



## STAFF REPORT ACTION REQUIRED

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

<b>Date:</b>	April 23, 2013
<b>To:</b>	Planning and Growth Management Committee
<b>From:</b>	Chief Planner and Executive Director, City Planning Division
<b>Wards:</b>	All
<b>Reference Number:</b>	P:\2013\Cluster B\PLN\PGMC\PG13037

#### **SUMMARY**

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This report provides preliminary assessments on an additional 36 requests/applications for the conversion of employment lands for residential purposes. Staffs' preliminary assessments propose that 28 of the sites contained in this report be retained as employment areas and a further 5 sites have a preliminary assessment to retain portions of the site for employment purposes compatible with adjacent residences, while potentially permitting residential uses on the remainder of the site. Two sites have a preliminary assessment to re-designate the lands to a 'Mixed Use Area' designation, and another preliminary assessment proposes the site be designated as 'Parks and Open Space'.

The report also discusses the concentration of conversion requests along the Gardiner Expressway/Queen Elizabeth Way corridor in South Etobicoke, and the growing number of conversion requests being received in the vicinity of City yards.

#### **RECOMMENDATIONS**

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**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**

On November 27, 28 and 29, 2012 Council considered the report from the Chief Planner and Executive Director 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 found at:

<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)

Among its' actions, Council directed the Chief Planner and Executive Director, City Planning, to report to the Planning and Growth Management Committee on additional requests and/or applications for conversion of employment lands through the re-designation of lands to non-employment uses and/or the introduction of residential uses prior to the calling of a statutory meeting to consider proposed Official Plan amendments pertaining to employment policies.

At the same Council meeting, Council requested the Chief Planner and Executive Director to report back on any Provincial response to the Council request that the Minister of Municipal Affairs and Housing and Minister of Infrastructure consider exercising their authority under the Growth Plan for the Greater Golden Horseshoe to identify the employment lands in the vicinity of the Ontario Food Terminal as well as the Ontario Food Terminal itself, and the lands at 2150 Lakeshore Blvd. West as a provincially significant employment area.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.CC28.5>

## **BACKGROUND**

The Provincial Policy Statement 2005 and the Provincial Growth Plan for the Greater Golden Horseshoe both provide that municipalities may permit the conversion of lands within employment areas to non-employment uses, only through a municipal comprehensive review where it has been demonstrated that certain criteria are met. The City has received approximately 120 requests/applications (Attachment 1) for conversion of employment lands to non-employment uses. Staff from the City Planning Division in consultation with staff of the Economic Development and Culture Division have considered these requests and applications for conversion on the basis of the criteria set out in Section 2.2.6.5 of the Provincial Growth Plan as well as the Provincial Policy Statement.

As set out in the report dated October 23, 2012 from the Chief Planner and Executive Director, City Planning, considered by Committee on November 8, 2013 certain determinations were made regarding the Provincial Criteria. The first criterion in Section 2.2.6.5 of the Provincial Growth Plan is whether 'there is a need for the conversion'. While there is no need for the conversion of any employment lands to meet the Growth Plan population forecast, in some instances there may be a need to convert isolated parcels of employment lands to mitigate existing or potential land use conflicts between industry and sensitive uses and to achieve other municipal objectives. Our consultants study, 'Sustainable Competitive Advantage and Prosperity – Planning for Employment Uses in the City of Toronto' addresses other Growth Plan criteria by showing that the City is on course to achieve the Growth Plan employment forecasts, and that almost all of the City's employment lands are required over the long term for employment purposes. The additional Growth Plan criteria for conversion of employment lands that have been the focus of staff's assessments are:

- Whether the conversion will affect the overall viability of an employment area;
- Whether there is existing or planned infrastructure to accommodate the conversion.

Staff from the City Planning and Economic Development and Culture Divisions have, for each conversion request, examined the site and surrounding area, the health and viability of the employment area, employment activities that might be affected by the introduction of a sensitive residential use, and existing physical and community infrastructure among other matters. Where a conversion request was near an industry that could be affected by sensitive land uses, particularly residential uses, those firms were visited and interviewed to gain an understanding of their operations. The Ministry of Municipal Affairs and Housing has also requested that the conversion request/application sites be reviewed against provincial policies and legislation such as the Ministry of Environment's D-series Guidelines regarding separation and compatibility between industrial facilities and sensitive land uses as well as Records of Site Condition under Part XV,1 of the Environmental Protection Act. Staff will consider these matters in arriving at the final recommendations for sites with conversion requests/applications.

On November 8, 2012, preliminary assessments of the first 65 conversion requests were considered by Planning and Growth Management Committee. Attachment 2 to this report contains preliminary assessments of an additional 36 conversion requests/applications, resulting in over 100 conversion request sites now studied with preliminary assessments reported out. Staff are proposing to report on additional conversion requests received to date to the June 20, 2013 meeting of Planning and Growth Management Committee.

## COMMENTS

### **The Preliminary Assessment of Conversion Requests/Applications**

Of the 36 preliminary assessments of conversion requests contained in Attachment 2 to this report, 28 are recommended to be retained entirely in an employment area designation. 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 or City yards.

Five conversion request/application sites have a preliminary assessment to retain a portion of the site as an employment area, with part of each site recommended to be re-designated to either a 'Mixed Use Area' or a 'Regeneration Area' designation. The portion of these sites being retained as an 'Employment Area' will provide a buffer area to industry, City yards or rail corridors wherein only employment uses compatible with residential development would be permitted.

Two of the 36 preliminary assessment recommendations propose to convert sites wholly to a 'Mixed Use Area' designation. Cowdray Court in Scarborough identified as 7 on Attachment 2 is a small isolated remnant of a former employment area with low scale residential uses to the north and west, and a park to the east. To the south is a large scale high density residential area approved by the Ontario Municipal Board which converted the majority of lands that formerly comprised a larger employment area. Cowdray Court currently has several vacant parcels, an auto dealership, a private school, a small office building and a courier service. The preliminary assessment for the Cowdray Court lands is to redesignate the lands to 'Mixed Use Area' subject to conditions that include a net gain of gross floor area for employment purposes that are compatible with residential uses. The second preliminary assessment recommending a redesignation to 'Mixed Use Area' is for the site at 21 Broadview Avenue identified as 3 on Attachment 2 and currently used for an automobile dealership. The site has existing residential uses to the north, east and west and auto sales and service uses to the south. The preliminary assessment for this site is to permit mixed commercial-residential development. These two sites are no longer suitable for future industrial use because of their proximity to existing residential developments and the impact that the existing residential uses may have on future industrial operations on the sites.

One request, seeks to have city-owned lands redesignated from 'Employment Area' to 'Mixed Use Area', in contrast to the preliminary staff recommendation to redesignate the land to a 'Parks and Open Space Area' designation to create a public park in a parks deficient area. The request is by a neighbouring landowner and the lands, at 405 Dufferin Street, are proposed to be redesignated to a 'Parks and Open Space' designation to establish a public park.

As conversion requests continue to be submitted to the City, the context for earlier preliminary assessments may also be affected. The reporting out of the first 65 preliminary assessments of conversion requests in November 2012 included a recommendation that the westerly portion of the Build Toronto site at 28 Bathurst Street be restricted to employment uses because of proximity to the Quality Meats slaughterhouse at 2 Tecumseth Street. A conversion request has subsequently been submitted for the Quality Meats site and the preliminary assessment would permit residential redevelopment of the Tecumseth Street frontage of the site under certain conditions. In the event the slaughterhouse at 2 Tecumseth relocates, there would be potential for residential uses on the westerly portion of the 28 Bathurst Street site and a need for an integrated planning framework for the two sites.

### **Clusters of Conversion Requests/Applications in Etobicoke and York**

Fully half of the conversion request preliminary assessments included in this report are found in two clusters in the west end of the City. There is a cluster of four conversion requests in the vicinity of St. Clair Avenue West between Weston Road and Old Weston Road comprising the lands at 6 Lloyd Avenue, 290 Old Weston Road, 611-623 Keele Street and 404 Old Weston Road. These sites are located adjacent or near impactful industries and their conversion to residential uses is not supported by staff. At the time this report was being drafted a new proposal was submitted for 290 Old Weston Road which will be reviewed by staff and considered in the final recommendations for this site at the November 2013 meeting of Planning and Growth Management Committee. In the instance of 404 Old Weston Road, currently used as a flea market and proposed to be designated as Retail Employment Area, the request to consider conversion to non-employment uses arose from a request/direction from Planning and Growth Management Committee. The owner was contacted and has no interest in the conversion of the property to non-employment uses. The property abuts a concrete batching plant and a bottle manufacturer and is not supported by staff for conversion to residential purposes.

The most significant clustering of conversion requests/applications in the City is along the Gardiner Expressway/QEW corridor from the Humber River to the City of Mississauga boundary. This report deals with conversion requests/applications for 14 sites along this corridor in addition to 2 sites along the corridor which had preliminary assessments of conversion requests reported out to Committee on November 8, 2013. There are conversion requests/applications at almost every arterial access or overpass of the Gardiner/QEW including: Park Lawn, Royal York, Islington, Kipling, Highway 427 and the West Mall. The conversion request sites range in size from a 450 sq.m. parcel to the 11 ha. Mondelez/Christie site at 23 Park Lawn Road. All of the preliminary assessments for conversion requests along the Gardiner/QEW corridor appended to this report recommend that the sites be retained as Employment Areas.

While there have been several residential approvals in the past decades in this area, it remains an important employment corridor. In 2011, in the tight corridor along the Gardiner between Evans Avenue and The Queensway, including the Park Lawn node, there were over 9700 employees in 464 firms. Both the number of firms and the number of employees has increased slightly between 2001 and 2011. A broader potentially impacted employment context area that goes north to North Queen Street and south to Horner Avenue contained 19,500 employees in 885 establishments in 2011. Employment sites that front a major expressway or highway are valuable and well-suited for business because of their visibility and prominence as well as for truck and van access for the movement of goods. These are positive locational attributes whereas sensitive residential uses fronting expressways and highways require buffering and mitigative design measures. Because of this clustering of conversion requests in this corridor, the final recommendations for these conversion requests need to reflect their collective impact upon the future viability of the South Etobicoke Employment Area as well as their individual immediate site context.

The Ministry of Municipal Affairs and Housing recommends that the draft Official Plan policies be amended to add a new policy to implement Provincial Growth Plan policy 2.2.6.9 that seeks to protect lands in the vicinity of major infrastructure such as highway interchanges for employment uses. The policy proposed by the Province to be added to the Official Plan reads:

'Lands in Core Employment Areas in the vicinity of existing major infrastructure such as highway interchanges, ports, rail yards and airports are designated and preserved for employment uses that rely on this associated infrastructure.'

The final recommendations for requested conversion sites near highway interchanges should be considered in light of this policy contained in the Growth Plan.

Within the Gardiner/QEW corridor there is also a cluster of 4 sites with requests to convert from employment lands to residential uses to the north, west and south of the Ontario Food Terminal. The Ontario Food Terminal occupies 16 ha. of land at the southwest quadrant of Park Lawn Road and the Queensway and is the major food distribution centre in the Province. The majority of produce sold in Toronto passes through the Ontario Food Terminal, which is owned by the Province and managed by the Ontario Food Terminal Board appointed by the Province.

At the Council meeting of November 27, 28 and 29, 2013, Council requested the Minister of Municipal Affairs and Housing and the Minister of Infrastructure to consider exercising his authority under the Growth Plan for the Greater Golden Horseshoe to identify the employment lands in the vicinity of the Ontario Food Terminal as well as the Ontario Food Terminal site itself, and the lands at 2150 Lake Shore Boulevard West as a provincially significant employment area. Council requested a report back to Planning and Growth Management Committee on any Provincial response. The Minister of Municipal Affairs and Housing has not directly addressed the issue of identifying the

lands in the vicinity of the Ontario Food Terminal as a provincially significant employment area. The City has, however, received a letter from the Minister, Attachment 3 to this report, that acknowledges that the City is currently undertaking a municipal comprehensive review of its employment lands and that the Mondelez/Kraft site at 23 Park Lawn Road has requested the conversion of their lands to permit non-employment uses. The Minister assures that Ministry staff will continue to work with the City's planning staff to support the City's employment policy vision.

In a related matter, at its meeting on April 22, 2013 Economic Development Committee considered a status report from the General Manager, Economic Development and Culture on the creation of a Working Group for the conversion request on the Mondelez site at 23 Park Lawn Road and 2150 Lake Shore Boulevard West. The status report states that the establishment of the Working Group be initiated after Planning and Growth Management Committee and Council have considered the preliminary assessment for the site in Attachment 1 in this report.

### **Impact of Conversion Requests/Applications On City Yards**

As additional requests/applications to convert employment lands for sensitive uses are received, the issue of the impact of sensitive uses on City yards is arising. Staff have received applications abutting or in close proximity to 8 City yards including the Bermondsey waste management yard; the Ingram waste management yard; the 1401 Castlefield Transportation Services yard; the 677 Wellington Street West Transportation Services yard; the 433 Eastern Avenue/50 Booth Avenue yard; the Murray Road/Plewes Avenue Transportation Services yard; the Bentworth Avenue Parks, Recreation and Forestry yard, and the Birchmount Parks Recreation and Forestry Yard.

Any individual can submit a complaint about the noise from trucks or yard operations or odours from a City yard to the Ministry of the Environment. If the 'adverse impact' was verified by staff of the Ministry of the Environment, the City would be required under the Environmental Protection Act to mitigate the noise or odours. The introduction of sensitive uses into employment areas near to City yards could significantly affect their future operations. These yards are necessary to provide important services for residents and workers in Toronto, and there are limited options to relocate them if their functionality at the current location is undermined by the introduction of sensitive uses. Every preliminary assessment of a conversion request adjacent to a City yard has, at the very least, required lands adjacent to the yard to be retained for employment uses.

### **Regeneration Area Studies**

In the report on employment lands considered at the November 8, 2013 meeting of Planning and Growth Management Committee four areas were identified to be studied and considered for intensification of both employment and residential uses under a 'Regeneration Area' designation. These employment areas share several defining traits, including:

- Serviced by an existing subway or GO station and suitable for transit-based intensification
- Relatively small pockets of employment isolated from larger employment areas
- vacant lands
- proximity to residential neighbourhoods with community facilities
- areas with residential already approved or under construction

Community Planning Staff are commencing the study of the two proposed Regeneration Areas close to the Wilson subway station. However, Planning Staff are now recommending that the study of the lands in the vicinity of the Scarborough GO station, bounded by Kennedy Road, Danforth Road, St. Clair Avenue East and the CNR rail line not be undertaken. Shortly after the recommendation was made to Committee in the November report, the conversion request for the large vacant building at 375 Kennedy Road was withdrawn and the lands are now occupied by a major cosmetics manufacturer which contains a significant number of jobs. The easterly portion of the site that was redesignated for residential uses as a result of an application dating back to the 1990's is still occupied by a variety of businesses and provides the majority of the labour force in the area. With the introduction of a major manufacturer on the primary largest vacant site, staff propose that the lands be retained in a 'Retail Employment Area' designation.

The fourth area considered for study as a 'Regeneration Area' is the employment area that includes the Mimico GO station located in the triangle occupied by Royal York Road, Portland Street and the CNR rail corridor as well as a portion of Judson Street on the west side of Royal York Road. Staff held a meeting in March 2013 to discuss the potential study with property and business owners. However few attended to offer their vision for the future of the area. Staff are sending a survey by registered mail to area businesses to continue the outreach and gauge whether the idea of intensification for both residential and employment uses is supported by them. Planning and Growth Management Committee, at its' meeting of April 11, 2013 requested the Chief Planner to study the possible relocation of the Mimico GO Train station to the vicinity of Park Lawn Road within the context of the Municipal Comprehensive Review of the Official Plan and proposed new Transportation Plan.

## **NEXT STEPS**

Staff will submit a further report to the June 20, 2013 meeting of Committee on preliminary assessments for conversion requests/applications. 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 recommended in the accompanying staff report on this agenda regarding the results of the consultations, staff will report to the Planning and Growth Management Committee meeting of September 2013 with proposed Official Plan policies and designations for the employment lands which will be discussed at a subsequent public open house prior to the November 2013 statutory meeting of Committee.

## **CONTACTS**

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## **SIGNATURE**

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

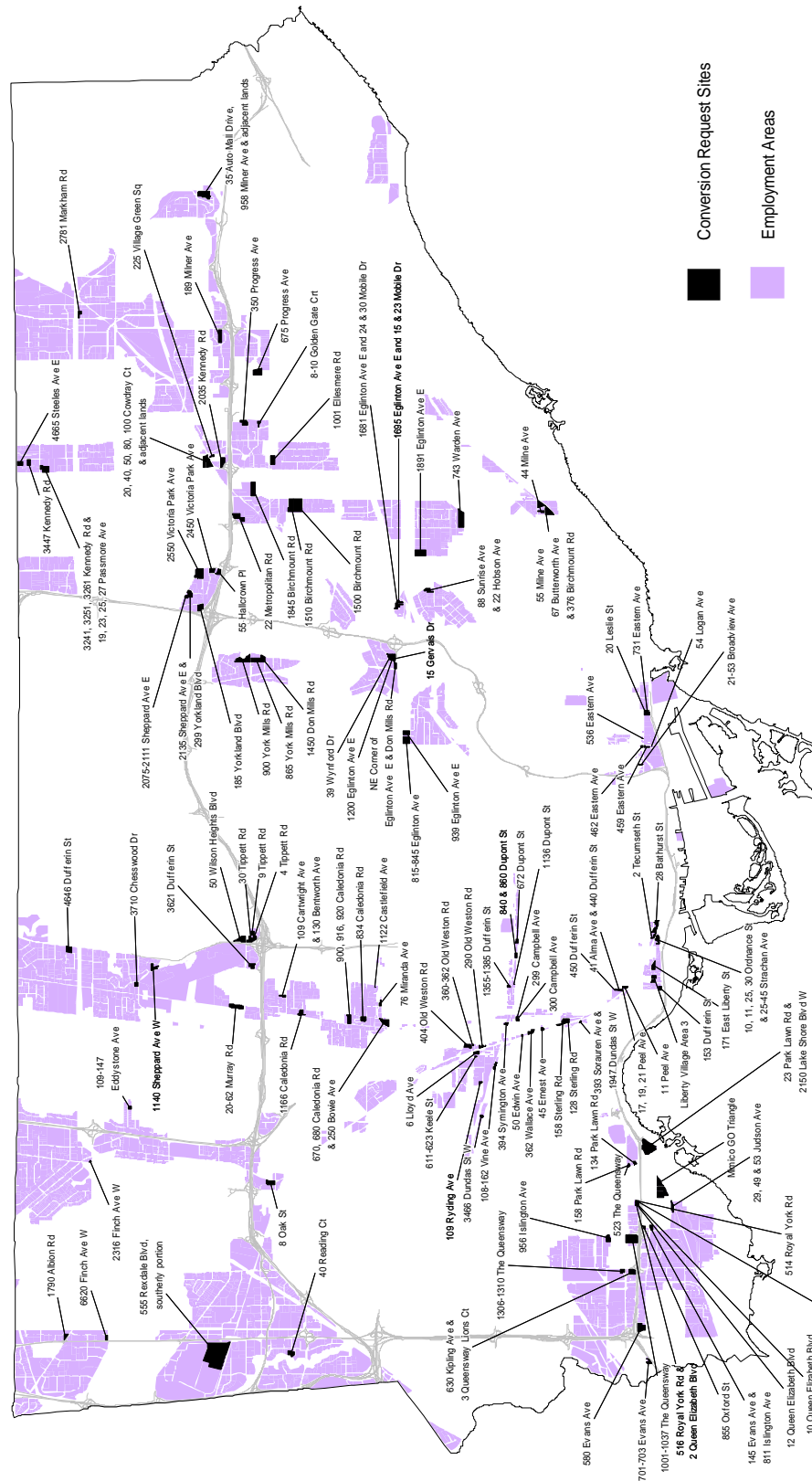
## **ATTACHMENTS**

- Attachment 1: Map of Requests/Applications for Conversion of Employment Lands
- Attachment 2: Preliminary Assessments of 36 Additional Requests/Applications for Conversion of Employment Lands
- Attachment 3: Letter from Minister of Municipal Affairs and Housing

[p:\2013\ClusterB\PLN\PG13037]

Conversion Request Sites  
Employment Areas

## 119 Conversion Requests Represented



## ATTACHMENT 2

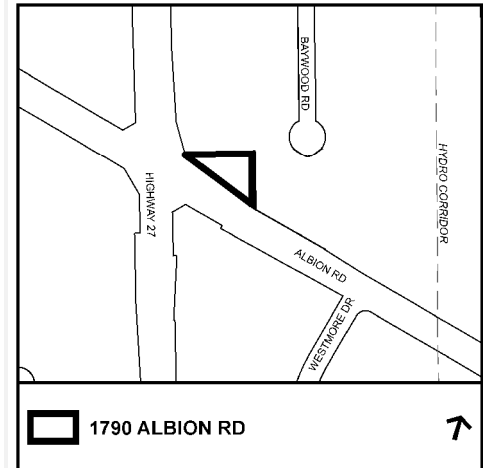
### Preliminary Assessments of 36 Additional Requests/Applications for Conversion of Employment Lands

#### TABLE OF CONTENTS

	<b>Municipal Address</b>	<b>Ward</b>	<b>Page</b>
1	Albion Road, 1790	1	2
2	Birchmount Road, 1500	37	4
3	Broadview Avenue, 21	30	6
4	Caledonia Road, 670 & 680 and 250 Bowie Avenue	15	8
5	Caledonia Road, 900, 916 & 920	15	10
6	Chesswood Drive, 3710	8	12
7	Cowdray Court, 20, 40, 50, lands between 50 & 80, 80 & 100	40	14
8	Dufferin Street, 153	14	16
9	Dufferin Street, 4646	8	18
10	Edwin Avenue, 50	18	20
11	Eglinton Avenue East, 815-845	26	22
12	Eglinton Avenue East, 939	26	24
13	Ernest Avenue, 45 and 188 Perth Avenue	18	26
14	Evans Avenue, 701-703	5	28
15	Keele Street, 611-623	11	30
16	Kipling Avenue, 630 and 3 Queensway Lions Court	5	32
17	Lloyd Avenue, 6	11	34
18	Miranda Avenue, 76	15	36
19	Oak Street, 8	11	38
20	Old Weston Road, 290	17	40
21	Old Weston Road, 404	17	42
22	Oxford Street, 855	6	44
23	Park Lawn Road, 23 and 2150 Lake Shore Boulevard West	6	46
24	Park Lawn Road, 134	5	48
25	Park Lawn Road, 158	5	50
26	Peel Avenue, 17, 19 & 21 and 405 Dufferin Street	18	52
27	Progress Avenue, 350	37	54
28	Queen Elizabeth Boulevard, 2 and 516 Royal York Road	5	56
29	Queen Elizabeth Boulevard, 7 and 506 Royal York Road	5	58
30	Queen Elizabeth Boulevard, 10	5	60
31	Queen Elizabeth Boulevard, 12	5	62
32	Royal York Road, 514	5	64
33	Tecumseth Street, 2	19	66
34	The Queensway, 523	5	68
35	The Queensway, 1001-1037	5	70
36	The Queensway, 1306 & 1310	5	72

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

<b>Location</b>
Address
<b>1790 Albion Road</b>
Major Intersection
<b>Highway 27 and Albion Road</b>
Community Council / Ward
<b>Etobicoke York / Ward 1 – Etobicoke North</b>



<b>Applicant / Owner</b>	Bratty and Partners, LLP (applicant) / 2230434 Ontario Inc. (owner)
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<b>Request / Development Proposal</b>	Request by letter dated August 31, 2012 for a re-designation to <i>Mixed Use Areas</i> in order to permit residential uses.
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<b>Application File Number and Status</b>	n/a
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<b>Official Plan Policy Framework</b>	Chapter 2: <i>Employment District</i> , Map 2 Chapter 4: <i>Employment Areas</i> policies, Section 4.6, Land Use Plan Map 13 Chapters 6 & 7: n/a
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<b>Zoning</b>	Former City of Etobicoke Zoning Code: IC.1 – Industrial Class 1
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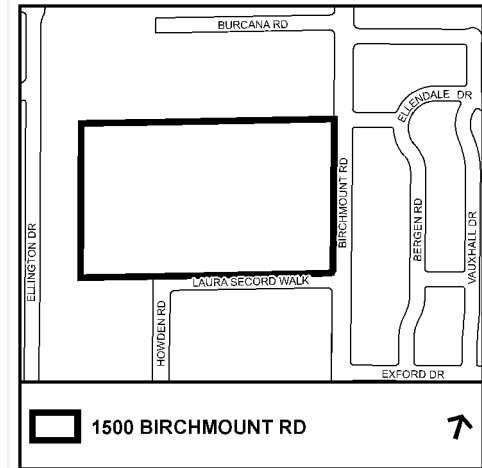
<b>Site Area &amp; Existing Uses</b>	Approx 3,200 sq m	-Three-storey office/commercial building with surface parking
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<b>Area Context / Adjacent Land Uses</b>	North	Two-storey industrial multiple complex
	South	Gas station across Albion Rd.
	East	Two-storey industrial multiple complex
	West	Cemetery and Visitation Centre

<b>Preliminary Assessment and Draft Policy Direction</b>
<ul style="list-style-type: none"><li>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>.</li></ul>

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

<b>Location</b>
Address
<b>1500 Birchmount Road</b>
Major Intersection
<b>Ellesmere Road and Birchmount Road</b>
Community Council / Ward
<b>Scarborough / Ward 37 – Scarborough Centre</b>



<b>Applicant / Owner</b>	Gagnon & Law Urban Planners Ltd. (applicant) / Birchmount Howden Holdings Inc. (owner)
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<b>Request / Development Proposal</b>	Request by letter dated October 31, 2012 from the applicant for a re-designation to <i>Mixed Use Areas</i> in order to provide for a broader range of uses, including residential uses. No concept plans or any other material have been submitted which would enable Planning staff to undertake an additional analysis of the proposed conversion request pursuant to Council's direction adopted at its November 27- 29, 2012 meeting.
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<b>Application File No. &amp; Status</b>	n/a
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<b>Official Plan Policy Framework</b>	Chapter 2: <i>Employment District</i> , Map 2 Chapter 4: Section 4.6 <i>Employment Areas</i> policies, Land Use Plan Maps 19 & 20 Chapters 6 & 7: n/a
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<b>Zoning</b>	Former City of Scarborough Employment Districts Zoning By-law: Industrial (M) Zone within 120 m from Birchmount Rd; General Industrial (MG) Zone on the remainder of the site, and also Vehicle Service (VS) Zone in the middle section of the site.
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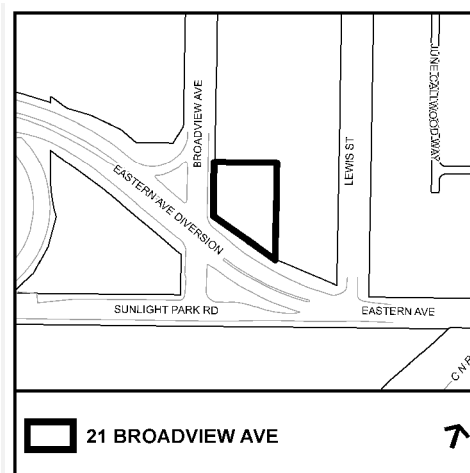
<b>Site Area &amp; Existing Uses</b>	Approx. 85,200 sq m	Private school (JK – Grade 12), retail/warehouse outlet, vacant space (As of March 2013)
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<b>Area Context / Adjacent Land Uses</b>	North	Educational, recreational, places of worship, industrial
	South	Industrial, place of worship
	East	Residential fronting Birchmount Road
	West	Decommissioned former CPR spur line, residential beyond

<b>Preliminary Assessment and Draft Policy Direction</b>
<ul style="list-style-type: none"><li>• 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:<ul style="list-style-type: none"><li>○ <i>General Employment Areas</i> within 120 m from the Birchmount Road streetline, and</li><li>○ <i>Core Employment Areas</i> – the remainder of the site.</li></ul></li></ul>

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

<b>Location</b>
Address
<b>21 Broadview Avenue</b>
Major Intersection
<b>Broadview and Eastern Avenues</b>
Community Council / Ward
<b>Toronto East York / Ward 30 – Toronto-Danforth</b>



<b>Applicant / Owner</b>	Bousfields Inc. (applicant) / MPI Group (owner)
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<b>Request / Development Proposal</b>	Request by letter dated August 14, 2012 seeking a re-designation to <i>Mixed Use Areas</i>
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<b>Application File No. &amp; Status</b>	n/a
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<b>Official Plan Policy Framework</b>	Chapter 2: n/a Chapter 4: Section 4.6 <i>Employment Areas</i> policies, Land Use Plan Map 18 Chapters 6 & 7: n/a
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<b>Zoning</b>	Former City of Toronto Zoning By-law 438-86: I2 D3 Height 18m
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<b>Site Area &amp; Existing Uses</b>	Approx 6,843 sq m	Auto dealership
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<b>Area Context / Adjacent Land Uses</b>	North	Low scale residential uses
	South	Automobile sales
	East	Low scale residential uses, and automobile-related uses along the north side of Eastern Avenue
	West	A 6-storey residential building

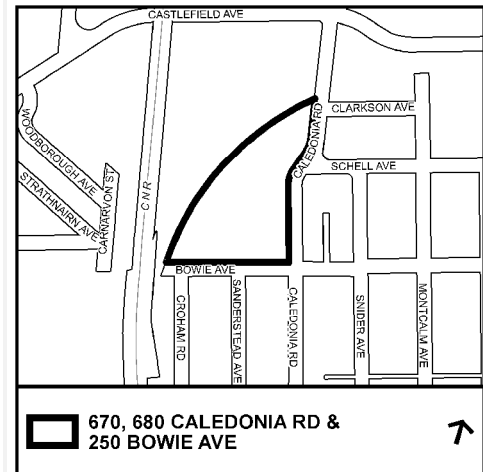


**Preliminary Assessment and Draft Policy Direction**

- 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 at 21 Broadview Avenue could be converted through re-designation to *Mixed Use Areas* subject to any required environmental remediation to the standards established by the Ministry of the Environment. Also, as 21 Broadview Avenue is within the Lower Don Special Policy Area, conditions and requirements to permit the possible change in land uses as set by the City, the Toronto Region Conservation Authority and the province will need to be met.

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

<b>Location</b>
Address
<b>670 &amp; 680 Caledonia Road and 250 Bowie Avenue</b>
Major Intersection
<b>Caledonia Road and Eglinton Avenue West</b>
Community Council / Ward
<b>North York / Ward 15 – Eglinton Lawrence</b>



<b>Applicant / Owner</b>	250 Bowie Holdings Inc. - applicant and owner
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<b>Request / Development Proposal</b>	Request by letter dated June 8, 2012 for a re-designation to <i>Mixed Use Areas</i>
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<b>Application File Number &amp; Status</b>	n/a
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<b>Official Plan Policy Framework</b>	Chapter 2: <i>Employment District</i> , Map 2 Chapter 4: Section 4.6 <i>Employment Areas</i> policies, Land Use Plan Map 17 Chapters 6 & 7: n/a
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<b>Zoning</b>	Former City of York By-law No. 1-83: Prestige Employment, Exception 16(429)
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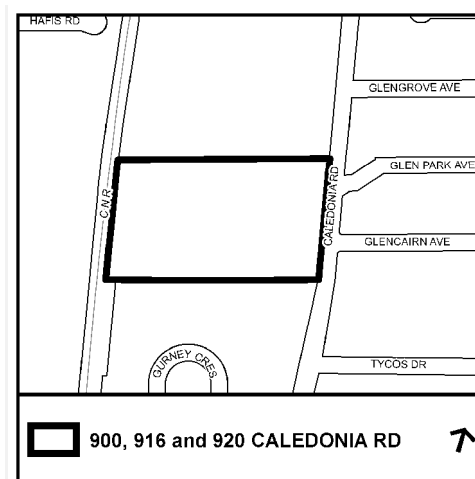
<b>Site Area and Existing Uses</b>	Approx 24,000 sq m	- Canada Goose Inc. offices, Bonnie Gordon College of Confectionary Arts, restaurant
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<b>Area Context / Adjacent Land Uses</b>	North	Clothing manufacturer (Canada Goose Inc.)
	South	Low scale residential
	East	Design centre / retail showroom, medical office and low scale residential
	West	Kay Gardiner Beltline Park (City park); City of Toronto - Road Operations Yard (Transportation Services), Fleet Services facility (Corporate Services) and Superfuel site; and low scale residential uses

<b>Preliminary Assessment and Draft Policy Direction</b>
<ul style="list-style-type: none"><li>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>.</li></ul>

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

<b>Location</b>
Address
<b>900, 916 &amp; 920 Caledonia Road</b>
Major Intersection
<b>Caledonia Road and Lawrence Avenue West</b>
Community Council / Ward
<b>North York / Ward 15 – Eglinton Lawrence</b>



<b>Applicant / Owner</b>	900 Caledonia Road Limited (applicant) / 900 Caledonia Road Limited (owner) & 920 Caledonia Road Investments (owner)
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<b>Request / Development Proposal</b>	Request by letter dated August 27, 2012 for a re-designation to permit ground-related residential uses
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<b>Application File Number &amp; Status</b>	n/a
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<b>Official Plan Policy Framework</b>	Chapter 2: <i>Employment District</i> , Map 2 Chapter 4: Section 4.6 <i>Employment Areas</i> policies, Land Use Plan Map 17 Chapters 6 & 7: n/a
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<b>Zoning</b>	Former City of North York By-law 7625: M1 (Industrial Zone 1)
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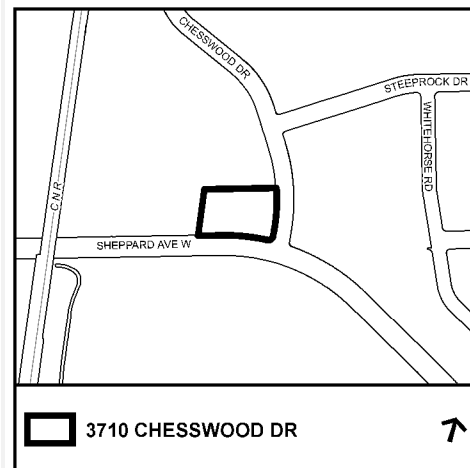
<b>Site Area and Existing Uses</b>	Approx 44,200 sq m	- vehicle servicing, and industrial multiple units containing office, service, wholesaling and place of worship uses
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<b>Area Context / Adjacent Land Uses</b>	North	Apartment and low scale residential uses
	South	Warehouse and industrial uses (tile, flooring and kitchen products)
	East	Low scale residential uses and Glen Park Parkette (City park)
	West	Private waste transfer, recycling and concrete crushing facilities; City of Toronto - Ingram Waste Transfer Station (Solid Waste Management Services), Snow Camp/Salt Depot (Transportation Services); automobile repair; store fixture sales; and place of worship

<b>Preliminary Assessment and Draft Policy Direction</b>
<ul style="list-style-type: none"><li>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>.</li></ul>

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

<b>Location</b>
Address
<b>3710 Chesswood Drive</b>
Major Intersection
<b>Chesswood Drive and Sheppard Avenue West</b>
Community Council / Ward
<b>North York / Ward 8 – York West</b>



<b>Applicant / Owner</b>	Montecassino Hospitality Group Inc. - applicant and owner
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<b>Request / Development Proposal</b>	Request by letter dated August 30, 2012 for a re-designation to permit residential uses
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<b>Application File Number &amp; Status</b>	n/a
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<b>Official Plan Policy Framework</b>	Chapter 2: <i>Employment District</i> , Map 2 Chapter 4: Section 4.6 <i>Employment Areas</i> policies, Land Use Plan Map 16 Chapters 6 & 7: n/a
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<b>Zoning</b>	Former City of North York By-law 7625: Industrial-Commercial Zone - MC(55)(H)
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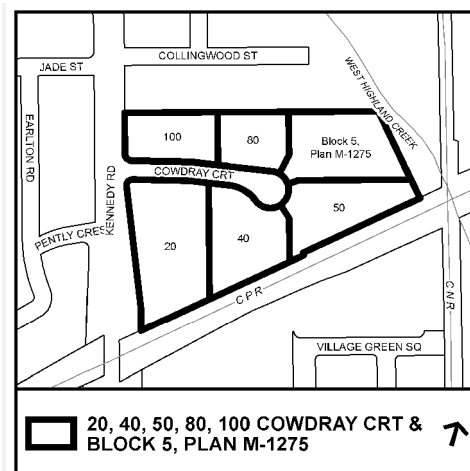
<b>Site Area and Existing Uses</b>	Approx 8,900 sq m	- hotel and conference centre
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<b>Area Context / Adjacent Land Uses</b>	North	Office and recreation (arena) uses
	South	Airport landing runway (Bombardier Aerospace)
	East	Office uses
	West	Industrial multiple buildings with service uses

<b>Preliminary Assessment and Draft Policy Direction</b>
<ul style="list-style-type: none"><li>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>General Employment Areas</i>.</li></ul>

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

<b>Location</b>
Address
<b>20, 40, 50, 80, 100 Cowdray Court and lands between 50 &amp; 80 Cowdray Court (Block 5, Plan M 1725)</b>
Major Intersection
<b>Sheppard Avenue East and Kennedy Road</b>
Community Council / Ward
<b>Scarborough / Ward 40 – Scarborough-Agincourt</b>



<b>Applicant / Owner</b>	Transmetro Limited (owner) / Lorne Ross Planning Services Inc. (applicant)
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<b>Request / Development Proposal</b>	Request by letter dated December 21, 2012 for a re-designation to <i>Mixed Use Areas</i> . No details or a concept plan have been submitted.
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<b>Application File No. &amp; Status</b>	n/a
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<b>Official Plan Policy Framework</b>	Chapter 2: <i>Employment District</i> , Map 2 Chapter 4: Section 4.6 <i>Employment Areas</i> policies, Land Use Plan Map 19 Chapters 6: Agincourt Secondary Plan Chapter 7: n/a
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<b>Zoning</b>	Former City of Scarborough Employment Districts By-law: 20 & 100 Cowdray Court – Office Uses (OU) Zone; 40, 80 Cowdray Court & Block 5 – Industrial (M) Zone; 50 Cowdray Court – Recreational (RU) Zone
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<b>Site Area &amp; Existing Uses</b>	Approx 60,634 sq m (total area)	20 Cowdray Court - car dealership; 40 Cowdray Court - private school; 50 Cowdray Court & Block 5 - vacant; 80 Cowdray Court – courier services; 100 Cowdray Crt – offices (As of March 2013)
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<b>Area Context / Adjacent Land Uses</b>	North	Low scale residential, Collingwood Park; commercial fronting Kennedy Road
	South	CP Railway, beyond office building and high rise residential buildings, vacant private and public lands
	East	Vacant public land, Highland Creek (West branch)
	West	Low scale residential community west of Kennedy Road

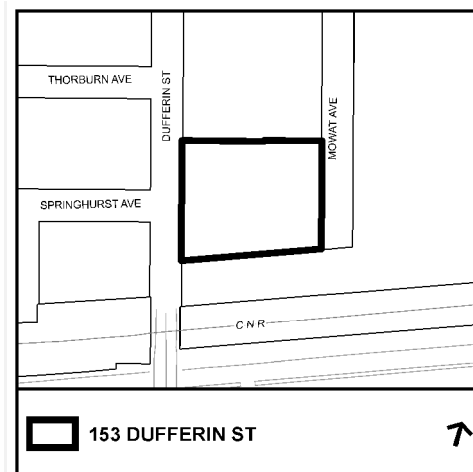


### **Preliminary Assessment and Draft Policy Direction**

- 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 could be converted through re-designation to *Mixed Use Areas*, but only through the creation of a new Site and Area Specific Policy in the Agincourt Secondary Plan to:
  - provide for future road connection between Village Green Square to the south and Sheppard Avenue East to the north, as it is generally shown on Map 1-1 in the Secondary Plan;
  - provide for a net gain in employment gross floor area with re-development;
  - ensure that lands west of Highland Creek, south of Collingwood Park (generally Block 5, Plan M-1725) could only be developed with *Mixed Use Areas* uses if they are not acquired by the City for park purposes, and
  - ensure that re-development provides for appropriate transition, particularly in terms of building height, setbacks and scale, with the abutting low scale residential area to the north and Collingwood Park.

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

<b>Location</b>
Address
<b>153 Dufferin Street</b>
Major Intersection
<b>Dufferin Street and King Street West</b>
Community Council / Ward
<b>Toronto East York / Ward 14 – Parkdale High Park</b>



<b>Applicant / Owner</b>	Fred Dominelli
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<b>Request / Development Proposal</b>	Request by letter dated November 2, 2012 for a re-designation to <i>Mixed Use Areas</i> in order to permit "an appropriate amount of retail at grade, some limited employment uses and a high rise residential building".
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<b>Application File Number and Status</b>	N/A. A zoning review request (2011 232938 ZPU 00 ZR) was submitted in July 2011 for an "entertainment facility". In a letter from Toronto Building dated July 11, 2011 it was stated such a use is not permitted under the current zoning.
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<b>Official Plan Policy Framework</b>	Chapter 2: <i>Employment District</i> , Map 2 Chapter 4: Section 4.6 <i>Employment Areas</i> policies, Land Use Plan Map 18 Chapter 6: Section 14, Garrison Common North Secondary Plan – Area 3 Chapter 7: n/a
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<b>Zoning</b>	Former City of Toronto Zoning By-law 438-86: IC D3 N1.5 Height 28m
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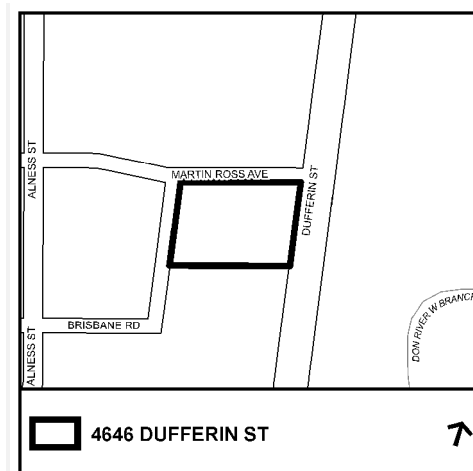
<b>Site Area &amp; Existing Uses</b>	Approx 6,916 sq m	Vacant 2 storey brick building
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<b>Area Context / Adjacent Land Uses</b>	North	Offices
	South	Rail corridor/F.G. Gardiner Expressway
	East	Vacant industrial building (former Canada Bread facilities)
	West	Low scale residential (singles/semis) and walk up apartments

<b>Preliminary Assessment and Draft Policy Direction</b>
<ul style="list-style-type: none"><li>• Although the Municipal Comprehensive Review has not been completed, a preliminary assessment based on the criteria in the Growth Plan and Provincial Policy Statement has determined that these lands should be retained for employment uses and be designated as <i>Core Employment Areas</i> and could be subject to the following proposed amendments:<ul style="list-style-type: none"><li>○ Removal of current policy allowing live/work units;</li><li>○ Add a new SASP to Sec Plan implementing the key directions and strategies RE: amenitization, pedestrianization, transportation, etc., as identified through the Liberty Village Masterplanning exercise.</li></ul></li></ul>

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

<b>Location</b>
Address
<b>4646 Dufferin Street</b>
Major Intersection
<b>Dufferin Street and Finch Avenue West</b>
Community Council / Ward
<b>North York / Ward 8 – York West</b>



<b>Applicant / Owner</b>	Dennis Wood (applicant) / 2129152 Ontario Inc. (owner)
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<b>Request / Development Proposal</b>	Request by letter dated August 24, 2012 for a re-designation to <i>Mixed Use Areas</i> . In addition to permitted medical office uses, proposed are two 20-storey residential buildings, two 7-storey "seniors' transitional housing" buildings and a private community centre.
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<b>Application File No. &amp; Status</b>	n/a
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<b>Official Plan Policy Framework</b>	Chapter 2: <i>Employment District</i> , Map 2 Chapter 4: Section 4.6 <i>Employment Areas</i> policies, Land Use Plan Map 16 Chapters 6 & 7: n/a
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<b>Zoning</b>	Former City of North York By-law 7625: Industrial-Commercial Zone - MC(H)
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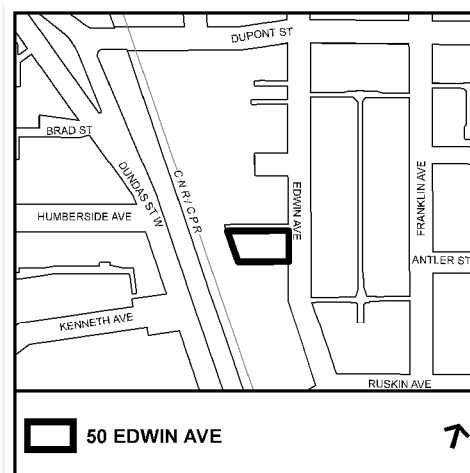
<b>Site Area and Existing Uses</b>	Approx 9,735 sq m	- personal service shops, offices, medical offices, fitness centre and auto service uses
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<b>Area Context / Adjacent Land Uses</b>	North	Restaurant, retail, office and food caterer uses
	South	Office and service uses
	East	G. Ross Lord Park (City park)
	West	Chemical manufacturing and furniture manufacturing uses

<b>Preliminary Assessment and Draft Policy Direction</b>
<ul style="list-style-type: none"><li>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>.</li></ul>

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

<b>Location</b>
Address
<b>50 Edwin Avenue</b>
Major Intersection
<b>Edwin Avenue and Dupont Street</b>
Community Council / Ward
<b>Toronto East York / Ward 18 – Davenport</b>



<b>Applicant / Owner</b>	Jake Koseleci (applicant and owner)
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<b>Request / Development Proposal</b>	Request by letter dated January 13, 2013 for a re-designation to permit a mix of commercial and residential uses
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<b>Application File No. &amp; Status</b>	n/a
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<b>Official Plan Policy Framework</b>	Chapter 2: n/a Chapter 4: Section 4.6 <i>Employment Areas</i> policies, Land Use Plan Map 17 Chapters 6 & 7: n/a
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<b>Zoning</b>	Former City of Toronto Zoning By-law 438-86: I2 D2 Height 14 m
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<b>Site Area &amp; Existing Uses</b>	Approx 1,512sq m	- formerly part of the Viceroy Rubber and Plastics plant. Structure on site currently used as studio/retail space.
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<b>Area Context / Adjacent Land Uses</b>	North	Low scale residential fronting Edwin Avenue, and Planet Storage backing onto the rail corridor
	South	Toronto Hydro sub-station building and outdoor storage
	East	Low scale residential uses
	West	West Toronto Railpath, rail corridor

<b>Preliminary Assessment and Draft Policy Direction</b>
<ul style="list-style-type: none"><li>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 could be converted through re-designation to <i>Neighbourhoods</i>, with the exception of lands along the western boundary of the site which should be retained for employment uses and designated as <i>Core Employment Areas</i> to serve as a buffer between new residential uses and the rail corridor, but only through the creation of a new Site and Area Specific to limit uses on the <i>Employment Area</i> lands to those that are compatible with residential uses.</li></ul>

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

<b>Location</b>
Address
<b>815-845 Eglinton Avenue East</b>
Major Intersection
<b>Eglinton Avenue East and Laird Drive</b>
Community Council / Ward
<b>North York / Ward 26 - Don Valley West</b>



<b>Applicant / Owner</b>	Fogler, Rubinoff LLP, Joel Farber (applicant) / RioCan REIT (owner)
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<b>Request / Development Proposal</b>	Request by letter submitted on September 20, 2012 for a re-designation to <i>Mixed Use Areas</i>
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<b>Application File Number and Status</b>	n/a
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<b>Official Plan Policy Framework</b>	Chapter 2: Employment District, Map 2 Chapter 4: Section 4.6 Employment Areas policies, Land Use Plan Map 17 Chapters 6 & 7: n/a
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<b>Zoning</b>	Former Town of Leaside Zoning By-law No. 1916: M1 (7)
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<b>Site Area &amp; Existing Uses</b>	Approx 36,000 sq m	- approximately 12,000m <sup>2</sup> of retail / commercial buildings containing several large format retail stores including Canadian Tire, Future Shop and Petsmart, etc.
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<b>Area Context / Adjacent Land Uses</b>	North	Low rise apartment buildings & bank
	South	Vacant (Proposed large scale retail uses)
	East	Automotive dealership and office uses (Mercedes-Benz Canada Inc.)
	West	Commercial plaza and low scale dwellings

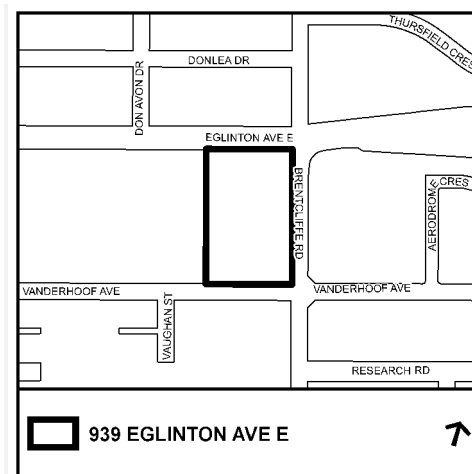


### **Preliminary Assessment and Draft Policy Direction**

- Although the Municipal Comprehensive Review has not been completed, a preliminary assessment based on the criteria in the Growth Plan and Provincial Policy Statement has determined that the northerly portion of those lands bounded by Eglinton Avenue, Brentcliffe Road, Vanderhoof Avenue and Laird Drive could be converted to *Mixed Use Areas*, while the southerly 50 metres of the lands should be retained as *Retail Employment Areas*, but only through the creation of a site and area specific policy to address matters such as:
  - a limit to the range of uses permitted on the *Employment Area* lands to serve as a buffer between new residential uses and existing and potential *Employment Area* uses located to the south;
  - a net gain in employment gross floor area with re-development; and
  - further investigations regarding impacts from impactful industries up to 1,000 metres to the south and south-east to determine any implications upon proposed residential uses, including appropriate building heights.

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

<b>Location</b>
Address
<b>939 Eglinton Avenue East</b>
Major Intersection
<b>Eglinton Avenue East and Laird Drive</b>
Community Council / Ward
<b>North York / Ward 26 - Don Valley West</b>



<b>Applicant / Owner</b>	Diamond Corp (applicant) and 939GP Inc. (owner)
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<b>Request / Development Proposal</b>	An application has been submitted to amend the Plan to re-designate the lands to <i>Mixed Use Areas</i> and permit the development of 2,865m <sup>2</sup> of retail space, 10,288m <sup>2</sup> of office space and approximately 1,300 dwelling units.
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<b>Application File Number and Status</b>	13 107003 NNY 26 OZ - Preliminary Report was considered by Planning and Growth Management Committee on April 11, 2013 (Item No. PG23.1). Staff were directed to review the proposed change of land use concurrently and in the context of the statutory Five Year Review of the Official Plan, which includes a Municipal Comprehensive Review.
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<b>Official Plan Policy Framework</b>	Chapter 2: Employment District, Map 2 Chapter 4: Section 4.6 Employment Areas policies, Land Use Plan Map 17 Chapters 6 & 7: n/a
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<b>Zoning</b>	Former Town of Leaside Zoning By-law No. 1916: M1 (3)
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<b>Site Area &amp; Existing Uses</b>	Approx 20,000 sq m	- 13,471m <sup>2</sup> Employment / Commercial building containing office and retail uses
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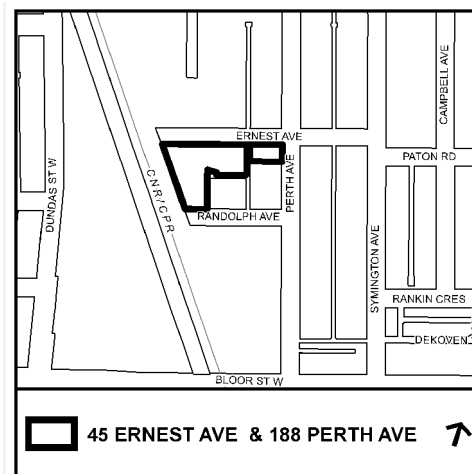
<b>Area Context / Adjacent Land Uses</b>	North	Low scale residential uses
	South	Office, retail and service, and manufacturing uses
	East	Retail plaza
	West	Auto dealership and office uses (Mercedes-Benz Canada Inc.)

### **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 Provincial Policy Statement has determined that the northerly portion of those lands bounded by Eglinton Avenue, Brentcliffe Road, Vanderhoof Avenue and Laird Drive could be converted to *Mixed Use Areas*, while the southerly 50 metres of the lands should be retained as *Retail Employment Areas*, but only through the creation of a site and area specific policy to address matters such as:
  - a limit to the range of uses permitted on the *Employment Area* lands to serve as a buffer between new residential uses and existing and potential *Employment Area* uses located to the south;
  - a net gain in employment gross floor area with re-development; and
  - further investigations regarding impacts from impactful industries up to 1,000 metres to the south and south-east to determine any implications upon proposed residential uses, including appropriate building heights.

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

<b>Location</b>
Address
<b>45 Ernest Avenue and 188 Perth Avenue</b>
Major Intersection
<b>Perth Avenue and Bloor Street West</b>
Community Council / Ward
<b>Toronto East York / Ward 18 – Davenport</b>



<b>Applicant / Owner</b>	Peter Ross (applicant and owner)
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<b>Request / Development Proposal</b>	Request by letter dated February 15, 2013 for a re-designation to permit a mix of residential and commercial uses
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<b>Application File No. &amp; Status</b>	n/a
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<b>Official Plan Policy Framework</b>	Chapter 2: n/a Chapter 4: Section 4.6 Employment Areas policies, Land Use Plan Map 17 Chapters 6 & 7: n/a
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<b>Zoning</b>	Former City of Toronto Zoning By-law 438-86: I2 D2 Height 14m
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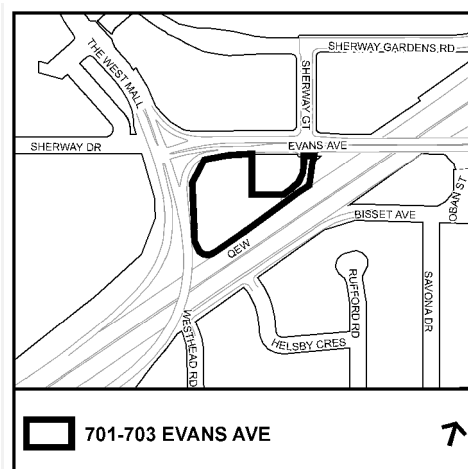
<b>Site Area &amp; Existing Uses</b>	Approx 7,448 m	- lands at 45 Ernest are currently vacant and have been used as a lumber yard. The property at 188 Perth is currently the location for Ontario Hardwood products Ltd's offices.
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<b>Area Context / Adjacent Land Uses</b>	North	Currently occupied by Solway Metal Sales, which has now been sold for the purpose of residential redevelopment
	South	Low scale residential uses fronting Perth Avenue, offices to the rear backing onto the rail corridor and rail path
	East	Low scale residential uses
	West	West Toronto Railpath, rail corridor

<b>Preliminary Assessment and Draft Policy Direction</b>
<ul style="list-style-type: none"><li>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 could be converted through re-designation to <i>Neighbourhoods</i>, with the exception of lands along the western boundary of the site which should be retained for employment uses and designated as <i>Core Employment Areas</i> to serve as a buffer between new residential uses and the rail corridor, but only through the creation of a new Site and Area Specific to limit uses on the <i>Employment Area</i> lands to those that are compatible with residential uses.</li></ul>

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

<b>Location</b>
Address
<b>701-703 Evans Avenue</b>
Major Intersection
<b>Evans Avenue and Q.E.W.</b>
Community Council / Ward
<b>Etobicoke York / Ward 5 – Etobicoke-Lakeshore</b>



<b>Applicant / Owner</b>	McMillan (applicant) / Amexon Developments and Heritage York Holdings Inc. (owner)
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<b>Request / Development Proposal</b>	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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<b>Application File No. &amp; Status</b>	n/a
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<b>Official Plan Policy Framework</b>	Chapter 2: n/a Chapter 4: <i>Employment Areas</i> policies, Section 4.6, Land Use Plan Map 15 Chapters 6 & 7: n/a
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<b>Zoning</b>	Former City of Etobicoke Zoning Code: IC.1 – Industrial Class 1
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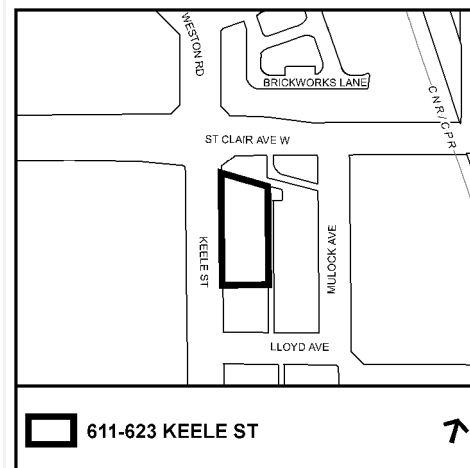
<b>Site Area &amp; Existing Uses</b>	Approx 10,500 sq m	- Two 9-storey office buildings with structured parking and some retail uses on the ground floor
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<b>Area Context / Adjacent Land Uses</b>	North	High-rise residential under construction
	South	Queen Elizabeth Way
	East	One-storey bank building with drive-through
	West	Vacant green space across QEW on- and off-ramp

<b>Preliminary Assessment and Draft Policy Direction</b>
<ul style="list-style-type: none"><li>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>Core Employment Areas</i>.</li></ul>

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

<b>Location</b>
Address
<b>611-623 Keele Street</b>
Major Intersection
<b>Keele Street and St. Clair Avenue West</b>
Community Council / Ward
<b>Etobicoke York / Ward 11 York South-Weston</b>



<b>Applicant / Owner</b>	Bousfields Inc. (applicant) / Yorkville Equities Corporation (owner)
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<b>Request / Development Proposal</b>	Request by letter dated November 7, 2012 for a re-designation to <i>Mixed Use Areas</i> in order to permit residential uses
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<b>Application File No. &amp; Status</b>	n/a
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<b>Official Plan Policy Framework</b>	Chapter 2: n/a Chapter 4: Section 4.6 <i>Employment Areas</i> policies, Land Use Plan Map 17 Chapters 6 & 7: n/a
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<b>Zoning</b>	Former City of Toronto Zoning By-law 438-86: IC Industrial District
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<b>Site Area &amp; Existing Uses</b>	Approx 2,000 sq m	- car wash and car vacuum facilities
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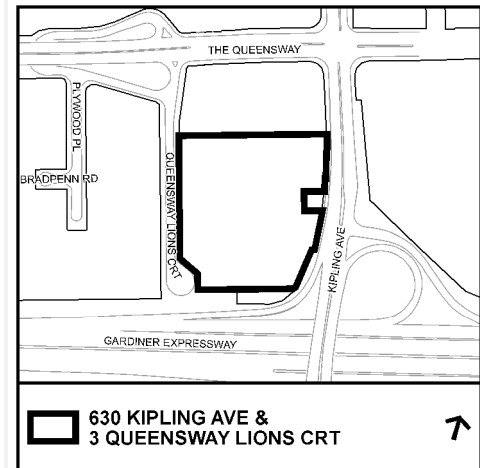
<b>Area Context / Adjacent Land Uses</b>	North	Vacant
	South	2-storey restaurant/residential above
	East	Collision Auto Repair
	West	Keele Street /retail commercial



<b>Preliminary Assessment and Draft Policy Direction</b>
<ul style="list-style-type: none"><li>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>.</li></ul>

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

<b>Location</b>
Address
<b>630 Kipling Avenue and 3 Queensway Lions Court</b>
Major Intersection
<b>Islington Avenue and The Queensway</b>
Community Council / Ward
<b>Etobicoke York / Ward 5 – Etobicoke-Lakeshore</b>



<b>Applicant / Owner</b>	Lucmar Holdings Limited (owner and applicant)
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<b>Request / Development Proposal</b>	Request by letter dated November 15, 2012 for a re-designation to <i>Mixed Use Areas</i> in order to permit residential uses
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<b>Application File No. &amp; Status</b>	n/a
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<b>Official Plan Policy Framework</b>	Chapter 2: <i>Employment District</i> , Map 2 Chapter 4: <i>Employment Areas</i> policies, Section 4.6, Land Use Plan Map 15 Chapters 6 & 7: n/a
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<b>Zoning</b>	Former City of Etobicoke Zoning Code: IC.2 – Industrial Class 2
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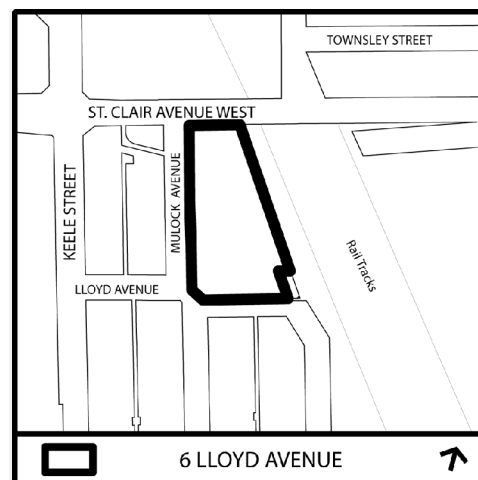
<b>Site Area &amp; Existing Uses</b>	Approx 25,700 sq m	-Two-storey manufacturing/warehousing building, approximately 12,000 sq m in size with surface parking
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<b>Area Context / Adjacent Land Uses</b>	North	One-storey retail buildings with frontage on The Queensway
	South	F.G. Gardiner Expressway
	East	Retail uses with surface parking across Kipling Avenue
	West	Two- and three-storey manufacturing and warehousing buildings across Queensway Lions Crt.

<b>Preliminary Assessment and Draft Policy Direction</b>
<ul style="list-style-type: none"><li>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>Core Employment Areas</i>.</li></ul>

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

<b>Location</b>
Address
<b>6 Lloyd Avenue</b>
Major Intersection
<b>St. Clair Avenue West and Keele Street</b>
Community Council / Ward
<b>Etobicoke York / Ward 11 – York South - Weston</b>

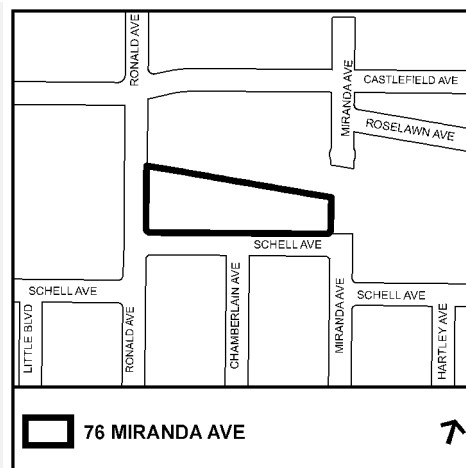


<b>Applicant / Owner</b>	Terrasan Group of Companies (owner and applicant)	
<b>Request / Development Proposal</b>	Request by letter dated December 14, 2011 for a re-designation to <i>Mixed Use Areas</i> to permit residential uses	
<b>Application File Number and Status</b>	Previous applications to amend the Official Plan and Zoning By-law were appealed to the OMB (PL060854 - OMB Decision issued on October 21, 2008 dismissed the appeals)	
<b>Official Plan Policy Framework</b>	Chapter 2: n/a Chapter 4: <i>Employment Areas</i> policies, Section 4.6, Land Use Plan Map 17 Chapter 6: n/a Chapter 7: n/a	
<b>Zoning</b>	Former City of Toronto Zoning By-law 438-86: I4 D7 Industrial District	
<b>Site Area and Existing Uses</b>	10,600 sq m	- Vacant site
<b>Area Context / Adjacent Land Uses</b>	North	Townhouse complex across St. Clair Avenue West
	South	Mix of commercial and industrial uses
	East	CN and CP railway corridor
	West	Keele-Mulock Parkette

<b>Preliminary Assessment and Draft Policy Direction</b>
Although the Municipal Comprehensive Review has not been completed, a preliminary assessment based on the criteria in the Growth Plan and Provincial Policy Statement has determined that these lands should be retained for employment uses and be designated as <i>Core Employment Areas</i> .

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

<b>Location</b>
Address
<b>76 Miranda Avenue</b>
Major Intersection
<b>Dufferin Street and Castlefield Avenue</b>
Community Council / Ward
<b>North York / Ward 15 – Eglinton Lawrence</b>



<b>Applicant / Owner</b>	Westdale Construction Co. Limited (applicant and owner)
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<b>Request / Development Proposal</b>	Request by letter dated June 8, 2012 for a re-designation to <i>Mixed Use Areas</i>
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<b>Application File Number &amp; Status</b>	n/a
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<b>Official Plan Policy Framework</b>	Chapter 2: <i>Employment District</i> , Map 2 Chapter 4: Section 4.6 <i>Employment Areas</i> policies, Land Use Plan Map 17 Chapters 6 & 7: n/a
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<b>Zoning</b>	Former City of York By-law No. I-83: Prestige Employment
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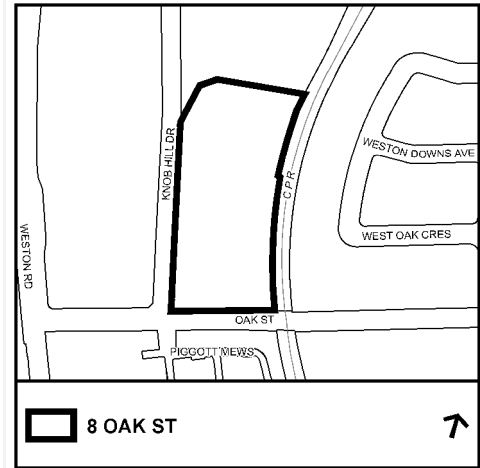
<b>Site Area and Existing Uses</b>	Approx 11,500 sq m	- retail, warehousing, office and light manufacturing uses
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<b>Area Context / Adjacent Land Uses</b>	North	Kay Gardiner Beltline Park (City park), retail and low scale residential uses
	South	Vehicle parking lot and low scale residential uses
	East	New vehicle storage use
	West	Retail use

<b>Preliminary Assessment and Draft Policy Direction</b>
<ul style="list-style-type: none"><li>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>.</li></ul>

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

<b>Location</b>
Address
<b>8 Oak Street</b>
Major Intersection
<b>Knob Hill Drive and Weston Road</b>
Community Council / Ward
<b>Etobicoke York District / Ward 11 York South-Weston</b>



<b>Applicant / Owner</b>	Aird & Berlis (applicant) / Satin Finish Hardwood Flooring Limited (owner)
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<b>Request / Development Proposal</b>	Request by letter dated January 3, 2012 for a re-designation to <i>Mixed Use Areas</i> in order to permit residential uses
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<b>Application File No. &amp; Status</b>	n/a
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<b>Official Plan Policy Framework</b>	Chapter 2: <i>Employment District</i> , Map 2 Chapter 4: Section 4.6 <i>Employment Areas</i> policies, Land Use Plan Map 14 Chapter 6: n/a Chapter 7: n/a
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<b>Zoning</b>	Former City of York Zoning By-law 1-83: Prestige Employment Zone
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<b>Site Area &amp; Existing Uses</b>	Approx 26,300 sq m	- Satin Finish Hardwood factory and outside storage/parking and loading area
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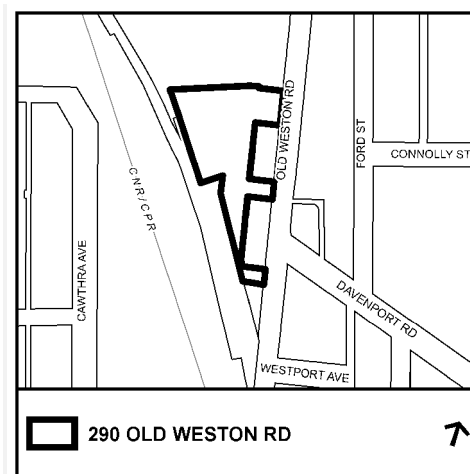
<b>Area Context / Adjacent Land Uses</b>	North	Power centre/retail and parking
	South	Oak Street/Residential /mixed use
	East	CPR tracks / residential and a vacant lot
	West	Knob Hill Drive/Gas station and Loblaws Superstore



<b>Preliminary Assessment and Draft Policy Direction</b>
<ul style="list-style-type: none"><li>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>.</li></ul>

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

<b>Location</b>
Address
<b>290 Old Weston Road</b>
Major Intersection
<b>Old Weston Road and St. Clair Avenue West</b>
Community Council / Ward
<b>Etobicoke York / Ward 17 Davenport</b>



<b>Applicant / Owner</b>	Junction Lofts Inc. (applicant and owner)
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<b>Request / Development Proposal</b>	Request by letter dated November 1, 2012 for a re-designation to <i>Neighbourhoods</i> in order to permit residential uses
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<b>Application File No. &amp; Status</b>	n/a
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<b>Official Plan Policy Framework</b>	Chapter 2: n/a Chapter 4: Section 4.6 <i>Employment Areas</i> policies, Land Use Plan Map 17 Chapter 6 n/a Chapter 7: Site and Area Specific Policy # 234
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<b>Zoning</b>	Former City of Toronto Zoning By-law 438-86: I3 Industrial District
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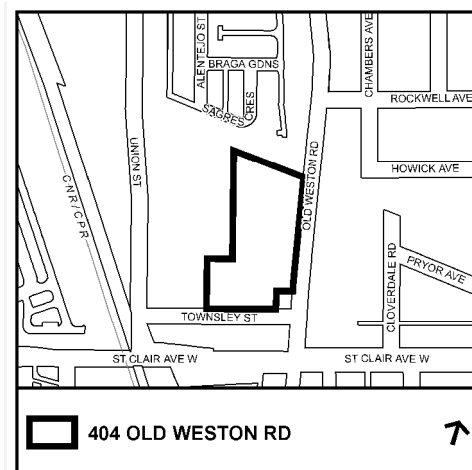
<b>Site Area &amp; Existing Uses</b>	Approx 7,400 sq m	-Vacant site
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<b>Area Context / Adjacent Land Uses</b>	North	Delta Bingo and associated surface parking area
	South	CNR rail corridor
	East	2-storey detached and semi-detached residential houses, MT Tire (Business)
	West	CN rail and CPR rail corridor

<b>Preliminary Assessment and Draft Policy Direction</b>
<ul style="list-style-type: none"><li>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>Core Employment Areas</i> with a new Site and Area Specific Policy to limit employment uses to those that are compatible with adjacent residential uses.</li></ul>

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

<b>Location</b>
Address
<b>404 Old Weston Road</b>
Major Intersection
<b>Old Weston Road and St. Clair Avenue West</b>
Community Council / Ward
<b>Etobicoke York District / Ward 17 Davenport</b>



<b>Applicant / Owner</b>	Request from Councillor Palacio / Toronto West Flea Market (owner)
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<b>Request / Development Proposal</b>	Request by letter dated November 7, 2012 to PGM Committee from Ward Councillor for a re-designation in order to permit residential uses <a href="http://www.toronto.ca/legdocs/mmis/2012/pg/comm/communicationfile-33078.pdf">http://www.toronto.ca/legdocs/mmis/2012/pg/comm/communicationfile-33078.pdf</a>
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<b>Application File No &amp; Status</b>	n/a
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<b>Official Plan Policy Framework</b>	Chapter 2: n/a Chapter 4: Section 4.6 <i>Employment Areas</i> policies, Land Use Plan Map 17 Chapter 6: n/a Chapter 7: Site and Area Specific Policy # 234
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<b>Zoning</b>	Former City of Toronto Zoning By-law 438-86: IC D2 N1 Industrial District; Section 12 (2)(270)
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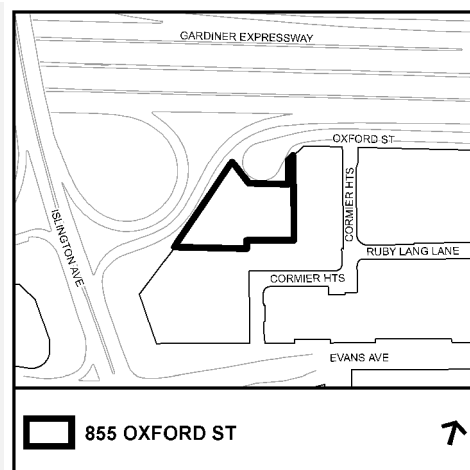
<b>Site Area &amp; Existing Uses</b>	Approx 19,350 sq m	- Toronto West Flea Market
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<b>Area Context / Adjacent Land Uses</b>	North	Sandra Park and tower corridor
	South	Bus loop/Townslay Street
	East	Mix of uses, residential, appliance repair, industrial building
	West	College Concrete Supply and Consolidated Bottle Corp.

<b>Preliminary Assessment and Draft Policy Direction</b>
<ul style="list-style-type: none"><li>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>.</li></ul>

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

<b>Location</b>
Address
<b>855 Oxford Street</b>
Major Intersection
<b>Islington Avenue and F.G. Gardiner Expressway</b>
Community Council / Ward
<b>Etobicoke York / Ward 6 – Etobicoke-Lakeshore</b>



<b>Applicant / Owner</b>	Weston Consulting Group Inc. (applicant) / 855 Oxford Street Investments Ltd. (owner)
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<b>Request / Development Proposal</b>	Request letter dated July 6, 2012 for a re-designation to <i>Neighbourhoods</i> in order to permit residential uses
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<b>Application File No. &amp; Status</b>	n/a
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<b>Official Plan Policy Framework</b>	Chapter 2: <i>Employment District</i> , Map 2 Chapter 4: <i>Employment Areas</i> Section 4.6 policies, Land Use Plan Map 15 Chapters 6 & 7: n/a
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<b>Zoning</b>	Former City of Etobicoke Zoning Code: IC.1 – Industrial Class 1
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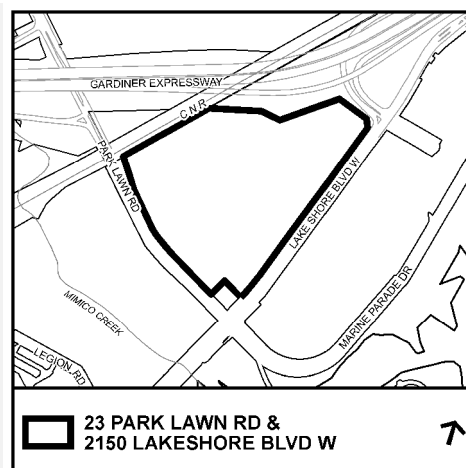
<b>Site Area &amp; Existing Uses</b>	Approx 3,900 sq m	-Vacant one-storey manufacturing/warehousing building with office component, previously an auto collision reporting centre
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<b>Area Context / Adjacent Land Uses</b>	North	F.G. Gardiner Expressway
	South	Two-storey brewery and three-storey residential townhouse dwellings
	East	Three-storey residential townhouse dwellings
	West	F.G. Gardiner Expressway on- and off-ramp

<b>Preliminary Assessment and Draft Policy Direction</b>
<ul style="list-style-type: none"><li>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>Core Employment Areas</i>.</li></ul>

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

<b>Location</b>
Address
<b>23 Park Lawn Road &amp; 2150 Lake Shore Boulevard West</b>
Major Intersection
<b>Park Lawn Road and Lake Shore Boulevard West</b>
Community Council / Ward
<b>Etobicoke York / Ward 6 – Etobicoke-Lakeshore</b>



<b>Applicant / Owner</b>	Weston Consulting Inc./Bousfields (applicant) / Mondelez Canada Inc. (owner)
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<b>Request / Development Proposal</b>	Request by letter dated November 1, 2012, and revised on January 7, 2013, for a re-designation to <i>Regeneration Areas</i> in order to permit residential uses
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<b>Application File No. &amp; Status</b>	n/a
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<b>Official Plan Policy Framework</b>	Chapter 2: <i>Employment District, Avenues</i> , Map 2 Chapter 4: <i>Employment Areas</i> policies, Section 4.6, Land Use Plan Map 15 Chapter 6: n/a Chapter 7: Site and Area Specific Policy No. 15
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<b>Zoning</b>	Former City of Etobicoke Zoning Code: IC.1 – Industrial Class 1
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<b>Site Area &amp; Existing Uses</b>	Approx 109,000 sq m	-58,000 sq m manufacturing (bakery) building with office uses and surface parking
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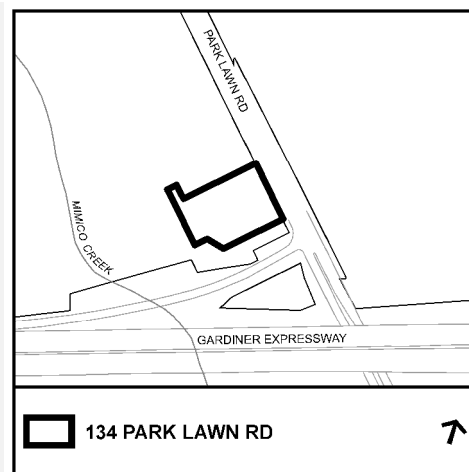
<b>Area Context / Adjacent Land Uses</b>	North	F.G. Gardiner Expressway and Ontario Food Terminal
	South	One-storey bank building at the corner of Park Lawn Rd and Lake Shore Blvd W. Gas station, High rise residential buildings (approved and under construction) across Lake Shore Blvd. W
	East	High rise residential buildings (approved and under construction) across Lake Shore Boulevard West
	West	High rise residential buildings (approved and under construction) across Park Lawn Road



<b>Preliminary Assessment and Draft Policy Direction</b>
<ul style="list-style-type: none"><li>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>Core Employment Areas</i>.</li></ul>

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

<b>Location</b>
Address
<b>134 Park Lawn Road</b>
Major Intersection
<b>Park Lawn Road and F.G. Gardiner Expressway</b>
Community Council / Ward
<b>Etobicoke York / Ward 5 – Etobicoke-Lakeshore</b>



<b>Applicant / Owner</b>	1338558 Ontario Inc (applicant and owner)
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<b>Request / Development Proposal</b>	Request by letter dated June 1, 2012 for a re-designation to <i>Mixed Use Areas</i> in order to permit residential uses
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<b>Application File No. &amp; Status</b>	n/a
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<b>Official Plan Policy Framework</b>	Chapter 2: <i>Employment District</i> , Map 2 Chapter 4: <i>Employment Areas</i> policies, Section 4.6, Land Use Plan Map 15 Chapters 6 & 7: n/a
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<b>Zoning</b>	Former City of Etobicoke Zoning Code: IC.2 – Industrial Class 2
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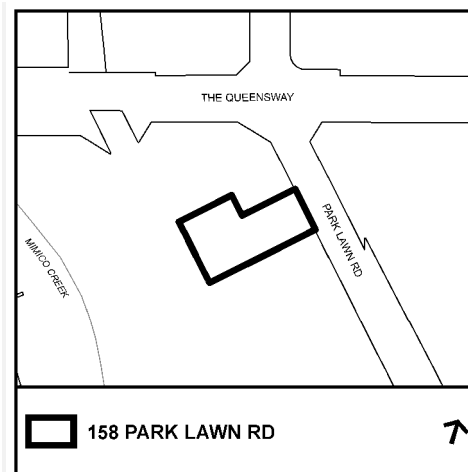
<b>Site Area &amp; Existing Uses</b>	Approx 5,100 sq m	-One-storey manufacturing (printers and lithographers) building with surface parking
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<b>Area Context / Adjacent Land Uses</b>	North	One-storey commercial/retail building
	South	F.G. Gardiner Expressway on-ramp
	East	Ontario Food Terminal truck exit across Park Lawn Road
	West	Mimico Creek

<b>Preliminary Assessment and Draft Policy Direction</b>
<ul style="list-style-type: none"><li>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>Core Employment Areas</i>.</li></ul>

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

<b>Location</b>
Address
<b>158 Park Lawn Road</b>
Major Intersection
<b>Park Lawn Road and F.G. Gardiner Expressway</b>
Community Council / Ward
<b>Etobicoke York / Ward 5 – Etobicoke-Lakeshore</b>



<b>Applicant / Owner</b>	McMillan (applicant) / Down2Earth (owner)
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<b>Request / Development Proposal</b>	Request by letter November 23, 2012 to retain the lands as <i>Employment Areas</i> but to apply a site specific exemption to permit one residential unit on the site
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<b>Application File No. &amp; Status</b>	n/a
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<b>Official Plan Policy Framework</b>	Chapter 2: <i>Employment District</i> , Map 2 Chapter 4: <i>Employment Areas</i> policies, Section 4.6, Land Use Plan Map 15 Chapters 6 & 7: n/a
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<b>Zoning</b>	Former City of Etobicoke Zoning Code: IC.1 – Industrial Class 1
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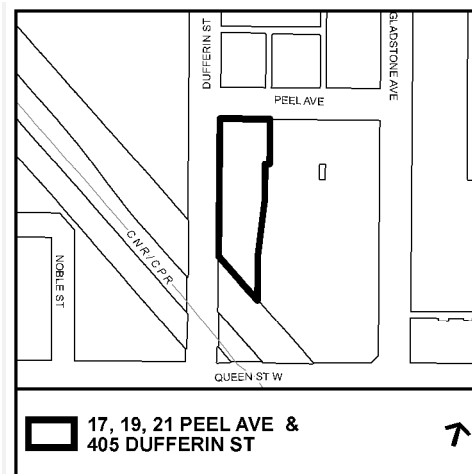
<b>Site Area &amp; Existing Uses</b>	Approx 3,000 sq m	-Two-storey building retail uses on the ground floor and one residential unit on the second floor with surface parking
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<b>Area Context / Adjacent Land Uses</b>	North	One-storey bank building commercial
	South	One-storey coffee shop with drive thru and surface parking
	East	Ontario Food Terminal truck exit across Park Lawn Road
	West	Mimico Creek

<b>Preliminary Assessment and Draft Policy Direction</b>
<ul style="list-style-type: none"><li>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>Core Employment Areas</i>.</li></ul>

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

<b>Location</b>
Address
<b>17, 19 &amp; 21 Peel Avenue and 405 Dufferin Street</b>
Major Intersection
<b>Dufferin Street and Queen Street West</b>
Community Council / Ward
<b>Toronto East York / Ward 18 – Davenport</b>



<b>Applicant / Owner</b>	Fogler, Rubinoff LLP, Joel Farber (applicant) / Simcoe Group Properties Ltd. (owner: 17, 19 & 21 Peel Ave.) and City of Toronto (owner: 405 Dufferin St.)
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<b>Request / Development Proposal</b>	<p>Request by letter dated November 2, 2012 on behalf of Simcoe Group Properties Ltd. for (i) a re-designation of their lands (17,19 &amp; 21 Peel Ave.) to <i>Mixed Use Areas</i> and (ii) a re-designation of City owned lands (405 Dufferin St.) to <i>Mixed Use Areas</i>.</p> <p>In the staff report "Planning for a Strong and Diverse Economy" adopted by Council on November 27, 2012, Map 42 of Attachment 2 proposes that the Simcoe Group lands (Peel Ave.) be re-designated to <i>Mixed Use Areas</i>. The City owned lands (Dufferin St.) are proposed to be re-designated to <i>Parks and Open Space Areas – Parks</i>.</p> <p>In subsequent correspondence dated November 29, 2012, the applicant expressed support for the proposed re-designation of their Peel Avenue lands, but maintained the City owned lands on Dufferin Street should be converted to <i>Mixed Use Areas</i>. The conversion request therefore only pertains to City owned lands at 405 Dufferin Street.</p>
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<b>Application File No. &amp; Status</b>	n/a
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<b>Official Plan Policy Framework</b>	<p>Chapter 2: n/a</p> <p>Chapter 4: <i>Employment Areas</i> policies, Section 4.6, Land Use Plan Map 18</p> <p>Chapter 6: n/a</p> <p>Chapter 7: n/a</p>
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<b>Zoning</b>	Former City of Toronto Zoning By-law 438-86: I1 D2 Height 14m
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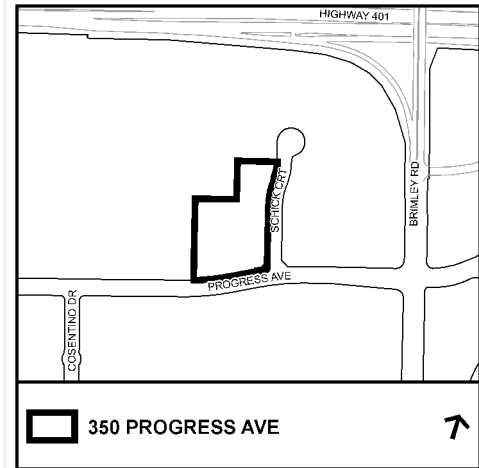
<b>Site Area &amp; Existing Uses</b>	Approx 2,652sq m (405 Dufferin)	Currently vacant; proposed to be developed as a park.
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<b>Area Context / Adjacent Land Uses</b>	North	Low scale Residential (semis/singles) - <i>Neighbourhoods</i>
	South	Queen Street West and the Lower Galt Subdivision Rail Line (Georgetown GO Line).
	East	11 Peel Avenue. Currently subject to a development application and an employment land conversion request.
	West	Dufferin Street

<b>Preliminary Assessment and Draft Policy Direction</b>	
<ul style="list-style-type: none"> <li>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 City owned lands located at 405 Dufferin Street should be converted through re-designation to <i>Parks and Open Space Areas – Parks</i>.</li> </ul>	

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

<b>Location</b>
Address
<b>350 Progress Avenue</b>
Major Intersection
<b>Highway 401 and Brimley Road</b>
Community Council / Ward
<b>Scarborough / Ward 37 – Scarborough Centre</b>



<b>Applicant / Owner</b>	Lorne Ross Planning Services Inc. (applicant) / Transmetro Limited (owner)
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<b>Request / Development Proposal</b>	Request by letter dated February 12, 2013 for a re-designation to <i>Mixed Use Areas</i> in order to permit residential uses, and incorporation within the Scarborough Centre Secondary Plan
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<b>Application File No. &amp; Status</b>	n/a
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<b>In Force Official Plan Policy Framework</b>	Chapter 2: <i>Employment District</i> , Map 2 Chapter 4: Section 4.6 <i>Employment Areas</i> policies, Land Use Plan Map 19 Chapter 6: n/a Chapter 7: Site & Area Specific Policy No. 310 states that the conveyance of the land to create a public park on the east side of Schick Court in accordance with the development of the lands (abutting Transmetro lands) subject to the Site and Area Specific Policy No. 2 within the Scarborough Centre Secondary Plan satisfies the parkland contribution requirement for development of 40,430 square metres of office and ancillary uses (on the subject site).
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<b>Current Zoning</b>	Former City of Scarborough Employment Districts Zoning By-law No.24982: City Centre Office Zone (CCO)
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<b>Subject Site Area &amp; Existing Uses</b>	Approx. 20,518 sq m	Goodwill Community ReUse Centre (as of March 12, 2013)
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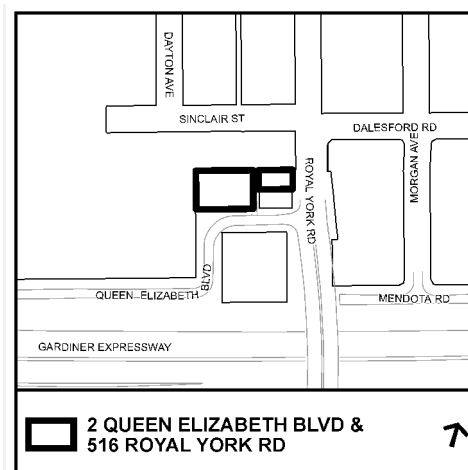
<b>Area Context / Adjacent Land Uses</b>	North	North-east – vacant lands zoned to permit residential uses and park North-west – Toronto Police Service facility
	South	Paper mill including storage and recycling of waste paper material
	East	food production (Dad's Cookies)
	West	Toronto Police Service facility Further west – Canada Post processing plant

#### **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 Provincial Policy Statement has determined that these lands should be retained for employment uses and be designated as *Core Employment Areas*, with the creation of a new Site and Area Specific Policy to permit the following additional uses accessory to office uses: financial institutions, personal service shops, recreational uses, restaurants and retail stores, with the total gross floor area of all accessory uses not to exceed 10 per cent of the total built gross floor area of the City Centre Office (CCO) Uses.

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

<b>Location</b>
Address
<b>2 Queen Elizabeth Boulevard and 516 Royal York Road</b>
Major Intersection
<b>Royal York and F.G. Gardiner Expressway</b>
Community Council / Ward
<b>Etobicoke York / Ward 5 – South Etobicoke</b>



<b>Applicant / Owner</b>	Queenscorp Group (applicant and owner)
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<b>Request / Development Proposal</b>	Request by letter dated October 12, 2012 for a re-designation to <i>Apartment Neighbourhoods</i> or <i>Mixed Use Areas</i> in order to permit residential uses
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<b>Application File No. &amp; Status</b>	n/a
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<b>Official Plan Policy Framework</b>	Chapter 2: <i>Employment District</i> , Map 2 Chapter 4: <i>Employment Areas</i> , Section 4.6 policies, Land Use Plan Map 15 Chapters 6 & 7: n/a
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<b>Zoning</b>	Former City of Etobicoke Zoning Code: I.C1 – Industrial Class 1
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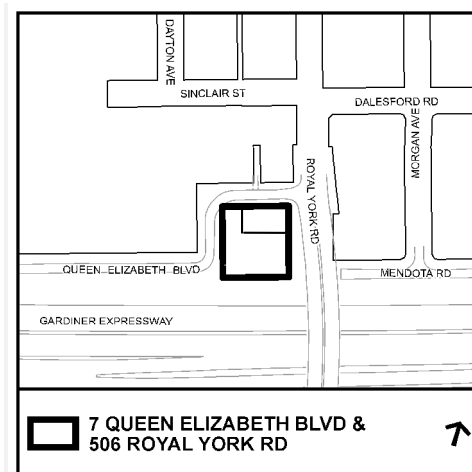
<b>Site Area &amp; Existing Uses</b>	Approx 1,800 sq m	2 Queen Elizabeth Blvd. – One-storey office and commercial building with surface parking 516 Royal York Rd. – single family detached dwelling
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<b>Area Context / Adjacent Land Uses</b>	North	Auto repair buildings with frontage on Sinclair Street and low rise residential dwellings
	South	Single family detached dwelling with frontage on Royal York Road and one-storey retail building across Queen Elizabeth Boulevard
	East	Low-rise residential neighbourhood across Royal York Road
	West	One-storey warehouse and office building with surface parking

<b>Preliminary Assessment and Draft Policy Direction</b>
<ul style="list-style-type: none"><li>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>Core Employment Areas</i>.</li></ul>

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

<b>Location</b>
Address
<b>7 Queen Elizabeth Boulevard and 506 Royal York Road</b>
Major Intersection
<b>Royal York Road and F.G. Gardiner Expressway</b>
Community Council / Ward
<b>Etobicoke York / Ward 5 – South Etobicoke</b>



<b>Applicant / Owner</b>	Queenscorp Group (applicant) / 2074807 Ontario Inc. (owner)
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<b>Request / Development Proposal</b>	Request by letter dated November 6, 2012 for a re-designation to either <i>Apartment Neighbourhoods</i> or <i>Mixed Use Areas</i> in order to permit residential uses
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<b>Application File No. &amp; Status</b>	n/a
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<b>Official Plan Policy Framework</b>	Chapter 2: <i>Employment District</i> , Map 2 Chapter 4: <i>Employment Areas</i> Section 4.6 policies, Land Use Plan Map 15 Chapters 6 & 7: n/a
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<b>Zoning</b>	Former City of Etobicoke Zoning Code: I.C1 – Industrial Class 1
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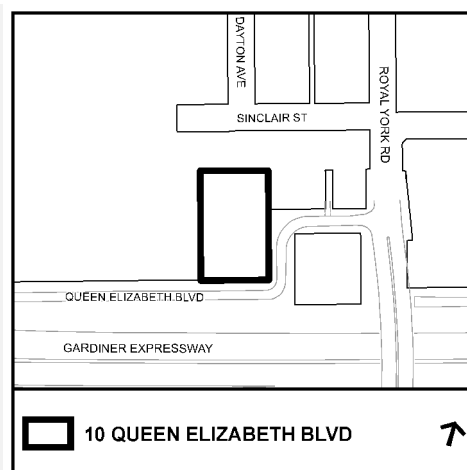
<b>Site Area &amp; Existing Uses</b>	Approx 3, 000 sq m	506 Royal York Road: One single family detached dwelling 7 Queen Elizabeth Blvd: One-storey retail building
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<b>Area Context / Adjacent Land Uses</b>	North	One-storey office building with frontage on Queen Elizabeth Boulevard and low rise residential dwelling with frontage on Royal York Road
	South	F.G. Gardiner Expressway
	East	Low-rise residential across Royal York Road
	West	One-storey industrial & manufacturing uses across Queen Elizabeth Blvd

<b>Preliminary Assessment and Draft Policy Direction</b>
<ul style="list-style-type: none"><li>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>Core Employment Areas</i>.</li></ul>

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

<b>Location</b>
Address
<b>10 Queen Elizabeth Boulevard</b>
Major Intersection
<b>Royal York and F.G. Gardiner Expressway</b>
Community Council / Ward
<b>Etobicoke-York / Ward 5 – Etobicoke Lakeshore</b>



<b>Applicant / Owner</b>	10 QEW Inc. (applicant and owner)
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<b>Request / Development Proposal</b>	Request by letter dated May 7, 2012 for a re-designation to <i>Mixed Use Areas</i> in order to permit residential uses
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<b>Application File No. &amp; Status</b>	n/a
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<b>Official Plan Policy Framework</b>	Chapter 2: <i>Employment District</i> , Map 2 Chapter 4: <i>Employment Areas</i> , Section 4.6 policies, Land Use Plan Map 15 Chapters 6 & 7: n/a
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<b>Zoning</b>	Former City of Etobicoke Zoning Code: I.C1 - Industrial Class 1
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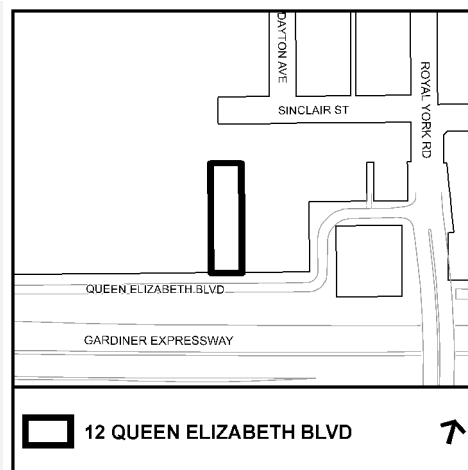
<b>Site Area &amp; Existing Uses</b>	Approx 4,600 sq m	One-storey warehouse and office building with surface parking
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<b>Area Context / Adjacent Land Uses</b>	North	One-storey auto repair building with frontage on Sinclair Street
	South	F.G. Gardiner Expressway
	East	One-storey office building
	West	One-storey auto repair building

<b>Preliminary Assessment and Draft Policy Direction</b>
<ul style="list-style-type: none"><li>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>Core Employment Areas</i>.</li></ul>

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

<b>Location</b>
Address
<b>12 Queen Elizabeth Boulevard</b>
Major Intersection
<b>Royal York Road and The Queensway</b>
Community Council / Ward
<b>Etobicoke-York / Ward 5 - Etobicoke Lakeshore</b>



<b>Applicant / Owner</b>	Nikitas Sotiropoulous (applicant and owner)
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<b>Request / Development Proposal</b>	Request by letter dated May 22, 2012 for a re-designation to <i>Mixed Use Areas</i> in order to permit residential uses
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<b>Application File No. &amp; Status</b>	n/a
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<b>Official Plan Policy Framework</b>	Chapter 2: <i>Employment District</i> , Map 2 Chapter 4: <i>Employment Areas</i> , Section 4.6 policies, Land Use Plan Map 15 Chapters 6 & 7: n/a
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<b>Zoning</b>	Former City of Etobicoke Zoning Code: I.C1- Industrial Class 1
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<b>Site Area &amp; Existing Uses</b>	Approx 1,500 sq m	One-storey auto repair building with surface parking
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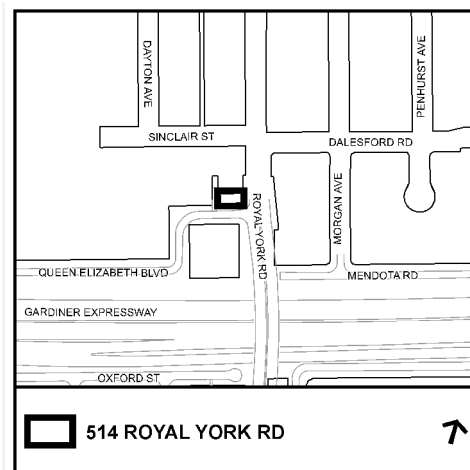
<b>Area Context / Adjacent Land Uses</b>	North	One-storey auto repair buildings with frontage on Sinclair Street
	South	F.G. Gardiner Expressway
	East	One-storey office and warehousing building
	West	One-storey children's entertainment facility



<b>Preliminary Assessment and Draft Policy Direction</b>
<ul style="list-style-type: none"><li>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>Core Employment Areas</i>.</li></ul>

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

<b>Location</b>
Address
<b>514 Royal York Road</b>
Major Intersection
<b>Royal York Road and F.G. Gardiner Expressway</b>
Community Council / Ward
<b>Etobicoke York / Ward 5 – South Etobicoke</b>



<b>Applicant / Owner</b>	Tandem Electrical Inc. (applicant and owner)
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<b>Request / Development Proposal</b>	Request by letter dated December 7, 2012 for a re-designation to <i>Mixed Use Areas</i> in order to permit residential uses
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<b>Application File No. &amp; Status</b>	n/a
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<b>Official Plan Policy Framework</b>	Chapter 2: <i>Employment District</i> , Map 2 Chapter 4: <i>Employment Areas</i> , Section 4.6 policies, Land Use Plan Map 15 Chapters 6 & 7: n/a
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<b>Zoning</b>	Former City of Etobicoke Zoning Code: I.C1 - Industrial Class 1
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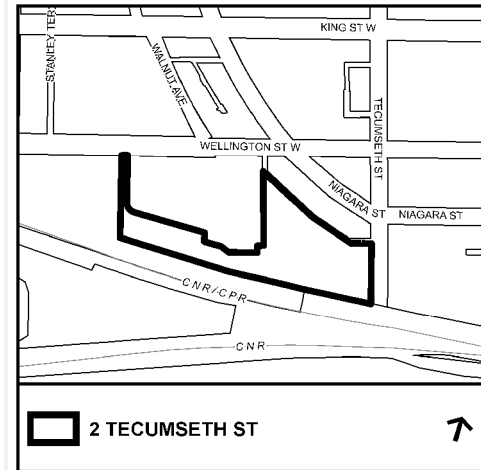
<b>Site Area &amp; Existing Uses</b>	Approx 450 sq m	Single family detached dwelling
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<b>Area Context / Adjacent Land Uses</b>	North	Low rise residential dwellings
	South	Low rise residential dwelling
	East	Low rise residential dwellings
	West	One-storey office and commercial building

<b>Preliminary Assessment and Draft Policy Direction</b>
<ul style="list-style-type: none"><li>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>Core Employment Areas</i>.</li></ul>

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

<b>Location</b>
Address
<b>2 Tecumseth Street</b>
Major Intersection
<b>Tecumseth Street and King Street West</b>
Community Council / Ward
<b>Toronto East York / Ward 19 – Trinity Spadina</b>



<b>Applicant / Owner</b>	Allan Leibel (applicant) / Quality Meats (owner)
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<b>Request / Development Proposal</b>	Request by letter dated December 18, 2012 for a re-designation to <i>Regeneration Areas</i> or <i>Mixed Use Areas</i>
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<b>Application File No. &amp; Status</b>	n/a
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<b>Official Plan Policy Framework</b>	Chapter 2: <i>Employment District</i> , Map 2 Chapter 4: <i>Employment Areas</i> , Section 4.6 policies, Land Use Plan Map 18 Chapter 6: Section 14 Garrison Common North Secondary Plan – Area 1 Chapter 7: n/a
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<b>Zoning</b>	Former City of Toronto Zoning By-law 438-86: I2 D3 Height 18m
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<b>Site Area &amp; Existing Uses</b>	Approx 17,400 sq m	Meat processing facility
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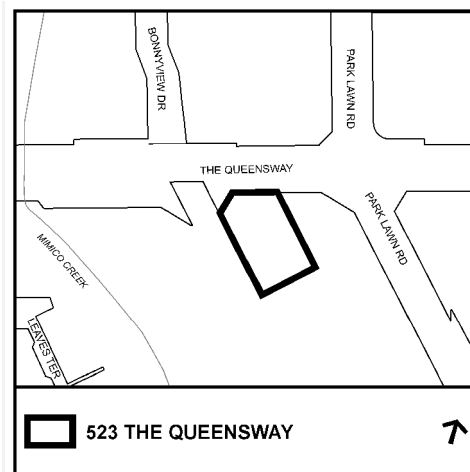
<b>Area Context / Adjacent Land Uses</b>	North	Low scale residential uses and Stanley Park
	South	Lakeshore rail corridor
	East	Vacant land at 28 Bathurst Street (also subject to a conversion request), and live/work uses at the 'Coffin Factory'
	West	City of Toronto - Road Operations Yard (Transportation Services) and EMS facilities

### **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 Provincial Policy Statement has determined the following respecting the lands at 2 Tecumseth and 28 Bathurst Streets:
  - Those lands located within approximately 30 metres of the Lakeshore rail corridor should be retained for employment uses and be designated as *Core Employment Areas*;
  - Those lands located within approximately 30 metres of the City of Toronto Transportation Services/EMS yard at 677 Wellington Street West should be retained for employment uses and be designated as *Core Employment Areas*;
  - Those lands located north and east of the *Core Employment Areas* described above could be converted through re-designation to *Regeneration Areas*, but only through the introduction of a new Area 1 Site and Area Specific Policy in the Garrison Common North Secondary Plan that replaces the existing policy, applies to lands at both 2 Tecumseth and 28 Bathurst Streets and addresses, among other issues as identified through the redevelopment process the following:
    1. Defining the boundaries of *Core Employment Areas* and *Regeneration Areas*;
    2. That the current meat processing uses at 2 Tecumseth Street can continue;
    3. That should a redevelopment proposal regarding 2 Tecumseth Street be submitted, the City encourage the operator of the current meat processing activities to relocate to an appropriate *Core Employment Areas* designated site in the City of Toronto;
    4. That lands identified as *Regeneration Areas* on 2 Tecumseth and 28 Bathurst Streets be subject to Section 4.7 of the Official Plan, treating the potential redevelopment of those lands holistically;
    5. Identifying the general location of required pedestrian connections, roadways and ensuring such connections seamlessly link the lands into the context of the surrounding neighbourhood;
    6. For any lands within the proposed *Regeneration Areas* identified for residential redevelopment, requiring the environmental cleanup and remediation to residential standards as established by the Ministry of the Environment;
    7. A limit to the range of uses permitted on the *Core Employment Areas* lands to serve as a buffer between new residential uses and the rail corridor, and also existing and potential *Employment Area* uses; and
    8. A net gain in employment gross floor area with re-development.

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

<b>Location</b>
Address
<b>523 The Queensway</b>
Major Intersection
<b>Park Lawn Road and The Queensway</b>
Community Council / Ward
<b>Etobicoke York / Ward 5 – Etobicoke-Lakeshore</b>



<b>Applicant / Owner</b>	1303150 Ontario Inc. (applicant and owner)
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<b>Request / Development Proposal</b>	Request by letter dated November 19, 2012 for a re-designation to <i>Mixed Use Areas</i> in order to permit residential uses
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<b>Application File No. &amp; Status</b>	n/a
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<b>Official Plan Policy Framework</b>	Chapter 2: <i>Employment District</i> , Map 2 Chapter 4: <i>Employment Areas</i> policies, Section 4.6, Land Use Plan Map 15 Chapters 6 & 7: n/a
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<b>Zoning</b>	Former City of Etobicoke Zoning Code: IC.1 – Industrial Class 1
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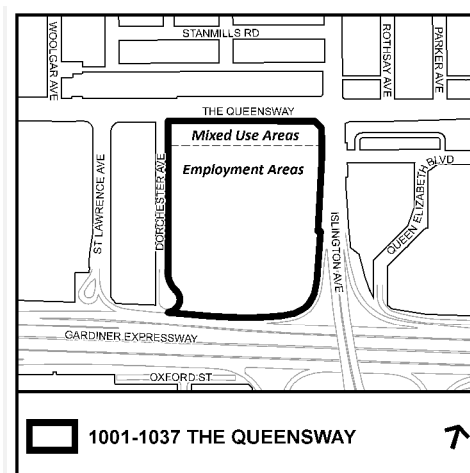
<b>Site Area &amp; Existing Uses</b>	Approx 2,500 sq m	-Two-storey office building with surface parking -Site is almost entirely within the Toronto and Region and Conservation Authority Regulation Limit
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<b>Area Context / Adjacent Land Uses</b>	North	Low-rise residential across The Queensway
	South	Mimico Creek
	East	Ontario Food Terminal truck exit across Park Lawn Road
	West	Mimico Creek

<b>Preliminary Assessment and Draft Policy Direction</b>
<ul style="list-style-type: none"><li>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>Core Employment Areas</i>.</li></ul>

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

<b>Location</b>
Address
<b>1001-1037 The Queensway</b>
Major Intersection
<b>Islington Avenue and The Queensway</b>
Community Council / Ward
<b>Etobicoke York / Ward 5 – Etobicoke-Lakeshore</b>



<b>Applicant / Owner</b>	Fogler Rubinoff LLP (applicant) / RioCan Holding (Queensway) Inc. (owner)
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<b>Request / Development Proposal</b>	Request by letter dated February 22, 2013 for a re-designation of the <i>Employment Areas</i> portion of the lands to <i>Mixed Use Areas</i> in order to permit residential uses
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<b>Application File No. &amp; Status</b>	n/a
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<b>Official Plan Policy Framework</b>	Chapter 2: <i>Employment District</i> , Map 2 Chapter 4: <i>Employment Areas</i> , Section 4.6 policies; and <i>Mixed Use Areas</i> (portion of the site with frontage on The Queensway); Land Use Plan Map 15 Chapters 6 & 7: n/a
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<b>Zoning</b>	Former City of Etobicoke Zoning Code: IC.1 – Industrial Class 1 (portion of site requested to be converted)
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<b>Site Area &amp; Existing Uses</b>	Approx 11,750 sq m	- Multi-screen cinema interior to the site backing onto the F.G. Gardiner Expressway and commercial uses with frontage onto The Queensway
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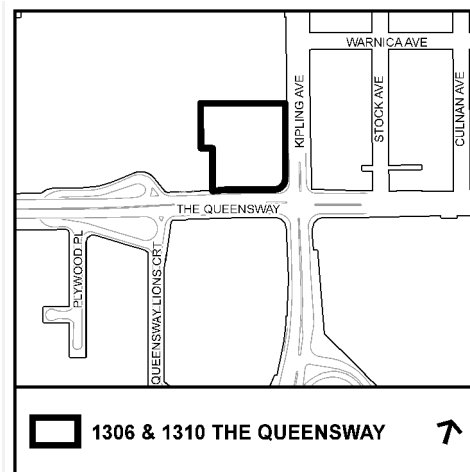
<b>Area Context / Adjacent Land Uses</b>	North	Auto dealerships across The Queensway
	South	F.G. Gardiner Expressway
	East	Office, commercial and retail uses across Dorchester Avenue
	West	Retail and low-rise residential uses across Islington Avenue



<b>Preliminary Assessment and Draft Policy Direction</b>
<ul style="list-style-type: none"><li>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>.</li></ul>

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

<b>Location</b>
Address
<b>1306 &amp; 1310 The Queensway</b>
Major Intersection
<b>Kipling Avenue and The Queensway</b>
Community Council / Ward
<b>Etobicoke York / Ward 5 – Etobicoke-Lakeshore</b>



<b>Applicant / Owner</b>	Weston Consulting Group Inc. (applicant) / David H. Green Investments (owner)
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<b>Request / Development Proposal</b>	Request by letter dated May 10, 2012 for a re-designation to <i>Mixed Use Areas</i> in order to permit residential uses
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<b>Application File No. &amp; Status</b>	n/a
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<b>Official Plan Policy Framework</b>	Chapter 2: <i>Employment District</i> , Map 2 Chapter 4: <i>Employment Areas</i> policies, Section 4.6, Land Use Plan Map 15 Chapters 6 & 7: n/a
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<b>Zoning</b>	Former City of Etobicoke Zoning Code: IC.2 – Industrial Class 2
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<b>Site Area &amp; Existing Uses</b>	Approx 11,750 sq m	-Two auto dealership, auto body repair and showroom buildings
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<b>Area Context / Adjacent Land Uses</b>	North	Truck depot with surface parking and one-storey building
	South	One and two storey retail and commercial buildings
	East	Low-rise residential fronting on Kipling Avenue and one-storey commercial buildings fronting on The Queensway
	West	Three-storey restaurant building and automobile dealership

<b>Preliminary Assessment and Draft Policy Direction</b>
<ul style="list-style-type: none"><li>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>.</li></ul>

## ATTACHMENT 3

**Ministry of  
Municipal Affairs  
and Housing**

Municipal Services Office  
Central Ontario  
777 Bay Street, 2<sup>nd</sup> Floor  
Toronto ON M5G 2E5  
Phone: 416 585-6226  
Fax: 416 585-6882  
Toll-Free: 1 800 668-0230

**Ministère des  
Affaires municipales  
et du Logement**

Bureau des services aux municipalités  
du Centre de l'Ontario  
777, rue Bay, 2<sup>e</sup> étage  
Toronto ON M5G 2E5  
Téléphone : 416 585-6226  
Télécopieur : 416 585-6882  
Sans frais : 1 800-668-0230



March 27, 2013

Ms. Kerri Voumvakis  
Director  
Strategic Initiatives, Policy & Analysis  
City of Toronto  
Metro Hall  
55 John Street, 22<sup>nd</sup> Floor  
Toronto ON M5V 3C6

Dear Ms. Voumvakis,

**RE: Toronto Official Plan Five-Year Review  
Draft Policies and Designations for Employment  
MMAH File No. 20-DP-2002-11010**

The Ministry of Municipal Affairs and Housing ("MMAH") staff have had the opportunity to review the draft employment policies and designations that have been prepared as part of the City's Five-Year Review of the Official Plan.

We would like to take this opportunity to acknowledge and commend the City's efforts in drafting policies which provide for a mix of employment uses, protect employment area lands and ensure that such lands are available for current and future economic opportunities and development. The Province recognizes the importance of and has an interest in the long-term protection of employment areas and supports the City in implementing policies of the Growth Plan for the Greater Golden Horseshoe, 2006 ("Growth Plan") and Provincial Policy Statement, 2005 ("PPS") as part of the current Official Plan review.

The draft employment policies reflect a progressive and integrated approach of preserving designated employment areas. The proposed policies set out a framework to protect the finite employment resource and land base for Toronto, while supporting new office growth and development, expanding growth in the institutional and cultural sectors, supporting economic diversity, and building complete, sustainable and transit-supportive communities.

Through the One-Window Provincial Planning Service the draft employment policies were circulated to the Ministries of Infrastructure (MOI), Tourism, Culture and Sport (MTCS), Environment (MOE) and Transportation (MTO). Based on our review, we offer the following pre-consultation comments for the City's consideration:

Page 1 of 8

### **1) Institutional Uses in Urban Growth Centres**

As indicated in the City Staff Report dated October 23, 2012, the institutional sector in Toronto experienced more growth than any other sectors between 2001 and 2011, adding 43,000 jobs (page 23) and the City anticipates greater demand for universities, colleges and hospitals to serve its growing and ageing population. This growth is supported in the draft amendments to the Official Plan through encouraging the expansion of health and educational institutions (Draft Policy 3.5.1.2) as well as retaining current institutional uses for future expansion (Draft Policy 3.5.1.9).

**We recommend that the City consider adding a policy in Section 3.5.1 which clearly supports the establishment of appropriate major institutional development to be located in Urban Growth Centres and other areas with existing or planned higher order transit service (Growth Plan Policy 2.2.6.4)**

From our reading of the policies, there doesn't appear to be any policy to address the preferred location of major institutional development.

### **2) Redesignation Between Employment Areas**

The draft employment land use designations propose that Employment Areas be comprised of three Employment Area designations: Core Employment Areas, General Employment Areas, and Retail Employment Areas. Lands within the 'Core Employment Areas' are intended to be reserved for industrial activities that cannot be located in other areas of the City. Permitted uses on lands within the 'General Employment Areas' and 'Retail Employment Areas' are generally broader, allowing for additional secondary uses to be established without disturbing the planned and existing function of the Core Employment Areas. While the draft policies include a conversion policy to protect lands in Core Employment Areas, General Employment Areas and Retail Employment Areas from conversion to non-employment uses only through a Municipal Comprehensive Review, there doesn't appear to be a policy to address redesignation between the three Employment Area designations. The lack of such a policy may threaten the supply of Core Employment Area lands which represent approximately 80% of the total lands proposed to be designated as Employment Areas and which are preserved for traditional industrial uses.

**We recommend the City consider adding a policy to Section 4.6 or providing a definition for "conversion" to address limiting redesignations between the three Employment Areas outside of a five-year Official Plan review or Municipal Comprehensive Review.**

### **3) Limit Appeal Rights on Employment Conversions**

Certain changes to the *Planning Act* were introduced under Bill 51, the *Planning and Conservation Land Statute Law Amendment Act, 2006*, including enhanced ability for municipalities to protect employment lands by removing an applicant's right of appeal to the Ontario Municipal Board (OMB) when council refuses or fails to adopt an official plan amendment or pass a zoning by-law amendment that proposes to remove any land from an area of employment, even if other land is proposed to be added. This provision will help municipalities to protect employment lands from being converted to other uses when such conversions are not supported by Council.

This provision operates to prevent appeals only if the municipality has official plan policies in place dealing with employment land conversions (subsection 22(7.3) of the *Planning Act* for an official plan amendment and subsection 34(11.0.5) of the *Planning Act* for a zoning by-law amendment). The draft conversion policies within this amendment should be precise enough in order for the City to benefit from these provisions in the *Planning Act* (see below re: policy specific comments).

With respect to the draft "General Employment Areas" and "Retail Employment Areas" designation, it should be noted that the *Planning Act* provision limiting appeal rights only applies to lands that meet the *Act's* definition of "area of employment." Given the range of permitted uses within the draft "General Employment Areas" and "Retail Employment Areas," it is unclear whether this designation meets the *Planning Act* definition, and as such, the City may not be able to rely on the *Planning Act* provisions which limit the above mentioned appeal rights.

#### **4) Sensitive Land Uses in Employment Areas**

The Ministry understands that the current Official Plan provides for places of worship in all land use designations except for Parks, Utility Corridors and portions of Employment Areas not on a major road. We further understand that as a result there has been considerable growth in the establishment of places of worship since 2002 in employment areas. The draft Section 4.6 policies propose limiting new places of worship to the General Employment Area and Retail Employment Area designations subject to specific criteria. They are proposed to be prohibited in Core Employment Areas. Recreation uses are also proposed to be permitted in the General Employment Areas and Retail Employment Areas, but not in Core Employment Areas.

The provincial guidelines dealing with land use compatibility between industrial and sensitive land uses provide potential influence areas within which adverse effects may be experienced for different classes of industrial facilities. Potential influence areas for Class I, II and III industrial facilities are outlined in the MOE D-6 Guideline range from a 70 metres zone of influence for a Class I facility to 1,000 metres for a Class III facility. Mitigation at the industrial source may be able to reduce these areas of influence; such mitigation generally places the onus on the existing and future industrial uses to apply reduced zones of influence. This has a consequential economic impact and may be a disincentive to the retention of industrial land uses in the Employment Areas.

Permitted uses in proposed Core Employment Areas include manufacturing, warehousing, distribution of goods, and utilities. These uses may result in adverse effects such as noise and vibration, odours and other air emissions, litter, dust and other particulates, or other contaminants. As per provincial guidelines, incompatible land uses are to be protected from each other and (generally) distance is the only effective buffer, therefore requiring adequate separation distance as the preferred method of mitigation. The overall intention of the policy framework is to ensure that adjacent sensitive land uses do not hinder the employment uses. To this end, employment uses permitted in the General and Retail Employment Areas beyond the uses permitted in Core Employment Areas should not adversely impact the planned and existing function of Employment Areas where the heavy industrial uses exist and where new industries will locate.

Allowing sensitive land uses within designated Employment Areas in the Official Plan has the potential to compromise the suitability of surrounding land for employment uses that require separation and impact this limited land supply.

Local community institutions and public facilities such as places of worship, recreational uses, and post-secondary colleges and universities should continue to be directed to land use designations where the population resides such as the Neighbourhoods, Apartment Neighbourhoods, Mixed Use Areas and Regeneration Areas designations.

**We recommend that the City modify the existing policy to address the permissions for places of worship, recreational and entertainment uses, and post-secondary colleges and universities in all three Employment Area designations to ensure that there are no adverse effects on the principle uses intended for the Employment Areas. The City needs to carefully consider the uses permitted addressing the conflict or potential conflict of these sensitive uses within Employment Areas. We believe that a best practice in this regard is the outright prohibition of new development with these sensitive uses in Employment Areas. Alternatively, clearer direction related to the assessment of such development may be required as the current criteria "without disturbing the planned and existing function of the Core Employment Areas" may be too vague and does not adequately provide for the protection of the Employment Areas.**

#### **5) Employment Conversion Preliminary Assessment**

The Growth Plan states that municipalities may permit the conversion of lands within employment areas to non-employment uses only through a Municipal Comprehensive Review where certain criteria are met.

We understand that the City has received over 100 requests and/or applications to convert employment lands to non-employment uses, mostly for residential uses. The City is reviewing all conversion/application requests by applying Growth Plan and PPS criteria and has undertaken a preliminary assessment for consultation on 65 of the conversion requests as outlined in the October 23, 2012 draft policy report.

The Ministry understands the conversion requests/applications assessment and municipal comprehensive review will continue until the statutory public meeting is held and City staff will be reporting on the remaining requests to Committee and Council.

**We recommend that the City's assessment of all employment conversion requests/applications be measured against the criteria set out in the Growth Plan, as well as ensuring proper land-use compatibility and review against provincial policies and legislation such as the Ministry of the Environment's D-Series Guidelines and Ontario Regulation 153/04 (Records of Site Condition) under Part XV.1 of the *Environmental Protection Act*.**

#### **6) Heritage Protection**

It is suggested that a policy be included which states that the Heritage Conservation policies in the Official Plan shall apply to proposals for development or re-development within older established employment areas, including industrial, institutional, commercial or retail uses, to encourage:

The retention, renewal and conservation of industrial buildings of cultural heritage value or interest, and

The retention and renewal and conservation of institutional built resources such as schools, churches, hospitals, courthouses and other buildings of cultural heritage value or interest.

#### **7) Retail / Mixed Uses and Employment Areas**

Ministry staff would like to discuss the potential use of mixed use and retail designations, in areas of retail use only, and the considerations this may entail. We do not have formal concerns rather we'd like to discuss potential options and share provincial experience from other jurisdictions.

#### **8) Specific Policy Comments and Technical Edits**

The following are specific comments and suggested changes on the draft Chapter 2, 3 and 4 policies:

##### **a) Chapter 2 Draft Policies**

Section 2.2.4.3 b) – add the words, “to support current and future needs” after the words, “Investing in key infrastructure ...” so that the policy now reads:

Investing in key infrastructure **to support current and future needs**, or facilitating investment through special tools, incentives, and other programs or partnerships...  
[Rationale: Growth Plan Policy 2.2.6.2 d)]

Section 2.2.4.3 b) – this policy focuses on investments to facilitate the development of vacant lands, adaptive reuse of vacant buildings and addressing poor environmental conditions. The ministry suggests the City consider adding brownfields redevelopment and the following is suggested wording:

Facilitate the remediation of brownfield sites to enable employment use redevelopment  
[Rationale: PPS Policy 1.1.3.3]

Section 2.2.4.4 – the current draft policy addresses development of new residential and other sensitive land uses adjacent or near Employment Areas in order to protect industrial uses from sensitive land uses. It is recommended that City staff also consider adding a policy or expanding this section to include protection for sensitive land uses located outside of Employment Area designations (i.e. within the Neighbourhoods, Mixed Use Areas, Institutional Areas, etc.) from potential adverse impacts of heavy industrial uses within lands designated as Employment Areas.

This policy section should also be enhanced to include additional direction or criteria such as:

Reference to having regard for provincial guidelines concerning compatibility between industrial facilities and sensitive land uses (i.e. MOE's D-Series Guidelines on Land Use Compatibility);

Proponents of a sensitive land use outside an Employment Area designation or a new industrial facility within an Employment Area designation should be responsible for addressing and implementing the necessary mitigation measures



to the satisfaction of the City;

Approaches to mitigation such as establishment of separation distances and/or appropriate transitional use and approaches such as screening, barriers, landscaping, traffic and lighting mitigation, technological mitigation, etc.

Section 2.2.4.6 b) – add the words, "and minimizes surface parking" at the end so that the policy now reads:

Encouraging new employment development to take place in a form and density that supports transit **and minimizes surface parking**. [Rationale: Growth Plan Policy 2.2.6.10]

**b) Chapter 3 Draft Policies**

Section 3.5.1.5 – add the words, "to support current and future employment needs" after the words, "maintained, improved and extended" so that the policy now reads:

Investment on the part of public agencies or through partnerships agreements will ensure that infrastructure will be maintained improved and extended **to support current and future employment needs** in the following areas... [Rationale: Growth Plan Policy 2.2.6.2 d)]

**c) Chapter 4 Draft Policies**

**Core Employment Areas**

Section 4.6.3 – the policy as written may be unnecessarily vague and should make reference to the Growth Plan. A suggestion to reword the policy is as follows:

Lands in Core Employment Areas may only be converted from Employment Areas to non-employment uses including, but not limited to residential and institutional residential uses, and/or a large-scale stand-alone retail store or a power centre as defined in policy 14 of this section, through a *Municipal Comprehensive Review* where it has been demonstrated that the conversion criteria set out in section 2.2.6 of the Growth Plan for the Greater Golden Horseshoe have been met.

The above comment also applies to Sections 4.6.5 (General Employment Areas) and 4.6.7 (Retail Employment Areas) for conversion.

A new policy in the Core Employment Areas section should be added to reflect Growth Plan Policy 2.2.6.9 to ensure that lands within the vicinity of major infrastructure are designated and protected for employment uses. Suggested wording is as follows:

Lands in Core Employment Areas in the vicinity of existing major infrastructure such as highway interchanges, ports, rail yards and airports are designated and preserved for employment uses that rely on this associated infrastructure.

### **Major Office**

The Core Employment Areas' policy 4.6.1 presently permits "offices." The Growth Plan, policy 2.2.4, directs major office (offices greater than 10,000 square meters or more than 500 jobs) to "Urban Growth Centres, major transit station areas, or areas with existing frequent transit service, or existing or planned higher order transit service". Policy 3.5.1.6 directs "new office development" to those areas. In either case the draft policies do not distinguish major office from smaller office developments. In order to ensure that the Growth Plan direction is followed wherein employees of large offices are appropriately serviced by public transit and other commercial and recreational services, we suggest that policy 4.6.1 adopt language similar to that of the Growth Plan policy 2.2.4, directing major office development away from Core Employment Areas that are not appropriately serviced. This policy direction supports the City's desire for a strong economy, efficient use of infrastructure, and desired densities in these important intensification areas.

### **9) Definitions**

Major Office – recommend including definition as per the Growth Plan:

"Major office is generally defined as freestanding office buildings of 10,000m<sup>2</sup> or greater, or with 500 jobs or more."

Conversion – suggest the City to include a definition for "conversion" since it is used in the draft employment conversion policies. Suggested wording is as follows:

"Conversion: means a redesignation from an Employment Area designation to another designation or to another sub-Employment Area designation, or the introduction of a use that is otherwise not permitted in the Employment Area designations."

Sensitive land uses - recommend including definition as per the Provincial Policy Statement (2005):

"Sensitive land uses: means buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience on or more adverse effects from contaminant discharges generated by a nearby major facility. Sensitive land uses may be a part of the natural or built environment. Examples may include, but are not limited to: residences, day care centres, and educational and health facilities."

Municipal Comprehensive Review – in order to support the conversion policy in Section 4, recommend providing the Growth Plan definition:

"An official plan review, or an official plan amendment that comprehensively applies the policies and schedules of the Growth Plan for the Greater Golden Horseshoe."

#### **10) Mapping of Draft Employment Designations**

Lands that are located within highway ramp areas of a Provincial Highway should not be designated as Employment Areas. For example, the lands designated as 'Core Employment Area' on Map 10, within the ramp area of Highway 427 and Highway 409 should be white in accordance with how the official plan identifies the highway corridors.

#### **11) Development Permit System**

Finally, in the City's current Official Plan, we note that Section 5.2.3 provides the opportunity for the City to utilize the Development Permit System (DPS). Municipalities are encouraged to use this planning tool which introduces a new flexible land use approval framework that facilitates and streamlines the development process. The DPS provides a 'one-stop' planning service by combining zoning, site plan and minor variance approval and can assist municipalities in attaining land use priorities such as energy conservation and green infrastructure, brownfields redevelopment, efficient use of land through compact development, redevelopment and intensification, and transit and pedestrian-oriented development. The streamlined process may also draw potential employers and developers into existing employment areas and facilitate community enhancement and economic development.

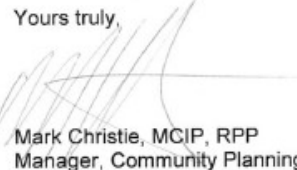
We continue to support the use of a DPS in the City. As such, we encourage the City to have further discussions with Ministry staff regarding opportunities in implementing the DPS for use as a pilot for one or two areas, or more generally in the context of the Employment Areas of the City.

#### **In closing,**

Thank you for providing us with the opportunity to review and comment on the proposed employment policies as part of the City of Toronto's Five-Year Review of the Official Plan. We look forward to continuing to work with City staff in proceeding with the proposed Official Plan employment policies/amendment.

By this letter, Ministry staff would also appreciate receiving notification on future updates on this amendment and consultation opportunities. Should you have any further questions, please contact Karen Ho, Planner at 416-585-6862, Louis Bitonti, Senior Planner at 416-585-6563 or the undersigned at 416-585-6063.

Yours truly,



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