enhanced through the preservation and adaptive reuse of heritage resources, respect for the existing neighbourhood, the preservation of mature trees and the

planting of new trees, and the provision of enhanced landscaping on both public and private lands.

- i. South Niagara Area General Policies
  - A. Construction of new buildings will incorporate elements of sustainability and environmental responsibility with respect to building materials, internal infrastructure, outdoor spaces, green roofs, and opportunities to utilize or generate renewable energy.
  - B. A comprehensive traffic and loading study will be required for any significant development within the South Niagara area to demonstrate how conflicts with area traffic will be mitigated. All new loading areas and operations will also be screened from view of the adjacent neighbourhood and employ noise mitigation measures to the satisfaction of the Chief Planner and Executive Director, City Planning Division, and the General Manager, Transportation Services.
  - C. All new significant development applications located within the South Niagara Area will be required to submit a Construction Management Plan and implement the Plan to the satisfaction of the Chief Planner and Executive Director, City Planning Division, in consultation with the Ward Councillor.
- ii. South Niagara Area Built-Form Policies

In order to encourage a built form which respects the low-rise character of existing adjacent neighborhoods and respects transitions to new and proposed green spaces and the Fort York National Historic Site, the following built form policies, in addition to the Built Form Policies in Chapter 3 and 4 of this Plan, will apply to all development within the South Niagara Area:

- A. Building design and massing will create a comfortable pedestrian environment, integrate with the public realm, and transition to protect the adjacent low-scale neighbourhood areas, parks and open spaces, and Fort York National Historic Site.
- B. Buildings adjacent to park spaces will provide a transition that limits shadowing and maintains sky-view adjacent to the park spaces.
- C. Mid-rise buildings with a maximum height of 11-storeys are permitted within the lands noted as "Mid Rise" on Map 14-5.
- D. Despite the maximum permitted building height, all proposed Midrise buildings will be contained within a 45-degree angular plane measured from the abutting property line of all lands subject to the *Neighbourhoods* designation, but excluding laneways.
- E. Despite Policies 14.10.1.(a).(ii).(C) and (D), in locations shown with 'asterisk' on Map 14-5, additional storeys may be permitted, provided the proposed taller elements are consistent with the direction of the South Niagara Strategy with regard to: transition to low-rise *Neighbourhoods* and *Parks and Open Spaces*, protection and enhancement of view corridors to and from Fort York national Historic Site, maintain sky view, and limit shadowing, to the satisfaction of Chief Planner and Executive Director, City Planning Division
- F. Despite Policy 14.10.1.(a).(ii).(C) in locations shown with 'midrise' building height on Map 14-5, through review of a Zoning Bylaw amendment application, Council will consider a built form and massing approach to new development created through a comprehensive design proposal which may encroach into the 45-degree angular plane, provided the built form of the proposal does not exceed the maximum building heights noted on Map 14-5, and also includes an intermediate built form between the taller elements and the low rise Neighbourhood to effectively buffer the development from the adjacent Neighbourhood, achieves a desirable relationship to the Fort York National Historic Site, and the provides transition which implements the intent of the South Niagara Strategy, to the satisfaction of the Chief Planner and

Executive Director, City Planning Division.

iii. South Niagara Area Land Use Policies

In order to encourage a mix of uses that will provide for a range of employment opportunities, commercial, community, and residential space, site and area specific land use policies will apply to all development within the South Niagara Area:

- A) Any new development on the lands at 28 Bathurst Street and 2 Tecumseth Street will be required to provide a minimum of 1.0 times the lot area (net of lands conveyed to the City for streets, park space and multi-use paths), of residentially compatible employment space.
- B) Within any new development containing residential units, a variety of residential unit sizes, tenure, and levels of affordability, including units that can accommodate families with children, will be encouraged.
- C) A minimum of 10 percent of the residential units contained within any new mixed-use or residential development will be marketed and constructed as three bedroom units, and additionally, a minimum of 20 percent of the residential units will be marketed and constructed as two-bedroom or two bedroom plus den units.
- D) Residential uses are not permitted on the lands known in the year 2013 as 677 Wellington Street West.
- E) The City Works yard operations located on the lands known in the year 2013 as 701 Wellington Street West will be protected and may be expanded, provided there is sufficient land remaining to construct the proposed multi-use pathway, a potential vehicle access to the Works Yard, and any landscape/ safety buffering from the Works Yard and rail corridor, to the satisfaction of the Chief Planner and Executive Director, City Planning Division.
- F) Prior to the enactment of any Zoning By-law amendment for the purposes of permitting any residential and or other sensitive uses on lands within the South Niagara Area, a Work Yard Compatibility Study (WYCS) will be submitted by the applicant to the satisfaction of the General Manager of Transportation Services and the Chief Planner and Executive Director, City Planning Division, that evaluates how the proposed sensitive uses including residential uses would affect the ability of the City Works Yard to perform normal 24/7 service activities.
- G) On the lands shown as "Site and Area Specific Policy 9" on Map 14-1, a mixed-use development containing residential, retail, office, market gardening, public parkland, and light industrial uses is permitted in single or mixed-use buildings.

iv. South Niagara Area Park Space and Connection Policies

In order to protect, enhance, and expand area park spaces, multi-modal connections, and the public realm, the following Public Space and Connections policies will apply to all development within the South Niagara Area:

- A) New public streets and pedestrian/cycling paths, will be provided generally in accordance with Map 14-4. The City will consider alternative alignments and configurations of this new street through the review of future development applications within the South Niagara Area and the adaptive reuse of the

Wellington Destructor.

- B) The City will secure land for these new streets, bicycle connections, pedestrian walkways as a condition of the approval of development within the South Niagara Area, or by other means satisfactory to the Chief Planner and Executive Director, City Planning division, in consultation with appropriate civic officials.
- C) The City will work with Metrolinx and the owners of 2 Tecumseth Street and 28 Bathurst Street, to achieve a new public street and multi-use path as shown on Map 14-4.
- D) Vehicular access to the development blocks will be shared where possible.
- E) The City will seek to employ reduced pavement widths along all of part of the new road network, where appropriate, in order to accommodate traffic calming, and multiple modes of transportation safely within the right-of-way.
- F) The City will seek to strengthen pedestrian and cycling connections between the existing right-of-way, the expanded Stanley Park, the Fort York Pedestrian and Cycling Bridge, and the West Toronto Rail Path.
- G) The City will work with the Toronto Transit Commission to explore and implement opportunities for a transit route utilizing the new street infrastructure in the South Niagara Area.
- H) The conservation and expansion of the community gardens within the southern expansion of Stanley Park will be encouraged. Through the design of the Stanley Park southern expansion, Parks, Forestry and Recreation Staff will consider the addition of electrical and water servicing connections to the area.
- I) City Planning and Parks, Forestry and Recreation Staff will work with Build Toronto to ensure that the north landing of the Fort York Pedestrian and Cycling Bridge will be designed so that opportunities for passive and/or active recreation within this park space are maximized.
- J) The ultimate design of park spaces on the lands designated as '*Parks and Open Space Areas* – Parks and Other Open Space Areas' through this plan will reference the course of the Garrison Creek, which currently flows in a culvert underneath these lands.
- K) Parks, Forestry and Recreation staff will explore opportunities to incorporate the Maple Green Inc. building (c.1901), adjacent to Strachan House at 51-53 Strachan Avenue, into the design and programming of the Stanley Park south expansion.
- L) Where possible, and as determined through the Zoning By-law Amendment and Site plan review processes, publicly accessible private spaces and walkway connections will be provided within the South Niagara Area.
- M) The new park space at the west end of the 28 Bathurst Street site will be designed so as to provide for views into Fort York National Historic Site and connect the pedestrian and cycling path along the rail corridor with the south terminus of Tecumseth Street.

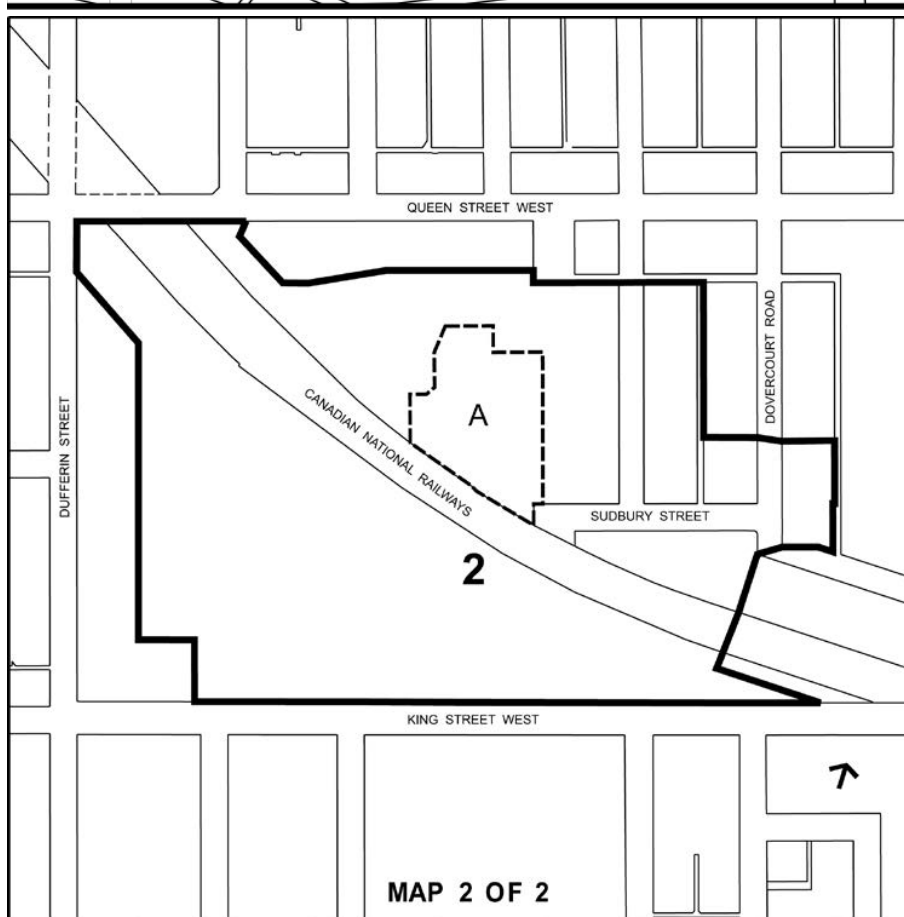
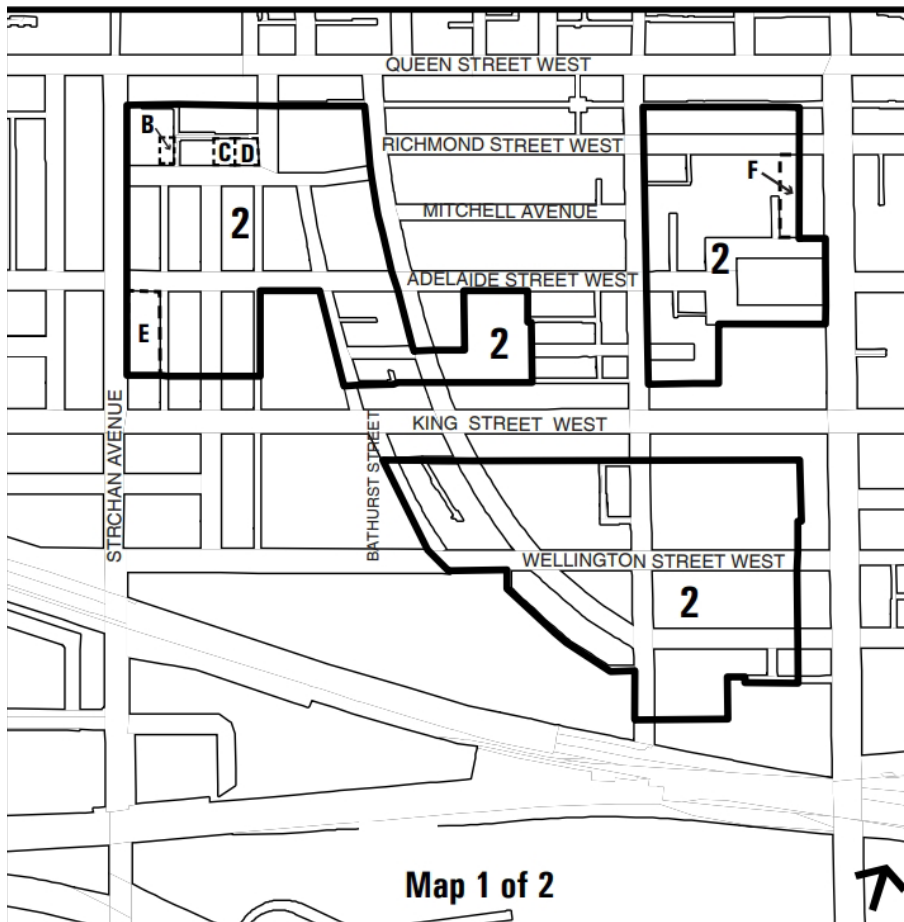
v. South Niagara Area Heritage Policies

In order to reference, protect and adapt the significant contextual and Built Heritage of the South Niagara Area and adjacent Fort York National Historic Site, the following Heritage policies will apply to all development within the South Niagara Area:

- A) Properties currently listed on the City of Toronto Inventory of Heritage Properties and those that are designated under either Parts IV or V of the *Ontario Heritage Act* will be conserved in accordance with relevant legislation, City policy and the Standard and Guidelines for the Conservation of Historic Places in Canada.
- B) Properties identified as having potential cultural heritage value or interest will be evaluated and conserved as appropriate, either by the City or through an appropriate review process.
- C) Development and alterations will respect, conserve and maintain the integrity of the existing and potential cultural heritage properties and be of a scale, form, material and character that supports and complements these resources.
- D) A Heritage Impact Assessment will be required for development applications that affect existing and potential heritage resources within this policy area.
- E) All development applications will require, at minimum, a Stage 1 Archaeological Assessment as a condition of a complete application.
- F) The City will not permit development and/or site alteration on lands adjacent to a protected heritage property except where the proposed development and/or site alteration has been evaluated and it has been demonstrated that the heritage attributes of the protected heritage property will be conserved.
- G) New buildings will be required to demonstrate and achieve a compatible relationship with the listed and designated heritage buildings through consideration of matters including, but not limited to building height, massing, scale, setbacks, stepbacks, roofline and profile, materials and architectural character.
- H) Any redevelopment of the lands at 2 Tecumseth Street and 28 Bathurst Street will be required, as a condition of approval, through public art contribution, or other means in consultation with the Manager of Heritage Preservation Services, to provide reference to the built, natural and/or contextual heritage of the South Niagara Area and surroundings.
- I) The City will seek the retention, conservation, rehabilitation, reuse and restoration of listed and designated heritage buildings within the South Niagara Area by means of one or more appropriate legal agreements.
- J) Any proposed redevelopment of the lands within the South Niagara Area will enhance and protect the view corridors shown on Map 14-6.
- K) All significant development within the South Niagara Area visible from Fort York National Historic Site will be required to provide a massing study which demonstrates the visual impact of the proposed development on the Fort. This massing study will have regard for the topography of the area.



- L) Any potential blank walls, such as railway crash walls or parking garages, facing Fort York National Historic Site will be designed in such a manner so as to not detract from the character or the views from Fort York National Historic Site, to the satisfaction of Chief Planner and Executive Director, City Planning Division, in consultation with the General Manager, Economic Development and Culture.
- M) The Wellington Destructor, located at 677 Wellington Street is a valuable architectural and contextual heritage resource which is recommended to undergo an adaptive re-use process to provide for community and cultural space. The City will promote the reuse and refurbishment of the Wellington Destructor and explore opportunities to establish a cultural / community facility within and around the existing building. Additions to the building, which comply with the City's Official Plan Heritage Policies and which are sympathetic to the Destructor's heritage character, and are consistent with the policies of the South Niagara Strategy, may be considered, to the satisfaction of the Chief Planner and Executive Director, City Planning Division, to provide additional floor space on site in order to achieve adaptive re-use of the site, subject to necessary planning or heritage approvals, community and cultural uses, office uses, small-scale retail uses, food related uses, and other non-residential uses compatible with the surrounding community will be permitted at 677 Wellington Street West.
- N) Through the review of a Zoning By-law amendment application on the lands at 2 Tecumseth Street, the City may also consider the potential to exchange land with the developer of 2 Tecumseth Street, if appropriate within the context of the adaptive reuse of the Wellington Destructor, to the satisfaction of the Chief Planner and Executive Director, City Planning Division, The Executive Director of Real Estate Services, and the General Manager, Economic Development and Culture, in consultation with the Ward Councillor.
- O) The requirement to provide 1 times the lot area of residentially compatible employment space (net of lands conveyed to the City for streets, multi-use pathways, and/or parks) at 2 Tecumseth Street, may be satisfied on the lands at 677 Wellington Street, subject to arrangements satisfactory to the Chief Planner and Executive Director, City Planning Division in consultation with appropriate civic officials.
- P) The City will explore opportunities to retain the original paving within the proposed new woonerf/public street located on the west end of the Wellington Destructor site where possible.



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.

1. 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.

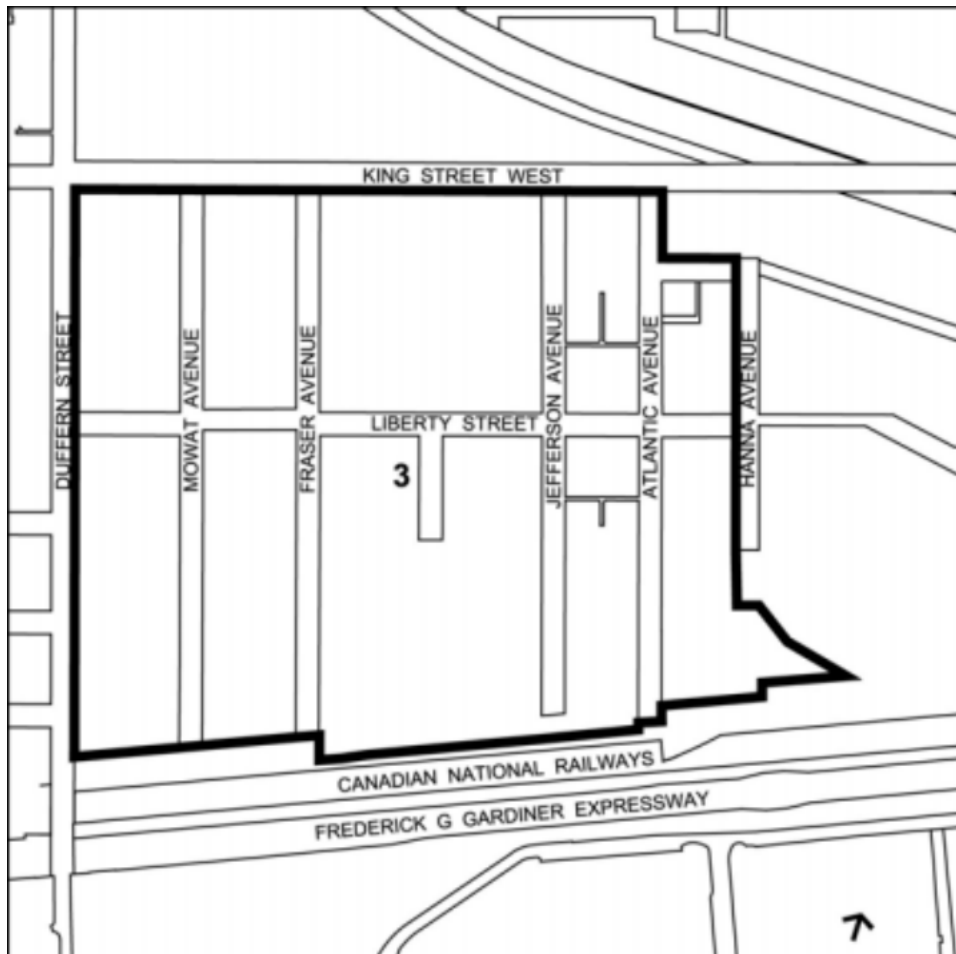
2. The following policies also apply to the lands municipally known in the year 2018 as 860-862 Richmond Street West and shown as "B" on Area 2 of the Map:

(a) A five-storey non-residential building is permitted.

3. The following policies also apply to the lands municipally known as 828, 834, 836, and 838 Richmond Street West, shown as "C" on Area 2 Map 1 of 2 below:
  - a) an apartment building is permitted with a maximum height of 8 storeys and a density of 1 times the area of the lot."
4. The following policies also apply to the lands municipally known as 822 Richmond Street West, shown as "D" on Area 2 Map 1 of 2 below:
  - a) the existing building on the property should be retained and conserved on-site as it contributes to the heritage character of the surrounding area and non-residential use is permitted.
5. The following policies also apply to the lands municipally known as 623-627 Richmond Street West as "F" on Area 2 of the Map:
  - a) mix of commercial and residential uses are permitted
6. The following policies also apply to the lands municipally known as 109, 111, 115 and 127 Strachan Avenue as "E" on Area 2 of the Map:
  - a) a mix of commercial and residential uses are permitted

3. **Area 3**

**Certain lands located in the Blocks Bounded by King Street West, Dufferin Street, CN Rail Corridor and Hanna Avenue**



A healthy and vibrant employment precinct will be maintained and enhanced for this area of Liberty Village that is fully integrated and connected to the surrounding area and encompasses a broad variety of non-residential land uses. Once the home to some of Canada's largest industrial manufacturers, this area of Liberty Village has reinvented itself as an important centre for the City's creative economy. Instead of factories, primary uses now include offices, studios, research and development facilities, utilities, post-secondary trade schools, and media facilities.

A key policy objective of the City and the Official Plan is to ensure that the vibrant employment area in Area 3 is maintained and enhanced as Liberty Village continues to evolve. The policies below outline the priorities for Area 3 to accommodate an appropriate mix of uses, while building complete communities. The City will work in partnership with local area landowners, business, associations and interested parties (both public and private) to ensure that this area remains an attractive location for economic activity and business investment.

- 2) Prior to the completion of the studies identified in policies below, to the City's satisfaction, and the adoption of a Secondary Plan or a Community Planning Permit System implementing Official Plan amendment and Community Planning Permit System by-law:

- ii) all uses permitted under the *Core Employment Areas* designation and *Regeneration Areas* designation, with the exception of residential uses, livework uses, and overnight accommodation, are permitted on the lands;
  - ii) uses such as small-scale service uses such as banks, entertainment facilities, parks, workplace ancillary daycares, small-scale retail and restaurant uses along with recreational uses to support the viability of the site's primary office use and provide amenities for the Area's current and future employees are permitted; and
  - iii) small scale restaurants that are ancillary to and support the Area's primary employment uses are permitted provided they are located on the ground floor level of buildings that currently contain or are intended to accommodate primary employment uses.
- 3) New residential, overnight accommodation, and live-work uses will not be permitted in *Core Employment Areas*, *General Employment Areas* or *Regeneration Areas* prior to the adoption of a Secondary Plan or a Community Planning Permit System implementing Official Plan amendment and Community Planning Permit System by-law.
- 4) Lawfully established and existing residential and live-work uses are permitted.
- 5) Retail uses up to a maximum gross floor space of 6,000 square metres may be located in Area 3 provided:
  - i) the retail use is not stand alone and is proposed to be incorporated into the ground floor of a multi-storey building that currently contains or is intended to accommodate employment uses; and
  - ii) all other applicable Official Plan policies and conditions for retail uses are met.
- 6) Stand-alone retail uses of more than 6,000 square metres are not permitted in Area 3.
- 7) The adopted Secondary Plan or a Community Planning Permit System implementing Official Plan Amendment and Community Planning Permit System by-law will require that
  - i) a minimum of 45 percent of the total gross floor area for each site will be dedicated to non-residential gross floor area or all of the existing nonresidential gross floor area on each site will be replaced, whichever is greater, to be built prior to or concurrent with any residential uses;
  - ii) of the minimum required gross floor area in Policy 6 i. above, a minimum of 51 percent of the total non-residential gross floor area for each site will be dedicated to *Core Employment Areas* uses, including offices, studios, trade schools, and creative industries, to be built on the site prior to or concurrent with any residential uses; and
  - iii) amendments to the minimum non-residential gross floor area in Policy 6.(i) above may be considered and incorporated into the adopted Secondary Plan or Community Planning Permit System, as required, to the satisfaction of the City, in order to implement any conclusions, findings and/or recommendations of current or future City studies that are appropriate for Area 3 and opportunities to grow the vibrant employment area are enhanced
- 8) In addition to the matters identified in Policy 2 of Section 4.7 of the Official Plan, the local study leading to the Secondary Plan or Community Planning Permit System may be informed by the review of any active or concurrent site-specific applications in the area, in particular, nearby Official Plan Amendment applications, and Zoning By-law Amendment applications.
- 9) In addition to the matters identified in Policy 2 of Section 4.7 of the Official Plan, the framework for development of the lands subject to this Site and Area Specific Policy will be set out in a scoped local area study leading to a Secondary Plan or a Community Planning Permit System, and will be guided the following reports and studies, to the satisfaction of the City:
  - a. A Land Use and Development Plan that
    - i) provides for the redesignation of Regeneration Areas lands to *Mixed Use Areas*, *Parks and Open Space Areas*, *Institutional Areas*, *Utility Corridors*, *Core Employment*

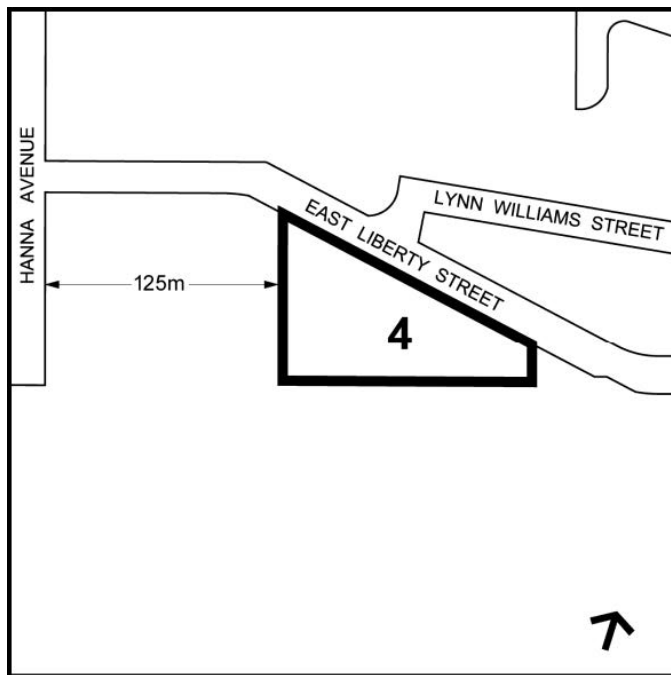
*Areas and General Employment Areas, as appropriate;*

- ii) identifies any existing and potential land use compatibility issues with introducing sensitive land uses, including residential uses, and impacts to existing and expanding employment uses in nearby Employment Areas and/or major facilities;
- iii) outlines maximum building heights and other built form provisions across the area to be included within the Secondary Plan or a Community Planning Permit System;
- iv) outlines built form considerations, which may include setbacks, active at grade uses, at-grade outdoor amenity spaces, vehicular access, parking and servicing areas, views and vistas, variety, variation, and transition in scale, base building and building heights, shadow impact on the public realm, parks and open spaces, the design of tall, mid-rise and low-rise buildings, design excellence and sustainability measures;
- v) creates a phasing strategy for the approval and construction of residential uses in conjunction with non-residential uses; and
- vi) prohibits large-scale, stand-alone retail stores and “power centres”;
- b. A Cultural Heritage Resource Assessment (CHRA) will be undertaken for the Liberty Village Area to ensure that properties of cultural heritage value or interest are appropriately identified, understood and conserved.
- c. A Parks and Public Realm Strategy that sets out appropriate public realm and park/open space matters, including:
  - i) streets and blocks, streetscaping, landscaping, Privately-Owned Publicly Accessible Open Spaces (POPS), mid-block connections, public art and heritage interpretation; and
  - ii) identifies locations of new public parks and other open spaces and prioritizes full unencumbered parkland dedication on potential development sites;
- d. A Transportation Master Plan that:
  - i) applies the City’s “Complete Streets” principles, including a hierarchy of streets that improves transit accessibility, cycling infrastructure, pedestrian pathways, and contributes to a safe, comfortable and connected public realm throughout Area 3;
  - ii) outlines connectivity to transit options throughout the local area, including multiple connections to the Exhibition Ontario Line/GO Station and King Liberty SmartTrack GO Station; and
  - iii) identifies opportunities for more porosity through Area 3 to connect it to the transit on King Street West, Dufferin Street, and Strachan Avenue;
- e. An Economic Development Strategy to recommend measures to enhance existing employment uses, non-residential investment and jobs in the area;
- f. An Infrastructure Master Plan, including public utilities plan, that identifies such infrastructure as water, sanitary, stormwater and hydro infrastructure requirements and any improvements required to support new redevelopment;
- g. A Green Infrastructure Strategy that includes the following:
  - i) consideration of low and zero impact development, active transportation, stormwater management systems, and measures to protect and ensure long term maintenance of trees and landscaping; and
  - ii) a Community Energy and Emissions Plan to identify opportunities to integrate local energy solutions and practices that are efficient, low carbon, and resilient. The Plan will address opportunities for near-zero emissions in new development, including low embodied carbon materials, low-carbon energy solutions, district energy, deep

- retrofits to existing buildings, and energy resilience; and,
- h. A Community Services and Facilities Strategy that identifies community service facility needs and sets out priorities to support growth, which may include potential locations, phasing and opportunities for co-location.
- 10) Holding (H) provisions may be placed on all or part of the lands until matters set out in this Site and Area Specific Policy, the adopted Secondary Plan or a Community Planning Permit System implementing Official Plan Amendment, or conditions set out in a sitespecific zoning by law or in a Community Planning Permit System by-law are satisfied.
- 11) The adopted Secondary Plan or a Community Planning Permit System implementing Official Plan Amendment and Community Planning Permit System by-law will require that new development containing residential units will secure a minimum amount of 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 after 2025, 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.
- 12) Where a complete application for a Zoning By-law Amendment or a community planning permit application has not been filed prior to January 1, 2025, the affordable rental housing required in Policy 10a) will increase by 1.5 percent per year and affordable ownership housing requirements will be set at 1.4 times the affordable rental housing requirements until January 1, 2030.
- 13) The provision of affordable housing required by Policy 10 and Policy 11 shall be secured through one or more agreements with the City.
- 14) Conditions to be met prior to the removal of a holding ("H") provision on each site shall include the following:
- a. Entering into a Municipal Housing Project Facility Agreement or such other agreement(s) as may be satisfactory to the City Solicitor to secure the provision of affordable housing; and
  - b. The submission and acceptance of a Housing Issues Report, to the satisfaction of the Chief Planner and Executive Director, that identifies the unit mix, unit sizes, and how affordable housing requirements will be met.
- 15) 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 Policy 10 and Policy 11 will no longer apply, but only provided the applicable Inclusionary Zoning policy and by-law requirements meet or exceed the requirements of Policy 10 and 11 above.



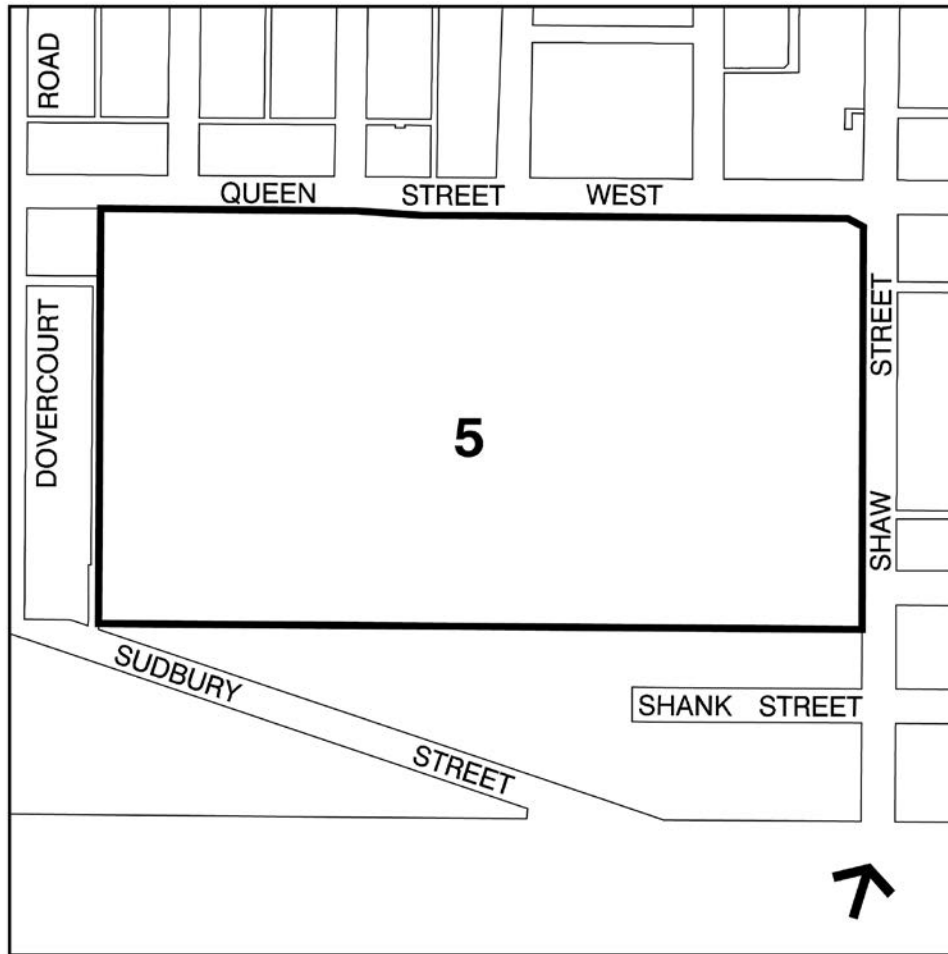
4. **Portion of 171 East Liberty Street**



- 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:
  - i. a minimum of 2,000 square metres of retail space;
  - ii. a minimum of 12,000 square metres of office space; and
  - iii. 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

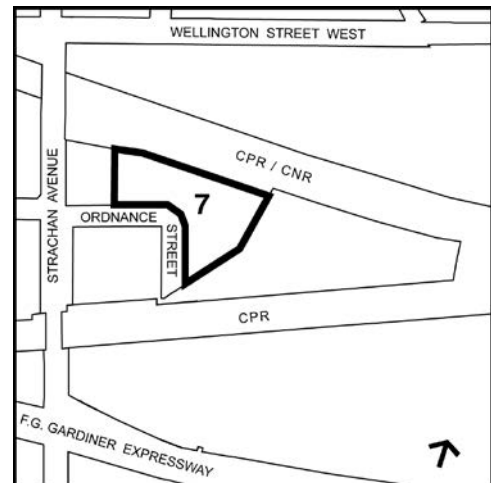
- u) a Heritage Easement Agreement will be entered into with respect to that portion of the Wall located on Block 2, prior to the issuance of a building permit for any development on Block 2; and
- v) a zoning by-law may incorporate Holding (H) provisions in accordance with Section 36 of the *Planning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

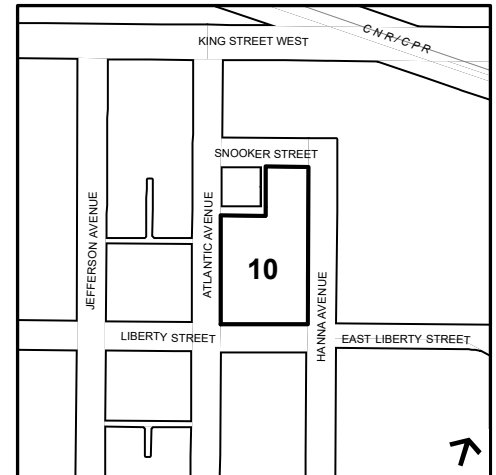
- a) A minimum of 1 FSI of employment space that is compatible with residential uses will be incorporated into any development that includes residential units; and
- b) Space for community infrastructure is to be considered.



10. **Lands bounded by Snooker Street, Hanna Avenue, Liberty Street and Atlantic Avenue, known municipally as 99 Atlantic Avenue, 2-24A Liberty Street, 38-40 Hanna Avenue and 1 Snooker Street.**

Retail and service uses and restaurants are permitted, provided:

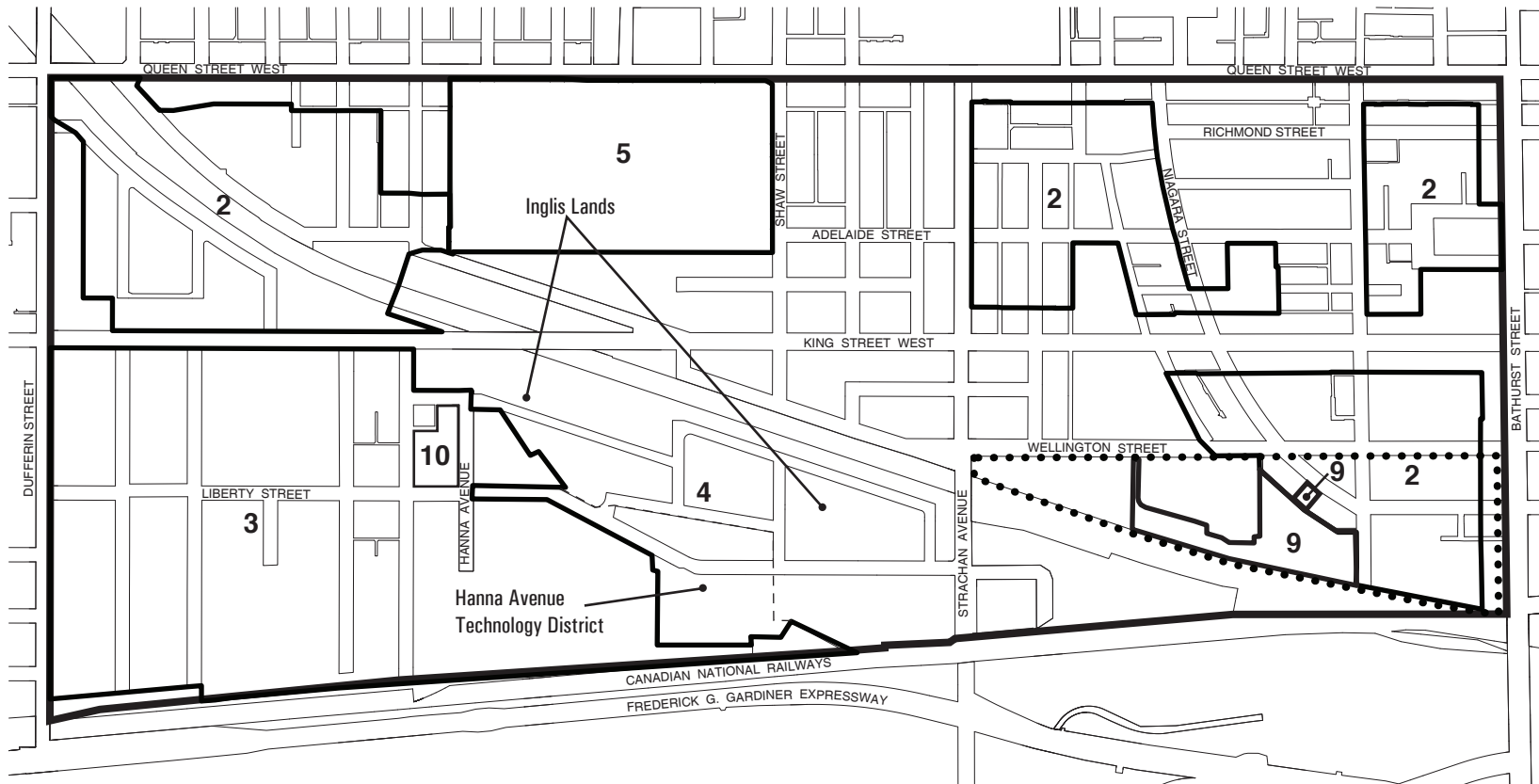
- a) Retail, service and restaurant uses are permitted up to a combined maximum gross floor area of 6,000 square metres. Such uses may be permitted on the lower ground floor and the ground floor of the existing building fronting on Hanna Avenue and within the existing building fronting on Liberty Street, including within a mezzanine level.
- b) Restaurants with a seating area of up to 500 square metres are permitted.






## List of Maps

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

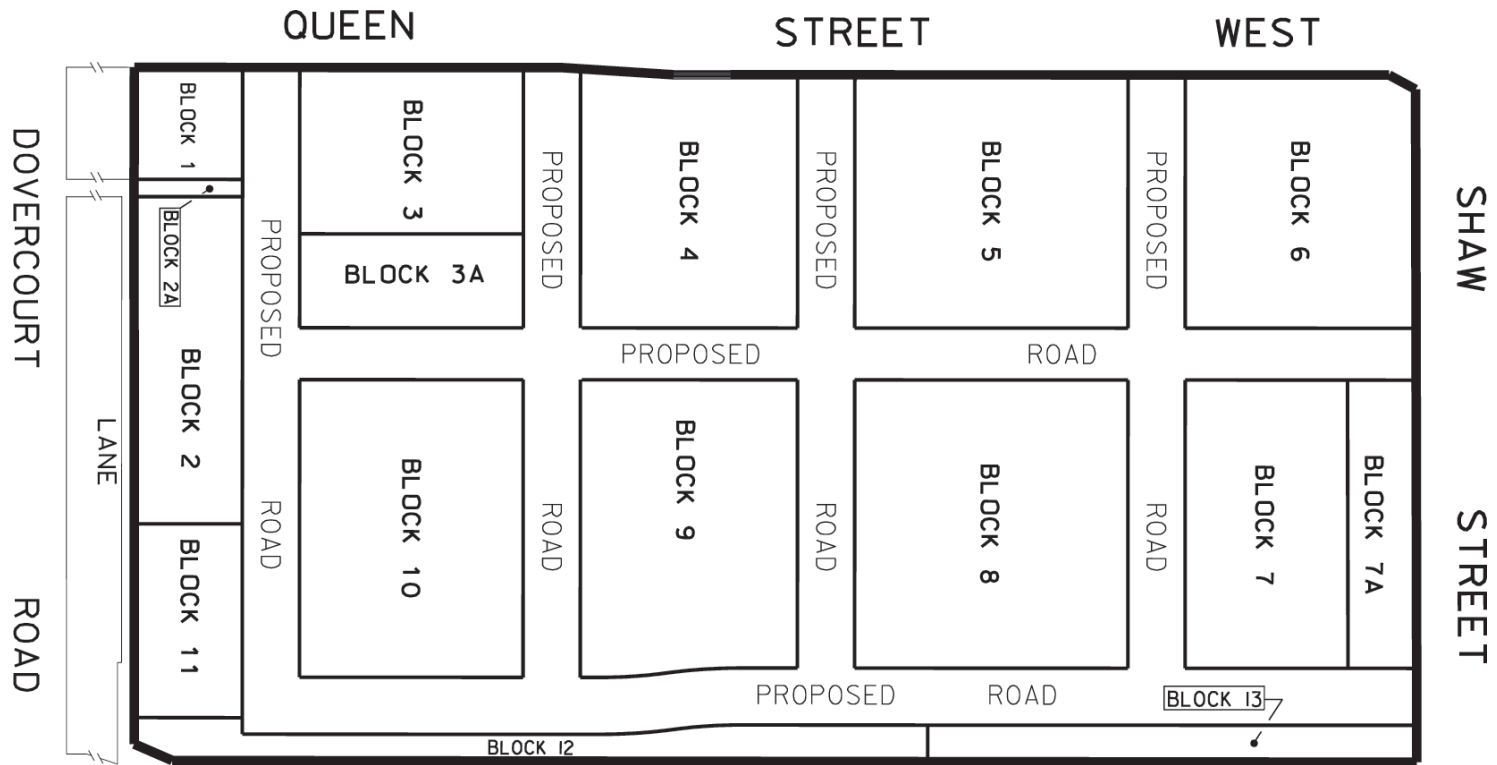
- Map 14-1 Site and Area Specific Policies
- Map 14-2 Block Plan
- Map 14-3 Storage Buildings and Wall
- Map 14-4 South Niagara Urban Structure Map
- Map 14-5 Built Form and Heights
- Map 14-6 Key Views and Vistas



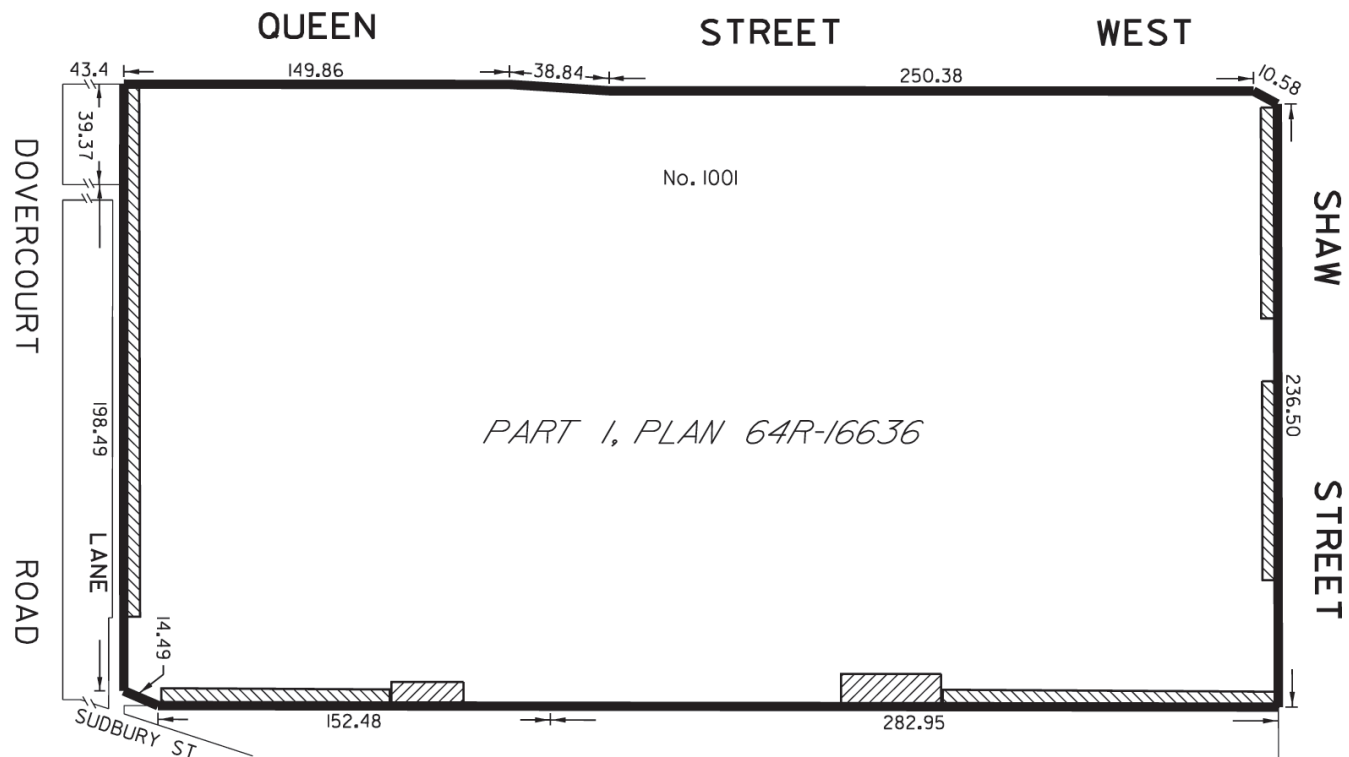
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-  Secondary Plan Boundary
-  Site and Area Specific Policies
-  South Niagara Area

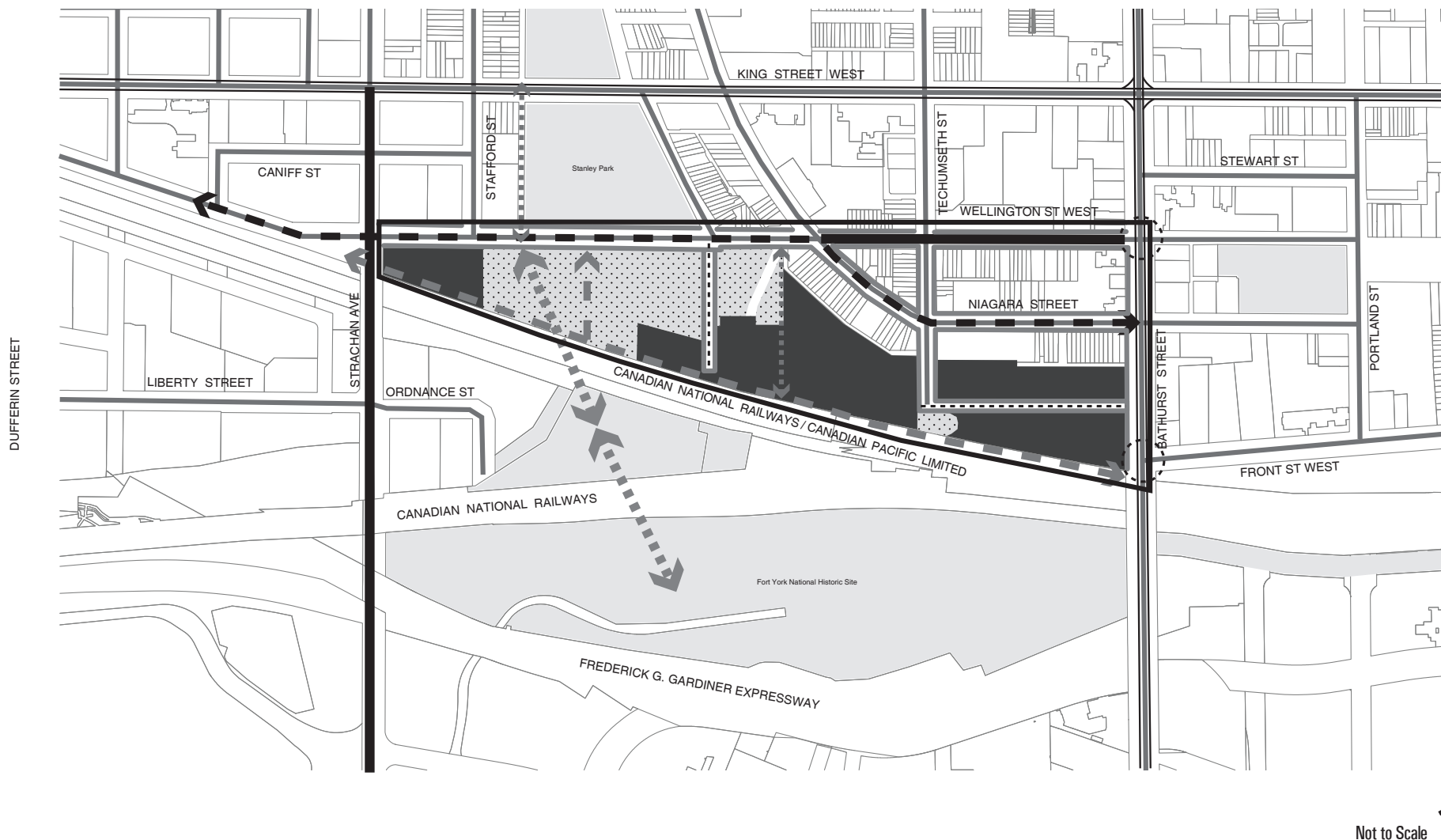




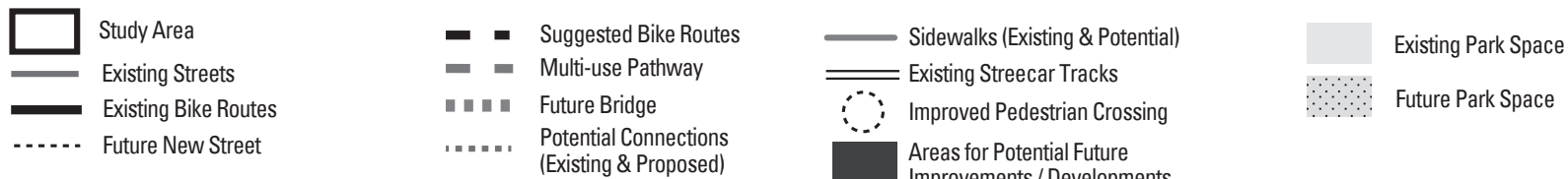
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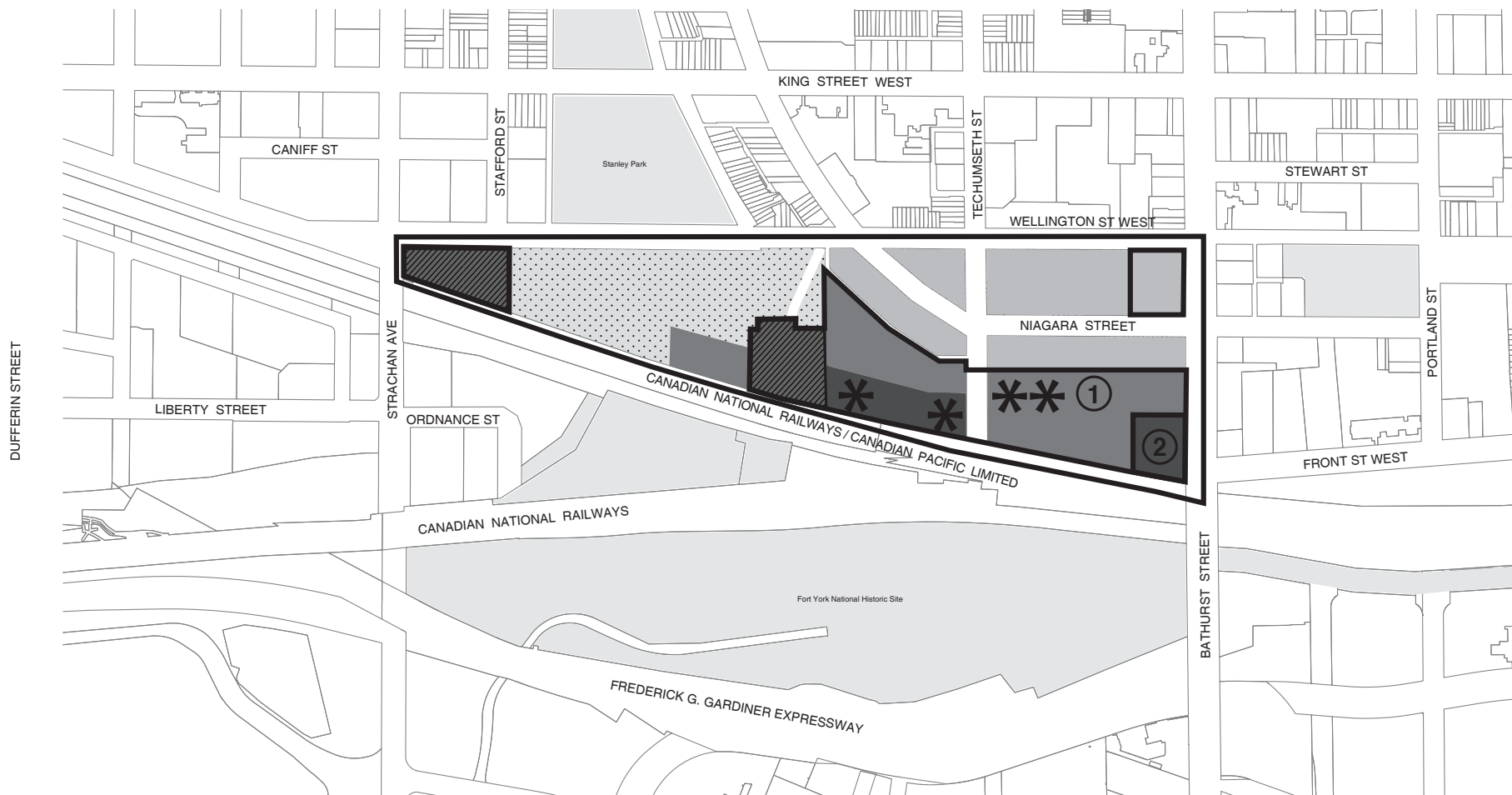


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









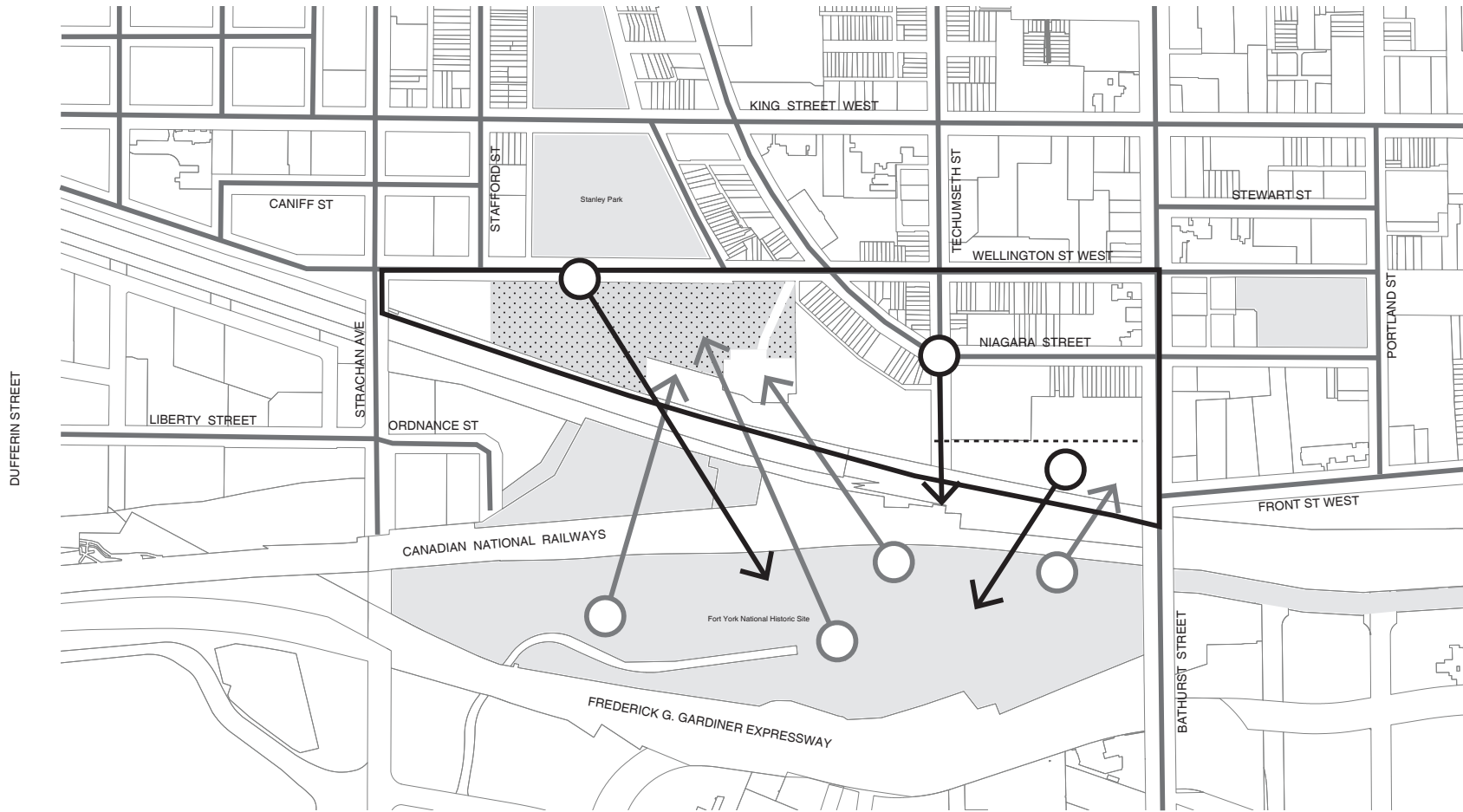
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|--|--|--|--|
|  Study Area   |  Building taller than 11 storeys to<br>Max Tower Floorplate = 750 Sq. m<br>Max Building Height = 20 storeys |  Existing Park Space      |  Mid-rise (Max. 11 Storeys)   |
|  Development subject to<br>45 Degree Angular Plane<br>for Neighbourhood |  Building taller than 11 storeys to<br>Max Tower Floorplate = 750 Sq. m<br>Max Building Height = 20 storeys |  Future Park Space        |  Mid-rise only permitted subject to<br>integration into existing heritage buildings |
|  |  Low-rise (1-4 Storeys)   |  Tall (Max. 20 Storeys) |  |



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