

105-109 Vanderhoof Avenue and 10 Brentcliffe Road – 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: 15 - Don Valley West

Planning Application Number: 25 157934 NNY 15 OZ

SUMMARY

On May 27, 2025, an application to amend the Official Plan was submitted to redesignate 105-109 Vanderhoof Avenue and 10 Brentcliffe Road (the “Site”) from *Core Employment Areas* to *Mixed Use Areas*. The application was deemed complete on September 5, 2025. The application does not propose any new buildings or building additions at this time.

On January 27, 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 105-109 Vanderhoof Avenue and 10 Brentcliffe Road 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 June 15, 2023, City Council adopted Official Plan Amendment 644, which retained 105-109 Vanderhoof Avenue and 10 Brentcliffe Road as *Core Employment Areas*. The decision history can be found through the following link:

<https://secure.toronto.ca/council/agenda-item.do?item=2023.PH4.5>.

OPA 644 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. OPA 804, as adopted by Council, retained the Site as *Core 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 Leaside - Thorncliffe Area of Employment, at the southwest corner of Vanderhoof Avenue and Brentcliffe Road. The Site is currently occupied by a mix of commercial, recreational and office uses contained within two buildings with heights of one and two-storeys.

The Site is approximately 14,417 square metres in size and has a frontage of approximately 155 metres along Vanderhoof Avenue and 82 metres along Brentcliffe Road. See Attachment 1 for the Location Map.

Surrounding Uses

North: Across Vanderhoof Avenue to the north are lands designated *General Employment Areas* and *Mixed Use Areas*. Lands known as 20 Brentcliffe Road were converted from *General Employment Areas* to *Mixed Use Areas* through the last Municipal Comprehensive Review in 2023, with Ministerial Approval in 2025. Lands known as 849 Eglinton Avenue East were subject to a decision through the Ontario Land Tribunal to convert the portion of the lands adjacent to Vanderhoof Avenue from *General Employment Areas* to *Mixed Use Areas*.

South: Adjacent lands to the south designated *General Employment Areas* are currently vacant but have planning approvals for a commercial development containing an automotive service centre, retail uses, office space, warehouse use and a garden centre. Adjacent lands designated *Core Employment Areas* are occupied by auto repair and commercial uses. Further south is a large-format retail plaza designated *General Employment Areas*, manufacturing, and other commercial uses designated *Core Employment Areas*.

East: Across Brentcliffe Road to the east are lands designated *Core Employment Areas* occupied by commercial and self-storage uses. Further east is a public park, commercial, office and manufacturing uses.

West: Adjacent lands to the west are designated *Core Employment Areas* and *General Employment Areas*. The lands designated *Core Employment Areas* are occupied by an office use. Lands designated *General Employment Areas* are vacant, associated with lands to the south, and have planning approvals for a commercial development. Further west are commercial uses, a mixed-use development and low-rise residential to the west of Laird Drive.

THE APPLICATION

Description

The application proposes to amend the Official Plan to redesignate the lands from *Core Employment Areas* to *Mixed Use Areas*, with a Site and Area Specific Policy containing provisions requiring future development to:

- Provide a minimum amount of employment gross floor area;
- Be compatible with surrounding Employment Areas;
- Provide minimum tower separation distances;
- Provide affordable housing, to be agreed upon through future applications; and
- Provide further studies on land use compatibility and community services and facilities.

Reasons for Application

An 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/109VanderhoofRd.

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 Urban Structure Map 2 identifies the Site as *Employment Areas*, and designates the Site as *Core 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.

Site and Area Specific Policy (SASP 393)

SASP 393, 105-109 Vanderhoof Avenue and 10 Brentcliffe Road, applies to the Site. SASP 393 allows for retail and service uses, except for major retail developments with 6,000 square metres or more of retail gross floor area.

Protected/Major Transit Station Area

The Site is within a delineated Major Transit Station Area. Specifically, the Site is within 500 metres of the delineated Laird LRT Station associated with SASP 682 in Chapter 8 of the Official Plan. The area is planned for a minimum population and employment target of 160 residents and jobs combined per hectare.

Zoning

The Site is zoned Employment Light Industrial EL under Zoning By-law 569-2103 and Light Industrial M1 under the former North York Zoning By-law 7625.

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

PUBLIC ENGAGEMENT

Community Consultation

On January 27, 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 20 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 that Vanderhoof was intended as the transition line between lands to the south kept for employment and new development to the north;
- Concerns that residential land use encroachment onto the Leaside Business Park creates uncertainty for businesses;
- Concerns about where jobs for new residents would come from and the need to maintain employment opportunities;
- Question about why the lands are being proposed to be redesignated again given Council previously decided against conversion through the last Municipal Comprehensive Review (MCR);
- Concerns about growing traffic on Brentcliffe and impacts on employment operations; and
- Comment in support of mixed-use redevelopment as a walkable community.

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.

PPS 2024 policies for Major Transit Station Areas (MTSAs) encourage planning authorities to promote development and intensification within MTSAs, where appropriate, by planning for land uses and built form that supports the achievement of minimum density targets for people and jobs. The City has planned for the achievement of target densities in this area, including jobs in appropriate locations, through the adoption of Chapter 8 of the Official Plan, including SASP 682 for the Laird LRT Station.

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 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 Leaside - Thorncliffe Area of Employment, containing over 6,750 jobs in 2025 and a low vacancy rate of 1.4% in 2026. The area is generally characterized by smaller industrial buildings, with a few large users with extensive facilities that require separation from sensitive and residential uses. The employment area is well connected to major goods movement corridors for vehicles with access to the Don Valley Parkway, Eglinton Avenue East and Laird Drive/Millwood Road. The arrival of the Eglinton Crosstown LRT and Ontario Line will improve access to jobs in the Area of Employment.

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 SLR Consulting (Canada) Ltd. was submitted by the applicant in support of the application. A Peer Review of the study has been initiated but is not complete at the time of this report. The Peer Review is required to verify the conclusions of the Compatibility and Mitigation Study.

The Chapter 8 Major Transit Station Area minimum targets for people and jobs per hectare were established using a Council-approved development framework, taking into account in-effect Official Plan land use designations, as-of-right zoning by-law permissions, density permissions included in Secondary Plans, and approved developments that have not yet been built. Minimum population and employment targets are intended to apply across the entire delineated area for each MTSA. No individual development proposal is required to achieve the minimum targets set out in Chapter 8 of the Official Plan.

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

Rory McNeil, Senior Planner, Strategic Initiatives Policy and Analysis, City Planning,
416-394-5683, Rory.McNeil@toronto.ca

Marian Prejel, Senior Planner, Community Planning, Development Review, 416-392-
9337, Marian.Prejel@toronto.ca

SIGNATURE

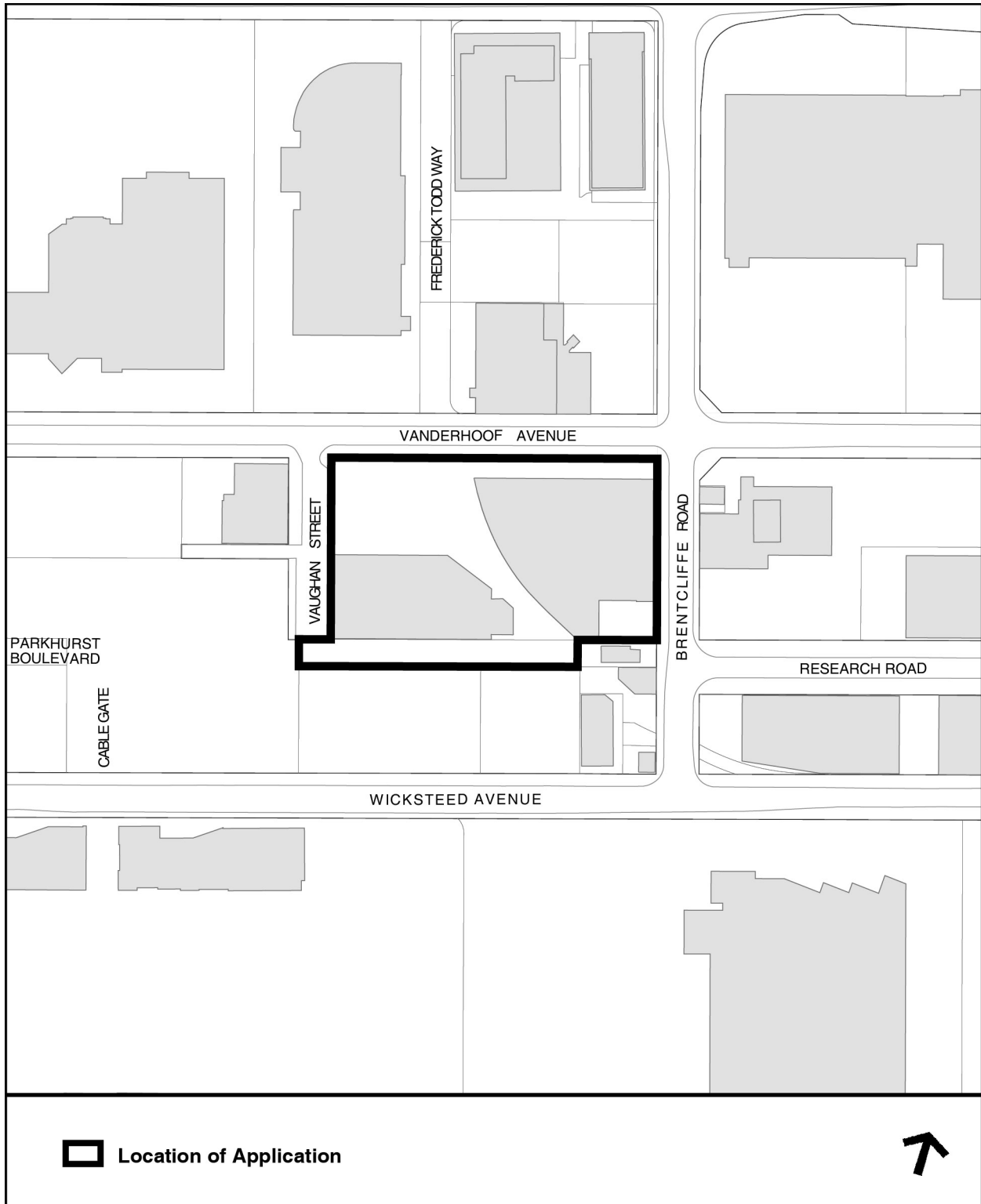
Jason Thorne
Chief Planner and Executive Director
City Planning

Oren Tamir
Interim Executive Director
Development Review

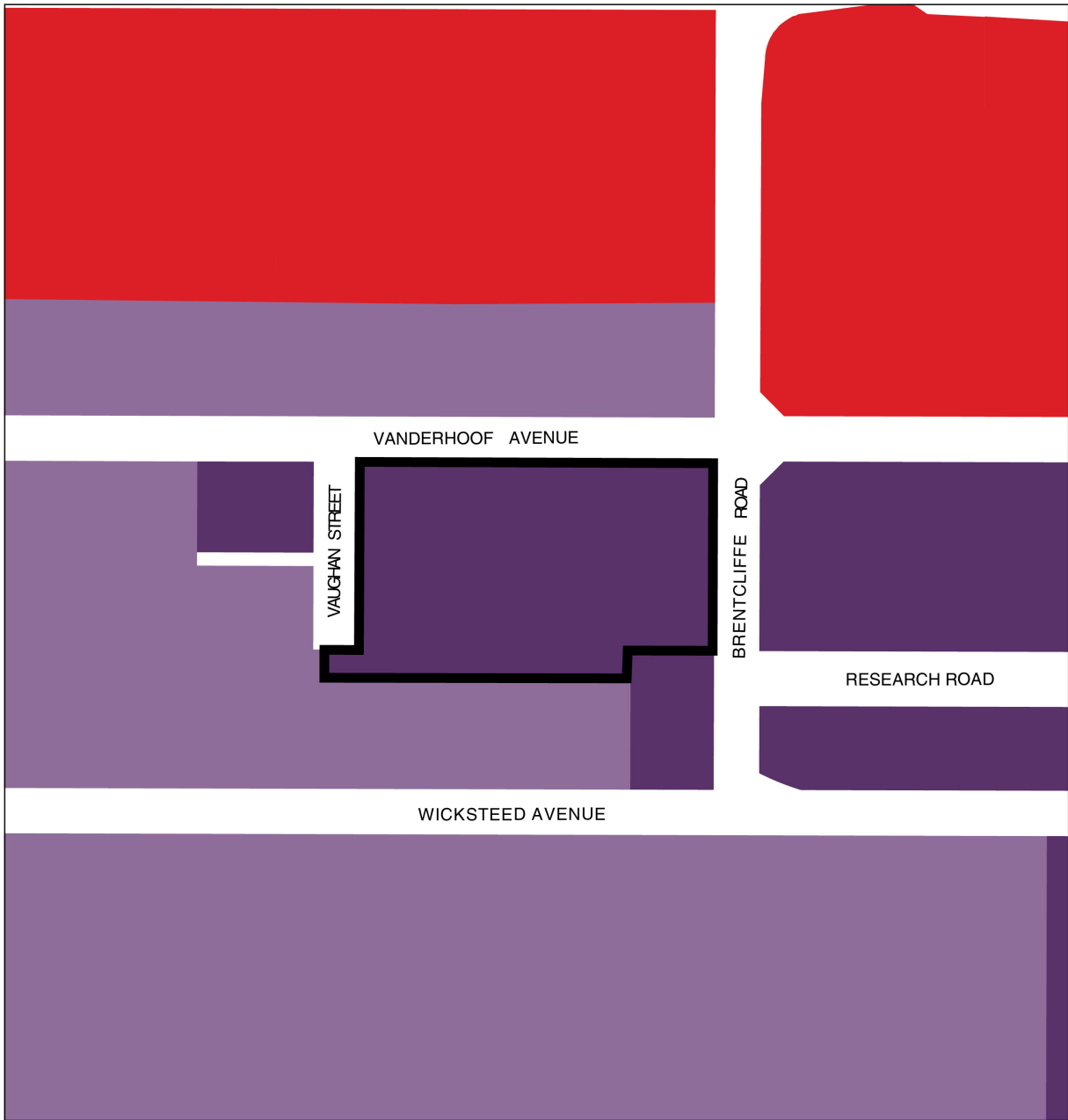
ATTACHMENTS

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

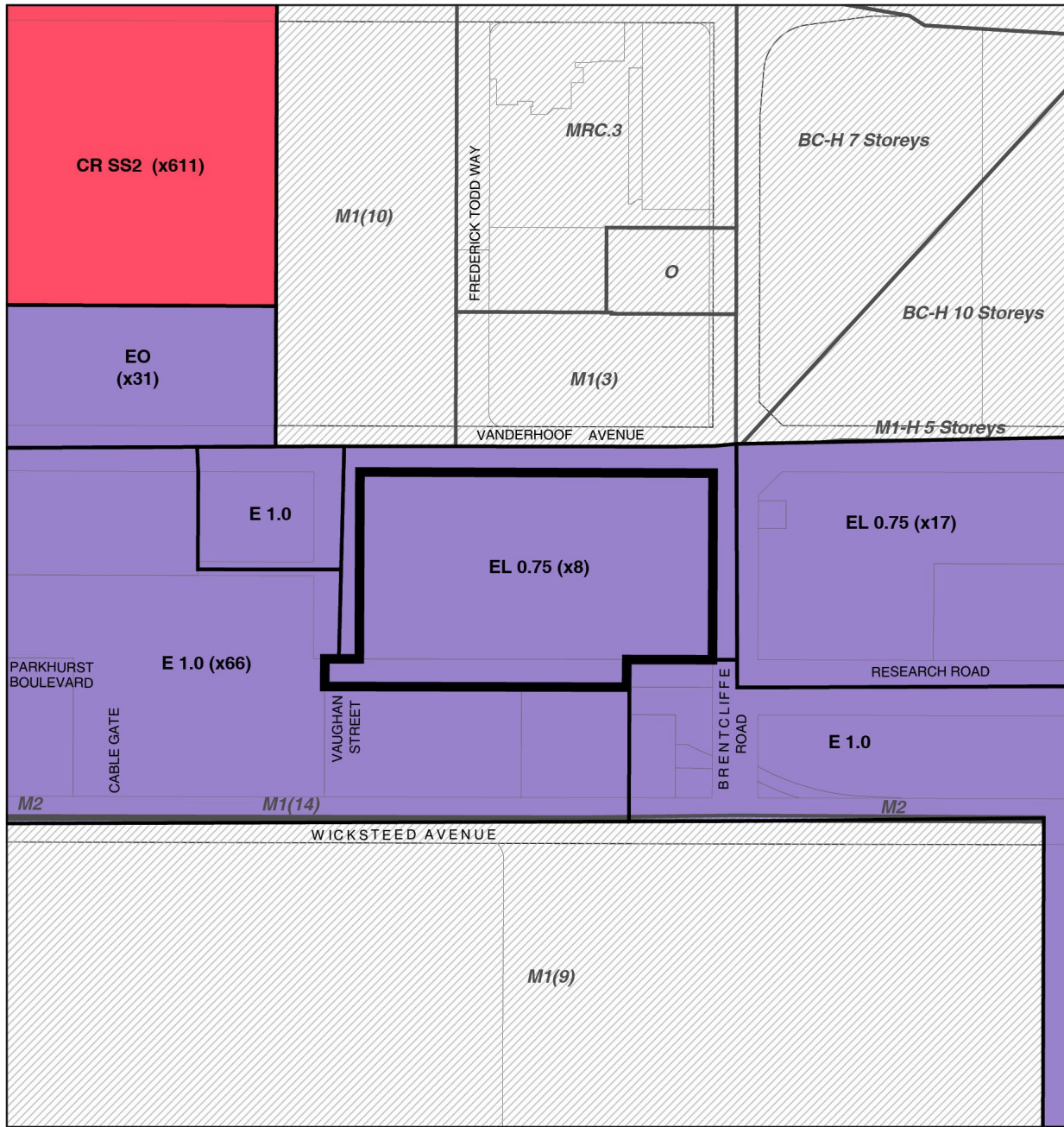
105-109 Vanderhoof Ave & 10 Brentcliffe Road

File # 25 157934 NNY 15 0Z

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


 Not to Scale
 Extracted: 05/20/2025

Attachment 3: Existing Zoning By-law Maps



105-109 Vanderhoof Ave & 10 Brentcliffe Road

Zoning By-law 569-2013

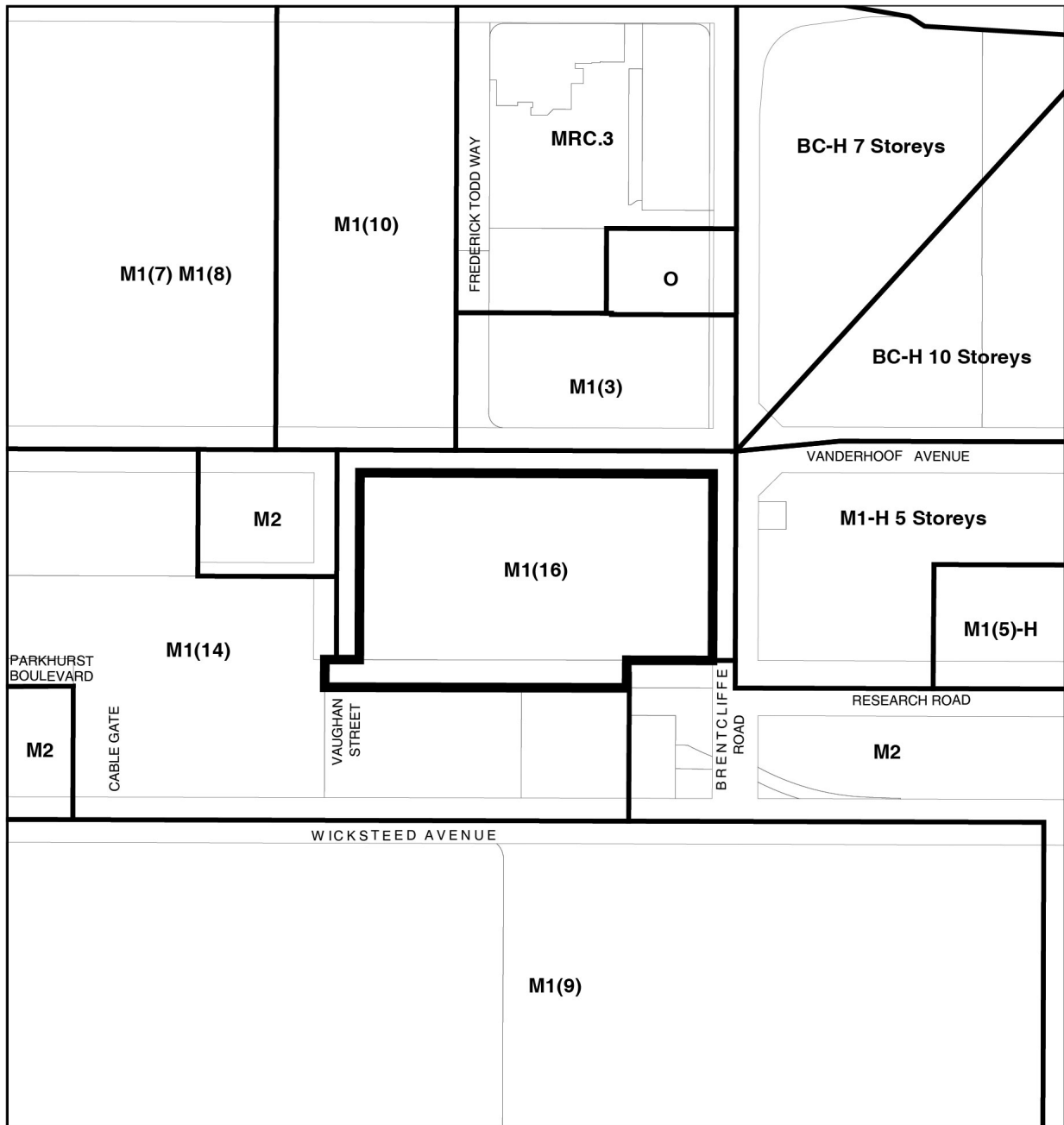
File # 25 157934 NNY 15 0Z

-  Location of Application
-  CR Commercial Residential
-  EL Employment Light Industrial
-  E Employment Industrial
-  EO Employment Industrial Office

-  See Former Borough of East York By-Law 1916
- MRC* Mixed Use Residential Commercial (Site Specific)
- M1* Light Industrial
- M2* General Industrial
- BC* Business Centre
- O* Open Space (Parks)



Not to Scale
Extracted: 05/20/2025



105-109 Vanderhoof Ave & 10 Brentcliffe Road

Zoning By-law 7625

File # 25 157934 NNY 15 0Z



Location of Application

See Former Borough of East York By-Law 1916

- BC** Business Centre
- O** Open Space (Parks)
- MRC** Mixed Use Residential Commercial (Site Specific)
- M1** Light Industrial
- M2** General Industrial



Not to Scale
Extracted: 05/20/2025