

Authority: Toronto and East York Community Council Item 12.7,  
adopted as amended, by City of Toronto Council on January 29 and 30, 2008  
Enacted by Council: January 30, 2008

**CITY OF TORONTO**

**BY-LAW No. 128-2008**

**To adopt Amendment No. 23 to the Official Plan for the City of Toronto with respect to the  
South of Eastern Employment District Secondary Plan.**

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.
2. Official Plan Amendment No. 5, enacted by By-law No. 879-2006 is hereby repealed.

ENACTED AND PASSED this 30th day of January, A.D. 2008.

SANDRA BUSSIN,  
Speaker

ULLI S. WATKISS  
City Clerk

(Corporate Seal)

**AMENDMENT NO. 23**

**TO THE CITY OF TORONTO 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 Employment District located 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 with few internal properties. 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 in order to ensure that they 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. There are opportunities to accommodate growth in existing and new economic sectors. The proximity to the downtown core is essential to many sectors including, knowledge and creative based industries, media and communications operations, film video and recording production. 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.

Retailing uses are restricted within the District to a scale and function that supports the primary office, research and development, film, media, communications, and industrial economic function of 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 employment in office, research and development, film, media, communications and the industrial sectors to grow within 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 an entrance 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

<p>complementary employment uses, linkages, built form and public realm.</p>	
<p><b>GENERAL POLICIES</b></p> <p>The development of the South of Eastern Secondary Plan area will proceed in accordance with the following major objectives.</p> <p>1.1 The City will preserve 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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p>	
<p><b>2. LAND USE</b></p> <p>The Plan encourages a restricted 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.</p>	
<p><b>Policies</b></p> <p>2.1 <i>Employment Areas</i> consist exclusively of manufacturing, warehousing, distribution, , 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</p>	

uses.

- 2.2 Within *Employment Areas*, small scale stores and services that serve area businesses and workers and which support the primary economic function in Policy 2.1 above will be considered. These uses will be considered only within a building that contains employment uses as described in 2.1 above. The uses outlined in 2.1 above must occupy a substantial majority of the building floor space and the total floor area of small scale stores and services within a building will be limited in the zoning by-law and restricted to the ground floor. All other retail forms and scale are prohibited.
- 2.3 Small scale stores and services that serve area businesses and workers and which support the primary economic function in Policy 2.1 will generally be limited to a floor area of 300m<sup>2</sup>.
- 2.4 Within *Employment Areas*, 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.

#### 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 Development in this District will be consistent with the area's identification as a Special Policy Area.

#### 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.

**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

- 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.



Energy efficiency and reduced greenhouse gas emissions



Water quality and water efficiency



Solid waste reduction



Urban ecology enhancement

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.

## 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.

## **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.

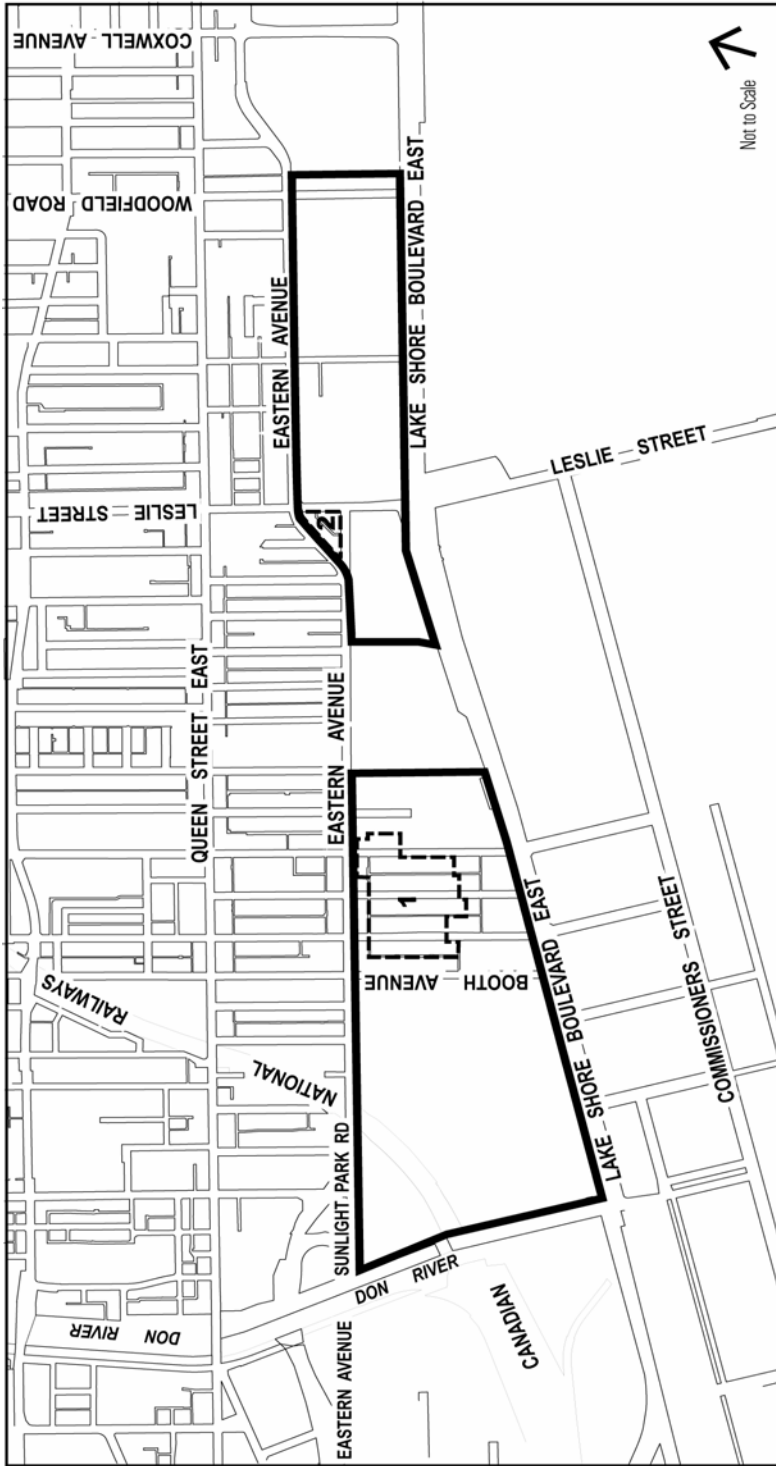
**9. INTERPRETATION**

**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.

**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.



## Official Plan Amendment No. 23

## South of Eastern

### Context MAP 32-1 Secondary Plan

— Secondary Plan Boundary

- - - Site and Area Specific Policies