



STAFF REPORT ACTION REQUIRED

Official Plan/Municipal Comprehensive Reviews: Preliminary Assessments of Additional Conversion Requests

Date:	May 21, 2013
To:	Planning and Growth Management Committee
From:	Chief Planner and Executive Director, City Planning Division
Wards:	5, 8, 10, 11, 26, 34, 37, and 42
Reference Number:	P:\2013\Cluster B\PLN\PGMC\PG13046

SUMMARY

This report provides preliminary assessments on an additional 11 requests/applications for the conversion of employment lands for residential purposes. Staffs' preliminary assessments propose that 10 of the sites contained in this report be retained as employment areas and the remaining site falls within an area that staff previously identified as a potential *Regeneration Area*.

Five of the eleven requests/applications involve lands located within the Eglinton Connects (EC) Planning Study area being undertaken by City Planning in anticipation of the Eglinton-Scarborough Crosstown Light Rail Transit (LRT) project. The preliminary assessments propose that the 5 sites be retained as an Employment Area.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Council direct the Chief Planner and Executive Director, City Planning Division to prepare final recommendations on all requests/applications for conversions of employment lands received prior to May 31, 2013 including those not reported out to date, at the statutory special public meeting of the Planning and Growth Management Committee.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

To date, City Planning staff have reported to Council on 101 out of a total of 121 requests and/or applications for the conversion of employment lands.

Conversion Requests 1-65

On November 27, 28 and 29, 2012 Council considered the report from the Chief Planner and Executive Director dated October 23, 2012 entitled, 'Planning for a Strong and Diverse Economy: Official Plan/Municipal Comprehensive Reviews—Draft Policies and Designations for Employment'. Links to the City Planning staff report can be accessed at the links below. The report included preliminary assessments for the first grouping of preliminary assessments. Staff's proposed policy direction was to retain 98% of the lands for employment purposes.

<http://www.toronto.ca/legdocs/mmis/2012/pg/bgrd/backgroundfile-51493.pdf> (Part 1)

<http://www.toronto.ca/legdocs/mmis/2012/pg/bgrd/backgroundfile-51834.pdf> (Part 2).

Conversion Requests 66-101

At its meeting on May 16, 2013, Planning and Growth Management Committee considered the report from the Chief Planner and Executive Director (dated April 23, 2012) containing a second grouping of conversion requests. The report can be found at link: <http://www.toronto.ca/legdocs/mmis/2013/pg/bgrd/backgroundfile-58084.pdf>.

Employment Lands Review Website

Staff have maintained the dedicated webpage for the Employment Lands Review and since its creation in January 2013, the site has had almost 5,000 visitors. Additional Council decisions, background studies and staff reports can be accessed on the "documents" tab at: <http://www.toronto.ca/opreview/employment/>.

BACKGROUND

In the April 23, 2013 report to Planning and Growth Management Committee, the Chief Planner provided a comprehensive policy background related to the conversion requests and/or applications under review. The background can be accessed on page 2 at this link: <http://www.toronto.ca/legdocs/mmis/2013/pg/bgrd/backgroundfile-58084.pdf>.

Attachment 2 to this report contains preliminary assessments of an additional 11 conversion requests/applications, resulting in 112 of 121 (or 93%) conversion request sites now studied with preliminary assessments reported out. Staff are proposing to report on remaining conversion requests at the November 2013 meeting of Planning and Growth Management Committee.

COMMENTS

The Preliminary Assessment of Conversion Requests/Applications

Of the 11 preliminary assessments of conversion requests contained in Attachment 2 to this report, 10 of the sites are proposed to be retained as employment areas and the remaining site falls within an area that staff previously identified as a potential *Regeneration Area* in the October 23, 2012 report. In most instances the introduction of sensitive residential uses on these sites would affect the viability of the surrounding employment area and impact existing businesses.

Eglinton Avenue Requests

Five of the eleven requests/applications are located in the study area of the Eglinton Connects (EC) Planning Study being undertaken by City Planning in anticipation of the approved Eglinton-Scarborough Crosstown Light Rail Transit (LRT) project. Three requests relate to sites located in the Don Mills Road and Eglinton Avenue East area. Two requests relate to lands in the Bermondsey Road and Eglinton Avenue area. In consultation with the Eglinton Connects Planning Study team and Community Planning staff, the preliminary assessments propose that the 5 sites be retained as employment areas, as introducing residential uses in these locations would affect the viability of surrounding employment areas.

NEXT STEPS

Final recommendations for the employment lands with conversion requests/applications received on or prior to May 31, 2013 will be considered at a statutory special public meeting at the November 2013 meeting of Planning and Growth Management Committee. Conversion requests that propose places of worship on employment lands will also be considered at the November 2013 public meeting when the policies pertaining to places of worship will be before Committee.

As well, requests received from landowners who are seeking a change from one draft employment area designation to another will be considered at the November 2013 public meeting when revised designation policies will be before Committee.

CONTACTS

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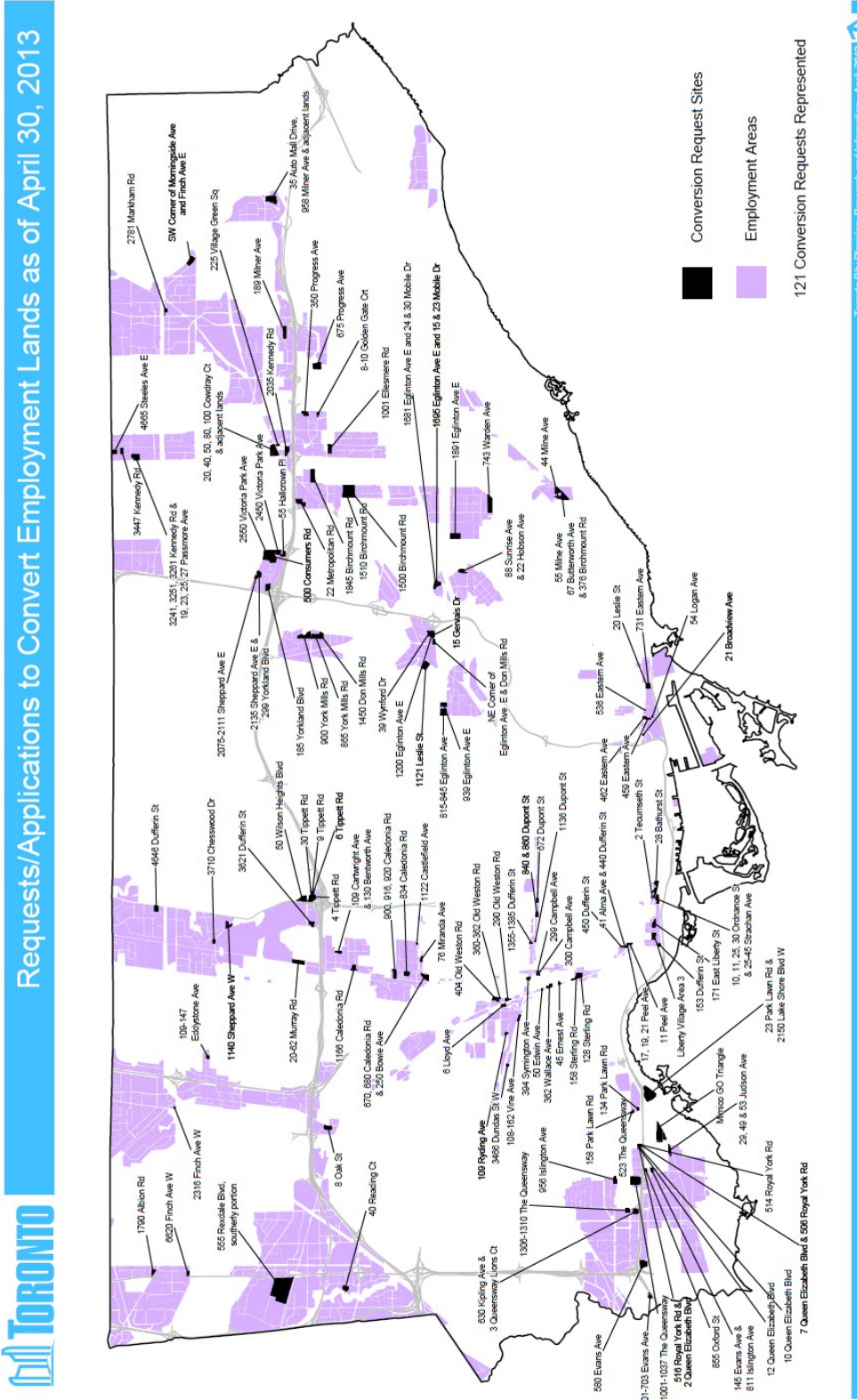
Jennifer Keesmaat, M.E.S, MCIP, RPP
Chief Planner & Executive Director
City Planning Division

ATTACHMENTS

Attachment 1: Map of Requests/Applications for Conversion of Employment Lands
Attachment 2: Preliminary Assessments of 11 Additional Requests/Applications for
Conversion of Employment Lands

[p:\2013\ClusterB\PLN\pg13046]

ATTACHMENT 1



Staff report for action on Official Plan/Municipal Comprehensive Reviews: Preliminary Assessments of Additional Conversion Requests

ATTACHMENT 2

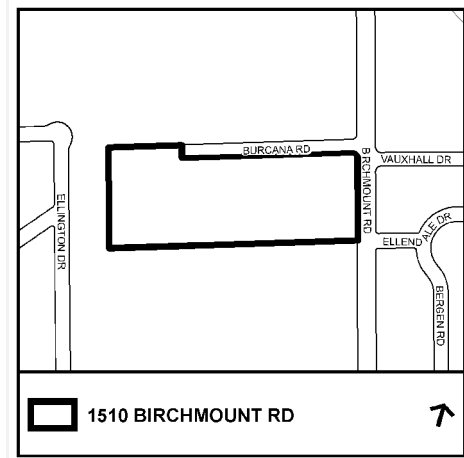
Preliminary Assessments of 11 Additional Requests/Applications for Conversion of Employment Lands

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11	Wynford Drive, 39	26	22

**5 Year Official Plan and Municipal Comprehensive Reviews:
Requests to Convert Employment Lands**

Location
Address
1510 Birchmount Road
Major Intersection
Ellesmere Road and Birchmount Road
Community Council / Ward
Scarborough / Ward 37 – Scarborough Centre



Applicant / Owner	Gykan Enterprises Inc. (applicant and owner)
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Request / Development Proposal	Request by letter dated April 10, 2013 for a re-designation to permit a mix of uses "such as commercial, industrial, medical, office, educational, sports activities and live work studios". No concept plans or any material have been submitted to enable City Planning staff to undertake additional analysis of the proposed conversion request pursuant to Council's direction adopted at its November 27-29, 2012 meeting.
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Application File No. & Status	n/a
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Official Plan Policy Framework	Chapter 2: <i>Employment District, Map 2</i> Chapter 4: Section 4.6 <i>Employment Areas</i> policies, Land Use Plan Maps 19 & 20 Ch. 6 & 7: n/a
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Zoning	Former City of Scarborough Employment Districts Zoning By-law: Mixed Use Employment (ME) Zone. In addition, Industrial (M) Zone in the front third of the site; General Industrial (MG) Zone on the remainder of the site, and also Vehicle Service (VS) Zone in the middle third of the site.
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Site Area & Existing Uses	Approx. 5.17 ha.	Indoor recreational uses, private school/community space, places of worship, educational uses and industrial uses. Outdoor storage/long term parking of trucks/large vehicles at the back of the site. (as of March 2013)
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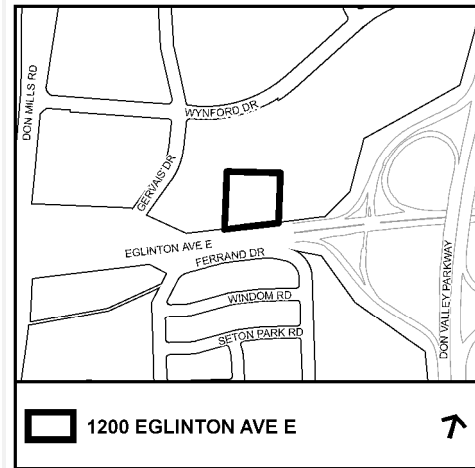
Area Context / Adjacent Land Uses	North	Industrial, recreational
	South	Private school, liquidation retail outlet
	East	Low scale residential on the east side of Birchmount Rd.; commercial plazas at the N/E and S/E corners of Birchmount Rd. and Vauxhall Dr.
	West	Decommissioned former CPR spur line, low scale residential beyond

Preliminary Assessment and Draft Policy Direction for Consultation

- Although the Municipal Comprehensive Review has not been completed, a preliminary assessment based on the criteria in the Growth Plan and the Provincial Policy Statement has determined that these lands should be retained for employment uses and be designated as:
 - *General Employment Areas* within 120 m from the Birchmount Road streetline, and
 - *Core Employment Areas* – the remainder of the site.

**5 Year Official Plan and Municipal Comprehensive Reviews:
Requests to Convert Employment Lands**

Location
Address
1200 Eglinton Avenue East
Major Intersection
Don Mills Road and Don Valley Parkway
Community Council / Ward
North York / Ward 26 – Don Valley West



Applicant / Owner	McMillan LLP (applicant) / Amexon Developments & Heritage York Holdings (owner)
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Request / Development Proposal	Request by letter dated October 24, 2012 for a re-designation to <i>Mixed Use Areas</i> in order to permit residential uses.
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Application File No. & Status	n/a
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Official Plan Policy Framework	Chapter 2: <i>Employment District, Map 2</i> Chapter 4: Section 4.6 <i>Employment Areas</i> policies, Land Use Plan Map 20 Ch. 6 & 7: n/a
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Zoning	Former City of North York Zoning By-law No. 7625: Industrial-Office Business Park Zone - MO
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Site Area & Existing Uses	Approx 8,400 sq m	9 storey office building
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Area Context / Adjacent Land Uses	North	Offices
	South	Residential area south of Eglinton Avenue East and Ferrand Drive
	East	Aga Khan Museum and Ismaili Centre
	West	Offices

Preliminary Assessment and Draft Policy Direction

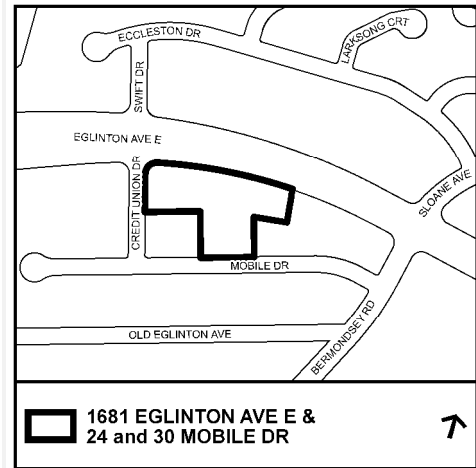
- Although the Municipal Comprehensive Review has not been completed, a preliminary assessment based on the criteria in the Growth Plan and the Provincial Policy Statement has determined that these lands should be retained for employment uses and be designated as *Core Employment Areas*. The area and site should also be subject to a site and area specific policy that allows restaurants, recreation and entertainment facilities, and small and medium scale retail stores and services when the uses are located in multi-storey buildings that include *Core Employment Area* uses, particularly office uses.

See also related requests to convert lands at the following addresses:

- 15 Gervais Drive
- 39 Wynford Drive

**5 Year Official Plan and Municipal Comprehensive Reviews:
Requests to Convert Employment Lands**

Location
Address
1681 Eglinton Avenue East, 24 and 30 Mobile Drive
Major Intersection
Eglinton Avenue East and Bermondsey Road
Community Council / Ward
North York / Ward 34 – Don Valley East



Applicant / Owner	Bousfields Inc. (applicant) / Parkway Automotive Investment Limited (owner)
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Request / Development Proposal	Request by letter dated October 17, 2012 for a re-designation to <i>Mixed Use Areas</i> to permit redevelopment for residential/mixed-use purposes.
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Application File No. & Status	n/a
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Official Plan Policy Framework	Chapter 2: <i>Employment District</i> , Map 2 Chapter 4: Section 4.6 <i>Employment Areas</i> policies, Land Use Plan Map 20 Ch. 6 & 7: n/a
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Zoning	Former City of North York Zoning By-law 7625: Industrial-Commercial Zone - MC (19) (H) at 1681 Eglinton Avenue, and MC(H) at 24 & 30 Mobile Drive
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Site Area & Existing Uses	Approx 1.447 ha.	1681 Eglinton: Honda automobile dealership 24 & 30 Mobile: outside vehicle storage
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Area Context / Adjacent Land Uses	North	Eglinton Avenue East, and further north apartment neighbourhood
	South	1681: Abacus Montessori, Beck Taxi, HanMaum Seon Won (Spiritual Centre at 20 Mobile Drive) 24 & 30: Mobile Drive, surface parking and 25 Mobile (Clean & Mark)
	East	Volkswagen automobile dealership
	West	1681: Credit Union Drive, then Latvian Centre 24 & 30: Blinds Wholesale, then Beck Taxi and Montessori school

Preliminary Assessment and Draft Policy Direction for Consultation

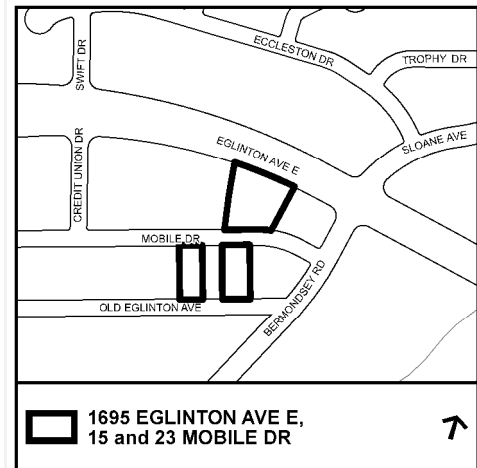
- Although the Municipal Comprehensive Review has not been completed, a preliminary assessment based on the criteria in the Growth Plan and the Provincial Policy Statement has determined that the lands should be retained for employment uses and be designated as *Retail Employment Areas* (1681 Eglinton Avenue) and as *Core Employment Areas* (24 and 30 Mobile Drive).

See also related requests to convert lands at the following addresses:

- 1695 Eglinton Avenue East and 15 & 23 Mobile Drive

**5 Year Official Plan and Municipal Comprehensive Reviews:
Requests to Convert Employment Lands**

Location
Address
1695 Eglinton Avenue East, and 15 & 23 Mobile Drive
Major Intersection
Eglinton Avenue East and Bermondsey Road
Community Council / Ward
North York / Ward 34 - Don Valley East



Applicant / Owner	Dillon Consulting Limited (applicant) / 1695 Eglinton Avenues East Inc. (owner)
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Request / Development Proposal	Request by letter dated April 10, 2013 for a redesignation to <i>Mixed Use Areas</i> .
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Application File No. & Status	n/a
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Official Plan Policy Framework	Chapter 2: <i>Employment District, Map 2</i> Chapter 4: Section 4.6 <i>Employment Areas</i> policies, Land Use Plan Map 20 Ch. 6 & 7: n/a
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Zoning	Former City of North York Zoning By-law 7625: Industrial-Commercial Zone - MC (H)
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Site Area & Existing Uses	Approx 1.294 ha.	1695 Eglinton (5,527 m ²): auto dealership and repair 15 Mobile (2,581 m ²): Don Valley Auto Collision 23 Mobile (2,186 m ²): surface car parking storage
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Area Context / Adjacent Land Uses	North	Eglinton Avenue East and further north apartment neighbourhood
	South	1695: Mobile Drive and 15 Mobile Drive – auto collision 15&23: Old Eglinton Avenue and Toronto Fire Services -Fire Hall 235 and Special Operations Training Centre
	East	1695: Gasoline station 15: K.B.A. Cash and Carry Sincere Trading Co-op 23: Old Eglinton Avenue
	West	1695: Parkway Honda automobile dealership and HanMaum Seon Won - Korean Spiritual Centre 15: Rug and Drapery Cleaning Plant 23: Clean Mark Service Group Regional Operations Centre

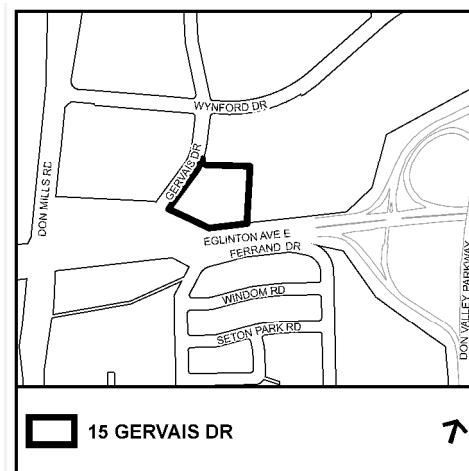
Preliminary Assessment and Draft Policy Direction for Consultation	
<ul style="list-style-type: none"> Although the Municipal Comprehensive Review has not been completed, a preliminary assessment based on the criteria in the Growth Plan and the Provincial Policy Statement has determined that the lands should be retained for employment uses and be designated as <i>Retail Employment Areas</i> (1695 Eglinton Avenue) and as <i>Core Employment Areas</i> (15 and 23 Mobile Drive). 	

See also related requests to convert lands at the following addresses:

- 1681 Eglinton Avenue East and 24 & 30 Mobile Drive

**5 Year Official Plan and Municipal Comprehensive Reviews:
Requests to Convert Employment Lands**

Location
Address
15 Gervais Drive
Major Intersection
Don Mills Road and Eglinton Avenue East
Community Council / Ward
North York / Ward 26 - Don Valley West



Applicant / Owner	Dillon Consulting (applicant) / Ontario Federation of Labour (owner)
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Request / Development Proposal	Request by letter dated March 18, 2013 for a re-designation to <i>Mixed Use Areas</i> in order to permit residential uses.
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Application File No. & Status	n/a
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Official Plan Policy Framework	Chapter 2: <i>Employment District</i> , Map 2 Chapter 4: Section 4.6 <i>Employment Areas</i> policies, Land Use Plan Map 20 Ch. 6 & 7: n/a
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Zoning	Former City of North York Zoning By-law No. 7625: Industrial-Office Business Park Zone - MO
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Site Area & Existing Uses	Approx 1.13 ha.	8 storey office building
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Area Context / Adjacent Land Uses	North	Offices
	South	Residential neighbourhood across Eglinton Avenue and Ferrand Drive
	East	Offices
	West	Real Canadian Superstore and gasoline station

Preliminary Assessment and Draft Policy Direction

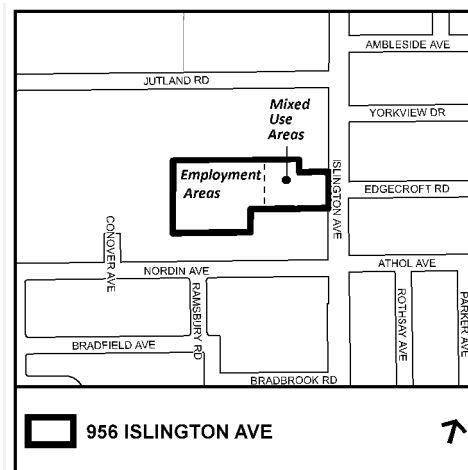
- Although the Municipal Comprehensive Review has not been completed, a preliminary assessment based on the criteria in the Growth Plan and the Provincial Policy Statement has determined that these lands should be retained for employment uses and be designated as *Core Employment Areas*. The area and site should also be subject to a site and area specific policy that allows restaurants, recreation and entertainment facilities, and small and medium scale retail stores and services when the uses are located in multi-storey buildings that include *Core Employment Area* uses, particularly office uses.

See also related requests to convert lands at the following addresses:

- 1200 Eglinton Avenue East
- 39 Wynford Drive

**5 Year Official Plan and Municipal Comprehensive Reviews:
Requests to Convert Employment Lands**

Location
Address
956 Islington Avenue
Major Intersection
Islington Avenue and The Queensway
Community Council / Ward
Etobicoke York / Ward 5 – Etobicoke-Lakeshore



Applicant / Owner	Bratty and Partners, LLP (applicant) / Candykerr Limited (owner)
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Request / Development Proposal	Request by letter dated January 18, 2013 to re-designate a portion of the lands from <i>Employment Areas</i> to <i>Mixed Use Areas</i> in order to permit residential uses.
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Application File No. & Status	n/a
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Official Plan Policy Framework	Chapter 2: <i>Employment District</i> , Map 2 Chapter 4: <i>Employment Areas</i> policies, Section 4.6, and <i>Mixed Use Areas</i> policies, Section 4.5 (portion of the site with frontage on Islington Avenue), Land Use Plan Map 15 Ch. 6 & 7: n/a
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Zoning	Former City of Etobicoke Zoning Code: IC.1 – Industrial Class 1
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Site Area & Existing Uses	Approx 1.58 ha.	- One-storey manufacturing (confectionery) building with office uses and surface parking
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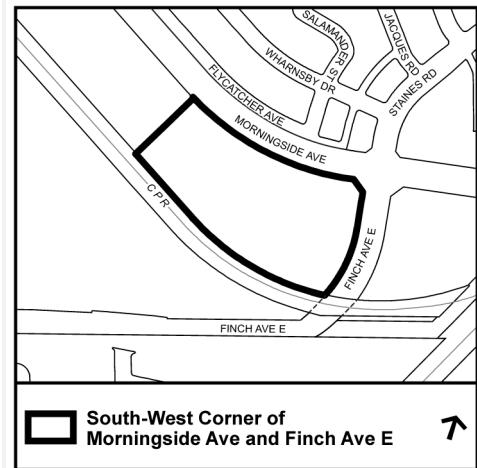
Area Context / Adjacent Land Uses	North	Elementary school and place of worship
	South	Low-rise residential neighbourhood
	East	Low-rise residential neighbourhood across Islington Avenue
	West	One-storey commercial/warehousing building

Preliminary Assessment and Draft Policy Direction

- Although the Municipal Comprehensive Review has not been completed, a preliminary assessment based on the criteria in the Growth Plan and the Provincial Policy Statement has determined that the lands designated *Employment Areas* should be retained for employment uses and be designated as *Core Employment Areas*, but only through the creation of a new a Site and Area Specific Policy to limit uses on the *Employment Area* lands to those that are compatible with nearby sensitive uses.

**5 Year Official Plan and Municipal Comprehensive Reviews:
Requests to Convert Employment Lands**

Location
Address
Morningside Avenue and Finch Avenue East (South West Corner)
Major Intersection
Morningside Avenue and Finch Avenue East
Community Council / Ward
Scarborough / Ward 42 – Scarborough Rouge River



Applicant / Owner	Walker, Nott, Dragicevic Associates Ltd. (applicant) / Mattamy Staines Ltd. (owner)
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Request / Development Proposal	Request by letter dated April 19, 2013 for a re-designation to permit a broader range of uses, including residential uses.
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Application File No. & Status	n/a
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Official Plan Policy Framework	Chapter 2: <i>Employment District</i> , Map 2 Chapter 4: Section 4.6 <i>Employment Areas</i> policies, Land Use Plan Map 22 Chapter 6: Section 3 - Morningside Heights Secondary Plan Chapter 7: n/a
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Zoning	Morningside Heights Community Zoning By-law: Community Commercial (CC)
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Site Area & Existing Uses	Approx 4.0 ha.	- Vacant site
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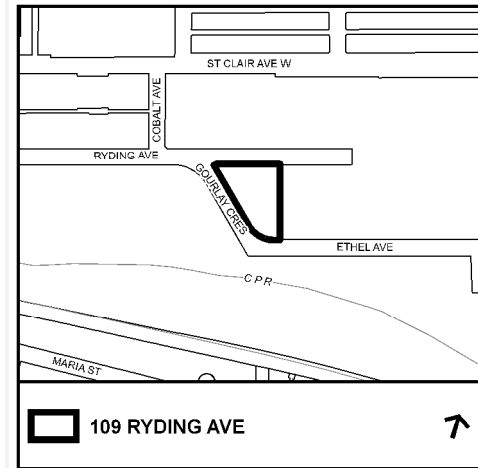
Area Context / Adjacent Land Uses	North	Low scale residential across Morningside Avenue
	South	CPR rail line, industrial and commercial plaza beyond
	East	Vacant lands
	West	Vacant lands; industrial north-west across CPR rail line

Preliminary Assessment and Draft Policy Direction

- Although the Municipal Comprehensive Review has not been completed, a preliminary assessment based on the criteria in the Growth Plan and the Provincial Policy Statement has determined that these lands should be retained for employment uses and be designated as *Retail Employment Areas* and continue to be subject to the Morningside Heights Secondary Plan policies.

**5 Year Official Plan and Municipal Comprehensive Reviews:
Requests to Convert Employment Lands**

Location
Address
109 Ryding Avenue
Major Intersection
St. Clair Avenue West, between Keele Street and Runnymede Road
Community Council / Ward
Etobicoke York / Ward 11 York South-Weston



Applicant / Owner	Walker, Nott, Dragicevic Associates Ltd (applicant) / Paletta International Corporation (owner)
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Request / Development Proposal	Request by letter dated March 14, 2013 for residential permissions.
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Application File No. & Status	n/a
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Official Plan Policy Framework	Chapter 2: n/a Chapter 4: Section 4.6 <i>Employment Areas</i> policies, Land Use Plan Map 17 Ch. 6 & 7: n/a
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Zoning	Former City of Toronto Zoning By-law 438-86: Industrial-Commercial Zone - IC H14.0
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Site Area & Existing Uses	Approx 5,795 sq m	Half of a poultry slaughterhouse and meat processing plant
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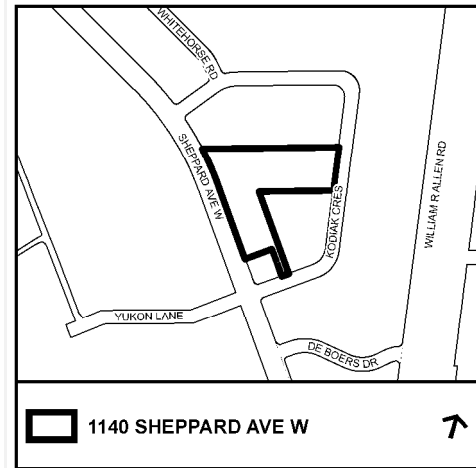
Area Context / Adjacent Land Uses	North	Ryding Avenue, A.C.D. Wholesale Meat Ltd. / Corsetti Meat Packers
	South	Ethel Avenue and CPR rail tracks
	East	Poultry slaughterhouse processing plant at 105 Ryding Avenue and retail stores
	West	Gourlay Crescent and George Bell Arena / Runnymede Park

Preliminary Assessment and Draft Policy Direction for Consultation

- Although the Municipal Comprehensive Review has not been completed, a preliminary assessment based on the criteria in the Growth Plan and the Provincial Policy Statement has determined that these lands should be retained for employment uses and be designated as *Core Employment Areas*.

**5 Year Official Plan and Municipal Comprehensive Reviews:
Requests to Convert Employment Lands**

Location
Address
1140 Sheppard Avenue West
Major Intersection
Sheppard Avenue West and W.R. Allen Road
Community Council / Ward
North York / Ward 8 - York West



Applicant / Owner	KLM Planning Partners Inc. (applicant) / Markish Holdings Sheppard, JNZ Investments Limited (owner) and Markbrook Investments Limited (owner)
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Request / Development Proposal	Request by letter dated March 22, 2013 for residential use permissions for the entire site. In addition to proposing permitted office uses, two 15-storey residential buildings are proposed at the Sheppard Avenue frontage with retail uses at grade. Also requested are "site-specific policies which would require that the proposed office component be built in conjunction with residential space to ensure that employment space is maintained and enhanced on site in the first phase of redevelopment."
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Application File No. & Status	n/a
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Official Plan Policy Framework	Chapter 2: <i>Employment District</i> , Map 2 Chapter 4: Section 4.6 <i>Employment Areas</i> policies, Land Use Plan Map 16 Ch. 6 & 7: n/a
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Zoning	Former City of North York By-law 7625: Industrial-Commercial Zone - MC(H)
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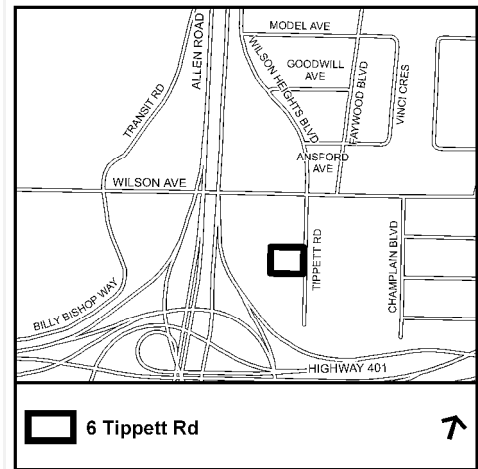
Site Area & Existing Uses	Approx. 2.01 ha. - small scale office, service and retail uses
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Area Context / Adjacent Land Uses	North	Offices, restaurants, groceries, services and retail warehouse, with power products manufacturer beyond
	South	Gasoline service station and 5-storey office building, with residential beyond
	East	Offices, warehouse, retail, trade school and lighting designer/manufacturer
	West	Denison Armoury (Department of National Defence) and research centre (Defence Research & Development Canada), with airport runway beyond

Preliminary Assessment and Draft Policy Direction
<ul style="list-style-type: none"> Although the Municipal Comprehensive Review has not been completed, a preliminary assessment based on the criteria in the Growth Plan and the Provincial Policy Statement has determined that these lands should be retained for employment uses and be designated as <i>Retail Employment Areas</i>.

**5 Year Official Plan and Municipal Comprehensive Reviews:
Requests to Convert Employment Lands**

Location
Address
6 Tippet Road
Major Intersection
Wilson Avenue and W.R. Allen Road
Community Council / Ward
North York / Ward 10 – York Centre



Applicant / Owner	Bousfields Inc. (applicant) / Tippet Developments Inc. (owner)
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Request / Development Proposal	Request by letter dated March 22, 2013 for a re-designation to <i>Regeneration Areas</i> , and to change how the proposed net gain in employment gross floor area is to be measured so that only a gain in employment is required.
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Application File No. & Status	n.a.
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Official Plan Policy Framework	Chapter 2: <i>Employment District</i> , Map 2 Chapter 4: Section 4.6 <i>Employment Areas</i> policies, Land Use Plan Map 16 Chapter 6: Section 7 - Downsview Area Secondary Plan (Wilson District) Chapter 7: n/a
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Zoning	Former City of North York Zoning By-law No. 7625: M2 - Industrial Zone Two
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Site Area & Existing Uses	Approx 4,650 sq m	- industrial/office building with service and recreational uses
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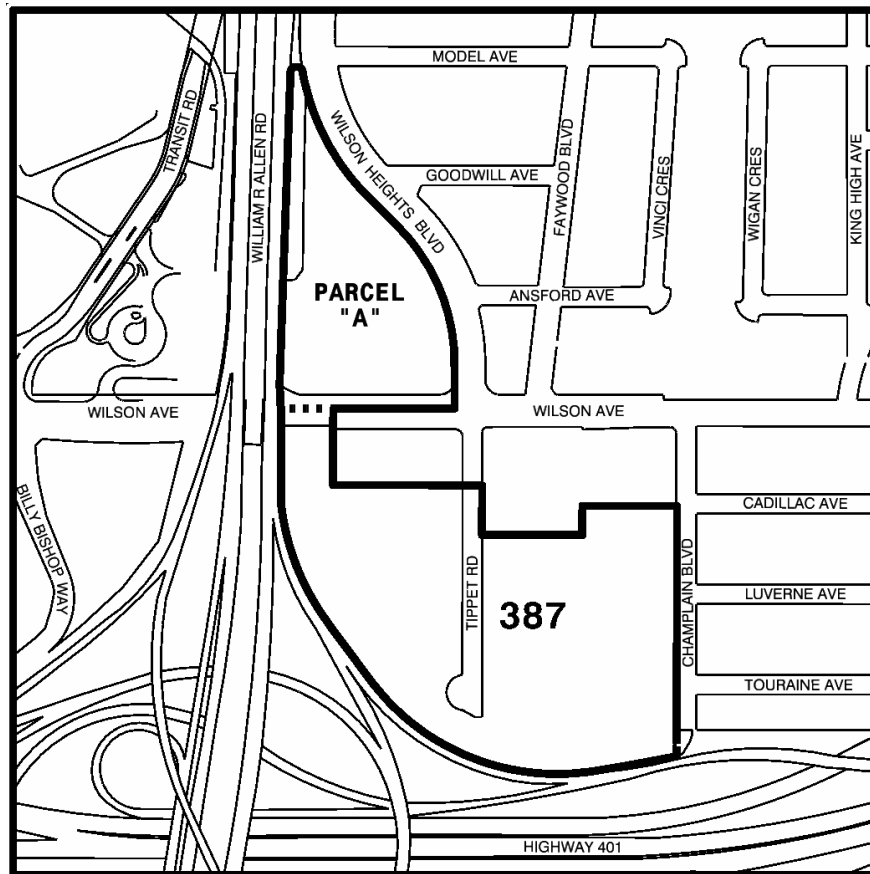
Area Context / Adjacent Land Uses	North	- TTC commuter parking lot (surface)
	South	- warehousing
	East	- a warehouse building used as a temporary sales centre for a residential development project
	West	- TTC commuter parking lot (surface) - W.R. Allen Road / Highway 401 interchange

Preliminary Assessment and Draft Policy Direction

- Although the Municipal Comprehensive Review has not been completed, a preliminary assessment based on the criteria in the Growth Plan and the Provincial Policy Statement has determined that the subject lands, along with those lands as shown on the map below could be converted through re-designation to *Regeneration Areas*, but only through the creation of a site and area specific policy or secondary plan to address Section 4.7 of the Official Plan and also matters such as:
 - streets, pedestrian connections, blocks, densities and building heights;
 - a net gain in employment gross floor area with re-development;
 - a minimum of 50 per cent employment use gross floor area on 50 Wilson Heights Boulevard (Parcel 'A'), and
 - an affordable housing component.

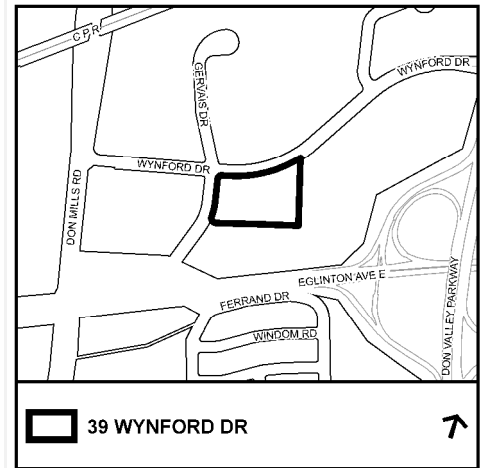
The Preliminary Assessment and Draft Policy Direction as shown above was included in the October 23, 2012 staff report considered by Planning & Growth Management Committee on November 8, 2012 in response to requests received to convert lands at these addresses:

- 4 Tippet Road
- 9 Tippet Road
- 30 Tippet Road
- 50 Wilson Heights Boulevard



**5 Year Official Plan and Municipal Comprehensive Reviews:
Requests to Convert Employment Lands**

Location
Address
39 Wynford Drive
Major Intersection
Wynford Drive and Don Mills Road
Community Council / Ward
North York / Ward 26 – Don Valley West



Applicant / Owner	Bousfields Inc. (applicant) / Brookfield Financial (owner)
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Request / Development Proposal	Request by letter dated November 26, 2012 for a re-designation to <i>Mixed Use Areas</i> to permit "mixed-use/residential development".
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Application File No. & Status	n/a
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Official Plan Policy Framework	Chapter 2: <i>Employment District</i> , Map 2 Chapter 4: Section 4.6 <i>Employment Areas</i> policies, Land Use Plan Map 20 Ch. 6 & 7: n/a
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Zoning	Former City of North York Zoning By-law No. 7625: Industrial-Office Business Park Zone - MO
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Site Area & Existing Uses	Approx 1.62 ha.	5 storey office building
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Area Context / Adjacent Land Uses	North	Offices, medical offices, place of worship
	South	8-storey and 9-storey office buildings
	East	Aga Khan Museum & Ismaili Centre
	West	Real Canadian Superstore and gasoline station

Preliminary Assessment and Draft Policy Direction

- Although the Municipal Comprehensive Review has not been completed, a preliminary assessment based on the criteria in the Growth Plan and the Provincial Policy Statement has determined that these lands should be retained for employment uses and be designated as *Core Employment Areas*. The area and site should also be subject to a site and area specific policy that allows restaurants, recreation and entertainment facilities, and small and medium scale retail stores and services when the uses are located in multi-storey buildings that include *Core Employment Area* uses, particularly office uses.

See also related requests to convert lands at the following addresses:

- 1200 Eglinton Avenue East
- 15 Gervais Drive