

2700 Dufferin Street – Official Plan Amendment Application – Appeal Report

Date: March 24, 2026

To: Planning and Housing Committee

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

Ward: 8 - Eglinton-Lawrence

Planning Application Number: 25 185157 NNY 08 OZ

SUMMARY

On July 3, 2025, an application to amend the Official Plan was submitted to redesignate the majority of 2700 Dufferin Street (the “Site”) from *General Employment Areas* to *Mixed Use Areas*. The application does not propose any new buildings or building additions at this time.

On January 26, 2026, the applicant appealed the Official Plan Amendment (“OPA”) application to the Ontario Land Tribunal (“OLT”) due to Council not making a decision within the timeframe prescribed by the Planning Act. A Case Management Conference has not yet been scheduled.

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 Interim 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 2700 Dufferin 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

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 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. OPA 804, as adopted by Council, retained the Site as *General Employment Areas*. 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 review and approval.

THE SITE AND SURROUNDING LANDS

Description

The Site is located in the Caledonia – South Downsview Area of Employment, on the west side of Dufferin Street, north of Castlefield Avenue. The Site is currently occupied by a mix of commercial, office and light manufacturing uses contained within four one-storey buildings.

The Site has a site area of approximately 46,385 square metres and a frontage of approximately 209 metres on Dufferin Street. See Attachment 1 for the Location Map.

Surrounding Uses

North: Adjacent lands to the north are designated as *General Employment Areas* and *Core Employment Areas* and are occupied by a range of commercial, institutional,

warehouse and office uses. Further north across Wingold Avenue are manufacturing, commercial, warehouse, office and institutional uses fronting Wingold Avenue, Tycos Drive and Dufferin Street.

South: Adjacent lands to the south are designated *General Employment Areas* and are occupied by commercial and office uses. A request was received through the previous Municipal Comprehensive Review to redesignate lands known as 2482-2488 Dufferin Street and 1120 Castlefield Avenue from *General Employment Areas* to *Mixed Use Areas*. City Council and the Minister of Municipal Affairs and Housing both decided to retain the lands as *General Employment Areas*. Across Castlefield Avenue to the south are lands designated *General Employment Areas*, *Mixed Use Areas* and *Neighbourhoods* with a range of uses including commercial, auto repair, and low-rise residential.

East: The lands across Dufferin Street to the east are designated *Mixed Use Areas*, *Neighbourhoods* and *Parks* and are occupied by commercial and residential uses fronting Dufferin Street and low-rise residential, apartment buildings, and park land.

West: The site adjacent to the west is designated *Core Employment Areas* and is occupied by a construction company. Further west are lands occupied by a self-storage facility, commercial, office and manufacturing uses.

THE APPLICATION

Description

The application proposes to amend the Official Plan to redesignate approximately three quarters of the site, fronting Dufferin Street, from *General Employment Areas* to *Mixed Use Areas*, while retaining the western quarter of the site as *General Employment Areas*, and adding a Site and Area Specific Policy containing provisions requiring future development to:

- Provide a minimum amount of non-residential gross floor area;
- Be compatible with surrounding Employment Areas; and
- Provide further studies on land use compatibility and servicing.

The applicant has included a conceptual building design in the application materials to demonstrate a potential development scenario on the site.

Reasons for Application

The Official Plan Amendment is required to permit residential uses on the lands.

APPLICATION BACKGROUND

A Pre-Application Consultation (“PAC”) meeting was held on December 5, 2024. The Planning Application Checklist Package resulting from the PAC meeting is available on the Application Information Centre (AIC). The reports and studies submitted in support of this application are available on the AIC at: www.toronto.ca/2700DufferinSt.

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 Urban Structure Map 2 identifies the Site as Employment Areas, and Land Use Plan Map 17 designates the Site as *General Employment Areas*. See Attachment 2 of this Report for the Existing 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 Prestige Employment PE and Commercial Employment CE under the former City of York Zoning By-law 1-83.

See Attachment 3 of this Report for the existing Zoning By-law Maps.

PUBLIC ENGAGEMENT

Community Consultation

On January 26, 2026, a virtual community consultation meeting took place. Residents and businesses within a 120-metre radius of the Site were notified of the meeting by mail. Additionally, meeting details were posted on the City’s community consultation webpage. A total of 24 members from the public attended. City Staff and the applicant team gave presentations and answered questions from participants. The following comments and questions were raised by participants:

- Concerns related to traffic impacts;
- Comments regarding the need for community facilities and mixed-use spaces in the area;
- Comments regarding the need for a supermarket in the area;
- Questions relating to the tenure of new residential buildings;
- Questions regarding timelines for construction;
- Questions regarding changing the land use from Castlefield Avenue to Wingold Avenue; and
- Questions regarding where the units and tenants would be located.

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). The proposed redesignation is not consistent with the PPS 2024, including policies related to compatibility and economic viability.

Official Plan: Land Use

This application has been reviewed against 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 designated in the Official Plan for clusters of business 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 Caledonia – South Downsview Area of Employment, containing over 18,590 jobs in 2025. The area contains the Castlefield Caledonia Design and Décor District identified through By-law 1152-2007 which includes lands directly adjacent to the Site to the south and west. The Design and Décor District contains a mix of light industrial uses associated with shipping and warehousing with some office and commercial uses.

The availability of land and land use certainty are key factors to investment and Toronto's global competitiveness. The protection of employment lands align 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 & Scientists 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 majority of the lands from *General 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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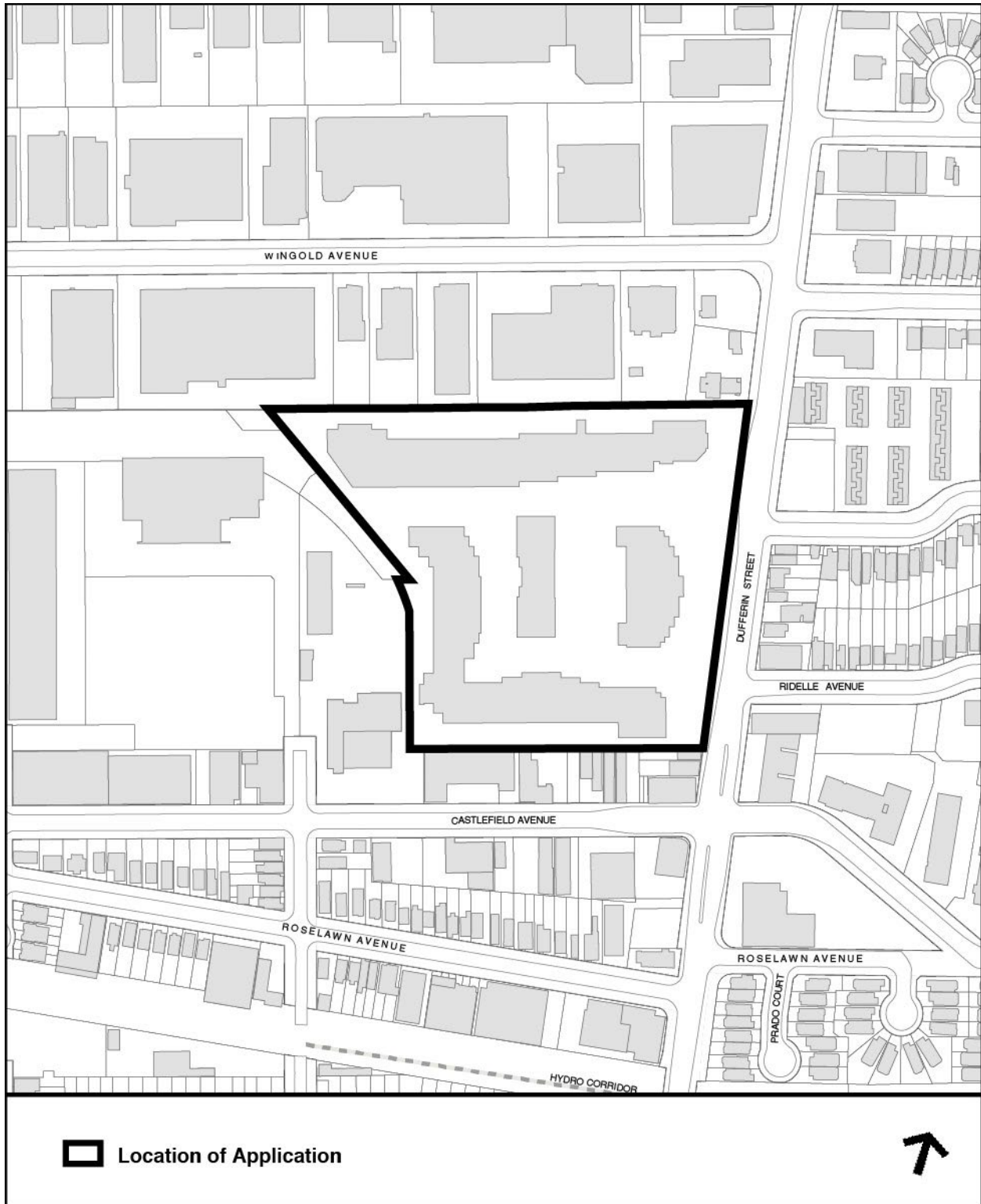
Jason Thorne
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Development Review

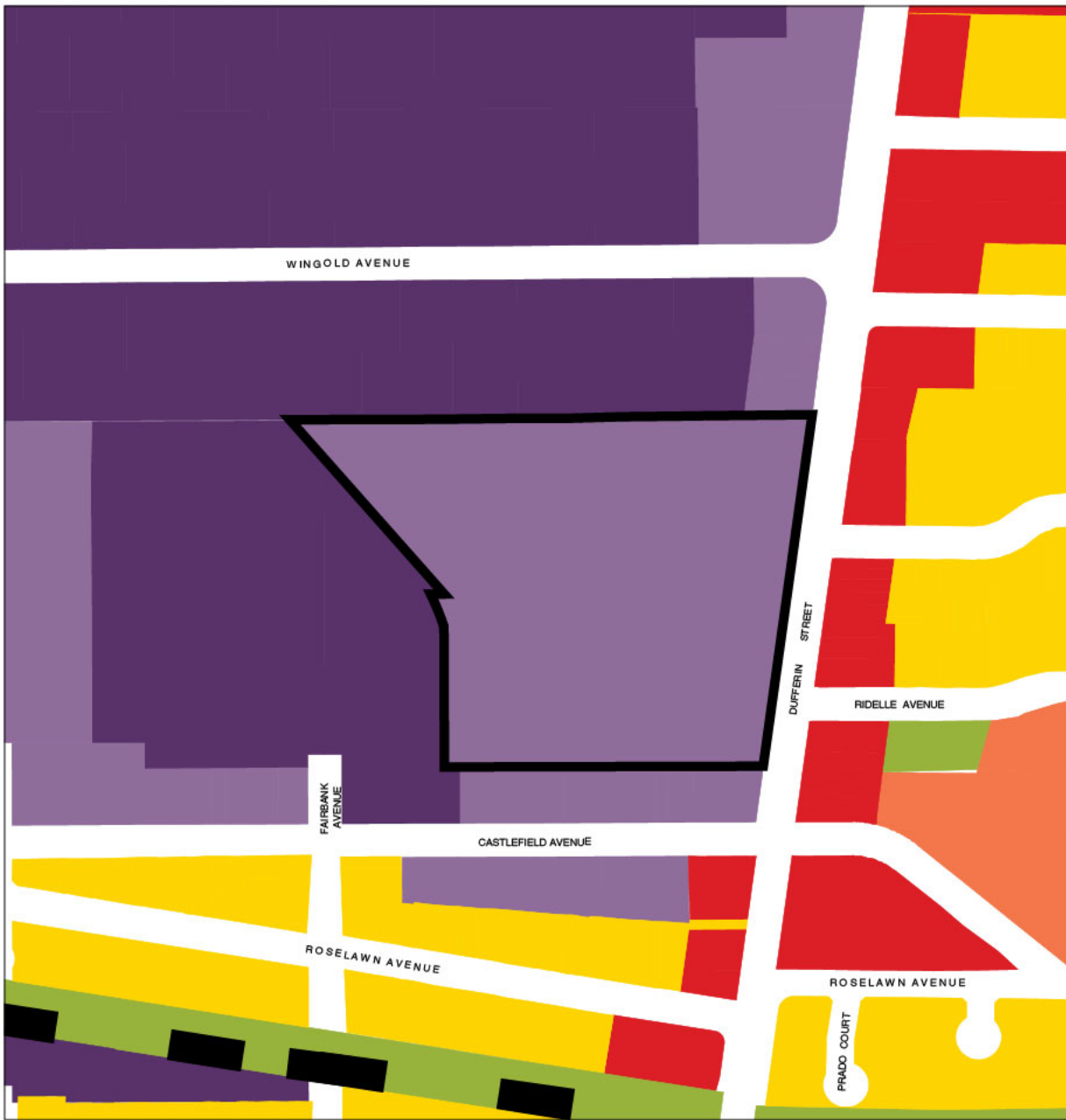
ATTACHMENTS

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

Attachment 1: Location Map



Attachment 2: Existing Official Plan Land Use Map




Official Plan Land Use Map #17

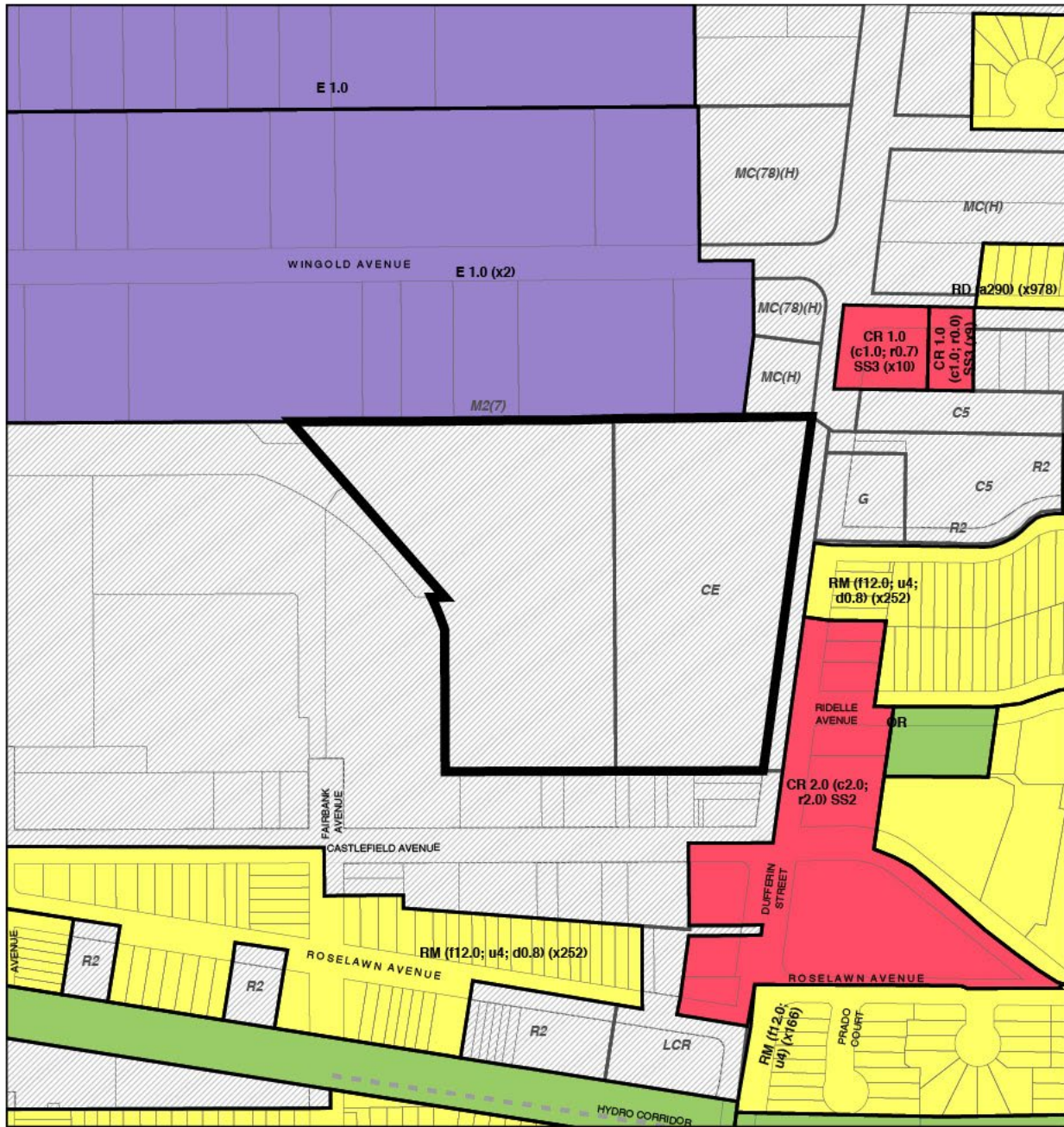
2700 Dufferin Street

File # 25 185157 NNY 08 0Z

-  Location of Application
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Mixed Use Areas
-  Parks
-  General Employment Areas
-  Core Employment Areas


 Not to Scale
 Extracted: 07/02/2025

Attachment 3: Existing Zoning By-law Maps



Zoning By-law 569-2013

2700 Dufferin Street

File # 25 185157 NNY 08 0Z

Location of Application

- RD Residential Detached
- RS Residential Semi-Detached
- RM Residential Multiple
- CR Commercial Residential

- EL Employment Light Industrial
- E Employment Industrial
- O Open Space
- OR Open Space Recreation

See Former City of North York By-law No. 7625

- R6 One-Family Detached Dwelling Sixth Density Zone
- C5 Mixed Use Commercial Zone
- MC Industrial-Commercial Zone
- R2 Residential Districts
- LCR Local Commercial Residential
- C5 Mixed Use Commercial Zone



Not to Scale
Extracted: 07/02/2025



Zoning By-law 7625

2700 Dufferin Street

File # 25 185157 NNY 08 0Z



Location of Application

- R5 One-Family Detached Dwelling Fifth Density Zone
- R6 One-Family Detached Dwelling Sixth Density Zone
- R7 One-Family Detached Dwelling Seventh Density Zone
- C1 General Commercial Zone
- C5 Mixed Use Commercial Zone
- M2 Industrial Zone Two
- MC Industrial-Commercial Zone

See Former City of York By-law No. 1-83

- R2 Residential Zone
- R3 Residential Zone
- LCR Local Commercial Residential Zone
- C5 Mixed Use Commercial Zone
- PE Prestige Employment Zone
- CE Commercial Employment Zone
- G Green Open Space Zone
- T Transportation & Utilities Zone



Not to Scale
Extracted: 07/10/2025