

LIBERTY FOR ALL SECONDARY PLAN DRAFT POLICIES AND EMERGING DIRECTIONS

Below are the draft policies and emerging directions for the Liberty Village Secondary Plan as presented on the community consultation meetings held on November 18 and November 20, 2025.

This document only includes text and will be replaced with a document with visuals once this document is compliant with the *Accessibility for Ontarians with Disabilities Act*.

Please use this document to complete the online survey available at www.toronto.ca/libertyforall

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Vision and Objectives

What We Heard from the Community

- More green space
- More community amenities
- Reliable transit
- Another way in and out of Liberty Village
- Better traffic management
- Walkability and active transportation
- Preservation of historic charm and architectural aesthetics
- Thriving local businesses

What Does the City's Official Plan say?

The vision in the City's Official Plan is:

- A city of complete communities
- A sustainable and resilient city
- The most inclusive city in the world
- A city that contributes to a just future for Indigenous Peoples

Proposed Vision for Liberty Village

Liberty Village will grow into a vibrant, resilient, transit-accessible, and pedestrian-friendly neighbourhood with diverse housing, flexible commercial spaces, public amenities, and a preserved sense of history and place. It is a complete community—livable, walkable, and welcoming for residents, workers, visitors, children and pets.

Proposed Objectives for Liberty Village

- A thriving economy
- Improve transportation infrastructure
- Provision for City-operated community amenities
- Conserve the cultural heritage resources
- Require affordable housing units

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- Enhance the public realm network
- Reduce the extreme heat effects

Land Use

What We Heard from the Community

- A supportive ecosystem for local entrepreneurs, small businesses, creative industries, and startups, with flexible commercial spaces and robust economic development programs.

What Does the City's Official Plan say?

Section 3.5 of the Official Plan includes policies related to employment uses. Those policies are summarized below:

- Maintain a strong and diverse economic base
- Attract new and expanding employment clusters
- Providing incubation space for new start-up firms to establish themselves and grow

Land Use in Liberty Village

The City is undertaking an economic strategy with N. Barry Lyon Consultants. According to the City's Economic Development Division, Liberty Village accounts for 15% of the jobs in Toronto. The Secondary Plan should look to maintaining existing businesses, inviting more businesses to locate in Liberty Village, while allowing for residential uses, particularly in the western half of Liberty Village.

Public Realm – Streets and Blocks

What We Heard from the Community

- More ways to get in and out of Liberty Village
- Cycling facilities
- Protecting streetscapes from dogs
- Wider sidewalks

What Does the City's Official Plan say?

Section 3.1.1 of the Official Plan includes policies related to public streets. Those policies are summarized below:

- Safe and efficient movement of pedestrians of all ages and abilities
- Space for trees, landscaping, and green infrastructure
- Space for patios, street furniture, and snow and stormwater management
- Improving active transportation options
- Streets as public gathering spaces

Proposed Policies for Streets and Blocks

- Sidewalks to have a minimum of 6 metres in width
- Wider sidewalks closer to transit stations and entry points

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- Increase of tree canopy
- Design soft landscaping to protect from dogs
- Remnants of rail spurs within the sidewalk should remain and incorporated in street design

Public Realm – Public Parks

What We Heard from the Community

- More public parks
- More parks for dogs and other users
- More green

What Does the City's Official Plan say?

Section 3.1.1 of the Official Plan includes policies related to public parks. Those policies are summarized below:

- New parks located and designed to:
 - o Connect to existing parks
 - o Consider future expansion
 - o Provide comfortable wind and sunlight conditions
 - o Appropriate spaces for a variety of users
 - o Reflect the community's identity and character
 - o Locate on public street frontages
 - o Be lined with active uses when next to buildings

Proposed Policies for Public Parks

- New parks as shown on Map (see [Public Realm Strategy](#))
- Consolidation of parkland from more than one development is appropriate
- New parks to be acquired over time, especially on surface parking lots, sites adjacent to existing or future parks, and underutilized sites
- Provide suitable sized parks for a wide range of locally-oriented active and passive activities
- Parks should accommodate pets

Public Realm – Privately Owned Publicly Accessible Open Spaces (POPS)

What We Heard from the Community

- More public parks
- More parks for dogs and other users
- More green

What Does the City's Official Plan say?

Section 3.1.1 of the Official Plan includes policies related to POPS. Those policies are summarized below:

- POPS are publicly accessible

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- POPS temporarily host commercial uses
- Designed for a variety of users
- Be sited in highly visible areas
- Integrated with the wider public realm network
- Include trees, seating, public art, landscaping and stormwater capture
- POPS do not replace public parks

Proposed Policies for POPS

- New POPS as shown on Map (see [Public Realm Strategy](#))
- Parks should accommodate pets
- (note POPS are secured through the development review process)

Public Realm – Midblock Connection

What We Heard from the Community

- More public spaces
- More character and Liberty Village charm

What Does the City's Official Plan say?

The Official Plan does not have many policies on midblock connections, as midblock connections tend to be specific to an area, a block or a building, as opposed to applying City-wide.

Proposed Policies for Midblock Connections

- New midblock connections as shown on Map (see [Public Realm Strategy](#))
- Midblock connections should:
 - o Be functional and accessible for pedestrians and cyclists
 - o Be compatible with the industrial character of Liberty Village
 - o Be publicly accessible all year
 - o Lined with active uses
 - o Well lit, with wayfinding
 - o Generally, 6 metres wide
 - o Soft landscaped where possible
 - o Interior and exterior connections are permitted

Community Services and Facilities (CS&F)

What We Heard from the Community

- Need for community centre, school, library and daycares

What Does the City's Official Plan say?

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Section 3.2.2 of the Official Plan includes policies related to Community Services and Facilities. Those policies are summarized below:

- Adequate and equitable access to CS&F across the City
- Ensure CS&F is provided in areas of major growth

Proposed Policies for Community Services and Facilities

- A CS&F Strategy will be available as part of the Final Report.
- Currently, the Strategy identifies:
 - o a need for 5 new daycare
 - o Other service sectors (community centre, libraries, and schools) will continue to monitor growth
 - o City is actively engaged in discussions with TDSB and Toronto Public Libraries on opportunities to locate in Liberty Village
- The CS&F Strategy, as amended from time to time, will inform the provision of CS&F.
- Community centre may be required to support long-term growth. City-owned real estate, including parking lots and Lamport Stadium, will be explored as possible locations
- CS&F can be located on private development in partnership with the City
- Adaptive reuse of Heritage properties for CS&F is encouraged

Mobility

What We Heard from the Community

- Better traffic management
- Improved transit services
- Less reliance on automobiles
- Less parking

What Does the City's Official Plan say?

Section 3.4 of the Official Plan includes policies related to mobility and transportation. Those policies are summarized below:

- Active transportation will be integrated in design of streets, neighbourhoods, transit facilities and major destinations
- In growth areas, reduce auto dependency
- Implement curbside management strategies to improve traffic circulation
- Use new technologies to improve urban travel conditions

Proposed Policies for Mobility

- Active transportation and transit over routine travel by private vehicle
- Parking should be for visitors, barrier-free, car-share, and bicycle parking
- Have pick-up/drop-off activities on-site and off-street, where feasible
- Include cycling facilities on streets, as well as on private streets, lanes, and midblock connections

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Built Form

What We Heard from the Community

- Too many towers
- Limit height
- Protect from impacts (light, view and privacy)

What Does the City's Official Plan say?

Section 3.1.3 of the Official Plan includes policies related to built form. Those policies are summarized below:

- Development will fit its existing and planned context
- Protect for privacy through building setbacks and separate distances
- Minimize impact of vehicular parking, access, and truck activity
- Transition of different building heights and intensity of use
- Impacts of developments, such as additional shadow, noise, traffic, and wind, on parks to be minimized to preserve utility of these spaces

Proposed Policies for Built Form

- Development to limit impacts to light, view and privacy
- Development to have base building heights that align with surrounding context, especially heritage attributes
- Where, appropriate organize development around open courtyard spaces that reference the typical layout of former industrial complexes
- Certain views to character-defining physical features

Heritage

What We Heard from the Community

- Preserve the heritage attributes of Liberty Village
- The heritage attributes of Liberty Village make up its character and sense of place

What Does the City's Official Plan say?

Section 3.1.6 of the Official Plan includes policies related to heritage. Those policies are summarized below:

- Properties on Heritage Register will be conserved and maintained
- Proposed alterations will ensure that the integrity of the heritage attributes are retained
- New construction on or adjacent to heritage properties will be designed to conserve the heritage attributes
- Facadism is strongly discouraged

Proposed Policies for Heritage

- The Secondary Plan identifies Liberty Village as a Cultural Heritage Landscape

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- Policies throughout the Secondary Plan help ensure new development is compatible with the area's heritage character
- The Historic Context Statement will help inform the evolution of the area
- New development will follow a site-specific approach to conserve heritage value, rather than prescriptive setback and stepback requirements
- Include interpretive and commemorative elements that are informed by the history of Liberty Village, including workers' history, labour activism, and the adaptive reuse of the area by artists and creative communities

Sustainability and Resilience

What We Heard from the Community

- Support for green roofs, LEED buildings
- Concern for bird-friendliness

What applies today?

- Toronto Green Standard
- Bird-friendly Best Practices
- Best Practices for Effective Lighting

Proposed Policies for Sustainability and Resilience

- Toronto Green Standard will continue to apply.
- Development is strongly encouraged to use designs, practices and materials that reduce emissions, minimize waste and embodied carbon.

Housing

What We Heard from the Community

- Support for green roofs, LEED buildings
- Concern for bird-friendliness

What Does the City's Official Plan say?

Section 3.2.1 of the Official Plan includes policies related to housing. Those policies are summarized below:

- A full range of housing including:
 - o Ownership
 - o Rental housing
 - o Affordable rental and ownership housing
 - o Mid-range rental and ownership housing
 - o Shared living arrangements
 - o Social housing
 - o Supporting housing
 - o Transitional housing
 - o Housing for seniors

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Proposed Policies for Housing

- Affordable housing is required for west of Liberty Village
- For condominium developments:
 - o 7 percent of total residential GFA for affordable rental housing
 - o 10 percent of total residential GFA for affordable ownership housing
- For purpose-built rental developments:
 - o 5 percent of the total new residential GFA for affordable rental housing
- The affordability will be for a period of 75 years