



FRANCES NUNZIATA

COUNCIL SPEAKER YORK SOUTH–WESTON WARD 5

January 12, 2022

**Re: PH30.5 - Our Plan Toronto: Employment Area Conversion Requests - Preliminary Assessments Group 1
Conversion Request No. 98 (1265-1289 Lawrence Avenue West)**

Dear Chair and Committee Members,

The City's Municipal Comprehensive Review ("MCR") includes the consideration of requests to convert land designated as *Core Employment Areas* and *General Employment Areas*. Approximately 140 employment conversion requests have been submitted to the City Planning Division by landowners that are seeking to introduce uses not permitted in *Employment Areas*.

Conversion Request No. 98 is for 1265-1289 Lawrence Avenue West, which is designated *General Employment Areas* in the Official Plan. The immediate context of this site is:

- Directly west of the site at the southeast corner of Keele Street and Lawrence Avenue West is the North Park Shopping Centre, lands designated *Mixed Use Areas*.
- East of the site is the St. Joseph Communications ("SJC") site at 1235-1255 Lawrence Avenue West and 3-15 Benton Road. The SJC site is subject to an appeal to Official Plan Amendment No. 231 ("OPA 231") before the Ontario Land Tribunal and designated *Core Employment Areas* and *General Employment Areas* by OPA 231.
- Directly south of the site are four properties on the west side of Benton Road at 10-22 Benton Road, lands designated *Core Employment Areas*.

The recommendation below seeks to request that City Planning staff undertake their preliminary assessment of Conversion Request No. 98 by expanding the analysis to also include the *Employment Area* to the east and south of 1265-1289 Lawrence Avenue West.



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Recommendation

That Planning and Housing Committee requests the Chief Planner and Executive Director, City Planning to provide a preliminary assessment for the conversion request at 1265-1289 Lawrence Avenue West (No. 98) at the March 25, 2022 Planning and Housing Committee meeting and as part of the preliminary assessment to:

- a. Expand their preliminary review of the conversion request by including the lands directly east and south that are designated *General Employment Areas* and *Core Employment Areas* at 1235-1255 Lawrence Avenue West, 3-15 Benton Road and 10-22 Benton Road.

Thank you for your attention to this matter,

Councillor Francis Nunziata
City Councillor
Ward 5: York South-Weston