

85 Hanna Avenue and 109 Atlantic Avenue – Official Plan Amendment – Decision Report – Approval

Date: September 11, 2025

To: Planning and Housing Committee

From: Chief Planner and Executive Director, City Planning

Ward: 10 - Spadina-Fort York

Planning Application Number: 25 128398 STE 10 OZ

SUMMARY

This report recommends approval of the application to amend the Official Plan with a Site and Area Specific Policy. The amendment to the Official Plan would remove the subject site from Employment Areas, changing the designation from General Employment Areas to Mixed Use Areas on the southeast corner of King Street West and Atlantic Avenue, at 85 Hanna Avenue and 109 Atlantic Avenue. The Site and Area Specific Policy will require non-residential gross floor area and affordable rental housing units as part of any future redevelopment of the site. The application does not propose any redevelopment of the site at this time.

The Minister of Municipal Affairs and Housing is the approval authority for amendments to authorized uses of land within Protected Major Transit Station Areas. If adopted by Council, the Official Plan Amendment would be forwarded to the Minister for approval under sections 17(22) and 17(34) of the Planning Act.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning recommends that:

1. City Council amend the Official Plan for the lands municipally known as 85 Hanna Avenue and 109 Atlantic Avenue, substantially in accordance with the draft Official Plan Amendment included as Attachment 4 to this Report.
2. City Council authorize the City Solicitor to make stylistic and technical changes to the draft Official Plan Amendment as may be required.

FINANCIAL IMPACT

The City Planning Division confirms that there are no financial implications resulting from the recommendations included in this Report in the current budget year or in future years.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the financial impact information.

THE SITE AND SURROUNDING LANDS

Description

The subject site is located within Liberty Village, south of King Street West and Metrolinx Kitchener-Barrie GO/Union Pearson Express rail corridor, east of Atlantic Avenue, north of Snooker Street, and west of 61-75 Hanna Avenue. The subject site is generally rectangularly shaped and is comprised of two properties, 85 Hanna Avenue and 109 Atlantic Avenue.

See Attachment 1 for the Location Map.

Existing Use

The subject site is currently occupied by a mix of retail and office uses. 85 Hanna Avenue contains a 4-storey commercial building. 109 Atlantic Avenue contains a 3-storey commercial building.

Surrounding Uses

North: King Street West and the abutting Kitchener-Barrie GO/UPE rail corridor. Further north is a mixed-use development comprised of three buildings at 12, 14 and 17 storeys.

South: A 2.5 storey listed heritage building containing non-residential uses.

East: A one-storey commercial retail building with a surface parking lot.

West: Two rows of 3-storey mixed-use buildings.

THE APPLICATION

Description

The application proposes to amend the Official Plan to remove the lands from Employment Areas, changing the designation of the subject site from General Employment Areas to Mixed Use Areas. The application does not propose any new

buildings or building additions at this time, and it is intended that the existing buildings on the site will remain.

Map 2: Urban Structure of the Official Plan will also be amended, removing the Employment Areas overlay and adding the Avenues overlay.

The proposed Site and Area Specific Policy (SASP) will require future development applications to replace the existing amount of non-residential gross floor area on the site.

The proposed SASP also requires future development containing residential units on the land to secure a minimum of 5% of the total new residential gross floor area as affordable rental housing, for a period of 25 years. If a future development containing only purpose built rental units is proposed, there will be no requirement for affordable rental housing.

Additional Information

See the attachments of this Report for the Location Map, an Official Plan Land Use Map, and a map showing the existing zoning. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: [Application Information Centre - 85 HANNA AVE](#)

Reasons for Application

The applicant is seeking an Official Plan Amendment for a Mixed-Use Area designation to permit residential uses on the lands. The application does not propose any new buildings or uses at this time, and it is intended that the existing buildings on the site will remain. A Zoning By-law Amendment application will be required to advance redevelopment on the subject site, and establish site-specific performance standards.

APPLICATION BACKGROUND

On April 8, 2021, the Local Planning Appeal Tribunal ("LPAT") approved a modification to Official Plan Amendment 231, by redesignating a portion of the lands municipally known as 85 Hanna Avenue from General Employment Areas to Mixed Use Areas. <https://www.omb.gov.on.ca/e-decisions/pl140860-Apr-08-2021.pdf>

On July 19 and 20, 2023, City Council approved a rezoning application for the lands municipally known as 61-85 Hanna Avenue and 120 Lynn Williams Street, to permit a mixed use development. <https://secure.toronto.ca/council/agenda-item.do?item=2023.TE6.5>

On July 24 and 25, 2024, City Council approved a Draft Plan of Subdivision including the Mixed-Use portion of 85 Hanna Avenue. This 870 square metre portion of 85 Hanna Avenue will be severed from the subject site upon registration of the Plan of Subdivision. <https://secure.toronto.ca/council/agenda-item.do?item=2024.TE15.4>

On March 13, 2025, the current application was submitted and deemed complete on April 22, 2025, satisfying the City's minimum application requirements. The reports and studies submitted in support of this application are available on the Application Information Centre at <https://www.toronto.ca/city-government/planning-development/application-details/?id=5596383&pid=647168&title=85-HANNA-AVE>

Agency Circulation Outcomes

The application has been circulated to all appropriate agencies and City Divisions. Responses received have been used to assist in evaluating the application.

POLICY AND REGULATION CONSIDERATIONS

Provincial Land Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024) and shall conform to provincial plans.

Official Plan

The Official Plan designates the site as General Employment Areas and Mixed-Use Areas. See Attachment 2 of this report for the Official Plan Land Use Map. The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

The site is also within the Garrison Common North Secondary Plan.

Zoning

The subject site is split zoned in Zoning By-law 438-86. The western portion of the site is zoned IC D3 N1.5, with a maximum height of 28 metres, and the eastern portion of the site is zoned I3 D3, with a maximum height of 18 metres. The IC (Industrial Commercial) zoning category permits a broad range of industrial and commercial uses, including offices, retail stores, service shops, manufacturing and warehousing uses. The I3 (Industrial 3) zoning permits similar industrial and commercial uses. Residential uses are not permitted in the IC and I3 zones.

Liberty For All Secondary Plan

The City is currently studying the entirety of Liberty Village that will result in a new Secondary Plan. The Secondary Plan is intended to provide a vision and guidance for new development for the next 10-20 years with an emphasis on active transportation, heritage preservation, and a connected, vibrant public realm. The study is targeted for completion in Q1 2026.

PUBLIC ENGAGEMENT

Community Consultation

A virtual community consultation meeting was held on June 3, 2025 by City Planning and Development Review staff and was attended by 3 members of the public, the applicant, their consultant, and a representative from the office of the local Ward Councillor.

Community Planning staff presented information related to the applicable planning policies and development review process, while the applicant presented details of the proposal. A moderated question and answer discussion was held after the presentations. The attendees did not raise any concerns with the proposed redesignation.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members may hear the oral submissions made at the statutory public meeting held by Planning and Housing Committee for this application, as these submissions are broadcast live over the internet and recorded for review.

COMMENTS

Provincial Planning Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act and Provincial Planning Statement, 2024.

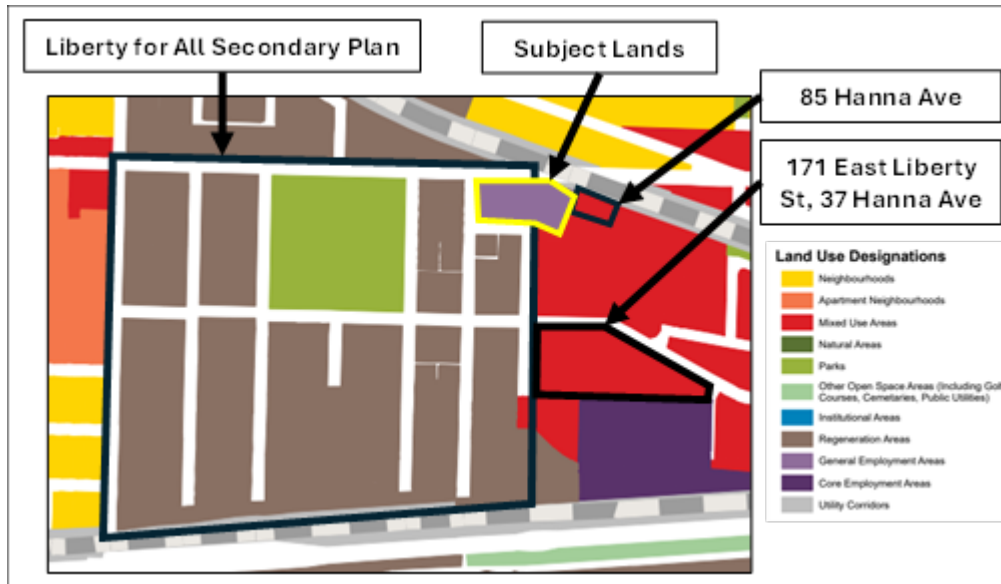
Official Plan Policies

This application has been reviewed against the Official Plan policies, Secondary Plan policies, and planning studies.

Land Use - Removal of Employment Lands

The land use context surrounding the subject lands is the subject of ongoing study. The Liberty for All Secondary Plan Area has been redesignated from Employment Areas to Regeneration Areas. A portion of 85 Hanna Avenue was converted from General Employment Areas to Mixed Use areas through OPA 231. Portions of 171 East Liberty Street and 37 Hanna Avenue have also been converted from Core Employment Areas to Mixed Use Areas, through OPA 231 and OPA 653.

Figure 1: Toronto Official Plan Land Use Plan Map 18



Employment Areas are lands intended for clusters of businesses and economic activities, and include two main designations. Core Employment Areas are located in the interior of Employment Areas, and contain uses such as industrial manufacturing and warehousing. General Employment Areas serve as a buffer between more intensive uses in the interior of the Employment Area, and nearby residential areas.

The recommended redesignation will not negatively impact the overall viability of the Employment Area, as these areas and their function have been in a recent state of change. Through the previous Municipal Comprehensive Review, staff noted that recent amendments to the Garrison Common Secondary Plan Area "3" transition the nearby area west of the subject lands from its historic manufacturing and industrial roots to an important centre for the City's creative economy. Staff also recognized that the lands generally east of Hanna Avenue have evolved into an area that, while containing a mix of retail and employment uses, is predominately a high-rise residential neighbourhood.

A Compatibility and Mitigation Study submitted by Geosyntec Consultants has noted that Industrial activities previously identified in the area through the MECP's Access Environmental portal are no longer operational, including Canada Colors and Chemicals Limited at 1100 King Street West, which is now a mixed-use building. Future development applications on the site will require additional technical study to ensure appropriate mitigation measures identified in the study have been considered for any proposed buildings.

The subject lands are well serviced by existing and planned infrastructure and public services, and will accommodate a mixed use development at this location. The recommended redesignation will have no impact on goods movement in the area. Frequent GO Transit, UP Express, TTC Streetcar and future GO/SmartTrack lines are all accessible from the subject lands. The Liberty for All Secondary Plan area study is currently under review, and will consider a range of public service and city building components for the surrounding area, including community services and facilities, parks

and public realm, heritage, built form, land use, affordable housing and non-residential uses, infrastructure, energy and the environment.

The existing supply of Employment Areas is sufficient to meet the 2051 Provincial employment forecasts in Toronto. While no single conversion request would affect this outcome, multiple conversions could impact Toronto's ability to meet the provincial employment forecast. A conversion with a Site and Area Specific Policy ("SASP") on the subject lands can provide an opportunity to plan for a complete community and manage the proposed conversion in the local context, to ensure the provision of non-residential space, and affordable rental housing.

In summary, the subject lands are not required for Employment Area uses over the long term, and there will be a need to integrate future development applications into the planned and existing community context, and limit any potential land use conflicts. The Official Plan identifies Liberty Village as a key strategic location where cultural industries and employment uses are significantly clustered, and that non-residential floor space associated with cultural industries within Liberty Village will be preserved and expanded.

The recommended SASP will ensure that the existing non-residential gross floor area will remain on the site and encourage the continued clustering of cultural industries and employment in the area, while also providing for future residential permissions. The recommended SASP also requires that a minimum of 5% of total new residential gross floor area will be secured as affordable rental housing, and remain affordable for a period of 25 years. The applicant has agreed to both the non-residential gross floor area and affordable housing provisions in the recommended SASP.

Staff have reviewed the current request and have considered the new and future land use designations on surrounding and nearby sites. The proposal reflects site specific circumstances, including recent partial and nearby conversions, strong access to transit and no remaining nearby heavy industrial operations. Staff recommend that the lands be redesignated from General Employment Areas to Mixed Use Areas, with a SASP.

CONTACT

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SIGNATURE

Jason Thorne, MCIP, RPP
Chief Planner and Executive Director
City Planning

ATTACHMENTS

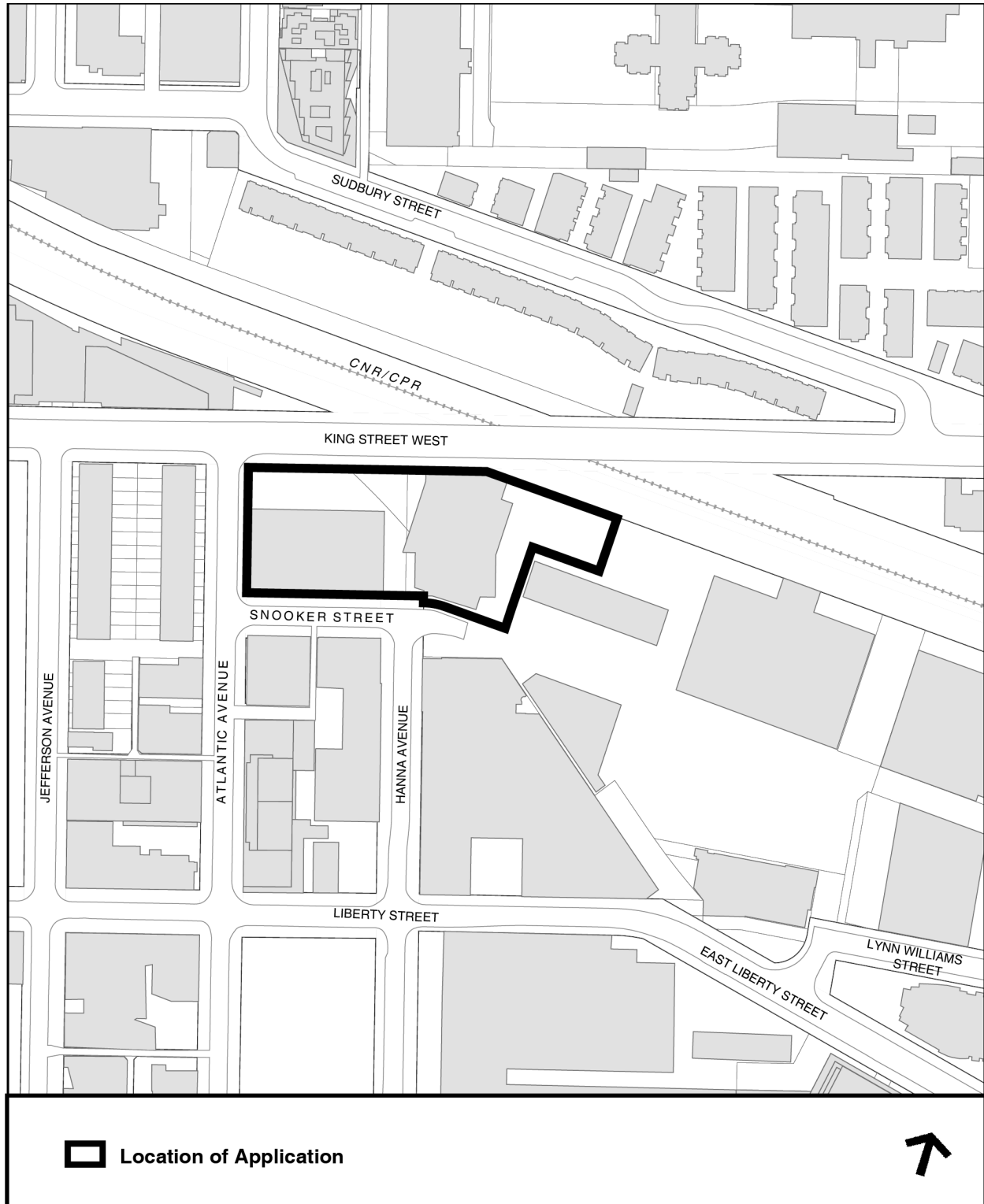
Attachment 1: Location Map

Attachment 2: Official Plan Land Use Map

Attachment 3: Existing Zoning By-law Map

Attachment 4: Draft Official Plan Amendment (provided separately)

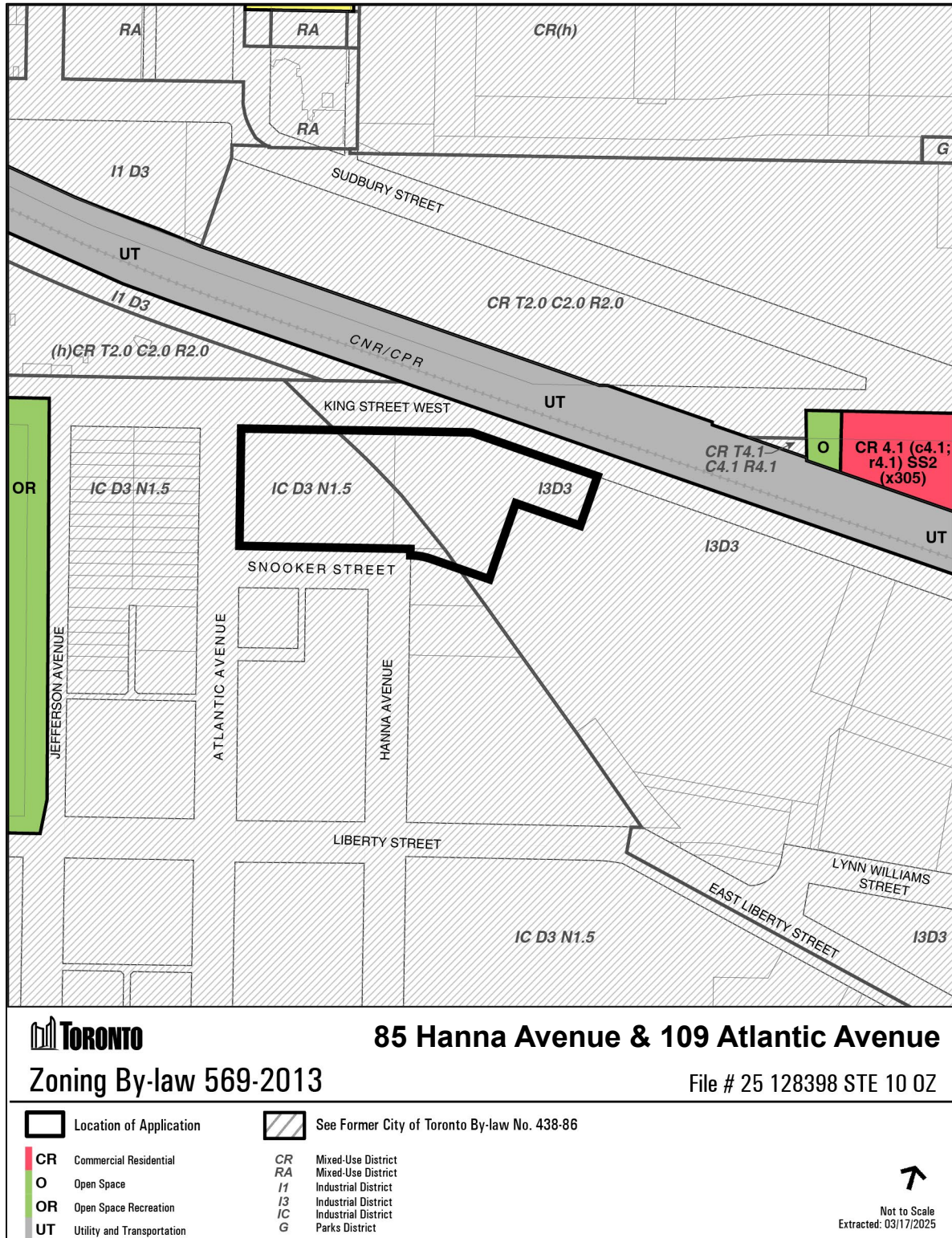
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Attachment 4: Draft Official Plan Amendment

(Provided separately)