

Attachment 1: Recommended Official Plan Amendment 644

CITY OF TORONTO

BY-LAW No. -2023

To adopt Amendment No. 644 to the Official Plan for the City of Toronto with respect to Conversion Requests for Employment Areas.

Whereas authority is given to the City of Toronto under the Planning Act, R.S.O. 1990, c. P. 13, as amended, to pass this By-law;

Whereas Council of the City of Toronto has provided information to the public, and held an open house and special public meeting in accordance with the requirements of Sections 17 and 26 of the Planning Act;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The attached Amendment No. 644 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

ENACTED AND PASSED on, 2023

AMENDMENT NO. 644 TO THE OFFICIAL PLAN

The Official Plan of the City of Toronto is amended as follows:

- A) Map 2, Urban Structure, is amended by modifying the lands labelled as Employment Areas as shown on the map attached in Appendix 1.
- B) Maps 13 to 23, Land Use Plans, are amended by redesignating the lands shown below and as shown attached in Appendix 2.

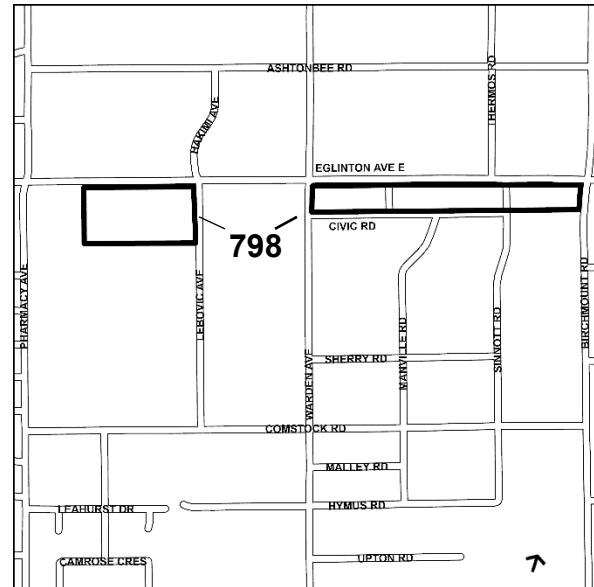
CR	Municipal Address/Location	Land Use Designation	OPA 644 Land Use Change(s)	Land Use Map No.
031	1543-1551 The Queensway, 66-76 Fordhouse Boulevard	Core Employment Areas	General Employment Areas, Core Employment Areas	15
040	55 Milne Avenue	Core Employment Areas	General Employment Areas	20
043 and 067	2001, 2007, 2043 and 2201 Eglinton Avenue East and 1941 Eglinton Avenue East	General Employment Areas	Regeneration Areas	20
063	51 Manstor Road	Core Employment Areas	General Employment Areas	15

C) Chapter 7, Site and Area Specific Policies, is amended as follows:

- i. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No.798, and the associated map below as follows:

'798. Lands Generally South of Eglinton Avenue East within the Golden Mile Secondary Plan, East of 1891 Eglinton Avenue East to Birchmount Road (excluding 1911 and 1921 Eglinton Avenue East)

- a) All uses permitted under the *General Employment Areas* designation and *Regeneration Areas* designation, including interim uses (including the consideration of major retail developments with 6,000 square metres or more of retail gross floor area in accordance with Policies 4.6.5 and 4.6.6 of the Official Plan and relevant Public Realm and Built Form policies), with the exception of residential, overnight accommodation, and live-work uses, are permitted on the lands prior to the completion of the studies identified in Policy 8 (the "Regeneration Area Study").



- b) Residential, overnight accommodation, and live-work uses will not be permitted in *General Employment Areas* or *Regeneration Areas* prior to the completion of the Regeneration Area Study.
- c) Residential, overnight accommodation and live-work uses will only be permitted after the completion of the Regeneration Area Study and:
 - i) Where applicable, the applicant and/or Owner has made a contribution to the East-West street, south of Eglinton Avenue East, connecting Pharmacy Avenue to Birchmount Road, to the satisfaction of the General Manager, Transportation Services, and the Chief Planner and Executive Director, City Planning, including any required easements, setbacks, right-of-way conveyances, or financial contributions;
 - ii) The applicant and/or Owner has provided the required right-of-way widening on Eglinton Avenue East to the satisfaction of the General Manager, Transportation Services, and the Chief Planner and Executive Director, City Planning; and

- iii) The applicant and/or Owner has submitted a Functional Servicing Report and Stormwater Management Report, Hydrogeological Review, including the Foundation Drainage Report, to the satisfaction of the Chief Engineer and Executive Director, Engineering and Construction Services, in consultation with the General Manager, Toronto Water, and has secured the design and the provision of financial securities for any upgrades or required improvements to the existing municipal infrastructure identified in those reports.
- d) Policy c) i) above does not waive any of the Owners' rights in accordance with the Expropriations Act, R.S.O. 1990, c. E.26, as amended from time to time or any other legislation.
- e) New development containing residential units will secure a minimum amount of affordable housing as follows:
 - i) If a condominium development is proposed, a minimum of 5 percent of the total new residential gross floor area shall be secured as affordable rental housing or a minimum of 7 percent of the total new residential gross floor area shall be secured as affordable ownership housing;
 - ii) The affordable housing shall be secured at affordable rents or affordable ownership prices for a period of at least 99 years from the date of first residential occupancy of the unit; and
 - iii) The unit mix of the affordable housing shall reflect the market component of the development, as appropriate, to achieve a balanced mix of unit types and sizes and support the creation of affordable housing suitable for families
- f) Where a complete application for a Zoning By-law Amendment has not been filed prior to January 1, 2025, the affordable rental housing required in Policy e) i) will increase by 1.5 percent per year and affordable ownership housing requirements will be set at 1.4 times the affordable rental housing requirements.
- g) The provision of affordable housing required by Policy e) shall be secured by entering into a Municipal Housing Project Facility Agreement with the City or such other agreement(s) as may be satisfactory to the City Solicitor to secure the provision of affordable housing and any contributions thereto as applicable.
- h) In accordance with Official Plan Policy 2 of Section 4.7, *Regeneration Areas*, the framework for development of the lands subject to this Site and Area Specific Policy will be set out in the Golden Mile Secondary Plan and will be guided by the following reports and studies, to the satisfaction of the City, which may be filed with the site specific development application(s):

- i) A Land Use Plan that provides for the re-designation of *Regeneration Areas* lands to *Mixed Use Areas* and/or *General Employment Areas* and/or *Parks* as appropriate. The Land Use Plan will:
 - A) Include a minimum of ten percent of the total developable gross floor area as employment gross floor area and a further minimum of ten percent of the total developable gross floor area as employment and/or other non-residential gross floor area at full build out of each comprehensive development site;
 - B) Include a minimum of residential developable gross floor area ratio to the employment/non-residential gross floor area, to be confirmed through the Regeneration Area Study; and
 - C) Determine the list of permitted employment/non-residential uses that contribute to the employment/non-residential gross floor area, with automobile dealerships to be recognized as a permitted use.
- ii) A Housing Issues Report, to the satisfaction of the Chief Planner and Executive Director, City Planning, that identifies the unit mix, unit sizes, and how affordable housing requirements will be met
- iii) Urban Design Policies and Guidelines that set out appropriate public realm and built form matters, including but not limited to:
 - A) Streets and streetscape, Privately Owned Publicly Accessible Open Spaces (POPS), mid- block connections, public art and heritage interpretation; and
 - B) Requirements for built form, including setbacks, active at-grade uses, at-grade outdoor amenity spaces, vehicular access, parking and servicing areas, views and vistas, variety, variation, and transition in scale, base building and building heights, shadow impact on the public realm, tall building, mid-rise building, and low-rise building design, design excellence and sustainability measures.
- iv) A Phasing Strategy and Implementation Plan to provide for the sequencing of development, including:
 - A) The construction of employment/non-residential gross floor area to be constructed, concurrent with residential gross floor area, to provide a balance of employment/non-residential and residential development. A portion of the employment/non-residential space may be provided as a later phase of development, provided - it is demonstrated that sufficient land will be made available such that, at full build out of each comprehensive development site, the

twenty percent employment/non-residential gross floor area will be accommodated; and

- B) The provision of servicing and transportation infrastructure and services.
- v) A Structure Plan, including cross-sections, that applies the City's "Complete Streets" principles and establishes development blocks, pedestrian and cycling facilities and connections, and parks and open spaces that contributes to a safe, comfortable and connected public realm;
 - vi) A Multi-Modal Transportation Impact Study (MMTIS) and a comprehensive Travel Demand Management (TDM) plan;
 - vii) An Infrastructure Master Plan, including public utilities plan, that identifies such infrastructure as water, sanitary, stormwater and hydro infrastructure requirements;
 - viii) A Green Infrastructure Strategy that includes consideration of low impact development, stormwater management systems, and measures to protect and ensure long term maintenance of trees;
 - ix) An Energy Strategy to address energy conservation including peak demand reduction, resilience to power disruptions and small local integrated energy solutions that incorporate renewable, district energy, combined heat and power or energy storage to address the City's targets of carbon reduction; and
 - x) A Community Services and Facilities Strategy that identifies community service facility needs and sets out priorities to support growth, which may include potential locations, phasing and opportunities for co-location.
- i) A holding (H) provision may be placed on all or part of the lands until matters set out in this Site and Area Specific Policy or conditions set out in a site specific zoning by law are satisfied.
 - j) Following the completion and approval of the study identified in Policy h), amendments to the Golden Mile Secondary Plan may be required to implement the Regeneration Area Study and may require amendments to the Official Plan. Development of residential, overnight accommodation and live-work uses will not be permitted to proceed prior to the approval of amendments to the Golden Mile Secondary Plan and any other amendments required to the Official Plan to implement the Regeneration Area Study, which would permit such uses.'

- ii. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 838, and the associated map below as follows:

'838. Northern portion of 65 and 87 Heward Avenue

- a) In addition to all relevant Official Plan policies and uses permitted under the Core Employment Areas land use designation, film and media facilities that are intended to strengthen and reinforce the land's primary employment uses are also permitted.
- b) Secondary uses including retail and service commercial may be permitted on the portion of the lands fronting onto Eastern Avenue up to a maximum of 20% of the gross floor area of the building. The retail and service commercial uses shall support the viability of the land's primary employment uses as well as provide amenities for the land's current and future employees.
- c) Stand alone retail uses of 6,000 square metres or greater are not permitted on the subject lands.
- d) As a condition of development approval, the City shall advise proponents of the development in the Lower Don SPA of the risks associated with the construction of buildings and/or structures in advance of the flood protection infrastructure being complete and functional.
- e) The City will require that proponents of development seeking approvals in advance of the flood protection infrastructure being complete and functional:
- i) prepare an Emergency Management Plan to the satisfaction of the City, in consultation with TRCA, addressing the protection of human health and safety and the protection of property (site, buildings, equipment) during and after construction until the TRCA has confirmed in writing that the site is permanently flood protected; and
 - ii) enter into an agreement(s) with the City, to the City's satisfaction that:

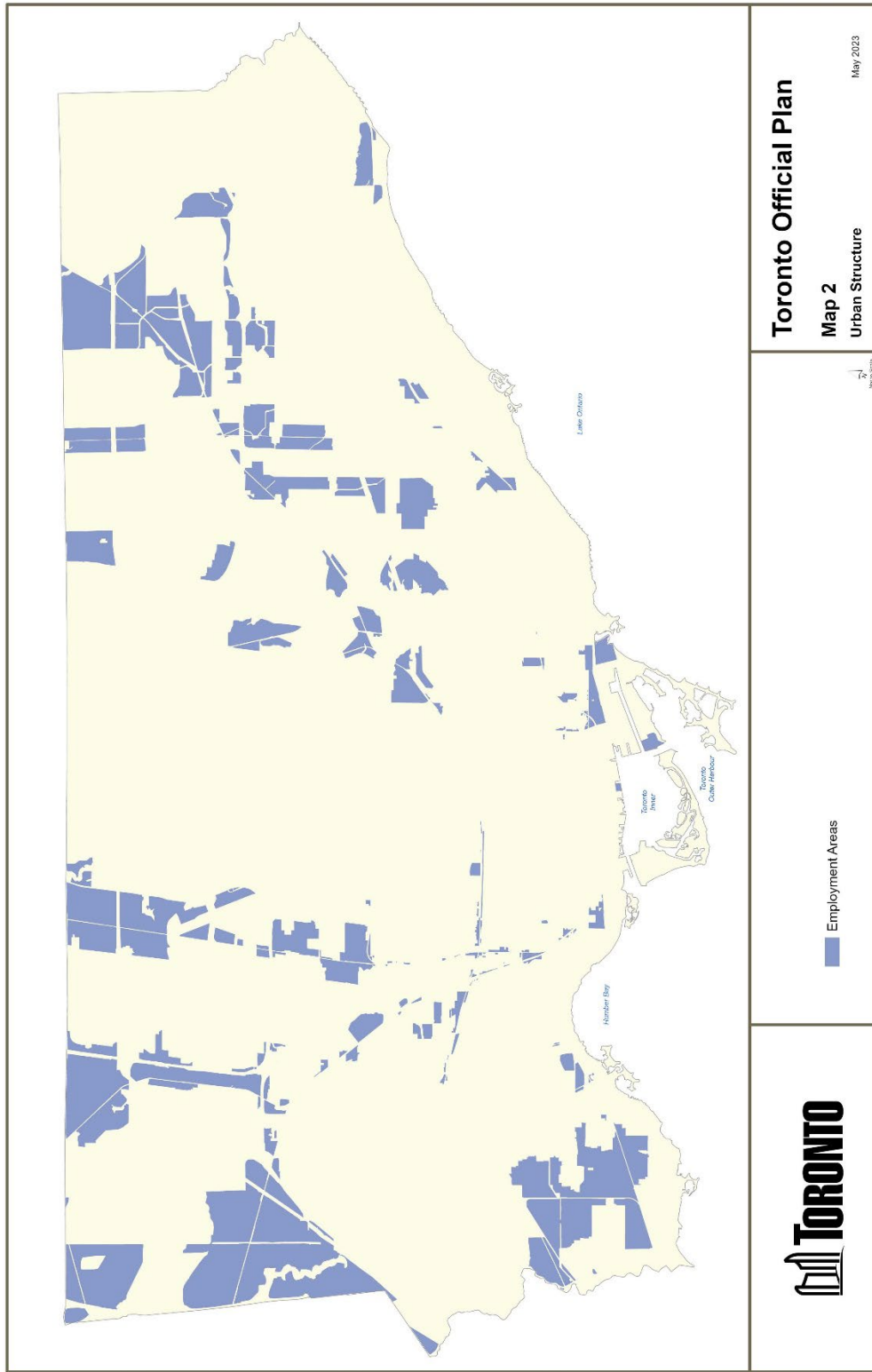


- A) addresses the protection of public health and safety, the protection of property, the acceptance of all risk by the proponent and the removal of any liability for public authorities; and
 - B) includes a complete indemnification, to the satisfaction of the City in consultation with TRCA and MMAH/MNRF, of all public authorities from any liability and costs, including those due to (i) property damage, injury or loss of life due to flooding during and after construction until the flood protection infrastructure is complete and functional from a flood plain management perspective; and, (ii) losses due to delay caused by a failure of the flood protection infrastructure to be completed or to be completed within the anticipated time frame.
- f) The City and other public agencies shall monitor and maintain the flood protection infrastructure to confirm its continued function in accordance with the approved design, such that it provides permanent protection against future increases in regulatory flows and levels in the Lower Don area.'

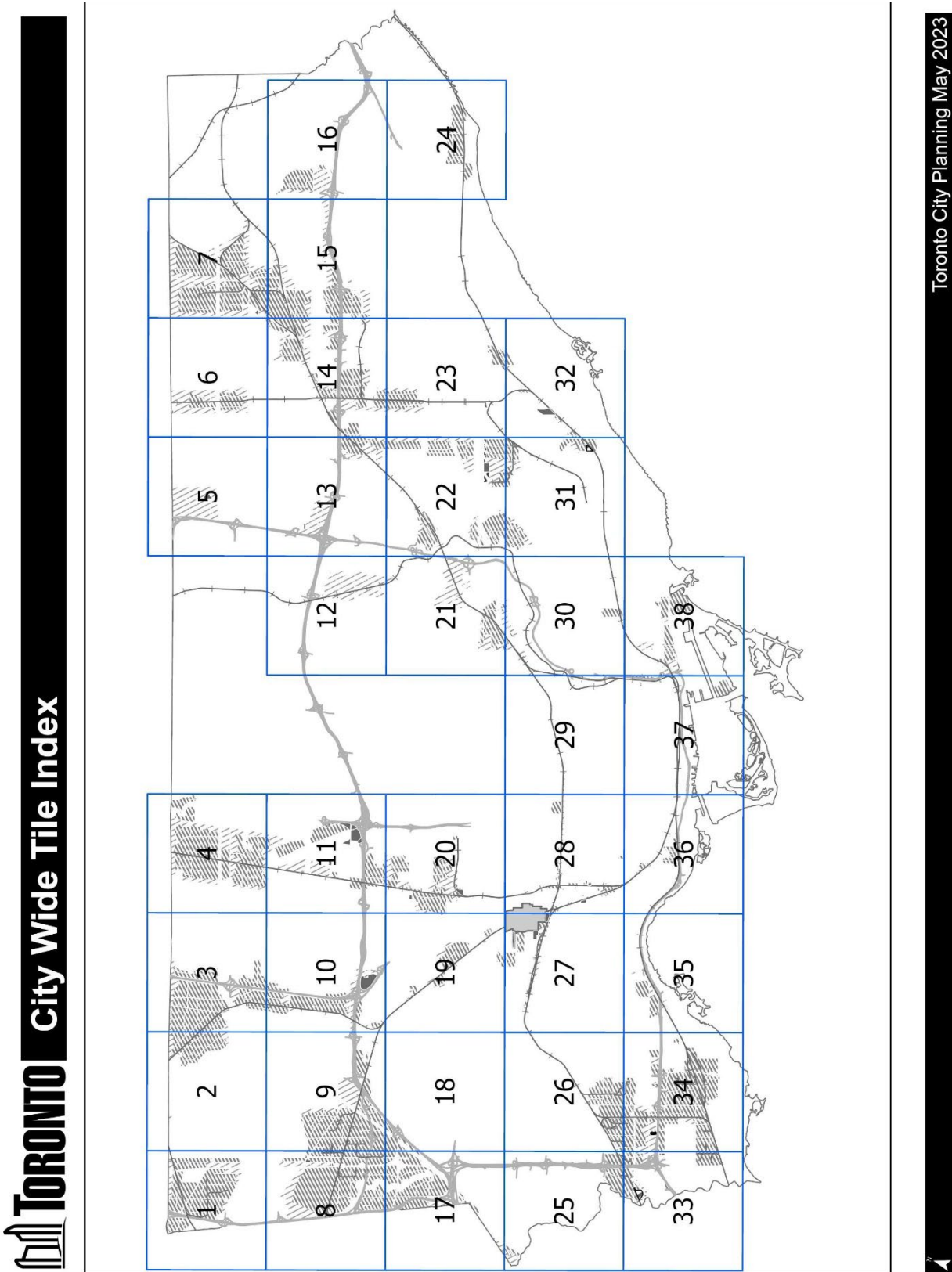
D) Chapter 7, Maps 24 to 34, Site and Area Specific Policies, are revised as shown in the table below.

CR	Municipal Address/Location	SASP No.	SASP Key Map No.	SASP Key Map Change
043 and 067	Lands Generally South of Eglinton Avenue East within the Golden Mile Secondary Plan, East of 1891 Eglinton Avenue East to Birchmount Road (excluding 1911 and 1921 Eglinton Avenue East)	798	31	Add lands
127	Northern portion of 65 and 87 Heward Avenue	838	29	Add lands

Appendix 1: Modifications to Map 2, Urban Structure for Employment Areas



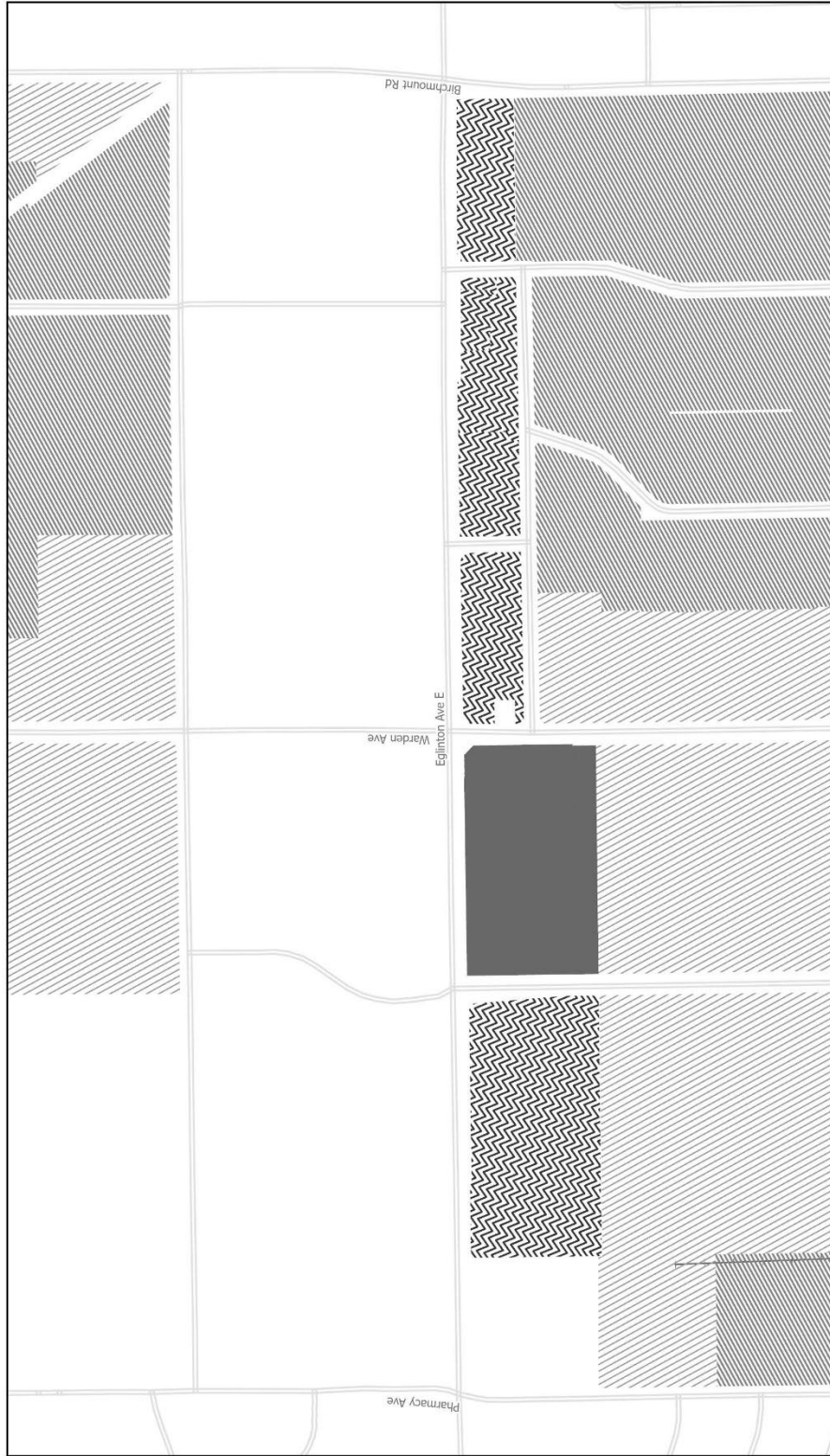
Appendix 2: Modifications to Maps 13 to 23, Land Use Plans



TORONTO City Wide Tile Index

Toronto City Planning May 2023

TORONTO Official Plan Land Use Designations



Employment Area Land Uses

- General Employment Areas
- Core Employment Areas

OPA 644 Land Use Amendment

- Regeneration Areas

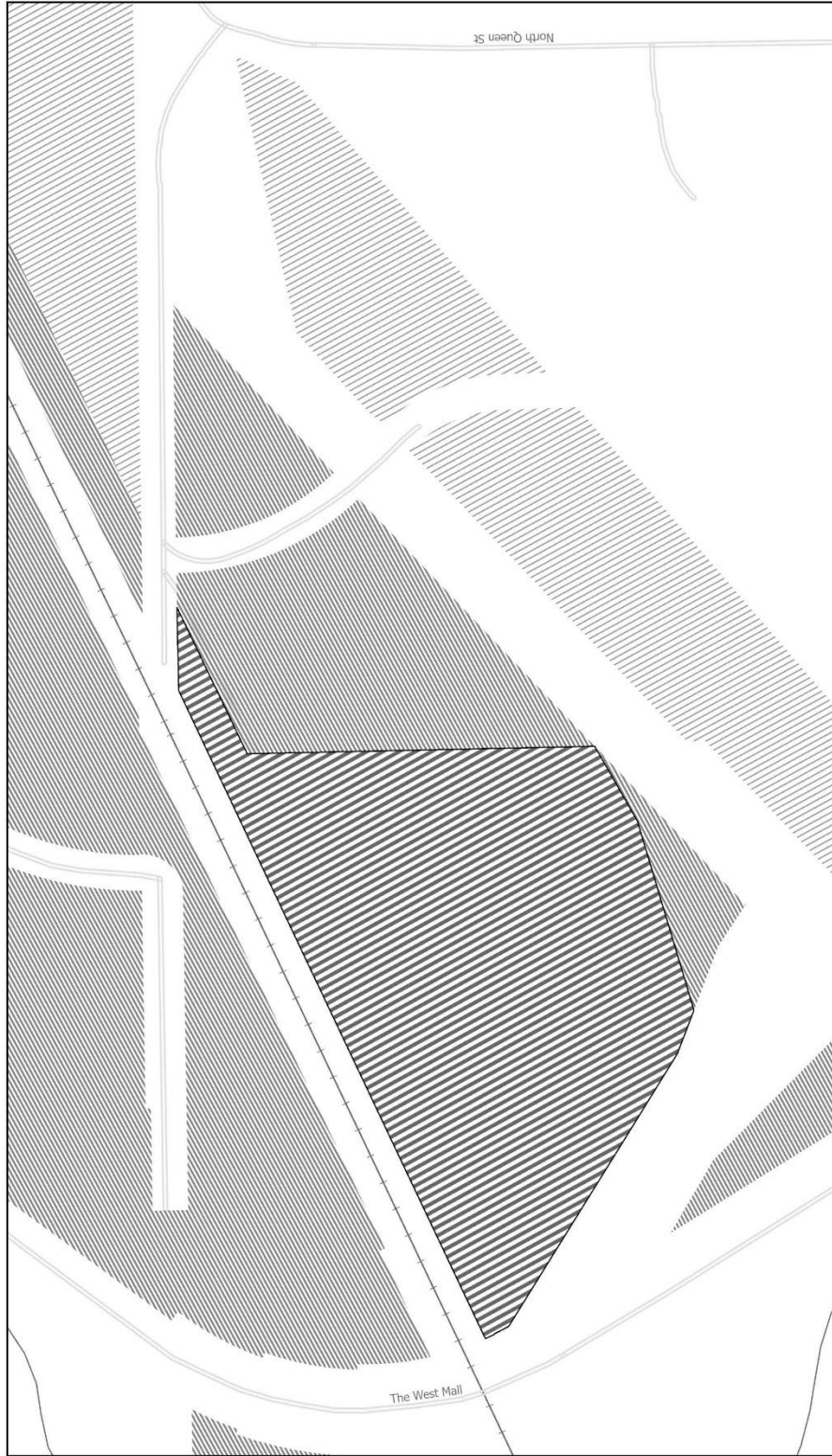
OPA 231 Appeal Site

Title 22

TORONTO Official Plan Land Use Designations



TORONTO Official Plan Land Use Designations

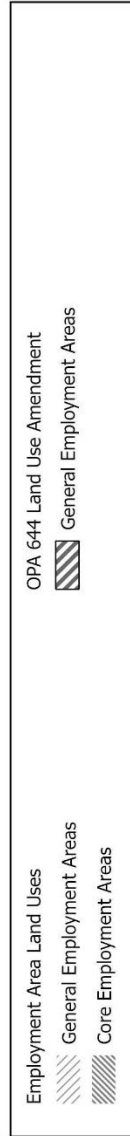
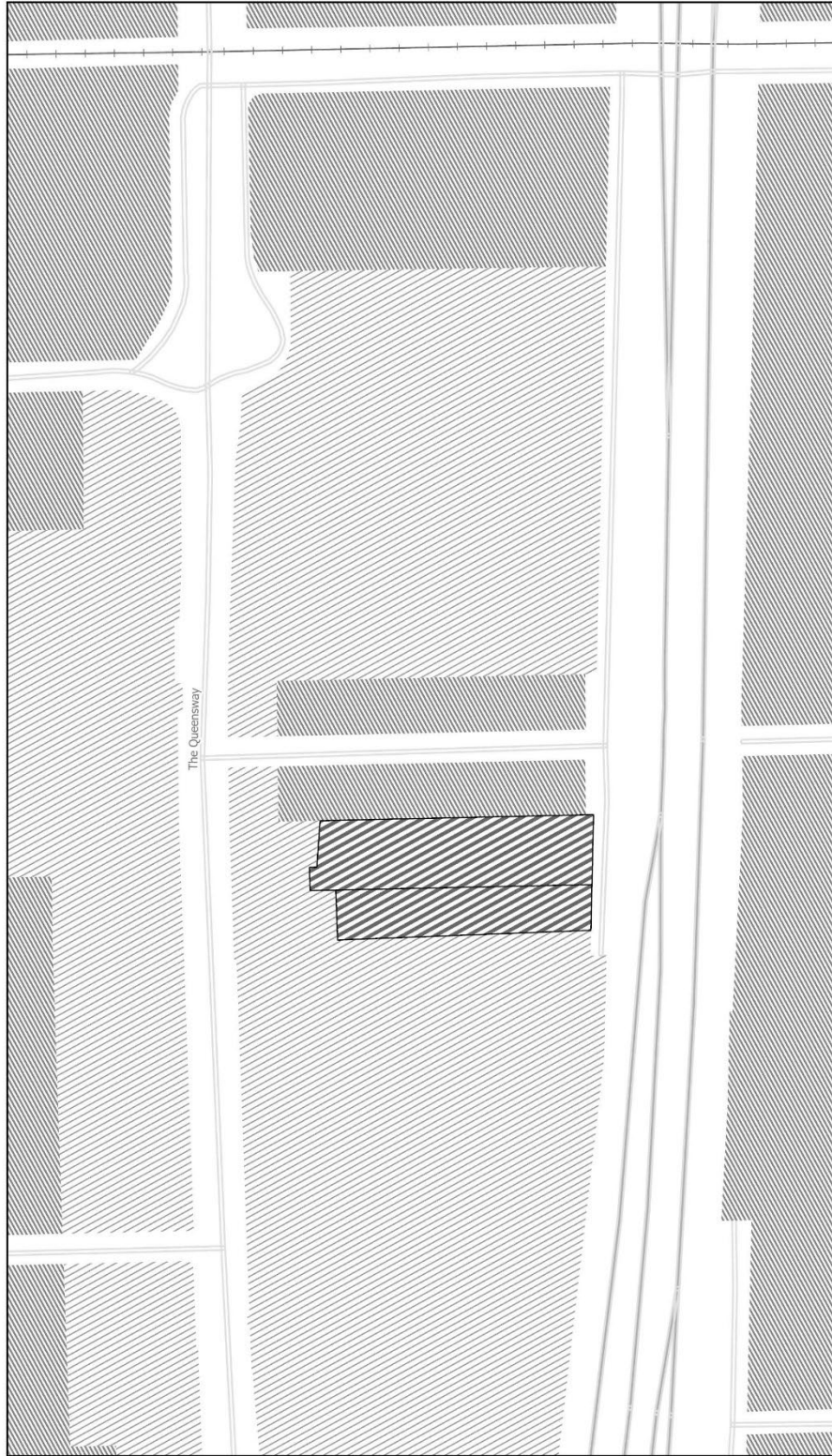


Employment Area Land Uses	OPA 644 Land Use Amendment
General Employment Areas	General Employment Areas
Core Employment Areas	

Tile 33

Maps Not to Scale
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TORONTO Official Plan Land Use Designations



Tile 34