



**JENNIFER  
MCKELVIE**

City Councillor  
Scarborough-Rouge  
Park  
Ward 25

July 5, 2023

Planning and Housing Committee  
Toronto City Hall  
100 Queen St W  
Toronto, ON M5G 1P5

**RE: Item PH5.3 Our Plan Toronto: Recommendations on Seventy Employment Area Conversion Requests and Chapter 7 Site and Area Specific Policy Review - Final Report.**

Dear Chair and Committee Members,

As Toronto City Councillor for Scarborough – Rouge Park, I submit this communication in support of Conversion Request No. 128 for 2270 Morningside Avenue in Ward 25 as part of Agenda Item PH5.3 – *Our Plan Toronto: Recommendations on Seventy Employment Area Conversion Requests and Chapter 7 Site and Area Specific Policy Review - Final Report*.

Converting the small area at 2270 Morningside between Finch Avenue East and Morningside Avenue in my ward of Scarborough – Rouge Park from *General Employment Area* to a *Mixed Use Area* could transform a vacant lot into mixed-use residential housing with provisions for affordable housing that also stimulates economic growth in sectors that are currently underrepresented in the area, like retail. These outcomes support City Council's commitment to build more housing and more affordable housing, including achieving the targets in the Housing Action Plan 2022-2026 and HousingTO 2020-2030 Action Plan through amendments to the Official Plan, zoning and guidelines.

The specific area noted in Conversion Request No. 128 is part of the larger and significant Tapscott employment area. It is important that any changes made to the lands at 2270 Morningside are compatible with existing and future employment activities, including commercial and industrial. To that end, my office has sought advice from staff in the City Planning Division and developed a motion which addresses a number of considerations to support this conversion, including: the proximity of nearby facilities, compatibility and mitigation relating to sensitive land uses and current use and potential future expansion of employment activities, affordable housing, considerations for transit, and further need for rail line study and analysis. The motion includes provisions for improved transit, main floor retail, and affordable housing, which are important and would greatly benefit this area.

Please give this letter and the attached motion every consideration, and I ask you to move the attached recommendations on my behalf.

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Sincerely,

Deputy Mayor Jennifer McKelvie  
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## Motion

1. That the Planning and Housing Committee amend Attachment 1 (Official Plan Amendment 653) of the report from the Chief Planner and Executive Director (dated June 16, 2023) in accordance with Attachment 1 to this motion as follows:
  - a. Converting a portion of the lands known in 2022 as 2270 Morningside Avenue from *General Employment Areas* to *Mixed Use Areas* by removing the converted portion from Official Plan Map 2, Urban Structure; and
  - b. Re-designating a portion of the lands illustrated as “Area A” from *General Employment Areas* to *Mixed Use Areas*.
  - c. Adding Site and Area Specific Policy 852 to Chapter 7.

## **Attachment 1**

With respect to lands municipally known in 2022 as 2270 Morningside Avenue:

- a. modify Map 2 in Appendix 1 by removing a portion of the lands illustrated as “Area A” from Employment Areas.
- b. modify Appendix 2 by re-designating a portion of the lands illustrated as “Area A” from *General Employment Areas* to *Mixed Use Areas*. The boundaries of the land use designations on Map 2, Urban Structure and Map 22, Land Use Plan respecting the lands at 2270 Morningside Avenue are general and adjustments to the boundaries may be made through the submission of a Zoning By-law Amendment application.
- c. add a new Chapter 7 Site and Area Specific Policy 852.

### **852. 2270 Morningside Avenue**

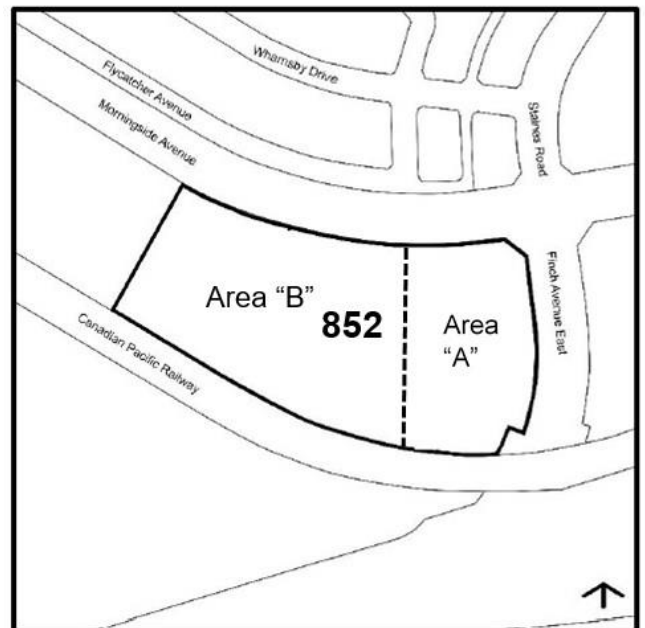
a) Residential is permitted in “Area A” and the exact distance of the designation from Finch Avenue East will be determined with a complete Zoning By-law Amendment application but will not exceed 110 metres from the Finch Avenue East property line.

b) A minimum employment gross floor area of 7,500 square metres or 15 percent of the total gross floor area across the entire site, whichever is greater, will:

- i) be comprised of uses permitted within General Employment Areas and must be compatible with residential uses; and
- ii) be developed prior to or concurrent with any residential uses on “Area A”.

c) A mixed-use and mixed-income development is permitted on “Area A”, provided that any new development containing residential units on the lands will secure a minimum amount of affordable housing as follows:

- i) if a condominium development is proposed, a minimum of 7 percent of the total new residential gross floor area shall be secured as affordable ownership housing or a minimum of 5 percent of the total new residential gross floor area shall be secured as affordable rental housing; and
- 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; and
  - iv) if a purpose-built rental development is proposed, there is no minimum requirement for affordable rental housing;
- d) 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 c) i) will increase by 1.5 percent per year. Affordable ownership housing requirements will be set at 1.4 times the affordable rental housing requirements.
- e) The provision of affordable housing required by Policy c) and Policy d) shall be secured through one or more agreements with the City.
- f) The use of holding provisions may be used to ensure the required affordable housing is secured. Conditions to be met prior to the removal of a holding ("H") provision on the lands shall include the following:
- i) Entering into a Municipal Housing Project Facility Agreement or such other agreement(s) as may be satisfactory to the City Solicitor to secure the provision of affordable housing; and
  - ii) The submission and acceptance of a Housing Issues Report, to the satisfaction of the Chief Planner and Executive Director, that identifies the unit mix, unit sizes, and how affordable housing requirements will be met.
- g) If an Inclusionary Zoning By-law takes effect and becomes applicable to any development on the lands, then the Official Plan Inclusionary Zoning policies and by-law, as may be amended, will prevail and the affordable housing requirements in Policy c) and Policy d) will no longer apply, but only provided the applicable Inclusionary Zoning policy and by-law requirements meet or exceed the requirements of Policy c) and Policy b) above.
- h) In mixed-use developments on "Area A", residential uses are not permitted on the ground floor except for residential lobby entrances or stair accesses.
- i) Within the lands illustrated as "Area B", a public transit right of way (bus turning loop) connected to Morningside Avenue will be provided to the satisfaction of the appropriate transit authority and the part of the lands in which the public transit right of way (bus turning loop) is located will be conveyed to the City for nominal consideration as a condition of subdivision, severance, minor variance, condominium or site plan approval.
- j) As part of a complete Zoning By-law Amendment application for the lands, the following will be submitted:
- i) a Compatibility/Mitigation Study peer reviewed and implemented, at the applicant's expense, to the City's satisfaction;

ii) a Rail Safety and Rail Mitigation Report, peer reviewed and reviewed by the applicable rail operator to be implemented to the City's satisfaction.

k) Sensitive land uses, including new residential uses will be located, designed and buffered to mitigate impacts from, be compatible with, and not impede the continuation of and the expansion of existing employment uses, and any new employment uses within the surrounding General and Core Employment Areas.