

Attachment 1: Preliminary Assessments of *Employment Area* Conversion Requests (Group 2)

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Request	Municipal Address	Ward	Page
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PRELIMINARY ASSESSMENT OF CONVERSION REQUEST NO. 010

Address: 20 Wynford Drive

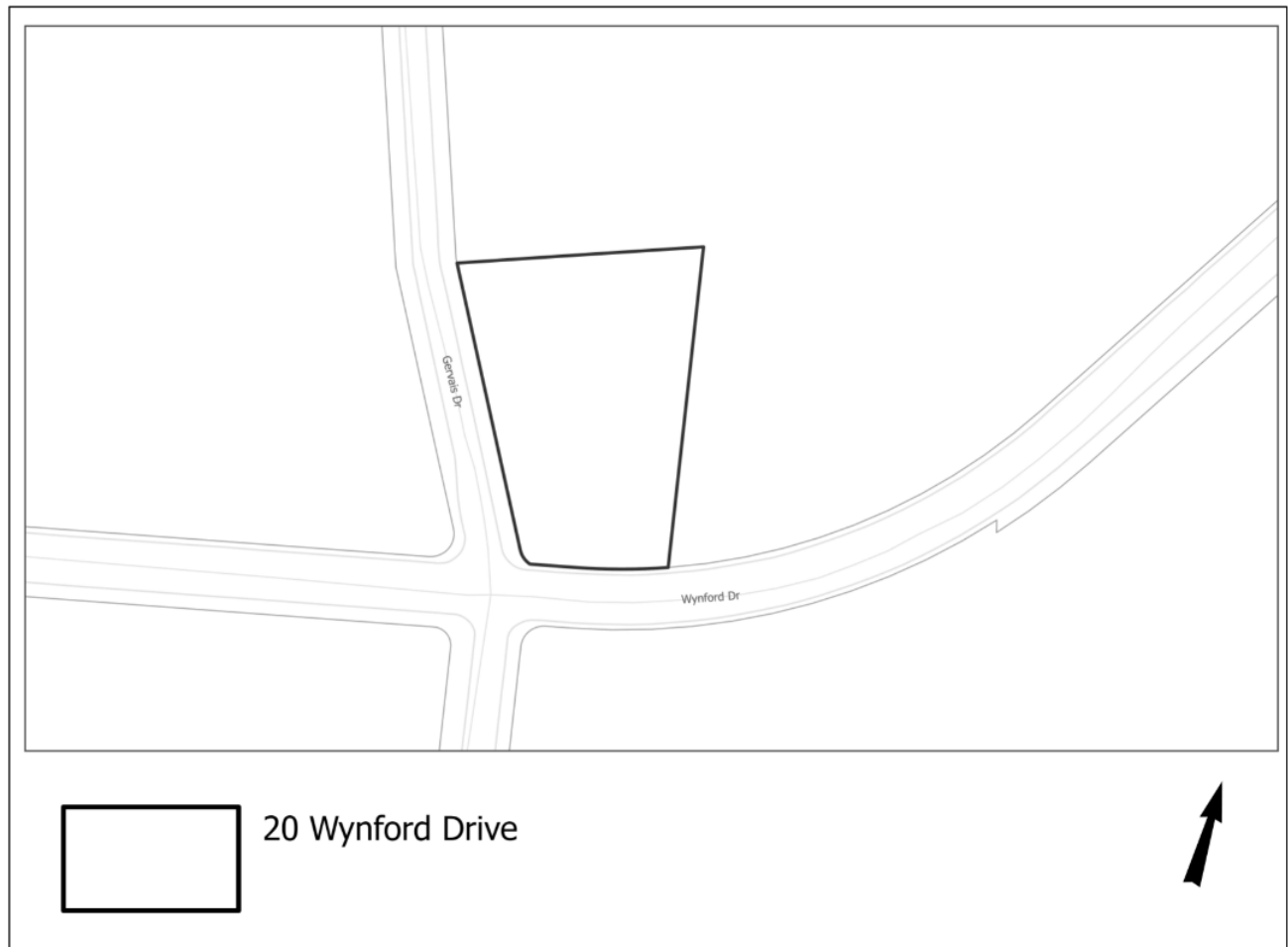
General area: Wynford Drive and Gervais Drive

Ward: Don Valley East (16)

Owner (Applicant): Northwest Healthcare Properties Corporation (Bousfields Inc.)

Site area: Approximately 0.67 ha (1.65 acres)

Existing uses: Office – 3-storey medical office building with a surface parking lot



CONVERSION REQUEST

Submission Date: December 22, 2020

Proposal: Request to redesignate all of the subject lands from *General Employment Areas* to mixed-use designation to permit a mixed-use residential building, with retail and service commercial uses at the base of the building is proposed.

OFFICIAL PLAN AND ZONING FRAMEWORK

Urban Structure: *Employment Areas* (Map 2)

Designation(s): *General Employment Areas* (Map 20)

Area Specific Policies: N.A.

Zoning By-law: MO (Industrial Office-Business Park) in the former City of North York Zoning By-law 7625

SITE CONTEXT AND ADJACENT USES

North: 3-storey office building with day-care and surface parking lot

South: 4-storey office building (5-storey on the south side due to the site change in grade) with surface parking

East: 3-storey office building

West: 7-storey office building with 4-storey parking garage

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. 010 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:

- 15 Gervais Drive (Conversion Request No. 015)
- 33 Greenbelt Drive (Conversion Request No. 017)

- 39 Wynford Drive (Conversion Request No. 032)
- 825 Don Mills Road (Conversion Request No. 070)
- 100 Wynford Drive (Conversion Request No. 072)

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 2019 Growth Plan 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 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 cumulative impact of multiple conversion requests on the overall viability of the *Employment Area* and its planned function;
- The creation of a precedent for further conversions of lands in the *Employment Area*;
- The ability to provide a stable and productive operating environment for existing and new businesses and their economic activities;
- Ability to provide appropriate buffering and/or separation of employment uses from sensitive land uses, including residential;
- Compatibility with surrounding existing and permitted land uses;
- Impact on the capacity and functioning of the transportation network and the movement of goods for existing and future employment uses;
- Adequate provision of public road connectivity and active transportation connections;
- The need for convenient access to schools, local stores, services, and public service facilities required for complete communities; 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. 012

Address: 1455-1457 McCowan Road and 41-47 Milner Avenue

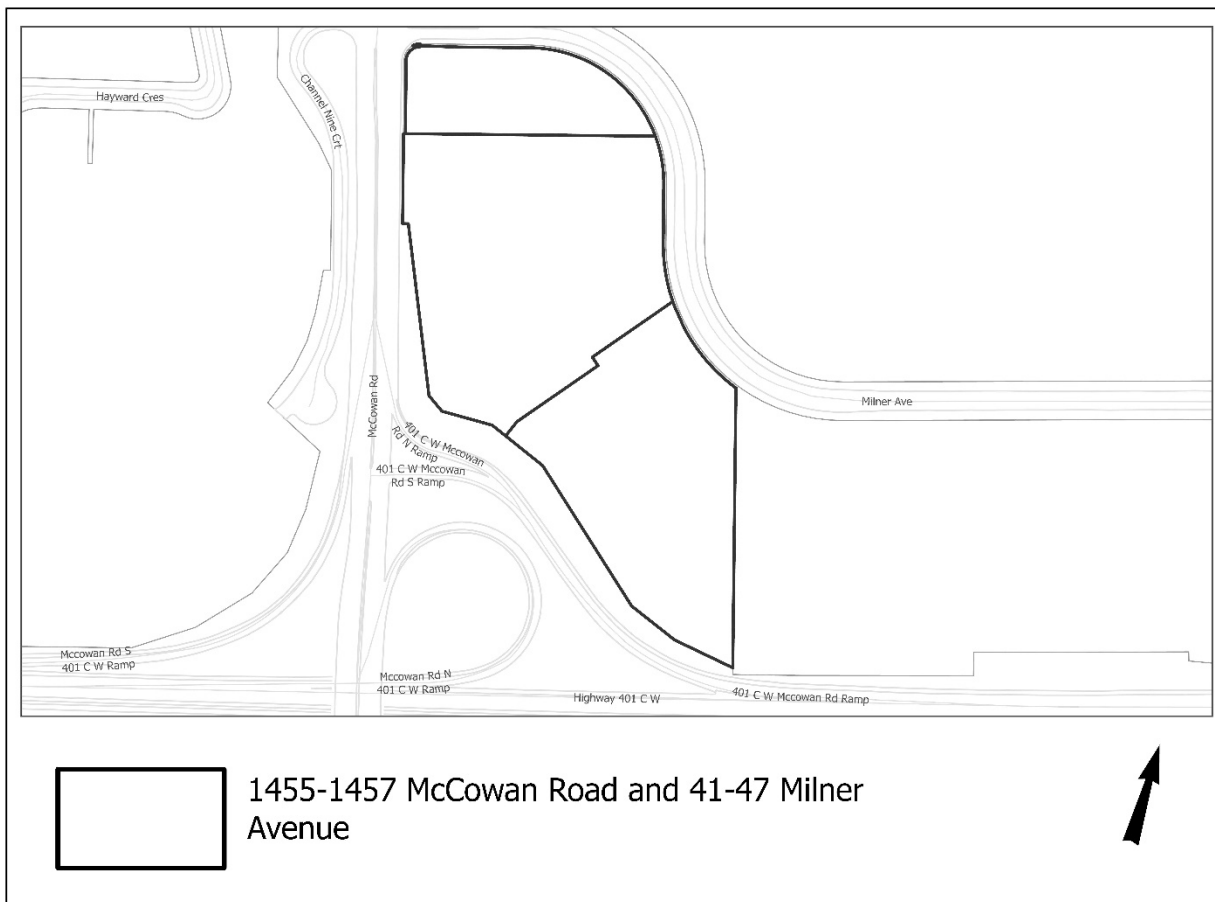
General area: McCowan Road and Highway 401

Ward: Scarborough North Ward (17)

Owner (Applicant): Desjardins Financial Security Life Assurance (Bousfields Inc.)

Site area: Approximately 5.92 hectares (14.63 acres)

Existing uses: A two (2)-storey commercial/retail building located at the north of the site and three (3) one (1)-storey buildings at the south



CONVERSION REQUEST

Submission Date: December 8, 2020

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

OFFICIAL PLAN AND ZONING FRAMEWORK

Urban Structure: *Employment Areas* (Map 2) / 1457 McCowan Road
Employment Districts (Map 2) – OPA 231 Appeal Site

Designation(s): *General Employment Areas* (Map 19) / 1457 McCowan Road
Employment Areas (Map 19) – OPA 231 Appeal Site

Area Specific Policies: N.A.

Zoning By-law: Industrial Zone (M) and Industrial Commercial Zone (MC) in the Former City of Scarborough Employment District By-law 24982

SITE CONTEXT AND ADJACENT USES

North: Surface parking, one-storey commercial/retail building

South: Highway 401

East: Multiple one (1)-storey buildings, consisting of industrial uses which include food manufacturing, a Class II industrial facility

West: West of McCowan a place of worship, low rise employment uses, including Bell Media, low rise residential

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. 012 based on the applicable policy framework and local context.

Geographically Related Conversion Requests

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

- 30 and 44 Milner Avenue (Conversion Request No. 024)

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 2019 Growth Plan 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 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 (1457 McCowan Road) 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;
- Provision of a variety of land parcel sizes to accommodate a range of permitted employment uses;
- Impact of the removal of a large and key location for employment uses;
- The ability to provide a stable and productive operating environment for existing and new businesses and their economic activities;
- Compatibility with nearby existing and permitted industry;
- Impact upon the capacity and functioning of the transportation network and the movement of goods for existing and future employment uses;
- *Employment Area* is strategically located near important transportation infrastructure to facilitate the movement of goods, including highway interchanges; 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 consideration of the identified issues.

PRELIMINARY ASSESSMENT OF CONVERSION REQUEST NO. 13

Address: 2400 Dundas Street West

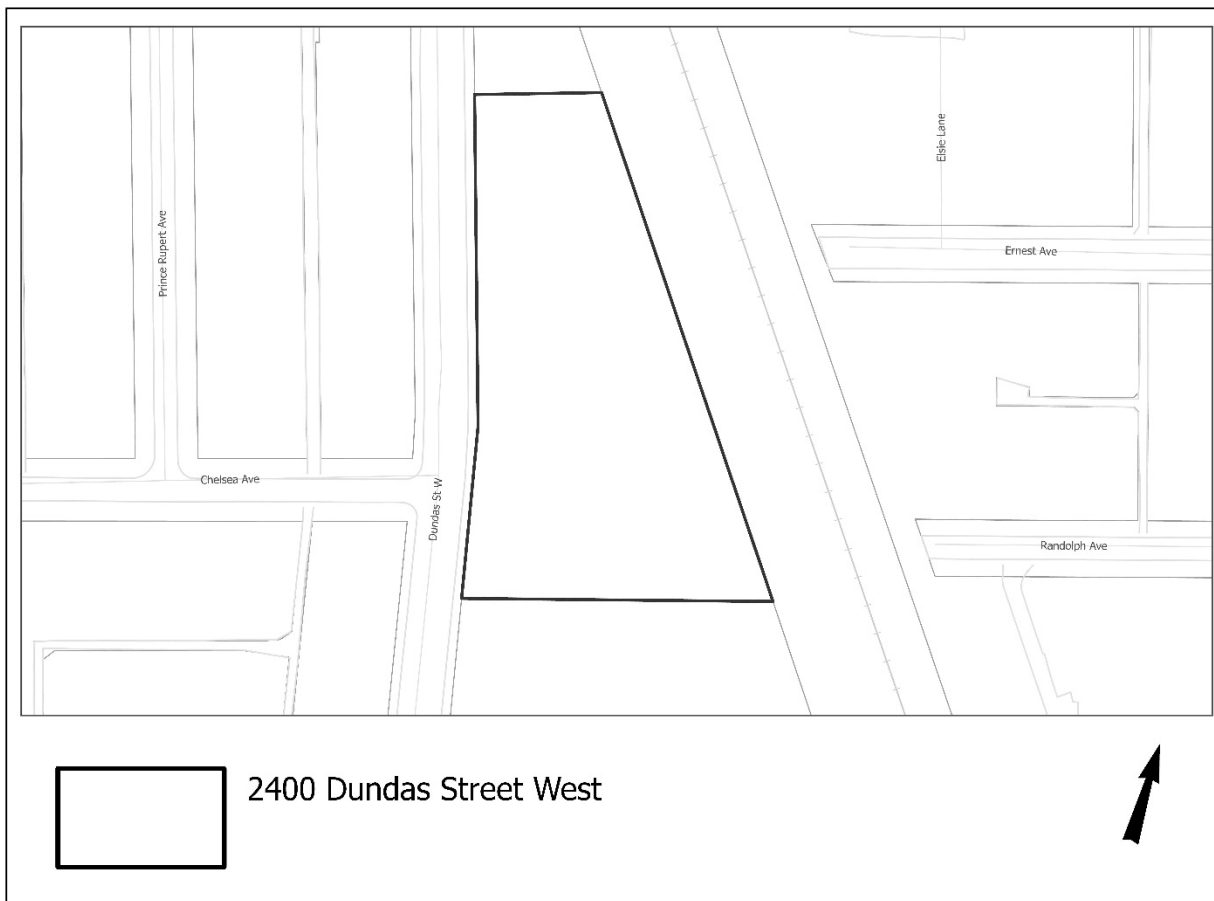
General area: Dundas Street West, north of Bloor Street West

Ward: Parkdale-High Park (4)

Owner (Applicant): Fora Developments (Bousfields Inc)

Site area: Approximately 1.02 hectares (2.53 acres)

Existing uses: 2 low-rise commercial buildings with a grocery store (1,800 square metres) and pharmacy (1,769 square metres)



CONVERSION REQUEST

Submission Date: December 16, 2020 (amended on March 16, 2021)

Proposal: Request to redesignate all of the lands from *General Employment Areas* to *Mixed Use Areas* to permit high density residential, office, service and retail uses.

OFFICIAL PLAN AND ZONING FRAMEWORK

Urban Structure: *Employment Areas* (Map 2)

Designation(s): *General Employment Areas* (Map 17)

Area Specific Policies: N.A.

Zoning By-law: Mixed Commercial Residential Zone (MCR (T4.0 C1.5 R3.0)) in the Former City of Toronto By-law 438-86

SITE CONTEXT AND ADJACENT USES

North: A 3.5 storey commercial building, a 5-storey commercial building, a 2 storey commercial building, a 1-1.5 storey commercial building and a pedestrian bridge over the rail corridor to Wallace Avenue.

South: An 8-storey mixed use building fronting on to Dundas Street West with a 24-storey tower to the rear under construction , and then two 29-storey apartment buildings linked by a 3-storey podium with retail at grade.

East: The CNR/CPR rail corridor, owned by Metrolinx, and the Bloor GO and UP Express Station. (Further east: of the rail corridor is the West Toronto Rail Path and industrial uses east of the Rail Path)

West: Immediately west of the site, north of Chelsea Avenue and south of Glenlake Avenue, low-rise semi-detached buildings for both residential and commercial uses. North of Glenlake Avenue is a 7-storey residential building. South of Chelsea Avenue are low-rise residential buildings including a car rental facility, a place of worship, a 4-storey residential building and grade related commercial uses. South of Edna Avenue is Dundas West TTC subway station and an active rezoning application at 1540-1500 Bloor Street West for 27-storey mixed use building (under appeal at the Ontario Land Tribunal).

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. 13 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 2019 Growth Plan 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 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 provision of a variety of jobs and employment opportunities within the *Employment Area* to help achieve the City's equity, diversity and inclusion objectives;
- Securing a significant amount of employment prior to or concurrent with any proposed residential uses;
- Given Metrolinx's ownership of a portion of the site through expropriation, maintain the Metrolinx pickup/drop-off area as part of any redevelopment of the site along with associated access easements to Dundas Street;
- Prevention or mitigation of adverse effects from noise, vibration, and emissions, including dust and odour; 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. 015

Address: 15 Gervais Drive

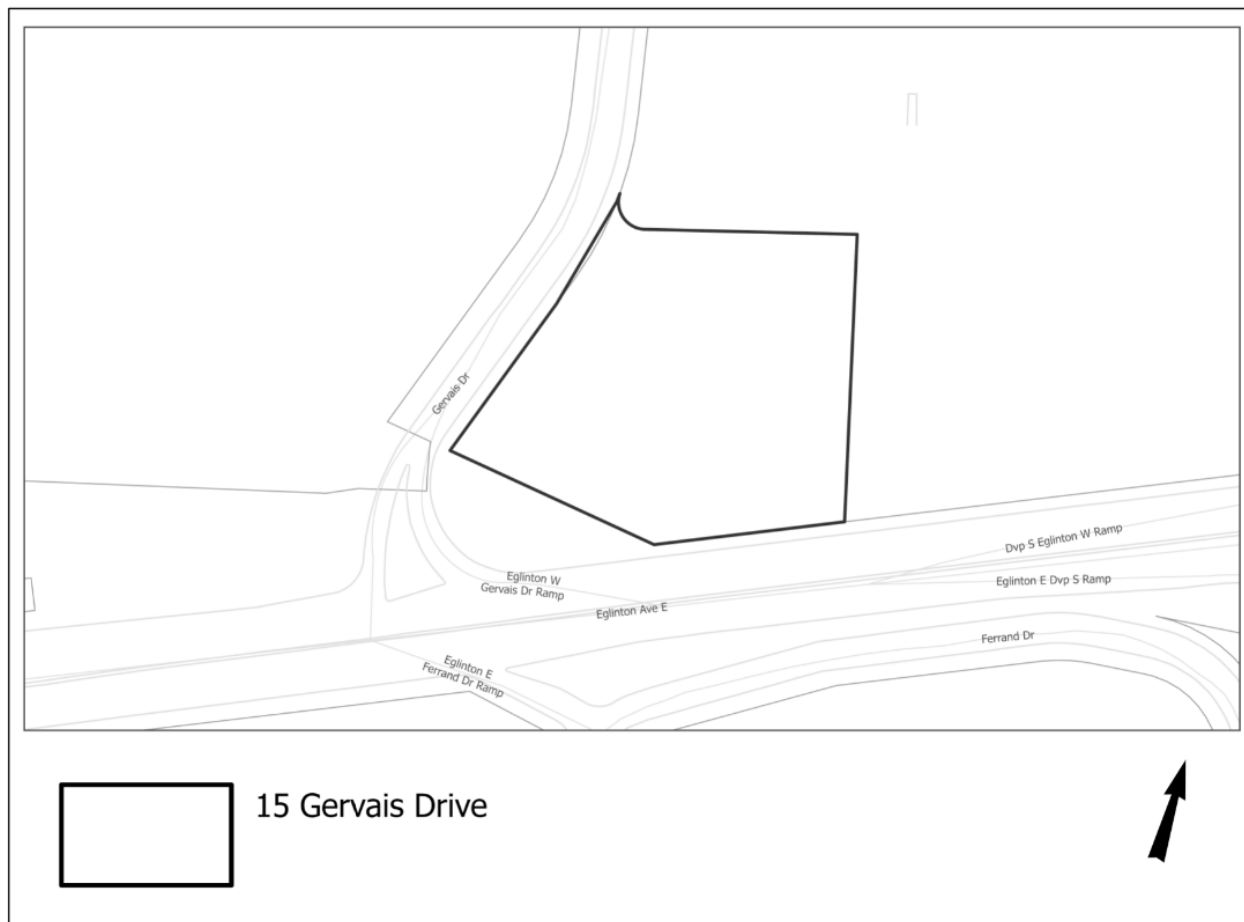
General area: Eglinton Avenue East and Don Mills Road

Ward: Don Valley East (16)

Owner (Applicant): Plaza Partners (Bousfields Inc.)

Site area: Approximately 1.13 ha (2.79 acres)

Existing uses: Office – 8-storey office building with a surface parking lot.
Tenants include Labour Education Centre, Ontario Federation of Labour and Elite Concierge Services



CONVERSION REQUEST

Submission Date: December 21, 2020

Proposal: Request to redesignate on all of the lands from *General Employment Areas* to mixed-use designation to permit an infill site with residential and commercial uses at grade as a compliment to the employment uses

OFFICIAL PLAN AND ZONING FRAMEWORK

Urban Structure: *Employment Areas* (Map 2)

Designation(s): *General Employment Areas* (Map 20)

Area Specific Policies: N.A.

Zoning By-law: MO (Industrial Office-Business Park) in the former City of North York Zoning By-law 7625

SITE CONTEXT AND ADJACENT USES

North: 4-storey office building (5-storey on the south side due to the site change in grade) with surface parking

South: Eglinton Avenue, construction of Eglinton Crosstown LRT

East: Vacant lot

West: Real Canadian Super Store, 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. 015 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:

- 20 Wynford Drive (Conversion Request No. 010)
- 33 Greenbelt Drive (Conversion Request No. 017)
- 39 Wynford Drive (Conversion Request No. 032)
- 825 Don Mills Road (Conversion Request No. 070)
- 100 Wynford Drive (Conversion Request No. 072)

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 2019 Growth Plan 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 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 cumulative impact of multiple conversion requests on the overall viability of the *Employment Area* and its planned function;
- The creation of a precedent for further conversions of lands in the *Employment Area*;
- The ability to provide a stable and productive operating environment for existing and new businesses and their economic activities;
- Ability to provide appropriate buffering and/or separation of employment uses from sensitive land uses, including residential;
- Compatibility with surrounding existing and permitted land uses;
- Provision of a significant amount of employment prior to or concurrent with any proposed residential uses;
- Impact on the capacity and functioning of the existing and planned local transportation network and the movement of goods for existing and future employment uses;

- Adequate provision of public road connectivity and active transportation connections;
- The need for convenient access to schools, local stores, services, and public service facilities required for complete communities; 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. 017

Address: 33 Green Belt Drive

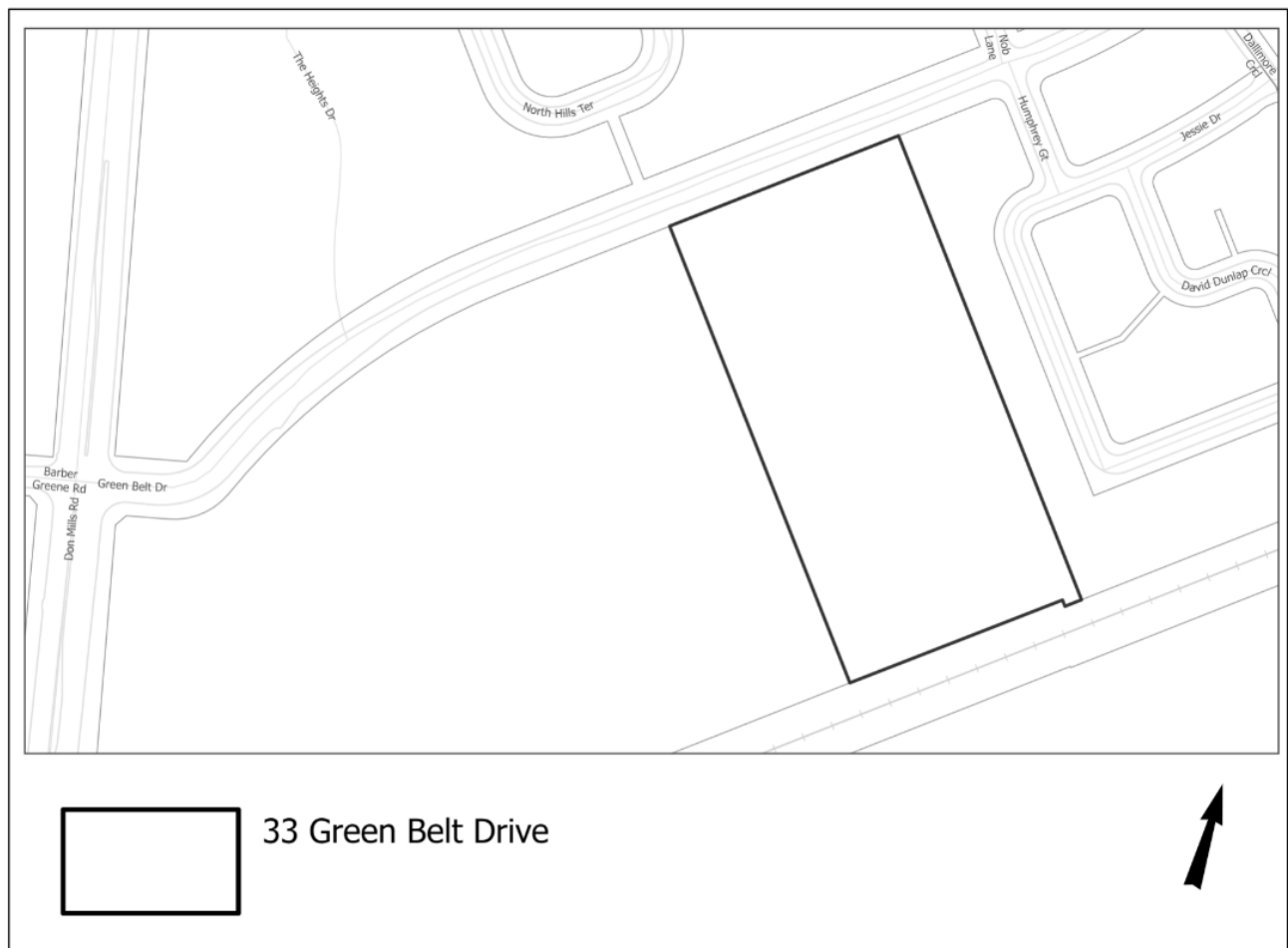
General area: Off Don Mills Road between Lawrence Avenue East and Eglinton Avenue East

Ward: Don Valley East (16)

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

Site area: Approximately 2.97 ha (7.33 acres)

Existing uses: Vacant – 1-storey manufacturing facility previously occupied by Grand and Toy



CONVERSION REQUEST

Submission Date: December 22, 2020

Proposal: Request to redesignate all of the subject lands from *General Employment Areas* to a mixed-use designation to permit a development with residential and employment uses, included tech focused office space

OFFICIAL PLAN AND ZONING FRAMEWORK

Urban Structure: *Employment Areas* (Map 2)

Designation(s): *General Employment Areas* (Map 20)

Area Specific Policies: Chapter 7 SASP 92. Northeast of Eglinton Avenue East and Leslie Street

Zoning By-law: Employment Industrial Zone (E 1.0 (x6)) in the City of Toronto Zoning By-law 569-2013

SITE CONTEXT AND ADJACENT USES

North: Residential neighbourhoods consisting of townhouses and apartments, located within Secondary Plan 24 Central Don Mills.

South: CP Railway right-of-way and *Employment Areas* beyond.

East: 2 residential townhouse subdivisions, an 8-storey and a 9-storey residential apartment building. (Multiple addresses) located within Secondary Plan 24 Central Don Mills

West: 2-storey employment building occupied by Janssen Pharmaceuticals (19 Greenbelt Drive).

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. 017 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:

- 20 Wynford Drive (Conversion Request No. 010)
- 15 Gervais Drive (Conversion Request No. 015)
- 39 Wynford Drive (Conversion Request No. 032)
- 825 Don Mills Road (Conversion Request No. 070)
- 100 Wynford Drive (Conversion Request No. 072)

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 2019 Growth Plan 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 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 creation of a precedent for further conversions of lands in the *Employment Area*;
- The ability to provide a stable and productive operating environment for existing and new businesses and their economic activities;
- 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;
- Compatibility with surrounding existing and permitted land uses;
- Provision of a significant amount of employment prior to or concurrent with any proposed residential uses;
- Proximity and access to higher order transit; and,
- Impact on the capacity and functioning of the transportation network and the movement of goods for existing and future employment uses.

- The need for convenient access to schools, local stores, services, and public service facilities required for complete communities;
- 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. 018

Address: 1774 Ellesmere Road

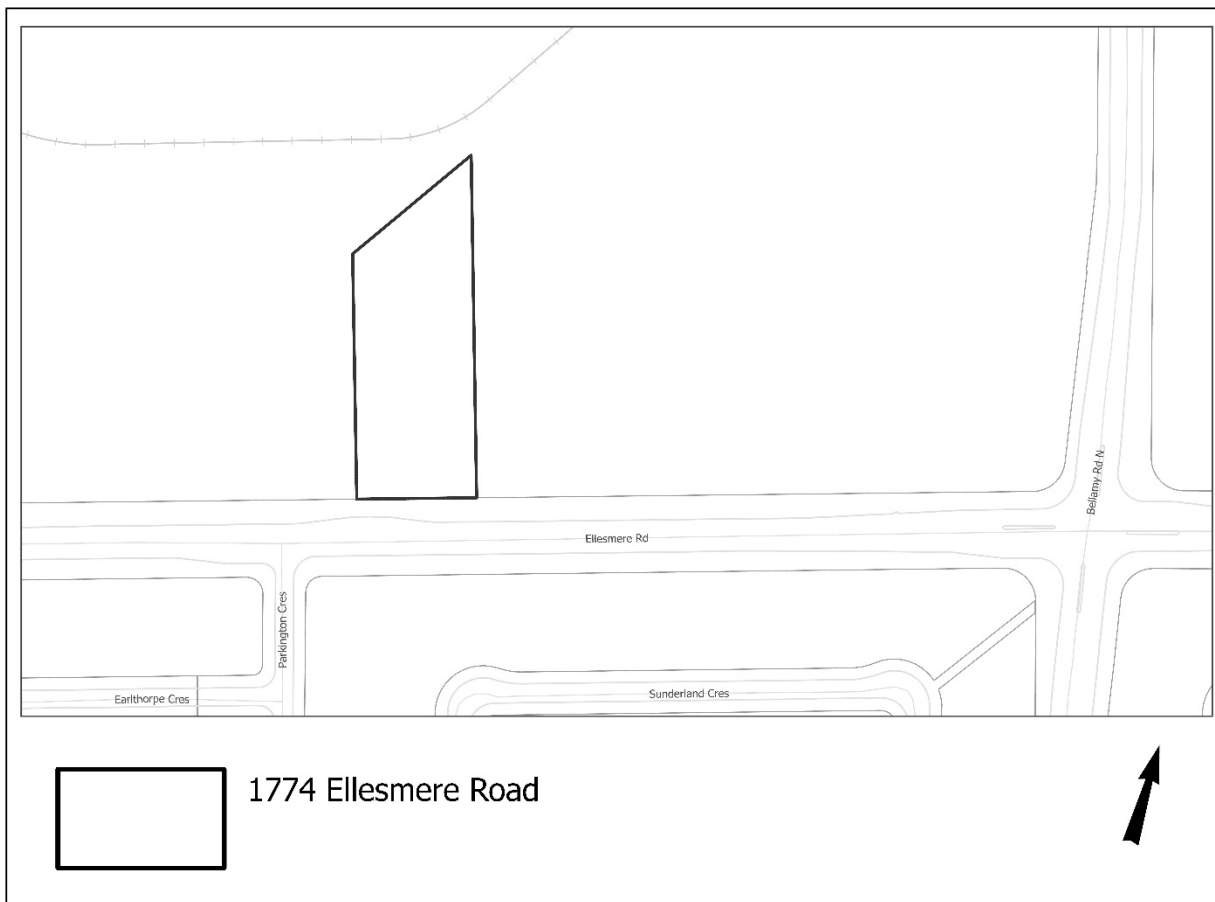
General area: McCowan Road and Ellesmere Road

Ward: Scarborough Guildwood (24)

Owner (Applicant): Mark Cullen – Mark's Choice (Bousfields Inc.)

Site area: Approximately 0.78 hectares (1.93 acres)

Existing uses: One-storey commercial building occupied by Sheridan Nurseries with open storage on the northeast and surface parking on the southeast portions of the site



CONVERSION REQUEST

Submission Date: December 8, 2020

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

Urban Structure: *Employment Areas* (Map 2)

Designation(s): *General Employment Areas* (Map 19)

Area Specific Policies: N.A.

Zoning By-law: Industrial Zone (M) in the Former City of Scarborough Employment District By-law 24982

SITE CONTEXT AND ADJACENT USES

North: TTC McCowan Yard

South: Low rise residential neighbourhood.

East: A place of worship. Further east is multiple one (1)-storey buildings, consisting of a variety of industrial uses, including a bakery, electroplating businesses, printing business, and industrial sales and service uses.

West: A restaurant, Canbe Foods. Further west is a dry cleaning company, a low-rise office building, Toronto Community Living site, a mixed-use building, and 19-storey and a 25-storey residential 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. 018 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 2019 Growth Plan 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 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:

- Adjacency to McCowan TTC Rail Yard;
- 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;
- Prevention or mitigation of negative impacts and minimization of the risk of complaints;
- Ability to provide a stable and productive operating environment for existing and new businesses and their economic activities;
- Creation of isolated land use permissions, as the lands are bordered on three sides by lands designated *General Employment Areas* and *Core Employment Areas*;
- Provision of a variety of land parcel sizes to accommodate a range of permitted 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. 022

Address: 125 The Queensway

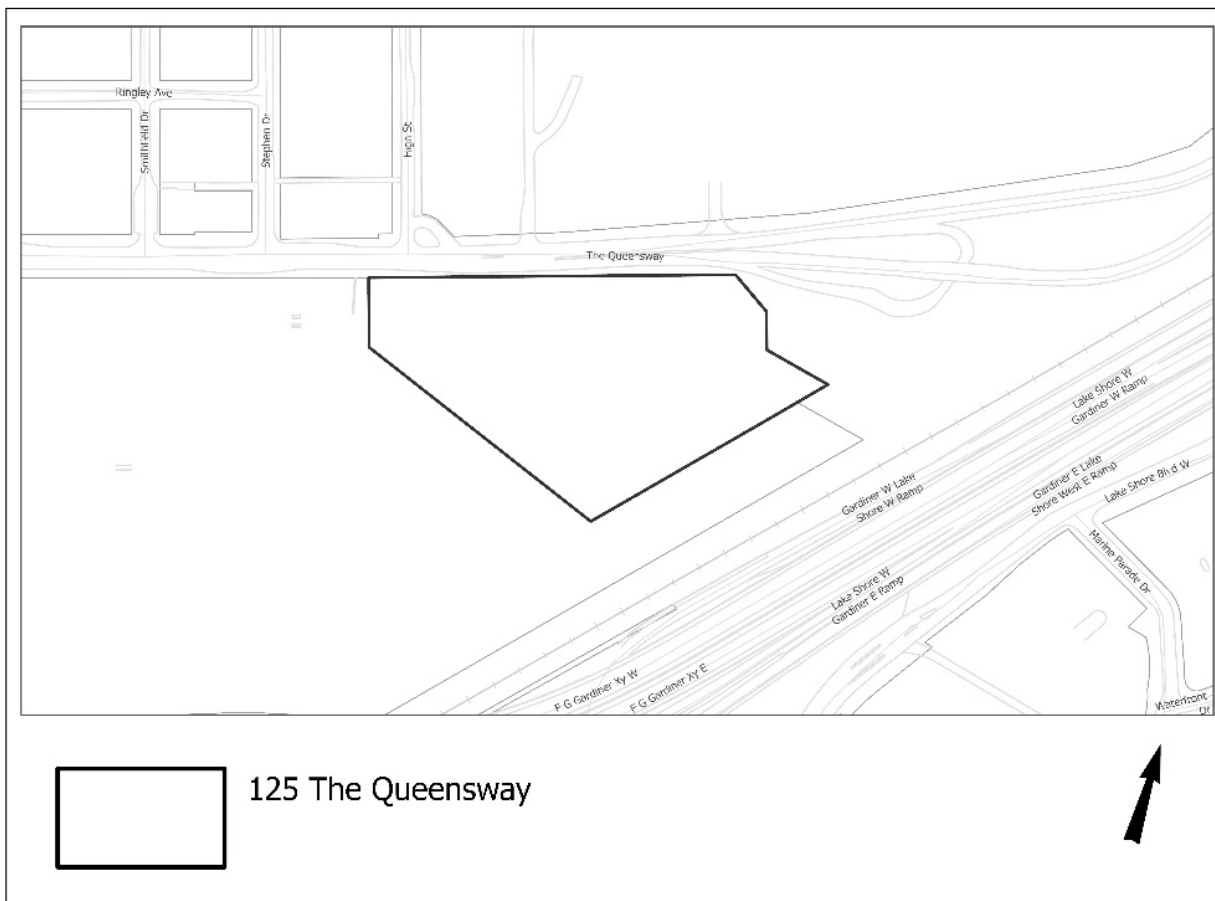
General area: The Queensway and Park Lawn Road

Ward: Etobicoke-Lakeshore (3)

Owner (Applicant): 125 The Queensway Inc. (MHBC)

Site area: Approximately 3.45 hectares (8.5 acres)

Existing uses: Shopping plaza accommodating retail, service, and restaurant uses



CONVERSION REQUEST

Submission Date: May 17, 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

Urban Structure: *Employment Areas* (Map 2)

Designation(s): *General Employment Areas* (Map 15)

Area Specific Policies: N.A.

Zoning By-law: Class 1 Industrial (I.C1) in former City of Etobicoke Zoning Code

SITE CONTEXT AND ADJACENT USES

North: Humber Treatment Plant (wastewater treatment plant) and park

South: Open storage, hydro corridor and CNR rail corridor with Gardiner Expressway beyond

East: Humber Loop (TTC station and intermediate streetcar turning loop)

West: The Ontario Food Terminal (wholesale fruit and produce terminal)

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. 022 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 2019 Growth Plan 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 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 near to the Humber Wastewater 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 Humber Treatment Plant will likely occur;
- Compatibility with surrounding existing and/or permitted land uses, including the Ontario Food Terminal;
- 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;
- The ability to provide a stable and productive operating environment for existing and new businesses and their economic activities;
- 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;
- Impact on the capacity and functioning of the transportation network and the movement of goods for existing and future employment uses, including infrastructure improvements being considered through the Park Lawn Lake Shore Transportation Master Plan process;
- The need for convenient access to schools, local stores, services, and public service facilities required for complete communities; 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. 023

Address: 1360-1364 Bloor Street West and 55 Wade Avenue

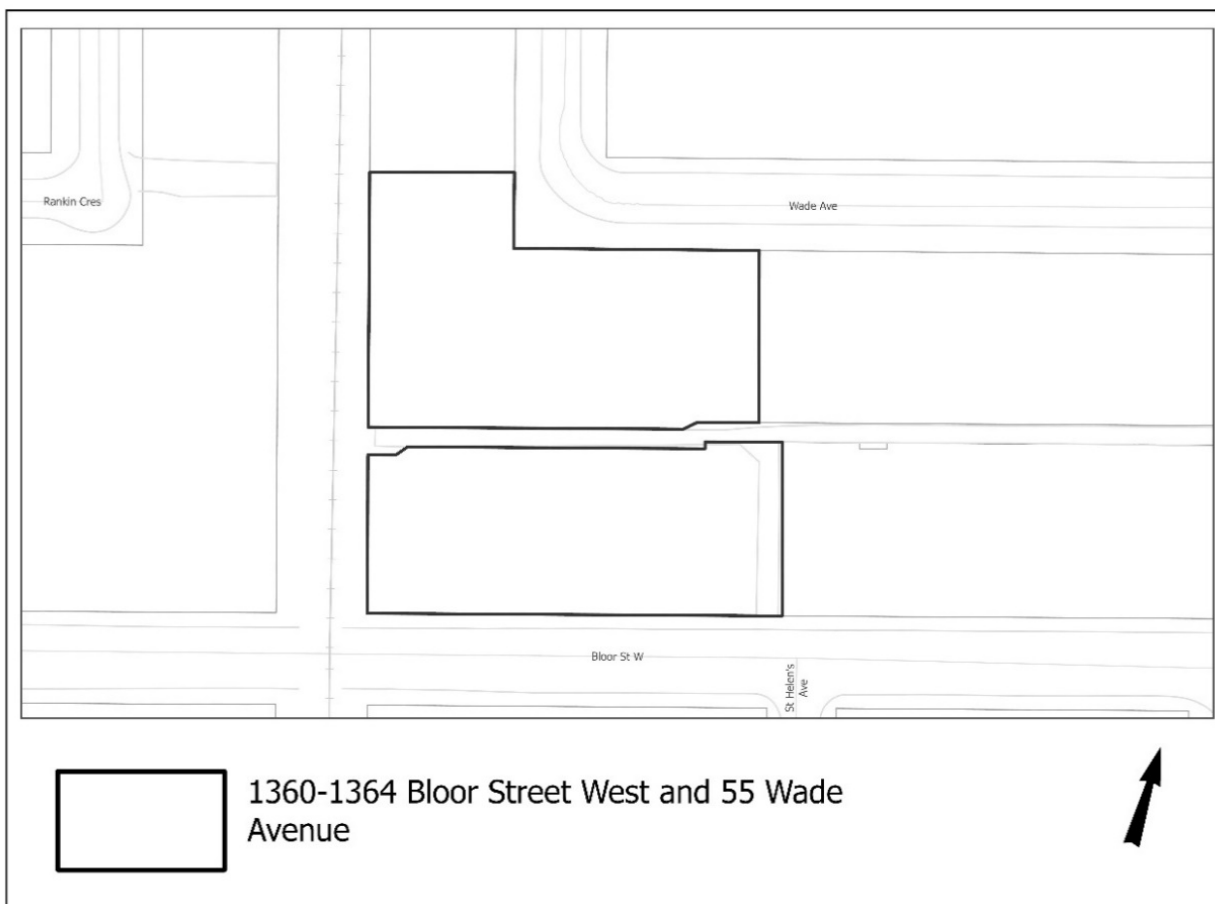
General area: Bloor Street West and Lansdowne Avenue

Ward: Davenport (9)

Owner (Applicant): SPAR-Marathon Roofing Supplies (Bousfields Inc.)

Site area: Approximately 0.72 hectares (1.78 acres)

Existing uses: Two lots: 1360-1364 Bloor Street West – two 1-storey industrial/commercial buildings with outside storage;
55 Wade Avenue: 1-storey building with surface parking



CONVERSION REQUEST

Submission Date: December 15, 2020 (amended on June 3, 2021)

Proposal: Request to redesignate all of the lands from *Core Employment Areas* to *Mixed Use Areas* or another designation that includes permission for non-employment uses

OFFICIAL PLAN AND ZONING FRAMEWORK

Urban Structure: *Employment Areas* (Map 2)

Designation(s): *Core Employment Areas* (Map 17)

Area Specific Policies: Chapter 7 SASP 97 - 1360, 1364, 1405, 1411 and 1439
Bloor Street West, 55 Wade Avenue, 72 Perth Avenue, 221, 229 and 231 Sterling Avenue

Zoning By-law: Eastern portion: Commercial Residential Zone (CR) in the City of Toronto Zoning By-law 569-2013 – CR 4.0 (c1.0; r3.5) SS2 (x1722);
Western portion: Industrial Districts (IC) in the Former City of Toronto By-law 438-86 – IC D2 N2

SITE CONTEXT AND ADJACENT USES

North: Vacant lot recently rezoned for a 7-storey office building with restaurant or retail uses at grade (further north: low-rise office building and light industrial, commercial, and retail uses, as well as the large Class II gelatin manufacturing facility)

South: Bloor Street West and then a 1-storey commercial building (Value Village) with a surface parking lot, currently subject to a rezoning application to permit two residential towers (31 and 33 storeys) that would be incorporated with the new Bloor-Lansdowne GO station

East: Along Bloor Street West: low-rise mixed-use buildings with retail at grade and residential above; East of 55 Wade Avenue: low-rise residential uses, 8-storey co-op apartment building with ground floor retail and attached 2-storey parking structure, 2-storey commercial building, entrance to Lansdowne TTC subway station

West: GO Barrie Line railway corridor and a 9-storey residential building on the other side of the railway (Further west: low-rise residential uses and Erwin Krickhahn Park)

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. 023 based on the applicable policy framework and local context.

Geographically Related Conversion Requests

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

- 60 Paton Road (Conversion Request No. 111)

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 2019 Growth Plan 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 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 cumulative impact of multiple conversion requests on the overall viability of the *Employment Area* and its planned function and variety of jobs;
- The impact of the removal of a key location for employment uses;
- The provision of a variety of land parcel sizes to accommodate a range of permitted employment uses;
- Industrial vacancy rates within the City of Toronto have remained at or near historic lows for the past five years, sitting at 1.3% in mid-2021. Industrial sites in the Toronto East York district provide critical just-in-time services, and support the functioning of other sectors of the City's economy, in particular the construction industry. These sites also provide a range of employment opportunities for Toronto residents.

- Compatibility with surrounding existing and permitted uses including sensitive land uses;
- Consideration of Chapter 7 Site and Area Specific Policy (SASP) 97 which requires that any redevelopment of the lands at 55 Wade Avenue will protect for a pedestrian connection between Wade Avenue and a future GO Rail station on the CN Newmarket Rail corridor to the west;
- Consideration of the impact of the conversion on the comprehensive planning of the area, which includes the Bloor Perth Sterling planning study on the lands to the south and southeast;
- Noise, vibration, and safety issues from the railway corridor immediately west of the lands;
- The 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 on the capacity and functioning of the transportation network;
- The need for convenient access to schools, local stores, services, and public service facilities required for complete communities; 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. 024

Address: 30 and 44 Milner Avenue

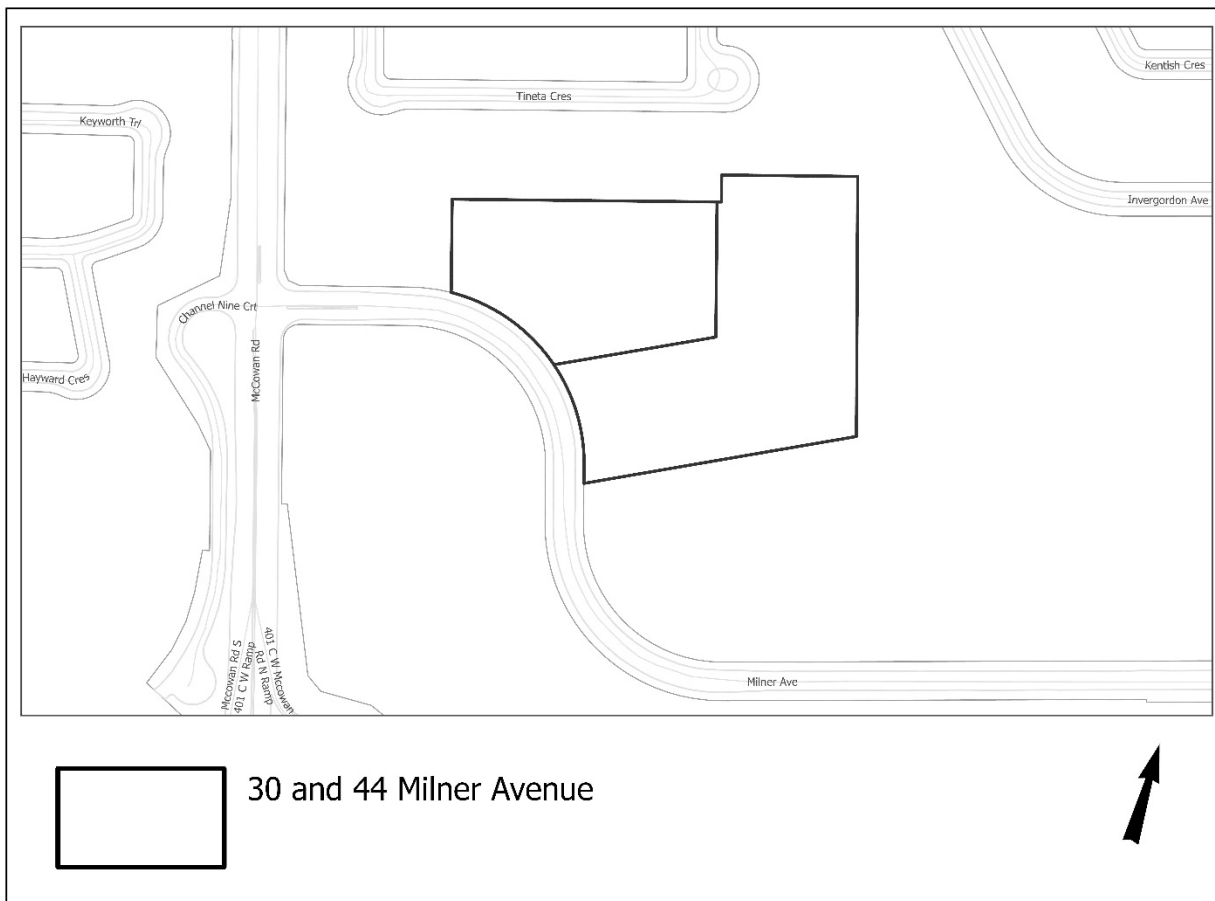
General area: McCowan Road and Highway 401

Ward: Scarborough North (23)

Owner (Applicant): TFI Foods Ltd. (Bousfields Inc.)

Site area: Approximately 4.25 hectares (10.50 acres)

Existing uses: 30 Milner Avenue: outdoor storage; 44 Milner Avenue: industrial building used for food production and processing



CONVERSION REQUEST

Submission Date: December 17, 2020

Proposal: Request to redesignate all of the lands from *Core Employment Areas* to *Mixed Use Areas*

OFFICIAL PLAN AND ZONING FRAMEWORK

Urban Structure: *Employment Areas* (Map 2)

Designation(s): *Core Employment Areas* (Map 19)

Area Specific Policies: N.A.

Zoning By-law: Employment Industrial Zone (E) in the Former City of Scarborough Employment District By-law 24982

SITE CONTEXT AND ADJACENT USES

North: Low rise residential

South: Large format industrial buildings including garment manufacturing at Solidwear Inc and associated surface parking

East: A creek and park directly adjacent to the land, as well as industrial uses to the south east including Trimont Manufacturing, a Class II facility, and Beaver Fisheries

West: A two(2)-storey commercial building and associated 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. 024 based on the applicable policy framework and local context.

Geographically Related Conversion Requests

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

- 1455-1457 McCowan Road and 41-47 Milner Avenue [Conversion Request No. 012]

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 2019 Growth Plan 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 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;
- Provision of a variety of land parcel sizes to accommodate a range of permitted employment uses;
- Impact of the removal of a large and key location for employment uses, with significant and unprecedented demand for industrial space;
- The ability to provide a stable and productive operating environment for existing and new businesses and their economic activities;
- Compatibility with nearby existing and permitted industry;
- Impact upon the capacity and functioning of the transportation network and the movement of goods for existing and future employment uses;
- *Employment Areas* strategically located near important transportation infrastructure to facilitate the movement of goods including highway interchanges; 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. 027

Address: 1020 McNicoll Avenue

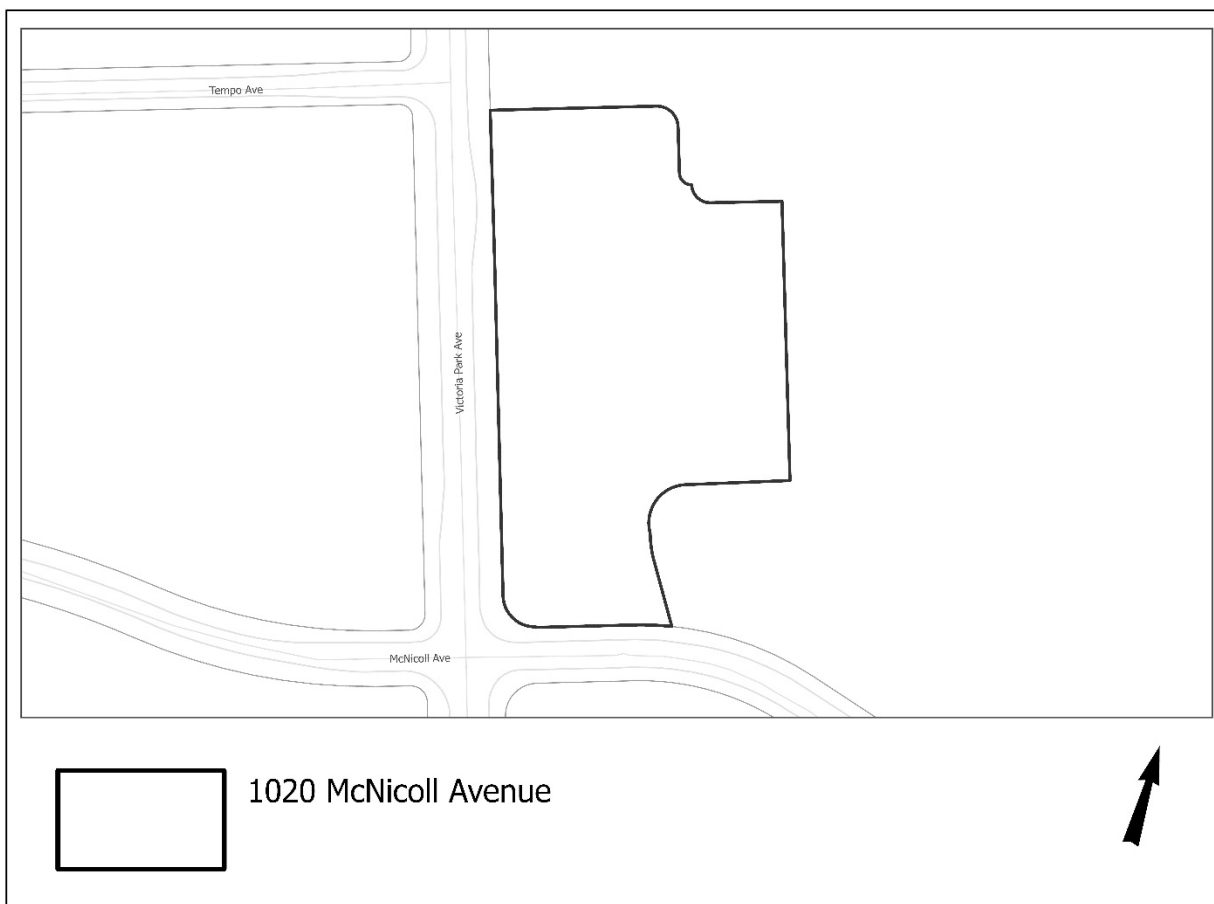
General area: McNicoll Avenue and Victoria Park Avenue

Ward: Scarborough Agincourt (22)

Owner (Applicant): Tendercare Living Centre (Bousfields Inc.)

Site area: Approximately 2.67 hectares (6.61 acres)

Existing uses: Institution use (Long-term care facility) and surface parking



CONVERSION REQUEST

Submission Date: December 17, 2020

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

OFFICIAL PLAN AND ZONING FRAMEWORK

Urban Structure: *Employment Areas* (Map 2)

Designation(s): *General Employment Areas* (Map 19)

Area Specific Policies: Chapter 7 SASP 394

Zoning By-law: Highway Commercial Zone (HC) in the Former City of Scarborough Employment District By-law 24982

SITE CONTEXT AND ADJACENT USES

North: A two (2)-storey office building and surface parking. Further north is a mix of industrial uses, including manufacturers, courier services and wholesaling, within large footprint low-rise buildings containing surface parking

South: A five (5)-storey building consisting of retail, commercial and office uses. A cluster of seven (7)-buildings, consisting of office, institution and financial institution

East: 11-storey and 12-storey senior's residence, a place of worship and surface parking. Further east is a mixed of industrial use, consisting of wholesaling, manufactures, retail, commercial and office, including Nucap Industries, Triplewell Enterprises and others, within large footprint low-rise buildings containing surface parking

West: A five (5)-storey office building, across Victoria Park Avenue with surface parking. Further west is a mixed of industrial and recreational uses, consisting of retail, commercial, wholesaling, office and printing businesses, including Amvic Building Systems.

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. 027 based on the applicable policy framework and local context.

Geographically Related Conversion Requests

This conversion request is one of two 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:

- 3601 Victoria Park Avenue (Conversion Request No. 090)

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 2019 Growth Plan 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 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 internal to an *Employment Area* and are surrounded by land that is used for and planned for business and economic activities;
- Securing a significant amount of employment prior to or concurrent with any proposed sensitive use;
- Cumulative impact of multiple conversion requests on the overall viability of the *Employment Area* and its planned function;
- Impact of the removal of a large and key location for employment uses;
- Ability to provide a stable and productive operating environment for existing and new businesses and their economic activities;
- Compatibility with existing and permitted uses and review of nearby environmental compliance approvals;

- Impact upon the capacity and functioning of the transportation network and the movement of goods for existing and future employment uses;
- Proximity and access to higher order transit; 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. 028

Address: 40 Scottfield Drive

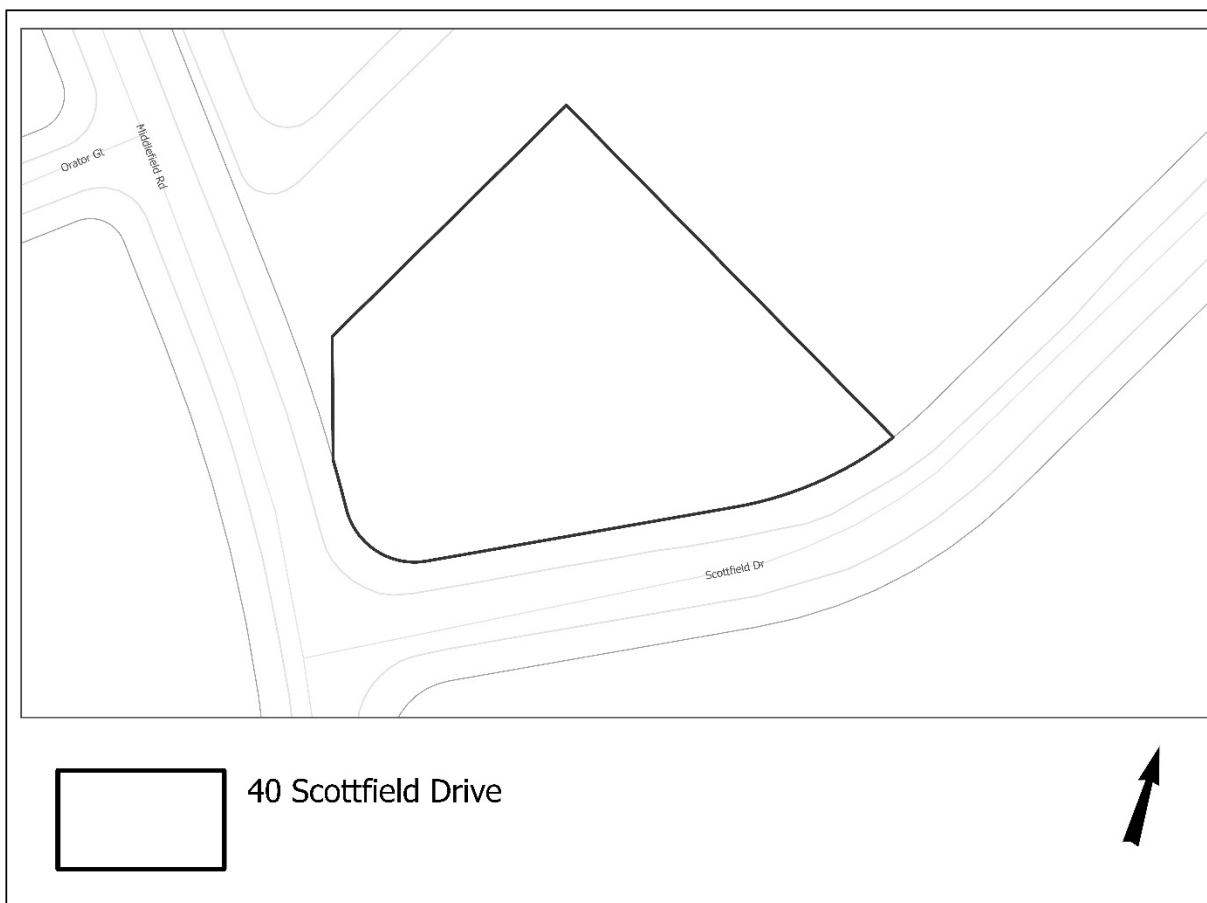
General area: Finch Avenue East & Middlefield Road

Ward: Scarborough North (23)

Owner (Applicant): Yee Hong Centre for Geriatric Care (The Planning Partnership)

Site area: Approximately 0.69 hectares (1.70 acres)

Existing uses: Vacant



CONVERSION REQUEST

Submission Date: July 7, 2021

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

OFFICIAL PLAN AND ZONING FRAMEWORK

Urban Structure: *Employment Areas* (Map 2)

Designation(s): *General Employment Areas* (Map 22)

Area Specific Policies: N.A.

Zoning By-law: Employment Industrial Zone (E) in the City of Toronto
Zoning By-law 569-2013

SITE CONTEXT AND ADJACENT USES

North: Low rise residential. Further north is a mix of low-rise retail, commercial and light manufacturing and surface parking

South: A place of worship and low-rise light industrial, including a self-storage facility. Beyond that the Canadian Pacific Railway Toronto Yard.

East: Yee Hong Centre long term care facility. Further east of the site are low-rise industrial uses

West: 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. 028 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 2019 Growth Plan 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 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:

- 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 through mechanisms that ensure the provision of employment uses on site;
- Ability to coordinate with existing adjacent uses to facilitate and support the “campus of care” concept in this 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;
- Ability to provide a stable and productive operating environment for existing and new businesses and their economic activities;
- 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; 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. 031

Address: 1543-1551 The Queensway and 66,70 & 76 Fordhouse Boulevard

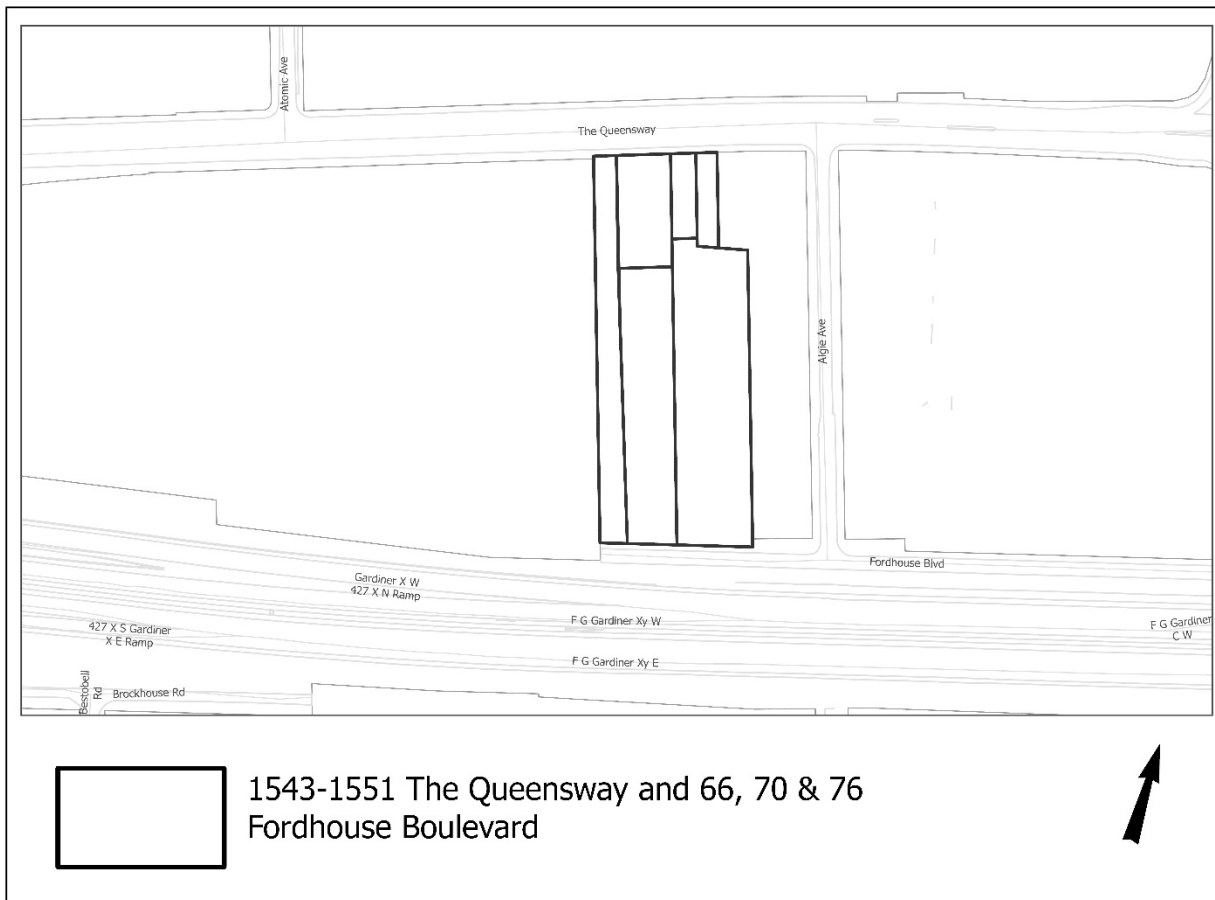
General area: The Queensway, east of The East Mall

Ward: Etobicoke-Lakeshore (3)

Owner (Applicant): 2038980 Ontario Limited; 1545 The Queensway Inc.; 572989 Ontario Inc. and 1370443 Ontario Limited (Bousfields Inc)

Site area: Approximately 2.15 hectares (5.3 acres)

Existing uses: Film industry set production, warehousing, service and vacant industrial building



CONVERSION REQUEST

Submission Date: December 17, 2020 and July 12, 2021

Proposal: Request to (i) redesignate the south part of the lands (1.25 hectares) from *Core Employment Areas* to *General Employment Areas* to permit retail and service uses and introduce policy direction in a site and area specific policy, and (ii) redesignate the north part of the lands (0.9 hectares) to *Mixed Use Areas* to permit residential uses

OFFICIAL PLAN AND ZONING FRAMEWORK

Urban Structure: *Employment Areas* (Map 2)

Designation(s): *General Employment Areas* and *Core Employment Areas* (Map 15)

Area Specific Policies: N.A.

Zoning By-law: Class 1 Industrial (I.C1) in former City of Etobicoke Zoning Code

SITE CONTEXT AND ADJACENT USES

North: Automobile sales, office and wholesaling

South: Gardiner Expressway

East: Automobile service, office and low rise residential

West: Retail, service and restaurant

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. 031 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 2019 Growth Plan 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 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 regarding the south part of the lands (a conversion to *General Employment Areas* to permit retail and services), staff have identified the following issues:

- Ability to provide a stable and productive operating environment for existing and new businesses and their economic activities;
- Impact upon the capacity and functioning of the transportation network and the movement of goods for existing and future employment uses; and,
- Issues that may arise as a result of further review and stakeholder engagement.

As part of staff's preliminary review of the conversion request regarding the north part of the lands (a conversion to permit residential uses through a redesignation to *Mixed Use Areas*), staff have identified the following issues:

- Ability to provide a stable and productive operating environment for existing and new businesses and their economic activities;
- Cumulative impact of multiple conversion requests on the overall viability of the *employment area* and its planned function;
- The lands are internal to an *employment area* and surrounded by land that is used for and planned for business and economic activities;
- Proximity and access to higher order transit;
- The need for convenient access to schools, local stores, services, and public service facilities required for complete communities; and,
- Other issues that may arise as a result of further review and stakeholder engagement.

Preliminary Assessment

Based on staff's preliminary assessment:

- The south part of 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; and,
- The north part of the lands should be retained as *Employment Areas* and continue to be designated as *General Employment Areas*.

PRELIMINARY ASSESSMENT OF CONVERSION REQUEST NO. 032

Address: 39 Wynford Drive

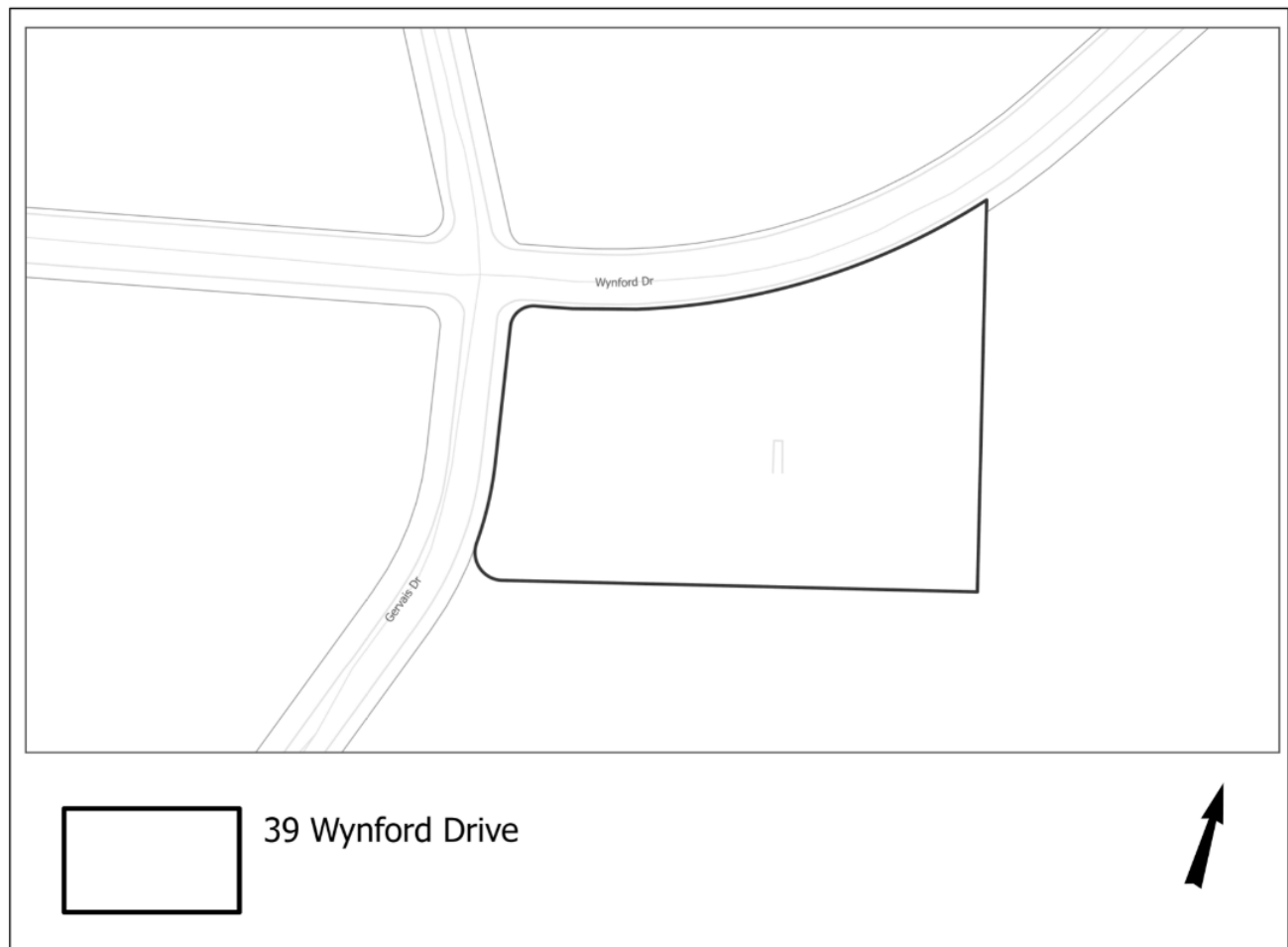
General area: Eglinton Avenue East and Don Mills Road

Ward: Don Valley East (16)

Owner (Applicant): 39 Wynfield Inc. ("Brookfield") (Bousfields Inc.)

Site area: Approximately 1.62 ha (4.00 acres)

Existing uses: Office – 4-storey office building with a basement which opens to surface parking lot.



CONVERSION REQUEST

Submission Date: December 22, 2020

Proposal: Request to redesignate all of the lands from *Employment Areas* to a mixed-use designation to permit a high-density mixed-use form of intensification to create a complete community with preservation and addition of employment uses, the office building on the site would be retained. A variety of housing types are to be included.

OFFICIAL PLAN AND ZONING FRAMEWORK

Urban Structure: *Employment District* (Map 2) – subject to OPA 231 appeal

Designation(s): *Employment Areas* (Map 20) – subject to OPA 231 appeal

Area Specific Policies: N.A.

Zoning By-law: Industrial Office-Business Park (MO) in the former City of North York Zoning By-law 7625

SITE CONTEXT AND ADJACENT USES

North: 3-storey medical office building, a 3-storey commercial building, a 3-storey commercial building occupied by the Presbyterian Church in Canada, surface parking

South: 8-storey office building with surface parking and a vacant lot

East: The Ismaili Centre of Toronto and the Aga Kahn Museum

West: Real Canadian Super Store, 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. 032 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:

- 20 Wynford Drive (Conversion Request No. 010)
- 15 Gervais Drive (Conversion Request No. 015)
- 33 Greenbelt Drive (Conversion Request No. 017)
- 825 Don Mills Road (Conversion Request No. 070)
- 100 Wynford Drive (Conversion Request No. 072)

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 2019 Growth Plan 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 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, which is transitioned under the Growth Plan (2006), where the Ontario Land Tribunal is the approval authority;
- The cumulative impact of multiple conversion requests on the overall viability of the *Employment Area* and its planned function;
- The creation of a precedent for further conversions of lands in the *Employment Area*;
- The ability to provide a stable and productive operating environment for existing and new businesses and their economic activities;
- Ability to provide appropriate buffering and/or separation of employment uses from sensitive land uses, including residential;
- Compatibility with surrounding existing and permitted land uses;
- Provision of a significant amount of employment prior to or concurrent with any proposed residential uses;
- Impact on the capacity and functioning of the transportation network and the movement of goods for existing and future employment uses;
- Impact on the capacity and functioning of the transportation network and the movement of goods for existing and future employment uses;
- Adequate provision of public road connectivity and active transportation connections;

- The need for convenient access to schools, local stores, services, and public service facilities required for complete communities; 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 (Employment Districts)* and continue to be designated as *General Employment Areas (Employment Areas)*.

PRELIMINARY ASSESSMENT OF CONVERSION REQUEST NO. 034

Address: 5975-6025 Steeles Avenue East

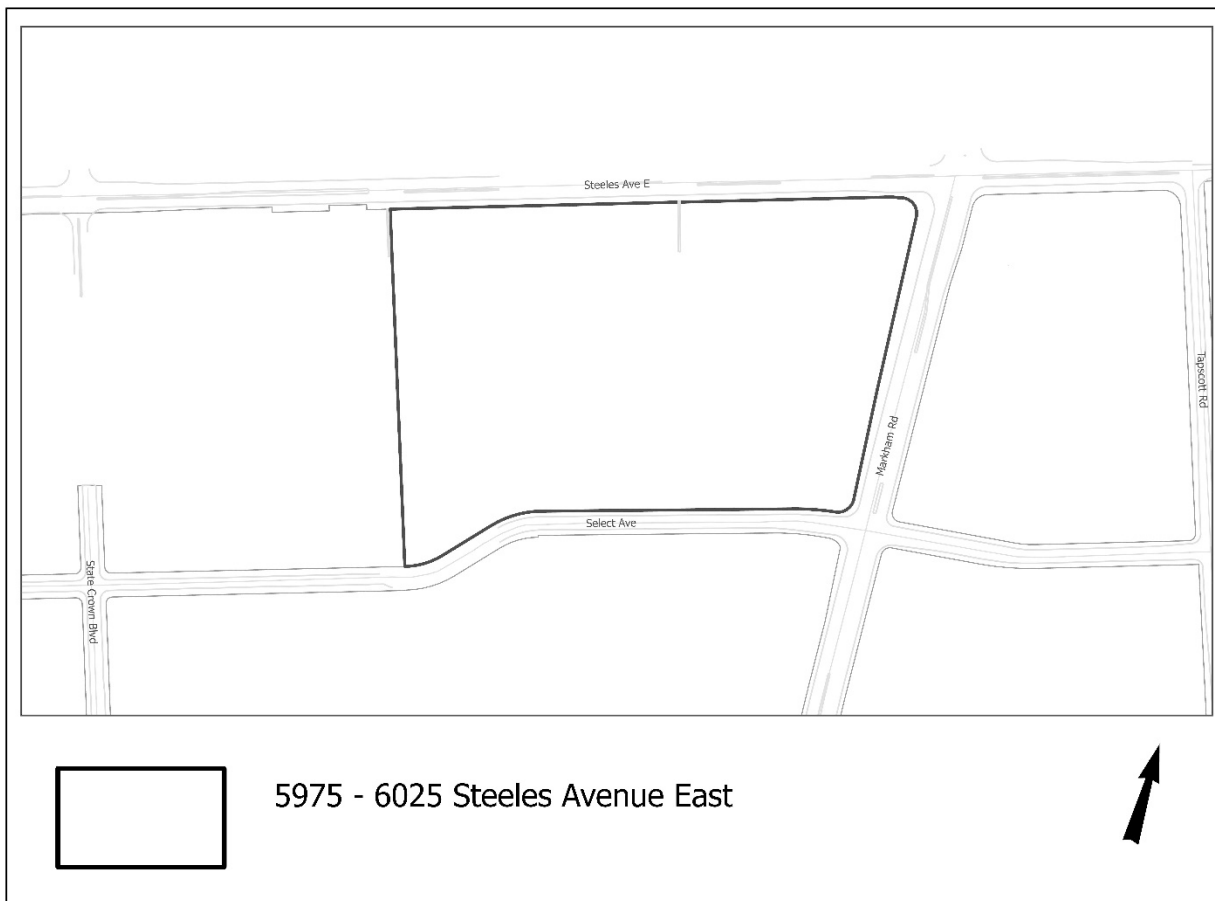
General area: Steeles Avenue East and Markham Road

Ward: Scarborough North (23)

Owner (Applicant): Markham Steeles Realty Inc. (Bousfields Inc.)

Site area: Approximately 13.95 hectares (34.48 acres)

Existing uses: Commercial shopping centre anchored by a Walmart Superstore and Lowe's Home Improvement Store.



CONVERSION REQUEST

Submission Date: December 17, 2020

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

OFFICIAL PLAN AND ZONING FRAMEWORK

Urban Structure: *Employment Areas* (Map 2)

Designation(s): *General Employment Areas* (Map 22)

Area Specific Policies: Chapter 7 SASP 227

Zoning By-law: Special District Commercial Zone (SDC) in the Former City of Scarborough Employment District By-law 24982

SITE CONTEXT AND ADJACENT USES

North: City of Markham/York Region municipal boundary; low rise residential and Markham Park

South: Across Select Avenue, proposal for three multi-tenanted industrial buildings; low rise industrial buildings including seafood distributor Caaveri Enterprise; and, chemical manufacturer AquaBond.

East: Across Markham Road, a plaza consisting of retail, services, and commercial uses. Further south and east is a Class III industry ready-mix concrete batching.

West: Proposed commercial development. Further west is a plaza, consisting of retail, services, and commercial 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. 034 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 2019 Growth Plan 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 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:

- Impact of the removal of a large and key location for employment uses;
- Ability to provide a stable and productive operating environment for existing and new businesses and their economic activities;
- Compatibility and mitigation measures with surrounding existing and permitted land uses, such as industrial and auto uses along Select Avenue and the Tapscott and Passmore area;
- Impact upon the capacity and functioning of the transportation network and the movement of goods for existing and future employment uses;
- 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;
- Proximity and access to higher order transit;
- Proposed industrial development in the nearby area; 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. 040

Address: 55 Milne Avenue

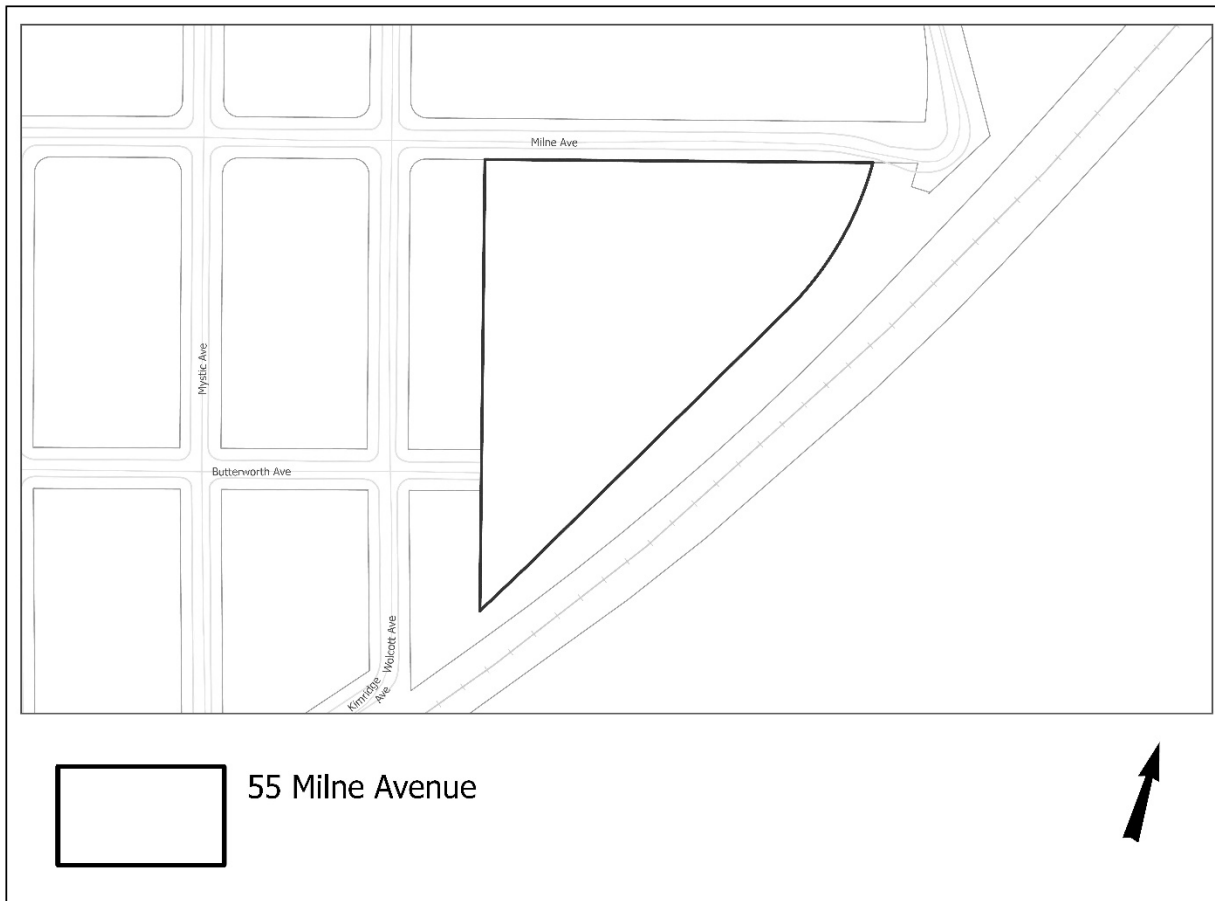
General area: Danforth Avenue and Birchmount Road

Ward: Scarborough Southwest (20)

Owner (Applicant): TAS Design Build (Bousfields Inc)

Site area: Approximately 3 hectares (7.4 acres)

Existing uses: Vacant 1-storey building previously occupied by a manufacturer/distributor



CONVERSION REQUEST

Submission Date: July 28, 2021

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

OFFICIAL PLAN AND ZONING FRAMEWORK

Urban Structure: *Employment Areas* (Map 2)

Designation(s): *General Employment Areas* (Map 21)

Area Specific Policies: N.A.

Zoning By-law: Employment Heavy Industrial Zone (EH) in the City of Toronto Zoning Bylaw 569-2013

SITE CONTEXT AND ADJACENT USES

North: Food product supplier and manufacturing, including spices & grinding, auto detailing, promotional products supplier

South: Rail line, Toronto Fire Station further south

East: Rail line, data centre, auto dealership, textile exporter, scrap metal processing

West: 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. 040 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 2019 Growth Plan 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 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:

- 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;
- Sufficiency of lands, for both current and future needs, for economic functions such as manufacturing, distribution and warehousing;
- Recent significant development activity of a data centre to the east of the site in the nearby Employment Area;
- Ability to provide a stable and productive operating environment for existing and new businesses and their economic activities, particularly given nearby environmental compliance approvals;
- Proximity and access to higher order transit;
- Review of compatibility with existing and permitted 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. 45

Address: 150R Sterling Road (Block 5C)

General area: Sterling Road, south of Bloor Street West

Ward: Davenport (9)

Owner (Applicant): Sterling 5B Developments Limited, (Bousfields)

Site area: Approximately 0.2 hectares (0.49 acres)

Existing uses: Vacant



CONVERSION REQUEST

Submission Date: July 28, 2021

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

OFFICIAL PLAN AND ZONING FRAMEWORK

Urban Structure: *Employment Areas* (Map 2)

Designation(s): *General Employment Areas* (Map 18)

Area Specific Policies: Chapter 7 SASP 480 - 158, 164, 181 and 200 Sterling Road Regeneration Project

Zoning By-law: Industrial Zone (IC(h)) in the Former City of Toronto Zoning By-law 438-86

SITE CONTEXT AND ADJACENT USES

North: Immediately north is Development Block 5B of the Sterling Road Regeneration Plan, designated *Mixed Use Areas*, which is intended for mixed-use commercial and residential development, Perth Avenue, and Block 2 of the Sterling Road Regeneration Plan which is planned to be developed as a public park. There is also an existing 2-storey warehouse building, which is also subject to a conversion request (211-213 Sterling Road) and a rezoning application at 221-227 Sterling Road.

South: An 8-storey office building on Block 5A of the Sterling Road Regeneration Plan is currently under construction. A 6-storey office building on Block 3A is under review. Further south is a 3-storey building used for a range of employment uses including offices and a brewery as well as a large Class II confectionary manufacturing facility owned by Nestle Canada.

East: Proposed private street and private open space. The Museum of Contemporary Art, Sterling Road, and Blocks 4A and 4B of the Sterling Road Regeneration Plan. Further east is the Metrolinx Barrie GO Transit rail corridor, and the planned Bloor-Lansdowne GO Transit Station.

West: West Toronto Rail Path, which is adjacent to the Metrolinx Kitchener rail corridor. West of the rail corridor is a 2-3 storey office building and converted warehouse, and low-rise residential neighbourhoods.

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. 45 based on the applicable policy framework and local context.

Geographically Related Conversion Requests

This conversion request is one of two 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:

- 211-213 Sterling Road (Conversion Request No. 82)

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 2019 Growth Plan 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 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 provision of a variety of jobs and employment opportunities within the Employment Area to help achieve the City's equity, diversity and inclusion objectives;
- Potential impact on the planned function of lands included within SASP 480 - 158, 164, 181 and 200 Sterling Road Regeneration Project, in particular: the maximum residential gross floor area, maintaining a transition/buffer area between the Mixed Use Areas designation to the north and the existing employment uses within the Employment Areas designation to the south and providing appropriate access to the West Toronto Rail Path;
- The impact of the adjacent rezoning application north of the SASP 480 area at 221-227 Sterling Road may cause job displacement;

- The site is located adjacent to the southern boundary of the Bloor Perth Sterling Study Area, with the aim of developing a planning framework which includes; the evaluation of appropriate built form, transportation and pedestrian networks, and overall public realm strategy including parks and open spaces and potential heritage sites; 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. 047

Address: 38 Orfus Road

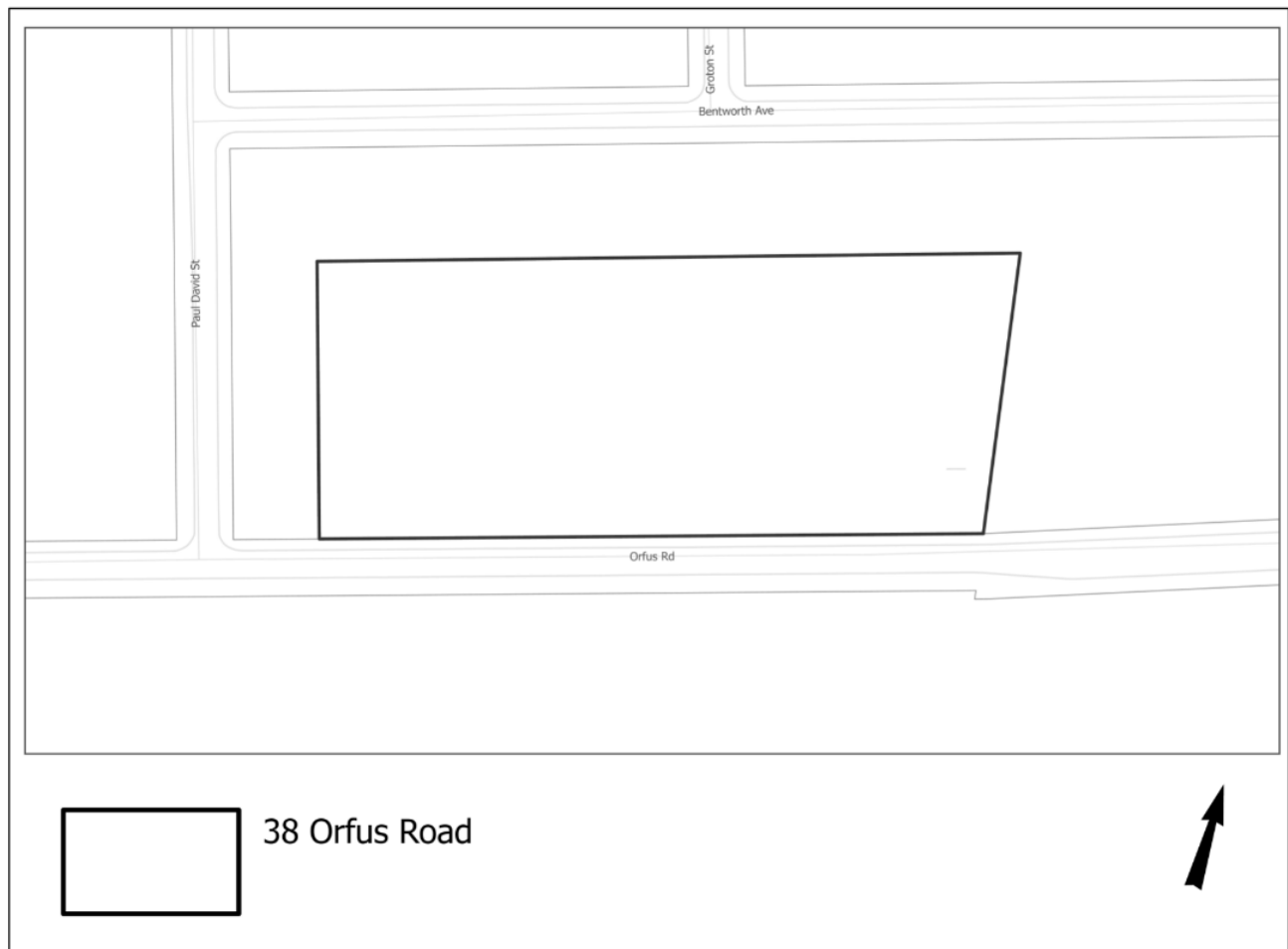
General area: Dufferin Street and Highway 401

Ward: Eglinton Lawrence (8)

Owner (Applicant): Toronto District School Board (Urban Strategies Inc.)

Site area: Approximately 2.4 hectares (5.93 acres)

Existing uses: Occupied by the Yorkdale Secondary School, Yorkdale Adult Learning Centre and Start Right Child Care Centre with surface parking



CONVERSION REQUEST

Submission Date: December 17, 2020

Proposal: Request to redesignate all of the lands from *General Employment Areas* to a mixed-use designation to permit the existing school use which is not compatible with *General Employment Area* uses and to intensify the site with residential uses and more jobs (does not specify if these jobs are employment or commercial)

OFFICIAL PLAN AND ZONING FRAMEWORK

Urban Structure: *Employment Areas* (Map 2)

Designation(s): *General Employment Areas* (Map 16)

Area Specific Policies: N.A.

Zoning By-law: Industrial Zone One (M1) in the Former North York Zoning By-law 7625

SITE CONTEXT AND ADJACENT USES

North: Single detached residential neighbourhood along Bentworth Avenue

South: Large multi-unit commercial employment use buildings with surface parking

East: Large multi-unit commercial employment use buildings with surface parking, Place of Worship, and the Holi Health - PSW School

West: Large 1 – 2-storey commercial retail stores along Orfus 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. 047 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 2019 Growth Plan 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 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 in proximity to the Dufferin Street Secondary Plan, where City Council's direction sets a long term planning framework for the area, following the Dufferin Street Avenue Study that plans for intensification and growth in residents and jobs;
- The creation of a precedent for further conversions of lands in the *Employment Area*;
- Ability to provide a stable and productive operating environment for existing and new businesses and their economic activities;
- The need for convenient access to schools, local stores, services, and public service facilities required for complete communities;
- 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;
- Compatibility with surrounding existing and permitted land uses;
- Impact on the capacity and functioning of the transportation network and the movement of goods for existing and future employment uses;
- Existing or planned infrastructure can accommodate the proposed conversion; 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. 050

Address: 560 Evans Avenue

General area: Gardiner Expressway and Highway 427

Ward: Etobicoke-Lakeshore (3)

Owner (Applicant): Stay Inn Hospitality (Bousfields Inc)

Site area: Approximately 0.48 hectares (1.2 acres)

Existing uses: Hotel



CONVERSION REQUEST

Submission Date: July 29, 2021

Proposal: Request to redesignate all of the lands from *Employment Areas* to either *Mixed Use Areas*, *Neighbourhoods* or *Apartment Neighbourhoods* to permit residential and other non-employment uses.

OFFICIAL PLAN AND ZONING FRAMEWORK

Urban Structure: *Employment Districts* (Map 2) – subject to OPA 231 Appeal

Designation(s): *Employment Areas* (Map 15) – subject to OPA 231 Appeal

Area Specific Policies: N.A.

Zoning By-law: Employment Industrial (E 1.0) in the City of Toronto Zoning Bylaw 569-2013

SITE CONTEXT AND ADJACENT USES

North: Office, wholesaling and retail

South: Low rise residential

East: Media, office and light industrial

West: Development application for residential uses in low, mid and high rise forms and a park (Application No. 14 268446 WET 06 OZ)

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. 050 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 2019 Growth Plan 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 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 ability to provide a stable and productive operating environment for existing and new businesses and their economic activities;
- 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;
- Impact on 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 space; 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. 059

Address: 116R, 126 – 142 Ryding Avenue

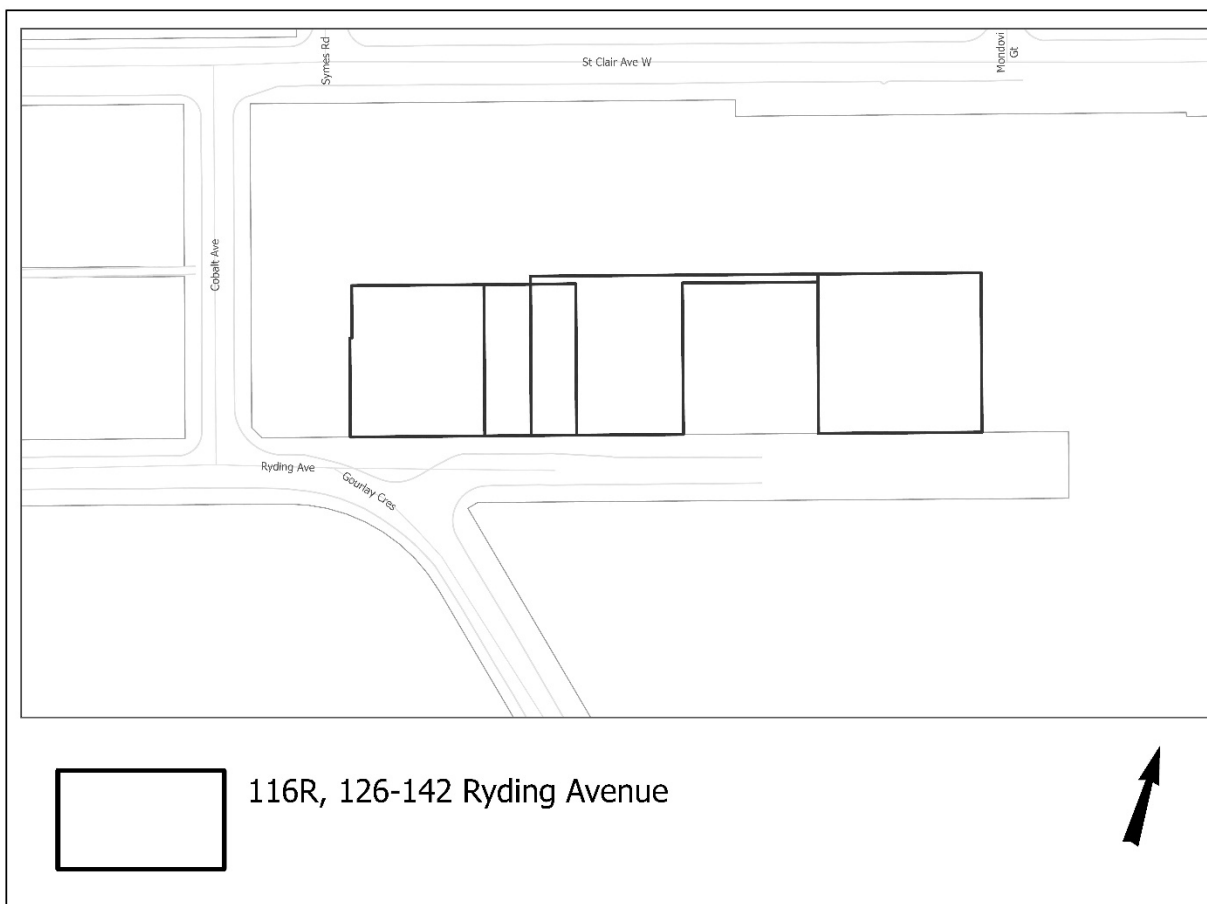
General area: St. Clair Avenue West and Runnymede Road

Ward: York South-Weston Ward (5)

Owner (Applicant): A.C.D. Wholesales Meats Ltd. (IBI Group Inc.)

Site area: Approximately 0.72 hectares (1.77 acres)

Existing uses: Industrial meat processing and distribution facility.



CONVERSION REQUEST

Submission Date: July 29, 2021

Proposal: Request to redesignate the lands from *Core Employment* to a *Mixed Use Areas* designation to permit residential and non-residential uses.

OFFICIAL PLAN AND ZONING FRAMEWORK

Urban Structure: *Employment Areas* (Map 2) – subject to OPA 144 Appeal

Designation(s): *Core Employment Areas* (Map 17) – subject to OPA 144 Appeal

Area Specific Policies: N.A.

Zoning By-law: Employment Industrial (E 1.0 (x285)) in the City of Toronto Zoning By-law 569-2013

SITE CONTEXT AND ADJACENT USES

North: Storage and parking, industrial meat packaging and distribution facilities, vacant commercial retail building with parking and residential beyond

South: Industrial meat packaging and distribution facilities, scrap and storage yard, CN Rail Line and rail facility, ice skating arena

East: Storage, industrial meat packaging and distribution facility, power centre with commercial retail, grocer, and food and beverage uses

West: Runnymede Park and low scale 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. 059 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:

- 109 Ryding Avenue (Conversion Request No. 121)

- 2237 – 2283 St. Clair Avenue West (Conversion Request No. 116)
- 2221 – 2231 St. Clair Avenue West (Conversion Request No. 117)

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 2019 Growth Plan 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 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:

- Multiple conversion requests on the overall viability of the *Employment Area* and its planned function;
- The lands are internal to an *Employment Area* and are surrounded by land that is used for business and economic activities;
- Impact of the removal of a large and key location for employment uses;
- Compatibility with surrounding existing and permitted land uses;
- Prevention or mitigation of adverse effects from noise, vibration, and emissions, including dust and odour;
- Prevention or mitigation of negative impacts and minimization of the risk of complaints;
- Impact upon the capacity and functioning of the transportation network and the movement of goods for existing and future employment 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; 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. 070

Address: 825 Don Mills Road

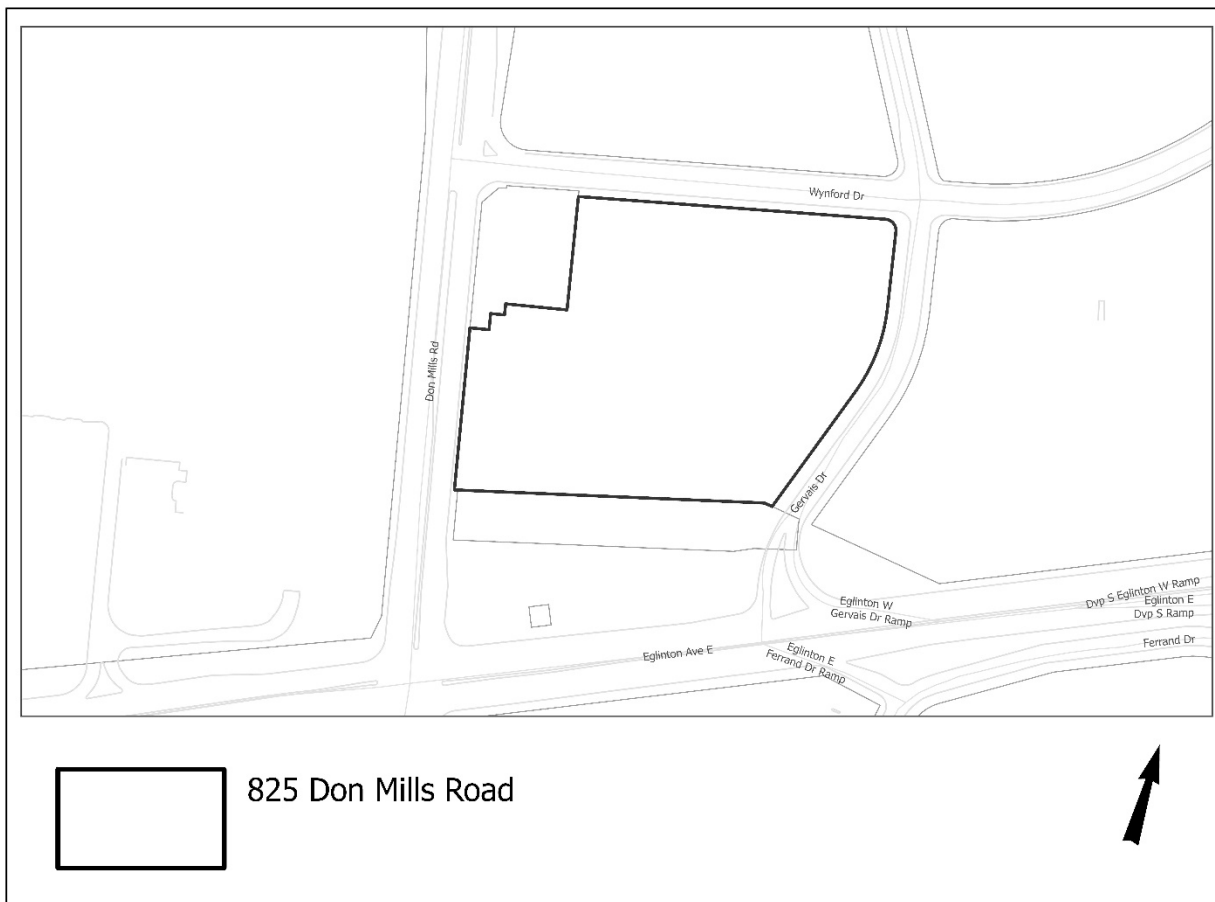
General area: Eglinton Avenue East and Don Mills Road

Ward: Don Valley East (16)

Owner (Applicant): Choice Properties Limited Partnership and Loblaws Properties Limited (Urban Strategies Inc.)

Site area: Approximately 3.11 hectares (7.68 acres)

Existing uses: Commercial – 2-storey Real Canadian Superstore, surface parking and underground parking garage.



CONVERSION REQUEST

Submission Date: August 18, 2021

Proposal: Request to redesignate all of the lands from *Employment Areas* to a mixed-use designation to permit a broad mix of uses that support a complete community. Four blocks of development are proposed: 1. A mixed use block with a replacement food store plus other non-residential uses; 2. Mixed use block with retail at grade; 3. Residential block; and, 4. A mixed use block with retail at grade. Heights ranging from 20 to 33 storey towers and an approximate density of 3.6 FSI.

OFFICIAL PLAN AND ZONING FRAMEWORK

Urban Structure: *Employment District* (Map 2) – subject to OPA 231 appeal

Designation(s): *Employment Area* (Map 20) – subject to OPA 231 appeal

Area Specific Policies: Don Mills Crossing Secondary Plan

Zoning By-law: Industrial Office-Business Park (MO(17)) in the former City of North York Zoning By-law 7625 – includes car wash and dry cleaning and laundry establishments as permitted uses

SITE CONTEXT AND ADJACENT USES

North: 2-storey place of worship, a 3-storey parking structure, and a 7-storey commercial office building

South: Under construction TTC Bus terminal and Eglinton Crosstown LRT Science Centre Station

East: 4-storey office building (5-storey on the south side due to the site change in grade) with surface parking and an 8-storey office building with surface parking

West: Esso Gas Station and former Celestica Lands currently undergoing redevelopment

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. 070 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:

- 20 Wynford Drive (Conversion Request No. 010)
- 15 Gervais Drive (Conversion Request No. 015)
- 33 Greenbelt Drive (Conversion Request No. 017)
- 39 Wynford Drive (Conversion Request No. 032)
- 100 Wynford Drive (Conversion Request No. 072)

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 2019 Growth Plan 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 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, which is transitioned under the Growth Plan (2006), where the Ontario Land Tribunal is the approval authority;
- The site is located within the recently approved Don Mills Crossing Secondary Plan, which came into effect recently (December 2020) 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 cumulative impact of multiple conversion requests on the overall viability of the *Employment Area* and its planned function;
- The creation of a precedent for further conversions of lands in the *Employment Area*;
- The ability to provide a stable and productive operating environment for existing and new businesses and their economic activities;
- Ability to provide appropriate buffering and/or separation of employment uses from sensitive land uses, including residential;

- Compatibility with surrounding existing and permitted land uses;
- Provision of a significant amount of employment prior to or concurrent with any proposed residential uses;
- Impact on the capacity and functioning of the transportation network and the movement of goods for existing and future employment uses;
- Adequate provision of public road connectivity and active transportation connections;
- The need for convenient access to schools, local stores, services, and public service facilities required for complete communities; 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 (Employment District)* and continue to be designated as *General Employment Areas (Employment Areas)*.

PRELIMINARY ASSESSMENT OF CONVERSION REQUEST NO. 072

Address: 100 Wynford Drive

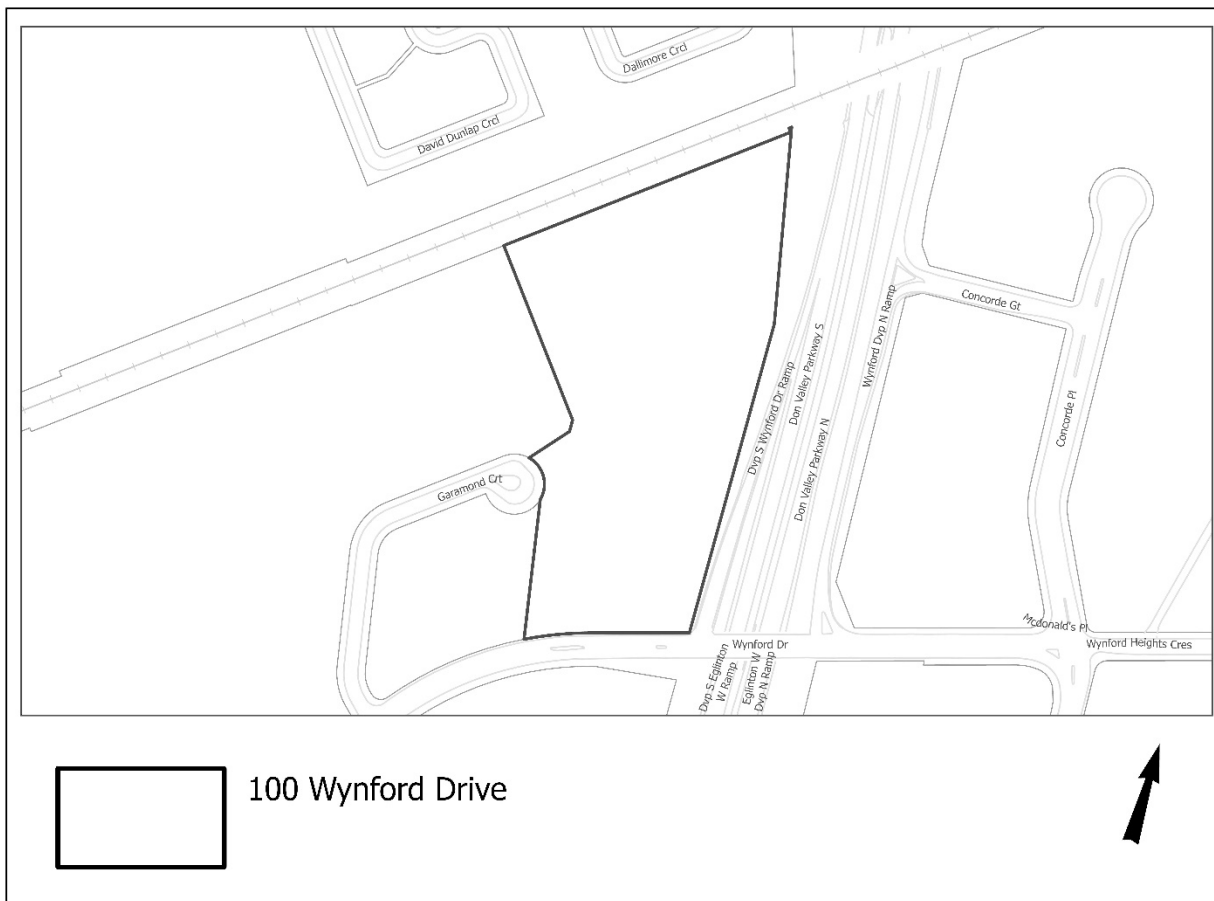
General area: Eglinton Avenue East and Don Mills Road

Ward: Don Valley East (16)

Owner (Applicant): H&R REIT (Bousfields Inc.)

Site area: Approximately 4.74 hectares (11.71 acres)

Existing uses: Commercial – 6-storey commercial/office building with surface parking



CONVERSION REQUEST

Submission Date: August 28, 2021

Proposal: Request to redesignate all of the lands from *General Employment Areas* to a designation to permit non-employment uses.

OFFICIAL PLAN AND ZONING FRAMEWORK

Urban Structure: *Employment Areas* (Map 2)

Designation(s): *General Employment Areas* (Map 20)

Area Specific Policies: N.A.

Zoning By-law: Industrial Office-Business Park (MO(17)) in the former City of North York Zoning By-law 7625 – includes car wash and dry cleaning and laundry establishments as permitted uses

SITE CONTEXT AND ADJACENT USES

North: CN Rail tracks, 9-storey apartment building and townhouses north of tracks.

South: Aga Khan Museum.

East: Don Valley Parkway and mixed use commercial and office buildings (10-12 Concord Place, 1 Concorde Gate tenants include the Home Depot Canadian head office and ESRI Canada head office and 175 Wynford Drive)

West: 5-storey office building occupied by Scotiabank (90 Wynford Drive)

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. 072 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 2019 Growth Plan 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 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 internal to an *Employment Area* and are surrounded by land that is used for and planned for business and economic activities;
- The cumulative impact of multiple conversion requests on the overall viability of the *Employment Area* and its planned function;
- The creation of a precedent for further conversions of lands in the *Employment Area*;
- 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;
- Provision of a diverse economic base to accommodate and attract a variety of employment uses and a broad range of employment opportunities in Toronto;
- The ability to provide a stable and productive operating environment for existing and new businesses and their economic activities;
- Impact on the capacity and functioning of the transportation network and the movement of goods for existing and future 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. 078

Address: 920 and 930 Progress Avenue

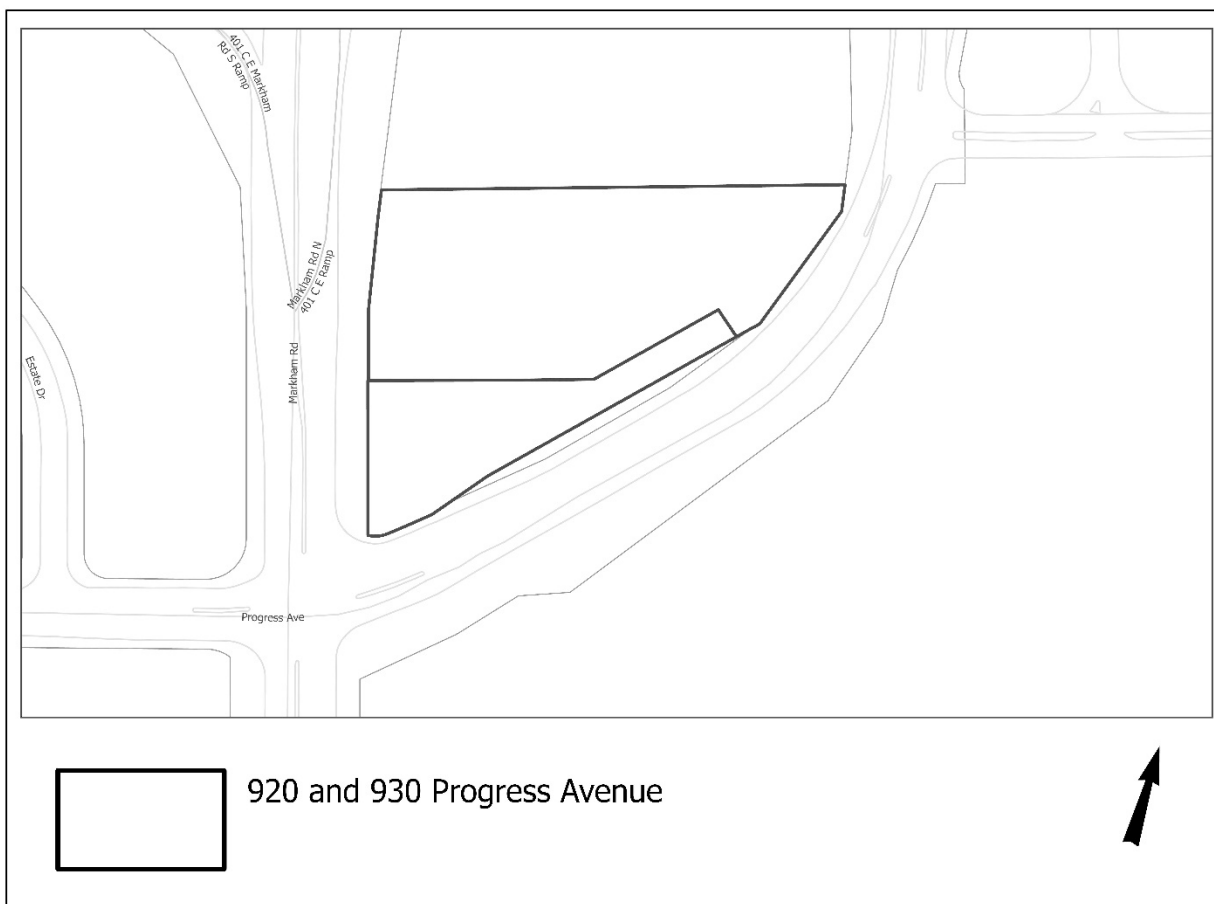
General area: Markham Road and Highway 401

Ward: Scarborough-Guildwood (24)

Owner (Applicant): SJ Agemian Investments Inc (Evans Planning Inc)

Site area: Approximately 1.49 hectares (3.6 acres)

Existing uses: Place of worship and post-secondary institution



CONVERSION REQUEST

Submission Date: August 3, 2021

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

OFFICIAL PLAN AND ZONING FRAMEWORK

Urban Structure: *Employment Areas* (Map 2)

Designation(s): *General Employment Areas* (Map 22)

Area Specific Policies: N.A.

Zoning By-law: Institutional Zone (I) in the Former City of Scarborough Employment Districts Zoning By-Law 24982

SITE CONTEXT AND ADJACENT USES

North: Centennial College and Highway 401, light industrial uses to the north of Highway 401, including printing and pharmaceutical manufacturing

South: Natural area, park

East: Low rise industrial multiples that include a spray equipment manufacturing facility, pest control supply store, and industrial equipment supply store.

West: Gas station and car wash, restaurants, and other low rise retail/services and light industrial employment 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. 078 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 2019 Growth Plan 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 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:

- *Employment Areas* strategically located near important transportation infrastructure to facilitate the movement of goods including highway interchanges;
- Provision of a variety of land parcel sizes to accommodate a range of permitted employment uses;
- Impact upon the capacity and functioning of the transportation network and the movement of goods for existing and future employment uses;
- The need for convenient access to schools, local stores, services, and public service facilities required for complete communities; 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. 079

Address: 100 Bridgeland Avenue

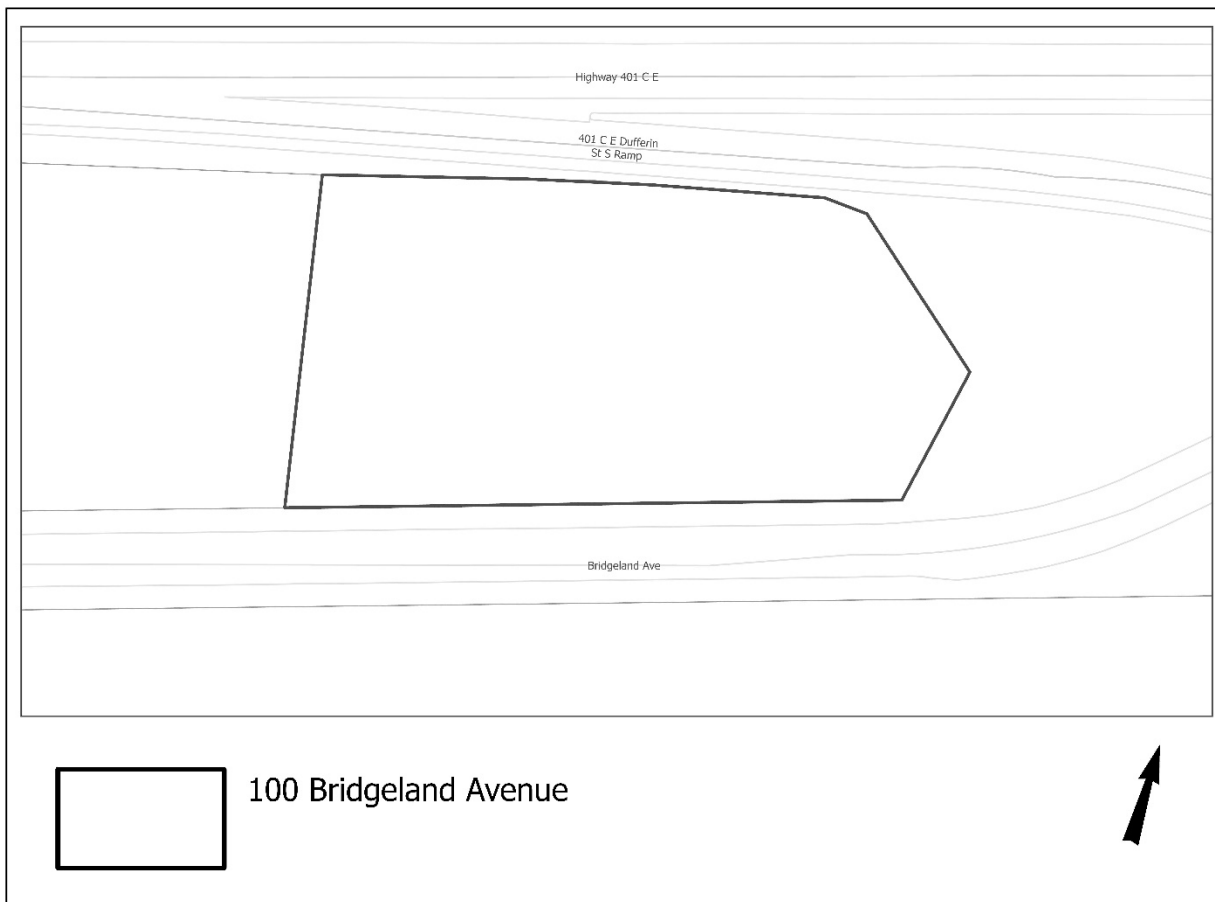
General area: Dufferin Avenue and Highway 401

Ward: Eglinton Lawrence (8)

Owner (Applicant): Rafih Automotive Group (Bousfields Inc.)

Site area: Approximately 0.88 hectares (2.17 acres)

Existing uses: Commercial/industrial – 1 storey retail/warehouse building occupied by 10 businesses



CONVERSION REQUEST

Submission Date: August 3, 2021

Proposal: Request to redesignate all of the lands from *Core Employment Areas* to *Mixed Use Areas* or another designation to permit non-employment uses

OFFICIAL PLAN AND ZONING FRAMEWORK

Urban Structure: *Employment Areas* (Map 2)

Designation(s): *Core Employment Areas* (Map 16)

Area Specific Policies: N.A.

Zoning By-law: Industrial-Commercial Zone with a Holding Provision (MC(H)) in the Former City of North York Zoning By-law 7625

SITE CONTEXT AND ADJACENT USES

North: Highway 401

South: Low rise industrial uses, including Tyco Security Products and sales and storage uses

East: Ministry of Transportation works yard and Dufferin Street Entrance/Exit to Highway 401

West: Low rise office, light industrial and wholesale uses as well as the Canadian College of Osteopathy

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. 079 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 2019 Growth Plan 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 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

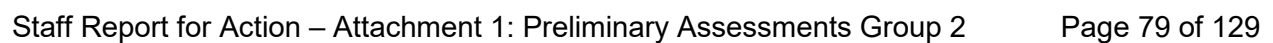
As part of staff's preliminary review of the conversion request, staff have identified the following issues:

- The lands are in proximity to the Dufferin Street Secondary Plan, where City Council's direction sets a long term planning framework for the area, following the Dufferin Street Avenue Study that plans for intensification and growth in residents and jobs;
- The property is part of a prominent, accessible, and visible *Employment Area*;
- The creation of a precedent for further conversions of lands in the *Employment Area*;
- The proposed conversion would adversely affect the overall viability of the *Employment Area* and affect a stable operating environment for business and economic activities;
- Compatibility with surrounding existing and permitted land 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;
- The need for convenient access to schools, local stores, services, and public service facilities required for complete communities;
- Provision of a variety of land parcel sizes to accommodate a range of permitted employment uses;
- Ability to provide a stable and productive operating environment for existing and new businesses and their economic activities;
- Impact on the capacity and functioning of the transportation network and the movement of goods for existing and future 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*.

Address:	2200-2250 Islington Avenue
General area:	Northwest of Islington Avenue and Highways 401 and 409
Ward:	Etobicoke North (1)
Owner (Applicant):	RCG Islington 401 Limited Partnership (Bousfields Inc)
Site area:	Approximately 10.8 hectares (26.7 acres)
Existing uses:	Food manufacturing, printing, warehousing and office.



CONVERSION REQUEST

Submission Date: August 3, 2021

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

OFFICIAL PLAN AND ZONING FRAMEWORK

Urban Structure: *Employment Districts* (Map 2) – subject to OPA 231 Appeal

Designation(s): *Employment Areas* (Map 13) – subject to OPA 231 Appeal

Area Specific Policies: Chapter 7 SASP 29, Pearson International Airport Operating Area
Chapter 7 SASP 531, Lands in Proximity to Pearson Airport

Zoning By-law: 2200 Islington Avenue – Class 1 Industrial (I.C1) in former City of Etobicoke Zoning Code
2250 Islington Avenue – Employment Industrial (E 1.0) in Citywide By-law 569-2013

SITE CONTEXT AND ADJACENT USES

North: Retail and service (being developed) with Rexdale Boulevard beyond

South: Highway 409, Highway 401 on-ramp, Highway 401 and Metrolinx Kitchener GO Corridor

East: Highway 401 on-ramp, Highway 401 off-ramp and Islington Avenue with low rise residential beyond

West: Wholesale, cultural community centre, restaurant, office, utilities and distribution

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. 080 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 2019 Growth Plan 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 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 location of the lands within 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;
- Resolution of Appeal No. 69 to Official Plan Amendment No. 231 that applies to both the lands and adjacent lands, to which the Growth Plan (2006) is applicable and the Ontario Land Tribunal is the approval authority;
- The location of the lands in relation to higher order transit given the Metrolinx intention to close the Etobicoke North GO station in the future due to incompatibilities with future track alignments for the GO Expansion program;
- Impact of the removal of a large and key location for employment uses;
- The lands are internal to an *Employment Area* and surrounded by land that is used for and planned for business and economic activities;
- The need for convenient access to schools, local stores, services, and public service facilities required for complete communities; 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 (Employment District)* and continue to be designated as *General Employment Areas (Employment Areas)*.

PRELIMINARY ASSESSMENT OF CONVERSION REQUEST NO. 82

Address: 211-213 Sterling Road

General area: Sterling Road, south of Bloor Street West

Ward: Davenport (9)

Owner (Applicant): 213 Sterling Inc. (Bousfields)

Site area: Approximately 0.62 hectares (1.54 acres)

Existing uses: 2-storey building with non-residential uses related to 3D animation, virtual production and digital publishing.



CONVERSION REQUEST

Submission Date: August 3, 2021 (amended on September 2, 2021)

Proposal: Request to redesignate all of the lands from *Core Employment Areas* to *Mixed Use Areas* to permit non-employment uses.

OFFICIAL PLAN AND ZONING FRAMEWORK

Urban Structure: *Employment Areas* (Map 2)

Designation(s): *Core Employment Areas* (Map 18)

Area Specific Policies: N.A.

Zoning By-law: Employment Industrial Zone (E) in City of Toronto Zoning By-law 569-2013

SITE CONTEXT AND ADJACENT USES

North: 1 and 2-storey buildings with non-residential uses, primarily arts and cultural uses, as well as residential units and live-work units. There is a Zoning Amendment, Plan of Subdivision and Rental Housing Demolition Applications submitted for 221, 225 and 227 Sterling Road for three residential buildings with heights of 20, 25 and 29-storeys. (Further north, 5-storey stacked townhouses, and then a 15-storey residential building fronting on Bloor Street West)

South: The Sterling Road Regeneration Project, implemented through OPA 260 (SASP 480) and Zoning By-law 943-2015 which provides for nine development blocks, a public park block, publicly accessible open space and a new provide street, with a maximum gross floor area of 52,420 non-residential square metres and 50,180 residential square metres. (Further south, several light industrial buildings as well as a large Class II confectionary manufacturing facility for Nestle Canada)

East: Metrolinx Barrie GO Transit rail corridor, and the planned Bloor-Lansdowne GO Transit Station

West: Along Sterling Road and Perth Avenue, a number of detached, semi-detached and row-dwellings.

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. 82 based on the applicable policy framework and local context.

Geographically Related Conversion Requests

This conversion request is one of two 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:

- 150R Sterling Road (Conversion Request No. 45)

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 2019 Growth Plan 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 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 provision of a variety of jobs and employment opportunities within the Employment Area to help achieve the City's equity, diversity and inclusion objectives;
- The site is located within southern boundary of the Bloor Street Study: St. Helen's Ave to Perth Ave Study Area, with the aim of developing a planning framework which includes; the evaluation of appropriate built form, transportation and pedestrian networks, and overall public realm strategy including parks and open spaces and potential heritage sites. On July 14, 2021 City Council directed staff to also consider means of retaining arts and culture and maker spaces throughout the Bloor Street: St. Helen's Avenue to Perth Avenue Study Area;
- This site has been identified as a site with Heritage Potential through the Bloor Street Study Cultural Heritage Resource Assessment;
- The site contains various cultural industry uses. Toronto's cultural sector - including the arts, film and entertainment industries, and museums and heritage - is fundamental to the City's economy. Based on data from the Department of Canadian Heritage (2016), the sector contributes approximately \$11 billion to

Toronto's gross domestic product, and supports over 111,000 jobs. Access to affordable, sustainable space for culture and creative work has been a longstanding issue for the sector;

- The adaptive reuse of former industrial spaces is often seen in transitioning employment areas where conversions have occurred in adjacent parcels; these uses are often unable to locate elsewhere, based on their site needs, affordability of available space, and collaborative nature of the work;
- Consideration will include whether the proposed conversion would remove or disrupt active and functioning spaces for this sector of the City's economy;
- Assess whether the conversion would adversely affect the ability to provide opportunities for the clustering of similar or related employment uses. The employment cluster area currently has a number of creative studio spaces, and small businesses;
- Ability to provide a stable and productive operating environment for existing and new businesses and their economic activities; and,
- 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 Areas* and be designated as *Core Employment Areas*.

PRELIMINARY ASSESSMENT OF CONVERSION REQUEST NO. 090

Address: 3601 Victoria Park Avenue

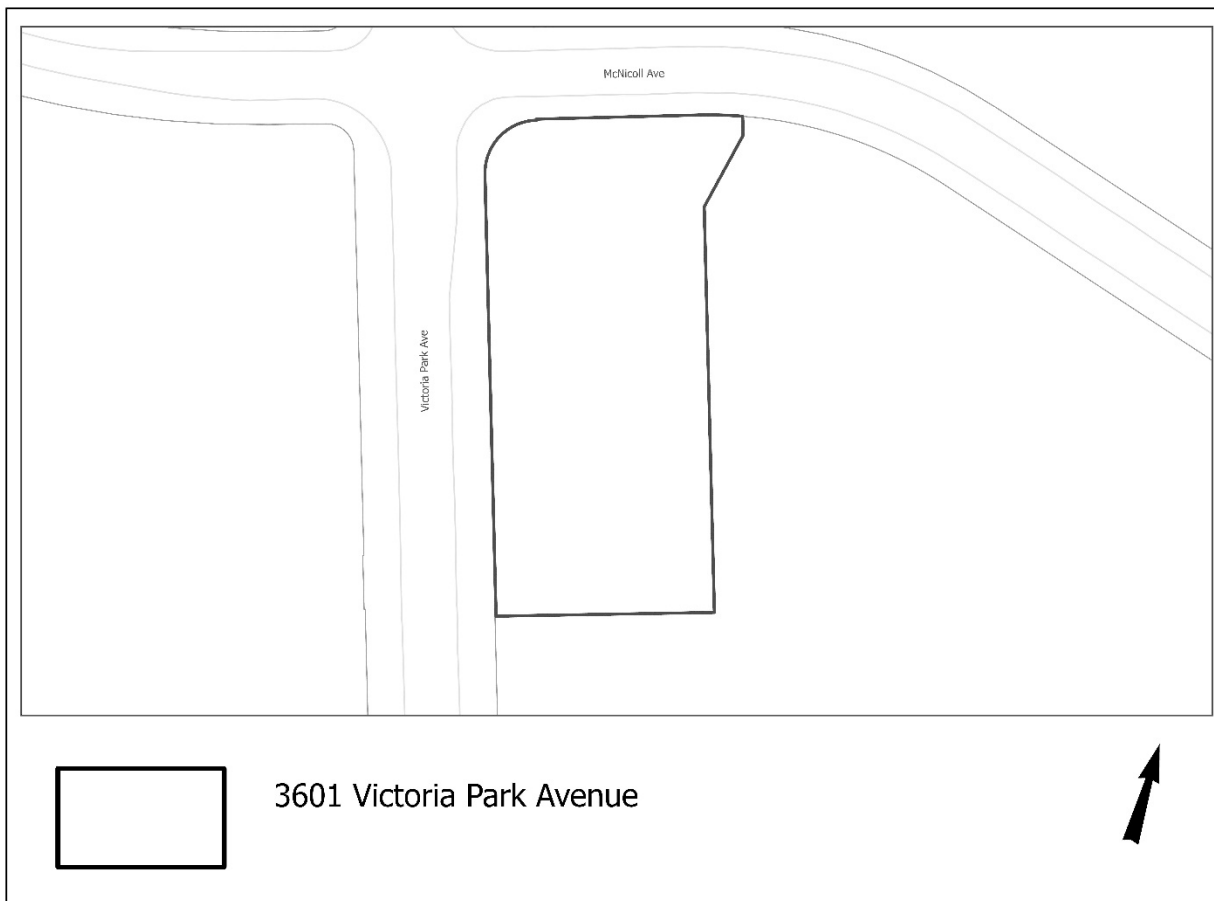
General area: McNicoll Avenue and Victoria Park Avenue

Ward: Scarborough Agincourt (22)

Owner (Applicant): 5030618 Ontario Inc. (Malone Given Parsons Ltd)

Site area: Approximately 0.88 hectares (2.17 acres)

Existing uses: A five (5)-storey commercial/retail and surface parking area, consisting of retail, commercial and office



CONVERSION REQUEST

Submission Date: August 3, 2021

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

OFFICIAL PLAN AND ZONING FRAMEWORK

Urban Structure: *Employment Areas* (Map 2)

Designation(s): *General Employment Areas* (Map 19)

Area Specific Policies: N.A.

Zoning By-law: Industrial District Commercial Zone (MDC) in the Former City of Scarborough Employment District Zoning By-law 24982

SITE CONTEXT AND ADJACENT USES

North: On the other side of McNicoll is a nursing home, senior residence and a place of worship.

South: An open surface parking area and utility corridor abutting to the south of the lands. Further south low rise residential.

East: 2-storey buildings consisting of retail, commercial and office uses. Further north is a mix of industrial uses consisting of wholesaling, manufacturing, retail, commercial and office, including Nucap Industries, Triplewell Enterprises

West: Victoria Park Transfer Station is located on the west side of the lands, across Victoria Park Avenue. Multiple low-rise industrial buildings, consisting of manufacturers, retail and commercial uses, including Amvic Building Systems, located on the west of the Transfer 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. 090 based on the applicable policy framework and local context.

Geographically Related Conversion Requests

This conversion request is one of two 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:

- 1020 McNicoll Avenue (Conversion Request No. 027)

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 2019 Growth Plan 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 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:

- Proximity to the Victoria Park Transfer Station, a Class II Industrial City facility that is required to service the area;
- 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;
- 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, and review of the nearby environmental compliance approvals;
- Proximity and access to higher order transit; 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. 101

Address: 1, 11-37, 12, 16, 20-26 William Kitchen Road

General area: Southeast corner of Highway 401 and Kennedy Road

Ward: Scarborough Centre (21)

Owner (Applicant): Kennedy Commons Inc. and 151516 Canada Inc. (Gladki Planning Associates)

Site area: Approximately 12.3 hectares (30.3 acres)

Existing uses: Contiguous parcels on William Kitchen Road and one at William Kitchen Road and Progress Ave. The lands are occupied by large format commercial retail with surface parking. The Tenants include the Brick, Tim Horton's, Foody World, Petsmart and LA Fitness.



CONVERSION REQUEST

Submission Date: August 3, 2021

Proposal: Request to redesignate from *General Employment Areas* to *Regeneration Areas*

OFFICIAL PLAN AND ZONING FRAMEWORK

Urban Structure: *Employment Areas* (Map 2)

Designation(s): *General Employment Areas* (Map 19)

Area Specific Policies: N.A.

Zoning By-law: Mixed Employment Zone (ME) in the Former City of Scarborough Employment Districts Zoning By-Law 24982

SITE CONTEXT AND ADJACENT USES

North: Highway 401

South: Low rise retail, light manufacturing, auto shop, places of worship, gas station

East: Rail line, large packaging facility (Atlantic Packaging), other industrial uses, including apparel manufacturing

West: Apartment buildings west 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. 101 based on the applicable policy framework and local context.

Geographically Related Conversion Requests

This conversion request is one of two 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:

- 2021 Kennedy Road (Kennedy Commons) (Conversion Request No. 102)

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 2019 Growth Plan 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 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:

- Impact of the removal of a large and key location for employment uses;
- The ability to provide a stable and productive operating environment for existing and new businesses and their economic activities;
- Provision of a variety of land parcel sizes to accommodate a range of permitted employment uses;
- Provision of a diverse economic base to accommodate and attract a variety of employment uses and a broad range of employment opportunities in Toronto;
- Compatibility with surrounding existing and permitted land uses;
- Proximity to heavier industries and nearby environmental compliance approvals;
- Impact upon the capacity and functioning of the transportation network and the movement of goods for existing and future employment uses;
- *Employment Areas* strategically located near important transportation infrastructure to facilitate the movement of goods including highway interchanges; 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. 102

Address: 2201 Kennedy Road (Kennedy Commons)

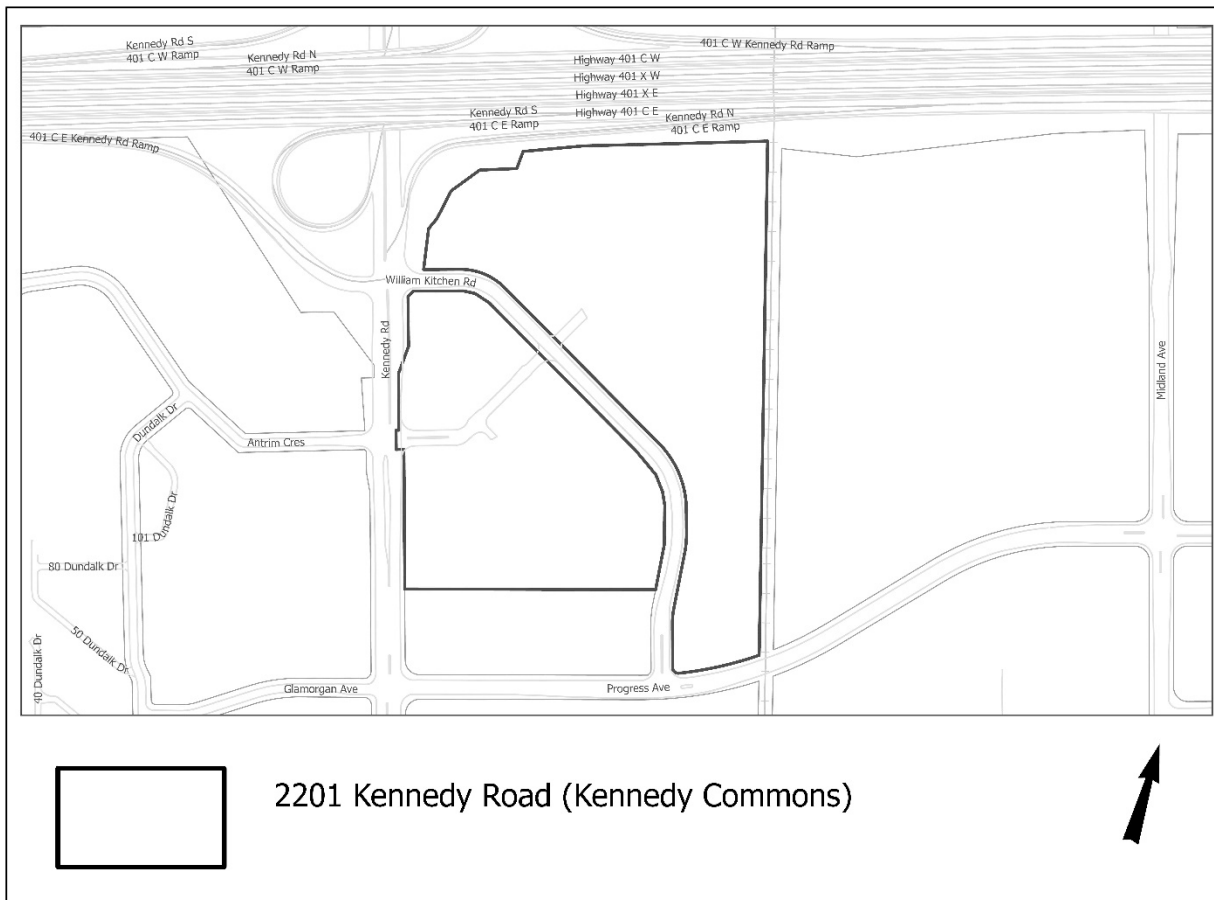
General area: Southeast corner of Highway 401 and Kennedy Road

Ward: Scarborough Centre (21)

Owner (Applicant): 1933387 Ontario Inc (Malone Given Parsons Ltd)

Site area: Approximately 17.1 hectares (42.2 acres)

Existing uses: Contiguous parcels on William Kitchen. The lands are occupied by large format commercial retail with surface parking. The Tenants include the Brick, Tim Horton's, Foody World, Petsmart and LA Fitness.



CONVERSION REQUEST

Submission Date: August 3, 2021

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

OFFICIAL PLAN AND ZONING FRAMEWORK

Urban Structure: *Employment Areas* (Map 2)

Designation(s): *General Employment Areas* (Map 19)

Area Specific Policies: Special Policy Area - 401-Midland: Highland Creek - Bendale Branch

Zoning By-law: Mixed Employment Zone (ME), Open Spaces Zone (O) in the Former City of Scarborough Employment Districts Zoning By-Law 24982

SITE CONTEXT AND ADJACENT USES

North: Highway 401

South: Low rise retail, light manufacturing, auto shop, places of worship, gas station

East: Rail line, large packaging facility (Atlantic Packaging), and other industrial uses including apparel manufacturing.

West: Apartment buildings west 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. 102 based on the applicable policy framework and local context.

Geographically Related Conversion Requests

This conversion request is one of [[two/three/four/five/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:

- 1, 11-37, 12, 16, 20-26 William Kitchen Road (Conversion Request No. 101)

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 2019 Growth Plan 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 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:

- Impact of the removal of a large and key location for employment uses;
- The ability to provide a stable and productive operating environment for existing and new businesses and their economic activities;
- Provision of a variety of land parcel sizes to accommodate a range of permitted employment uses;
- Provision of a diverse economic base to accommodate and attract a variety of employment uses and a broad range of employment opportunities in Toronto;
- Compatibility with surrounding existing and permitted land uses;
- Proximity to heavier industries and nearby environmental compliance approvals;
- Impact upon the capacity and functioning of the transportation network and the movement of goods for existing and future employment uses;
- *Employment Areas* strategically located near important transportation infrastructure to facilitate the movement of goods including highway interchanges;
- Portion of site within 401-Midland: Highland Creek - Bendale Branch Special Policy Area; 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. 104

Address: 2450 Finch Avenue West

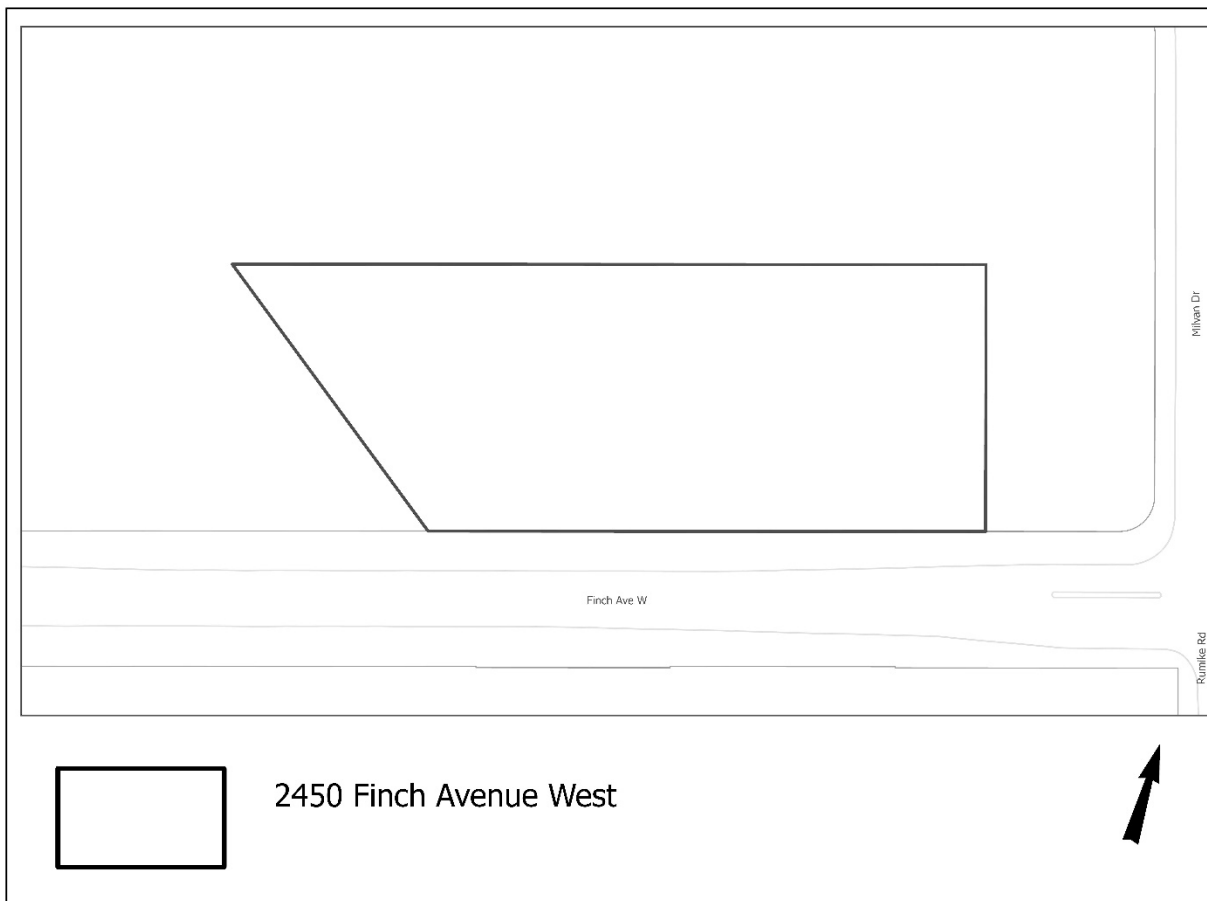
General area: Finch Avenue West and Weston Road

Ward: Humber River-Black Creek (7)

Owner (Applicant): 2450 Finch Avenue West Inc. (Walker, Nott, Dragicevic Associates Limited)

Site area: Approximately 1.26 hectares (3.1 acres)

Existing uses: Industrial plaza with multiple commercial uses



CONVERSION REQUEST

Submission Date: August 03, 2021

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

OFFICIAL PLAN AND ZONING FRAMEWORK

Urban Structure: *Employment Areas* (Map 2)

Designation(s): *General Employment Areas* (Map 13)

Area Specific Policies: N.A.

Zoning By-law: Industrial-Commercial Zone (MC (7)(H)) in the former City of North York Zoning By-law 7625

SITE CONTEXT AND ADJACENT USES

North: Manufacturing, distribution, place of worship and education uses

South: Retail and low scale residential

East: Automobile repair and sales centre, and retail

West: Ravine, residential in mid-rise and high-rise form

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. 104 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 2019 Growth Plan 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 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:

- Impact of the removal of a key location for employment uses;
- The lands are a gateway that buffer an expansive *Employment Area* bounded by a linear natural areas system that forms a natural delineation of the employment area and provide a buffer from *General Employment Areas* to *Core Employment Areas* to the north;
- Ability to provide a stable and productive operating environment for existing and new businesses and their economic activities;
- Compatibility with surrounding existing and permitted land uses;
- Prevention or mitigation of adverse effects from noise, vibration, and emissions, including dust and odour;
- 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 *General Employment Areas*.

PRELIMINARY ASSESSMENT OF CONVERSION REQUEST NO. 110

Address: 100 Symes Road

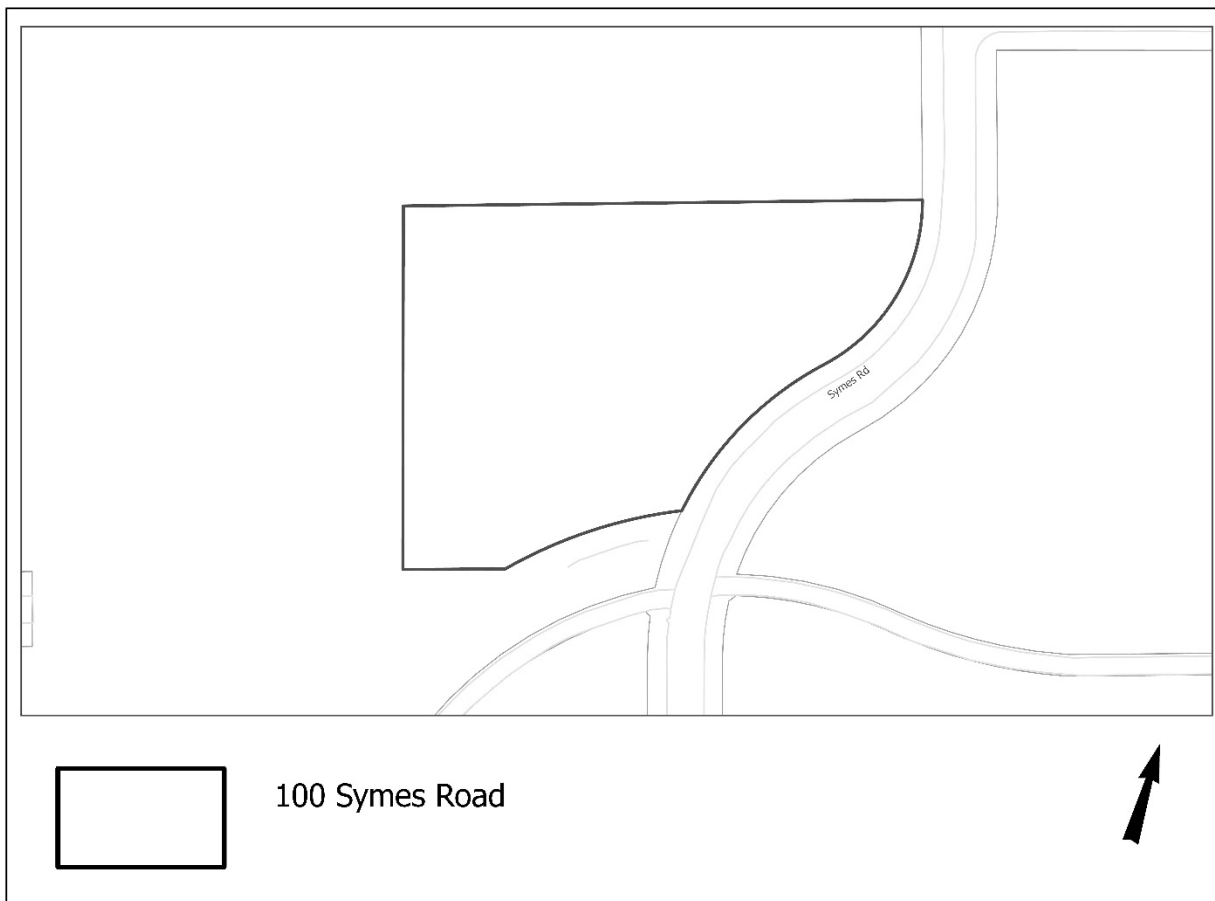
General area: St. Clair Avenue West and Runnymede Road

Ward: York South-Weston Ward (5)

Owner (Applicant): Symes Studios Inc. (Fogler, Rubinoff LLP)

Site area: Approximately 0.99 hectares (2.45 acre)

Existing uses: Light manufacturing, visual and fine arts space, food and beverage (brewery) and office uses.



CONVERSION REQUEST

Submission Date: March 08, 2021

Proposal: Request to redesignate all of the lands from *Core Employment Areas* to *Mixed Use Areas* to permit residential and non-residential uses.

OFFICIAL PLAN AND ZONING FRAMEWORK

Urban Structure: *Employment Areas* (Map 2)

Designation(s): *Core Employment Areas* (Map 17)

Area Specific Policies: N.A.

Zoning By-law: Employment Industrial Zone (E) (x235) in the City of Toronto
Zoning By-law 569-2013

SITE CONTEXT AND ADJACENT USES

North: Warehouse containing office, brewery, cultural and food related uses, meat processing plant and drum manufacturing

South: A 3-meter sound barrier wall, with low scale residential beyond

East: Storage, parking areas, industrial meat processing, packaging and distribution facility, automobile repair and sales and retail

West: Automobile collision centre and sales, parking areas, and low scale 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. 110 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 2019 Growth Plan 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 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 appropriate buffering and/or separation of employment uses from sensitive land uses, including residential;
- Ability to provide a stable and productive operating environment for existing and new businesses and their economic activities;
- Impact of the removal of a key location for employment uses;
- 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;
- Prevention or mitigation of adverse effects from noise, vibration, and emissions, including dust and odour;
- Impact upon the capacity and functioning of the local transportation network within the employment area;
- 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. 111

Address: 60 Paton Road

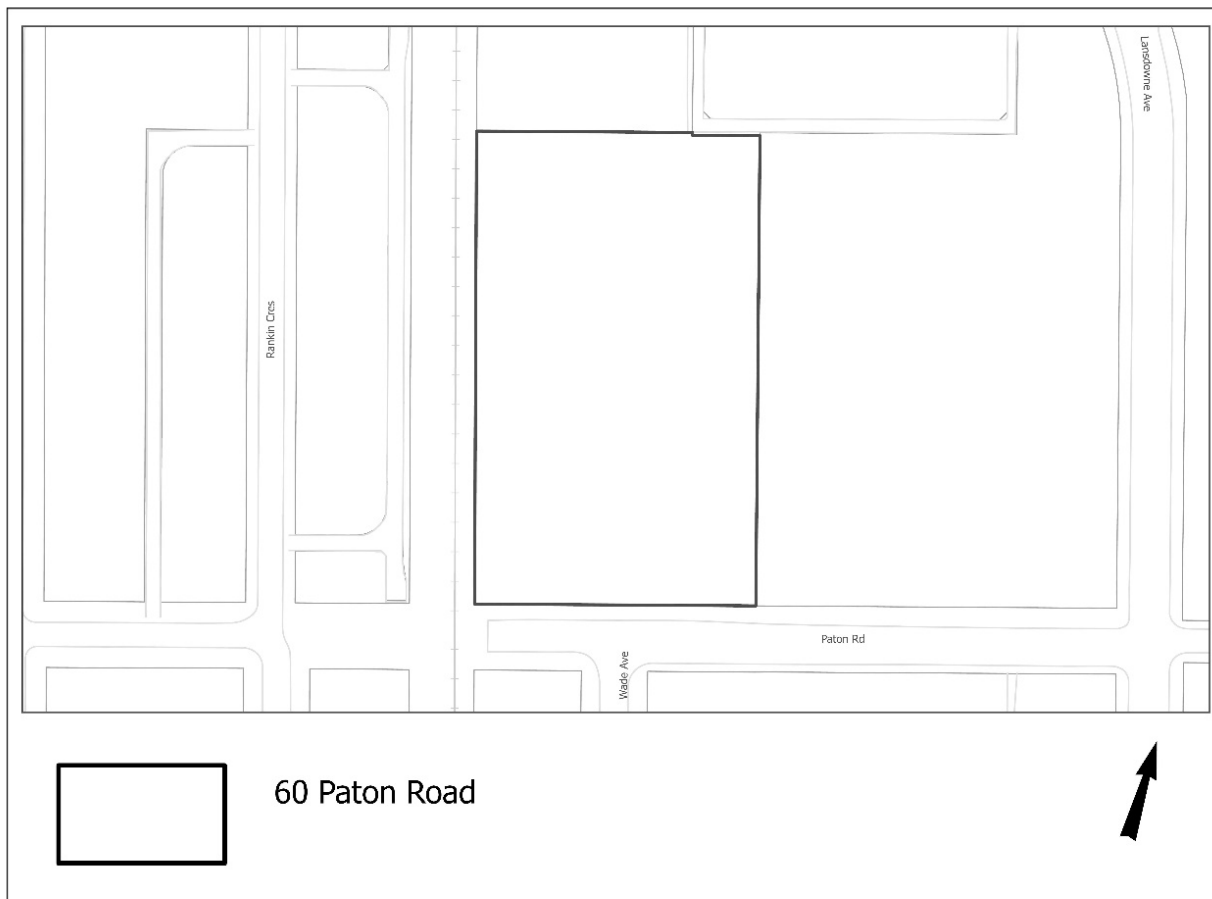
General area: Bloor Street West and Lansdowne Avenue

Ward: Davenport (9)

Owner (Applicant): Nitta Gelatin Canada, Inc. (Goldberg Group)

Site area: Approximately 1.23 hectares (3.05 acres)

Existing uses: 2-storey industrial building used for gelatin and collagen production with surface parking lot and loading areas



CONVERSION REQUEST

Submission Date: July 30, 2021 (amended on August 31, 2021)

Proposal: Request to redesignate all of the lands from *Core Employment Areas* to *Mixed Use Areas*

OFFICIAL PLAN AND ZONING FRAMEWORK

Urban Structure: *Employment Areas* (Map 2)

Designation(s): *Core Employment Areas* (Map 17)

Area Specific Policies: N.A.

Zoning By-law: Employment Industrial Zone (E) in the City of Toronto
Zoning By-law 569-2013 – E 2.0 (x304)

SITE CONTEXT AND ADJACENT USES

North: Office and retail uses and storage facility, including software development and film uses, as well as a large motion capture facility; residential uses northeast

South: Low-rise office building and light industrial, commercial, and retail uses; proposed 7-storey office building with Notice of Approval Conditions (NOAC) received (Further south/southeast: low-rise residential and 8-storey co-op apartment building with ground floor retail and attached 2-storey parking structure)

East: Vacant lot currently used by Metrolinx as a contractor's yard – lands are owned by Toronto Transit Commission (TTC) with the westerly portion designated *General Employment Areas* and the easterly portion designated *Mixed Use Areas*, subject to a proposed 7-storey mixed use-building with long-term care beds

West: GO Barrie Line railway corridor and planned Davenport Diamond raised Guideway for GO trains with Greenway underneath (Further west: low-rise residential uses and Erwin Krickhahn Park)

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. 111 based on the applicable policy framework and local context.

Geographically Related Conversion Requests

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

- 1360-1364 Bloor Street West and 55 Wade Avenue (Conversion Request No. 023)

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 2019 Growth Plan 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 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 cumulative impact of multiple conversion requests on the overall viability of the *Employment Area* and its planned function and variety of jobs;
- The impact of the removal of a key, large-scale location for employment uses in this location, given the significant and unprecedented demand for industrial space;
- The provision of a variety of land parcel sizes to accommodate a range of permitted employment uses;
- The 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;
- Securing low barrier entry jobs for residents of nearby communities and a broad range of employment opportunities in Toronto;
- Sufficiency of lands, for both current and future needs, for economic functions such as manufacturing, distribution and warehousing;
- Noise, vibration, and safety issues from the railway corridor immediately west of the lands;
- Compatibility with surrounding existing and permitted uses, including consideration of Chapter 7 Site and Area Specific Policy (SASP) 154 which applies to the lands immediately southeast of the conversion request lands, and

permits a mix of employment and residential uses provided that the employment uses and residential uses are compatible including compatibility in terms of emissions, odour, noise and generation of traffic;

- Impact on the capacity and functioning of the transportation network ;
- The need for convenient access to schools, local stores, services, and public service facilities required for complete communities; 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 111A

Address: 640 Lansdowne Avenue

General area: Bloor Street West and Lansdowne Avenue

Ward: Davenport (9)

Owner (Applicant): Toronto Transit Commission (TTC)

Site area: Approximately 1.12 hectares (2.76 acres) (*General Employment Area* lands)

Existing uses: Metrolinx using as contractor's yard for storage and construction material



OFFICIAL PLAN AND ZONING FRAMEWORK

Urban Structure:	<i>Employment Areas</i> (Map 2)
Designation(s):	<i>General Employment Areas</i> (Map 17); part of the site is designated <i>Mixed Use Areas</i>
Area Specific Policies:	N.A.
Zoning By-law:	Industrial District (Tr D0.6) in the Former City of Toronto Zoning By-law 438-86

SITE CONTEXT AND ADJACENT USES

North:	Office and retail uses and storage facility, including software development and film uses, as well as a large motion capture facility; residential uses northeast
South:	Mixed use residential/commercial building, 4-storey apartment building, 2-storey detached and semi-detached dwellings (further south: surface parking lot, the 8-storey Tamil Co-operative building, Lansdowne Subway Station)
East:	2 to 3-storey detached and semi-detached dwellings
West:	2 storey gelatin production facility (60 Paton Road) (further west: GO Barrie Line railway corridor and planned Davenport Diamond raised Guideway for GO trains with Greenway underneath)

On January 12, 2022, Planning and Housing Committee adopted a motion requesting City Staff to consider the areas designated *General Employment Areas* at 640 Lansdowne Avenue, as part of the conversion request at 60 Paton Road
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.PH30.5>.

The lands at 640 Lansdowne Avenue are split designation, *Mixed Use Areas* along Lansdowne Avenue and *General Employment* on the western portion of the site.

The *Mixed Use Areas* portion of the site is currently subject to a zoning by-law amendment application, which proposes a 7-storey mixed-use building comprised of 57 affordable rental units and 256 long-term care beds (21 196612 STE 09 OZ). The entire property is owned by the Toronto Transit Commission, and the *Mixed Use Areas* has been leased to Magaellan Community Charities to facilitate this proposed development. Part of the site designated *General Employment Area* is intended to be used as a park (<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.EX3.6>).

Issues Identified

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

- The cumulative impact of multiple conversion requests on the overall viability of the *Employment Area* and its planned function and variety of jobs;
- The impact of the removal of a key, large-scale location for employment uses in this location, given the significant and unprecedented demand for industrial space;
- The provision of a variety of land parcel sizes to accommodate a range of permitted employment uses;
- The 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;
- Sufficiency of lands, for both current and future needs, for economic functions such as manufacturing, distribution and warehousing;
- Compatibility with surrounding existing and permitted uses, including consideration of Chapter 7 Site and Area Specific Policy (SASP) 154, and the long-term care and affordable housing proposed on the *Mixed Use Areas* portion of the site;
- Impact on the capacity and functioning of the transportation network ;
- The need for convenient access to schools, local stores, services, and public service facilities required for complete communities; 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. 115

Address: 1377 The Queensway

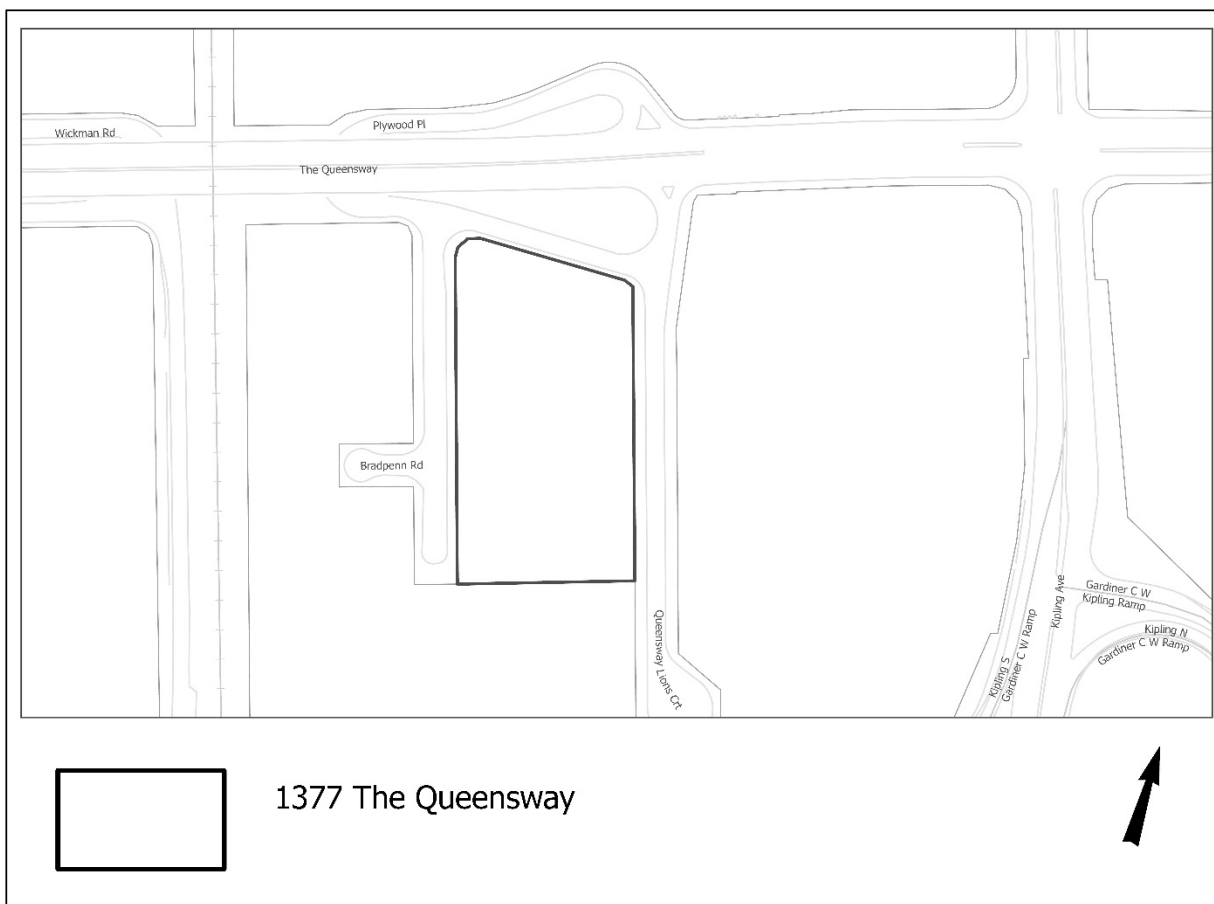
General area: Kipling Avenue and Gardiner Expressway

Ward: Etobicoke-Lakeshore (3)

Owner (Applicant): Cool Box Studios Inc. (Fogler, Rubinoff LLP)

Site area: Approximately 1.26 hectares (3.1 acres)

Existing uses: Vacant warehousing / distribution building



CONVERSION REQUEST

Submission Date: August 3, 2021 and August 31, 2021

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

OFFICIAL PLAN AND ZONING FRAMEWORK

Urban Structure: *Employment Areas* (Map 2)

Designation(s): *Core Employment Areas* (Map 15)

Area Specific Policies: N.A.

Zoning By-law: Employment Industrial (E 1.0) in the City of Toronto By-law 569-2013

SITE CONTEXT AND ADJACENT USES

North: Plywood Place with a sloped boulevard and The Queensway road bridge (spanning a rail corridor) beyond

South: Produce wholesaling and distribution with Gardiner Expressway beyond

East: Automobile dealerships, vehicle service, retail and service

West: Chemicals distribution, produce wholesaling and distribution, vehicle repair and vehicle service

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. 115 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 2019 Growth Plan 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 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:

- Unlike the property located to the east, the lands do not have frontage on The Queensway and are located on the south side of Plywood Place between 30 and 54 metres south of the road bridge that exists at this section of The Queensway;
- 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;
- Proximity and access to higher order transit;
- 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. 116

Address: 2225, 2237-2283 St. Clair Avenue West

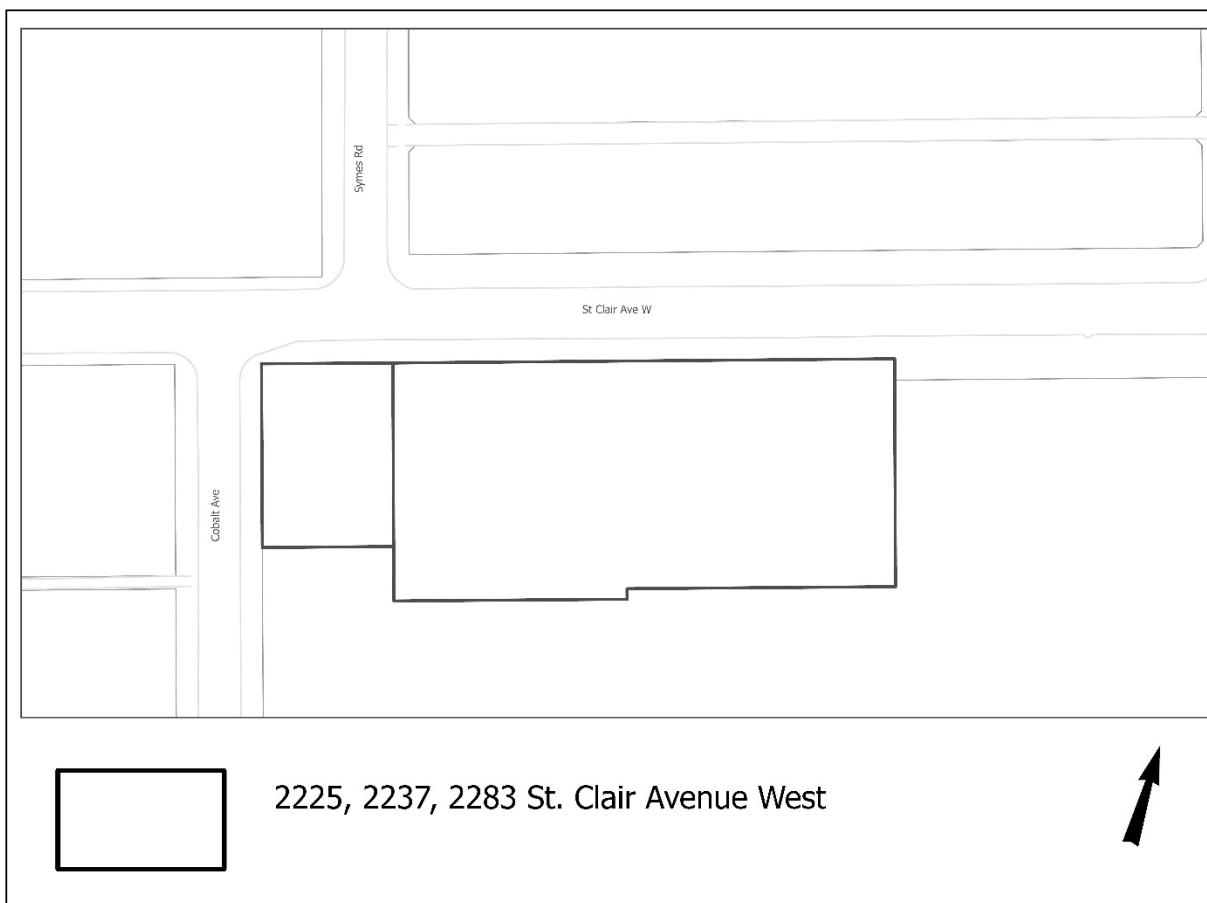
General area: St. Clair Avenue West and Runnymede Road

Ward: York South-Weston Ward (5)

Owner (Applicant): Cobalt Developments Limited (Marlin Spring)

Site area: Approximately 0.76 hectares (1.87 acres)

Existing uses: Industrial meat distribution facility and condominium sales centre



CONVERSION REQUEST

Submission Date: March 8, 2021

Proposal: Request to redesignate from *Core Employment Areas* to *Mixed Use Areas* to permit residential uses. The site is currently subject to a zoning by-law amendment application for two 12-storey mixed-use buildings containing 511 residential units and 1,006 square meters of non-residential uses: 21 220120 WET 05 OZ

OFFICIAL PLAN AND ZONING FRAMEWORK

Urban Structure: Avenues (Map 2) – subject to OPA 144 Appeal

Designation(s): *Mixed Uses Areas* (Map 17) – subject to OPA 144 Appeal

Area Specific Policies: Chapter 7 SASP 357 - South Side of St. Clair Ave West, west of Keele St. (2211, 2237, 2255, 2283 and 2336 St. Clair Avenue West.)

Zoning By-law: Industrial Commercial (IC) in the Former City of Toronto Zoning By-law 438-86

SITE CONTEXT AND ADJACENT USES

North: Low rise and mid-rise residential, car dealerships and services

South: Storage, industrial meat processing, packaging and distribution facilities

East: Retail, auto parts, and retail power centre with commercial retail and service

West: Car dealership and services, gas station and 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. 116 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:

- 116R, 126 – 142 Ryding Avenue (Conversion Request No. 059)
- 2221 – 2231 St. Clair Avenue West (Conversion Request No. 117)
- 109 Ryding Avenue (Conversion Request No. 121)

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 2019 Growth Plan 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 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. 144 regarding the lands redesignated to *Mixed Use Areas* and subject to Site and Area Specific Policy 357, to which 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 OPA No. 144 that plans for intensification and balance growth in residents and jobs, permitting on the neighbouring properties fronting onto St. Clair West residential uses subject to site specific policies;
- Ability to provide appropriate buffering and/or separation of employment uses from sensitive land uses, including residential;
- Prevention or mitigation of negative impacts and minimization of the risk of complaints;
- 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;
- Compatibility with surrounding existing and permitted land uses;
- Provision of an appropriate land use mix within the proposed development including non-residential 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 could be converted to *Mixed Use 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. 117

Address: 2221-2231 St. Clair Avenue West

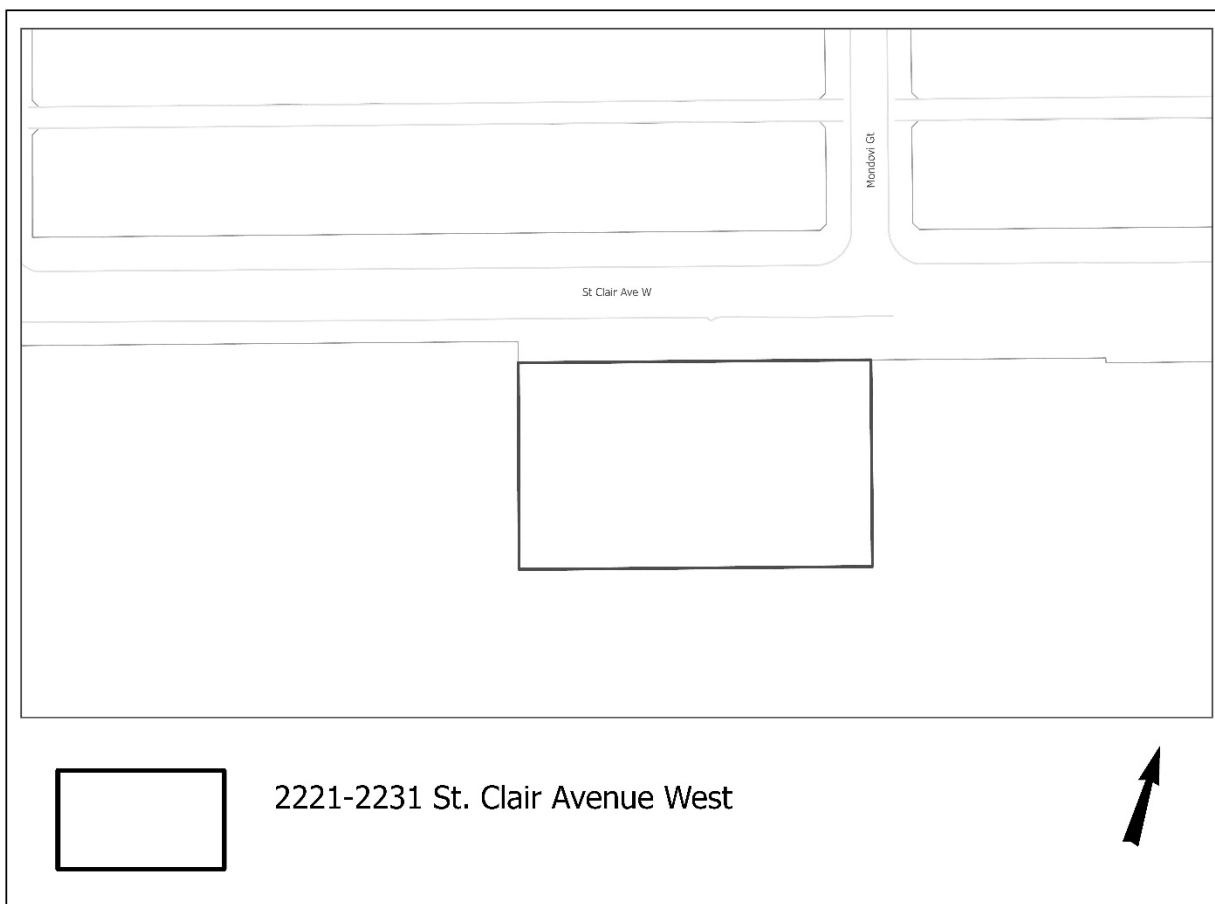
General area: St. Clair Avenue West and Runnymede Road

Ward: York South-Weston Ward (5)

Owner (Applicant): St. Clair West Developments Limited (Bousfields Inc.)

Site area: Approximately 0.39 hectares (0.97 acres)

Existing uses: Vacant commercial retail building



CONVERSION REQUEST

Submission Date: March 8, 2021

Proposal: Request to redesignate from *Core Employment Areas* to *Mixed Use Areas* to permit residential uses. The site is currently subject to a zoning by-law amendment application for a 12-storey building with 302 units and 428 square meters of non-residential uses; 21 130970 WET 05 OZ

OFFICIAL PLAN AND ZONING FRAMEWORK

Urban Structure: Avenues (Map 2) – subject to OPA 144 Appeal

Designation(s): *Mixed Use Areas* (Map 17) – subject to OPA 144 Appeal

Area Specific Policies: Chapter 7 SASP 357 - South Side of St. Clair Ave West, west of Keele St. (2211, 2237, 2255, 2283 and 2336 St. Clair Avenue West.)

Zoning By-law: Industrial Commercial (IC) in the Former City of Toronto Zoning By-law 438-86

SITE CONTEXT AND ADJACENT USES

North: Low rise residential and midrise residential

South: Storage, industrial meat processing, packaging and distribution

East: Auto parts building, retail power centre

West: Industrial meat processing, packaging and distribution facility, parking areas, condominium sales centre, 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. 117 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:

- 116R, 126 – 142 Ryding Avenue (Conversion Request No. 059)
- 2237 – 2283 St. Clair Avenue West (Conversion Request No. 116)
- 109 Ryding Avenue (Conversion Request No. 121)

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 2019 Growth Plan 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 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. 144 regarding the lands redesignated to *Mixed Use Areas* and subject to Site and Area Specific Policy 357, to which 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 OPA No. 144 that plans for intensification and balance growth in residents and jobs, permitting on the neighbouring properties fronting onto St. Clair West residential uses subject to site specific policies;
- Ability to provide appropriate buffering and/or separation of employment uses from sensitive land uses, including residential;
- Prevention or mitigation of negative impacts and minimization of the risk of complaints;
- 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;
- Compatibility with surrounding existing and permitted land uses;
- Provision of an appropriate land use mix within the proposed development including non-residential 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 could be converted to *Mixed Use 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. 121

Address: 109 Ryding Avenue

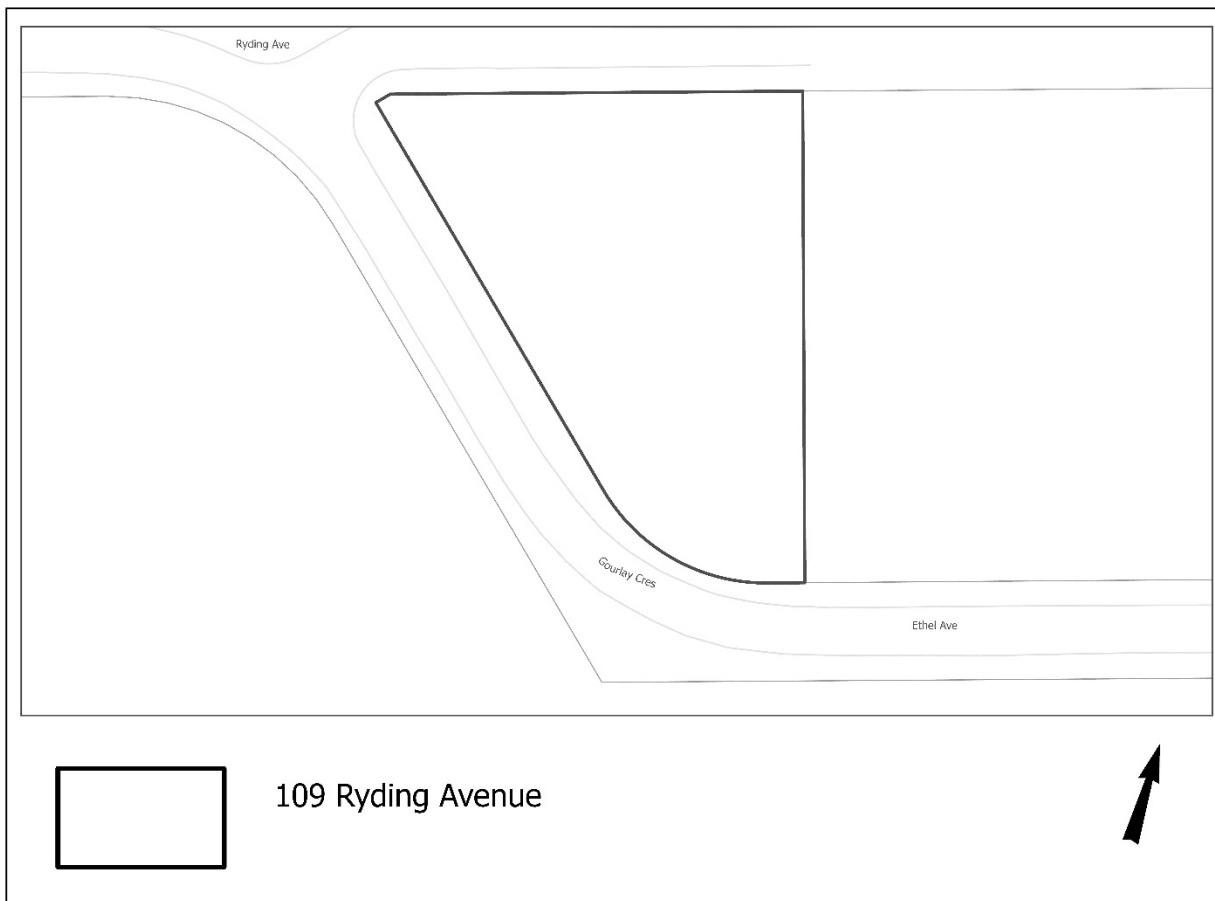
General area: St. Clair Avenue West and Runnymede Road

Ward: York South-Weston Ward (5)

Owner (Applicant): Paletta International Corporation (Goldberg Group.)

Site area: Approximately 0.58 hectares (1.44 acres)

Existing uses: Industrial meat processing and distribution facility (Maple Leaf Meats)



CONVERSION REQUEST

Submission Date: March 8, 2021

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

OFFICIAL PLAN AND ZONING FRAMEWORK

Urban Structure: *Employment Areas* (Map 2) – subject to OPA 144 Appeal

Designation(s): *Core Employment Areas* (Map 17) – subject to OPA 144 Appeal

Area Specific Policies: N.A.

Zoning By-law: Employment Industrial (E 1.0 (x285)) in the City of Toronto Zoning By-law 569-2013

SITE CONTEXT AND ADJACENT USES

North: Storage and parking areas, industrial meat packaging and distribution facilities, vacant commercial retail building with parking and residential beyond

South: Storage, CN Rail Line and rail facility.

East: Industrial meat packaging and distribution facility, parking and storage, power centre with commercial retail, grocer, and food and beverage uses

West: Ice skating arena, Runnymede Park and low scale 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. 121 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:

- 116R, 126 – 142 Ryding Avenue (Conversion Request No. 059)

- 2237 – 2283 St. Clair Avenue West (Conversion Request No. 116)
- 2221 – 2231 St. Clair Avenue West (Conversion Request No. 117)

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 2019 Growth Plan 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 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 land owners site specific appeal to Official Plan Amendment No. 144 regarding the lands, and the Ontario Land Tribunal is the approval authority;
- Multiple conversion requests on the overall viability of the *Employment Area* and its planned function;
- The lands are internal to an *Employment Area* and are surrounded by land that is used for business and economic activities;
- Impact of the removal of a large and key location for employment uses;
- Compatibility with surrounding existing and permitted land uses;
- Prevention or mitigation of adverse effects from noise, vibration, and emissions, including dust and odour;
- Prevention or mitigation of negative impacts and minimization of the risk of complaints;
- Impact upon the capacity and functioning of the transportation network and the movement of goods for existing and future employment 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; 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. 122

Address: 1485-1491 Dupont Street and 282-300 Campbell Avenue

General area: Dupont Street & Campbell Avenue

Ward: Davenport (9)

Owner (Applicant): Group D Investments Inc. (Bousfields Inc.)

Site area: Approximately 0.38 hectares (0.94 acres)

Existing uses: 2 to 3 storey commercial warehouse building containing office, retail and service commercial uses, including several cultural industry uses.



CONVERSION REQUEST

Submission Date: August 3, 2021

Proposal: Request to redesignate all of the lands from *General Employment Areas* to *Mixed Use Areas* designation or another designation that includes permissions for non-employment uses.

OFFICIAL PLAN AND ZONING FRAMEWORK

Urban Structure: *Employment Areas* (Map 2)

Designation(s): *General Employment Areas* (Maps 17)

Area Specific Policies: Chapter 7 SASP 422 – 300 Campbell Avenue

Zoning By-law: Employment Industrial (E 2.0 (x300)) in the City of Toronto
Zoning By-law 569-2013

SITE CONTEXT AND ADJACENT USES

North: 2-storey semi-detached dwellings, and a 2-storey mixed use building (further north: a four building industrial and commercial complex, and lands subject to an application for a 28-storey residential development, additional light industrial and studio spaces beyond the rail corridor)

South: 2-storey semi-detached dwellings and row houses (further south: Campbell Park)

East: 12-storey mixed use development with a library/community space at grade currently. 1-storey commercial uses (further east: 1-storey warehouse building, and the GO Barrie Line railway corridor and planned Davenport Diamond raised Guideway for GO trains with Greenway underneath)

West: 2-storey semi-detached dwellings and 2-storey mixed use building (further west: residential and mixed use buildings)

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. 122 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 2019 Growth Plan 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 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:

- There is a site-specific policy that supports arts training facilities, studios and entertainment and recreation facilities on this site. Consideration will include whether the proposed conversion would allow for a stable operating environment for existing business and economic activity;
- The site contains various cultural industry uses, with limited options for replacement or relocation that meet the needs of these industries. Toronto's cultural sector - including the arts, film and entertainment industries, and museums and heritage - is fundamental to the City's economy. Based on data from the Department of Canadian Heritage (2016), the sector contributes approximately \$11 billion to Toronto's gross domestic product, and supports over 111,000 jobs. Access to affordable, sustainable space for culture and creative work has been a longstanding issue for the sector;
- The adaptive reuse of former industrial spaces provides an opportunity to accommodate uses that are often unable to locate elsewhere based on site needs, affordability of available space, and collaborative nature of the work. Consideration will include whether the proposed conversion would remove or disrupt active and functioning spaces for this sector of the City's economy;
- Sufficiency of lands, for both current and future needs, for economic functions such as production, 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;
- Impact on the capacity and functioning of the transportation network; 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. 128

Address: 2270 Morningside Avenue

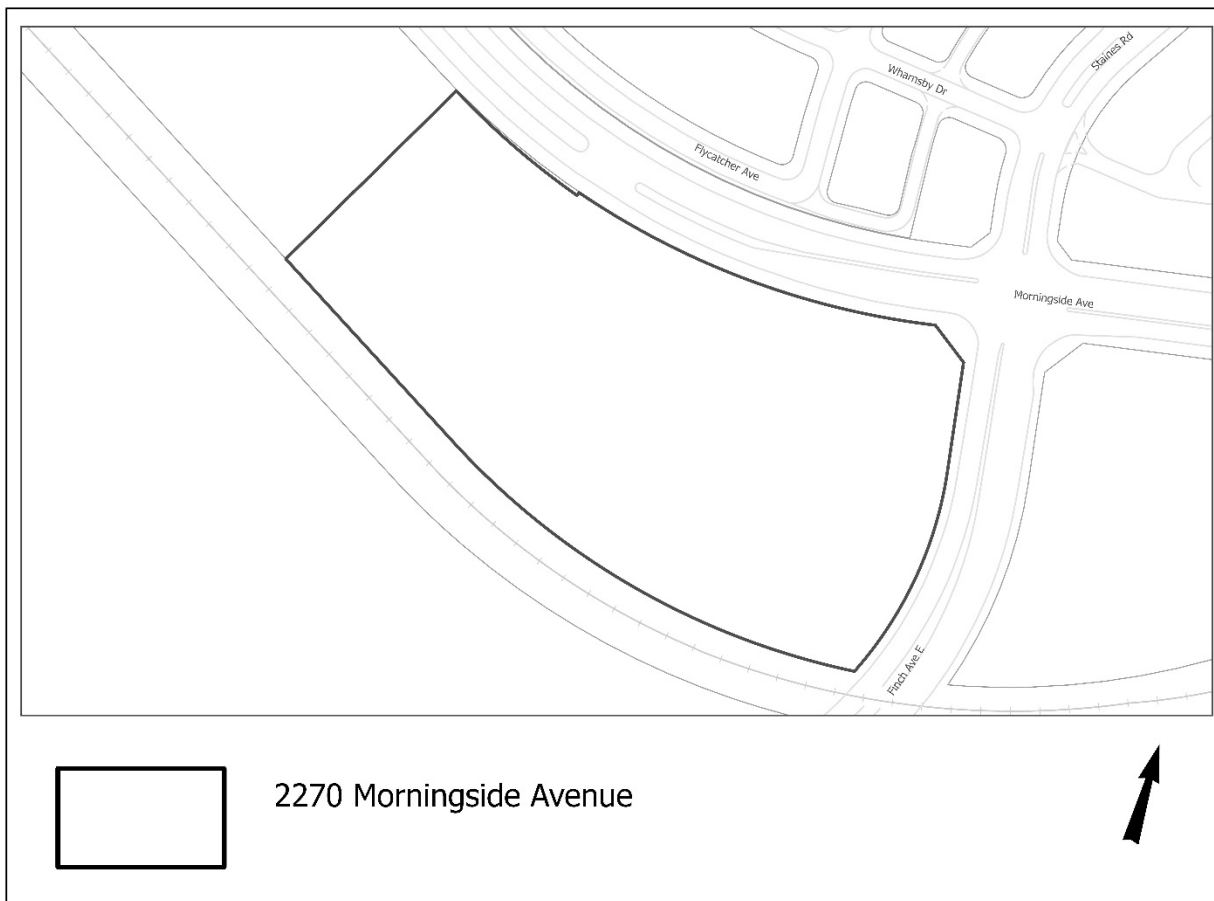
General area: Finch Avenue East and Morningside Avenue

Ward: Scarborough-Rouge Park (25)

Owner (Applicant): 2658958 Ontario Inc. c/o Roniso Corporation (IBI Group)

Site area: Approximately 3.9 hectares (9.6 acres)

Existing uses: Vacant lot bounded by the CP rail line on the west, Finch Avenue to the south, and Morningside Avenue to the east.



CONVERSION REQUEST

Submission Date: August 3, 2021

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

OFFICIAL PLAN AND ZONING FRAMEWORK

Urban Structure: *Employment Areas* (Map 2)

Designation(s): *General Employment Areas* (Map 22)

Area Specific Policies: Morningside Heights Secondary Plan

Zoning By-law: Community Commercial Zone (CC) in the Former City of Scarborough Employment Districts Zoning By-Law 24982

SITE CONTEXT AND ADJACENT USES

North: Across Morningside Avenue, low rise residential. Northwest is a proposal to construct 3 multi-tenant industrial condominium buildings.

South: South of the rail line, large format super market, recently completed two-storey commercial building and two-storey industrial building

East: Commercial retail complex containing a gas station, car wash and single-storey retail buildings

West: Health manufacturing, packaging facility, warehousing

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. 128 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 2019 Growth Plan 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 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:

- 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;
- Recent significant development activity in nearby Employment Areas (including industrial condominium adjacent to lands, development of vacant lands further north west of site for employment uses, and large logistics and fulfillment facilities and users further north);
- The ability to provide a stable and productive operating environment for existing and new businesses and their economic activities;
- Nearby environmental compliance approvals;
- Impact upon the capacity and functioning of the transportation network and the movement of goods for existing and future employment uses;
- Review of compatibility with existing and permitted 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*.