

From Community Eyesore to Community Hub: the Future of the Linseed Oil Factory

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Foreword

This Major Project is submitted as the final document to satisfy the requirements of my Plan of Study for the Master of Environmental Studies (Planning) Program in the York University Faculty of Environment Studies. In my Major Project I study a contemporary brownfield in the Roncesvalles neighbourhood of Toronto in order to understand the process of planning sustainable communities. This Major Project comprises of a Planning Justification report for the Linseed Oil Factory brownfield located at 40 Wabash Avenue, Toronto. A Planning Justification report is a critical report prepared by planners and it was vital for me to incorporate this as my Major Project in order to gain the necessary skills and tools to be able to effectively review policy and provide analysis. This Major Project was an opportunity for me to apply theory to practice and produce a Planning Justification Report that provides consultative information to improve decision-making. The report is accompanied by a Major Project Report and Development Application.

The Planning Justification Report integrates the two components of my Plan of Study: 1) Urban and Regional Planning and 2) Sustainable Urban Economies.

This Major Research Project directly related to my Learning Objective 2.1 as the policy analysis conducted enhanced my knowledge of the how the Planning Act, Provincial Policy Statement, Provincial Plans and official plans play a part in the planning process and how they affect the redevelopment of urban and regional communities. Furthermore, Learning Objective 2.5 considerably relates to my Major Research Project as I have developed a comprehensive understanding of brownfield development and how it can contribute to creating sustainable urban economies.

Through the completion of this Major Research Project, I have been able to apply theory to practice and obtain the necessary foundational knowledge required to achieve the objectives outlined in my Plan of Study. From my Major Research Project and Plan of Study I have been able to enhance my theoretical knowledge and practical abilities in order to become a comprehensive and strategic advocate for the development of sustainable urban economies.

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Executive Summary

This Planning Justification Report has been prepared to support the redevelopment of the Linseed Oil Factory, “the site”. The site is located at 40 Wabash Avenue near Dundas Street West and Lansdowne Avenue in the Roncesvalles neighbourhood of the City of Toronto. The site is currently developed with a vacant 3-storey factory. The site is situated in a critical location within the Roncesvalles neighbourhood and its vacancy for 48 years has left it as unusable space and an eyesore for the community. The inoperative and unpractical nature of the site being left in its current state provides no meaningful contribution to the community, thus, this report outlines how the undercurrents of the neighbourhood rationalize redevelopment.

The Linseed Oil Factory, decommissioned in 1969, has been left as impracticable space for the community that provides no enhancement to the social, environmental or economic landscape. This report uses interviews, literature reviews, policy reviews and participant observation to evaluate the dynamics of the neighbourhood and inform elements of the proposal. This report recognizes the community’s unique landscape, characterized by a predominately residential environment with various commercial, recreational and institutional establishments. This report acknowledges that with the proposed development of the Linseed Oil Factory community activity, services and programming will increase for a wide variety of community members. The proposed development will work to enhance the diverse character of the neighbourhood and enable a larger range of activity to occur in well-serviced and established area.

The proposal recommends that the Linseed Oil Factory be redeveloped to benefit the community. The proposed redevelopment will include, in the position of the existing building, a municipal community centre on the ground floor, a community hub on the 2nd and 3rd floor and a new 20 space parking lot. The proposed redevelopment will also include an addition to the north side of the existing building. This addition will include creation of 12 affordable rental live/work units for artists on the 1st and 2nd floor and an art gallery on the 1st floor. The proposed redevelopment will enhance the outdoor space with the addition of a community garden, green house and an increased tree canopy. The proposed redevelopment will adhere to LEED Gold certification and fulfill Tier 2 performance measures outlined in the 2014 City of Toronto’s Green Standard. The proposed development is consistent with policy framework outlined in the 2014 Provincial Policy Statement, 2006 Greater Golden Horseshoe Growth Plan and 2007 City of Toronto Official Plan. The proposal recommends the City of Toronto designate a leaseholder and manager for the proposed community hub, open space area and live/work units. In order to facilitate this development it is recommended that the Zoning By-law be amended, a rezoning from Industrial I1 to Industrial IC, to permit the redevelopment of the Linseed Oil Factory.

1.0 Introduction

This Planning Justification Report has been prepared in support of the application for a Zoning By-law amendment to permit the redevelopment of the Linseed Oil Factory located at 40 Wabash Avenue in Toronto (see **Map 1: Subject Site**). This Planning Justification Report creates a vision for the vacant Linseed Oil Factory. This vision leverages the diverse population of the neighbourhood in conjunction with the creative and cultural commercial landscape. The proposed development of the site incorporates principles of sustainability, heritage conservation and diversity in the creation of a space that supports the economic, social and environmental needs of the neighbourhood. The proposed development is not only a vision for the Linseed Oil Factory but a vision for how it can cohesively fit into the neighbourhood and support its dynamic growth into a sustainable community. The transformation of the Linseed Oil Factory, as outlined by the proposal, will irrefutably contribute to enhancing the neighbourhood, benefitting a large catchment of people, meeting gaps in services and creating a space that offers interdisciplinary programming. The proposal outlines the suitability of the Linseed Oil Factory as a space that can operate as an extension of living space where social interactions can flourish and contribute to building a stronger sense of community.



Map 1: Subject Site
Linseed Oil Factory, 40 Wabash Avenue, Toronto

Author, 2017

1.1 Recommendations

The proposed development is compatible with the established neighbourhood and will reuse underutilized brownfield land. The neighbourhood is well suited for the development of a community hub and additional intensification with live/work units.

I suggest that the proposed application to amend the Zoning By-law be approved. The proposed development is consistent with policy framework outlined in the *2014 Provincial Policy Statement*, *2006 Greater Golden Horseshoe Growth Plan* and *2007 City of Toronto Official Plan*. It is recommended that the proposed development receive an amendment to the Zoning By-law because of the social, economic and environmental benefits it will produce to encourage community vitality and innovation. The proposal would support an environment that would further connect residents and provide space to facilitate dynamic sustainable growth in the community. It is recommended that the proposed development receive an amendment to the Zoning By-law for reason that it will support the needs of community members and enable sustainable growth.

The objective of the proposed development is to increase community activity and provide services and programming for a wide variety of community members. The services and programming proposed intend to meet the needs of not only the community, but the larger neighbourhood and surrounding neighbourhoods. A greater incorporation and variety of services and programs in the neighbourhood would allow for greater cohesion and the ability to support a large catchment of residents. These services, supports and features will be able to serve not only the immediate population but benefit surrounding neighbourhoods. Due to the forecasted catchment area of the proposed development, it is recommended that the development be approved.

2.0 Background and Context

In this report the proposed redevelopment of the Linseed Oil Factory will include, in the position of the existing building, a municipal community centre on the ground floor, a community hub on the 2nd and 3rd floor and a new 20 space parking lot. The proposed redevelopment will also include an addition to the north side of the existing building. This addition will include the creation of 12 affordable rental live/work units for artists on the 1st and 2nd floor and an art gallery on the 1st floor. The proposed redevelopment will enhance the outdoor space with the addition of a community garden, green house and an increased tree canopy. The proposed redevelopment will adhere to LEED Gold certification and fulfill Tier 2 performance measures outlined in the 2014 City of Toronto's Green Standard.

This Planning Justification Report supports a Zoning By-law amendment, a rezoning from Industrial I1 to Industrial IC, to permit the intensification of the site to allow 12 affordable rental live/work units. The creation of affordable rental live/work units will enhance the organically

growing corridor of artists in the neighbourhood. With the addition of affordable rental live/work units in the Linseed Oil Factory development the corridor of artists has the ability to expand and continue to creatively influence the neighbourhood's character.

In addition to supporting intensification, a Zoning By-law amendment will also permit a municipal community centre and art gallery. The proposed development will also introduce the creation of a community hub through the refurbishing of the existing site structure. Through a Zoning By-law amendment the proposed community hub can permit a variety of non-residential uses including, but not limited to, offices, workshops and studios, service shops, restaurants and retail. The Linseed Oil Factory development can add a dynamic and unique layer of space use to the neighbourhood. The creation of this unique and dynamic layer can add unprecedented services, supports and features to the neighbourhood. These services, supports and features will be able to serve not only the immediate population but benefit surrounding neighbourhoods.

In this report I have included a review, examination and analysis of plans and policies that are applicable to the Linseed Oil Factory in its current context within the City of Toronto and the Province of Ontario. I conclude that the proposed development is consistent with the *2014 Provincial Policy Statement*, *2006 Greater Golden Horseshoe Growth Plan* and *2007 City of Toronto Official Plan*. All of the aforementioned policy frameworks support the development of brownfield land and community hubs. Through review, examination and analysis I have highlighted the appropriateness of the development of the Linseed Oil Factory into a community hub. Not only do I believe that the proposed development will enhance the social, environmental and economic dynamics of the neighbourhood, but also increase the capacity for the development of a sustainable community.

The design of the proposed development is consistent with the current streetscape and building envelope, while introducing minor increases to density. The proposed development will complement the neighbourhood and add to the streetscape while conserving the existing heritage of the building. The proposed development will remain consistent with the character of the neighbourhood through the adaptive re-use and refurbishing of the existing building. The proposed development will increase connectivity to the surrounding uses and promote an enhanced pedestrian environment.

2.1 Methodology

This Planning Justification Report uses literature reviews, archived materials, policy reviews, interviews and participant observation, field visits, GIS as methods for data collection and examination to supplement the content that supports the proposal to develop the Linseed Oil Factory into a community hub.

2.1.1 Site Information

Information pertaining to the site was collected through interviews, archived records, document analysis and field visits. Multiple trips were made to the Toronto Reference Library and City of Toronto Archives to collect original archival records. The archival records examined included official planning proposals, community consultation commentary, newspaper articles, aerial maps and photographs related to the site. The archival records examined helped me to understand the context of the site. The archival records allowed me to gain an understanding of how the site and surrounding neighbourhood has transformed.

Another key document analyzed for this report was the Wabash ‘Green’ Community Centre Feasibility Study. This feasibility study was completed in 2009 and was the vision for what the community hoped to see in a new community space. Not only did this feasibility amalgamate the wants of the community, but it spoke to the current state of the existing building on the site. The feasibility study deemed the building on the site structurally sound. The feasibility study also provided a basis to understand if the needs and wants of the community have changed.

Field visits were conducted over the time frame of 3 Saturdays in April, 2017 and May 2017. These field visits allowed me to analyze the site and determine the geographical, environmental and infrastructural context of the Linseed Oil Factory. During these field visits photographs were taken to capture the site and surrounding area to provide visual aid throughout this report. The field visits and photographs focused on capturing the dynamics of major/secondary streets, landmarks, infrastructure, natural features, manmade features and social boundaries visible in the site and surrounding neighbourhood. Being able to take photographs of the site and surrounding areas allowed me to pay better attention to detail and apply a more critical lens in defining the dynamics of the neighbourhood.

2.1.2 Literature Review

In order to gain a solid foundation for understanding the historical elements of the Linseed Oil Factory pertaining to social, economic and environmental conditions within the neighbourhood I conducted a literature review. Developing an understanding of the historical elements related to the Linseed Oil Factory allows for the proposal to illustrate the importance of heritage conservation and highlight the cultural and social benefit of restoration. From the literature review I have been able to map the Linseed Oil Factory as the area of focus and position this Planning Justification Report within the current context. The current knowledge in the area of sustainable cities has demonstrated strengths and weaknesses in previous work and informed planning and policy direction for the development of the Linseed Oil Factory.

2.1.3 Policy Review

I have reviewed the *Provincial Policy Statement (2014)*, *Greater Golden Horseshoe Growth Plan (2006)*, *Greater Golden Horseshoe Growth Plan (2017)* and *Toronto Official Plan (2007)* in relation to the development of the Linseed Oil Factory. From our policy review I analyzed the proposed development against policies outlined in the above Plans to ensure consistency and appropriate application.

2.1.4 Interviews

Interviews have been valuable in exploring the views, beliefs and experiences on the topic of developing the Linseed Oil Factory into a community hub. Interviews have been able to fill in the gaps and answer questions that ask “why” as opposed to “what”. I conducted interviews with members of the local resident group, experts in the subject matter of brownfields and local government officials.

Interviewee number one was interviewed for their expertise in the field of brownfields. Interviewee number one has extensively contributed to literature on brownfields and specifically to their context in Toronto. Interviewee number one was able to provide context for similarities in the brownfield development process while eluding to how community dynamics influences development.

Interviewee number two was a longstanding local government official who has significantly contributed to environmental initiatives and local decision making that has contributed to the sustainable development of Toronto. Interviewee number two was able to provide a comprehensive overview of the social, economic and environmental dynamics in the neighbourhood. Interviewee number two was also able to enlighten the history of community initiative that first brought attention to the need to develop the Linseed Oil Factory.

Interviewee number three and four brought a community perspective to the development of this proposal. Both interviewees have different histories with the community which allowed the proposal to gain a well-rounded perspective of the various types of individuals residing in the neighbourhood. Interviewee number three and four were able to articulate the dynamics and issues within the community and describe the vision for how the community wants to grow and be able to connect with their space.

2.1.5 Participant Observation

I conducted participant observation as a way to collect data by watching events or public meetings and understand findings in relation to the development of the Linseed Oil Factory. I conducted

participant observation at a community gardening event in May, 2017. I conducted participant observation in an unstructured manner in order to observe what is naturally occurring and avoid having predetermined notions or ideas that could wrongly influence our research^{1,2}. Through participant observation I were able to observe interactions, behaviours, reactions, ideas, attitudes and opinions that will contribute to our Planning Justification Report. Participant observation was also conducted at Sorauren Park over the time frame of 3 Saturdays in April, 2017 and May 2017. While conducting participant observation at Sorauren Park I were able to evaluate and observe how diverse groups of individuals interact within the space and with other community members.

2.1.6 Mapping and Geographic Information Systems (GIS)

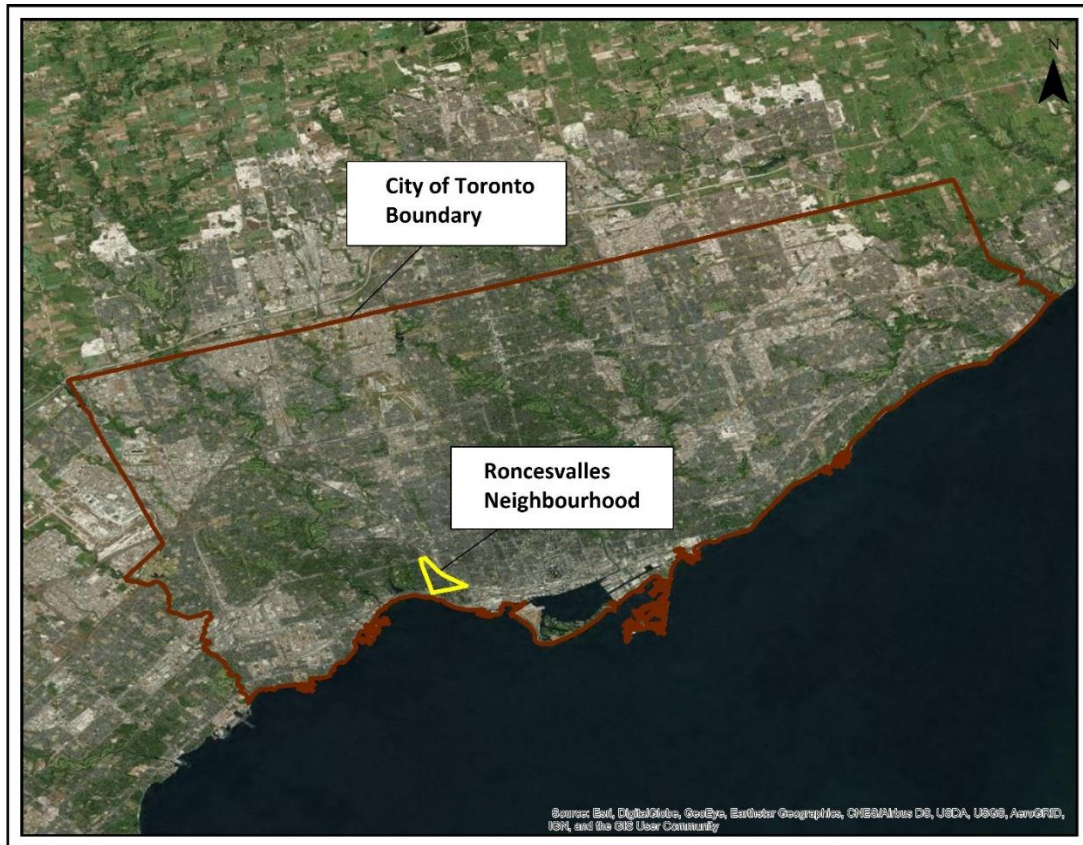
For this report I used open source data to create maps using ArcGIS. The geographic information I collected allowed me to add visual aid to this report and conduct analysis to determine spatial trends and conclusions. Through mapping I was able to situate my site within the City of Toronto and in relation to key landmarks in the Roncesvalles neighbourhood. Specifically, mapping was used to position the site in relation to key transportation lines, public spaces and existing community buildings. GIS was also used to provide measurements for the site in terms of parcel area, building area and frontage.

3.0 Historical Context: Site and Neighbourhood

The Linseed Oil Factory is located in the Roncesvalles neighbourhood within the City of Toronto (see **Map 2: Roncesvalles Neighbourhood**). The Linseed Oil Factory site is unique to Roncesvalles and represents a historical part in the neighbourhood's social and cultural development. The Linseed Oil Factory also represents the larger movement in Toronto where intense industrialization occurred in critical areas of the downtown. The site's surroundings also represent a unique past that illustrates the social and economic growth of a community and its commercial landscape.

¹ Adler, P. A., & Adler, P. (1994). Observational techniques. In N. K. Denzin & Y. S. Lincoln (Eds.), *Handbook of qualitative research* (pp. 377–392). Thousand Oaks, CA: Sage Publications.

² Baker, L. (2006). Observation: A complex research method. *Library Trends*, 55(1), 171-189.



Map 2: Roncesvalles Neighbourhood
Roncesvalles' location within the City of Toronto.

Author, 2017

3.1 Site History

The Linseed Oil Factory was built in 1915 as a plant for Canada Linseed Oil Mills Limited to process flaxseed into linseed oil³. The immediate area encompassing the Linseed Oil Factory has a very detailed history linked to industry. The Linseed Oil Factory, exclusive of structure extensions, was designed by Toronto-based architects Langley and Howland. Langley and Howland designed a large portion of Toronto buildings in the first half of the 20th century (see **Figure 1**: Canada Linseed Oil Factory 1947)⁴. The factory's grain elevator was constructed by J.H. Tromanhauser and was noted as the first type of elevator to be built in Toronto⁵. After the initial construction of the Linseed Oil Factory the building underwent multiple expansions and alterations.

³ Wencer, D. (2010, April 9). Building Storeys - The Canada Linseed Oil Mills buildings & Sorauren Park. *Spacing Toronto*. Retrieved March 7, 2017, from <http://spacing.ca/toronto/2010/04/09/building-storeys-the-canada-linseed-oil-mills-buildings-sorauren-park/>

⁴ Wencer, D. (2010, April 9). Building Storeys - The Canada Linseed Oil Mills buildings & Sorauren Park. *Spacing Toronto*. Retrieved March 7, 2017, from <http://spacing.ca/toronto/2010/04/09/building-storeys-the-canada-linseed-oil-mills-buildings-sorauren-park/>

⁵ Wencer, D. (2010, April 9). Building Storeys - The Canada Linseed Oil Mills buildings & Sorauren Park. *Spacing Toronto*. Retrieved March 7, 2017, from <http://spacing.ca/toronto/2010/04/09/building-storeys-the-canada-linseed-oil-mills-buildings-sorauren-park/>



Figure 1: Canada Linseed Oil Factory, 1947

Photo taken on the corner of Sorauren Avenue and Wabash Avenue looking east towards Lukow Terrace. The Linseed Oil Factory grain elevator can be seen on the left-hand side, a few buildings down.

Source: City of Toronto Archives. (1947). Sorauren Ave., n.e. corner Wabash Ave. City of Toronto Archives/TTC Fond: Series 71, Item 15831. City of Toronto Archives, Toronto, Ontario, Canada.

In the early 1900s the linseed oil industry was flourishing due to its versatile use and application. When the Linseed Oil Factory was built the neighbourhood was a thriving industrial community which provided a market where linseed oil could be sold. At the end of the 20th century Sorauren Avenue was becoming a hub for manufacturing due to its proximity to the Canadian Pacific Railway lines (**Figure 2: Industry Along Sorauren**). Proximity to these rail lines proved to be beneficial in the manufacturing industry for moving goods and connecting to southern Ontario⁶. The industrial community that resided on Sorauren comprised of a variety of manufacturers, inclusive of, but not limited to, those in the leather, candy, steel and paint industry. Shortly after World War II industry in this area began to decrease starting with the departure of the Dominion Bridge Company, one of the neighbourhood's biggest tenants.

⁶ Wencer, D. (2010, April 9). Building Storeys - The Canada Linseed Oil Mills buildings & Sorauren Park. *Spacing Toronto*. Retrieved March 7, 2017, from <http://spacing.ca/toronto/2010/04/09/building-storeys-the-canada-linseed-oil-mills-buildings-sorauren-park/>



Figure 2: Industry Along Sorauren Avenue, 1947

Photo taken on Sorauren Avenue looking north. The former Dominion Bridge Company factory can be seen on the right-hand side.

Source: City of Toronto Archives. (1947). Sorauren Ave., n.e. corner Wabash Ave. City of Toronto Archives/TTC Fond: Series 71, Item 15830. City of Toronto Archives, Toronto, Ontario, Canada.

With the popularity of linseed oil declining in the late 1960s, Canada Linseed Oil Mills Limited closed operations in the Toronto factory in 1969⁷. Since it's decommission in 1969, the Linseed Oil Factory has remained vacant for 48 years.

In the 1990's the neighbourhood had become heavily involved in redeveloping brownfield sites for public benefit in order to increase community and economic development⁸. With this support for community benefit, in the form of public space, the City of Toronto acquired the Linseed Oil Factory at 40 Wabash Avenue from Jodno Limited in 2000 for approximately \$2 million dollars^{9,10}. The City of Toronto acquired the Linseed Oil Factory in hopes of developing it into a community centre. Since the purchase of the Linseed Oil Factory the site has remained largely untouched by the City of Toronto despite being listed as a growth related initiative under the City of Toronto Parks, Forestry and Recreation Capital Budget since 2000.

In the current 2016-2025 City of Toronto Parks, Forestry and Recreation Capital Budget and Plan Overview, the Linseed Oil Factory is slated for construction into a new community centre.

⁷ Wencer, D. (2010, April 9). Building Storeys - The Canada Linseed Oil Mills buildings & Sorauren Park. *Spacing Toronto*. Retrieved March 7, 2017, from <http://spacing.ca/toronto/2010/04/09/building-storeys-the-canada-linseed-oil-mills-buildings-sorauren-park/>

⁸ City of Toronto Archives. (1981). *City of Toronto. Planning and Development Department. Official plan proposals: Wabash-Sorauren*. City of Toronto Archives, Toronto, Ontario, Canada.

⁹ City of Toronto. (1998). Acquisition of 40 Wabash Avenue for a Municipal Recreation Facility. Retrieved March 8, 2017 from <http://www.toronto.ca/legdocs/1998/agendas/committees/cs/cs980720/it030.htm>

¹⁰ Wencer, D. (2010, April 9). Building Storeys - The Canada Linseed Oil Mills buildings & Sorauren Park. *Spacing Toronto*. Retrieved March 7, 2017, from <http://spacing.ca/toronto/2010/04/09/building-storeys-the-canada-linseed-oil-mills-buildings-sorauren-park/>

Previous feasibility studies from 2004 and 2009, conducted by an independent agency from funds raised by the community, indicate visions for what the community hopes to see in a new community centre¹¹. The City of Toronto Parks, Forestry and Recreation has listed the design and visioning for the project to start in 2018 and 2019, with construction commencing in 2020^{12,13}.

3.2 Neighbourhood and Social History

The Linseed Oil Factory is in the Roncesvalles neighbourhood of the City of Toronto. Roncesvalles is bound by Queen Street West to the south, Roncesvalles Avenue to the west, Bloor Street West to the north and the Canadian National and Canadian Pacific rail lines to the east. Roncesvalles is a neighbourhood with a long and intricate history of neighbourhood change.

In the mid-1800s an Irish immigrant and British soldier, Walter O’Hara, acquired a large amount of land, of what is now present day Roncesvalles, succeeding his military service. O’Hara named Roncesvalles after the Roncesvalles Gorge where he fought during the Battle of the Pyrenees and also named many of the streets that still presently reside in the neighbourhood¹⁴.

In the 1920s a large wave of residential growth occurred in Roncesvalles and several surrounding neighbourhoods. This residential growth, which spurred development of the neighbourhood, was a direct result of mass transit expansion from the early 1880s to 1900s¹⁵. During this period many neighbourhood residents found employment in the near-by manufacturing industries¹⁶.

At the on-set and throughout the Great Depression the Roncesvalles neighbourhood drastically changed. Many residents left the neighbourhood in search of employment opportunities while homeowners who remained opened boarding houses¹⁷.

When World War II began, the dynamics of the neighbourhood significantly shifted. Many individuals returned to Roncesvalles to find employment in factories that switched to producing goods needed in the period of war. This economic shift in the neighbourhood was significant but the social change stemming from immigration following World War II has proved to have left a profound impact on Roncesvalles today. Social change experienced a shift away from a predominantly British presence of residents in the community. A large influx of Eastern European immigrants, mainly of Polish decent, flocked to Roncesvalles due to the large size of houses, capable of lodging large extended families. With this settlement, Roncesvalles began to acquire numerous commercial and institutional establishments that served a Polish demographic, which

¹¹ City of Toronto. (2009). Parks, Forestry and Recreation: Wabash ‘Green’ Community Centre Feasibility Study

¹² City of Toronto. (2017). Parks, Forestry and Recreation: Capital Budget and Plan Overview. Retrieved from <http://www.toronto.ca/legdocs/mmis/2016/bu/bgrd/backgroundfile-88323.pdf>.

¹³ Wabash Building Society. (2017). *City Council votes yes to Wabash Community Centre*. Retrieved March 26, 2017 from <http://www.buildwabashnow.org/>

¹⁴ Roncesvalles Village BIA. (n.d). *Early History*. Retrieved January 22, 2017 from <http://roncesvallesvillage.ca/about-roncesvalles-village/>

¹⁵ Teelucksingh, C. (2002). Spatiality and environmental justice in Parkdale (Toronto). *Ethnologies*, 24(1), 119-141.

¹⁶ Pawlowski, A. (1993). *The saga of Roncesvalles*. Toronto: Saga Publishers.

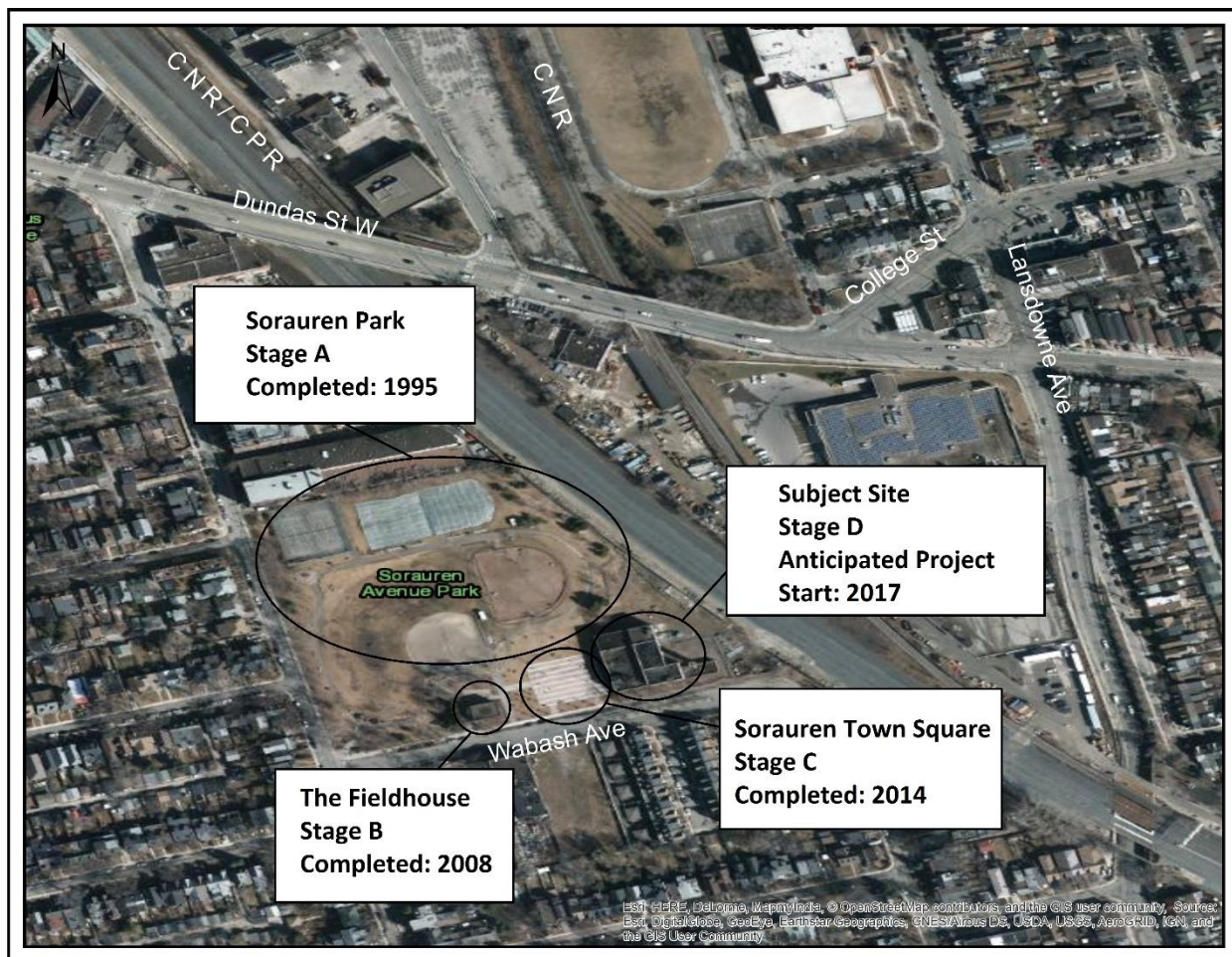
¹⁷ Pawlowski, A. (1993). *The saga of Roncesvalles*. Toronto: Saga Publishers.

proved to attract further Polish families into the neighbourhood. As Polish immigrants established their presence in Roncesvalles, the neighbourhood proved to absorb a large amount of newcomers in subsequent years. These newcomers to Roncesvalles reflected the successive waves of immigration Toronto has experienced.

To meet the needs of an ever-growing population in the mid-1970s, Roncesvalles began to shift towards multi-unit dwellings and the development of low-rise apartments. This conversion of housing was accompanied by deindustrialization that spanned into the early 1980s. Industry that remained after this deindustrialization period was located along the rail lines. The former Canada Linseed Oil Mills Limited property and former Dominion Bridge Company property represent some of the last remaining parcels of land used for heavy industry in the neighbourhood. During the 1990s and continuing into the 2000s, the area has seen a new development trend that shifted towards meeting the increasing residential demand in the neighbourhood and Toronto more generally. This trend illustrates the conversion of former industrial land into different forms of housing, being almost exclusively mid-rise buildings.

3.3 Previous Development of Adjoining Parcels

Directly north and west of the site is Sorauren Park, the Fieldhouse and Sorauren Town Square. Along with the Linseed Oil Factory, these have been part of a long history of neighbourhood initiatives to improve the community (see **Map 3: Development Stages**). Sorauren Park is part of the former Dominion Bridge Company property while the Fieldhouse, Sorauren Town Square and Linseed Oil Factory belong to the former Canada Linseed Oil Mills Limited property. Collectively, the development of Sorauren Park, the Fieldhouse, Sorauren Town Square and the Linseed Oil Factory are part of a larger community redevelopment project. The development of Sorauren Park, the Fieldhouse and Sorauren Town Square has occurred in multiple stages, with the Linseed Oil Factory being the final stage (see **Map 3: Development Stages**).



Map 3: Development Stages
Anticipated development timeline for the community centre.

Author, 2017

3.3.1 Sorauren Park

From approximately 1910 to shortly after World War II, Sorauren Park was home to a manufacturing plant for the Dominion Bridge Company¹⁸. The Dominion Bridge Company was a Canadian company that primarily focused on the construction of steel bridges. During World War II production at the plant changed from its focus on steel bridge construction to the manufacturing of munition. Following World War II, the manufacturing of munition ceased and the Dominion Bridge Company closed down its operations at the plant¹⁹. With the Dominion Bridge Company renewing operations at other out-of-province facilities, the TTC acquired the property for use as a bus garage (see **Figure 3: TTC Garage, Parkdale Garage, 1955**).

¹⁸ Wencer, D. (2010, April 9). Building Storeys - The Canada Linseed Oil Mills buildings & Sorauren Park. *Spacing Toronto*. Retrieved March 7, 2017, from <http://spacing.ca/toronto/2010/04/09/building-storeys-the-canada-linseed-oil-mills-buildings-sorauren-park/>

¹⁹ Wencer, D. (2010, April 9). Building Storeys - The Canada Linseed Oil Mills buildings & Sorauren Park. *Spacing Toronto*. Retrieved March 7, 2017, from <http://spacing.ca/toronto/2010/04/09/building-storeys-the-canada-linseed-oil-mills-buildings-sorauren-park/>



Figure 3: TTC Garage, Parkdale Garage, 1955

Photo taken at the previous parking garage of the TTC at the intersection of Sorauren Avenue and Geoffrey Street.

Source: City of Toronto Archives. Salmon, James Victor. (1955). *TTC Garage, Parkdale Garage, Sorauren Ave., n.e. corner Wabash Ave.* City of Toronto Archives, Toronto, Ontario, Canada.

The TTC vacated this site in 1980 due to operations being transferred to the newly opened Queensway Garage²⁰. Following the removal of TTC operations the City of Toronto slated the site to be used as a municipal garbage truck garage²¹. It was after the City of Toronto proposed a municipal garbage truck garage be constructed, on the current site of Sorauren Park, that the community realized the potential and importance of transforming the space into a community space. With much support from the community, mayor and city councillors at the time, Sorauren Park was opened in 1995 as a multi-purpose park for recreational activities. The opening of Sorauren Park was the first completed stage in the larger project to develop the community.

3.3.2 Fieldhouse and Sorauren Town Square

The Fieldhouse and Sorauren Town Square are currently located on the former Canada Linseed Oil Mills property. The Fieldhouse is the smaller building formerly belonging to Canada Linseed

²⁰ City of Toronto Archives. Salmon, James Victor. (1955). *TTC Garage, Parkdale Garage, Sorauren Ave., n.e. corner Wabash Ave.* City of Toronto Archives, Toronto, Ontario, Canada.

²¹ City of Toronto Archives. Salmon, James Victor. (1955). *TTC Garage, Parkdale Garage, Sorauren Ave., n.e. corner Wabash Ave.* City of Toronto Archives, Toronto, Ontario, Canada.

Oil Mills Limited that was primarily used for administrative offices²² (see **Figure 4**: The Fieldhouse). The Fieldhouse remained vacant when Canada Linseed Oil Mills Limited closed operations in 1969 but was illicitly used as an establishment to sell alcohol for multiple years afterwards²³. The Fieldhouse was opened in 2008 and is an entirely renovated 2-storey building that provides space for community use. The Fieldhouse is the second completed stage in the larger community redevelopment project but the first project in which residents spearheaded. The Fieldhouse was the first major project that the local resident association took the lead on, in terms of fundraising and engagement, in hopes of enhancing and adding to Sorauren Park. The completion of the Fieldhouse was made possible by the efforts of the community in addition to numerous fundraising campaigns, grants, donations and funds from Section 37 agreements^{24,25}. In 2006 the Wabash Building Society, initially called the Roncesvalles-Macdonell Residents' Association, incorporated as a non-profit dedicated to refurbishing the former Linseed Oil Factory site²⁶. The Friends of Sorauren Park is recognized as the operational name for the Wabash Building Society²⁷. The Wabash Building Society set their eyes on the Fieldhouse as part of their baby steps campaign for development²⁸. This campaign included small scale projects like providing storage space, meeting space and accessible washrooms in close proximity to the park.



Figure 4: The Fieldhouse

The Fieldhouse redevelopment was completed in 2008.

Author, 2017

(Photo taken in Sorauren Town Square facing south-west towards Wabash Avenue).

²² Interviewee # 3. (2017, May 13). Personal interview.

²³ Interviewee # 3. (2017, May 13). Personal interview.

²⁴ Interviewee # 2. (2017, April 24). Personal interview.

²⁵ Interviewee # 3. (2017, May 13). Personal interview.

²⁶ Friends of Sorauren Park. (2016). History. Retrieved from <http://www.soraurenpark.com/>

²⁷ Wabash Building Society. (2016). About. Retrieved from <https://wabashbuildingsociety.wordpress.com/about/>

²⁸ Wabash Building Society. (2016). About. Retrieved from <https://wabashbuildingsociety.wordpress.com/about/>

Sorauren Town Square was opened in 2014 and is a hard-surfaced area used for community events and recreational use (see **Figure 5**: Sorauren Town Square). The Fieldhouse is the third completed stage in the larger community redevelopment project. Sorauren Town Square was previously open greenspace that separated the Fieldhouse from the Linseed Oil Factory. When the Linseed Oil Factory was previously operational the Sorauren Town Square was the site of grain elevators that were used in flax seed production²⁹. The completion of Sorauren Town Square was a combined effort of the community, private companies, non-profits, Ward 14 Councillor Gord Perks and the City of Toronto³⁰.



Figure 5: Sorauren Town Square
Sorauren Town Square was opened in 2014.
(Photo taken in Sorauren Town Square facing south-east towards Wabash Avenue).

Author, 2017

3.4 Contaminant History

Sorauren Park, the Fieldhouse, Sorauren Town Square and the Linseed Oil Factory have experienced a tremendous amount of environmental remediation (see **Figure 6**: Remediation Activities). The former industrial uses of these sites left a legacy of contaminants. The soil and ground water within these sites were collectively contaminated by fuels, heavy metals and

²⁹ Wencer, D. (2010, April 9). Building Storeys - The Canada Linseed Oil Mills buildings & Sorauren Park. *Spacing Toronto*. Retrieved March 7, 2017, from <http://spacing.ca/toronto/2010/04/09/building-storeys-the-canada-linseed-oil-mills-buildings-sorauren-park/>

³⁰ Interviewee # 4. (2017, May 13). Personal interview.

chlorinated solvents³¹ while buildings on these sites were heavily contaminated with asbestos, paint and paint sludge^{32, 33}.

The former Canada Linseed Oil Mills Limited property, encompassing the current Fieldhouse, Sorauren Town Square and Linseed Oil Factory, was cleaned-up in 2004 with capital cost totalling approximately \$1 million dollars³⁴. Sorauren Park was remediated approximately 10 years prior, in 1994, for \$300,000 dollars with capital cost aggregated at \$600,000 dollars³⁵. These remediation events were paid for by the City of Toronto.

The City of Toronto has established that from remediation the site is safe to reuse for park purposes³⁶. It is assumed that the remediation activity is also suitable for residential purposes. In 1994, when the vast majority of the soil remediation occurred, the City of Toronto undertook a Site Specific Risk Assessment approach³⁷. This approach entails that the cleanup levels for soil contaminants are based on criteria determined for a certain site and threshold of exposure protection³⁸. This exposure protection was typically set for human risk³⁹.

³¹ City of Toronto. (1998). Brownfields Profiles for Village of Yorkville, Sorauren, Woodbine Park, and Parliament Square. Toronto: Parks and Recreation Division, Economic Development, Culture and Tourism, Toronto.

³² City of Toronto. (2003, March 25). *Minutes of the Meeting of the Administration Committee*. Retrieved from <http://www.toronto.ca/legdocs/2003/minutes/committees/adm/adm030325.pdf>

³³ Interviewee # 3. (2017, May 13). Personal interview.

³⁴ Interviewee # 4. (2017, May 13). Personal interview.

³⁵ De Sousa, C. A. (2003). Turning brownfields into green space in the city of Toronto. *Landscape and Urban Planning*, 62(4), 181-198.

³⁶ City of Toronto. (1998). Brownfields Profiles for Village of Yorkville, Sorauren, Woodbine Park, and Parliament Square. Toronto: Parks and Recreation Division, Economic Development, Culture and Tourism, Toronto.

³⁷ IBID 34

³⁸ De Sousa, C. A. (2003). Turning brownfields into green space in the city of Toronto. *Landscape and Urban Planning*, 62(4), 181-198.

³⁹ IBID 36



Figure 6: Remediation Activities
The Fieldhouse, Sorauren Town Square and Linseed Oil Factory were remediated in 2004.

Source: Wabash Building Society. (2004). Wabash site clean-up! 2003/2004 Archive. Retrieved May 18, 2017 from <http://www.buildwabashnow.org/>

4.0. Site Analysis: Site and Neighbourhood

In present day, Roncesvalles is a predominately residential neighbourhood. The current site and surroundings represent a unique dynamic that is reflective of the history of the neighbourhood and, more largely, Toronto as a whole.

4.1 Current Site

The Linseed Oil Factory is located at 40 Wabash Avenue near Dundas Street West and Lansdowne Avenue in the Roncesvalles neighbourhood of the City of Toronto (see **Map 4**, Location Map). The site is specifically situated adjacent to Wabash Avenue and Lukow Terrace at the north. The site is currently vacant and developed with a 3-storey factory, inclusive of mill and chimney. The property was built in 1915 as a plant for Canada Linseed Oil Mills Limited to process flaxseed.

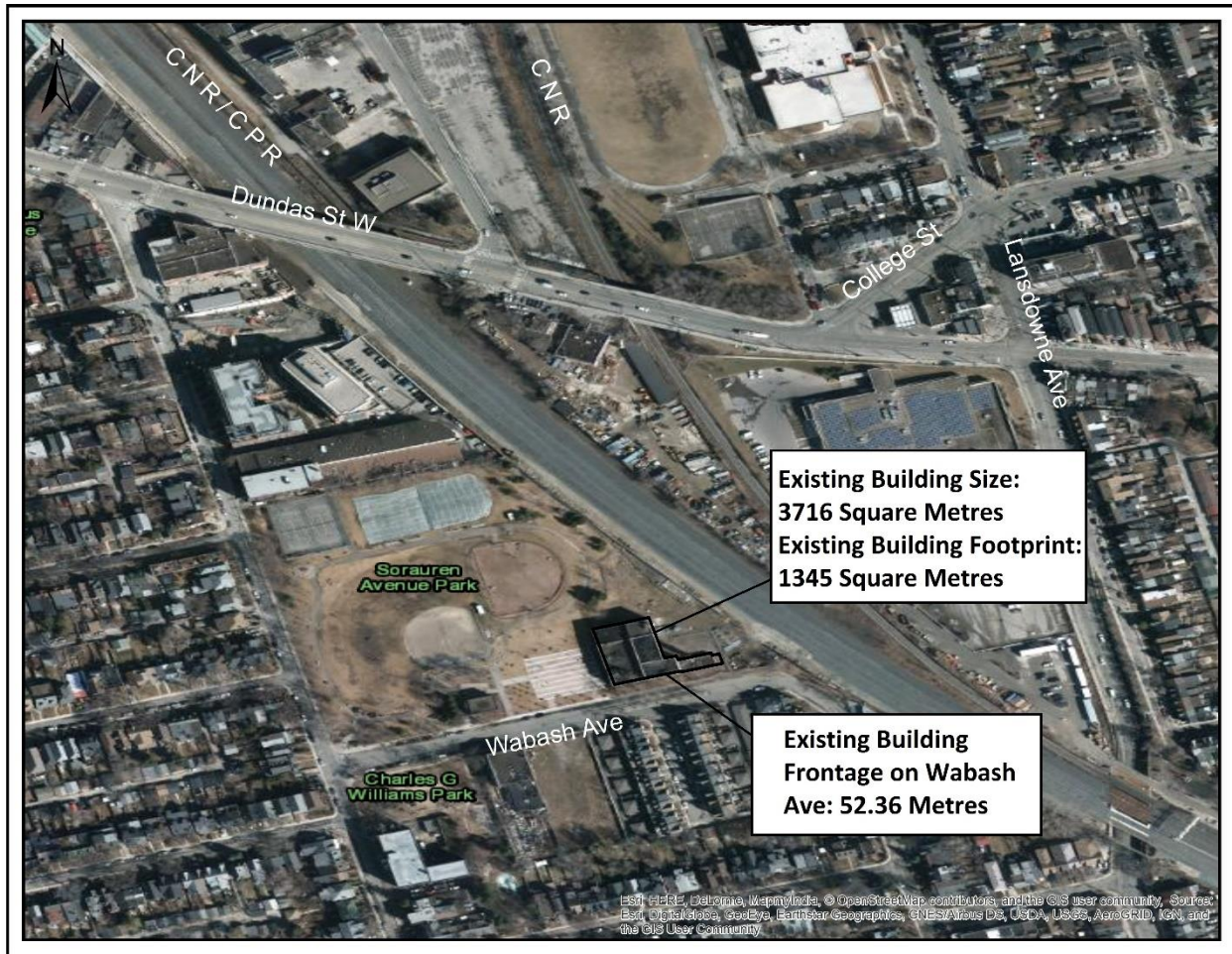


Map 4: Location Map
 Linseed Oil Factory, 40 Wabash Avenue, Toronto.

Author, 2017

The site parcel has a lot area of approximately 6717.79 square metres (see **Map 5: Parcel Size**). The existing building has a frontage of approximately 52.36 metres along Wabash Avenue (see **Map 6: Building Footprint**). The existing Linseed Oil Factory building includes approximately 3716 square metres of former industrial plant space comprising of all 3 floors while the building footprint is approximately 1345 square metres (see **Map 6: Building Footprint**).





Map 6: Building Footprint

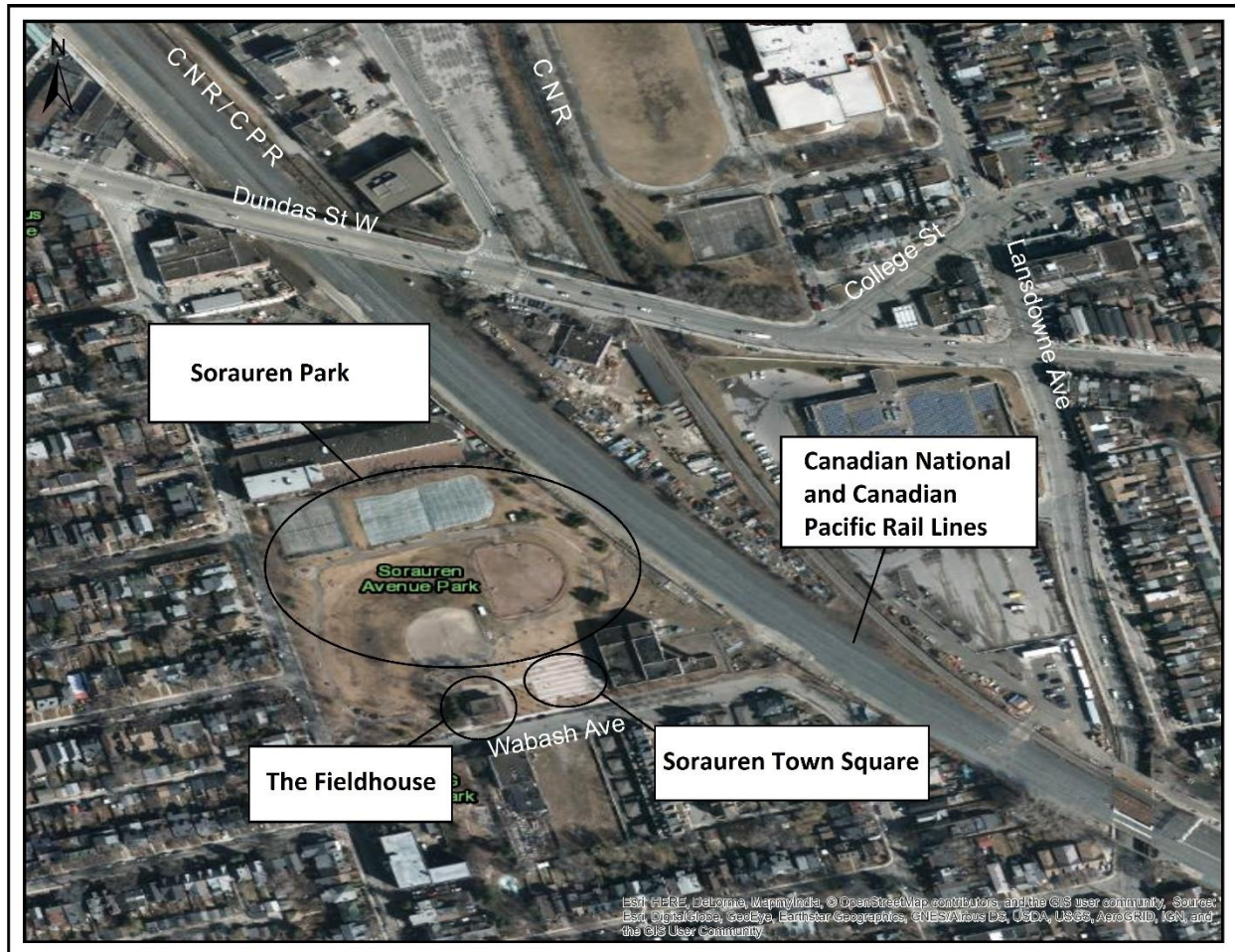
Author, 2017

4.2 Current Surroundings

Directly north and west of the site is Sorauren Park, the Fieldhouse and Sorauren Town Square (see **Map 7: Site Surroundings**). Sorauren Park is a multi-purpose park servicing the Roncesvalles, Parkdale and Brockton neighbourhoods of Toronto. Sorauren Park has several facilities including a baseball diamond, off-leash dog area, fieldhouse, outdoor tennis courts and a sports field.

To the east of the site is the Canadian National and Canadian Pacific rail lines (see **Map 7: Site Surroundings**; see **Figure 7: Rail Lines**). The rail lines carry the GO Transit Kitchener-Georgetown line, Union-Pearson Express, Via Rail trains and occasionally services freight trains. The West Toronto Railpath Project also runs adjacent to this rail line. The goal of the West Toronto Railpath project is to reconnect neighbourhoods by adding bridges and building along unused

railway beds. A 2.1-kilometre section of this railpath was created in 2009 and the feasibility study for an extension of this at the east of the site is on-going⁴⁰.



Map 7: Site Surroundings

Surrounding the site is Sorauren Park, the Fieldhouse, Sorauren Town Square and CNR & CPR rail lines.

Author, 2017

⁴⁰ O'Toole, M. (2012, April 12). Information Booth: Will the West Toronto Railpath ever be extended? *National Post*. Retrieved March 7, 2017, from <http://news.nationalpost.com/posted-toronto/information-booth-will-the-west-toronto-railpath-ever-be-extended>



Figure 7: Rail Lines

CNR and CPR rail lines directly east of the Linseed Oil Factory.

Author, 2017

(Photo taken on the corner of Wabash Avenue and Macdonell Avenue facing east towards the rail lines).

South of the site is a low-rise residential development that fronts onto Lukow Terrace (see **Figure 8: Low-Rise Residential Development**). The development consists of 10 semi-detached residential dwellings on the east side of Lukow Terrace and 10 detached residential dwellings on the west side of Lukow Terrace. Directly east of this on Macdonell Avenue are residential dwellings with several low-rise buildings that contain commercial and industrial business activities such as High Park Scrap Metals and Roncesvalles Bed and Breakfast (see **Figure 9: High Park Scrap Metals**).



Figure 8: Low-Rise Residential Development
Semi-detached residential dwellings on the east side and west side of Lukow Terrace. Author, 2017
(Photo taken at the intersection of Wabash Avenue and Lukow Terrace facing south towards the townhomes).



Figure 9: High Park Scrap Metals
Light industrial business activities on Macdonell Avenue. Author, 2017
(Photo taken on Macdonell Avenue facing west).

4.3 Streetscape

The most active streets within Roncesvalles include Bloor Street West, Dundas Street West, Queen Street West and Roncesvalles Avenue. The site is situated within close proximity to some of the major arterial roads in Toronto. These arterial roads produce a lot of foot traffic, both pedestrian and car induced, that could increase traffic to the proposed development. The current activity of these streets promotes and justifies the proposal for developing the Linseed Oil Factory.

Bloor Street West, Dundas Street West, Queen Street West and Roncesvalles Avenue can be characterized by 2- to 3-storey mixed-use buildings with retail at grade and residential or commercial uses in the upper storeys; churches and institutions; low- to mid-rise apartment buildings and single-storey commercial buildings (see **Figure 10: Mixed-Use Buildings on Roncesvalles Avenue**). The remaining streets within the neighbourhood can be characterized by single-detached homes and low- to mid-rise apartment buildings with occasional light industry; churches and institutions; and retail at grade (see **Figure 11: Light Industry on Sorauren Ave**). The mixed-use character of this neighbourhood relates to the proposed development's intention to include a variety of programs and services to meet a diverse neighbourhood.



*Figure 10: Mixed-Use Buildings on Roncesvalles Avenue
Roncesvalles Avenue 2- to 3-storey mixed-use buildings with retail at grade and residential/commercial uses in the upper storeys.
Author, 2017
(Photo taken on Roncesvalles Avenue looking south towards Wright Avenue).*



Figure 11: Light Industry on Sorauen Avenue

Light industrial activities can be seen on the southeast corner of Wabash Avenue and Sorauen Avenue. Author, 2017
(Photo taken at the intersection of Sorauen Avenue and Fermanagh Avenue facing east).

4.4 Commercial and Retail

Commercial uses within Roncesvalles include various mom-and-pop stores; specialty food stores; cafes and restaurants; cultural institutions, light industry and other retail and commercial uses (see **Figure 12: Cafes and Restaurants**). A large portion of the commercial establishments have an ethnically Polish origins and represent a unique speciality pocket within the City of Toronto. A Business Improvement Area (BIA) is established in the neighbourhood and works in partnership with tenants, commercial property owners and the City of Toronto to create a prosperous and inclusive business area that aims to appeal to a wide variety of shoppers and new commercial establishments. A large portion of the businesses had accessibility ramps installed to access their space in order to be inclusive and provide an accessible environment for all community members (see **Figure 12: Cafes and Restaurants**). More recently, Roncesvalles has begun to attract various creative and cultural institutions. Within Roncesvalles creative and cultural institutions include galleries, theatre companies and art studies (see **Figure 13: Creative Institutions**, Schafer's Art Gallery, see **Figure 14: Creative Institutions: Performance Gallery**).



Figure 12: Cafes and Restaurants, Joe's Coffee
Joe's Coffee on the southwest corner of Sorauren Avenue and Fermanagh Avenue.
(Photo taken at the intersection of Sorauren Avenue and Fermanagh Avenue facing west).

Author, 2017



Figure 13: Creative Institutions, Schafer's Art Gallery
Schafer's Independent Art Gallery on Wright Avenue.
(Photo taken at the intersection of Sorauren Avenue and Wright Avenue facing south).

Author, 2017



Figure 14: Creative Institutions: Performance Gallery
 Gallery 345 on Sorauren Avenue is used for a variety of creative and cultural activities including, but not limited to, concerts, art exhibits, private gallery showings, book launches and private events.

Source: Leif Norman. (2014). Gallery 345 - 345 Sorauren Avenue. Toronto, Ontario, Canada.

Directly east of the rail lines, along Sterling Road, lies the largest creative hub in the neighbourhood that has become home to artists, galleries, dance companies, circus schools and design firms (see **Figure 15**: Artist Lofts on Sterling Road). This cluster of creative and cultural activities has the ability to positively influence the community in terms of local economic growth and innovation. Creativity plays a role in local economic growth through the development of new ideas, concepts or associations of the creative mind between existing ideas or concepts^{41,42}. With the addition of affordable rental live/work units in the Linseed Oil Factory development, the corridor of artists would expand and continue to creatively influence the neighbourhood's character. The proposal includes various spaces in the Linseed Oil Factory that can be used as an outlet to contribute to the creation of specialized outputs; in the form goods or services, through the artists' creative knowledge and information based talents. The proposed development would aim to attract the growth of these creative and cultural activities which would subsequently enhance the social dynamics of the neighbourhood. The social impact on the neighbourhood would be positive with due to the fast-paced and innovative field of creativity. When human capital is increased there is a stronger set of resources available in a community to individuals, firms or other industries. An increase in human capital increases productivity which concurrently increases economic

⁴¹ Landry, C. (2009). *The creative city: a toolkit for urban innovators*. Sterling, VA: Earthscan.

⁴² Kleiman, P. (2008). Towards transformation: conceptions of creativity in higher education. *Innovations in Education and Teaching International*, 45(3), 209-217.

development⁴³.



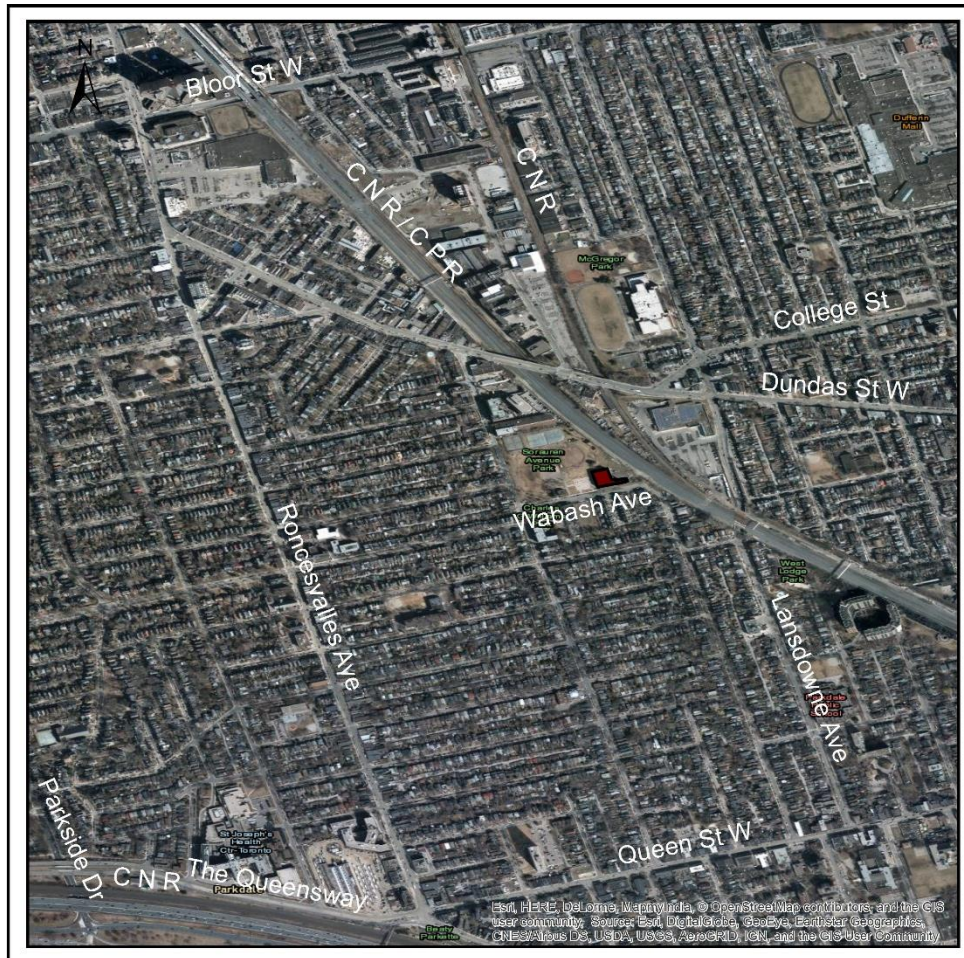
Figure 15: Artist Lofts on Sterling Road

Source: Whyte, M. (2016, January 31). Sterling Road's Creative Vibe. Toronto Star. Retrieved April 13, 2017, from www.thestar.com/entertainment/visualarts/2016/01/31/some-sterling-road-artists-facing-steeper-rents-plan-to-move-on.html

4.5 Transportation

Roncesvalles has three two-way, four-lane major arterial roads intersecting the neighbourhood. Those arterial roads include Bloor Street West, Dundas Street West and Queen Street West (see **Map 8**, Major Roads).

⁴³ Lucas, R. E. (1998). On the mechanics of economic development. *Econometric Society Monographs*, 29, 61-70.



Map 8: Major Roads in the Roncesvalles Neighbourhood

Author, 2017

In addition to these major arterial roads, Roncesvalles Avenue and Sorauren Avenue are among the most active streets in the ward. In contrast to the arterial roads, the majority of streets in the neighbourhood are 2 lanes wide and designated 1-way. Sorauren Avenue and Wabash Avenue have a designated Bike Route while Roncesvalles Avenue has Bike Lanes along various portions of the streets (see **Figure 16: Roncesvalles Avenue Bike Lanes and Streetcar**, see **Figure 17: Wabash Avenue Bike Route**). Having multiple modes of transportation available in close proximity to the proposed development indorses a space that is more accessible to a larger catchment of individuals. The proposed development uses the variety of transit options available to promote a mixed-use and urbanized environment that is cohesive and walkable.



*Figure 16: Roncesvalles Avenue Bike Lanes and Streetcar
Bike lanes and streetcar on Roncesvalles.
(Photo taken on Roncesvalles Avenue looking south).*

Author, 2017



*Figure 17: Wabash Avenue Bike Route
Designated bike route along Wabash Avenue adjacent to the Linseed Oil Factory.
(Photo taken on Wabash Avenue looking west to Lukow Terrace).*

Author, 2017

The Bloor-Danforth subway line operates outside of the neighbourhood at the northern end with Dundas West Station, Lansdowne Station and Dufferin Station being in proximity (see **Figure 18: Subway Stations**). Frequent streetcar and bus service extends into the neighbourhood via the Queen, King and Dundas routes (see **Figure 19, Bus and Streetcar Routes**). Metrolinx and GO Transit operate a service stop, Bloor Station, just outside of the neighbourhood at the northern end. The proposal acknowledges the value of the site being in close proximity to rail lines, bus routes and subways that are, not only local but regional, extending outside of the Greater Toronto Area.



Figure 18: Subway Stations
Dundas West Station, Lansdowne Station and Dufferin Station are in close proximity to the subject site. Author, 2017



Figure 19: Bus and Streetcar Routes
 Bus and streetcar routes around the subject site.

Author, 2017

4.6 Natural Heritage

The neighbourhood is flourishing with natural heritage that adds rich diversity to the landscape. The immediate neighbourhood has large trees with an extensive canopy. The majority of this tree canopy consists of mature trees that heavily line the local streets (see **Figure 20: Tree Lined Streets**).

The trees surrounding the Linseed Oil Factory comprise of an even mixture of mature and young trees (see **Figure 21: Young Trees**, see **Figure 22: Mature Trees**). In addition to the trees, the Linseed Oil Factory is also surrounded by variety of unmaintained shrubs and bushes. The younger trees seen around the perimeter of the Factory, closer to the Fieldhouse, are a result of the efforts of local residents and the City of Toronto in seeking to fulfill its strategic goal to increase the tree

canopy⁴⁴. The neighbourhood exemplifies an effective and encouraging connection to natural heritage through holistic linkages and the unfragmented natural cover and connections.



*Figure 20: Tree Lined Streets
Trees line Wright Avenue.
(Photo taken on Wright Avenue looking west towards Roncesvalles Avenue).*

Author, 2017



*Figure 21: Young Trees
Young trees on the west side of the Linseed Oil Factory.
(Photo taken in Sorauren Park looking south-east towards the Linseed Oil Factory and Sorauren Town Square).*

Author, 2017.

⁴⁴ City of Toronto. (2013). Strategic Forest Management Plan. Retrieved July 16 from <https://www1.toronto.ca/City%20of%20Toronto/Parks%20Forestry%20&%20Recreation/Urban%20Forestry/Files/pdf/B/backgroundfile-55258.pdf>



Figure 22: Mature Trees
 Mature trees on the south side of the Linseed Oil Factory.
 (Photo taken on Wabash Avenue looking west to Lukow Terrace).

Author, 2017.

Sorauren Park is a park and open space area adjacent to the proposed development (see **Figure 23:** Sorauren Park, Open Space). Due to the large size of Sorauren Park it can be considered as an epicenter to enhance the greenspace. The Linseed Oil Factory is adjacent to Sorauren Park and therefore can be used as buffer to expand the greenspace while making strategic linkages. Sorauren Park can be regarded as a natural amenity in the neighbourhood that visually and functionally enhances the residential area and the proposed development. Sorauren Park provides a variety of amenities to the neighbourhood including, but not limited to, seating areas, outdoor tennis courts, baseball field and an off-leash dog park (see **Figure 24:** Sorauren Park, Seating Area).



Figure 23: Sorauren Park, Open Space
 Open space on the northern end of Sorauren Park. To the north of the Linseed Oil Factory there is potential for enhancing the natural heritage buffer.
 (Photo taken in Sorauren Park looking east).

Author, 2017



Figure 24: Sorauren Park, Seating Area

Seating area on the southwest corner of Sorauren Park.

Author, 2017

(Photo taken on the corner of Sorauren Avenue and Wabash Avenue looking north-east into Sorauren Park).

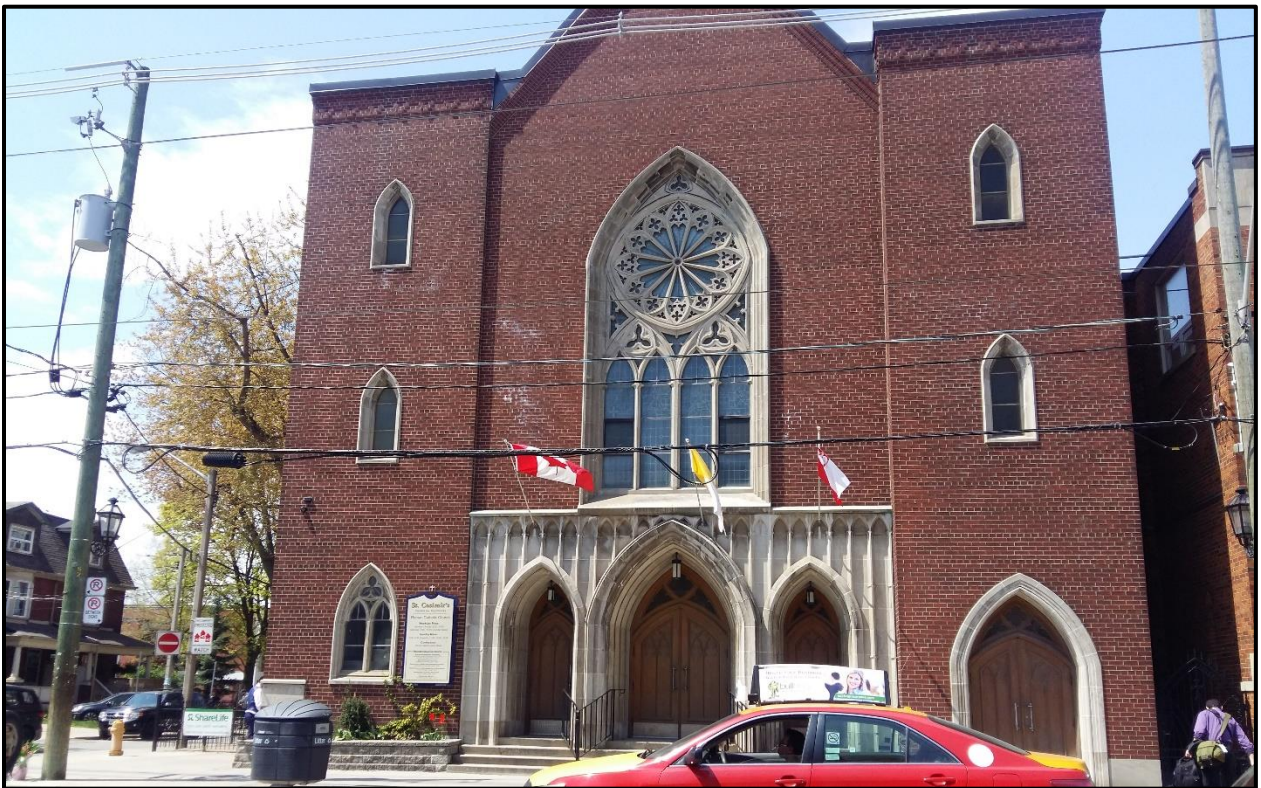
4.7 Community Services, Facilities and Institutions

Roncesvalles encompasses a range of community services, facilities and institutions. There are several parks and outdoor recreational spaces within the neighbourhood such as Columbus Parkette, Charles G. Williams Park, Sorauren Park Fieldhouse and Sorauren Park. There are several educational institutions within Roncesvalles, such as Howard Junior Public School, Garden Avenue Junior Public School, St. Vincent de Paul Catholic Elementary School and Fern Avenue Public School (see **Figure 25**: St. Vincent de Paul Catholic Elementary School). The only community centre within Roncesvalles is Parkdale Community Recreation Centre which is located at the south-east corner of the neighbourhood. There is a large number of religious institutions in the neighbourhood, that serve numerous diverse cultures, such as the Greek Orthodox Cathedral Annunciation Of The Virgin Mary Church, Redeemer Lutheran Church, Hindu Prarthana Samaj Temple, Kingdom Hall of Jehovah's Witnesses, St. Vincent de Paul Catholic Church, Roncesvalles United Church, St. Casimir's Church, St Joan Of Arc Church, Jami Mosque and Westminster Chapel (see **Figure 26**: St. Casimir's Church). Although the community services, facilities and institutions within the neighbourhood are sufficient the proposed development intends to create a space that is supportive and as unique as the needs of the community and the stakeholders it will serve.



*Figure 25: St. Vincent de Paul Catholic Elementary School
St. Vincent de Paul Catholic Elementary School on Fermanagh Avenue.
(Photo taken on Fermanagh Avenue looking north to St. Vincent de Paul Catholic Elementary School).*

Author, 2017



*Figure 26: St. Casimir's Church
St. Casimir's Church on Roncesvalles Avenue.
(Photo taken on Roncesvalles Avenue looking west to St. Casimir's Church).*

Author, 2017

4.8 Housing

The most predominant forms of housing in the neighbourhood are single-detached and semi-detached homes. This is followed by a smaller presence of low- to mid-rise apartment buildings. The presence of low- to mid-rise apartment buildings can be seen more commonly on the secondary streets in the neighbourhood, such as on Sorauren Avenue or Roncesvalles (see **Figure 27: Low-Rise Apartment Building**). Single-detached and semi-detached homes can be found on the more local streets (see **Figure 28: Semi-Detached Homes**).



Figure 27: Low-Rise Apartment Building
Low-rise apartment building on Sorauren Avenue.
(Photo taken on Sorauren Avenue looking south-east).

Author, 2017



Figure 28: Semi-Detached Homes
Semi-Detached Homes on Fermanagh Avenue.
(Photo taken on Fermanagh Avenue looking south).

Author, 2017

5.0 Neighbourhood Demographics

Roncesvalles is a diverse neighbourhood represented through its demographics. It is important to recognize and understand the demographics of the neighbourhood in order to plan efficiently with long-term goals and objectives at the forefront. The following neighbourhood demographics will provide insight to the residents who inhabit and frequent the neighbourhood parks, open spaces, services, institutions and facilities in order to inform the suitability of the proposed development.

5.1 Population

In 2016, Roncesvalles had a population of approximately 14,974⁴⁵. Roncesvalles ranks as the 56th smallest, in terms of population, among the 140 Toronto neighbourhoods. This represents a 0.5% percentage decrease from 2011 where the population was approximately 15,050⁴⁶. The percentage change from 2011 to 2016 is minor and therefore can delineate the neighbourhood is experiencing more stability in recent years in terms of population change. In 2006 and 2001 Roncesvalles had a

⁴⁵ Statistics Canada. (2017). *2016 Census of Canada*. Catalogue number 98-316-X2016001). Retrieved May 31, 2017 from Statistics Canada: <http://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/index.cfm?Lang=E>

⁴⁶ City of Toronto. (2011). *Roncesvalles neighbourhood social profile – age and gender*. Retrieved May 31, 2017 from <http://www1.toronto.ca/City%20of%20Toronto/Social%20Development,%20Finance%20&%20Administration/Neighbourhood%20Profiles/pdf/2011/pdf1/cpa86.pdf>

population of 14,650 and 16,101⁴⁷, respectively. From 2001 to 2006 the population change was - 8.5%, while the population change from 2006 to 2011 was +2.7%.

The percentage change in population since 2001 can reveal that the neighbourhood has experienced dynamic population growth and decline. Roncesvalles experienced the biggest population decrease, of 8.5%, from 2001-2006. Since 2006, population change has been fairly stable and has not experienced significant growth or decline.

Table 1: Roncesvalles - Population

| Roncesvalles - Population | | | | |
|----------------------------------|--------|--------|--------|--------|
| | 2001 | 2006 | 2011 | 2016 |
| # of People | 16,101 | 14,650 | 15,050 | 14,974 |

Table 2: Roncesvalles - Percentage Change in Population

| Roncesvalles - Percentage Change in Population | | | | |
|---|-------------|-------------|-------------|-------------|
| | 2001 - 2006 | 2006 - 2011 | 2011 - 2016 | 2001 - 2016 |
| % Change | -8.5% | 2.7% | -0.5% | -6.9% |

5.2 Age

In Roncesvalles, the Working Age group, individuals between 25-64 years old, comprise the majority of the population at approximately 9,685 individuals in 2016⁴⁸. The second largest group by population is Children, individuals between 0-14 years old, with a total population of 2,300⁴⁹. Since 2001, the Working Age and Children group have continually represented, respectively, the first and second largest age cohorts in Roncesvalles⁵⁰.

Table 3: Roncesvalles - Age

| Roncesvalles - Age | | | | |
|---------------------------|--------------------|-------|-------|-------|
| | # of People | | | |
| | 2001 | 2006 | 2011 | 2016 |
| Age Cohort | | | | |
| Children 0-14 | 2,630 | 2,225 | 2,460 | 2,300 |

⁴⁷ City of Toronto. (2011). *Roncesvalles neighbourhood social profile – age and gender*. Retrieved May 31, 2017 from <http://www1.toronto.ca/City%20of%20Toronto/Social%20Development,%20Finance%20&%20Administration/Neighbourhood%20Profiles/pdf/2011/pdf1/cpa86.pdf>

⁴⁸ Statistics Canada. (2017). *2016 Census of Canada*. Catalogue number 98-316-X2016001). Retrieved May 31, 2017 from Statistics Canada: <http://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/index.cfm?Lang=E>

⁴⁹ Statistics Canada. (2017). *2016 Census of Canada*. Catalogue number 98-316-X2016001). Retrieved May 31, 2017 from Statistics Canada: <http://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/index.cfm?Lang=E>

⁵⁰ City of Toronto. (2011). *Roncesvalles neighbourhood social profile – age and gender*. Retrieved May 31, 2017 from <http://www1.toronto.ca/City%20of%20Toronto/Social%20Development,%20Finance%20&%20Administration/Neighbourhood%20Profiles/pdf/2011/pdf1/cpa86.pdf>

| | | | | |
|----------------------|-------|-------|-------|-------|
| Youth 15-24 | 1,760 | 1,475 | 1,340 | 1,305 |
| Working Age 25-64 | 9,865 | 9,250 | 9,620 | 9,685 |
| Seniors 65+ | 1,730 | 1,700 | 1,610 | 1,680 |

5.2 Income

In 2011, the majority of households, approximately 30%, earned between \$20,000-\$49,000⁵¹. The second largest cohort in 2011 for income was \$80,000+, having approximately 30% of households falling within this range⁵². The percentage of households earning \$80,000+ in 2011 increased 5.5% from 2006 where the cohort included only 24.5% of households⁵³. The cohort of households earning \$80,000+ has seen consistent growth since 2001. The percentage of households earning between 0-\$20,000 has experienced a negative trend, decreasing significantly between 2011 and 2001 by 6.5%⁵⁴.

In 2011, the median household income in Roncesvalles was \$46,883 while the average income was \$64,844. The average income has experienced a significant and continual increase since 2001, while the median income has experience a moderate increase since 2001.

Table 4: Roncesvalles - Income

| Roncesvalles - Income | | | | |
|------------------------------|------------------------|-------|------|------|
| | % of Households | | | |
| | 2001 | 2006 | 2011 | 2016 |
| Income | | | | |
| 0-\$20,000 | 26.5% | 21.8% | 20% | N/A* |
| \$20,000-\$49,000 | 30.9% | 30.5% | 31% | N/A* |
| \$50,000-\$79,000 | 20.1% | 23.1% | 18% | N/A* |
| \$80,000+ | 22.4% | 24.5% | 30% | N/A* |

* The 2016 data for income characteristics will be available on September 13, 2017.

⁵¹ City of Toronto. (2011). *Roncesvalles neighbourhood social profile – nhs languages, immigration, income*. Retrieved May 31, 2017 from <https://www1.toronto.ca/City%20of%20Toronto/Social%20Development,%20Finance%20&%20Administration/Neighbourhood%20Profiles/pdf/2011/pdf4/cpa86.pdf>

⁵² City of Toronto. (2011). *Roncesvalles neighbourhood social profile – nhs languages, immigration, income*. Retrieved May 31, 2017 from <https://www1.toronto.ca/City%20of%20Toronto/Social%20Development,%20Finance%20&%20Administration/Neighbourhood%20Profiles/pdf/2011/pdf4/cpa86.pdf>

⁵³ City of Toronto. (2006). *Roncesvalles neighbourhood social profile – income and poverty*. Retrieved May 31, 2017 from <https://www1.toronto.ca/City%20of%20Toronto/Social%20Development,%20Finance%20&%20Administration/Neighbourhood%20Profiles/pdf/2006/pdf4/cpa86.pdf>

⁵⁴ City of Toronto. (2001). *Roncesvalles neighbourhood social profile – households and income*. Retrieved May 31, 2017 from <https://www1.toronto.ca/City%20of%20Toronto/Social%20Development,%20Finance%20&%20Administration/Neighbourhood%20Profiles/pdf/2001/pdf3/cpa86.pdf>

Table 5: Roncesvalles – Median/Average Income per Household

| Roncesvalles – Median/Average Income Per Household | | | | |
|---|----------|----------|----------|------|
| | 2001 | 2006 | 2011 | 2016 |
| Median Income | \$43,533 | \$47,685 | \$46,883 | N/A* |
| Average Income | \$53,731 | \$62,895 | \$64,844 | N/A* |

* The 2016 data for income characteristics will be available on September 13, 2017.

6.0 Proposal

6.1 Importance of Redevelopment

Brownfields can be developed into various types of built form. This can include, but not be limited to, mixed-use, residential, commercial, affordable housing and live-work spaces. The development of the Linseed Oil Factory can positively impact the community through the type of built form developed, amenities provided and services offered. The Linseed Oil Factory can emerge as a hub for the community and act as a space where community members can connect to a variety of services and engage in social and economic activity⁵⁵. The amenities provided and services offered through the Linseed Oil Factory have the ability to enhance the social dynamics of the community and neighbouring communities. Amenities provided and services offered can provide supports for a diverse population. The amenities provided and services offered through the Linseed Oil Factory will need to reflect the needs of the diverse population in order to support community well-being and continual sustainable growth.

With the development of the Linseed Oil Factory the community can improve local economic growth. The Linseed Oil Factory can provide space for local resources to be used in order to advance economic opportunities and enrich social environments. The Linseed Oil Factory can provide space for non-profit organizations or commercial businesses to operate and subsequently provide employment opportunities to the community. The development of the Linseed Oil Factory can reintroduce businesses in core urban areas where space may not have been previously available. The reintroduction of organizations and businesses in core areas can fill in gaps and provide goods and services community members may not have had sufficient access to. Development can include organizations and businesses that help meet the needs and wants of the surrounding community. These needs and wants can include, but are not limited to, access to healthy food, child care services, employment services or recreational facilities. The goods and

⁵⁵ De Sousa, C. & Ghoshal, S. (2012) Redevelopment of brownfield sites. In Zeman, F. (ed.) Metropolitan sustainability: Understanding and improving the urban environment (pp. 99-117). Cambridge: Woodhead Publishing.

services provided by commercial organizations and businesses contribute to providing community members with a wealth of amenities in order to live well.

With the proposed inclusion of organizations and businesses within the Linseed Oil Factory development there can be an increase in job creation that can directly support the surrounding community⁵⁶. Local employment opportunities can enhance economic development and advance community involvement. Local employment can provide community members with opportunities to learn and develop a variety of skills. Growth in part-time and full-time jobs within a community can increase community building and facilitate the precedence of community members playing a dynamic role in development⁵⁷. Having stake and personal involvement within the operation of a community can be empowering and provide a greater sense of ownership that can help facilitate economic and social development. Development offers economic growth and employment opportunities where communities can establish economic infrastructure and achieve unconstrained potential⁵⁸.

The development of the Linseed Oil Factory can also enhance land value in the surrounding community. Land that is contaminated and derelict is associated with lower land values⁵⁹. The revitalization, remediation and redevelopment of brownfield land is not only aesthetically appealing but provides increased monetary value to land. An increase in monetary value can be attributed to the growing presence of improved aesthetics, services, facilities or amenities. Improvements that have been made within a community contribute to an overall increasing image. Rising land values from the redevelopment of brownfield land allows community members to benefit with a simultaneous increase in their land values.

Developing the Linseed Oil Factory can act as a catalyst for surrounding development. A chain reaction relationship can occur within the community, where one development starts the chain and promotes further development. The development the Linseed Oil Factory can act as another link of development in the community and open the community up to further development opportunities that are consistent with neighbourhood needs, wants and character. The possibility of further development can provide community members with a wealth of additional services and amenities in subsequent built form. Increased development activity will attract further businesses, inhabitants, and employment opportunities⁶⁰. Additional development can improve infrastructure and aesthetic conditions of a neighbourhood and enhance space to make it conducive to meeting the social and economic needs of community members.

One of the most prominent benefits of developing the Linseed Oil Factory can be the creation of a new hub for community activity and vitality. The proposal incorporates space for communities to

⁵⁶ Gruidl, J. S., & Walzer, N. (1992). Does local economic development policy affect community employment growth? *Community Development Society. Journal*, 23(2), 53-65.

⁵⁷ Perlman, E., Guetter, R., and De Sousa, C. (2014). Creating the next generation of informed and engaged urban citizens. *Plan Canada*, 53(3): 42-43.

⁵⁸ Syms, P. (1999). Redeveloping brownfield land the decision-making process. *Journal of Property Investment & Finance*, 17(5), 481-500.

⁵⁹ Syms, P. (1999). Redeveloping brownfield land the decision-making process. *Journal of Property Investment & Finance*, 17(5), 481-500.

⁶⁰ Brown, G., B., Perkins, D. D., Brown, B. B. (2004). New housing as neighborhood revitalization. *Environment and Behavior*, 36(6), 749-775.

interact and engage. The creation of space for community and social demonstrates enhanced confidence in a community⁶¹. If inhabitants are invested in their community the level of ownership and stake is increased, which is reflected in their actions of engagement and participation. A strong presence of participation is crucial in the success of development and neighbourhood vitality. Community activity and vitality can be ignited from the development of the Linseed Oil Factory and this resulting engagement can encourage further long-term development goals. Community activity and vitality can represent an attachment to space. With an attachment to space community members are more likely to reside in the community for longer periods of time and thus increase local social and economic contribution.

6.2 Design Factors

The objectives of this proposal are to redevelop a vacant and underutilized lot in a developed area. Environmental design and heritage preservation will stand as the key factors influencing the design of the proposed development. The proposal will complement and add to the character of the neighbourhood through the development of a community hub. The site is an opportunity to redevelop underutilized land for intensification. The redevelopment of the site also presents an exponential opportunity to enable community connectivity and support the social, cultural and economic well-being of all individuals. The proposal will provide community and recreational space to the immediate area and enhance services provided to the neighbourhood. The proposal is consistent with achieving objectives that aim to protect the value of natural heritage in Toronto while enhancing the social, environmental and economic vitality of the neighbourhood. The proposal is consistent with development of Parks and Open Spaces in the *2007 Toronto Official Plan* that states the improvement and maintenance of these areas is vital for city-building. The western and northern frontages of the site allow for substantial integration and connection of the proposed development to the existing Sorara Park, Fieldhouse and Town Square. The proposal recognizes the diversity and complexity of Toronto and acknowledges the development of vacant brownfields as an opportunity to meet the complex and exponential needs of communities.

6.3 Proposal Description

The proposed development will maintain all structurally sound components of the existing building and refurbish all elements, where possible, in order to preserve the heritages of the building. The proposed development will maintain the 3-storey height of the existing building. A 2-storey 2000 square metre free standing addition will be constructed on the northeastern side of the existing building.

⁶¹ Brown, G., B., Perkins, D. D., Brown, B. B. (2004). New housing as neighborhood revitalization. *Environment and Behavior*, 36(6), 749-775.

The proposal recommends:

- the City of Toronto designate a leaseholder and manager for the proposed community hub, open space area and live/work units for a term of 50 years;
- the ground floor, 1345 square metres, of the existing building operate as a municipal community centre;
- the creation of 12 affordable rental live/work units for artists on the 1st and 2nd floor of the addition to the existing building, for a total of 1950 square metres;
- 50 square metres of space on the ground floor of the addition to the existing building for an art gallery;
- the 2nd and 3rd floor of existing building operate as a community hub;
- an open space area on the north side of the existing building will include a green house and community garden;
- an increased tree canopy along the north and west side of the building, through the planting of new trees;
- the development of a new approximately 20 space parking lot in the approximate location of the existing parking lot;
- the development obtain LEED Gold certification and fulfill Tier 2 performance measures outlined in the *2014 City of Toronto's Green Standard*.

6.3.1 Designate Leaseholder/Manager

After the construction and refurbishing of the proposed development is complete it is proposed that the City of Toronto designate a leaseholder and manager for the proposed community hub, open space area and live/work units for a term of 50 years. In designating a leaseholder and manager for the proposed community hub, open space area and live/work units it will be ensured that the selected agency has expertise and proven ability to operate and maintain the above spaces.

6.3.2 Municipal Community Centre

The Municipal Community Centre will contain a kitchen, gym area, exercise room, change rooms and restrooms, 1 office and 2 multipurpose rooms.

6.3.3 Live/Work Units

The 12 affordable rental live/work units will be designated for artists qualifying as low- and moderate income individuals. The 12 affordable rental live/work units will comprise of the following sizes: 6 bachelor units and 6 one-bedroom units. This proposal recommends that for the entire lease term, of 50 years, the rental live/work units remain affordable. The 12 affordable rental live/work will amount to a total of 1950 square metres.

6.3.4 Art Gallery

A 50 square metre art gallery on the ground floor of the addition to the existing building will be developed. The art gallery will be maintained by the artists occupying the live/work units as a condition of tenancy. This partnership will be facilitated by the designated leaseholder and manager for the proposed community hub, open space area and live/work units.

6.3.5 Community Hub

A community hub will be developed on the 2nd and 3rd floor of the proposed development. The community hub will feature a variety of community and cultural programming. The third floor will feature 1 event room that can be separated into 3 smaller rooms. The event room will provide space for members of the community and external stakeholders to host activities and events. The event space will also include a balcony that oversees Sorauren Town Square. The event space will follow a tiered pricing model to allow for free or subsidized room rental rates for non-profit organizations or community groups and full rates for private events.

The second floor will feature 8 offices and 2 meeting rooms for use by non-profit organizations or community groups in the arts sector. An additional 2 offices on the second floor will also be utilized non-exclusively by multiple community service agencies that provide programming related to job training, healthcare, assistance with daily living, parenting support, community development and academic training. An additional 2 rooms will be utilized for an entrepreneurship centre and business incubator. An entrepreneurship centre will provide a space that connects businesses with tools to support growth and development while the business incubator will feature shared space for start-up organizations in the creative industry.

6.3.6 Outdoor Open Space Area

The outdoor open space area will feature a community garden and greenhouse. The inclusion of a greenhouse will ensure that the community has the ability to access safe, healthy and local food all year round.

6.3.7 Natural Heritage

The proposed development will feature an increased tree canopy cover on the site. An increase in the tree canopy cover on the site will be consistent with the natural heritage in the larger neighbourhood and further enhance the diversity of the landscape. The tree canopy cover will be increased along the north and west side of the building in order to better connect to the natural heritage of Sorauren Park and increase the existing buffer.

6.3.8 Sustainability

In order to achieve and maintain sustainability the proposed development will obtain LEED Gold certification and fulfill Tier 2 performance measures outlined in the *2014 City of Toronto's Green Standard*. The proposed development will exhibit excellence in sustainable design and promote conservation of the natural environment. This includes, but is not limited to, achieving water efficiency, energy efficiency and selecting sustainable materials.

6.3.9 Parking

The proposed development will include an onsite parking lot, on the east side of the building, in the approximate location of the existing parking lot. The proposed parking lot will include a total of 20 parking spaces.

7.0 Proposal Policy Analysis

7.1 Official Plan Amendment

The site is currently designated Parks and Open Spaces in the Toronto Official Plan. This current designation does not permit live/work units. This proposal suggest two options in order to ensure the proposed uses are permitted. Option one involves creating a site specific exception to the Official Plan. The second option is to re-designate the site from Parks and Open Spaces to Regeneration Areas. It is recommended that option one or two be implemented in order to ensure that the 12 affordable live/work units in the proposed development are permitted.

7.2 Zoning By-Law Amendment

The site is currently zoned Industrial I1 D2 under the amended City of Toronto Zoning By-law 438-86. The site is not subject to City-Wide Zoning By-law 569-2013. This proposal recommends to amend Zoning By-law 438-86 of the former City of Toronto, as amended, with respect to the site, 40 Wabash Avenue. The current zoning for the site does not permit the development of a community centre, municipal community centre, art gallery or live/work units.

It is recommended that the site should be rezoned from Industrial I1 to Industrial IC. Industrial IC allows for a variety of non-residential uses including, but not limited to, parks, community centres, offices, workshops and studios, service shops, restaurants and retail⁶². Although the Industrial IC zoning does not permit residential development, live/work units are the only form of housing permitted under its designation. The amendments to Zoning By-law 438-86 of the former City of

⁶² City of Toronto. (1986). Office consolidation of Zoning By-Law 438-86 (as amended). City of Toronto Archives, Toronto, Ontario, Canada

Toronto would permit the proposed elements, particularly a park, municipal community centre, private art gallery and artist live/work units.

8.0 Planning Rationale - Policy and Regulatory Context

The proposed development has been reviewed in accordance with the following applicable policy documents of various levels of government:

- *Provincial Policy Statement (2014)*
- *Greater Golden Horseshoe Growth Plan (2006)*
- *Proposed Growth Plan for the Greater Golden Horseshoe (2017)*
- *Toronto Official Plan (2007)*

The proposed development is consistent with policies outlined in the *2014 Provincial Policy Statement*, conforms to provisions within the *2006 Greater Golden Horseshoe Growth Plan* and is aligned with objectives in the *2007 City of Toronto's Official Plan*. The above policy documents support the intensification and development of brownfield land that encourages the formation of sustainable communities. Existing City of Toronto design guidelines are not applicable to the subject site.

8.1 Provincial Policy Statement (2014)

The *2014 Provincial Policy Statement* is Ontario specific legislation issued under Section 3 of the *Planning Act (1990)*, with revisions being enacted in 2014 and revised in 2016⁶³. The *2014 Provincial Policy Statement* is a reflection of the Ontario government's policies regarding land use planning. The *2014 Provincial Policy Statement* provides direction to decision makers on matters of provincial interest linked to land use planning and development.

The proposed development is consistent with the direction expressed in Part IV of the *2014 Provincial Policy Statement* to build sustainable and resilient communities that facilitate a clean and healthy environment while fostering a prosperous economy. The *2014 Provincial Policy Statement* contains several policies related to intensification and development in brownfield sites. The *2014 Provincial Policy Statement* defines intensification as:

“...the development of a property, site or area at a higher density than currently exists through:

- a) redevelopment, including the reuse of brownfield sites;

⁶³ Ministry of Municipal Affairs. (2016). *Provincial Policy Statement, 2014*. Retrieved June 2, 2017 from <http://www.mah.gov.on.ca/AssetFactory.aspx?did=10463>

- b) the development of vacant and/or underutilized lots within previously developed areas;
- c) infill development; and
- d) the expansion or conversion of existing buildings”

The *2014 Provincial Policy Statement* gives assistance and priority to brownfield redevelopment through recognition of the importance of intensification and redevelopment in meeting land use requirements. In relation to brownfield development, Section 1.1.3.3 of the *2014 Provincial Policy Statement* outlines:

“Planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.”

This proposed development is consistent with Section 1.1.3.3 of the *2014 Provincial Policy Statement* in its goal of promoting brownfield development as a method to achieving intensification and redevelopment. The proposed development distinguishes brownfield development and gives refined support as it recognizes its contribution in expanding the economy and providing enhanced spaces for social interaction and community building. The proposed development will be a focal point where services and activities are congregated into an epicenter to foster social vitality and innovation.

In relation to brownfield development, Section 1.7.1 of the *2014 Provincial Policy Statement* states long-term economic prosperity should be supported by promoting the redevelopment of brownfield sites. This Section gives direction for brownfield development to be used as a method to support and enhance long-term economic prosperity.

The proposed development will contribute to enhancing local economic growth through reintroducing individuals and businesses into core areas, creating local employment opportunities and forming new subset hubs for community activity. The proposed development will provide space for local resources to be used in order to advance economic opportunities and enrich social environments. This will provide opportunity for needs and wants to be met through the introduction of goods and services that community members may not have had sufficient access to.

In terms of housing, Section 1.4.3 of the *2014 Provincial Policy Statement* states an appropriate range and mix of housing shall be provided to meet the current and future projections of residents. The proposed development is consistent with meeting these projections through directing new

housing of compact form in areas with established infrastructure, access to active transportation and transit. The proposed development supports the use of active transportation and access to transit through its geographic position between multiple streetcar lines, bus routes and bike routes.

The proposed development is consistent with building strong healthy communities through its goal of accommodating a range and mix of development, inclusive of recreational opportunities. In relation to the proposed development, Section 1.5.1 of the *2014 Provincial Policy Statement* outlines healthy, active communities should be promoted by:

- a) planning public streets, spaces and facilities to be safe, meet the needs of pedestrians, foster social interaction and facilitate active transportation and community connectivity;
- b) planning and providing for a full range and equitable distribution of publicly-accessible built and natural settings for recreation, including facilities, parklands, public spaces, open space areas, trails and linkages, and, where practical, water-based resources;
- c) providing opportunities for public access to shorelines; and
- d) recognizing provincial parks, conservation reserves, and other protected areas, and minimizing negative impacts on these areas.

The proposed development is aligned with the *2014 Provincial Policy Statement* in its objective to build healthy communities that are active and socially resilient. The proposed development enhances quality of by providing a range of services and space for economic, social and environmental activity to take place. The proposed development creates a mixed-use environment with various housing, employment, recreation, parks and open spaces and modes of transportation. This mixed-use environment aligns with long-term objectives of providing sustainable communities with strong and robust environmental, social and economic climates.

The proposed development is consistent with the policies and provisions within the *2014 Provincial Policy Statement*. The proposed development is consistent with direction expressed in the Provincial Policy statement to create sustainable communities that promote efficient land use and intensification in urbanized areas.

8.2 Greater Golden Horseshoe Growth Plan (2006)

The *2006 Greater Golden Horseshoe Growth Plan* is a Southern Ontario specific regional growth management plan for the Greater Golden Horseshoe. The *2006 Greater Golden Horseshoe Growth Plan* was arranged under the *2005 Places to Grow Act* and was enacted in 2006, with the revisions being enacted in 2012 and 2013⁶⁴.

⁶⁴ Ministry of Municipal Affairs. (2013). Greater Golden Horseshoe Growth Plan, 2006. Retrieved June 2, 2017 from <https://www.placestogrow.ca/content/ggh/2013-06-10-Growth-Plan-for-the-GGH-EN.pdf>

The *2006 Greater Golden Horseshoe Growth Plan* is the Ontario government's vision for creating communities in the Greater Golden Horseshoe that are strong and prosperous through strategic growth management. The *2006 Greater Golden Horseshoe Growth Plan* provides direction on variety of issues related to land use planning, housing, urban form, transportation, infrastructure, resource protection and natural heritage. The *2006 Greater Golden Horseshoe Growth Plan* supports the intensification of mixed-use development in urbanized areas that is situated close to transit infrastructure.

The proposed development is consistent with the direction expressed in the *2006 Greater Golden Horseshoe Growth Plan* to promote prosperity, provide a vibrant setting for investment decisions and secure future prosperity in the Greater Golden Horseshoe. The *2006 Greater Golden Horseshoe Growth Plan* envisions:

“Increasing intensification of the existing built-up area, with a focus on urban growth centres, intensification corridors, major transit station areas, brownfield sites and greyfields.”

Section 2.2.2 of the *2006 Greater Golden Horseshoe Growth Plan* outlines directing growth to existing built up areas through mixed-use development. The proposal suggests mixed-use development be incorporated in the development of the Linseed Oil Factory. In Section 2.2.2 of the *2006 Greater Golden Horseshoe Growth Plan* intensification is to be focused in intensification areas such as urban growth centres, intensification corridors, major transit station areas, and infill, redevelopment, brownfield sites. The proposed development is consistent with intensification occurring on brownfield land.

Section 3 provides framework for investment in infrastructure in order to serve growth. The proposal is consistent with intensification in community infrastructure through the creation of a community hub. The proposal's suggestion of a community hub is consistent with the aim of supporting quality of life for communities and providing educational, recreational, economic and cultural services. This proposed development is direct in its goal of aiming to bring vitality to the community through the implementation of a community hub that would enhance the social, economic and environmental sectors.

8.3 Proposed Growth Plan for the Greater Golden Horseshoe (2017)

The proposed *2017 Growth Plan for the Greater Golden Horseshoe* was a product of the 2015 coordinated review by the Province of Ontario⁶⁵. The Provincial Government conducted a coordinated review of the four major land use planning documents: *Greenbelt Plan*, *Niagara*

⁶⁵ Ministry of Municipal Affairs. (2017). Growth Plan for the Greater Golden Horseshoe, 2017. Retrieved June 2, 2017 from <http://placestogrow.ca/images/pdfs/ggh2017/en/growth%20plan%20%282017%29.pdf>

Escarpment Plan, Oak Ridges Moraine Conservation Plan and Growth Plan for the Greater Golden Horseshoe. These Southern Ontario specific plans outline how to manage growth, strengthen communities, limit sprawl and protect the natural environment. The proposed *Growth Plan for the Greater Golden Horseshoe (2017)* was approved by the Lieutenant Governor in Council and will take effect July 1, 2017⁶⁶.

Section 1.2.1 highlights changes from the 2006 version that support effective collaboration between various public and private stakeholders. Section 1.2.1 illustrates refined support for community hubs, delineating how land is developed, resources are conserved and managed, and investment occurs through principles of:

“Improved integration of land use planning with planning and investment in infrastructure and public service facilities, including integrated service delivery through community hubs, by all levels of government.”

Section 2 builds upon and expands the 2006 version in terms of directing where and how Ontario should grow. The achievement of complete communities is a reoccurring theme in the 2017 revision of the *Growth Plan for the Greater Golden Horseshoe (2017)*. The support for complete communities recognizes the contribution of community hubs in achieving this goal. Section 2.2.1 (4d) outlines that the policies within the 2017 revision support the accomplishment of complete communities that improve quality of life and expand access to:

- i. a range of transportation options, including options for the safe, comfortable and convenient use of active transportation;
- ii. public service facilities, co-located and integrated in community hubs;
- iii. an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities; and
- iv. healthy, local, and affordable food options, including through urban agriculture

Section 3 outlines policies for infrastructure to support growth. The coordination of infrastructure planning and investment alongside land use planning is a strategic long-term priority to maintain and enhance economic, social and environmental prosperity. Section 3.2.8 (3) defines how:

“Priority should be given to maintaining and adapting existing public service facilities and spaces as community hubs to meet the needs of the community and optimize the long-term viability of public investments.”

⁶⁶ Ministry of Municipal Affairs. (2017). *Growth Plan for the Greater Golden Horseshoe, 2017*. Retrieved June 2, 2017 from <http://placestogrow.ca/images/pdfs/ggh2017/en/growth%20plan%20%282017%29.pdf>

Section 3.2.8 (4) aligns with support for the location of the proposed development of the Linseed Oil Factory. The site is in close proximity to multiple forms of transportation and situated near strategic growth centres. Section 3.2.8 (4) outlines:

“Existing public service facilities that are located in or near strategic growth areas and are easily accessible by active transportation and transit, where that service is available, should be the preferred location for community hubs.”

The *Growth Plan for the Greater Golden Horseshoe (2017)* additionally acknowledges, through Section 3.2.8 (5), the accountability for municipalities to:

“Collaborate and consult with service planning, funding, and delivery sectors to facilitate the co-ordination and planning of community hubs and other public service facilities.”

The proposed *Growth Plan for the Greater Golden Horseshoe (2017)* illustrates continued support for the development of brownfield land. Section 2.1 frames how Ontario should continue to achieve efficient land use and infrastructure development through:

“Directing growth to settlement areas and prioritizing intensification, with a focus on strategic growth areas, including urban growth centres and major transit station areas, as well as brownfield sites and greyfields.”

8.4 Toronto Official Plan (2007)

The *2007 Toronto Official Plan* is an amalgamation of policies and provisions that aim to develop, improve and enhance areas of interest in Toronto. The *2007 Toronto Official Plan* is a vision for how the City of Toronto wants to improve, enhance and manage a variety of issues related to land use, environment, urban form, transportation, heritage, infrastructure and housing. The *2007 Toronto Official Plan* was adopted in November 2002 and approved by the Ontario Municipal Board (OMB) in July 2006. The current *2007 Toronto Official Plan* was consolidated in June 2015 and incorporates guidelines that shape the current and future state of Toronto.

8.4.1 Growth Management Policies

Strategic reinvestment in Toronto is needed in order to meet its growing and evolving urban dynamics. Section 5.3.3 outlines the prospect for Toronto to participate in city-building and place-making opportunities by utilizing the potential of brownfield sites. In particular Section 5.3.3 outlines that:

“In order that Toronto remain an economically competitive city, with vital neighbourhoods, a healthy environment, and an enviable quality of life, the City advocates greater involvement and investment by senior levels of government in Toronto’s infrastructure, programs and overall wellbeing. This support is particularly critical in relation to city-building matters such as transportation infrastructure, green energy strategies, heritage preservation, affordable housing, redevelopment of brownfield lands, water/wastewater infrastructure and community/cultural facilities.”

Section 3 contributes to providing policy direction that guides strategic decision making. Section 3 outlines policies that guide the growth of Toronto’s social, economic and environment sectors. These policies allow for Toronto to create a vibrant economy inclusive of strong and healthy communities that facilitate a high quality of life for residents. The development of the Linseed Oil Factory is consistent with the direction set out in Section 3.2, stating the importance of creating healthy communities that provide engagement, diversity, support services and recreational opportunities.

Section 3.2.2 addresses community services and facilities. Section 3.2.2 underlines the important of having community services and facilities to enhance the health and well-being of residents. The development of the Linseed Oil Factory is consistent with creating and enhancing social infrastructure that is vital for creating community unity and bridging gaps of social, economic and environmental inequality. Community service facilities, like the hub proposed for the Linseed Oil Factory, provide space for local agencies and organizations to deliver services, while creating an environment that fosters social collaboration. Section 3.2.2 enforces the importance of community facilities in their role of providing support to communities during periods of concentrated growth in Toronto. Toronto’s aptitude to grow depends upon having sufficient services and facilities that can meet the expected growth projections.

The development of the Linseed Oil Factory is consistent with the policies outlined in Section 3.2.2 (1) and 3.2.2 (5) that include:

1. Adequate and equitable access to community services and local institutions will be encouraged by:
 - a) providing and preserving local community service facilities and local institutions across the City dedicated to this purpose;
 - b) improving and expanding local community service facilities and local institutions in established neighbourhoods that are under or poorly served; and
 - c) ensuring that an appropriate range of community services and facilities and local institutions are provided in areas of major or incremental physical growth

5. Strategies for providing new social infrastructure or improving existing community service facilities will be developed for areas that are inadequately serviced or experiencing major growth or change and will be informed through the preparation of a community services strategy, which will include:

- a) a demographic profile of area residents;
- b) an inventory of existing services within the area, or readily accessible to area residents;
- c) identification of existing capacity and service gaps in local facilities;
- d) identification of local priorities;
- e) recommended range of services and co-location opportunities; and
- f) identification of funding strategies including, but not limited to, funds secured through the development approval process, the City's capital and operating budgets and public/private partnerships.

8.4.2 Land Use Designation Policies

The *2007 Toronto Official Plan* designates the site as Parks (see **Figure 29: Land Use Designations**). The lands are designated Parks under the Official Plan Maps 13 – 23 Land Use Plan⁶⁷. The site is situated in an area that encompasses the lowest provision of parkland across the City (see **Figure 30: Parkland Provision, Map 8B**) with 0 to 0.42 hectares of local parkland per 1000 people⁶⁸. Under Section 4.3 of the *2007 Toronto Official Plan* the Parks designation generally restricts development except for recreational facilities, cultural facilities, conversation projects, cemetery facilities, public transit and necessary public works and utilities⁶⁹. Land designated as Parks will primarily be used to provide public parks and recreational opportunities. The *2007 Toronto Official Plan* outlines that the Parks designation assists in making Toronto a city that is healthy and liveable. The Parks designation acknowledges the diverse and complex variety of green spaces in Toronto and recognizes their contribution to enhancing quality of life.

⁶⁷ City of Toronto. (2015). *Toronto Official Plan*. Land Use Plan Map 18. Retrieved April 2, 2017 from www1.toronto.ca/planning/landuse-all.pdf

⁶⁸ City of Toronto. (2015). *Toronto Official Plan*. Map 8 B and C City Parkland. Retrieved April 2, 2017 from www1.toronto.ca/planning/8-parkland-b-c.pdf

⁶⁹ City of Toronto. (2015). *Toronto Official Plan*. Retrieved April 2, 2017 from www1.toronto.ca/planning/chapters1-5.pdf

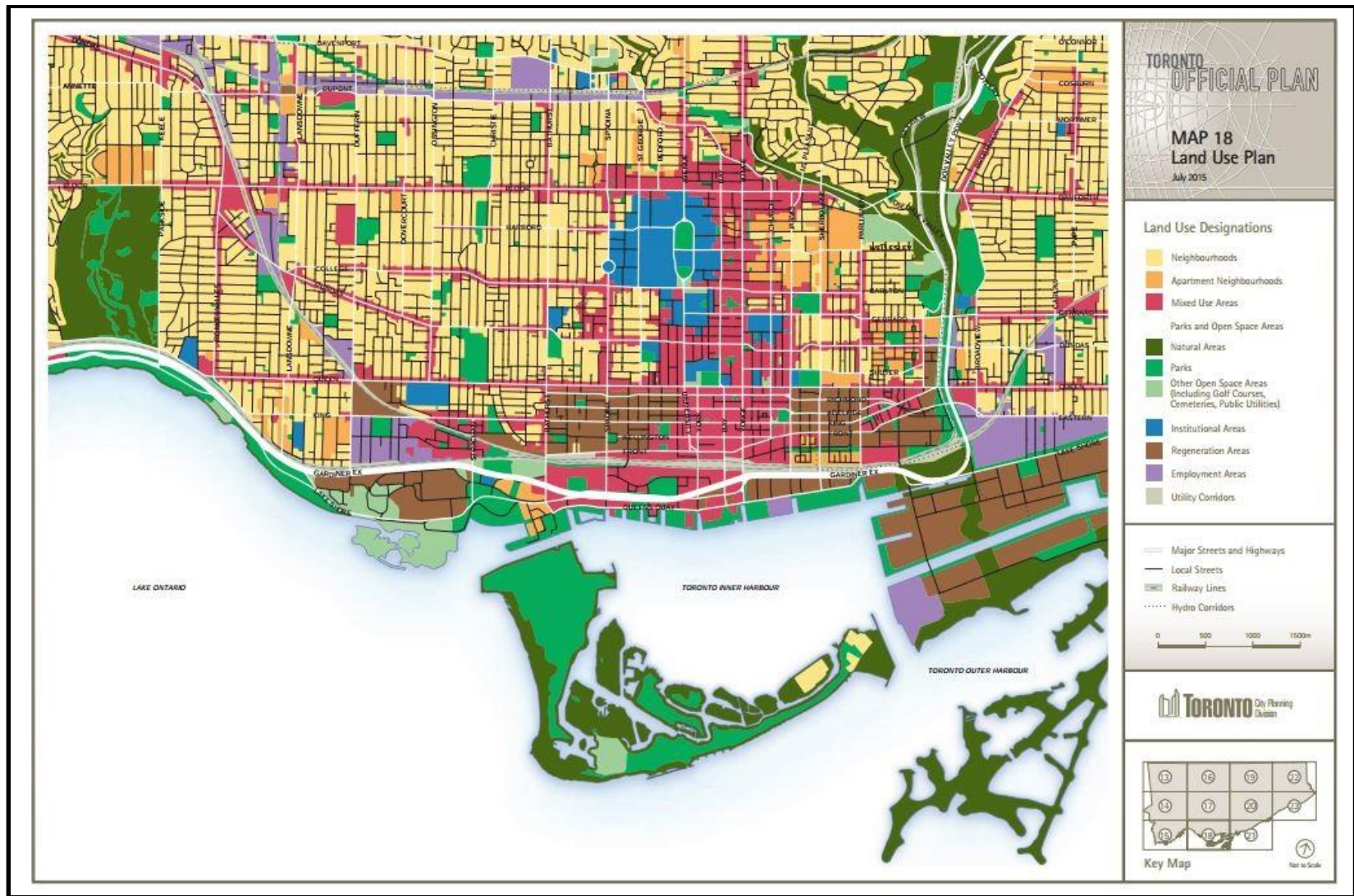


Figure 29: Land Use Designations
Land use designation within the City of Toronto.

Source: City of Toronto (2015). Toronto Official Plan. Land Use Plan Map 18. Retrieved April 2, 2017 from www1.toronto.ca/planning/landuse-all.pdf

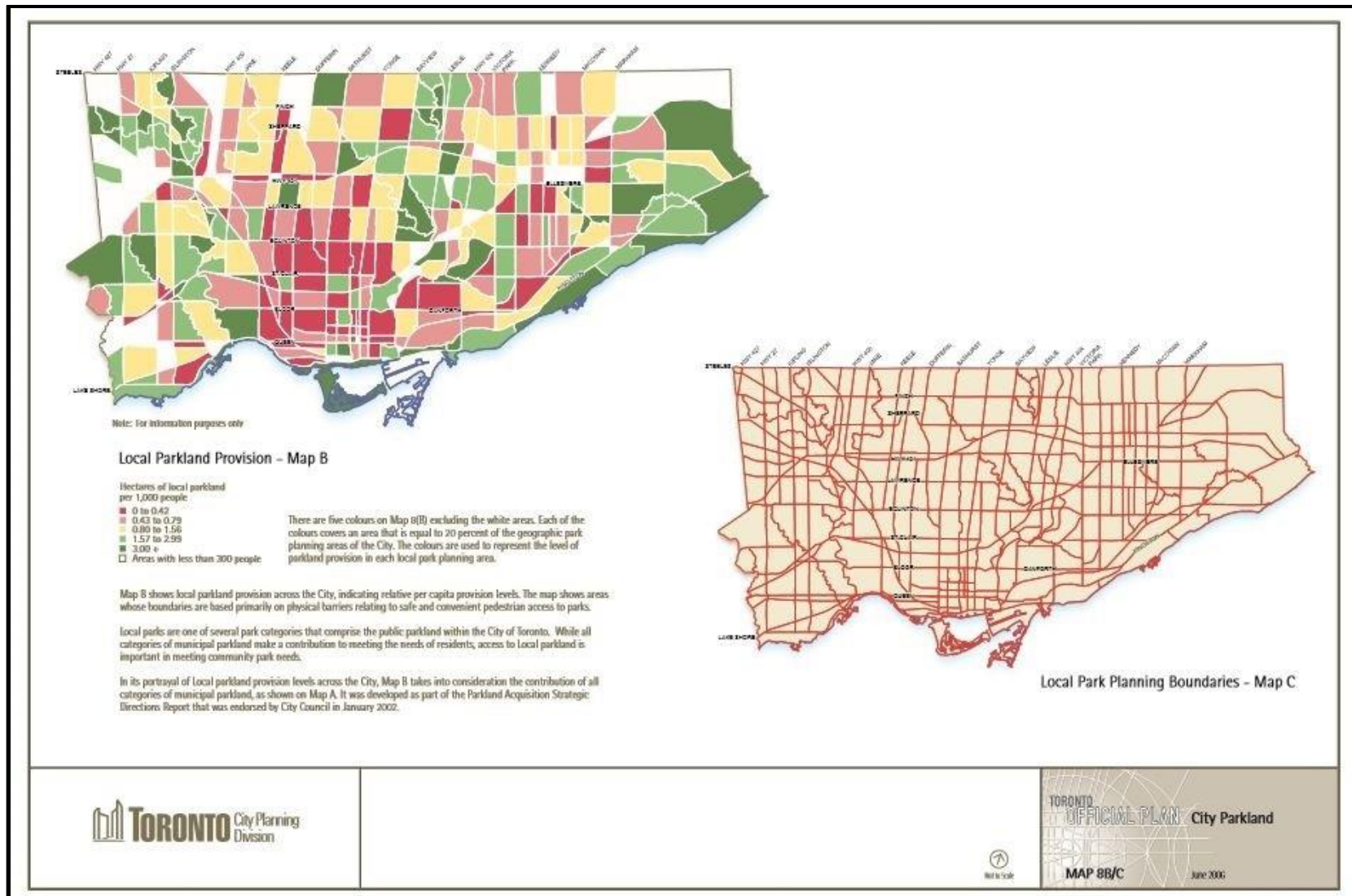


Figure 30: Parkland Provision, Map 8B
Lowest provision of parkland across the City of Toronto.

Source: City of Toronto. (2015). Toronto Official Plan. Map 8 B and C City Parkland. Retrieved April 2, 2017 from www1.toronto.ca/planning/8-parkland-b-c.pdf

Section 4.3 (6) outlines development criteria within the Parks designation. Development within the Parks designation will:

- a) protect, enhance or restore trees, vegetation and other natural heritage features;
- b) preserve or improve public visibility and access, except where access will damage sensitive natural heritage features or areas, or unreasonably restrict private property rights;
- c) maintain, and where possible create linkages between parks and open spaces to create continuous recreational corridors;
- d) maintain or expand the size and improve the usability of publicly owned Parks and Open Space Areas for public parks, recreational and cultural purposes;
- e) respect the physical form, design, character and function of Parks and Open Space Areas; and
- f) provide comfortable and safe pedestrian conditions

Section 3.2.3 (1) establishes the need to maintain Parks and Open Spaces while enhancing and expanding the system and its amenities by:

- a) adding new parks and amenities, particularly in growth areas and maintaining, improving and expanding existing parks;
- b) designing high quality parks and their amenities to promote user comfort, safety, accessibility and year-round use and to enhance the experience of “place”, providing experiential and educational opportunities to interact with the natural world;
- c) protecting access to existing publicly accessible open spaces, as well as expanding the system of open spaces and developing open space linkages; and
- d) promoting and using private open space and recreation facilities, including areas suitable for community or allotment gardening, to supplement the City’s parks, facilities and amenities

8.4.3 Built Form Policies

Section 3 identifies how the assimilation of social, economic and environmental interests can be used to fashion a comprehensive approach to decision making that creates an attractive Toronto. City. The built form policies outlined in Section 3 guide the development of a vibrant and attractive realm that enable high quality communities.

Section 3.1.1 recognizes the importance of good design and its role in creating a vibrant landscape that is universally accessible. The development of the Linseed Oil Factory is consistent with good design as it aims to meet the highest quality green standards that benefit all living beings. The development of the Linseed Oil Factory will conform to Section 3.1.1 with its proposal to create enhanced connectivity between the site, surrounding parcels and larger community. The

development of the Linseed Oil Factory will create seamless linkages to the surrounding amenities and provide an atmosphere that is cohesive. The Linseed Oil Factory will enforce universal design and conform to City of Toronto accessibility guidelines.

Section 3.1.1 (13) establishes that universal physical access to publicly accessible spaces and buildings will be ensured by:

- a) creating a connected network of streets, parks and open spaces that are universally accessible, including sidewalks with unobstructed pathways and curb cuts at corners on all City streets;
- b) requiring that plans for all new buildings and additions meet the City's accessibility guidelines; and
- c) retrofitting over time all existing City owned buildings that are open to the public and open spaces to make them universally accessible and encouraging the owners of private buildings and spaces to do likewise through public education and retrofit programs.

In particular Section 3.1.1 (14) outlines that:

“Design measures which promote pedestrian safety and security will be applied to streetscapes, parks, other public and private open spaces, and all new and renovated buildings.”

Section 3.1.1 (19) enforces that new parks and open spaces will be located and designed to:

- a) connect and extend, wherever possible, to existing parks, natural areas, and other open spaces such as school yards;
- b) provide a comfortable setting for community events as well as individual use;
- c) provide appropriate space and layout for recreational needs, including forms of productive recreation such as community gardening; and
- d) emphasize and improve unique aspects of the community's natural and human-made heritage.

Section 3.1.2 recognizes the importance of quality, comfort, safety and activity in the built environment. In the future growth and expansion of Toronto, Section 3.1.2 recognizes that future development will consist of infill and redevelopment. The built form policies within this section require the character of the surrounding area to be maintained and respected in infill and redevelopment. The development of the Linseed Oil Factory is consistent with respecting and maintaining character and heritage of the surrounding area with its proposal to maintain all structurally sound components of the existing building. All structurally sound components of the

existing building will be refurbished where possible in order to preserve the origins of the community.

Section 3.1.2 (3) enforces that new development will be massed and its exterior façade will be designed to fit harmoniously into its existing and/or planned context, and will limit its impact on neighbouring streets, parks, open spaces and properties by:

- a) massing new buildings to frame adjacent streets and open spaces in a way that respects the existing and/or planned street proportion;
- b) incorporating exterior design elements, their form, scale, proportion, pattern and materials, and their sustainable design, to influence the character, scale and appearance of the development;
- c) creating appropriate transitions in scale to neighbouring existing and/or planned buildings for the purpose of achieving the objectives of this Plan;
- d) providing for adequate light and privacy;
- e) adequately limiting any resulting shadowing of, and uncomfortable wind conditions on, neighbouring streets, properties and open spaces, having regard for the varied nature of such areas; and
- f) minimizing any additional shadowing and uncomfortable wind conditions on neighbouring parks as necessary to preserve their utility

Section 3.1.2 (5) sets out that new development will provide amenity for adjacent streets and open spaces to make these areas attractive, interesting, comfortable and functional for pedestrians by providing:

- a) improvements to adjacent boulevards and sidewalks respecting sustainable design elements, which may include one or more of the following: trees, shrubs, hedges, plantings or other ground cover, permeable paving materials, street furniture, curb ramps, waste and recycling containers, lighting and bicycle parking facilities;
- b) co-ordinated landscape improvements in setbacks to create attractive transitions from the private to public realms;
- c) weather protection such as canopies, and awnings;
- d) landscaped open space within the development site;
- e) landscaped edges of surface parking lots along streets, parks and open spaces to define the street edge and visually screen the parked autos;
- f) safe pedestrian routes and tree plantings within surface parking lots; and
- g) public art, where the developer agrees to provide this, to make the building and its open spaces more attractive and interesting.

Section 3.1.5 distinguishes the importance of cultural heritage in Toronto. Cultural heritage in

Toronto can be identified in various buildings, landscapes or districts. The aim of Section 3.1.5 is to promote the efficient management and protection of key focal points that promote heritage and chronicle the inimitable development of Toronto. Key focal points dictate how Toronto was shaped and tell a larger story of the various periods of social and economic innovation. The management and protection of cultural heritage is essentially in creating landscapes that are consistent with the character of Toronto.

Although the site is not designated as a heritage property on the Heritage Register it is proposed that the development conform to Section 3.1.5 (8) and 3.1.5 (12):

8. When a City-owned property on the Heritage Register is no longer required for its current use, the City will demonstrate excellence in the conservation, maintenance and compatible adaptive reuse of the property.

12. Designated heritage properties will be protected against deterioration by neglect through the enforcement of heritage property standards by-laws.

8.4.4 Existing Zoning

The site is currently zoned Industrial I1 D2 under the amended City of Toronto Zoning By-law 438-86 (see **Figure 31: Zoning By-law 438-86 Map**)⁷⁰. This zoning designation permits a maximum total non-residential density of 2 times the area of the lot and a maximum height of 14 metres.

The site is not subject to City-Wide Zoning By-law 569-2013. The current zoning of the site permits non-residential uses including, but not limited to:

- a) parks,
- b) light industrial uses,
- c) places of worship and
- d) general institutions

The current zoning for the site does not permit a municipal community centre, offices, workshops and studios, restaurants, retail or residential development in the form of live/work units.

⁷⁰ City of Toronto. (1986). Office consolidation of Zoning By-Law 438-86 (as amended). City of Toronto Archives, Toronto, Ontario, Canada.

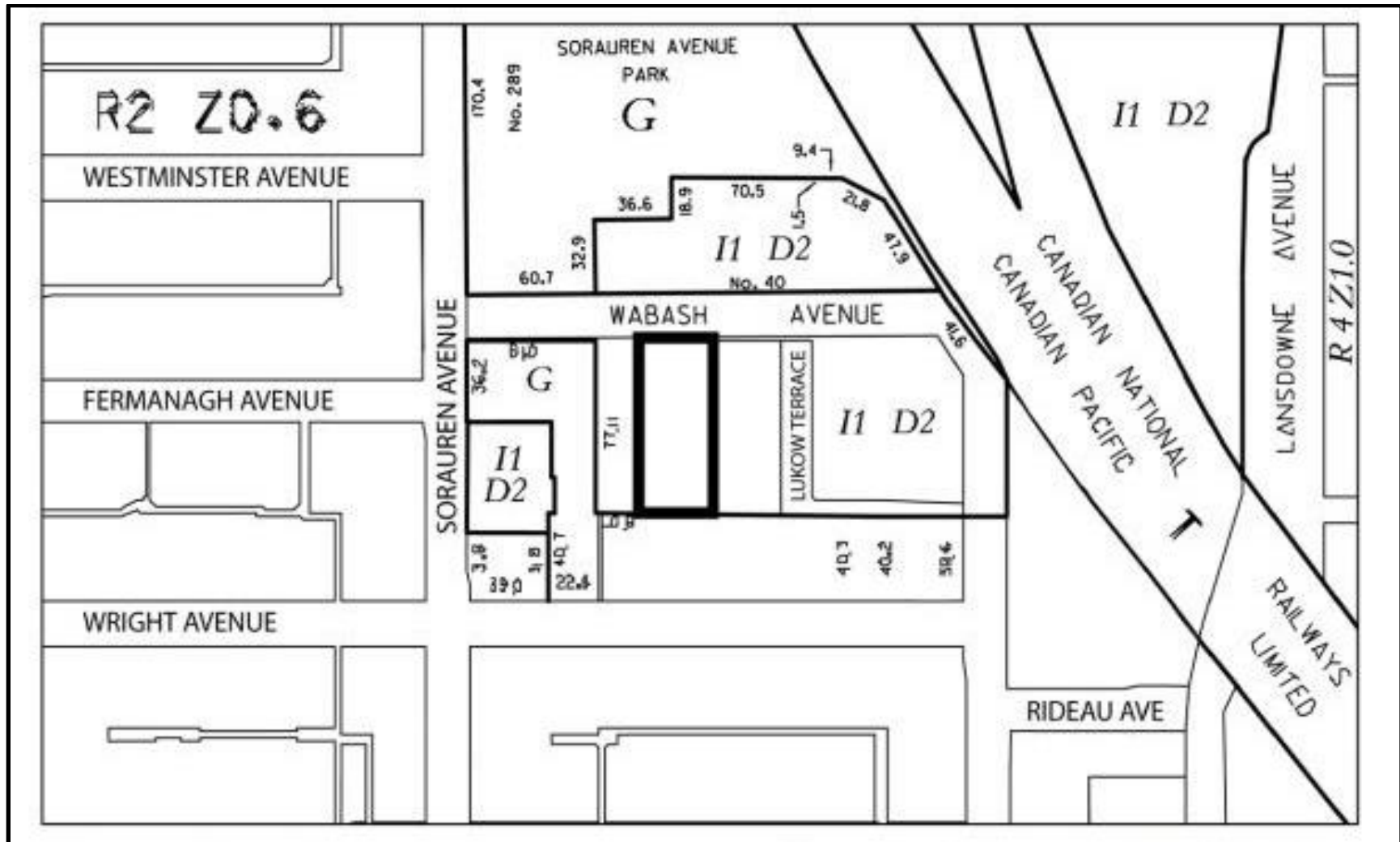


Figure 31: Zoning By-law 438-86 Map

Source: City of Toronto. (1986). Office consolidation of Zoning By-Law 438-86 (as amended). City of Toronto Archives, Toronto, Ontario, Canada.

9.0 Planning Analysis

9.1 Policy Conformity

The proposed development is consistent with policies defined in the *2014 Provincial Policy Statement*, conforms to the *2006 Greater Golden Horseshoe Growth Plan* and supports objectives outlined in the *2007 City of Toronto Official Plan*.

9.1.1 Intensification

The proposed development is consistent with policy framework in the *2014 Provincial Policy Statement*, *2006 Greater Golden Horseshoe Growth Plan* and *2007 City of Toronto Official Plan* that intends to direct growth and intensification to built-up urban areas that have existing transportation and municipal infrastructure.

9.1.2 Land Use

Section 4 of the *2007 Toronto Official Plan* designates land use across the City. The site is designated as Parks. Under Section 4.3 of the *2007 Toronto Official Plan*, the Parks designation generally restricts development except for recreational facilities, cultural facilities, conservation projects, cemetery facilities, public transit and necessary public works and utilities. Land designated as Parks will primarily be used to provide public parks and recreational opportunities.

9.2 Physical Impacts

Undesirable physical impacts to the site are minimal to none. The proposed development will induce minimal impacts to height, massing and density, urban design and traffic and transit. The proposed development will induce positive impacts to services and facilities in the neighbourhood.

9.2.1 Height, Massing and Density

The proposed development will be 3-storeys. The proposed development will not exceed the 3-storey height of the existing building on site. The proposed development will not impact the current neighbourhood as the proposed height is consistent with that of the existing building. The massing of the proposed development will remain consistent with the current building and not provide major alterations to the form of the building, thus will not impact the current neighbourhood. The existing building is structurally sound and thus the proposed development will alter the building only to make repairs and replacements to existing building elements⁷¹. The aforementioned

⁷¹ City of Toronto. (2009). Parks, Forestry and Recreation: Wabash 'Green' Community Centre Feasibility Study.

enhancements to the existing building will not impact the current neighbourhood.

9.2.2 Urban Design

The proposed development will only make repairs and replacements to upgrade existing building elements to obtain LEED Gold certification and fulfill Tier 2 performance measures outlined in the *2014 City of Toronto's Green Standard*. This includes, but is not limited to, achieving water efficiency, energy efficiency and selecting sustainable materials.

The proposed development exhibits excellence in sustainable design and intends to enhance the natural environment. The proposed development conforms to urban design criteria outlined in Section 3.1.2 (1), 3.1.2 (2) and 3.1.2 (3):

1. New development will be located and organized to fit with its existing and/or planned context. It will frame and support adjacent streets, parks and open spaces to improve the safety, pedestrian interest and casual views to these spaces from the development by:
 - a) generally locating buildings parallel to the street or along the edge of a park or open space with a consistent front yard setback. On a corner site, the development should be located along both adjacent street frontages and give prominence to the corner. If located at a site that ends a street corridor, development should acknowledge the prominence of that site;
 - b) locating main building entrances so that they are clearly visible and directly accessible from the public sidewalk;
 - c) providing ground floor uses that have views into and, where possible, access to, adjacent streets, parks and open spaces; and d) preserving existing mature trees wherever possible and incorporating them into landscaping designs.

2. New development will locate and organize vehicle parking, vehicular access, service areas and utilities to minimize their impact on the property and on surrounding properties and to improve the safety and attractiveness of adjacent streets, parks and open spaces by:
 - a) using shared service areas where possible within development block(s) including public and private lanes, driveways and service courts;
 - b) consolidating and minimizing the width of driveways and curb cuts across the public sidewalk;
 - c) integrating services and utility functions within buildings where possible;
 - d) providing underground parking where appropriate;
 - e) limiting surface parking between the front face of a building and the public street or sidewalk; and

f) integrating above-ground parking structures, where permitted or appropriate, with building design, and have usable building space at grade facing adjacent streets, parks and open spaces.

3. New development will be massed and its exterior façade will be designed to fit harmoniously into its existing and/or planned context, and will limit its impact on neighbouring streets, parks, open spaces and properties by:

- a) massing new buildings to frame adjacent streets and open spaces in a way that respects the existing and/or planned street proportion;
- b) incorporating exterior design elements, their form, scale, proportion, pattern and materials, and their sustainable design, to influence the character, scale and appearance of the development;
- c) creating appropriate transitions in scale to neighbouring existing and/or planned buildings for the purpose of achieving the objectives of this Plan;
- d) providing for adequate light and privacy;
- e) adequately limiting any resulting shadowing of, and uncomfortable wind conditions on, neighbouring streets, properties and open spaces, having regard for the varied nature of such areas; and
- f) minimizing any additional shadowing and uncomfortable wind conditions on neighbouring parks as necessary to preserve their utility.

9.2.3 Traffic and Transit Impact

The proposed development is situated directly north and west of Sorauren Park, the Fieldhouse and Sorauren Town Square. The proposed development would add linkages between these features and improve walkability and connectivity in the public realm for all users. The proposed development would increase mobility in the neighbourhood and extend buffers of the existing Park, Fieldhouse and Town Square. The proposed development is positioned near existing bike lanes, the Bloor-Danforth subway line, multiple streetcar lines, and Metrolinx and GO Transit stops and thus can be regarded as easily accessible by multiple transportation options. The proposed development is consistent with developing in areas with existing transit infrastructure and access to active transportation and transit. The proposed development supports the use of active transportation and access to transit through its geographic position between multiple streetcar lines, bus routes, bike routes and rail stops.

The existing traffic conditions in the neighbourhood operate at efficient levels of service and present no irregular delays. The proposed development is directly surrounded by stop signs as opposed to traffic lights. The proposed development would generate activity during hours of programming at the facility. During these peak hours generated by the proposed development it can be concluded that insignificant impacts would be made to nearby intersections. The proposed

development would have miniscule effects on traffic and the intersections would operate similar to their current conditions. The stop signs that service the streets would prove to be sufficient in handling the activity generated by the development.

The proposed development will include a parking lot for the facility on site, in the approximate location of the existing parking lot. The proposed parking lot will include a total of 20 parking spaces. The proposed development is situated in a walkable neighbourhood with sufficient access to transit options and residual on-street parking and thus will provide sufficient parking to meet projected demand and peak hours.

9.2.4 Social Impacts: Services and Facilities

The proposed development will add to the existing services and facilities in the neighbourhood. The proposed development will relieve the pressures of existing services and facilities while adding new programs that are not currently observed in the area. The proposed development will create a new realm for social activity to occur. The proposed development will take pressure of the Fieldhouse in terms of capacity and programming while providing additional space for community use. The development of the Linseed Oil Factory into a community hub will allow for larger activities to take place and more diverse programming to occur.

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