

## Attachment 1: Preliminary Assessments of *Employment Area* Conversion Requests (Group 1)

**Table 1: List of Preliminary Assessments of *Employment Area* Conversion Requests in Group 1**

Request	Municipal Address	Ward	Page
001	Heron's Hill Way, 1	Don Valley North (17)	3
002	Gordon Mackay Road, 45, 88-100 and Suntract Road, 35, 200	York South-Weston (5)	7
003	Danforth Road, 641, 661, 663	Scarborough Southwest (20)	10
007	Overlea Boulevard, 26	Don Valley West (15)	14
008	Midland Avenue, 3266, 3280, 3290, 3330 and Silver Star Boulevard, 50, 70	Scarborough-Agincourt (22)	17
009	Brentcliffe Road, 20	Don Valley West (15)	20
014	Islington Avenue, 871	Etobicoke-Lakeshore (3)	23
016	Leslie Street, 1123	Don Valley East (16)	26
020	Overlea Blvd, 60	Don Valley West (15)	29
021	Yorkland Boulevard, 279,285	Don Valley North (17)	32
030	Davies Avenue, 11	Toronto-Danforth (14)	36
033	Leslie Street, 1121	Don Valley East (16)	39
036	Laird Drive, 85, 115	Don Valley West (15)	42
038	Davies Avenue, 9, Queen Street East, 600, and Carroll Street, 16	Toronto-Danforth (14)	45
041	Don Valley Parkway, 21, Booth Avenue, 30, and Eastern Avenue, 375, 385 (East Harbour)	Toronto-Danforth (14)	48
042	Vanderhoof Ave, 105, 109 and Brentcliffe Rd, 10	Don Valley West (15)	52
043	Eglinton Avenue East, 2001, 2007, 2043, 2201	Scarborough Southwest (20)	55
048	Rexdale Blvd, 415	Etobicoke North (1)	58

<b>Request</b>	<b>Municipal Address</b>	<b>Ward</b>	<b>Page</b>
049	Queens Plate Drive, 330	Etobicoke North (1)	61
051	Redway Road, 11	Don Valley West (15)	64
052	Finch Avenue East, 4016, 4020	Scarborough-Agincourt (22)	67
053	Kennedy Road, 2901-2913, Trojan Gate, 21, and Milliken Boulevard, 15-19	Scarborough-Agincourt (22)	70
055	Leslie Street, 17	Toronto-Danforth (14)	73
057	Finch Avenue East, 4140	Scarborough-Agincourt (22)	77
058	Finch Avenue East, 4186-4190	Scarborough-Agincourt (22)	80
061	Midland Avenue, 3360	Scarborough-Agincourt (22)	83
065	Kennedy Road, 399	Scarborough Southwest (20)	86
067	Eglinton Avenue East, 1941	Scarborough Southwest (20)	89
068	Leslie Street, 1125-1155	Don Valley East (16)	92
071	Davies Avenue, 33, 39	Toronto-Danforth (14)	95
074	Rexdale Boulevard, 555	Etobicoke North (1)	98
083	Kennedy Road, 347, 357, 375	Scarborough Southwest (20)	104
084	Eglinton Avenue East, 1911, 1921	Scarborough Southwest (20)	107
092	Eastern Avenue, 629	Toronto-Danforth (14)	110
112	Queens Plate Drive, 160	Etobicoke North (1)	114
113	Lansing Square, 2,4, 6 and Victoria Park Avenue, 2550	Don Valley North (17)	117
123	Yorkland Boulevard, 185	Don Valley North (17)	120
125	Hallcrown Place, 55	Don Valley North (17)	123
127	Heward Avenue, 65, 87	Toronto-Danforth (14)	127

## PRELIMINARY ASSESSMENT OF CONVERSION REQUEST NO. 001

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**Address:** 1 Heron's Hill Way

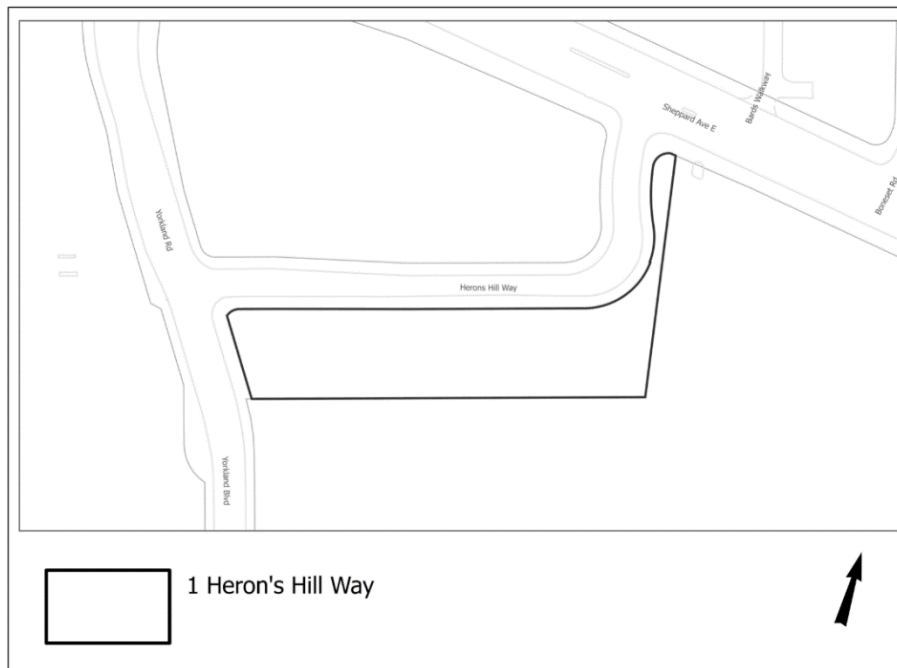
**General area:** Sheppard Avenue East and Highway 404

**Ward:** Don Valley North Ward (17)

**Owner (Applicant):** Paradise Developments Heron's Hill Inc. (Bousfields Inc.)

**Site area:** Approximately 0.65 hectares (1.6 acres)

**Existing uses:** 2-storey office building and surface parking



### CONVERSION REQUEST

**Submission Date:** An Official Plan Amendment application was submitted on June 1, 2020. (Application File Number 20 150974 NNY 17 OZ)

**Proposal:** Application to redesignate from *General Employment Areas* to *Mixed Use Areas* to permit residential uses.

## OFFICIAL PLAN AND ZONING FRAMEWORK

<b>Urban Structure:</b>	<i>Employment Areas and Avenues</i> (Map 2)
<b>Designation(s):</b>	<i>General Employment Areas and Mixed-Use Areas</i> (Map 19)
<b>Area Specific Policies:</b>	ConsumersNext Secondary Plan (see in the Business Park Interior District (Map 35); Chapter 7 SASP 386; and portion that curves up is in Sheppard and Victoria Park Corridor
<b>Zoning By-law:</b>	Commercial C1 (127) in the former City of North York Zoning By-law 7625. The C1(127) zone permits a variety of commercial uses including banks, banquet halls, business and professional offices, and take-out restaurants.

## SITE CONTEXT AND ADJACENT USES

<b>North:</b>	Residential mixed use area with tall and mid-rise buildings
<b>South:</b>	Low-rise office building with private school, mid-rise office buildings
<b>East:</b>	Car wash, low-rise fast-food establishments, residential mixed use development, gas station and car wash
<b>West:</b>	Mid-rise office uses, parking garage

## PRELIMINARY ASSESSMENT – DRAFT DIRECTION FOR CONSULTATION

Although the Municipal Comprehensive Review has not been completed, including the required Land Needs Assessment, Employment Study, peer review of the submitted compatibility/mitigation studies, and public consultation, staff have undertaken a preliminary assessment of Conversion Request No. 001 based on the applicable policy framework and local context.

### Official Plan Amendment Application

In addition, at its meeting on October 20, 2020, the Planning and Housing Committee considered the Preliminary Report related to the submitted Official Plan Amendment Application. Among other matters, P&H Committee directed staff to review the application, which includes the conversion of the subject lands from Employment Areas to Mixed Use Areas for the purpose of permitting residential development, concurrently and in the context of the statutory Review of the Official Plan. The Decision History can be accessed at this link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.PH17.13>

### Geographically Related Conversion Requests

This conversion request forms part of a series of five requests within the area. Staff will be reviewing the cumulative impacts of all the nearby conversion requests and their potential impacts to the Consumers Road Business Park. The nearby conversion requests are:

- 279 and 285 Yorkland Boulevard (Conversion Request No. 021)
- 2550 Victoria Park Avenue (Conversion Request No. 113)
- 185 Yorkland Boulevard (Conversion Request No. 123)
- 55 Hallcrown Place (Conversion Request No. 125)

### **Conversion and Removal Policies**

The review of conversion requests requires careful consideration and is being conducted by applying the Conversion and Removal Policies for Employment Areas. Staff are assessing proposed conversions of Employment Area lands, both cumulatively and individually, by considering whether: there is a demonstrated need for the conversion(s) to meet the Growth Plan (2020) population targets and/or to mitigate land use conflicts, the lands are required over the long-term for employment purposes, and the City will meet the Growth Plan (2020) forecasts.

Other conversion policy issues that have been identified on a preliminary basis during the review of this conversion request include an assessment of whether or not sufficient parks, libraries, recreation centres and schools exist or are planned within walking distance for new residents; and the proposed conversion would help to maintain a diverse economic base to accommodate and attract a variety of employment uses and a broad range of employment opportunities in Toronto.

### **Issues Identified**

As part of staff's preliminary review of the submitted conversion request, staff have identified the following issues:

- City Council's direction sets a long term planning framework for the area as set out in the ConsumersNext Secondary Plan, following the ConsumersNext local planning study that plans for intensification and growth in residents and jobs;
- the ConsumersNext Secondary Plan came into effect recently (April 2021) and has not yet passed its two-year anniversary. Amendments to the secondary plan are only allowed by the *Planning Act* to be permitted at this time when Council adopts a resolution;
- the Secondary Plan is a vision for future growth and sets the long term character in the area and priorities for development. ConsumersNext identified and retained this site as *General Employment Areas* and the proposal does not reflect the Secondary Plan vision;
- compatibility with surrounding existing and permitted land uses;
- the creation of a precedent for further conversions of lands in the *Employment Area*, and diminishing the supply of local land for office park, *Employment Area* uses;
- the cumulative impact of multiple conversion requests on the overall viability of the *Employment Area* and its planned function;
- the ability to provide a stable and productive operating environment for existing and new businesses and their economic activities;
- Securing a significant amount of employment prior to or concurrent with any proposed residential uses;

- the certainty and timing of the proposed Consumers Road and Victoria Park stops as part of the potential Sheppard East LRT;
- the area is a successful, viable, functioning office park;
- the area is currently one of the largest concentrations of office workers outside of downtown;
- impact on the capacity and functioning of the transportation network and the movement of goods for existing and future employment uses;
- prevention or mitigation of adverse effects from noise, vibration, and emissions, including dust and odour;
- ability to provide appropriate buffering and/or separation of employment uses from sensitive land uses, including residential.

### **Preliminary Assessment**

Based on staff's preliminary assessment, the subject lands should be retained as *Employment Areas* and continue to be designated as *General Employment Areas*.

<b>Address:</b>	45, 88-100 Gordon Mackay Road and 35, 200 Suntract Road
<b>General area:</b>	Northwest of Jane Street and Highway 400
<b>Ward:</b>	York-South Weston (5)
<b>Owner (Applicant):</b>	LFL Group / Leon's (Gladki Planning Associates)
<b>Site area:</b>	Approximately 17.5 hectares (43.25 acres)
<b>Existing uses:</b>	Office, warehouse, showroom, retail, service and approximately 10 hectares (24.7 acres) of vacant land



**Proposal:** Request to redesignate from *General Employment Areas* to *Regeneration Areas* to permit residential and other sensitive uses. The proposal includes flood mitigation on adjacent lands, a new headquarters office and other non-residential uses.

## OFFICIAL PLAN AND ZONING FRAMEWORK

<b>Urban Structure:</b>	<i>Employment Areas</i> (Map 2)
<b>Designation(s):</b>	<i>General Employment Areas</i> (Map 13)
<b>Area Specific Policies:</b>	N.A.
<b>Zoning By-law:</b>	Industrial-Commercial (MC(H)) and Industrial-Commercial (MC(74)(H)) in the former City of North York Zoning By-law No. 7625

## SITE CONTEXT AND ADJACENT USES

<b>North:</b>	Highway 401
<b>South:</b>	Highway 400
<b>East:</b>	Toronto Police Services (Forensic Identification Services and Fleet Materials Management), retail, service, restaurant, fuel station, car wash and place of worship uses.
<b>West:</b>	Highway 400

## PRELIMINARY ASSESSMENT – DRAFT DIRECTION FOR CONSULTATION

Although the Municipal Comprehensive Review (MCR) has not been completed, including the required Land Needs Assessment, the peer review of the submitted compatibility/mitigation studies, and public consultation, staff have undertaken a preliminary assessment of Conversion Request No. 002 based on the applicable policy framework and local context.

### Conversion and Removal Policies

The review of conversion requests requires careful consideration and is being conducted by applying the Official Plan Conversion and Removal Policies for *Employment Areas*. Staff are assessing proposed conversions of *Employment Area* lands, both cumulatively and individually, by considering whether: there is a demonstrated need for the conversion(s) to meet the Growth Plan (2020) population targets and/or to mitigate land use conflicts, the lands are required over the long-term for employment purposes, and the City will meet the Growth Plan (2020) forecasts.

Other conversion policy issues that have been identified on a preliminary basis during the review of this conversion request includes whether the proposed conversion would help to maintain a diverse economic base to accommodate and attract a variety of employment uses to Toronto and consideration of the need for a broad range of employment opportunities to help achieve equity, diversity, and inclusion objectives.

### Issues Identified

As part of staff's preliminary review of the conversion request, staff have identified the following issues:



- required flood mitigation improvements and satisfactory road access to the subject lands, including emergency access through lands located in the Black Creek Special Policy Area;
- funding of a required Environmental Assessment and related studies regarding flood mitigation and road access improvements, and funding to implement the projects, the approvals which would be required prior to the introduction of residential uses on the conversion request sites;
- securing a significant amount of employment prior to or concurrent with any proposed residential uses;
- proposed phasing to secure overall development of the lands;
- the lack of higher order transit in proximity to the lands to service the proposal in the near term;
- balance between jobs and housing to reduce long-distance commuting, encourage travel by transit, walking and cycling, and provide work opportunities for residents of nearby neighbourhoods;
- sufficient parks, libraries, recreation centres and schools exist or are planned within walking distance for new residents; and
- other issues that may arise as a result of further review and stakeholder engagement.

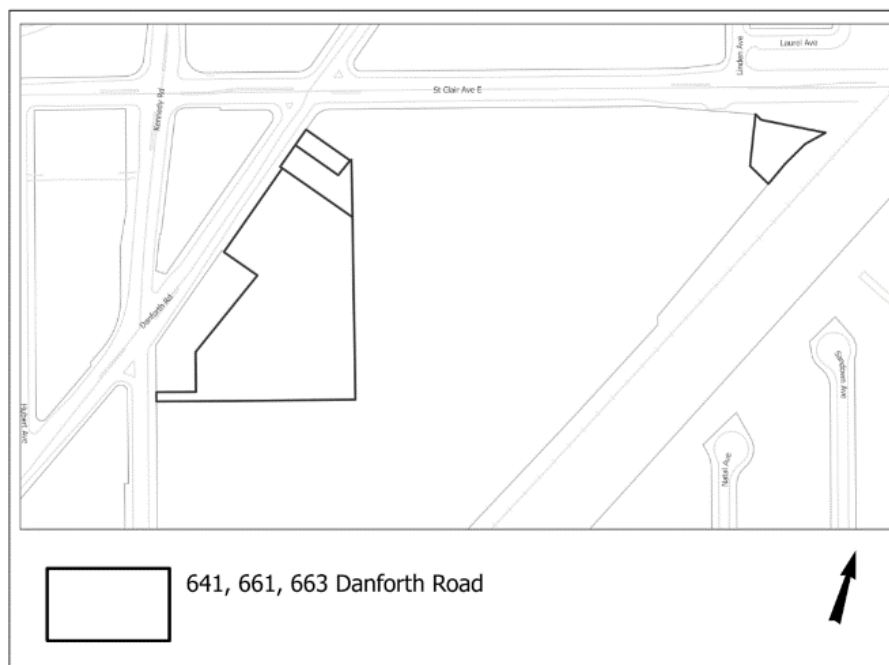
### **Preliminary Assessment**

Based on staff's preliminary assessment, the lands could be converted upon the completion of the MCR and provided that the above issues and any other identified issues are resolved to the City's satisfaction.

## PRELIMINARY ASSESSMENT OF CONVERSION REQUEST NO. 003

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**Address:** 641, 661, 663 Danforth Road  
**General area:** St. Clair Avenue East and Kennedy Road  
**Ward:** Scarborough Southwest (20)  
**Owner (Applicant):** Republic Developments (Bousfields Inc.)  
**Site area:** Approximately 2.1 hectares (5.1 acres)  
**Existing uses:** Three 1-storey buildings and a 2-storey house-form building together accommodating a privately owned and operated indoor sports complex, a place of worship, and automobile dealership and associated parking areas



### CONVERSION REQUEST

**Submission Date:** October 27, 2020

**Proposal:** Application for an Official Plan Amendment to redesignate all of the lands from *General Employment Areas* to *Mixed Use Areas* to permit residential (Application File Number 20 211430 ESC 20 OZ)

## OFFICIAL PLAN AND ZONING FRAMEWORK

<b>Urban Structure:</b>	<i>Employment Areas</i> (Map 2)
<b>Designation(s):</b>	<i>General Employment Areas</i> (Map 20)
<b>Area Specific Policies:</b>	N.A.
<b>Zoning By-law:</b>	Former Scarborough Employment Districts Zoning By-Law 24982 Highway Commercial Zone (HC), Places of Worship Zone (PW), General Industrial (MG) and Recreational Zone (RU)

## SITE CONTEXT AND ADJACENT USES

<b>North:</b>	Auto dealership
<b>South:</b>	Two 1-2 storey buildings and associated surface parking, yard, and outdoor areas on a large commercial lot
<b>East:</b>	Two large format industrial buildings and associated surface parking, yard, outdoor storage and landscaped areas
<b>West:</b>	A series of 1-2 storey buildings located on four lots at the southeast corner of Kennedy Road and Danforth Road generally used for automobile repair and related uses

## PRELIMINARY ASSESSMENT – DRAFT DIRECTION FOR CONSULTATION

Although the Municipal Comprehensive Review (MCR) has not been completed, including the required Land Needs Assessment, the peer review of the submitted compatibility/mitigation studies, and public consultation, staff have undertaken a preliminary assessment of Conversion Request No.003 based on the applicable policy framework and local context.

### Official Plan Amendment Application

At its meeting on April 22, 2021, the Planning and Housing Committee considered the Preliminary Report for the Official Plan Amendment application for these lands. Among other matters, Planning and Housing Committee:

- Directed staff provide notice for the community consultation meeting to landowners and residents in the area bound by the properties north to Corvette Avenue (east side of Kennedy Road), east to Midland Avenue at St. Clair Avenue East, south of Midland Avenue and St. Clair Avenue East to Park Street running east to Kennedy Road, west to Birchmount Road at St. Clair Avenue, and south of St. Clair Avenue East and Birchmount Road to the Lakeshore East GO line, and to additional residents, institutions and owners to be determined in consultation with the Ward Councillor, with any additional mailing costs to be borne by the applicant.

- Directed staff to review the application, which includes the proposed conversion of the subject lands from Employment Areas to Mixed Use Areas for the purpose of permitting residential development, concurrently and in the context of the statutory Review of the Official Plan, which includes the Municipal Comprehensive Review that has been commenced by the City Planning Division.

The Decision History can be accessed at this link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.PH22.3>

### **Geographically Related Conversion Requests**

This conversion request is one of three requests within the same area. In assessing this conversion request, staff is considering the potential cumulative impacts of all of the nearby conversion requests, particularly:

- 399 Kennedy Road (Conversion Request No. 065)
- 347, 357, and 375 Kennedy Road (Conversion Request No.083)

### **Conversion and Removal Policies**

The review of conversion requests requires careful consideration and is being conducted by applying the Official Plan Conversion and Removal Policies for *Employment Areas*. Staff are assessing proposed conversions of *Employment Area* lands, both cumulatively and individually, by considering whether: there is a demonstrated need for the conversion(s) to meet the Growth Plan (2020) population targets and/or to mitigate land use conflicts, the lands are required over the long-term for employment purposes, and the City will meet the Growth Plan (2020) forecasts.

Other conversion policy issues that have been identified on a preliminary basis during the review of this conversion request includes whether the proposed conversion would help to maintain a diverse economic base to accommodate and attract a variety of employment uses to Toronto and consideration of the need for a broad range of employment opportunities to help achieve equity, diversity, and inclusion objectives.

### **Issues Identified**

As part of staff's preliminary review of the conversion request, staff have identified the following issues:

- Complete a local area study to determine (among other matters) which lands could be converted and which lands to be retained;
- Consideration of the existing Scarborough GO station and proposed station upgrades;
- Impact upon the capacity and functioning of the transportation network;
- Considerations to phasing to ensure the orderly development on the site which may include the use of holding provisions to provide for the orderly sequencing of development in phases, including the provision of infrastructure and services;
- Compatibility and/or appropriateness of the proposed mitigation measures with surrounding existing and permitted land uses;

- Cumulative impact of multiple conversion requests on the overall viability of the *Employment Area* and its planned function; and
- Other issues that may arise as a result of further review and stakeholder engagement.

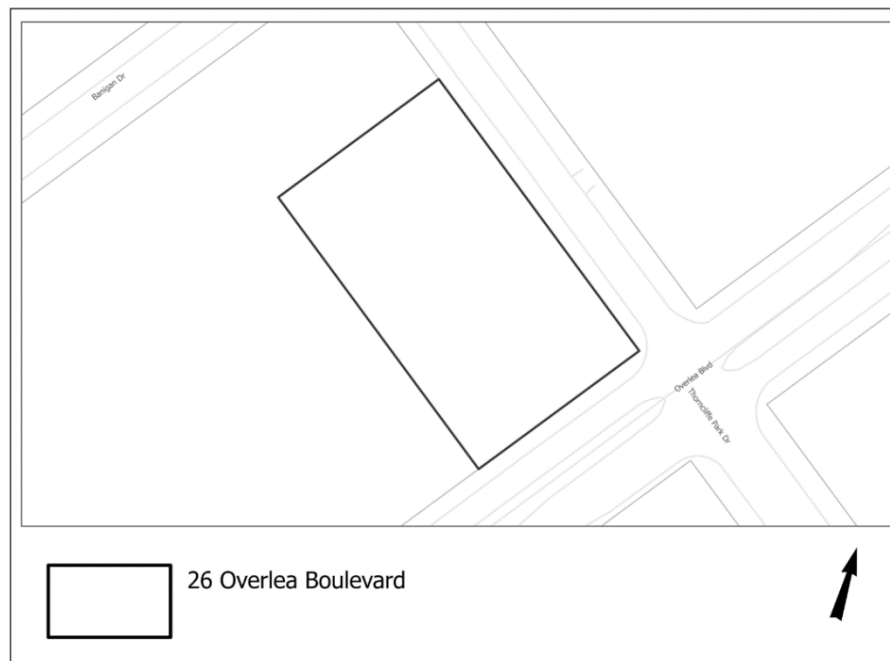
### **Preliminary Assessment**

Based on staff's preliminary assessment, the lands could be converted upon the completion of the MCR and provided that the above issues and any other identified issues are resolved to the City's satisfaction.

## PRELIMINARY ASSESSMENT OF CONVERSION REQUEST NO. 007

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**Address:** 26 Overlea Boulevard  
**General area:** Overlea Boulevard and Millwood Road  
**Ward:** Don Valley West Ward (15)  
**Owner (Applicant):** Mr. Andy Fasken and Mr. Tom Scoon (Bousfields Inc.)  
**Site area:** Approximately 0.5 hectares (1.23 acres)  
**Existing uses:** One storey drive-through restaurants and surface parking



### CONVERSION REQUEST

**Submission Date:** December 17, 2020

**Proposal:** Request to redesignate from *General Employment Areas* to *Mixed Use Areas* to permit residential and retail uses.

## OFFICIAL PLAN AND ZONING FRAMEWORK

<b>Urban Structure:</b>	<i>Employment Areas (Map 2)</i>
<b>Designation(s):</b>	<i>General Employment Areas (Map 20)</i>
<b>Area Specific Policies:</b>	N.A.
<b>Zoning By-law:</b>	Business Centre (BC) in the Zoning By-law 1916

## SITE CONTEXT AND ADJACENT USES

<b>North:</b>	Place of worship, one storey social service building, one storey retail plaza, one storey personal service building, landscaping, surface parking
<b>South:</b>	Place of worship, one storey retail plaza, townhouse complex, apartment building complex
<b>East:</b>	East York Shopping Centre, surface parking, Petro-Canada gas station, one storey restaurant
<b>West:</b>	One storey place of worship with surface parking and loading area, one storey industrial buildings

## PRELIMINARY ASSESSMENT – DRAFT DIRECTION FOR CONSULTATION

Although the Municipal Comprehensive Review (MCR) has not been completed, including the required Land Needs Assessment, Employment Study, peer review of the submitted compatibility/mitigation studies, and public consultation, staff have undertaken a preliminary assessment of Conversion Request No. 007 based on the applicable policy framework and local context.

### Geographically Related Conversion Requests

This conversion request forms part of a series of three requests within the area. Staff will be reviewing the cumulative impacts of all the nearby conversion requests and their potential impacts to the Leaside-Thorncliffe Park. The nearby conversion requests are:

- 60 Overlea Boulevard (Conversion Request No. 20)

### Conversion and Removal Policies

The review of conversion requests requires careful consideration and is being conducted by applying the Conversion and Removal Policies for Employment Areas. Staff are assessing proposed conversions of Employment Area lands, both cumulatively and individually, by considering whether: there is a demonstrated need for the conversion(s) to meet the Growth Plan (2020) population targets and/or to mitigate land use conflicts, the lands are required over the long-term for employment purposes, and the City will meet the Growth Plan (2020) forecasts.

Other conversion policy issues that have been identified on a preliminary basis during the review of this conversion request include an assessment of whether or not sufficient parks, libraries, recreation centres and schools exist or are planned within walking distance for new residents; and the proposed conversion would help to maintain a diverse economic base to accommodate and attract a variety of employment uses and a broad range of employment opportunities in Toronto.

### **Issues Identified**

As part of staff's preliminary review of the submitted conversion request, staff have identified the following issues:

- the property part of a contiguous *Employment Area* bounded by rail, the Natural Heritage System, and two Major Arterial roads (Overlea Boulevard and Millwood Road), that together form a natural delineation of the Employment Area;
- the *Employment Area* will be the site of a future Metrolinx Maintenance and Storage Facility (MSF);
- the lands are directly abutting the storage yard of the future Metrolinx Maintenance and Storage Facility (MSF);
- compatibility with surrounding existing and permitted land uses, in particular, the Metrolinx Maintenance and Storage Facility (MSF);
- expected adverse effects from noise, vibration, and emissions, including dust and odour;
- the proposed conversion would create an expectation of further conversions in a contiguous *Employment Area* that will be the site of a future Metrolinx Maintenance and Storage Facility (MSF);
- cumulative impact of multiple conversion requests on the overall viability of the *Employment Area* and its planned function;
- the proposed conversion would adversely affect the overall viability of the *Employment Area* and affect a stable operating environment for business and economic activities.

### **Preliminary Assessment**

Based on staff's preliminary assessment, the subject lands should be retained as *Employment Areas* and continue to be designated as *General Employment Areas*.



## PRELIMINARY ASSESSMENT OF CONVERSION REQUEST NO. 008

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**Address:** 3266, 3280, 3290, 3330 Midland Avenue and 50, 70 Silver Star Boulevard

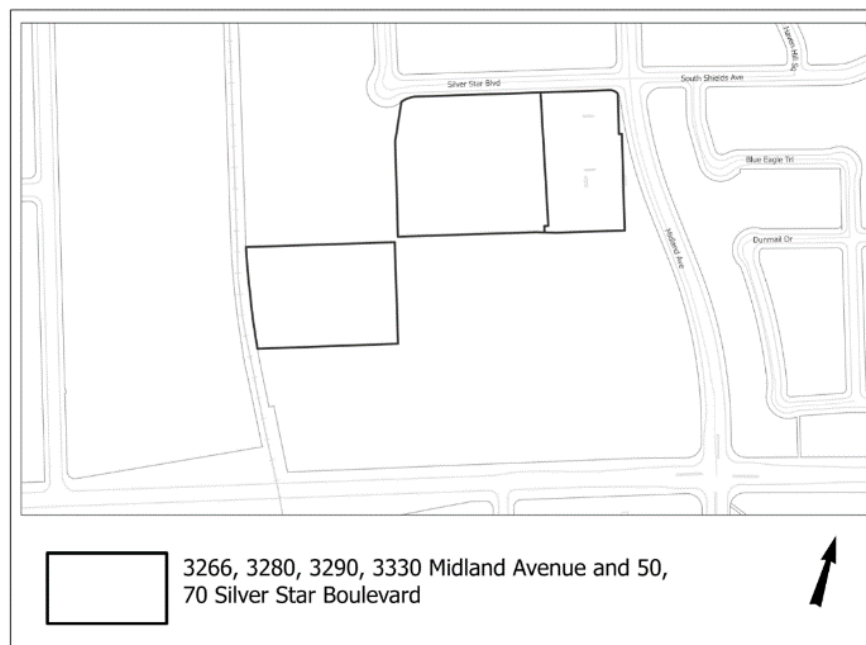
**General area:** Finch Avenue East and Midland Avenue

**Ward:** Scarborough-Agincourt (22)

**Owner (Applicant):** East Urban Properties  
(SvN Architects + Planners)

**Site area:** Approximately 4.8 hectares (11.8 acres)

**Existing uses:** 7 structures with multiple units consisting of a variety of commercial uses including retailers and restaurants, services, offices. Some light industrial (automotive services, wholesaling, food processing)



### CONVERSION REQUEST

**Submission Date:** December 16, 2020

**Proposal:** Request to redesignate the lands from *General* and *Core Employment Areas* to *Mixed Use Areas*.

## OFFICIAL PLAN AND ZONING FRAMEWORK

<b>Urban Structure:</b>	<i>Employment Areas</i> (Map 2) / <i>Employment Districts</i> (Map 2) – OPA 231 Appeal Site
<b>Designation(s):</b>	<i>General Employment Areas</i> (Map 20)/ <i>Employment Areas</i> (Map 20) – OPA 231 Appeal Site
<b>Area Specific Policies:</b>	Chapter 7 SASP 104
<b>Zoning By-law:</b>	Former Scarborough Employment Districts Zoning By-Law 24982 Mixed Employment Zone (ME) and Special Industrial Zone (MS)

## SITE CONTEXT AND ADJACENT USES

<b>North:</b>	Low rise employment including wholesaling, retail, automotive
<b>South:</b>	Restaurants, retail, services, public storage
<b>East:</b>	Low rise residential
<b>West:</b>	Purolator courier, light manufacturing

## PRELIMINARY ASSESSMENT – DRAFT DIRECTION FOR CONSULTATION

Although the Municipal Comprehensive Review (MCR) has not been completed, including the required Land Needs Assessment, the peer review of the submitted compatibility/mitigation studies, and public consultation, staff have undertaken a preliminary assessment of Conversion Request No.008 based on the applicable policy framework and local context.

### Geographically Related Conversion Requests

This conversion request is one of six requests within the same area. In assessing this conversion request, staff is considering the potential cumulative impacts of all of the nearby conversion requests, particularly:

- 4016 and 4020 Finch Avenue East (Conversion Request No. 052)
- 2901-2913 Kennedy Road, 21 Trojan Gate and 15-19 Milliken Boulevard (Conversion Request No. 053)
- 4140 Finch Avenue East (Conversion Request No. 057)
- 4186-4190 Finch Avenue East (Conversion Request No. 058)
- 3360 Midland Avenue (Conversion Request No. 061)

### Conversion and Removal Policies

The review of conversion requests requires careful consideration and is being conducted by applying the Official Plan Conversion and Removal Policies for *Employment Areas*. Staff are assessing proposed conversions of *Employment Area* lands, both cumulatively and individually, by considering whether: there is a demonstrated need for the conversion(s) to meet the Growth Plan (2020) population

targets and/or to mitigate land use conflicts, the lands are required over the long-term for employment purposes, and the City will meet the Growth Plan (2020) forecasts.

Other conversion policy issues that have been identified on a preliminary basis during the review of this conversion request includes whether the proposed conversion would help to maintain a diverse economic base to accommodate and attract a variety of employment uses to Toronto and consideration of the need for a broad range of employment opportunities to help achieve equity, diversity, and inclusion objectives.

### **Issues Identified**

As part of staff's preliminary review of the conversion request, staff have identified the following issues:

- Resolution of the site specific appeal to Official Plan Amendment No. 231 regarding the lands, to which the Growth Plan (2006) is applicable and the Ontario Land Tribunal is the approval authority;
- Stability and characteristics of the employment area;
- Certainty, timing, and development of the proposed Kenned-Finch GO Station;
- Cumulative impact of multiple conversion requests on the overall viability of the Employment Area and its planned function;
- Balance between jobs and housing to reduce long-distance commuting, encourage travel by transit, walking and cycling, and provide work opportunities for residents of nearby neighbourhoods;
- Impact upon the capacity and functioning of the transportation network and the movement of goods for existing and future employment uses;
- Some lands are internal to an *Employment Area* and are surrounded by land that is used for and planned for business and economic activities;
- Nearby environmental compliance approvals and industry feedback; and
- Other issues that may arise as a result of further review and stakeholder engagement.

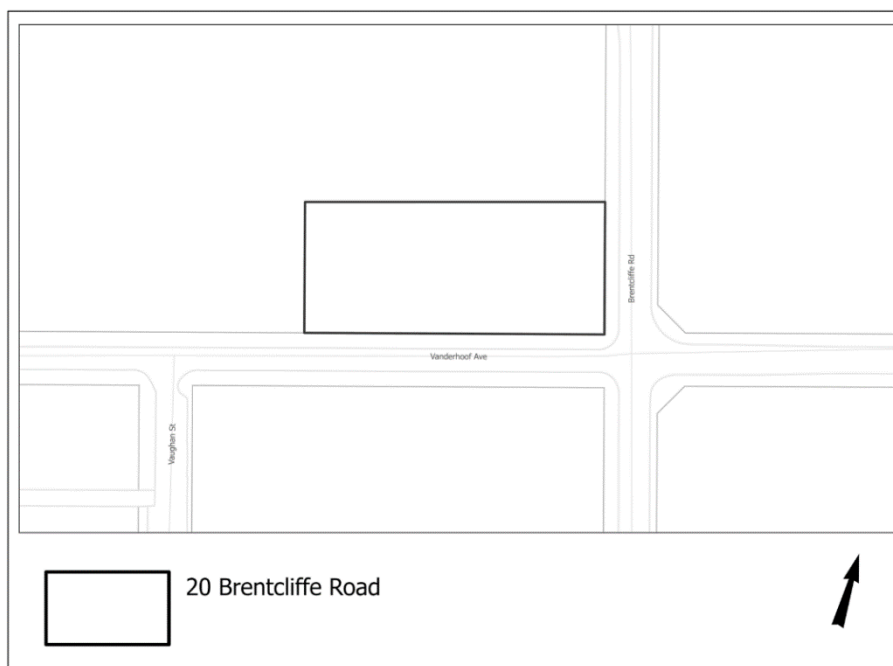
### **Preliminary Assessment**

Based on staff's preliminary review, further analysis is required to inform a preliminary assessment, including resolution of the identified issues.

## PRELIMINARY ASSESSMENT OF CONVERSION REQUEST NO. 009

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**Address:** 20 Brentcliffe Road  
**General area:** Eglinton Avenue West and Laird Drive  
**Ward:** Don Valley West Ward (15)  
**Owner (Applicant):** DiamondCorp (Bousfields Inc.)  
**Site area:** Approximately 0.49 hectares (1.21 acres)  
**Existing uses:** One- and two-storey commercial office building with retail uses at-grade and surface parking.



### CONVERSION REQUEST

**Submission Date:** December 17, 2020  
**Proposal:** Request to re-designate the entire site from General Employment Area to Mixed Use Area.

## OFFICIAL PLAN AND ZONING FRAMEWORK

<b>Urban Structure:</b>	<i>Employment Areas</i> (Map 2)
<b>Designation(s):</b>	<i>General Employment Areas</i> (Map 17)
<b>Area Specific Policies:</b>	Laird in Focus (OPA 450)
<b>Zoning By-law:</b>	M1(3) Light industrial

## SITE CONTEXT AND ADJACENT USES

<b>North:</b>	Sales centre, mixed use residential development under construction
<b>South:</b>	Commercial, retail, surface parking lots, plastics facility
<b>East:</b>	Single-storey retail complex (“Hyde Park Plaza”) and surface parking. Tenants include Marshalls, HomeSense, Staples
<b>West:</b>	Mercedes Benz Midtown car dealership and surface parking lot; surface parking, large format retail

## PRELIMINARY ASSESSMENT – DRAFT DIRECTION FOR CONSULTATION

Although the Municipal Comprehensive Review (MCR) has not been completed, including the required Land Needs Assessment, Employment Study, peer review of the submitted compatibility/mitigation studies, and public consultation, staff have undertaken a preliminary assessment of Conversion Request No. 009 based on the applicable policy framework and local context.

### Geographically Related Conversion Requests

This conversion request forms part of a series of three requests within the area. Staff will be reviewing the cumulative impacts of all the nearby conversion requests and their potential impacts to the Leaside-Thorncliffe Park. The nearby conversion requests are:

- 85 and 115 Laird Drive (Conversion Request No. 036)
- 105 and 109 Vanderhoof Avenue and 10 Brentcliffe Road (Conversion Request No. 042)

### Conversion and Removal Policies

The review of conversion requests requires careful consideration and is being conducted by applying the Conversion and Removal Policies for Employment Areas. Staff are assessing proposed conversions of Employment Area lands, both cumulatively and individually, by considering whether: there is a demonstrated need for the conversion(s) to meet the Growth Plan (2020) population targets and/or to mitigate land use conflicts, the lands are required over the long-term for employment purposes, and the City will meet the Growth Plan (2020) forecasts.

Other conversion policy issues that have been identified on a preliminary basis during the review of this conversion request include an assessment of whether or not sufficient parks, libraries, recreation centres and schools exist or are planned within walking

distance for new residents; and the proposed conversion would help to maintain a diverse economic base to accommodate and attract a variety of employment uses and a broad range of employment opportunities in Toronto.

### **Issues Identified**

As part of staff's preliminary review of the submitted conversion request, staff have identified the following issues:

- the lands were maintained as *General Employment Area* in a recent OPA 231 settlement with the City;
- the *General Employment Area* designation on this site is meant to act as a buffer between the *Mixed Use Areas* to the north and the Employment Area to the south. A conversion of this site would remove that buffer;
- City Council's direction that sets a long term planning framework for the area, as set out in Laird in Focus (OPA 450) following the Laird in Focus study that plans for intensification and growth in residents and jobs, designates the site as *General Employment*;
- cumulative impact of multiple conversion requests on the overall viability of the *Employment Area* and its planned function;
- compatibility with surrounding existing and permitted land uses;
- the lands form part of a contiguous Employment District designated as *General Employment* lands on the north side of Vanderhoof Avenue and would set a precedent for further conversions;
- the site is adjacent to *Core Employment* lands to the south and to the south east;
- the lands are a part of a long-standing *Employment Area* with heavier industrial uses located in the core;
- securing a significant amount of employment prior to or concurrent with any proposed residential uses;
- traffic impacts of increased density on transportation networks used for trucking and employee movement to and from the *Employment Area*;
- prevention or mitigation of adverse effects from noise, vibration, and emissions, including dust and odour;
- balance between jobs and housing to reduce long-distance commuting, encourage travel by transit, walking and cycling, and provide work opportunities for residents of nearby neighbourhoods.

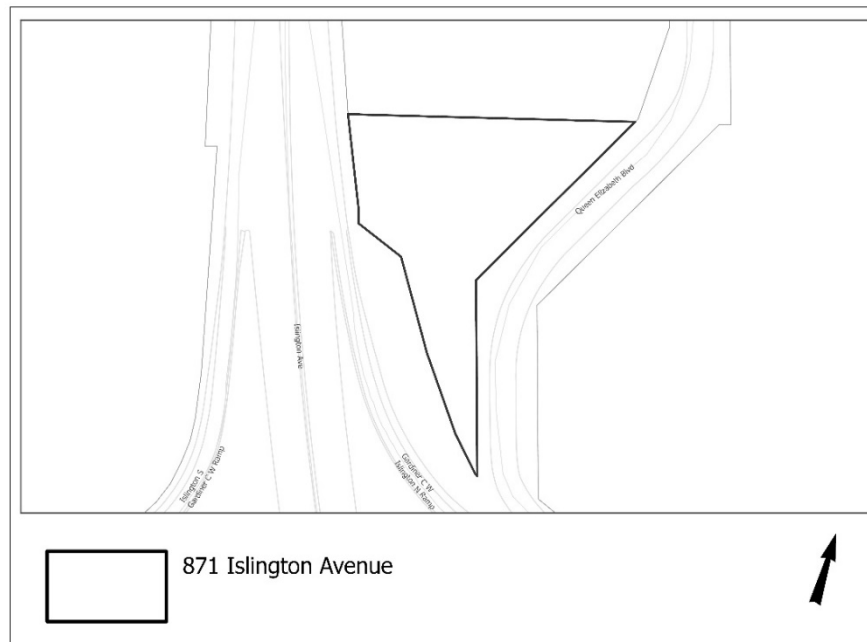
### **Preliminary Assessment**

Based on staff's preliminary assessment, the subject lands should be retained as *Employment Areas* and continue to be designated as *General Employment Areas*.

## PRELIMINARY ASSESSMENT OF CONVERSION REQUEST NO. 014

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**Address:** 871 Islington Avenue  
**General area:** Gardiner Expressway and Islington Avenue  
**Ward:** Etobicoke-Lakeshore (3)  
**Owner (Applicant):** Orest Kelebay  
(Bousfields Inc.)  
**Site area:** Approximately 0.4 hectares (1 acre)  
**Existing uses:** Retail and warehouse



### CONVERSION REQUEST

**Submission Date:** October 20, 2020 and March 16, 2021

**Proposal:** Request to redesignate all of the lands from *Core Employment Areas* to permit residential, live-work and hotel uses, and introduce policy direction in a site and area specific policy.

## OFFICIAL PLAN AND ZONING FRAMEWORK

<b>Urban Structure:</b>	<i>Employment Areas</i> (Map 2)
<b>Designation(s):</b>	<i>Core Employment Areas</i> (Map 15)
<b>Area Specific Policies:</b>	N.A.
<b>Zoning By-law:</b>	Employment Industrial (E 1.0) in citywide By-law 569-2013

## SITE CONTEXT AND ADJACENT USES

<b>North:</b>	Food wholesaling and distribution uses
<b>South:</b>	Gardiner Expressway off-ramp, Gardiner Expressway and Queen Elizabeth Boulevard
<b>East:</b>	Food wholesaling and distribution, and furniture wholesaling/retail uses
<b>West:</b>	Gardiner Expressway off-ramp and Islington Avenue

## PRELIMINARY ASSESSMENT – DRAFT DIRECTION FOR CONSULTATION

Although the Municipal Comprehensive Review (MCR) has not been completed, including the required Land Needs Assessment, the peer review of the submitted compatibility/mitigation studies, and public consultation, staff have undertaken a preliminary assessment of Conversion Request No. 14 based on the applicable policy framework and local context.

### Conversion and Removal Policies

The review of conversion requests requires careful consideration and is being conducted by applying the Official Plan Conversion and Removal Policies for *Employment Areas*. Staff are assessing proposed conversions of *Employment Area* lands, both cumulatively and individually, by considering whether: there is a demonstrated need for the conversion(s) to meet the Growth Plan (2020) population targets and/or to mitigate land use conflicts, the lands are required over the long-term for employment purposes, and the City will meet the Growth Plan (2020) forecasts.

Other conversion policy issues that have been identified on a preliminary basis during the review of this conversion request includes whether the proposed conversion would help to maintain a diverse economic base to accommodate and attract a variety of employment uses to Toronto and consideration of the need for a broad range of employment opportunities to help achieve equity, diversity, and inclusion objectives.

### Issues Identified

As part of staff's preliminary review of the conversion request, staff have identified the following issues:

- ability to provide a stable and productive operating environment for existing and new businesses and their economic activities



- compatibility and/or appropriateness of the proposed mitigation measures with surrounding existing and permitted land uses;
- the lack of higher order transit in proximity to the lands to service the proposal;
- impacts on the street network in the *Employment Area* from increased vehicle traffic from new residents;
- impact of the removal of a key location for employment uses;
- ability to provide opportunities for the clustering of similar or related employment uses; and
- other issues that may arise as a result of further review and stakeholder engagement.

### **Preliminary Assessment**

Based on staff's preliminary assessment, the lands should be retained as *Employment Areas* and continue to be designated as *Core Employment Areas*.

## PRELIMINARY ASSESSMENT OF CONVERSION REQUEST NO. 016

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**Address:** 1123 Leslie Street

**General area:** Leslie Street and Eglinton Avenue East

**Ward:** Don Valley East Ward (16)

**Owner (Applicant):** OTT Financial (Bousfields Inc.)

**Site area:** Approximately 4.65 hectares (11.5 acres)

**Existing uses:** Existing office and manufacturing facility occupied by financial services business (formerly Wrigley Canada).



### CONVERSION REQUEST

**Submission Date:** December 17, 2020

**Proposal:** Request to redesignate from *General Employment* to a designation that permits residential and employment uses. The proposal is related to Conversion Request No. 068 - 1125-1155 Leslie Street.

## OFFICIAL PLAN AND ZONING FRAMEWORK

<b>Urban Structure:</b>	<i>Employment Areas</i> (Map 2)
<b>Designation(s):</b>	<i>General Employment Areas</i> (Map 20)
<b>Area Specific Policies:</b>	Chapter 7 SASP 92
<b>Zoning By-law:</b>	MC(23)(H) – Industrial Commercial Zone in ZBL 7625

## SITE CONTEXT AND ADJACENT USES

<b>North:</b>	Green open space, one storey office and commercial buildings
<b>South:</b>	Vacant general employment lands, Toronto Fire Station 125, three residential condo buildings
<b>East:</b>	Don Mills Trail, low rise commercial building, CN rail line, Celestica lands; industrial buildings
<b>West:</b>	Wilket Creek Park

## PRELIMINARY ASSESSMENT – DRAFT DIRECTION FOR CONSULTATION

Although the Municipal Comprehensive Review (MCR) has not been completed, including the required Land Needs Assessment, Employment Study, peer review of the submitted compatibility/mitigation studies, and public consultation, staff have undertaken a preliminary assessment of Conversion Request No. 016 based on the applicable policy framework and local context.

### Geographically Related Conversion Requests

This conversion request forms part of a series of three requests within the area. Staff will be reviewing the cumulative impacts of all the nearby conversion requests and their potential impacts to the Don Mills Office Focused Area. The nearby conversion requests are:

- 1121 Leslie Street (Conversion Request No. 033)
- 1125-1155 Leslie Street (Conversion Request No. 068)

### Conversion and Removal Policies

The review of conversion requests requires careful consideration and is being conducted by applying the Conversion and Removal Policies for Employment Areas. Staff are assessing proposed conversions of Employment Area lands, both cumulatively and individually, by considering whether: there is a demonstrated need for the conversion(s) to meet the Growth Plan (2020) population targets and/or to mitigate land use conflicts, the lands are required over the long-term for employment purposes, and the City will meet the Growth Plan (2020) forecasts.

Other conversion policy issues that have been identified on a preliminary basis during the review of this conversion request include an assessment of whether or not sufficient

parks, libraries, recreation centres and schools exist or are planned within walking distance for new residents; and the proposed conversion would help to maintain a diverse economic base to accommodate and attract a variety of employment uses and a broad range of employment opportunities in Toronto.

### **Issues Identified**

As part of staff's preliminary review of the submitted conversion request, staff have identified the following issues:

- compatibility with surrounding existing and permitted land uses;
- the need for new infrastructure, streets, parks and local services to support new development and connect it with the surrounding fabric of the City so that it functions as part of the community;
- the site is isolated and there are no connections to the surrounding lands beyond a future grade-separated pedestrian and cycling connection across the CP rail corridor;
- cumulative impact of multiple conversion requests on the overall viability of the *Employment Area* and its planned function;
- the need for convenient access to local stores, services, and public service facilities required for complete communities;
- impact upon the capacity and functioning of the transportation network and the movement of goods for existing and future employment uses;
- securing a significant amount of employment prior to or concurrent with any proposed residential uses;
- ability to provide appropriate buffering and/or separation of employment uses from sensitive land uses, including residential;
- prevention or mitigation of adverse effects from noise, vibration, and emissions, including dust and odour;
- balance between jobs and housing to reduce long-distance commuting, encourage travel by transit, walking and cycling, and provide work opportunities for residents of nearby neighbourhoods;
- impact of the removal of a large and key location for employment uses;
- provision of a variety of land parcel sizes to accommodate a range of permitted employment uses.

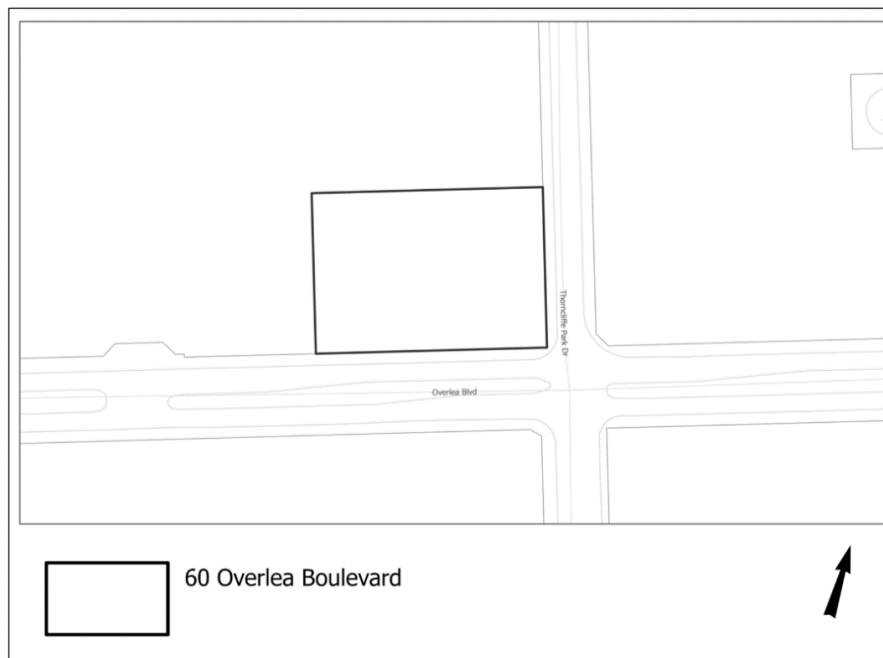
### **Preliminary Assessment**

Based on staff's preliminary review, further analysis is required, including resolution of the identified issues.

## PRELIMINARY ASSESSMENT OF CONVERSION REQUEST NO. 020

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**Address:** 60 Overlea Boulevard  
**General area:** Overlea Boulevard and Thorncliffe Park Drive  
**Ward:** Don Valley West Ward (15)  
**Owner (Applicant):** Plazaworks Inc. (Bousfields Inc.)  
**Site area:** Approximately 0.61 hectares (1.51 acres)  
**Existing uses:** Single-storey retail plaza.



### CONVERSION REQUEST

**Submission Date:** April 28, 2021

**Proposal:** Request to redesignate from *General Employment Areas* to *Mixed Use Areas* to permit residential uses.

## OFFICIAL PLAN AND ZONING FRAMEWORK

<b>Urban Structure:</b>	<i>Employment Areas</i> (Map 2)
<b>Designation(s):</b>	<i>General Employment Areas</i> (Map 20)
<b>Area Specific Policies:</b>	N.A.
<b>Zoning By-law:</b>	Business Centre Zone (BC (14) in the Zoning By-law 1916

## SITE CONTEXT AND ADJACENT USES

<b>North:</b>	Two low-rise commercial buildings, surface parking
<b>South:</b>	Esso gas station, surface parking
<b>East:</b>	Retail plaza buildings, surface parking, one storey religious organization building
<b>West:</b>	Funeral home, surface parking, Costco warehouse store

## PRELIMINARY ASSESSMENT – DRAFT DIRECTION FOR CONSULTATION

Although the Municipal Comprehensive Review (MCR) has not been completed, including the required Land Needs Assessment, Employment Study, peer review of the submitted compatibility/mitigation studies, and public consultation, staff have undertaken a preliminary assessment of Conversion Request No. 020 based on the applicable policy framework and local context.

### Geographically Related Conversion Requests

This conversion request forms part of a series of three requests within the area. Staff will be reviewing the cumulative impacts of all the nearby conversion requests and their potential impacts to the Leaside-Thorncliffe Park. The nearby conversion requests are:

- 26 Overlea Boulevard (Conversion Request No. 007)

### Conversion and Removal Policies

The review of conversion requests requires careful consideration and is being conducted by applying the Conversion and Removal Policies for Employment Areas. Staff are assessing proposed conversions of Employment Area lands, both cumulatively and individually, by considering whether: there is a demonstrated need for the conversion(s) to meet the Growth Plan (2020) population targets and/or to mitigate land use conflicts, the lands are required over the long-term for employment purposes, and the City will meet the Growth Plan (2020) forecasts.

Other conversion policy issues that have been identified on a preliminary basis during the review of this conversion request include an assessment of whether or not sufficient parks, libraries, recreation centres and schools exist or are planned within walking

distance for new residents; and the proposed conversion would help to maintain a diverse economic base to accommodate and attract a variety of employment uses and a broad range of employment opportunities in Toronto.

### **Issues Identified**

As part of staff's preliminary review of the submitted conversion request, staff have identified the following issues:

- the property is located part of a contiguous *Employment Area* bounded by rail, the Natural Heritage System, and two Major Arterial roads (Overlea Boulevard and Millwood Road), that together form a natural delineation of the *Employment Area*;
- the *Employment Area* will be the site of a future Metrolinx Maintenance and Storage Facility (MSF);
- compatibility with surrounding existing and permitted land uses, in particular, the Metrolinx Maintenance and Storage Facility (MSF);
- expected adverse effects from noise, vibration, and emissions, including dust and odour;
- the proposed conversion would create an expectation of further conversions in a contiguous *Employment Area* that will be the site of a future Metrolinx Maintenance and Storage Facility (MSF);
- cumulative impact of multiple conversion requests on the overall viability of the *Employment Area* and its planned function;
- the proposed conversion would adversely affect the overall viability of the *Employment Area* and affect a stable operating environment for business and economic activities.

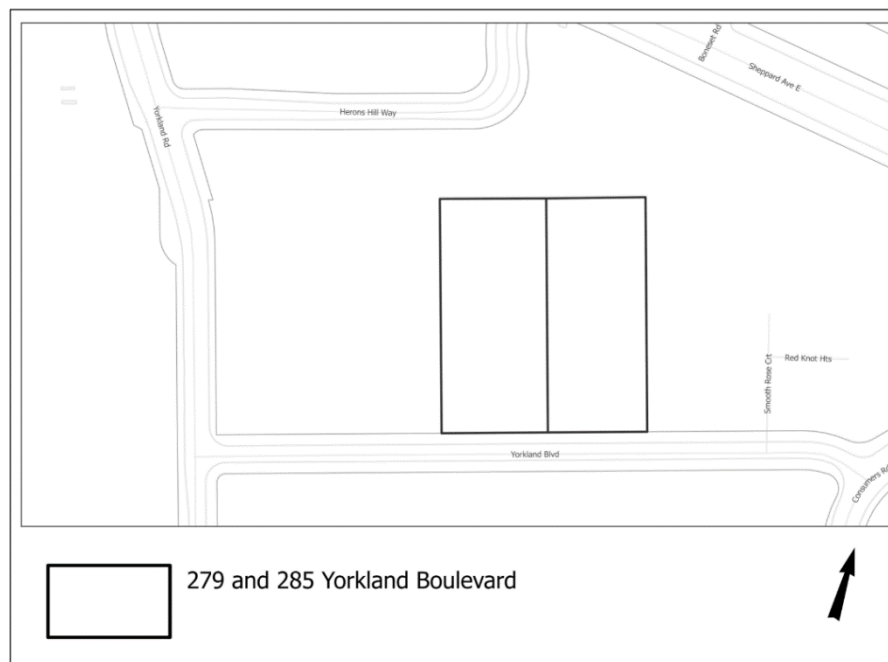
### **Preliminary Assessment**

Based on staff's preliminary assessment, the subject lands should be retained as *Employment Areas* and continue to be designated as *General Employment Areas*.

## PRELIMINARY ASSESSMENT OF CONVERSION REQUEST NO. 021

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**Address:** 279, 285 Yorkland Boulevard  
**General area:** Sheppard Avenue East and Highway 404  
**Ward:** Don Valley North Ward (17)  
**Owner (Applicant):** Morguard REIT (MHBC)  
**Site area:** Approximately 1.28 hectares (3.16 acres)  
**Existing uses:** Two 1-storey office/warehouse buildings and surface parking.



### CONVERSION REQUEST

**Submission Date:** Dec 17, 2021 and May 11, 2021

**Proposal:** Request to redesignate from *General Employment Areas* to *Mixed Use Areas* to permit residential uses in 3 buildings that would be 5, 30 and 35 storeys in height. A 3-storey office building is also proposed, and would be permitted in the Employment Area



## OFFICIAL PLAN AND ZONING FRAMEWORK

<b>Urban Structure:</b>	<i>Employment Areas</i> (Map 2)
<b>Designation(s):</b>	<i>General Employment Areas</i> (Map 19)
<b>Area Specific Policies:</b>	ConsumersNext Secondary Plan; Business Park Interior District (Map 35); Chapter 7 SASP 386
<b>Zoning By-law:</b>	MO Industrial-Office Business Park in the former City of North York Zoning By-law 7625

## SITE CONTEXT AND ADJACENT USES

<b>North:</b>	Car wash, low-rise fast-food establishments, residential mixed use development, gas station and car wash
<b>South:</b>	Low-rise office buildings, place of worship, private school, surface parking
<b>East:</b>	Residential mixed use development
<b>West:</b>	Low-rise office building with private school, mid-rise office buildings

## PRELIMINARY ASSESSMENT – DRAFT DIRECTION FOR CONSULTATION

Although the Municipal Comprehensive Review has not been completed, including the required Land Needs Assessment, Employment Study, peer review of the submitted compatibility/mitigation studies, and public consultation, staff have undertaken a preliminary assessment of Conversion Request No. 021 based on the applicable policy framework and local context.

### Geographically Related Conversion Requests

This conversion request forms part of a series of five requests within the area. Staff will be reviewing the cumulative impacts of all the nearby conversion requests and their potential impacts to the Consumers Business Park. The nearby conversion requests are:

- 1 Heron's Hill Way (Conversion Request No. 001)
- 2550 Victoria Park Avenue (Conversion Request No. 113)
- 185 Yorkland Boulevard (Conversion Request No. 123)
- 55 Hallcrown Place (Conversion Request No. 125)

### Conversion and Removal Policies

The review of conversion requests requires careful consideration and is being conducted by applying the Conversion and Removal Policies for Employment Areas. Staff are assessing proposed conversions of Employment Area lands, both cumulatively

and individually, by considering whether: there is a demonstrated need for the conversion(s) to meet the Growth Plan (2020) population targets and/or to mitigate land use conflicts, the lands are required over the long-term for employment purposes, and the City will meet the Growth Plan (2020) forecasts.

Other conversion policy issues that have been identified on a preliminary basis during the review of this conversion request include an assessment of whether or not sufficient parks, libraries, recreation centres and schools exist or are planned within walking distance for new residents; and the proposed conversion would help to maintain a diverse economic base to accommodate and attract a variety of employment uses and a broad range of employment opportunities in Toronto.

### **Issues Identified**

As part of staff's preliminary review of the submitted conversion request, staff have identified the following issues:

- resolution of the site specific appeal to Official Plan Amendment No. 231 regarding the lands, to which the Growth Plan (2006) is applicable and the Ontario Land Tribunal is the approval authority;
- City Council's direction sets a long term planning framework for the area as set out in the ConsumersNext Secondary Plan, following the ConsumersNext local planning study that plans for intensification and growth in residents and jobs;
- the ConsumersNext Secondary Plan came into effect recently (April 2021) and has not yet passed its two-year anniversary. Amendments to the secondary plan are only allowed by the *Planning Act* to be permitted at this time when Council adopts a resolution;
- the Secondary Plan is a vision for future growth and sets the long term character in the area and priorities for development. ConsumersNext identified and retained this site as *General Employment Areas* and the proposal does not reflect the Secondary Plan vision;
- compatibility with surrounding existing and permitted land uses;
- the creation of a precedent for further conversions of lands in the *Employment Area*, and diminishing the supply of local land for office park, *Employment Area* uses;
- the cumulative impact of multiple conversion requests on the overall viability of the *Employment Area* and its planned function;
- the ability to provide a stable and productive operating environment for existing and new businesses and their economic activities;
- Securing a significant amount of employment prior to or concurrent with any proposed residential uses;
- the certainty and timing of the proposed Consumers Road and Victoria Park stops as part of the potential Sheppard East LRT;
- the area is a successful, viable, functioning office park;
- the area is currently one of the largest concentrations of office workers outside of downtown;
- Impact on the capacity and functioning of the transportation network and the movement of goods for existing and future employment uses;

- prevention or mitigation of adverse effects from noise, vibration, and emissions, including dust and odour; and
- ability to provide appropriate buffering and/or separation of employment uses from sensitive land uses, including residential.

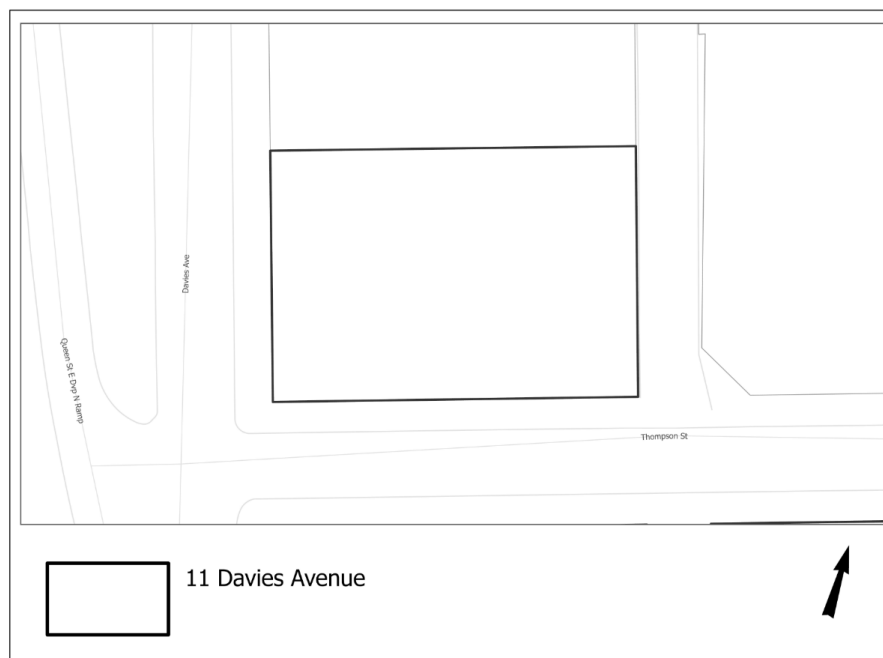
**Preliminary Assessment**

Based on staff's preliminary assessment, the subject lands should be retained as *Employment Areas* and continue to be designated as *General Employment Areas*.

## PRELIMINARY ASSESSMENT OF CONVERSION REQUEST NO. 030

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**Address:** 11 Davies Avenue  
**General area:** Queen Street East and Don Valley Parkway  
**Ward:** Toronto-Danforth (14)  
**Owner (Applicant):** 1152136 Ontario Inc. (Bousfields Inc.)  
**Site area:** Approximately 0.083 hectares (0.21 acres)  
**Existing uses:** Two storey office building



### CONVERSION REQUEST

**Submission Date:** December 17, 2020 (amended on July 2, 2021)

**Proposal:** Request to convert the site to *Mixed Use Areas* designation or another designation that includes permissions for non-employment uses.

## OFFICIAL PLAN AND ZONING FRAMEWORK

<b>Urban Structure:</b>	<i>Employment Areas</i> (Map 2)
<b>Designation(s):</b>	<i>Core Employment Areas</i> (Map 18)
<b>Area Specific Policies:</b>	Natural Heritage System (Map 9)
<b>Zoning By-law:</b>	Industrial (I2 D3) in the Former Zoning By-law 438-86

## SITE CONTEXT AND ADJACENT USES

<b>North:</b>	2 and 3-storey office buildings (café, industrial event space, office uses and automobile dealerships are beyond)
<b>South:</b>	2-storey office buildings, 5-storey office studio building (mixed use development is beyond)
<b>East:</b>	Joel Weeks Park (3-storey townhouses and 4-storey apartment are beyond)
<b>West:</b>	Don Valley Parkway and the Don River (the Lower Don River Trail, Metrolinx rail corridor and Bayview Avenue are beyond)

## PRELIMINARY ASSESSMENT – DRAFT DIRECTION FOR CONSULTATION

Although the Municipal Comprehensive Review (MCR) has not been completed, including the required Land Needs Assessment, the peer review of the submitted compatibility/mitigation studies, and public consultation, staff have undertaken a preliminary assessment of Conversion Request No. 030 based on the applicable policy framework and local context.

### Geographically Related Conversion Requests

This conversion request forms part of a series of three requests within the area. Staff will be reviewing the cumulative impacts of all the nearby conversion requests and their potential impacts to the Davies Avenue Employment Area. The nearby conversion requests are:

- 9 Davies Avenue, 600 Queen Street East, and 16 Carroll Street (Conversion Request No. 038)
- 33-39 Davies Avenue (Conversion Request No. 071)

### Conversion and Removal Policies

The review of conversion requests requires careful consideration and is being conducted by applying the Official Plan Conversion and Removal Policies for Employment Areas. Staff are assessing proposed conversions of Employment Area lands, both cumulatively and individually, by considering whether: there is a demonstrated need for the conversion(s) to meet the Growth Plan (2020) population targets and/or to mitigate land use conflicts, the lands are required over the long-term for employment purposes, and the City will meet the Growth Plan (2020) forecasts.

Other conversion policy issues that have been identified on a preliminary basis during the review of this conversion request includes whether the proposed conversion would help to maintain a diverse economic base to accommodate and attract a variety of employment uses to Toronto and consideration of the need for a broad range of employment opportunities to help achieve equity, diversity, and inclusion objectives.

### **Issues Identified**

As part of staff's preliminary review of the submitted conversion request, staff have identified the following issues:

- A part of the lands are within the Lower Don Special Policy Area. Provincial Policy Statement policy 3.1.4 a) directs that any changes to the official plan policies, land use designations or boundaries applying to Special Policy Area lands, must be approved by the Ministers of Municipal Affairs and Housing and Natural Resources and Forestry prior to the municipality approving such changes. Any conversion would require prior approval from the Province.
- The site is in the middle of a larger employment area. Consideration will include whether the proposed conversion would allow for a stable operating environment for existing business and economic activity, as well as consideration of the impact of introducing sensitive uses adjacent to the existing Employment Area.
- Sufficiency of lands, for both current and future needs, for economic functions such as manufacturing, distribution and warehousing;
- Ability to provide a stable and productive operating environment for existing and new businesses and their economic activities.
- Assess whether the conversion would adversely affect the ability to provide opportunities for the clustering of similar or related employment uses. The employment cluster currently has a number of creative studio spaces, and small businesses.
- The cumulative impact of multiple conversion requests on the overall viability of the Employment Area and its planned function.
- Evaluate the impacts on the surrounding successful office/studio/small business employment cluster and potential impacts to the employment uses to the north.
- Davies Avenue is a small, one-way street. Assess the existing or planned infrastructure to accommodate the proposed introduction of non-employment uses.
- Determine if the conversion would help maintain a diverse economic base to accommodate and attract a variety of employment uses.
- Securing the replacement of existing office gross floor area.
- Other issues that may arise as a result of further review and stakeholder engagement.

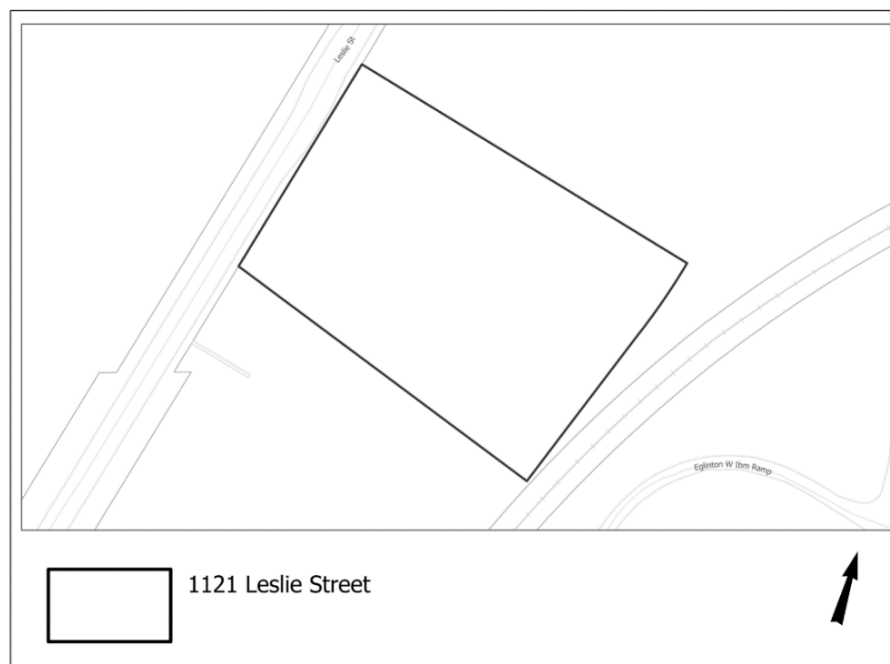
### **Preliminary Assessment**

Based on staff's preliminary assessment, the subject lands should be retained as employment and be designated as *Core Employment Areas*.

## PRELIMINARY ASSESSMENT OF CONVERSION REQUEST NO. 033

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**Address:** 1121 Leslie Street  
**General area:** Leslie Street and Eglinton Avenue East  
**Ward:** Don Valley East Ward (16)  
**Owner (Applicant):** Metrus Properties Inc. (Bousfields Inc.)  
**Site area:** Approximately 3.7 hectares (9 acres)  
**Existing uses:** Vacant general employment lands



### CONVERSION REQUEST

**Submission Date:** July 20, 2021

**Proposal:** Request to redesignate from *General Employment* to *Mixed Use Areas* including residential uses. The proposal is related to Conversion Request No. 068 - 1125-1155 Leslie Street and No. 016 - 1123 Leslie Street.

## OFFICIAL PLAN AND ZONING FRAMEWORK

<b>Urban Structure:</b>	<i>Employment Areas (Map 2)</i>
<b>Designation(s):</b>	<i>General Employment Areas (Map 20)</i>
<b>Area Specific Policies:</b>	SASP 92
<b>Zoning By-law:</b>	MC(23)(H) – Industrial Commercial Zone in ZBL 7625

## SITE CONTEXT AND ADJACENT USES

<b>North:</b>	Existing office and manufacturing facility occupied by financial services business (formerly Wrigley Canada), open green space
<b>South:</b>	Three residential condo buildings, Toronto Fire Station 125, structured parking, two auto dealerships
<b>East:</b>	Don Mills Trail, CN rail line, Celestica lands, low rise commercial building
<b>West:</b>	Wilket Creek Park

## PRELIMINARY ASSESSMENT – DRAFT DIRECTION FOR CONSULTATION

Although the Municipal Comprehensive Review (MCR) has not been completed, including the required Land Needs Assessment, Employment Study, peer review of the submitted compatibility/mitigation studies, and public consultation, staff have undertaken a preliminary assessment of Conversion Request No. 033 based on the applicable policy framework and local context.

### Geographically Related Conversion Requests

This conversion request forms part of a series of three requests within the area. Staff will be reviewing the cumulative impacts of all the nearby conversion requests and their potential impacts to the Don Mills Office Focused Area. The nearby conversion requests are:

- 1123 Leslie Street (Conversion Request No. 016)
- 1125- 1155 Leslie Street (Conversion Request No. 068)

### Conversion and Removal Policies

The review of conversion requests requires careful consideration and is being conducted by applying the Conversion and Removal Policies for Employment Areas. Staff are assessing proposed conversions of Employment Area lands, both cumulatively and individually, by considering whether: there is a demonstrated need for the conversion(s) to meet the Growth Plan (2020) population targets and/or to mitigate land use conflicts, the lands are required over the long-term for employment purposes, and the City will meet the Growth Plan (2020) forecasts.



Other conversion policy issues that have been identified on a preliminary basis during the review of this conversion request include an assessment of whether or not sufficient parks, libraries, recreation centres and schools exist or are planned within walking distance for new residents; and the proposed conversion would help to maintain a diverse economic base to accommodate and attract a variety of employment uses and a broad range of employment opportunities in Toronto.

### **Issues Identified**

As part of staff's preliminary review of the submitted conversion request, staff have identified the following issues:

- compatibility with surrounding existing and permitted land uses;
- the need for new infrastructure, streets, parks and local services to support new development and connect it with the surrounding fabric of the City so that it functions as part of the community;
- the site is isolated and there are no connections to the surrounding lands beyond a future grade-separated pedestrian and cycling connection across the CP rail corridor;
- cumulative impact of multiple conversion requests on the overall viability of the *Employment Area* and its planned function;
- the need for convenient access to local stores, services, and public service facilities required for complete communities;
- impact upon the capacity and functioning of the transportation network and the movement of goods for existing and future employment uses;
- securing a significant amount of employment prior to or concurrent with any proposed residential uses;
- ability to provide appropriate buffering and/or separation of employment uses from sensitive land uses, including residential;
- balance between jobs and housing to reduce long-distance commuting, encourage travel by transit, walking and cycling, and provide work opportunities for residents of nearby neighbourhoods;
- impact of the removal of a large and key location for employment uses; and,
- prevention or mitigation of adverse effects from noise, vibration, and emissions, including dust and odour.

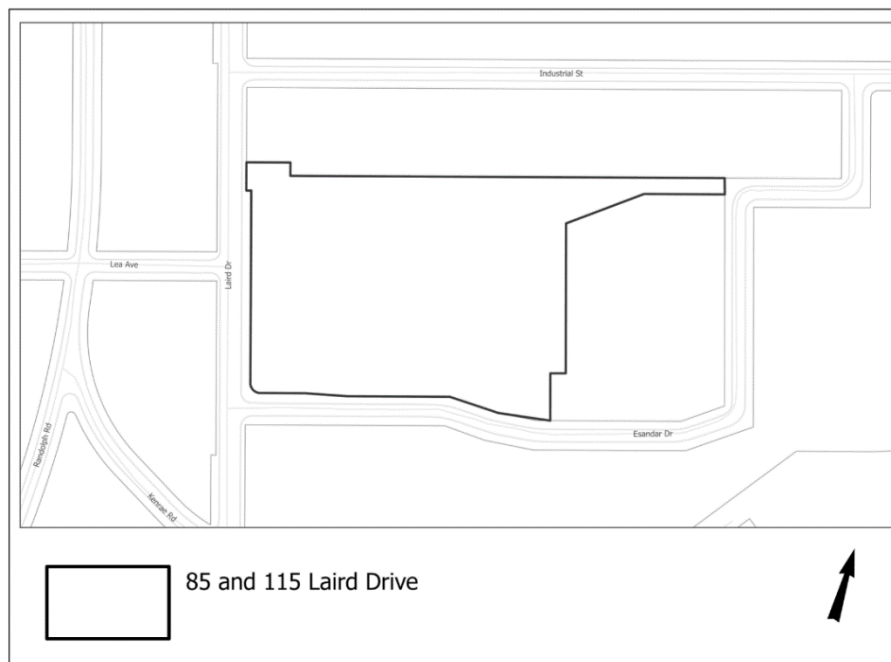
### **Preliminary Assessment**

Based on staff's preliminary review, further analysis is required, including resolution of the identified issues.

## PRELIMINARY ASSESSMENT OF CONVERSION REQUEST NO. 036

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**Address:** 85, 115 Laird Drive  
**General area:** Eglinton Avenue East and Laird Drive  
**Ward:** Don Valley West Ward (15)  
**Owner (Applicant):** First Capital Realty Inc. (Bousfileds Inc.)  
**Site area:** Approximately 1.6 hectares (3.95 acres)  
**Existing uses:** Six existing commercial building that include a mix of retail, restaurant, and services.



### CONVERSION REQUEST

**Submission Date:** December 17, 2020

**Proposal:** Request to redesignate a 1.6 hectare west portion of the site from *General Employment Areas* to *Mixed Use Areas*.

## OFFICIAL PLAN AND ZONING FRAMEWORK

<b>Urban Structure:</b>	<i>Employment Areas</i> (Map 2)
<b>Designation(s):</b>	<i>General Employment Areas</i> (Map 17)
<b>Area Specific Policies:</b>	Laird in Focus (OPA 450)
<b>Zoning By-law:</b>	M1 – Light Industrial & M2 – General Industrial

## SITE CONTEXT AND ADJACENT USES

<b>North:</b>	Auto repair shops, auto glass repair shop, car rental, commercial redevelopment
<b>South:</b>	Data centre, surface parking, self-store facility
<b>East:</b>	Surface parking, Longo's grocery store, waste management transfer station, brick manufacturer
<b>West:</b>	Low rise office, restaurants, commercial uses

## PRELIMINARY ASSESSMENT – DRAFT DIRECTION FOR CONSULTATION

Although the Municipal Comprehensive Review (MCR) has not been completed, including the required Land Needs Assessment, Employment Study, peer review of the submitted compatibility/mitigation studies, and public consultation, staff have undertaken a preliminary assessment of Conversion Request No. 036 based on the applicable policy framework and local context.

### Geographically Related Conversion Requests

This conversion request forms part of a series of three requests within the area. Staff will be reviewing the cumulative impacts of all the nearby conversion requests and their potential impacts to the Leaside-Thorncliffe Park. The nearby conversion requests are:

- 20 Brentcliffe Road (Conversion Request No. 009)
- 105, 109 Vanderhoof Avenue and 10 Brentcliffe Road (Conversion Request No. 042)

### Conversion and Removal Policies

The review of conversion requests requires careful consideration and is being conducted by applying the Conversion and Removal Policies for Employment Areas. Staff are assessing proposed conversions of Employment Area lands, both cumulatively and individually, by considering whether: there is a demonstrated need for the conversion(s) to meet the Growth Plan (2020) population targets and/or to mitigate land use conflicts, the lands are required over the long-term for employment purposes, and the City will meet the Growth Plan (2020) forecasts.

Other conversion policy issues that have been identified on a preliminary basis during the review of this conversion request include an assessment of whether or not sufficient parks, libraries, recreation centres and schools exist or are planned within walking distance for new residents; and the proposed conversion would help to maintain a diverse economic base to accommodate and attract a variety of employment uses and a broad range of employment opportunities in Toronto.

### **Issues Identified**

As part of staff's preliminary review of the submitted conversion request, staff have identified the following issues:

- compatibility with surrounding existing and permitted land uses;
- Laird Drive is a logical, consistent border delineation for the entire western edge of the *Employment Area* that the lands are part of, beginning from the north at Vanderhoof Avenue and extending 1.7km south as Millwood Road to Overlea Boulevard;
- the lands are bordered on all three sides east of Laird Drive by *Core Employment* which include permissions for noxious employment uses
- granting permission of non-employment uses would create an unclear boundary and delineation of the *Employment Area* east of Laird Drive and create an expectation for further conversions;
- the ability to provide a stable and productive operating environment for existing and new businesses and their economic activities;
- the lands are adjacent to Waste Management of Canada, a Major Truck Origins-Destination, used for maintenance welding operations, painting operations, as well as staging and storage of garbage trucks;
- impact on the capacity and functioning of the transportation network and the movement of goods for existing and future employment uses;
- cumulative impact of multiple conversion requests on the overall viability of the *Employment Area* and its planned function;
- the lands share a local road intersection (Esandar Drive and Laird Drive) which sees approximately 1500-2000 truck traffic turns in an 8-hour day;
- nearby environmental compliance approvals

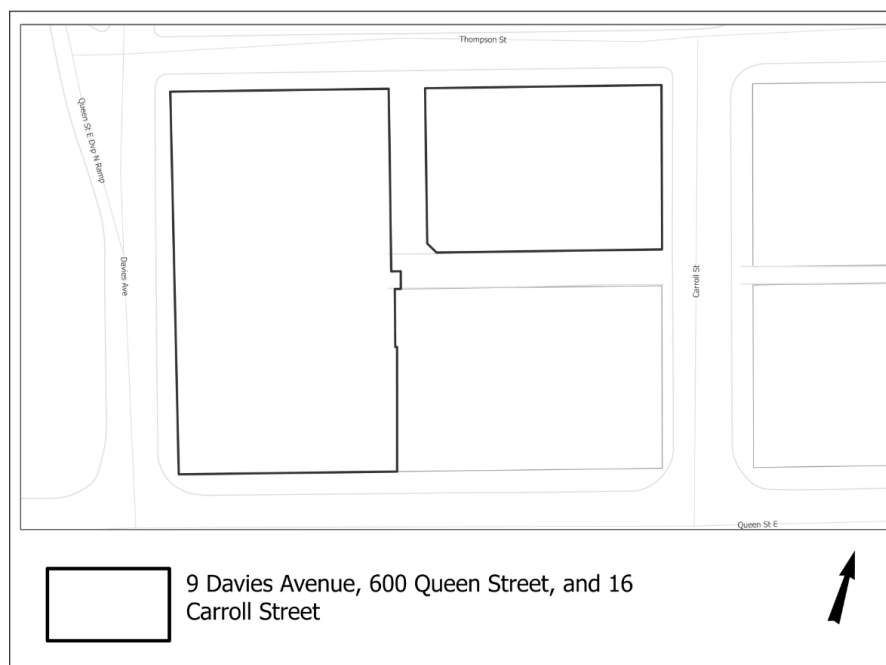
### **Preliminary Assessment**

Based on staff's preliminary assessment, the subject lands should be retained as *Employment Areas* and continue to be designated as *General Employment Areas*.

## PRELIMINARY ASSESSMENT OF CONVERSION REQUEST NO. 038

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**Address:** 9 Davies Avenue, 600 Queen Street East, and 16 Carroll Street  
**General area:** Queen Street East and Don Valley Parkway  
**Ward:** Toronto-Danforth (14)  
**Owner (Applicant):** Davies Ave Investments (Bousfields Inc.)  
**Site area:** Approximately 0.23 hectares (0.57 acres )  
**Existing uses:** 1-storey commercial building, 6-storey office studio building and a surface parking lot



### CONVERSION REQUEST

**Submission Date:** July 22, 2021

**Proposal:** Request to convert the site to *Mixed Use Areas* designation or another designation that includes permissions for non-employment uses.

## OFFICIAL PLAN AND ZONING FRAMEWORK

<b>Urban Structure:</b>	<i>Employment Areas</i> (Map 2)
<b>Designation(s):</b>	<i>Core Employment Areas</i> (Map 18)
<b>Area Specific Policies:</b>	Natural Heritage System (Map 9)
<b>Zoning By-law:</b>	Industrial (I2 D3) in the Former Zoning By-law 438-86

## SITE CONTEXT AND ADJACENT USES

<b>North:</b>	2-storey office buildings, public laneway, surface parking lot and Joel Weeks Park (café, industrial event space, office uses and automobile dealerships are beyond)
<b>South:</b>	Queen Street East and mixed use development
<b>East:</b>	9-storey mixed use development (2 and 3-storey townhouses and 3-storey mixed use buildings are beyond)
<b>West:</b>	Don Valley Parkway and the Don River (the Lower Don River Trail, Metrolinx rail corridor and Bayview Avenue are beyond)

## PRELIMINARY ASSESSMENT – DRAFT DIRECTION FOR CONSULTATION

Although the Municipal Comprehensive Review (MCR) has not been completed, including the required Land Needs Assessment, the peer review of the submitted compatibility/mitigation studies, and public consultation, staff have undertaken a preliminary assessment of Conversion Request No. 038 based on the applicable policy framework and local context.

### Geographically Related Conversion Requests

This conversion request forms part of a series of three requests within the area. Staff will be reviewing the cumulative impacts of all the nearby conversion requests and their potential impacts to the Davies Avenue Employment Area. The nearby conversion requests are:

- 11 Davies Avenue (Conversion Request No. 030)
- 33-39 Davies Avenue (Conversion Request No. 071)

### Conversion and Removal Policies

The review of conversion requests requires careful consideration and is being conducted by applying the Official Plan Conversion and Removal Policies for Employment Areas. Staff are assessing proposed conversions of Employment Area lands, both cumulatively and individually, by considering whether: there is a demonstrated need for the conversion(s) to meet the Growth Plan (2020) population targets and/or to mitigate land use conflicts, the lands are required over the long-term for employment purposes, and the City will meet the Growth Plan (2020) forecasts.

Other conversion policy issues that have been identified on a preliminary basis during the review of this conversion request includes whether the proposed conversion would help to maintain a diverse economic base to accommodate and attract a variety of employment uses to Toronto and consideration of the need for a broad range of employment opportunities to help achieve equity, diversity, and inclusion objectives.

### **Issues Identified**

As part of staff's preliminary review of the submitted conversion request, staff have identified the following issues:

- The lands are at the edge of a larger employment area. Consideration will include whether the proposed conversion would allow for a stable operating environment for existing business and economic activity, as well as consideration of the impact of introducing sensitive uses adjacent to the existing Employment Area.
- Sufficiency of lands, for both current and future needs, for economic functions such as manufacturing, distribution and warehousing;
- Ability to provide a stable and productive operating environment for existing and new businesses and their economic activities.
- Assess whether the conversion would adversely affect the ability to provide opportunities for the clustering of similar or related employment uses. The employment cluster currently has a number of creative studio spaces, and small businesses.
- The cumulative impact of multiple conversion requests on the overall viability of the Employment Area and its planned function.
- Evaluate the impacts on the surrounding successful office/studio/small business employment cluster and potential impacts to the employment uses to the north.
- Davies Avenue is a small, one-way street. Assess the existing or planned infrastructure to accommodate the proposed introduction of non-employment uses.
- Determine if the conversion would help maintain a diverse economic base to accommodate and attract a variety of employment uses.
- Assess the potential impacts of the ongoing Queen Street East (Riverside) Heritage Conservation District Area study.
- Securing the replacement of existing office gross floor area.
- Securing a significant amount of employment prior to or concurrent with any proposed residential uses.
- Other issues that may arise as a result of further review and stakeholder engagement.

### **Preliminary Assessment**

Based on staff's preliminary review, further analysis is required to inform a preliminary assessment, including resolution of the identified issues.

## PRELIMINARY ASSESSMENT OF CONVERSION REQUEST NO. 041

**Address:** 21 Don Valley Parkway, 30 Booth Avenue, and 375-385 Eastern Avenue (East Harbour)

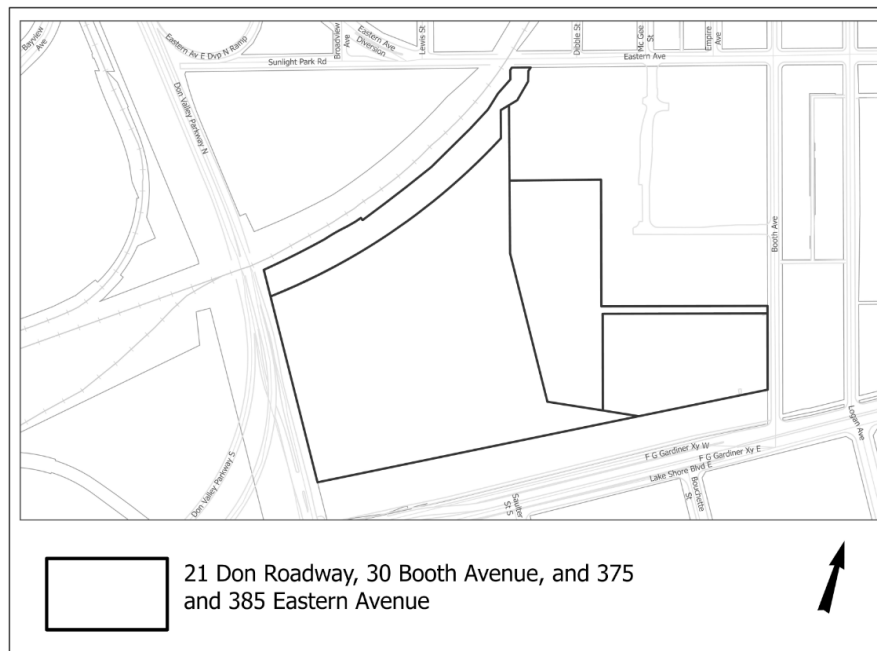
**General area:** Don Valley Parkway and Lake Shore Boulevard East

**Ward:** Toronto-Danforth (14)

**Owner (Applicant):** Cadillac Fairview (Urban Strategies Inc.)

**Site area:** Approximately 15.1 hectares (37.3 acres)

**Existing uses:** Former Unilever Soap Factory (vacant), existing Cinespace Studio, low to mid-rise industrial buildings.



### CONVERSION REQUEST

**Submission Date:** July 27, 2021

**Proposal:** Requests 302,000 square metres of residential use permissions, in addition to the formerly approved 926,000 square meters of commercial office and retail) gross floor area on the site. Request related to rezoning application 21 172637 STE 14 OZ.



## OFFICIAL PLAN AND ZONING FRAMEWORK

<b>Urban Structure:</b>	<i>Employment Areas</i> (Map 2)
<b>Designation(s):</b>	<i>General and Core Employment Areas</i> (Map 18)
<b>Area Specific Policies:</b>	Unilever Precinct Secondary Plan; Chapter 7 SASP 426; Lower Don Special Policy Area (Map 11)
<b>Zoning By-law:</b>	Industrial (IC) and Park (G) in Former Zoning By-law 438-86; Employment Industrial Office (EO) and Open Space Recreation (OR) in the City-wide Zoning By-law 569-2013 (Site-specific Zoning By-law amendments 1280-2018 and 1281-2018)

## SITE CONTEXT AND ADJACENT USES

<b>North:</b>	Metrolinx Rail corridor, automobile dealerships and small scale commercial uses
<b>South:</b>	City of Toronto owned vacant property, Keating Rail Lands and Lake Shore Boulevard East (The Port Lands is beyond)
<b>East:</b>	Enbridge owned lands and City of Toronto owned office buildings (City of Toronto Booth Yards) (low-rise residential and office beyond)
<b>West:</b>	Don Valley Parkway and the Don River

## PRELIMINARY ASSESSMENT – DRAFT DIRECTION FOR CONSULTATION

Although the Municipal Comprehensive Review (MCR) has not been completed, including the required Land Needs Assessment, the peer review of the submitted compatibility/mitigation studies, and public consultation, staff have undertaken a preliminary assessment of Conversion Request No. 041 based on the applicable policy framework and local context.

### Geographically Related Conversion Requests

This conversion request forms part of a series of three requests within the area. Staff will be reviewing the cumulative impacts of all the nearby conversion requests and their potential impacts to the South of Eastern Employment Area. The nearby conversion requests are:

- 17 Leslie Street (Conversion Request No. 055)
- 629 Eastern Avenue (Conversion Request No. 092)
- 65, 87 Heward Avenue (Conversion Request No. 127)

### Conversion and Removal Policies

The review of conversion requests requires careful consideration and is being conducted by applying the Official Plan Conversion and Removal Policies for Employment Areas. Staff are assessing proposed conversions of Employment Area lands, both cumulatively and individually, by considering whether: there is a

demonstrated need for the conversion(s) to meet the Growth Plan (2020) population targets and/or to mitigate land use conflicts, the lands are required over the long-term for employment purposes, and the City will meet the Growth Plan (2020) forecasts.

Other conversion policy issues that have been identified on a preliminary basis during the review of this conversion request includes whether the proposed conversion would help to maintain a diverse economic base to accommodate and attract a variety of employment uses to Toronto and consideration of the need for a broad range of employment opportunities to help achieve equity, diversity, and inclusion objectives.

### **Issues Identified**

As part of staff's preliminary review of the conversion request, staff have identified the following issues:

- The lands are within the Lower Don Special Policy Area. Provincial Policy Statement policy 3.1.4 a) directs that any changes to the official plan policies, land use designations or boundaries applying to Special Policy Area lands, must be approved by the Ministers of Municipal Affairs and Housing and Natural Resources and Forestry prior to the municipality approving such changes. Any conversion would require prior approval from the Province.
- On December 1, 2021, Economic and Community Development Committee adopted direction from the Film, Television and Digital Media Advisory Board, acknowledging the importance of the existing Official Plan *Employment Area* designations in the South of Eastern Employment Area to the protection of existing and development of new studio and production space across the City <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.EC26.14>.
- Whether the proposed conversion would adversely affect the overall viability of the South of Eastern Employment Area and allow for a stable operating environment for businesses to be maintained.
- Assess whether the conversion would adversely affect the ability to provide opportunities for the clustering of similar or related employment uses.
- The cumulative impact of multiple conversion requests on the overall viability of the Employment Area and its planned function.
- Employment lands are being strategically preserved near important transportation infrastructure to facilitate the movement of goods including highway interchanges, rail corridors and airports.
- Assess the impact of the removal of a large and key location for employment uses.
- Understand whether there would be the provision of a variety of land parcel sizes to accommodate a range of permitted employment uses.
- Existing or planned infrastructure can accommodate the proposed conversion.
- Sufficient community services and facilities such as parks, libraries, recreation centres and schools exist or are planned within walking distance for new residents.
- Securing a significant amount of employment prior to or concurrent with any proposed residential uses.

- The certainty and timing of the proposed East Harbour Station, as part of the potential Transit Oriented Community.
- Other issues that may arise as a result of further review and stakeholder engagement.

### **Preliminary Assessment**

Based on the intention for Provincial proposed Transit Oriented Communities proposal, the subject lands retention as employment and designation as *Core* and *General Employment Area* should be secured to the greatest extent possible through mechanisms that ensure both the provision of employment uses on site and means to prevent further conversion in the South of Eastern area.

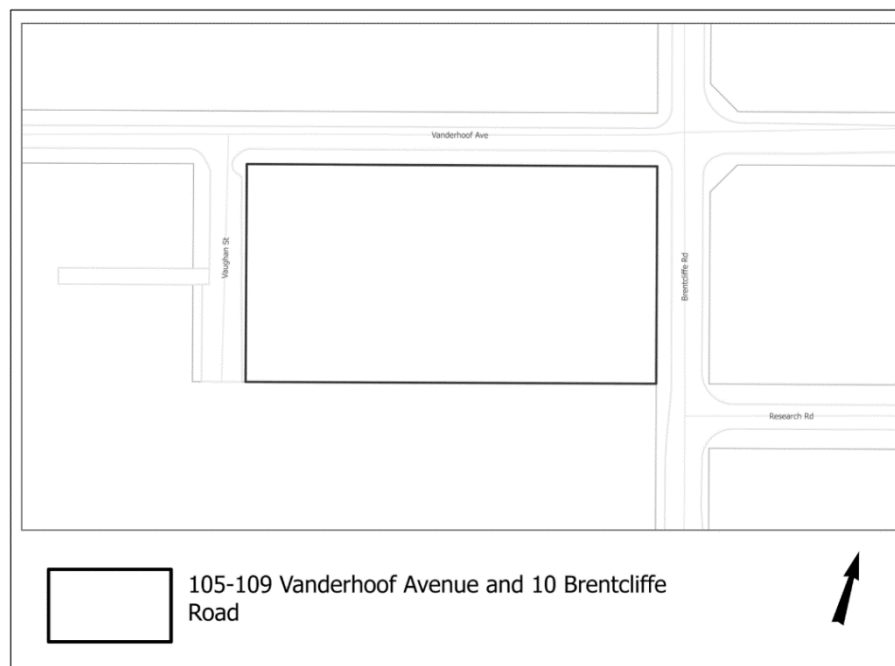
### **Potential Ministerial Zoning Order**

As described in the staff report, a Minister's Zoning Order (MZO) to permit residential uses is anticipated to be made by the Province in early 2022. The implications of this anticipated decision will be explored and brought to Council through Executive Committee in January 2022.

## PRELIMINARY ASSESSMENT OF CONVERSION REQUEST NO. 042

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**Address:** 105, 109 Vanderhoof Avenue and 10 Brentcliffe Road  
**General area:** Eglinton Ave and Laird Drive  
**Ward:** Don Valley West Ward (15)  
**Owner (Applicant):** Rockport Holdings Limited (Bousfileds Inc.)  
**Site area:** Approximately 1.496 hectares (3.58 acres)  
**Existing uses:** 2-storey and single storey office buildings and surface parking.



### CONVERSION REQUEST

**Submission Date:** July 27, 2021

**Proposal:** Request to redesignate from Core Employment Areas to Mixed Use Areas.

## OFFICIAL PLAN AND ZONING FRAMEWORK

<b>Urban Structure:</b>	<i>Employment Areas</i> (Map 2)
<b>Designation(s):</b>	<i>Core Employment Areas</i> (Map 17)
<b>Area Specific Policies:</b>	Laird in Focus (OPA 450); Chapter 7 SASP 393
<b>Zoning By-law:</b>	EL 0.75 (x8) in By-law 569-2013 and M1(16) by By-law 1916, as amended by By-law 274-2019 (LPAT)

## SITE CONTEXT AND ADJACENT USES

<b>North:</b>	Mercedes head office, two storey commercial building, Tim Hortons, mixed use development fronting onto Eglinton Ave
<b>South:</b>	Auto body shop, vacant lot being redeveloped for commercial uses
<b>East:</b>	Single storey office, surface parking, bakery
<b>West:</b>	Vacant lot being redeveloped for commercial uses

## PRELIMINARY ASSESSMENT – DRAFT DIRECTION FOR CONSULTATION

Although the Municipal Comprehensive Review (MCR) has not been completed, including the required Land Needs Assessment, Employment Study, peer review of the submitted compatibility/mitigation studies, and public consultation, staff have undertaken a preliminary assessment of Conversion Request No. 042 based on the applicable policy framework and local context.

### Geographically Related Conversion Requests

This conversion request forms part of a series of three requests within the area. Staff will be reviewing the cumulative impacts of all the nearby conversion requests and their potential impacts to the Leaside-Thorncliffe Park. The nearby conversion requests are:

- 20 Brentcliffe Road (Conversion Request No. 009)
- 85, 115 Laird Drive (Conversion Request No. 036)

### Conversion and Removal Policies

The review of conversion requests requires careful consideration and is being conducted by applying the Conversion and Removal Policies for Employment Areas. Staff are assessing proposed conversions of Employment Area lands, both cumulatively and individually, by considering whether: there is a demonstrated need for the conversion(s) to meet the Growth Plan (2020) population targets and/or to mitigate land use conflicts, the lands are required over the long-term for employment purposes, and the City will meet the Growth Plan (2020) forecasts.

Other conversion policy issues that have been identified on a preliminary basis during the review of this conversion request include an assessment of whether or not sufficient parks, libraries, recreation centres and schools exist or are planned within walking

distance for new residents; and the proposed conversion would help to maintain a diverse economic base to accommodate and attract a variety of employment uses and a broad range of employment opportunities in Toronto.

### **Issues Identified**

As part of staff's preliminary review of the submitted conversion request, staff have identified the following issues:

- compatibility with surrounding existing and permitted land uses;
- the lands are internal to an *Employment Area* and are surrounded by land that is used for and planned for business and economic activities, including a range of industrial, manufacturing, and warehousing uses;
- cumulative impact of multiple conversion requests on the overall viability of the *Employment Area* and its planned function;
- provision of a variety of land parcel sizes to accommodate a range of permitted employment uses;
- sufficiency of lands, for both current and future needs, for economic functions such as manufacturing, distribution and warehousing;
- ability to provide a stable and productive operating environment for existing and new businesses and their economic activities;
- Vanderhoof Avenue provides a natural and contiguous edge of *Core Employment* uses to the south and east;
- impact of the removal of a large and key location for employment uses;
- ability to provide appropriate buffering and/or separation of employment uses from sensitive land uses, including residential;
- impact on the capacity and functioning of the transportation network and the movement of goods for existing and future employment uses;
- prevention or mitigation of adverse effects from noise, vibration, and emissions, including dust and odour;
- the lands are part of a long-standing *Employment Area* with heavier industrial uses located in the core.

### **Preliminary Assessment**

Based on staff's preliminary assessment, the subject lands should be retained as *Employment Areas* and continue to be designated as *Core Employment Areas*.

## PRELIMINARY ASSESSMENT OF CONVERSION REQUEST NO. 043

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**Address:** 2001, 2007, 2043, 2201 Eglinton Avenue East

**General area:** Eglinton Avenue East and Birchmount Road

**Ward:** Scarborough Southwest (20)

**Owner (Applicant):** Bank of Nova Scotia, 2007 Eglinton Avenue East Inc., and Westdale Construction Co. Limited (R.E. Millward + Associates Ltd)

**Site area:** Approximately 8.6 hectares (22.2 acres)

**Existing uses:** The properties at 2007 and 2043 Eglinton Avenue East consist of restaurants. The property municipally known as 2001 Eglinton Avenue East is a surface parking lot providing supplementary parking to the two office buildings located at 2201 Eglinton Avenue East



### CONVERSION REQUEST

**Submission Date:** July 28, 2021

**Proposal:** Request to redesignate the entirety of 2001, 2007, 2043 Eglinton Avenue East from *General Employment Areas* to *Mixed Use Areas* and the partial redesignation of 2201 Eglinton Avenue East to a depth of 193 m from *General Employment Areas* and *Core Employment Areas* to *Mixed Use Areas*

## OFFICIAL PLAN AND ZONING FRAMEWORK

<b>Urban Structure:</b>	<i>Employment Areas</i> (Map 2)
<b>Designation(s):</b>	<i>General Employment Areas and Core Employment Areas</i> (Map 20)
<b>Area Specific Policies:</b>	Golden Mile Secondary Plan; Chapter 7 SASP 129
<b>Zoning By-law:</b>	Former Scarborough Employment Districts Zoning By-Law 24982 Industrial Zone (M), Mixed Employment Zone (ME), General Industrial Zone (MG), and Industrial District Commercial Zone (MDC)

## SITE CONTEXT AND ADJACENT USES

<b>North:</b>	Surface parking, midrise office, large format retail
<b>South:</b>	The employment area further south retains some light industrial uses, most significantly in the form of vehicle repair shops with open storage of vehicles and some manufacturing uses. South of the more western portion of the sites is the Toronto East Detention Centre which stretches the length of the block to the south of the lands properties on the opposite side of Civic Road
<b>East:</b>	Place of worship, apartment residential, as well as low rise residential further south along Birchmount Road
<b>West:</b>	Auto dealerships and some auto repair

## PRELIMINARY ASSESSMENT – DRAFT DIRECTION FOR CONSULTATION

Although the Municipal Comprehensive Review (MCR) has not been completed, including the required Land Needs Assessment, the peer review of the submitted compatibility/mitigation studies, and public consultation, staff have undertaken a preliminary assessment of Conversion Request No.043 based on the applicable policy framework and local context.

### Geographically Related Conversion Requests

This conversion request is one of three requests within the same area. In assessing this conversion request, staff is considering the potential cumulative impacts of all of the nearby conversion requests, particularly:

- 1941 Eglinton Avenue East and lands generally bounded by Eglinton Avenue East, Warden Avenue, Civic Road, and Prudham Gate (Conversion Request No. 067)
- 1911-1921 Eglinton Avenue East (Conversion Request No. 084)

### Conversion and Removal Policies

The review of conversion requests requires careful consideration and is being conducted by applying the Official Plan Conversion and Removal Policies for



*Employment Areas.* Staff are assessing proposed conversions of *Employment Area* lands, both cumulatively and individually, by considering whether: there is a demonstrated need for the conversion(s) to meet the Growth Plan (2020) population targets and/or to mitigate land use conflicts, the lands are required over the long-term for employment purposes, and the City will meet the Growth Plan (2020) forecasts.

Other conversion policy issues that have been identified on a preliminary basis during the review of this conversion request includes whether the proposed conversion would help to maintain a diverse economic base to accommodate and attract a variety of employment uses to Toronto and consideration of the need for a broad range of employment opportunities to help achieve equity, diversity, and inclusion objectives.

### **Issues Identified**

As part of staff's preliminary review of the conversion request, staff have identified the following issues:

- City Council's direction that sets a long term planning framework for the area as set out in the Golden Mile Secondary Plan that plans for intensification and growth in residents and jobs;
- Impact upon the capacity and functioning of the transportation network and the movement of goods for existing and future employment uses;
- Nearby environmental compliance approvals;
- The geographic location of the conversion request lands;
- Cumulative impact of multiple conversion requests on the overall viability of the Employment Area and its planned function;
- Compatibility with surrounding existing and permitted land uses,
- Proposed development in the area; and
- Other issues that may arise as a result of further review and stakeholder engagement.

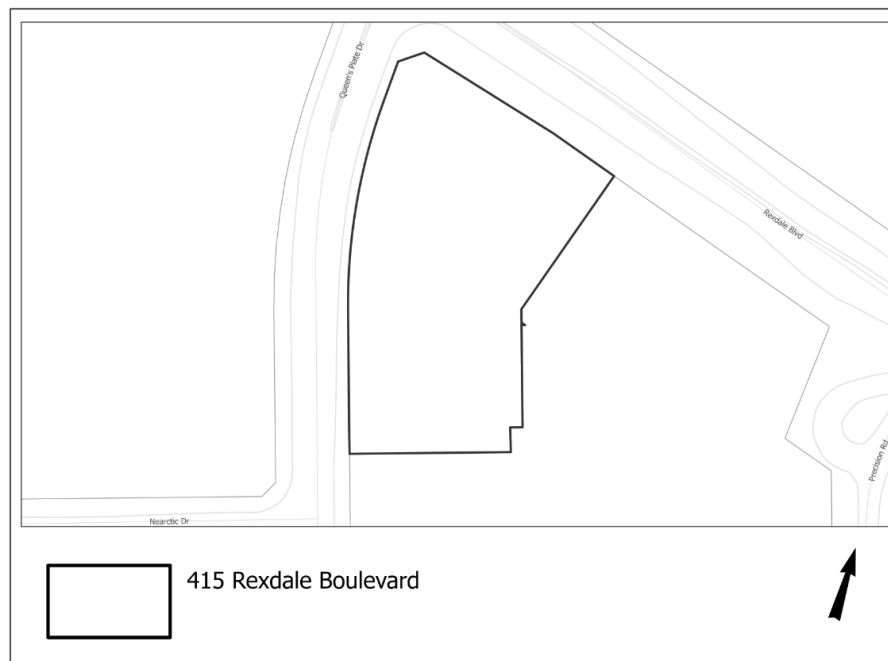
### **Preliminary Assessment**

Based on staff's preliminary review, further analysis is required to inform a preliminary assessment, including resolution of the identified issues.

## PRELIMINARY ASSESSMENT OF CONVERSION REQUEST NO. 048

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**Address:** 415 Rexdale Boulevard  
**General area:** Rexdale Boulevard and Highway 27  
**Ward:** Etobicoke-North (1)  
**Owner (Applicant):** 1428272 Ontario Ltd. (Weston Consulting)  
**Site area:** Approximately 0.94 hectares (2.3 acres)  
**Existing uses:** Automobile dealership (Airport Mazda)



### CONVERSION REQUEST

**Submission Date:** July 28, 2021

**Proposal:** Request to redesignate the lands from *Core Employment Areas* to *General Employment Areas* to permit an existing automobile dealership.

## OFFICIAL PLAN AND ZONING FRAMEWORK

<b>Urban Structure:</b>	<i>Employment Areas</i> (Map 2)
<b>Designation(s):</b>	<i>Core Employment Areas</i> (Map 13)
<b>Area Specific Policies:</b>	Chapter 7 SASP 29, Lester B. Pearson International Airport Operating Area; Chapter 7 SASP 531, Lands in Proximity to Pearson International Airport
<b>Zoning By-law:</b>	Employment Industrial (E 1) in City-wide Zoning By-law 569-2013

## SITE CONTEXT AND ADJACENT USES

<b>North:</b>	Office and automobile dealership uses
<b>South:</b>	Distribution and offices
<b>East:</b>	Distribution
<b>West:</b>	Vehicle rental, hotel, office, restaurant and service uses

## PRELIMINARY ASSESSMENT – DRAFT DIRECTION FOR CONSULTATION

Although the Municipal Comprehensive Review (MCR) has not been completed, including the required Land Needs Assessment, the peer review of the submitted compatibility/mitigation studies, and public consultation, staff have undertaken a preliminary assessment of Conversion Request No. 048 based on the applicable policy framework and local context.

### Geographically Related Conversion Requests

This conversion request is one of four requests within the same area. In assessing this conversion request, staff is considering the potential cumulative impacts of all of the nearby conversion requests, particularly:

- 160 Queens Plate Drive (Conversion Request No. 112)
- 330 Queens Plate Drive (Conversion Request No. 49)
- 555 Rexdale Boulevard (Conversion Request No. 74)

### Conversion and Removal Policies

The review of conversion requests requires careful consideration and is being conducted by applying the Official Plan Conversion and Removal Policies for *Employment Areas*. Staff are assessing proposed conversions of *Employment Area* lands, both cumulatively and individually, by considering whether: there is a demonstrated need for the conversion(s) to meet the Growth Plan (2020) population targets and/or to mitigate land use conflicts, the lands are required over the long-term for employment purposes, and the City will meet the Growth Plan (2020) forecasts.

Other conversion policy issues that have been identified on a preliminary basis during the review of this conversion request includes whether the proposed conversion would help to maintain a diverse economic base to accommodate and attract a variety of employment uses to Toronto and consideration of the need for a broad range of employment opportunities to help achieve equity, diversity, and inclusion objectives.

### **Issues Identified**

As part of staff's preliminary review of the conversion request, staff have identified the following issues:

- resolution of the site specific appeal to City-wide Zoning By-law 569-2013; and;
- other issues that may arise as a result of further review and stakeholder engagement.

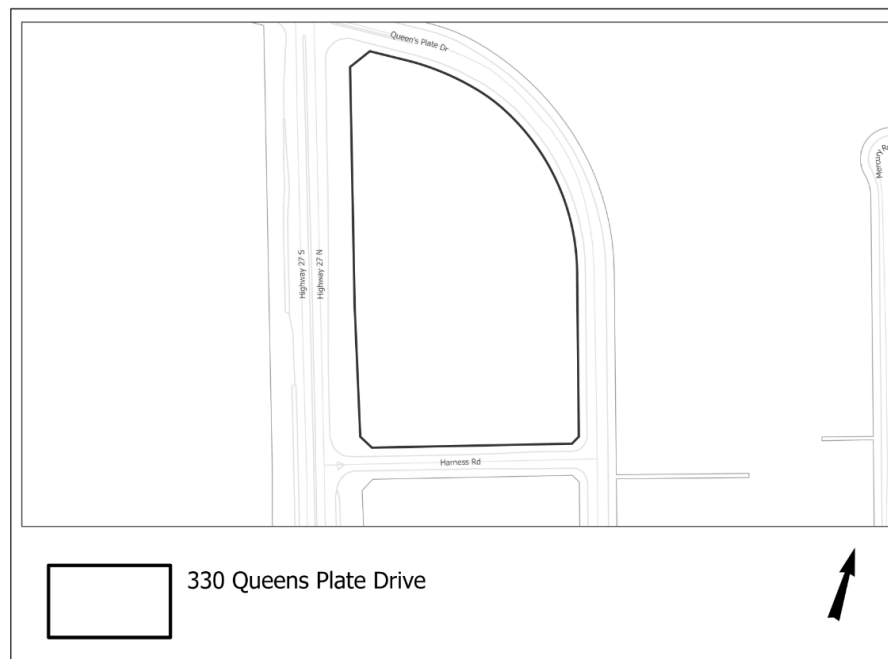
### **Preliminary Assessment**

Based on staff's preliminary assessment, the lands could be converted to *General Employment Areas* upon the completion of the MCR and provided that the above issues and any other identified issues are resolved to the City's satisfaction.

## PRELIMINARY ASSESSMENT OF CONVERSION REQUEST NO. 049

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**Address:** 330 Queens Plate Drive  
**General area:** Northeast of Highway 27 and Rexdale Boulevard  
**Ward:** Etobicoke-North (1)  
**Owner (Applicant):** Choice Properties Limited Partnership (Zelinka Priamo Ltd.)  
**Site area:** Approximately 4.1 hectares (10 acres)  
**Existing uses:** Retail, service and fuel station



### CONVERSION REQUEST

**Submission Date:** July 29, 2021

**Proposal:** Request to redesignate all of the lands from *Employment Areas* to *Mixed Use Areas* to permit residential uses and introduce policy direction in a site and area specific policy.

## OFFICIAL PLAN AND ZONING FRAMEWORK

<b>Urban Structure:</b>	<i>Employment Districts</i> (Map 2) – subject to OPA 231 Appeal
<b>Designation(s):</b>	<i>Employment Areas</i> (Map 13) – subject to OPA 231 Appeal
<b>Area Specific Policies:</b>	Chapter 7 SASP 29, Lester B. Pearson International Airport Operating Area; Chapter 7 SASP 531, Lands in Proximity to Pearson International Airport
<b>Zoning By-law:</b>	Limited Commercial Zone (CL) in former City of Etobicoke Zoning Code

## SITE CONTEXT AND ADJACENT USES

<b>North:</b>	Retail
<b>South:</b>	Retail, service and restaurant uses
<b>East:</b>	Manufacturing
<b>West:</b>	Retail, service and restaurant uses

## PRELIMINARY ASSESSMENT – DRAFT DIRECTION FOR CONSULTATION

Although the Municipal Comprehensive Review (MCR) has not been completed, including the required Land Needs Assessment, the peer review of the submitted compatibility/mitigation studies, and public consultation, staff have undertaken a preliminary assessment of Conversion Request No. 049 based on the applicable policy framework and local context.

### Geographically Related Conversion Requests

This conversion request is one of four requests within the same area. In assessing this conversion request, staff is considering the potential cumulative impacts of all of the nearby conversion requests, particularly:

- 160 Queens Plate Drive (Conversion Request No. 112)
- 415 Rexdale Boulevard (Conversion Request No. 48)
- 555 Rexdale Boulevard (Conversion Request No. 74)

### Conversion and Removal Policies

The review of conversion requests requires careful consideration and is being conducted by applying the Official Plan Conversion and Removal Policies for *Employment Areas*. Staff are assessing proposed conversions of *Employment Area* lands, both cumulatively and individually, by considering whether: there is a demonstrated need for the conversion(s) to meet the Growth Plan (2020) population targets and/or to mitigate land use conflicts, the lands are required over the long-term for employment purposes, and the City will meet the Growth Plan (2020) forecasts.

Other conversion policy issues that have been identified on a preliminary basis during the review of this conversion request includes whether the proposed conversion would

help to maintain a diverse economic base to accommodate and attract a variety of employment uses to Toronto and consideration of the need for a broad range of employment opportunities to help achieve equity, diversity, and inclusion objectives.

### **Issues Identified**

As part of staff's preliminary review of the conversion request, staff have identified the following issues:

- resolution of the site specific appeal to Official Plan Amendment No. 231 regarding the lands, to which the Growth Plan (2006) is applicable and the Ontario Land Tribunal is the approval authority;
- cumulative impact of multiple conversion requests on the overall viability of the *Employment Area* and its planned function;
- the location of the lands in the Pearson International Airport Operating Area where the development of residential and other sensitive land uses is prohibited given noise impacts from aircraft using the airport;
- the lands are internal to an *Employment Area* and surrounded by land that is used for and planned for business and economic activities;
- compatibility and/or appropriateness of the proposed mitigation measures with surrounding existing and/or permitted land uses;
- sufficient community services and facilities such as parks, libraries, recreation centres and schools exist or are planned within walking distance for new residents;
- the lack of higher order transit in proximity to the lands to service the proposal; and
- other issues that may arise as a result of further review and stakeholder engagement.

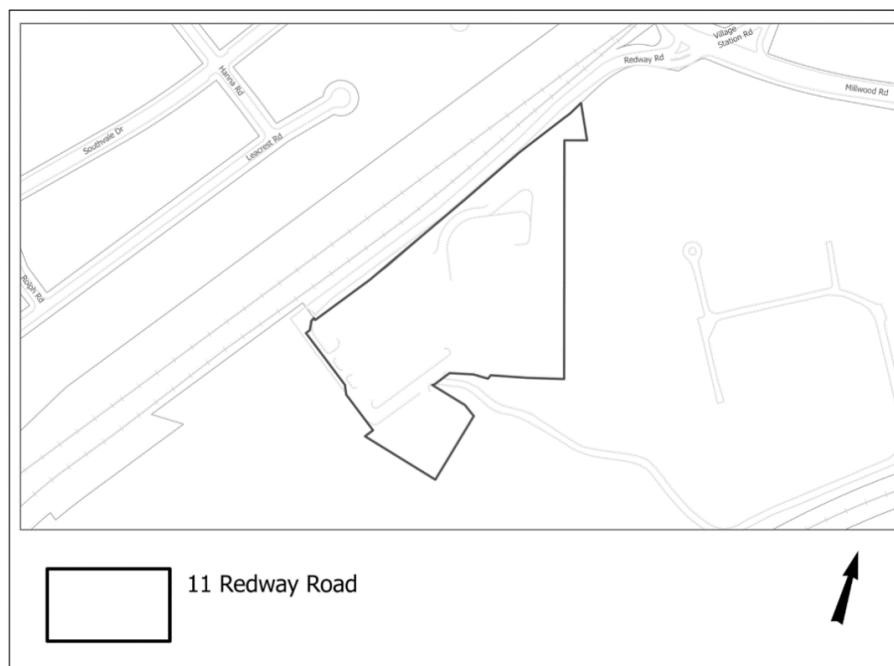
### **Preliminary Assessment**

Based on staff's preliminary assessment, the lands should be retained as *Employment Areas* and continue to be designated as *General Employment Areas*.

## PRELIMINARY ASSESSMENT OF CONVERSION REQUEST NO. 051

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**Address:** 11 Redway Road  
**General area:** Millwood Road and CN rail corridor  
**Ward:** Don Valley West Ward (15)  
**Owner (Applicant):** Choice Properties Limited Partnership (Zelinka Priamo LTD.  
c/o Rob MacFarlane)  
**Site area:** 5.7 ha (14.09 acres)  
**Existing uses:** Existing Loblaws supermarket.



### CONVERSION REQUEST

**Submission Date:** July 28, 2021

**Proposal:** Request to redesignate from *General Employment Areas* to *Mixed Use Areas* with residential uses.



## OFFICIAL PLAN AND ZONING FRAMEWORK

<b>Urban Structure:</b>	<i>Employment Areas</i> (Map 2)
<b>Designation(s):</b>	<i>General Employment Areas</i> (Map 17)
<b>Area Specific Policies:</b>	N.A.
<b>Zoning By-law:</b>	SPC – Special Purpose Commercial Zone – in ZBL 1916

## SITE CONTEXT AND ADJACENT USES

<b>North:</b>	Rail overpass, Leaside Transformer Station, Esso gas station
<b>South:</b>	Lower Don Parklands containing Crothers Woods Environmentally Significant Area, Thomas Hauser Memorial Trailhead
<b>East:</b>	Don Valley, North Toronto Wastewater Treatment Plant
<b>West:</b>	CN rail corridor

## PRELIMINARY ASSESSMENT – DRAFT DIRECTION FOR CONSULTATION

Although the Municipal Comprehensive Review (MCR) has not been completed, including the required Land Needs Assessment, Employment Study, peer review of the submitted compatibility/mitigation studies, and public consultation, staff have undertaken a preliminary assessment of Conversion Request No. 051 based on the applicable policy framework and local context.

### Geographically Related Conversion Requests

This conversion request forms part of a single requests within the area. Staff will be reviewing the cumulative impacts of the conversion requests and its potential impacts to the Leaside-Thorncliffe Park.

### Conversion and Removal Policies

The review of conversion requests requires careful consideration and is being conducted by applying the Conversion and Removal Policies for Employment Areas. Staff are assessing proposed conversions of Employment Area lands, both cumulatively and individually, by considering whether: there is a demonstrated need for the conversion(s) to meet the Growth Plan (2020) population targets and/or to mitigate land use conflicts, the lands are required over the long-term for employment purposes, and the City will meet the Growth Plan (2020) forecasts.

Other conversion policy issues that have been identified on a preliminary basis during the review of this conversion request include an assessment of whether or not sufficient parks, libraries, recreation centres and schools exist or are planned within walking distance for new residents; and the proposed conversion would help to maintain a diverse economic base to accommodate and attract a variety of employment uses and a broad range of employment opportunities in Toronto.

## Issues Identified

As part of staff's preliminary review of the submitted conversion request, staff have identified the following issues:

- resolution of the site specific appeal to Official Plan Amendment No. 231 regarding the lands, to which the Growth Plan (2006) is applicable and the Ontario Land Tribunal is the approval authority;
- the lands are abutting the North Toronto Waste Water Treatment Plant, a Class III Heavy Industry (as defined by Guideline D-6 - *Compatibility between Industrial Facilities and Sensitive Land Uses*) city facility that is required to service the area;
- detectable odour from the North Toronto Wastewater Treatment Plant will likely occur;
- the lands are separated and isolated from any nearby community area;
- there is a single road access to the lands;
- railway noise is expected to be significant, which the draft compatibility study (which has not yet been peer reviewed) identifies will need to be addressed by requiring air conditioning for the majority of residential units;
- to address odour, the draft compatibility study also recommends that the units should be designed with central air conditioning systems, which will allow windows and exterior doors to remain closed;
- the draft compatibility study recommends up to seven Warning Clauses for railway and road noise, as well as rail right-of-way clauses, which address Canadian Pacific Railway and Metrolinx right-of-way within 300m for alteration or expansion, be included in agreements registered on Title for the residential units;
- the existing CP Belleville Rail Yard is approximately 50 m from the site and is understood to still be used for rail car storage and is also classified as a Class III Heavy Industry as defined by Guideline D-6 - *Compatibility between Industrial Facilities and Sensitive Land Uses*;
- the site is 1.2km (or 18 minute walk) from the closest future higher-order transit Ontario Line station at Overlea Boulevard and Thorncliffe Park Drive.

## Preliminary Assessment

Based on staff's preliminary assessment, the subject lands should be retained as *Employment Areas* and continue to be designated as *General Employment Areas*.

## PRELIMINARY ASSESSMENT OF CONVERSION REQUEST NO. 052

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**Address:** 4016, 4020 Finch Avenue East  
**General area:** Finch Avenue East and Kennedy Road  
**Ward:** Scarborough-Agincourt (22)  
**Owner (Applicant):** QH Design Built  
(Weston Consulting)  
**Site area:** Approximately 0.81 hectares (2 acres)  
**Existing uses:** The property currently supports a single storey large scale restaurant use



### CONVERSION REQUEST

**Submission Date:** December 17, 2020

**Proposal:** Request to redesignate the lands from *General Employment Areas* to *Mixed Use Areas*

## OFFICIAL PLAN AND ZONING FRAMEWORK

<b>Urban Structure:</b>	<i>Employment Areas</i> (Map 2)
<b>Designation(s):</b>	<i>General Employment Areas</i> (Map 19)
<b>Area Specific Policies:</b>	Chapter 7 SASP 104
<b>Zoning By-law:</b>	Former Scarborough Employment Districts Zoning By-Law 24982 Industrial District Commercial Zone (MDC)

## SITE CONTEXT AND ADJACENT USES

<b>North:</b>	Surface parking
<b>South:</b>	Low rise residential on the south side of Finch Avenue East
<b>East:</b>	Auto body repair shop, used car dealership
<b>West:</b>	Gas station

## PRELIMINARY ASSESSMENT – DRAFT DIRECTION FOR CONSULTATION

Although the Municipal Comprehensive Review (MCR) has not been completed, including the required Land Needs Assessment, the peer review of the submitted compatibility/mitigation studies, and public consultation, staff have undertaken a preliminary assessment of Conversion Request No.052 based on the applicable policy framework and local context.

### Geographically Related Conversion Requests

This conversion request is one of six requests within the same area. In assessing this conversion request, staff is considering the potential cumulative impacts of all of the nearby conversion requests, particularly:

- 3266, 3280, 3290, 3330 Midland Avenue and 50, 70 Silver Star Boulevard (Conversion Request No. 008)
- 2901-2913 Kennedy Road, 21 Trojan Gate and 15-19 Milliken Boulevard (Conversion Request No. 053)
- 4140 Finch Avenue East (Conversion Request No. 057)
- 4186-4190 Finch Avenue East (Conversion Request No. 058)
- 3360 Midland Avenue (Conversion Request No. 061)

### Conversion and Removal Policies

The review of conversion requests requires careful consideration and is being conducted by applying the Official Plan Conversion and Removal Policies for *Employment Areas*. Staff are assessing proposed conversions of *Employment Area* lands, both cumulatively and individually, by considering whether: there is a demonstrated need for the conversion(s) to meet the Growth Plan (2020) population targets and/or to mitigate land use conflicts, the lands are required over the long-term for employment purposes, and the City will meet the Growth Plan (2020) forecasts.

Other conversion policy issues that have been identified on a preliminary basis during the review of this conversion request includes whether the proposed conversion would help to maintain a diverse economic base to accommodate and attract a variety of employment uses to Toronto and consideration of the need for a broad range of employment opportunities to help achieve equity, diversity, and inclusion objectives.

### **Issues Identified**

As part of staff's preliminary review of the conversion request, staff have identified the following issues:

- Certainty, timing, and construction of the proposed Kennedy-Finch GO Station;
- Cumulative impact of multiple conversion requests on the overall viability of the Employment Area and its planned function;
- Stability and characteristics of the employment area;
- Balance between jobs and housing to reduce long-distance commuting, encourage travel by transit, walking and cycling, and provide work opportunities for residents of nearby neighbourhoods;
- Impact upon the capacity and functioning of the transportation network and the movement of goods for existing and future employment uses;
- Nearby environmental compliance approvals and industry feedback;
- Compatibility with surrounding existing and permitted land uses; and
- Other issues that may arise as a result of further review and stakeholder engagement.

### **Preliminary Assessment**

Based on staff's preliminary review, further analysis is required to inform a preliminary assessment, including resolution of the identified issues.

## PRELIMINARY ASSESSMENT OF CONVERSION REQUEST NO. 053

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**Address:** 2901-2913 Kennedy Road, 21 Trojan Gate, and 15-19 Milliken Boulevard

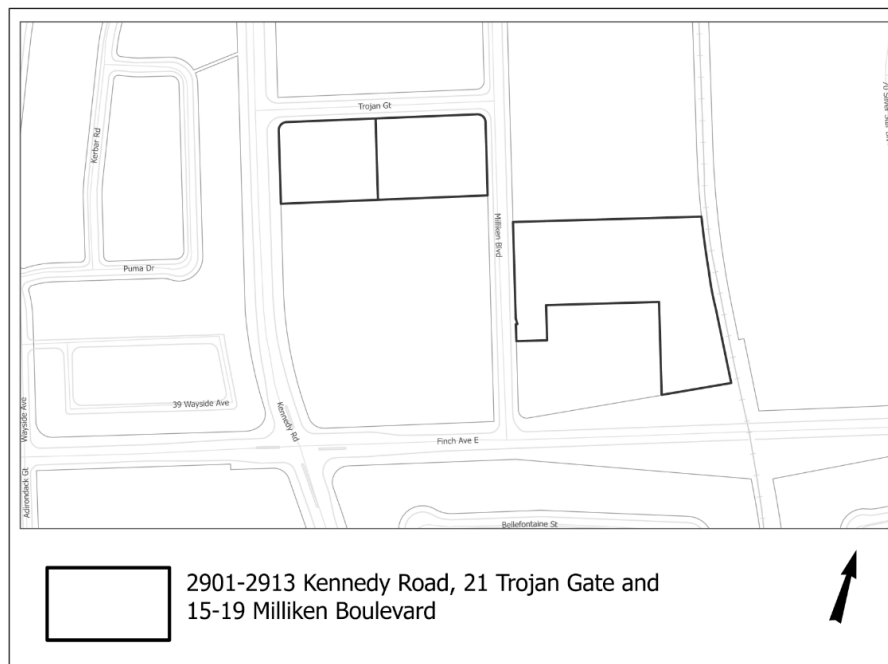
**General area:** Finch Avenue East and Kennedy Road

**Ward:** Scarborough-Agincourt (22)

**Owner (Applicant):** Trojan Gate Developments Limited (Bousfields Inc.)

**Site area:** Approximately 3.5 hectares (8.6 acres)

**Existing uses:** Sites currently consist of 4 buildings used for bank, restaurant, retail, large grocery store, wholesale supply, and personal service



### CONVERSION REQUEST

**Submission Date:** July 29, 2021

**Proposal:** Request to redesignate the lands from *General* and *Core Employment Areas* to *Mixed Use Areas*

## OFFICIAL PLAN AND ZONING FRAMEWORK

<b>Urban Structure:</b>	<i>Employment Areas</i> (Map 2)
<b>Designation(s):</b>	<i>General</i> and <i>Core Employment Areas</i> (Map 19)
<b>Area Specific Policies:</b>	Chapter 7 SASP 104
<b>Zoning By-law:</b>	Former Scarborough Employment Districts Zoning By-Law 24982 General Industrial (MG) Industrial (M), Special Industrial (MS), Employment Zone (E) Industrial District Commercial Zone (MDC), Community Commercial Zone (CC), Recreational Zone (RU)  The City of Toronto By-Law 569-2013, as amended, zone Employment Heavy Industrial Zone (EH)

## SITE CONTEXT AND ADJACENT USES

<b>North:</b>	On the north side of Trojan Gate are several low intensity industrial uses, including a lawn equipment supply store and a workplace and school uniform provider, all of which operate out of low-rise buildings. Further north, within the Milliken Employment District is the Cascade Tissue Group, a roofing supply depot, a stone, gravel and topsoil supplier and several other low rise, low intensity manufacturing offices
<b>South:</b>	Place of worship, surface parking, office building
<b>East:</b>	To the immediate east of the lands properties (2901-2913 Kennedy Road and 21 Trojan Gate) and north of 15, 17, and 19 Milliken Boulevard is a grouping of food manufacturing businesses and wholesalers, located in a configuration of four separate, rectangular buildings
<b>West:</b>	Place of worship, surface parking, low rise residential

## PRELIMINARY ASSESSMENT – DRAFT DIRECTION FOR CONSULTATION

Although the Municipal Comprehensive Review (MCR) has not been completed, including the required Land Needs Assessment, the peer review of the submitted compatibility/mitigation studies, and public consultation, staff have undertaken a preliminary assessment of Conversion Request No.053 based on the applicable policy framework and local context.

### Geographically Related Conversion Requests

This conversion request is one of six requests within the same area. In assessing this conversion request, staff is considering the potential cumulative impacts of all of the nearby conversion requests, particularly:

- 3266, 3280, 3290, 3330 Midland Avenue and 50, 70 Silver Star Boulevard (Conversion Request No. 008)

- 4016 and 4020 Finch Avenue East (Conversion Request No. 052)
- 4140 Finch Avenue East (Conversion Request No. 057)
- 4186-4190 Finch Avenue East (Conversion Request No. 058)
- 3360 Midland Avenue (Conversion Request No. 061)

## **Conversion and Removal Policies**

The review of conversion requests requires careful consideration and is being conducted by applying the Official Plan Conversion and Removal Policies for *Employment Areas*. Staff are assessing proposed conversions of *Employment Area* lands, both cumulatively and individually, by considering whether: there is a demonstrated need for the conversion(s) to meet the Growth Plan (2020) population targets and/or to mitigate land use conflicts, the lands are required over the long-term for employment purposes, and the City will meet the Growth Plan (2020) forecasts.

Other conversion policy issues that have been identified on a preliminary basis during the review of this conversion request includes whether the proposed conversion would help to maintain a diverse economic base to accommodate and attract a variety of employment uses to Toronto and consideration of the need for a broad range of employment opportunities to help achieve equity, diversity, and inclusion objectives.

## **Issues Identified**

As part of staff's preliminary review of the conversion request, staff have identified the following issues:

- Certainty, timing, and construction of the proposed Kennedy-Finch GO Station;
- Cumulative impact of multiple conversion requests on the overall viability of the Employment Area and its planned function;
- Stability and characteristics of the employment area;
- Balance between jobs and housing to reduce long-distance commuting, encourage travel by transit, walking and cycling, and provide work opportunities for residents of nearby neighbourhoods;
- The lands are internal to an *Employment Area* and are surrounded by land that is used for and planned for business and economic activities;
- Impact upon the capacity and functioning of the transportation network and the movement of goods for existing and future employment uses;
- Nearby environmental compliance approvals and industry feedback;
- Compatibility with surrounding existing and permitted land uses; and
- Other issues that may arise as a result of further review and stakeholder engagement.

## **Preliminary Assessment**

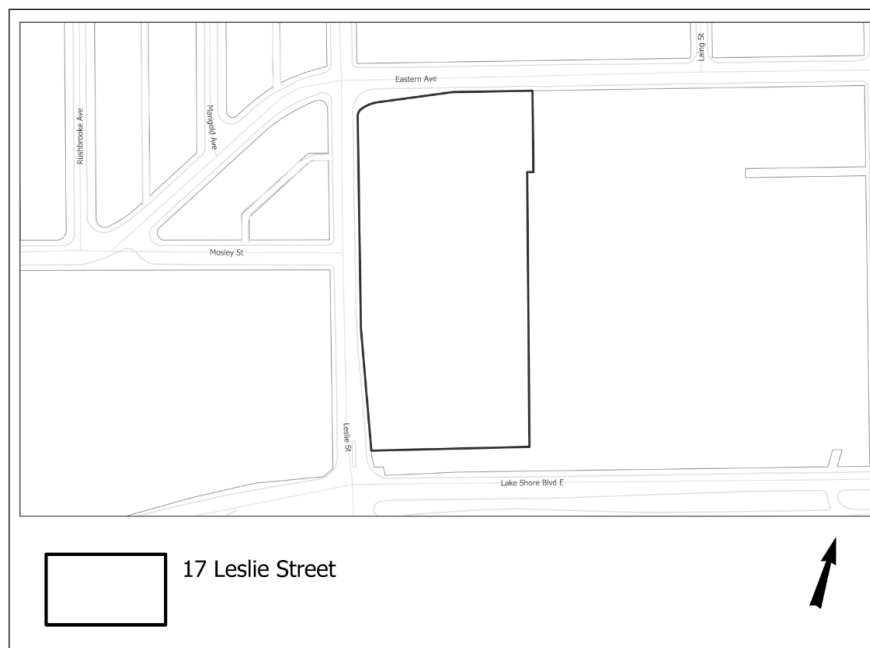
Based on staff's preliminary review, further analysis is required to inform a preliminary assessment, including resolution of the identified issues.



## PRELIMINARY ASSESSMENT OF CONVERSION REQUEST NO. 055

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**Address:** 17 Leslie Street  
**General area:** Eastern Avenue and Leslie Street  
**Ward:** Toronto-Danforth (14)  
**Owner (Applicant):** Choice Properties Limited Partnership (Urban Strategies Inc.)  
**Site area:** Approximately 2.65 hectares (6.55 acres)  
**Existing uses:** Loblaws grocery store, stand-alone retail, and surface parking



### CONVERSION REQUEST

**Submission Date:** July 29, 2021

**Proposal:** Request to facilitate a mixed-use development, including residential, office and retail uses, within buildings ranging from 6 to 31 storeys.

## OFFICIAL PLAN AND ZONING FRAMEWORK

<b>Urban Structure:</b>	<i>Employment Areas</i> (Map 2) – OPA 231 Appeal Site
<b>Designation(s):</b>	<i>General Employment Areas</i> (Map 21) – OPA 231 Appeal Site
<b>Area Specific Policies:</b>	Lower Don Special Policy Area (Map 11)
<b>Zoning By-law:</b>	Industrial (IC D5 N1) in the Former Zoning By-law 438-86

## SITE CONTEXT AND ADJACENT USES

<b>North:</b>	Low-rise commercial and residential uses
<b>South:</b>	Lower Don Recreational Trail (Lake Shore Boulevard East, the TTC Leslie Barns and the Port Lands)
<b>East:</b>	City of Toronto Fleet Services building, Toronto District School Board facility and surface parking lot (auto repair shop, a Toronto Fire and EMS Training Centre, and Canada Post's South Central Processing Plant are beyond)
<b>West:</b>	Office uses and grocery stores (vacant low-rise office and parking lot (future GM Mobility Campus) are beyond)

## PRELIMINARY ASSESSMENT – DRAFT DIRECTION FOR CONSULTATION

Although the Municipal Comprehensive Review (MCR) has not been completed, including the required Land Needs Assessment, the peer review of the submitted compatibility/mitigation studies, and public consultation, staff have undertaken a preliminary assessment of Conversion Request No. 055 based on the applicable policy framework and local context.

### Geographically Related Conversion Requests

This conversion request forms part of a series of three requests within the area. Staff will be reviewing the cumulative impacts of all the nearby conversion requests and their potential impacts to the South of Eastern Employment Area. The nearby conversion requests are:

- 21 Don Valley Parkway, 30 Booth Avenue, and 375-385 Eastern Avenue (East Harbour) (Conversion Request No. 041)
- 629 Eastern Avenue (Conversion Request No. 092)
- 65, 87 Heward Avenue (Conversion Request No. 127)

### Conversion and Removal Policies

The review of conversion requests requires careful consideration and is being conducted by applying the Official Plan Conversion and Removal Policies for Employment Areas. Staff are assessing proposed conversions of Employment Area lands, both cumulatively and individually, by considering whether: there is a demonstrated need for the conversion(s) to meet the Growth Plan (2020) population

targets and/or to mitigate land use conflicts, the lands are required over the long-term for employment purposes, and the City will meet the Growth Plan (2020) forecasts.

Other conversion policy issues that have been identified on a preliminary basis during the review of this conversion request includes whether the proposed conversion would help to maintain a diverse economic base to accommodate and attract a variety of employment uses to Toronto and consideration of the need for a broad range of employment opportunities to help achieve equity, diversity, and inclusion objectives.

## Issues Identified

As part of staff's preliminary review of the submitted conversion request, staff have identified the following issues:

- The lands are within the Lower Don Special Policy Area. Provincial Policy Statement policy 3.1.4 a) directs that any changes to the official plan policies, land use designations or boundaries applying to Special Policy Area lands, must be approved by the Ministers of Municipal Affairs and Housing and Natural Resources and Forestry prior to the municipality approving such changes. Any conversion would require prior approval from the Province.
- On December 1, 2021, Economic and Community Development Committee adopted direction from the Film, Television and Digital Media Advisory Board, acknowledging the importance of the existing Official Plan *Employment Area* designations in the South of Eastern Employment Area to the protection of existing and development of new studio and production space across the City <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.EC26.14>.
- Whether the proposed conversion would adversely affect the overall viability of the South of Eastern Employment Area and allow for a stable operating environment for businesses to be maintained.
- Resolution of the site specific appeal to Official Plan Amendment No. 231 regarding the lands, to which the Growth Plan (2006) is applicable and the Ontario Land Tribunal is the approval authority.
- The lands are internal to an *Employment Area* and are surrounded by land that is used for and planned for business and economic activities, including film and production uses, manufacturing, distribution and warehousing.
- Sufficiency of lands, for both current and future needs, for economic functions such as manufacturing, distribution and warehousing;
- Ability to provide a stable and productive operating environment for existing and new businesses and their economic activities.
- Assess whether the conversion would adversely affect the ability to provide opportunities for the clustering of similar or related employment uses.
- The cumulative impact of multiple conversion requests on the overall viability of the Employment Area and its planned function.
- Employment lands are being strategically preserved near important transportation infrastructure to facilitate the movement of goods including highway interchanges, rail corridors and airports.
- Existing or planned infrastructure can accommodate the proposed conversion.

- Sufficient community services and facilities such as parks, libraries, recreation centres and schools exist or are planned within walking distance for new residents.
- Other issues that may arise as a result of further review and stakeholder engagement.

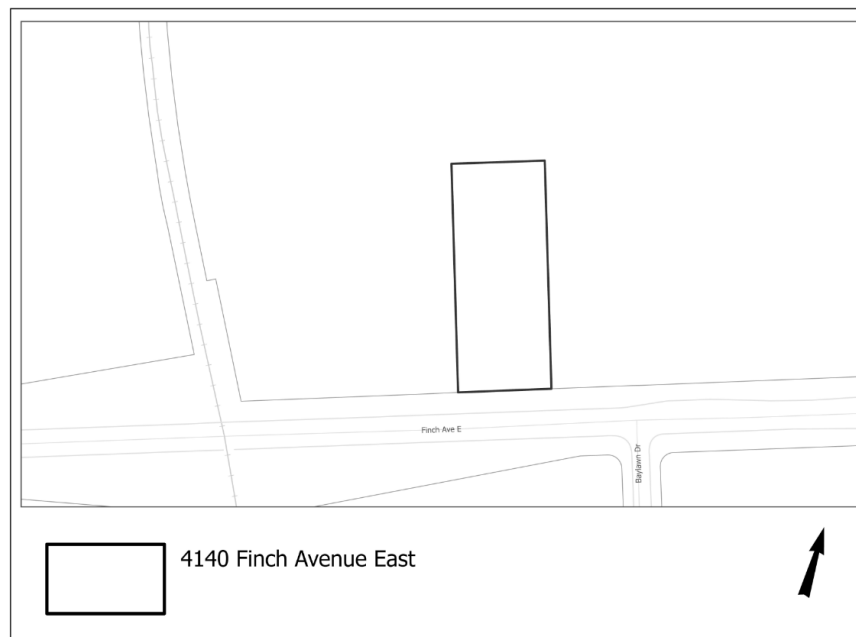
### **Preliminary Assessment**

Based on staff's preliminary assessment, the subject lands should be retained as employment and be designated as *General Employment Areas*.

## PRELIMINARY ASSESSMENT OF CONVERSION REQUEST NO. 057

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**Address:** 4140 Finch Avenue East  
**General area:** Finch Avenue East and Kennedy Road  
**Ward:** Scarborough-Agincourt (22)  
**Owner (Applicant):** QH Design Built (Weston Consulting)  
**Site area:** Approximately 0.65 hectares (1.6 acres)  
**Existing uses:** Land currently occupied by a single-storey building with at-grade parking and used by the North American Muslim Foundation and Gibraltar Leadership Academy



### CONVERSION REQUEST

**Submission Date:** July 29, 2021

**Proposal:** Request to redesignate the lands from *General Employment Areas* to *Mixed Use Areas*

## OFFICIAL PLAN AND ZONING FRAMEWORK

<b>Urban Structure:</b>	<i>Employment Areas</i> (Map 2)
<b>Designation(s):</b>	<i>General and Core Employment Areas</i> (Map 19)
<b>Area Specific Policies:</b>	Chapter 7 SASP 104
<b>Zoning By-law:</b>	Former Scarborough Employment Districts Zoning By-Law 24982 Employment Zone (E), Community Commercial Zone (CC)

## SITE CONTEXT AND ADJACENT USES

<b>North:</b>	North is a large retail plaza that includes restaurants, a grocery store, and auto services. Vacant lands exist immediately to the northwest. Further north are employment uses including manufacturing, warehousing and logistics and addition retail commercial uses
<b>South:</b>	On the south side of Finch Avenue East, low rise residential
<b>East:</b>	Directly east is a small-scale office building. Further east is a multi-storey commercial building supporting a suite of offices and employment services. Beyond this building is a retail plaza containing restaurants, a pharmacy, and a rehabilitation centre which extends to Midland Avenue
<b>West:</b>	Abutting to the west is a self-storage complex consisting of 8 buildings and immediately west of this is a railway corridor

## PRELIMINARY ASSESSMENT – DRAFT DIRECTION FOR CONSULTATION

Although the Municipal Comprehensive Review (MCR) has not been completed, including the required Land Needs Assessment, the peer review of the submitted compatibility/mitigation studies, and public consultation, staff have undertaken a preliminary assessment of Conversion Request No.057 based on the applicable policy framework and local context.

### Geographically Related Conversion Requests

This conversion request is one of six requests within the same area. In assessing this conversion request, staff is considering the potential cumulative impacts of all of the nearby conversion requests, particularly:

- 3266, 3280, 3290, 3330 Midland Avenue and 50, 70 Silver Star Boulevard (Conversion Request No. 008)
- 4016 and 4020 Finch Avenue East (Conversion Request No. 052)
- 2901-2913 Kennedy Road, 21 Trojan Gate and 15-19 Milliken Boulevard (Conversion Request No. 053)
- 4186-4190 Finch Avenue East (Conversion Request No. 058)
- 3360 Midland Avenue (Conversion Request No. 061)

## **Conversion and Removal Policies**

The review of conversion requests requires careful consideration and is being conducted by applying the Official Plan Conversion and Removal Policies for *Employment Areas*. Staff are assessing proposed conversions of *Employment Area* lands, both cumulatively and individually, by considering whether: there is a demonstrated need for the conversion(s) to meet the Growth Plan (2020) population targets and/or to mitigate land use conflicts, the lands are required over the long-term for employment purposes, and the City will meet the Growth Plan (2020) forecasts.

Other conversion policy issues that have been identified on a preliminary basis during the review of this conversion request includes whether the proposed conversion would help to maintain a diverse economic base to accommodate and attract a variety of employment uses to Toronto and consideration of the need for a broad range of employment opportunities to help achieve equity, diversity, and inclusion objectives.

## **Issues Identified**

As part of staff's preliminary review of the conversion request, staff have identified the following issues:

- Certainty, timing, and construction of the proposed Kennedy-Finch GO Station;
- Cumulative impact of multiple conversion requests on the overall viability of the Employment Area and its planned function;
- Stability and characteristics of the employment area;
- Balance between jobs and housing to reduce long-distance commuting, encourage travel by transit, walking and cycling, and provide work opportunities for residents of nearby neighbourhoods;
- Impact upon the capacity and functioning of the transportation network and the movement of goods for existing and future employment uses;
- Nearby environmental compliance approvals and industry feedback;
- Compatibility with surrounding existing and permitted land uses; and
- Other issues that may arise as a result of further review and stakeholder engagement.

## **Preliminary Assessment**

Based on staff's preliminary review, further analysis is required to inform a preliminary assessment, including resolution of the identified issues.

## PRELIMINARY ASSESSMENT OF CONVERSION REQUEST NO. 058

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**Address:** 4186-4190 Finch Avenue East

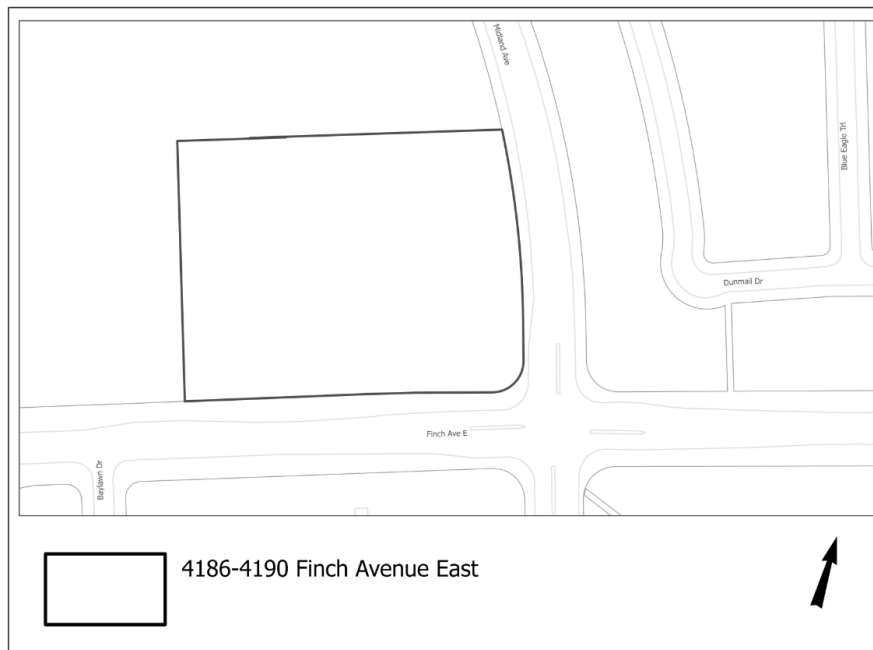
**General area:** Finch Avenue East and Midland Avenue

**Ward:** Scarborough-Agincourt (22)

**Owner (Applicant):** Trojan Construction Limited (Goldberg Group)

**Site area:** Approximately 2 hectares (4.9 acres)

**Existing uses:** There is a four-storey medical office building at the southeast corner of the Property, oriented towards the Finch and Midland intersection. Along the west and north sides of the Property are two, single-storey, retail and service commercial plazas. Between the plaza and the office building is a large surface parking lot servicing the existing uses



### CONVERSION REQUEST

**Submission Date:** July 29, 2021

**Proposal:** Request to redesignate the lands from *General Employment Areas* to *Mixed Use Areas*.



## OFFICIAL PLAN AND ZONING FRAMEWORK

<b>Urban Structure:</b>	<i>Employment Areas</i> (Map 2)
<b>Designation(s):</b>	<i>General</i> and <i>Core Employment Areas</i> (Map 19)
<b>Area Specific Policies:</b>	Chapter 7 SASP 104
<b>Zoning By-law:</b>	Former Scarborough Employment Districts Zoning By-Law 24982 Employment Zone (E), Community Commercial Zone (CC), Recreational Zone (RU)

## SITE CONTEXT AND ADJACENT USES

<b>North:</b>	To the north of the Property is the Sky City Shopping Centre, a large retail facility with two rows of single-storey retail buildings, along the north and south sides of the property, oriented in an east-west direction, with a large surface parking area in between
<b>South:</b>	To the south of the Property is a combination of low-rise office/commercial buildings, rental townhouses, and a linear park
<b>East:</b>	Low rise residential on the other side of Midland Avenue
<b>West:</b>	Single-storey commercial buildings, including a large public storage facility, and a 5-storey office building

## PRELIMINARY ASSESSMENT – DRAFT DIRECTION FOR CONSULTATION

Although the Municipal Comprehensive Review (MCR) has not been completed, including the required Land Needs Assessment, the peer review of the submitted compatibility/mitigation studies, and public consultation, staff have undertaken a preliminary assessment of Conversion Request No.058 based on the applicable policy framework and local context.

### Geographically Related Conversion Requests

This conversion request is one of six requests within the same area. In assessing this conversion request, staff is considering the potential cumulative impacts of all of the nearby conversion requests, particularly:

- 3266, 3280, 3290, 3330 Midland Avenue and 50, 70 Silver Star Boulevard (Conversion Request No. 008)
- 4016 and 4020 Finch Avenue East (Conversion Request No. 052)
- 2901-2913 Kennedy Road, 21 Trojan Gate and 15-19 Milliken Boulevard (Conversion Request No. 053)
- 4140 Finch Avenue East (Conversion Request No. 057)
- 3360 Midland Avenue (Conversion Request No. 061)

## **Conversion and Removal Policies**

The review of conversion requests requires careful consideration and is being conducted by applying the Official Plan Conversion and Removal Policies for *Employment Areas*. Staff are assessing proposed conversions of *Employment Area* lands, both cumulatively and individually, by considering whether: there is a demonstrated need for the conversion(s) to meet the Growth Plan (2020) population targets and/or to mitigate land use conflicts, the lands are required over the long-term for employment purposes, and the City will meet the Growth Plan (2020) forecasts.

Other conversion policy issues that have been identified on a preliminary basis during the review of this conversion request includes whether the proposed conversion would help to maintain a diverse economic base to accommodate and attract a variety of employment uses to Toronto and consideration of the need for a broad range of employment opportunities to help achieve equity, diversity, and inclusion objectives.

## **Issues Identified**

As part of staff's preliminary review of the conversion request, staff have identified the following issues:

- Certainty, timing, and construction of the proposed Kennedy-Finch GO Station;
- Cumulative impact of multiple conversion requests on the overall viability of the Employment Area and its planned function;
- Stability and characteristics of the employment area;
- Balance between jobs and housing to reduce long-distance commuting, encourage travel by transit, walking and cycling, and provide work opportunities for residents of nearby neighbourhoods;
- Impact upon the capacity and functioning of the transportation network and the movement of goods for existing and future employment uses;
- Nearby environmental compliance approvals and industry feedback;
- Compatibility with surrounding existing and permitted land uses; and
- Other issues that may arise as a result of further review and stakeholder engagement.

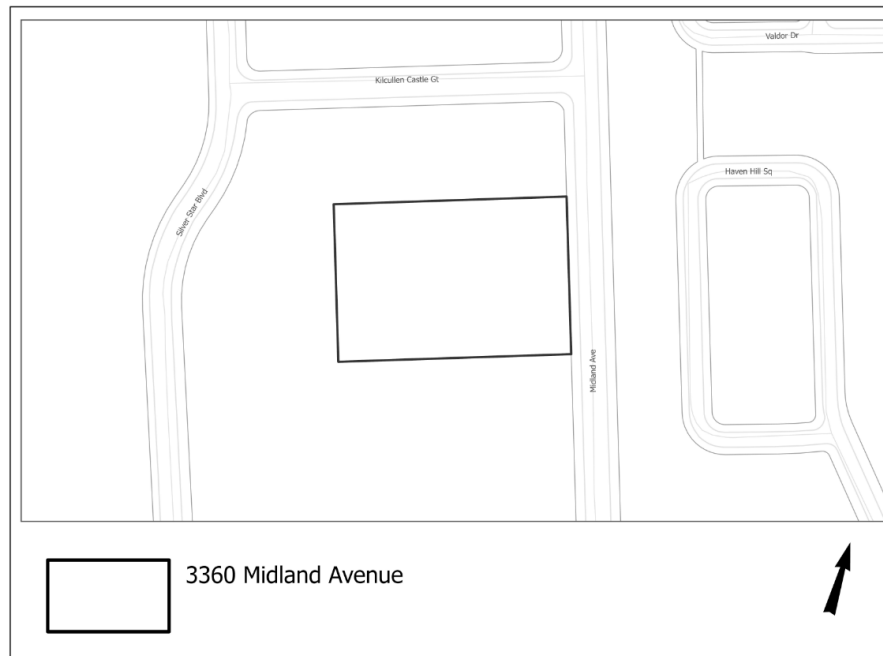
## **Preliminary Assessment**

Based on staff's preliminary review, further analysis is required to inform a preliminary assessment, including resolution of the identified issues.

## PRELIMINARY ASSESSMENT OF CONVERSION REQUEST NO. 061

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**Address:** 3360 Midland Avenue  
**General area:** Finch Avenue East and Midland Avenue  
**Ward:** Scarborough-Agincourt (22)  
**Owner (Applicant):** 2773102 Ontario Ltd  
(Batory Management)  
**Site area:** Approximately 1.2 hectares(2.9 acres)  
**Existing uses:** The land is partially developed, with vacant land on the east portion adjacent to Midland Ave, and developed land on the west portion of the site that contains a two-storey 1,740 m<sup>2</sup> manufacturing and automotive facility with associated outdoor equipment storage



### CONVERSION REQUEST

**Submission Date:** October 27, 2020

**Proposal:** Request to redesignate the lands from *General Employment Areas* to *Mixed Use Areas*

## OFFICIAL PLAN AND ZONING FRAMEWORK

<b>Urban Structure:</b>	<i>Employment Areas</i> (Map 2)
<b>Designation(s):</b>	<i>General</i> and <i>Core Employment Areas</i> (Map 19)
<b>Area Specific Policies:</b>	Chapter 7 SASP 104
<b>Zoning By-law:</b>	The City of Toronto By-Law 569-2013, as amended, zone Employment Industrial Zone (E)

## SITE CONTEXT AND ADJACENT USES

<b>North:</b>	A two-storey commercial, retail, restaurant, and office plaza
<b>South:</b>	A one and two storey condominium light industrial, wholesaling, and office plaza
<b>East:</b>	Low rise residential
<b>West:</b>	A three-storey institutional place of worship, surface parking

## PRELIMINARY ASSESSMENT – DRAFT DIRECTION FOR CONSULTATION

Although the Municipal Comprehensive Review (MCR) has not been completed, including the required Land Needs Assessment, the peer review of the submitted compatibility/mitigation studies, and public consultation, staff have undertaken a preliminary assessment of Conversion Request No.061 based on the applicable policy framework and local context.

### Geographically Related Conversion Requests

This conversion request is one of six requests within the same area. In assessing this conversion request, staff is considering the potential cumulative impacts of all of the nearby conversion requests, particularly:

- 3266, 3280, 3290, 3330 Midland Avenue and 50, 70 Silver Star Boulevard (Conversion Request No. 008)
- 4016 and 4020 Finch Avenue East (Conversion Request No. 052)
- 2901-2913 Kennedy Road, 21 Trojan Gate and 15-19 Milliken Boulevard (Conversion Request No. 053)
- 4140 Finch Avenue East (Conversion Request No. 057)
- 4186-4190 Finch Avenue East (Conversion Request No. 058)

### Conversion and Removal Policies

The review of conversion requests requires careful consideration and is being conducted by applying the Official Plan Conversion and Removal Policies for *Employment Areas*. Staff are assessing proposed conversions of *Employment Area* lands, both cumulatively and individually, by considering whether: there is a demonstrated need for the conversion(s) to meet the Growth Plan (2020) population

targets and/or to mitigate land use conflicts, the lands are required over the long-term for employment purposes, and the City will meet the Growth Plan (2020) forecasts.

Other conversion policy issues that have been identified on a preliminary basis during the review of this conversion request includes whether the proposed conversion would help to maintain a diverse economic base to accommodate and attract a variety of employment uses to Toronto and consideration of the need for a broad range of employment opportunities to help achieve equity, diversity, and inclusion objectives.

### **Issues Identified**

As part of staff's preliminary review of the conversion request, staff have identified the following issues:

- Certainty, timing, and development of the proposed Kennedy-Finch GO Station;
- Cumulative impact of multiple conversion requests on the overall viability of the Employment Area and its planned function;
- Stability and characteristics of the employment area;
- Balance between jobs and housing to reduce long-distance commuting, encourage travel by transit, walking and cycling, and provide work opportunities for residents of nearby neighbourhoods;
- Impact upon the capacity and functioning of the transportation network and the movement of goods for existing and future employment uses;
- Nearby environmental compliance approvals and industry feedback;
- Compatibility with surrounding existing and permitted land uses; and
- Other issues that may arise as a result of further review and stakeholder engagement.

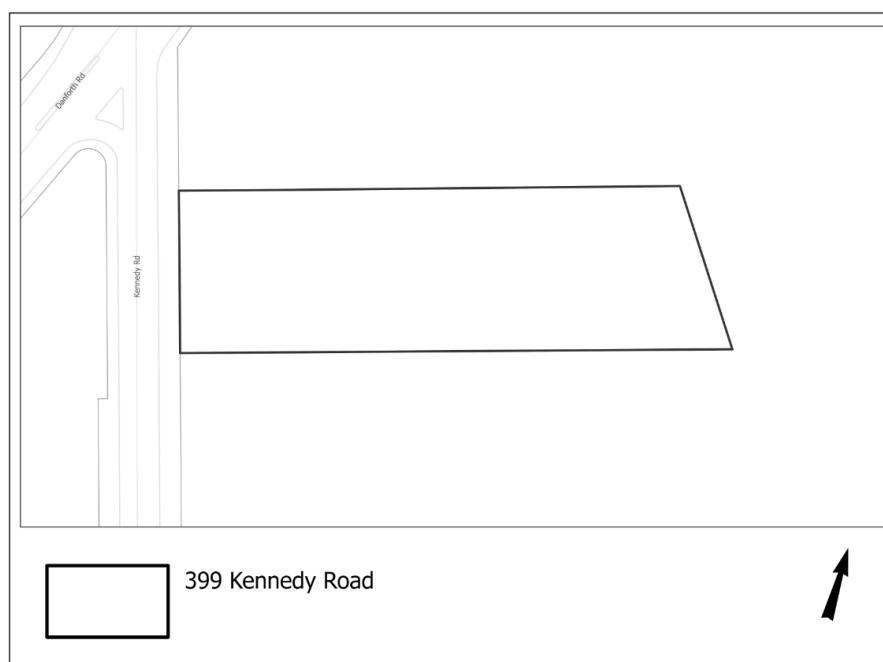
### **Preliminary Assessment**

Based on staff's preliminary review, further analysis is required to inform a preliminary assessment, including resolution of the identified issues.

## PRELIMINARY ASSESSMENT OF CONVERSION REQUEST NO. 065

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**Address:** 399 Kennedy Road  
**General area:** St.Clair Avenue East and Kennedy Road  
**Ward:** Scarborough Southwest (20)  
**Owner (Applicant):** Citoronto Investments Limited (Bousfields Inc.)  
**Site area:** Approximately 0.87 hectares (2.14 acres)  
**Existing uses:** The building is occupied by a health food distribution company that features office uses, a warehouse, and a loading area



### CONVERSION REQUEST

**Submission Date:** July 30, 2021

**Proposal:** Request to redesignate all of the lands from *General Employment Areas* to *Mixed Use Areas* to permit residential

## OFFICIAL PLAN AND ZONING FRAMEWORK

<b>Urban Structure:</b>	<i>Employment Areas</i> (Map 2)
<b>Designation(s):</b>	<i>General Employment Areas</i> (Map 20)
<b>Area Specific Policies:</b>	N.A.
<b>Zoning By-law:</b>	City of Toronto Zoning By-law 569-2013 – Employment Industrial Zone (E)

## SITE CONTEXT AND ADJACENT USES

<b>North:</b>	Consists of three 1-storey buildings and a 2-storey house-form building representing a privately owned and operated indoor sports complex ,a building currently used as a place of worship, and building currently in operation as a used automobile dealership and associated parking areas
<b>South:</b>	1-storey building and associated parking and loading areas on a large surface lot primarily used as a distribution centre
<b>East:</b>	Two large format industrial buildings and associated surface parking, yard, outdoor storage and landscaped areas
<b>West:</b>	Place of worship on other side of Kennedy Road

## PRELIMINARY ASSESSMENT – DRAFT DIRECTION FOR CONSULTATION

Although the Municipal Comprehensive Review (MCR) has not been completed, including the required Land Needs Assessment, the peer review of the submitted compatibility/mitigation studies, and public consultation, staff have undertaken a preliminary assessment of Conversion Request No.065 based on the applicable policy framework and local context.

### Geographically Related Conversion Requests

This conversion request is one of three requests within the same area. In assessing this conversion request, staff is considering the potential cumulative impacts of all of the nearby conversion requests, particularly:

- 641, 661, 663 Danforth Road (Conversion Request No. 003)
- 347, 357, and 375 Kennedy Road (Conversion Request No.083)

### Conversion and Removal Policies

The review of conversion requests requires careful consideration and is being conducted by applying the Official Plan Conversion and Removal Policies for *Employment Areas*. Staff are assessing proposed conversions of *Employment Area* lands, both cumulatively and individually, by considering whether: there is a demonstrated need for the conversion(s) to meet the Growth Plan (2020) population targets and/or to mitigate land use conflicts, the lands are required over the long-term for employment purposes, and the City will meet the Growth Plan (2020) forecasts.

Other conversion policy issues that have been identified on a preliminary basis during the review of this conversion request includes whether the proposed conversion would help to maintain a diverse economic base to accommodate and attract a variety of employment uses to Toronto and consideration of the need for a broad range of employment opportunities to help achieve equity, diversity, and inclusion objectives.

### **Issues Identified**

As part of staff's preliminary review of the conversion request, staff have identified the following issues:

- Completion of a local area study to determine (among other matters) which lands could be converted and which lands to be retained;
- Proximity to and access to the existing Scarborough GO station and proposed station upgrades;
- Impact upon the capacity and functioning of the transportation network;
- Cumulative impact of multiple conversion requests on the overall viability of the *Employment Area* and its planned function; and
- Other issues that may arise as a result of further review and stakeholder engagement.

### **Preliminary Assessment**

Based on staff's preliminary review, further analysis is required to inform a preliminary assessment, including resolution of the identified issues.



## PRELIMINARY ASSESSMENT OF CONVERSION REQUEST NO. 067

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**Address:** 1941 Eglinton Avenue East and lands generally bounded by Eglinton Avenue East, Warden Avenue, Civic Road, and Prudham Gate

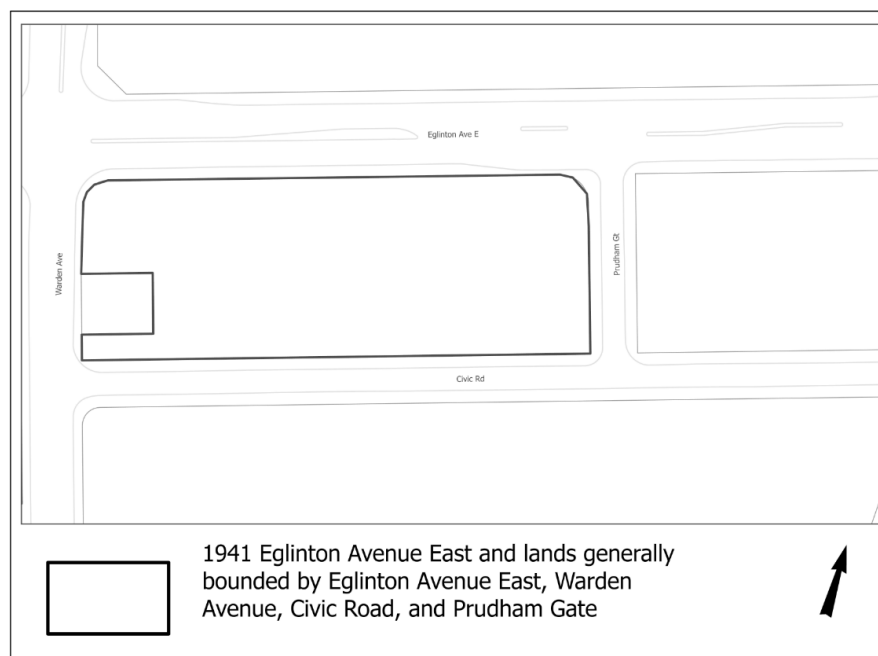
**General area:** Eglinton Avenue East and Warden Avenue

**Ward:** Scarborough Southwest (20)

**Owner (Applicant):** 1941 Eglinton Avenue East Holdings Inc. (Goldberg Group)

**Site area:** Approximately 1.1 hectares (2.7 acres)

**Existing uses:** Land is currently occupied by a combination of low-rise and low intensity service commercial uses in the form of a freestanding restaurant, two car dealerships, a vacant site owned by Metrolinx, and a small property at the northeast corner of Civic Road and Warden Avenue used as a sales outlet for finish automotive and industrial paint



### CONVERSION REQUEST

**Submission Date:** July 30, 2021

**Proposal:** Request to redesignate the lands from *General Employment Areas* to *Mixed Use Areas*

## OFFICIAL PLAN AND ZONING FRAMEWORK

<b>Urban Structure:</b>	<i>Employment Areas</i> (Map 2)
<b>Designation(s):</b>	<i>General Employment Areas</i> (Map 20)
<b>Area Specific Policies:</b>	Chapter 7 SASP 129; Golden Mile Secondary Plan
<b>Zoning By-law:</b>	Former Scarborough Employment Districts Zoning By-Law 24982 Commercial Zone (MDC)

## SITE CONTEXT AND ADJACENT USES

<b>North:</b>	At the northeast corner of Eglinton Avenue East and Warden Avenue is the existing Cosmetica Laboratories plant (1960 Eglinton Avenue East), comprised of a 2-storey office building, north of which is a large single storey plant building together with surface loading and parking areas
<b>South:</b>	Along the south side of Civic Road between Warden Avenue and Manville Road, are a City water tower at the southeast corner of Warden Avenue and Civic Road, east of which are low scale automotive uses with surface parking and storage of vehicles
<b>East:</b>	Along the south side of Eglinton Avenue East, between Prudham Gate and Sinnot Road, there are 1 – 2 storey automotive related uses, large surface parking lots and some single storey restaurant buildings surrounded by surface parking
<b>West:</b>	Along the south side of Eglinton Avenue East, extending from Warden Avenue to west of Lebovic Avenue, are retail and service commercial plazas, single storey bank branches, institutional uses, including court buildings, big box/large format retail outlets and automobile dealerships. Immediately west of Scarborough Toyota, at the southeast corner of Eglinton Avenue East and Pharmacy Avenue (1891 Eglinton Avenue East) is a large plant occupied by Flexible Packaging Corp

## PRELIMINARY ASSESSMENT – DRAFT DIRECTION FOR CONSULTATION

Although the Municipal Comprehensive Review (MCR) has not been completed, including the required Land Needs Assessment, the peer review of the submitted compatibility/mitigation studies, and public consultation, staff have undertaken a preliminary assessment of Conversion Request No.067 based on the applicable policy framework and local context.

### Geographically Related Conversion Requests

This conversion request is one of three requests within the same area. In assessing this conversion request, staff is considering the potential cumulative impacts of all of the nearby conversion requests, particularly:

- 2001, 2007, 2043, and 2201 Eglinton Avenue East (Conversion Request No. 043)
- 1911-1921 Eglinton Avenue East (Conversion Request No.084)

### **Conversion and Removal Policies**

The review of conversion requests requires careful consideration and is being conducted by applying the Official Plan Conversion and Removal Policies for *Employment Areas*. Staff are assessing proposed conversions of *Employment Area* lands, both cumulatively and individually, by considering whether: there is a demonstrated need for the conversion(s) to meet the Growth Plan (2020) population targets and/or to mitigate land use conflicts, the lands are required over the long-term for employment purposes, and the City will meet the Growth Plan (2020) forecasts.

Other conversion policy issues that have been identified on a preliminary basis during the review of this conversion request includes whether the proposed conversion would help to maintain a diverse economic base to accommodate and attract a variety of employment uses to Toronto and consideration of the need for a broad range of employment opportunities to help achieve equity, diversity, and inclusion objectives.

### **Issues Identified**

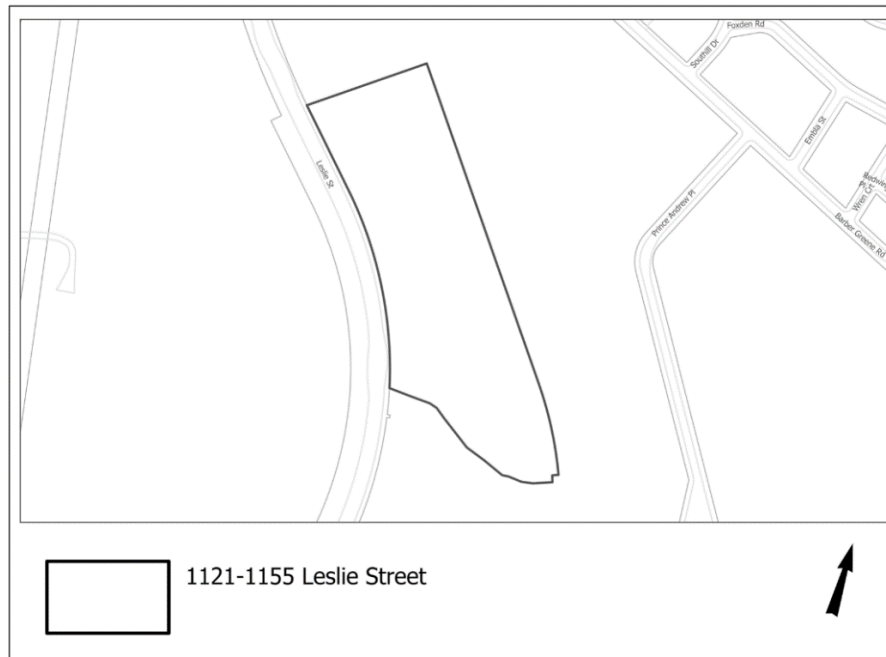
As part of staff's preliminary review of the conversion request, staff have identified the following issues:

- City Council's direction that sets a long term planning framework for the area as set out in the Golden Mile Secondary Plan that plans for intensification and growth in residents and jobs;
- Resolution of the site specific appeal to the Golden Mile Secondary Plan regarding the lands where the Ontario Land Tribunal is the approval authority;
- Cumulative impact of multiple conversion requests on the overall viability of the Employment Area and its planned function;
- Impact upon the capacity and functioning of the transportation network and the movement of goods for existing and future employment uses;
- Nearby environmental compliance approvals;
- Compatibility with surrounding existing and permitted land uses;
- Proposed development in the area; and
- Other issues that may arise as a result of further review and stakeholder engagement.

### **Preliminary Assessment**

Based on staff's preliminary review, further analysis is required to inform a preliminary assessment, including resolution of the identified issues.

<b>Address:</b>	1125-1155 Leslie Street
<b>General area:</b>	Leslie Street and Eglinton Avenue East
<b>Ward:</b>	Don Valley East Ward (16)
<b>Owner (Applicant)</b>	Downing Street Realty Partners, Rowbry Holdings Limited, Crestview Group, Parkview BMW (MHBC)
<b>Site area:</b>	Approximately 6.23 hectares (15.4 acres)
<b>Existing uses:</b>	Existing low-rise commercial and office buildings, mid-rise office buildings, cultural centre, auto dealership



**Submission Date:** July 30, 2021

**Proposal:** Request to redesignate the entirety of Leslie Street *General Employment Area* to *Regeneration Area* to permit residential uses. This includes Conversion Requests No. 016 and No. 033 -1123 Leslie Street and 1121 Leslie Street, respectively.

## OFFICIAL PLAN AND ZONING FRAMEWORK

<b>Urban Structure:</b>	<i>Employment Areas</i> (Map 2)
<b>Designation(s):</b>	<i>General Employment Areas</i> (Map 20)
<b>Area Specific Policies:</b>	N.A.
<b>Zoning By-law:</b>	MC(23)(H) – Industrial Commercial Zone in the Zoning By-law 7625

## SITE CONTEXT AND ADJACENT USES

<b>North:</b>	Corporate head office and surface parking
<b>South:</b>	Existing office and manufacturing facility occupied by financial services business (formerly Wrigley Canada), open green space
<b>East:</b>	Don Mills Trail, low rise commercial buildings, office and businesses
<b>West:</b>	Wilket Creek Park

## PRELIMINARY ASSESSMENT – DRAFT DIRECTION FOR CONSULTATION

Although the Municipal Comprehensive Review (MCR) has not been completed, including the required Land Needs Assessment, Employment Study, peer review of the submitted compatibility/mitigation studies, and public consultation, staff have undertaken a preliminary assessment of Conversion Request No. 068 based on the applicable policy framework and local context.

### Geographically Related Conversion Requests

This conversion request forms part of a series of three requests within the area. Staff will be reviewing the cumulative impacts of all the nearby conversion requests and their potential impacts to the Don Mills Office Focused Area. The nearby conversion requests are:

- 1123 Leslie Street (Conversion Request No. 016)
- 1121 Leslie Street (Conversion Request No. 033)

### Conversion and Removal Policies

The review of conversion requests requires careful consideration and is being conducted by applying the Conversion and Removal Policies for Employment Areas. Staff are assessing proposed conversions of Employment Area lands, both cumulatively and individually, by considering whether: there is a demonstrated need for the conversion(s) to meet the Growth Plan (2020) population targets and/or to mitigate land use conflicts, the lands are required over the long-term for employment purposes, and the City will meet the Growth Plan (2020) forecasts.

Other conversion policy issues that have been identified on a preliminary basis during the review of this conversion request include an assessment of whether or not sufficient parks, libraries, recreation centres and schools exist or are planned within walking

distance for new residents; and the proposed conversion would help to maintain a diverse economic base to accommodate and attract a variety of employment uses and a broad range of employment opportunities in Toronto.

### **Issues Identified**

As part of staff's preliminary review of the submitted conversion request, staff have identified the following issues:

- compatibility with surrounding existing and permitted land uses;
- the need for new infrastructure, streets, parks and local services to support new development and connect it with the surrounding fabric of the City so that it functions as part of the community;
- the need for convenient access to local stores, services, and public service facilities required for complete communities;
- impact upon the capacity and functioning of the transportation network and the movement of goods for existing and future employment uses;
- the lands are isolated from community areas and convenient access to local stores, services, and public service facilities required for complete communities;
- Toronto Ravine and Natural Feature Protection By-law, Toronto Region and Conservation Area, and Natural Heritage System overlays impact portions of the lands and further isolate the lands from the properties to the south;
- the lands are not in proximity to higher-order transit on Eglinton Avenue (Eglinton East LRT);
- the appropriate amount, topography, and depth of lands required to create a complete community;
- securing a significant amount of employment prior to or concurrent with any proposed residential uses;
- ability to provide appropriate buffering and/or separation of employment uses from sensitive land uses, including residential;
- cumulative impact of multiple conversion requests on the overall viability of the *Employment Area* and its planned function;
- balance between jobs and housing to reduce long-distance commuting, encourage travel by transit, walking and cycling, and provide work opportunities for residents of nearby neighbourhoods;
- impact of the removal of a large and key location for employment uses;
- prevention or mitigation of adverse effects from noise, vibration, and emissions, including dust and odour.

### **Preliminary Assessment**

Based on staff's preliminary assessment, the subject lands should be retained as *Employment Areas* and continue to be designated as *General Employment Areas*.

## PRELIMINARY ASSESSMENT OF CONVERSION REQUEST NO. 071

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**Address:** 33-39 Davies Avenue  
**General area:** Queen Street East and Don Valley Parkway  
**Ward:** Toronto-Danforth (14)  
**Owner (Applicant):** First Gulf (Urban Strategies Inc.)  
**Site area:** Approximately  
0.14 hectares (0.35 acres)  
**Existing uses:** Two storey office building and a surface parking lot.



### CONVERSION REQUEST

**Submission Date:** July 30, 2021

**Proposal:** Request to convert the site to *Mixed Use Areas* designation to permit residential uses in a potential 25-storey mixed use development. The site is currently subject to a zoning by-law amendment application for a 19-storey office building: 21 161284 STE 14 OZ

## OFFICIAL PLAN AND ZONING FRAMEWORK

<b>Urban Structure:</b>	<i>Employment Areas</i> (Map 2)
<b>Designation(s):</b>	<i>Core Employment Areas</i> (Map 18)
<b>Area Specific Policies:</b>	Natural Heritage System (Map 9)
<b>Zoning By-law:</b>	Industrial (I2 D3) in the Former Zoning By-law 438-86

## SITE CONTEXT AND ADJACENT USES

<b>North:</b>	2 and 3-storey office buildings (café, industrial event space, office uses and automobile dealerships are beyond)
<b>South:</b>	2-storey office buildings, 5-storey office studio building (mixed use development is beyond)
<b>East:</b>	Joel Weeks Park (3-storey townhouses and 4-storey apartment are beyond)
<b>West:</b>	Don Valley Parkway and the Don River (the Lower Don River Trail, Metrolinx rail corridor and Bayview Avenue are beyond)

## PRELIMINARY ASSESSMENT – DRAFT DIRECTION FOR CONSULTATION

Although the Municipal Comprehensive Review (MCR) has not been completed, including the required Land Needs Assessment, the peer review of the submitted compatibility/mitigation studies, and public consultation, staff have undertaken a preliminary assessment of Conversion Request No. 071 based on the applicable policy framework and local context.

### Geographically Related Conversion Requests

This conversion request forms part of a series of three requests within the area. Staff will be reviewing the cumulative impacts of all the nearby conversion requests and their potential impacts to the Davies Avenue Employment Area. The nearby conversion requests are:

- 9 Davies Avenue, 600 Queen Street East, and 16 Carroll Street (Conversion Request No. 038)
- 11 Davies Avenue (Conversion Request No. 030)

### Conversion and Removal Policies

The review of conversion requests requires careful consideration and is being conducted by applying the Official Plan Conversion and Removal Policies for Employment Areas. Staff are assessing proposed conversions of Employment Area lands, both cumulatively and individually, by considering whether: there is a demonstrated need for the conversion(s) to meet the Growth Plan (2020) population targets and/or to mitigate land use conflicts, the lands are required over the long-term for employment purposes, and the City will meet the Growth Plan (2020) forecasts.



Other conversion policy issues that have been identified on a preliminary basis during the review of this conversion request includes whether the proposed conversion would help to maintain a diverse economic base to accommodate and attract a variety of employment uses to Toronto and consideration of the need for a broad range of employment opportunities to help achieve equity, diversity, and inclusion objectives.

### **Issues Identified**

As part of staff's preliminary review of the submitted conversion request, staff have identified the following issues:

- A part of the lands are within the Lower Don Special Policy Area. Provincial Policy Statement policy 3.1.4 a) directs that any changes to the official plan policies, land use designations or boundaries applying to Special Policy Area lands, must be approved by the Ministers of Municipal Affairs and Housing and Natural Resources and Forestry prior to the municipality approving such changes. Any conversion would require prior approval from the Province.
- The site is in the middle of a larger employment area. Consideration will include whether the proposed conversion would allow for a stable operating environment for existing business and economic activity, as well as consideration of the impact of introducing sensitive uses adjacent to the existing Employment Area.
- Sufficiency of lands, for both current and future needs, for economic functions such as manufacturing, distribution and warehousing;
- Ability to provide a stable and productive operating environment for existing and new businesses and their economic activities.
- Assess whether the conversion would adversely affect the ability to provide opportunities for the clustering of similar or related employment uses. The employment cluster currently has a number of creative studio spaces, and small businesses.
- The cumulative impact of multiple conversion requests on the overall viability of the Employment Area and its planned function.
- Evaluate the impacts on the surrounding successful office employment cluster and potential impacts to the employment uses to the north.
- Davies Avenue is a small, one-way street, assess the implications of the introduction of non-employment uses.
- Determine if the conversion would help maintain a diverse economic base to accommodate and attract a variety of employment uses.
- Currently, a zoning by-law amendment application has been submitted for the site, proposing only office uses.
- Securing the replacement of existing office gross floor area.
- Other issues that may arise as a result of further review and stakeholder engagement.

### **Preliminary Assessment**

Based on staff's preliminary assessment, the subject lands should be retained as employment and be designated as *Core Employment Areas*.

## PRELIMINARY ASSESSMENT OF CONVERSION REQUEST NO. 074

**Address:** 555 Rexdale Boulevard (Woodbine Racetrack)

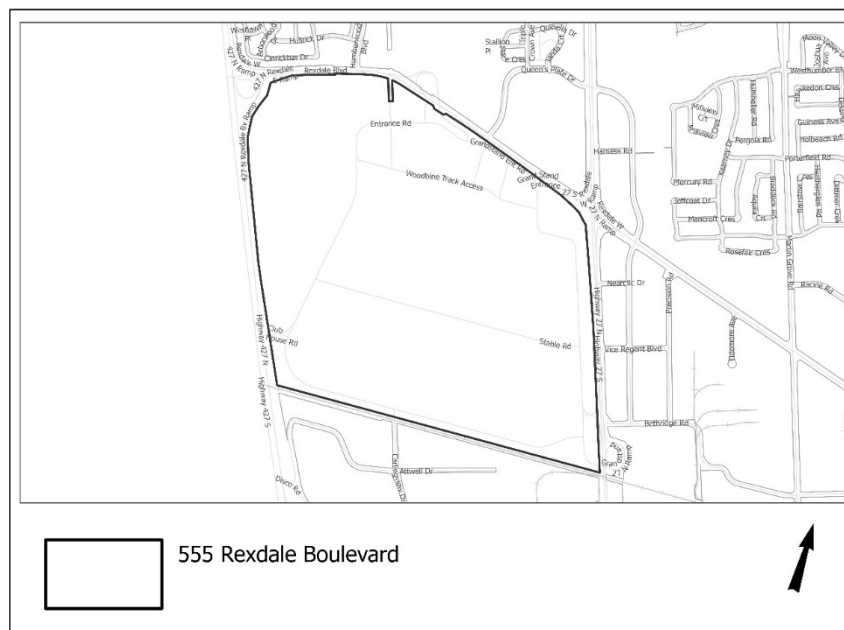
**General area:** South of Rexdale Boulevard, between Highway 427 and Highway 27

**Ward:** Etobicoke North (1)

**Owner (Applicant):** Woodbine Entertainment Group ("WEG")  
(WND Associates Ltd.)

**Site area:** Approximately 265.5 hectares (656 acres)

**Existing uses:** Woodbine Racetrack, Casino Woodbine and ancillary facilities, surface parking and a private road network



### CONVERSION REQUEST

**Submission Date:** July 30, 2021

**Proposal:** Request to redesignate all of the lands from *Core Employment Areas* and *General Employment Areas* to *Regeneration Areas* and/or *Mixed Use Areas* to permit residential uses. The proposal includes 27,649 residential units and 794,000 square metres of non-residential uses.

## OFFICIAL PLAN AND ZONING FRAMEWORK

<b>Urban Structure:</b>	<i>Employment Areas</i> (Map 2)
<b>Designation(s):</b>	<i>Core Employment Areas</i> and <i>General Employment Areas</i> (Map 13)
<b>Area Specific Policies:</b>	Chapter 7 SASP 29, Lester B. Pearson International Airport Operating Area; Chapter 7 SASP 296, Woodbine Racetrack; Chapter 7 SASP 531, Lands in Proximity to Pearson International Airport
<b>Zoning By-law:</b>	Class 2 Industrial (I.C2) in former City of Etobicoke Zoning Code By-law 864-2007 (also subject to Zoning By-laws 1260-2018, 1261-2018 and 500-2021)

## SITE CONTEXT AND ADJACENT USES

<b>North:</b>	Low-rise residential, retail uses and open space with institutional uses beyond
<b>South:</b>	Metrolinx Kitchener GO Corridor and heavy industrial uses with Highway 409 beyond
<b>East:</b>	Highway 27, automobile dealership and repair shops, hotel and retail uses with industrial uses beyond
<b>West:</b>	Highway 427, Toronto Pearson International Airport, the City of Mississauga, and industrial uses

## PRELIMINARY ASSESSMENT – DRAFT DIRECTION FOR CONSULTATION

Although the Municipal Comprehensive Review (MCR) has not been completed, including the required Land Needs Assessment, the peer review of the submitted compatibility/mitigation studies, and public consultation, staff have undertaken a preliminary assessment of Conversion Request No. 074 based on the applicable policy framework and local context.

### Geographically Related Conversion Requests

This conversion request is one of four requests within the same area. In assessing this conversion request, staff is considering the potential cumulative impacts of all of the nearby conversion requests, particularly:

- 330 Queens Plate Drive (Conversion Request No. 49)
- 160 Queens Plate Drive (Conversion Request No. 112)
- 415 Rexdale Boulevard (Conversion Request No. 48)

### Conversion and Removal Policies

The review of conversion requests requires careful consideration and is being conducted by applying the Official Plan Conversion and Removal Policies for *Employment Areas*. Staff are assessing proposed conversions of *Employment Area*

lands, both cumulatively and individually, by considering whether: there is a demonstrated need for the conversion(s) to meet the Growth Plan (2020) population targets and/or to mitigate land use conflicts, the lands are required over the long-term for employment purposes, and the City will meet the Growth Plan (2020) forecasts.

Other conversion policy issues that have been identified on a preliminary basis during the review of this conversion request includes whether the proposed conversion would help to maintain a diverse economic base to accommodate and attract a variety of employment uses to Toronto and consideration of the need for a broad range of employment opportunities to help achieve equity, diversity, and inclusion objectives.

### **Issues Identified**

As part of staff's preliminary review of the conversion request, staff have identified the following issues:

- ability to provide a stable and productive operating environment for existing and new businesses and their economic activities in the Rexdale-Airport *Employment Area*;
- impact of the removal of a large and key location for employment uses;
- cumulative impact of multiple conversion requests on the overall viability of the *Employment Area* and its planned function;
- strategic preservation of employment lands near important transportation infrastructure to facilitate the movement of goods including highway interchanges, rail corridors and airports;
- the lands are internal to an *Employment Area* and surrounded by land that is used for and planned for business and economic activities, including asphalt mixing plants, manufacturers of plastics and glass and other employment uses;
- existing or planned infrastructure to accommodate the proposed conversion;
- sufficient community services and facilities such as parks, libraries, recreation centres and schools exist or are planned within walking distance for new residents;
- cross-jurisdictional issues given the location of the lands in Provincially Significant Employment Zone 14 (Toronto, Peel) and their proximity to Pearson International Airport, the Region of Peel and the City of Mississauga; and
- other issues that may arise as a result of further review and stakeholder engagement.

### **Potential Ministerial Zoning Order**

WEG informed the public during an open house in October 2021 that they are in discussions with the Province and intend on requesting that the Province provide permissions for mixed use developments. The Province has the ability to enact the required zoning to implement their requested conversion of the employment lands through a Ministerial Zoning Order ("MZO").

### **Preliminary Assessment**

At this Preliminary Assessment stage it is not yet known whether this conversion request is supportable. Should the review of this conversion request conclude that a

conversion of the *Employment Areas* could be supported through the MCR, necessary amendments to the Official Plan would include redesignating all or part of the lands to *Regeneration Areas* and introducing area specific policy direction to replace the planning framework in Site and Area Specific Policy 296.

### Necessary Planning Process

The *Regeneration Areas* designation is intended for areas undergoing changes in land uses and unlocking potential while directing growth within the city. The *Regeneration Areas* development criteria require that a framework for new development be set out in a Secondary Plan, and states that development should not proceed prior to approval of a Secondary Plan. The extremely large size of the lands combined with the large scale of proposed development (794,000 square metres of non-residential development and 27,649 residential units) would necessitate the development of a Secondary Plan for the lands to guide the significant growth of a mixed-use community.

Good planning would require that the principles identified regarding the proposed development of the lands be addressed through a policy framework set out in a secondary plan as described below. This guiding policy framework is an instrument that would be required before residential zoning is approved on the lands.

#	PRINCIPLE	NECESSARY PLANNING PROCESS
1	<b>Public Engagement</b>	A detailed engagement strategy and consultation critical path including stakeholders such as resident associations, local businesses and BIAs, NAV Canada, the Greater Toronto Airports Authority, the Region of Peel, City of Mississauga, Toronto and Region Conservation Area, local councillors and others.
2	<b>Transit infrastructure (GO Station)</b>	Policies that secure the delivery and construction of transit infrastructure (e.g. a GO Station and any other appropriate improvements) in advance of providing any new residential and live-work uses permissions on the lands.
3	<b>Phasing Plan</b>	A detailed Phasing Plan that secures the orderly development of the lands in phases and: <ul style="list-style-type: none"> <li>i. requires non-residential development be constructed in each phase, prior to or concurrent with residential development, and</li> <li>ii. includes the use of holding provisions if appropriate to ensure the provision of appropriate infrastructure and services, including transit.</li> </ul>
4	<b>Substantial Gain of Employment GFA and Jobs</b>	Policies that secure the continued use of the lands for employment purposes where employment uses would: <ul style="list-style-type: none"> <li>i. be substantially increased through the development of employment GFA on site,</li> <li>ii. be the primary consideration for each phase of new development,</li> <li>iii. be provided in each phase prior to or concurrent with residential development,</li> <li>iv. be transit-supportive, and</li> </ul>

#	PRINCIPLE	NECESSARY PLANNING PROCESS
		v. expand and support employment uses in the <i>Employment Area</i> .
5	<b>Land Uses</b>	A redesignation of some or all of the lands to <i>Regeneration Areas</i> and an analysis to determine an appropriate distribution of land uses across the lands to support complete communities and include a strong economic development component.
6	<b>Compatibility/ Mitigation</b>	Residential and other sensitive land uses to be appropriately designed, buffered and/or separated from existing and permitted employment uses on the lands, nearby major facilities and the <i>Employment Area</i> lands to the south and east. This planning for residential and other sensitive land uses is to ensure that <i>Employment Areas</i> can continue to be developed for their intended purpose and to prevent or mitigate adverse effects from noise, vibration and emissions. Some examples of impactful major facilities and permitted <i>Employment Area</i> uses located near the lands include: Toronto Pearson Airport, the Kitchener GO Line, two hot mix asphalt plants and a glass manufacturer.  Site and Area Specific Policy 29 prohibits new development for residential and other sensitive land uses in the Pearson International Airport Operating Area, defined as the 30 NEF/NEP noise contour.
7	<b>Transit- supportive Complete Communities</b>	Policies that require: <ul style="list-style-type: none"> <li>i. development to increase transit ridership and not preclude future transit-oriented development,</li> <li>ii. resulting residential and employment densities to achieve and prioritize direct and safe active transportation and transit use in accordance with the Growth Plan and in consideration of the proposed Woodbine GO station,</li> <li>ii. an analysis of funding options for the future extension of the Finch LRT be included within the planning and development framework for the site, and</li> <li>v. a comprehensive parking strategy be developed for the entire site including the transit station.</li> </ul>
8	<b>Transportation Network Implementation</b>	A Transportation Master Plan to achieve a complete public street network that improves transit accessibility, cycling infrastructure, pedestrian pathways and connectivity between the surrounding area, businesses and transit options including a proposed Woodbine GO station, and extension of Finch West LRT. The TMP should consider traffic impacts on-site and within the surrounding transportation network, including Hwy 427.
9	<b>Servicing Plan</b>	A Servicing Master Plan to set out required infrastructure to service the increased planned intensification of uses and address phasing and final build out. Prior to any development, a servicing plan and phasing strategy related to water, sanitary, stormwater, hydro, etc. would need to be developed and approved by the City.
10	<b>Affordable Housing</b>	An affordable housing policy framework to secure the provision of affordable housing as a priority for development of the lands.

#	PRINCIPLE	NECESSARY PLANNING PROCESS
11	<b>Parks and Open Spaces Network</b>	An open space network to identify locations and types of new public parks and other on-site open spaces.
12	<b>Community infrastructure</b>	<p>A Community Services and Facilities Plan to identify the community infrastructure to service the lands and surrounding community. This infrastructure may include, but not be limited to a new community centre, new schools, daycares, public libraries and others. Extensive engagement with the district school boards would be needed to achieve an alignment with long-term program and accommodation strategies.</p> <p>An assessment of implications on the implementation of the existing Rexdale-Casino Woodbine Community Benefits Agreement, and implications on any future development and the need to provide the necessary community benefits.</p>
13	<b>Sustainable Development</b>	Development would need to apply an innovative approach to the sustainable design of buildings, landscapes and infrastructure and implement the City's net zero greenhouse gas emissions targets, be climate resilient and meet the highest levels of the Toronto Green Standard through energy and water-efficient buildings, local energy distribution systems, renewable energy sources, and landscapes that absorb and retain stormwater and enhance biodiversity.
14	<b>Urban Design &amp; Neighbourhood Compatibility</b>	<p>Building and community design will need to:</p> <ul style="list-style-type: none"> <li>i. consider the relationship, transition and/or connections to existing established neighbourhoods and the remainder of the <i>Employment Area</i>, and</li> <li>ii. implement new and existing development guidelines including but not limited to the Townhouse and Low-Rise Apartment, Mid-Rise Building and Tall Building Design Guidelines, Growing Up Guidelines, and Pet Friendly Guidelines.</li> <li>iii. be reviewed by the Toronto Design Review Panel throughout the planning process.</li> </ul>

## PRELIMINARY ASSESSMENT OF CONVERSION REQUEST NO. 083

**Address:** 347, 357, 375 Kennedy Road

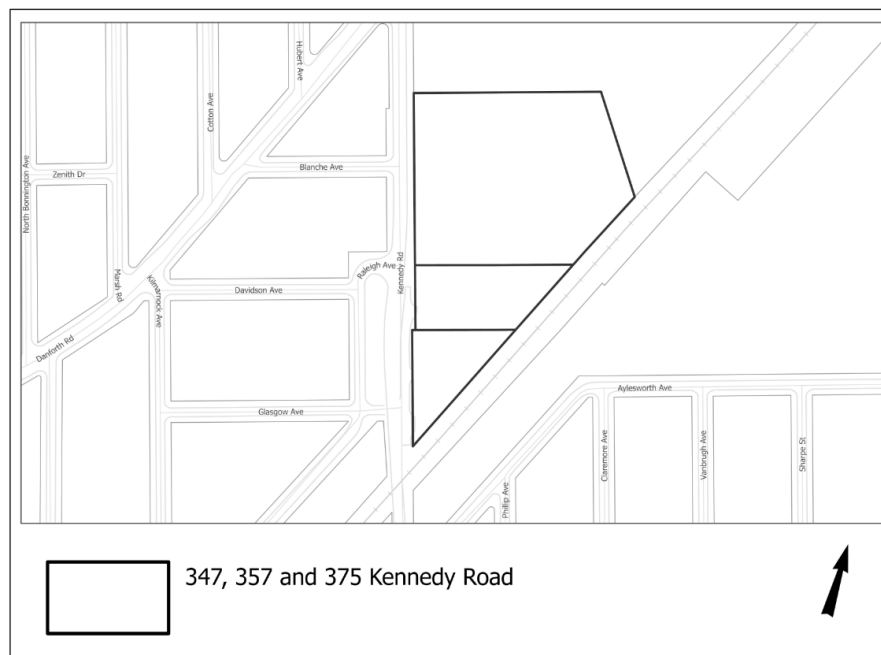
**General area:** St.Clair Avenue East and Kennedy Road

**Ward:** Scarborough Southwest (20)

**Owner (Applicant):** Laurier Paradise CC375 Inc  
(Bousfields Inc.)

**Site area:** Approximately 4.3 hectares (10.6 acres)

**Existing uses:** The site is currently occupied by three warehousing buildings, constructed between 1950 and 1970:  
347 Kennedy Road: a warehouse building;  
357 Kennedy Road: a warehouse, office, and storage building, occupied by a moving company; and,  
375 Kennedy Road: warehouse building, occupied by a skin care wholesaler and a furniture rental company



### CONVERSION REQUEST

**Submission Date:** August 3, 2021

**Proposal:** Request to redesignate all of the lands from *General Employment Areas* to *Mixed Use Areas* to permit residential (Application File Number 21 235806 ESC 20 OZ)



## OFFICIAL PLAN AND ZONING FRAMEWORK

<b>Urban Structure:</b>	<i>Employment Areas</i> (Map 2)
<b>Designation(s):</b>	<i>General Employment Areas</i> (Map 20)
<b>Area Specific Policies:</b>	N.A.
<b>Zoning By-law:</b>	City of Toronto Zoning By-law 569-2013 – Employment Industrial Zone (E)

## SITE CONTEXT AND ADJACENT USES

<b>North:</b>	The building is occupied by a health food distribution company that features office uses, a warehouse, and a loading area
<b>South:</b>	Rail corridor directly adjacent to the lands with residential on the other side of the rail
<b>East:</b>	Two large format industrial buildings and associated surface parking, yard, outdoor storage and landscaped areas
<b>West:</b>	South west includes lands fronting Raleigh Avenue and adjacent to the rail corridor are occupied by a number of commercial properties, generally consisting of automotive service uses, as well as several small-scale studios, manufacturing and warehousing operations. West of the more northern portion of the lands includes low rise residential

## PRELIMINARY ASSESSMENT – DRAFT DIRECTION FOR CONSULTATION

Although the Municipal Comprehensive Review (MCR) has not been completed, including the required Land Needs Assessment, the peer review of the submitted compatibility/mitigation studies, and public consultation, staff have undertaken a preliminary assessment of Conversion Request No.083 based on the applicable policy framework and local context.

In addition, an Official Plan Amendment to convert from *General Employment Areas* to *Mixed Use Areas* was submitted on these lands on November 6, 2021.

### Geographically Related Conversion Requests

This conversion request is one of three requests within the same area. In assessing this conversion request, staff is considering the potential cumulative impacts of all of the nearby conversion requests, particularly:

- 641, 661, 663 Danforth Road (Conversion Request No. 003)
- 399 Kennedy Road (Conversion Request No.065)

### Conversion and Removal Policies

The review of conversion requests requires careful consideration and is being conducted by applying the Official Plan Conversion and Removal Policies for

*Employment Areas.* Staff are assessing proposed conversions of *Employment Area* lands, both cumulatively and individually, by considering whether: there is a demonstrated need for the conversion(s) to meet the Growth Plan (2020) population targets and/or to mitigate land use conflicts, the lands are required over the long-term for employment purposes, and the City will meet the Growth Plan (2020) forecasts.

Other conversion policy issues that have been identified on a preliminary basis during the review of this conversion request includes whether the proposed conversion would help to maintain a diverse economic base to accommodate and attract a variety of employment uses to Toronto and consideration of the need for a broad range of employment opportunities to help achieve equity, diversity, and inclusion objectives.

### **Issues Identified**

As part of staff's preliminary review of the conversion request, staff have identified the following issues:

- Completion of a local area study to determine which lands could be converted and which lands to be retained;
- Proximity and access to the existing GO station and proposed station upgrades,
- Impact upon the capacity and functioning of the transportation network;
- Cumulative impact of multiple conversion requests on the overall viability of the *Employment Area* and its planned function; and
- Other issues that may arise as a result of further review and stakeholder engagement.

### **Preliminary Assessment**

Based on staff's preliminary review, further analysis is required to inform a preliminary assessment, including resolution of the identified issues.

## PRELIMINARY ASSESSMENT OF CONVERSION REQUEST NO. 084

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**Address:** 1911, 1921 Eglinton Avenue East  
**General area:** Eglinton Avenue East and Warden Avenue  
**Ward:** Scarborough Southwest (20)  
**Owner (Applicant):** Samuel Sarick Ltd  
(Macaulay Shiomi Howson Ltd.)  
**Site area:** Approximately 3.9 hectares (9.6 acres)  
**Existing uses:** There are two large floorplate buildings located on the Site and are occupied by the Provincial Ontario Courts of Justice (the “Courts”), along with a mix of commercial and retail uses. The Site is currently utilized in part by the Courts facility (west side)



### CONVERSION REQUEST

**Submission Date:** August 3, 2021

**Proposal:** Request to redesignate the lands from *General Employment Areas* to *Mixed Use Areas*

## OFFICIAL PLAN AND ZONING FRAMEWORK

<b>Urban Structure:</b>	<i>Employment Areas</i> (Map 2) / <i>Employment Districts</i> (Map 2) – OPA 231 Appeal Site
<b>Designation(s):</b>	<i>General Employment Areas</i> (Map 20)/ <i>Employment Areas</i> (Map 20) – OPA 231 Appeal Site
<b>Area Specific Policies:</b>	Golden Mile Secondary Plan; Chapter 7 SASP 129
<b>Zoning By-law:</b>	Former Scarborough Employment Districts Zoning By-Law 24982 Office Uses Zone (OU)

## SITE CONTEXT AND ADJACENT USES

<b>North:</b>	Auto dealership, office, and a variety of commercial uses including a bank, grocery store, clothing store, department stores and restaurants
<b>South:</b>	Surface parking, variety of commercial uses including restaurants, clothing stores, a hardware store and big box stores
<b>East:</b>	Toronto water tower and a variety of car dealerships and automotive uses
<b>West:</b>	Large format retail

## PRELIMINARY ASSESSMENT – DRAFT DIRECTION FOR CONSULTATION

Although the Municipal Comprehensive Review (MCR) has not been completed, including the required Land Needs Assessment, the peer review of the submitted compatibility/mitigation studies, and public consultation, staff have undertaken a preliminary assessment of Conversion Request No.084 based on the applicable policy framework and local context.

### Geographically Related Conversion Requests

This conversion request is one of three requests within the same area. In assessing this conversion request, staff is considering the potential cumulative impacts of all of the nearby conversion requests, particularly:

- 2001, 2007, 2043, and 2201 Eglinton Avenue East (Conversion Request No. 043)
- 1941 Eglinton Avenue East and lands generally bounded by Eglinton Avenue East, Warden Avenue, Civic Road, and Prudham Gate (Conversion Request No.067)

### Conversion and Removal Policies

The review of conversion requests requires careful consideration and is being conducted by applying the Official Plan Conversion and Removal Policies for *Employment Areas*. Staff are assessing proposed conversions of *Employment Area* lands, both cumulatively and individually, by considering whether: there is a demonstrated need for the conversion(s) to meet the Growth Plan (2020) population

targets and/or to mitigate land use conflicts, the lands are required over the long-term for employment purposes, and the City will meet the Growth Plan (2020) forecasts.

Other conversion policy issues that have been identified on a preliminary basis during the review of this conversion request includes whether the proposed conversion would help to maintain a diverse economic base to accommodate and attract a variety of employment uses to Toronto and consideration of the need for a broad range of employment opportunities to help achieve equity, diversity, and inclusion objectives.

### **Issues Identified**

As part of staff's preliminary review of the conversion request, staff have identified the following issues:

- Resolution of the site specific appeal to Official Plan Amendment No. 231 regarding the lands, to which the Growth Plan (2006) is applicable and the Ontario Land Tribunal is the approval authority;
- City Council's direction that sets a long term planning framework for the area as set out in the Golden Mile Secondary Plan that plans for intensification and growth in residents and jobs;
- Resolution of the site specific appeal to the Golden Mile Secondary Plan regarding the lands where the Ontario Land Tribunal is the approval authority;
- Cumulative impact of multiple conversion requests on the overall viability of the Employment Area and its planned function;
- Impact upon the capacity and functioning of the transportation network and the movement of goods for existing and future employment uses;
- Nearby environmental compliance approvals;
- Compatibility with surrounding existing and permitted land uses,
- Proposed development in the area; and
- Other issues that may arise as a result of further review and stakeholder engagement.

### **Preliminary Assessment**

Based on staff's preliminary review, further analysis is required to inform a preliminary assessment, including resolution of the identified issues.

## PRELIMINARY ASSESSMENT OF CONVERSION REQUEST NO. 092

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**Address:** 629 Eastern Avenue

**General area:** Eastern Avenue and Carlaw Avenue

**Ward:** Toronto-Danforth (14)

**Owner (Applicant):** Smart Centres – Eastern Avenue Developments Limited.  
(MHBC Planning, Urban Design & Landscape Architecture)

**Site area:** Approximately 3.66 hectares (9 acres)

**Existing uses:** Revival 629 Film Studio, two low-rise office buildings, surface parking, and trailer truck parking



### CONVERSION REQUEST

**Submission Date:** August 3, 2021

**Proposal:** Request to facilitate a mixed-use development, including residential, office and retail uses.

## OFFICIAL PLAN AND ZONING FRAMEWORK

<b>Urban Structure:</b>	<i>Employment Areas</i> (Map 2)
<b>Designation(s):</b>	<i>Core Employment Areas</i> (Maps 18 and 21)
<b>Area Specific Policies:</b>	Lower Don Special Policy Area (Map 11)
<b>Zoning By-law:</b>	Industrial (I2 D5) in the Former Zoning By-law 438-86; Employment Industrial (E 5.0) in the City-wide Zoning By-law 569-2013

## SITE CONTEXT AND ADJACENT USES

<b>North:</b>	Low-rise residential and institutional uses
<b>South:</b>	Lower Don Recreational Trail (Lake Shore Boulevard East and the Port Lands are beyond)
<b>East:</b>	Vacant low-rise office and parking lot (future GM Mobility Campus) (Grocery stores, Canada Post's South Central Letter Processing Plant and surface parking are beyond)
<b>West:</b>	Television and film production studios, surface parking (Automobile and auto repair shops are beyond)

## PRELIMINARY ASSESSMENT – DRAFT DIRECTION FOR CONSULTATION

Although the Municipal Comprehensive Review (MCR) has not been completed, including the required Land Needs Assessment, the peer review of the submitted compatibility/mitigation studies, and public consultation, staff have undertaken a preliminary assessment of Conversion Request No. 092 based on the applicable policy framework and local context.

### Geographically Related Conversion Requests

This conversion request forms part of a series of three requests within the area. Staff will be reviewing the cumulative impacts of all the nearby conversion requests and their potential impacts to the South of Eastern Employment Area. The nearby conversion requests are:

- 21 Don Valley Parkway, 30 Booth Avenue, and 375-385 Eastern Avenue (East Harbour) (Conversion Request No. 041)
- 17 Leslie Street (Conversion Request No. 055)
- 65, 87 Heward Avenue (Conversion Request No. 127)

### Conversion and Removal Policies

The review of conversion requests requires careful consideration and is being conducted by applying the Official Plan Conversion and Removal Policies for Employment Areas. Staff are assessing proposed conversions of Employment Area lands, both cumulatively and individually, by considering whether: there is a

demonstrated need for the conversion(s) to meet the Growth Plan (2020) population targets and/or to mitigate land use conflicts, the lands are required over the long-term for employment purposes, and the City will meet the Growth Plan (2020) forecasts.

Other conversion policy issues that have been identified on a preliminary basis during the review of this conversion request includes whether the proposed conversion would help to maintain a diverse economic base to accommodate and attract a variety of employment uses to Toronto and consideration of the need for a broad range of employment opportunities to help achieve equity, diversity, and inclusion objectives.

### **Issues Identified**

As part of staff's preliminary review of the submitted conversion request, staff have identified the following issues:

- The lands are within the Lower Don Special Policy Area. Provincial Policy Statement policy 3.1.4 a) directs that any changes to the official plan policies, land use designations or boundaries applying to Special Policy Area lands, must be approved by the Ministers of Municipal Affairs and Housing and Natural Resources and Forestry prior to the municipality approving such changes. Any conversion would require prior approval from the Province.
- On December 1, 2021, Economic and Community Development Committee adopted direction from the Film, Television and Digital Media Advisory Board, acknowledging the importance of the existing Official Plan *Employment Area* designations in the South of Eastern Employment Area to the protection of existing and development of new studio and production space across the City <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.EC26.14>.
- Whether the proposed conversion would adversely affect the overall viability of the South of Eastern Employment Area and allow for a stable operating environment for businesses to be maintained.
- The lands are internal to an *Employment Area* and are surrounded by land that is used for and planned for business and economic activities, including film and production uses, manufacturing, distribution and warehousing.
- Sufficiency of lands, for both current and future needs, for economic functions such as manufacturing, distribution and warehousing;
- Ability to provide a stable and productive operating environment for existing and new businesses and their economic activities.
- Assess whether the conversion would adversely affect the ability to provide opportunities for the clustering of similar or related employment uses.
- The cumulative impact of multiple conversion requests on the overall viability of the Employment Area and its planned function.
- Employment lands are being strategically preserved near important transportation infrastructure to facilitate the movement of goods including highway interchanges, rail corridors and airports.
- Assess the impact of the removal of a large and key location for employment uses.
- Understand whether there would be the provision of a variety of land parcel sizes to accommodate a range of permitted employment uses.



- Existing or planned infrastructure can accommodate the proposed conversion.
- Sufficient community services and facilities such as parks, libraries, recreation centres and schools exist or are planned within walking distance for new residents.
- Other issues that may arise as a result of further review and stakeholder engagement.

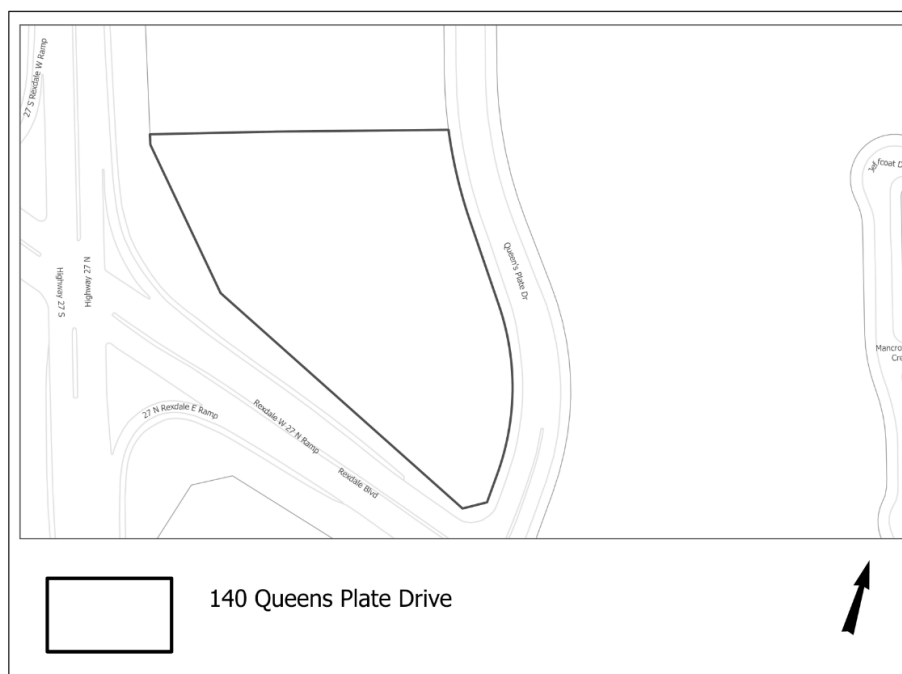
### **Preliminary Assessment**

Based on staff's preliminary assessment, the subject lands should be retained as employment and be designated as *Core Employment Areas*.

## PRELIMINARY ASSESSMENT OF CONVERSION REQUEST NO. 112

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**Address:** 160 Queens Plate Drive  
**General area:** Rexdale Boulevard and Highway 27  
**Ward:** Etobicoke-North (1)  
**Owner (Applicant):** Queen's Plate Limited (Bousfields Inc.)  
**Site area:** Approximately 2.13 hectares (5.26 acres)  
**Existing uses:** Vacant



### CONVERSION REQUEST

**Submission Date:** July 30, 2021

**Proposal:** Request to redesignate all of the lands from *General Employment Areas* to *Mixed Use Areas* to permit residential uses.

## OFFICIAL PLAN AND ZONING FRAMEWORK

<b>Urban Structure:</b>	<i>Employment Areas</i> (Map 2)
<b>Designation(s):</b>	<i>General Employment Areas</i> (Map 13)
<b>Area Specific Policies:</b>	Chapter 7 SASP 29, Lester B. Pearson International Airport Operating Area; Chapter 7 SASP 531, Lands in Proximity to Pearson International Airport
<b>Zoning By-law:</b>	Class 1 Industrial (I.C1) in former City of Etobicoke Zoning Code

## SITE CONTEXT AND ADJACENT USES

<b>North:</b>	Retail, service, restaurant and fitness centre uses
<b>South:</b>	Vehicle rental, hotel, restaurant, office and service uses
<b>East:</b>	Office and self-storage uses
<b>West:</b>	Casino Woodbine, retail, service and restaurant uses

## PRELIMINARY ASSESSMENT – DRAFT DIRECTION FOR CONSULTATION

Although the Municipal Comprehensive Review (MCR) has not been completed, including the required Land Needs Assessment, the peer review of the submitted compatibility/mitigation studies, and public consultation, staff have undertaken a preliminary assessment of Conversion Request No. 112 based on the applicable policy framework and local context.

### Geographically Related Conversion Requests

This conversion request is one of four requests within the same area. In assessing this conversion request, staff is considering the potential cumulative impacts of all of the nearby conversion requests, particularly:

- 415 Rexdale Boulevard (Conversion Request No. 48)
- 330 Queens Plate Drive (Conversion Request No. 49)
- 555 Rexdale Boulevard (Conversion Request No. 74)

### Conversion and Removal Policies

The review of conversion requests requires careful consideration and is being conducted by applying the Official Plan Conversion and Removal Policies for *Employment Areas*. Staff are assessing proposed conversions of *Employment Area* lands, both cumulatively and individually, by considering whether: there is a demonstrated need for the conversion(s) to meet the Growth Plan (2020) population targets and/or to mitigate land use conflicts, the lands are required over the long-term for employment purposes, and the City will meet the Growth Plan (2020) forecasts.

Other conversion policy issues that have been identified on a preliminary basis during the review of this conversion request includes whether the proposed conversion would

help to maintain a diverse economic base to accommodate and attract a variety of employment uses to Toronto and consideration of the need for a broad range of employment opportunities to help achieve equity, diversity, and inclusion objectives.

### **Issues Identified**

As part of staff's preliminary review of the conversion request, staff have identified the following issues:

- cumulative impact of multiple conversion requests on the overall viability of the *Employment Area* and its planned function;
- the location of the lands in the Pearson International Airport Operating Area where the development of residential and other sensitive land uses is prohibited on vacant lands that are 2 hectares in area or larger given noise impacts from aircraft using the airport;
- the lands are internal to an *Employment Area* and surrounded by land that is used for and planned for business and economic activities;
- compatibility and/or appropriateness of the proposed mitigation measures with surrounding permitted land uses;
- sufficient community services and facilities such as parks, libraries, recreation centres and schools exist or are planned within walking distance for new residents;
- the lack of higher order transit in proximity to the lands to service the proposal;
- removal of a key location for employment uses; and
- other issues that may arise as a result of further review and stakeholder engagement.

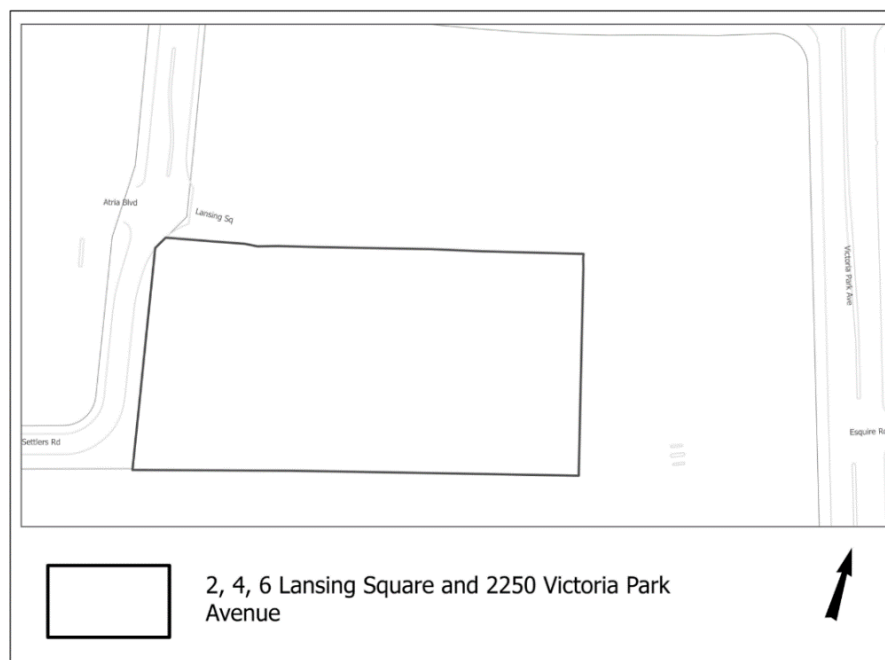
### **Preliminary Assessment**

Based on staff's preliminary assessment, the lands should be retained as *Employment Areas* and continue to be designated as *General Employment Areas*.

## PRELIMINARY ASSESSMENT OF CONVERSION REQUEST NO. 113

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**Address:** 2, 4, 6 Lansing Square and 2550 Victoria Park Avenue  
**General area:** Sheppard Avenue and Victoria Park Avenue  
**Ward:** Don Valley North Ward (17)  
**Owner (Applicant):** Elad Canada Realty Inc. (Bousfields Inc.)  
**Site area:** 1.35 hectares (3.36 acres)  
**Existing uses:** Surface parking lot for office buildings located on the larger landholding.



### CONVERSION REQUEST

**Submission Date:** March 8, 2021 and August 31, 2021

**Proposal:** Request to redesignate from *General Employment Areas* to *Mixed Use Areas* to permit residential uses.

## OFFICIAL PLAN AND ZONING FRAMEWORK

<b>Urban Structure:</b>	<i>Employment Areas and Mixed-Use</i> (Map 2)
<b>Designation(s):</b>	<i>General Employment Areas and Mixed-Use Areas</i> (Map 19)
<b>Area Specific Policies:</b>	ConsumersNext Secondary Plan; Sheppard and Victoria Park Node (Map 35); Chapter 7 SASP 386
<b>Zoning By-law:</b>	MO Industrial-Office Business Park

## SITE CONTEXT AND ADJACENT USES

<b>North:</b>	Office towers and planned mixed use development
<b>South:</b>	Surface parking, warehouse, Enbridge Fleet & Equipment Maintenance Garage, Enbridge office building, Direct Fuel Cell-Energy Recovery Generation
<b>East:</b>	Offices, parking
<b>West:</b>	Offices, American Express head office, private school in office building

## PRELIMINARY ASSESSMENT – DRAFT DIRECTION FOR CONSULTATION

Although the Municipal Comprehensive Review has not been completed, including the required Land Needs Assessment, Employment Study, peer review of the submitted compatibility/mitigation studies, and public consultation, staff have undertaken a preliminary assessment of Conversion Request No. 021 based on the applicable policy framework and local context.

### Geographically Related Conversion Requests

This conversion request forms part of a series of five requests within the area. Staff will be reviewing the cumulative impacts of all the nearby conversion requests and their potential impacts to the Consumers Road Business Park. The nearby conversion requests are:

- 1 Heron's Hill Way (Conversion Request No. 001)
- 279 and 285 Yorkland Boulevard (Conversion Request No. 021)
- 185 Yorkland Boulevard (Conversion Request No. 123)
- 55 Hallcrown Place (Conversion Request No. 125)

### Conversion and Removal Policies

The review of conversion requests requires careful consideration and is being conducted by applying the Conversion and Removal Policies for Employment Areas. Staff are assessing proposed conversions of Employment Area lands, both cumulatively and individually, by considering whether: there is a demonstrated need for the conversion(s) to meet the Growth Plan (2020) population targets and/or to mitigate land use conflicts, the lands are required over the long-term for employment purposes, and the City will meet the Growth Plan (2020) employment forecasts.

Other conversion policy issues that have been identified on a preliminary basis during the review of this conversion request include an assessment of whether or not sufficient parks, libraries, recreation centres and schools exist or are planned within walking distance for new residents; and the proposed conversion would help to maintain a diverse economic base to accommodate and attract a variety of employment uses and a broad range of employment opportunities in Toronto.

## Issues Identified

As part of staff's preliminary review of the submitted conversion request, staff have identified the following issues:

- City Council's direction sets a long term planning framework for the area as set out in the ConsumersNext Secondary Plan, following the ConsumersNext local planning study that plans for intensification and growth in residents and jobs;
- the ConsumersNext Secondary Plan came into effect recently (April 2021) and has not yet passed its two-year anniversary. Amendments to the secondary plan are only allowed by the *Planning Act* to be permitted at this time when Council adopts a resolution;
- the Secondary Plan is a vision for future growth and sets the long term character in the area and priorities for development. ConsumersNext identified and retained this site as *General Employment Areas* and the proposal does not reflect the Secondary Plan vision;
- compatibility with surrounding existing and permitted land uses;
- the creation of a precedent for further conversions of lands in the *Employment Area*, and diminishing the supply of local land for office park, *Employment Area* uses;
- the cumulative impact of multiple conversion requests on the overall viability of the *Employment Area* and its planned function;
- the ability to provide a stable and productive operating environment for existing and new businesses and their economic activities;
- Securing a significant amount of employment prior to or concurrent with any proposed residential uses;
- the certainty and timing of the proposed Consumers Road and Victoria Park stops as part of the potential Sheppard East LRT;
- the area is a successful, viable, functioning office park;
- the area is currently one of the largest concentrations of office workers outside of downtown;
- Impact on the capacity and functioning of the transportation network and the movement of goods for existing and future employment uses;
- prevention or mitigation of adverse effects from noise, vibration, and emissions, including dust and odour; and
- ability to provide appropriate buffering and/or separation of employment uses from sensitive land uses, including residential.

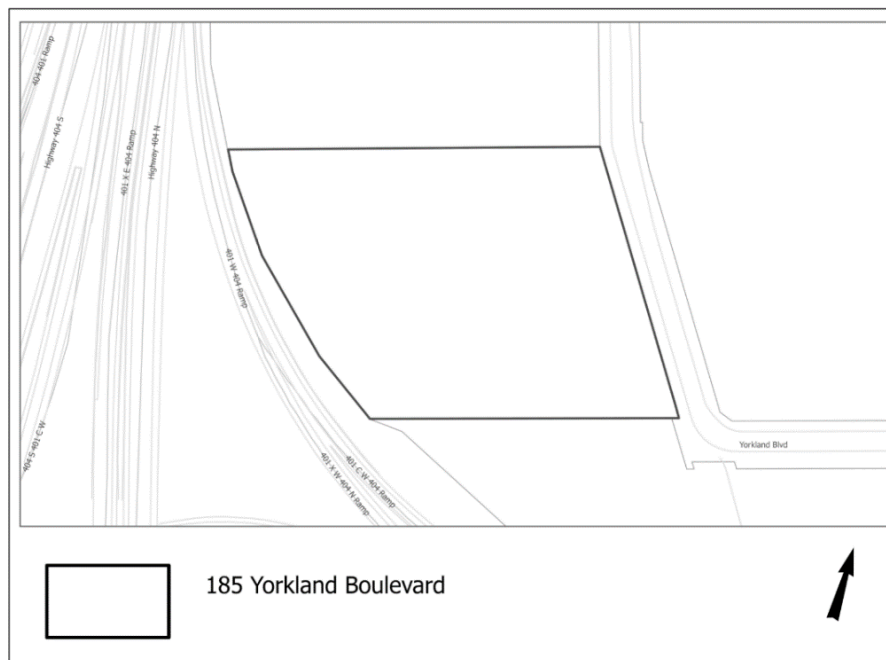
## Preliminary Assessment

Based on staff's preliminary assessment, the subject lands should be retained as *Employment Areas* and continue to be designated as *General Employment Areas*.

## PRELIMINARY ASSESSMENT OF CONVERSION REQUEST NO. 123

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**Address:** 185 Yorkland Boulevard  
**General area:** Sheppard Avenue East and Highway 404  
**Ward:** Don Valley North Ward (17)  
**Owner (Applicant):** 2608838 Ontario Inc. (Sunray Group) (Bennett Jones)  
**Site area:** 2.32 hectares (5.73 acres)  
**Existing uses:** Existing 10-storey hotel and surface parking.



### CONVERSION REQUEST

**Submission Date:** July 30, 2021 and September 3, 2021

**Proposal:** Request to redesignate the lands from *General Employment Areas* to *Mixed Use Areas* in order to permit residential uses.



## OFFICIAL PLAN AND ZONING FRAMEWORK

<b>Urban Structure:</b>	<i>Employment Areas</i> (Map 2)
<b>Designation(s):</b>	<i>General Employment Areas</i> (Map 19)
<b>Area Specific Policies:</b>	ConsumersNext Secondary Plan; Highway Edge District (Map 35); Chapter 7 SASP 386
<b>Zoning By-law:</b>	MO(9) Industrial-Office Business Park

## SITE CONTEXT AND ADJACENT USES

<b>North:</b>	Three office towers
<b>South:</b>	Automobile dealership (Audi)
<b>East:</b>	Offices, place of worship, warehouse
<b>West:</b>	Highway 404

## PRELIMINARY ASSESSMENT – DRAFT DIRECTION FOR CONSULTATION

Although the Municipal Comprehensive Review has not been completed, including the required Land Needs Assessment, Employment Study, peer review of the submitted compatibility/mitigation studies, and public consultation, staff have undertaken a preliminary assessment of Conversion Request No. 123 based on the applicable policy framework and local context.

### Geographically Related Conversion Requests

This conversion request forms part of a series of five requests within the area. Staff will be reviewing the cumulative impacts of all the nearby conversion requests and their potential impacts to the Consumers Road Business Park. The nearby conversion requests are:

- 1 Heron's Hill Way (Conversion Request No. 001)
- 279 and 285 Yorkland Boulevard (Conversion Request No. 021)
- 2550 Victoria Park Avenue (Conversion Request No. 113)
- 55 Hallcrown Place (Conversion Request No. 125)

### Conversion and Removal Policies

The review of conversion requests requires careful consideration and is being conducted by applying the Conversion and Removal Policies for Employment Areas. Staff are assessing proposed conversions of Employment Area lands, both cumulatively and individually, by considering whether: there is a demonstrated need for the conversion(s) to meet the Growth Plan (2020) population targets and/or to mitigate land use conflicts, the lands are required over the long-term for employment purposes, and the City will meet the Growth Plan (2020) employment forecasts.

Other conversion policy issues that have been identified on a preliminary basis during the review of this conversion request include an assessment of whether or not sufficient

parks, libraries, recreation centres and schools exist or are planned within walking distance for new residents; and the proposed conversion would help to maintain a diverse economic base to accommodate and attract a variety of employment uses and a broad range of employment opportunities in Toronto.

## Issues Identified

As part of staff's preliminary review of the submitted conversion request, staff have identified the following issues:

- City Council's direction sets a long term planning framework for the area as set out in the ConsumersNext Secondary Plan, following the ConsumersNext local planning study that plans for intensification and growth in residents and jobs;
- the ConsumersNext Secondary Plan came into effect recently (April 2021) and has not yet passed its two-year anniversary. Amendments to the secondary plan are only allowed by the *Planning Act* to be permitted at this time when Council adopts a resolution;
- the Secondary Plan is a vision for future growth and sets the long term character in the area and priorities for development. ConsumersNext identified and retained this site as *General Employment Areas* and the proposal does not reflect the Secondary Plan vision;
- the lands are internal to an *Employment Area* and are surrounded by land that is used for and planned for business and economic activities;
- compatibility with surrounding existing and permitted land uses;
- the creation of a precedent for further conversions of lands in the *Employment Area*, and diminishing the supply of local land for office park, *Employment Area* uses;
- the cumulative impact of multiple conversion requests on the overall viability of the *Employment Area* and its planned function;
- the ability to provide a stable and productive operating environment for existing and new businesses and their economic activities;
- securing a significant amount of employment prior to or concurrent with any proposed residential uses;
- the certainty and timing of the proposed Consumers Road and Victoria Park stops as part of the potential Sheppard East LRT;
- the area is a successful, viable, functioning office park;
- the area is currently one of the largest concentrations of office workers outside of downtown;
- provision of a variety of land parcel sizes to accommodate a range of permitted employment uses;
- prevention or mitigation of adverse effects from noise, vibration, and emissions, including dust and odour;
- impact on the capacity and functioning of the transportation network and the movement of goods for existing and future employment uses.

## Preliminary Assessment

Based on staff's preliminary assessment, the subject lands should be retained as *Employment Areas* and continue to be designated as *General Employment Areas*.

## PRELIMINARY ASSESSMENT OF CONVERSION REQUEST NO. 125

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**Address:** 55 Hallcrown Place  
**General area:** Victoria Park Ave and Highway 404  
**Ward:** Don Valley North Ward (17)  
**Owner (Applicant):** 2447496 Ontario Inc. (Bennett Jones)  
**Site area:** 1.42 hectares (3.51 acres)  
**Existing uses:** Existing 9-storey hotel



### CONVERSION REQUEST

**Submission Date:** Jul 29, 2021 and September 3, 2021

**Proposal:** Request to redesignate from *General Employment Areas* to *Mixed Use Areas* to permit residential uses.

## OFFICIAL PLAN AND ZONING FRAMEWORK

<b>Urban Structure:</b>	<i>Employment Areas</i> (Map 2)
<b>Designation(s):</b>	<i>General Employment Areas</i> (Map 19)
<b>Area Specific Policies:</b>	ConsumersNext Secondary Plan; Highway Edge District (Map 35); Chapter 7 SASP 386
<b>Zoning By-law:</b>	MO(7) Industrial-Office Business Park

## SITE CONTEXT AND ADJACENT USES

<b>North:</b>	School (A.R.S. Armenian School), place of worship (St. Mary Armenian Apostolic Church)
<b>South:</b>	Highway 401
<b>East:</b>	Victoria Park Ave Highway 401 on-ramp and overpass
<b>West:</b>	Community centre (Armenian Youth Centre), structured parking, large industrial warehouse building and ancillary offices

## PRELIMINARY ASSESSMENT – DRAFT DIRECTION FOR CONSULTATION

Although the Municipal Comprehensive Review has not been completed, including the required Land Needs Assessment, Employment Study, peer review of the submitted compatibility/mitigation studies, and public consultation, staff have undertaken a preliminary assessment of Conversion Request No. 125 based on the applicable policy framework and local context.

### Geographically Related Conversion Requests

This conversion request forms part of a series of five requests within the area. Staff will be reviewing the cumulative impacts of all the nearby conversion requests and their potential impacts to the Consumers Road Business Park. The nearby conversion requests are:

- 1 Heron's Hill Way (Conversion Request No. 001)
- 279 and 285 Yorkland Boulevard (Conversion Request No. 021)
- 2550 Victoria Park Avenue (Conversion Request No. 113)
- 185 Yorkland Boulevard (Conversion Request No. 123)

### Conversion and Removal Policies

The review of conversion requests requires careful consideration and is being conducted by applying the Conversion and Removal Policies for Employment Areas. Staff are assessing proposed conversions of Employment Area lands, both cumulatively and individually, by considering whether: there is a demonstrated need for the conversion(s) to meet the Growth Plan (2020) population targets and/or to mitigate land use conflicts, the lands are required over the long-term for employment purposes, and the City will meet the Growth Plan (2020) employment forecasts.

Other conversion policy issues that have been identified on a preliminary basis during the review of this conversion request include an assessment of whether or not sufficient parks, libraries, recreation centres and schools exist or are planned within walking distance for new residents; and the proposed conversion would help to maintain a diverse economic base to accommodate and attract a variety of employment uses and a broad range of employment opportunities in Toronto.

## Issues Identified

As part of staff's preliminary review of the submitted conversion request, staff have identified the following issues:

- City Council's direction that sets a long term planning framework for the area as set out in the ConsumersNext Secondary Plan, following the ConsumersNext local planning study that plans for intensification and growth in residents and jobs;
- the ConsumersNext Secondary Plan came into effect recently (April 2021) and has not yet passed its two-year anniversary. Amendments to the secondary plan are only allowed by the *Planning Act* to be permitted at this time when Council adopts a resolution;
- the Secondary Plan is a vision for future growth and sets the long term character in the area and priorities for development. ConsumersNext identified and retained this site as *General Employment Areas* and the proposal does not reflect the Secondary Plan vision;
- the lands are internal to an *Employment Area* and are surrounded by land that is used for and planned for business and economic activities;
- compatibility with surrounding existing and permitted land uses;
- the creation of a precedent for further conversions of lands in the *Employment Area*, and diminishing the supply of local land for office park, *Employment Area* uses;
- the cumulative impact of multiple conversion requests on the overall viability of the *Employment Area* and its planned function;
- the ability to provide a stable and productive operating environment for existing and new businesses and their economic activities;
- Securing a significant amount of employment prior to or concurrent with any proposed residential uses;
- the certainty and timing of the proposed Consumers Road and Victoria Park stops as part of the potential Sheppard East LRT;
- impact on the capacity and functioning of the transportation network and the movement of goods for existing and future employment uses;
- the area is a successful, viable, functioning office park;
- the area is currently one of the largest concentrations of office workers outside of downtown;
- prevention or mitigation of adverse effects from noise, vibration, and emissions, including dust and odour; and
- ability to provide appropriate buffering and/or separation of employment uses from sensitive land uses, including residential.

**Preliminary Assessment**

Based on staff's preliminary assessment, the subject lands should be retained as *Employment Areas* and continue to be designated as *General Employment Areas*.

## PRELIMINARY ASSESSMENT OF CONVERSION REQUEST NO. 127

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**Address:** 65, 87 Heward Avenue  
**General area:** Eastern Avenue and Carlaw Avenue  
**Ward:** Toronto-Danforth (14)  
**Owner (Applicant):** Heward Studio Investments Inc. (Bousfields Inc.)  
**Site area:** Approximately 1.59 hectares (3.93 acres)  
**Existing uses:** Private surface parking,  
2-storey office building, and televisions and film production studios



### CONVERSION REQUEST

**Submission Date:** July 30, 2021

**Proposal:** Request to facilitate a 6 storey office building with 1,058 square metres of stand-alone retail and restaurant space at grade, and 9,351 square metres of office space above. Request related to site plan application 19 251586 STE 14 SA.

## OFFICIAL PLAN AND ZONING FRAMEWORK

<b>Urban Structure:</b>	<i>Employment Areas</i> (Map 2)
<b>Designation(s):</b>	<i>Core Employment Areas</i> (Map 18)
<b>Area Specific Policies:</b>	Lower Don Special Policy Area (Map 11)
<b>Zoning By-law:</b>	Industrial (I2 D5) in the Former Zoning By-law 438-86; Employment Industrial (E 5.0) in the City-wide Zoning By-law 569-2013

## SITE CONTEXT AND ADJACENT USES

<b>North:</b>	Low-rise residential
<b>South:</b>	Lower Don Recreational Trail (Lake Shore Boulevard East and the Port Lands are beyond)
<b>East:</b>	Automobile dealership, auto shop and surface parking (Studio Centre is beyond)
<b>West:</b>	Low-rise ware house buildings containing industrial and studio uses

## PRELIMINARY ASSESSMENT – DRAFT DIRECTION FOR CONSULTATION

Although the Municipal Comprehensive Review (MCR) has not been completed, including the required Land Needs Assessment, the peer review of the submitted compatibility/mitigation studies, and public consultation, staff have undertaken a preliminary assessment of Conversion Request No. 127 based on the applicable policy framework and local context.

### Geographically Related Conversion Requests

This conversion request forms part of a series of three requests within the area. Staff will be reviewing the cumulative impacts of all the nearby conversion requests and their potential impacts to the South of Eastern Employment Area. The nearby conversion requests are:

- 21 Don Valley Parkway, 30 Booth Avenue, and 375-385 Eastern Avenue (East Harbour) (Conversion Request No. 041)
- 17 Leslie Street (Conversion Request No. 055)
- 629 Eastern Avenue (Conversion Request No. 092)

### Conversion and Removal Policies

The review of conversion requests requires careful consideration and is being conducted by applying the Official Plan Conversion and Removal Policies for Employment Areas. Staff are assessing proposed conversions of Employment Area lands, both cumulatively and individually, by considering whether: there is a demonstrated need for the conversion(s) to meet the Growth Plan (2020) population



targets and/or to mitigate land use conflicts, the lands are required over the long-term for employment purposes, and the City will meet the Growth Plan (2020) forecasts.

Other conversion policy issues that have been identified on a preliminary basis during the review of this conversion request includes whether the proposed conversion would help to maintain a diverse economic base to accommodate and attract a variety of employment uses to Toronto and consideration of the need for a broad range of employment opportunities to help achieve equity, diversity, and inclusion objectives.

## Issues Identified

As part of staff's preliminary review of the submitted conversion request, staff have identified the following issues:

- The lands are within the Lower Don Special Policy Area. Provincial Policy Statement policy 3.1.4 a) directs that any changes to the official plan policies, land use designations or boundaries applying to Special Policy Area lands, must be approved by the Ministers of Municipal Affairs and Housing and Natural Resources and Forestry prior to the municipality approving such changes. Any conversion would require prior approval from the Province.
- On December 1, 2021, Economic and Community Development Committee adopted direction from the Film, Television and Digital Media Advisory Board, acknowledging the importance of the existing Official Plan *Employment Area* designations in the South of Eastern Employment Area to the protection of existing and development of new studio and production space across the City <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.EC26.14>.
- Whether the proposed conversion would adversely affect the overall viability of the South of Eastern Employment Area and allow for a stable operating environment for businesses to be maintained.
- The lands are internal to an *Employment Area* and are surrounded by land that is used for and planned for business and economic activities, including film and production uses, manufacturing, distribution and warehousing.
- Sufficiency of lands, for both current and future needs, for economic functions such as manufacturing, distribution and warehousing;
- Ability to provide a stable and productive operating environment for existing and new businesses and their economic activities.
- Assess whether the conversion would adversely affect the ability to provide opportunities for the clustering of similar or related employment uses.
- The cumulative impact of multiple conversion requests on the overall viability of the Employment Area and its planned function.
- Employment lands are being strategically preserved near important transportation infrastructure to facilitate the movement of goods including highway interchanges, rail corridors and airports.
- Existing or planned infrastructure can accommodate the proposed conversion.
- Sufficient community services and facilities such as parks, libraries, recreation centres and schools exist or are planned within walking distance for new residents.

- Other issues that may arise as a result of further review and stakeholder engagement.

**Preliminary Assessment**

Based on staff's preliminary assessment, the subject lands should be retained as employment and be designated as *Core Employment Areas*.