

# TORONTO STAFF REPORT

May 17, 2005

To: Toronto and East York Community Council

From: Director, Community Planning, South District

Subject: Final Report  
OPA & Rezoning Applications: 03-035045 STE 30 OZ; 03-035048 STE 30 OZ;  
03-035051; and 03-035052  
Addresses: 65-85 & 150 East Liberty Street, 69, 80 and 90 Lynn Williams Street  
Location: King Liberty Area  
Applicant: IBI Group  
Ward 19, Trinity-Spadina

## Purpose:

This report recommends approval of Urban Design Guidelines for the King Liberty lands and reviews and recommends approval of applications to amend the Official Plan and the Zoning By-laws of the (former) City of Toronto, to add permissions for residential and ancillary retail uses at 69 Lynn Williams Street and 150 East Liberty Street; and live-work and ancillary retail uses on lands at 65-85 East Liberty Street and 80 and 90 Lynn Williams Street. Increases in permitted heights are also being requested.

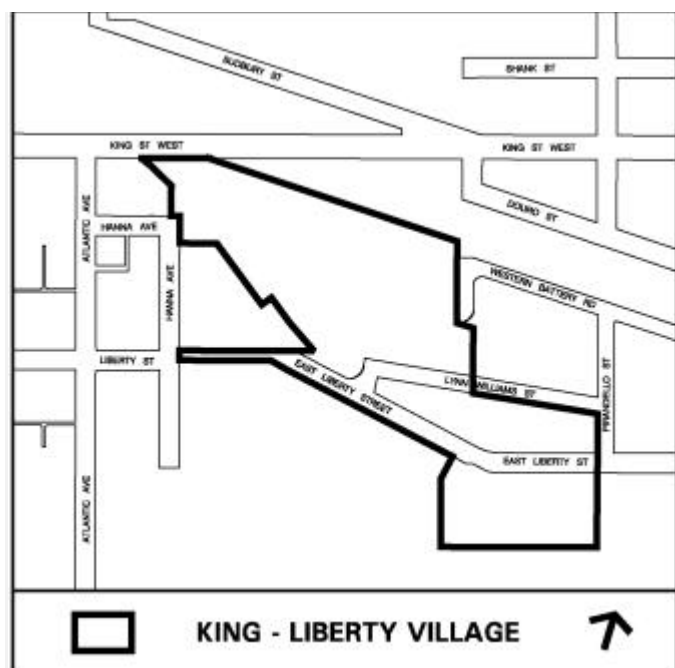
## Financial Implications and Impact Statement:

There are no financial implications resulting from the adoption of this report.

## Recommendations:

It is recommended that City Council:

- (1) amend the Official Plan for the former City of Toronto substantially in accordance with the draft Official Plan



Amendment attached as Attachment No. 2;

- (2) direct the City Solicitor to modify the new Official Plan that is to be presented to the Ontario Municipal Board for approval, to reflect the proposed Official Plan Amendment to the in-force Official Plan for the former City of Toronto substantially in accordance with Attachment No. 3;
- (3) amend Zoning By-law 438-86 for the former City of Toronto as amended by By-law No. 566-2000 and By-law No. 684-2003 substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 4;
- (4) release Block 2B from the Draft Approved Plan of Subdivision for the King Liberty Lands;
- (5) authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment and draft Zoning By-law Amendment as may be required;
- (6) before introducing the necessary Bills to City Council for enactment, require the owner to enter into and register a Section 37 agreement as described in this report;
- (7) adopt the Urban Design Guidelines for the King Liberty area as prepared by IBI Group and dated May 2005, attached as Attachment No. 5;
- (8) adopt the Archaeological Monitoring and Mitigation Strategy for all of the subject properties, revised by Historica Research Limited and Archaeological Services Inc. dated July 3, 2003, as originally prepared for Block 2A, as set out in Attachment No. 1.

Background:

At its meeting of August 1,2,3 and 4, 2000, City Council adopted an Official Plan Amendment, Rezoning and Draft Plan of Subdivision for 14-20 Strachan Avenue, 45, 121, 128 and 132R East Liberty Street, 1137 King Street West and 9-11 Hanna Avenue (the former Inglis Manufacturing Company). The applications were for a comprehensive redevelopment of the vacant industrial lands into a mixed-use neighbourhood, complete with streets, parks and distinct land use components.

Site Plan approval has been given for 12 condominium townhouse buildings containing 455 residential units at the eastern end of the property (Block 1). At the western end of the property, Site Plan applications have been approved for a grocery store, a retail building and for a four storey mixed-use office building with retail at grade (Block 4). In November 2004, a Site Plan application was approved for Phase I of a 3-phased development at 132 & 132R East Liberty Street (Block 3) for a 23-storey mixed-use condominium building with 320 residential units and 320 sq. metres of retail space.

## Proposal

In January, 2003 the applicant made four separate applications for Official Plan and Zoning By-law amendments for residential development. In total, the applicant was proposing 10 high-rise towers ranging in height from 20 storeys to 33 storeys, and containing a total of 2,441 new residential units. It was decided that it was more appropriate to assess the four applications in a comprehensive manner, and the applications were considered together in a Preliminary Report, dated April 17, 2003.

In September, 2003 a Status Report was received for information that proposed a charette process involving City staff and the applicant to consider the design, form, massing, density and height of the proposals, which basically follow the middle portion of the King Liberty area. The charette process commenced in January, 2004 and Urban Design Guidelines outlining the results have been submitted and reviewed by Planning and Urban Design staff. Some points that were identified by the charette process and Urban Design Guidelines include:

- Design and enhancement of the public realm
- Improvements to north/south linkages
- Inclusion of 80 Lynn Williams Street (Block 8) in the proposal, and the retention of part of the A.R. Williams Machinery Building to be adaptively reused
- Inclusion of Block 2B into the proposal
- Inclusion of 5 Hanna Avenue into the Urban Design Guidelines
- Live/work instead of proposed residential uses for blocks 2B/11A, 6 and 8 to achieve a transition between the residential uses to the east and the employment area to the west
- Appropriate heights, uses, massing, live/work criteria and urban form
- Requirements that building materials reflect the historical character of Liberty Village Area to the west

A summary of the proposed applications are as follows:

<b>Property</b>	<b>Use</b>	<b>Max. Height</b>	<b>GFA</b>	<b>Units</b>
Block 2B/11A 65,75,85 East Liberty	live/work	55 metres	86,684	880
Block 5 69 Lynn Williams	residential	45 metres	19,655	200
Block 6 90 Lynn Williams	live/work	70 metres	39,651	400
Block 7 150 East Liberty	residential	61 metres	38,339	370
Block 8 80 Lynn Williams	live/work	52 metres	16,722	160

## Site Description

The sites are located between the Northwest and Lakeshore rail corridors, between Strachan Avenue on the east and Hanna Avenue on the west, in the area known as the Inglis Lands. The Liberty Village employment area borders the site to the west to Dufferin Street. On the north side of the Lakeshore rail corridor is the area known as the Massey Ferguson lands where approximately 1,300 new housing units are occupied or are under construction.

East of Strachan Avenue, between the rail lines, there are a mix of office, parkland and government buildings. To the north-east, the area retains a number of commercial and industrial operations including Quality Meats.

To the south is the proposed Front Street extension, the Lakeshore rail corridor and the F.G. Gardiner Expressway.

## In-Force Official Plan

Please refer to Map 2 of the Draft Zoning By-law (Attachment 4) for clarification of “Blocks”.

### Block 2B

65, 75 and 85 East Liberty Street

The site was subject to the previous Official Plan Amendment for the Inglis Lands, which was approved by Council in August 2000 (OPA 165). This site is designated “Hanna Avenue Technology District” under the Garrison Common North Part II Plan, which permits commercial, industrial or institutional uses. Section 4.5.9 of the Part II Plan prohibits residential uses, including live/work units, within this area.

### Block 5

69 Lynn Williams Street

The site was subject to the previous Official Plan Amendment for the Inglis Lands, which was approved by Council in August 2000 (OPA 165). The site is designated Hanna Avenue Technology District which permits commercial, industrial or institutional uses. Section 4.5.9 of the Part II Plan promotes the Hanna Avenue Technology District as a centre for technological innovation and excellence, but does not prohibit residential uses for this site.

### Block 6

90 Lynn Williams Street

The site was subject to the previous Official Plan Amendment for the Inglis Lands, which was approved by Council in August 2000 (OPA 165). The site is designated Mixed Industrial Commercial Area “A” which prohibits residential uses.

#### Block 7

150 Lynn Williams Street

The site was subject to the previous Official Plan Amendment for the Inglis Lands, which was approved by Council in August 2000 (OPA 165). The site is designated Hanna Avenue Technology District which permits commercial, industrial or institutional uses. Section 4.5.9 of the Part II Plan promotes the Hanna Avenue Technology District as a centre for technological innovation and excellence, but does not prohibit residential uses for this site.

#### Block 8

80 Lynn Williams Street

The site was excluded from the previous Official Plan Amendment (OPA 165) for the Inglis Lands. The site is designated General Use Area "A" under the Garrison Common North Part II Official Plan. This designation permits a mix of commercial, institutional, industrial and residential uses that are environmentally compatible with adjacent and neighbouring uses.

#### Block 11A

The site was excluded from the previous Official Plan Amendment (OPA 165) for the Inglis Lands. The site is designated General Use Area "B" under the Garrison Common North Part II Official Plan which encourages manufacturing, business services, artist and multi-media types uses, and also permits live/work units and studios.

#### New Official Plan

At its meeting of November 26 to 28, 2002, City Council adopted the new Official Plan for the City of Toronto. The Minister of Municipal Affairs and Housing approved the new Plan, in part, with modifications on March 17, 2003. The Minister's decision has been appealed in its entirety. The Official Plan is now before the Ontario Municipal Board and pre-hearing conferences are being held. The Board has scheduled the commencement of the hearing for June 13, 2005.

Once the new Official Plan comes into full force and effect, the lands will be subject to Site and Area Specific Policies 3 and 4 within the Garrison Common North Secondary Plan (Chapter 6, Section 14). The secondary plan brings forward the intent of the in-force Garrison Common North Part II Plan into the new Plan.

#### Zoning

65,75,85 East Liberty (Blocks 2B/11A)

69 Lynn Williams Street (Block 5)

150 Lynn Williams (Block 7)

80 Lynn Williams Street (Block 8)

These blocks were excluded from the previous Zoning By-law Amendment for the King Liberty Area, which was approved by Council in August 2000 (By-law 566-2000). These sites are zoned

I1 D3 which permits light industrial uses to a maximum floor area of 3 times the area of the lot, and have a height limit of 18 metres.

90 Lynn Williams Street (Block 6)

The site is subject to By-law 566-2000, a by-law to amend the By-law 438-86 for the former Inglis Manufacturing site. This site falls within Block 4 of By-law 566-2000, which permits internet/computer technology uses, and any other uses permitted in an IC or I3 district in Section 9(1)(f) of By-law 438-86. Residential uses are not permitted.

#### Site Plan Control

The proposed applications are subject to Site Plan control. Applications for Site Plan Approval have not been filed.

#### Reasons for Application

The Inglis Lands have been subject to an extensive redevelopment process. In 2000 City Council approved a comprehensive mixed-use neighbourhood plan that established permissions for employment uses on the western portion of the site and residential uses in the eastern portion of the site. That concept was reinforced in the new Official Plan.

In these current applications, the applicant was originally seeking permission for residential uses within the area previously designated for non-residential uses. The rationale, as set out in the applicant's covering letter, was that they had found that there had been a dramatic reduction in demand for technology space.

The City was not supportive of allowing residential uses and had concerns regarding the potential impact on the stability and viability of the employment area to the west. The lands in the Employment District are viewed as important economic assets for new and expanding businesses and once lands are lost to conversion to residential uses, it is unlikely that they will be returned to commercial or industrial uses.

A series of charettes involving City staff and the applicant took place from January to July 2004, focussing on the planning and urban design of the middle portion of the King Liberty lands that form these applications. The charette process identified opportunities to develop Blocks 6, 8, 2B/11A as live/work buildings. The charette process also identified improvements to the public realm and the agreed heights, density and uses of the proposed buildings.

#### Community Consultation

A Community Consultation Meeting was held on January 25, 2005. The meeting was attended by approximately 10 members of the community, the ward Councillor, the applicant's consultants and City staff.

Some members of the community supported the concept of live/work uses and felt that this would present an opportunity to incorporate more innovative architecture and design as a part of these applications.

There was discussion about density concerns and the status of the Front Street Extension. The Liberty Village BIA representative voiced their support of the project based on the Front Street Extension (FSE) going forward, however if the FSE does not go forward, they have traffic concerns. Further questions were raised regarding a traffic signal at Strachan Avenue.

The community expressed interest in having a pedestrian bridge, bringing in more “green” design and innovative architecture, and having a bike lane along East Liberty Street. There was also discussion regarding the retention of the A.R. Williams Machinery building and the possible retention of the whole building.

#### Agency Circulation

The application was circulated to all appropriate agencies and City Departments. Responses received have been used to assist in evaluating the application and to formulate appropriate by-law standards.

#### Comments:

##### Land Use

Allowing live/work uses on Blocks 2B/11A, 6 and 8, as a land use principle encourages a more flexible form of building uses. It allows for the principle of living and working in a co-habitable space in a way that is responsive to changing social and economic needs over time and allows for mixed-uses that complement the existing residential uses to the east and employment uses to the west. Having mixed-uses such as commercial and live/work spaces also adds diversity that helps to create a vibrant community. This area of live/work uses allows for a transition between existing residential uses on the east side of the Inglis Lands to Liberty Village BIA employment lands west of Hanna Avenue to Dufferin.

Residential uses on Blocks 5 and 7 were allowed in the previous Official Plan Amendment for the Inglis Lands, which was approved by Council in August 2000 (OPA 165). The site is designated Hanna Avenue Technology District which permits commercial, industrial or institutional uses. Section 4.5.9 of the Part II Plan promotes the Hanna Avenue Technology District as a centre for technological innovation and excellence, but does not prohibit residential uses for this site.

An amendment to the in-force Official Plan is required to allow live-work uses on Blocks 6, 8, 2B and 11A, as well as related retail and service uses on Blocks 2B/11A, and 8.

Staff recommend that modifications to the new Official Plan be presented to the Ontario Municipal Board for approval to reflect the proposed Official Plan Amendment to the in-force Official Plan for the former City of Toronto.

## Density, Height, Massing

The zoning by-law for the Inglis Lands allowed for flexibility in the allocation of the permitted floor area within the Inglis Lands so that the density was calculated for the entire area instead of an individual site basis. The total amount of gross floor area was not to exceed three times the area of the lot.

With these applications and through the charette process, the three times density of the overall lands have been assigned to specific blocks, as incorporated into the Urban Design Guidelines and the Zoning By-law amendment. 20,000 square metres of density has been assigned on Block 4 to give the owners the ability to intensify the block in the future.

During the charette process, it was determined that it was desirable to have the physical form of the buildings reflect the Liberty Village heritage industrial buildings with lower tower heights and larger floor plates.

The ground plane of the live/work buildings are to be comprised of building material that are reflective of Liberty Village to the west, with retail/service and employment uses. The façade of the live/work podiums will have a two storey exterior façades that will further reflect the industrial character of Liberty Village. The middle and upper sections of the buildings will be composed of lighter building materials.

Block 8 will retain the existing A.R. Williams Machinery Building on the southern half of the site and a new live/work building will be located on the northern half of the site with a base that will relate to the scale and materials of the machinery building.

The residential buildings on Blocks 5 and 7 will consist of a 15 metre high podium and will be built with typical residential materials.

In summary, the following features of the building form were negotiated during the charette process:

- Maximum heights are between 45 and 70 metres and have been determined through the charette process.
- Blocks 5 and 7 allow for residential uses under a previous OPA.
- Majority of buildings are live-work buildings that allow for more flexible spaces and encourage employment type uses.
- The gross floor area for the entire site does not change and remains at 3 times density.
- Special provisions are being made for live-work buildings where there are requirements for higher floor to ceiling heights, larger windows, higher floor loading capacity, oversized corridors and elevators, deeper floor plates. The live-work units are to be adaptable spaces that are to be transformed by the owner to suit their business.



## Transportation

Transportation staff have reviewed the proposed changes to the area along with detailed traffic impact studies. These traffic studies used updated traffic data and analyzed traffic patterns both with and without the Front Street extension. As a result some improvements have been requested to the road infrastructure including a left turn from Strachan Ave into the development. These improvements will be secured either through the section 37 agreement.

## Section 37

Under Section 37 of the Planning Act, the City may ask for public benefits in exchange for increases in height and density. In the case of the King Liberty Area a Section 37 agreement and Plan of Subdivision were registered as part of the original rezoning process in 2000. The current application seeks increases in height on some blocks and additional live work permissions. The applicant has agreed to provide the following new Section 37 benefits:

- provision of community meeting space of not less than 75 sq.m on block 5 or 6;
- \$100,000 contribution towards the implementation of a pedestrian crossing of the King Street Railway bridge;
- additional road improvements including a new left turn lane from Strachan Avenue into the development; and
- extension of the 1% public art program (which is secured in the existing Section 37 agreement) to the new development blocks.

In addition, the owner is undertaking the restoration of the south half of the A.R Williams Machinery Building at a cost of approximately \$2.0M.

## Development Charges

The King Liberty development has already paid \$1.5 million in Development Charges (D.C.'s) and is expected to pay an additional \$18.7 Million based on fully phased in 2005 D.C.'s.

## Conclusions:

These applications have been through an extensive revision process, including a charette process, to include live-work uses and consider the design, form, massing, density and height of the proposals in a comprehensive manner. Since the charette, staff have continued working with the applicant to enhance the public realm and refine the design of the Blocks. In response to feedback provided by the community, Staff have also worked with the applicant to address traffic concerns.

The revised applications are recommended for approval.

Contact:

Heather Inglis Baron, Planner, West Section

Telephone: (416) 392-0760

Fax: (416) 392-1330

E-mail: hinglis@toronto.ca

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Gary Wright, MCIP, RPP

Director, Community Planning, South District

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List of Attachments:

Application Data Sheets

Attachment 1: Archaeological Monitoring and Mitigation Strategy

Attachment 2: Draft Official Plan Amendment

Attachment 3: Proposed Modification #34 to the City of Toronto Official Plan

Attachment 4: Draft Zoning By-law

Attachment 5: Urban Design Guidelines

Application Data Sheet

Application Type	Rezoning	Application Number:	03 035045 STE 19 OZ
Details	Rezoning, Standard	Application Date:	January 24, 2003

Municipal Address: 69 LYNN WILLIAMS ST, Toronto ON  
 Location Description: 69 LYNN WILLIAMS ST \*\*GRID S1908  
 Project Description: Block 5 Build a 200-unit residential building. (PLEASE NOTE RELATED APPLICATIONS FOR THESE LANDS FOR ZONING & PART LOT CONTROL)

<b>Applicant:</b>	<b>Agent:</b>	<b>Architect:</b>	<b>Owner:</b>
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**PLANNING CONTROLS**

Official Plan Designation:	Hanna Ave Technology District	Site Specific Provision:	No
Zoning:	I3 D3	Historical Status:	
Height Limit (m):	18	Site Plan Control Area:	Y

**PROJECT INFORMATION**

Site Area (sq. m):	2490	Height: Storeys:	0
Frontage (m):	44.93	Metres:	45
Depth (m):	55.41		
Total Ground Floor Area (sq. m):	0		<b>Total</b>
Total Residential GFA (sq. m):	19655	Parking Spaces:	0
Total Non-Residential GFA (sq. m):	0	Loading Docks:	0
Total GFA (sq. m):	19655		
Lot Coverage Ratio (%):	0		
Floor Space Index:	7.9		

**DWELLING UNITS**

Tenure Type:	, Condo
Rooms:	0
Bachelor:	0
1 Bedroom:	0
2 Bedroom:	0
3 + Bedroom:	0
Total Units:	200

**FLOOR AREA BREAKDOWN** (upon project completion)

	Above Grade	Below Grade
Residential GFA (sq. m):	19655	0
Retail GFA (sq. m):	0	0
Office GFA (sq. m):	0	0
Industrial GFA (sq. m):	0	0
Institutional/Other GFA (sq. m):	0	0

<b>CONTACT:</b>	<b>PLANNER NAME:</b>	<b>Heather Inglis Baron, Planner</b>
	<b>TELEPHONE:</b>	<b>(416) 392-0760</b>

Application Data Sheet

Application Type: Official Plan Amendment      Application Number: 03 035048 STE 19 OZ  
 Details: OPA, Standard      Application Date: February 27, 2003

Municipal Address: 59 EAST LIBERTY ST, Toronto ON  
 Location Description: 59 EAST LIBERTY ST \*\*GRID S1908  
 Project Description: Official Plan and Rezoning application for Block 2B and 11A - NOTE the rezoning portion for this application was paid under 103003.

**Applicant:**                      **Agent:**                      **Architect:**                      **Owner:**

**PLANNING CONTROLS**

Official Plan: Hanna Ave Technology      Site Specific Provision: No  
 Designation: District  
 Zoning: I3 D3      Historical Status:  
 Height Limit (m): 18      Site Plan Control Area: Y

**PROJECT INFORMATION**

Site Area (sq. m):	18455	Height:	Storeys:	0
Frontage (m):	0		Metres:	55
Depth (m):	0			
Total Ground Floor Area (sq. m):	0			<b>Total</b>
Total Residential GFA (sq. m):	0		Parking Spaces:	0
Total Non-Residential GFA (sq. m):	86674		Loading Docks:	0
Total GFA (sq. m):	86674			
Lot Coverage Ratio (%):	0			
Floor Space Index:	4.7			

**DWELLING UNITS**

**FLOOR AREA BREAKDOWN** (upon project completion)

Tenure Type:	, Condo		<b>Above Grade</b>	<b>Below Grade</b>
Rooms:	0	Residential GFA (sq. m):	0	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	86674	0
Total Units:	880			

**CONTACT: PLANNER NAME: Heather Inglis Baron, Planner**  
**TELEPHONE: (416) 392-0760**



Application Data Sheet

Application Type                      Rezoning                                      Application Number:              03 035052 STE 19 OZ  
 Details                                      Rezoning, Standard                      Application Date:                      January 24, 2003

Municipal Address:                      90 LYNN WILLIAMS ST, Toronto ON  
 Location Description:                      90 LYNN WILLIAMS ST \*\*GRID S1908  
 Project Description:                      Build a live-work condominium building with retail uses. Block 6. (PLEASE  
 NOTE RELATED APPLICATIONS FOR THESE LANDS FOR ZONING  
 & PART LOT CONTROL)

**Applicant:**                                      **Agent:**                                      **Architect:**                                      **Owner:**

**PLANNING CONTROLS**

Official Plan                                      Hanna Ave Technology                      Site Specific Provision:                      566-00  
 Designation:                                      District  
 Zoning:    I3 D3    Historical Status:  
 Height Limit (m):                                      18    Site Plan Control Area:                      Y

**PROJECT INFORMATION**

Site Area (sq. m):                                      4296                                      Height:                                      Storeys:                                      0  
 Frontage (m):                                      62.46    Metres:                                      70  
 Depth (m):    63.59  
 Total Ground Floor Area (sq. m):                      0    **Total**  
 Total Residential GFA (sq. m):                      0    Parking Spaces:                      0  
 Total Non-Residential GFA (sq. m):                      39651    Loading Docks                      0  
 Total GFA (sq. m):                                      39651  
 Lot Coverage Ratio (%):                                      0  
 Floor Space Index:                                      9.23

**DWELLING UNITS**

**FLOOR AREA BREAKDOWN** (upon project completion)

Tenure Type:	, Condo		<b>Above Grade</b>	<b>Below Grade</b>
Rooms:	0	Residential GFA (sq. m):	0	0
Bachelor:	0	Retail GFA (sq. m):	0	0
1 Bedroom:	0	Office GFA (sq. m):	0	0
2 Bedroom:	0	Industrial GFA (sq. m):	0	0
3 + Bedroom:	0	Institutional/Other GFA (sq. m):	39651	0
Total Units:	400			

**CONTACT:      PLANNER NAME:      Heather Inglis Baron, Planner**  
**TELEPHONE:      (416) 392-0760**

## **Attachment 1**

### **Archaeological Monitoring and Mitigation Strategy**

Historica Research Limited/Archaeological Services Inc.  
July 3, 2003

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Pursuant to the City of Toronto Memorandum of June 10 2003 from Denise Gendron, Manager, Heritage Preservation Services to Gerry Rogalski, City Planning, South District regarding Site Plan Application TEZBL 2003 0001 (102003), the following is the Archaeological Monitoring and Mitigation Strategy that will be undertaken on Block 2A, 20 Strachan Ave:

1. A licenced archaeologist will be retained by the applicant to provide archaeological monitoring services for the duration of the excavation portion of the construction program.
2. Should any significant heritage feature revealed by the excavations require mitigative investigation and/or documentation, the feature will be protected from disturbance for a minimum of 48 hours.
3. Should any human remains be discovered during the excavations, the overall process for dealing with such finds is described in the report, "Heritage Assessment of the Liberty-Strachan Area, City of Toronto" by Historica Research Limited (July 2000). The scheduling for protection of the site will be determined by the Cemeteries Branch of the Ministry of Consumer & Corporate Affairs and not by the 48-hour requirement in Section Two (above). The actual time to fully document and exhume a burial will be approximately 1.5 days using a two-person crew.
4. The construction contractors will be advised by the applicant – in advance of earth disturbance – that the site operators and crews must notify their supervisors when they encounter any intact structural features (bone, cribbing etc.). They should also be advised that they might be required to assist the archaeologist for short periods of time in exposing heritage features.
5. The site supervisor will immediately notify the archaeologist of any finds identified in Section Four (above). The archaeologist will respond with a site visit within one hour of notification. The site contact person will be Mr. David Robertson (416-966-1069).
6. The contractors will be advised by the client in advance of construction, that there will be no selling, trading or distribution of glass or ceramics bottles on the project site.
7. A final report, with appropriate mapping, of the site monitoring, will be prepared in accordance to provincial licencing regulations.

**Attachment 2**

**CITY OF TORONTO**

**BY-LAW No. \_\_\_\_-2005**

**To adopt Amendment No. \_\_\_\_ to the Official Plan for the former City of Toronto with respect to lands municipally known in the year 2005 as 65, 75, and 85 East Liberty Street; 69 Lynn Williams Street (*block 5*); (iii) 150 East Liberty Street (*block 7*); (iv); 80 Lynn Williams Street (*block 8*); and (v) 90 Lynn Williams Street (*block 6*) being portions of the Garrison Common North Area, for the lands known as the *Inglis Lands*.**

WHEREAS the Council of the City of Toronto has an application made to it for a proposed Official Plan Amendment respecting the lands municipally known in the year 2005 as (i) 65, 75, and 85 East Liberty Street (*block 2B/11A*); (ii) 69 Lynn Williams Street (*block 5*); (iii) 150 East Liberty Street (*block 7*); (iv); 80 Lynn Williams Street (*block 8*); and (v) 90 Lynn Williams Street (*block 6*) being portions of the lands known as the *Inglis Lands*; and

WHEREAS the Council of the City of Toronto conducted a public meeting under Section 17 and 34 of the *Planning Act*, R.S.O. 1990, c.P.13, as amended, regarding the proposed Official Plan and Zoning By-law Amendments; and

WHEREAS the Council of the City of Toronto, at its meeting held June 14, 15, and 16, 2005 determined to amend the Official Plan for the former City of Toronto;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The text and maps attached hereto as Schedule "A" are hereby adopted as amendments to the Official Plan of the former City of Toronto.
2. This is Official Plan Amendment No. \_\_\_\_\_.

ENACTED AND PASSED this 14th day of June, A.D. 2005

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS  
City Clerk

(Corporate Seal)



SCHEDULE "A"

Section 19.10 of the Official Plan for the former City of Toronto, known as the Garrison Common North Part II Official Plan, was originally amended by By-law 565-2000 (as approved by City Council on August 1-3 2000) and is further amended by:

1. Amending section 1.3(iii) by adding after the word "Amendment" appearing in the last line of section 1.3, the following phrase:

*"and the boundaries of the Inglis Lands and the Hanna Avenue Technology District are revised, as shown on Map A attached"*

2. Amending section 3.24 by adding after the phrase *institutional uses*, "*live-work uses specifically on lands known as (i) 80 Lynn Williams Street (block 8); and (ii) 90 Lynn Williams Street (block 6)*";
3. Amending section 3.24(ii) to read as follows: "*Retail and service uses related to the live/work units to be located at 90 Lynn Williams Street (block 6) and 80 Lynn Williams Street (block 8) will be permitted throughout these buildings. It should also be noted that the entire first floor of the building to be developed at 90 Lynn Williams Street (block 6) is to exclusively provide for non-residential uses. In all other locations, retailing activity shall be in the form of street related retail and service uses, where the buildings containing such uses front onto and have principal entrance doors on streets or private roadways, and reflect the character of typical main streets within the former City of Toronto*";
4. Amending section 4.5.1 to read as follows: "*Council may pass by-laws to permit flexibility in the allocation of the permitted floor area within the Inglis Lands, and within the Hanna Avenue Technology District*";
5. Amending section 4.5.2 to read as follows: "*Within the Hanna Avenue Technology District, Council may pass by-laws to permit buildings containing institutional or commercial uses, and live-work uses, specifically on 65, 75, and 85 East Liberty Street (blocks 2B and 11A), alone or in combination with any other permitted uses*;
6. Amending section 4.5.5 by adding after the phrase *commercial use*, "*notwithstanding the foregoing, retail and service uses related to the live/work units to be located on 65, 75 and 85 East Liberty Street (blocks 2B, 11A) will be permitted throughout these buildings.*"
7. Amending section 4.5.9 to read as follows:

*"To promote the Hanna Avenue Technology District and the lands designated as Mixed Industrial-Commercial Area A, as a centre for technological innovation and excellence, it is the policy of Council to prohibit residential uses within these areas, excluding that portion of the Hanna Avenue Technology District located west of the block 12 Central Park, being 69 Lynn Williams Street and 150 East*

Liberty Street (*blocks 5 and 7 respectively*). Further, *live-work units* are permitted to locate at 65, 75, and 85 East Liberty Street (*blocks 2B, 11A*”;

8. Amending section 4.5.14 by adding section (vi) stating:

“Approvals under Section 41 for 65, 75 and 85 East Liberty Street (*blocks 2B, 11A*), 90 Lynn Williams Street (*block 6*) and 80 Lynn Williams Street (*block 8*) shall require the inclusion of the following warning clause (i.e. regarding noise, odours, activities etc. associated with these *live/work* environments) to the satisfaction of the Commissioner of Urban Development Services:

In offers of purchase and sale, leases or rental agreements for units constructed on the lot pursuant to this By-law, to provide notice of the *live-work* units on *blocks 2B, 11A, 6, and 8*, as applicable and to the satisfaction of the Commissioner of Urban Development Services, provision for providing notice and obtaining an acknowledgement from each purchaser or lessee of a unit prior to closing or occupancy of such unit, acknowledging receipt of such a warning clause”;

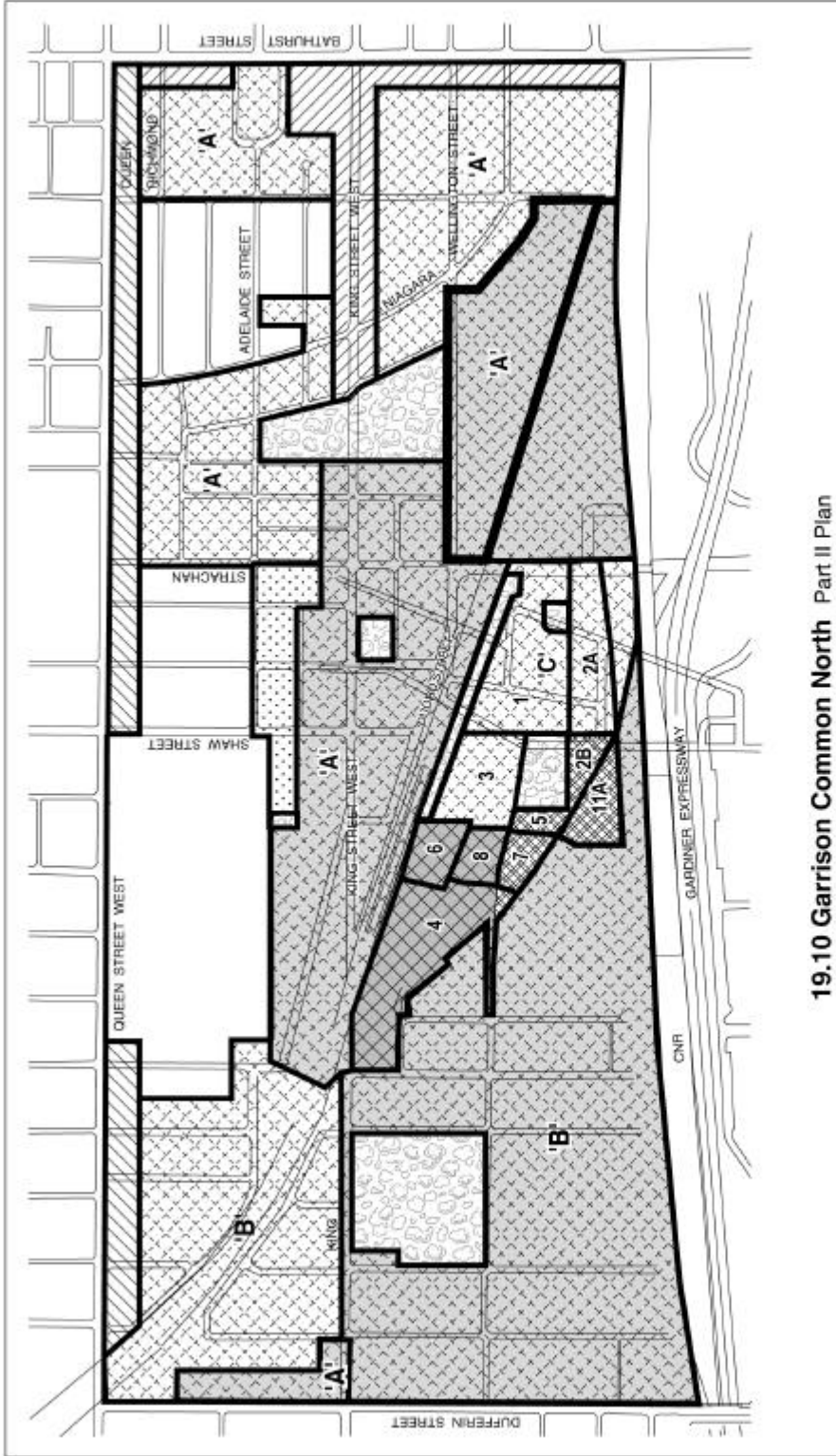
9. Amending section 1(10) by adding the following after the phrase “General Use Area “B”, the following:

; and by redesignating 80 Lynn Williams Street (*block 8*) as Mixed Industrial-Commercial Area “A” from “General Use Area “A” and redesignating 75, and 85 East Liberty Street (*block 11A*) as *Hanna Avenue Technology District* from “General Use Area “B”, and to incorporate 80 Lynn Williams Street, as well as 75 and 85 East Liberty Street (*blocks 8 and 11A*) into the *Inglis Lands*, all as shown on replacement Map A attached hereto; and

10. Definitions: Adding the following:

“*live-work unit*” means a *dwelling unit* that is also used for work purposes provided the resident or residents of such accommodation work in the *dwelling unit*, and the *dwelling unit* may also be used for work purposes by any number of other persons.

Official Plan Amendment



19.10 Garrison Common North Part II Plan

**Toronto** Urban Development Services  
**Official Plan Amendment #**

**King Liberty Area**  
 Files # 03-20035045, 03-20035048, 03-20035051, 03-20035052

Areas Referred to in Section 3.1.9

- Low Density Residential Area
- Medium Density Residential Area
- Low Density Mixed Commercial-Residential Areas
- Medium Density Mixed Commercial-Residential Areas
- Mixed Industrial-Residential Area 'A', 'B' and 'C'
- Mixed Industrial-Commercial Area 'A'
- General Use Area 'A' and 'B'
- Open Space
- Harbour Avenue Technology District
- King Liberty Area Block Numbers

Not to Scale  
 05/10/05

**Attachment 3**

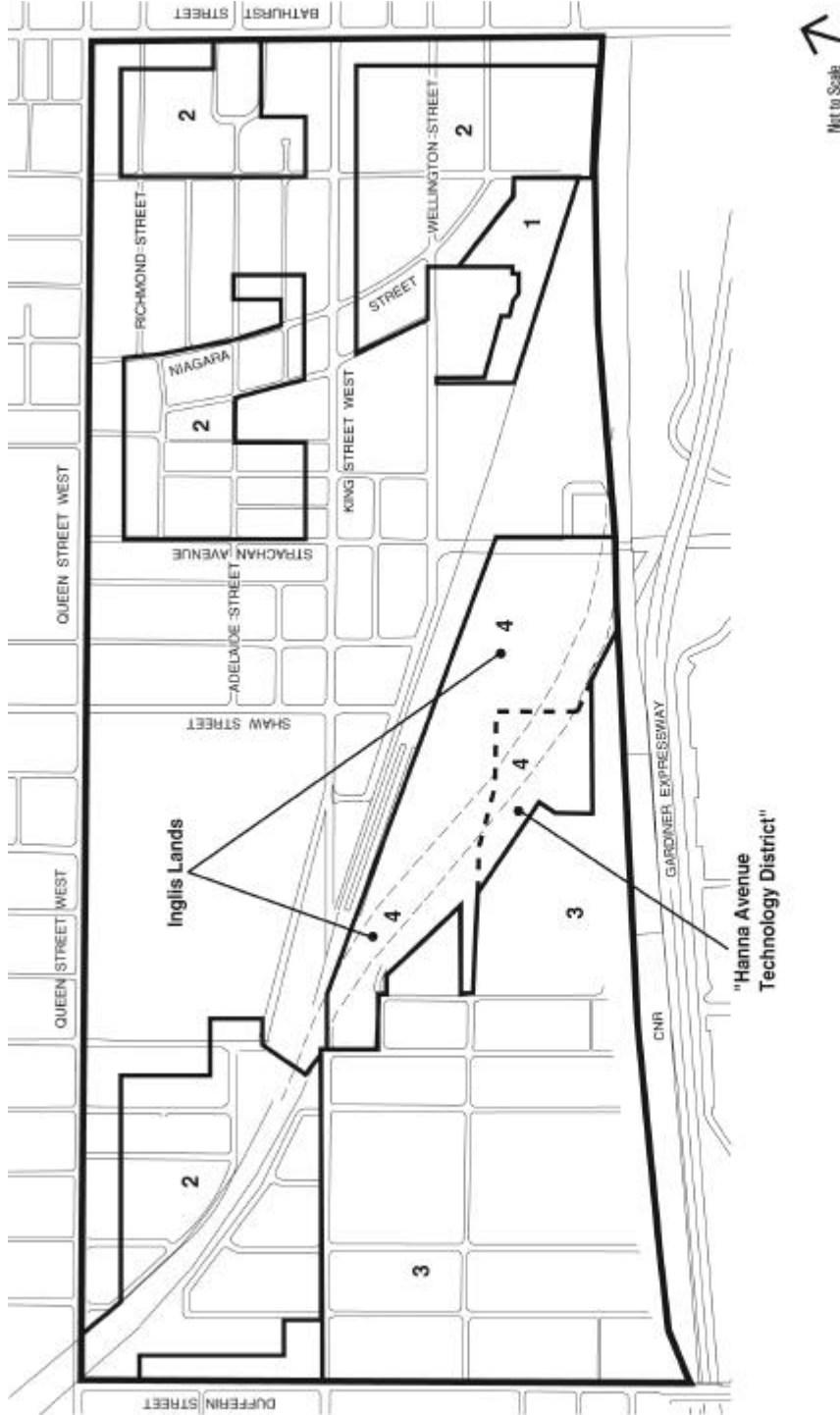
**PROPOSED MODIFICATION #34 TO  
THE CITY OF TORONTO OFFICIAL PLAN**

- A. Chapter 6, Section 14, Garrison Common North Secondary Plan, of the Official Plan of the City of Toronto is modified as follows:
1. Map 14-1, Garrison Common North Secondary Plan: Site and Area Specific Policies, is amended by expanding southward the area of Site and Area Specific Policy 4 and the Hanna Avenue Technology District, and by removing sub-areas 'A' and 'B', as shown on Appendix '1'.
  2. The map within Section 10.3 (Site and Area Specific Policies, Area 3) is replaced with the map as shown on Appendix '2'.
  3. The map within Section 10.4 (Site and Area Specific Policies, Area 4) is replaced with the Area 4 Map as shown on Appendix '3'.
  4. Section 10.4 (Site and Area Specific Policies, Area 4) is amended by adding the following immediately below the replaced Area 4 Map:
    - 4.1 The following policies apply to the lands shown on the Area 4 Map above:
      - (a) on the lands shown as A, only industrial, commercial, and institutional uses are permitted;
      - (b) on the lands shown as B, only industrial, commercial, institutional, and live/work uses, and retail and service uses related to live/work units, are permitted;
      - (c) on the lands shown as C, industrial, residential, office, community service and facilities, and street related retail and service uses are permitted;
      - (d) on the lands shown as D, industrial, commercial, institutional, live/work, and residential uses are permitted; and
      - (e) on the lands shown as E, industrial, commercial, institutional, and live/work uses, and retail and service uses related to live/work units, are permitted.
  5. Section 10.4 (Site and Area Specific Policies, Area 4) is amended by numbering as Subsection 4.2 the sentence that begins with the phrase "On the lands shown as 4 on Map 14-1 the following policies apply".

6. Existing Subsection (b) (now 4.2(b)) of Section 10.4 (Site and Area Specific Policies, Area 4) is deleted and subsequent policies renumbered to reflect the deletion.
  7. Existing Subsection (d) (now 4.2(c)) of Section 10.4 (Site and Area Specific Policies, Area 4) is amended by replacing the word “shall” with the word “will”, and by adding the punctuation and words “, live/work” after the words “uses that may be considered accessory to an industrial”, so that the new 4.2(c) now reads:

“no retail uses will be permitted within the Hanna Avenue Technology District, as shown on Map 14-1, except for those uses permitted in an *Employment Area* and those uses that may be considered accessory to an industrial, live/work or commercial use;”
  8. Existing Subsection (e) (now 4.2(d)) of Section 10.4 (Site and Area Specific Policies, Area 4) is amended by adding at the very end the word “and”.
  9. Existing Subsection (f) (now 4.2(e)) of Section 10.4 (Site and Area Specific Policies, Area 4) is deleted and the subsequent policy renumbered to reflect the deletion.
- B. Land Use Plan Maps 12, 14 and 16 of the Official Plan of the City of Toronto are modified to redesignate as *Parks and Open Space Areas – Parks* the lands shown on Appendix ‘4’.
- C. City Parkland Map 8(A) of the Official Plan of the City of Toronto is modified to identify as City Parkland the lands shown on Appendix ‘4’.

### Appendix '1'



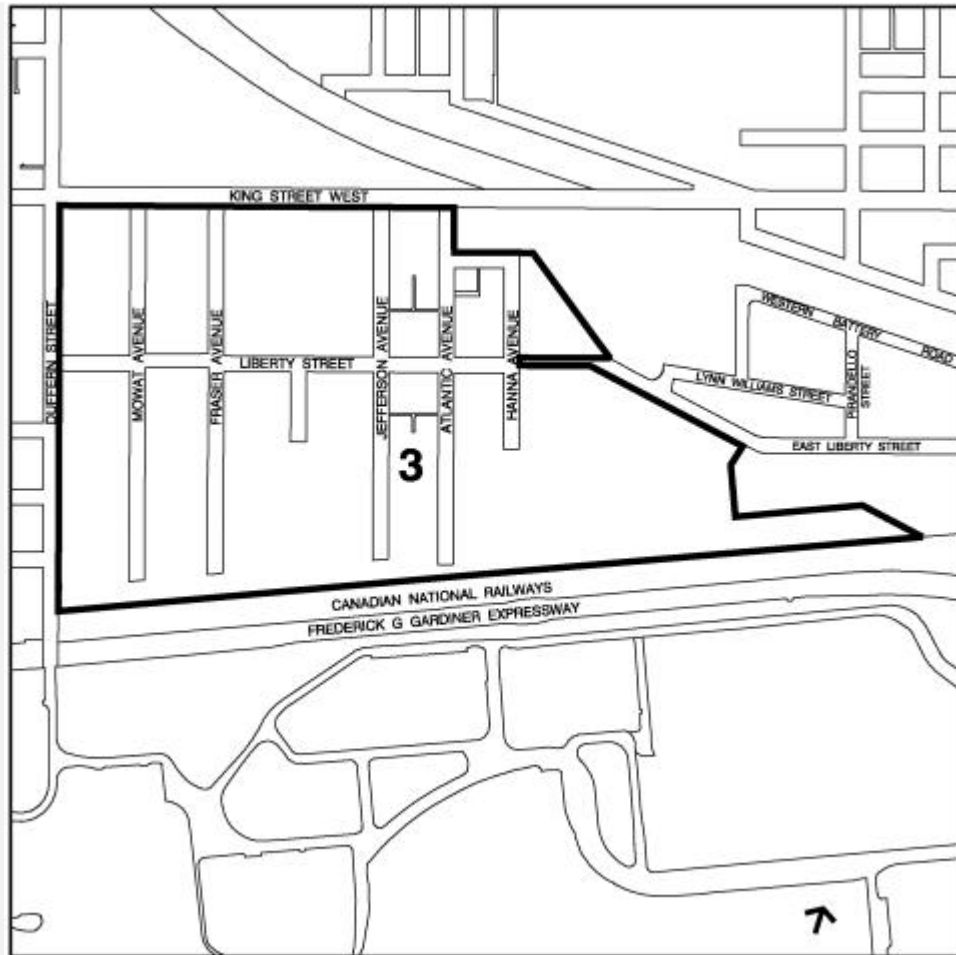
## Garrison Common North Secondary Plan

MAP 14-1 Site and Area Specific Policies

- Secondary Plan Boundary
- 1 Site and Area Specific Policies

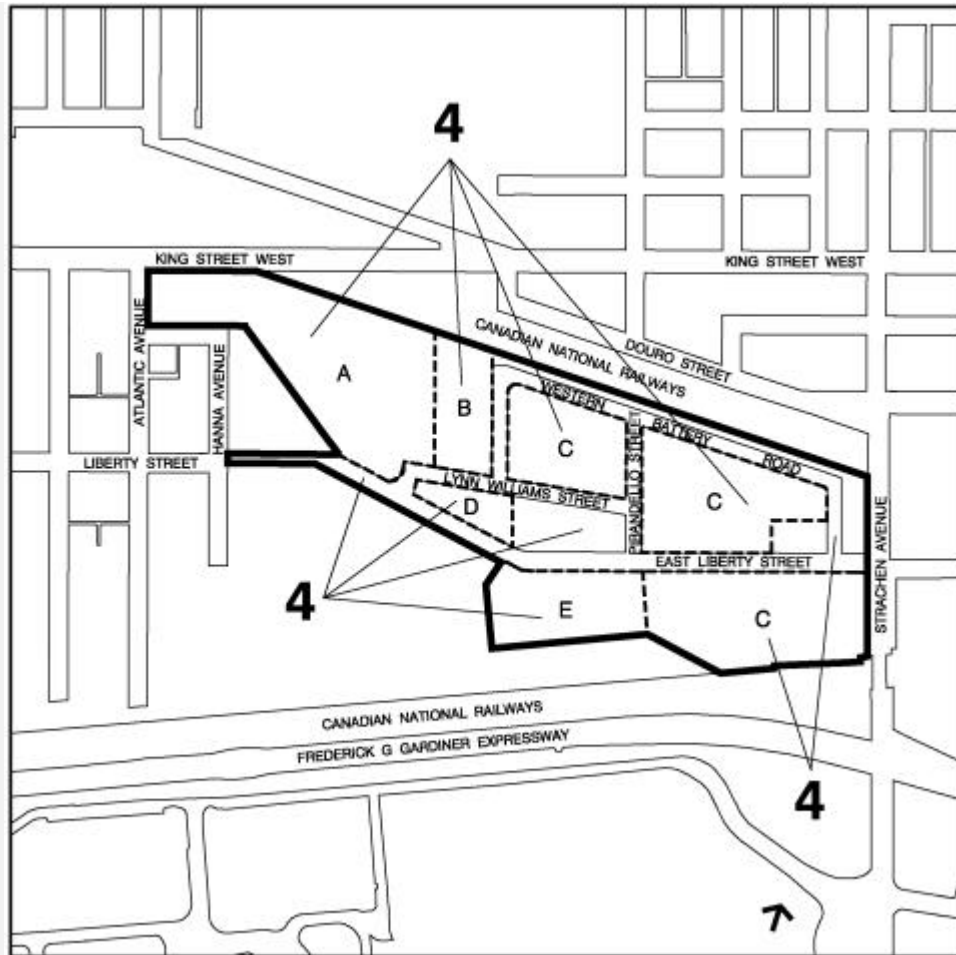
Appendix '2'

Area 3



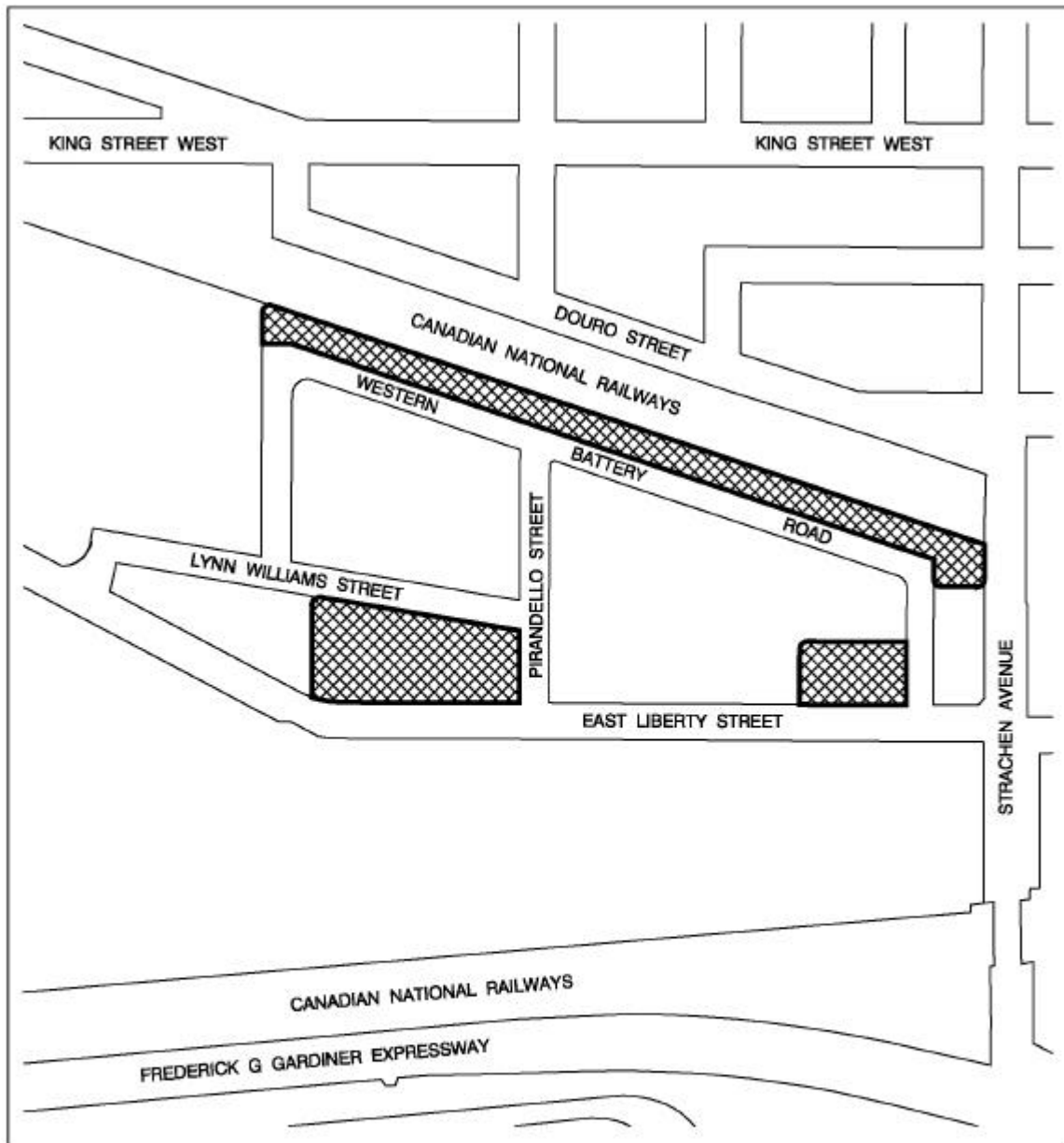
### Appendix '3'

#### Area 4 Map





Appendix '4'



 **Toronto** City Planning  
Official Plan

Revisions to Land Use Maps 12, 14 & 16  
and to City Parkland Map 8 (A)



Land Use Maps Revised  
From Mixed Use Areas to  
Parks and Open Space Areas - Parks  
and Parks added to City Parkland Map



Not to Scale  
May 2005

**Attachment 4**

**CITY OF TORONTO**

**BY-LAW No. \_\_\_-2005**

**To amend the General Zoning By-law No. 438-86 of the former City of Toronto as amended by By-law No. 566-2000, and By-law No.684-2003 with respect to the lands known as 65, 75, and 85 East Liberty Street; 69 Lynn Williams Street; 150 East Liberty Street; 80 Lynn Williams Street; and 90 Lynn Williams Street being portions of the Garrison Common North Area, for the lands known as the *Inglis Lands*.**

WHEREAS this By-law is passed in implementation of the Part II Official Plan Amendment for Garrison Common North for the former City of Toronto as amended by OPA #165 being the site specific Official Plan Amendment for the *Inglis Lands* approved by Toronto City Council at its August 1, 2, 3, and 4, 2000 meeting; and as further amended by OPA #\_\_\_ as adopted by Toronto City Council at its June 14, 15, 16 meeting;

WHEREAS pursuant to Section 37 of the *Planning Act*, the Council of the Municipality may, in a by-law passed under Section 34 of the *Planning Act*, authorize increases in height or density of development beyond that otherwise permitted by the by-law in return for provisions of such facilities, services and matters as are set out in the by-law;

WHEREAS the Council of the City of Toronto, at its meeting held on August 1,2,3, and 4 2000 passed By-law No.566-2000, as amended by By-law 684-2003, passed by the Council of the City of Toronto at its meeting held July 22, 23, and 24 2003, in respect of a portion of the *Inglis Lands* both of which by-laws increased the height and density thereon;

WHEREAS pursuant to Section 37 of the *Planning Act*, the City of Toronto entered into a Section 37 Agreement with the owner of the *Inglis Lands* on August 1 2000, which authorized increases in height or density of development on the *Inglis Lands* beyond those otherwise permitted by the by-law in return for the provision of facilities, services or matters therein set out;

WHEREAS the Council of the City of Toronto has been requested to amend its zoning by-law pursuant to Section 34 of the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, respecting the lands municipally known in the year 2005 known as 65, 75 and 85 East Liberty Street; 69 Lynn Williams Street; 150 East Liberty Street; 80 Lynn Williams Street; and 90 Lynn Williams Street being portions of the *Inglis Lands* thus authorizing further increases in height and density;

WHEREAS the increases in density or height permitted hereunder, beyond those otherwise permitted on the aforesaid lands by By-law No. 438-86, as amended, are to be permitted in return for the provision of the facilities, services and matters set out in this By-law and are to be secured by one or more agreements between the owners of such lands and the City of Toronto, hereinafter referred to as the City;

WHEREAS the Council of the City of Toronto conducted a public meeting under section 34 of the *Planning Act* regarding this proposed zoning by-law amendment; and

WHEREAS the Council of the City of Toronto, at its meeting held June 14, 2005, determined to further amend Zoning By-law No. 438-86, as amended by By-law No. 566-2000, and By-law No.684-2003;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Upon execution and registration of the agreement to be entered into with the City pursuant to Section 37 of the Planning Act in accordance with the provisions of Section 3 herein, the *Inglis Lands* are subject to the requirements set out in this By-law and except as otherwise provided herein, the provision of By-law No. 438-86, as amended, shall continue to apply to the *Inglis Lands*.
  
2. By-law No. 566-2000, as amended by By-law No.684-2003 is further amended as follows:
  - (1) Section 2(1)(c) is renumbered as 2(1)(d) and
  - (2) Sections 2(1)(a) and (b) are replaced by the following:

“(a) on *block 1, block 2A, block 2B, block 11A, block 3, block 4, block 5, block 6, block 7, and block 8 internet/computer technology uses*, and any use permitted in an IC or I3 district in Section 9(1)(f) of the aforesaid By-law No. 438-86;

(b) on *block 1, block 2A, block 3, block 5 and block 7* any residential use permitted in Section 8(1)(f)(a) of the aforesaid By-law No. 438-86;

(c) on *block 2B, block 11A, block 6 and block 8 live-work units* are permitted provided that:

    - (i) at least 50% of the live-work units above the ground floor, located in the *podium* of each of the buildings on *block 2B, block 6, block 8 and block 11A* shall have spaces that are at least 5 metres in height, measured from top of finished floor to bottom of finished ceiling, over at least 45% of the floor area.
  - (3) Section 2(3) of By-law 566-2000 is replaced by:
    - (3) Maximum Floor Area
      - (a) Despite Section 9(3) PART I of the aforesaid By-law No. 438-86, as amended, the total amount of *non-residential gross floor area, residential gross floor area* or any combination thereof, permitted in the *Inglis Lands* shall not exceed 456,911 square metres;

- (b) The total amount of *non-residential gross floor area, residential gross floor area* or any combination thereof, permitted on any block listed in COLUMN A of the chart below, shall not exceed the maximum density listed in COLUMN B of the chart below:

<b>COLUMN A</b>	<b>COLUMN B</b>
<b>BLOCK</b>	<b>MAX. DENSITY (Sq.m)</b>
2A	99,585
2B/11A	86,684
5	19,655
6	39,651
7	38,339
8	16,722

- (4) Section 2(7) of By-law 566-2000 is further amended by the following:

“The amount of *non-residential gross floor area* used for *street-related retail and service uses* on each block as set out in Column A below, shall not exceed a *non-residential gross floor area* equal to the amount set out in the corresponding row in Column B”;

<b>COLUMN A</b>	<b>COLUMN B</b>
<b>BLOCK</b>	<b>MAXIMUM NON-RESIDENTIAL GROSS FLOOR AREA USED FOR STREET RELATED RETAIL OR SERVICE USES (M2)</b>
1	2,320
2A	2,000
2B	2,300
11A	4,980
3	4,650
4	14,000
6	2,650
8	2,400

- (5) Section 2(9) is replaced by the following:

- (9) Required Building Setback – Streets

No person shall erect or use a building or structure within the *Inglis Lands* that is closer to any *street* than 2.0 metres measured from the main building face, with the exception of:

- (a) buildings or structures adjacent to Strachan Avenue for which no setback is required from Strachan Avenue as widened; and
- (b) that portion of the building existing on block 8 as of the date of the passing of this by-law, which will have a setback of 0.0 metres from the south property line;

(6) Section 2(10) is replaced by the following:

“(10) Required Building Stepback

No person shall erect or use a building or structure within the *Inglis Lands* that exceeds a height of 24.0 metres, unless:

- (a) on *block 1, block 2A, block 3, block 4, block 5, block 7 and block 12*:
  - (i) the portion of the building or structure above such *height* is set back a minimum distance of 3.0 metres from the exterior face of such building or structure which faces a *street* or *private roadway*; and
  - (ii) the required stepback is provided beginning at a *height* between 24 metres and 27 metres above *grade*
- (b) on *block 2B, block 6, block 8 and block 11A*, the portion of the building or structure above the *podium* is set back a minimum distance of 3.0 metres from all exterior faces of such *podium*;

(7) Section 2(18) - AFFORDABLE HOUSING as contained in By-law 566-2000 is amended by altering this section to read as follows:

“Not less than 30 percent of the *dwelling units* within each of *block 1, block 2A, block 3, block 5, block 6, block 7 and block 8* and not less than 30 percent of the *live-work* units within *blocks 2B and 11A*, shall comply with the size requirements for each of the *unit* types listed...”

(8) Add a new Section 2(19) to read as follows:

“*Podium*

Despite Section 2(17) of this by-law, no person shall erect or use a building or structure on *block 2B*, *block 6*, *block 8* or *block 11A* unless such building or structure contains a *podium* with the following characteristics:

- (i) on *block 2B* and *block 11A* the maximum *height* of the *podium* will be 25.0 metres measured from *grade* and the minimum height of the first *storey* above *grade* will be 5.0 metres measured from *grade*;
  - (ii) on *block 6* the maximum *height* of the *podium* will be 16.0 metres measured from *grade* and the minimum height of the first *storey* above *grade* will be 4.0 metres measured from *grade*;
  - (iii) on *block 8* the maximum *height* of the *podium* will be 15.5 metres measured from *grade*; and
  - (iv) any portion of the building or structure above the *podium* is set back a minimum distance of 3.0 metres from all exterior faces of such *podium*;
- (9) Add a new Section 2(20) to read as follows:

Despite Section 2(1) of this By-law, no person shall erect or use a building or structure on the northern portion of Block 8 (80 Lynn Williams Street) as shown on Map\_\_ unless the existing building on the southern portion of Block 8, as shown on Map \_\_, is retained and restored.

- (10) Sections 5(8), 5(9), 5(10), 5(11) and 5(13) are renumbered 5(9), 5(10), 5(12), 5(13) and 5(15) respectively, and Section 5(12) is renumbered 5(7);
- (11) Section 5(2) is replaced by the following:
- “block 1”, “block 2A”, “block 2B”, “block 11A”, “block 3”, “block 4”, “block 5”, “Block 6”, “block 7”, “block 8”, and “block 12” mean those lands respecting designated and shown as BLOCK 1, BLOCK 2A, BLOCK 2B, BLOCK 11A, BLOCK 3, BLOCK 4, BLOCK 5, BLOCK 6, BLOCK 7, BLOCK 8, and BLOCK 12 on Map 2, appended hereto”;*
- (12) Section 5(3) is amended by revising the definition of *Chapel Building* as follows:
- ““Chapel Building” shall mean the building located on block 12 of the Inglis Lands that has been designated as an historical structure under the provisions of the Ontario Heritage Act, and more specifically, by the Council of the former City of Toronto by by-law no. 1996-0378;”*
- (13) Section 5(7) is amended by revising the definition of *live-work unit* as follows:

“*live-work unit*” means a *dwelling unit* that is also used for work purposes provided the resident or residents of such accommodation work in the *dwelling unit*, and the *dwelling unit* may also be used for work purposes by any number of other persons

and is renumbered 5(8)

- (14) Add a new Section 5(11) to read as follows:

““*podium*” means that portion of the building which does not exceed the maximum height requirement as described in Section 2(19) of this bylaw”

- (15) Add a new Section 5(14) to read as follows:

““*storey*” means the portion of the building that is between the top of the floor and the top of the floor next above it, and if there is no floor above it, the portion between the top of the floor and the ceiling above it; and for the purposes of *block 2B, block 6 and block 11A* of the *Inglis Lands*, a mezzanine does not constitute a storey unless such mezzanine has an area greater than 50% of the floor area immediately below”

- (16) Add a new Section 5(16) to read as follows:

““*unit*” means a *dwelling unit* and/or a *live-work unit*”

- (17) Maps 1, 2, 3A, 3B, and 4 attached to By-law No. 566-2000 as amended, are replaced by Maps 1, 2, 3A, 3B, 3C, 3D, 3E, 3F, 3G, 3H, and 4 attached to this By-law

## Definitions

2. All defined terms used in this By-law shall, unless expressly stated to the contrary, have the same meanings as in By-law No. 438-86 as amended by By-law No. 566-2000 and By-law No.684-2003.
3. Further to the Section 37 agreements as set out in By-law No. 566-2000, the owner of the site enters into one or more further agreements, pursuant to Section 37 of the Planning Act, satisfactory to the Chief Planner and Executive Director, City Planning Division, and the City Solicitor and that such agreement(s) be registered against the title to the site to secure the following facilities, services and matters:
  - (i) *low-end-of-market housing*;
  - (ii) a public art program;

- (iii) a process for consideration of a Toronto District Heating Corporation proposal;
- (iv) community meeting space that is conveyed to the City; and
- (vi) a contribution of \$100,000 towards the cost of a pedestrian walkway across the CN overpass.

4. *Approvals under Section 41 for Blocks 2B, 11A, 6 and 8 shall require the inclusion of the following warning clause (i.e. regarding noise, odours, activities, etc. associated with live/work environment) to the satisfaction of the Chief Planner and Executive Director:*

In offers of purchase and sale, leases or rental agreements for units constructed on the lot pursuant to this By-law, to provide notice of the live-work units on blocks 2B, 11A, 6 and 8, as applicable and to the satisfaction of the Commissioner of Urban Development Services, provision for providing notice and obtaining an acknowledgement from each purchaser or lessee of a unit prior to closing or occupancy of such unit, acknowledging receipt of such a warning clause.

ENACTED AND PASSED this day of , A.D. 2005.

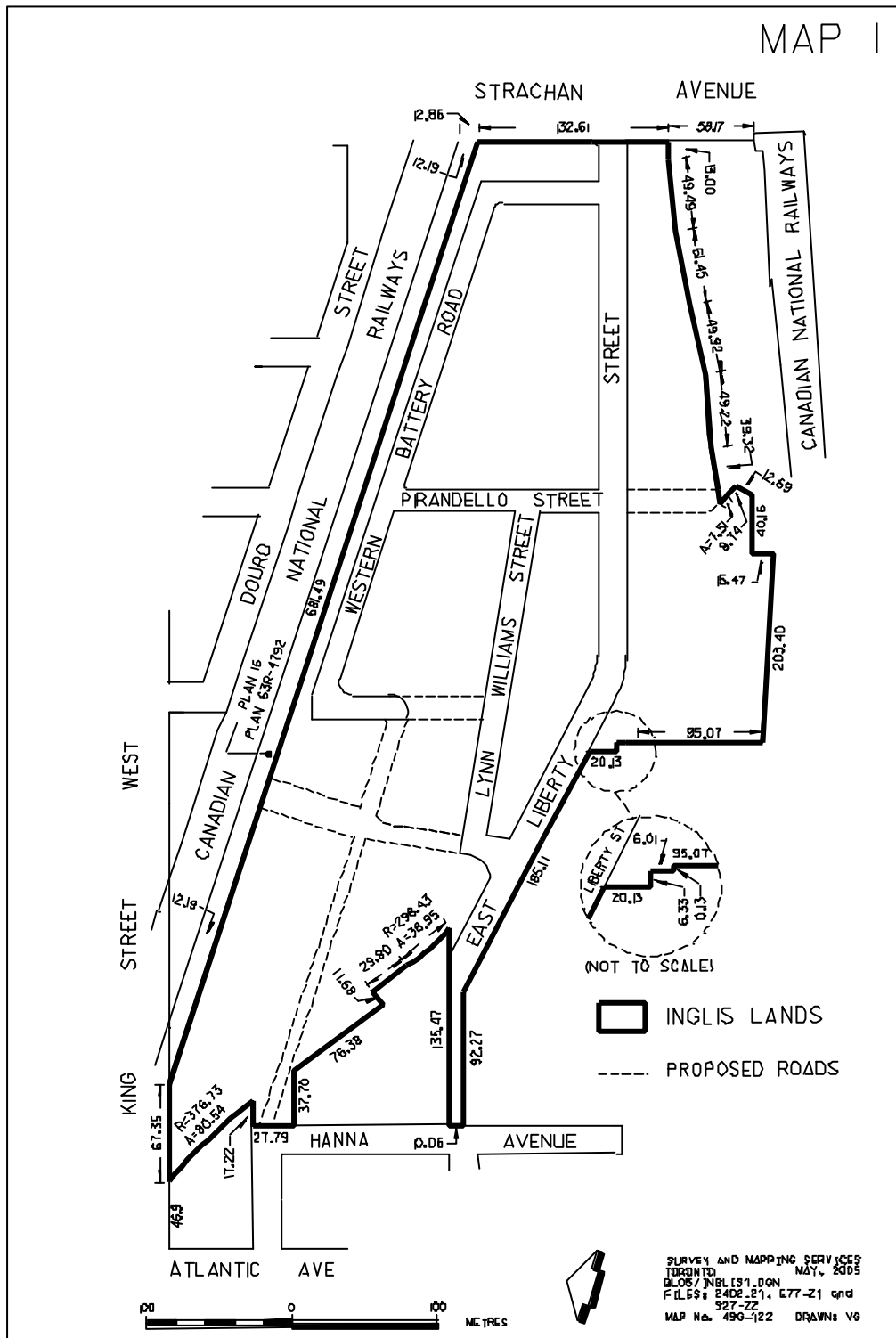
DAVID R. MILLER,  
Mayor  
(Corporate Seal)

(Corporate Seal)

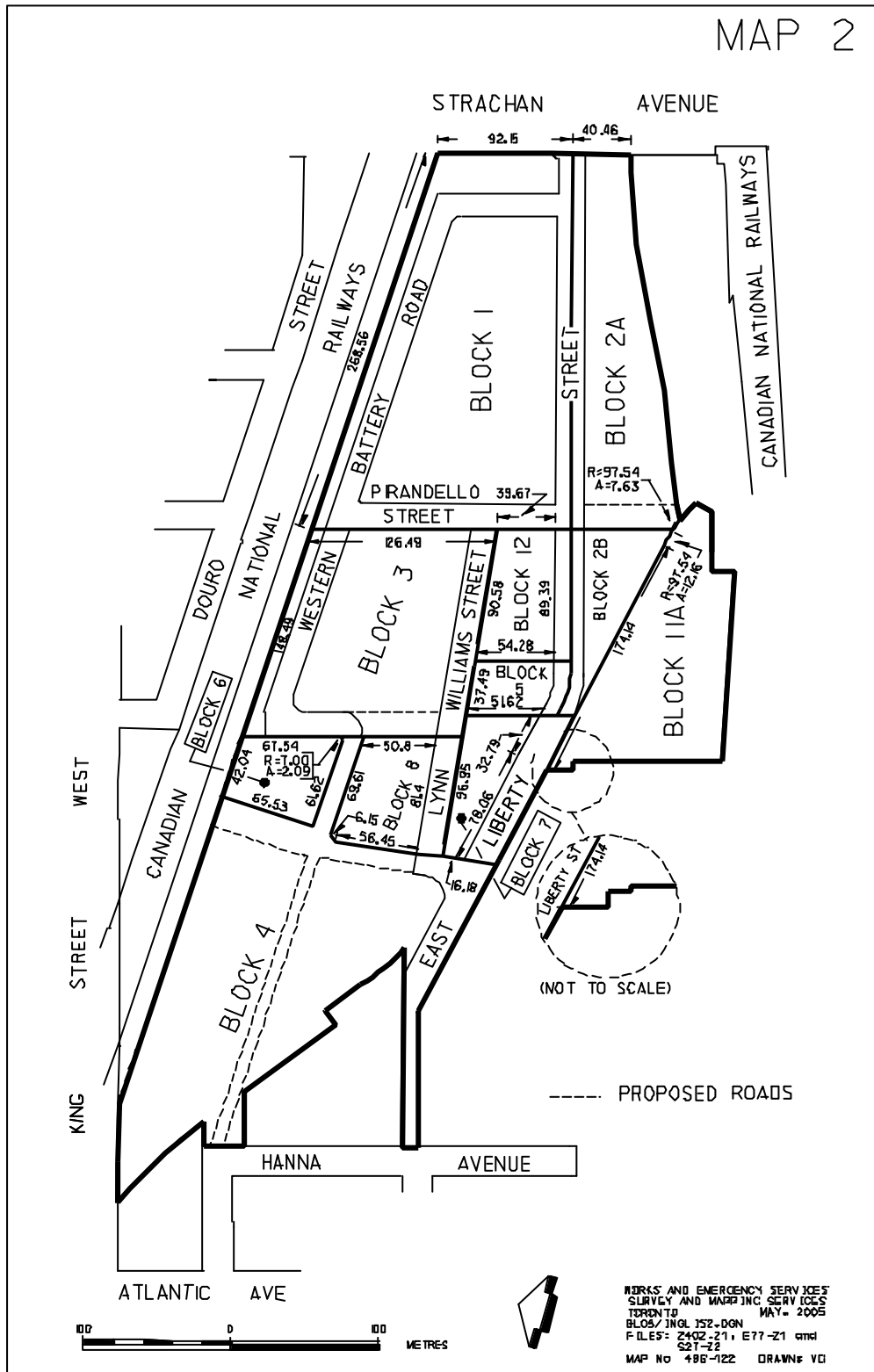
ULLI S. WATKISS  
City Clerk



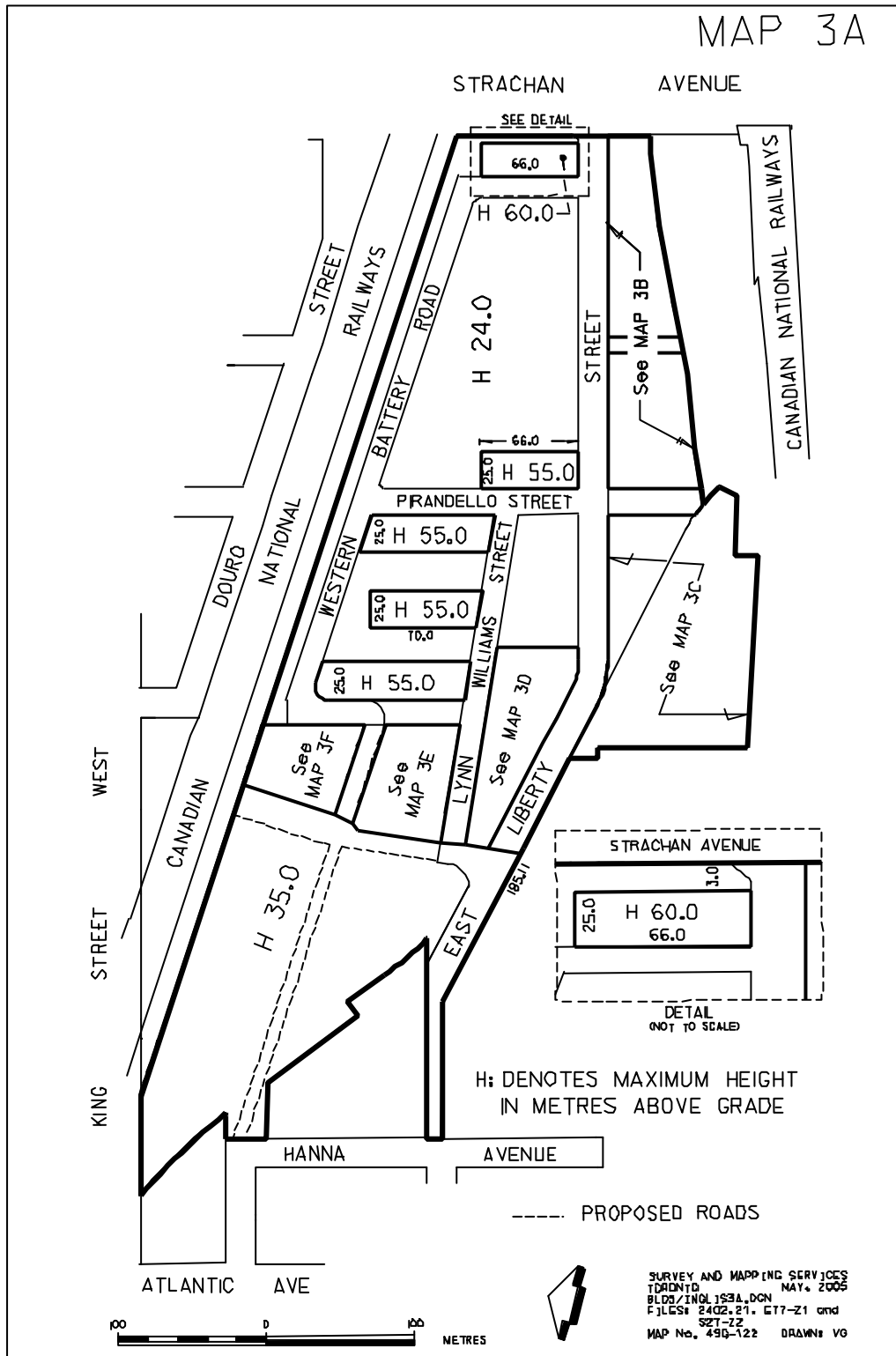
Map 1



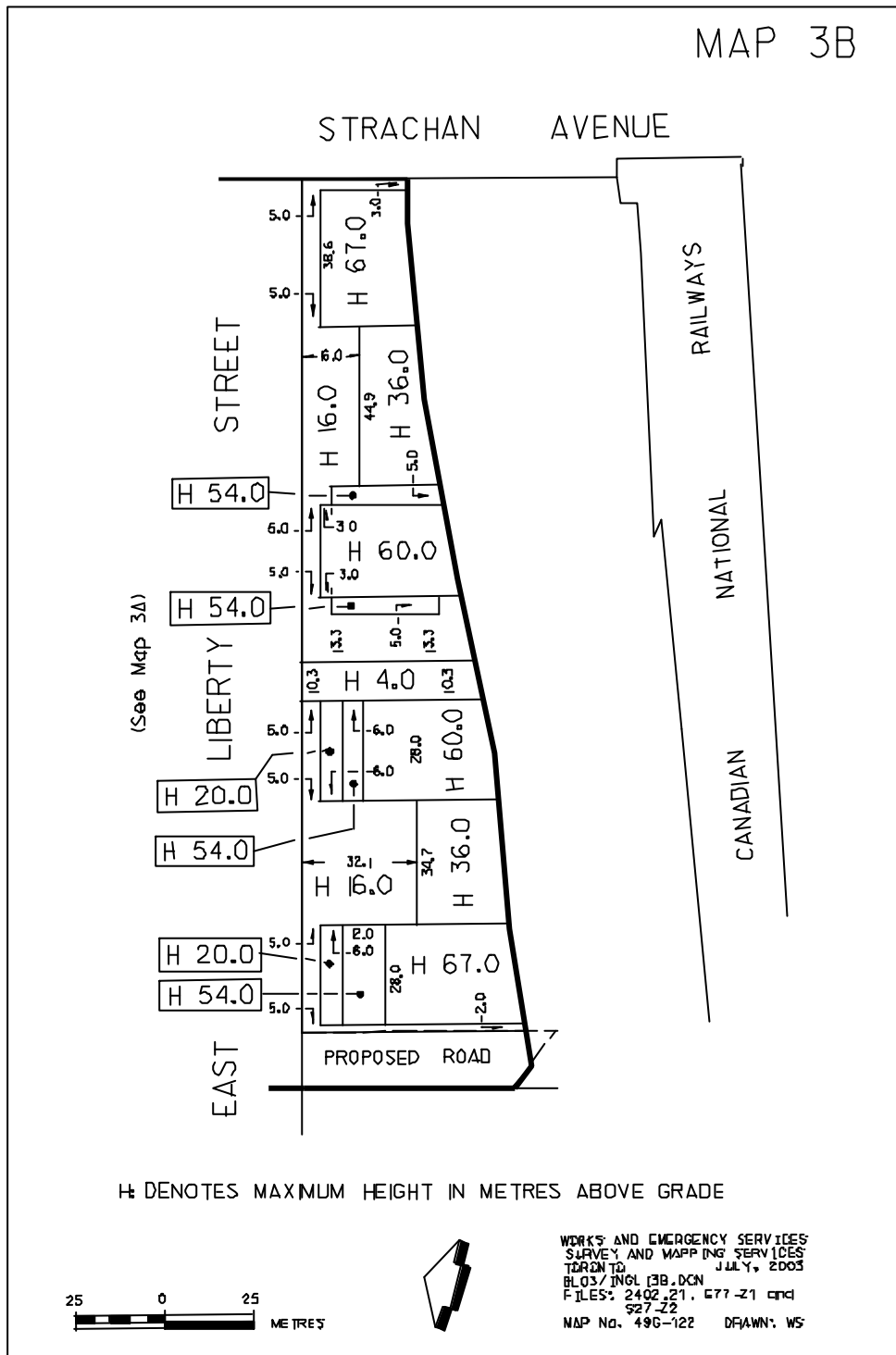
Map 2



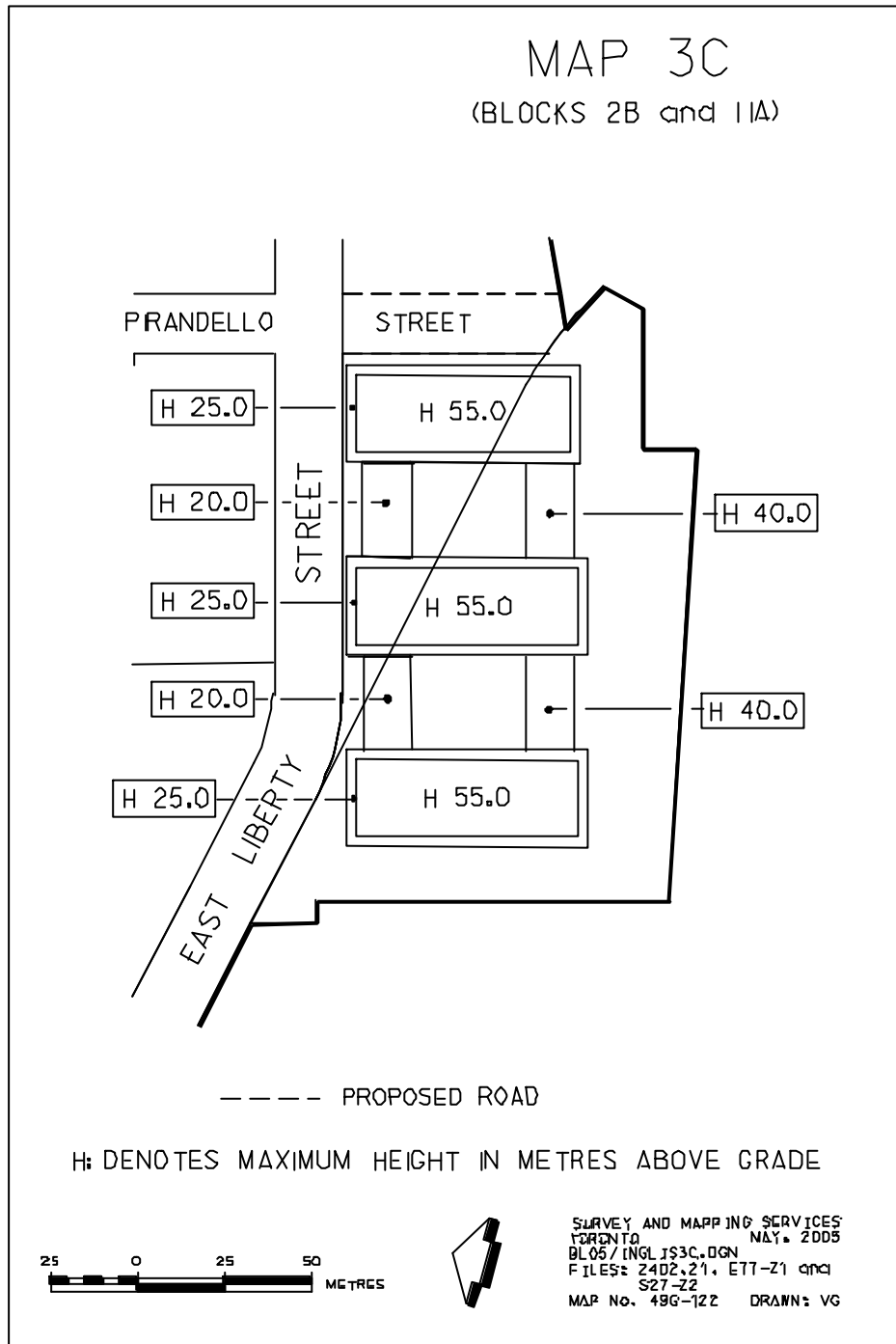
Map 3A



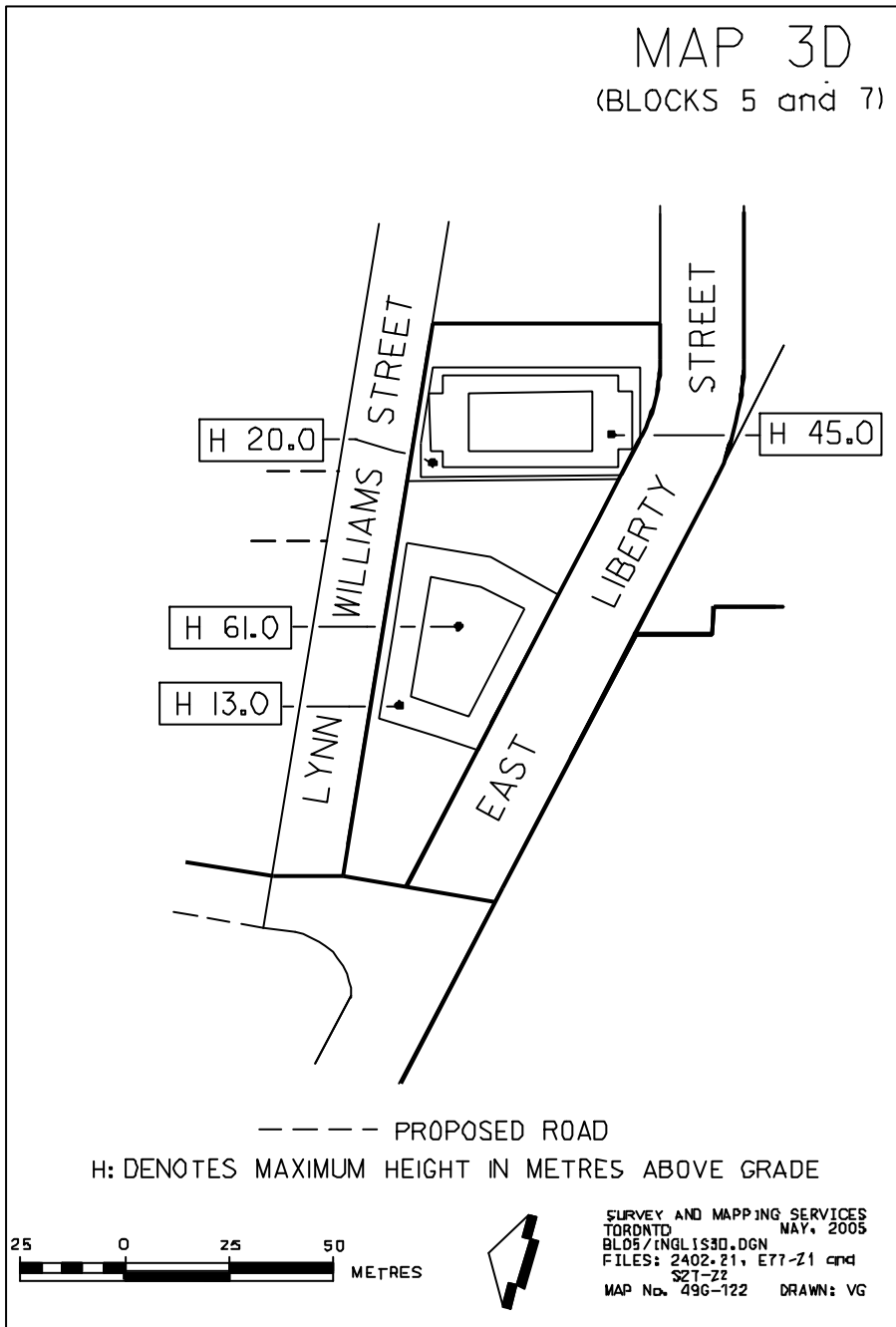
Map 3B



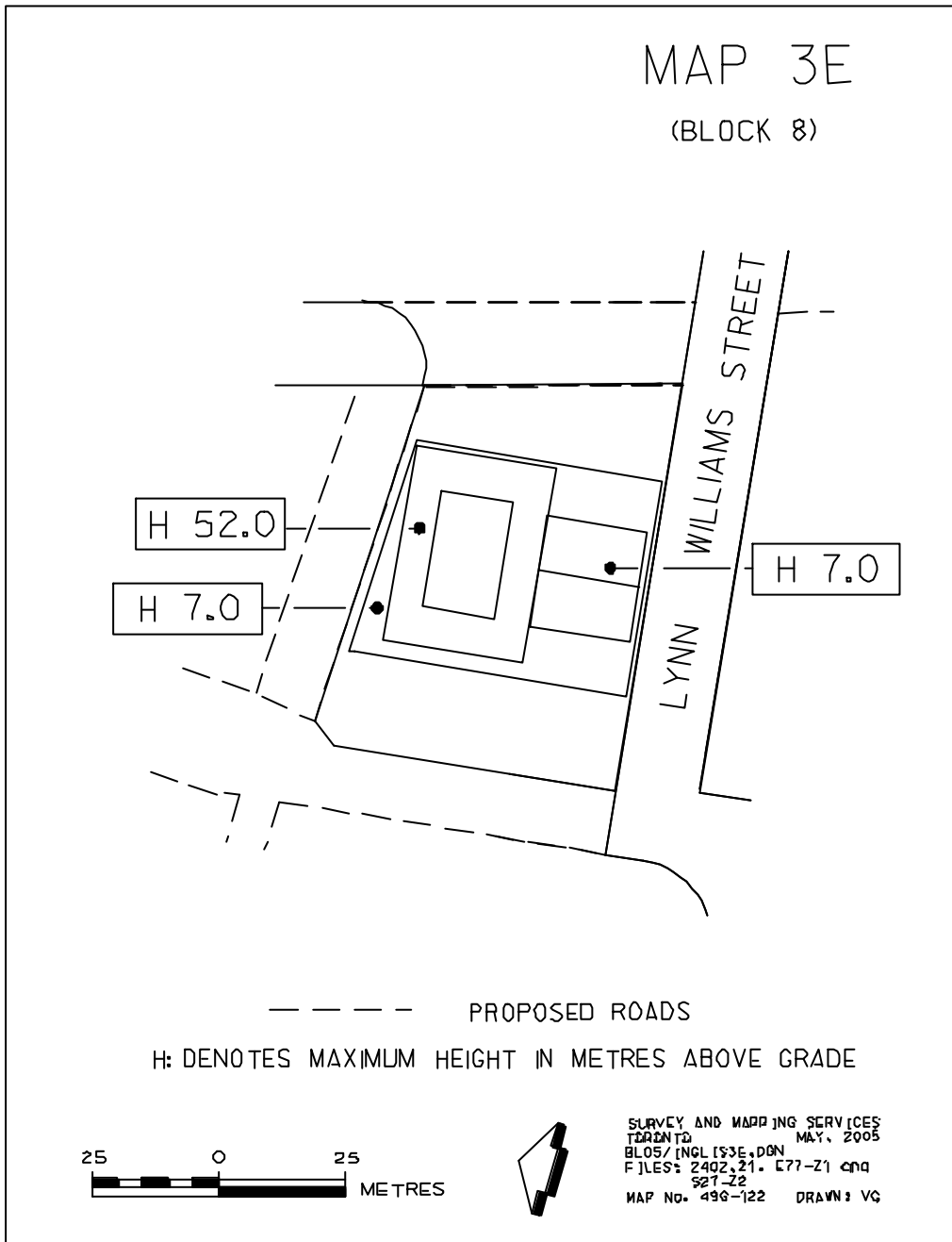
Map 3C



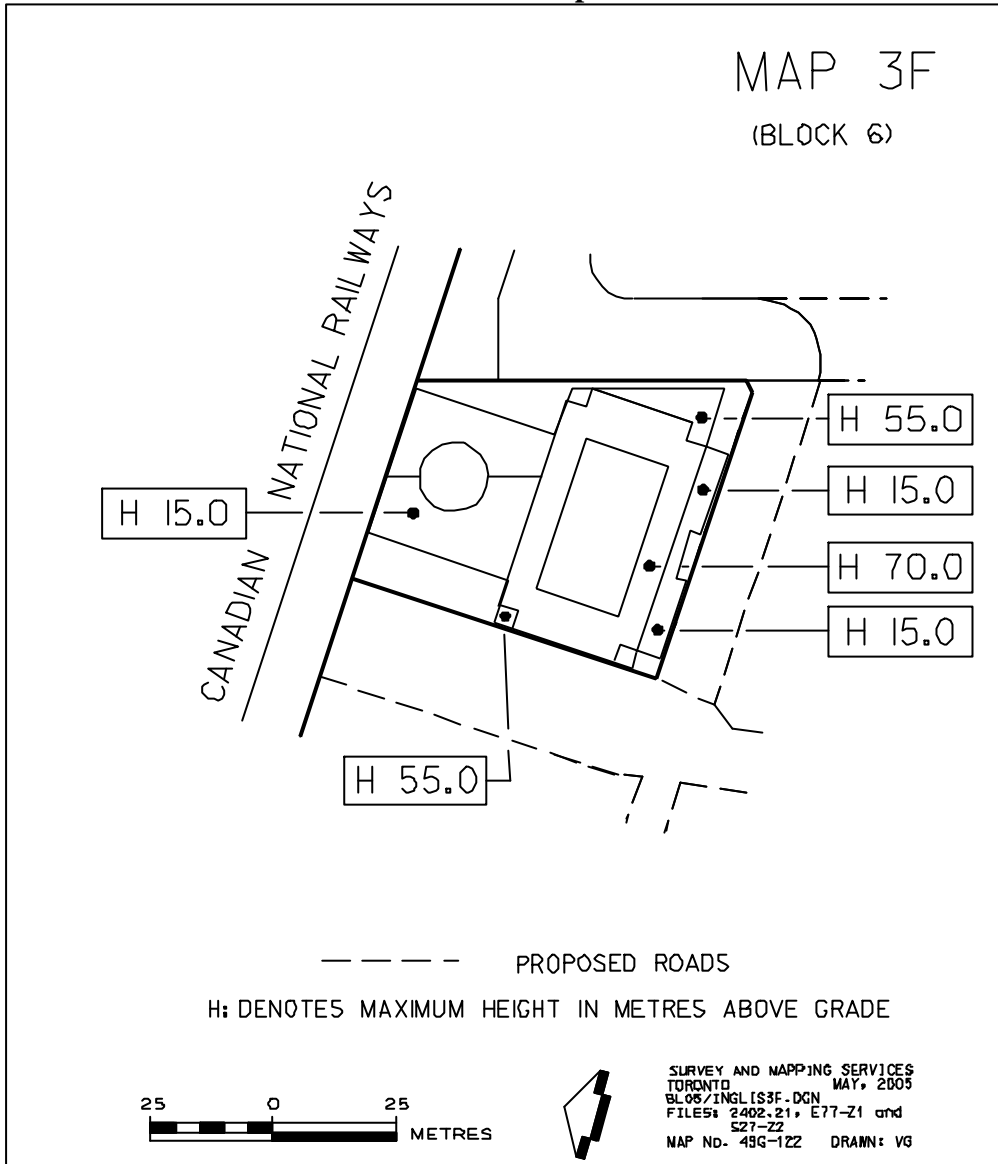
**Map 3D**



**Map 3E**



**Map 3F**







Map 5

