

## NOTICE OF OPEN HOUSE AND NOTICE OF SPECIAL PUBLIC MEETING

To be held by Planning and Housing Committee  
(Pursuant to Subsections 26(3)(b) of the *Planning Act*)

**Proposed Official Plan Amendment, including changes to Land Use Designations, Site and Area Specific Policies and related Maps and Schedules, pertaining to Employment Areas Conversion Requests, review of Employment Areas that have Site and Area Specific Policies that include residential permissions and/or have residential uses, and other changes generally described as housekeeping matters**

DATE OF STATUTORY OPEN HOUSE: JUNE 13, 2023  
TIME OF STATUTORY OPEN HOUSE: 1:00pm to 3:00pm  
PLACE OF STATUTORY OPEN HOUSE: Video Conference at  
<https://bit.ly/opa653statpubopenhouse>

DATE OF SPECIAL PUBLIC MEETING: JULY 5, 2023  
TIME OF SPECIAL PUBLIC MEETING: 10:00 a.m. or as soon as possible thereafter  
PLACE OF SPECIAL PUBLIC MEETING: Committee Room 1, City Hall, 100 Queen Street West and by Video Conference

### ADDITIONAL OPEN HOUSES:

Date	Time	Place
June 13, 2023	6:00pm to 8:00pm	<a href="https://bit.ly/opa653pubopenhouse1">https://bit.ly/opa653pubopenhouse1</a>
June 19, 2023	1:00pm to 3:00pm	<a href="https://bit.ly/opa653pubopenhouse2">https://bit.ly/opa653pubopenhouse2</a>
June 19, 2023	6:00pm to 8:00pm	<a href="https://bit.ly/opa653pubopenhouse3">https://bit.ly/opa653pubopenhouse3</a>

(Note: all URLs are case sensitive)

### PROPOSAL - PURPOSE AND EFFECT

The City of Toronto is currently undertaking a Municipal Comprehensive Review (MCR) and Provincial Growth Plan conformity exercise (MCR/Conformity Exercise) of the City of Toronto Official Plan. A copy of the current Official Plan can be viewed or downloaded from the City's website: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

As part of the City of Toronto's MCR/Conformity Exercise, this proposed Official Plan Amendment is in conformity with the A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), is consistent with the Provincial Policy Statement (2020), and has regard to matters of provincial interest under Section 2 of the *Planning Act*. If adopted by Council, the

proposed Official Plan Amendment will be submitted to the Minister of Municipal Affairs and Housing for approval pursuant to Section 26 of the *Planning Act*.

The *Planning Act* requires that if an Official Plan is being revised under Section 26 of that *Act*, a Special Public Meeting must be held on any proposed amendments to revise the Official Plan and that an Open House be held if the Official Plan is being revised to ensure that the public has an opportunity to review and ask questions about the information and material made available in advance of the Special Public Meeting. The holding of public hearings on the Official Plan Amendment may be delegated by Council to the Planning and Housing Committee under Section 24 of the *City of Toronto Act, 2006* and the *Toronto Municipal Code*.

## BACKGROUND INFORMATION

The Official Plan is substantially in conformity with relevant and applicable provincial plans and policy requirements related to the economy, economic growth, and employment areas.

The MCR includes a process to review and evaluate requests to convert lands from an *Employment Areas* designation to non-employment uses or to broaden permitted uses. As part of this conversion request process, the City received approximately 150 requests to convert lands designated *Core Employment Areas* or *General Employment Areas* for non-employment uses. The year-long City Council approved window to receive conversion requests closed on August 3, 2021.

The City is taking a phased approach to reporting the final recommendations for the conversion requests. This approach will see a third and final batch of conversion requests brought forward to the Statutory Public Meeting at the July 5, 2023 Planning and Housing Committee. The first batch of conversion requests were previously considered at the Statutory Public Meeting at the July 5, 2022 Planning and Housing Committee, and the second batch of conversion requests previously considered at a Statutory Public Meeting at the June 1, 2023 meeting of the Planning and Housing Committee.

Conversion requests to be considered at the July 5, 2023 meeting of the Planning and Housing Committee include the following:

<b>Conversion Request #</b>	<b>Municipal Address</b>	<b>Ward</b>
049	Queens Plate Drive, 330	Etobicoke North (1)
074	Rexdale Boulevard, 555	Etobicoke North (1)
080	Islington Avenue, 2200-2250	Etobicoke North (1)
112	Queens Plate Drive, 160	Etobicoke North (1)
100	Eglinton Avenue West, 5395-5409	Etobicoke Centre (2)
099	Royal York Road, 266 and 268	Etobicoke-Lakeshore (3)
103	Evans Avenue, 340-364 and Arnold Street, 12-16	Etobicoke-Lakeshore (3)

<b>Conversion Request #</b>	<b>Municipal Address</b>	<b>Ward</b>
115	The Queensway, 1377 (Incomplete)	Etobicoke-Lakeshore (3)
124	Drummond Street, 12-50 and Harold Street, 1, 1a and 1b	Etobicoke-Lakeshore (3)
059	Ryding Avenue, 116R, 126-142	York South-Weston (5)
062	Scarlett Road, 2 and Eileen Avenue, 201	York South-Weston (5)
076	Weston Road, 2541-2549	York South-Weston (5)
096	Weston Road, 2625	York South-Weston (5)
098A (CI)	Lawrence Avenue West, 1235-1255 and Benton Road, 3-23 and 10-22	York South-Weston (5)
098B (CI)	Colville Road, 44-88	York South-Weston (5)
110	Symes Road, 100 (Incomplete)	York South-Weston (5)
114	Rockcliffe Boulevard, 301 (municipally known as Rockcliffe Court, 20)	York South-Weston (5)
121	Ryding Avenue, 109	York South-Weston (5)
(SI)	Ryding Avenue, 99 and 116 and Ethel Avenue, 90	York South-Weston (5)
*	Denison Road East, 55 (Incomplete)	York South-Weston (5)
019	Chesswood Drive, 3710	York Centre (6)
088	Keele Street, 3765-3777 and Lepage Court, 10	York Centre (6)
108	Kodiak Crescent, 5-15	York Centre (6)
(CI)	949, 949A, 951, 953, 955 and 1011 Wilson Avenue	York Centre (6)
*	Tangiers Road, 17, 25 (Incomplete)	York Centre (6)
*	Tangiers Road, 30 (Incomplete)	York Centre (6)
104	Finch Avenue West, 2450	Humber River-Black Creek (7)
126	Wilson Avenue, 1677	Humber River-Black Creek (7)
047	Orfus Road, 38	Eglinton-Lawrence (8)
*	Apex Road, 48-50, 53 and Lawrence Avenue West, 950 (Incomplete)	Eglinton-Lawrence (8)
035	Dupont Street, 1655	Davenport (9)
082	Sterling Road, 211, 213 (Incomplete Fee & Peer Review)	Davenport (9)
111	Paton Road, 60	Davenport (9)
111A (CI)	Lansdowne Avenue, 640	Davenport (9)
122	Campbell Avenue, 300, Dupont St, 1485-1491 (Incomplete)	Davenport (9)
131	Campbell Avenue, 350	Davenport (9)
077	East Liberty Street, 171 , Hanna Avenue, 37	Spadina-Fort York (10)

<b>Conversion Request #</b>	<b>Municipal Address</b>	<b>Ward</b>
038	Davies Avenue, 9, Queen Street, 600 and Carroll Street, 16	Toronto-Danforth (14)
007	Overlea Boulevard, 26	Don Valley West (15)
009	Brentcliffe Road, 20	Don Valley West (15)
*	Overlea Boulevard, 14-16, Banigan Drive, 7-11 (Incomplete)	Don Valley West (15)
15	Gervais Drive, 15	Don Valley East (16)
16	Leslie Street, 1123	Don Valley East (16)
32	Wynford Drive, 39	Don Valley East (16)
33	Leslie Street, 1121	Don Valley East (16)
68	Leslie Street, 1125-1155	Don Valley East (16)
70	Don Mills Road, 825	Don Valley East (16)
132	York Mills Road, 865	Don Valley East (16)
*	Consumers Road, 280-422 (Incomplete)	Don Valley North (17)
25	Ellesmere Road, 1001	Scarborough Centre (21)
101	William Kitchen Road, 1, 11-37, 12, 16, 20-26	Scarborough Centre (21)
102	Kennedy Road, 2021	Scarborough Centre (21)
008	Midland Avenue, 3266, 3280, 3290, 3330 and Silver Star Boulevard, 50, 70	Scarborough-Agincourt (22)
026	Steeles Avenue East, 4711, 4723, 4733, and 4751	Scarborough-Agincourt (22)
052	Finch Avenue East, 4016 & 4020	Scarborough-Agincourt (22)
053	Kennedy Road, 2901-2913, Trojan Gate, 21, Finch Avenue East, 4040, and Milliken Boulevard, 15-19	Scarborough-Agincourt (22)
057	Finch Avenue East, 4140	Scarborough-Agincourt (22)
058	Finch Avenue East, 4186-4190	Scarborough-Agincourt (22)
060	Silver Star Boulevard, 681	Scarborough-Agincourt (22)
061	Midland Avenue, 3360	Scarborough-Agincourt (22)
075	Redlea Avenue, 29	Scarborough-Agincourt (22)
085	Kennedy Road, 3447	Scarborough-Agincourt (22)
090	Victoria Park Avenue, 3601	Scarborough-Agincourt (22)
012	McCowan Road, 1455-1457 and Milner Avenue, 41-47	Scarborough North (23)
024	Milner Avenue, 30 and 44	Scarborough North (23)
037	Sheppard Avenue East, 4630	Scarborough North (23)
046	Sheppard Avenue East, 4570	Scarborough North (23)
018	Ellesmere Road, 1774	Scarborough-Guildwood (24)
018A (CI)	Ellesmere Road, 1760	Scarborough-Guildwood (24)
078	Progress Avenue, 920-930	Scarborough-Guildwood (24)

<b>Conversion Request #</b>	<b>Municipal Address</b>	<b>Ward</b>
128	Morningside Avenue, 2270	Scarborough-Rouge Park (25)

(CI) = Council Initiated  
(SI) = Staff Initiated  
\* = no Conversion Number assigned

Staff's final recommendations for the conversion requests listed above may include amendments to the Official Plan. An Official Plan Amendment (OPA) to implement staff's recommendations is being brought forward to the Statutory Public Meeting at the July 5, 2023 Planning and Housing Committee. OPA 653 would amend Map 2 Urban Structure; amend some of the Land Use Plan Maps 13 to 23; and, provide a further layer of local policy direction for an area or site, by adding site and area specific policies to Chapter 7.

A map of the addresses for which there has been a conversion request has not been provided in this Notice because it would not be legible at this scale.

Staff recommendations on the following Official Plan Amendment applications, two of which are also subject to conversion requests, will be brought forward to the Statutory Public Meeting at the July 5, 2023 Planning and Housing Committee:

<b>Conversion Request #</b>	<b>Municipal Address</b>	<b>Planning Application Number</b>
099	Royal York Road, 266 and 268	22 207193 WET 03 OZ
131	Campbell Avenue, 350	23 104503 STE 09 OZ
N/A	York Mills Road, 900	17 254908 NNY 34 OZ

The MCR also includes a process to review *Employment Areas* that have Site and Area Specific Policies that include residential permissions. In order to conform with the A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), Policy 2.2.5.7 and Official Plan Amendment 591, the City is required to prohibit residential uses within lands designated as Core *Employment Areas* and *General Employment Areas* in the Official Plan. Staff have made recommendations to either redesignate lands to a land use designation that would permit residential uses, or amend or remove Site and Area Specific Policies that permit residential uses.

The following addresses are affected by this process to review *Employment Areas* that have Site and Area Specific Policies that include residential permissions and/or have residential uses:

<b>SASP #</b>	<b>Municipal Address</b>	<b>Ward</b>
1	<b>South of Steeles Avenue, West of Alcide Street</b> 2095-2127 and 2128-2200 Codlin Crescent, and 2010-2190 Albion Road	Etobicoke North (1)

<b>SASP #</b>	<b>Municipal Address</b>	<b>Ward</b>
288	<b>Lands at Lot 35, Westmore Drive</b> 136 Westmore Drive	Etobicoke North (1)
154	<b>Lands Generally Adjacent to the South Side of the Tracks Between Brock Avenue and Queen Street West</b> 1258 Queen Street West 1266 Queen Street West 6-34 Noble Street (even) 11-17 Noble Street (odd) 11 & 21 Strickland Avenue 2 A Earnbridge Street 57, 57 R, 65, 77, 81 & 83 Brock Avenue	Parkdale-High Park (4)
154	<b>Lands Located East of Sorauren Avenue, South of Dundas Street West</b> 345 – 383 Sorauren Avenue	Parkdale-High Park (4)
154	<b>Lands Located Adjacent to the Tracks North East of Dundas Street West, South of Golden Avenue</b> 1970 to 2000 Dundas Street West (even) 2022 to 2050 Dundas Street West (even) 9 to 30 Morrow Avenue 35 Golden Avenue	Parkdale-High Park (4)
58	<b>1-33 Connie Street (odd numbers) and 80, 90, 99, 100 Floral Parkway</b>	York South-Weston (5)
79	<b>Pellatt Avenue</b> 184 to 240 Pellatt Avenue (even) 123 to 139 Wendell Avenue (odd) 3 Antoni Place	York South-Weston (5)
154	<b>Lands Located South of Eileen Avenue, East of Gilmort Place</b> 165-201 Eileen Avenue (odd)	York South-Weston (5)
57	<b>West Side of Eugene Street</b> 6 to 70 Eugene Street (even)	Eglinton-Lawrence (8)
154	<b>Lands Located on the West Side of Bronoco Avenue Between Alessia Circle and North of Summit Avenue</b> 150 Bronoco Avenue 78-80 Summit Avenue 364 and 364 A Gilbert Avenue	Davenport (9)
154	<b>Certain Lands Located on the West Side of Gilbert Avenue</b> 408-496 Gilbert Avenue (even)	Davenport (9)

<b>SASP #</b>	<b>Municipal Address</b>	<b>Ward</b>
154	<b>Lands Located on the West Side of Caledonia Road Between St. Clair Avenue West and Lambert Avenue</b> 32, 34, 36 and 60 Caledonia Road	Davenport (9)
154	<b>North Side of Geary Avenue Between Dovercourt Road and Ossington Avenue</b> 2-36 Geary Avenue 62-80 Geary Avenue 1102-1104 Ossington Avenue	Davenport (9)
154	<b>Lands Located Adjacent to Jenet Road and the East Side of Wade Avenue</b> 4-23 Jenet Avenue 50-76 Wade Avenue (even)	Davenport (9)
154	<b>Lands Adjacent to the East Side of the CNR Tracks Between Whylock Avenue and North of Dublin Street</b> 138-190 St Helen's Avenue (even) 6-16 Dublin Street (even) 7-11 Dublin Street (odd) 9-17 Dora Avenue (odd)	Davenport (9)
154	<b>7-77 Florence Street and 478-492 Dufferin Street</b>	Davenport (9)
154	<b>Lands Within the Miller Street and Lindler Street Area</b> 130-132 Osler Avenue 3 & 10 Miller Street	Davenport (9)
255	<b>2 Lightbourn Avenue</b> 2-20 Grogan Mews 12-30 Lightbourn Avenue	Davenport (9)
419	<b>362 Wallace Avenue</b> 370-380 Wallace Avenue (even) 47-57 Macaulay Avenue (odd) 2-73 Sousa Mendes Street	Davenport (9)
163	<b>918 Palmerston Avenue</b>	University-Rosedale (11)
154	<b>Certain Lands Within the Blocks Bounded by Queen Street East, Boston Avenue, Logan Street and 1st Avenue</b> 181-349 Carlaw Avenue (odd) 220-320 Carlaw Avenue (even) 59 and 88 Colgate Avenue 66 and 90 Boston Avenue (even) 65 Dickens Street 1790 to 2022 Dundas Street East (even) 1201 Dundas Street East	Toronto-Danforth (14)

<b>SASP #</b>	<b>Municipal Address</b>	<b>Ward</b>
154	<b>54 Colgate Avenue</b>	Toronto-Danforth (14)
190	<b>42-120 and 59-125 Logan Avenue, 22-108 and 31-111 Morse Street, 26-88 and 63-103 ½ Carlaw Avenue and 523-549 Eastern Avenue</b> Also included 124 Logan Avenue 110 Morse Street 96-108 Carlaw Avenue (even)	Toronto-Danforth (14)
148	<b>86 Overlea Boulevard</b>	Don Valley West (15)
56	<b>61-89 Curlew Drive (excluding # 74) and 1244, 1250 and 1260 Lawrence Avenue East</b>	Don Valley East (16)
146	<b>1450 and 1500 O'Connor Drive</b>	Beaches-East York (19)
104	<b>Lands along Midland Avenue, Finch Avenue, Kennedy Road and McNicoll Avenue Frontages, South of Passmore Avenue</b> 2885-3381 Kennedy Road (odd) 4000-4186 Finch Avenue East (even) 15 Milliken Road 3250-3880 Midland Avenue (even) 2020-2190 McNicoll Avenue (even) 2075-2155 McNicoll Avenue (odd) 300 and 301 Silver Star Boulevard	Scarborough-Agincourt (22)
130	<b>West Side of Markham Road, South of Milner Avenue</b> 1490 Markham Road 221 Milner Avenue	Scarborough North (23)
137	<b>East Side of Tapscott Road, North of the Hydro One Right-of-Way</b> 1021 Tapscott Road	Scarborough North (23)

The lands at 773-781 and 829-831 The Queensway are included as part of a housekeeping matter.

**Detailed information, including a copy of the proposed Official Plan Amendment (starting on June 2, 2023) may be obtained by contacting Carola Perez-Book, Project Manager, at 416-392-8788, or by e-mail at [Carola.Perez-Book@toronto.ca](mailto:Carola.Perez-Book@toronto.ca). Further information, including a draft of OPA 653 starting on June 2, 2023, is also available at: <https://www.toronto.ca/ourplan>.**

A copy of City Planning's Final Report on the proposed Official Plan Amendment, including final recommendations on the conversion requests listed in this notice, and the review of *Employment Areas* that have Site and Area Specific Policies that include residential permissions



will be available on the City's website approximately one week prior to the Statutory Public Meeting at: [www.toronto.ca/legdocs/agendas.html](http://www.toronto.ca/legdocs/agendas.html).

## **PURPOSE OF OPEN HOUSE**

You are invited to attend the Open House(s) to review the proposed Official Plan Amendment and to ask questions about the proposed policies and any related information and material.

## **PURPOSE OF SPECIAL PUBLIC MEETING**

The Planning and Housing Committee will receive input and review the proposal and any other material placed before it, in order to make recommendations on the Official Plan Amendment. These recommendations will then be forwarded to Toronto City Council for its consideration.

You can follow the meeting at [www.youtube.com/TorontoCityCouncilLive](http://www.youtube.com/TorontoCityCouncilLive).

You are invited to make representations to the Planning and Housing Committee in person, by video conference or by telephone to make your views known regarding the proposal.

Send written comments by email to [phc@toronto.ca](mailto:phc@toronto.ca) or by mail to the address below. You can submit written comments up until City Council gives final consideration to the proposal.

If you want to address the committee meeting directly, please register by email to [phc@toronto.ca](mailto:phc@toronto.ca) or by phone at 416-397-4579, no later than 12:00 p.m. on July 4, 2023. If you register we will contact you with instructions on how to participate in the meeting.

For more information about this matter, including information about appeal rights, contact the City Clerk's Office, City Clerk, Attention: **Nancy Martins, Administrator, Planning and Housing Committee, 100 Queen Street West, 10<sup>th</sup> Floor, West Tower, Toronto ON M5H 2N2, Phone: 416-397-4579, Fax: 416-392-2980, e-mail: [phc@toronto.ca](mailto:phc@toronto.ca).**

The Planning and Housing Committee may request you to file an outline of your presentation with the Clerk.

**Special Assistance:** City Staff can arrange for special assistance with some advance notice. If you need special assistance, please call 416-397-4579, TTY 416-338-0889 or e-mail [phc@toronto.ca](mailto:phc@toronto.ca).

## **FURTHER INFORMATION**

Given that the amendments listed in this Notice regulate the use of lands at several locations within the geographic boundaries of the City of Toronto, a key map has not been provided with this notice.

**If you wish to be notified** of the decision of the City of Toronto on the proposed Official Plan Amendment you must make a written request to the City Clerk, Attention: Nancy Martins,

Administrator, Planning and Housing Committee, at the address, fax number or e-mail set out in this notice.

**No Appeal of Official Plan Amendment 653:** Official Plan Amendment 653 is subject to ministerial approval and there is no ability to appeal the Minister's decision to the Ontario Land Tribunal (OLT)

**People writing or making presentations at the public meeting:** The *City of Toronto Act, 2006*, the *Planning Act*, and the City of Toronto Municipal Code authorize the City of Toronto to collect any personal information in your communication or presentation to City Council or its committees.

The City collects this information to enable it to make informed decisions on the relevant issue(s). If you are submitting letters, faxes, e-mails, presentations or other communications to the City, you should be aware that your name and the fact that you communicated with the City will become part of the public record and will appear on the City's website. The City will also make your communication and any personal information in it - such as your postal address, telephone number or e-mail address - available to the public, unless you expressly request the City to remove it.

Many Committee, Board and Advisory Body meetings are broadcast live over the internet for the public to view. If you speak at the meeting you will appear in the video broadcast. Video broadcasts are archived and continue to be publicly available. Direct any questions about this collection to the City Clerk's Office at 416-397-4579.

Compliance with Provincial laws respecting Notice may result in you receiving duplicate notices.

Dated at the City of Toronto on May 25, 2023.

John D. Elvidge  
City Clerk