

Attachment 1: Preliminary Assessments of *Employment Area Conversion* Requests (Group 3)

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PRELIMINARY ASSESSMENT OF CONVERSION REQUEST NO. 004

Address: 450 Dufferin Street

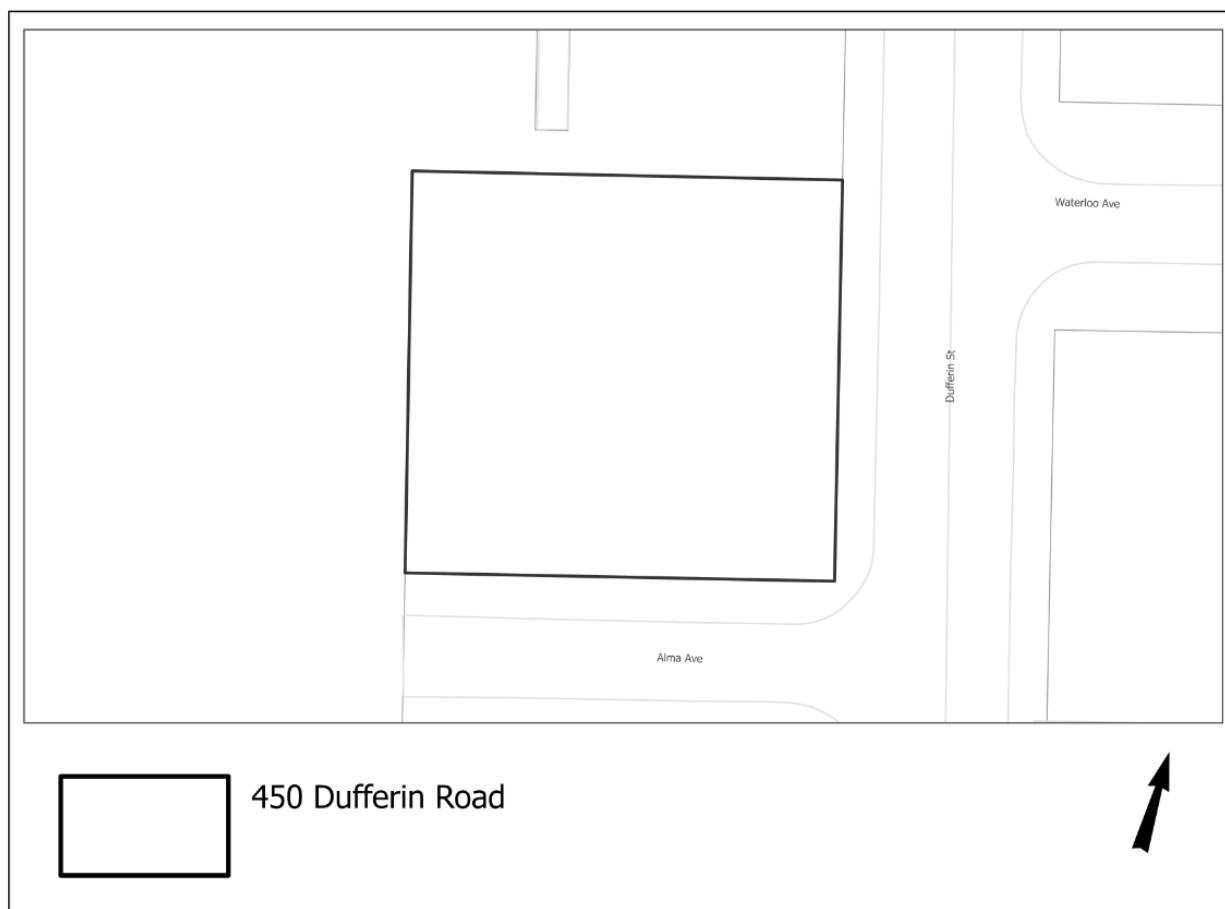
General area: Queen Street West and Dufferin Street

Ward: Davenport Ward (9)

Owner (Applicant): Hullmark (Urban Strategies Inc.)

Site area: Approximately 0.15 hectares (0.37 acres)

Existing uses: 1-storey commercial building accommodating a gym.



CONVERSION REQUEST

Submission Date: December 3, 2020

Proposal: Request to redesignate all of the lands from *Core Employment Areas* to *Mixed Use Areas* to facilitate a potential mid-rise residential and employment development.

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: Industrial District Zone (I1 D2) in the Former City of Toronto Zoning By-law 438-86

SITE CONTEXT AND ADJACENT USES

North: Residential uses in row-house, semi-detached and detached buildings

South: Three building mixed use development currently under construction (further south: CN/CP/Metrolinx rail corridor, West Toronto Rail Path Parkdale Amphitheatre, mixed use buildings)

East: Residential uses in semi-detached and detached buildings, Alexander Muir/Gladstone Avenue Public School & the Grove Community School

West: Riverview Produce Inc. produce distribution and storage, residential uses in townhouse, semi-detached and detached buildings (further west: low-rise commercial uses, such as art restoration studio, retail uses, CN/CP/Metrolinx rail corridor)

PRELIMINARY ASSESSMENT – DRAFT DIRECTION FOR CONSULTATION

Although the Municipal Comprehensive Review (MCR) has not been completed, including the required Land Needs Assessment, the peer review of the submitted compatibility/mitigation studies, and public consultation, staff have undertaken a preliminary assessment of Conversion Request No. 004 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 ability to provide a stable and productive environment for the existing and planned use of land designated Employment Areas at 50 Alma Avenue to allow for these employment uses to be maintained or expanded;
- Compatibility with surrounding existing and permitted land uses;
- Securing the replacement or expansion of existing employment gross floor area 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
- Sufficient community services and facilities such as parks, libraries, recreation centres and schools exist or are planned within walking distance for new residents;
- Other issues that may arise as a result of further review and stakeholder engagement.

Preliminary Assessment

Based on staff's preliminary assessment, the 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. 005

Address: 2482-2488 Dufferin Street & 1120 Castlefield Avenue

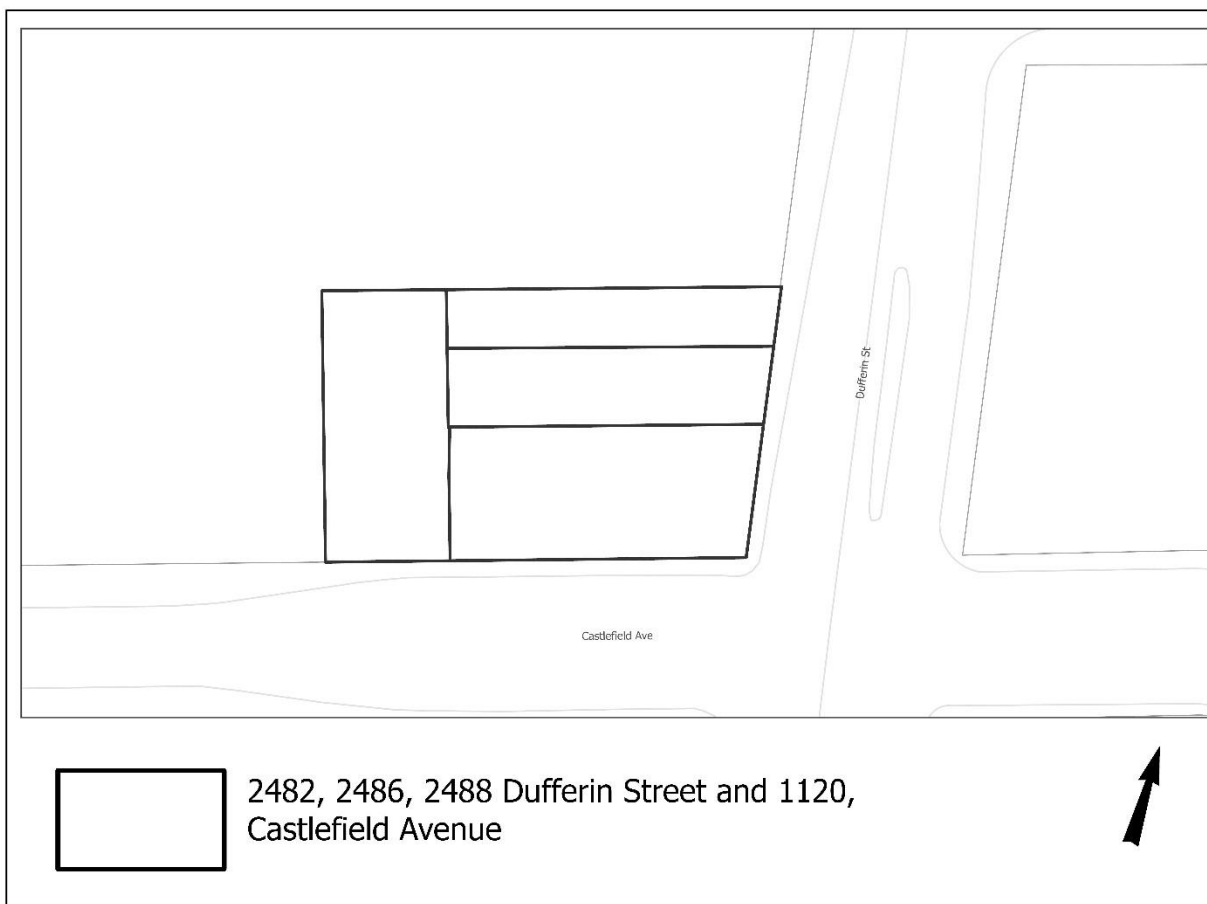
General area: Dufferin Street and Eglinton Avenue West

Ward: Eglinton Lawrence (8)

Owner (Applicant): Rami Wellman (Bousfields Inc.)

Site area: Approximately 0.17 hectares (0.42 acres)

Existing uses: Commercial – four commercial/retail 2-storey buildings



CONVERSION REQUEST

Submission Date: December 21, 2020

Proposal: Request to redesignate all of the subject lands from *General Employment Areas* to a designation that permits non-employment uses as mixed-use building to permit commercial/office and residential 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: Prestige Employment Zone (PE S16 (429)) in Area By-law 1152-2007 - Castlefield Caledonia Design and Décor District amending the Former City of York Zoning By-law 1-83

SITE CONTEXT AND ADJACENT USES

North: Dufferin Business Centre – multi-unit commercial/industrial plaza with surface parking

South: 3-storey mixed-use building with commercial at grade and residential above

East: 2-storey mixed use commercial building

West: 1-storey commercial building

PRELIMINARY ASSESSMENT – DRAFT DIRECTION FOR CONSULTATION

Although the Municipal Comprehensive Review (MCR) has not been completed, including the required Land Needs Assessment, the peer review of the submitted compatibility/mitigation studies, and public consultation, staff have undertaken a preliminary assessment of Conversion Request No. 005 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 form part of a contiguous area of land designated *Employment Areas* that is used and planned for business and economic activities;
- 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;
- Compatibility with surrounding existing and permitted land uses;
- Ability to provide appropriate buffering and/or separation of employment uses from sensitive land uses, including residential;
- Prevention or mitigation of adverse effects from noise, vibration, and emissions, including dust and odours;
- 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. 006

Address: 808 York Mills Road and 1859 Leslie Street

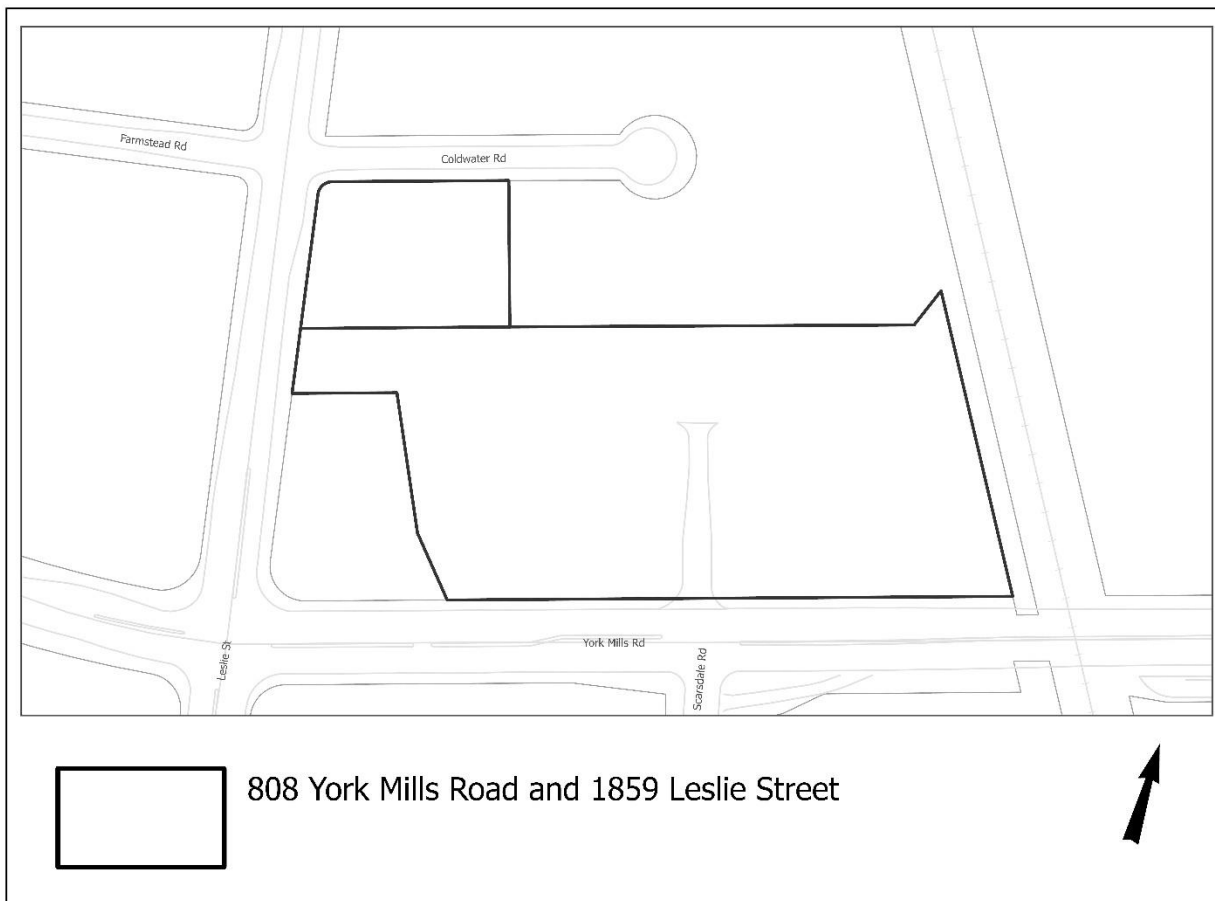
General area: Leslie Street and York Mills Road

Ward: Don Valley East (16)

Owner (Applicant): First Capital Realty (Bousfields Inc.)

Site area: Approximately 3.6 hectares (8.9 acres)

Existing uses: Retail, restaurant, service commercial and medical
Office plaza (York Mills Gardens shopping plaza)



CONVERSION REQUEST

Submission Date: December 17, 2020

Proposal: Request to redesignate all of the lands from *General Employment Areas* to *Mixed Use Areas* to permit a mixed-use form of intensification consisting of residential, office, retail and service commercial uses.

OFFICIAL PLAN AND ZONING FRAMEWORK

Urban Structure: *Employment Areas* (Map 2)

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

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

Zoning By-law: Industrial-Commercial Zone (MC(92)(H) & MC (H)) in the Former City of North York Zoning By-law 7625

SITE CONTEXT AND ADJACENT USES

North: 2-storey Office and Commercial Plaza and 1-2 storey Commercial and Office Uses Building

South: York Mills Gardens 3-storey Office and Commercial Plaza

East: Canadian National Railway Corridor

West: Petro-Canada Gas Station and Car Wash

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. 006 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:

- 25-49 Coldwater Road Street [Conversion Request No. 081]

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;
- Proximity and access to higher order transit;
- 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. 011

Address: 861 York Mills Road

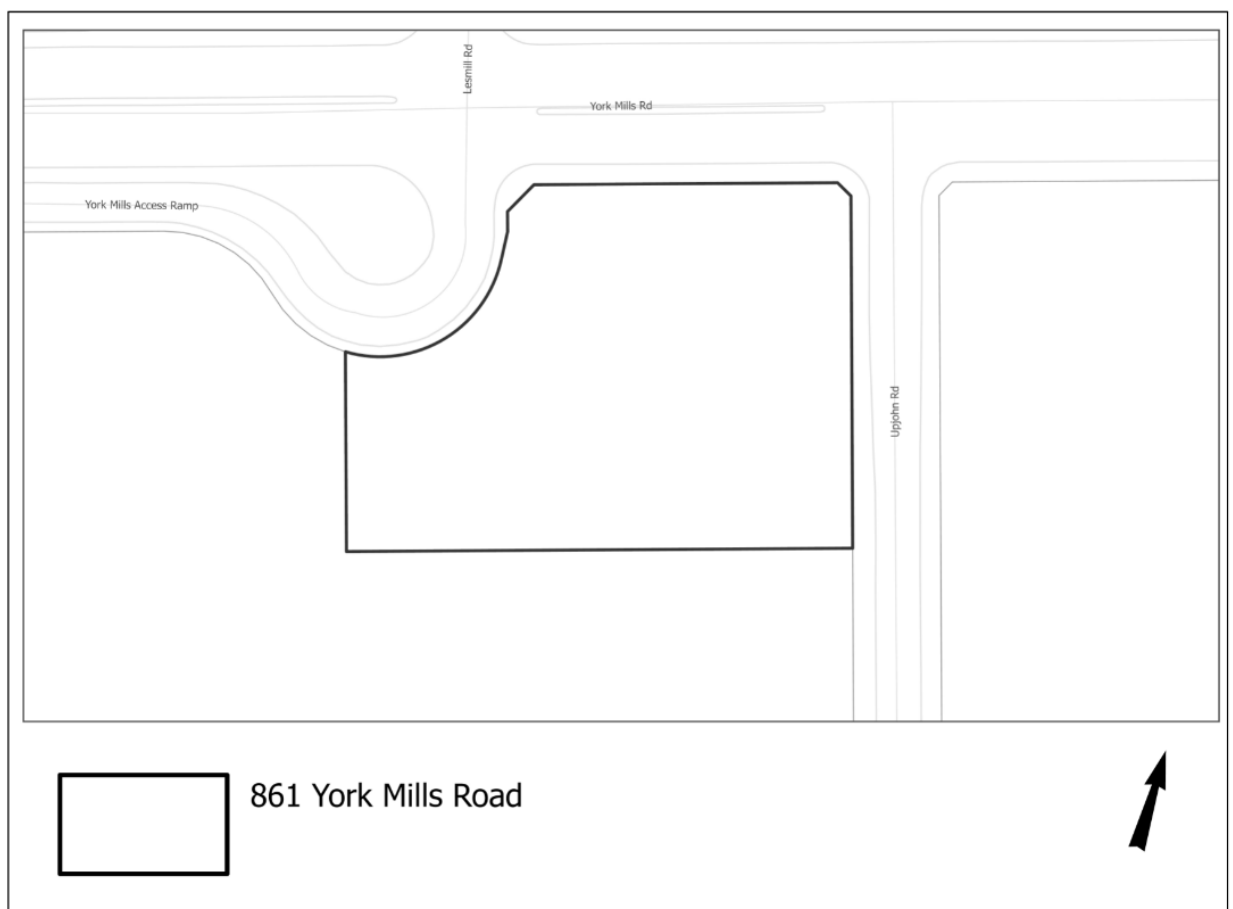
General area: Leslie Street and York Mills Road

Ward: Don Valley East (16)

Owner (Applicant): First Capital Realty (Bousfields Inc.)

Site area: Approximately 0.84 hectares (2.0 acres)

Existing uses: Commercial



CONVERSION REQUEST

Submission Date: December 17, 2020

Proposal: Redesignate all of the lands from *General Employment Areas* to *Mixed Use Areas* to permit a mix of residential, office, retail and service commercial 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-Office Business Park Zone (MO) in the Former City of North York Zoning By-law 7625

SITE CONTEXT AND ADJACENT USES

North: Commercial Plaza (860 York Mills Road)

South: 1-2 storey office building

East: 1-2 storey Service commercial and commercial plaza

West: 2-storey Rogers Communications office building

PRELIMINARY ASSESSMENT – DRAFT DIRECTION FOR CONSULTATION

Although the Municipal Comprehensive Review (MCR) has not been completed, including the required Land Needs Assessment, the peer review of the submitted compatibility/mitigation studies, and public consultation, staff have undertaken a preliminary assessment of Conversion Request No. 011 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 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*;
- 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 variety of land parcel sizes to accommodate a range of permitted employment uses;
- The certainty and timing of proposed transit;
- 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. 019

Address: 3710 Chesswood Drive

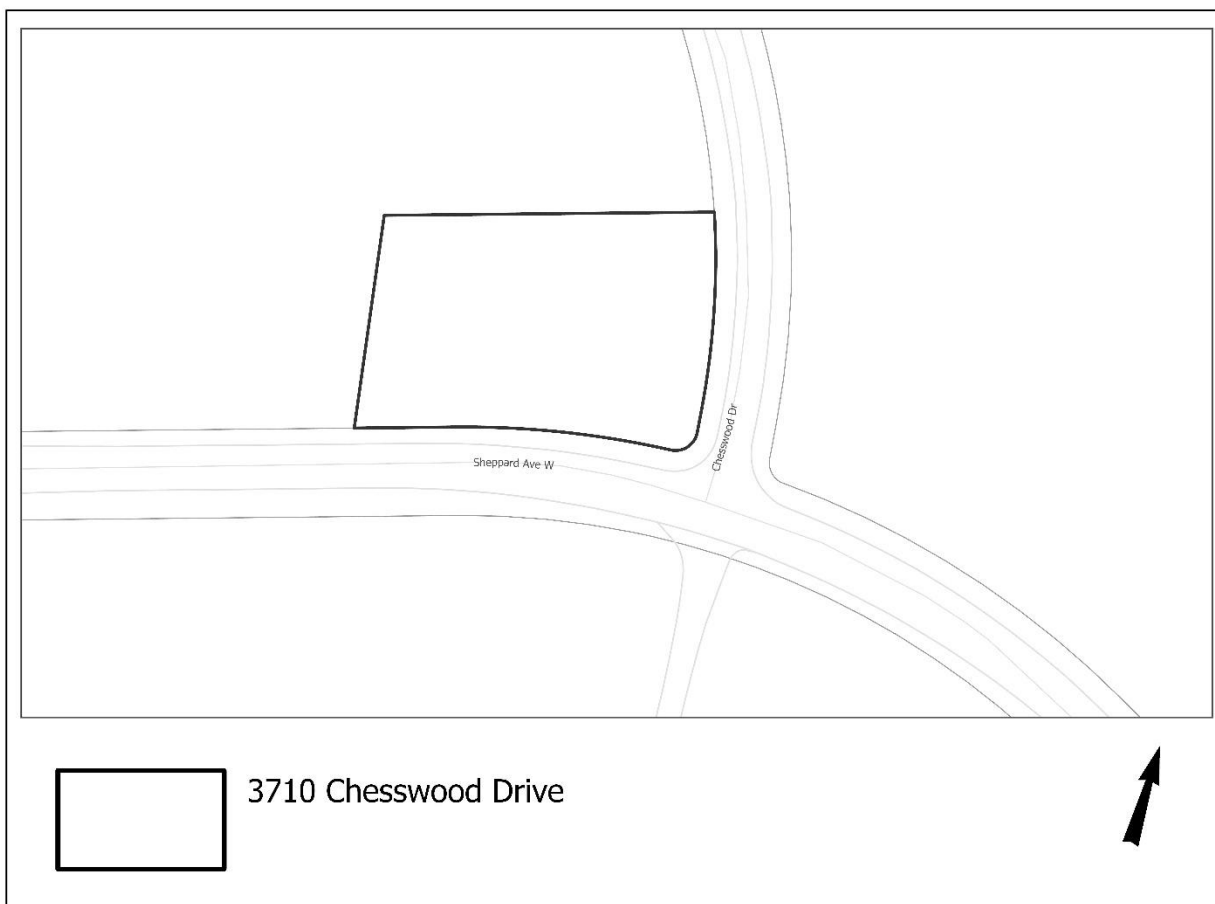
General area: Finch Avenue West and Keele Street

Ward: York Centre (6)

Owner (Applicant): Montecassino Inc. (MHBC)

Site area: Approximately 0.89 ha (2.2 acres)

Existing uses: Commercial – 5-storey hotel and events space



CONVERSION REQUEST

Submission Date: July 22, 2021

Proposal: Request to redesignate all of the subject lands from *General Employment Areas* to a *Mixed-Use Areas* designation to permit residential and commercial uses.

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-Commercial Zone (MC(55)(H)) in the Former North York Zoning By-law 7625

SITE CONTEXT AND ADJACENT USES

North: 5-storey office building

South: Downsview Park and an update to the 2011 Downsview Area Secondary Plan entitled Update Downsview

East: Plaza consisting of one to two-storey commercial and office uses

West: 1-2 storey Employment and commercial 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. 019 based on the applicable policy framework and local context.

Geographically Related Conversion Requests

This conversion request is one of five 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:

- 3897-3931 Keele Street, 14-20 Toro Road, 20-26 Tangiers Road (Conversion Request No. 064)
- 3765, 3771 & 3777 Keele Street & 10 Lepage Court (Conversion Request No. 088)

- 3675-2685 Keele Street (Conversion Request No. 095)
- 5-15 Kodiak Crescent (Conversion Request No. 108)

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 form part of a contiguous area of land designated *Employment Areas* that is used and planned for business and economic activities, including lands designated *Core Employment Areas*;
- The creation of a precedent for further conversions of lands in the *Employment Area*;
- The cumulative impact of multiple conversion requests on the overall viability of the Employment Area and its planned function;
- The ability to provide a stable and productive operating environment for existing and new businesses and their economic activities;
- 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 variety of land parcel sizes to accommodate a range of permitted employment 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;
- 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. 025

Address: 1001 Ellesmere Road

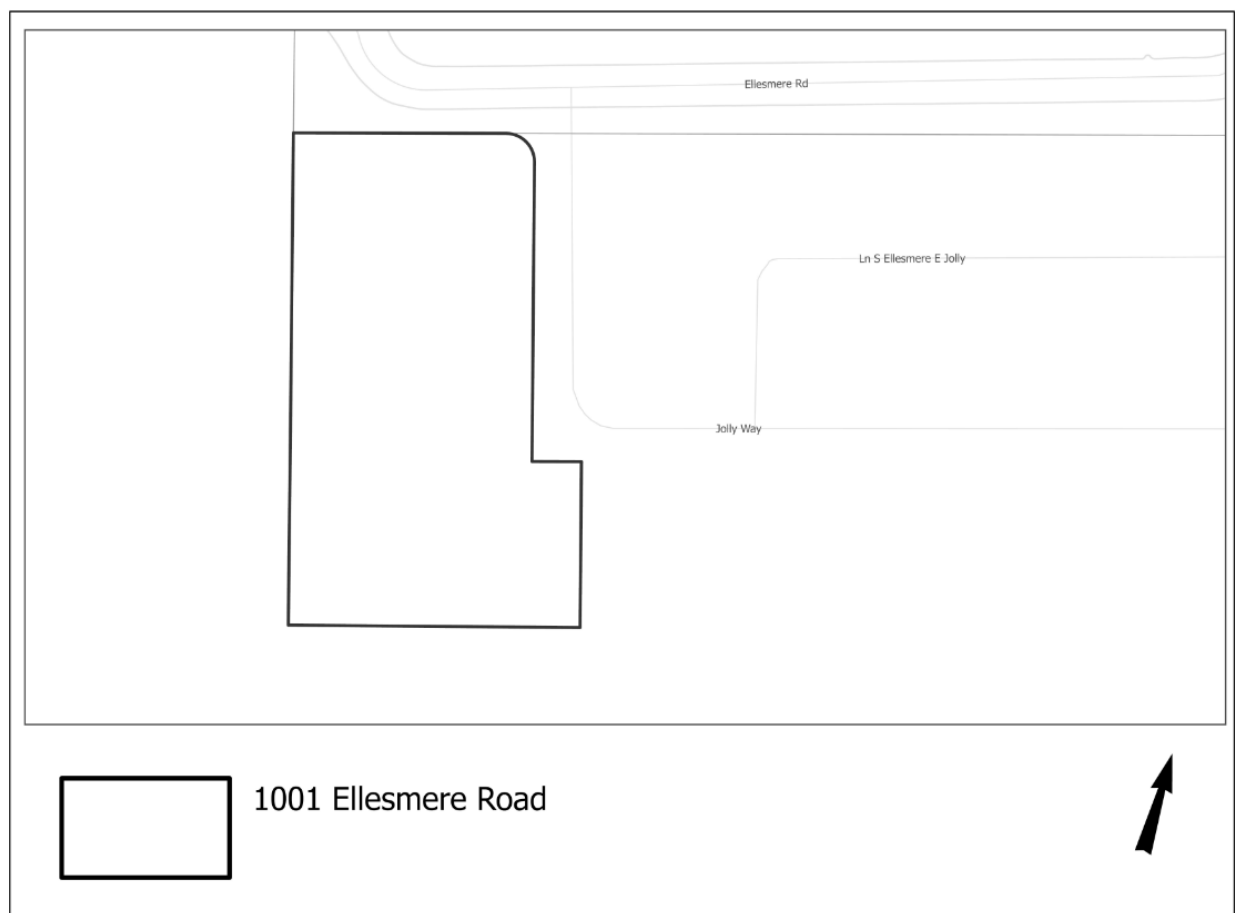
General area: Kennedy Road and Ellesmere Road

Ward: Scarborough Centre (21)

Owner (Applicant): Goldman Ellesmere 2 Developments Inc. (Bousfields Inc.)

Site area: Approximately 0.57 hectares (1.42 acres)

Existing uses: The lands form part of a five (5) block mixed-use development and are vacant. As described in a 2015 Ontario Municipal Board decision, (PL140391) provided as part of the OPA 231 proceedings the lands are planned to accommodate a four (4)-storey, 11,475 m² commercial building.



CONVERSION REQUEST

Submission Date: June 11, 2021

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

OFFICIAL PLAN AND ZONING FRAMEWORK

Urban Structure: *Employment Areas* (Map 2)

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

Area Specific Policies: Chapter 7 SASP 457 – 1001 Ellesmere Road

Zoning By-law: Commercial Residential Zone (CR) in the City of Toronto
Zoning By-law 569-2013

SITE CONTEXT AND ADJACENT USES

North: A (1)-storey auto dealership is located on the north side of Ellesmere Road. Further north is a series of one (1)-storey buildings generally used for manufacturing, warehousing, automobile repair, and related uses. North east of the site is a long term care facility (Fieldstone Commons Care Community).

South: Large low-rise commercial and light industrial building used by wholesalers, retailers and offices. Further south are one (1)-storey buildings generally used for manufacturing, warehousing, automobile repair, and related uses.

East: Low-rise residential consisting of townhouse dwelling units. (This is part of the OMB approval for the mixed-use development). Further east is a railway corridor and beyond is additional residential.

West: One to three storey buildings located at the southeast corner of Kennedy Road and Ellesmere Road, generally used for commercial and retail 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. 025 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 were maintained as *General Employment Area* in a 2015 Ontario Municipal Board (OMB) decision as part of the OPA 231 proceedings. The *General Employment Area* designation is intended to secure a significant amount of employment to ensure there is no net loss of jobs resulting from the earlier conversion of the development parcels to the east;
- 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 the City of Toronto;
- The 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; 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. 026

Address: 4711, 4723, 4733 and 4751 Steeles Avenue East

General area: Steeles Avenue East and Silver Star Boulevard

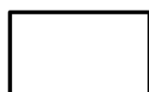
Ward: Scarborough Agincourt (22)

Owner (Applicant): Nova Depot Corporation (Urban Strategies Inc.)

Site area: Approximately 1.96 hectares (4.84 acres)

Existing uses:

- 4711 Steeles Avenue East: Surface parking fronting onto Steeles Avenue East, with a one (1)-storey commercial building (Planet Fitness) located on the southern portion of the lands
- 4723 Steeles Avenue East: A one (1)-storey building used for a bank (Scotiabank) located on the northern portion of the lands, fronting onto Steeles Avenue East. Surface parking is located on the southern portion of the lands
- 4733 Steeles Avenue East: a one (1)-storey commercial building with multiple units, consisting of restaurants, with associated surface parking
- 4751 Steeles Avenue East: a one (1)-storey building used for bank (RBC Royal Bank), with associated surface parking



4711, 4723, 4733, 4751 Steeles Avenue East



CONVERSION REQUEST

Submission Date: July 5, 2021

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

OFFICIAL PLAN AND ZONING FRAMEWORK

Urban Structure: *Employment Areas* (Map 2)

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

Area Specific Policies: Chapter 7 SASP 133 - Lands Bounded by Steeles Avenue, Kennedy Road, Passmore Avenue and Midland Avenue

Zoning By-law: Mixed Employment Zone (ME) in the Former City of Scarborough Employment District By-law No. 24982

SITE CONTEXT AND ADJACENT USES

North: North of Steeles Avenue in the City of Markham, a number of one (1)-storey buildings, consisting of automobile repair and restaurants. City of Markham currently has a secondary plan which permits residential. Secondary Plan anticipating Council adoption Q2 2022.

South: Immediately south of 4711, 4723 and 4733 Steeles Avenue East are low-rise commercial and retail uses. Immediately south of 4751 Steeles Avenue East is surface parking, with a one (1)-storey grocery store (Vi's No Frills) located on the southeast portion of the lands. These lands south of 471 located at 681 Silver Star Boulevard were recently heard at the Ontario Land Tribunal as a site specific appeal to OPA 231. Further south are industrial uses and outdoor storage.

East: Immediately east of 4751 Steeles Avenue East are two (2) one (1)-storey buildings, consisting of retail and commercial uses, associated with surface parking. A one (1)-storey building, consisting of two (2) drive-through restaurants, with surface parking.

West: On the west side of the Milliken GO Station, which is currently being improved, is a two (2)-storey shopping mall. The lands fronting Steeles Avenue East from Redlea Avenue to the railway are designated mixed use areas as a result of OPA 321. This lands permit residential uses and will include new road connections.

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

Geographically Related Conversion Requests

This conversion request is one of five 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:

- 681 Silver Star Boulevard [Conversion Request No. 060]
- 29 Redlea Avenue [Conversion Request No. 075]
- 3447 Kennedy Road [Conversion Request No. 085]
- 4577 Steeles Avenue [Conversion Request No. 086]

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:

- Outcome of recent OPA 231 Hearing at 681 Silver Star Boulevard;
- 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;

- Compatibility with surrounding existing and permitted uses;
- Impact on the capacity and functioning of the transportation network and the movement of goods for existing future employment uses;
- The need for convenient access to community facilities and services 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. 029

Address: 5 & 43 Junction Road

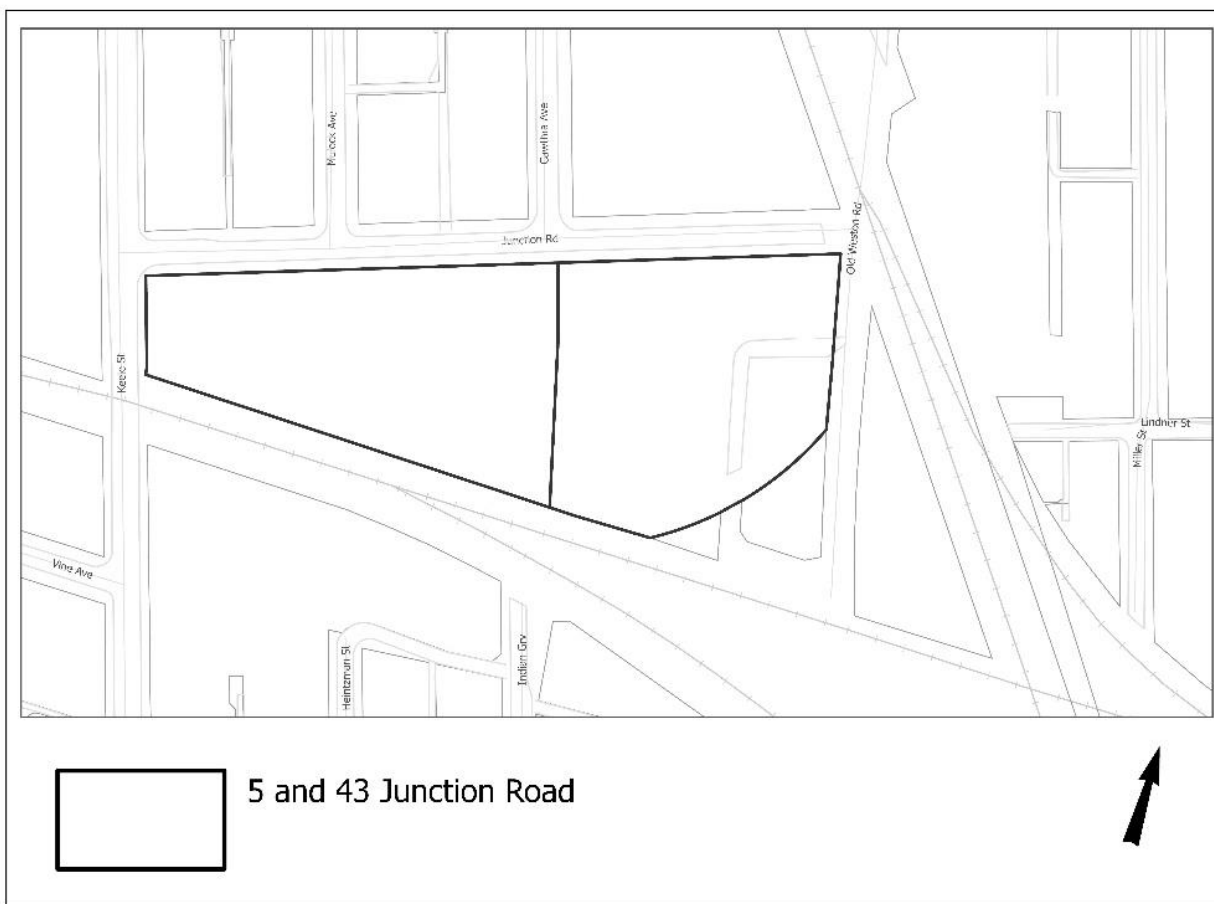
General area: Keele Street and Dundas Street West

Ward: York-South Weston (5)

Owner (Applicant): Junction Road Nominee Inc (Diamond Corp)

Site area: Approximately 2.6 hectares (6.5 acres)

Existing uses: fitness centre, grocery store, medical office and office



CONVERSION REQUEST

Submission Date: The conversion request was submitted on July 9, 2021 as an Official Plan and Zoning By-law Amendment application (File No. 21 182017 WET 05 OZ).

Proposal: Application to redesignate the lands from *Core Employment Areas* to *Parks* and 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 17)

Area Specific Policies: Chapter 7 SASP 234, Lands Abutting Old Weston Road

Zoning By-law: Employment Industrial Zone (E 1.0)(x236) in City of Toronto Zoning By-law 569-2013

SITE CONTEXT AND ADJACENT USES

North: Low rise residential and commercial/industrial uses (Draft Official Plan Amendment No. 537 of the Keele-St. Clair Local Area Study re-designates some of these lands from *General Employment Areas* to *Neighbourhoods*)

South: CP Railway corridor, with residential uses in 17 and 23-storey buildings and distribution beyond

East: Water and sewage pumping station, with CN Railway corridor beyond

West: Warehousing beyond Keele Street

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

Official Plan Amendment Application

At its meeting on October 18, 2021, the Planning and Housing Committee considered the Preliminary Report for the Official Plan and Zoning By-law Amendment application for the lands. Among other matters, Planning and Housing Committee directed staff to

review the application, which includes the conversion of lands from *Core Employment Areas* to *Mixed Use Areas*, concurrently and in the context of the statutory Review of the Official Plan that includes the MCR. The Decision History can be accessed at this link: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.PH27.4>.

Geographically Related Conversion Requests

The lands are located directly south of the area subject to the Keele-St. Clair Local Area Study (KSC LAS) which includes conversion requests. In assessing this conversion request, staff are considering the potential cumulative impacts of the following nearby conversion requests within the KSC LAS:

- 15 Westport Avenue and 189 & 195 Old Weston Road (Assessment Area 9);
- 88-142 Cawthra Avenue (Assessment Area 11); and,
- 35 Cawthra Avenue (Assessment Area 12).

On November 25, 2021 the Planning and Housing Committee considered draft Official Plan Amendments (OPAs) based on the KSC LAS and endorsed the OPAs as the basis for public consultation. The Committee also requested that staff report in the second quarter of 2022 with a recommended OPA. Draft OPA No. 537 recommends some of the KSC LAS lands be redesignated and adds a new Keele-St. Clair Local Area Secondary Plan to guide area growth. The Decision History can be accessed at this link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.PH29.10>

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;

- The emerging Keele-St. Clair Local Area Secondary Plan policy framework, in particular with respect to the southern area in proximity to the lands;
- Noise, vibration, and safety issues from the railway corridors immediately south and east of the lands;
- 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;
- Retention of a portion of the lands as *Employment Areas*;
- Securing a significant amount of employment space prior to or concurrent with any proposed residential uses;
- Securing a significant amount of affordable housing prior to or concurrent with any proposed residential uses; and
- The provision of a new public street on the lands that extends the existing street network;
- 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. 035

Address: 1655 Dupont Street

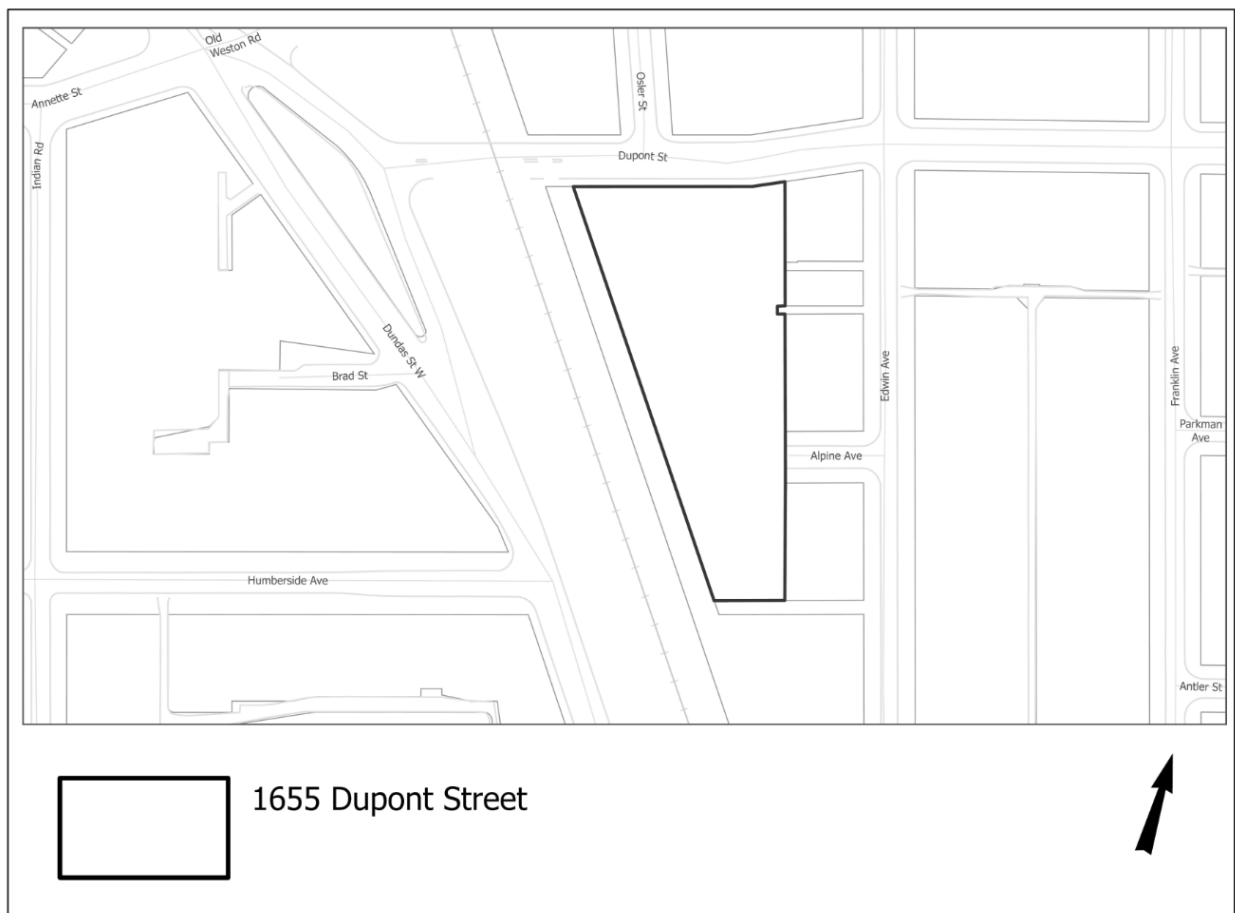
General area: Dupont Street and Dundas Street West

Ward: Davenport Ward (9)

Owner (Applicant): Dupont Junction Holdings Inc. (Bousfields Inc.)

Site area: Approximately 0.89 hectares (2.2 acres)

Existing uses: 3 to 4-storey commercial building, containing office, retail and self-storage uses. The building is listed on the City's Heritage Register (Viceroy Factory, c.1929)



CONVERSION REQUEST

Submission Date: July 21, 2021

Proposal: Request to redesignate all of the lands from *Core Employment Areas* to *Mixed Use Areas* to facilitate a potential mixed-use development that would reuse the existing building for proposed office and retail uses, gallery and educational spaces, artist studios and 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: Industrial District Zone (I2 D2) in the Former City of Toronto Zoning By-law 438-86

SITE CONTEXT AND ADJACENT USES

North: Commercial and industrial uses, including an automobile paint and repair garage, window and aluminum supplier, and semi-detached dwellings and the Sporting Clube Português de Toronto cultural centre (further north: commercial uses, including fish market and wholesaler, and single and semi-detached dwellings, and townhouses)

South: Industrial and commercial uses, including the Toronto Hydro Junction Substation and a video production studio (further south: mixed-use development containing office, commercial and townhouse complexes)

East: Commercial and residential uses, including an automobile repair garage, semi-detached dwellings and mixed-use buildings. (further east: single and semi-detached dwellings, Perth Avenue Public School & St. Luigi Catholic School)

West: CN/CP/Metrolinx rail corridor, West Toronto Rail Path (further west: commercial and residential 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. 035 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 a stable and productive operating environment for existing and new businesses and their economic activities;
- Compatibility with surrounding existing and permitted uses;
- Noise, vibration, and safety issues from the railway corridor immediately west;
- Assess whether the conversion would adversely affect the ability to provide opportunities for the clustering of similar or related employment uses;
- The creation of a precedent for further conversions of lands designated Employment Areas;
- Conservation of the existing listed heritage building on the site;
- Sufficient community services and facilities such as parks, public spaces, libraries, recreation centres and schools exist or are planned within walking distance for new residents;
- Securing a significant amount of employment prior to or concurrent with any proposed residential uses;
- Securing east-west connections to the West Toronto Rail Path and permeability through the site;
- Proximity and access to higher order transit;
- Impact on the capacity and function 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 could be converted from *Core Employment Areas* to *General Employment Areas*.

PRELIMINARY ASSESSMENT OF CONVERSION REQUEST NO. 037

Address: 4630 Sheppard Avenue East

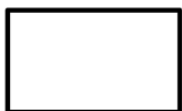
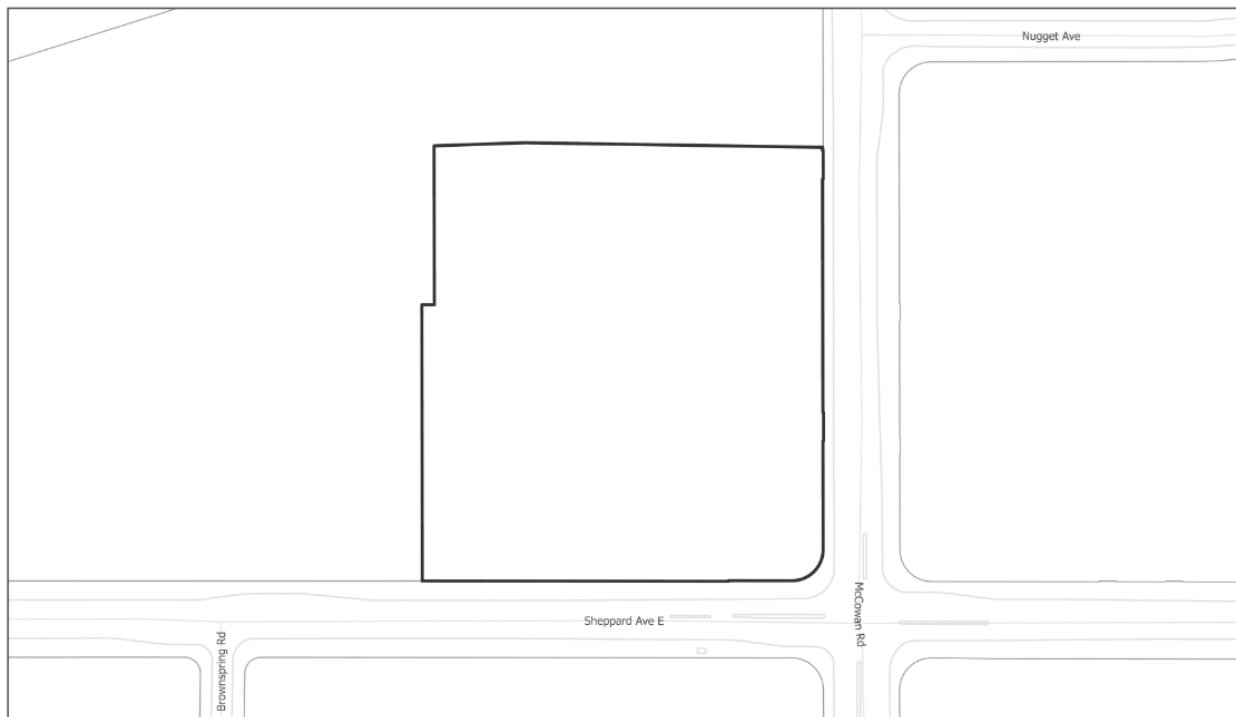
General area: Sheppard Avenue East and McCowan Road

Ward: Scarborough North (23)

Owner (Applicant): CR REIT (Urban Strategies Inc.)

Site area: Approximately 3.98 hectares (9.84 acres)

Existing uses: A one (1)-storey retail building (Canadian Tire) located on the western portion of the lands with a gas station on the southeast. A one (1)-storey retail building (Mark's) is located on the northeast corner of the lands.



4630 Sheppard Avenue East



CONVERSION REQUEST

Submission Date: July 23, 2021

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

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 By-law No. 24982

SITE CONTEXT AND ADJACENT USES

North: Concrete supplier (Dufferin Concrete), CNTV Broadcasting company, and a restaurant. The CP Rail line is further north. Approximately 500m to the northeast is the CP Rail Yard (Toronto).

South: Low-rise residential.

East: Lands proposed to be expropriated by Metrolinx for the erection of the Sheppard TTC subway station which is associated with the Scarborough Subway Extension. Further east is a culvert and light industrial uses consisting of automotive service, repair and related uses.

West: Outdoor storage. Further west is the City of Toronto's Fire Station 243. It includes a training facility that includes a burner tower.

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. 037 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:

- 4570 Sheppard Avenue East [Conversion Request No. 046]

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:

- Certainty and timing of the proposed Sheppard TTC Subway Station as part of the Scarborough Subway Extension;
- 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;
- 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;
- Cumulative impact of multiple conversion requests on the overall viability of the Employment Area and its planned function;
- Proximity to heavier industries and nearby environmental compliance approvals;
- Certainty and timing of Nugget Avenue extension; 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. 039

Address: 99 Birmingham Street and 210 Islington Avenue

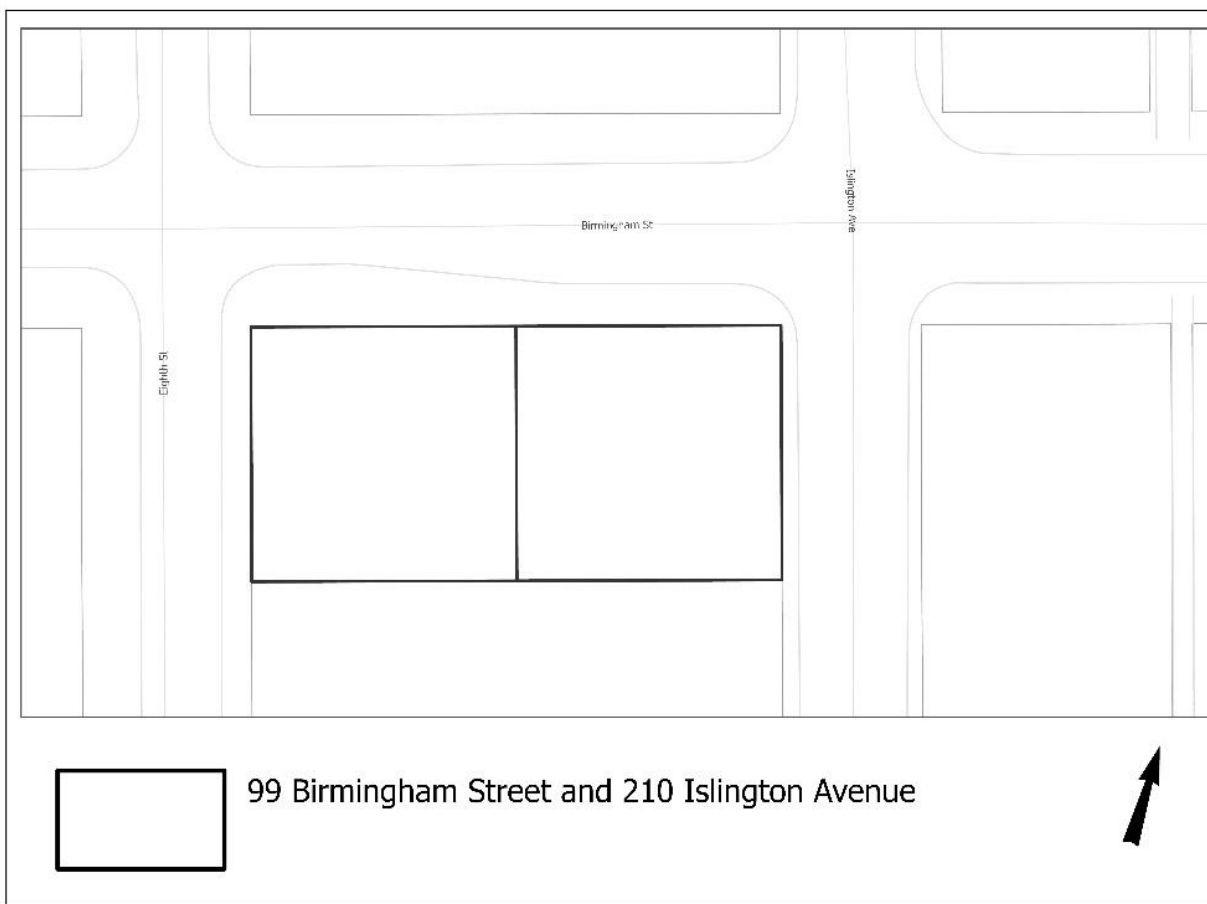
General area: Birmingham Street and Islington Avenue

Ward: Etobicoke-Lakeshore (3)

Owner (Applicant): The Chigini Group (Weston Consulting)

Site area: Approximately 0.27 hectares (0.67 acres)

Existing uses: Place of worship



CONVERSION REQUEST

Submission Date: December 17, 2020

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

OFFICIAL PLAN AND ZONING FRAMEWORK

Urban Structure: *Employment Areas* (Map 2)

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

Area Specific Policies: N.A

Zoning By-law: Commercial Zone (C) in Former City of Etobicoke (New Toronto) By-law No. 2215

SITE CONTEXT AND ADJACENT USES

North: Warehousing, distribution facilities and other industrial uses

South: Mid-rise office and residential apartments, low-rise residential, commercial uses

East: Low-rise residential and institutional uses (Toronto Police College)

West: Park and medium and high-density 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. 039 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:

- Compatibility with surrounding existing and permitted land uses;
- Provision of a significant amount of employment prior to or concurrent with any proposed 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 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. 044

Address: 36-162 Vine Avenue

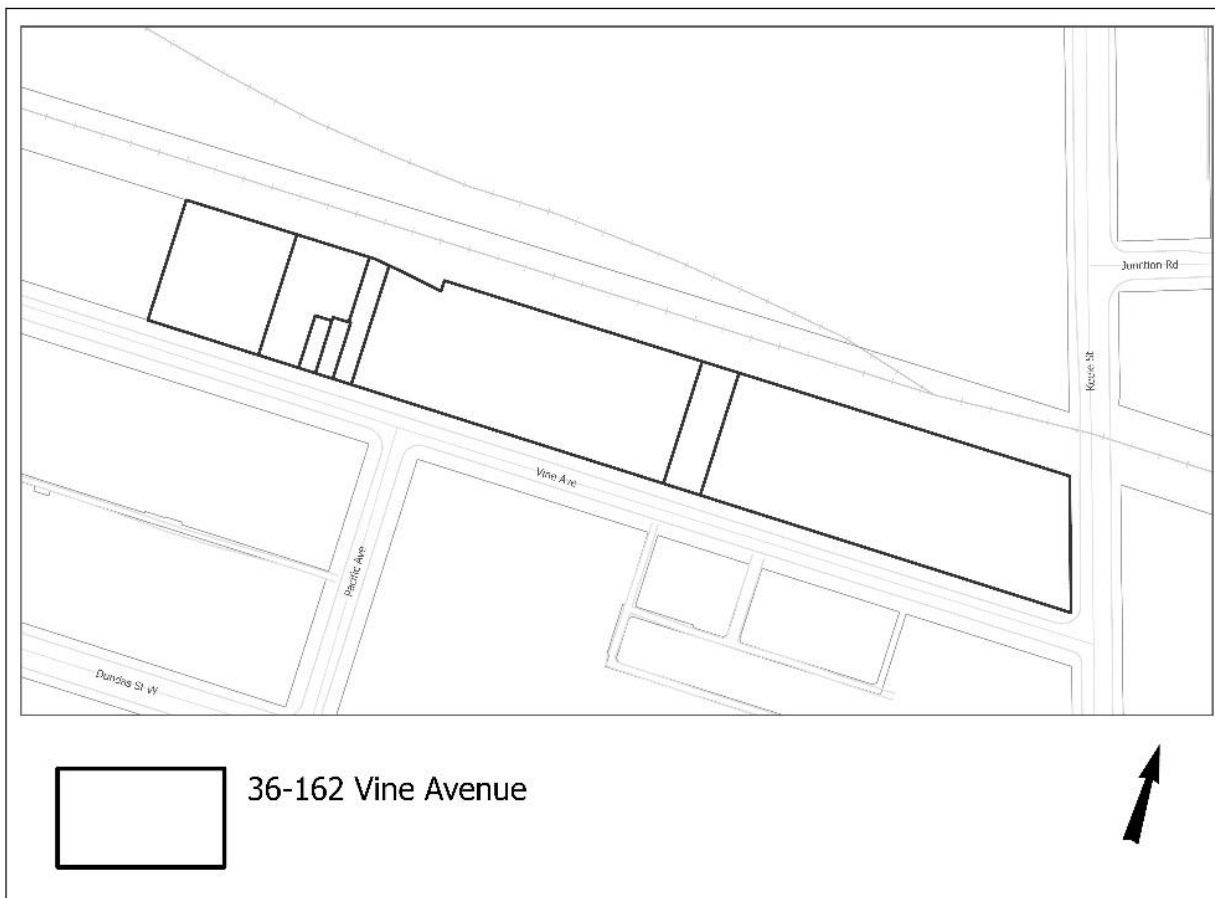
General area: Keele Street, north of Dundas Street West

Ward: Parkdale-High Park (4)

Owner (Applicant): Multiple Owners (Urban Strategies Inc)

Site area: Approximately 1.9 hectares (4.7 acres)

Existing uses: (from east to west) a self-storage facility; two-storey commercial buildings; a one-storey commercial building with various uses including a grocery store, gym and offices; a two-storey house form building containing offices; a semi-detached residential building; a two-storey commercial building with a number of small offices, studios, workshops and gym and a surface parking lot



CONVERSION REQUEST

Submission Date: July 28, 2021

Proposal: Request to redesignate all of the lands from *Core Employment Areas* to *Mixed Use Areas* to permit a range of uses including residential, commercial and 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 442 - 108 and 162 Vine Avenue

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

SITE CONTEXT AND ADJACENT USES

North: The CP Galt subdivision rail corridor, which includes the Canadian Pacific (CPR) West Toronto / Lambton Yard (further north, lands designated *Core Employment Areas* and *General Employment Areas* north of the rail corridor)

South: Low density residential uses (further south, the Dundas Street West main street area, consisting of generally 2-3 storey mixed-use buildings, this area of Dundas Street East is part of the ongoing “The Junction Phase 1” Heritage Conservation District study)

East: A gas station; a mixed-use development (Heintzman Place) consisting of a 16-storey building; and, the main street area of Keele Street consisting of 2-3 storey mixed-use buildings, which is part of the ongoing “The Junction Phase 1” Heritage Conservation District study (further east, low density residential uses)

West: The Vine Avenue Playground (further west, low density residential 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. 044 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 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;
- Compatibility with surrounding existing and permitted uses including sensitive land uses;
- The displacement of existing uses that service the local community and at suitable scales.
- Ability to provide opportunities for the clustering of similar or related employment uses.
- Ability to provide appropriate buffering and/or separation of employment uses from sensitive land uses, including residential;
- Noise, vibration, and safety issues from the railway corridor and yard immediately north of the lands;
- Impact on the capacity and function of the transportation network;
- Sufficient community services and facilities such as parks, public spaces, libraries, recreation centres and schools exist or are planned within walking distance for new residents; and
- Other issues that may arise as a result of further review and stakeholder engagement.

Preliminary Assessment

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

PRELIMINARY ASSESSMENT OF CONVERSION REQUEST NO. 046

Address: 4570 Sheppard Avenue East

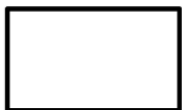
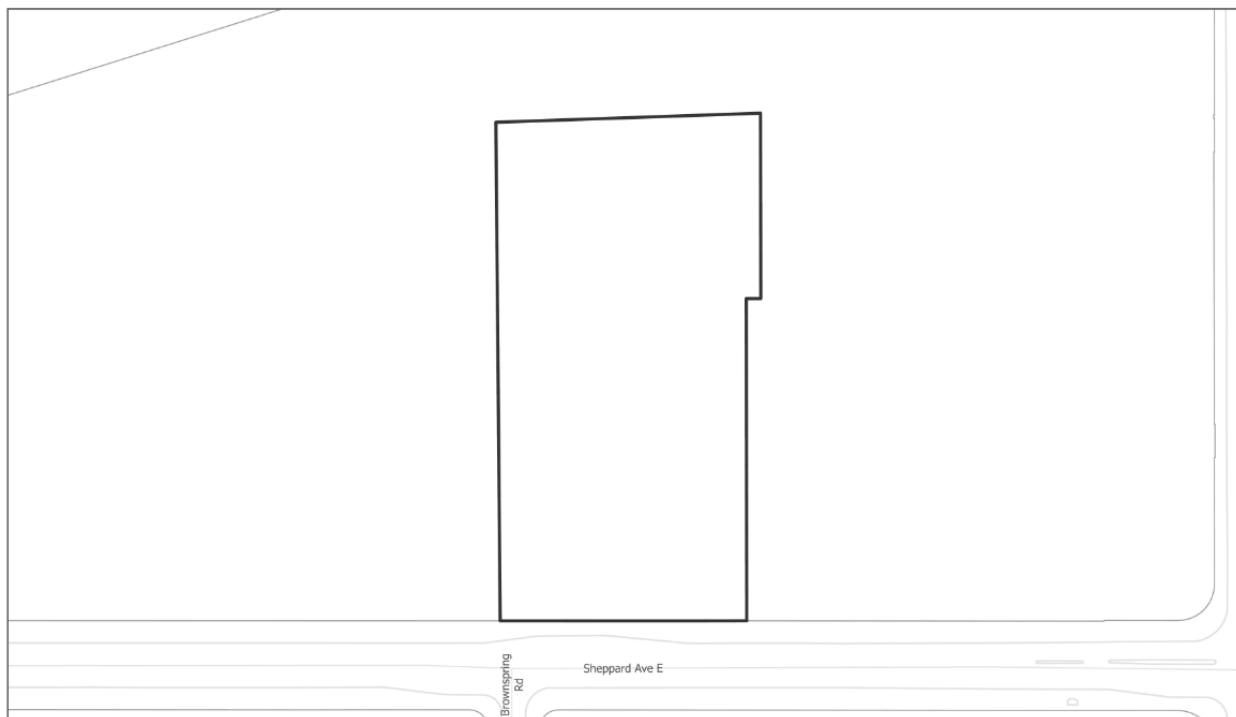
General area: Sheppard Avenue East and McCowan Road

Ward: Scarborough North (23)

Owner (Applicant): 2546229 Ontario Ltd. (Humphries Planning Group Inc.)

Site area: Approximately 2.16 hectares (5.34 acres)

Existing uses: Outdoor storage



4570 Sheppard Avenue East



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 residential use

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

SITE CONTEXT AND ADJACENT USES

North: Concrete plant supplier (Dufferin Concrete), CNTV Broadcasting company and a restaurant. The CP Rail line is further north. Approximately 500m to the northeast is the CP Rail Yard (Toronto).

South: Low-rise residential

East: Immediately east is a one (1)-storey retail building (Canadian Tire), gas station, and a one (1)-storey retail building (Mark's). On the east side of McCowan Road is the site of Metrolinx's proposed Sheppard TTC Subway Station as part of the proposed Scarborough Subway Extension.

West: Toronto Fire Station 243 that has a training facility which includes a burner tower. Further west is a place of worship and a three (3)-storey office building. Further west are a series of low-rise light industrial, commercial and warehousing facilities.

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. 046 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:

- 4630 Sheppard Avenue East [Conversion Request No. 037]

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:

- Certainty and timing of the proposed Sheppard TTC Subway Station as part of the Scarborough Subway Extension;
- 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;
- 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;
- Cumulative impact of multiple conversion requests on the overall viability of the Employment Area and its planned function;
- Certainty and timing of Nugget Avenue extension;
- Proximity to heavier industries and nearby environmental compliance approvals;;
- 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. 054

Address: 1025 The Queensway

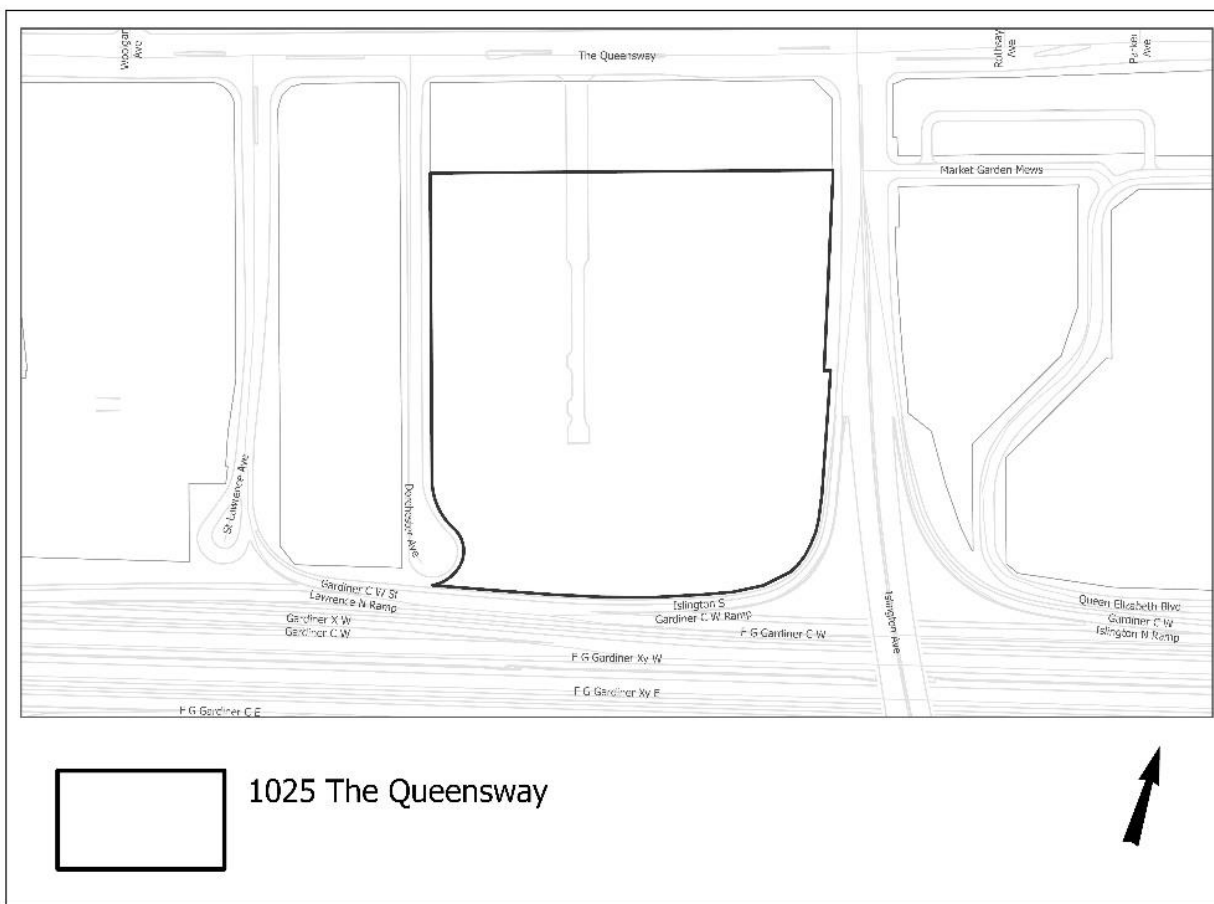
General area: Islington Avenue and The Queensway

Ward: Etobicoke-Lakeshore (3)

Owner (Applicant): New Queensway LP (IBI Group)

Site area: Approximately 5.9 hectares (14.6 acres)

Existing uses: Movie theatre



CONVERSION REQUEST

Submission Date: July 29, 2021

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

OFFICIAL PLAN AND ZONING FRAMEWORK

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

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

Area Specific Policies: Chapter 7 SASP 432, 1001-1037 The Queensway

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

SITE CONTEXT AND ADJACENT USES

North: Restaurant and bank (Site Plan Control Application No. 21 174706 WET 03 SA proposes a 10-storey residential building and a 17-storey residential building)

South: Gardiner Expressway on-ramp, off-ramp and Gardiner Expressway

East: Islington Avenue and Gardiner Expressway on-ramp, with residential, food wholesaling, distribution, warehousing and retail beyond

West: Office, retail, service and light industrial

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. 054 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;
- The impact of the removal of a large and key location for employment uses given the significant and unprecedented demand for space for Employment Area uses;
- The 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;
- 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;
- The retention of a portion or portions of the land as Employment Areas;
- Provision of a significant amount of employment prior to or concurrent with any proposed residential uses;
- Adequate provision of public road connectivity and active transportation connections;
- 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 review, further analysis is required to inform a preliminary assessment, including resolution of the identified issues.

PRELIMINARY ASSESSMENT OF CONVERSION REQUEST NO. 056

Address: 4925-5201 Dufferin Street

General area: Dufferin Street and Steeles Avenue West

Ward: York Centre (6)

Owner (Applicant): University of Toronto (Bousfields Inc.)

Site area: Approximately 12.08 hectares (29.85 acres)

Existing uses: Industrial and institutional uses including the University of Toronto Institute for Aerospace Studies, University of Toronto High Density and Preservation Facility and University of Toronto Press



CONVERSION REQUEST

Submission Date: August 3, 2021

Proposal: Request to redesignate part of the lands from *Core Employment Areas* to *Mixed Use Areas* to permit three residential buildings with office, retail and service commercial uses at grade.

OFFICIAL PLAN AND ZONING FRAMEWORK

Urban Structure: *Employment Areas* (Map 2)

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

Area Specific Policies: Chapter 7 SASP 448 – 4925 and 5201 Dufferin Street

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

SITE CONTEXT AND ADJACENT USES

North: Commercial plaza and development application at 1881 Steeles Avenue West for mixed use, including 4 residential towers and at grade retail (19 262484 NNY 06 OZ)

South: Environment and Climate Change Canada and associated parking lot office building

East: G Ross Lord Park

West: Real Canadian Superstore

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. 056 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 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;
- The timing and certainty of proposed higher order transit;
- The creation of a precedent for further conversions of land in the *Employment Area*;
- 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. 059

Address: 116R, 126 – 142 Ryding Avenue

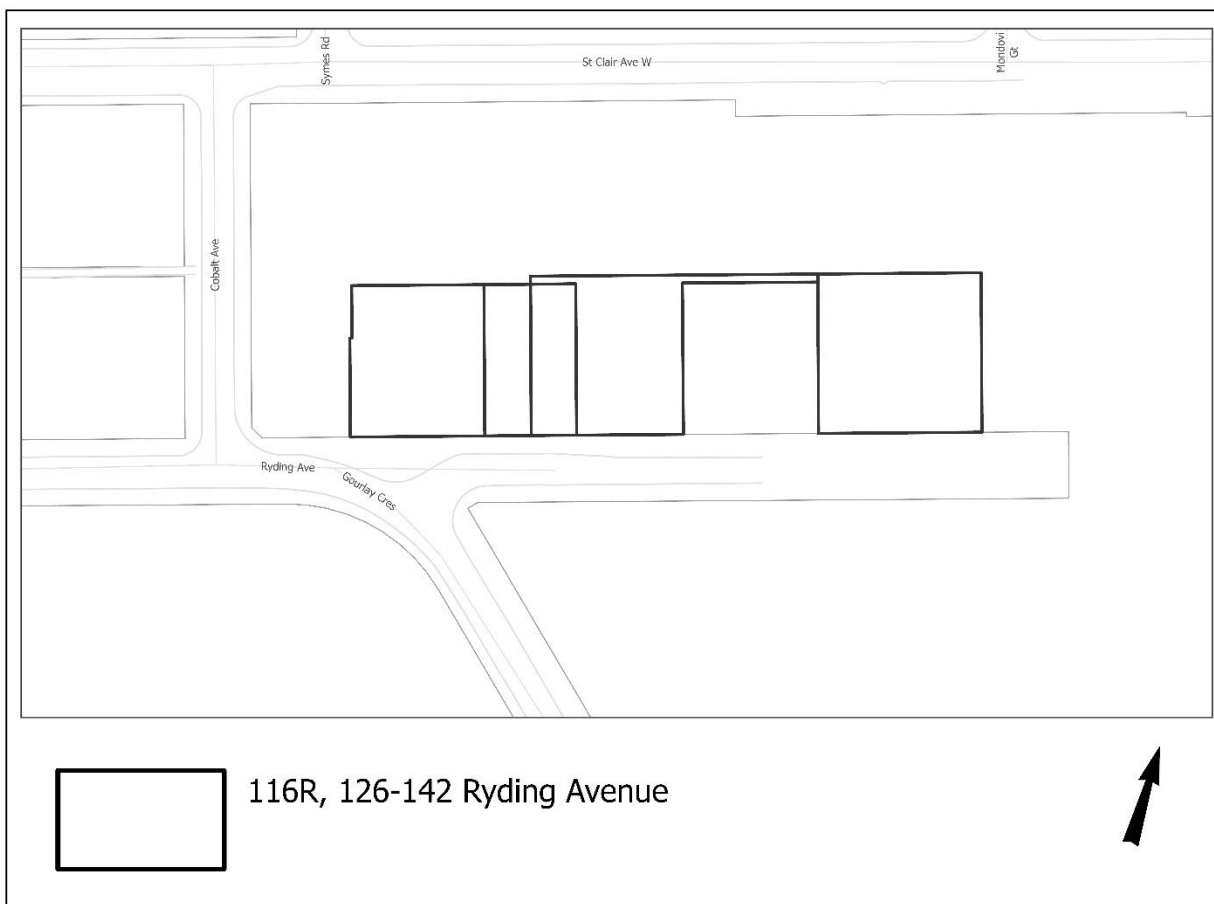
General area: St. Clair Avenue West and Runnymede Road

Ward: York South-Weston (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 Zone (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 several 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)
- 2129-2161 St. Clair Avenue West and 10 Old Stock Yards Road (Conversion Request No. 106 (part))

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;
- The lands are internally located within the block of lands from St. Clair Avenue West south to the rail corridor, where the interior is a *Core Employment Area* that is for business and economic activities; and the perimeter along St. Clair Avenue West is planned to be a *Mixed Use Area*.
- 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. 060

Address: 681 Silver Star Boulevard

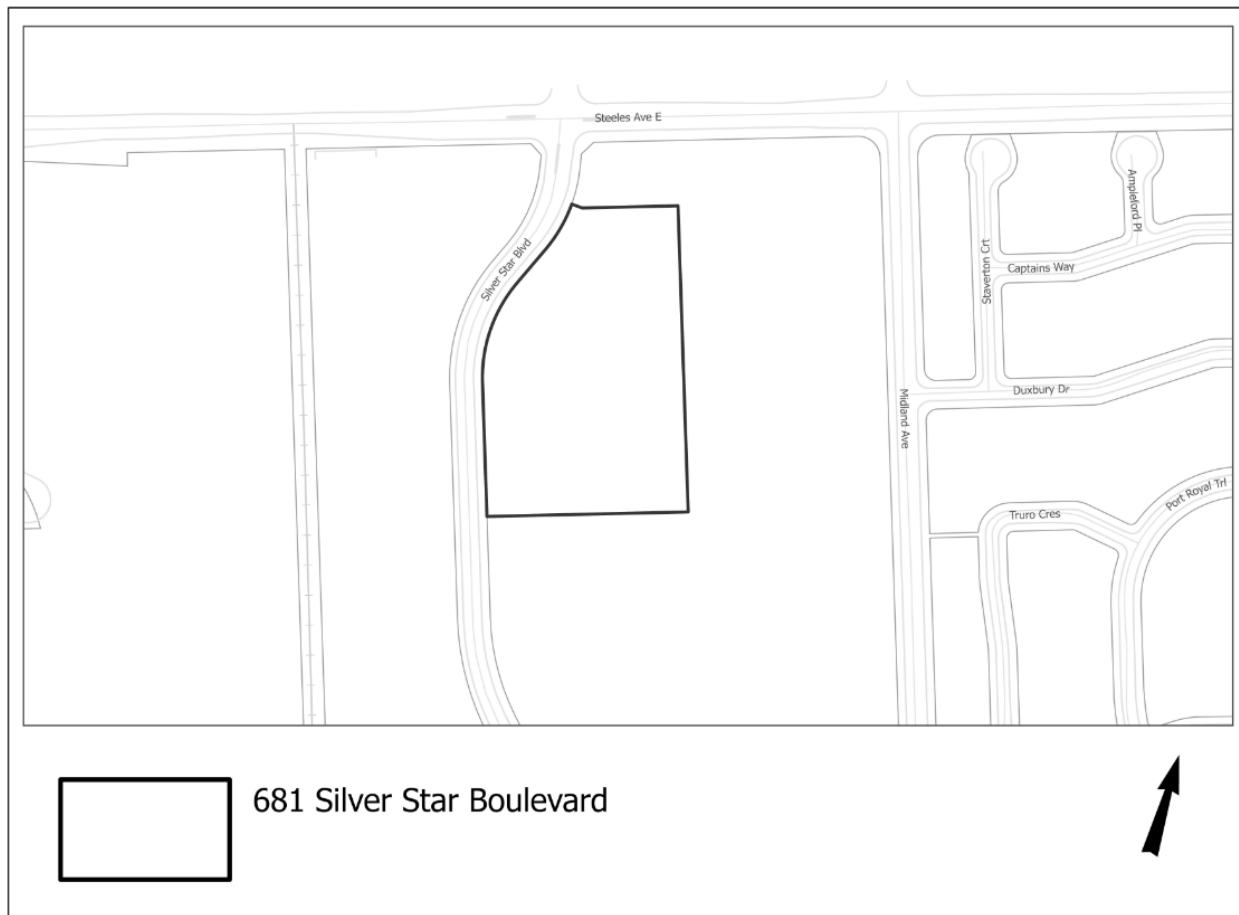
General area: Steeles Avenue East and Silver Star Boulevard

Ward: Scarborough Agincourt (22)

Owner (Applicant): Choice Properties Limited Partnership (Zelinka Priamo Ltd.)

Site area: Approximately 2.72 hectares (6.72 acres)

Existing uses: A one (1)-storey grocery store (Vi's No Frills) with surface parking area



CONVERSION REQUEST

Submission Date: July 29, 2021

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

OFFICIAL PLAN AND ZONING FRAMEWORK

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

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

Area Specific Policies: Chapter 7 SASP 133 - Lands Bounded by Steeles Avenue, Kennedy Road, Passmore Avenue and Midland Avenue

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

SITE CONTEXT AND ADJACENT USES

North: Immediately north is a financial institution with associated surface parking. North of Steeles Avenue in the City of Markham, a number of one (1)-storey buildings, consisting of automobile repair and restaurants.

South: A one (1)-storey building with multiple units, consisting of a variety of retail and commercial uses including restaurants and retailers, associated with surface parking area. Further south, industrial and outdoor storage uses.

East: A concrete supplier and open storage (Kreitmaker Inc) as well a landscape company and an equipment supplier (Gengroup Inc).

West: A series of one (1)-storey buildings, consisting of commercial and retail uses, across Silver Star Boulevard. Further west is Milliken GO Station which is presently being upgraded.

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

Geographically Related Conversion Requests

This conversion request is one of five 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:

- 4711, 4723, 4733, 4751 Steeles Avenue East [Conversion Request No. 026]
- 29 Redlea Avenue [Conversion Request No. 075]
- 3447 Kennedy Road [Conversion Request No. 085]
- 4577 Steeles Avenue [Conversion Request No. 086]

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. A hearing was held in December 2021 and a decision is forthcoming;
- 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;
- Compatibility with surrounding existing and permitted 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;
- The need for convenient access to community facilities and services 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. 062

Address: 2 Scarlett Road and 201 Eileen Avenue

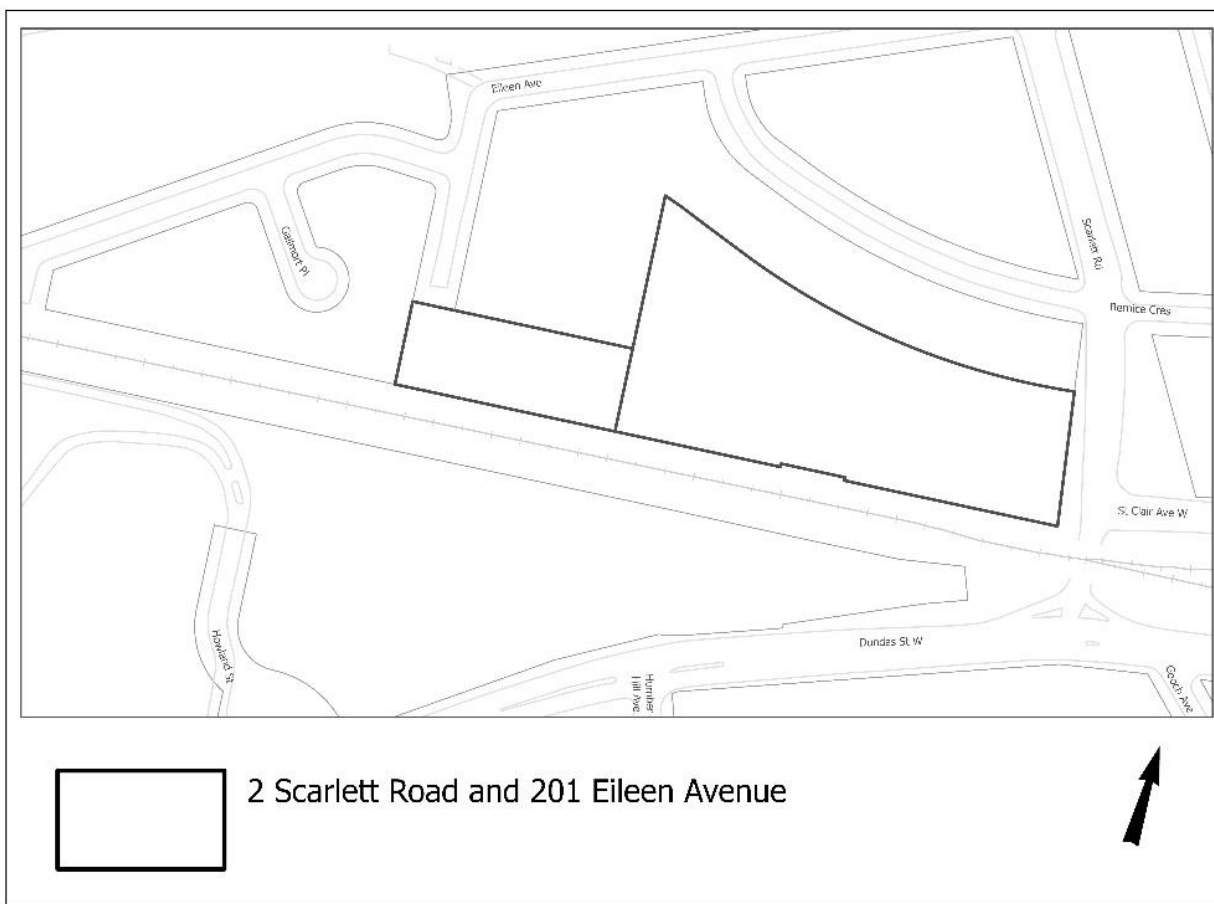
General area: Jane Street and St. Clair Avenue West

Ward: Etobicoke – York (05)

Owner (Applicant): Fortissimo Holdings Limited (Weston Consulting)

Site area: Approximately 2.0 hectares (5.1 acres)

Existing uses: Manufacturing



CONVERSION REQUEST

Submission Date: July 29, 2021

Proposal: Request to redesignate all of the lands from *General Employment Areas* and *Core Employment Areas* to a designation that permits residential uses.

OFFICIAL PLAN AND ZONING FRAMEWORK

Urban Structure: *Employment Areas* (Map 2)

Designation(s): *General Employment Areas* and *Core Employment Areas* (Map 14)

Area Specific Policies: 2 Scarlett Road – N.A.
201 Eileen Avenue – Chapter 7 SASP 154 - Lands Located South of Eileen Avenue, East of Gailmort Place

Zoning By-law: Prestige Employment Zone (PE) in the Former City of York By-Law No. 1-83

SITE CONTEXT AND ADJACENT USES

North: Auto repair, furniture manufacturing and low rise residential

South: Rail corridor, with automobile service and low rise residential beyond

East: Office, retail, industrial bakery and light 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. 62 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:

- Compatibility with surrounding existing and permitted land uses;
- Impact upon the capacity and functioning of the transportation network, including an assessment of planned infrastructure improvements in the area;
- The need for new infrastructure, including streets, to support new development and connect it with the surrounding fabric;
- 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 a significant amount of employment prior to or concurrent with any proposed sensitive use;
- Noise, vibration, and safety issues from the railway corridor immediately south of the lands; 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. 063

Address: 51 Manstor Road

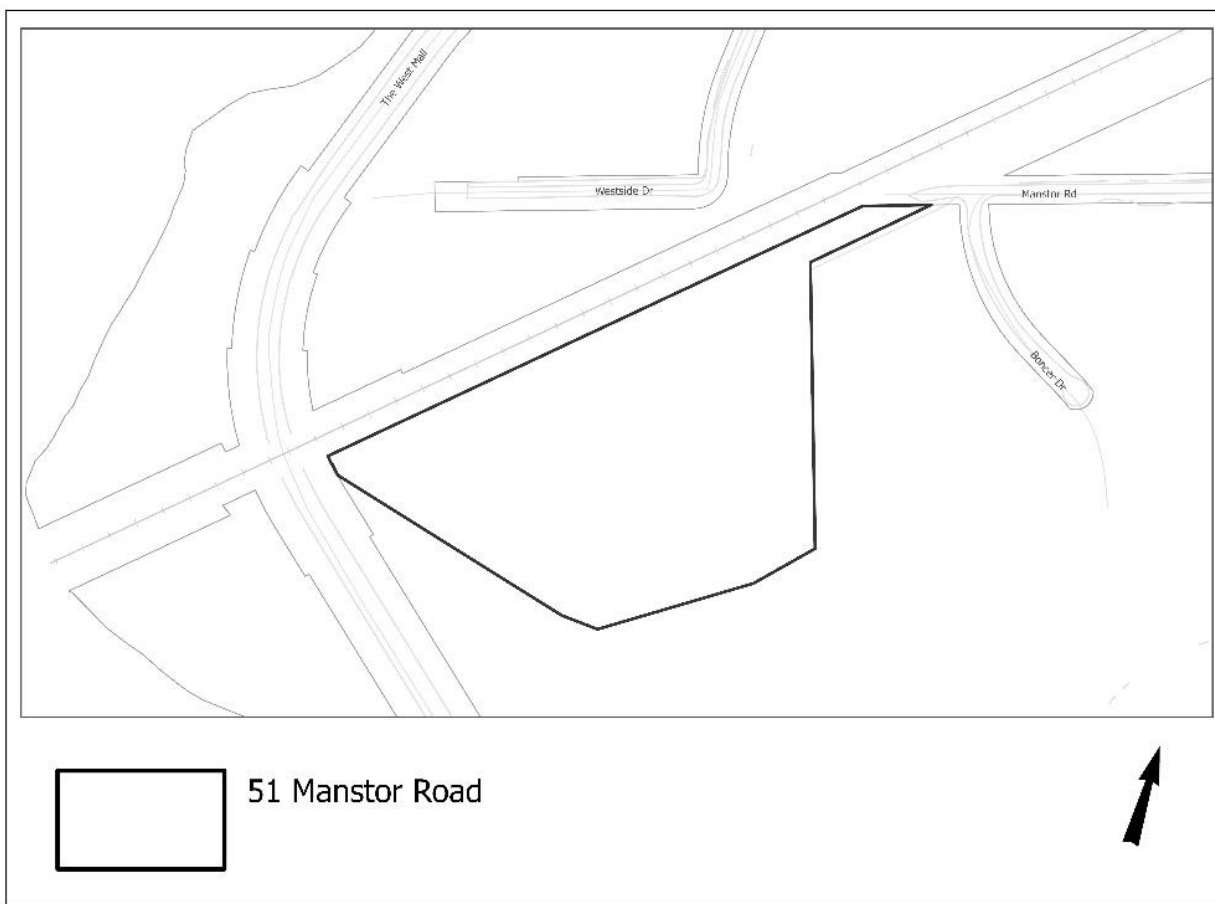
General area: Manstor Road and The West Mall

Ward: Etobicoke-Lakeshore (3)

Owner (Applicant): 2130254 Ontario Inc. (Humphries Planning Group Inc.)

Site area: Approximately 5.0 hectares (12.35 acres)

Existing uses: Open storage



CONVERSION REQUEST

Submission Date: August 3, 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 231 Appeal

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

Area Specific Policies: Chapter 7 SASP 19 - Lands Bounded By the CP Rail Line, Highway 427, the Queen Elizabeth Way and Etobicoke Creek
Chapter 7 SASP 20 - South of the CP Rail Line Between The West Mall and Highway 427
Sherway Area Secondary Plan – subject to OPA 469 Appeal

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

SITE CONTEXT AND ADJACENT USES

North: CN Rail line, Toronto/Wilson Heliport, industrial and manufacturing uses beyond

South: Hydro corridor, major retail, Cadillac Fairview Sherway Gardens Mall, Trillium Health Centre

East: Hydro corridor, major retail, Highway 427, Warehouses, City of Toronto Works and Emergency Services Yards

West: Etobicoke Creek, with City of Mississauga and industrial and manufacturing uses beyond

PRELIMINARY ASSESSMENT – DRAFT DIRECTION FOR CONSULTATION

Although the Municipal Comprehensive Review (MCR) has not been completed, including the required Land Needs Assessment, the peer review of the submitted compatibility/mitigation studies, and public consultation, staff have undertaken a preliminary assessment of Conversion Request No. 063 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;
- City Council's direction that sets a long term planning framework for the area as set out in the Sherway Area Secondary Plan that plans for intensification and growth in residents and jobs;
- Resolution of the site specific appeal to OPA 469 (the Sherway Area Secondary Plan) regarding the lands, where the Ontario Land Tribunal is the approval authority;
- Employment lands are being strategically preserved near important transportation infrastructure to facilitate the movement of goods including highway interchanges, rail corridors and airports;
- The lands are internal to the Employment Area and are surrounded by land that is used for and planned for business and economic activities, including manufacturing, distribution and warehousing;
- Noise, vibration, and safety issues from the railway corridor immediately west of the lands;
- Impact upon the capacity of the transportation network and the movement of goods for existing and future employment uses;
- Assess whether the conversion would adversely affect the ability to provide opportunities for the clustering of similar or related employment uses;
- The creation of a precedent for further conversions of lands in the Employment Area;
- 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. 064

Address: 3897-3931 Keele Street, 14-20 Toro Road, 20-26 Tangiers Road

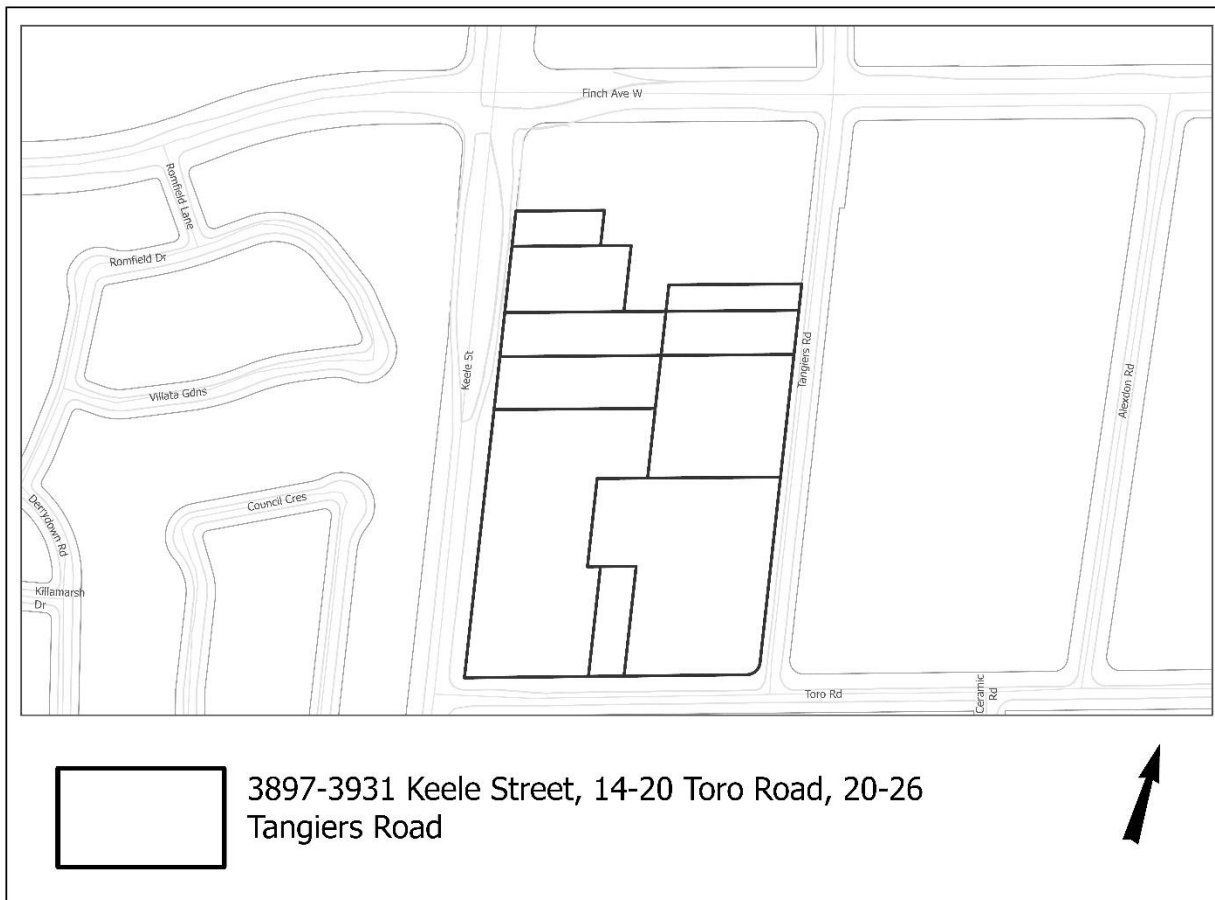
General area: Finch Avenue West and Keele Street

Ward: York Centre (6)

Owner (Applicant): Village of Duke Heights Landowners Group (Humphries Planning Group Inc.)

Site area: Approximately 5.66 ha (13.98 acres)

Existing uses: 14 individual lots consisting of commercial uses (1 vacant and 1 warehouse). 13 are 1-storey and one 2-storey building



CONVERSION REQUEST

Submission Date: August 18, 2021

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

OFFICIAL PLAN AND ZONING FRAMEWORK

Urban Structure: *Employment Areas* (Map 2)

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

Area Specific Policies: Finch West Protected Major Transit Station Area (OPA 482, not in force), Keele Finch Secondary Plan (OPA 483, not in force)

Zoning By-law: Employment Industrial Zone (E 1.0(x318)) in the City of Toronto Zoning By-law 569-2013 & Industrial-Commercial Zone (MC(H)) in the Former North York Zoning By-law 7625

SITE CONTEXT AND ADJACENT USES

North: Under construction Finch West LRT Station, proposed mixed-use building with 190 rental units as part of the Housing Now Initiative, active development application for a 4 tower development application at 1285 to 1325 Finch Avenue West and 30 Tangiers Road (20 114224 NNY 06 OZ)

South: 1-storey commercial and industrial buildings

East: Employment area comprised of Class I and Class II commercial/industrial facilities

West: Single detached residential dwellings fronting on Keele Street

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

Geographically Related Conversion Requests

This conversion request is one of five 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:

- 3710 Chesswood Drive (Conversion Request No. 019)
- 3765, 3771 & 3777 Keele Street & 10 Lepage Court (Conversion Request No. 088)
- 3675-2685 Keele Street (Conversion Request No. 095)
- 5-15 Kodiak Crescent (Conversion Request No. 108)

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:

- City Council's direction sets a long term planning framework for the area as set out in Official Plan Amendment 482 and the Keele Finch Secondary Plan (OPA 483), following the Keele Finch Plus Study that plans for intensification and growth in residents and jobs;
- City Council adopted Official Plan Amendment 482 and endorsed the Keele Finch Secondary Plan (OPA 483) on December 16, 2020. Official Plan Amendment 482 must be approved by the Province to come into force and effect;
- The Secondary Plan is a vision for future growth and sets the long term character in the area and priorities for development;
- The lands form part of a contiguous area of land designated *Employment Areas* that is used and planned for business and economic activities, including lands designated *Core Employment Areas*;
- 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 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 *Core* and *General Employment Areas*.

PRELIMINARY ASSESSMENT OF CONVERSION REQUEST NO. 066

Address: 5080 Sheppard Avenue East

General area: Sheppard Avenue East and Markham Road

Ward: Scarborough North (23)

Owner (Applicant): 1750070 Ontario Inc. (MHBC)

Site area: Approximately 0.19 hectares (0.469 acres)

Existing uses: One (1) storey building automobile dealership



CONVERSION REQUEST

Submission Date: July 30, 2021

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

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: Highway Commercial Zone (HC) in the Former Scarborough Employment Districts Zoning By-Law 24982 (Marshalling Yard Employment District)

SITE CONTEXT AND ADJACENT USES

North: Commercial retail and service plazas and collision centre. Further north is the City of Toronto Scarborough Waste Transfer Station and a number of manufacturing, packaging, recycling, warehousing and logistics facilities.

South: Commercial retail and service plazas. Further south is low and midrise residential.

East: Gas station. On the east side of Markham Road is residential.

West: Automobile dealerships and repair centres. The Toronto Transit Commission Malvern Garage is located further to the west.

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. 066 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 form part of a contiguous area designated *General Employment Areas* and *Core Employment Areas* on the north side of Sheppard Avenue East and would set a precedent for further conversions;
- 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;
- Ability to provide opportunities for the clustering of similar or related employment uses;
- Proximity 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. 069

Address: 322-328 & 330 Geary Avenue

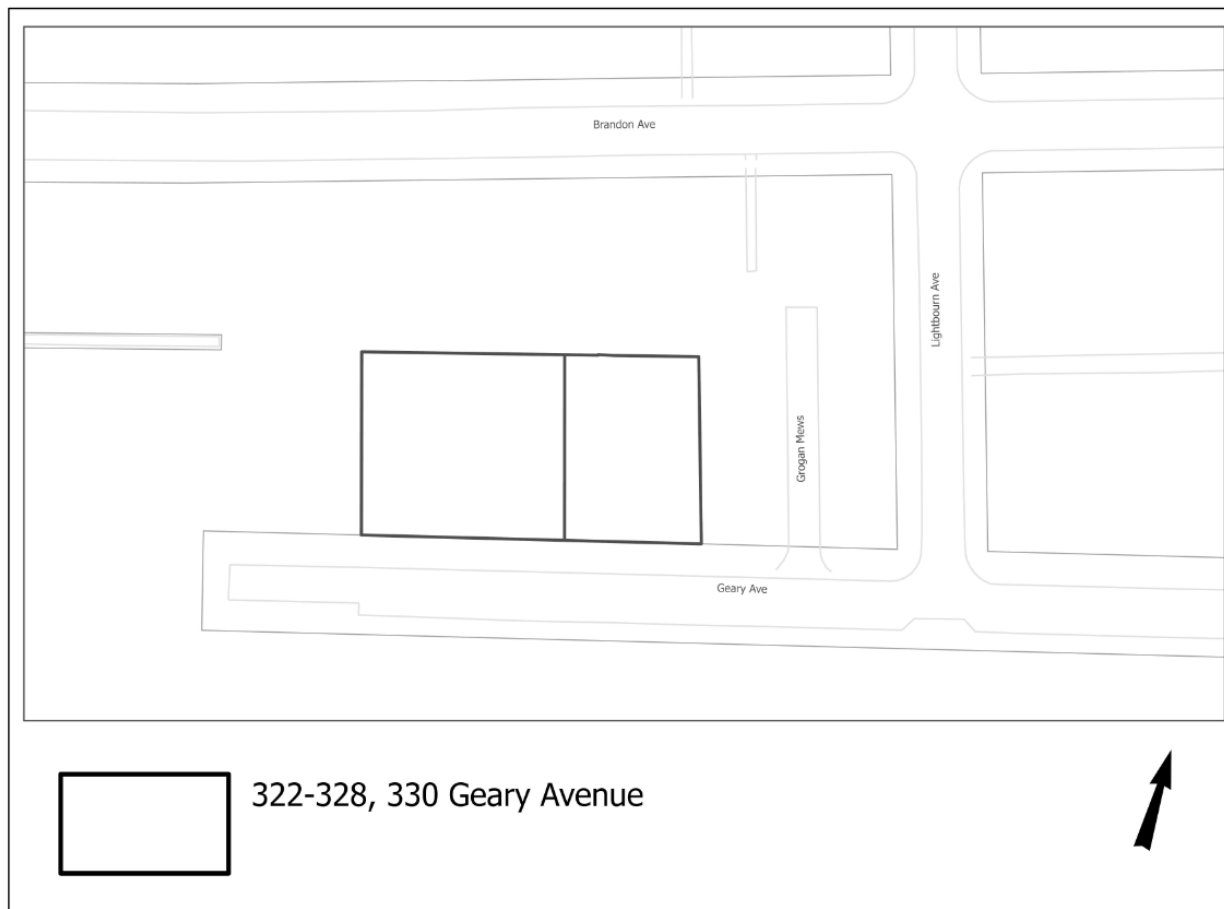
General area: Dupont Street & Dufferin Street

Ward: Davenport Ward (9)

Owner (Applicant): C3 Church 416 Inc. (Lakeshore Group)

Site area: Approximately 0.28 hectares (0.7 acres)

Existing uses: Two 1- to 3-storey industrial form building used by The Rehearsal Factory



CONVERSION REQUEST

Submission Date: July 30, 2021

Proposal: Request to add '*Place of Worship*' as a permitted use for the site. The Place of Worship would be the principal use (~700 square metres) on the site, with accessory 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 629 - Geary Avenue
Chapter 7 SASP 234 - Lands Abutting Old Weston Road, Geary Avenue, Primrose Avenue and Miller Street

Zoning By-law: Employment Industrial Zone (E 2.0) in the City-wide Zoning By-law 569-2013

SITE CONTEXT AND ADJACENT USES

North: 2-storey single detached residential buildings (further north: residential uses)

South: 1-storey industrial building used by a construction company (further south: CN rail corridor, and additional low rise employment uses along Dupont Street)

East: 4-storey townhouse complex (further east: commercial, light industrial and automobile repair uses)

West: Photography studio spaces (further west: recreational uses, manufacturing uses, including Goudey, a lacquer manufacturer, and residential uses are beyond)

PRELIMINARY ASSESSMENT – DRAFT DIRECTION FOR CONSULTATION

Although the Municipal Comprehensive Review (MCR) has not been completed, including the required Land Needs Assessment, the peer review of the submitted compatibility/mitigation studies, and public consultation, staff have undertaken a preliminary assessment of Conversion Request No. 069 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 site is located within the boundary of the recently completed Geary Works Planning Study. Geary Avenue is recognized for its "maker" uses such as small scale manufacturing, food production, artists' studios and production studios. City Council adopted official plan and zoning for this area on July 14, 2021. Among other matters, Council also directed staff to review the appropriateness of expanding the list of permitted uses within Employment Areas on Geary Avenue through the MCR. The directions did not contemplate 'Place of Worship' uses for this area, <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.PH24.1>;
- The lands are internal to an Employment Area that is used for and planned for business and economic activities, including artist studios, production, manufacturing, distribution and warehousing;
- Ability to provide a stable and productive operating environment for existing and new businesses and their economic activities;
- 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 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*.

PRELIMINARY ASSESSMENT OF CONVERSION REQUEST NO. 073

Address: 3125-3389 Steeles Avenue East and 4000 Victoria Park Avenue

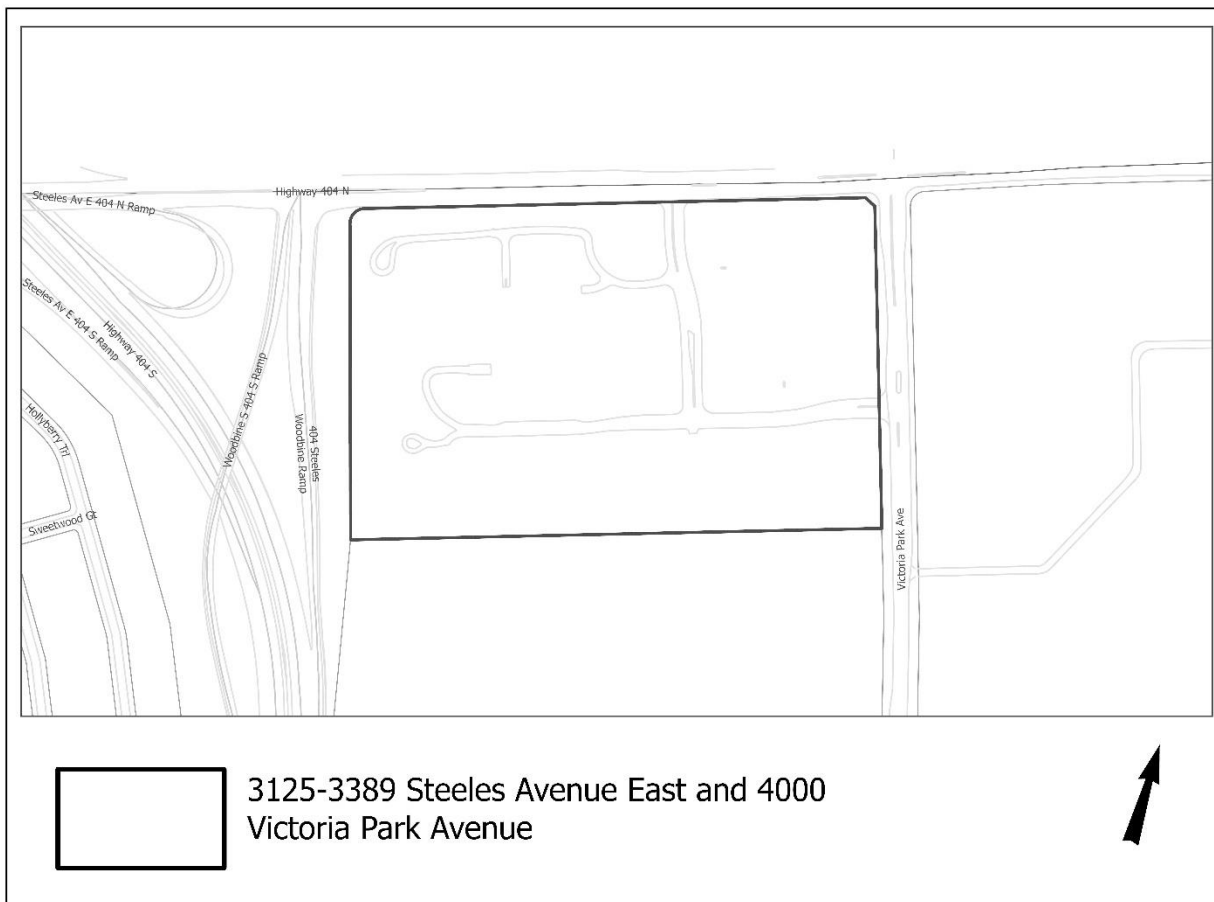
General area: Steeles Avenue East and Victoria Park Avenue

Ward: Don Valley North (17)

Owner (Applicant): STC Investments Nominee Inc. (STC), c/o North American Development Group (Bousfields Inc.)

Site area: Approximately 6.8 hectares (16.8 acres)

Existing uses: The Steeles Technology Campus, Institutional use



CONVERSION REQUEST

Submission Date: July 30, 2021

Proposal: To redesignate part of the lands from *General Employment Areas* to *Regeneration Areas* to permit residential and office uses

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 – Business Parks along the Don Valley Parkway Corridor

Zoning By-law: Industrial-Office Business Park Zone (MO and MO(3)) in the Former City of North York Zoning By-law 7625

SITE CONTEXT AND ADJACENT USES

North: Retail and service commercial and office uses on the north side of Steeles Avenue East in the City of Markham

South: 1-4 storey Office (700-780 Gordon Baker Road)

East: BMO Institute for Learning

West: Highway 404

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. 073 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 part of a contiguous *Employment Area* that is delineated by Highway 404, major streets, and a hydro corridor and are surrounded by land that is used and planned for business and economic activities;
- 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 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. 075

Address: 29 Redlea Avenue

General area: Redlea Avenue and Steeles Avenue East

Ward: Scarborough Agincourt (22)

Owner (Applicant): Global Fortune Real Estate Development Corporation
(Bousfields Inc.)

Site area: Approximately 1.44 hectares (3.55 acres)

Existing uses: A one (1)-storey building is located at the northwest corner of the lands with the remaining area used for open storage



CONVERSION REQUEST

Submission Date: July 31, 2021

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

OFFICIAL PLAN AND ZONING FRAMEWORK

Urban Structure: *Employment Areas* (Map 2)

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

Area Specific Policies: Chapter 7 SASP 395, SASP 133 - Lands Bounded by Steeles Avenue, Kennedy Road, Passmore Avenue and Midland Avenue

Zoning By-law: Vehicle Service Zone (VS) and Industrial Zone (M) in the Former City of Scarborough By-law 24982

SITE CONTEXT AND ADJACENT USES

North: The Milliken GO Station and commuter parking lot. These lands were designated *General Employment Areas* as part of the Steeles-Redlea Regeneration Area Study that culminated in OPA 321 (SASP 395). Lands further north, abutting Steeles Avenue, are designated mixed use areas.

South: Open storage for construction materials for Anchor Shoring. Further south, industrial uses (including K-Line Insulators Ltd, Lovelands Landscaping, Canada Millwrights, and others).

East: Immediately east is the Stouffville GO rail corridor. Further east is an asphalt facility (Crupi Group), and an associated open construction vehicle storage maintenance yard.

West: Fronting onto Kennedy, a two (2)-storey office building connected to a one (1)-storey building with multiple units, generally used for retail and commercial uses. There is also the planned extension of Redlea Avenue down to Passmore Avenue.

PRELIMINARY ASSESSMENT – DRAFT DIRECTION FOR CONSULTATION

Although the Municipal Comprehensive Review (MCR) has not been completed, including the required Land Needs Assessment, the peer review of the submitted compatibility/mitigation studies, and public consultation, staff have undertaken a preliminary assessment of Conversion Request No. 075 based on the applicable policy framework and local context.

Geographically Related Conversion Requests

This conversion request is one of five 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:

- 4711, 4723, 4733, 4751 Steeles Avenue East [Conversion Request No. 026]
- 681 Silver Star Boulevard [Conversion Request No. 060]
- 3447 Kennedy Road [Conversion Request No. 085]
- 4577 Steeles Avenue [Conversion Request No. 086]

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;
- 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 uses;
- Impact on the capacity and functioning of the transportation network and the movement of goods for existing future employment uses;
- The need for convenient access to community facilities and services 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. 076

Address: 2545 and 2549 Weston Road

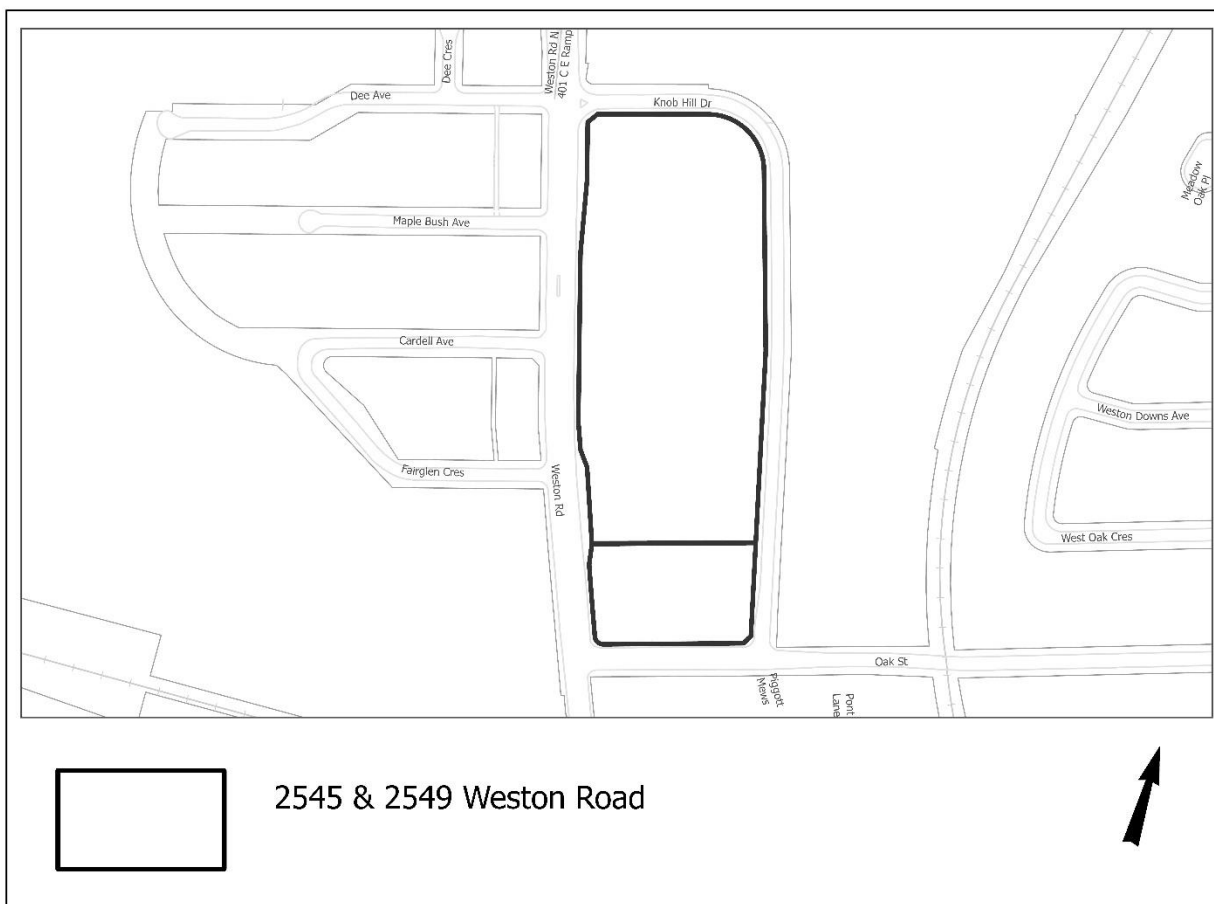
General area: Weston Road and Highway 401

Ward: York South-Weston (5)

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

Site area: Approximately 3.98 hectares (9.83 acres)

Existing uses: Major retail and service commercial



CONVERSION REQUEST

Submission Date: July 31, 2021

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

OFFICIAL PLAN AND ZONING FRAMEWORK

Urban Structure: *Employment District* (Map 2) – OPA 231 Appeal Site

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

Area Specific Policies: N.A.

Zoning By-law: Industrial-Commercial (MC(H)) in the Former City of North York Zoning By-law No. 7625

SITE CONTEXT AND ADJACENT USES

North: Major retail and service

South: Automobile repair, commercial plaza, outdoor storage yard and rail line

East: Former *Employment Areas* redesignated to permit residential uses as per a December 7, 2021 decision of the Ontario Land Tribunal (PL160109 and PL140860); major retail at north east; and rail line beyond

West: Retail, low rise and high 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. 076 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:

- 2625 Weston Road [Conversion Request No. 096]

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;
- Preservation of employment lands near important transportation infrastructure to facilitate the movement of goods including highway interchanges, rail corridors and airports;
- The impact of the removal of a large and key location for employment uses;
- Cumulative impact of multiple conversion requests on the overall viability of the *Employment Area* and its planned function;
- Provision of a significant amount of employment prior to or concurrent with any proposed sensitive use;
- Balance between jobs and housing to reduce long-distance commuting;
- The ability to provide a stable and productive operating environment for existing and new businesses and their economic activities;
- Proximity and access to higher order transit and the 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, further analysis is required to inform a preliminary assessment, including resolution of the identified issues.

PRELIMINARY ASSESSMENT OF CONVERSION REQUEST NO. 077

Address: 171 East Liberty Street and 37 Hanna Avenue

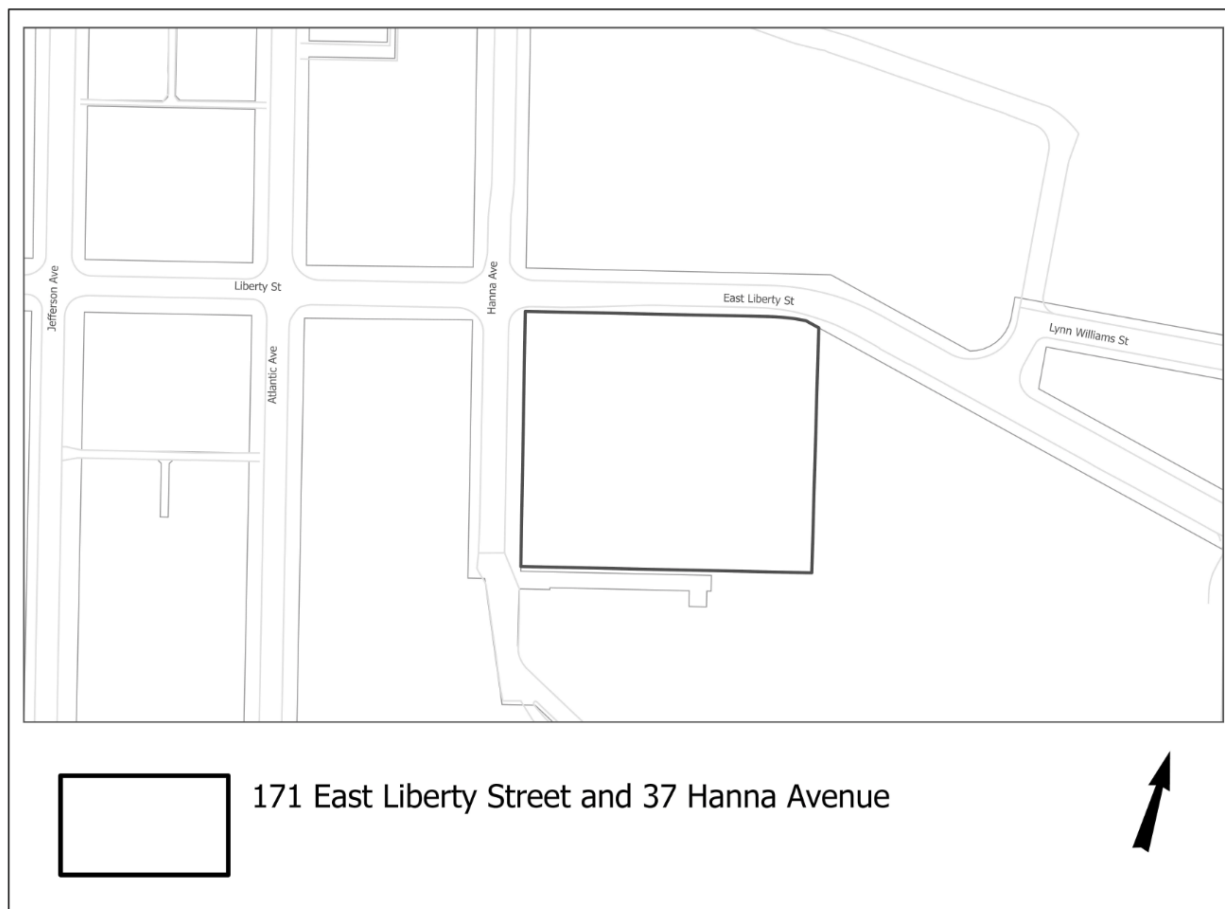
General area: King Street West and Atlantic Avenue

Ward: Spadina-Fort York (10)

Owner (Applicant): Liberty Market Building Inc. (Bousfields Inc.)

Site area: Approximately 1.5 hectares (3.7 acres)

Existing uses: 2 to 3-storey Liberty Market Building, which includes retail, service commercial, restaurant and office uses with a surface parking lot.



CONVERSION REQUEST

Submission Date: December 17, 2020

Proposal: Request to redesignate remaining lands on the site from *Core Employment Areas* to *Mixed Use Areas* to facilitate a potential development that would maintain the existing Liberty Market Building, the retail galleria, increase the amount of non-residential GFA to build residential uses on the south-west corner of the site.

OFFICIAL PLAN AND ZONING FRAMEWORK

Urban Structure: *Employment Areas* (Map 2)

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

Area Specific Policies: Garrison Common North Secondary Plan - Site and Area Specific Policy No. 3, Area 3 – subject to OPA 231 Appeal

Zoning By-law: Industrial District Zone (IC D3 N1.5) in the Former City of Toronto Zoning By-law 438-86, and subject to site-specific By-law 1150-2008, as amended by By-law 1045-2015

SITE CONTEXT AND ADJACENT USES

North: 4 to 7-storey mixed-use building (with residential uses), 1 to 4-storey commercial building (with restaurant, service commercial, office and retail uses) (further north: retail and offices uses, CN/CP/Metrolinx rail corridor)

South: 13-storey residential building, Toronto Police Traffic Services Fleet and Materials Management building (further south: commercial surface parking lot, Exhibition GO Station and the Metrolinx rail corridor)

East: The eastern portion of the site is currently designated *Mixed Use Areas* and is subject to ongoing construction of a 28-storey mixed-use development with retail, office and residential uses (further east: tall residential buildings, some with retail uses, and the Liberty Village Park)

West: Commercial surface parking lot (further west: 2 to 3-storey office/industrial uses)

PRELIMINARY ASSESSMENT – DRAFT DIRECTION FOR CONSULTATION

Although the Municipal Comprehensive Review (MCR) has not been completed, including the required Land Needs Assessment, the peer review of the submitted compatibility/mitigation studies, and public consultation, staff have undertaken a

preliminary assessment of Conversion Request No. 077 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:

- As part of the MCR that resulted in OPA 231, the policy direction for Garrison Common Secondary Plan Area 3 was amended to transition this area from its historic manufacturing and industrial roots to an emerging office employment area for Liberty Village. While OPA 231 removed the site from Area 3, the amendment is subject to appeal and thus is not in effect. The site is subject to in-effect Area 3 in the Garrison Common North Secondary Plan, which allows live/work units;
- Subject to an appeal to OPA 231 presently before the Ontario Land Tribunal;
- Impact on the viability of the adjacent employment uses and the economic district as set out in the Garrison Common Secondary Plan, and the ability to provide a stable operating environment for businesses to be maintained and expanded;
- Compatibility with surrounding existing and permitted uses including sensitive uses;
- Sufficient community services and facilities such as parks, public spaces, libraries, recreation centres and schools exist or are planned within walking distance for new residents;
- Securing the replacement and expansion of the variety of retail and office gross floor area;
- Securing a significant amount of employment prior to or concurrent with any proposed residential uses;
- Securing space for community facilities and services on site;
- Traffic impact on the existing street 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 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. 081

Address: 25-49 Coldwater Road

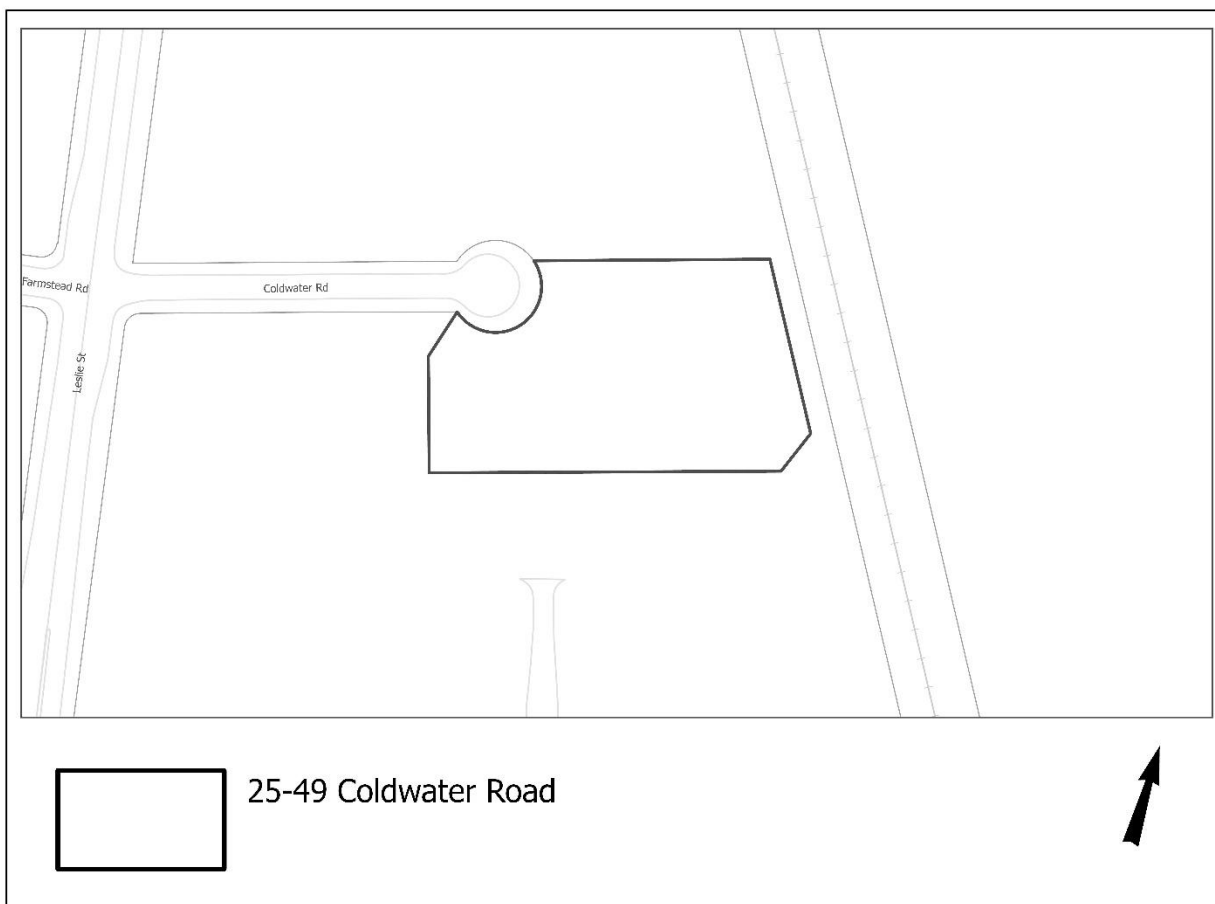
General area: Leslie Street and York Mills Road

Ward: Don Valley East (16)

Owner (Applicant): Northbridge Investment Management (Bousfields Inc.)

Site area: Approximately 1 hectares (2.5 acres)

Existing uses: 1-2 storey Commercial and Office Uses Building



CONVERSION REQUEST

Submission Date: December 16, 2020

Proposal: Redesignate all of the lands from *General Employment Areas* to *Mixed Use Areas* to permit a mix of residential, office, retail and service commercial uses.

OFFICIAL PLAN AND ZONING FRAMEWORK

Urban Structure: *Employment Areas* (Map 2)

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

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

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

SITE CONTEXT AND ADJACENT USES

North: Central Montessori School

South: Retail, restaurant, service commercial and medical office plaza

East: Canadian National Railway Corridor

West: Retail, restaurant, service commercial and medical office plaza

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. 081 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:

- 808 York Mills Road and 1859 Leslie Street [Conversion Request No. 006]

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, including a wide range of employment uses;
- 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;
- Proximity and access to higher order transit;
- 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. 085

Address: 3447 Kennedy Road

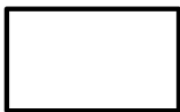
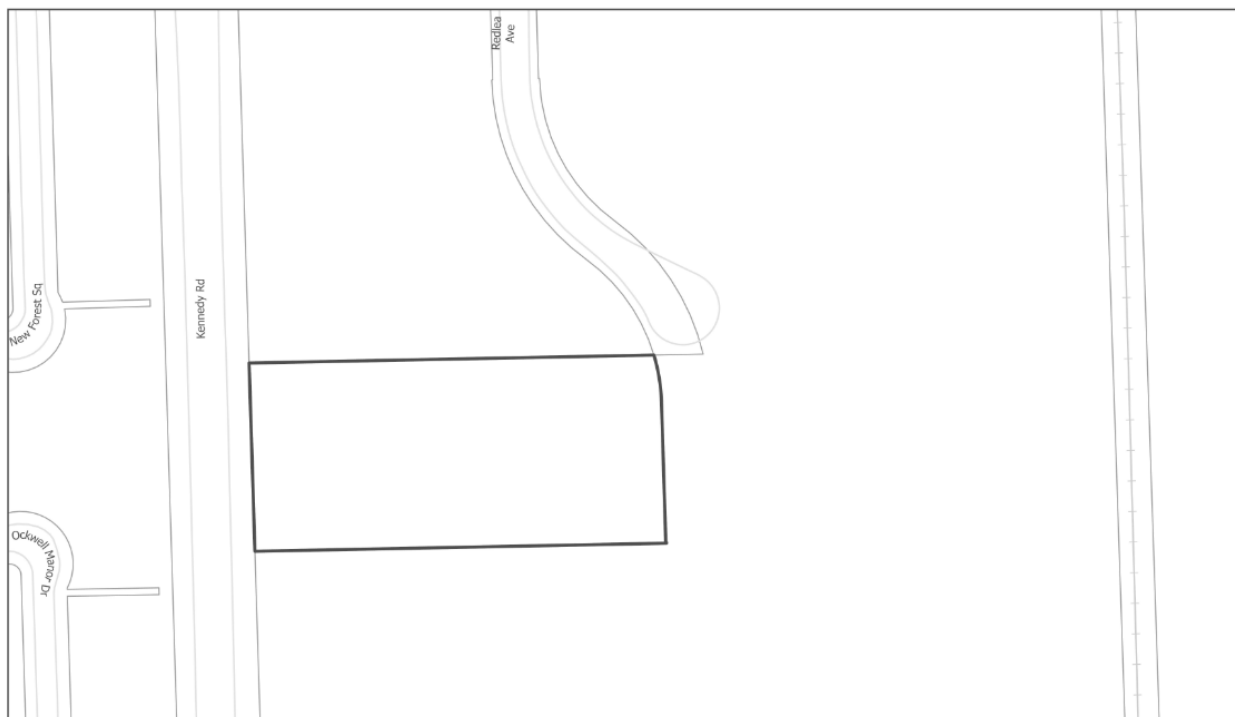
General area: Steeles Avenue East and Kennedy Road

Ward: Scarborough Agincourt (22)

Owner (Applicant): 1933038 Ontario Inc. (WND Associates)

Site area: Approximately 1.48 hectares (3.65 acres)

Existing uses: Fronting onto Kennedy, a two (2)-storey office building connected to a one (1)-storey commercial building occupied by retail and commercial uses.



3447 Kennedy Road



CONVERSION REQUEST

Submission Date: August 3, 2021

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

OFFICIAL PLAN AND ZONING FRAMEWORK

Urban Structure: *Employment Areas* (Map 2)

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

Area Specific Policies: Chapter 7 SASP 133 - Lands Bounded by Steeles Avenue, Kennedy Road, Passmore Avenue and Midland Avenue

Zoning By-law: Community Commercial Zone (CC) and Employment Zone (E) in the Former City of Scarborough Employment District By-law 24982

SITE CONTEXT AND ADJACENT USES

North: Immediately north of the lands is a two (2)-storey place of worship and a number of low rise commercial buildings used for commercial, retail and office purposes. Further north multiple auto repair shops.

South: A two (2)-storey buildings used for construction material wholesaling, fronting onto Kennedy Road. Open storage is located on the eastern portion of the site.

East: A one (1)-storey building is located at the northwest corner of the lands with the remaining area used for open storage. North of this site is the Milliken GO Station. There is also the planned extension of Redlea Avenue down to Passmore Avenue.

West: On the west side of Kennedy Road is 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. 085 based on the applicable policy framework and local context.

Geographically Related Conversion Requests

This conversion request is one of five 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:

- 4711, 4723, 4733, 4751 Steeles Avenue East [Conversion Request No. 026]
- 681 Silver Star Boulevard [Conversion Request No. 060]
- 29 Redlea Avenue [Conversion Request No. 075]
- 4577 Steeles Avenue [Conversion Request No. 086]

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;
- 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 uses;
- The need for convenient access to community facilities and services 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. 086

Address: 4577 Steeles Avenue East

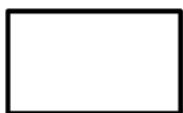
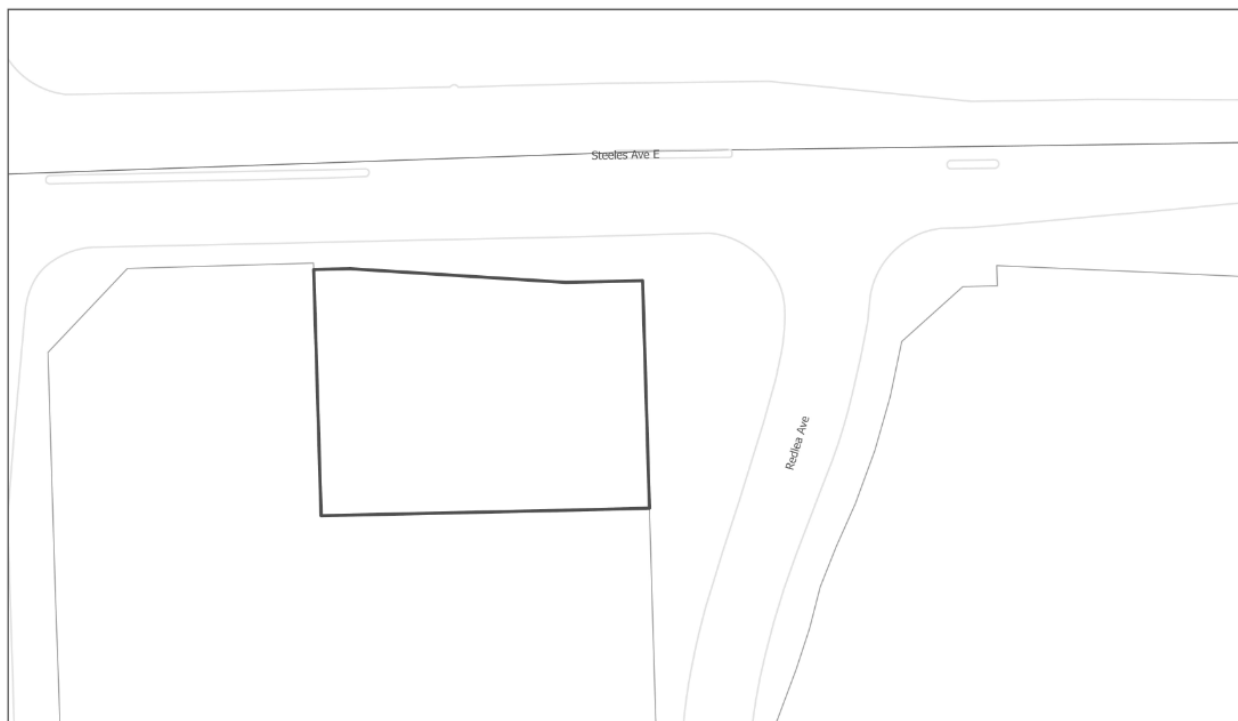
General area: Steeles Avenue East and Redlea Avenue

Ward: Scarborough Agincourt (22)

Owner (Applicant): TerraBona Development Ltd. (WND Associates)

Site area: Approximately 0.27 hectares (0.66 acres)

Existing uses: A one (1)-storey commercial and retail building located on the northern portion of the lands with a one (1)-storey cash wash on the south. SASP 564 allows for a long term care facility and/or nursing home subject to Compatibility and Mitigation



4577 Steeles Avenue



CONVERSION REQUEST

Submission Date: August 3, 2021

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

OFFICIAL PLAN AND ZONING FRAMEWORK

Urban Structure: *Employment Areas* (Map 2)

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

Area Specific Policies: Chapter 7 SASP 133 and SASP 564

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

SITE CONTEXT AND ADJACENT USES

North: North of Steeles Avenue East in the City of Markham is the Pacific Mall, retail plaza, and associated surface parking. City of Markham currently has a secondary plan which permits residential. Secondary Plan anticipating Council adoption Q2 2022.

South: Immediately south are two one (1)-storey buildings occupied by Toronto Printing Co Ltd. Further south is a one (1)-storey restaurant.

East: On the east side of Redlea Avenue is a two (2)-storey medical centre. The lands fronting Steeles Avenue East from Redlea Avenue to the railway are designated mixed use areas as a result of OPA 321. This lands permit residential uses and will include new road connections. Further south east is the Milliken GO Station.

West: Immediately west is a gas station (Petro Canada)

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

Geographically Related Conversion Requests

This conversion request is one of five 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:

- 4711, 4723, 4733 and 4751 Steeles Avenue East [Conversion Request No. 026]
- 681 Silver Star Boulevard [Conversion Request No. 060]
- 29 Redlea Avenue [Conversion Request No. 075]
- 3447 Kennedy Road [Conversion Request No. 085]

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:

- Compatibility with surrounding existing and permitted uses;
- Securing a significant amount of employment prior to or concurrent with any proposed sensitive uses;
- Impact upon the capacity and functioning of the transportation network and the movement of goods for existing future employment uses from potential increased vehicle traffic;
- The need for convenient access to community facilities and services 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 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. 087

Address: 4800-4830 Sheppard Avenue East

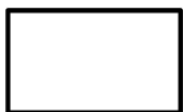
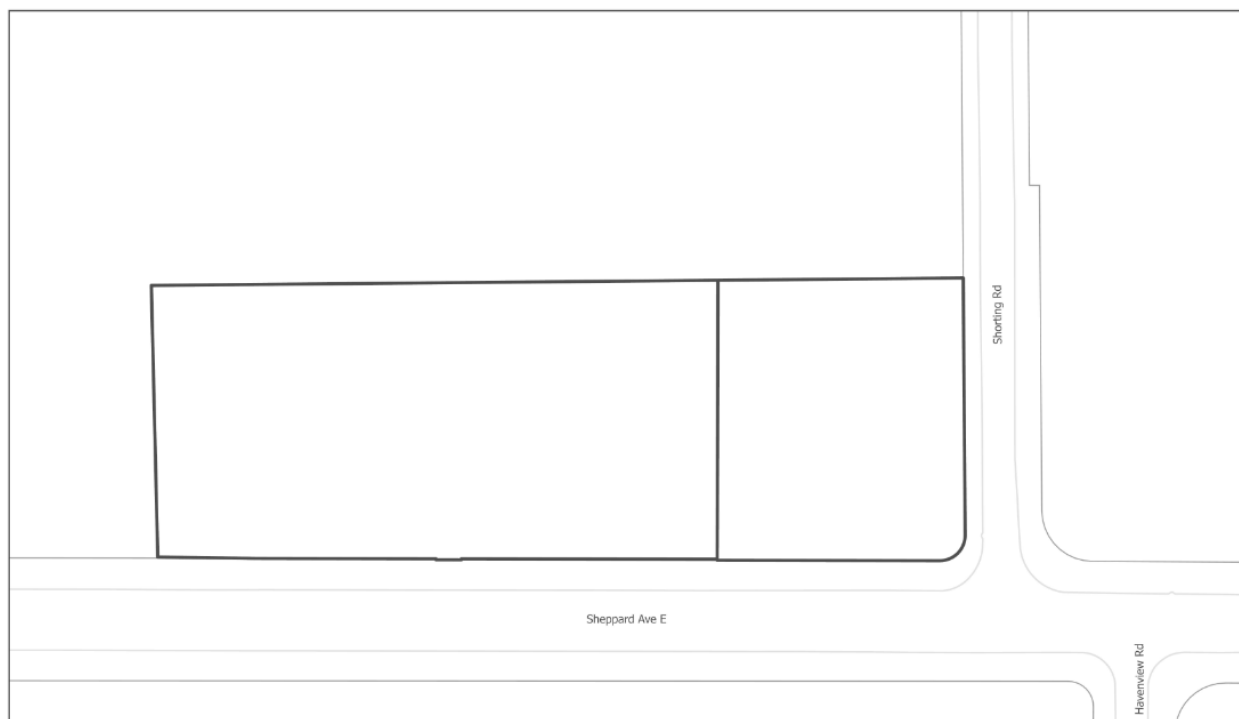
General area: Shorting Road and Sheppard Avenue East

Ward: Scarborough North (23)

Owner (Applicant): 2752391 Ontario Inc. & 2752392 Ontario Inc. (WND Associates)

Site area: Approximately 2.03 hectares (5.02 acres)

Existing uses: 4800 and 4810 Sheppard Avenue East: Two one (1)-storey retail and service commercial buildings with surface parking
4820 and 4830 Sheppard Avenue East: Two one (1)-storey retail and service commercial buildings framing the northern boundary and southeast corner of the parcel.



4800-4830 Sheppard Avenue East



CONVERSION REQUEST

Submission Date: August 3, 2021

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

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

SITE CONTEXT AND ADJACENT USES

North: (1)-storey buildings, consisting of multiple units generally used for commercial, retail, and manufacturing uses including Derma Sciences (Integra), a medical technology services and equipment manufacturer. Further north to Nugget Avenue are low rise buildings used for a mix of industrial and commercial uses including metal fabrication, powder coating services, and food processing, and multiple places of worship.

South: Low rise residential.

East: East of Shorting Road are manufacturers, automotive repair and dealerships and the Toronto Transit Commission – Malvern Garage.

West: Self-storage. Further west is a three (3)-storey building used for medical research and a series of automotive repair 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. 087 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:

- Certainty and timing of the proposed Sheppard TTC Subway Station as part of the Scarborough Subway Extension;
- The lands form part of a contiguous area designated General Employment Areas and Core Employment Areas on the north side of Sheppard Avenue East and would set a precedent for further conversions;
- 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;
- Ability to provide appropriate buffering and/or separation of existing and permitted employment uses from sensitive land uses;
- Impact upon the capacity and functioning of the transportation network and the movement of goods for existing and future employment uses (really?);
- Ability to provide opportunities for the clustering of similar or related employment uses;
- The need for convenient access to community facilities and services 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. 088

Address: 3765, 3771 and 3777 Keele Street and 10 Lepage Court

General area: Finch Avenue West and Keele Street

Ward: York Centre (6)

Owner (Applicant): Sorbara Group (WND Associates)

Site area: Approximately 0.76 ha (1.87 acres)

Existing uses: 4 individual lots consisting of commercial uses. All are 1-storey



CONVERSION REQUEST

Submission Date: August 18, 2021

Proposal: Request to redesignate all of the subject lands from *Core* and *General Employment* to *Mixed-Use Areas* designation to permit residential commercial and employment uses.

OFFICIAL PLAN AND ZONING FRAMEWORK

Urban Structure: *Employment Areas* (Map 2)

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

Area Specific Policies: Finch West Protected Major Transit Station Area (OPA 482, not in force), Keele Finch Secondary Plan (OPA 483, not in force)

Zoning By-law: Employment Industrial Zone (E 1.0(x318)) in the City of Toronto Zoning By-law 569-2013 & Industrial-Commercial Zone (MC (H)) in the Former North York Zoning By-law 7625

SITE CONTEXT AND ADJACENT USES

North: Several low-rise industrial buildings, under construction Finch West LRT Station.

South: Low-rise commercial and industrial buildings

East: Low-rise commercial and industrial buildings

West: Mid-rise apartment 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. 088 based on the applicable policy framework and local context.

Geographically Related Conversion Requests

This conversion request is one of five 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:

- 3710 Chesswood Drive (Conversion Request No. 019)
- 3897-3931 Keele Street, 14-20 Toro Road, 20-26 Tangiers Road (Conversion Request No. 064)
- 3675-2685 Keele Street (Conversion Request No. 095)
- 5-15 Kodiak Crescent (Conversion Request No. 108)

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:

- City Council's direction sets a long term planning framework for the area as set out in Official Plan Amendment 482 and the Keele Finch Secondary Plan (OPA 483), following the Keele Finch Plus Study that plans for intensification and growth in residents and jobs;
- City Council adopted Official Plan Amendment 482 and endorsed the Keele Finch Secondary Plan (OPA 483) on December 16, 2020. Official Plan Amendment 482 must be approved by the Province to come into force and effect;
- The Secondary Plan is a vision for future growth and sets the long term character in the area and priorities for development;
- The lands form part of a contiguous area of land designated *Employment Areas* that is used and planned for business and economic activities, including lands designated *Core Employment Areas*;
- 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 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 *Core* and *General Employment Areas*.

PRELIMINARY ASSESSMENT OF CONVERSION REQUEST NO. 089

Address: 1530-1536 Midland Avenue

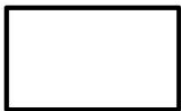
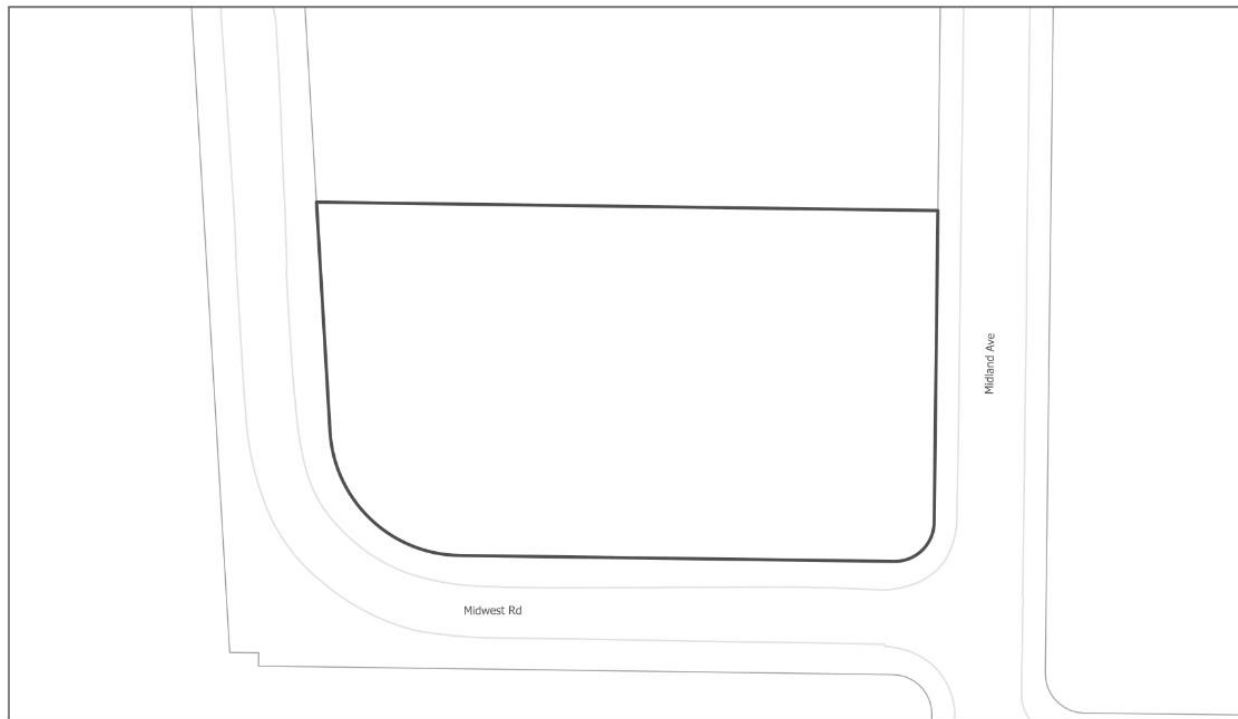
General area: Midwest Road and Midland Avenue

Ward: Scarborough Centre (21)

Owner (Applicant): Nova Construction Company Ltd. (The Biglieri Group Ltd.)

Site area: Approximately 1.13 hectares (2.79 acres)

Existing uses: A one (1)-storey building used for retail, commercial, automobile repair and related uses.



1530-1536 Midland Avenue



CONVERSION REQUEST

Submission Date: August 3, 2021

Proposal: Request to redesignate part of the lands from *Core Employment Areas* to *General Employment Areas* to permit additional retail and service uses, and part of the lands from *General Employment Areas* to *Mixed Use Areas* to permit residential

OFFICIAL PLAN AND ZONING FRAMEWORK

Urban Structure: *Employment Areas* (Map 2)

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

Area Specific Policies: N.A.

Zoning By-law: Western portion of 1530-1536 Midland Avenue: Employment Industrial Zone (E) in the City of Toronto Zoning By-law 569-2013
Eastern portion of 1530-1536 Midland Avenue: Industrial Commercial Zone (MC) in the Former City of Scarborough Employment District By-law 24982

SITE CONTEXT AND ADJACENT USES

North: Single storey retail, light industrial, and place of worship uses. Further north is Toronto Fire Station 232. To the northeast is a plastic fabrication company, Scepter Canada Inc.

South: On the south side of Midwest Road are two one (1)-storey retail and commercial buildings. Further south is a one (1)-storey building generally used for commercial and retail uses.

East: On the east side of Midland Avenue are two apartment buildings and proposed low rise residential.

West: On the west side of Midwest Road is a one (1)-storey industrial building with multiples users, including Afghan Auto Glass. Further west are railway tracks and industrial uses on the other side.

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. 089 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 form part of a contiguous area designated *General Employment Areas* and *Core Employment Areas* on the north side of Sheppard Avenue East and would set a precedent for further conversions;
- 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 variety of land parcel sizes to accommodate a range of permitted employment uses;
- Prevention or mitigation of adverse effects from noise, vibration, and emissions, including dust and odour;
- Proximity to and impact upon 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* and *General Employment Areas*.

PRELIMINARY ASSESSMENT OF CONVERSION REQUEST NO. 091

Address: 162 North Queen Street

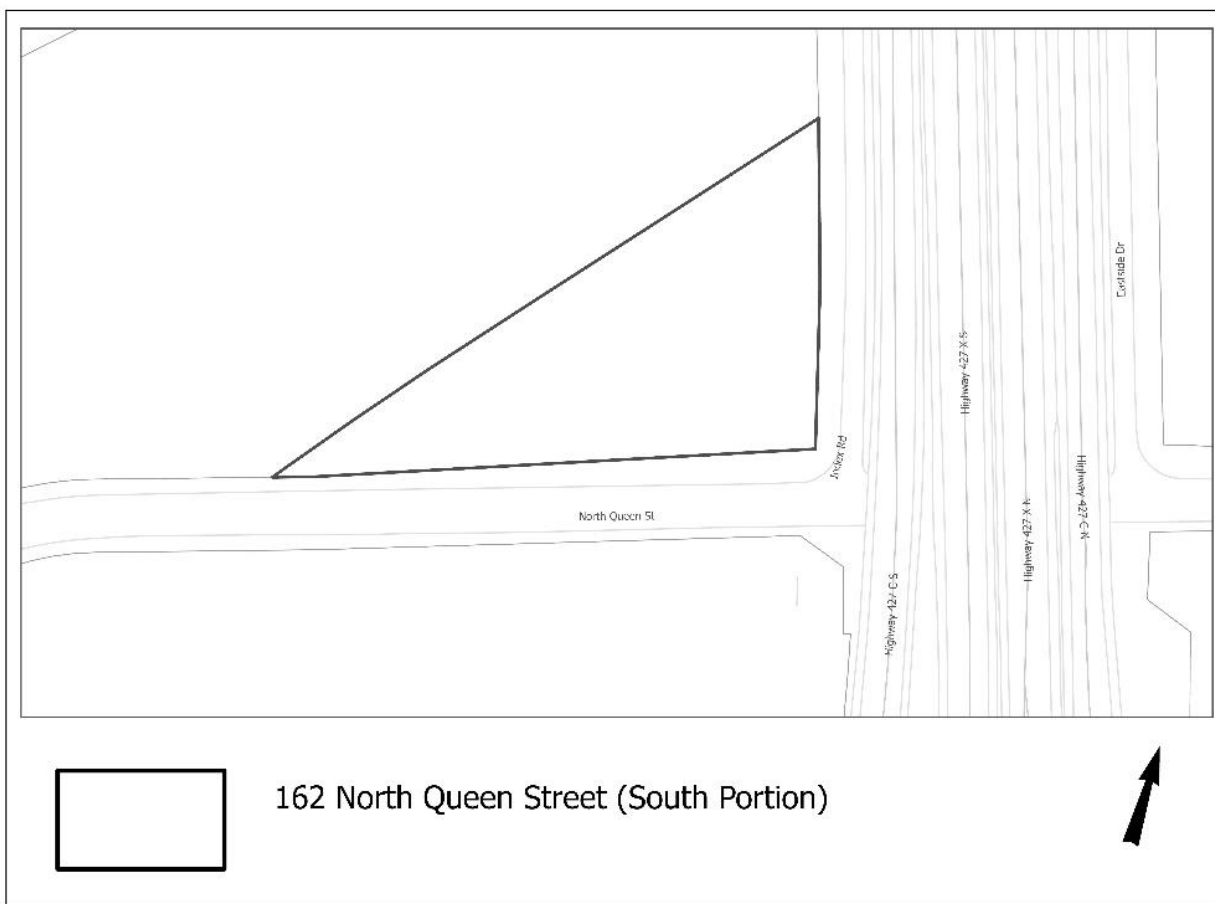
General area: North Queen Street and Highway 427

Ward: Etobicoke-Lakeshore (3)

Owner (Applicant): SmartCentres (MHBC)

Site area: Approximately 1.2 hectares (3 acres)

Existing uses: Commercial retail plaza with food and service outlets



CONVERSION REQUEST

Submission Date: August 3, 2021

Proposal: Request to redesignate the lands municipally known as 148-154 North Queen Street 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 15)

Area Specific Policies: Chapter 7 SASP 19 - Lands Bounded By the CP Rail Line, Highway 427, the Queen Elizabeth Way and Etobicoke Creek
Chapter 7 SASP 20 - South of the CP Rail Line Between The West Mall and Highway 427
Sherway Area Secondary Plan – subject to OPA 469 Appeal

Zoning By-law: Limited Commercial (CL) in the Former City of Etobicoke Zoning Code

SITE CONTEXT AND ADJACENT USES

North: Major retail, CN Railway with industrial uses and office uses beyond

South: Major retail, highway on and off ramps

East: Highway 427, with industrial and manufacturing uses beyond

West: Hydro corridor, major retail and industrial

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. 91 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:

- City Council's direction that sets a long term planning framework for the area as set out in the Sherway Area Secondary Plan that plans for intensification and growth in residents and jobs;
- Resolution of the site specific appeal to OPA 469 (the Sherway Area Secondary Plan) regarding the lands, where the Ontario Land Tribunal is the approval authority;
- Employment lands are being strategically preserved near important transportation infrastructure to facilitate the movement of goods including highway interchanges, rail corridors and airports;
- The lands are internal to the Employment Area and are surrounded by land that is used for and planned for a wide range of business and economic activities;
- 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;
- The creation of a precedent for further conversions of lands in the Employment Area;
- Impact on 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 should be retained as *Employment Areas* and continue to be designated as *General Employment Areas*.

PRELIMINARY ASSESSMENT OF CONVERSION REQUEST NO. 093

Address: 799 Milner Avenue

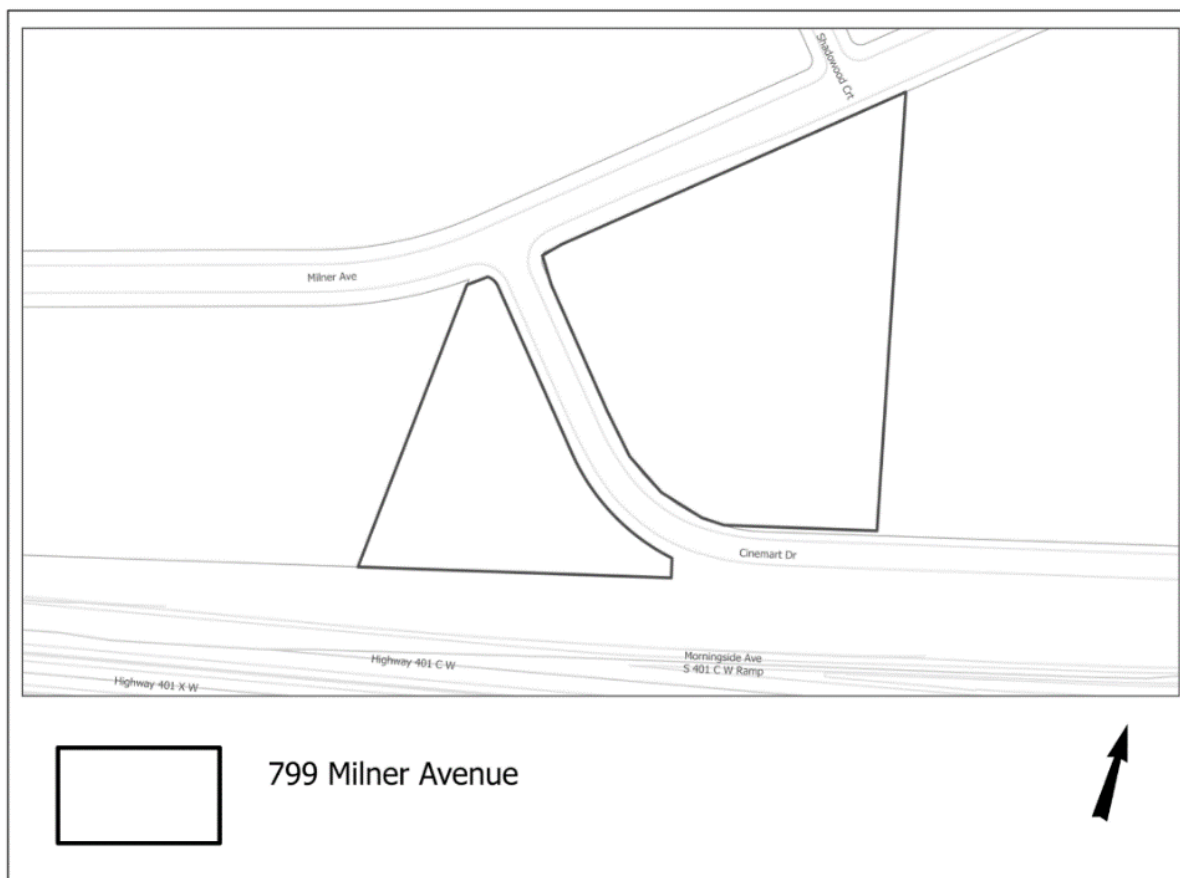
General area: Milner Avenue and Morningside Avenue

Ward: Scarborough-Rouge Park (25)

Owner (Applicant): Calloway REIT (Scarborough) Inc. ("SmartCentres") (MHBC)

Site area: Approximately 2.8 hectares (7 acres)

Existing uses: Five (5) buildings containing a movie theatre, retail uses, and restaurants.



CONVERSION REQUEST

Submission Date: August 3, 2021

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

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

SITE CONTEXT AND ADJACENT USES

North: North of Milner Avenue is low-rise residential.

South: Highway 401

East: Shopping centre anchored by a Walmart Supercentre and including Reitmans and Sleep Country. A 5-storey Self-Storage building is currently under construction immediately north of the Walmart building (at 801 Milner Avenue). Further east is a single storey office building and data centre for Tata Communications. On the east of Morningside Avenue and to the northeast are manufacturing, packaging, recycling, warehousing and logistics facilities, including TTM Technologies, Amazon, and Hostess Frito-Lay Company.

West: Toronto Hydro Milner Operations Centre

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.093 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;
- Impact on ability to provide opportunities for the clustering of similar or related employment uses;
- Proximity to and impact on the capacity and functioning of the transportation network and the movements of goods for existing and future employment uses;
- The lack of higher order transit in proximity to the lands to service the proposal; and,
- Other issues that may arise as a result of further review and stakeholder engagement.

Preliminary Assessment

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

PRELIMINARY ASSESSMENT OF CONVERSION REQUEST NO. 094

Address: 1100 O'Connor Drive

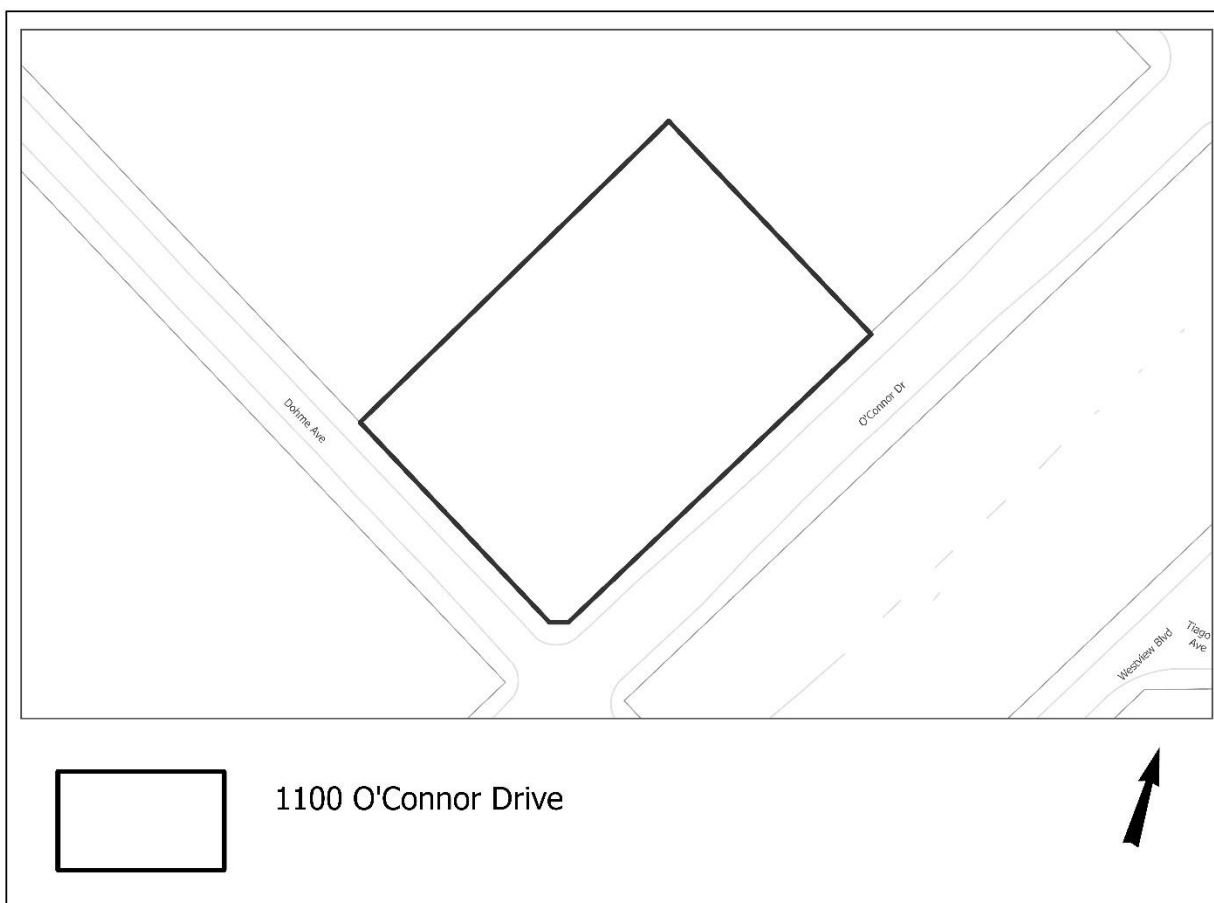
General area: Northwest corner of O'Connor Drive and Dohme Avenue

Ward: Beaches-East York (19)

Owner (Applicant): Stephen-Mitchell Realty Limited and Ledbrow Investments Limited under the direction of their agent, SmartCentres, (Urban Strategies Inc)

Site area: Approximately 0.94 hectares (2.32 acres)

Existing uses: Commercial/retail plaza of approximately 4,900 square metres of gross floor area with a restaurant (Harvey's) and vacant space



CONVERSION REQUEST

Submission Date: August 3, 2021

Proposal: Request to redesignate part of the lands from *General Employment Areas* to *Mixed Use Areas* to permit residential uses in the form of an 8-storey retirement residence with ground floor retail and service commercial uses, along with a 4-storey non-residential mixed use building containing retail, service commercial and 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 400 - O'Connor Drive Avenue Study Area, between St. Clair Avenue East and Sandra Road and Victoria Park Avenue

Zoning By-law: Mixed Commercial Industrial Zone (MCI (a)(e)(H)) in the Former Borough of East York Zoning By-law 6752

SITE CONTEXT AND ADJACENT USES

North: Industrial uses, including several manufacturers, Mondelez East York bakery, industrial gas supplier, auto repair shops, and commercial uses including restaurants, outlet store, print shop, medical centre, and medical lab.

South: Commercial uses, including strip mall with restaurants, and a convenience store with a Canada Post outlet, 2-storey mixed use buildings with commercial at grade and residential above, residential uses including low-rise apartment buildings (further south: single-detached houses, Topham Park)

East: Vacant site, and residential uses including apartment buildings and single-detached homes

West: Industrial uses including dry cleaning business, electronics manufacturing, and automobile related uses.

PRELIMINARY ASSESSMENT – DRAFT DIRECTION FOR CONSULTATION

Although the Municipal Comprehensive Review (MCR) has not been completed, including the required Land Needs Assessment, the peer review of the submitted compatibility/mitigation studies, and public consultation, staff have undertaken a

preliminary assessment of Conversion Request No. 094 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 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 uses;
- Prevention or mitigation of adverse effects from noise, vibration, and emissions, including dust and odour, from facilities such as the adjacent Mondelez International bakery, the largest Mondelez bakery in terms of volume in Canada;
- Impact of the removal of a large and key location for employment uses;
- The lands form part of a contiguous area designated General Employment Areas and Core Employment Areas on the west side of O'Conner Drive and would set a precedent for further conversions;
- Sufficiency of lands, for both current and future needs, for economic functions such as manufacturing, distribution and warehousing;
- The need for convenient access to community facilities and services 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. 095

Address: 3675-3685 Keele Street

General area: Sheppard Avenue West and Keele Street

Ward: York Centre (6)

Owner (Applicant): Lissard Holdings Limited and 3685 Keele Street Ltd. (MHBC)

Site area: Approximately 2.0 ha (4.9 acres)

Existing uses: Commercial – single storey commercial plaza on the northern parcel and a 1-2-storey commercial building on the south parcel with associated surface parking



CONVERSION REQUEST

Submission Date: August 18, 2021

Proposal: Request to redesignate all of the subject lands from *General Employment Areas* to *Mixed-Use Areas* designation to permit residential employment and commercial uses.

OFFICIAL PLAN AND ZONING FRAMEWORK

Urban Structure: *Employment Areas* (Map 2) (Partially Under Appeal, OPA 231)

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

Area Specific Policies: Downsview Area Secondary Plan & SASP 244 – 3675 and 3685 Keele Street

Zoning By-law: Industrial-Commercial Zone (MC(H) & MC(52)(H)) in the Former North York Zoning By-law 7625

SITE CONTEXT AND ADJACENT USES

North: Medical centre and commercial uses

South: Commercial uses and open space

East: Commercial and industrial uses, place of worship

West: Low- to mid-rise apartment residential buildings 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. 095 based on the applicable policy framework and local context.

Geographically Related Conversion Requests

This conversion request is one of five 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:

- 3710 Chesswood Drive (Conversion Request No. 019)

- 3897-3931 Keele Street, 14-20 Toro Road, 20-26 Tangiers Road (Conversion Request No. 064)
- 3765, 3771 & 3777 Keele Street & 10 Lepage Court (Conversion Request No. 088)
- 5-15 Kodiak Crescent (Conversion Request No. 108)

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 lands form part of a contiguous area of land designated *Employment Areas* that is used and planned for business and economic activities, including lands designated *Core Employment Areas*;
- 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 variety of land parcel sizes to accommodate a range of permitted employment 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; 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. 096

Address: 2625 Weston Road

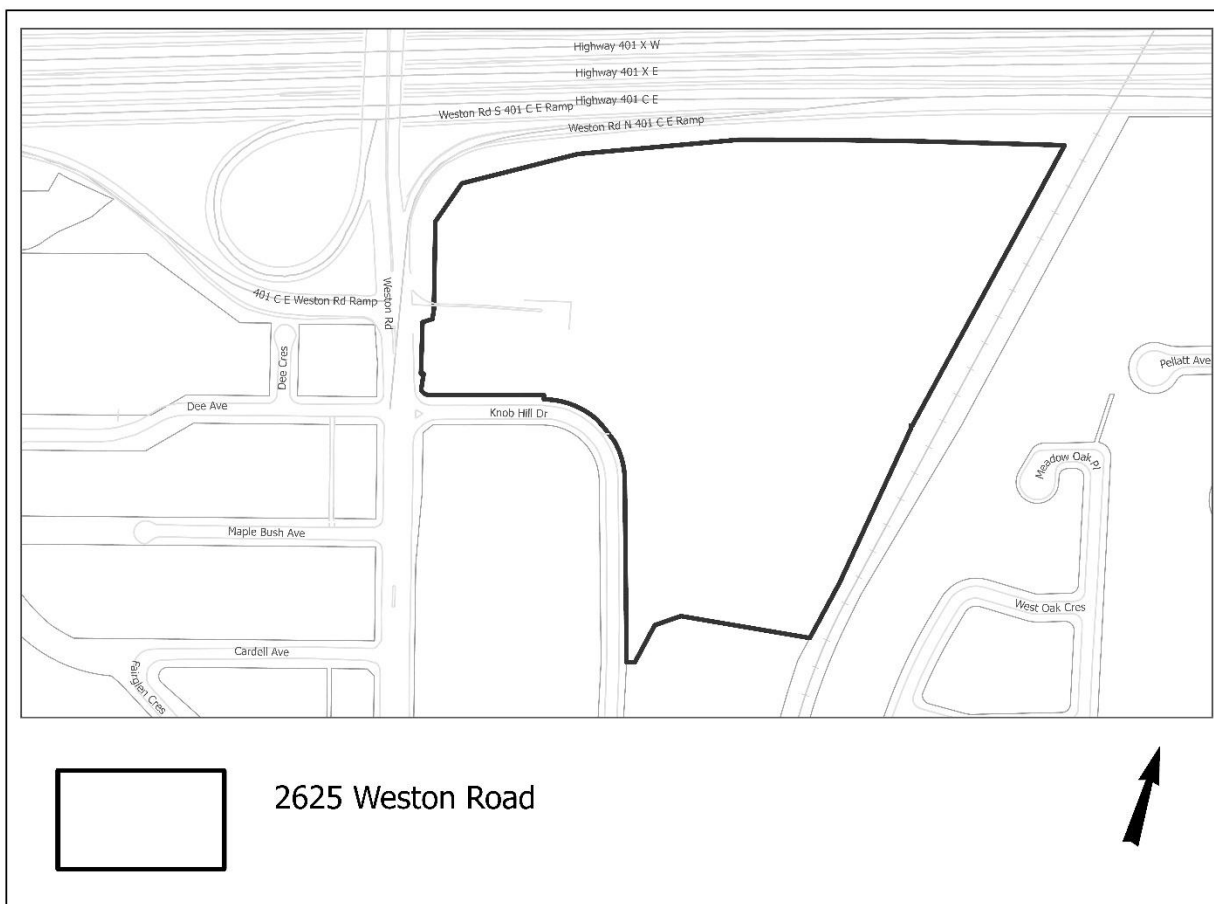
General area: Weston Road and Highway 401

Ward: York South-Weston (5)

Owner (Applicant): SmartCentres (MHBC)

Site area: Approximately 10.1 hectares (24.9 acres)

Existing uses: Major retail and service



CONVERSION REQUEST

Submission Date: August 3, 2021

Proposal: Request redesignate 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 13)

Area Specific Policies: N.A.

Zoning By-law: Industrial-Commercial (MC(H)) in the Former City of North York Zoning By-law No. 7625

SITE CONTEXT AND ADJACENT USES

North: Immediate proximate to highway on ramp and highway 401, employment uses beyond

South: Former *Employment Areas* redesignated to permit residential uses as per a December 7, 2021 decision of the Ontario Land Tribunal (PL160109 and PL140860), major retail and service commercial

East: Rail corridor, wholesale and warehousing and low-rise residential

West: Retail, and residential in low rise and high rise forms

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. 096 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:

- 2545 and 2549 Weston Road [Conversion Request No. 076]

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

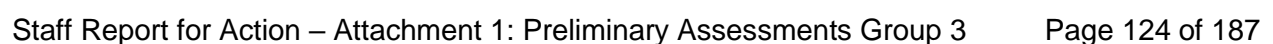
As part of staff's preliminary review of the conversion request, staff have identified the following issues:

- Preservation of employment lands near important transportation infrastructure to facilitate the movement of goods including highway interchanges, rail corridors and airports;
- The impact of the removal of a large and key location for employment uses;
- Cumulative impact of multiple conversion requests on the overall viability of the *Employment Area* and its planned function;
- Provision of a significant amount of employment prior to or concurrent with any proposed sensitive use;
- Balance between jobs and housing to reduce long-distance commuting;
- providing a public street network, area parks, schools and community facilities and other infrastructure to support a mix of uses;
- The ability to provide a stable and productive operating environment for existing and new businesses and their economic activities;
- Proximity and access to higher order transit and the 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, further analysis is required to inform a preliminary assessment, including resolution of the identified issues.

Address:	695 Wilson Avenue & 90 & 100 Billy Bishop Way
General area:	Allen Road and Highway 401
Ward:	York Centre (6)
Owner (Applicant):	First Long Weekend Developments Inc., Home Depot Holdings Inc. and Costco Wholesale Canada (SmartCentres) - (MHBC)
Site area:	Approximately 11.0 ha (27.0 acres)
Existing uses:	Commercial – occupied by a mix of 7 large commercial/retail buildings four commercial/retail buildings



CONVERSION REQUEST

Submission Date: August 3, 2021

Proposal: Request to redesignate the subject lands from *General Employment Areas/ Employment Areas* to a *Mixed-Use Areas* or *Regeneration Areas* designation to permit residential, office, and commercial uses.

OFFICIAL PLAN AND ZONING FRAMEWORK

Urban Structure: *Employment Areas* (Map 2)/ address of appeal site
Employment Districts (Map 2) - Under Appeal, OPA 231

Designation(s): *General Employment Areas* (Map 16)/ address of appeal site
Employment Districts (Map 2) - Under Appeal, OPA 231

Area Specific Policies: N/A

Zoning By-law: Industrial-Commercial Zone (MC(93)) in the Former North York Zoning By-law 7625

SITE CONTEXT AND ADJACENT USES

North: Wilson TTC Station and Downsview Park and an update to the 2011 Downsview Area Secondary Plan entitled Update Downsview

South: Highway 401 and interchange ramps

East: Commercial plaza consisting of 4 multi-unit buildings and Allen Road

West: Vacant lands with an application for a mixed use development (17 280210 NNY 09 OZ), two vacant properties with applications for car dealerships (17 214786 NNY 09 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. 097 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:

- 75 Billy Bishop Way (Conversion Request No. 107)

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;
- Adequate provision of public road connectivity and active transportation connections;
- Impact on the capacity and functioning of the transportation network and the movement of goods for existing and future employment uses;
- Prevention or mitigation of adverse effects from noise, vibration, and emissions, including dust and odour;
- The 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. 098

Address: 1265, 1275 and part of 1289 Lawrence Avenue West

General area: Lawrence Avenue West and Keele Street

Ward: York South-Weston (5)

Owner (Applicant): SmartCentres, North Park Shopping Centres Limited (MHBC Planning, Urban Design & Landscape Architecture)

Site area: Approximately 0.9 hectares (2.22 acres)

Existing uses: Restaurant, vacant land and parking for abutting retail centre



CONVERSION REQUEST

Submission Date: August 3, 2021

Proposal: Request to redesignate all of the lands from *General Employment Areas* to *Mixed Use Areas* to permit residential 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: Industrial-Commercial Zone (MC) in the Former City of North York Zoning By-law 7625

SITE CONTEXT AND ADJACENT USES

North: Low scale residential

South: Light industrial, office, and place of worship

East: Office

West: Retail and 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. 098 based on the applicable policy framework and local context.

Expanded preliminary review

On January 12, 2022, Planning and Housing Committee adopted a motion to request City staff to expand the preliminary review of Conversion Request No. 098 to also include the land designated *Employment Area* located to the east and south: 1235-1255 Lawrence Avenue West, and 3, 10-12, 15, 16 and 22 Benton Road.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.PH30.5>

A Preliminary Assessment of the adjacent *Employment Area* lands has been conducted and provided as Conversion Request No. 098A.

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;
- 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;
- Compatibility with nearby existing and permitted industry;
- Securing a significant amount of employment space prior to or concurrent with any proposed residential 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; 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. 098A

Address: 1235-1255 Lawrence Avenue West and 3-16, 22 Benton Road

General area: Lawrence Avenue West and Keele Street

Ward: York South-Weston (5)

Owner (Applicant): G. Gagliano Properties Ltd, Evangelical New Testament Assembly, Vera Cruz Investments Ltd and Above All Christian Gathering

Site area: Approximately 4.22 hectares (10.4 acres)

Existing uses: Office, two places of worship and retail



OFFICIAL PLAN AND ZONING FRAMEWORK

Urban Structure:	<i>Employment Areas</i> (Map 2) [1235-1255 Lawrence Avenue, 3 & 15 Benton Road – <i>Employment Districts</i> (Map 2) – subject to OPA 231 Appeal]
Designation(s):	<i>Core Employment Areas</i> (Map 17) [1235-1255 Lawrence Avenue, 3 & 15 Benton Road – <i>Employment Areas</i> (Map 17) – subject to OPA 231 Appeal]
Area Specific Policies:	N.A.
Zoning By-law:	Industrial-Commercial Zone (MC) in former City of North York Zoning By-law 7625 Employment Industrial (E 1.0) in Citywide By-law 569-2013

SITE CONTEXT AND ADJACENT USES

North:	Low scale residential
South:	Automobile repair, retail, office, furniture restoration and manufacturing
East:	Rail corridor, with place of worship, automobile repair and salvage yard beyond
West:	Retail and service

Expanded Preliminary Review of Conversion Request No. 098

On January 12, 2022, Planning and Housing Committee adopted a motion to request City staff to expand their preliminary review of Conversion Request No. 098 regarding 1265-1275 Lawrence Avenue West to include the following adjacent properties:

- 1235-1255 Lawrence Avenue West and 3 and 15 Benton Road located to the east; and
- 10-12, 16 and 22 Benton Road located to the south.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.PH30.5>

On February 3, 2022, City Council considered a report from the City Solicitor regarding a site specific appeal of Official Plan Amendment No. 231 (“OPA 231”) for 1235-1255 Lawrence Avenue West and 3 and 15 Benton Road that seeks residential permissions. Council refused the appellant’s without prejudice settlement offer. Council also authorized staff to continue settlement discussions with the appellant to consider introducing some residential uses on the lands, provided a comprehensive land use approach can be applied to the southeast quadrant of Lawrence Avenue and Keele Street to ensure employment space is secured on the appeal lands along with other necessary complete community components.

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 OPA 231 regarding the lands at 1235-1255 Lawrence Avenue West and 3 and 15 Benton Road, to which the Growth Plan (2006) is applicable and the Ontario Land Tribunal is the approval authority;
- 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;
- Compatibility with surrounding existing and permitted land uses;
- A boundary to delineate the Employment Area perimeter;
- Securing a significant amount of employment space prior to or concurrent with any proposed residential uses;
- Noise, vibration, and safety issues from the abutting railway corridor;
- 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;
- 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;
- Streets, blocks, open spaces, servicing and infrastructure capacity to accommodate employment and residential intensification;
- 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. 099

Address: 266 – 268 Royal York Road

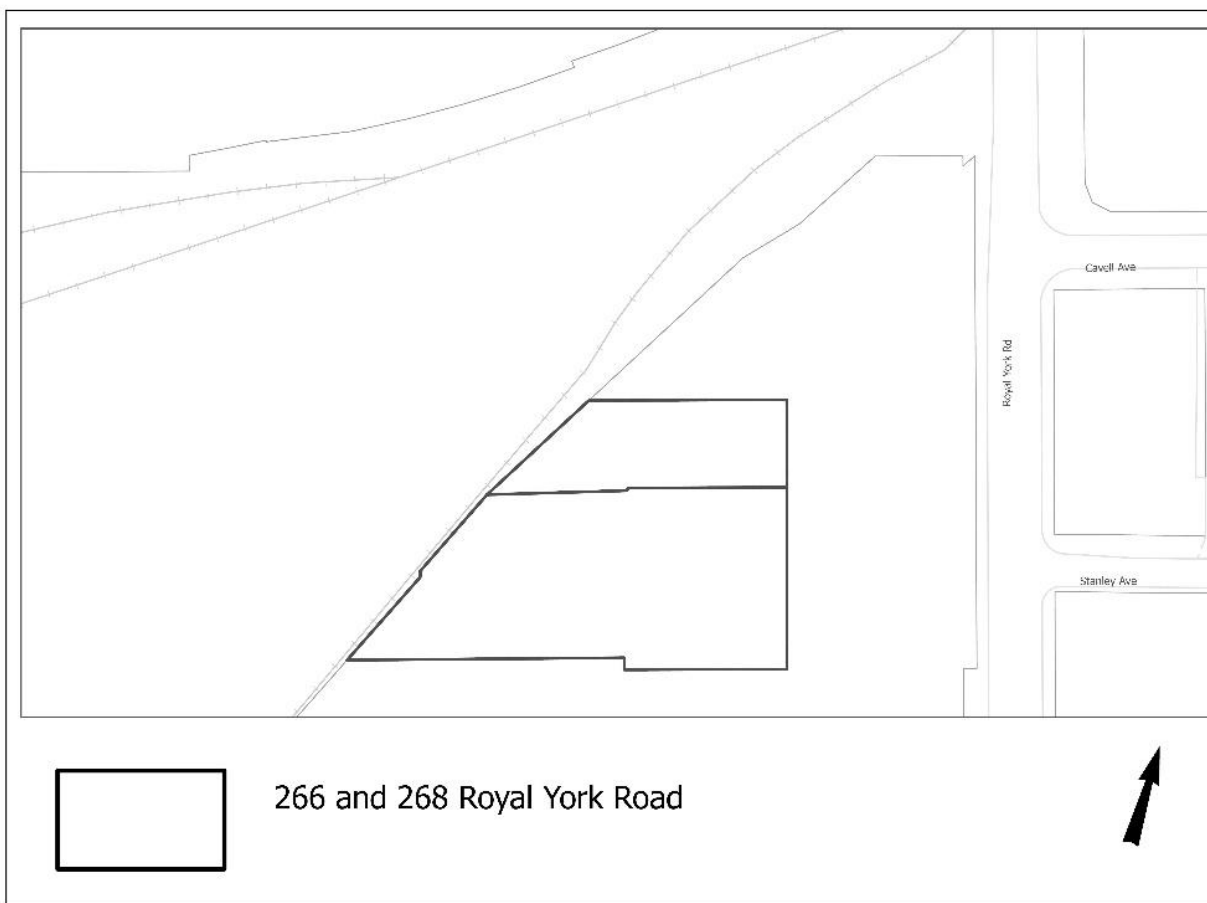
General area: Royal York Road and Mimico Avenue

Ward: Etobicoke-Lakeshore (3)

Owner (Applicant): Royal Mimico Developments Limited (SvN Architects and Planners)

Site area: Approximately 1.09 hectares (2.69 acres)

Existing uses: Retail, vacant industrial building and open storage



CONVERSION REQUEST

Submission Date: August 3, 2021

Proposal: Request to redesignate the western portion of the lands from *Core Employment Areas* to *Mixed Use Areas* to permit residential uses. The 266 Royal York Road portion of the lands is subject to a zoning by-law amendment application (File 21 236250 WET 03 OZ) proposing a 36-storey residential building and an 8-storey self-storage building.

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 Zone((E. 1.0 (x54)) in City of Toronto Zoning By-Law 569–2013

SITE CONTEXT AND ADJACENT USES

North: Automobile repair and fuel station and rail corridor

South: Low rise residential

East: Place of worship and low rise residential

West: Rail corridor and rail yard (VIA Rail Toronto Maintenance Centre and GO Transit Willowbrook Rail Maintenance Facility)

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. 099 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:

- 12 – 50 Drummond Street (Conversion Request No. 124)

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:

- Compatibility with surrounding existing and permitted land uses;
- The 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;
- The cumulative impact of multiple conversion requests on the overall viability of the Employment Area and its planned function;
- Prevention or mitigation of adverse effects from noise, vibration, and emissions, including dust and odour;
- Impact on the capacity and functioning of the transportation network; and,
- 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. 100

Address: 5395 – 5490 Eglinton Avenue West

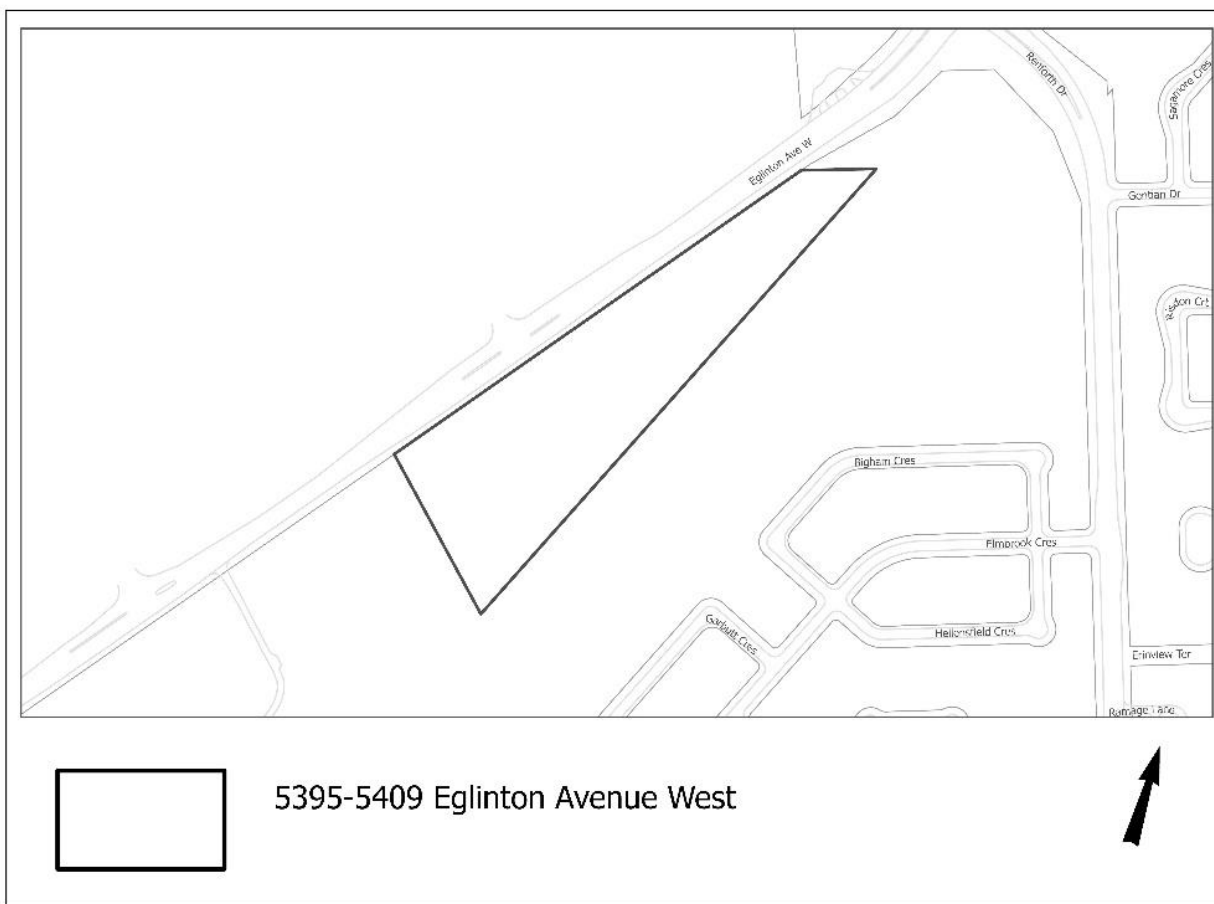
General area: Eglinton Avenue West and Renforth Drive

Ward: Etobicoke Centre (2)

Owner (Applicant): CR4 Centennial Centre Inc (Crown Realty Partners)

Site area: Approximately 4.54 hectares (11.2 acres)

Existing uses: Offices



CONVERSION REQUEST

Submission Date: August 3, 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)

Designation(s): *Core Employment Areas* (Map 14)

Area Specific Policies: Chapter 7 SASP 29 - Lester B. Pearson International Airport Operating Area

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

SITE CONTEXT AND ADJACENT USES

North: City of Mississauga and its Airport Corporate Centre, 401 and 427 Highway interchange

South: Centennial Park and utilities corridor

East: Utilities corridor (Hydro) with elementary school beyond

West: Offices

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. 100 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

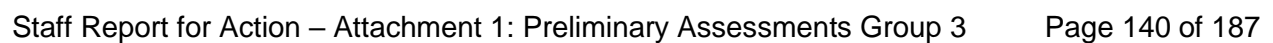
As part of staff's preliminary review of the conversion request, staff have identified the following issues:

- The location of the lands in the Pearson International Airport Operating Area where the development of residential and other sensitive land uses is prohibited given the noise impacts from aircraft using the airport;
- Strategic preservation of employment lands near important transportation infrastructure to facilitate the movement of goods including highway interchanges, rail corridors and airports;
- Cross-jurisdictional issues given the location of the lands in proximity to employment lands within the City of Mississauga, including the Mississauga Airport Corporate Centre and Special Site Policies Site 1;
- Compatibility and/or appropriateness of the proposed mitigation measures with surrounding existing and/or permitted land uses;
- Removal of a key location for employment uses; and
- Connectivity to community services and facilities such as libraries, recreation centres and schools that exist or are planned within walking distance for new residents;
- Other issues that may arise as a result of further review and stakeholder engagement.

Preliminary Assessment

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

Address:	340-364 Evans Avenue and 12-16 Arnold Street
General area:	Evans Avenue and Kipling Avenue
Ward:	Etobicoke – Lakeshore (Ward 3)
Owner (Applicant):	Delta Property Holdings Inc. and Tonlu Holdings Limited (MHBC)
Site area:	Approximately 4.7 hectares (11.6 acres)
Existing uses:	Manufacturing, automobile repair, rental and detailing shop, commercial lumber yard (Site Plan Application: 21 243774 WET 03 PAC proposes a building addition for a Bingo Hall)



CONVERSION REQUEST

Submission Date: August 1, 2021

Proposal: Request to redesignate the lands from *Core Employment Areas* to *Mixed Use Areas* or *Regeneration 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: Class 1 Industrial (IC.1) in former City of Etobicoke Zoning Code and Employment Industrial (E. 1.0) in City of Toronto Zoning By-Law 569–2013

SITE CONTEXT AND ADJACENT USES

North: Gardiner Expressway

South: Industrial plazas, warehousing and distribution facilities

East: Truck and trailer repair and self-storage

West: Kipling Avenue, Gardiner Expressway onramp, residential and Toronto Transit Queensway Garage beyond

PRELIMINARY ASSESSMENT – DRAFT DIRECTION FOR CONSULTATION

Although the Municipal Comprehensive Review (MCR) has not been completed, including the required Land Needs Assessment, the peer review of the submitted compatibility/mitigation studies, and public consultation, staff have undertaken a preliminary assessment of Conversion Request No. 103 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 lands are being strategically preserved near important transportation infrastructure to facilitate the movement of goods including highway interchanges, rail corridors and airports;
- The lands are internal to the Employment Area and are surrounded by land that is used for and planned for business and economic activities, including film and production uses, manufacturing, distribution and warehousing;
- Impact of the removal of a large and key location for employment uses;
- Assess whether the conversion would adversely affect the ability to provide opportunities for the clustering of similar or related employment uses;
- Prevention or mitigation of adverse effects from noise, vibration, and emissions including dust and odour;
- Ability to provide appropriate buffering and/or separation of employment uses from sensitive land uses, including residential;
- Compatibility with surrounding existing and permitted land uses;
- Impact upon the capacity 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;
- The creation of a precedent for further conversions of lands in the Employment 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 *Core Employment Areas*.

PRELIMINARY ASSESSMENT OF CONVERSION REQUEST NO. 105

Address: 1681-1725 Eglinton Avenue East, 20-32 Mobile Drive, 1 Credit Union Drive

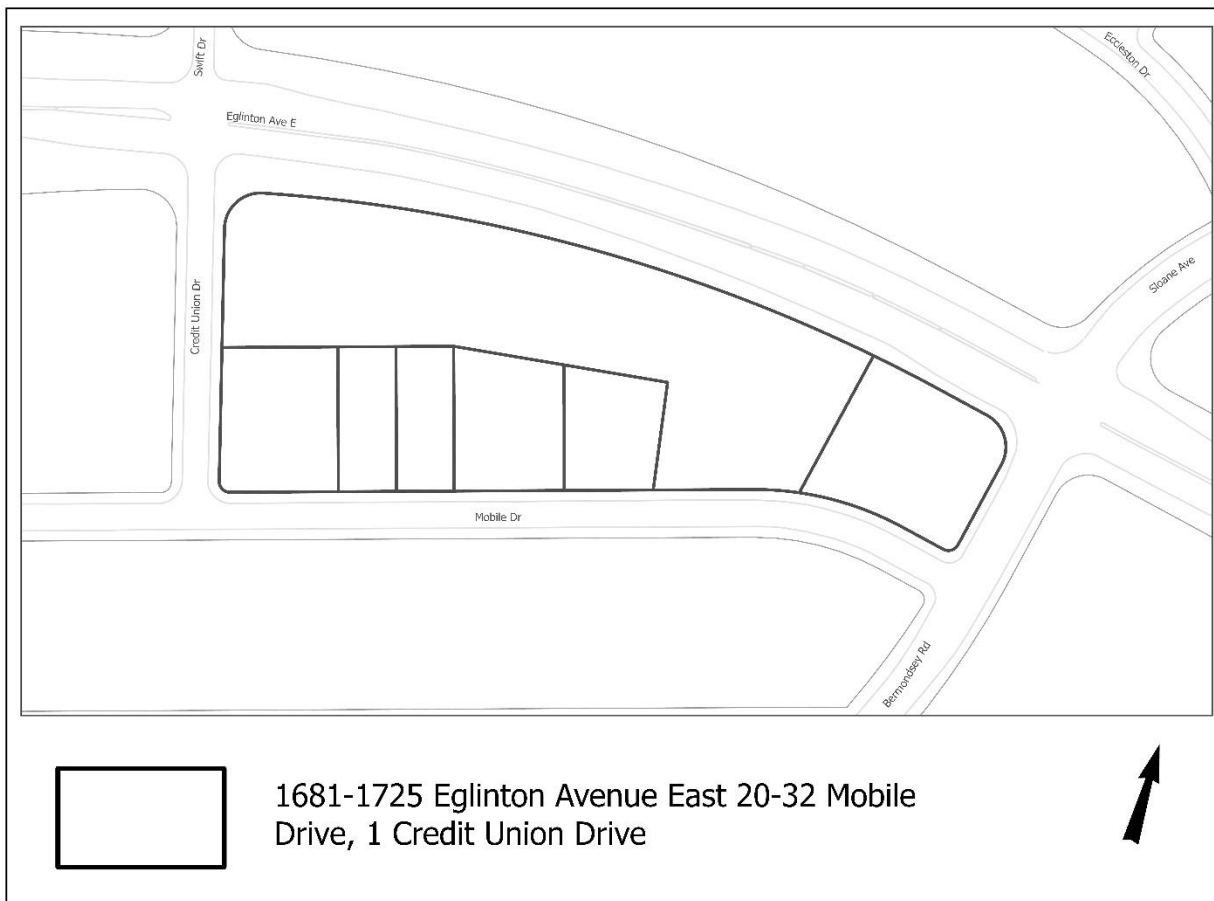
General area: Eglinton Avenue East and Sloane Avenue

Ward: Don Valley East (16)

Owner (Applicant): Parkway Automotive Investments Limited and PAG Realty 2 Inc. (Bousfields Inc.)

Site area: Approximately 3.11 hectares (7.7 acres)

Existing uses: Various Commercial, Service Commercial, Institutional and office uses (2 car dealerships, gas station, single storey office building with a Montessori school, single storey spa, and a converted single storey warehouse used as a place of worship)



CONVERSION REQUEST

Submission Date: August 3, 2021

Proposal: Redesignate all of the lands from *General and Core Employment Areas* to *Residential* and *Mixed-Use Areas* to permit non-employment uses including residential uses.

OFFICIAL PLAN AND ZONING FRAMEWORK

Urban Structure: *Employment District* (Map 2) -- Under appeal OPA 231

Designation(s): *Core and General Employment Areas* (Map 2) - Under appeal OPA 231

Area Specific Policies: N.A.

Zoning By-law: Industrial-Commercial Zone (MC(H)) in the Former City of North York Zoning By-law 7625 (Site specific exception to 1681 Eglinton Avenue East – MC(19)(H) and Site Specific Exception to 1725 Eglinton Avenue East MC(4)(H))

SITE CONTEXT AND ADJACENT USES

North: Residential apartments on the north side of Eglinton Avenue East

South: 1-storey industrial and service commercial uses and surface parking

East: Commercial plaza with service commercial and commercial uses

West: Latvian Canadian Cultural Centre (4 Credit Union 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. 105 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, which is transitioned under the Growth Plan (2006), where the Ontario Land Tribunal is the approval authority;
- The lands form part of a contiguous area of land designated *Employment Areas* that is used and planned for business and economic activities, including lands designated *Core Employment Areas*;
- 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 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 *Core* and *General Employment Areas*

PRELIMINARY ASSESSMENT OF CONVERSION REQUEST NO. 106 (PART)

Address: 2129-2161 St. Clair Avenue West and 10 Old Stock Yards Road

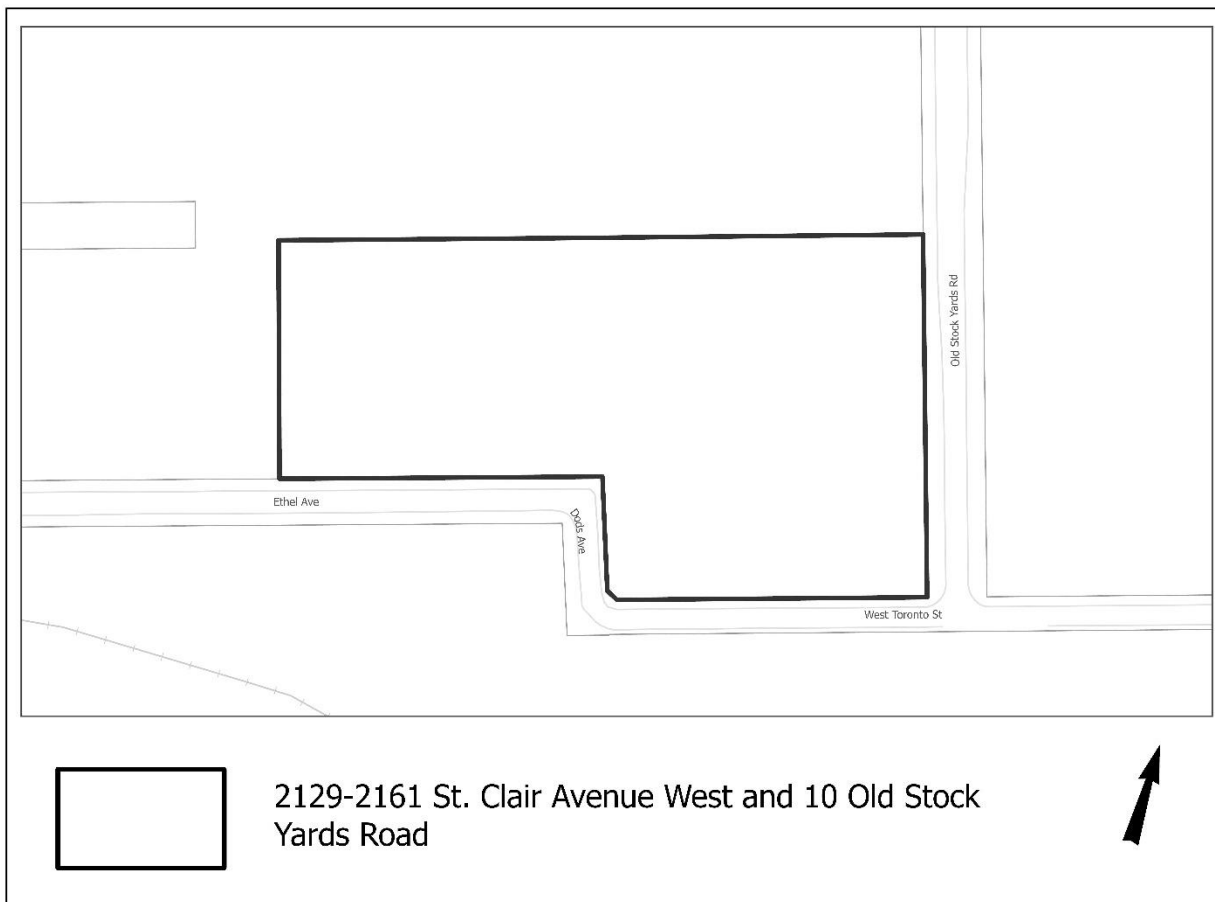
General area: St. Clair Avenue West and Runnymede Road

Ward: York South-Weston Ward (5)

Owner (Applicant): Toronto Stockyards Land Development Board (Bousfields Inc.)

Site area: Approximately 3.5 hectares (8.6 acres)

Existing uses: Major retail and service



CONVERSION REQUEST

Submission Date: July 30, 2021

Proposal: Request to redesignate part of the lands from *General Employment Areas* to *Mixed Use Areas* and *Parks* to permit residential and non-permitted uses. The west and south parts of the lands would be retained as *General Employment Areas*. In addition, the owner also seeks the *Mixed Use Areas* designation the front portion of 2129-2161 St. Clair Avenue West.

OFFICIAL PLAN AND ZONING FRAMEWORK

Urban Structure: The front portion of 2129-2161 St. Clair Avenue West:
Avenues: (Map 2) – subject to OPA 144 Appeal
South area : *Employment Areas* (Map 2)

Designation(s): The front portion of 2129-2161 St. Clair Avenue West: *Mixed Use Areas* (Map 17) – subject to OPA 144 Appeal
South area: *General Employment Areas* (Map 17)

Area Specific Policies: The front portion of 2129-2161 St. Clair Avenue West:
Chapter 7 SASP 358 - Lands on the South Side of St. Clair Avenue West to the west of Keele Street
South area: Chapter 7 SASP 359 - Lands on the South Side of St. Clair Avenue West to the west of Keele Street

Zoning By-law: Industrial Zone (I3& IC) in the Former City of Toronto Zoning By-law 438-86

SITE CONTEXT AND ADJACENT USES

North: Low scale residential

South: Major retail and service and vacant land, with CPR rail yard and line beyond

East: Major retail and service (the east part of the conversion request lands that were assessed through the Keele-St. Clair Local Area Study. Draft OPA 537 proposes to re-designate these lands as *Mixed Use Areas* and *Parks* and retain the southern portion as *General Employment Areas*)

West: Retail and vacant retail commercial building on St. Clair Avenue West (Rezoning Application No. 21 130970 WET 05 OZ proposes a 12-storey residential building) and two industrial meat packaging and distribution facilities on Ryding Avenue

PRELIMINARY ASSESSMENT – DRAFT DIRECTION FOR CONSULTATION

Although the Municipal Comprehensive Review (MCR) has not been completed, including the required Land Needs Assessment, the peer review of the submitted compatibility/mitigation studies, and public consultation, staff have undertaken a preliminary assessment of Conversion Request No. 106 based on the applicable policy framework and local context.

Geographically Related Conversion Requests

This conversion request is one of several 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)
- 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)
- 2121 St. Clair Avenue West, 542 and 620-630 Keele Street (Conversion Request in Keele St. Clair Local Area Study)

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 appeals to Official Plan Amendment No. 144 which re-designated the north area of the lands that front St. Clair Avenue West to *Mixed Use Areas*, to which the Ontario Land Tribunal is the approval authority;
- Draft Official Plan Amendment No. 537 that proposes to re-designate the east portion of the conversion request lands based on an assessment through the Keele-St. Clair Local Area Study. Draft OPA 537 would re-designate some of these lands

to the east as *Mixed Use Areas* and *Parks*, and retain the southern part as *General Employment Areas*;

- The lands are internally located within the block of lands from St. Clair Avenue West south to the rail corridor, where the interior is a *Core Employment Area* that is for business and economic activities; and the perimeter along St. Clair Avenue West is planned to be a *Mixed Use Area*.
- Compatibility with surrounding existing and permitted land uses including the proximity of the rail yard located to the south;
- Ability to provide appropriate buffering and/or separation of employment uses including those located to the west along Ryding Avenue from residential and other sensitive land uses;
- The appropriate provision of public street(s) to connect with the existing street network;
- 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, a portion of the lands could be converted to *Mixed Use Areas* and *Parks* 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. 107

Address: 75 Billy Bishop Way

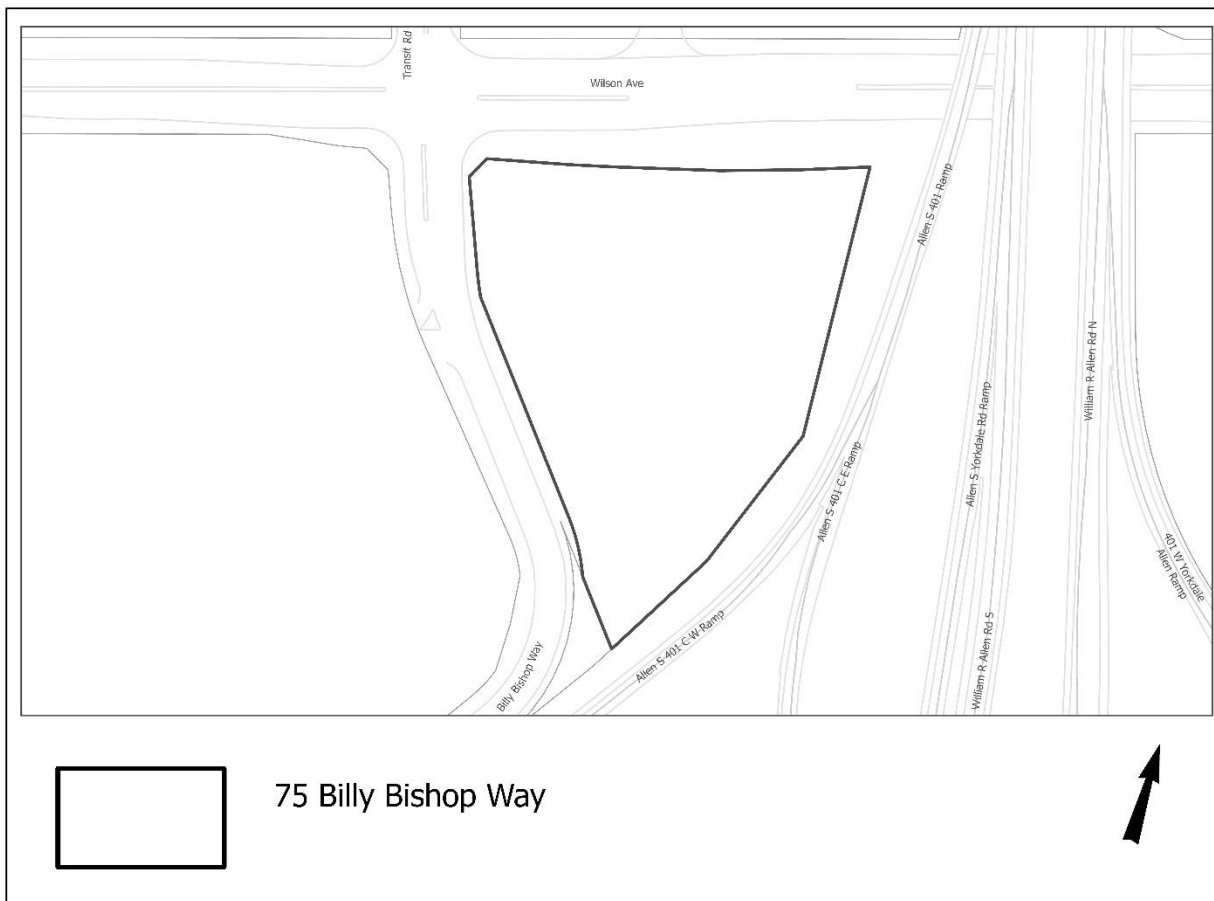
General area: Allen Road and Highway 401

Ward: York Centre (6)

Owner (Applicant): Manulife Financial (MHBC)

Site area: Approximately 1.8 ha (4.6 acres)

Existing uses: Commercial – occupied by a commercial plaza consisting of 4 multi-unit buildings



CONVERSION REQUEST

Submission Date: August 24, 2021

Proposal: Request to redesignate all of the subject lands from *General Employment Areas* to *Mixed-Use Areas* and/or *Regeneration Areas*.

OFFICIAL PLAN AND ZONING FRAMEWORK

Urban Structure: *Employment Areas* (Map 2)

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

Area Specific Policies: Update Downsview Secondary Plan (not in effect)

Zoning By-law: Airport Hazard Area Zone (A) in the Former North York Zoning By-law 7625

SITE CONTEXT AND ADJACENT USES

North: Wilson TTC Station and Downsview Park and an update to the 2011 Downsview Area Secondary Plan entitled Update Downsview

South: Highway 401 interchange

East: Allen Road, mid-rise apartment buildings

West: 7 commercial/retail buildings, 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. 107 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:

- 695 Wilson Avenue, 90 & 100 Billy Bishop Way (Conversion Request No. 097)

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;
- Adequate provision of public road connectivity and active transportation connections;
- Impact on the capacity and functioning of the transportation network and the movement of goods for existing and future employment uses;
- Prevention or mitigation of adverse effects from noise, vibration, and emissions, including dust and odour;
- The 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. 108

Address: 5-15 Kodiak Crescent

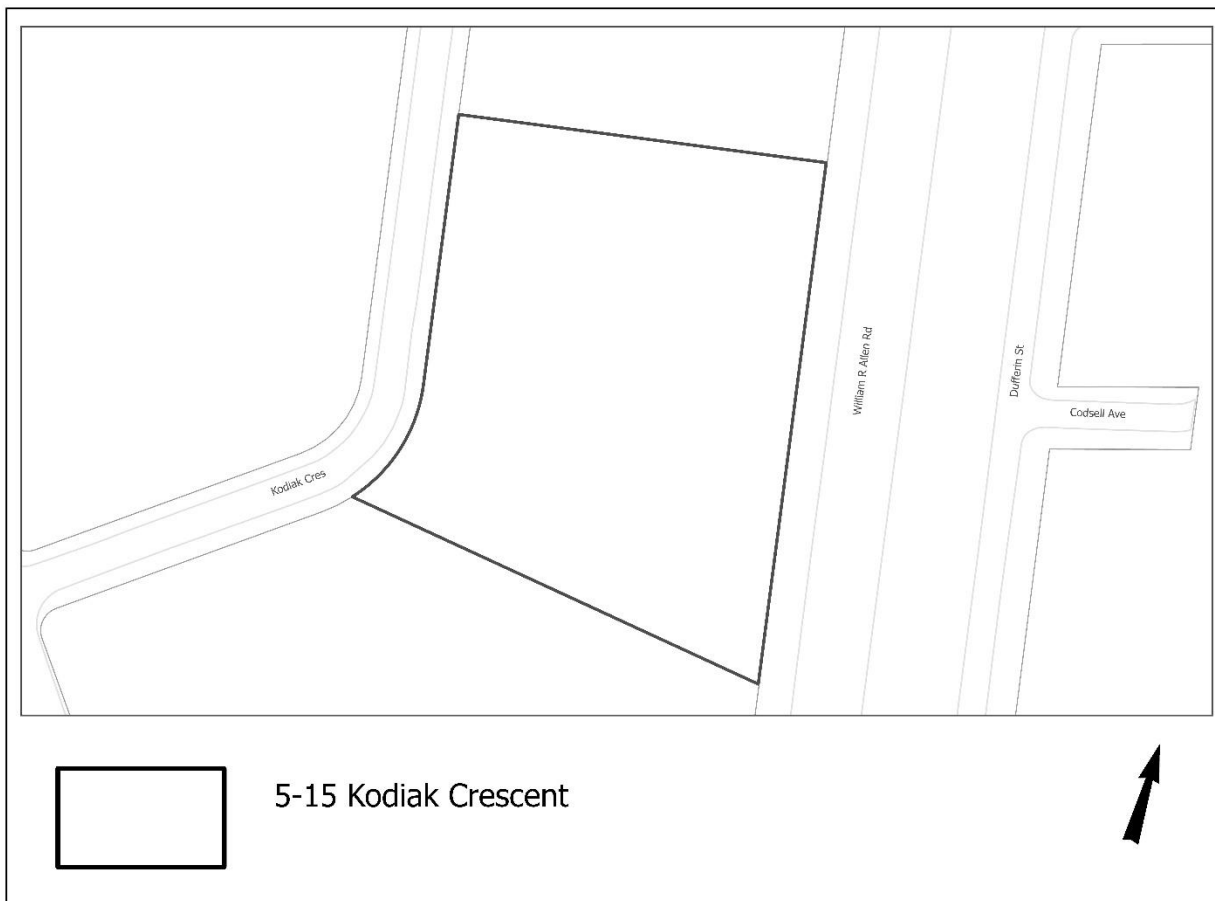
General area: Sheppard Avenue West and Allen Road

Ward: York Centre (6)

Owner (Applicant): Charles Sos Investments Ltd and Tel-e Connect Investments Ltd. (MHBC)

Site area: Approximately 1.8 ha (4.4 acres)

Existing uses: Commercial – two 2-storey multi-unit commercial buildings



CONVERSION REQUEST

Submission Date: August 27, 2021

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

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-Commercial Zone (MC(H)) in the Former North York Zoning By-law 7625

SITE CONTEXT AND ADJACENT USES

North: Multi-unit commercial/industrial buildings, light manufacturing and Downsview Chrysler Car Dealership

South: Domo office building and 5 mid-rise condo buildings, Downsview Park and active Secondary Plan study currently underway (Update Downsview) for mixed-used redevelopment of the Downsview Airport

East: Allen Road, low density residential and William Lyon MacKenzie Collegiate

West: Offices and multi-unit commercial/industrial 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. 108 based on the applicable policy framework and local context.

Geographically Related Conversion Requests

This conversion request is one of five 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:

- 3710 Chesswood Drive (Conversion Request No. 019)

- 3765, 3771 & 3777 Keele Street & 10 Lepage Court (Conversion Request No. 088)
- 3897-3931 Keele Street, 14-20 Toro Road, 20-26 Tangiers Road (Conversion Request No. 064)
- 3675-2685 Keele Street (Conversion Request No. 095)

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 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;
- 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 variety of land parcel sizes to accommodate a range of permitted employment 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;
- 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. 109

Address: 250 Bowie Avenue, 670 & 680 Caledonia Road

General area: Caledonia Road and Eglinton Avenue West

Ward: Eglinton Lawrence (8)

Owner (Applicant): Hullmark (SvN)

Site area: Approximately 3.0 ha (7.41 acres)

Existing uses: Industrial – occupied by 3 buildings, a 1-storey industrial complex with office and warehouse spaces and two 2-storey multi-unit commercial buildings



CONVERSION REQUEST

Submission Date: August 3, 2021

Proposal: Request to redesignate all of the subject lands from *General Employment Areas* to *Mixed-Use Areas* designation to permit commercial and residential uses on the lands.

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: Prestige Employment Zone (PE) in the Former City of York Zoning By-law 1-83

SITE CONTEXT AND ADJACENT USES

North: York Beltline Trail and employment uses along Castlefield Avenue

South: Single detached residential neighbourhoods, future Caledonia LRT and GO train station

East: Semi-detached residential neighbourhoods and one industrial/warehouse building fronting on Caledonia Road

West: Castlefield Yard - City of Toronto road operations yard, fleet services facility and interdepartmental fuel station, York Beltline Trail, CN Rail line, one employment building and single detached residential neighbourhood

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. 109 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:

- Compatibility with surrounding existing and permitted land uses;
- The creation of a precedent for further conversions of lands in the *Employment Area*;
- Ability to provide appropriate buffering and/or separation of employment uses from sensitive land uses, including residential;
- Provision of a significant amount of employment prior to or concurrent with any proposed residential uses;
- Prevention or mitigation of adverse effects from noise, vibration, and emissions, including dust and odours, as well as the present flooding risk on site;
- Impact upon the capacity and functioning of the transportation network and the movement of goods for existing and future employment uses;
- The need for new infrastructure, streets, parks and local services to support new development and connect it with the surrounding fabric of the city so that it functions as part of the community;
- The need for convenient access to schools, local stores, services, and public service facilities required for complete communities;
- 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 review, further analysis is required to inform a preliminary assessment, including resolution of the identified issues.

PRELIMINARY ASSESSMENT OF CONVERSION REQUEST NO. 110

Address: 100 Symes Road

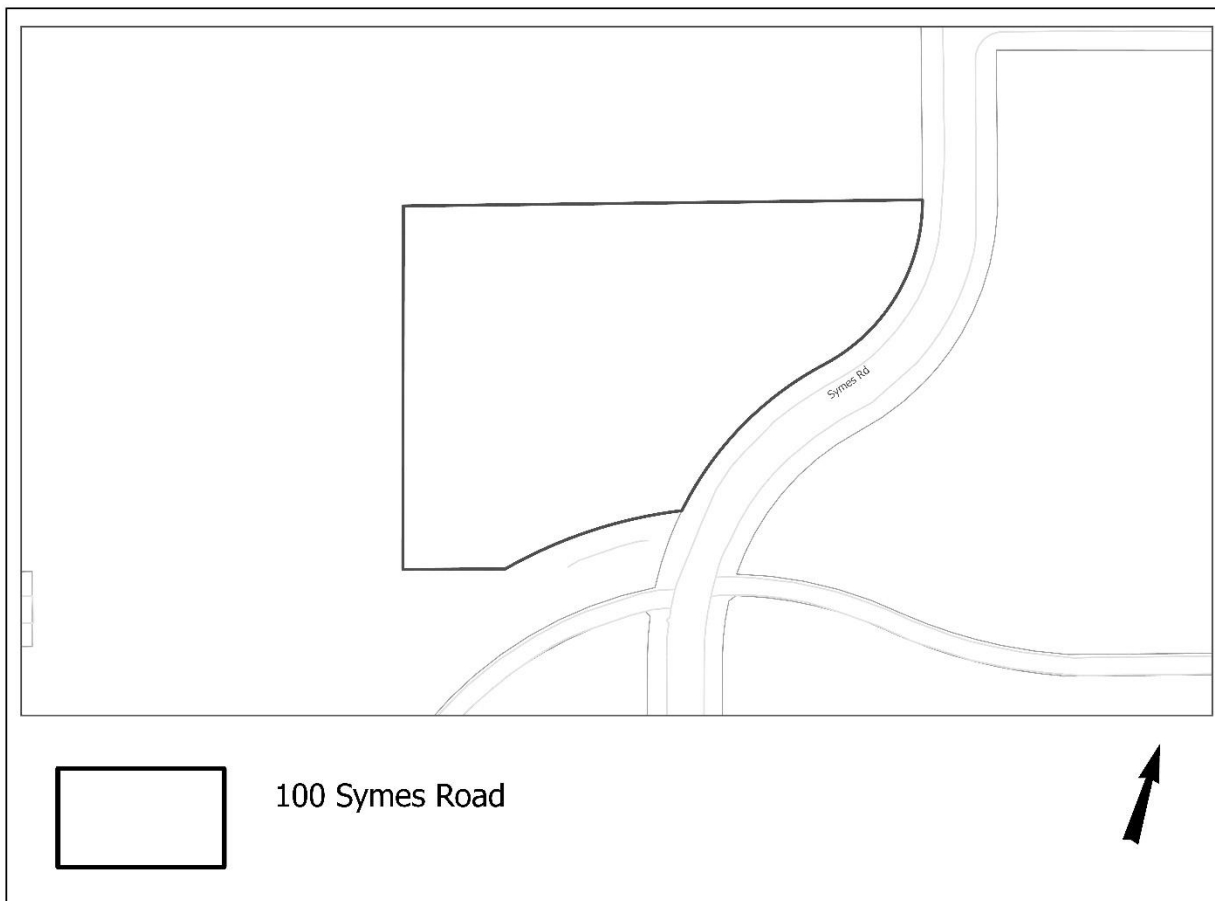
General area: St. Clair Avenue West and Runnymede Road

Ward: York South-Weston (5)

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

Site area: Approximately 0.99 hectares (2.45 acres)

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



CONVERSION REQUEST

Submission Date: August 3, 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-metre 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. 114

Address: 301 Rockcliffe Boulevard (known municipally as 20 Rockcliffe Court)

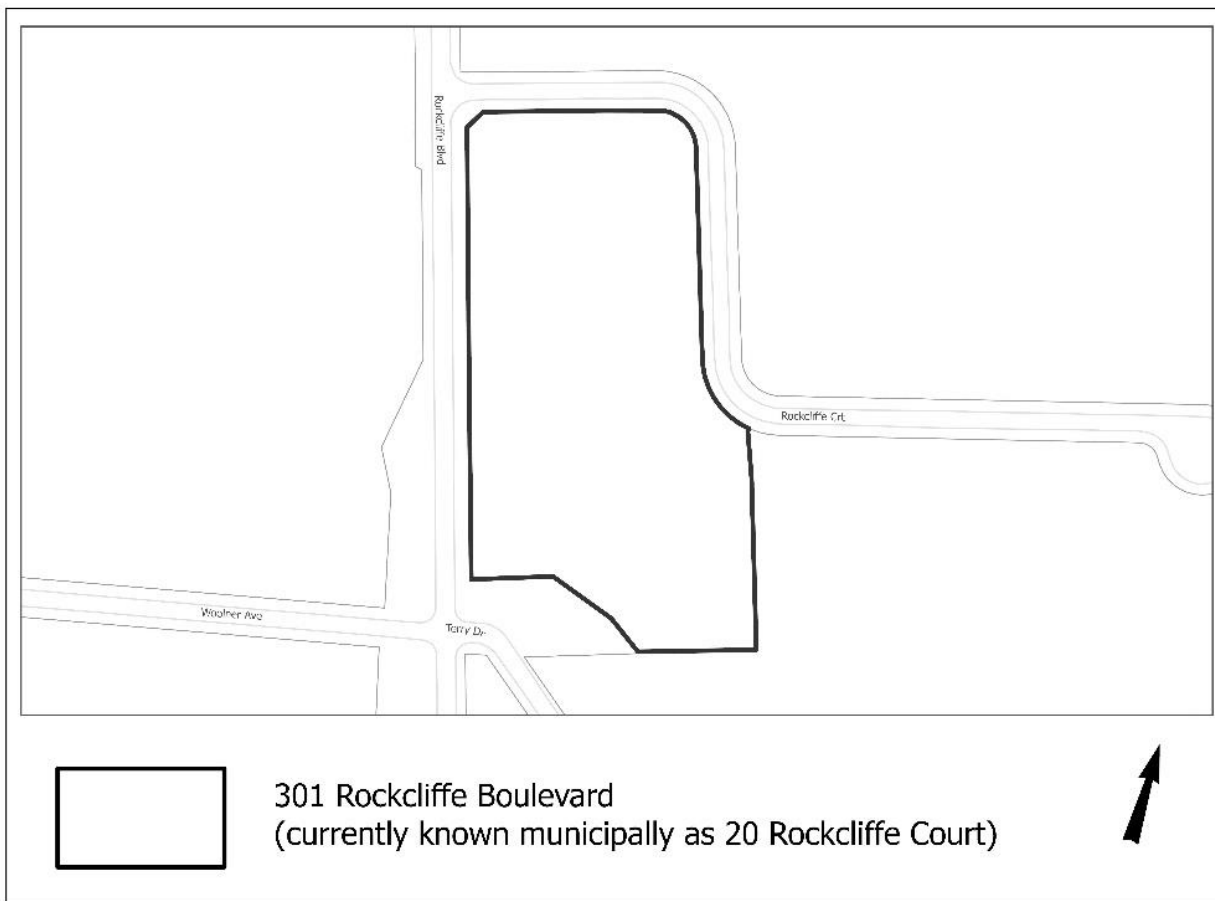
General area: Rockcliffe Boulevard and Terry Drive

Ward: York South-Weston (5)

Owner (Applicant): St. Helens Meat Packers Ltd. (Bousfields Inc)

Site area: Approximately 3.28 hectares (8.10 acres)

Existing uses: Vacant (Former City Works Yard)



CONVERSION REQUEST

Submission Date: July 30, 2021

Proposal: Request to redesignate the lands which are currently known municipally as 20 Rockcliffe Court 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 14)

Area Specific Policies: 22.5, Special Policy Area (Schedule F) in former City of York Official Plan
Rockcliffe Park: Black Creek Special Policy Area (Map 11) – subject to Toronto Official Plan Appeal

Zoning By-law: Business Employment Zone (BE) in former City of York Zoning By-Law No. 1-83

SITE CONTEXT AND ADJACENT USES

North: Black Creek bounded by a natural corridor with manufacturing and institutional uses beyond

South: Hydro Corridor, low-rise residential, Gaffney Park and Trail and low-rise residential beyond

East: City Parks and Forestry Operation facilities, storage yards, Black Creek natural corridor, low-rise residential beyond

West: Rockcliffe Middle School, open areas, woodlot, high density 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. 114 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 within a Special Policy Area (SPA). Provincial Policy Statement policy 3.1.4 a) directs that any change to official plan policies, land use designations or boundaries regarding SPA lands must first be approved by the Ministers of Municipal Affairs and Housing (MAH) and Natural Resources and Forestry before the municipality approving such changes. A conversion would require the dual Ministerial approval prior to an approval by the Minister of MAH;
- 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;
- Prevention or mitigation of adverse effects from noise, emissions, including dust and odour and land contamination;
- Impact on 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;
- Required flood mitigation improvements and meeting satisfactory all requirements of the Rockcliffe Riverine Flood Mitigation Project Municipal Class Environmental Assessment; 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. 118

Address: 3400-3422 Dundas Street West

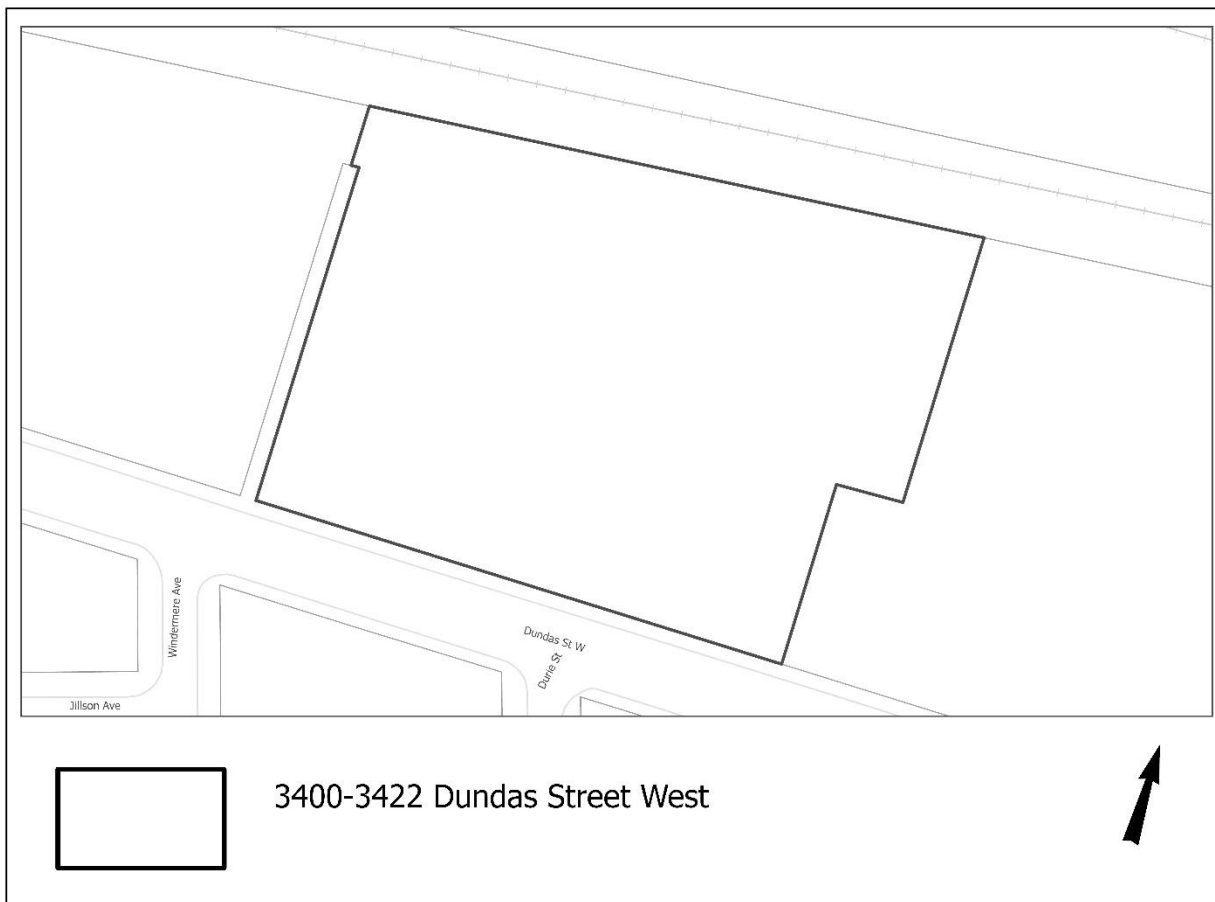
General area: North side Dundas Street West, west of Runnymede Road

Ward: Parkdale-High Park (4)

Owner (Applicant): Tilzen Holdings Limited and V.J. Benedetto Limited (Hunter & Associates Ltd.)

Site area: Approximately 1.27 hectares (3.14 acres)

Existing uses: Local one- and two-storey shopping plaza with a FreshCo grocery store



CONVERSION REQUEST

Submission Date: August 3, 2021

Proposal: Request to redesignate all of the lands from *General Employment Areas* to *Mixed Use Areas* or *Regeneration 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: Chapter 7 SASP 307 - Certain Lands south of St. Clair Avenue West between Runnymede and Scarlett Road

Zoning By-law: Commercial Employment Zone (CE 16(437)) in the Former City of York Zoning By-law 1-83

SITE CONTEXT AND ADJACENT USES

North: The CP Galt subdivision rail corridor (further north, a large format retail development anchored by a Walmart). To the northeast, the Lambton Rail Yard within the rail corridor.

South: A newly constructed 7-storey mid-rise mixed-use building with commercial at-grade and residential above, and 2-3 storey non-residential buildings along the south side of Dundas Street West (further south with low-density residential).

East: A 1-2 storey industrial building operated by Cintas Uniform Services for facility maintenance services, uniform manufacturing and distribution (further east, more 2-3 storey non-residential buildings along the south side of Dundas Street West, and low-density residential along Maria Street)

West: Commercial plazas with various retail stores, restaurants, daycare, private school and services (further west, the Canadian Iron and Metal Recycling Centre)

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. 118 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 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, including residential;
- Compatibility with surrounding existing and permitted uses;
- Prevention or mitigation of adverse effects from noise, vibration, and emissions, including dust and odour, from facilities such as the adjacent Cintas Uniform Services facility directly east of the site;
- Noise, vibration, and safety issues from the railway corridor and railyard immediately north of the lands;
- The lands form part of a contiguous area designated General Employment Areas on the north side of Dundas Street West and would set a precedent for further conversions of lands designated Employment Areas;
- Provision of a variety of land parcel sizes to accommodate a range of permitted employment uses;
- Impact on the capacity and function of the transportation network; and,
- Sufficient community services and facilities such as parks, public spaces, libraries, recreation centres and schools exist or are planned within walking distance for new residents;
- Other issues that may arise as a result of further review and stakeholder engagement.

Preliminary Assessment

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

PRELIMINARY ASSESSMENT OF CONVERSION REQUEST NO. 119

Address: 994 Islington Avenue

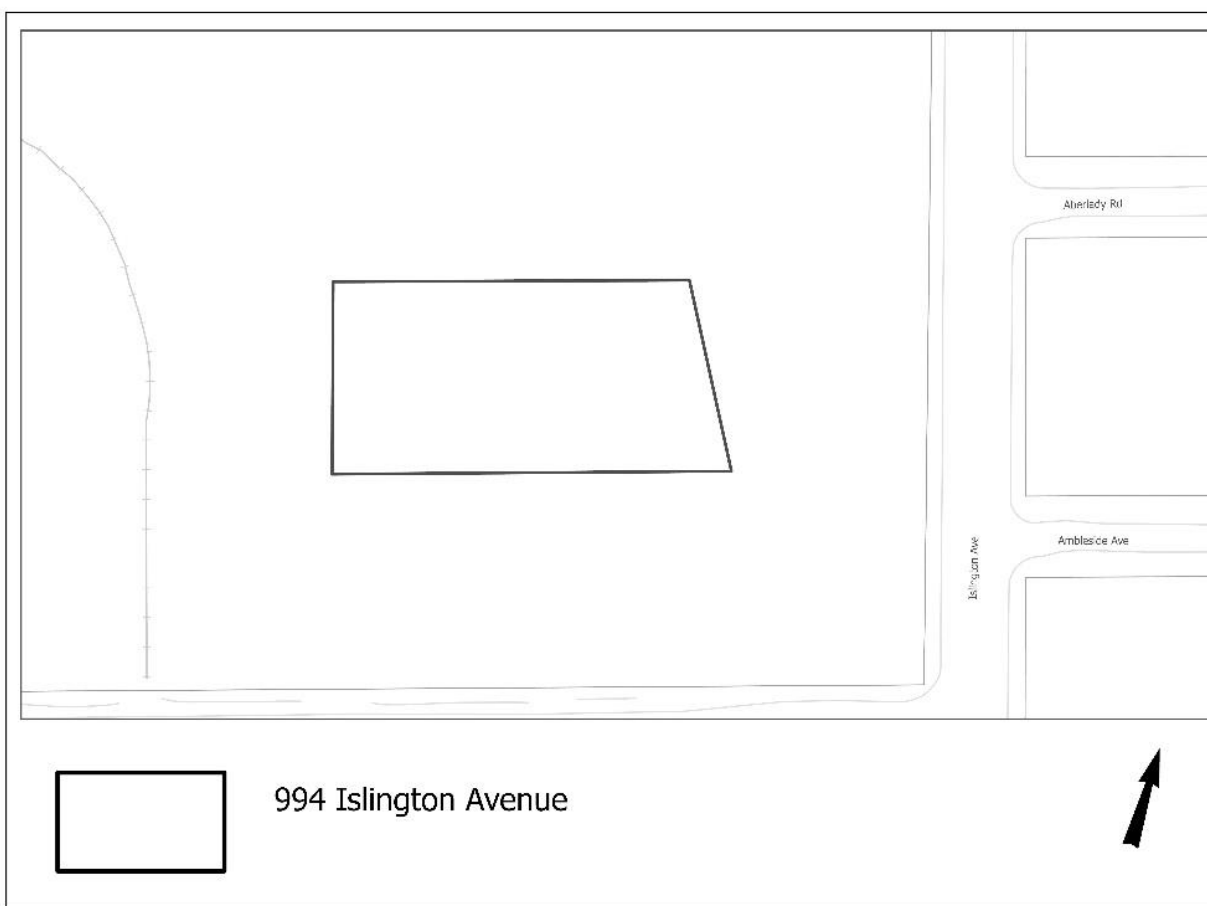
General area: Islington Avenue and Jutland Road

Ward: Etobicoke – Lakeshore (3)

Owner (Applicant): Dunpar Homes (Dunpar)

Site area: Approximately 0.7 hectares (1.7 acres)

Existing uses: Retail / home improvement



CONVERSION REQUEST

Submission Date: August 3, 2021

Proposal: Request to redesignate the rear portion of the lands from *Core Employment Areas* portion 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: Class 1 Industrial (IC.1) in former City of Etobicoke Zoning Code

SITE CONTEXT AND ADJACENT USES

North: Restaurant, retail and poultry processing

South: Fuel station, childcare, restaurant, and food manufacturing

East: Low-rise residential

West: Manufacturing, chemicals production and distribution, produce wholesale 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. 119 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 form part of a contiguous area of land designated Employment Areas that is used and planned for business and economic activities. Consideration will include whether the proposed conversion would allow for a stable operating environment for existing and new businesses and economic activity;
- 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 including the abutting manufacturer;
- Prevention or mitigation of adverse effects from noise, emissions, including dust and odour and land contamination;
- Assess whether the conversion would adversely affect the ability to provide opportunities for the clustering of similar or related employment; 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. 120

Address: 105 Six Point Road

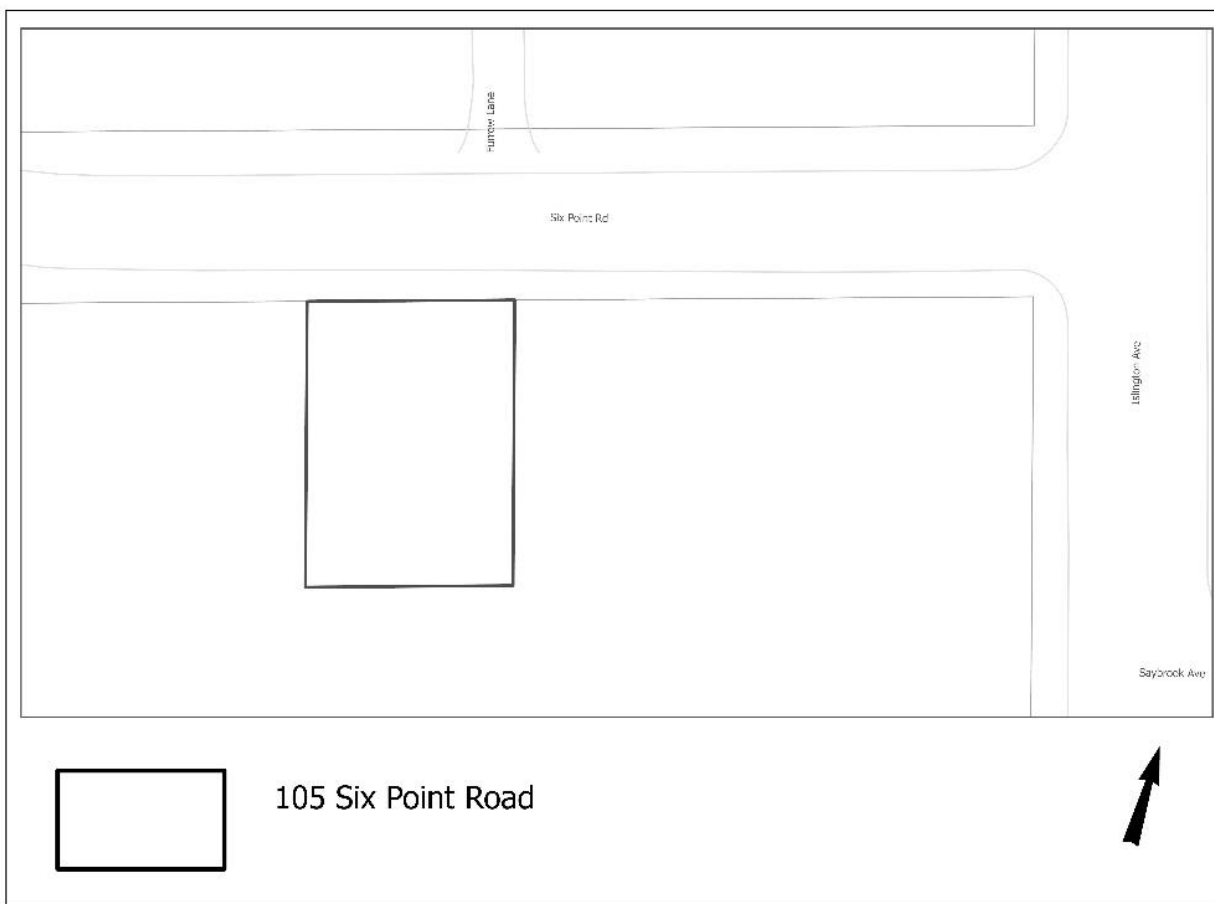
General area: Islington Avenue and Norseman Street

Ward: Etobicoke-Lakeshore (3)

Owner (Applicant): Dunpar Homes (MHBC)

Site area: Approximately 0.08 hectares (0.20 acres)

Existing uses: Offices



CONVERSION REQUEST

Submission Date: August 3, 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)

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

Area Specific Policies: N.A

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

SITE CONTEXT AND ADJACENT USES

North: Low rise residential

South: Wholesale retail, service uses, automobile sales and automobile repair

East: Retail, service and office

West: Wholesale, warehousing 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. 120 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 a stable and productive operating environment for existing and new businesses and their economic activities;
- Compatibility with surrounding existing and permitted uses;
- Prevention or mitigation of adverse effects from noise, emissions, including dust and odour;
- 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 review, further analysis is required to inform a preliminary assessment, including resolution of the identified issues.

PRELIMINARY ASSESSMENT OF CONVERSION REQUEST NO. 121

Address: 109 Ryding Avenue

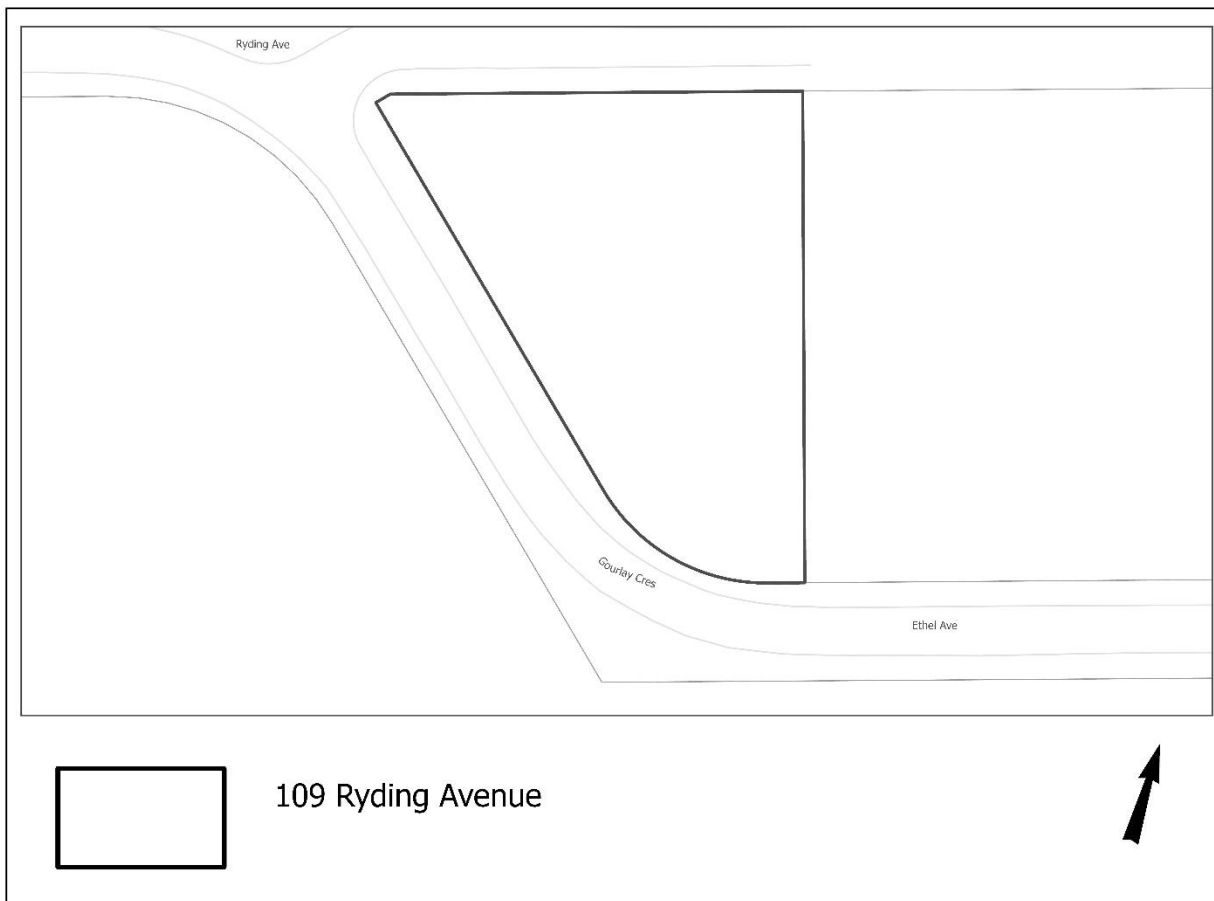
General area: St. Clair Avenue West and Runnymede Road

Ward: York South-Weston (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 Foods)



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 Zone (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 several 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)
- 2129-2161 St. Clair Avenue West and 10 Old Stock Yards Road (Conversion Request No. 106 (part))

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;
- The lands are internally located within the block of lands from St. Clair Avenue West south to the rail corridor, where the interior is a *Core Employment Area* that is for business and economic activities; and the perimeter along St. Clair Avenue West is planned to be a *Mixed Use Area*.
- 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. 124

Address: 12-50 Drummond Street & 1, 1A and 1B Harold Street

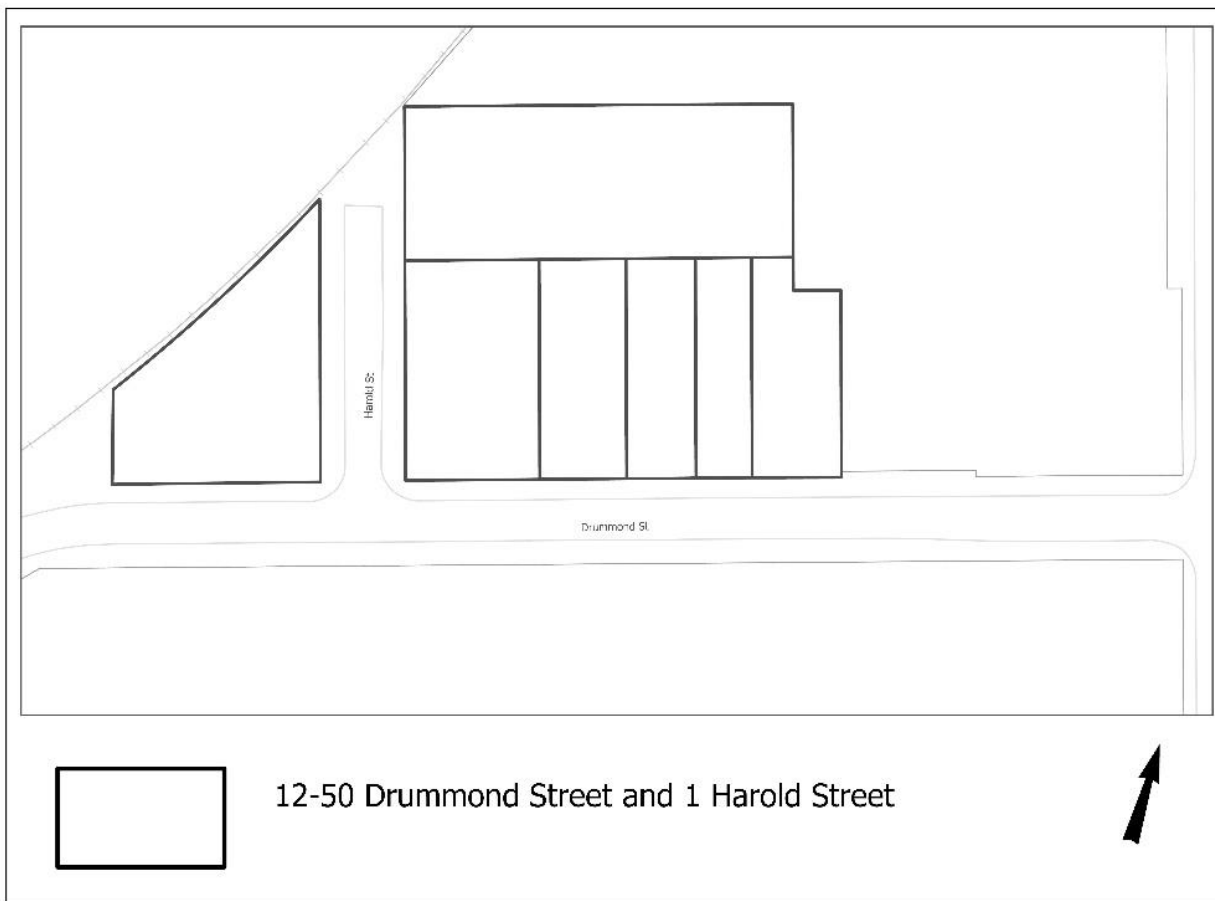
General area: Royal York Road and Mimico Avenue

Ward: Etobicoke-Lakeshore (3)

Owner (Applicant): Drummond/Harold Group (Bousfields Inc.)

Site area: Approximately 1.07 hectares (2.66 acres)

Existing uses: Low-rise office, automobile repair, collision centre, woodshop and open storage



CONVERSION REQUEST

Submission Date: July 26, 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)

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

Area Specific Policies: N.A

Zoning By-law: Employment Industrial Zone ((E. 1.0 (x54)) in City of Toronto Zoning By-Law 569–2013

SITE CONTEXT AND ADJACENT USES

North: Low rise commercial, surface storage, and a rail yard and rail corridor

South: Mimico Arena, low rise commercial and retail

East: Low rise residential

West: Rail corridor and rail yard (VIA Rail Toronto Maintenance Centre and GO Transit Willowbrook Rail Maintenance Facility)

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. 124 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:

- 266-268 Royal York Road [Conversion Request No. 099]

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:

- Compatibility with surrounding existing and permitted land uses;
- The 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;
- The cumulative impact of multiple conversion requests on the overall viability of the Employment Area and its planned function;
- Prevention or mitigation of adverse effects from noise, vibration, and emissions, including dust and odour;
- Impact on the capacity and functioning of the transportation network; and,
- 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. 126

Address: 1677 Wilson Avenue

General area: Wilson Avenue and Highway 400

Ward: Humber River-Black Creek (7)

Owner (Applicant): 2656049 Ontario Inc. (Bennett Jones LLP)

Site area: Approximately 2.83 hectares (6.99 acres)

Existing uses: Hotel



CONVERSION REQUEST

Submission Date: July 16, 2021

Proposal: Request to redesignate 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 13)

Area Specific Policies: 22.5, Special Policy Area (Map C.2-4) in former City of North York Official Plan
Jane-Wilson: Black Creek Special Policy Area (Map 11) – subject to Toronto Official Plan Appeal

Zoning By-law: Industrial-Commercial Zone (MC(H)) in the former City of North York Zoning By-law No. 7625

SITE CONTEXT AND ADJACENT USES

North: Low-rise apartment buildings, with single detached residential beyond

South: Funeral home, Highway off ramp and Highway 401, with furniture manufacturing, warehouse and distribution facility (Leon's) beyond

East: place of worship, automobile repair, Downsview Arena and retail

West: Automobile repair and place of worship, with Highway 401 and Highway 400 interchange and Highway 400 beyond

PRELIMINARY ASSESSMENT – DRAFT DIRECTION FOR CONSULTATION

Although the Municipal Comprehensive Review (MCR) has not been completed, including the required Land Needs Assessment, the peer review of the submitted compatibility/mitigation studies, and public consultation, staff have undertaken a preliminary assessment of Conversion Request No. 126 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:

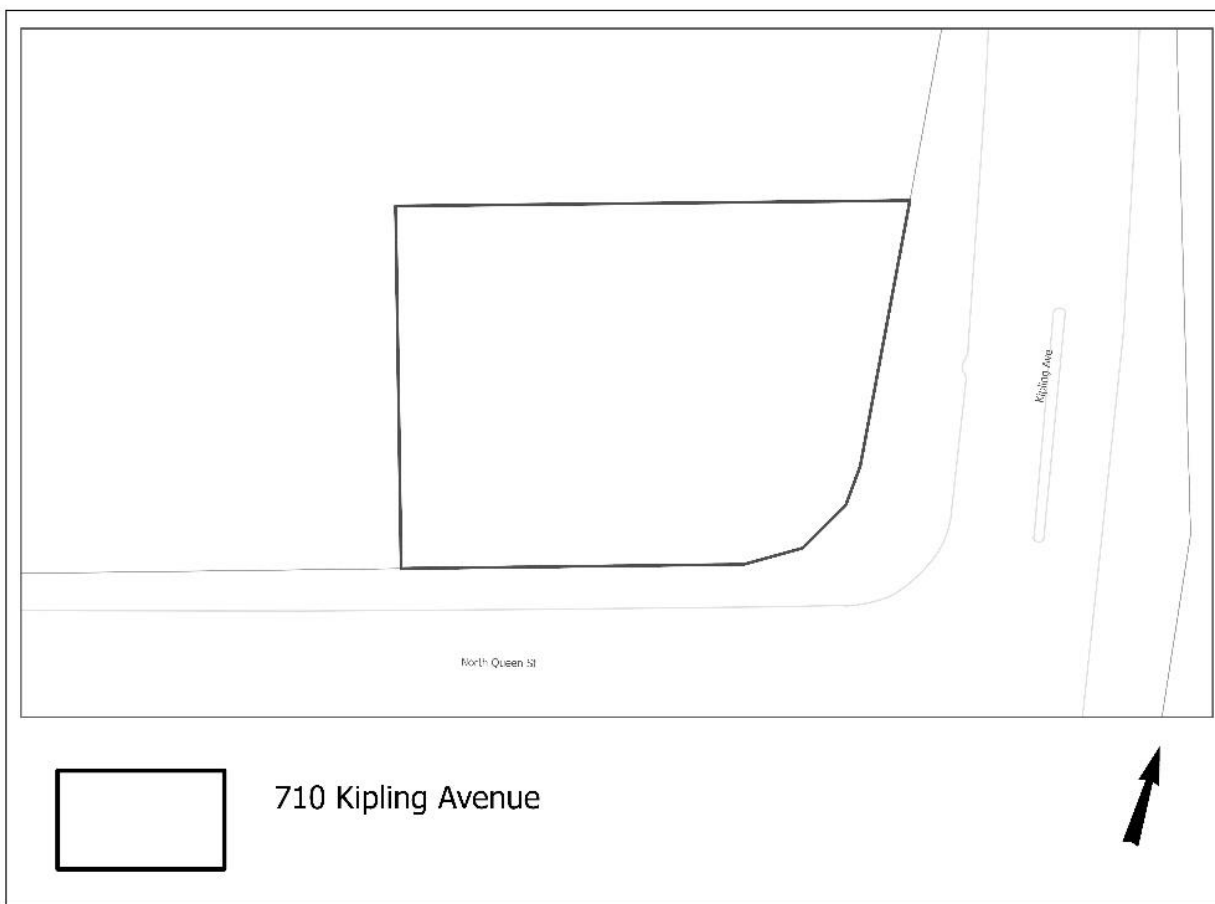
- The lands are within a Special Policy Area (SPA). Provincial Policy Statement policy 3.1.4 a) directs that any change to official plan policies, land use designations or boundaries regarding SPA lands must first be approved by the Ministers of Municipal Affairs and Housing (MAH) and Natural Resources and Forestry before the municipality approving such changes. A conversion would require the dual Ministerial approval prior to an approval by the Minister of MAH;
- The ability to provide a stable and productive operating environment for existing and new businesses and their economic activities;
- The impact of the removal of a large and key location for employment uses;
- Employment lands are being strategically preserved near important transportation infrastructure to facilitate the movement of goods including highway interchanges, rail corridors and airports; 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. 129

Address: 710 Kipling Avenue
General area: Kipling Avenue and North Queen Street
Ward: Etobicoke-Lakeshore (3)
Owner (Applicant): Mario Ostojic (Bousfields Inc.)
Site area: Approximately 0.28 hectares (0.68 acres)
Existing uses: Restaurant and butcher



CONVERSION REQUEST

Submission Date: August 3, 2021

Proposal: Request to redesignate all of the lands to *General Employment Areas* to permit restaurant, retail, service and fitness centre 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 Zone (E 1.0) in City of Toronto
Zoning By-law 569-2013

SITE CONTEXT AND ADJACENT USES

North: Retail and service

South: Retail, service and fitness centre

East: Automobile repair and retail

West: Printer

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. 129 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 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 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.