

110 West Toronto 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: 5 - York South-Weston

Planning Application Number: 25 126822 WET 05 OZ

SUMMARY

On March 3, 2025, an application to amend the Official Plan was submitted to redesignate 110 West Toronto Street (the “Site”) from *General Employment Areas* to *Mixed Use Areas*. The application was deemed complete on July 10, 2025. The application does not propose any new buildings or building additions at this time.

On December 15, 2025, 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 110 West Toronto 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 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 may only be permitted through a Municipal Comprehensive Review.

On May 21, 2025, City Council adopted OPA 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 Junction-Weston-Dupont Area of Employment, southwest of the intersection of Keele Street and St Clair Avenue West. The Site is located on the south side of West Toronto Street and is currently occupied by retail uses and surface level parking.

The Site has an approximate area of 3.5 hectares, with approximately 245 metres of frontage along West Toronto Street. See Attachment 1 for the Location Map.

Surrounding Uses

North: Retail and commercial uses, as well as surface level parking.

South: Immediately south of the Site is the Lambton Rail Yard, an active freight rail (shunting) yard and the Canadian Pacific Galt Subdivision Railway corridor, a rail right-of-way which carries the Milton GO Train Service. These lands are designated as Core Employment Areas.

East: Immediately east of the site are lands designated *Core Employment Areas*, occupied by a two-storey building that contains a mix of commercial, retail, and industrial uses such as manufacturing, warehousing, and packaging.

West: Immediately west of the Site is 87 Ethel Avenue, currently vacant. In January 2023, an appeal to Official Plan Amendment 231 was resolved, redesignating the site from *Core Employment Areas* to *Mixed Use Areas* and *Parks*. Further west is the Ryding Lands Study Area, which will establish a planning framework for how the area will grow and change over time, consider land uses, infrastructure, community services, and connections to the wider community.

THE APPLICATION

Description

The application proposes to amend the Official Plan to redesignate the Site from *General Employment Areas* to *Mixed Use Areas*. The applicant has not included a conceptual building design to demonstrate a potential development scenario on the site.

Reasons for Application

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

APPLICATION BACKGROUND

The Planning Application Checklist Package resulting from the pre-application consultation (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: <http://www.toronto.ca/110WTorontoSt>

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 identifies the Site as Employment Areas in the Urban Structure Map 2 and 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 *Industrial Commercial* (IC) in the former Zoning By-law 438-86. This zone category permits a range of industrial and commercial uses, including offices, retail stores, service shops, manufacturing and warehousing uses.

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

PUBLIC ENGAGEMENT

Community Consultation

On October 2, 2025, a virtual community consultation meeting was hosted by City Staff. A total of four members from the public attended. City Staff and the applicant team gave presentations outlining the proposal and the review process.

There were no questions, comments, or concerns received from the public at the meeting.

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 of land 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 Junction-Weston-Dupont Area of Employment. This area accommodates approximately 18,000 jobs and serves as a critical resource in providing local jobs for Toronto residents. 82% of workers in this Area of Employment are Toronto

residents. The area appeals to a range of users of various sizes and scales, with a significant level of commercial activity in the St. Clair Avenue West and Weston Road area.

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 Geosyntec Consultants 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 *General Employment Areas* to *Mixed Use Areas*. The introduction of residential uses on the Site could 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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SIGNATURE

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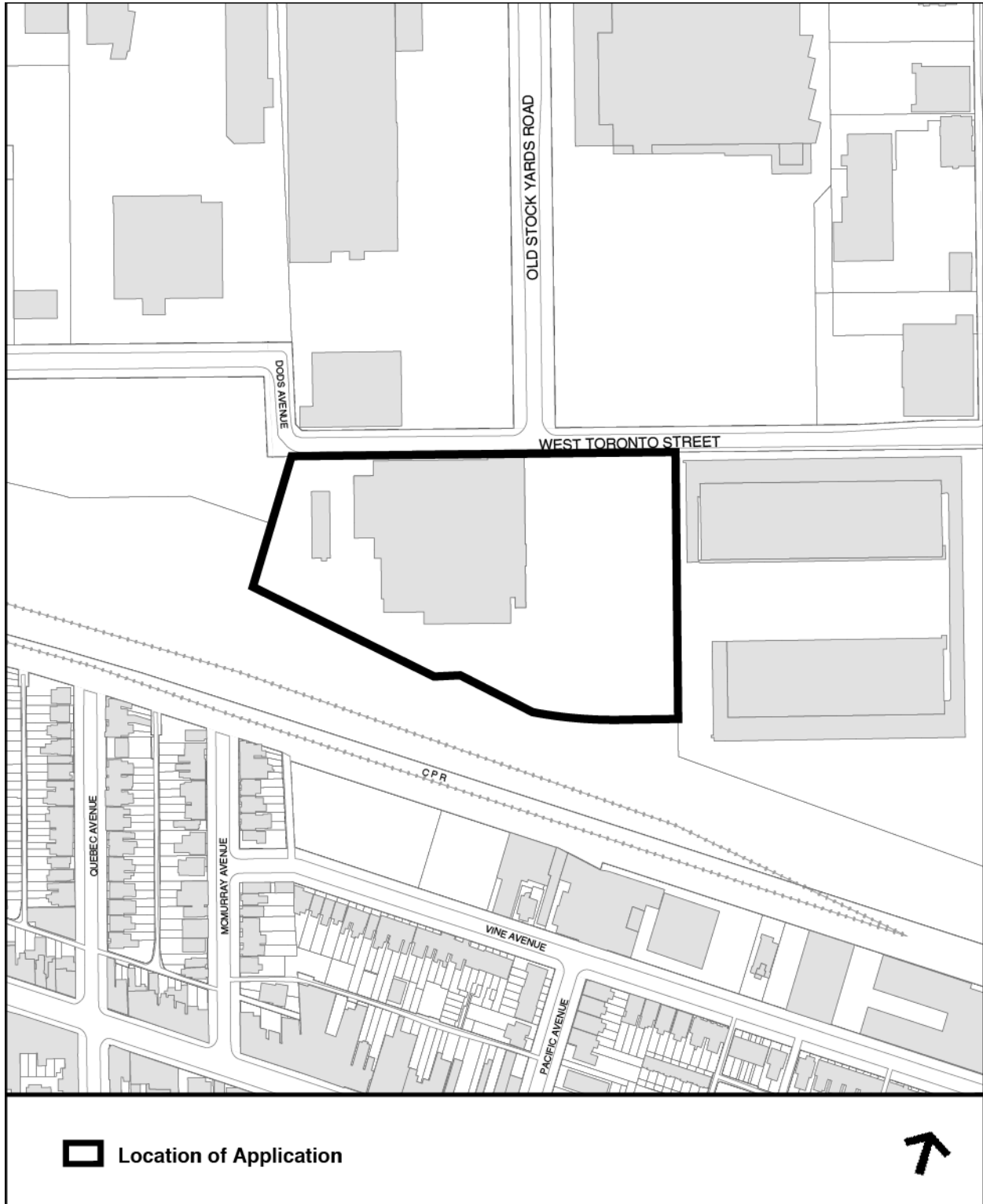
ATTACHMENTS

Attachment 1: Location Map

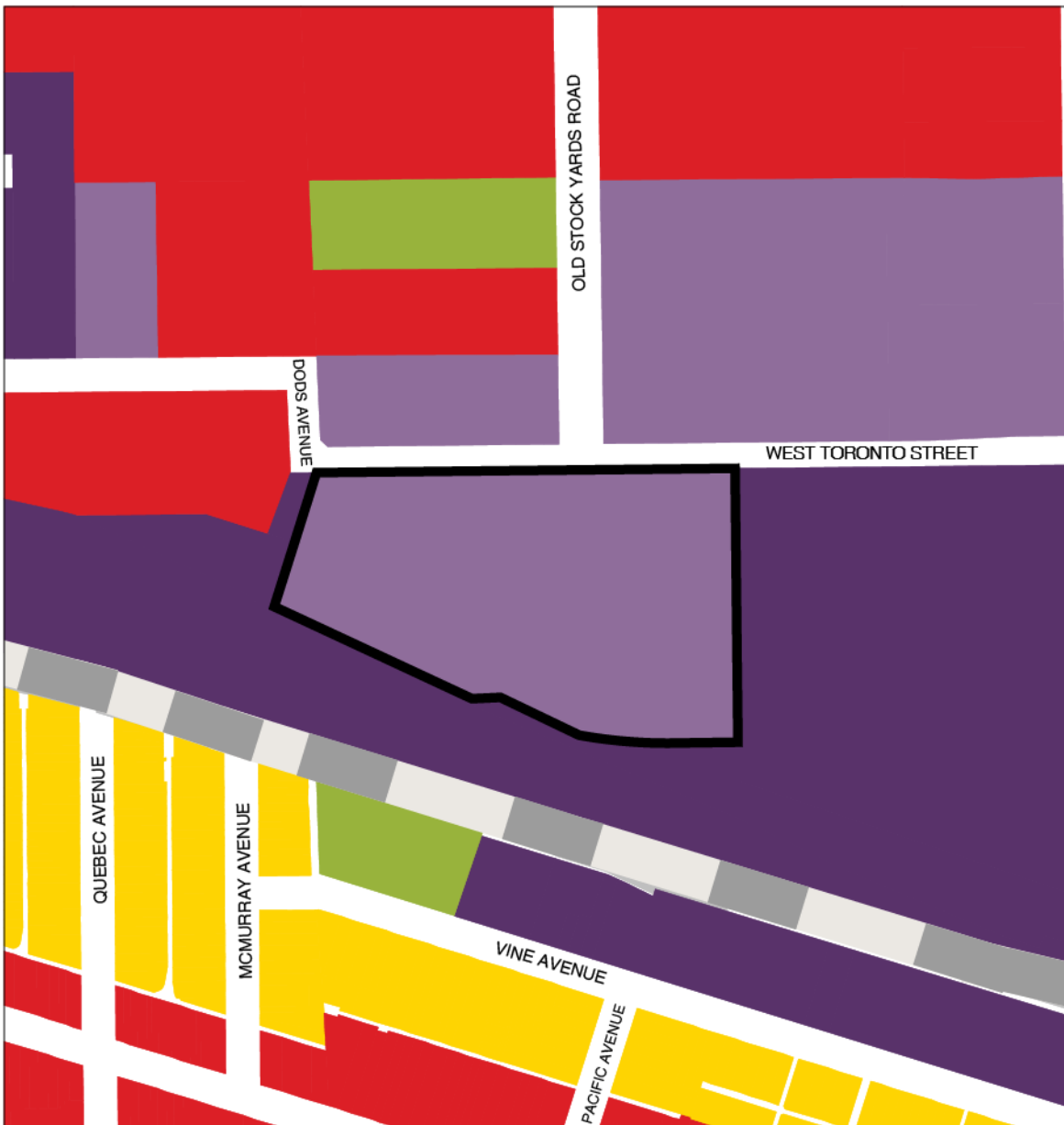
Attachment 2: Existing Official Plan Land Use Map

Attachment 3: Existing Zoning By-law Map

Attachment 1: Location Map







Attachment 2: Existing Official Plan Land Use Map



Official Plan Land Use Map #17

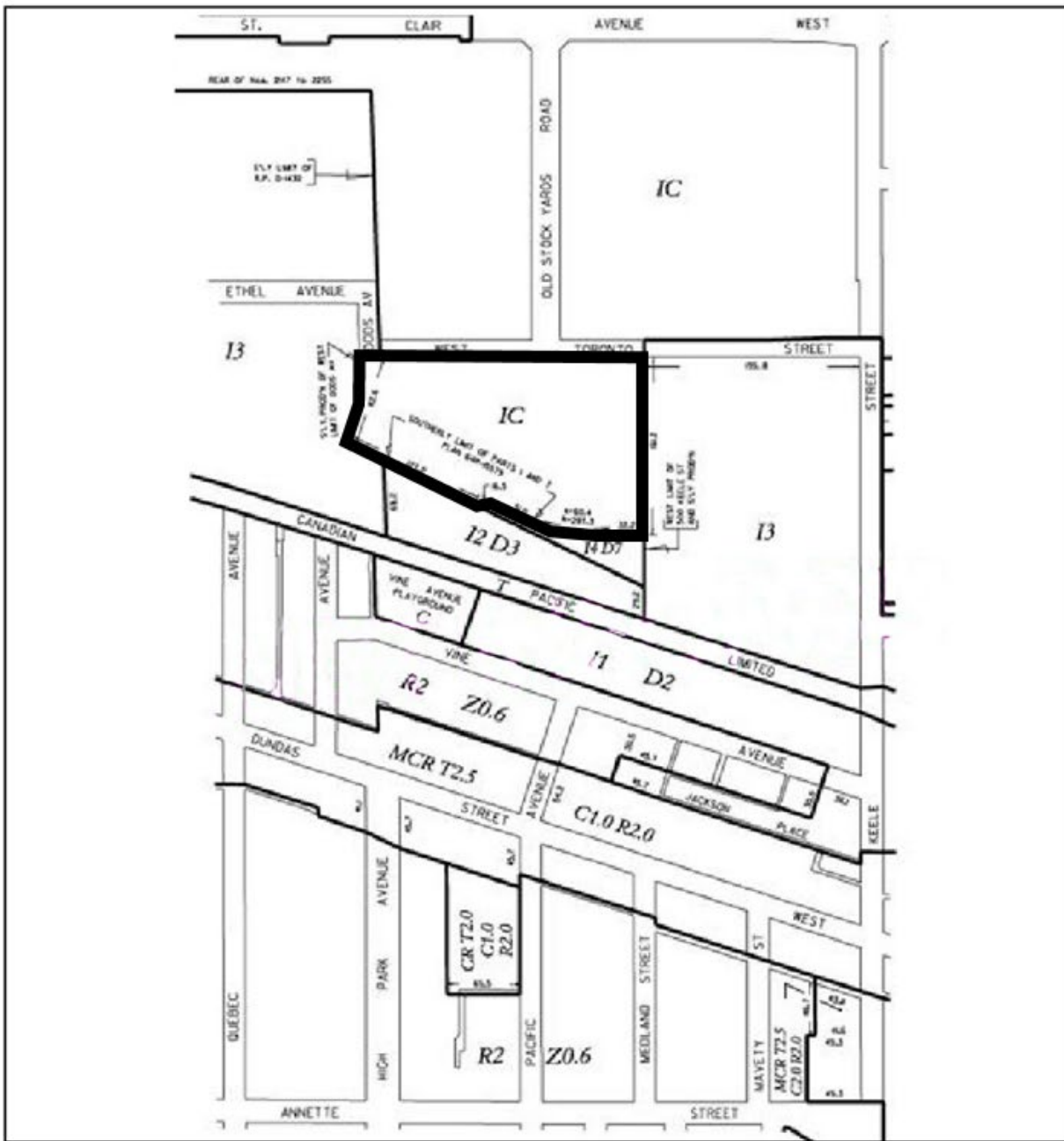
110 West Toronto Street

File # 25 126822 WET 05 0Z

	Location of Application		Utility Corridors
	Neighbourhoods		General Employment Areas
	Mixed Use Areas		Core Employment Areas
	Parks		

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Not to Scale
Extracted: 03/17/2025

Attachment 3: Existing Zoning By-law Map



Former Zoning By-law 438-86

110 West Toronto Street

File # 25 126822 WET 05 02



Not to Scale
Extracted: 03/17/2025