

350, 360, 364 Evans Avenue and 14 – 16 Arnold Street– Official Plan Amendment– Appeal Report

Date: January 8, 2026

To: Planning and Housing Committee

From: Chief Planner and Executive Director, City Planning and Executive Director,
Development Review

Ward: 3 - Etobicoke-Lakeshore

Planning Application Number: 24 253116 WET 03 OZ

SUMMARY

On January 7, 2025, an application to amend the Official Plan was submitted to redesignate 350, 360 and 364 Evans Avenue and 14-16 Arnold Street (the “Site”) from *Core Employment Areas* to *Mixed Use Areas*.

On June 4, 2025, the applicant appealed the Official Plan Amendment application to the Ontario Land Tribunal (“OLT”) due to Council not making a decision within the timeframe prescribed by the Planning Act. The OLT held a Case Management Conference (CMC) on September 3, 2025. A second CMC is scheduled for February 25, 2026.

This Report recommends that the City Solicitor and appropriate City Staff attend the OLT hearing to oppose the Official Plan Amendment application in its current form and to continue discussions with the applicant in an attempt to resolve outstanding issues.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning and Executive Director, Development Review, recommend that:

1. City Council direct the City Solicitor and appropriate City Staff to attend the Ontario Land Tribunal in opposition to the current application regarding the Official Plan Amendment for the lands at 350, 360 and 364 Evans Avenue and 14-16 Arnold Street and to continue discussions with the applicant in an attempt to resolve outstanding issues.

2. City Council authorize the City Solicitor and other appropriate City Staff to take any necessary steps to implement City Council's decision, including requesting any conditions of approval that would be in the City's interest, in the event the Ontario Land Tribunal allows the appeal, in whole or in part.

FINANCIAL IMPACT

The City Planning and Development Review confirm 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 information presented in the Financial Impact Section.

DECISION HISTORY

On July 19, 2023, City Council adopted Official Plan Amendment 653 and deferred a decision as it related to conversion request 103 for 340-364 Evans Avenue and 12-16 Arnold Street, seeking to redesignate the lands from *Core Employment Areas* to *Mixed Use Areas*. The decision history can be accessed at the following link:
<https://secure.toronto.ca/council/agenda-item.do?item=2023.PH5.3>

On October 12, 2023, City Council refused conversion request 103, retaining the lands as *Core Employment Areas*. The decision history can be accessed at the following link:
<https://secure.toronto.ca/council/agenda-item.do?item=2023.CC11.18>.

OPA 653 was approved by the Minister of Municipal Affairs and Housing and came into effect on January 28, 2025.

On October 20, 2024, the Minister of Municipal Affairs issued the Provincial Planning Statement, 2024 (“PPS 2024”). The PPS 2024 removed the requirement that conversions of employment areas to non-employment uses only be permitted through a Municipal Comprehensive Review.

On May 21, 2025, City Council adopted Official Plan Amendment 804, to align with the Provincial legislative and policy changes related to Employment Areas, including the PPS 2024 and Bill 97. The decision can be found at the following link:
<https://secure.toronto.ca/council/agenda-item.do?item=2025.PH21.1>.

OPA 804 has been sent to the Minister of Municipal Affairs and Housing for final review and approval.

THE SITE AND SURROUNDING LANDS

Description

The Site is located in the South Etobicoke Area of Employment. The Site is currently occupied by gaming, automobile repair and detailing, car rental and storage uses. See Attachment 1 for the Location Map.

Surrounding Uses

North: Gardiner Expressway.

South: Industrial Plazas, warehousing and distribution facilities.

East: Auto and truck service and repair, self-storage and commercial uses.

West: Kipling Avenue, commercial, auto service, restaurant, service uses, detached dwellings and a TTC maintenance garage.

THE APPLICATION

Description

The application proposes to amend the Official Plan to redesignate the lands from *Core Employment Areas* to *Mixed Use Areas*.

Reasons for Application

The Official Plan Amendment is required to permit residential uses on the lands. Zoning By-law Amendment and Site Plan Approval applications will be required if the proposal were to proceed.

APPLICATION BACKGROUND

The reports and studies submitted in support of this application are available on the Application Information Centre. A link to the materials can be found here:

www.Toronto.ca/350EvansAve

Agency Circulation Outcomes

The application together with the applicable reports noted above, have 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 lands as *Core Employment Areas*. See Attachment 2 of this Report for the 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.

Zoning

The Site is zoned as Employment Industrial in Zoning By-law 569-2013, and Class 1 Industrial (I.C1) in the former City of Etobicoke Zoning Code 11,737. See Attachment 3 of this report for the Zoning By-law Map.

PUBLIC ENGAGEMENT

A virtual community consultation meeting was held On March 31, 2025. City Staff and the applicant team gave presentations and answered questions from 12 participants. Two comments were received from the public concerning the timing of the development application and the impact of a future development application on the transportation network.

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. Staff have reviewed the current proposal for consistency with the PPS (2024).

Official Plan: Land Use

This application has been reviewed against the Official Plan policies. Employment Areas are comprised of two designations in the Official Plan, *Core Employment Areas* and *General Employment Areas*. Employment Areas are areas for clusters of businesses and economic activities, including manufacturing, research and development, warehousing and goods movement, associated retail and office and ancillary facilities.

The site is located within the South Etobicoke Area of Employment, the second largest concentration of land designated Employment Areas in Toronto. Over 1,800 businesses provide over 44,000 jobs in the area, an increase of 5,000 jobs since 2021. This area benefits from strong transportation access for goods movement including proximity to major highways, Toronto Pearson International Airport, and the downtown core. It accommodates a diverse mix of warehousing, transportation, associated office and commercial, service, and manufacturing uses. Preserving employment lands with strong connections to transportation infrastructure is critical to economic activity and supports the efficient movement of goods.

The existing supply of *Core* and *General Employment Areas* is finite and should be reserved for existing and future businesses that cannot locate in other areas. Given the increasing number of applications to allow residential uses on lands designated Employment Areas in the South Etobicoke Area of Employment, there is a risk that approval of these applications will diminish the employment land base, create uncertainty for existing and future businesses, and signal the potential for future applications to allow residential uses on employment lands in the Employment Area.

The availability of land and land use certainty are key factors to investment and Toronto's global competitiveness. The protection of employment lands aligns with broader, multi-government objectives and strategy to invest in and strengthen Canada's industrial and manufacturing sectors, particularly in response to the shifting policy and trade landscape.

A Compatibility and Mitigation Study prepared by Gradient Wind Engineering was submitted by the applicant in support of the application. A Peer Review of the study is required to verify the conclusions of the report.

Staff have reviewed the current application and have concerns about the redesignation of the lands from *Core Employment Areas* to *Mixed Use Areas*. The introduction of residential uses on the site could negatively impact the overall viability of the *Employment Area*, disrupt a stable operating environment for business operations and economic activities, and limit opportunities to attract businesses to the area.

Further Issues

City Staff may be required to evaluate supplementary or revised plans and supporting materials submitted by the applicant after the date of this Report. As a result, Staff may continue to refine or identify further issues or supplement the reasons provided in this Report. Where substantive changes to the proposal are made by the applicant, Staff will report back to City Council as necessary.

CONTACT

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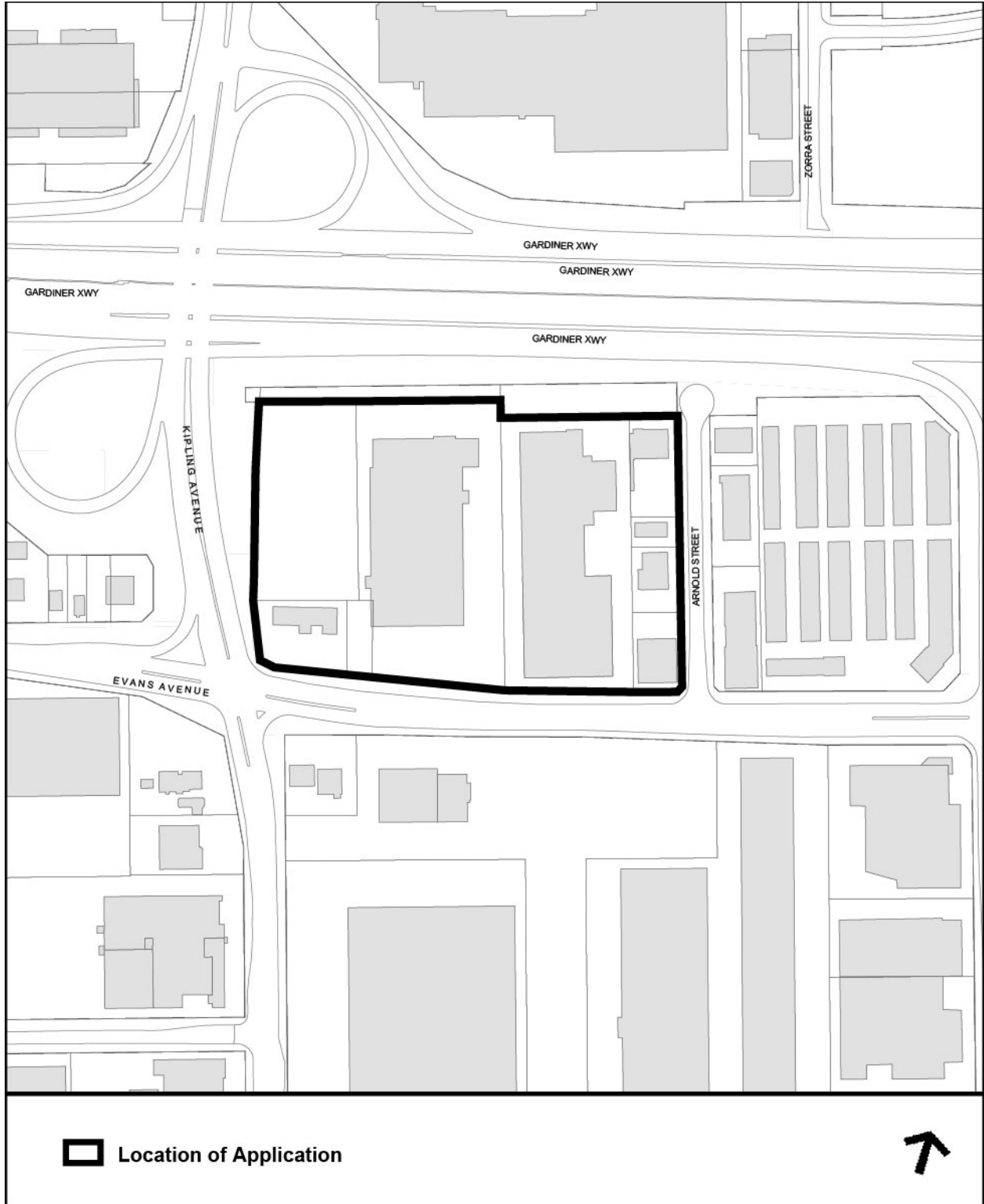
Jason Thorne
Chief Planner and Executive Director
City Planning

Valesa Faria
Executive Director
Development Review

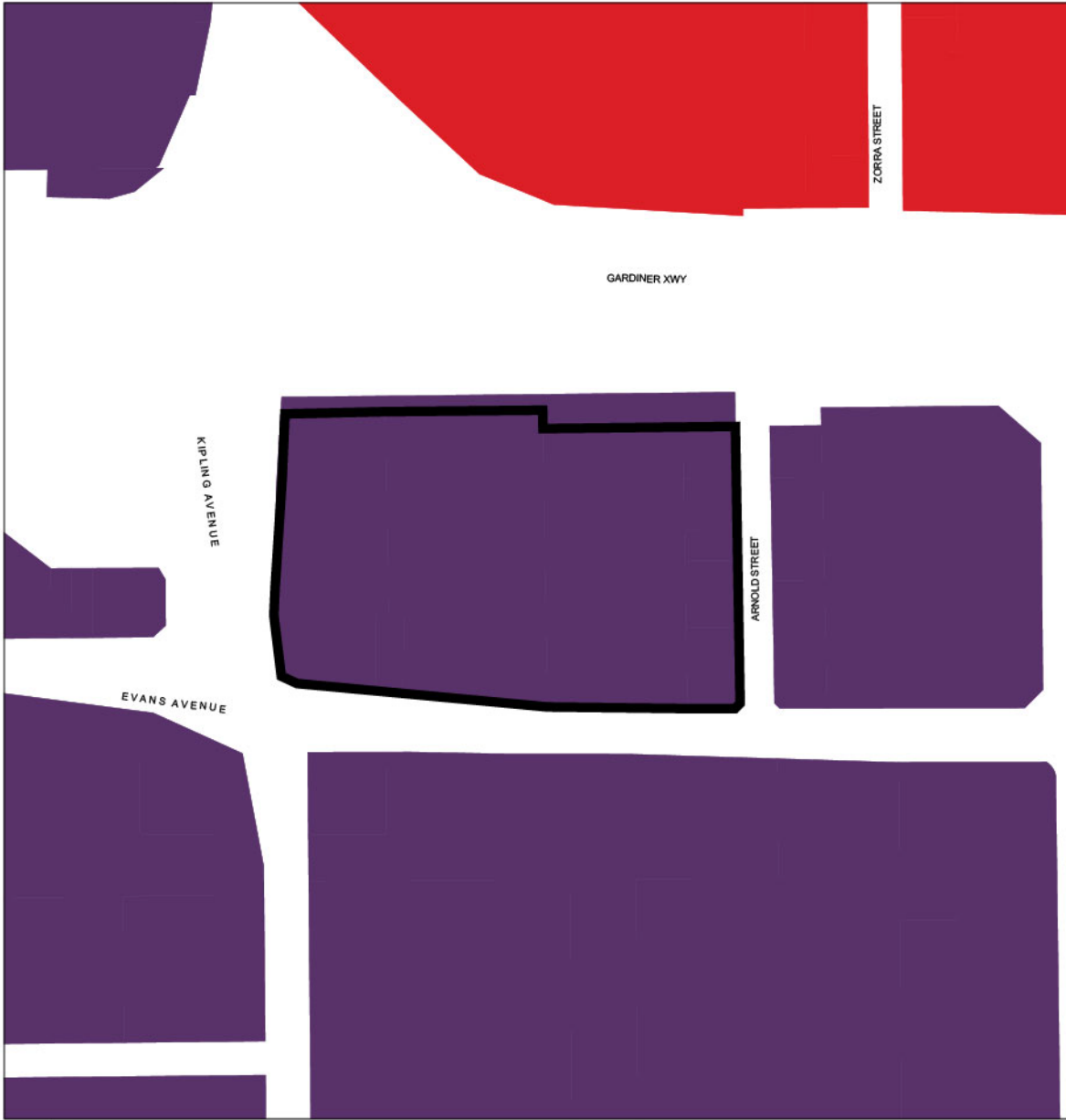
ATTACHMENTS

Attachment 1: Location Map
Attachment 2: Official Plan Land Use Map
Attachment 3: Existing Zoning By-law Map

Attachment 1: Location Map



Attachment 2: Official Plan Land Use Map




Official Plan Land Use Map #15

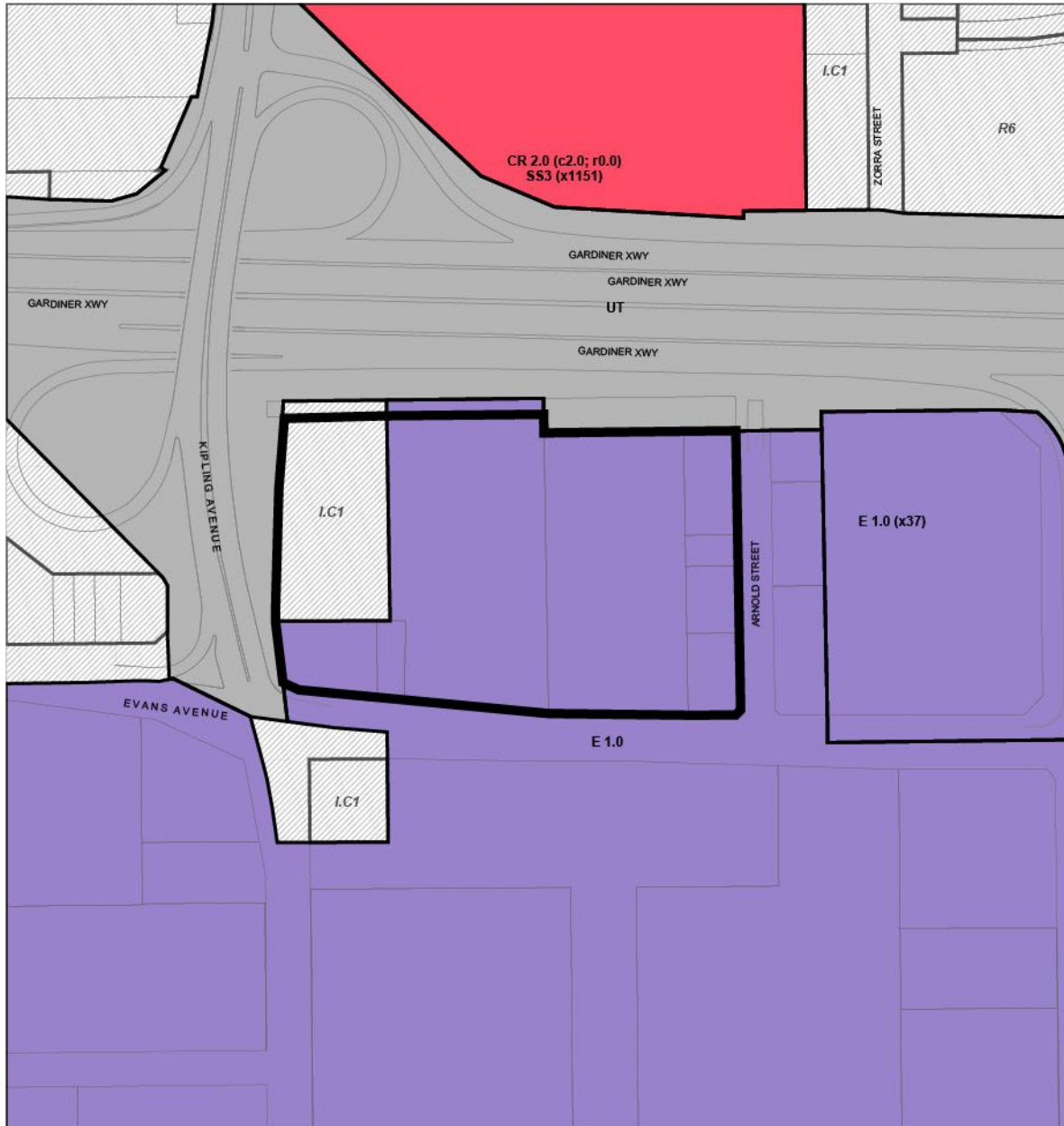
350, 360 And 364 Evans Ave & 14-16 Arnold Street

File # 24 253116 WET 03 0Z

-  Location of Application
-  Mixed Use Areas
-  Core Employment Areas


Not to Scale
Extracted: 03/12/2025

Attachment 3: Existing Zoning By-law Map







350, 360 And 364 Evans Ave & 14-16 Arnold Street

Zoning By-law 569-2013

File # 24 253116 WET 03 0Z

-  Location of Application
-  CR Commercial Residential
-  E Employment Industrial
-  OC Open Space Cemetery
-  UT Utility and Transportation

-  See Former City of Etobicoke By-Law No. 11,737
-  R6 Sixth Density Residential Zone
-  I.C1 Class 1 Industrial Zone


Not to Scale
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