

## Attachment 4: Preliminary Assessment Chapter 7 Site and Area Specific Policies for Consultation

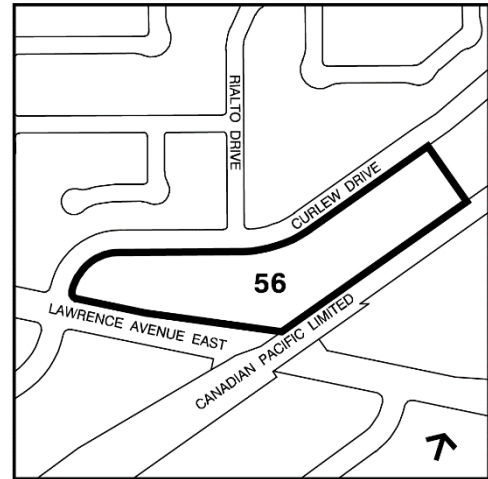
	SASP	Addresses	Ward(s)	Page
1	56	61-89 Curlew Drive (excluding # 74) and 1244, 1250 and 1260 Lawrence Ave East	Don Valley East	3
2	57	West Side of Eugene St	Eglinton-Lawrence	4
3	58	1-33 Connie St (odd numbers) and 80, 90, 99, 100 Floral Parkway	York South-Weston	5
4	79	Pellatt Ave	York South-Weston	6
5	104	Lands Bounded by Steeles Ave, Kennedy Rd, Passmore Ave and Midland Ave, and Along Midland Ave, Finch Ave, Kennedy Rd and McNicoll Ave Frontages, South of Passmore Ave	Scarborough-Agincourt	7
6	130	West Side of Markham Rd, South of Milner Ave	Scarborough North	9
7	137	East Side of Tapscott Rd, North of the Hydro One Right-of-Way	Scarborough North	10
8	146	1450 and 1500 O'Connor Drive	Beaches-East York	11
9	148	86 Overlea Boulevard	Don Valley West	13
10	154	<ul style="list-style-type: none"> <li>• Lands Located South of Eileen Ave, East of Gailmort Pl</li> <li>• Lands Located East of Keele St, Between Lavander Rd and Hillary Ave</li> <li>• Lands Located on the West Side of Bronoco Ave Between Alessia Circle and North of Summit Ave</li> <li>• Certain Lands Located on the West Side of Gilbert Av</li> <li>• Certain Lands Within the Blocks Bounded by Queen St East, Boston Ave, Logan St and 1st Ave</li> <li>• Lands Within the Miller St and Lindler St Area</li> <li>• Lands Located on the West Side of Caledonia Rd Between St. Clair Ave West and Lambert Ave</li> <li>• North Side of Geary Ave Between Dovercourt Rd and Ossington Ave</li> <li>• Lands Generally Adjacent to the South Side of the Tracks Between Brock Ave and Queen St West</li> <li>• Lands Located Adjacent to Jenet Rd and the East Side of Wade Ave Lands Adjacent to the East Side of the CNR Tracks Between Whylock Ave and North of Dublin St</li> <li>• Lands Located East of Sorauren Ave, South of Dundas St West</li> <li>• Lands Located Adjacent to the Tracks North East of Dundas St West, South of Golden Ave</li> <li>• 29-51 Florence St</li> <li>• 53 Colgate Avenue</li> </ul>	Parkdale-High Park; York South-Weston; Davenport; and Toronto-Danforth	14

	<b>SASP</b>	<b>Addresses</b>	<b>Ward(s)</b>	<b>Page</b>
11	163	918 Palmerston Ave	University- Rosedale	34
12	190	42-120 and 59-125 Logan Ave, 22-108 and 31-111 Morse St, 26-88 and 63-103 1/2 Carlaw Ave and 523- 549 Eastern Ave	Toronto- Danforth	35
13	255	2 Lightbourn Ave	Davenport	37
14	419	362 Wallace Ave	Davenport	38

## In-force SASP 56

56. 61-89 Curlew Drive (excluding # 74) and 1244, 1250 and 1260 Lawrence Ave East

- a) A maximum density of 1.0 times the lot area is permitted for office uses.
- b) Retail and service commercial uses, other than accessory uses, are not permitted.
- c) Residential uses are permitted.



### SASP 56 – Draft Revisions

Land Use Designation		Site & Area Specific Policy	
In-force	Draft Revision(s)	In-force	Draft Revision(s)
Core EA*1	<ul style="list-style-type: none"> <li>• redesignate 59-89 Curlew Dr. to <i>Neighbourhoods</i></li> <li>• redesignate 1244-1260 Lawrence Ave E to <i>General EA</i></li> </ul>	See above	Delete SASP 56 in its entirety

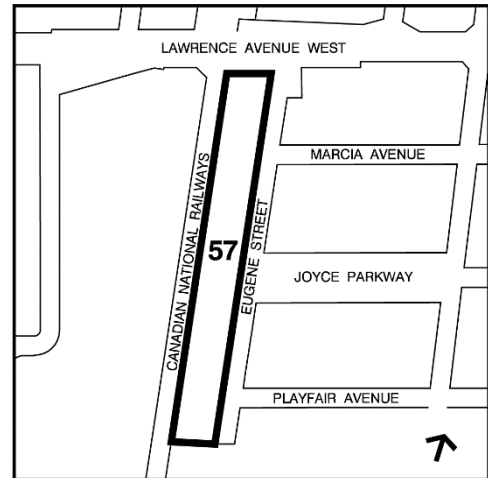
\*1 EA = *Employment Areas*

Preliminary Rationale
<p>The Curlew Drive properties are not vacant, include a private school and place of worship and have recently been developed with low scale residential dwellings. These uses conform with the <i>Neighbourhoods</i> policies and this designation is appropriate given the surrounding context of the lands. The SASP is no longer needed to guide future development of the lands once redesignated to <i>Neighbourhoods</i>.</p> <p>The Lawrence Ave properties are not vacant and developed with office, restaurant and retail uses. These uses conform with the <i>General Employment Areas</i> designation, which is appropriate given the location of the lands on a major Rd. The deletion of SASP 56 on the <i>Employment Areas</i> lands would remove permissions for residential uses.</p> <p>The draft revisions conform to Growth Plan Policy 2.2.5.7 which requires the City to prohibit residential uses on lands designated <i>Employment Areas</i>.</p>

## In-force SASP 57

### 57. West Side of Eugene Street

- a) A maximum density of 1.0 times the lot area is permitted for office uses.
- b) Retail and service commercial uses, other than accessory uses, are not permitted.
- c) Housing and live/work uses are permitted in buildings which have a similar height, scale and built form to that which exists on the east side of Eugene Street.



### SASP 57 – Draft Revisions

Land Use Designation		Site & Area Specific Policy	
In-force	Draft Revision(s)	In-force	Draft Revision(s)
Core EA* <sup>1</sup>	<ul style="list-style-type: none"> <li>• No change</li> </ul>	See above	Delete SASP 57 in its entirety

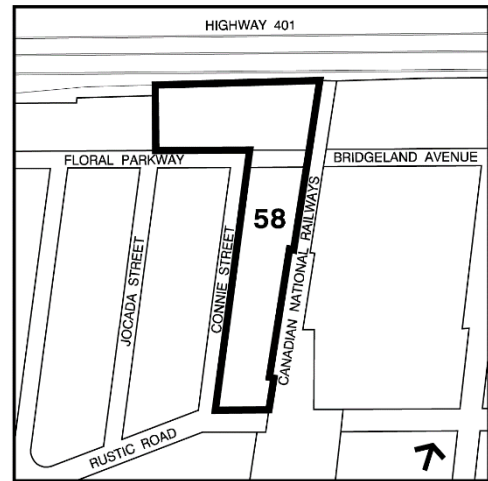
\*<sup>1</sup> EA = *Employment Areas*

Preliminary Rationale
<p>The properties on the west side of Eugene Street are not vacant and generally developed with non-residential uses from auto-shops to manufacturing type uses. These uses conform with the <i>Core Employment Areas</i> designation.</p> <p>There also appear to be some house form buildings within this area, as well as the possibility of second storey residential above a small number of non-residential buildings.</p> <p>The deletion of SASP 57 on the <i>Employment Areas</i> lands would remove permissions for residential uses. Any existing residential uses would become legal non-conforming uses.</p> <p>The draft revisions conform to Growth Plan Policy 2.2.5.7 which requires the City to prohibit residential uses on lands designated <i>Employment Areas</i>.</p>

## In-force SASP 58

58. 1-33 Connie Street (odd numbers) and 80, 90, 99, 100 Floral Parkway

- a) Housing and live/work uses are permitted in buildings which have a similar height, scale and built form to that which exists on the west side of Connie Street and the south side of Floral Parkway.



**SASP 58 – Draft Revisions**

Land Use Designation		Site & Area Specific Policy	
In-force	Draft Revision(s)	In-force	Draft Revision(s)
Core EA*1	<ul style="list-style-type: none"> <li>No change</li> </ul>	See above	Delete SASP 58 in its entirety

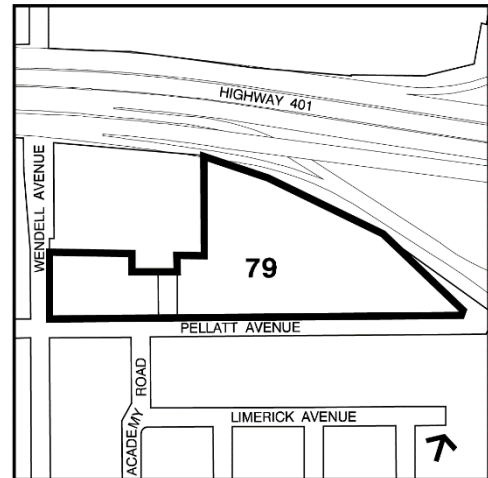
\*1 EA = *Employment Areas*

<b>Preliminary Rationale</b>
<p>The properties on Floral Parkway are not vacant and generally developed with non-residential uses. These uses conform with the <i>Core Employment Areas</i> designation.</p> <p>The properties on Connie Street are not vacant and are generally developed with non-residential uses. There is an existing place of worship on Connie Street.</p> <p>The deletion of SASP 58 would remove permissions for residential uses on the <i>Core Employment Areas</i> lands.</p> <p>The draft revisions conform to Growth Plan Policy 2.2.5.7 which requires the City to prohibit residential uses on lands designated <i>Employment Areas</i>.</p>

## In-force SASP 79

### 79. Pellatt Avenue

Residential uses and live/work uses are permitted in buildings having a similar height, scale and built form to those existing on the south side of Pellatt Avenue.



### SASP 79 – Draft Revisions

Land Use Designation		Site & Area Specific Policy	
In-force	Draft Revision(s)	In-force	Draft Revision(s)
Core EA* <sup>1</sup>	<ul style="list-style-type: none"> <li>redesignate 123-129 Wendell Avenue, 234-240 Pellatt Avenue and 3 Antoni Place to <i>Neighbourhoods</i></li> </ul>	See above	Delete SASP 79 in its entirety

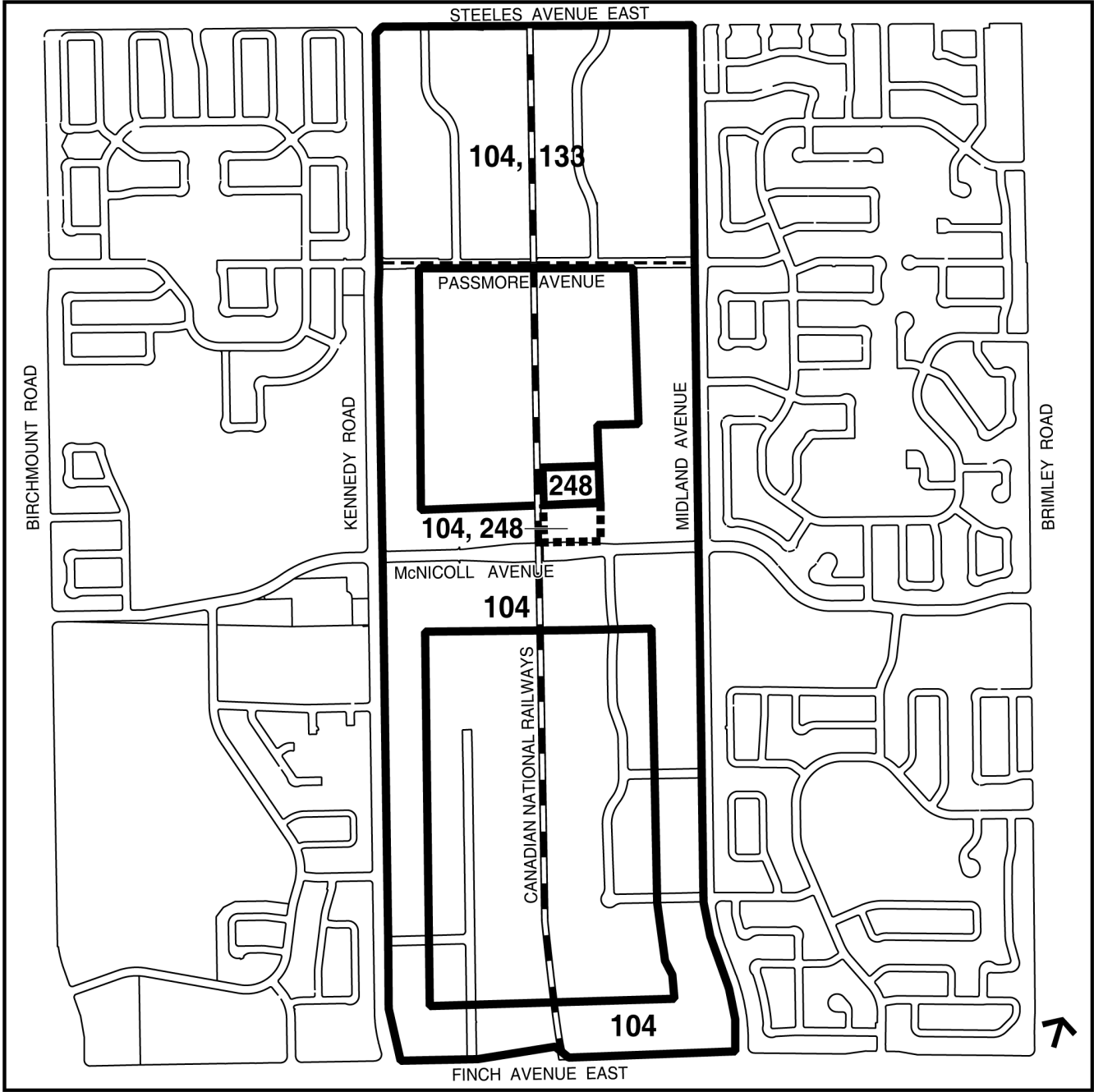
\*<sup>1</sup> EA = *Employment Areas*

Preliminary Rationale
<p>The properties within SASP 79 on Wendell Avenue, 234-240 Pellatt Avenue and 3 Antoni Place are house form residential buildings that are similar to the <i>Neighbourhoods</i> designation to the south and the west. They also do not abut the highway (Highway 401 and the off ramp to Highway 400).</p> <p>The remainder of the properties in the SASP, 184-230 Pellatt Avenue, appears to be made up of house form buildings in the front, with employment or light industrial to the rear of the site. These rear of these properties abut the Highway 401 offramp to Highway 400. Should SASP 79 be deleted as recommended, such that residential uses are not permitted, any existing residential uses would be considered legal non-conforming.</p> <p>The draft revisions conform to Growth Plan Policy 2.2.5.7 which requires the City to prohibit residential uses on lands designated <i>Employment Areas</i>.</p>

**In-force SASP 104**

104. Lands Bounded by Steeles Avenue, Kennedy Road, Passmore Avenue and Midland Avenue, and Along Midland Avenue, Finch Avenue, Kennedy Road and McNicoll Avenue Frontages, South of Passmore Avenue

- a) Business and trade schools, libraries, fraternal organizations, long term care facilities, recreational uses and places of worship are permitted.



## SASP 104 – Draft Revisions

Land Use Designation		Site & Area Specific Policy	
In-force	Draft Revision(s)	In-force	Draft Revision(s)
<i>General and Core EA</i> <sup>*1</sup>	<ul style="list-style-type: none"> <li>redesignate 2020 McNicoll Avenue, 2030 McNicoll Avenue and 300 Silver Star Blvd to <i>Institutional Areas</i></li> </ul>	See above	<ul style="list-style-type: none"> <li>remove the words "long term care facilities" from SASP 80 a)</li> <li>Add a SASP for 300 Silver Star Blvd re: proximity to rail</li> </ul>

\*1 EA = *Employment Areas*

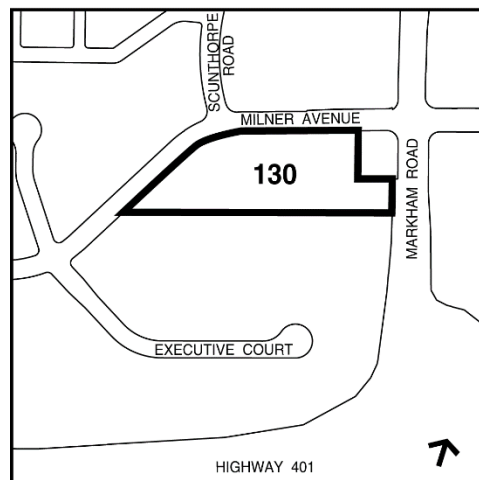
<b>Preliminary Rationale</b>
<p>Note: SASP 104 does not apply to north of Passmore Avenue as a result of Official Plan Amendment 321, brought into force by LPAT Order dated March 22, 2019 (PL170028). The above mapping has not yet been consolidated to reflect this change in the SASP boundary.</p> <p>The properties within this SASP are generally employment type uses. There are three properties that are either long term care facilities or health care facilities at 2020 McNicoll Avenue (Mon Sheong Court), 2030 McNicoll Avenue (Mon Sheong Scarborough Long-Term Care Centre) and 300 Silver Star Boulevard (Caresfirst Seniors &amp; community Services)</p> <p>Removing the words "long term care facilities" from the SASP would prohibit residential uses on these <i>Employment Areas</i>. A redesignation of the three properties that are existing long term care facilities or health care facilities to <i>Institutional Areas</i> would be appropriate.</p> <p>A SASP should be added to 300 Silver Star Boulevard with regards to addressing rail safety issues due to the adjacency to the Metrolinx rail corridor.</p> <p>The draft revisions conform to Growth Plan Policy 2.2.5.7 which requires the City to prohibit residential uses on lands designated <i>Employment Areas</i>.</p>



## In-force SASP 130

### 130. West Side of Markham Road, South of Milner Avenue

- a) Senior citizen's housing and ancillary facilities, including recreational and convenience commercial facilities, are permitted.



### SASP 130 – Draft Revisions

Land Use Designation		Site & Area Specific Policy	
In-force	Draft Revision(s)	In-force	Draft Revision(s)
Core EA* <sup>1</sup>	<ul style="list-style-type: none"> <li>redesignate to <i>Institutional Areas</i></li> </ul>	See above	No change

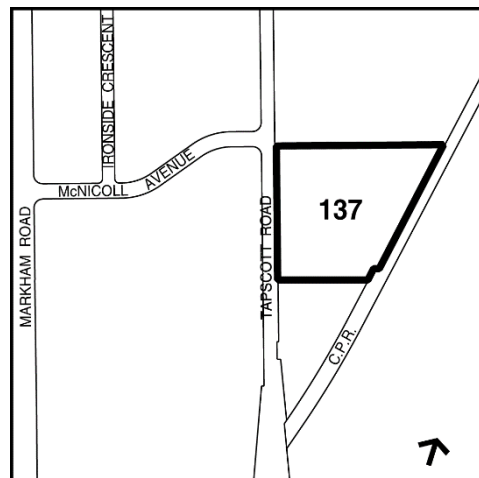
\*<sup>1</sup> EA = *Employment Areas*

Preliminary Rationale
<p>The subject lands consist of a retirement community in a 10 storey building, a Montessori school and a church.</p> <p>Redesignation of the lands would allow for the retirement community to potentially expand.</p> <p>The draft revisions conform to Growth Plan Policy 2.2.5.7 which requires the City to prohibit residential uses on lands designated <i>Employment Areas</i>.</p>

## In-force SASP 137

137. East Side of Tapscott Road, North of the Hydro One Right-of-Way

- a) The use of the existing heritage building will be restricted to the continuation of residential uses and/or office uses in conjunction with *Employment Areas* uses.



### SASP 137 – Draft Revisions

Land Use Designation		Site & Area Specific Policy	
In-force	Draft Revision(s)	In-force	Draft Revision(s)
Core EA*1	No change	See above	Remove ""the continuation of residential uses and/or"" from the SASP

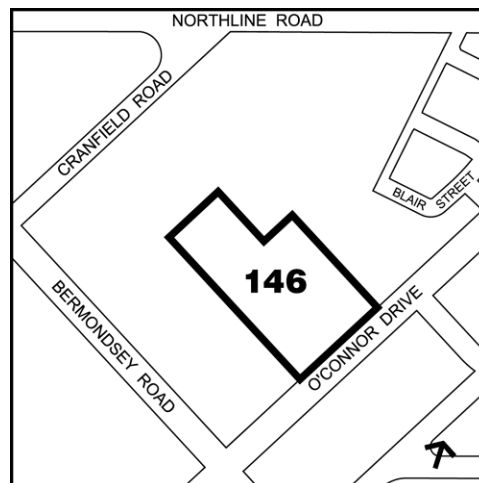
\*1 EA = *Employment Areas*

Preliminary Rationale
<p>The subject lands consist of a steel manufacturing company and a heritage building.</p> <p>The heritage building does not appear to have residential uses based on a site visit.</p> <p>As the residential uses do not appear to be continued, removal of the words ""the continuation of residential uses and/or"" from the SASP as it relates to the heritage house is recommended.</p> <p>The draft revisions conform to Growth Plan Policy 2.2.5.7 which requires the City to prohibit residential uses on lands designated <i>Employment Areas</i>.</p>

## In-force SASP 146

### 146. 1450 and 1500 O'Connor Drive

- a) Residential uses are permitted by way of an amendment to the Zoning By-law:
- i) to a depth of 90 metres from O'Connor Drive. However, where a 90 metre depth renders the remainder of lands undevelopable a depth of up to 140 metres may be considered;
  - ii) to a maximum height of 4 stories. Residential buildings which exceed 3 stories are to be designed with no windows on any floor higher than the 3rd floor on the north façade overlooking the industrial area;
  - iii) provided that no industrial uses are allowed to locate within any buildings containing residential units;
  - iv) provided that adequate measures are taken to protect the inhabitants from the noise, vibration and odour impacts of industrial uses;
  - v) provided that residential uses be subject to appropriate screening and buffering from nearby industrial land uses;
  - vi) provided that any traffic from the proposed residential uses not conflict with the operations of existing industrial uses;
  - vii) provided that residential uses meet Ministry of the Environment (MOE) Guidelines for Land Use Compatibility;
  - viii) provided that industrial sound levels do not exceed Ministry of the Environment (MOE) Guidelines for Environmental Noise at the residential receptor (LU-131); and
  - ix) provided that residential buildings be designed with a high level of urban design and be oriented to the street with no direct access or parking areas adjacent to the O'Connor Drive street frontage.
- b) Commercial and institutional uses are permitted.



## SASP 146 – Draft Revisions

Land Use Designation		Site & Area Specific Policy	
In-force	Draft Revision(s)	In-force	Draft Revision(s)
<i>General EA</i> *1	redesignate to <i>Neighbourhoods</i>	See above	No change

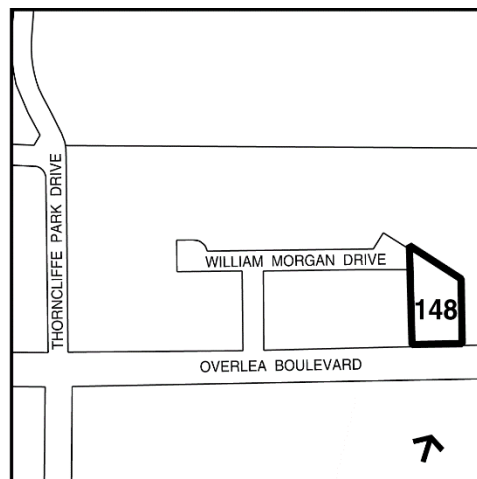
\*1 EA = *Employment Areas*

<b>Preliminary Rationale</b>
<p>The SASP residential permission for low scale buildings up to four storeys is consistent with the <i>Neighbourhoods</i> designation. The SASP provides direction with respect to the development of these lands in direct proximity to the abutting <i>Employment Area</i>.</p> <p>The draft revisions conform to Growth Plan Policy 2.2.5.7 which requires the City to prohibit residential uses on lands designated <i>Employment Areas</i>.</p>

## In-force SASP 148

148. 86 Overlea Boulevard

- a) The following additional uses are permitted on the lands:
- i) uses ancillary to administration headquarters, a chapel and a museum;
  - ii) a maximum 20 student theological seminary; and
  - iii) one residential suite intended for the exclusive use by the religious and administrative chief of the church using these premises as its administrative headquarters.



### SASP 148 – Draft Revisions

Land Use Designation		Site & Area Specific Policy	
In-force	Draft Revision(s)	In-force	Draft Revision(s)
<i>General EA</i> *1	No change	See above	Delete SASP 148

\*1 EA = *Employment Areas*

Preliminary Rationale
<p>The building on this site currently serves as a Place of Worship and a Theological Academy. The SASP allows for one residential suite intended for the exclusive use by the religious and administrative chief of the church using these premises as its administrative headquarters.</p> <p>A minor variance, approved in 2004, allowed for: 24 bedrooms for theological students, a residential unit for the dean and five one-bedroom residential units for married theological students, visiting professors and ancillary staff.</p> <p>The two properties immediately west of the site are also Places of Worship.</p> <p>Deleting SASP 148 will result in residential uses not being permitted on lands designated <i>General Employment Areas</i>. The existing residential uses, approved through a minor variance application, will continue to be permitted through zoning.</p> <p>The draft revisions conform to Growth Plan Policy 2.2.5.7 which requires the City to prohibit residential uses on lands designated <i>Employment Areas</i>.</p>

## In-force SASP 154

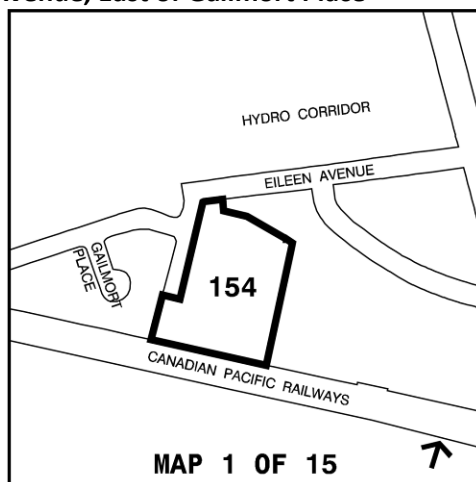
154. Lands Located South of Eileen Avenue, East of Gailmort Place  
Lands Located East of Keele Street, Between Lavander Road and Hillary Avenue<sup>1</sup>  
Lands Located on the West Side of Bronoco Avenue Between Alessia Circle and North of Summit Avenue  
Certain Lands Located on the West Side of Gilbert Avenue  
Certain Lands Along the North Side of Hopewell Avenue<sup>3</sup>  
Certain Lands Within the Blocks Bounded by Queen Street East, Boston Avenue, Logan Street and 1<sup>st</sup> Avenue  
Both Sides of Mulock Street Between Junction Road and Lloyd Avenue and East Side of Keele Street between Junction Road and North of Hirons Street<sup>2</sup>  
Lands Within the Miller Street and Lindler Street Area  
Lands Located on the West Side of Caledonia Road Between St. Clair Avenue West and Lambert Avenue  
North Side of Geary Avenue Between Dovercourt Road and Ossington Avenue  
Lands Generally Adjacent to the South Side of the Tracks Between Brock Avenue and Queen Street West  
Lands Located Adjacent to Jenet Road and the East Side of Wade Avenue  
Lands Adjacent to the East Side of the CNR Tracks Between Whylock Avenue and North of Dublin Street  
Lands Located East of Sorauren Avenue, South of Dundas Street West  
Lands Located Adjacent to the Tracks North East of Dundas Street West, South of Golden Avenue  
29-51 Florence Street
- a) A mix of employment and residential uses are permitted provided that:
- i) if the property is designated *Employment Areas*, the building will provide for a satisfactory living environment compatible with the employment uses in the building and adjacent area; or
  - ii) if the property is designated as any designation other than *Employment Areas*, the employment uses are restricted to those compatible with residential uses in terms of emissions, odour, noise and generation of traffic.

<sup>1</sup> not studied as entirety these lands is on lands designated *Neighbourhoods*

<sup>2</sup> not studied as the lands had been redesignated from *Employment Areas* to *Neighbourhoods* and SASP 154 was deleted through Official Plan Amendment 275

<sup>3</sup> not studied as the land use designation on these lands was studied through the Keele-St. Clair Planning Study

**Lands Located South of Eileen Avenue, East of Gailmort Place**



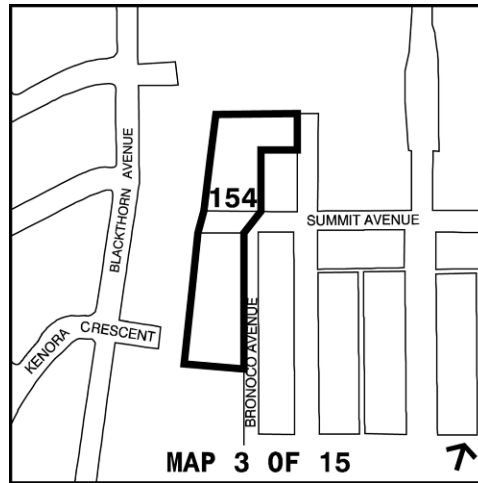
**SASP 154 Map 1 – Draft Revisions**

Land Use Designation		Site & Area Specific Policy	
In-force	Draft Revision(s)	In-force	Draft Revision(s)
<i>General EA</i> *1	<ul style="list-style-type: none"> <li>redesignate 165-185 Eileen Avenue to <i>Neighbourhoods</i></li> </ul>	See above	Delete SASP 154 from this map.

\*1 EA = *Employment Areas*

<b>Preliminary Rationale</b>
<p>The lands at 165-185 Eileen Avenue are subject to a rezoning application that proposes low scale housing consistent with the <i>Neighbourhoods</i> designation, and these lands are within the context of the surrounding <i>Neighbourhoods</i>.</p> <p>The lands at 201 Eileen Avenue are occupied by an <i>Employment Area</i> use and abut a rail corridor. A Conversion Request submission regarding the lands at 2 Scarlett Road and 201 Eileen Avenue is currently being reviewed as part of the City's Municipal Comprehensive Review.</p> <p>The draft revisions conform to Growth Plan Policy 2.2.5.7 which requires the City to prohibit residential uses on lands designated <i>Employment Areas</i>.</p>

**Lands Located on the West Side of Bronoco Avenue between Alessia Circle and North of Summit Avenue**



**SASP 154 Map 3 – Draft Revisions**

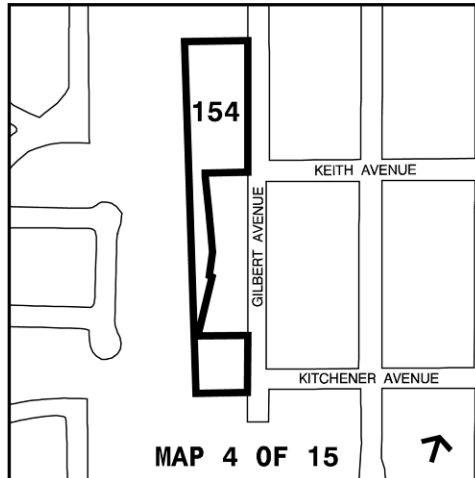
Land Use Designation		Site & Area Specific Policy	
In-force	Draft Revision(s)	In-force	Draft Revision(s)
<i>General EA*1 and Neighbourhoods</i>	<ul style="list-style-type: none"> <li>redesignate 150 Bronoco Avenue to <i>Neighbourhoods</i></li> </ul>	See above	<ul style="list-style-type: none"> <li>Remove SASP 154 for all properties designated <i>General Employment Areas</i></li> <li>Amend SASP 555 to limit the number of storeys to reflect the approved building</li> </ul>

\*1 EA = *Employment Areas*

<b>Preliminary Rationale</b>
<p>150 Bronoco Avenue is subject to SASP 555, which permits an apartment building provided that such uses are located a minimum of 25 metres from the nearest rail corridor, and provided that appropriate buffering and/or rail safety mitigation measures are incorporated into the development. SASP 154 should be deleted for this property, and the lands should be redesignated <i>Neighbourhoods</i>. SASP 555 should be amended to limit the height of the apartment building to 6 storeys.</p> <p>75 Summit Avenue, and 78-80 Summit Avenue are designated <i>General Employment Areas</i> and have non-residential uses. There are no residential uses in these buildings. SASP 154 should be deleted for these properties</p> <p>The draft revisions conform to Growth Plan Policy 2.2.5.7 which requires the City to prohibit residential uses on lands designated <i>Employment Areas</i>.</p>



**Certain Lands Located on the West Side of Gilbert Avenue**



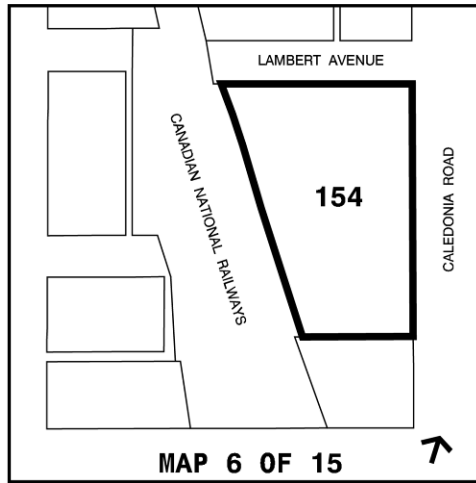
**SASP 154 Map 4 – Draft Revisions**

Land Use Designation		Site & Area Specific Policy	
In-force	Draft Revision(s)	In-force	Draft Revision(s)
Core and General EA*1, Neighbourhoods and Utility Corridors	<ul style="list-style-type: none"> <li>No change</li> </ul>	See above	Remove SASP 154 from the Core and General Employment Areas, retain SASP for Neighbourhoods and Utility Corridors

\*1 EA = Employment Areas

<b>Preliminary Rationale</b>
<p>The lands designated <i>General Employment Areas</i> are immediately north of 450 Gilbert Avenue to 498 Gilbert Avenue consist of employment uses. There are no residential uses on these lands. Residential permission should be removed from these lands through the removal of SASP 154 on these lands.</p> <p>The lands designated <i>Core Employment Areas</i> are located at 420 Gilbert Avenue. A 1-1 ½ - storey non-residential building is located at this address There are no residential uses on these lands. Residential permission should be removed from this address through the removal of SASP 154 on these lands.</p> <p>SASP 154 should be retained for the lands designated <i>Neighbourhoods</i> and <i>Utility Corridors</i> so that employment uses on these lands continue to be restricted to those compatible with residential uses in terms of emissions, odour, noise and generation of traffic.</p> <p>The draft revisions conform to Growth Plan Policy 2.2.5.7 which requires the City to prohibit residential uses on lands designated <i>Employment Areas</i>.</p>

**Lands Located on the West Side of Caledonia Road between St. Clair Avenue West and Lambert Avenue**



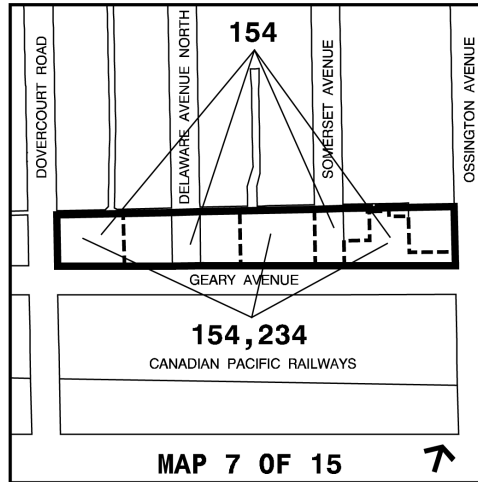
**SASP 154 Map 6 – Draft Revisions**

Land Use Designation		Site & Area Specific Policy	
In-force	Draft Revision(s)	In-force	Draft Revision(s)
<i>General EA</i> *1,	<ul style="list-style-type: none"> <li>Redesignate to <i>Mixed Use Areas</i></li> </ul>	See above	Remove SASP 154

\*1 EA = *Employment Areas*

<b>Preliminary Rationale</b>
<p>SASP 154 applies to the lands designated <i>General Employment Areas</i> at the addresses address 32, 34, 36 and 60 Caledonia Road.</p> <p>60 Caledonia Drive is currently occupied with a one storey building that has non-residential uses in the form of a cultural centre and a consulate on the Caledonia frontage. Along the Lambert Avenue frontage is a graphics sign manufacturer.</p> <p>32, 34 and 36 Caledonia Road are part of a development application at 1500-1536 St. Clair Avenue West and 20-36 Caledonia Road. The Official Plan Amendment and Zoning By-law amendment would permit two 16 and 18-storey mixed use buildings at 1500-1536 St. Clair Avenue West and 20-36 Caledonia Road. The Official Plan Amendment would redesignate the <i>Utility Corridors</i> lands immediately west of the lands affected by SASP 154 to <i>Mixed Use Areas</i>. Toronto and East York Community Council recommended approval of this application at its May 2022 meeting and City Council will consider the item at its June 2022 meeting.</p> <p>The lands designated as <i>General Employment Areas</i> should be redesignated to <i>Mixed Use Areas</i> and SASP 154 should be deleted from these lands.</p> <p>The draft revisions conform to Growth Plan Policy 2.2.5.7 which requires the City to prohibit residential uses on lands designated <i>Employment Areas</i>.</p>

**North Side of Geary Avenue between Dovercourt Road and Ossington Avenue**



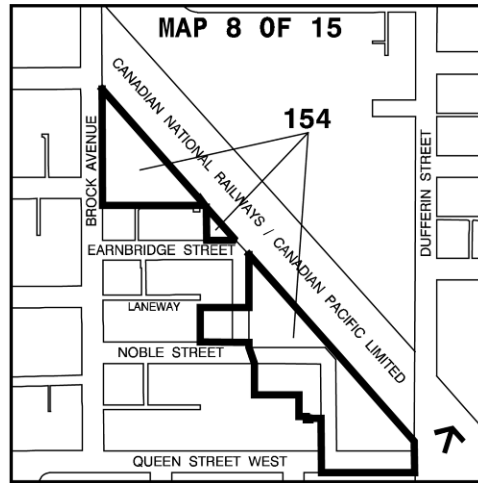
**SASP 154 Map 7 – Draft Revisions**

Land Use Designation		Site & Area Specific Policy	
In-force	Draft Revision(s)	In-force	Draft Revision(s)
<i>General EA</i> <sup>*1</sup> , and <i>Mixed Use Areas</i>	<ul style="list-style-type: none"> <li>Redesignate <i>General Employment Areas</i> to <i>Mixed Use Areas</i></li> </ul>	See above	No change to SASP (already removed via OPA 531)

\*1 EA = *Employment Areas*

<b>Preliminary Rationale</b>
<p>OPA 531 was enacted on October 4, 2021 and is in full force and effect. This OPA added SASP 629 to the subject lands and removed SASP 154 from the lands on the north side of Geary Avenue Between Dovercourt Road and Ossington Avenue. It also redesignated the lands at 38-60 Geary Avenue and 508-510 Delaware Avenue North from <i>Neighbourhoods</i> to <i>Mixed Use Areas</i>.</p> <p>However, the lands at 2-36 Geary Avenue, 62-80 Geary Avenue and 1102-1104 Ossington Avenue, while designated <i>General Employment Areas</i>, are still permitted to have residential uses through SASP 629.</p> <p>Redesignating these lands from <i>General Employment Areas</i> to <i>Mixed Use Areas</i> would continue to permit employment and residential uses, and they would be subject to the built form and other policies found in SASP 629.</p> <p>The draft revisions conform to Growth Plan Policy 2.2.5.7 which requires the City to prohibit residential uses on lands designated <i>Employment Areas</i>.</p>

**Lands Generally Adjacent to the South Side of the Tracks between Brock Avenue and Queen Street West**



**SASP 154 Map 8 – Draft Revisions**

Land Use Designation		Site & Area Specific Policy	
In-force	Draft Revision(s)	In-force	Draft Revision(s)
<i>General EA</i> <sup>*1</sup> , and <i>Neighbourhoods</i>	<ul style="list-style-type: none"> <li>Redesignate 6 Noble Street and 57-65 Brock Avenue to <i>Neighbourhoods</i></li> <li>Redesignate 1258 Queen Street West to <i>Parks</i></li> </ul>	See above	Delete SASP 154 New SASP at 57-65 Brock to permit a 7 storey residential building New SASP to permit a 8 storey building at 6 Noble Street

\*1 EA = *Employment Areas*

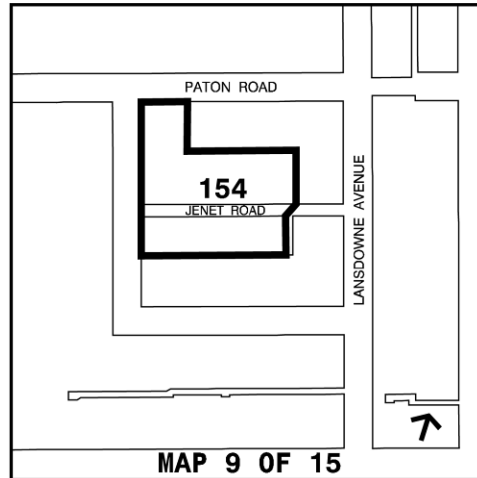
<b>Preliminary Rationale</b>
<p>Within the <i>General Employment Areas</i> designated lands in this SASP 154 map, the Local Planning Appeal Tribunal approved 7 storey residential building at 57-65 Brock Avenue, and an 8 storey mixed use building at 6 Noble Street. These lands should be redesignated to <i>Neighbourhoods</i> with a SASP to permit the approved number of storeys approved by the Tribunal.</p> <p>17 Noble Street is a 2-storey commercial building that operates as a recording studio. There are no residential uses.</p> <p>At 77 Brock Street, there is a 2 storey commercial building, and further north at 81 and Brock Street is a pair of semi-detached buildings. Given the proximity to the rail corridor, expansion of residential permissions on these property would not be feasible given the need for railway separation. No redesignation of these <i>General Employment Area</i> lands is necessary.</p> <p>At 21 Strickland Avenue, there is a 2 storey commercial building with community services and other office uses. Given the proximity to the rail corridor, expansion of residential permissions on these property would not be feasible given the need for railway separation.</p>

At 1266 Queen Street West, there is a two storey commercial/office building and a minor variance approval to permit 2 additional floors for office uses. No redesignation of these *General Employment Area* lands is necessary.

At 1258 Queen Street West is the Parkdale Amphitheatre, a city owned parkette. This property should be redesignated to *Parks*.

The draft revisions conform to Growth Plan Policy 2.2.5.7 which requires the City to prohibit residential uses on lands designated *Employment Areas*.

**Lands Located Adjacent to Jenet Road and the East Side of Wade Avenue**



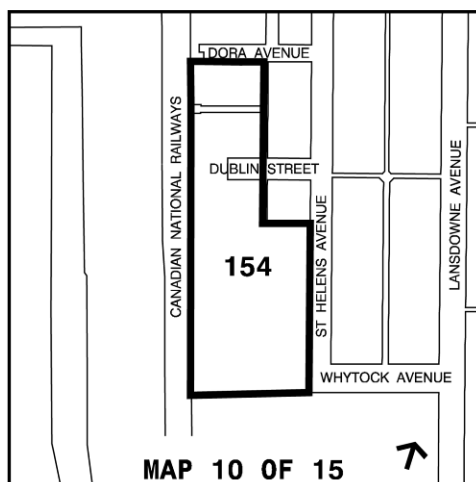
**SASP 154 Map 9 – Draft Revisions**

Land Use Designation		Site & Area Specific Policy	
In-force	Draft Revision(s)	In-force	Draft Revision(s)
Core EA*1,	<ul style="list-style-type: none"> <li>Re-designate from Core Employment Areas to Neighbourhoods</li> </ul>	See above	Retain SASP 154

\*1 EA = Employment Areas

<b>Preliminary Rationale</b>
<p>The subject lands are currently populated with small scale employment uses that are not impactful to the surrounding residential uses to the north, east and south. Although the current zoning is Industrial District (I2) under the former City of Toronto By-law 438-86, the lands are not that large and there is not enough buffer for more impactful uses to be established in this tiny block without having to consider mitigation impacts on their operations due to the surrounding residents to the north, east and south.</p> <p>SASP 154 should be retained so that any remaining employment uses restricted to those compatible with residential uses in terms of emissions, odour, noise and generation of traffic.</p> <p>The draft revisions conform to Growth Plan Policy 2.2.5.7 which requires the City to prohibit residential uses on lands designated <i>Employment Areas</i>.</p>

**Lands Adjacent to the East Side of the CNR Tracks between Whylock Avenue and North of Dublin Street**



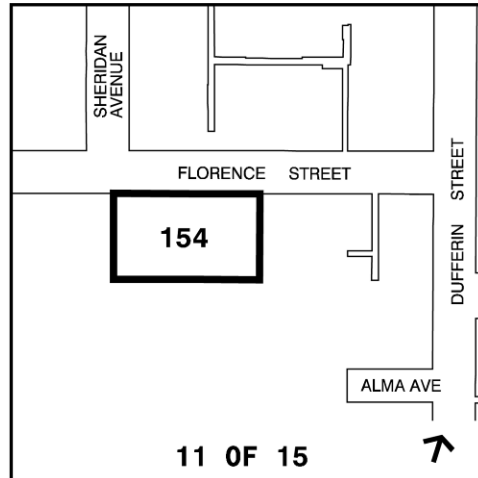
**SASP 154 Map 10 – Draft Revisions**

Land Use Designation		Site & Area Specific Policy	
In-force	Draft Revision(s)	In-force	Draft Revision(s)
Core and General EA*1,	<ul style="list-style-type: none"> <li>Redesignate 6-9 Dublin Street, and 9 Dora Avenue to <i>Neighbourhoods</i></li> <li>Redesignate 138 and 150-152 St Helen's Avenue to <i>Apartment Neighbourhoods</i></li> </ul>	See above	Delete SASP 154

\*1 EA = *Employment Areas*

<b>Preliminary Rationale</b>
<p>138 St. Helen's Avenue was subject to a Zoning By-law Amendment application in 2013 for a nine-storey mixed-use building. This development is now built. As the lot abuts the rail corridor, the building is designed such that residential uses are setback from the rail corridor. A 3-storey commercial building abuts the rail corridor, providing rail safety separation to the residential uses. This development, along with 150-152 St. Helen's Avenue, should be redesignated to <i>Apartment Neighbourhoods</i>.</p> <p>6-9 Dublin Street, and 9 Dora Avenue are designated <i>General Employment Areas</i>. These properties have house form buildings that contain residential uses. These properties should be redesignated to <i>Neighbourhoods</i>.</p> <p>The remainder of the area covered by SASP 154 at 170-190 St. Helen's Avenue, 10-16 Dublin Street and 17 Dora Avenue are designated <i>Core Employment Areas</i>. These properties are developed with one-storey industrial-type warehouse type buildings. Many of the buildings also abut the rail corridor. As there is no residential uses within these properties, SASP 154 should be deleted.</p> <p>The draft revisions conform to Growth Plan Policy 2.2.5.7 which requires the City to prohibit residential uses on lands designated <i>Employment Areas</i>.</p>

**29-51 Florence Street**



**SASP 154 Map 11 – Draft Revisions**

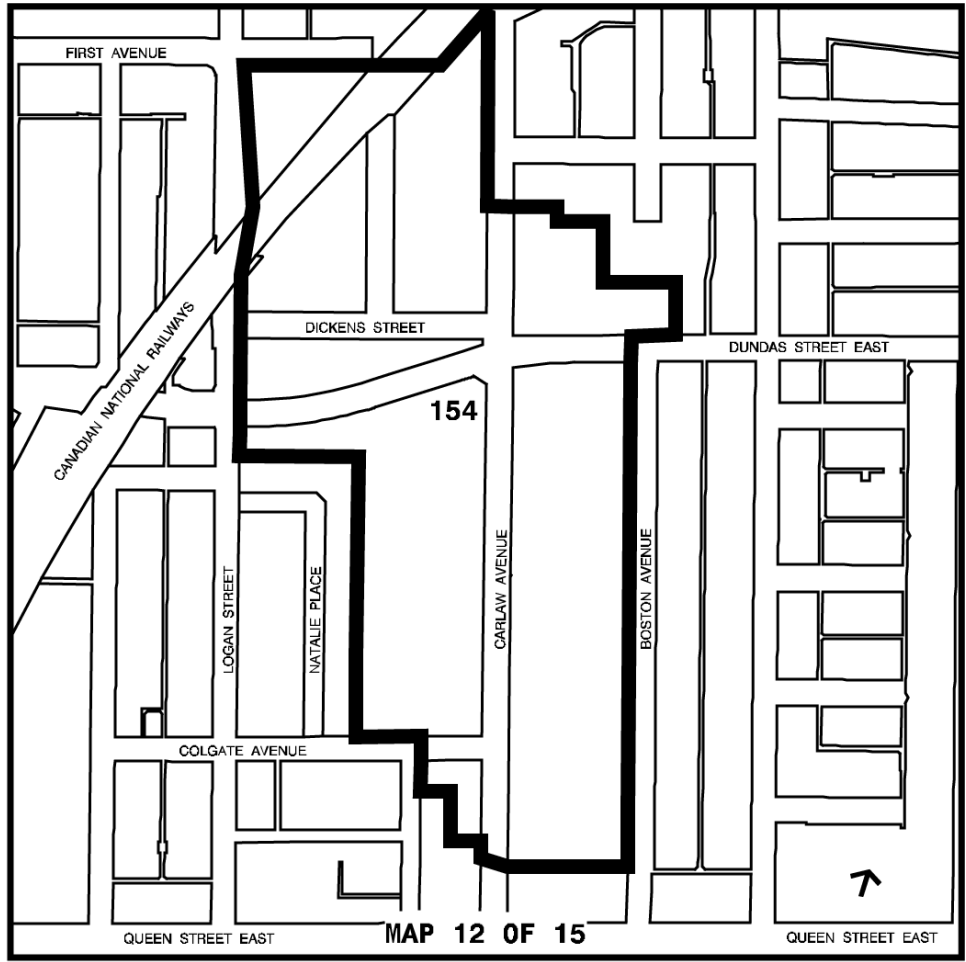
Land Use Designation		Site & Area Specific Policy	
In-force	Draft Revision(s)	In-force	Draft Revision(s)
General EA*1,	<ul style="list-style-type: none"> <li>Redesignate 29-51 Florence Street to <i>Neighbourhoods</i></li> </ul>	See above	Delete SASP 154

\*1 EA = *Employment Areas*

<b>Preliminary Rationale</b>
<p>A 36 unit townhouse development at 29-51 Florence Street was subject to an Official Plan and Zoning By-law Amendment that was approved by Council in 2006. The Official Plan Amendment permitted residential uses on lands designated <i>Employment Areas</i> through inclusion of these lands into SASP 154.</p> <p>North of Florence Avenue are lands designated <i>Neighbourhoods</i> and have low-rise residential buildings. On the south side of Florence Street, with the exception of 13 Florence Street, which appears to be a 2 storey commercial building and 15 Florence Street, which appears to be a parking lot for a taxi company, the remainder of the lots designated <i>General Employment Areas</i>, appears to be house form type buildings, with the exception of 77 Florence Street, which is a former industrial building converted into residential uses. Additionally, lands at 478-492 Dufferin Street that are also designated <i>General Employment Areas</i>, are house form buildings with residential uses, with the exception of 492 Dufferin Street, which appears to be a commercial use within a house form building.</p> <p>Staff recommend redesignating 29-51 Florence Street to <i>Neighbourhoods</i>.</p> <p>The draft revisions conform to Growth Plan Policy 2.2.5.7 which requires the City to prohibit residential uses on lands designated <i>Employment Areas</i>.</p>



**Certain Lands within the Blocks Bounded by Queen Street East, Boston Avenue, Logan Street and 1<sup>st</sup> Avenue**



**SASP 154 Map 12 – Draft Revisions**

<b>Land Use Designation</b>		<b>Site &amp; Area Specific Policy</b>	
<b>In-force</b>	<b>Draft Revision(s)</b>	<b>In-force</b>	<b>Draft Revision(s)</b>
General EA*1,	<ul style="list-style-type: none"> <li>redesignate to <i>Mixed Use Areas</i></li> </ul>	See above	<ul style="list-style-type: none"> <li>Modify SASP to permit residential uses within mixed use buildings that include employment uses which are compatible with residential uses.</li> <li>Delete SASP on lands at Logan Avenue and First Avenue</li> </ul>

\*1 EA = *Employment Areas*

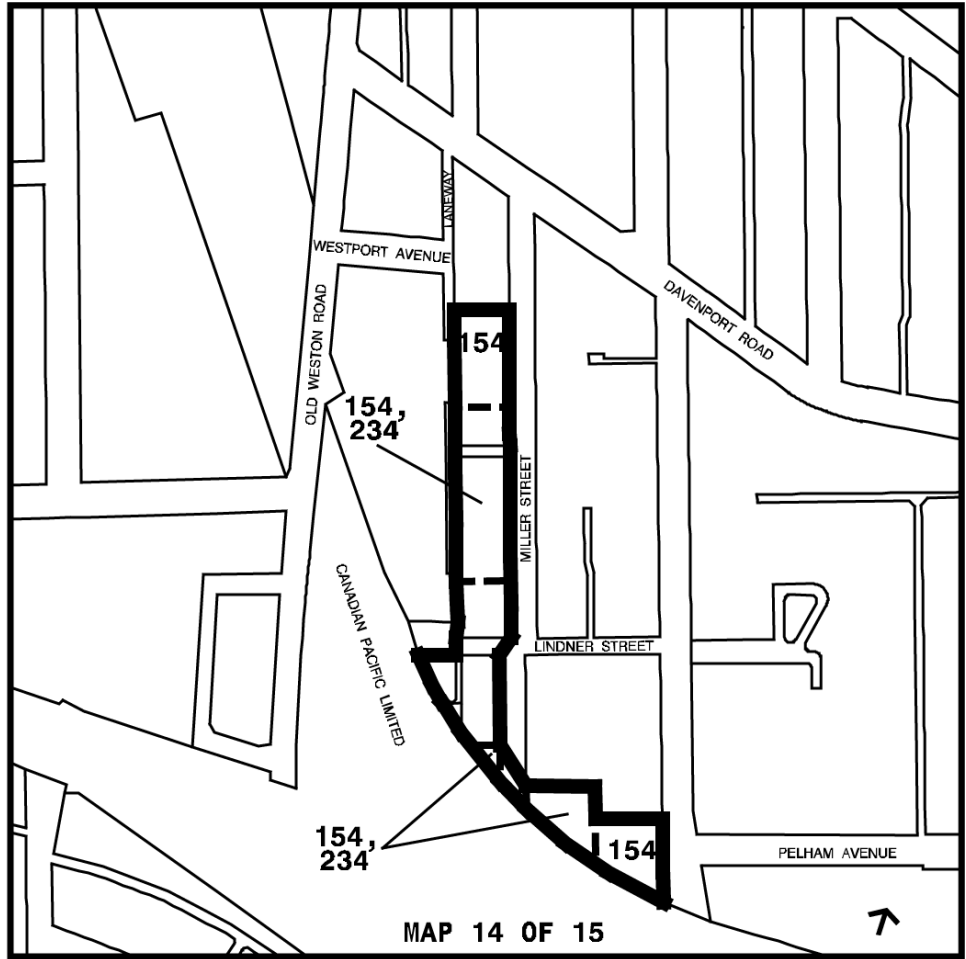
### **Preliminary Rationale**

The area is predominantly developed with mid-rise residential and mixed use buildings that include residential and employment uses. Employment uses in the area consist of uses such as retail, service, restaurant, small scale retail, service, restaurant and office uses, and also artist studio spaces and creative industry uses. These uses are provided for in *Mixed Use Areas*. Maintaining a SASP that requires development to include both residential and employment uses will help ensure a balance of living and employment opportunities are provided in the area.

The lands at Logan Avenue and First Avenue were subject to an Official Plan and Zoning Amendment in 2006 to permit a 20 unit row house development. The lands were redesignated to *Neighbourhoods* through OPA 231. As the land use is consistent with the *Neighbourhoods* designation, SASP 154 should be deleted from these lands.

The draft revisions conform to Growth Plan Policy 2.2.5.7 which requires the City to prohibit residential uses on lands designated *Employment Areas*.

**Lands within the Miller Street and Lindler Street Area**



**SASP 154 Map 14 – Draft Revisions**

Land Use Designation		Site & Area Specific Policy	
In-force	Draft Revision(s)	In-force	Draft Revision(s)
<i>General EA*1 and Neighbourhoods</i>	<ul style="list-style-type: none"> <li>No change</li> </ul>	See above	Delete SASP 154 on lands designated <i>General Employment Areas</i>

\*1 EA = *Employment Areas*

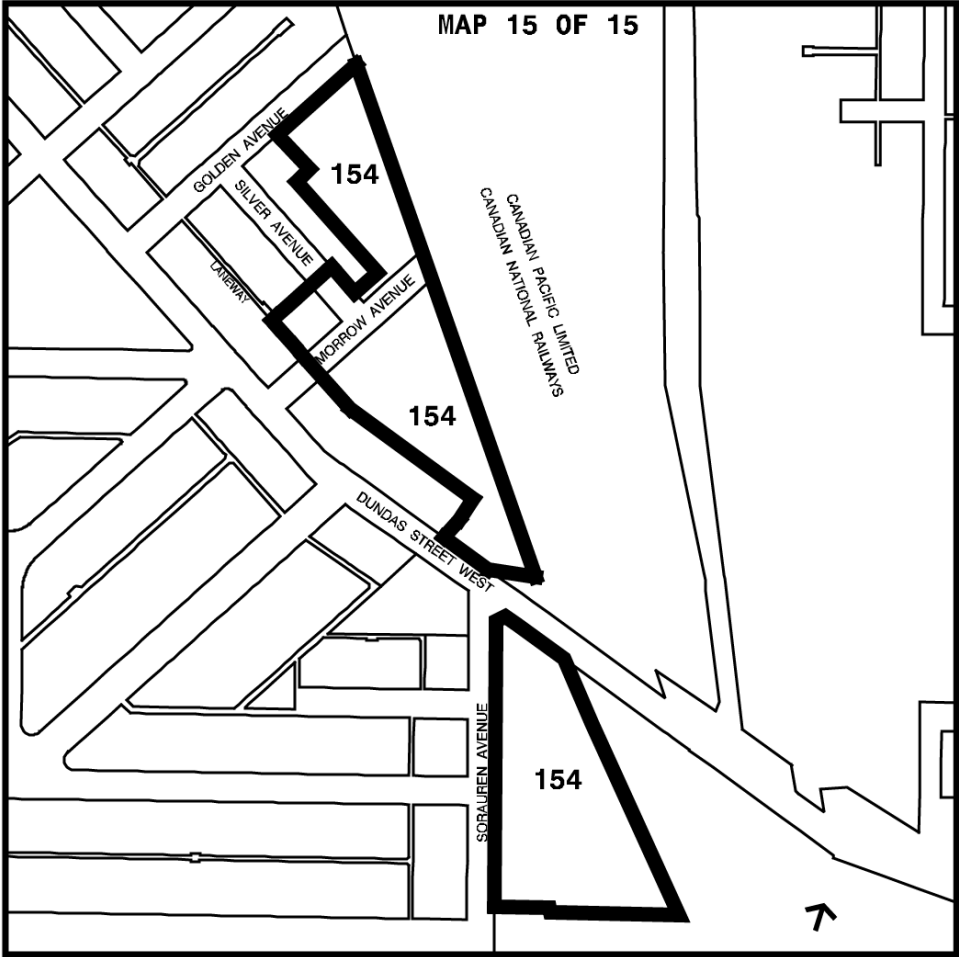
Preliminary Rationale
<p>Note: Lands north of Lindner Street have been studied through the Keele St Clair Study and have been redesignated to <i>Mixed Use Areas</i>.</p> <p>The three properties that are in SASP 154 that are designated <i>General Employment Areas</i>: 130 &amp; 134 Osler Street and 3 &amp; 10 Miller Street.</p>

All of these properties have Industrial District Zoning in the former City of Toronto Zoning By-law 438-86. 3 Miller Street is a commercial roofing company with open storage. There is also a 2 storey building that has a minor variance approval for a dwelling unit. 10 Miller Street appears to be a 2 storey industrial building that has been converted to residential uses. 130 Osler Street is a 2-storey commercial building.

Staff recommend removing SASP 154 from these three properties. The 130 Osler Street does not appear to have residential uses. The existing residential uses on the Miller Street properties would become legal non-conforming uses and no expansion of residential uses would be permitted under the *General Employment Areas* designation. The proximity to the rail corridor would make it difficult to expand any residential uses onto the two Miller Street properties.

The draft revisions conform to Growth Plan Policy 2.2.5.7 which requires the City to prohibit residential uses on lands designated *Employment Areas*.

**Lands Located East of Sorauren Avenue, South of Dundas Street West**  
**Lands Located Adjacent to the Tracks North East of Dundas Street West, South of Golden Avenue**



## SASP 154 Map 15 – Draft Revisions

Land Use Designation		Site & Area Specific Policy	
In-force	Draft Revision(s)	In-force	Draft Revision(s)
Core and General EA* <sup>1</sup> and Neighbourhoods	<ul style="list-style-type: none"> <li>Redesignate lands on the east side of Sorauren Avenue to <i>Mixed Use Areas</i></li> <li>Redesignate lands at 10 and 30 Morrow Avenue to <i>Neighbourhoods</i></li> </ul>	See above	<ul style="list-style-type: none"> <li>lands on Sorauren Avenue and 30 Morrow Avenue should have rail safety related policies</li> </ul>

\*1 EA = *Employment Areas*

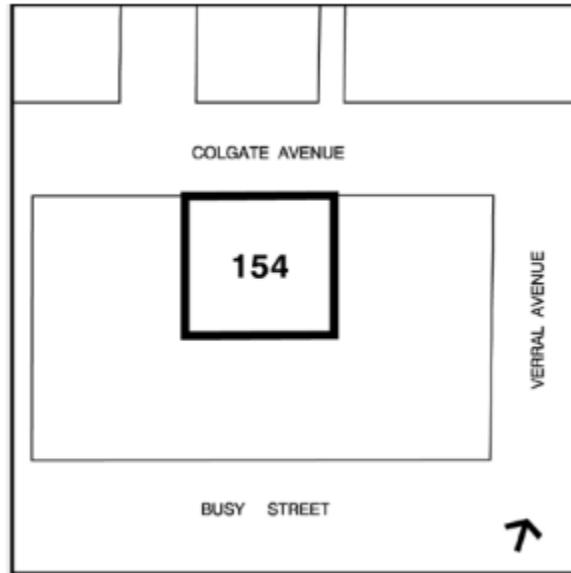
Preliminary Rationale
<p>With the exception of 393 Sorauren Avenue, the lands within SASP 154 on the east side of Sorauren Avenue south of Dundas Street West have been built out with developments that contain buildings with live-work units. These properties can be redesignated to <i>Mixed Use Areas</i> with a SASP with rail safety related policies.</p> <p>For the SASP 154 lands north of Dundas Street East, for the properties with <i>Core Employment Area</i> designations that front on to Dundas Street East (1970-1982), the lots are not deep enough to provide a setback from the rail corridor that would be sufficient for residential uses. SASP 154 should be deleted from those properties.</p> <p>The lots between 2000-2032 Dundas Street West, the lands are split designated and split zoned, with a portion of the lot being designated <i>Mixed Use Areas</i> and zoned Commercial Residential in the City of Toronto Zoning By-law 569-2013, with the rear portion designated <i>Core Employment Areas</i> and zoned Industrial District in the former City of Toronto Zoning By-law 438-86. As there are no residential uses on these lands designated <i>Core Employment Areas</i>, SASP 154 should be deleted from these properties.</p> <p>On the east side of Morrow Avenue, the lands are designated <i>Core Employment Areas</i> with zoned Industrial District in the former City of Toronto Zoning By-law 438-86. 9 Morrow Avenue is a home improvement store that spans several properties, including properties that front on Dundas Avenue West. 15-25 Morrow Avenue has an office building with a number of commercial tenants. There are no residential uses at this property. The proximity to rail would make it difficult to achieve rail safety setbacks needed for residential uses. SASP 154 should be deleted from these properties.</p> <p>10 Morrow Avenue appears to be a former 2 ½ storey warehouse converted to a mixed use building with some commercial uses on the ground floor and residential above. It is currently designated <i>Core Employment Areas</i> zoned Industrial District in the former City of Toronto Zoning By-law 438-86. This property should be redesignated to <i>Neighbourhoods</i> to match the land use designation of the adjacent properties. SASP 154 should be deleted from this property.</p> <p>2 Silver Avenue is a 2 storey office building. It is currently designated <i>Core Employment Areas</i> zoned Industrial District in the former City of Toronto Zoning By-law 438-86. There are currently no residential uses within this building. SASP 154 should be deleted from this property.</p>

30 Morrow Avenue is an apartment building and triplex with a total of 9 live/work units. It is designated *General Employment Areas* and is zoned Industrial District in the former City of Toronto Zoning By-law 438-86. Council considered a Rezoning application in 2006 for a conversion of an existing building and added the property to SASP 154 to reflect permissions in the former City of Toronto Official Plan. Given its live-work zoning permitting residential uses, this property should be redesignated to *Neighbourhoods*. SASP 154 should be deleted from this property. A new SASP should include rail related safety policies.

35 Golden Avenue is a former dry cleaning plant, which is now used as an office building. It is currently designated *Core Employment Areas* and zoned Industrial District in the former City of Toronto Zoning By-law 438-86. There are no residential uses on this site. SASP 154 should be deleted from this property.

The draft revisions conform to Growth Plan Policy 2.2.5.7 which requires the City to prohibit residential uses on lands designated *Employment Areas*.

**53 Colgate Avenue (via Official Plan Amendment 25)**



**SASP 154– Draft Revisions**

Land Use Designation		Site & Area Specific Policy	
In-force	Draft Revision(s)	In-force	Draft Revision(s)
General EA*1,	<ul style="list-style-type: none"> <li>Redesignate 53 Colgate Avenue to <i>Neighbourhoods</i></li> </ul>	See above	

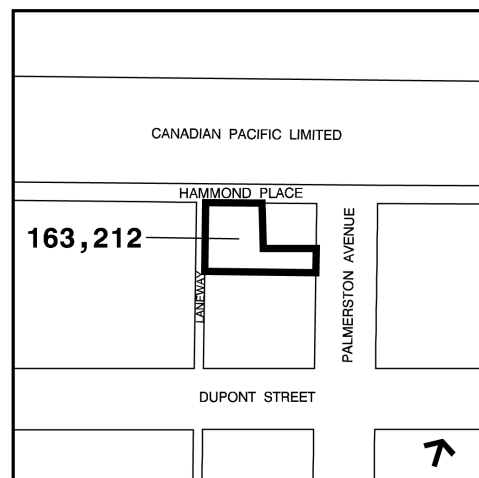
\*1 EA = *Employment Areas*

<b>Preliminary Rationale</b>
<p>A three storey 15 live/work unit development was approved by the Ontario Municipal Board in 2008. The residential uses on lands designated <i>Employment Areas</i> at this property was permitted through inclusion of these lands into SASP 154. The development has since been built.</p> <p>Properties adjacent to 53 Colgate Avenue are designated <i>Neighbourhoods</i> with ground related residential uses. The rear of 53 Colgate Avenue abuts a property on Busy Street that is designated Core Employment area</p> <p>Staff recommend redesignating 53 Colgate Avenue to <i>Neighbourhoods</i>. SASP 154 should be retained so that permitted employment uses on these lands continue to be restricted to those compatible with residential uses in terms of emissions, odour, noise and generation of traffic.</p> <p>The draft revisions conform to Growth Plan Policy 2.2.5.7 which requires the City to prohibit residential uses on lands designated <i>Employment Areas</i>.</p>



## In-force SASP 163

163. 918 Palmerston Avenue
- a) Residential uses are permitted.



### SASP 163 – Draft Revisions

Land Use Designation		Site & Area Specific Policy	
In-force	Draft Revision(s)	In-force	Draft Revision(s)
<i>General EA</i> *1	Redesignate to <i>Neighbourhoods</i>	See above	Delete SASP 163

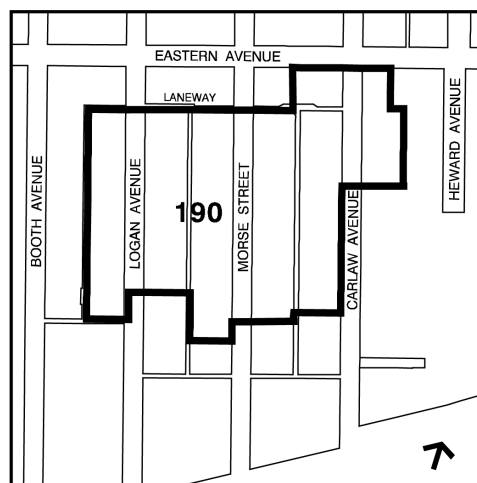
\*1 EA = *Employment Areas*

Preliminary Rationale
<p>918 Palmerston Avenue was the subject of an Official Plan and Zoning By-law Amendment in 1986, which permitted an existing building and an addition to be used for residential and non-residential purposes. The site specific Zoning By-law permits up to 11 dwelling units and 2 units for non-residential purposes.</p> <p>North of this site is public lane which abuts the CP rail corridor.</p> <p>The land use designation for this site is <i>General Employment Areas</i>. Beyond 20 metres from the CP rail corridor, the land use designation is <i>Mixed Use Areas</i>. The land use designations was established by SASP 212, which was the outcome of the Dupont Street Regeneration Study.</p> <p>Removing SASP 163 would remove permission for residential uses on lands that are designated <i>Employment Areas</i>. The existing development at 918 Palmerston Avenue would continue to be permitted by way of its site-specific Zoning By-law. However, expansion of any residential uses would not be permitted due to the <i>General Employment Areas</i> land use designation. Expansion of residential uses would not be desirable due to the proximity to the rail corridor.</p> <p>The draft revisions conform to Growth Plan Policy 2.2.5.7 which requires the City to prohibit residential uses on lands designated <i>Employment Areas</i>.</p>

## In-force SASP 190

190. 42-120 and 59-125 Logan Avenue, 22-108 and 31-111 Morse Street, 26-88 and 63-103 1/2 Carlaw Avenue and 523-549 Eastern Avenue

- a) Residential uses existing on November 26, 2002 are permitted.



### SASP 190 – Draft Revisions

Land Use Designation		Site & Area Specific Policy	
In-force	Draft Revision(s)	In-force	Draft Revision(s)
Core EA* <sup>1</sup> and Parks	Redesignate to <i>Neighbourhoods</i>	See above	Revise SASP 190 to apply to only the lands that are zoned Employment Light Industrial

\*1 EA = *Employment Areas*

Preliminary Rationale
<p>The land use designation within this SASP is <i>Core Employment Areas</i>, with the exception of Morse Park at 75 Morse Street which is designated <i>Parks</i>. To the immediate east, south and west of the SASP area, the lands are designated <i>Core Employment Areas</i>. North of Eastern Avenue, there is a mix of land use designations ranging from <i>Mixed Use Areas</i>, <i>Neighbourhoods</i> and <i>General Employment Areas</i>.</p> <p>The Zoning in the area is predominantly Residential zoning in the City of Toronto By-law 569-2013. Morse Park is zoned as Open Space Zone. There are a few properties where Zoning By-law 569-2013 does not apply (66-86 Logan Avenue zoned Residential in the former City of Toronto Zoning By-law 438-86, the rear portion of 121 Logan Avenue zoned Industrial District in the former City of Toronto Zoning By-law 438-86. There are also properties within the SASP that are zoned Employment Light Industrial (54, 61 and 73 Logan Avenue, 36 Morse Street, 96 and 100 Carlaw Avenue).</p> <p>With the exception of the properties zoned Employment Light Industrial and the rear portion of 121 Logan Avenue and Morse Park, this area is made up of predominantly residential uses in the form of house form buildings.</p> <p>The land use designation for this area should be changed to <i>Neighbourhoods</i>, with the properties on Logan Avenue, Morse Street and Carlaw Avenue with Employment Zoning (54,</p>

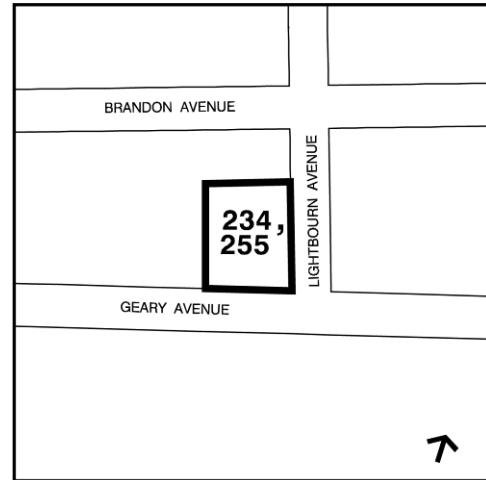
61, 73 and the rear portion of 121 Logan Avenue, 36 Morse Street, 96 and 100 Carlaw Avenue) being subject to a new SASP that would ensure that the employment uses are restricted to those compatible with residential uses in terms of emissions, odour, noise and generation of traffic.

The draft revisions conform to Growth Plan Policy 2.2.5.7 which requires the City to prohibit residential uses on lands designated *Employment Areas*.

## In-force SASP 255

255. 2 Lightbourn Avenue

A maximum of 20 row houses are permitted having a maximum gross floor area of 3,400 square metres.



### SASP 255 – Draft Revisions

Land Use Designation		Site & Area Specific Policy	
In-force	Draft Revision(s)	In-force	Draft Revision(s)
Core EA* <sup>1</sup>	Redesignate to <i>Neighbourhoods</i>	See above	

\*<sup>1</sup> EA = *Employment Areas*

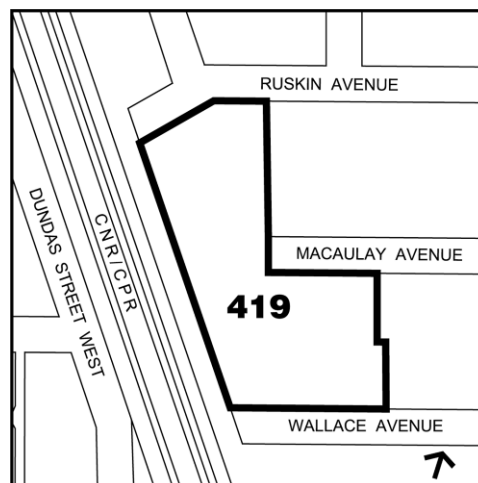
Preliminary Rationale
<p>The land use designation within this SASP is <i>Core Employment Areas</i>. The site was subject to an Official Plan and Zoning By-law Amendment in 2003 resulting in SASP 255 permitting 20 row houses with a maximum gross floor area of 3,400 square metres and a site specific Zoning By-law. The site is zoned Residential under the former City of Toronto By-law 438-86 as amended by the site specific Zoning By-law, however it is zoned Employment Industrial in the City of Toronto By-law 569-2013. SASP 234 also applies to these lands, which does not permit automobile body repair shops on lands designated as <i>Employment Areas</i>.</p> <p>Recognizing this existing development, the lands should be redesignated <i>Neighbourhoods</i>. The SASP does not need to be deleted as it limits the development to what was previously approved. SASP 234 can be deleted should these lands be redesignated to <i>Neighbourhoods</i>.</p> <p>The draft revisions conform to Growth Plan Policy 2.2.5.7 which requires the City to prohibit residential uses on lands designated <i>Employment Areas</i>.</p>

## In-force SASP 419

### 419. 362 Wallace Avenue

Residential uses on the site are permitted if the following conditions are met:

- a) A new public road running north/south, generally from the southern terminus of Edwin Avenue, through the site to Wallace Avenue is provided;
- b) Macaulay Avenue is extended to meet the new public road described in a) above;
- c) A minimum of 3,800 square metres of non-residential gross floor area is constructed on the site prior to or at the same time as any residential gross floor area;
- d) Only residentially-compatible employment uses are permitted on the lands designated General Employment Areas;
- e) Any required alterations to the Wallace Avenue pedestrian bridge must respect the heritage designation of the bridge and the bridge must remain open during the alterations;
- f) A 3 metre wide publicly accessible pedestrian connection through the site to allow access from the terminus of Macaulay Avenue to the West Toronto Railpath will be provided;
- g) Site design must not have any negative impact on the West Toronto Railpath, and the elevation of any building constructed adjacent to the West Toronto Railpath will provide overlook to the path; and
- h) The western terminus of Wallace Avenue will be designed as a meeting/gathering place, and any buildings constructed at the south end of the site will face onto this space and provide animation.'



## SASP 419 – Draft Revisions

Land Use Designation		Site & Area Specific Policy	
In-force	Draft Revision(s)	In-force	Draft Revision(s)
<i>General EA</i> *1 and <i>Neighbourhoods</i>		See above	Edit SASP 419

\*1 EA = *Employment Areas*

<b>Preliminary Rationale</b>
<p>The land use designation within this SASP is <i>Neighbourhoods</i> east of Sousa Mendes Street, and <i>General Employment Areas</i> west of Souza Medes Street. Sousa Mendes Street is the public road referred to in SASP 419. The site was subject to an Official Plan and Zoning By-law Amendment that was settled at the Ontario Municipal Board in an order issued in January 2014. The development is now built out.</p> <p>Staff recommend modifying SASP 419 so it is clear that the residential uses are permitted only on lands designated <i>Neighbourhoods</i> and not those that are designated <i>General Employment Areas</i>. The first sentence of the SASP should be replaced so it reads "Residential uses on lands designated <i>Neighbourhoods</i> are permitted if the following conditions are met". Site specific Zoning By-law 220-2014 (OMB) does not permit residential uses on lands west of Sousa Mendes Street.</p> <p>The draft revisions conform to Growth Plan Policy 2.2.5.7 which requires the City to prohibit residential uses on lands designated <i>Employment Areas</i>.</p>