

## Attachment 5: Preliminary Assessments of *Employment Area* Conversion Requests (Group 4)

**Table 1: List of Preliminary Assessments of Employment Area Conversion Requests in Group 4**

<b>Request</b>	<b>Municipal Address</b>	<b>Ward</b>	<b>Page</b>
018A	1760 Ellesmere Road	Scarborough Guildwood (24)	2
Dupont Street	1000–1060, 1100–1136, & 1170–1292 Dupont Street	Davenport (9)	5
098B	44-88 Colville Road	York South-Weston (5)	9
Picture Mount Dennis	915-945 Weston Road	York South-Weston (5)	12

## PRELIMINARY ASSESSMENT OF CONVERSION REQUEST NO. 018A

**Address:** 1760 Ellesmere Road

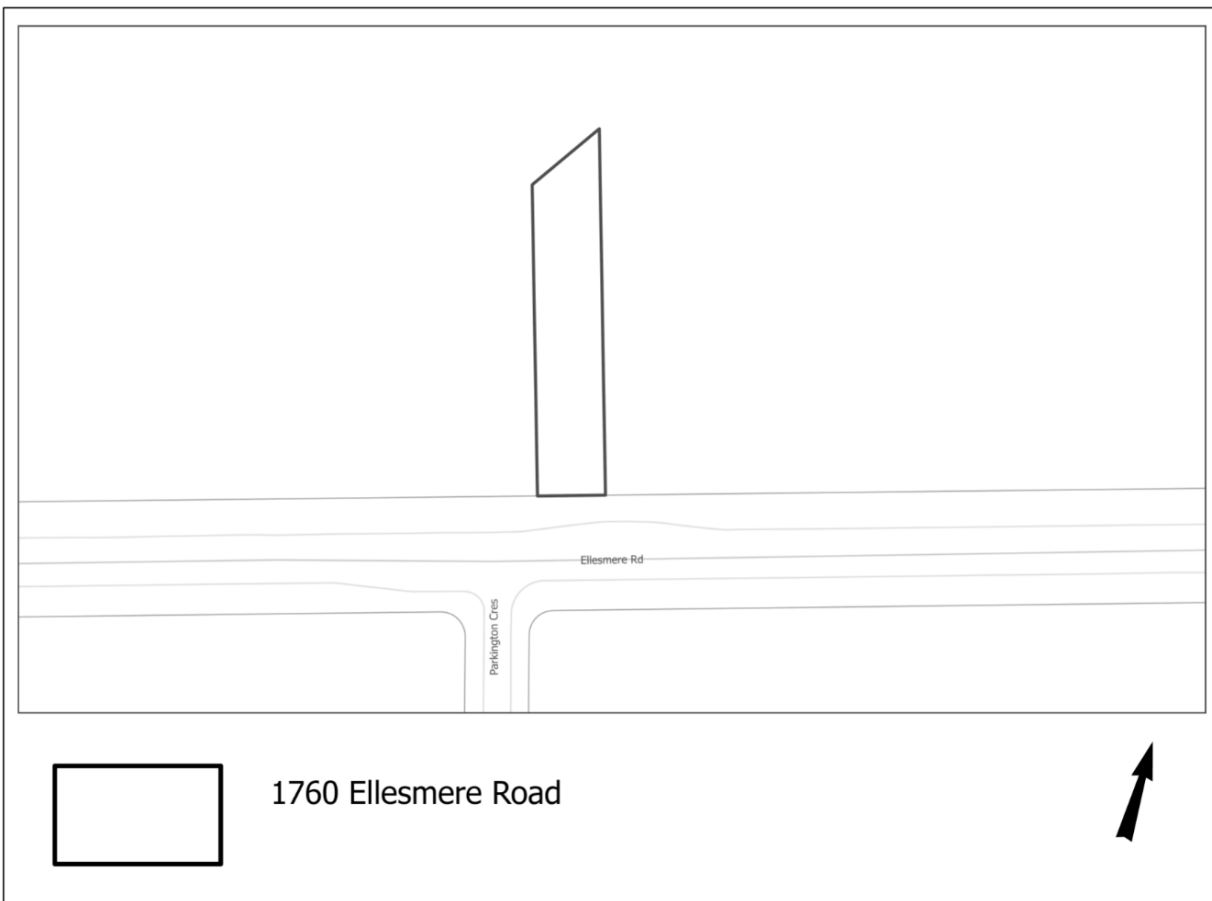
**General area:** McCowan Road and Ellesmere Road

**Ward:** Scarborough Guildwood (24)

**Owner (Applicant):** Charles Antony

**Site area:** Approximately 0.22 ha (0.56 acre)

**Existing uses:** One-storey retail building occupied by Canbe Foods Inc. with surface parking on the north, south and west portions of the site.



## OFFICIAL PLAN AND ZONING FRAMEWORK

<b>Urban Structure:</b>	<i>Employment Areas</i> (Map 2)
<b>Designation(s):</b>	<i>General Employment Areas</i> (Map 19)
<b>Area Specific Policies:</b>	N.A.
<b>Zoning By-law:</b>	Industrial Zone (M) in the Former City of Scarborough Zoning By-law 24982

## SITE CONTEXT AND ADJACENT USES

<b>North:</b>	TTC McCowan Yard
<b>South:</b>	Low-rise residential
<b>East:</b>	One-storey commercial building occupied by Sheridan Nurseries with open storage on the northeast and surface parking on the southeast portions of the site; further east is a place of worship, and multiple one-storey buildings, consisting of a variety of industrial uses
<b>West:</b>	One-storey vacant building that was previously occupied by a dry cleaning company. Further west is a Toronto Community Living site, a mixed-use building, and a 19-storey and a 25-storey residential buildings

## PRELIMINARY ASSESSMENT – DRAFT DIRECTION FOR CONSULTATION

Although the Municipal Comprehensive Review (MCR) has not been completed, including the required Land Needs Assessment, and public consultation, staff have undertaken a preliminary assessment of Conversion Request No. 018A 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:

- 1774 Ellesmere Road Street [Conversion Request No. 018]

### Conversion and Removal Policies

The review of conversion requests requires careful consideration and is being conducted by applying the Official Plan Conversion and Removal Policies for *Employment Areas*. Staff are assessing proposed conversions of *Employment Area* lands, both cumulatively and individually, by considering whether: there is a demonstrated need for the conversion(s) to meet the 2019 Growth Plan population

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

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

### **Issues Identified**

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

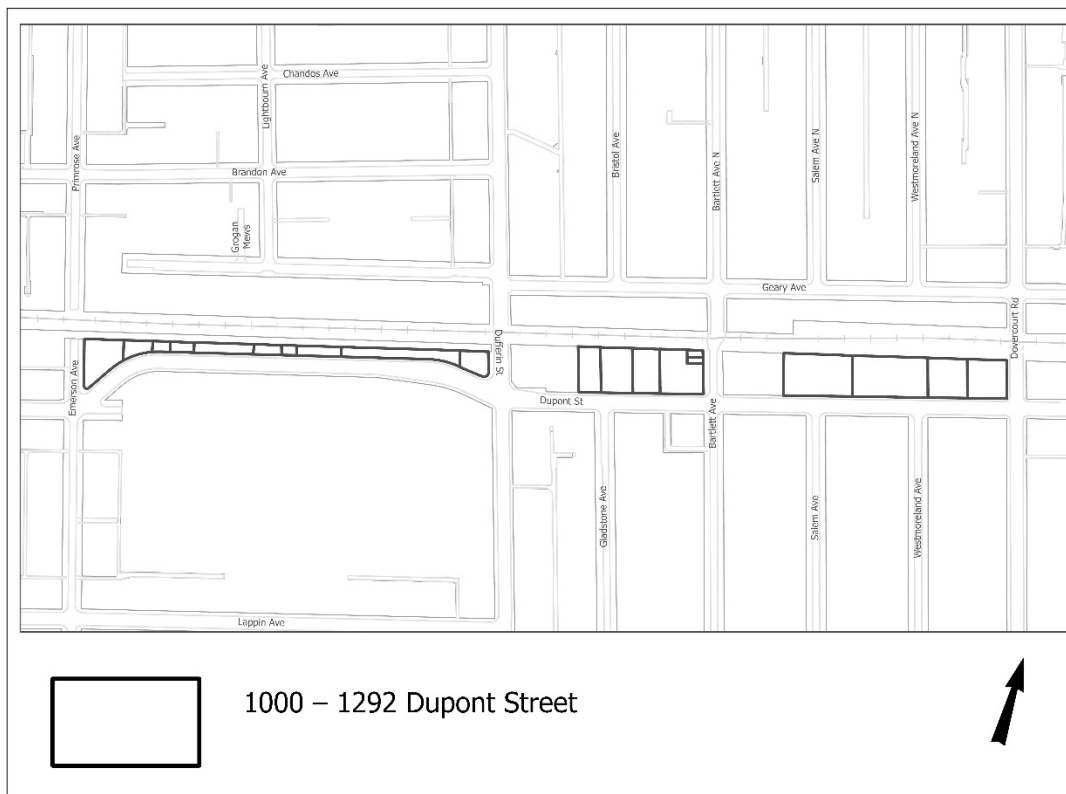
- Adjacency to McCowan TTC Rail Yard;
- Ability to provide appropriate buffering and/or separation of employment uses from sensitive land uses, including residential;
- Ability to provide stable and productive operating environment for existing and new businesses and their economic activities;
- Cumulative impact of multiple conversion requests on the overall viability of the Employment Area and its planned function;
- Provision of a variety of land parcel sizes to accommodate a range of permitted employment uses; and
- Other issues that may arise as a result of further review and stakeholder engagement.

### **Preliminary Assessment**

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

## PRELIMINARY ASSESSMENT OF EMPLOYMENT AREAS ON DUPONT STREET

- Address:** 1000–1060, 1100–1136, & 1170–1292 Dupont Street
- General area:** Dupont Street between Dovercourt Road and Emerson Avenue
- Ward:** Davenport (9)
- Owner (Applicant):** Various owners including 1338940 Ontario LTD., Weiner Electric LTD., Marbot Holdings Inc., 1162003 Ontario LTD., 1362617 Ontario Inc., etc
- Site area:** Approximately 2.09 ha (5.16 acres)
- Existing uses:** Industrial – occupied by multiple (approx. 40) buildings between Emerson Avenue and Dovercourt Road along the north side of Dupont. The majority of the buildings are service employment or light scale industrial, including a gas station, self-storage, construction supply businesses, Rogers Communications telecommunication facility, an artist workshop, and retail.



## OFFICIAL PLAN AND ZONING FRAMEWORK

<b>Urban Structure:</b>	<i>Employment Areas (Map 2)</i>
<b>Designation(s):</b>	<i>Core Employment Areas (Map 17)</i>
<b>Area Specific Policies:</b>	N.A.
<b>Zoning By-law:</b>	Industrial District (I1 D2 and I2 D2) Former City of Toronto Zoning By-law 438-86  Employment Industrial (E 2.0 (x262)) and Employment Light Industrial (EL 2.0, EL 2.0 (x36), EL 2.0 (x114), EL 2.0 (x122), EL 2.0 (x123), EL 2.0 (x124), EL 2.0 (x125)) in the City of Toronto Zoning By-law 569-2013

## SITE CONTEXT AND ADJACENT USES

<b>North:</b>	Canadian Pacific Rail Line (further north: 1 to 2 storey industrial and warehousing buildings, including metal fabrication and costume manufacturing, restaurants, automobile shops, window manufacturers, retail along Geary Avenue)
<b>South:</b>	2 to 3-storey detached, semi-detached and townhouse dwellings, studio space, and the approved redevelopment of Galleria Mall currently under construction, which would include retail/office and residential uses (further south: residential dwellings)
<b>East:</b>	Light industrial uses along the north side of Dupont Street, 2 to 3-storey detached, semi-detached dwellings and a place of worship on the south side of Dupont Street (further east: industrial uses)
<b>West:</b>	2 storey semi-detached dwellings, art gallery, and a music studio space (further west: tower apartment buildings with retail at grade)

## 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 the area based on the applicable policy framework and local context.

On July 14, 2021, City Council in consideration of Geary Works, adopted recommendation 13 which directed City Staff to consider the conversion of the areas south of Geary Avenue, fronting the north side of Dupont Street from Emerson Avenue to Dovercourt Road from *Core* to *General Employment Areas*, as part of the current MCR <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.PH24.1>

## **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 include 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 redevelopment of Galleria Mall will open that site up along Dupont Street, providing more of a mixed used context in the area along the street, between Emerson Avenue and Dufferin Street;
- The cumulative impact of multiple conversion requests on the overall viability of the Employment Area and its planned function and variety of jobs;
- Sufficiency of lands, for both current and future needs, for economic functions such as production, manufacturing, distribution and warehousing;
- 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;
- Noise, vibration, and safety issues from the railway corridor immediately north of the lands; and,
- Other issues that may arise as a result of further review and stakeholder engagement.

## **Preliminary Assessment**

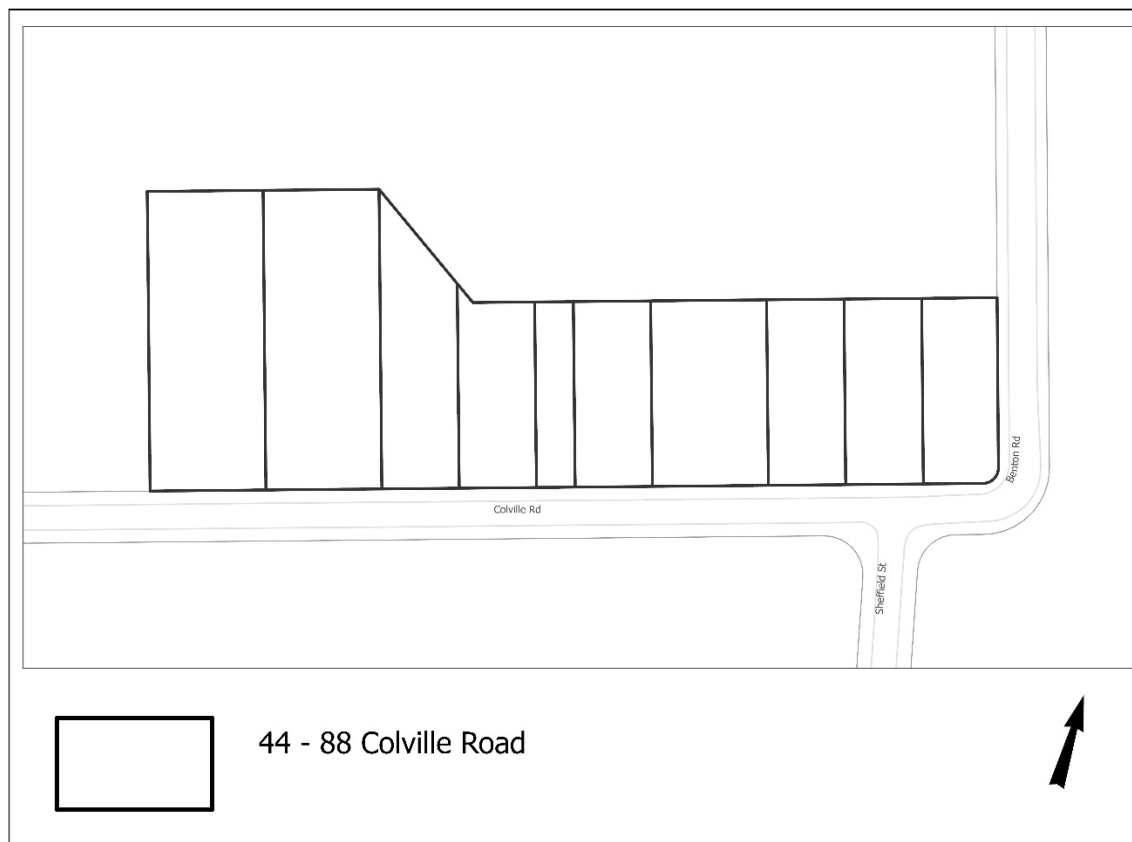
Based on staff's preliminary review, the lands on the north side of Dupont Street designated *Core Employment Areas* between Emerson Avenue and Dufferin Street

could be converted to *General Employment Areas* upon the completion of the MCR and provided that the above issues and any other identified issues are resolved to the City's satisfaction. The remainder of the area should be retained as *Core Employment Areas*.



## PRELIMINARY ASSESSMENT OF CONVERSION REQUEST NO. 098B

<b>Address:</b>	44-88 Colville Road
<b>General area:</b>	Lawrence Avenue West and Keele Street
<b>Ward:</b>	York South-Weston (5)
<b>Owner:</b>	Multiple owners including Penguin (SmartCentres), Colvli Limited and LD Property Alliance Ltd
<b>Site area:</b>	Approximately 2.94 hectares (7.26 acres)
<b>Existing uses:</b>	Retail, manufacturing, cleaning equipment supplier, vacant buildings for lease and furniture retail



## OFFICIAL PLAN AND ZONING FRAMEWORK

<b>Urban Structure:</b>	<i>Employment Areas</i> (Map 2)
<b>Designation(s):</b>	<i>Core Employment Areas</i> (Map 17)
<b>Area Specific Policies:</b>	N.A.
<b>Zoning By-law:</b>	Employment Industrial Zone (E 1.0) in the City of Toronto Zoning By-law 569-2013

## SITE CONTEXT AND ADJACENT USES

<b>North:</b>	Place of worship, retail (Smart Centres North Park Plaza) and residential beyond
<b>South:</b>	Place of worship, moving and storage services, retail, contracting services, waste management services and employment uses beyond
<b>East:</b>	Warehouse, with Metrolinx rail corridor and residential beyond
<b>West:</b>	Place of worship and manufacturing, fitness, retail and auto services beyond (Site Plan Approval Application No. 18 163569 WET 12 SA proposes the construction of a commercial retail store in the existing North Park Shopping Plaza)

## PRELIMINARY ASSESSMENT – DRAFT DIRECTION FOR CONSULTATION

Although the Municipal Comprehensive Review (MCR) has not been completed, including the required Land Needs Assessment and public consultation, staff have undertaken a preliminary assessment of Conversion Request No. 098B based on the applicable policy framework and local context.

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>

On March 25, 2022, Planning and Housing Committee adopted a motion to request City staff to expand the preliminary review of Conversion Requests No. 098 and 098A to include lands located to the south at 44-88 Colville Road for consideration of a redesignation from *Core Employment Areas* to *General Employment Areas*: 44-88 Colville Road.  
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.PH32.8>

## **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;
- 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 LANDS IN PICTURE MOUNT DENNIS

- Address:** 915-945 Weston Road
- General area:** Eglinton Avenue West and Weston Road
- Ward:** York South-Weston (5)
- Owner:** Multiple owners including 329772 Ontario Ltd, 2715047 Ontario Inc and TKFV Holdings Ltd
- Site area:** Approximately 0.68 hectares (1.67 acres)
- Existing uses:** Three automobile repair facilities; a 2-storey building comprised of a place of worship, kitchen supply retail and restaurant uses; a 2-storey mechanical insulation and service operation and a retail establishment (food)



## OFFICIAL PLAN AND ZONING FRAMEWORK

<b>Urban Structure:</b>	<i>Employment Areas</i> (Map 2)
<b>Designation(s):</b>	<i>General Employment Areas</i> (Map 17)
<b>Area Specific Policies:</b>	Chapter 7 SASP 53 – Mount Dennis Area
<b>Zoning By-law:</b>	Commercial Employment Zone (CE) in the Former City of York Zoning By-law No. 1-83 and S16(233)

## SITE CONTEXT AND ADJACENT USES

<b>North:</b>	Metrolinx and CP Freight rail corridor, with Black Creek Drive and recreational uses beyond.
<b>South:</b>	Low scale residential, retail and service uses.
<b>East:</b>	The Black Creek Drive and Weston Road intersection, with Metrolinx and CP Freight rail corridor and employment uses beyond.
<b>West:</b>	Vacant lands (Official Plan and Zoning By-law Amendment Application No. 21 228762 WET 05 OZ proposes an 11-storey residential building on 955-975 Weston Road).

## PRELIMINARY ASSESSMENT – DRAFT DIRECTION FOR CONSULTATION

Although the Municipal Comprehensive Review (MCR) has not been completed, including the required Land Needs Assessment and public consultation, staff have undertaken a preliminary assessment of the area based on the applicable policy framework and local context.

### Picture Mount Dennis Planning Framework Study

The Picture Mount Dennis Planning Framework Study was initiated in 2016 and the City's consultants submitted a final study report in December 2021 to address land use, urban design, public realm and mobility, cultural heritage, the environment and infrastructure. Recommendation 3 of the report states:

"As the City of Toronto is currently undertaking a Municipal Comprehensive Review process, known as "Our Plan Toronto", the *General Employment Areas* lands municipally known as 915-945 Weston Road should be considered for the introduction of other uses, including residential uses, through the MCR process and including further consultation." <https://www.toronto.ca/wp-content/uploads/2021/12/8d32-CityPlanning-Picture-Mount-Dennis-Planning-Framework-Final-Report.pdf>

## **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 emerging policy framework being developed through the Picture Mount Dennis Planning Framework local planning study that plans for intensification and growth in residents and jobs;
- Provision of a variety of land parcel sizes to accommodate a range of permitted 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
- Noise, vibration, and safety issues from the abutting railway corridor to the north;
- Displacement of employment types that may not be successfully integrated into a mixed use development that includes sensitive uses on site;
- The consideration of existing employment uses on the lands and compatibility and mitigation measures appropriate with the introduction of residential uses on 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.