

South of Eastern Planning Study – bounded by Eastern Avenue, Don Valley, Lake Shore Boulevard East and the east side of Woodfield Road – Official Plan and Zoning By-law Amendments – Final Report

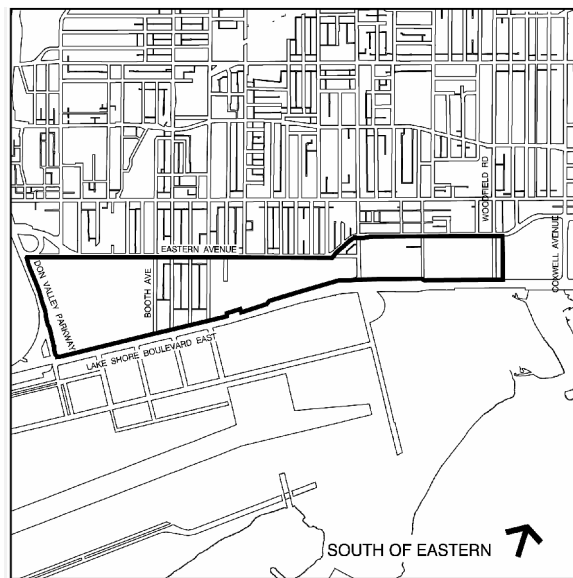
Date:	December 18, 2007
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Wards 30 – Toronto-Danforth and 32 Beaches-East York
Reference Number:	04-162466 000 00 TM

SUMMARY

The recommended amendments are City-initiated and subject to the new provisions of the Planning Act and the City of Toronto Act, 2006.

This report makes recommendations for the lands bounded by Sunlight Park Road, Eastern Avenue, the Don Valley, Lake Shore Boulevard East and the properties fronting on the east side of Woodfield Road – the South of Eastern Employment District. The recommendation is to amend the new City of Toronto Official Plan and the zoning by-law for these lands. Also recommended is an amendment to the Official Plan for the former City of Toronto for 629, 633 and 675 Eastern Avenue.

A site specific Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) to permit a variety of uses including office, retail, hotel and residential uses at 629, 633 and 675 Eastern Avenue is currently before the Ontario Municipal Board (OMB). Further prehearing conferences are scheduled for January 21,



2008 and March 5, 6, 25 and 26, 2008, with the hearing scheduled to start on May 5, 2008 for 12 weeks.

The purpose of this report is to bring forward official plan amendments (a Secondary Plan in the new Official Plan and a site specific policy for lands covered by the Official Plan for the former City of Toronto) and zoning by-law amendment, to seek further directions from Council with respect to this matter and to provide status reports on the continuing Ontario Municipal Board (OMB) hearing for the Toronto Film Studios appeal and on the “power centre” appeal. This will conclude the Part II Planning Study for the South of Eastern District.

This report reviews and recommends approval of the attached draft amendments to the Official Plan and Zoning By-law.

The City Solicitor advises that it is urgent that this report be considered and the by-laws be passed by Council at the January, 2008 meeting in order that the staff have instructions and the appeal period can commence and be complete prior to the OMB ordered prehearing conference for consideration of the Secondary Plan scheduled for March 25th and 26th, 2008.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Official Plan substantially in accordance with the draft Official Plan Amendment attached as Attachment No. 1.
2. City Council amend the former City of Toronto Official Plan substantially in accordance with Official Plan Amendment attached as Attachment No. 2.
3. City Council amend the Zoning By-law for the former City of Toronto substantially in accordance with the draft Zoning By-law Amendment attached as Attachment No. 3.
4. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendments and draft Zoning By-law Amendment as may be required.
5. City Council direct the City Solicitor and appropriate staff to attend the Ontario Municipal Board, if required, in support of the Official Plan and Zoning By-law Amendments.
6. City Council direct staff to bring forward Urban Design Guidelines for the South of Eastern Employment District by the second quarter of 2008.

7. City Council request that:
 - a. the Director of Community Planning, Toronto and East York District report back to Toronto and East York Community Council on the option to rezone the *Parks and Open Space Areas* on the north side of Lake Shore Boulevard East between the Don Valley and Coxwell Avenue “G”;
 - b. the Director of Community Planning and the Director Transportation for Toronto and East York, in consultation with Parks, Forestry and Recreation, report back to Toronto and East York Community Council on the options of greening the median on Lake Shore Boulevard East, east of the Don River and creating a “Grand Boulevard” along this corridor; and
8. City Council authorize the City Solicitor and appropriate City staff to take such necessary steps to implement the foregoing.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

Toronto Film Studios Application (629, 633 and 675 Eastern Avenue)

Section 9.18 of the Official Plan of the former City of Toronto requires a Part II study if there is consideration of any non-industrial uses in an industrial designation. The submission and consideration of this application (lands outlined on Attachment 6) required such a study.

An Official Plan and Zoning By-law amendment application was submitted to the City on behalf of Bluefield Development, 1450755 Ontario Inc, and 1450756 Ontario Inc. in June 2004. The application consisted of a site specific amendment to the former City of Toronto Official Plan and an amendment to the Zoning By-law for the former City of Toronto. On December 30, 2005 the City received a letter of appeal. The letter states, “As a result of the delays in processing of this application and its uncertain status at this time, we are compelled to appeal this application to the OMB, pursuant to section 34 (11) of the *Planning Act*, on the basis of Council’s failure to make a decision on the application”.

Council has considered two Direction’s Reports related to the appeals. Council has directed staff to go to the OMB in opposition to the application in its current form.

Findings Report

The required Part II study found that the South of Eastern Employment District (“Employment District”) functions well and will continue to do so if it is protected and promoted for economic activity. Staff indicated in the Findings Report dated June 27,

2006 and previous reports, that they were not prepared to support any change in use in this area that would jeopardize the remainder of the Employment District.

The Findings Report recommended amending the Official Plan and Zoning By-law to expand the range of employment uses permitted in the Employment District, and the introduction of development standards and various guidelines to set the framework for new development in order to enhance the Employment District.

Power Centres

After considering the Findings Report, Toronto East York Community Council asked staff to report directly to City Council on how to remove any permission for consideration of “power centres” in the Employment District.

At its meeting of September 13, 2006, City Council adopted a planning report dated August 25, 2006 recommending removing the permission for the consideration of “power centres” in the South of Eastern Employment District. The Official Plan Amendment No. 5 adopted by Council was appealed to the Ontario Municipal Board by two parties. There are further OMB prehearings scheduled to determine how this appeal will be considered.

Previous Council Motions and Staff Reports

A collection of various City Council Motions is attached as Attachment 11.

Previous reports for this site, the South of Eastern Planning Study and other relevant reports can be accessed through the following links:

Preliminary Report – 629, 633 and 675 Eastern Avenue

<http://www.toronto.ca/legdocs/2004/agendas/committees/ts/ts041116/it032.pdf>

July’05 Status Report – South of Eastern Study

<http://www.toronto.ca/legdocs/2005/agendas/council/cc050719/te6rpt/cl010.pdf>

February’06 – Directions Report – 629, 633 and 675 Eastern Avenue

<http://www.toronto.ca/legdocs/2006/agendas/committees/te/te060207/it057.pdf>

April’06 – Long-Term Employment Lands Strategy Phase 1 – Staff and Hemson Report

<http://www.toronto.ca/legdocs/2006/agendas/committees/edp/edp060504/it010.pdf>

July’06 – South of Eastern Planning Study

<http://www.toronto.ca/legdocs/2006/agendas/council/cc060725/te6rpt/cl012.pdf>

Sept’06 – Final Report Official Plan Amendment re: Power Centres

<http://www.toronto.ca/legdocs/2006/agendas/council/cc060925/te7rpt/cl018.pdf>

April'07 – Long-Term Employment Strategy Phase 2 – Staff Report
<http://www.toronto.ca/legdocs/mmis/2007/ed/bgrd/backgroundfile-3361.pdf>

January'07 – Long-Term Employment Lands Strategy Phase 2 – Hemson Report
<http://www.toronto.ca/legdocs/mmis/2007/ed/bgrd/backgroundfile-3482.pdf>

June'07 – Request for Direction Report – 629, 633 and 675 Eastern Avenue
<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-5022.pdf>

June'07 - Proposed Bicycle Lanes on Eastern Avenue
<http://www.toronto.ca/legdocs/mmis/2007/te/reports/2007-05-01-te05-cc-dit50.pdf>

Status of Appeals before the Ontario Municipal Board

Currently there are two matters before the Ontario Municipal Board for lands that are located within the geographical boundaries of the South of Eastern Study Area. The site municipally known as 629, 633 and 975 Eastern Avenue is the subject of appeals of its owners' applications under the *Planning Act* to amend the Official Plan of the former City of Toronto and the City of Toronto Zoning By-law, City File No. 04-168616 STE 30 OZ. (OMB File Number: PL051314 and referred to as the Toronto Film Studio appeals). Also within this geographical planning area, there are appeals by the owners' of this site and another property owner to the OMB of Official Plan Amendment Number 5 (OMB File Number: PL061112) known as the "power centres" appeal for this Employment District.

City staff have been advised through the community consultation process for the South of Eastern Planning Study and through discussions that have occurred with the parties to the above-noted appeals, that it is the intention of certain parties to appeal the proposed by-laws relating to the proposed South of Eastern Secondary Plan and Zoning By-law Amendments.

In anticipation of these appeals, and given the location of the site of these appeals, the OMB has issued an interim decision to schedule a prehearing conference of any potential appeals to the South of Eastern Secondary Plan Official Plan and Zoning By-law Amendments. The prehearing conference is scheduled for two days on March 25th and 26th, 2008. The Board will consider at that time a motion to consolidate or hear consecutively any appeals to the South of Eastern Secondary Plan and Zoning By-law Amendments, with the Toronto Film Studio Appeals and the appeals to Official Plan Amendment Number 5. In addition, interested parties will have an opportunity to address the OMB regarding the potential appeal of the South of Eastern Secondary Plan and Zoning By-law Amendments.

It is urgent that this report be considered and the by-laws be passed by Council at the January, 2008 meeting in order that the staff have instructions and the appeal period can commence and be complete prior to the OMB ordered prehearing conference for consideration of the Secondary Plan scheduled for March 25th and 26th, 2008.

ISSUE BACKGROUND

Proposal

Staff recommends approval of a Secondary Plan for the South of Eastern Planning District to expand the range of employment uses provided for in the District. The purpose of the Secondary Plan is to articulate a land use planning vision for the Employment District. The plan provides the framework to encourage a creative atmosphere conducive to future employment growth that will attract new investment, reinforce existing economic sectors, encourage new economic sectors, create a good quality working environment and introduce 'green' policies. Much of this area is known as the "Studio District". Staff also recommends amendments to the Official Plan for the former City of Toronto as required. To implement the planning vision, staff is recommending an amendment to the Zoning By-law for the former City of Toronto, 438-86 as amended.

Site and Surrounding Area

The South of Eastern Employment District is approximately 135 hectares (255 acres) in size. It is a long and narrow strip of land situated between Eastern Avenue and Lake Shore Boulevard that tapers from the Don Valley on the west to Woodfield Road on the east. The topography of the entire study area is relatively flat with a gradual and gentle slope southwards towards the lake.

The area features industrial-type buildings with a range of business establishments, parking lots and outside storage areas. There are also retail uses with large outdoor parking lots and accessory activities, such as restaurant drive-throughs at the intersection of Lake Shore Boulevard and Leslie Street.

The intersection at Leslie Street/Lake Shore Boulevard has a concentration of retail uses, including large grocery stores. East of the Leslie Street/Lake Shore Boulevard intersection are public industrial uses including a City Works Yard, Toronto Fire Academy, a Toronto District School Board Works Yard and the Postal Station.

North: a variety of buildings and uses ranging from light industrial, commercial, residential and mixed-use, further to the north of this is the low scale South Riverdale area

South: The Port Lands

West: The Don River Valley system and the Don Valley Parkway

East: Utilities, park land and a low scale residential area

Provincial Policy Statement and Provincial Plans

Provincial Policy Statement 2005

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Province has a stated interest in protecting the long-term health and safety of the population and the financial and economic well-being of the Province and municipalities. Economic prosperity, environmental health and social well-being depend on managing change and promoting transit accessible, cost-efficient, cost-effective development and land use. This includes reducing the potential for public cost or risk to Ontario's residents by directing development away from areas where there is a risk to public health or safety.

The PPS supports a comprehensive, integrated and long-term approach to planning and recognizes linkages among policy areas. A key difference between the 2005 version and the previous 1997 version is that planning authorities must now make decisions on planning matters that are "consistent with" the policies of the PPS. The new PPS policies support and complement many of the City's Official Plan's objectives.

During the course of the South of Eastern Study, the March 2005 PPS was enacted. The new PPS states that planning authorities shall promote economic development and competitiveness by:

- (a) providing for appropriate mix and range of employment (including industrial, commercial and institutional uses) to meet long-term needs;
- (b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;
- (c) planning for, protecting and preserving employment areas for current and future uses; and
- (d) ensuring the necessary infrastructure is provided to support current and projected needs.

Planning authorities may permit conversion of lands within employment areas to non-employment uses through a comprehensive review, only where it has been demonstrated that the land is not required for employment purposes over the long-term and if there is a

demonstrated need for the conversion. This report and Secondary Plan do not remove lands from Employment use.

Growth Plan for the Greater Golden Horseshoe

In June 2006 the Growth Plan for the Greater Golden Horseshoe (“Growth Plan”) came into effect. The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation.

The Growth Plan specifies that for the purposes of its employment areas policies, major retail uses are considered non-employment uses as are residential uses. Council can only approve conversion of employment land to residential or major retail following a municipal comprehensive review. Such a review must address a number of region-wide and city-wide questions, including cross-jurisdictional issues and an assessment of the long term land requirements to meet the City’s employment forecast. Since this report and the Secondary Plan do not remove lands from employment use, a municipal comprehensive review under the Growth Plan is not warranted and has not been carried out.

Any City Council planning decisions regarding the South of Eastern Study are required by the Planning Act, to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The new Official Plan for the amalgamated City of Toronto was approved by the Ontario Municipal Board in July 2006. The OMB has not yet approved the Special Policy Area policies and adjudication is ongoing in relation to those outstanding policies.

The area between Eastern Avenue and Lake Shore Boulevard is an Employment District in the City’s new Official Plan, as shown on Attachment 4, the Urban Structure Map 2. Employment Districts play an important role in the Plan’s growth management strategy. They are large districts comprised exclusively of lands where the *Employment Areas* land use designation applies, see Attachment 5. These lands can accommodate substantial growth in jobs and meet the needs of some of the key economic clusters that are the focus of the City’s Economic Development Strategy.

The Plan states that Employment Districts will be protected from the encroachment of non-economic functions. The Plan therefore contains policies to protect and promote Employment Districts exclusively for economic activity in order to ensure a stable environment for investment, maintain and grow the City’s tax base, offer suitable locations for a variety of employment uses and nurture key economic clusters that benefit from these strategic locations.

The Study Area land use designation is an *Employment Areas*. The Employment Area designation permits a range of business and employment activity. Uses that support this function consist of: offices, manufacturing, warehousing, distribution, research and development facilities, utilities, media facilities, parks, hotels, retail outlets ancillary to the preceding uses, and restaurants and small scale stores and services that serve area businesses and workers. Within *Employment Areas*, places of worship, recreation and entertainment facilities, business and trade schools and branches of community colleges or universities may locate only on major streets as shown on Map 3. Eastern Avenue and Lake Shore Boulevard are major streets shown on Map 3.

The new Official Plan Policy 4.6.3 states that - Large scale, stand-alone retail stores and “power centres” are not permitted in *Employment Areas* in the Central Waterfront and are only permitted in other *Employment Areas* fronting onto major streets as shown on Map 3, that also form the boundary of the *Employment Areas*, through the enactment of a zoning by-law. Where permitted, new large scale, stand-alone retail stores and ‘power centres’ will ensure that:

- a) sufficient transportation capacity is available to accommodate the extra traffic generated by the development, resulting in an acceptable level of traffic on adjacent and nearby streets; and
- b) the functioning of other economic activities within the *Employment Areas* and the economic health of nearby shopping districts are not adversely affected.

Existing large scale, stand-alone retail stores and “power centres” legally established prior to the approval date of the Plan within Employment Areas are permitted.

For the residential pocket situated within the study area a Site Specific Policy No. 190 permits residential uses existing on November 26, 2002.

The Official Plan designation for a small residential triangle bounded by Eastern/Leslie/Mosley is *Neighbourhood*. *Neighbourhoods* are considered physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes, and townhouses, as well as interspersed walk-up apartments that are no higher than four storeys. Parks, low scale local institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in *Neighbourhoods*.

The northern section of Lake Shore Boulevard East is designated *Parks and Open Space Areas* through the length of the study area.

The study area also falls within the Special Policy Area No. 7 Lower Don: Don River. Although this section of the Official Plan has yet to be approved by the Ontario Municipal Board, the developments within this area are reviewed and commented on by Toronto Region Conservation Authority (TRCA).

On September 25, 26 and 27, 2007 City Council approved an amendment to the Official Plan that introduced an Area Specific Policy to prohibit “power centres’ in the South of Eastern Employment District. This amendment has been appealed to the OMB.
Former City of Toronto Official Plan

For the lands known as 629, 633 and 675 Eastern Avenue the Official Plan for the Former City of Toronto is in effect. This is because an appeal was made to the OMB in December 2005 prior to the new Official Plan coming into effect. The application site falls within an area designated Restricted Industrial Area, see Attachment 6.

Restricted Industrial Areas shall be regarded as areas containing a limited range of industrial uses that are environmentally compatible with adjacent open space, parks or recreational uses and residential or commercial areas.

Section 9.16 recognizes that Toronto’s industrial base has undergone fundamental changes, evolving from primary production to secondary manufacturing and services to include sectors such as, but not limited to, communications, bio-technology, design, film and fashion. The evolution is expected to continue and industrial development strategies will have to be flexible in order to accommodate appropriate new industrial uses in the future.

It is the policy of Council to discourage the loss of employment land by encouraging the retention and renewal of employment in the City’s industrial areas.

Section 9.18 states: Council will not consider redesignation of industrially designated land so as to permit any non-industrial use in areas designated in the Plan as Restricted Industrial Area, General Industrial Area, or Heavy Industrial Area without first having considered a study of the area undertaken for the purposes of recommending policies for adoption in Part II of this Plan. Council will not effect such redesignation except where it is appropriate in light of the Part II study. Amongst other things, such study shall have regard for:

- (a) the number and types of industrial firms and employees in the areas that would be adversely affected;
- (b) the impact on any surrounding industrial lands that would not be redesignated;
and
- (c) the environmental condition of the lands and the need for soil decommissioning.

In addition, the site falls within the Special Policy Area Phase I in the former City of Toronto Official Plan with respect to the flood plain lands, which continues to apply until and if the SPA policies of the new official plan come into effect.

Zoning

Within the Employment District there are numerous zoning categories as shown on Attachment Nos. 7 and 8. The area south of Eastern Avenue between the Don Valley and Leslie Street is divided into three main sections. The west portion, between the Don River and west of Booth Avenue, is zoned I3 D5 or I2 D5. These zoning categories permit a variety of industrial uses up to five times the area of the lot. Residential uses or artist live/work studios are not permitted. Only a narrow strip of land within 36.6 metres of the south side of Eastern Avenue has an 18 metre height limit, the remainder of the land has no height limit in place, see Attachment 9. The rail sorting yards on the north of side of Lake Shore Boulevard is zoned Tr D0.6.

Between Booth and Carlaw Avenues there is a small residential pocket, the Morse Playground and a mix of light industrial uses along Eastern Avenue and Lake Shore Boulevard. This area is zoned either R2 Z0.6 which permits residential development up to 0.6 times the area of the lot with a height limit of 12 metres, or I1 D2 which permits industrial uses up to two times the area of the lot. Where I2 D2 applies the height limit increases to 15 metres. Morse Playground is zoned G.

Further to the east between Carlaw Avenue and Leslie Street, the I2 D5 zone continues with the same standards as noted above. There is site specific permission for the Price Choppers at Leslie Street.

The area east of Leslie Street is zoned IC D5 N1 which permits commercial uses up to one times the area of the lot and industrial uses up to five times the lot area. East of Loblaws is zoned I2 D5. There is an 18 metre height limit for the sites east of Leslie Street, see Attachment 10. At the most easterly section is the sewage disposal plant and a small playground zoned Gh.

Section 12 (2) 270 does not permit retail development within an “I” or “IC” district, unless it existed on or before July 20, 1993. This section also limits the amount permitted and the possibility for expansion.

A small triangle situated south of Eastern Avenue and bounded by Leslie and Mosley Streets is zoned R3 Z1.0 with a height limit of 12 metres. The R3 zone permits a variety of residential uses up to a density of 1 times the area of the lot.

Community Consultation

City Council on February 14, 2006 recommended “that the Director, Community Planning, Toronto and East York District set up a community consultation process that will include up to two evening meetings to discuss the preliminary findings of the South of Eastern Study prior to reporting out to Toronto and East York Community Council.” Two evening meetings were held on May 29, 2006 in Ward 30 and on June 14, 2006 in Ward 32.

Nine written submissions/briefs were received. They range in comments from eliminating the policy permission to consider 'Big Box' retail in this area to considering introducing mixed uses to the area.

In addition, the following issues and concerns were raised:

- the speed of the traffic on Eastern Avenue
- the look of Eastern Avenue
- review of the intersection at Leslie/Eastern
- the need for connections through the blocks to get down to the waterfront
- the future of the Canada Metal site
- the need for community greening

Community comments have been received and have contributed to discussion of the future vision of the area and recommendations.

City Council requested that the Director, Community Planning, Toronto and East York District, in consultation with appropriate City staff, to meet with and review the requests of The Friends of Leslieville to:

- a. expropriate the site and design an Employment Campus that supports, not undermines, the local economy; and/or
- b. request the Minister of Municipal Affairs to stop the Ontario Municipal Board hearing and issue a Minister's Zoning Order;

and report to the Toronto and East York Community Council in conjunction with the Status Report of the South of Eastern Avenue Planning Study.

Staff have been unsuccessful at finding a time when official representatives of The Friends of Leslieville could meet, however staff have spoken to other special interest groups with this Employment District and residents some of whom belong to The Friends of Leslieville Association.

A further community meeting will be held early in January 2008. At this meeting staff will present the recommended Official Plan and Zoning By-law Amendments, and next steps.

Agency Circulation

Various agencies and City Divisions have been involved in the study. Their comments have helped shape the discussion and recommendations.

COMMENTS

The Importance of Employment Districts

The Official Plan represents a 30 year vision for directing both residential and employment growth in the City to strategic locations. This intensification will help curb urban sprawl. The Economic Development Strategy was adopted by City Council in 2000 and the Official Plan in 2002. As policy documents to achieve the economic objectives of Council, they were developed in concert. The Economic Development Strategy focuses on strategic initiatives to promote and grow key sectors and acknowledges the importance of the quality of “place” in attracting firms and workers. The Official Plan contains the policies that provide for the quality of the “place”. Growth is directed to strategic locations. Employment Districts are such locations and the plan provides for the protection of these Districts for economic activity.

The Economic Development Strategy strives to intensify employment related development in designated centres, commercial nodes and in Employment Areas and Districts. Intensification can amongst other matters, reduce infrastructure costs, generate additional municipal tax revenue, improve economic competitiveness, help contain urban sprawl and encourage greater use of public transit.

The 10 industry clusters that are the focus of the Economic Development Strategy are:

- Aerospace
- Automotive
- Apparel and textiles
- Biomedical and biotechnology
- Business and professional services
- Financial services
- Food and beverage production
- Information technology and telecommunications
- Media
- Tourism

The Economic Development Strategy and the Official Plan stress the need to invest in good quality jobs.

Employment lands continue to face redevelopment pressures for other types of higher order uses such as, residential and retail. The conversion of lands to these other uses typically results in bidding up of land values, making areas unavailable for lower cost occupancy and less likely to attract firms in more cost sensitive sectors, such as film.

The Economic Development Culture and Tourism Division (EDCT), Toronto Economic Development Corporation (TEDCO) and the City Planning Division are undertaking the development of a long term strategy for improving the competitiveness of lands in the City of Toronto to meet job growth objectives. Hemson Consulting was retained to assist in the preparation of a long-term strategy to protect and stimulate new investment in these

Employment Districts. The Phase 1 Report was undertaken to better understand the pressures facing Employment Districts across the City. The Phase 1 Report was adopted by Council in June 2006. The Phase 2 Report builds on the research of the Phase 1 document, documenting the healthy economic climate in the Employment Districts, raising a caution flag owing to the speculative interests that have had some impact on the business climate over the past few years, and recommends a set of initiatives the City can take to protect employment lands and stimulate new investment to create jobs for Toronto residents and assessment to support the City's fiscal situation. The Phase 2 Report was adopted by City Council on June 11, 2007.

The project assessed space requirements to accommodate a range of employment growth that could be reasonably expected to locate in the Employment Districts on Map 2 by 2031. Recommendations were also made for improving the competitiveness of the Employment Districts. Three growth scenarios were reviewed with employment growth across all Employment Districts ranging from 25,000 to 112,000 jobs. The study concluded that even for the low growth scenario, all the land in Toronto's Employment Districts needs to be protected. In other words, the City must retain its land and building supply in the Employment Districts to eventually meet the Official Plan employment target.

A Secondary Plan for South of Eastern

In 2006 staff reported on the findings of the South of Eastern Study. This report gave direction to bring forward the official plan amendment and zoning by-law amendment that would implement the findings.

In 2006, City Council also amended the new Official Plan to remove the consideration for 'power centres' in this Employment District and supported further policy restrictions on the consideration of large scale, stand-alone retail stores. City Council acknowledged the unique character of this District and the need to create a supportive environment for the enhancement of employment and directed that any future policies, regulations and guidelines address the importance of this location and the unique context.

Staff were also requested, in consultation with the Toronto Waterfront Revitalization Corporation, to further review the South of Eastern Employment District based on the emerging and future waterfront development on West Don Lands (across the River), East Bayfront, Lower Don Lands (directly south), the regeneration of the Port Lands (directly south), and the size and shape of the Employment District; and report on:

1. the best fit for land uses on these lands in their relationship to the developing waterfront, including traffic and transportation considerations;
2. planning measures and incentives to achieve best land use application; and
3. any official plan amendments related to South of Eastern Employment District.

Other notable directions and comments to staff from TEYCC, City Council and Economic Development Committee include:

- the need to maintain and expand lands suitable for employment purposes in order for the City to meet the Provincial Employment Targets as set out by the Minister of Municipal Affairs and Housing, in the City's Official Plan and in the Growth Plan for Greater Golden Horseshoe;
- ensuring there is appropriate recognition of the stable employment in the area by maintaining and enhancing employment opportunities on this (629, 633 and 675 Eastern Avenue) and all development sites in the Area;
- the need to attract and expand existing and new employment clusters that enhance the City's competitive advantage as enunciated in the Toronto Economic Development Strategy, 2000 and "Imagine a Toronto...Strategies for a Creative City", 2006;
- the development of a distinctive character for the District that supports the retention and attraction of knowledge and creative based firms;
- the development of a District that is competitive for regional, national and international businesses and offers a wide choice of suitable employment space;
- the creation of opportunities for knowledge and creative based firms to locate in close proximity to one another and build linkages with the film and media businesses that are locating in the Port Land's and East Bayfront Districts;
- the creation and retention of well-paid, stable, safe and fulfilling employment opportunities;
- establishing new economic development in a form and density that supports transit use;
- explore how to maximize the amount of green space and reduce the ecological footprint of any future land use on all the sites;
- report to Planning and Growth Committee with a proposed by-law to implement a maximum floor plate by-law to protect older commercial districts and small businesses in older neighbourhoods; and
- appropriate City staff to analyze and consider incorporating recommendations to ensure that the land use planning and urban design guidelines for the South of Eastern incorporate a good relationship amongst three parcels of land being the West Don Lands, the Port Lands

and the lands defined as the south of Eastern and such recommendations will be reflected in the further Staff Report from City Planning Staff in the winter of 2007.

A summary of various directions is attached as Attachment 11.

City Planning is preparing a separate report on the request for a maximum floor plate since this request is citywide and not limited to the South of Eastern Employment District. In considering all of the other recommendations and directions it is clear that City Council has requested policies specific to this District and staff agrees with this approach.

Section 9.18 of the former City of Toronto Official Plan requires the completion of a Part II study. A logical conclusion of a Part II study is a Part II Plan.

The new Official Plan provides policy direction for the use of Secondary Plans. Secondary Plans guide growth and change in a defined area of the City. Secondary Plan policies adapt and implement the objectives, policies, land use designations and overall planning approach of the Official Plan to fit local contexts. Implementing zoning by-laws are to be developed concurrently with a Secondary Plan. Since the new Official Plan now applies to most of the District, consistent with the tools outlined in the new Official Plan, a Secondary Plan is being proposed.

Because of the on-going appeal, the former City of Toronto Official Plan is in effect for 629, 633 and 675 Eastern Avenue (Toronto Film Studio Site). For these lands an amendment to the former City of Toronto Official Plan is proposed. This will allow for the introduction of new uses and the related policy framework onto this site.

A District Exclusively for Employment

The Geography of the District

The South of Eastern Employment District is a long and narrow strip of land. Many of the properties run the entire depth of the District. It is an Employment District that is almost all 'edge' with very little 'middle'. This is an unusual configuration for an Employment District in the City of Toronto. Most other Districts are large with streets that run through the District. Also, this District is the front door to the Central Waterfront Area and closely connected to Downtown.

Because of the location and configuration of the Employment District great care must be taken when determining the complementary range of employment uses and development scenarios.

Existing Employment Character of the District

The South of Eastern Employment District is composed of a wide range of businesses that comprise a significant portion of the film production sector in Toronto. These

businesses conduct primary production activities and offer a broad spectrum of support services in both industrial and office-type space.

The film production and allied services that comprise this sector operate subject to several unique business conditions:

- A few large film and television production studios form the nucleus of economic activity within the district;
- A large number of trades and services that support film, production and post-production activities form an intricate network of allied businesses that operate in close proximity to the studios;
- A complex collaborative relationship exists among the businesses that operate in this sector requiring close proximity to the studios and on-site film locations that are primarily in downtown Toronto;
- A significant part of yearly production occurs during a six to eight month period (Spring to Fall), which affects the cash flow of many businesses that operate in this sector; and
- The operational requirements for many businesses in this sector dictate the need to occupy flexible and low-cost accommodation.

This means that the operating circumstances faced by many of the businesses in the Employment District are distinctly different from the operational needs of most businesses in the wider goods production and service sectors across Toronto.

The Employment District possesses all of the attributes that are necessary for the continuing operation of a viable film production sector in Toronto. In particular, the age and quality of the industrial and commercial building stock are conducive to the requirements of this sector.

Residential, Large Scale, Stand-Alone Retail and other uses

The new Official Plan does not provide for the consideration of residential uses in *Employment Areas* in Employment Districts. Residential uses are not permitted in the purely Industrial designations in the former City of Toronto Official Plan.

The new Official Plan does not permit large scale, stand-alone retail stores and “power centres” in the Central Waterfront or generally in *Employment Areas*. There are policies that allow for the consideration of these types of stores and centres in *Employment Areas* fronting onto major streets as shown on Map 3, that also form the boundary of the *Employment Areas*. The policy is outlined in the Official Plan section of this report. The former City of Toronto Official Plan does not provide for these uses. City Council amended the new Official Plan to state that “power centres” are not permitted in the

District. This report implements Council's direction to remove any policies that would permit consideration of large scale, stand alone-retail stores.

The consideration of large scale retail in this Employment District would undermine the viability of the economic focus of this District and of the film production sector in Toronto. Allowing retail development on a large scale in this District will rapidly bid up the market value of industrial and commercial properties. This will be an incentive to redevelop property that could lead to lease terminations and lack of opportunities to renew existing leases for businesses that would prefer to remain in this area for such reasons as cost competitiveness and business linkages or other location reasons.

If disrupted, the business fabric in the Employment District cannot be duplicated or repaired in another location. The City has experienced the conversion of employment areas in other parts of the City to a wider mix of uses, including residential and retail. This has rendered those areas unavailable exclusively for the types of land uses that require the protection afforded by the restrictions of the *Employment Areas* land use designation and the strategic intentions of the Employment Districts.

The film sector is particularly important to the City's economy and is a strategic strength in attracting wealth to Toronto. For the film sector the availability of low occupancy costs and the critical mass of uses in this part of Toronto is vital. There are several precedents in Toronto for the displacement of vulnerable industries from employment areas following the introduction of retail and residential uses, and there is evidence that businesses in the film sector in Toronto are unable to absorb the financial impact of higher-cost accommodation and cease to exist.

The consequence of permitting land uses that pay top dollar for employment land to stake a claim to this District will be the loss of a marquee business sector. In particular, a range of unique employment activities that are pivotal to Council's adopted Economic Development Strategy will be displaced from a location in the City in which they are viable. Regardless of the number of jobs created by retail activity, as a "population serving" activity retail requires locations in proximity to residential densities. It does not bring new wealth into the community and it creates primarily part-time jobs, sometimes at lower wages. Moreover, there are many locations across the City where retail activity can locate. As an economic activity it is not so sensitive to costs that it requires the very special protection afforded by a location in the South of Eastern Employment District.

Within the *Employment Areas* designation, places of worship, recreation and entertainment facilities, business and trade schools and branches of community colleges or universities may locate only on major streets as shown on Map 3. Eastern Avenue and Lake Shore Boulevard are major streets shown on Map 3. Staff has determined that, other than business and trade schools and branches of community colleges or universities, these uses should not be permitted in this District because they do not support economic focus of the District.

Refinement of Employment Uses

The South of Eastern Employment District needs to be maintained and enhanced. The Official Plan contains policies to protect and promote Employment Districts exclusively for economic activity in order to ensure a stable environment for investment, maintain and grow the City's tax base, offer suitable locations for a variety of employment uses and nurture key economic clusters that benefit from these strategic locations. The former City of Toronto Official Plan encourages the retention and renewal of lands for industrial uses. Both Official Plans contain policies related to the quality of jobs. To refine and target the range of employment uses staff recommends:

- expanding the range of permitted uses to include office uses. Many of employment uses are in an office format. By adding this permission to the range of uses in this District, the City will have the land use framework to allow for the key industry clusters.
- eliminating the expansion of uses that detract from the employment focus, including automobile service and repair, open storage, drive-through facilities

Other changes include:

- expanding the employment permission in the residential pockets
- requiring a 2 metre setback (above and below grade) for the south side of Eastern Avenue, to provide an opportunity to plant trees and enhance the public realm
- introducing a 30 metre height limit for areas with no height limit is in place
- requiring screening of parking and outdoor storage
- limiting outdoor storage to an accessory use

A New Community Improvement Plan

In July 2006, Council designated the area as a Community Improvement Project Area in order to use incentives to promote new investment for employment purposes and to maintain and grow the City's job base. This could include using incentives to support the rehabilitation of existing properties. It is anticipated that the Community Improvement Plan will be presented to Council in the Spring of 2008.

Other Key Objectives

The Environment and Green Space

The City has shown its commitment to sustainability and the environment through many actions, including the adoption of:

- the Green Development Standard;
- the Green Economic Sector Development Strategy, Toronto's Climate Change, Clean Air and Sustainable Energy Action Plan

- Bird-Friendly Development Guidelines
- Better Buildings Partnership

The implementation of these initiatives and other City initiatives work towards reducing our ecological footprint.

City Council directed staff to propose how to maximize the amount of green space and reduce the ecological footprint for any future land use in the South of Eastern District. The recommended Secondary Plan provides the framework to do this, including refining the lands uses that can be considered.

Staff recommend reporting back to Community Council on the appropriateness of zoning the *Parks and Open Space Areas* on the north side of Lake Shore Boulevard East “Gh” to acknowledge the importance of this area as a green link. Staff also recommends reporting back on a “Grand Boulevard” design for Lake Shore Boulevard. This is a major commuter route to downtown and the entrance to the Central Waterfront area and the City should explore further opportunities to green the area.

Linkages and Connections

The community clearly stated that they wanted better pedestrian and cycling linkages and connections through this area. New development in the District must be evaluated against this objective.

The Relationship to the Central Waterfront

The Port Lands is on the south side of Lake Shore Boulevard stretching east from the inner harbour to Ashbridges Bay. This is a 400 hectare area within the Central Waterfront. The partners involved in the planning and development of the waterfront continue to support actions for the revitalization of this area. Some of the work completed and underway includes Port Lands Beautification, including the greening of Leslie Street, Cherry Beach improvements, Don Mouth Naturalization and Port Lands Flood Protection and the planning for this section of Lake Ontario Park.

In the Port Lands there is the need to define land use, public spaces, linkages and phasing. An overall strategy of the revitalization of the Port Lands is being prepared by WATERFRONToronto.

West Don Lands is across the Don River. The Flood Protection Landform is now under construction. With this in place a new mixed use community will be developed with almost 6000 residential units, 92,937m² (one million square feet) of employment space, Don River Park, transit, pedestrian and cycling connections, schools, childcare and a recreation centre.

East Bayfront (south of Lake Shore Boulevard, between Jarvis and Cherry Streets) will develop with parks and open spaces which are connected to the waterfront,

approximately 7000 residential units and about one million square feet (92,900m²) of commercial space.

The Lower Don Lands ties the South of Eastern Employment District, the Port Lands and East Bayfront together. The Lower Don Lands runs from the Parliament Street Slip east to the Don Roadway and from the Rail Corridor to Commissioners Street. It has been identified as a critical link for the three emerging waterfront communities. It is also a critical link to the South of Eastern Employment District and the District's connection to the waterfront. This work will determine the location of the new mouth of the Don River, add additional park land and set the underpinning for future revitalization.

The vision for the South of Eastern Employment District should mesh with the visions for these emerging areas by allowing for complementary employment uses, linkages, built form and public realm.

The Provincial Framework

Bill 51 introduced a number of significant changes to the Planning Act. The decisions of Councils, local boards and the Ontario Municipal Board must be consistent with the provincial policy statements and provincial plans in effect at the time of the decision, not the time of the application. This applies to development applications commenced after January 1, 2007. If a decision is being made on city initiated planning matter, when the review stated does not matter – the decision of City Council must be consistent with the provincial policy statements and provincial plans in effect at the time of the decision.

The Planning Act defines an “area of employment” as an area of land designated in an official plan for clusters of business and economic uses including, without limitation, uses listed in subsection (5), or as otherwise prescribed by regulation. Subsection (5) lists the following:

- (a) manufacturing uses;
- (b) warehousing uses;
- (c) office uses;
- (d) retail uses that are associated with uses mentioned in clauses (a) to (c):
and
- (e) facilities that are ancillary to uses mentioned in clauses (a) to (c).

Through the Planning Act the province defines what provincial interest is, including:

- the adequate provision of employment opportunities
- the resolution of planning conflicts involving public and private interests
- the appropriate location of growth and development
- the promotions of development that is designed to be sustainable, to support public transit and to be orientated to pedestrians

The staff recommendations are consistent with the PPS, the Planning Act and the Growth Plan.

CONCLUSION

In the 2006 South of Eastern Planning Study Findings Report, staff concluded that this is a strategic Employment District capable of retaining and attracting key employment sectors. The Employment District functions well and will continue to do so if it is protected and promoted for economic activity. City Council requested that staff to examine the “Studio District” function in more detail. Staff has done this and conclude that this District is important to the film/media sector.

The Official Plan and Zoning By-law Amendments recommended by staff capture the economic function of the South of Eastern Employment District and build upon the locational context and provide a planning vision to direct future growth.

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SIGNATURE

Gary Wright, Director
Community Planning, Toronto and East York District

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ATTACHMENTS

- Attachment 1: Draft Official Plan Amendment
- Attachment 2: Draft Official Plan Amendment (TFS)
- Attachment 3: Draft Zoning By-law
- Attachment 4: Urban Structure Map
- Attachment 5: Extract New Official Plan
- Attachment 6: Former City of Toronto Official Plan
- Attachment 7: Zoning (West)
- Attachment 8: Zoning (East)
- Attachment 9: Height (West)
- Attachment 10: Height (East)
- Attachment 11: Various Council Directions

Attachment 1: Draft Official Plan Amendment

Authority: Toronto and East York Community Council Item as adopted by City of
Toronto Council
Enacted by Council:

CITY OF TORONTO

BY-LAW No.

To adopt Amendment No. 23 to the Official Plan for the City of Toronto

WHEREAS authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

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

1. The attached Amendment No. 23 to the Official Plan is hereby adopted pursuant to the *Planning Act*, R.S.O. 1990, c.P. 13, as amended.

ENACTED AND PASSED this day of , A.D. 2007.

SANDRA BUSSIN,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)

AMENDMENT NO. 23 TO THE OFFICIAL PLAN

The following text constitutes Amendment No. 23 to the City of Toronto Official Plan.

OFFICIAL PLAN AMENDMENT

The Official Plan of the City of Toronto is amended as follows:

1. Chapter 7, Site and Area Specific Policies, is amended by deleting Site and Area Specific Policy No. 190.
2. Maps 29 and 32, Site and Area Specific Policies, are amended by deleting all references to Site and Area Specific Policy No. 190.
3. Chapter 6, Secondary Plans, is amended by adding Section 32, South of Eastern Secondary Plan, as attached.

32. SOUTH OF EASTERN SECONDARY PLAN

1. VISION FOR THE SOUTH OF EASTERN EMPLOYMENT DISTRICT

The South of Eastern Employment District is approximately 135 hectares in size. It is a long narrow District between Eastern Avenue and Lake Shore Boulevard. There are no east/west streets running through the District and many properties abut both Eastern Avenue and the *Parks and Open Space Areas* on the north side of Lake Shore Boulevard. With so many large properties and few internal streets, much of the District is only one property deep. The result is that almost all the District is an edge condition. Policies have been developed to address the specific geography of the District, including the proximity and easy access to downtown.

South of Eastern is an established Employment District and plays an important role in the City's growth management strategy. New investment and job creation in this, and other Employment Districts, is needed to meet the City's economic objectives and strategic economic priorities. Employment Districts are areas that are protected for employment growth objectives that will continue to provide a range of good employment opportunities for the City's residents, build upon existing infrastructure, and provide an urban form that is environmentally sustainable. South of Eastern will accommodate employment growth and meet the needs of a number of the City's key economic clusters and businesses that benefit from good accesses to the downtown core and waterfront precincts.

The economic health and vitality of this District will be maintained and strengthened by reinforcing the existing economic sectors, by encouraging new economic activities and by creating an environment conducive to future employment and economic growth. The film/media, business services, communications and broadcasting,

information technology, new media, and cultural/creative sectors will be encouraged to locate within the District.

This vision builds upon a firm employment foundation. The employment structure within the District has been reinvented over time illustrating the strong economic endurance of this District and the on-going demand for space near the downtown. This Secondary Plan builds on this and will create an economic environment that will allow the employment to grow in the District. To achieve this growth objective, this Plan provides policies that protect and promote the District exclusively for economic activity and supports the creation of well paid, stable, and fulfilling employment opportunities.

In 1991 the area west of Leslie Street was branded the “Studio District” and has functioned successfully as such. This is a pivotal role for this District. Film and Media is a key economic sector in the City. This Secondary Plan puts into place policies that establish the framework to allow this sector to grow and flourish.

There has been significant public investment, particularly related to Lake Shore Boulevard through the dismantling of the Gardiner Expressway ramp. Park lands have been created, public art installed and pedestrian and cycling trails built. It is the City’s intent to build upon this public investment to create a revitalized Employment District that will become a desirable and highly functional location for innovative and creative enterprises.

The South of Eastern District is the front door to the emerging Central Waterfront area and the entrance to the Downtown. Consideration of this geographic context must underlie all city building objects for the District. The vision for the South of Eastern Employment District should mesh with the vision for these areas by allowing for complementary employment uses, linkages, built form and public realm.

GENERAL POLICIES

The development of the South of Eastern Secondary Plan area will proceed in accordance with the following major objectives.

- 1.1 The City will maintain and enhance a healthy and vibrant Employment District exclusively for employment uses as provided for within this Secondary Plan. Through land use policy, direct investment and marketing initiatives, a high quality work environment will be created that will attract new investment which reinforces existing economic sectors, encourages new economic sectors and creates and sustains well-paid, stable, and fulfilling employment opportunities.
- 1.2 The “Studio District” function and the connections to related uses in the Waterfront and in the surrounding neighbourhoods will be expanded and enhanced.
- 1.3 The City will encourage the creation of opportunities for knowledge and creative based firms to locate in close proximity to one another and to build linkages with film and media businesses in the Central Waterfront area.
- 1.4 Development in this District will create a complementary relationship with the emerging Waterfront and the stable residential neighbourhoods to the north and east.
- 1.5 Sustainable development, at both the community scale and site level, is encouraged to address the City’s environmental objectives related to air quality, green house gas emissions and energy efficiency, solid waste, water quality and efficiency, and urban ecology.

2. LAND USE

The Plan encourages a range of employment uses, including uses that support the existing “Studio District” function. The Plan encourages improved connections, both physically and strategically, to related uses in the Central Waterfront area and in surrounding neighbourhoods.

Policies	
2.1	<i>Employment Areas</i> consist exclusively of industrial operations, offices, research and development facilities, knowledge and creative based industries, media and communications operations, film, video and recording production and retail outlets which are ancillary and subordinate to the preceding uses.
2.2	Within <i>Employment Areas</i> , small scale stores and services that serve area businesses and workers and which support the primary economic function of the District are permitted. These uses will be provided for only within a building that contains employment uses as described in 2.1 above.
2.3	Within <i>Employment Areas</i> , business and trade schools and branches of community colleges or universities which support the primary economic function of the District are permitted.






3. ENVIRONMENT

Climate Change mitigation and adaptation are a priority for the City, and sustainable development is essential in order to address it. Actions must be taken to reduce the ecological footprint of new and existing development such that air and water quality are improved, greenhouse gas emissions and the urban heat island effect are reduced, water and energy are conserved, waste is diverted from landfills and the local ecology and urban forest are enhanced.

Finally, the South of Eastern District also has a role to play in contributing to the City’s goals regarding climate change mitigation and adaptation and sustainable ‘green’ development.

The South of Eastern District is also the entrance to the Central Waterfront, and a fundamental building block for the Central Waterfront is sustainability. Implementation of the following policies will provide a sustainability framework for the area.

Toronto Green Development Standard
 The Toronto Green Development Standard (GDS) identifies the minimum environmental performance measures that are to be met in the construction of new buildings and sites. The intent is to build sustainable ‘green’ development that improves air and water quality, reduces green house gas emissions and enhances the natural environment. In particular, the GDS sets performance measures for bird-friendly development, green roofs, energy efficiency and renewable energy. The GDS is rooted in five key environmental issues that the City has identified as priorities:

-  Air quality
-  Energy efficiency and reduced greenhouse gas emissions
-  Water quality and water efficiency
-  Solid waste reduction
-  Urban ecology enhancement

Policies

- 3.1 Construction of new buildings will be requested to meet minimum environmental performance measures and the rehabilitation of existing buildings will strive to meet the measures as much as possible.
- 3.2 Due to the proximity to the waterfront, Tommy Thompson Park and the Don River and valley, the District is located in a migratory bird fly-way. All new development must address this and, where possible, this will also be addressed in the retrofit of existing buildings.
- 3.3 Green roofs will be encouraged in the construction of new buildings, and the retrofit of existing buildings as a means to address storm water management, reduce the urban heat island effect, and energy efficiency.
- 3.4 Energy efficiency and the use of renewable energy in new buildings or existing buildings will be encouraged, and supported through incentive programs, where applicable.
- 3.5 Options to develop or connect to district energy plants will be considered.
- 3.6 The City will work with existing and future businesses and landowners to incorporate green technologies and practices.
- 3.7 Green industry, which is compatible with the other objectives of this plan, will be promoted.
- 3.8 New development in this District will be consistent with the area's identification as a Special Policy Area.

Green Economic Sector Development Strategy
The Green Economic Sector Development Strategy: People, Planet and Profit: Catalyzing Economic Growth and Environmental Quality in the City of Toronto promotes green business practices and actions to foster innovation of environmental and clean energy sector development.

4. PEDESTRIAN ENVIRONMENT, TRANSPORTATION AND PARKING

A significant part of achieving an economically viable Employment District lies in effective transportation. Both Eastern Avenue and Lake Shore Boulevard serve a vital function of moving the City's population along the southern edge of the City. Transportation and transit will connect South of Eastern to other areas of the City.

Policies

- 4.1 Existing transit service, including linkages to the surrounding area will be improved, as needed, in conjunction with ongoing reinvestment within the District. The list of transit improvements would include the additions of new transit stops along Eastern Avenue.
- 4.2 As lands develop, opportunities will be explored to improve the internal circulation within the District by creating new public streets and/or creating and protecting for shared driveway connections. Additional east/west and north/south linkages will be promoted to reduce the dependence on the perimeter roads and to limit the number of accesses across the lands designated *Parks and Open Space Areas* along the north side of Lake Shore Boulevard.
- 4.3 New street intersections and driveway access points to and from Lake Shore Boulevard and Eastern Avenue will be limited and only be considered if they are consolidated to serve a shared use among properties.
- 4.4 Redevelopment of lands may require new streets. New streets will be designed to accommodate cycling connections, sidewalks, streetscaping, potential on-street parking and public utilities.
- 4.5 Pedestrian and cycling connections should be encouraged through the District. An improved internal network of streets and walkways will facilitate pedestrian and cycling linkages to the broader pedestrian system.
- 4.6 The infiltration of commuter traffic with destinations that could take them through surrounding neighbourhoods will be discouraged.
- 4.7 Developments in the District will be required to meet the City's guidelines regarding Transportation Demand Management (TDM) to minimize automobile use, and identify implementation measures to achieve TDM objectives.

5. PARKS AND OPEN SPACE

Adjacent land east, west and south of this District is designated *Parks and Open Space Areas*. Lake Shore Boulevard connects existing and planned waterfront green space. Significant new parks are being developed in the Port Lands and West Don Lands. Also, the Lower Don Lands work and the Don Mouth Naturalization and Flood Protection Project continue. These are all significant public initiatives and it is imperative that the green space in the District, and the connections to the surrounding area, be protected and enhanced, and complement the significant public improvements.

Policies

- 5.1 The lands designated *Parks and Open Space Areas* along the north side of Lake Shore Boulevard are part of the green open space network in Toronto. These lands are an important green linkage between park land to the east and south, and to the emerging waterfront precincts to the south and west. There is a continuous sidewalk and a bicycle trail on these lands. The City will limit access over these lands so as not to interfere with the designated purpose of the lands and to ensure that the focus on pedestrians and cyclists is maintained.
- 5.2 The western edge of the district abuts the *Parks and Open Space Areas* designation and the natural heritage system. Adjacent development must recognize and reinforce the goals of creating a green linkage along the east side of the Don River.
- 5.3 Publicly accessible open spaces are encouraged.

6. RELATIONSHIP WITH THE WATERFRONT

The dismantling of the Gardiner Expressway ramp, completed in 2003, created the opportunity to connect the neighbourhood to the north to the emerging waterfront. Any new development in the South of Eastern District must be reviewed within the emerging city building framework.

Policies

- 6.1 The City supports and encourages actions that will result in further pedestrian and cycling linkages between the South of Eastern District and West Don Lands, including a bridge connection over the Don River.
- 6.2 The City supports and encourages actions that will result in further pedestrian and cycling linkages through this District to link to Lake Ontario Park.
- 6.3 If a limited number of new intersections along the Lake Shore Boulevard are to be considered, then they should be designed to provide access to the lands within this District and to also improve connections south into the Port Lands.

7. URBAN DESIGN AND PUBLIC REALM

The design of the public realm and relationships between new and existing buildings, and the surrounding community, will be key to enhancing the identity for the South of Eastern District. The public realm is the part of the City that is enjoyed by all of us. This is an asset to area residents, land owners, businesses and workers. As this District redevelops, the quality of the public realm should be improved. Urban design guidelines will be created to set out a framework for development.

Policies

- 7.1 Built form must address the stable neighbourhoods to the north, the emerging redevelopment of the Port Lands to the south, and strongly define the public realm.
- 7.2 Lands within the public realm and adjacent private property will be developed to promote a healthy and comfortable pedestrian environment.
- 7.3 Buildings adjacent to the lands designated *Parks and Open Space Areas* along Lake Shore Boulevard must provide the backdrop and frame the open space.

- 7.4 Buildings should provide pedestrian entrances and animated edges to enhance the activity and visibility.
- 7.5 Building height must respect the residential neighbourhood to the north, the surrounding *Parks and Open Space Areas* and the prominence of the street frontage. If there is consideration of taller buildings along the street edges, the building should step back at upper floors in order to address the space and proportion of the street.
- 7.6 Parking should be set back behind buildings, underground or in structures screened from streets and the public realm. If surface parking is to be considered it will include plantings and surface treatments to enhance the appearance of the parking area and to achieve the City's environmental objectives.
- 7.7 Tree planting and landscaping using native species will be encouraged on private lands where appropriate, especially as buffers between properties and within parking areas.
- 7.8 Street trees will be encouraged along any new streets and, through the development process, on existing streets. Landscaping using native plants and shrubs is encouraged.
- 7.9 Where there is limited space for trees to grow within the public right-of-way, sufficient building setback will be required to accommodate tree planting.
- 7.10 Sidewalks should be continuous and on both sides of streets and curb cuts should be minimized.
- 7.11 Pedestrian access to public transit and bicycle routes should be improved.
- 7.12 The Eastern Avenue right-of-way is relatively narrow, including the sidewalks. Redevelopment along the south edge of the street should incorporate design features that improve this condition and significantly improve the quality and character of this space, including wider public sidewalks where appropriate.

Design Guidelines for Green Surface Parking Lots

Draft Design Guidelines for Green Surface Parking Lots have been released for consultation. The Guidelines provide specific strategies and measures to be applied to surface parking lots to help meet the Official Plan policies and environmental performance targets for the Toronto Green Development Standard.

8 SITE AND AREA SPECIFIC POLICIES

8.1 42-120 and 59-125 Logan Avenue, 22-108 and 31-111 Morse Street, 26-88 and 63-103 ½ Carlaw Avenue and 523-549 Eastern Avenue

Residential uses existing on November 26, 2002 are permitted.

8.2 Lands bounded by Eastern Avenue, Mosley Street and Leslie Street

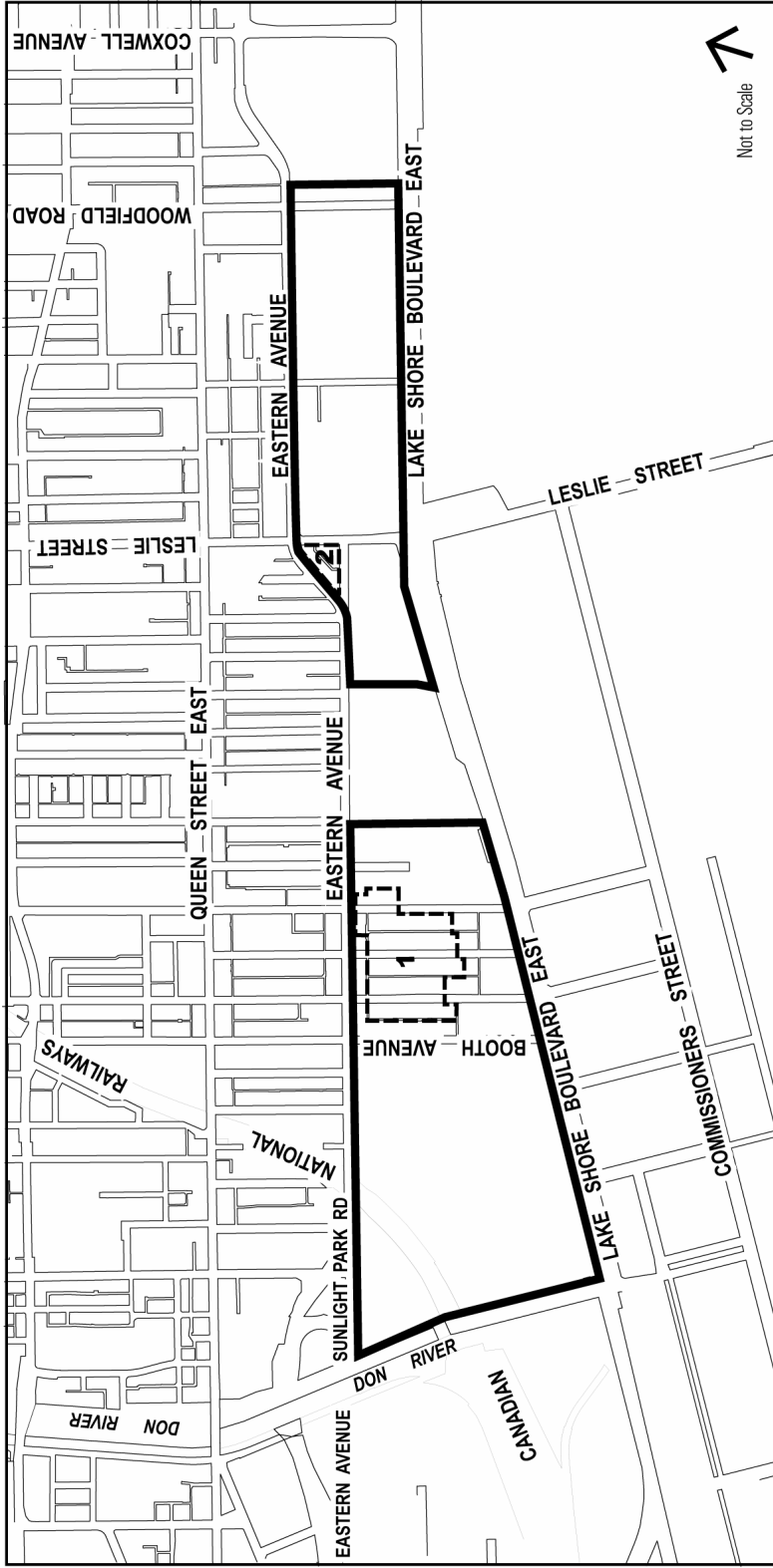
Within the *Neighbourhood Areas* designation live/work units are permitted.

9. INTERPRETATION

Policies

9.1 The lands affected by the South of Eastern Secondary Plan are shown on Map 32-1.

9.2 The numbered policies (shaded text) and map of this Secondary Plan are the Plan's policies. Other non-policy text (unshaded text) under each section heading is provided to give context and background and assist in understanding the intent of policies.



Official Plan Amendment No. 23

South of Eastern

Context MAP 32-1 Secondary Plan

-  Secondary Plan Boundary
-  Site and Area Specific Policies

File # 04_162466
12/15/07

Attachment 2: Draft Official Plan Amendment

Draft Official Plan Amendment to the former City of Toronto Official Plan

18.____Lands Known as Nos. 629, 633 and 675 Eastern Avenue

See Map 18.____ at the end of this Section.

Notwithstanding any of the provisions of this Plan, Council may pass by-laws applicable to the lands shown on Map 18.____to permit the erection and use of any building containing office uses, small scale stores and services that serve area businesses and workers within in a building that contains offices uses or other uses permitted in the Restricted Industrial Area, business and trade schools and branches of community colleges or universities.

This site is at the centre of the Restricted Industrial Area. Given the context, any redevelopment of this site will proceed in accordance with the following:

Linkages

- (a) improvement of the connections, both physically and strategically, to related uses in the Central Waterfront area and to the surrounding neighbourhoods;
- (b) creating a complementary relationship with the emerging Waterfront to the south and the stable residential neighbourhoods to the north and east;
- (c) building linkages with film and media businesses in the Central Waterfront area;

Building

- (d) improvement to the internal circulation within the Employment District;
- (e) additional east/west and north/south linkages to reduce the dependence on perimeter roads, facilitate pedestrian and cycling linkages to the broader pedestrian system and limit the number of accesses across the lands designated *Parks and Open Space Areas* along the north side of Lake Shore Boulevard East;
- (f) if new streets are required, they will be designed to accommodate cycling connections, sidewalks, streetscaping, potential on-street parking and public utilities;
- (g) new street intersections and driveway access points to and from Lake Shore Boulevard will be limited and considered if they are consolidated to serve shared use among properties;
- (h) a single consolidated access/egress point onto Lake Shore Boulevard will provide a shared use driveway among properties;

- (i) screen any parking garage/structure/area from any public roads;
- (j) creation of a clearly marked public pedestrian walkway/cycling connection in a north/south direction between Eastern Avenue and Lake Shore Boulevard East satisfactory to the City;

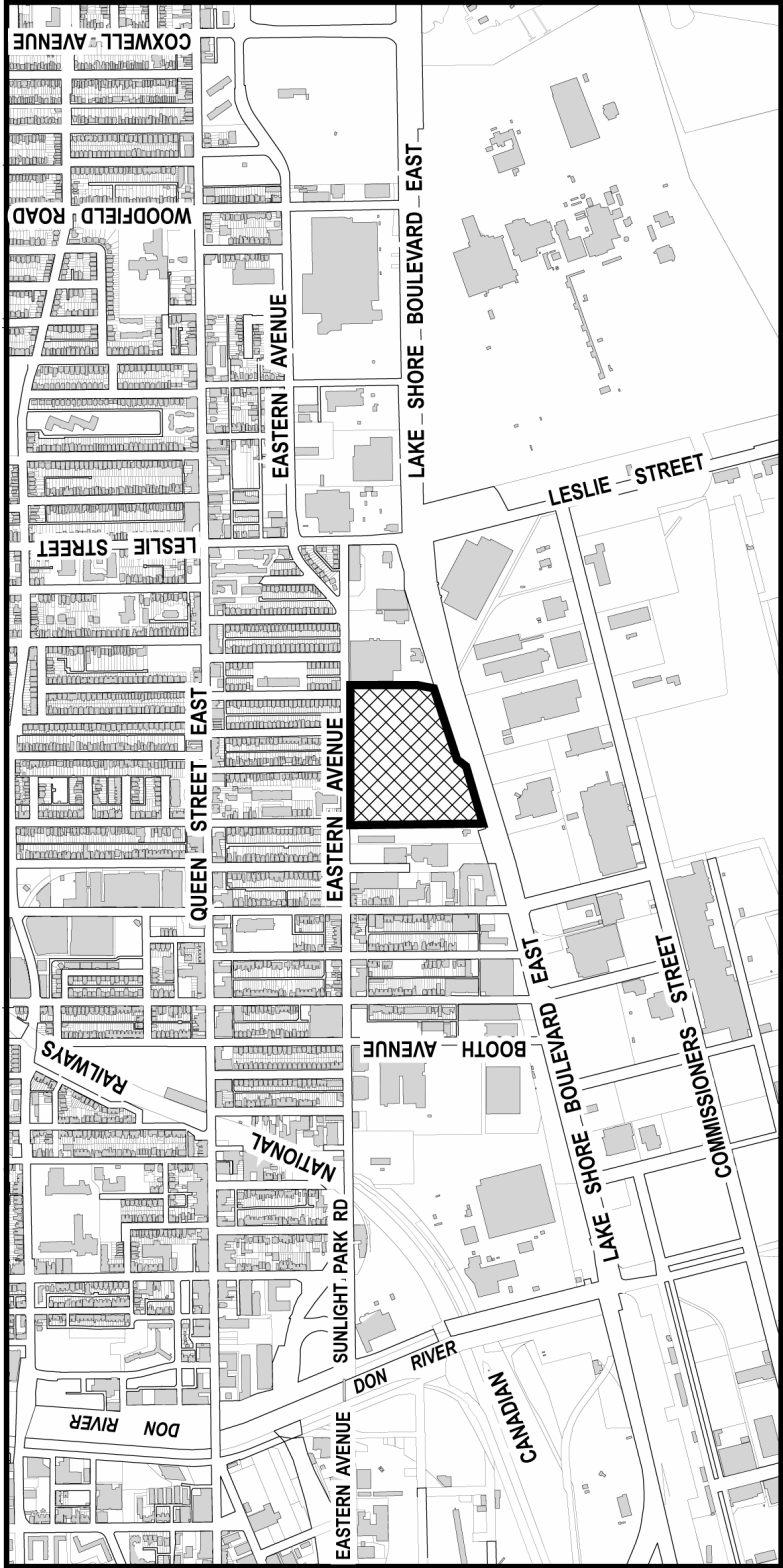
Public Realm

- (k) the quality of the public realm must be improved to create/promote a healthy and comfortable pedestrian environment;
- (l) a building setback of at least 2 metres, above and below grade, from the north property line will be required;
- (m) tree planning and landscaping using native species will be encouraged on private lands as buffers between properties, around and within parking areas;
- (n) redevelopment along the southern edge of Eastern Avenue should improve the quality and character of the right-of-way including sidewalks;

Any redevelopment also has to address the following:

Environment


- (o) the City's environmental objectives related to air quality, green house gas emissions and energy efficiency, solid waste, water quality and efficiency and urban ecology;
- (p) construction of new buildings to meet minimum environmental performance measures and the rehabilitation of existing buildings;
- (q) the migratory bird fly-way;
- (r) green roofs for new buildings and retrofit of existing buildings to address storm water management, reduce the urban heat island effect and energy efficiency;
- (s) use of green technologies and practices; and
- (t) meet minimum environmental performance targets and the rehabilitation of existing buildings will strive to meet the targets as much as possible.



**South of Eastern
629, 633 and 675 Eastern Avenue**

**Amendment to the Former City of Toronto
Official Plan**

File # 04_162466

 Toronto Film Studios
629, 633 and 675 Eastern Avenue
Lands subject to OMB hearing

 Not to Scale
12/15/07

Attachment 3: Draft Zoning By-law

South of Eastern Avenue

Authority: Toronto and East York Community Council
Enacted by Council:

CITY OF TORONTO

BY-LAW NO. -2008

To amend the General Zoning By-law No. 438-86 of the former City of Toronto with respect to the lands bounded by Sunlight Park Road, Eastern Avenue, the Don Valley, Lake Shore Boulevard East and east of Woodfield Avenue

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

1. By-law No. 438-86, as amended, is further amended by:
 - (1) Adding to Section 12 (1) Permissive Exceptions the following exception:

___#___ within the I1, I2, I3 and IC zones in the area bounded on the north by Sunlight Park Road and Eastern Avenue, on the west by the Don Valley, on the south by Lake Shore Boulevard East and to the east by and including the properties fronting on the east side of Woodfield Road, offices are a permitted use.
 - (2) Adding to Section 12 (2) Restrictive Exceptions the following exception:

___#___ No person shall erect or use a building or structure, on a lot within the area bounded by Sunlight Park Road, Eastern Avenue, the Don Valley, Lake Shore Boulevard East and the properties fronting on the east side of Woodfield Road, for the following purposes:

drive-through facility, open storage yard, builders' supply yard, taxicab stand or station, automobile service and repair shop; automobile service station; car washing establishment, motor vehicle repair shop, class A, motor vehicle repair shop, class B, tannery, and place of worship. Where open storage yards exist on December 31, 2007 and are accessory to other uses permitted by the by-law they will be screened from the public.
 - (3) Within the R2 and R3 zones located south of Eastern Avenue and shown on the map below *Live/work units* are permitted.

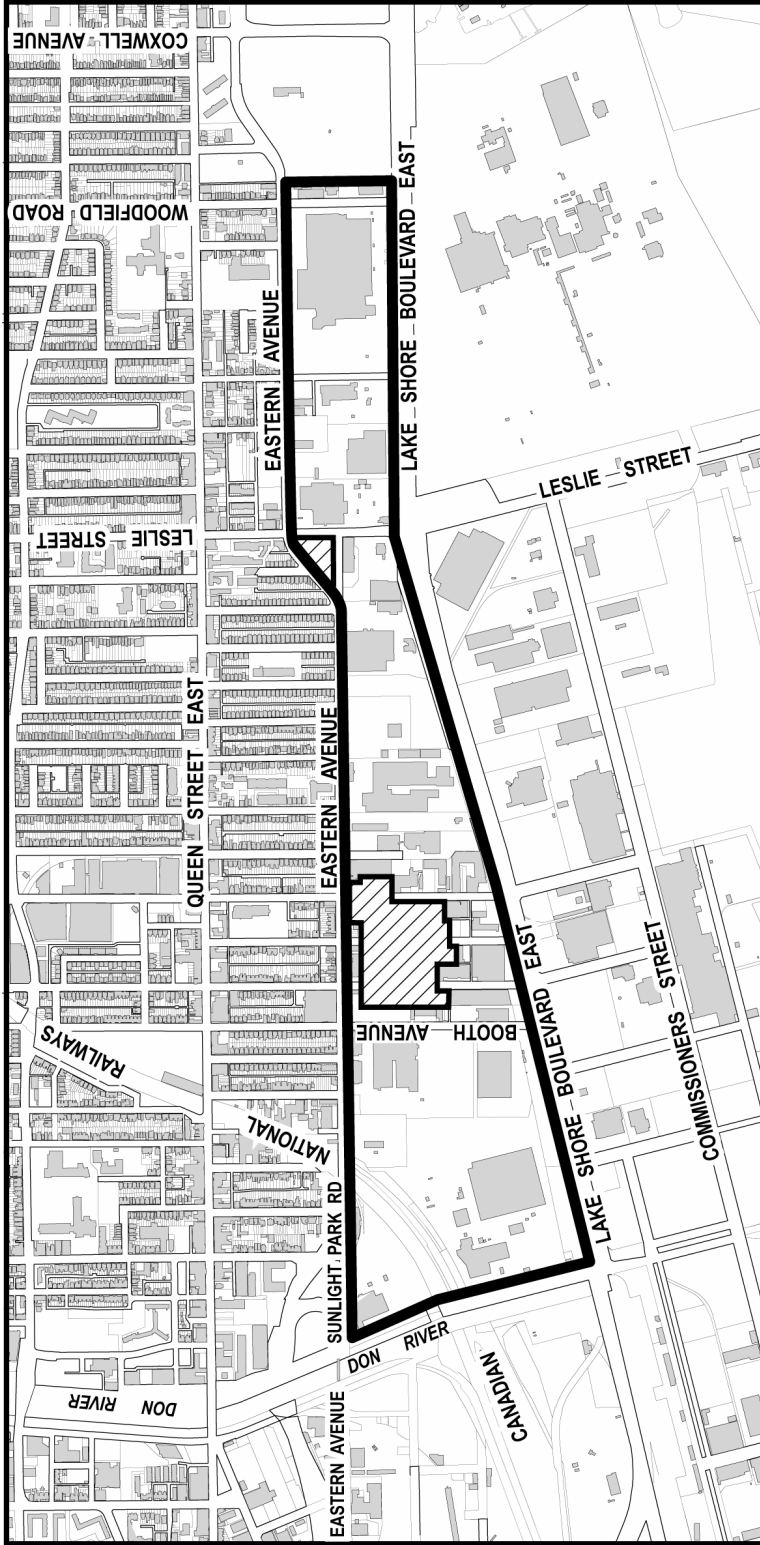
2. District Map Nos. 52G – 321, 52G-322, 52G-323, 52G – 324, 53G – 321 and 53G – 322 contained in Appendix “B” of By-law No. 438-86, are amended by:
 - (a) Adding a 30 metre height limit, for the lots in an I2, I3 or IC zones within the South of Eastern Area, where no height limit is indicated.
3. In the South of Eastern Area, shown on the map below, a minimum building setback of two metres, above and below grade, from any lot line abutting the following streets, Sunlight Park Road Eastern Avenue and between the Don Valley and Woodfield Road, including 1 Woodfield Road.
4. Repeal Exception 12 (1) 160 “to prevent the use of the lot known in 1981 as 633 Eastern Avenue for the purpose of a tannery, provided the non-residential gross floor area does not exceed 3 times the area of the lot”.
5. Repeal the Minimum Lot Frontage requirement of 4.5 metres for a detached house, semi detached house, row house, duplex, or triplex, shown on Map 53G – 321 Appendix “B” and Map 53G – 322 Appendix “B”.
6. For the purposes of this by-law:
 - (1) *Live/work unit* means a dwelling unit that is also used for work purposes, provided only the resident or residents of such accommodation work in the dwelling unit and may also be used for work purposes by any number of persons.
 - (2) *South Of Eastern area* is bounded by Sunlight Park Road, Eastern Avenue, the Don Valley, Lake Shore Boulevard East and the lands fronting on the east side of Woodfield Road.

ENACTED AND PASSED this day of ,A.D. 2008

SANDRA BUSSINS,
Speaker

ULLI S. WATKISS
City Clerk

(Corporate Seal)



Amendment to Former City of Toronto Zoning By-Law 438-86

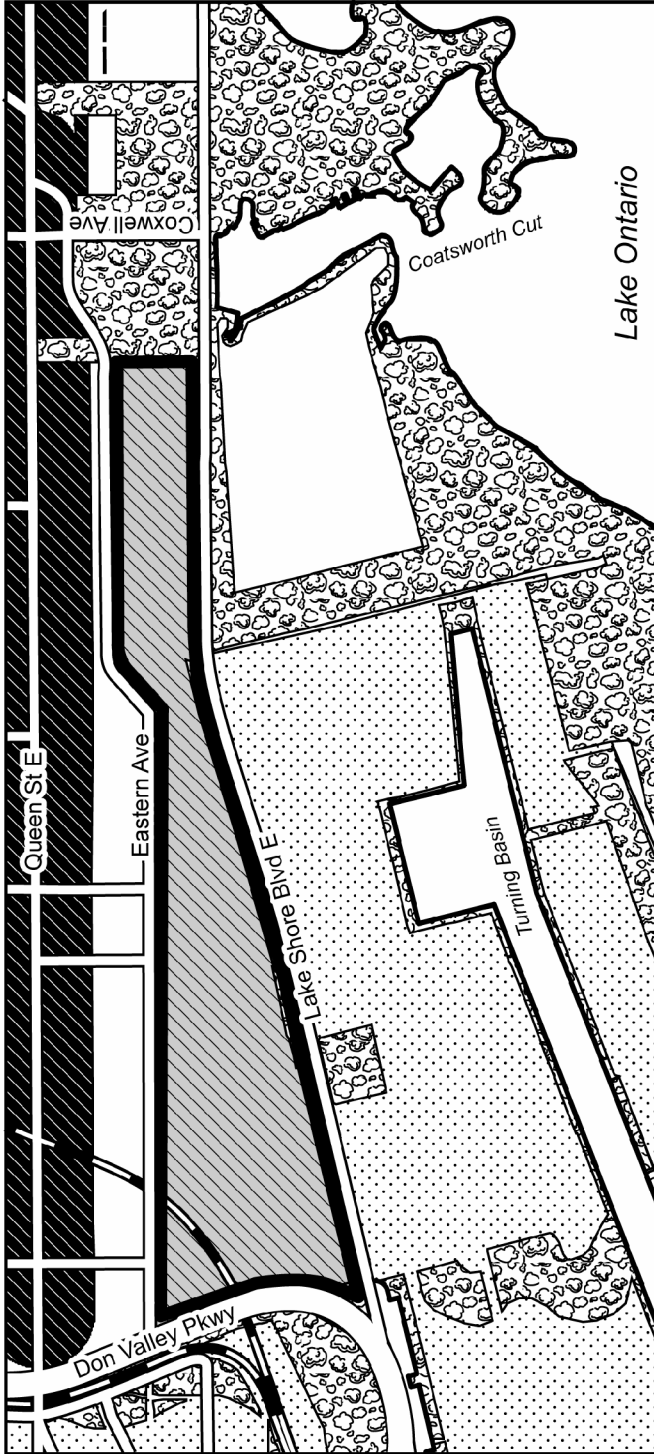
South of Eastern

File # 04_162466

-  South of Eastern Part II Area
-  Live / Work Units are Permitted



Attachment 4: Urban Structure Map



South of Eastern

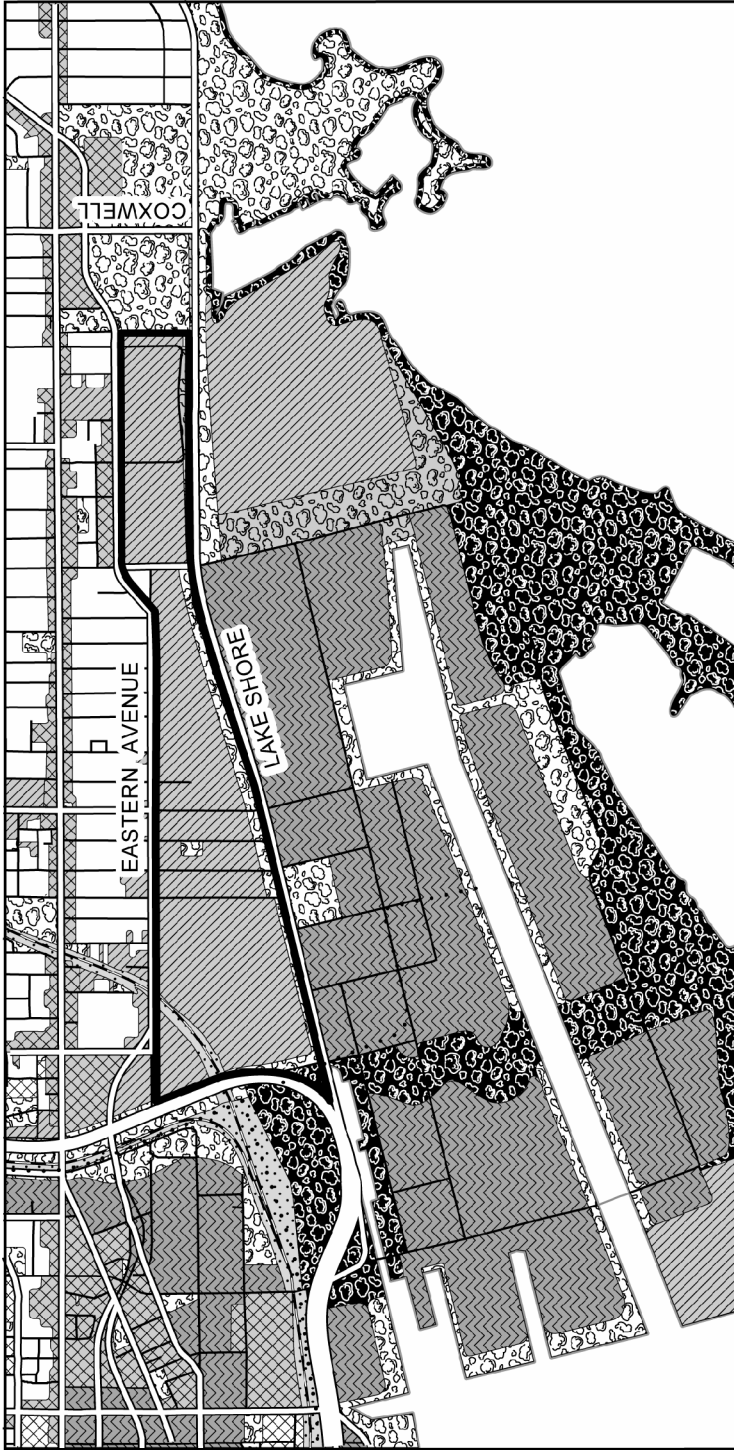
Extract of Toronto Official Plan Urban Structure Map 2

File # 04_162466

-  Site
-  Avenues
-  Employment Districts
-  Downtown and Central Waterfront
-  Green Space System



Attachment 5: Extract New Official Plan

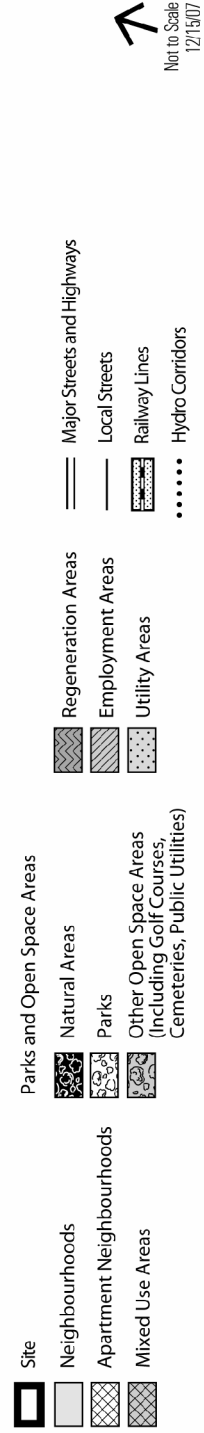


South of Eastern

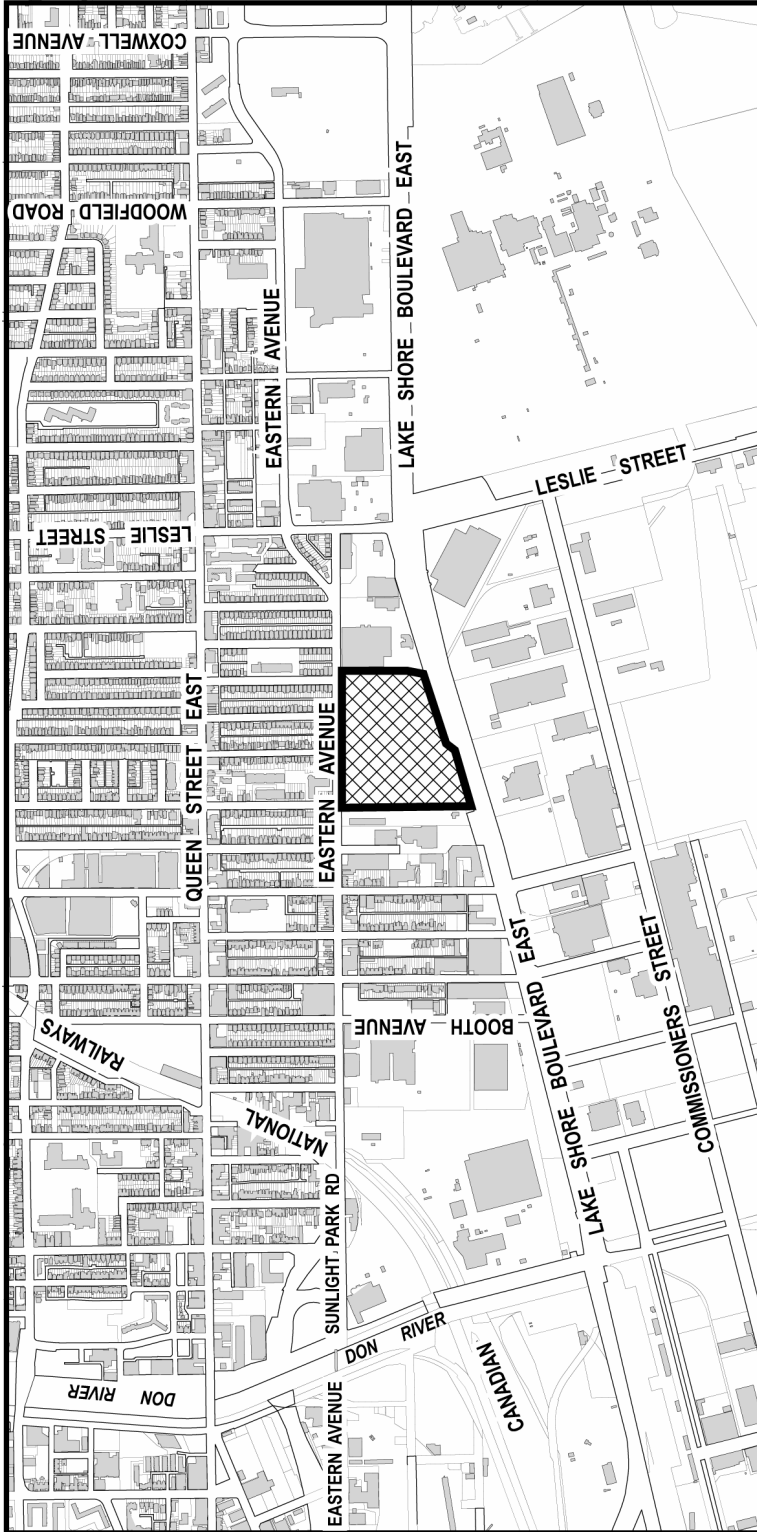
File # 04_162466



Extract of New Official Plan



Attachment 6: Former City of Toronto Official Plan



Toronto City Planning
 Former City of Toronto Official Plan,
 Restricted Industrial Area

South of Eastern
 629, 633 and 675 Eastern Avenue

File # 04_162466

 Toronto Film Studios
 629, 633 and 675 Eastern Avenue



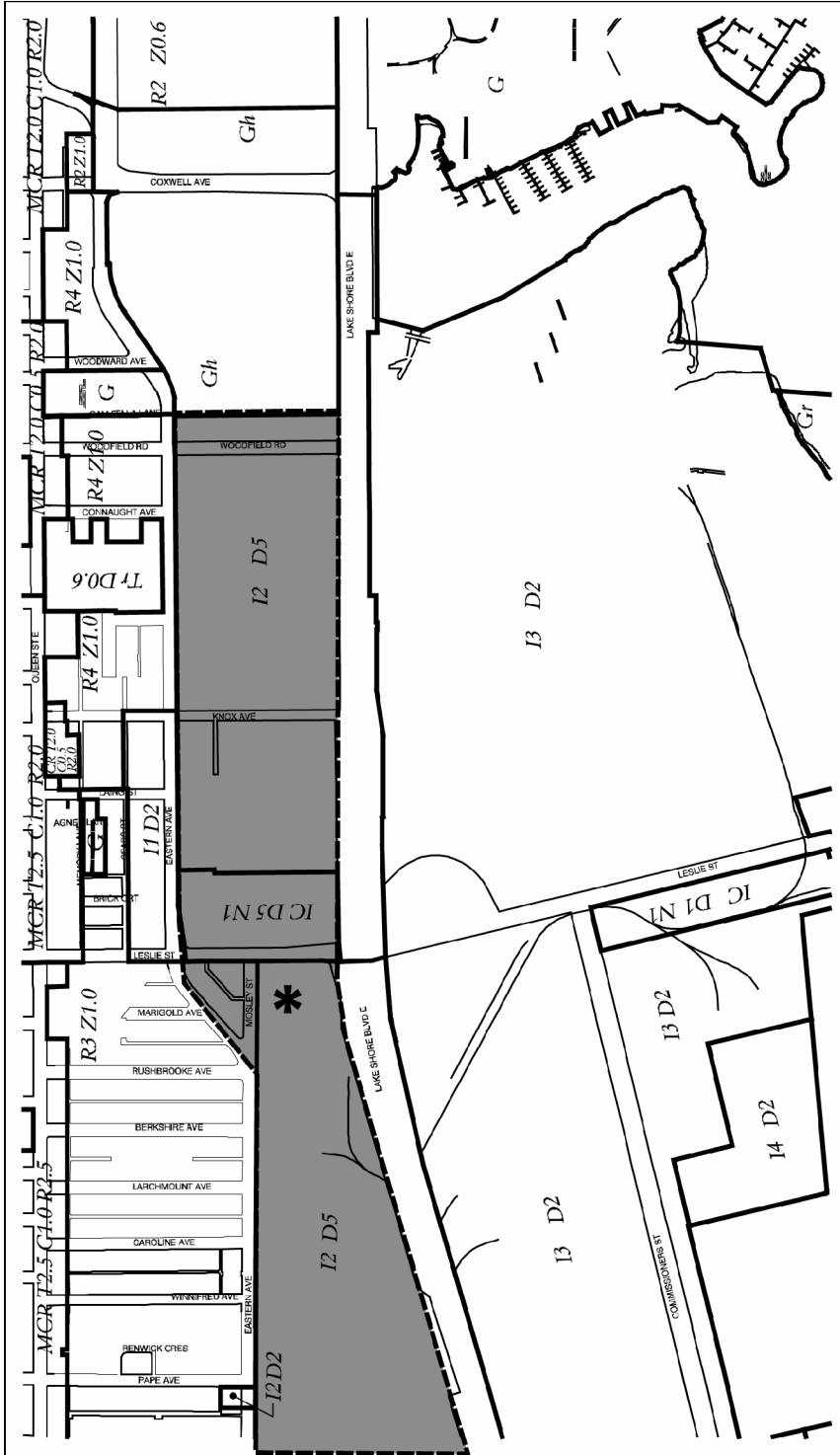
Attachment 7: Zoning (West)



TORONTO City Planning
Zoning - West Portion
 South of Eastern Planning Study
 File # 04_162466

- G Parks District
 - R3 Residential District
 - MCR Mixed-Use District
 - RA Mixed-Use District
 - I1 Industrial District
 - I2 Industrial District
 - I3 Industrial District
 - I4 Industrial District
 - T Industrial District
 - Tr Industrial District
 - (h) Holding District
 - South of Eastern
- OMB Decision - No.1353
 August 22, 2001
- Not to Scale
 Zoning By-law 438-86 as amended
 Extracted 12/15/07

Attachment 8: Zoning (East)



Toronto City Planning
Zoning - East Portion

Toronto City Planning
Zoning - East Portion

File # D4_162466



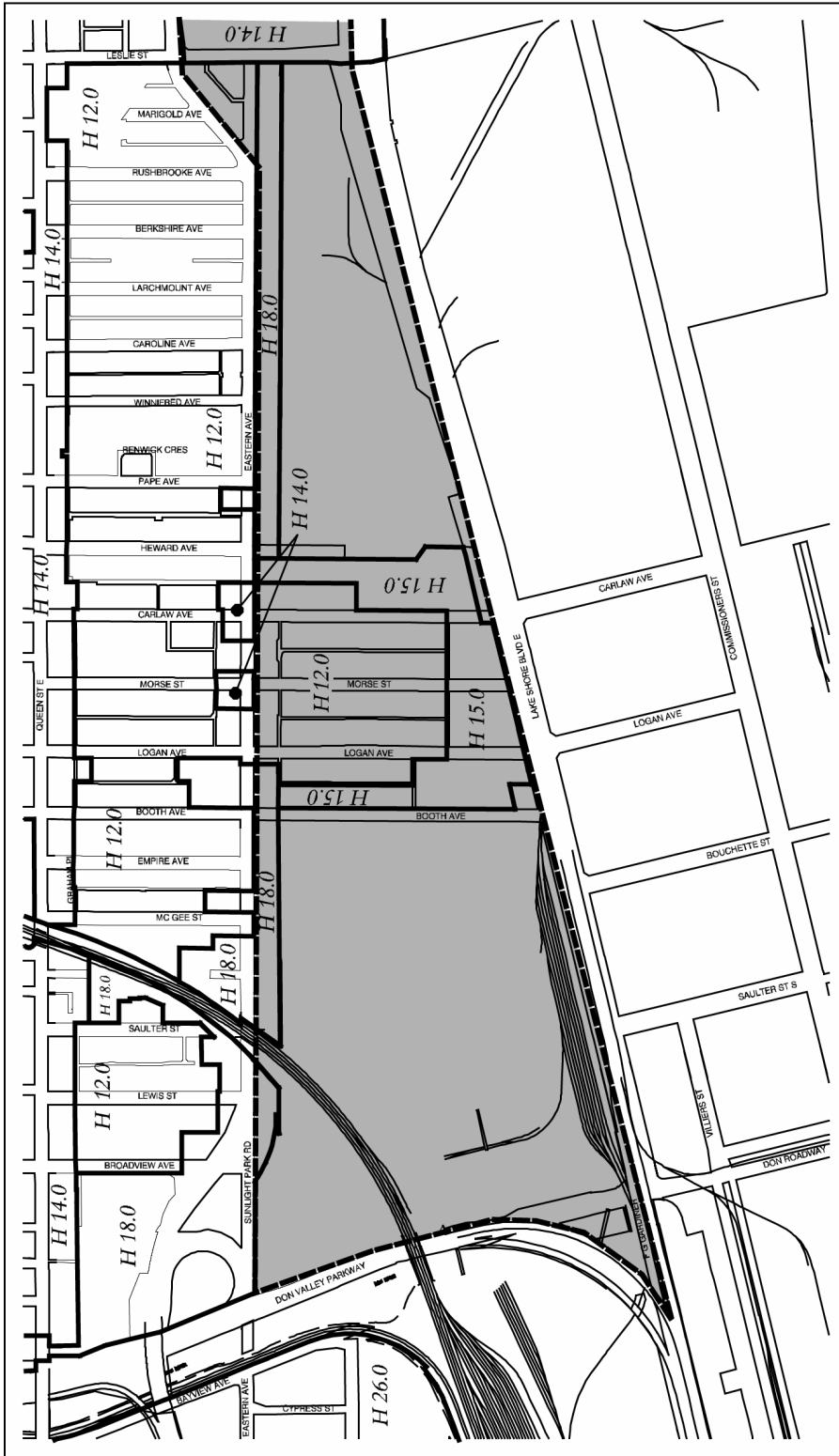
South of Eastern

	South of Eastern
I4	Industrial District
IC	Industrial District
Tr	Industrial District
R4	Residential District
CR	Mixed-Use District
MCR	Mixed-Use District
I2	Industrial District
I3	Industrial District
G	Parks District
Gh	Parks District
Gr	Parks District
R2	Residential District
R3	Residential District

Not to Scale
 Zoning By-law 438-86 as amended
 Extracted 12/15/07

OMB Decision - No.1353
 August 22, 2001

Attachment 9: Height (West)



South of Eastern

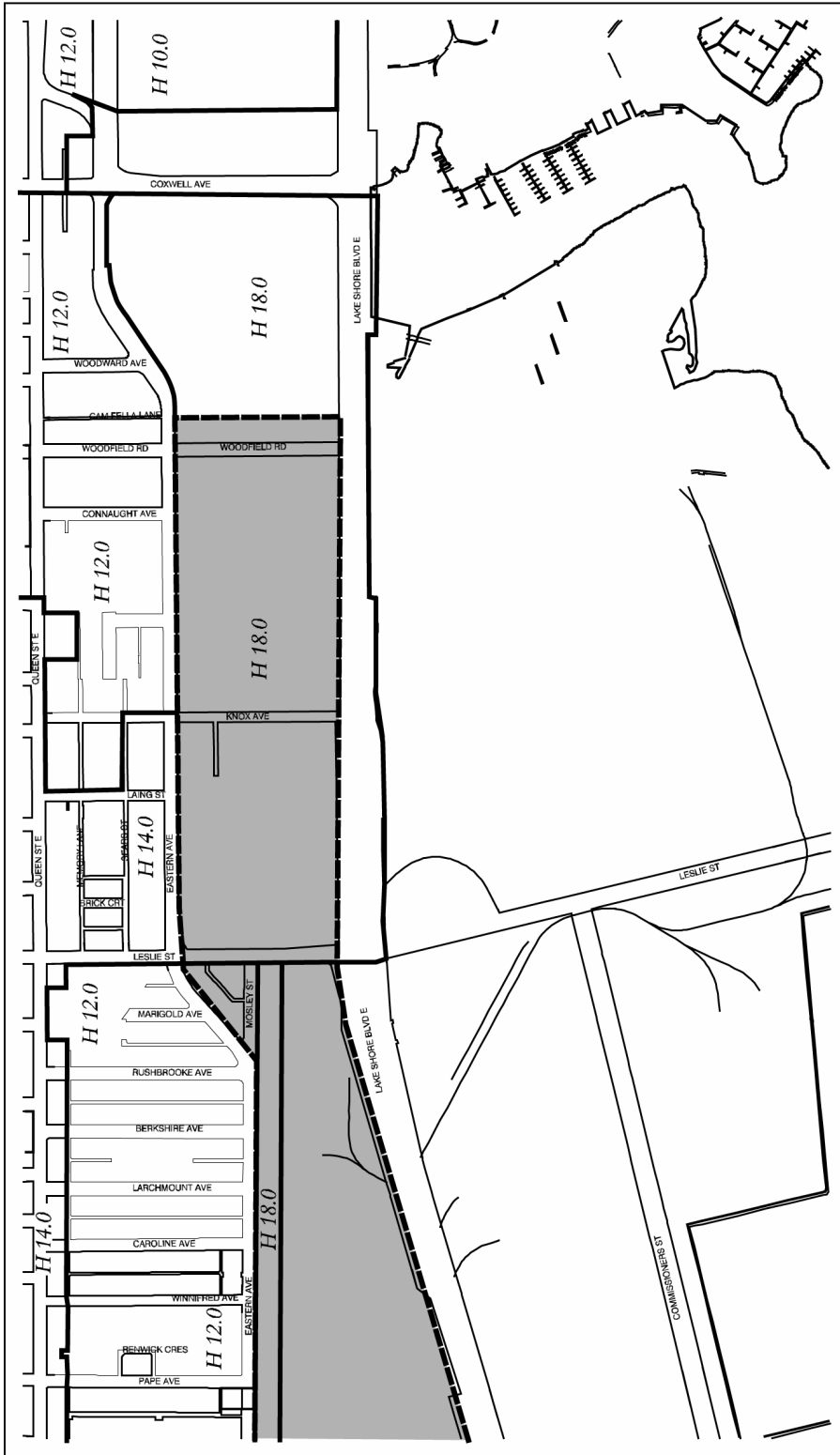
File # 04_162466

Toronto City Planning
 Height - West Portion

South of Eastern

Not to Scale
 Zoning By-law 438-86 as amended
 Extracted 12/15/07

Attachment 10: Zoning – Height (East)



South of Eastern

File # 04_162466



Not to Scale
Zoning By-law 438-86 as amended
Extracted 12/15/07

Toronto City Planning
Height - East Portion

South of Eastern

Attachment 11: Various Council Directions

In relation **June 21, 2005 Status Report** on the South of Eastern Study:

- (1) adopt the staff recommendations in the Recommendations Section of the report (June 21, 2005) from the Director, Community Planning, South District subject to amending Recommendation (3) to read:

“direct appropriate staff of the Economic Development and Culture Division and the Director, Waterfront Secretariat to report to Economic Development and Parks Committee for information, and to the Toronto and East York Community Council on the availability of suitable space in Toronto for the film sector and its needs with respect to future expansion and growth, and to consult with appropriate municipal departments, agencies, boards and commissions and the Toronto Waterfront Revitalization Corporation, when preparing this report”;
- (2) request the Director, Transportation Services, Toronto and East York District to undertake a traffic study in the area covered by the Community Improvement Plan which would address the outstanding Community Improvement Plan issues as well as the above requests and concerns as identified by the surrounding community. The results of the traffic study would:
 - (a) move commuter traffic off of local streets;
 - (b) address traffic calming on Eastern Avenue from Carlaw to Coxwell and local streets;
 - (c) meet school zone concerns;
 - (d) solve pedestrian concerns at the big box centres at Lakeshore and Leslie/ Lakeshore and Eastern; and
 - (e) finish implementation of Community Improvement Traffic Projects.
- (3) request the Chief Planner and Executive Director, City Planning, in consultation with other appropriate City divisions and agencies, to report to the Toronto and East York Community Council, and to the Economic Development and Parks Committee for information, on the steps to be taken to maintain the current “Studio District” designation in the vicinity of Eastern Avenue, including maintaining street signs;
- (4) as part of the economic study being undertaken in the South of Eastern Study area, request the Chief Planner and Executive Director, City Planning, in consultation with Economic Development and Culture Division and the Director, Corporate Finance, to report to Toronto and East York Community Council and to the Economic Development and Parks Committee for information, on:

- (a) the nature of employment, and the number and type of jobs, in the Kings area of the City of Toronto after redevelopment, compared to conditions prior to redevelopment; and
 - (b) the applicability of the Kings experience to the South of Eastern study area and the proposed rezoning of 629, 633 and 675 Eastern Avenue;
- (5) request the Chief Planner and Executive Director, City Planning, in consultation with Economic Development and Culture Division and the Director, Corporate Finance, to report to the Toronto and East York Community Council and to the Economic Development and Parks Committee on incentives for employment uses to promote new investment for employment purposes and to maintain and grow the city's job base; and
- (6) request the Director, Community Planning, South District to have regard for the leasing of the new studio space in the Port Lands while preparing the Final Report respecting the application for zoning amendments for 629, 633 and 675 Eastern Avenue, and have in mind timing and other issues discussed at the July 5, 2005 Toronto and East York Community Council meeting.

In relation to the **February 1, 2006** Direction's Report – 629, 633 and 675 Eastern Avenue

City Council on February 14, 2006, amended the Clause by adding the following:

“That Council adopt the following staff recommendations contained in the Recommendation Section of the supplementary report (February 13, 2006):

“It is recommended that the Director, Community Planning, Toronto East York District set up a community consultation process that will include up to two evening meetings to discuss the preliminary findings of the South of Eastern Study prior to reporting out to Toronto East York Community Council.”

Related to the **June 27, 2006 Findings Report** on the South of Eastern:

The Toronto and East York Community Council recommends that City Council adopt the staff recommendations in the Recommendations Section of the report (June 27, 2006) from the Director, Community Planning, Toronto and East York District, subject to adding the following Recommendation (5) and renumbering the existing Recommendation (5) accordingly:

“(6) direct the Director, Transportation Services, Toronto and East York District, when reporting to Toronto and East York Community Council on a detailed implementation plan for bicycle lanes on Eastern Avenue, between Leslie Street and Carlaw Avenue, to include an assessment of the potential impact of these bicycle lanes on adjacent streets in Ward 32, east of Leslie Street to Victoria Park

Avenue; namely Eastern Avenue, Lake Shore Boulevard, Queen Street East, Dundas Street East, Gerrard Street East, and the corresponding internal streets; "

Council also adopted the following:

A further motion by Councillor Fletcher, the Toronto and East York Community Council requested the Director, Community Planning, Toronto and East York District to report to City Council on July 25, 2006 on the mechanisms to amend the Official Plan to remove and/or restrict "power centres" from the South of Eastern Employment District.

In relation to the **June 20, 2006** report from Fareed M. Admin, Deputy City Manager:

Adopted by City Council on July 25, 26 and 27, 2006:

1. Recommend the passing of a Community Improvement Project Area By-law for the East Bayfront, West Don Lands, Port Lands and South of Eastern Avenue.
2. Seek Council authorization for community consultation on draft Community Improvement Plans within the four areas.

Related to the **August 25, 2006, The Final Report on the Power Centre OPA**, adopted by Council on September 25, 26 and 27, 2006:

- (1) Adopt the staff recommendations in the Recommendations Section of the report from the Director, Community Planning, Toronto and East York District;
- (2) acknowledge the unique character of the South of Eastern District and the need to create a supportive environment for the enhancement of employment issues;
- (3) support further policy restrictions on the consideration of stand alone, large scale retail stores and "power centres" to ensure that the district does not become a barrier to the waterfront and to ensure that any new policies address the principles raised above: and
- (4) direct that any future policies, regulations and guidelines address the importance of this location and the unique context.

Long Term strategy of retaining Employment lands - Economic Development Committee Item No. ED4.2 May 9, 2007:

That the Chief Planner and Executive Director, City Planning, in consultation with the Toronto Waterfront Revitalization Corporation, be requested to further review the South of Eastern Employment District based on the emerging and future waterfront development on West Donlands (across the River), East Bayfront, Lower Donlands (directly south), the regeneration of the Port Lands (directly south), and the size and shape of the Employment District; and report on:

1. the best fit for land uses on these lands in their relationship to the developing waterfront, including traffic and transportation considerations;
2. planning measures and incentives to achieve best land use application; and
3. any official plan amendments related to South of Eastern Employment District.

**Request for Direction Report - Official Plan and Zoning Amendment
Application - 629, 633 and 675 Eastern Avenue
City Council Decision - July 16, 17 2007 TE7.10 NO AMENDMENT**

City Council on July 16, 17, 18 and 19, 2007, adopted the following motions:

1. City Council refuse the application for 629, 633 and 675 Eastern Avenue in its current form and authorize the City Solicitor and appropriate City staff to attend the Ontario Municipal Board hearing to oppose the subject application.
2. City Council:
 - a. direct the Director, Community Planning, Toronto and East York District to request a site plan control application from the applicant;
 - b. authorize the Director, Community Planning, Toronto and East York District to continue to meet with the applicant on the basis of the site plan application for the purposes of having discussions to narrow or resolve outstanding issues with respect to the Official Plan Amendment and the Zoning By-law appeals currently before the Ontario Municipal Board, including but not limited to:
 - ensuring a comprehensive land use planning approach is used to assess proposed development of the site, which involves the community consultation and having appropriate regard for the applicable Provincial and City policies;
 - no residential component;
 - the need to maintain and expand lands suitable for employment purposes in order for the City to meet the Provincial Employment Targets as set out by the Minister of Municipal Affairs and Housing, in the City's Official Plan and in the Growth Plan for Greater Golden Horseshoe;
 - ensuring there is appropriate recognition of the stable employment in the area by maintaining and enhancing employment opportunities on this and all development sites in the Area;
 - the need to attract and expand existing and new employment clusters that enhance the City's competitive advantage as enunciated in the Toronto

Economic Development Strategy and Imagine a Toronto...Strategies for a Creative City, 2006 documents;

- the development of a distinctive character for the District that supports the retention and attraction of knowledge and creative based firms;
- the development of a District that is competitive for regional, national and international businesses and offers a wide choice of suitable employment space;
- the creation of opportunities for knowledge and creative based firms to locate in close proximity to one another and build linkages with the film and media businesses that are locating in the Portland's and East Bayfront Districts;
- the creation and retention of well-paid, stable, safe and fulfilling employment opportunities;
- establishing new economic development in a form and density that supports transit use;
- the inclusion of a significant amount of non-retail employment uses and related space;
- ensuring only a limited amount of retail uses be permitted on the site fronting on Eastern Avenue in recognition that both the Province in the Growth Plan for the Greater Golden Horseshoe and the City consider major retail uses as non-employment uses;
- the retention and reuse of the existing buildings at 629 Eastern Avenue where feasible, for employment uses;
- ensuring built form is compatible with and reflects the industrial character of the area;
- ensuring no buildings on the City sewer easement which runs through the site;
- ensuring implementation of the City's Green Development Standard;
- ensuring substantial public access through the site, with appropriate streets and blocks;
- ensuring compatibility with the City's transportation plans for the site and surrounding area;

- ensuring compliance with the Ministry of the Environment standards for contaminated sites; and
 - obtaining a Site Plan Control Agreement pursuant to Section 41 of the Planning Act.
3. City Council request the Director, Community Planning, Toronto and East York District, in consultation with appropriate City staff, to meet with and review the requests of The Friends of Leslieville to:
- a. expropriate the site and design an Employment Campus that supports, not undermines, the local economy; and/or
 - b. request the Minister of Municipal Affairs to stop the Ontario Municipal Board hearing and issue a Minister's Zoning Order;

and report to the Toronto and East York Community Council in conjunction with the Status Report of the South of Eastern Avenue Planning Study.

4. City Council direct the Director, Community Planning, Toronto and East York District to incorporate in the South of Eastern Avenue Planning Study community consultations discussions to review and propose how to maximize the amount of green space and reduce the ecological footprint of any future land use on all the sites.
5. City Council authorize the Director of Technical Services to report to the Toronto and East York Community Council in conjunction with the status report of the South of Eastern Avenue Planning Study, regarding any issues and proposed recommendations regarding the condition of the soil and Record of Site Condition for this site.
6. City Council forward all communications and petition letters received relating to this matter to the City Solicitor for information and use as may be deemed appropriate.
7. City Council request the Executive Director and Chief Planner, City Planning, to report to the October 4, 2007 meeting of Planning and Growth Management Committee with a proposed by-law to implement maximum floor plate by-law to protect older commercial districts and small businesses in older neighbourhoods.

Adopted by City Council on October 22 and 23, 2007 - TE9.53 ACTION Adopted Ward 30.

Committee Recommendations:

The Toronto and East York Community Council recommends that City Council request appropriate City staff to analyze and consider incorporating recommendations to ensure that the land use planning and urban design guidelines for the South of Eastern incorporate a good relationship amongst three parcels of land being the West Don Lands, the Port Lands and the lands defined as the south of Eastern and such recommendations will be reflected in the further Staff Report from City Planning Staff in the winter of 2007.