

NOTICE OF MOTION

Supporting Employment Uses through the Review of the Former City of Scarborough Employment Districts Zoning By-law in Scarborough North

Moved by: Councillor

Jamaal Myers

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Seconded by: Councillor

SUMMARY:

Ward 23 contains a significant concentration of lands designated as Employment Areas in the Toronto Official Plan. Many of these lands, including some employment districts that extend across the ward boundary, remain subject to former City of Scarborough Employment Districts Zoning By-law No. 24982.

Legacy use definitions, permissions, performance standards and site-specific exceptions can create uncertainty for businesses seeking to establish, adapt or expand employment uses on these lands. These provisions may not clearly reflect contemporary business operations or align with the current Official Plan and provincial policy framework for Employment Areas.

The City's Phase 2 Zoning Conformity for Official Plan Employment Areas work program provides an appropriate opportunity to examine these issues. This motion requests that City Planning specifically consider zoning challenges affecting lands subject to By-law No. 24982 that are wholly or partially within Ward 23, and identify appropriate changes, guidance or other measures through the City's existing conformity and harmonization work.

The objective is to provide business owners, City staff, planners and decision-makers with clear and accurate information about how the legacy zoning framework interacts with the Toronto Official Plan and recent provincial changes. Greater clarity will help businesses make more timely and informed decisions about locating, adapting or expanding their operations, while supporting more consistent assessments, clearer planning and zoning requirements, and the long-term protection and promotion of the employment function of these lands.

RECOMMENDATIONS:

1. City Council request the Chief Planner and Executive Director, City Planning, in consultation with the General Manager, Economic Development and Culture, or their delegates, to include, as part of reporting on Phase 2 of the Zoning Conformity for Official Plan Employment Areas work program, consideration of and appropriate recommendations to address zoning challenges affecting businesses seeking to establish, adapt or expand employment uses on lands wholly or partially within Ward 23 that are subject to former City of Scarborough Employment Districts Zoning By-law No. 24982.