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November 18, 2013

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The Chair and Members
Planning & Growth Management Committee
City Hall
100 Queen Street West
10th Floor
West Tower
Toronto, Ontario
M5H 2N2

Attention: Ms. Nancy Martins,
Administrative Secretary

Re: Five Year - Municipal Comprehensive Review
Employment Areas - Land Use Policies and Designations / City of Toronto Official Plan
4500 Sheppard Avenue East, Former City of Scarborough
Our File: PN 5149

Dear Ms. Martins:

We understand that, pursuant to Section 26(3) of the Planning Act, R.S.O. 1990, c. P13, as amended, the Planning and Growth Management Committee will convene a Special Public Meeting on November 21, 2013, to consider a proposed amendment to the Official Plan for the City of Toronto. The proposed amendment follows from the Five Year - Municipal Comprehensive Review of the land use policies and designations applicable to Employment Areas.

We enclose herewith a copy of our previous submission of May 28, 2013, addressed to Mr. Paul Bain, in relation to the designation of 4500 Sheppard Avenue East and the Five Year - Municipal Comprehensive Review of Employment Lands in the City of Toronto. On behalf of our Client, Dundas Real Estate Investments, we had requested that the property located at 4500 Sheppard Avenue East be designated within the Retail Employment classification as was being proposed at that time. The designation of the lands in that manner would have appropriately recognized the contextual setting and existing use of the property for the purposes of a multi-unit commercial - industrial mall.

The draft amendment now before the Committee has been revised in a manner which designates our Client's lands within the General Employment Classification. The General Employment classification provides for both retail and service commercial uses and light industrial uses. In this context we advise our Client is satisfied that the designation of 4500 Sheppard Avenue within the General Employment Area classification is appropriate provided that retail and service commercial uses continue to be included as permitted uses within this designation upon adoption and approval of the proposed amendment.

On behalf of our Client, and in accordance with the requirements of Sections 17(23) and 17(35) of the Planning Act, R.S.O., 1990, c. P. 13, as amended, we hereby request Notice of Adoption and Notice of any Approvals concerning the proposed Amendment to the Employment Area land use policies and designations arising out of the Five Year - Municipal Comprehensive Review of the Official Plan. Should you have any questions in relation to our request for Notice of Adoption and any Approvals of the proposed Official Plan Amendment, please do not hesitate to contact the undersigned.

Ms. Nancy Martins
Our File: PN 5149

-2-

November 18, 2013

Sincerely yours,
McDermott & Associates Limited

A handwritten signature in black ink, appearing to read "John McDermott", with a long horizontal flourish extending to the right.

John McDermott, M.C.I.P., R.P.P.
Principal Planner

copy to: Mr. Al Wakeel
Dundas Real Estate Investments

Mr. David White, Q.C.
Devry Smith Frank LLP

May 28, 2013

**Corporation of the City of Toronto
Metro Hall
22nd Floor
55 John Street
Toronto, Ontario
M5V 3C6**

COPY

**Attention: Mr. Paul Bain
Project Manager, Strategic Initiatives, Policy and Analysis**

**Re: Five Year - Municipal Comprehensive Review of the City of Toronto Official Plan
4500 Sheppard Avenue East
Our File: PN 5149**

Dear Mr. Bain:

We have been retained by Dundas Real Estate Investments, the owner of those lands located at 4500 Sheppard Avenue East in the former City of Scarborough, to assist in their review and consideration of the policy directions which are now emerging from the Five Year - Municipal Comprehensive Review of the Official Plan, specifically in relation to lands designated within an Employment land use classification. You may recall that during the course of the Public Meeting held at the Scarborough Civic Centre on February 14, 2013, Mr. Al Wakeel of Dundas Real Estate Investments spoke in relation to the issues affecting the use of the lands located adjacent the northerly limits of Sheppard Avenue and, in particular, the property located at 4500 Sheppard Avenue East.

On behalf of our Client, we are requesting that the property located at 4500 Sheppard Avenue East be designated within the Retail Employment land use classification as outlined in the draft policy paper now before the Planning and Growth Management Committee. To assist you in the review and consideration of this request, we offer the following comments in relation to the existing use of the lands, the contextual setting of the property, the current land use planning framework, and, transit related City initiatives.

1. Site Characteristics

The property, which has an area of approximately 3.3 hectares (i.e. 8.2 acres), is located adjacent the northerly limits of Sheppard Avenue East, mid-block between Brimley Road on the west and McCowan Road on the east. The lands are presently developed for the purposes of a multi-unit commercial - industrial mall consisting of three buildings with a cumulative gross floor area of approximately 13,331 square metres (i.e. 143,501 square feet).

Based upon current occupancy characteristics, existing tenants include a relatively broad cross section of retail and service commercial uses, offices inclusive of health related services, warehousing and wholesale distribution and retail related activities, printing and publishing establishments, and, light assembly and fabrication operations. Other tenants include religious, cultural and educational facilities inclusive of the Chinese Cultural Centre of Scarborough and similar uses. Where the uses are of a light assembly and/or fabrication nature, the activities are noted to typically include retail sales, as either the principal use or as an ancillary use, offices and storage facilities.

2. Contextual Setting

To assist you in the review and consideration of our Client's request, an aerial view illustrating the pattern of land use and development adjacent the north and south limits of Sheppard Avenue, between Brimley Road on the west and McCowan Road on the east, is attached hereto as Appendix "A1". Reference should also be made to Appendix "A2" wherein a description of the existing use of each of the non-residential properties and associated buildings and structures in the vicinity of 4500 Sheppard Avenue East is provided for your review and information. The information provided by way of this submission is based upon field observations undertaken by the writer on May 14, 2013.

For the purposes of this submission, the study area is bounded on the north by the Canadian Pacific Railway, a significant man-made feature in this area of Scarborough. It is noted that the study area may generally be referred to as the more south-westerly portion of the Marshalling Yard Employment District, a relatively large Employment District which encompasses approximately xx hectares and which extends from Brimley Road on the west to Tapscott Road on the east north of Sheppard Avenue. The westerly and northerly boundaries of the Marshalling Yard Employment District are generally formed by Huntingwood Drive, Middlefield Road, and Finch Avenue located to the north of the rail corridor.

The pattern of land use and development in this area has also been influenced by the Markham Branch of the East Highland Creek, a significant natural feature which drains the area to the north-west of the study area in a south-easterly direction to Highland Creek and Lake Ontario. In the vicinity of McCowan Road, the stream corridor and associated riparian lands provide spatial separator between the retail and service commercial uses and activities located adjacent the north-west quadrant of McCowan Road and Sheppard Avenue and a concrete batching plant operated by Dufferin Aggregates immediately to the south of the Canadian Pacific Rail Corridor. Based upon our field observations, it is submitted that the concrete batching plant is the only heavy or core industrial use located to the south of the rail corridor, north of Sheppard Avenue between Brimley Road on the west and McCowan Road on the east.

The balance of the land uses present along this section of the Sheppard Avenue corridor consist of a mixture of retail and service commercial uses, two commercial-industrial malls inclusive of the site in question, office buildings which include the premises of Trios College, financial establishments, eating establishments, and, a Fire and Emergency Services Station and a Fire Services Training Centre operated by the City of Toronto. It follows that none of the land uses located adjacent the northerly or southerly limits of Sheppard Avenue, between McCowan Road and Brimley Avenue, are representative of large scale manufacturing and/or industrial concerns which are consistent with the intent of the proposed policies intended to guide the future development and use of Core Employment Areas.

The transitional nature of the Sheppard Avenue corridor between Brimley Road and McCowan Road is further underscored by the fact that the area located to the south of Sheppard Avenue, between Brownspring Road and McCowan Road is primarily developed for low density housing which forms part of a well established residential community. With the exception of those lands associated with CFTO studios, located immediately to the north of Highway No. 401 and to the west of McCowan Road, residential development is the predominant form of land use present within that portion of the Agincourt Community bounded by Highway No. 401 on the south and Sheppard Avenue on the north, between Brimley Avenue on the west and McCowan Road on the east.

The presence of a well established residential community, together with other sensitive land uses, adjacent the southerly limits of this section of Sheppard Avenue, is effective to limit the attractiveness of the area to the north of Sheppard Avenue for range of employment forms of land use by reason of the possible need to implement enhanced performance standards in an effort to minimize the potential negative impacts

resulting from noise, dust, odours and other nuisance vectors frequently characteristic of larger industrial and manufacturing concerns. The desirability of the area adjacent the northerly limits of Sheppard Avenue for larger core manufacturing and industrial uses is further impaired due to the fragmentation of the lands into smaller parcels relative to the need for larger, well configured sites which offer flexibility in terms of plant design and/or expansion to meet changing economic demands and enhanced production levels.

In summary, the property located at 4500 Sheppard Avenue East is not representative of a manufacturing or industrial site which is consistent with the range of employment uses contemplated by way of the proposed policies for the Core Employment Areas. Rather, the subject property and adjacent lands are representative of a peripheral and/or transitional area which serves as buffer between, what may be described as, the core employment manufacturing and industrial area to the north of the rail corridor and the mixed use, retail and service commercial and residential areas to the south.

3. Current Land Use Planning Framework

3.1 Approved Official Plan

Under the approved Official Plan for the City of Toronto, the lands located adjacent the northerly limits of Sheppard Avenue, between Brimley Road on the west and McCowan Road on the east, are designated within the Employment land use classification. A copy of an extract of Map 13, the Land Use Plan attached to and forming part of the approved Official Plan for the City of Toronto, whereon the general location of the subject lands is identified, is attached as Appendix "B" to this submission. In addition to designating the lands located adjacent the northerly limits of this section of Sheppard Avenue within an Employment Area land use classification, the approved land use planning framework also recognizes the presence of the tributary stream and associated riparian lands as a significant natural feature north of Sheppard Avenue, and, the Residential and Mixed Use areas to the south of Sheppard Avenue.

As stated in Section 4.6, the introduction to the Employment Area policies, of the approved Official Plan for the City of Toronto... "a broad and inclusive approach to employment uses in Employment Areas is needed for the City's economic future. Uses that support the prime economic function of Employment Areas, such as parks, small scale retail stores and services to meet the daily needs of business and employees, workplace daycare and restaurants, must also be readily accessible within Employment Areas. Uses that detract from the economic function of these lands will not be permitted to locate in Employment Areas". By way of reference to Section 4.6.1 of the Official Plan, it is further noted that Employment Areas are generally defined as places of business and economic activity, and, that the permitted uses include offices, manufacturing, warehousing, distribution, research and development facilities, utilities, media facilities, parks, hotels, ancillary retail outlets, and, restaurants and small scale stores and services that serve area businesses and workers.

The effect of the foregoing policies has been to allow for the introduction of a variety of non-industrial related forms of land use adjacent the northerly limits of Sheppard Avenue, between Brimley Road and McCowan Road. The result has been the gradual adoption of this area by retail and service commercial uses, offices and other non-industrial, sensitive land uses and activities in combination with various community service uses and light manufacturing and fabrication uses. In many instances, the uses which now occupy the properties located adjacent the northerly limits of Sheppard Avenue within the study area typically involve a significant retail component. .

Unlike the policy approach now being proffered by the City, which will distinguish core employment areas from peripheral areas in which a range of retail and service commercial and community oriented

employment uses would be allowed, the single designation and existing policy approach has allowed this area to morph into an area which is characteristic of peripheral retail employment and community service forms of land use. Over time, the adoption of the northerly limits of Sheppard Avenue by retail and service commercial uses and offices has occurred to the extent that this section of Sheppard Avenue has become more representative of the forms of land use provided for within the Mixed Use designation under the approved Official Plan, a fact which is readily apparent from the absence of larger scale manufacturing and/or industrial concerns.

3.2 Zoning of Lands Within the Study Area

3.2.1 Employment Districts Zoning By-law No. 24982 and By-law No. 10076, former City of Scarborough

The lands in question are located in the south-west corner of the Marshalling Yard Employment District in the former City of Scarborough. Prior to May 9, 2013, and the adoption of the new City Wide Zoning By-law No. 569-2013, the property located at 4500 Sheppard Avenue was zoned within three zone classifications. The front portion of the site, to a depth of approximately 100 metres adjacent Sheppard Avenue, was zoned within the Industrial (M) Zone. The central to rear portion of the site, having a depth which varies from approximately 110 to 90 metres, was zoned within the General Industrial (MG) Zone. The remainder of the site, which is associated with the channelized portion of the tributary stream which crosses beneath the rail corridor and adjacent lands under the ownership of CP Rail, is zoned within the Open Space (OS) Zone subject to Exception 301. An extract of Schedule "A" the Zone Map for the Marshalling Yard Employment District, whereon the subject lands are delineated in red, is attached hereto as Appendix "C1".

Within the Industrial (M) Zone, which applies to the front portion of the property having a depth of approximately 100 metres, the permitted uses are noted to include day nurseries, educational and training facility uses, industrial uses, offices, places of worship and recreational uses. Within the General Industrial (MG) Zone, which applies to the central and rear portion of the property, the uses permitted include the outside storage of goods and materials in addition to the above noted uses permitted within the Industrial (M) Zone. Within the Open Space Exception 301 Zone the permitted uses are restricted to that of open space purposes and off-street parking. It is further noted that the provisions of By-law No. 24982 provided for offices up to a maximum of 10,000 square metres (i.e. 107,642 square feet) which translates into approximately 75 percent of the as built existing gross floor area at this location.

Given the permissions which existed under By-law No. 24982 of the former City of Scarborough, a very limited component of the gross floor area of the existing structures on the property is, in fact, dedicated to fabrication, assembly and light manufacturing. It is further noted that, ancillary retail sales are typically associated with many of the uses and activities located within the commercial - industrial mall located on the subject lands as provided for in accordance with the provisions of By-law No. 24982. As a result, only a very limited component of the gross floor area of the three buildings located at 4500 Sheppard Avenue East is devoted to fabrication, assembly and/or light manufacturing activities.

Reference is also made to the zoning applicable to the adjacent properties located on the north side of Sheppard Avenue. In all but two instances, the properties located to the east and west of 4500 Sheppard Avenue East adjacent the northerly limits of Sheppard Avenue, between Brimley Road and McCowan Road, were zoned with a the Industrial Commercial (MC) Zone, a Mixed Employment (ME) Zone, an Industrial District Commercial (MDC) Zone, the Highway Commercial (HC) Zone or an Industrial Zone which specifically provides for retail sales without restrictions. With respect to the latter site, being a vacant brownfield, municipal address 4570 Sheppard Avenue East, the lands were zoned within the Industrial (M) Zone subject to Exception 349 which specifically provides for an office equipment and supplies store, personal service shops and retail stores in addition to the permitted uses in the Industrial (M) Zone.

The two exceptions previously referred to are the site of the Toronto Fire and Emergency Services Buildings, which is zoned within the Institutional Public Services (I-PS) Zone, and the adjacent property to the west, 4490 Sheppard Avenue East, where an Exception applies to limit the range and/or scale of retail permissions.

Prior to May 9, 2013, and the adoption of the new City Wide Zoning By-law No. 569-2013, the properties located to the south of Sheppard Avenue, between Brimley Road on the west and McCowan Road on the east, were zoned within either the Community Commercial (CC) Zone or a Residential Zone subject to certain Exceptions. A copy of the Zone Map forming part of By-law No. 10076 is attached hereto as Appendix "C2".

Within the Community Commercial (CC), as applies to those lands situated adjacent the southerly limits of Sheppard Avenue East, to the east of Brimley Road opposite the lands owned by our Client, the uses permitted include community commercial uses, day nurseries and neighbourhood commercial uses. Subject to various Exceptions which typically apply on a site specific basis, the permitted Community Commercial uses include banks, business and professional offices, places of entertainment or recreation, eating establishments, retail stores, and, service shops. It is further noted, that on those lands directly opposite and to the south of 4500 Sheppard Avenue East, namely 4505 Sheppard Avenue East, residential uses are permitted in accordance with Exceptions 28 and 37 to By-law No. 10076 of the former City of Scarborough.

It follows that, from a land use planning perspective, the range of land uses permitted within the various zones applicable to those lands which front upon the northerly limits of Sheppard Avenue, between Brimley Avenue on the west and McCowan Road on the east, have resulted in the adoption of the majority of the lands for retail and service commercial uses, offices and other non-industrial employment related uses activities. Accordingly, this zoning of the lands under By-law No. 24982 reflects the fact that this area represents a transitional or peripheral employment area where core industrial and manufacturing uses are all but absent.

3.2.2 By-law No. 569-2013, as adopted May 9, 2013

The extent of the retail and service commercial functions associated with those properties located adjacent the northerly limits of Sheppard Avenue, between Brimley Road on the west and McCowan Road on the east, is underscored by the adoption of By-law No. 569-2013 on May 9, 2013. Extracts of the zoning applicable to the lands adjacent the north and south limits of this section of the Sheppard Avenue corridor, whereon the subject lands are outlined in red, are attached to this submission as Appendices "D1" and "D2".

Of all the properties located adjacent the northerly limits of Sheppard Avenue East between Brimley Road and McCowan Road, it is significant to note that only two are zoned within an Employment Zone under By-law No. 569-2013. The balance of the lands are areas denoted as not part of the zoning by-law. We understand that this follows from the fact that the majority of the properties located adjacent the northerly limits of Sheppard Avenue presently enjoy retail permissions which Staff do not consider to be in conformity with the intent of the Employment land use classification under the approved Official Plan for the City of Toronto.

The alternative proposed by Staff, and subsequently adopted by Council, was to not include the properties under By-law No. 569-2013. It is further understood from our review of the Staff Reports relating to the Five Year - Municipal Comprehensive Review of Employment lands that, once the future disposition of this area is resolved through the adoption and approval of the forthcoming official plan amendments later this year,

an amendment to By-law No. 569-2013 will subsequently be introduced which will be effective to zone the lands not presently covered by the City Wide Zoning By-law within an appropriate zone classification.

Presumably the lands located between Brimley Road and McCowan Road, adjacent the northerly limits of Sheppard Avenue, will be designated within the proposed Retail Employment Area Classification wherein retail and service commercial uses will be recognized as a permitted use. Designation of the lands within the proposed Retail Employment Area classification will allow for the subsequent zoning of the lands in a manner which recognizes the built form of the area and the significant component of retail and service commercial, office, recreational and entertainment component of development which presently exists adjacent the northerly limit of Sheppard Avenue. It is submitted that 4500 Sheppard Avenue East forms an inextricable part of this area and should therefore be considered in the context of the designation of the adjacent lands to the east and west as part of a Retail Employment Area.

It is further significant to note the zoning of 4570 Sheppard Avenue East, the vacant brownfield site, previously zoned within the Industrial (M) Zone subject to Exception 349 which, as noted above, provides for retail stores, personal service shops and the sale of office equipment and supplies. Clearly, the proposed zoning of the lands within the Employment (E) Zone contradicts the approach proffered by City Staff as it does not recognize the existing retail permissions which existed under By-law No. 24982. It follows that, if a consistent approach had been implemented by the City in relation to the zoning of lands adjacent the northerly limits of Sheppard Avenue, the only property which would have been delineated as not part of the By-law by reason of retail permissions would in fact have been our Client's lands, namely 4500 Sheppard Avenue East.

The decision to not include the majority of the lands located adjacent the northerly limits of this section of Sheppard Avenue East simply underscores the fact that this area is not representative of core industrial uses and activities. Rather, the lands in question constitute a peripheral area to the Marshalling Yards Employment District in which retail and service commercial forms of land use now predominate in association with the Mixed Use and Residential Areas, that is sensitive land uses, located adjacent the southerly limits of Sheppard Avenue East, between Brimley Road and McCowan Road.

4. City Related Transit Initiatives

The need to provide for a comprehensive review of the issues affecting the future disposition of lands in this area is further advanced by the potential introduction of the proposed Sheppard East LRT project. Construction of the Light Rail Transit corridor within the centre median of Sheppard Avenue will adversely impact the use of the lands in question for many of the uses permitted in the current Employment land use classification by virtue of limiting access to the site. It is respectfully submitted that the effect will be to reduce the attractiveness of this site and the adjacent properties for manufacturing and/or industrial concerns whose businesses rely upon the delivery and/or shipment of goods and materials involving larger trucks and/or tractor trailers which off-track during turning manoeuvres.

It follows that, in considering the future use of the lands and associated buildings located adjacent the northerly limits of Sheppard Avenue, regard must be had for other City related initiatives. Based upon our review of the documentation provided to the owners of lands adjacent the proposed Sheppard LRT, limited consideration has been given to the latent impacts resulting from the taking of lands by means of expropriation to facilitate construction of the Sheppard LRT, impacts which will be manifest in the form of turning restrictions and the loss of off-street parking and landscaped areas adjacent the right-of-way which form an integral component of the approved site designs.

5. Concluding Remarks

From a land use planning perspective it is submitted that, in order to provide for a reasonable measure of compatibility between forms of land use which exhibit differing priorities for the use of lands in close proximity of one another, it is only reasonable and appropriate to designate the property in question, namely 4500 Sheppard Avenue East, and the adjacent lands opposite the northerly limits of Sheppard Avenue within the proposed Retail Employment land use classification as outlined in the draft policies presently before the Planning and Growth Management Committee. Alternatively, consideration should be given to designating the area within the Mixed Use land use classification subject to policies which provide for the continuation of the light assembly and fabrication uses which occupy some of the units within the commercial -industrial mall type structures in this area.

For the reasons outlined in this submission, it is submitted that our Client's lands, namely 4500 Sheppard Avenue East, and the properties located adjacent the northerly limits of Sheppard Avenue East, between Brimley Road and McCowan Road, north of the Mixed Use and Residential Areas immediately to the south of Sheppard Avenue, should be designated within the proposed Retail Employment Area classification. Designation of the lands in this manner will promote and reinforce the existing employment function of this section of the Sheppard Avenue East corridor while responding to the issues associated with the contextual setting of the lands and the presence of a broad range of sensitive land uses not conducive to the introduction of larger scale manufacturing and/or heavy industrial concerns. It is further submitted that the designation of the lands within the Retail Employment Area classification will not undermine the function or supply and/or availability of lands for core industrial forms of lands use throughout the balance of the Marshalling Yard Employment District to the north and east.

We trust that our Client's concerns and the matters outlined herein will be given due consideration during the course of the Five Year - Municipal Comprehensive Review of the Official Plan for the City of Toronto. Accordingly, should you consider it appropriate, we would welcome the opportunity to meet with you and your Staff to discuss this matter and to ensure that the issues facing our Client and the adjacent property owners are addressed in an appropriate manner which provides for the maintenance and reinforcement of employment functions adjacent the northerly limits of Sheppard Avenue as an integral part of the Agincourt Community.

Sincerely yours,
McDermott & Associates Limited


John McDermott, M.C.I.P., R.P.P.
Principal Planner

copy to: The Chair and Members,
Planning and Growth Management Committee, City of Toronto

Councillor Chin Lee, Councillor
Ward 41, Scarborough Rouge River, City of Toronto

Mr. Al Wakeel
Dundas Real Estate Investments

Mr. David White, Q.C.
Devry Smith Frank LLP



Appendix "A2"

Existing Land Use Index

Northerly Limits of Sheppard Avenue / Brimley to McCowan Road

1. 2101 Brimley Road
2 Storey multi unit Retail and Service Commercial Building
 - PIN K HONG Barbecue House (restaurant)
 - Vacant Unit formerly St. Eves Restaurant
 - Filipino Lechon Take Out Restaurant
 - M&J Aquarium (retail commercial)
 - Express Currency Exchange
 - Tech Line Computer Sales
 - JI Financial Services
 - Family Hair Care / Brimley Salon
 - 8 Street Billiards & Deserts

2. 4438 Sheppard Avenue East
3 Storey multi unit Retail and Service Commercial / Business and Professional Office Building
 - TRIOS College
 - HSBC Financial
 - IT Centre
 - Wind Cell Phone Sales
 - Retail Outlets on ground floor opposite north-east corner of Sheppard Avenue and Brimley Road

3. 4452 Sheppard Avenue East
Asian Legend (restaurant)

4. 4466 Sheppard Avenue East
multi unit Retail and Service Commercial Building
 - Gourmet Malaysia (restaurant)
 - New Conservatory of Music
 - Farm Fresh Supermarket
 - Woodie Wood Chucks Family Entertainment Centre

5. 4490 Sheppard Avenue East
multi unit commercial - industrial mall
 - Sakura Home Products (retail outlet)
 - Perfect Glass & Mirror (retail showroom/ sales and fabrication)
 - Hi Tech Auto Stereo & Accessories (retail sales and installation)
 - Perlman Vegetable (wholesale food distributor)
 - Arsen Automotive Sales and Service / Motor Vehicle Inspection Centre
 - Tong Yong Stainless Steel Food Service Equipment
 - WI Marble City - (retail showroom/ custom workshop & fabrication)
 - Sunshine Design Cabinetry (retail showroom/ custom workshop & fabrication)

Appendix "A2"

Existing Land Use Index

Northerly Limits of Sheppard Avenue / Brimley to McCowan Road (cont'd.)

6. 4544 Sheppard Avenue East
3 Storey multi unit Business and Professional Office Building
 - Century 21 Real Estate Offices
 - Travel Agency
 - Music Academy
 - Medical Offices
 - various other business and professional offices
7. 4550 Sheppard Avenue East
vacant undeveloped parcel, property is zoned within the Mixed Employment (ME) Zone subject to Exception 208 under By-law No. 24982 which permits day nurseries, education and training facility uses, industrial uses, offices, personal service shops, places of worship, restaurants and retail stores
8. 4560 Sheppard Avenue East
 - Toronto Fire and EMS Station
 - Toronto Fire Services / East Operations Training Centre
9. 4570 Sheppard Avenue East
vacant brownfield site zoned within the Industrial (M) Zone subject to Exceptions 202 and 349 under By-law No. 24982 which permits day nurseries, education and training facility uses, industrial uses, offices excluding medical and dental offices, open storage, places of worship, recreational uses, and office equipment and supply store, personal service shops, and, retail stores
10. 4630 to 4650 Sheppard Avenue East
3 retail commercial structures
 - Canadian Tire Retail and Automotive Centre inclusive of Gas Bar
 - Marks Work Wearhouse retail outlet
11. 1940 McCowan Road, north of Sheppard Avenue
 - Dufferin Aggregates - Concrete Batching Plant
12. 1928 - 1936 McCowan Road, north of Sheppard Avenue
 - Panagios (restaurant)
 - Staples Business Depot

Appendix "A2"

Existing Land Use Index

Southerly Limits of Sheppard Avenue / Brimley to McCowan Road

13. 4427 - 4447 Sheppard Avenue East
2 Storey Multi Unit Retail / Business and Professional Office Building
 - Coffee Time
 - Boston Steak House
 - Optometrist / VIP Eyewear Sales
 - ACCTX Inc. Accounting Services
 - Investport - Tax, Accounting & Management Consulting
 - Chinese Cultural Library of Canada
 - Bright Future Learning Academy
 - Brimley Dental Centre
 - JET Travel Agency
 - Silver Scissors Hair Salon
 - Brimley Convenience
 - Toronto Wellness & Rehabilitation Centre
 - Kingsway Driving School
 - Small Business Services Inc. / SBS Bookkeeping

14. 4455 Sheppard Avenue East
2 Storey Multi Unit Retail / Business and Professional Office Building
 - Piano and Violin Sales
 - GLO-HAR Variety & Grocery (convenience store)
 - Pizza Nova
 - Sunny Dry Cleaners
 - MAX Fill Ink Jet Cartridges
 - IT Computers - Sales and Service
 - Amazing Nails / Pedicure and Manicure
 - Bistro Manilla (restaurant)
 - Easy Hair Beauty Salon
 - 2nd floor Offices

15. 4465 Sheppard Avenue East
3 Storey multi tenant Retail / Office Complex - Centre View Square
 - Chiropractic Clinic & Offices
 - Travel Agency
 - Massage Parlour
 - Tae Kwan Do Studio
 - Asia Spa
 - Insta Loans Centre
 - Toronto Business College
 - Carnation Spa
 - Printing Shop
 - Reflection Spa
 - Circuit Computers Sales & Service (vct.)
 - Walk Easy Orthotics & Braces
 - Blue River Spa
 - Q1 Gong Acupuncture Clinic
 - Nails & Aesthetics
 - Printing Shop
 - New Way Hair Studio
 - Gong XIN Trading Centre
 - La Touche Hair Studio
 - Easy Wellness Centre
 - David Image Design Hair Salon

Appendix "A2"

Existing Land Use Index

Southerly Limits of Sheppard Avenue / Brimley to McCowan Road (cont'd.)

16. 4505 Sheppard Avenue East
Joey Bravos - Sports Bar & Grill
17. 4515 Sheppard Avenue East
Active Green & Ross Automotive Centre
18. 4531 Sheppard Avenue East
2 Storey - multi unit Retail Structure
 - Noble Car & Truck Rentals
 - Le Spot Billiards
 - Timehri Carribean Restaurant
 - Vacant Unit
19. 4545 Sheppard Avenue East
Cycle World Superstore - Motorcycle Sales and Service
20. 4559 Sheppard Avenue East
2 storey multi unit Retail / Business and Professional Office Building
 - Home Karaoke
 - Offices of Ben Balkissoon M.P.P. Scarborough - Rouge
 - G Prasad - Carribean Oriental Specialty Foods Inc.
 - Paradise Travel
 - Enrichment Christian Counselling
 - Spa
 - 2nd Floor Offices
21. 4571 Sheppard Avenue East
2 Storey Multi Unit Retail and Service Commercial Building
 - Varatha's Silk
 - Synkro Automotive Repairs
 - Pro Master Automotive Repairs
 - 2nd Floor Offices

TORONTO
OFFICIAL PLAN

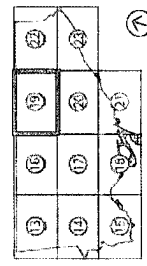
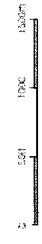
MAP 19
Land Use Plan
December 2008

Land Use Designations

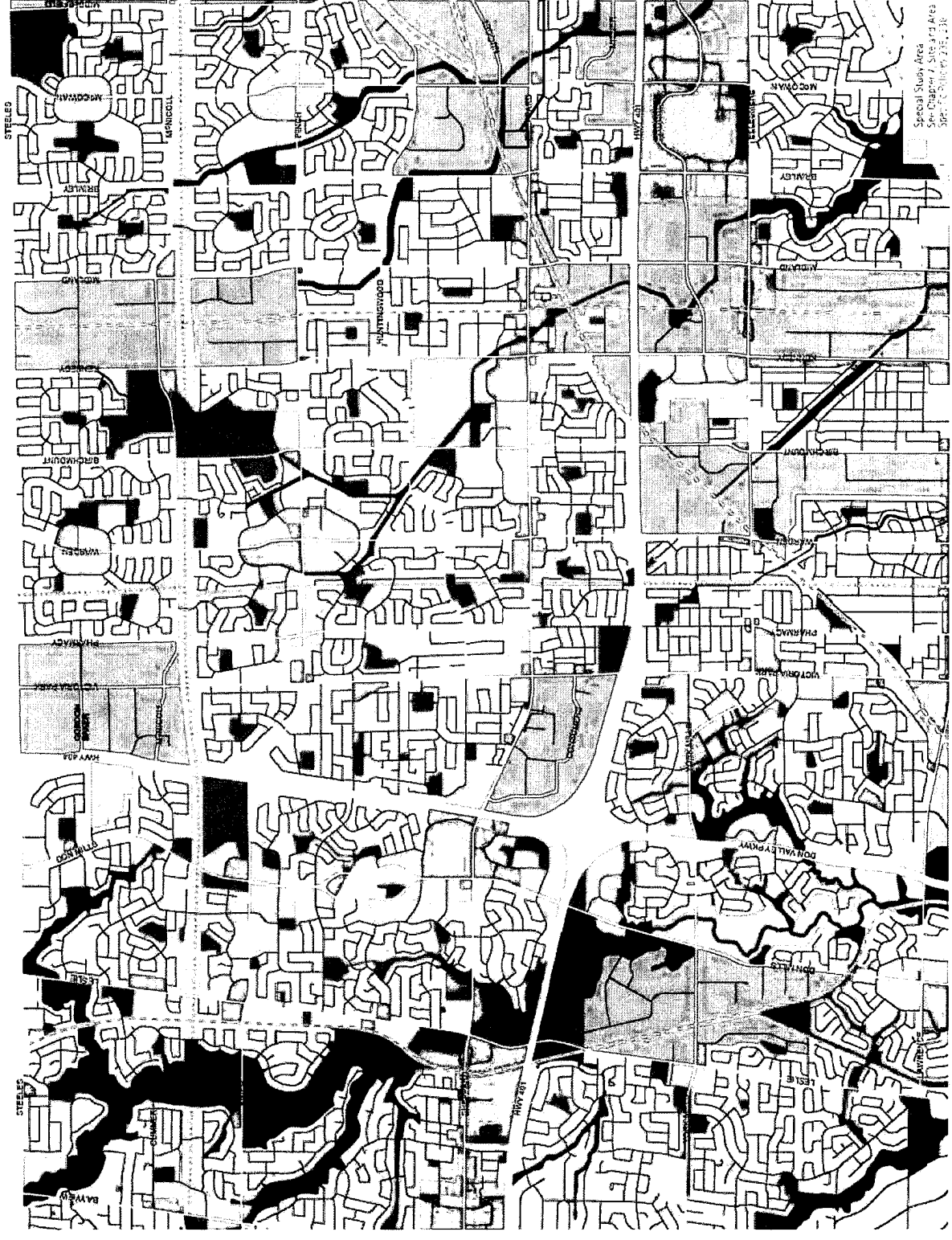
- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Parks and Open Space Areas
- Natural Areas
- Parks
- Other Open Space Areas (Including Golf Courses, Cemeteries, Public Utilities)
- Recreation Areas
- Regeneration Areas
- Employment Areas
- Utility Corridors

SUBJECT LANDS

- Major Streets and Highways
- Local Streets
- Railway Lines
- Hydro Corridors

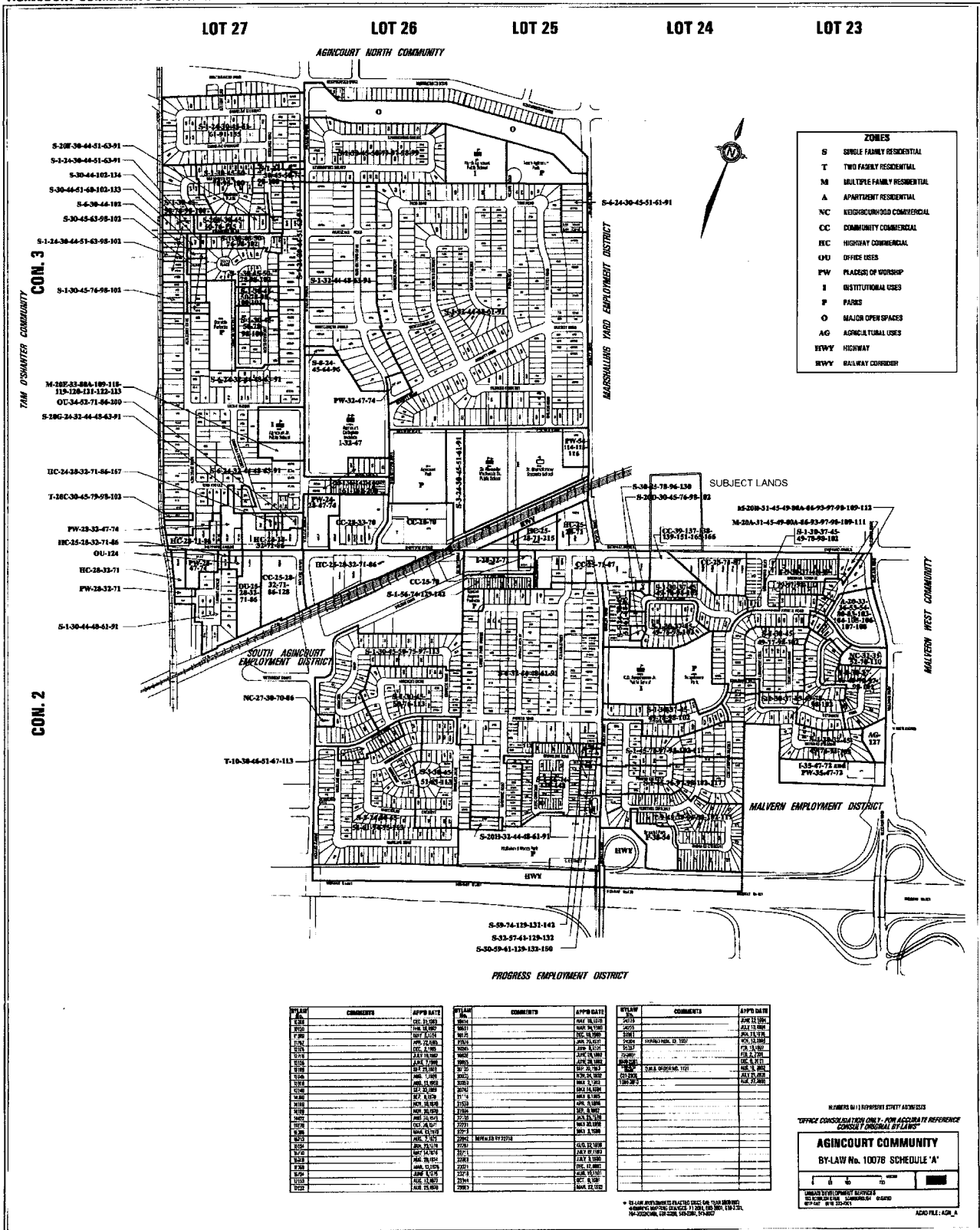


Key Map



Special Study Area
See Chapter 7, Site 372 Area
SPP: 7.2.2.10, 7.2.2.11, 7.2.2.12

AGINCOURT COMMUNITY BYLAW MAP



- ZONES**
- S SINGLE FAMILY RESIDENTIAL
 - T TWO FAMILY RESIDENTIAL
 - M MULTIPLE FAMILY RESIDENTIAL
 - A APARTMENT RESIDENTIAL
 - NC NEIGHBOURHOOD COMMERCIAL
 - CC COMMUNITY COMMERCIAL
 - EC HIGHWAY COMMERCIAL
 - CU OFFICE USES
 - PW PLACES OF WORSHIP
 - I INSTITUTIONAL USES
 - P PARKS
 - O MAJOR OPEN SPACES
 - AG AGRICULTURAL USES
 - HWY HIGHWAY
 - RWY RAILWAY CORRIDOR

CON. 3

CON. 2

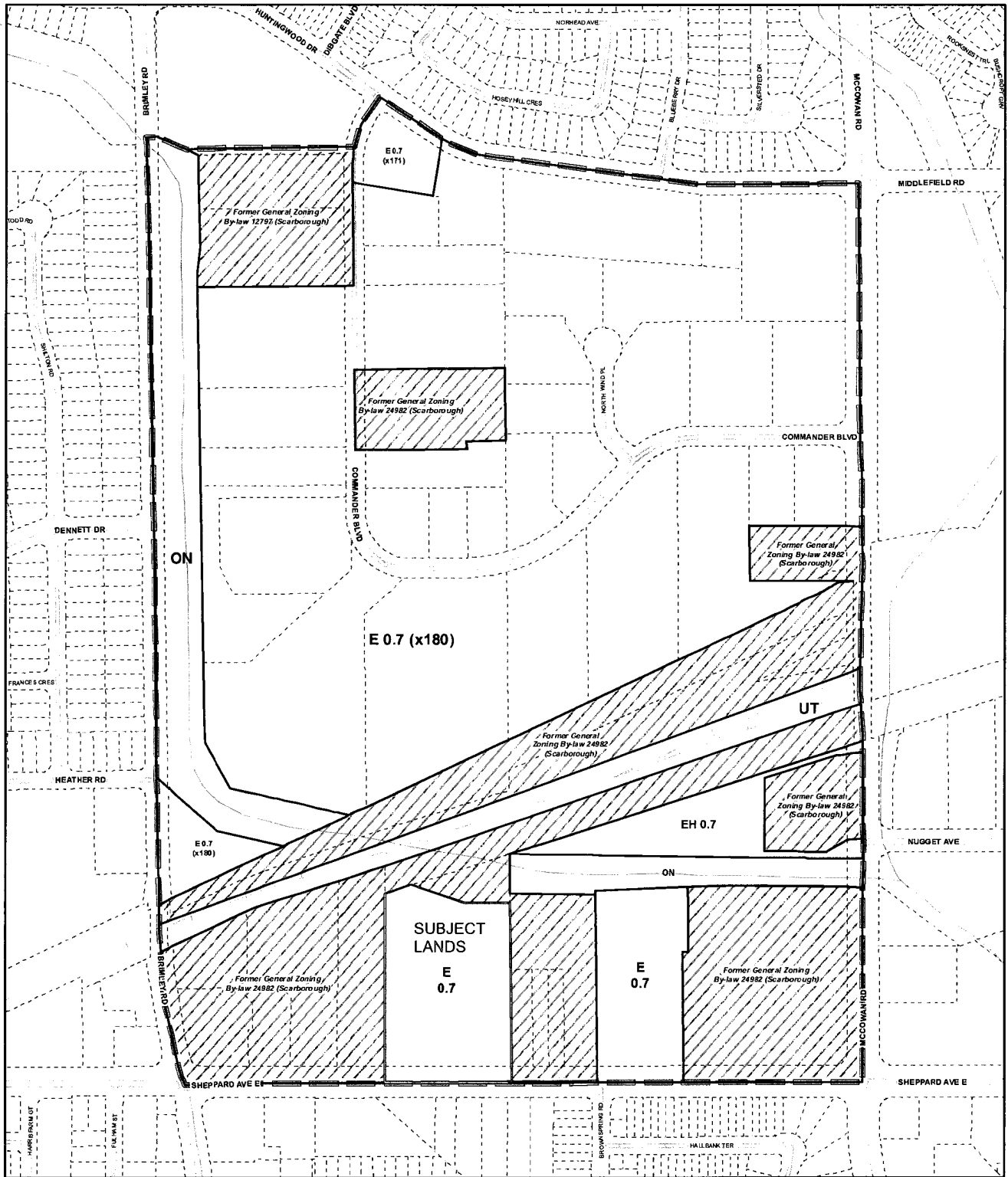
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1006	1007	1008
1009	1010	1011
1012	1013	1014
1015	1016	1017
1018	1019	1020
1021	1022	1023
1024	1025	1026
1027	1028	1029
1030	1031	1032
1033	1034	1035
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1099	1100	1101
1102	1103	1104
1105	1106	1107
1108	1109	1110
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1195	1196	1197
1198	1199	1200

NUMBERS IN ITINERARY REFER TO ADDRESSES
 *OFFICE CONSULTATION ONLY - FOR ACCURATE REFERENCE
 CONSULT ORIGINAL BYLAWS

AGINCOURT COMMUNITY
 BY-LAW No. 10078 SCHEDULE 'A'

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ADD FILE: AG1_A



TORONTO City Planning

Zoning By-law

May 2013

Maps must be read together with Zoning By-law text

Source - City of Toronto
By-law No. 569-2013

- Zoning
- Property Boundary
- Railway
- Hydro Line
- River
- Map Sheet Boundary

0 50 100 Meters

703	704	705	706	707
712	713	714	715	716
721	722	723	724	725

Current Page Pages with Zoning

