

235 and 245 Yorkland Boulevard – Official Plan Amendment Application – Decision Report – Approval

Date: June 29, 2026

To: Planning and Housing Committee

From: Interim Executive Director, Development Review

Ward: 17 - Don Valley North

Planning Application Number: 24 240550 NNY 17 OZ

SUMMARY

This report recommends approval of the application to amend the Official Plan for the property at 235 and 245 Yorkland Boulevard. The amendment removes the lands from Employment Areas as shown on Map 2 of the Official Plan and changes the designation from *General Employment Areas* to *Mixed Use Areas* in the Official Plan Land Use maps (Map 19) and the ConsumersNext Secondary Plan (Map 38-6).

The Official Plan Amendment, through a Site and Area Specific Policy (SASP), secures a new public road, public park, affordable housing units and sets a maximum floor space index, minimum non-residential gross floor area and building heights.

The proposed amendment is consistent with the Provincial Planning Statement and has regard for City Council's direction with respect to the future of the ConsumersNext Secondary Plan area through Official Plan Amendment (OPA) 804 and works within the policy framework established through the Secondary Plan.

RECOMMENDATIONS

The Interim Executive Director, Development Review recommends that:

1. City Council amend the Official Plan for the lands municipally known as 235 and 245 Yorkland Boulevard, substantially in accordance with the draft Official Plan Amendment included as Attachment 5 to this Report.
2. City Council authorize the City Solicitor to make stylistic and technical changes to the draft Official Plan Amendment as may be required.

FINANCIAL IMPACT

There are no financial implications resulting from the recommendations included in this Report in the current budget year or in future years.

DECISION HISTORY

On December 18, 2013, City Council adopted OPA 231, which was the result of the City's 2010 Municipal Comprehensive Review conducted under the Growth Plan for the Greater Golden Horseshoe (2006). In what is known as the Consumers Road Business Park, OPA 231 redesignated the lands that front onto the south side of Sheppard Avenue East and the west side of Victoria Park Avenue from *Employment Areas* to *Mixed Use Areas*. The business park lands located in the interior, including 235 and 245 Yorkland Boulevard, were retained as Employment Areas and re-designated as *General Employment Areas*. The following is a link to the consolidated version of OPA 231: [Consolidated OPA 231](#)

The ConsumersNext Secondary Plan (OPA 393) was approved by City Council on March 26, 2018. On August 23, 2022, the Local Planning Appeal Tribunal confirmed that there are no outstanding appeals and that the Secondary Plan is in force. 235 and 245 Yorkland Boulevard were designated *General Employment Areas* on Land Use map 38-6 in the ConsumersNext Secondary Plan (see Attachment 5: ConsumersNext Secondary Plan Map 38-6). The following is a link to OPA 393: [OPA 393](#)

On June 14, 2023, City Council adopted OPA 591, which was the result of the 2020 Municipal Comprehensive Review and retained 235 and 245 Yorkland Boulevard as *General Employment Areas*. The decision history can be found through the following link: [Decision History](#)

OPA 591 was approved by the Minister of Municipal Affairs and Housing and came into effect on December 12, 2023. [OPA 591](#)

On October 20, 2024, the Minister of Municipal Affairs issued the Provincial Planning Statement, 2024 ("PPS 2024"). The PPS 2024 removed the requirement that a removal 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, redesignated all *General Employment Areas* to *Regeneration Areas* in the ConsumersNext Secondary Plan including the subject site. OPA 804 also adds SASP Policy 4 to the ConsumersNext Secondary Plan to guide future study of the area. At the time of writing of this report, the Minister has yet to make a decision on OPA 804. Council's decision can be found at the following link: [City Council's Decision](#).

THE SITE AND SURROUNDING LANDS

Description

The site is located on the west side of Yorkland Boulevard. Two office buildings, 3 and 11 storeys with surface parking currently occupy the site. They both share a private driveway access from Yorkland Boulevard.

See Attachment 2 for the Location Map.

Surrounding Uses

North

There is a 4 storey office building with surface parking at 259 Yorkland Boulevard.

South

There is a 10 storey hotel (Edward Hotel) with surface parking at 245 Yorkland Boulevard. The hotel is currently used for temporary housing.

East

There is a 1 storey industrial building with surface parking at 260 Yorkland Boulevard. The building is currently occupied by The Garden Church place of worship.

West

Highway 404 is to the immediate west of the subject site.

THE APPLICATION

Description

The application proposes to amend the Official Plan to remove the lands from Employment Areas as shown on Map 2 of the Official Plan and change the designation from *General Employment Areas* to *Mixed Use Areas* in the Official Plan Land Use maps (Map 19) and the ConsumersNext Secondary Plan (Map 38-6).

The proposed SASP requires the provision of a new L-shaped public road, a new public park, and a minimum of 5,000 square metres of non-residential gross floor area in any future development. The proposed SASP also requires future development containing residential units on the land to secure a minimum of 5% of the total new residential gross floor area as affordable housing, for a period of at least 25 years. If a future development containing only purpose-built rental units is proposed, there will be no requirement for affordable rental housing in that purpose-built rental development.

Additional Information

See Attachments 1 to 5 of this Report for the Location Map, Official Plan Land Use Map, ConsumersNext Secondary Plan Map, Existing Zoning Map, and draft Official Plan

Amendment. Detailed project information including all plans and reports submitted as part of the application can be found on the City's Application Information Centre at: [Application Information Centre - 235-245 YORKLAND BLVD](#)

Reasons for Application

Residential is a sensitive land use which is not permitted in Employment Areas. An Official Plan Amendment has been submitted to remove the site from Employment Areas in the Urban Structure map and to redesignate the lands from *General Employment Areas* to *Mixed-Use Areas* in the Official Plan and the ConsumersNext Secondary Plan to permit residential use.

APPLICATION BACKGROUND

On December 2, 2024, the application was submitted and deemed complete on February 5, 2025, satisfying the City's minimum application requirements. The reports and studies submitted in support of this application are available on the Application Information Centre at: [Application Information Centre - 235-245 YORKLAND BLVD](#)

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 and to formulate an appropriate Official Plan amendment.

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. The site is designated *General Employment Areas* on Map 19 – Land Use Plan (see Attachment 4: Official Plan Land Use Map). *General Employment Areas* are generally located on the periphery of Employment Areas on *major streets* where retail, service and restaurant uses can serve workers in the Employment Area and would also benefit from visibility and transit access to draw the broader public. Residential uses are prohibited in *General Employment Areas*.

Secondary Plan

The application is located within the ConsumersNext Secondary Plan. The vision for the ConsumersNext Secondary Plan area is for a contemporary, vibrant business park that is a transit oriented location for employment investment and well-connected to a complete, walkable, mixed-use community along Sheppard Avenue East and Victoria Park Avenue.

The ConsumersNext Secondary Plan identifies 235 to 245 Yorkland Boulevard as General Employment Areas on Map 38-6 (see Attachment 5: ConsumersNext Secondary Plan). A comprehensive list of applicable policies in the ConsumersNext Secondary Plan can be found here: [ConsumersNext Secondary Plan](#).

OPA 804

In response to the new provincial definition of "area of employment" in the *Planning Act* and "employment area" in the PPS 2024, City Council adopted OPAs 668 and 680 on July 19, 2023, and July 24, 2024, respectively.

Shortly after Council's enactment of OPAs 668 and 680, the Minister of Municipal Affairs and Housing (MMAH) filed Ontario Regulation 396/24 removing Council's delegated authority for OPAs 668 and 680. After the Minister filed O. Reg. 396/24, the Ministry suggested the City consider:

- revoking OPA 668 and 680;
- removing certain lands, in alignment with the *Planning Act* and PPS 2024; and
- proceed with an amendment to the Official Plan policies which would require the approval of the Minister of Municipal Affairs and Housing.

On May 21 2025, City Council adopted OPA 804 in response to the suggestions by the Province. In addition to responding to the new definitions of "area of employment" and "employment area" in the *Planning Act* and PPS 2024, OPA 804 redesignates four office business parks, including the Consumers Road Business Park, from *General Employment Areas to Regeneration Areas*, adding a Site and Area Specific Policies for each area to guide future study.

Regeneration Areas is a land use designation to guide growth. Official Plan policies and the SASP within the ConsumersNext Secondary Plan require that a new or updated Secondary Plan be approved prior to development proceeding. Comprehensive study through this process determines appropriate future land uses and other building blocks of complete communities, including public streets, built form, community services and facilities, parks, services, housing, active transportation, and affordable housing.

At the time of writing this report the Minister has yet to make a decision with respect to OPA 804, so the site remains designated *General Employment Areas*, with the SASP requiring comprehensive study of the area still not in-effect. As such, the City has not initiated this comprehensive study.

Zoning

The site is zoned EO 1.5 (e1.5; o1.5) (x11) in the City-wide Zoning By-law 569-2013 (see Attachment 6: Existing Zoning By-law 569-2013). The EO 1.5 (e1.5; o1.5) (x11) zone permits business and professional offices, self-storage warehouse, warehouse, financial institution, software development and processing amongst other uses.

Residential uses are not permitted. The permitted maximum gross floor area is 1.5 times the size of the lot. The City's Zoning By-law 569-2013 can be found here:

[City's Zoning By-law 569-2013](#)

PUBLIC ENGAGEMENT

Community Consultation

On July 2, 2025, Community Planning staff hosted an in-person community consultation meeting. The meeting was attended by the Ward Councillor, the applicant's representative, Development Review and City Planning staff and approximately 9 members of the public. Following presentations by City staff and the applicant the following concerns were raised by residents:

- Need to improve the existing public street network within the Consumers employment area.
- The incremental conversion of *Employment Areas* to *Mixed Use Areas*.
- Need to increased greenspace and other amenity areas within the local neighbourhood considering rapidly increasing residential density.
- The need for a comprehensive framework that will require public infrastructure investment within the neighbourhood as more high density development takes place.
- The heights of the proposed buildings is too high.
- Residents question Development Review's ability to simultaneously review development applications and conduct a larger area study for *Employment Areas*.
- Existing businesses and residents are already facing traffic impacts resulting from development applications in the area. Additional developments will exacerbate vehicular traffic congestion.
- There is a lack of community services and facilities which should be provided before residential permissions. Such as schools, parks and libraries.
- The proposed amendment will reduced capacity for profitable office spaces if they are surrounded by residential uses in the ConsumersNext Secondary Plan area.
- Developers are not providing substantial affordable housing units within development applications.
- Developers are not complying with the unit size recommendations in the City of Toronto's Growing Up Guidelines.

The issues raised through the community consultation process have been considered through the review of the application.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have an opportunity to hear the oral submissions made at the statutory public meeting held by the Planning and Housing Committee for this application, as these submissions are broadcast live over the internet and recorded for review.

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

The proposed amendments to the Official Plan and Secondary Plan, including the proposed SASP, provide a vision for this site in the absence of the City undertaking a comprehensive study. The policies provide for the creation of a complete community that has a mix of uses, housing units, parkland and infrastructure to guide future development. Staff find the proposal consistent with the PPS (2024).

Official Plan Policies and Design Guidelines

This application has been reviewed against the Official Plan policies, ConsumersNext Secondary Plan policies, and recent direction from City Council with respect to changes to Employment Areas through OPA 804, including the redesignation of 60 hectares of the *General Employment Areas* designated lands in the Consumers Road Business Park to *Regeneration Areas*.

Land Use

The site is currently designated *General Employment Areas* and would be redesignated to *Regeneration Areas* and subject to SASP 4 within the ConsumersNext Secondary Plan through Council-adopted OPA 804 once approved by the Minister of Municipal Affairs and Housing. SASP 4 sets out study requirements such as identifying public roads, parks, non-residential requirements and affordable housing requirements. This application to remove the lands from Employment Areas and redesignate the lands from *General Employment Areas* to *Mixed Use Areas* was submitted prior to Council's adoption of OPA 804.

Employment Areas are lands intended for clusters of businesses and economic activities, and include two main designations. *Core Employment Areas* are located in the interior of Employment Areas, and contain uses such as industrial manufacturing and warehousing. *General Employment Areas* serve as a buffer between more intensive uses in the interior of the Employment Area, and nearby residential areas. All Employment Areas in ConsumersNext Secondary Plan are designated *General Employment Areas*.

A Compatibility and Mitigation Study submitted by the applicant opined that the proposed development proposal is feasible from a noise and vibration perspective. Transportation noise can be mitigated. Preliminary noise mitigation strategies can be confirmed at a later stage of design development and when the rezoning and site plan applications are submitted. A preliminary acoustical analysis of the surrounding commercial/industrial facilities indicates that the proposed amendment to the plan to permit residential use is generally compatible with the surrounding employment uses.

A removal of Employment Areas, the redesignation from General Employment Areas to Mixed Use Areas and the introduction of a SASP on the subject lands provides an opportunity to plan for a complete community and manage the proposed removal in the local context and ensure the provision of non-residential space, and affordable housing.

The application proposes a new SASP for the subject lands that would secure:

- a minimum of 5,000 square metres of non-residential gross floor area;
- a minimum of 5% of the total new residential gross floor area to be provided as affordable housing, to be provided outside of Community Benefits Charges;
- two new public streets with right-of-way widths of 20 metres;
- a new public park of approximately 1,912 square metres in size;
- conceptual Privately-Owned Publicly Accessible Enhanced Landscape Open Spaces and greenway connections;
- a maximum gross Floor Space Index (FSI); and
- conceptual building form.

Through the provision of non-residential gross floor area, the proposed SASP will ensure that non-residential gross floor area will remain on the site and encourage the continued clustering of employment-focused uses, while also providing for future residential permissions.

Staff are satisfied that the proposed SASP is consistent with the study requirements set out in SASP 10.4 of OPA 804, considers the potential redevelopment of the surrounding area, and is overall consistent with Council-adopted direction through OPA 804. Staff recommend that the lands be redesignated from *General Employment Areas* to *Mixed Use Areas*, with a SASP as attached to this report.

Housing

The PPS (2024) and the Official Plan directs that a full range of housing in terms of form, tenure and affordability be provided to meet the current and future needs of residents.

As part of this application to remove the subject lands from Employment Areas, the City will secure the requirement for a minimum of 5% of the total residential gross floor area of any new condominium building on the site be secured as affordable housing for a period of 25 years.

The recommended OPA and SASP amend the minimum unit size and mix requirements of the ConsumersNext Secondary Plan, in keeping with other Secondary Plan policies to support the provision of a range of housing options, including family sized units.

The recommended SASP maintains the minimum unit mix objectives of the Growing Up Guidelines by requiring a minimum of 30 percent of new units as two-bedroom units and 10 percent as three-bedroom units where residential development exceed 80 residential units. The recommended SASP also reduces the unit size requirements of the ConsumersNext Secondary Plan while still supporting the objectives of the Plan in providing a proportion of larger units.

New Public Street

The applicant has provided a concept plan illustrating the location and configuration of an L-shaped local street with a 20 metre right-of-way width that will run from Yorkland Boulevard and terminate in a temporary *cul-de sac* at the south end of the site. The right-of-way width of the proposed public street network will be able to accommodate facilities for pedestrians, cyclists, transit, and vehicle users, providing a high level of permeability for user circulation and improved access to and from the site as directed by the Secondary Plan and Official Plan.

The proposed public street network is designed to function independently or as part of a larger street network should the lands abutting properties be redeveloped. This will help ensure that the transportation network and infrastructure can accommodate existing and new development, as guided by OPA 804, and provide an efficient and safe transportation network for all modes.

The applicant conducted sufficient analysis which demonstrated that the proposed new public street will accommodate the increased employment and population introduced by the development and worked with City Staff to design an optimal street network configuration. Transportation Planning staff have reviewed the location and configuration of the new public street and are satisfied that it is appropriate. In the event City Council approves this application, the SASP attached to this report will secure the new public street. The exact location and alignment of the new public street will be secured through a future plan of subdivision application.

Density, Height, Massing

The applicant has provided a concept massing model illustrating the potential location and configuration of buildings on the subject site. The massing model is intended to inform decision making with respect to location, building typology, and separation distances and is shown in block form. The massing model is not determinative of appropriate building configuration, podiums, set backs, step backs, and other building standards which are subject to further study.

Given that the site is adjacent to Highway 404, its proximity to Sheppard Avenue East, and location within the ConsumersNext Secondary plan, staff have determined that 39 storeys is an appropriate maximum height where tall buildings are permitted. To minimize shadow impacts and create a more comfortable environment, tall buildings are not appropriate adjacent to the new public park but low-rise and mid-rise buildings are permitted. The recommended SASP will identify appropriate locations for tall and mid-rise buildings and their respective height in metres. Height permissions in the

recommended OPA are not definitive and further study is required to refine appropriate height through the Zoning By-law amendment process.

Based on the site's proximity to Highway 404, Sheppard Avenue East, location with the ConsumersNext Secondary plan, and the concept massing model, staff have determined that a maximum density of 5.11 times the area of the land is appropriate for the site. The recommended OPA and SASP in Attachment 5 of this report indicates this maximum floor space index for the lands. Further study is required to confirm appropriate standards for the buildings on the subject site through the Zoning By-law amendment process.

Public Realm and Privately-Owned Publicly Accessible Enhanced Landscape Open Space

The applicant has provided a concept site plan illustrating the approximate location of a Privately-Owned Publicly Accessible Enhanced Landscape Open Space, a multi-use greenway connection along highway 404 and a potential east-west pedestrian connection to link the greenway and Yorkland Boulevard, along with a public park and public street. Staff are satisfied with the proposed public realm and open space network. The SASP encourage Privately Owned Publicly-Accessible Enhanced Landscape Open Spaces and the Greenway will be secured in a Zoning By-law amendment application that is required to develop the site.

Servicing

The ConsumersNext Secondary Plan includes policies for servicing requirements that are based on the land use permissions, which currently is an employment use for the site. The recommended OPA does not propose any new development on the site, but will introduce residential use permissions through a Mixed Use Areas designation.

The applicant will be required to prove that sufficient servicing exists or provide sufficient servicing prior to Council approval of a Zoning By-law Amendment and/or draft plan of subdivision application, both of which are required to redevelop this site.

Community Services and Facilities

The Official Plan establishes and recognizes that the provision of and investment in community services and facilities supports healthy, safe, livable, and accessible communities. Community services and facilities are the building blocks of our neighbourhoods, foundational to creating complete communities and include matters such as recreation, libraries, childcare, schools, public health, and human, economic and cultural services. Providing a full range of community services and facilities in areas that are inadequately serviced or experiencing growth is a shared responsibility.

The applicant has provided a Community Services and Facilities Study considering the existing community services and facilities which serve the application site. Prior to council approval of a Zoning By-law Amendment and/or draft plan of subdivision application the applicant will be required to identify how the development will support

the achievement of complete communities through the provision of community services and facilities. At that stage Community Benefit Contributions will be considered.

Parkland

The applicant has proposed a new public park with frontage onto Yorkland Boulevard. Parks Development has reviewed the recommended OPA and is satisfied with the size and location of the new public park. The recommended OPA will secure the new public park with a size of approximately 1,912 square metres fronting onto Yorkland Boulevard. The exact location and configuration of the new public park and details of construction and delivery will be secured in a plan of subdivision application that is required to develop the site.

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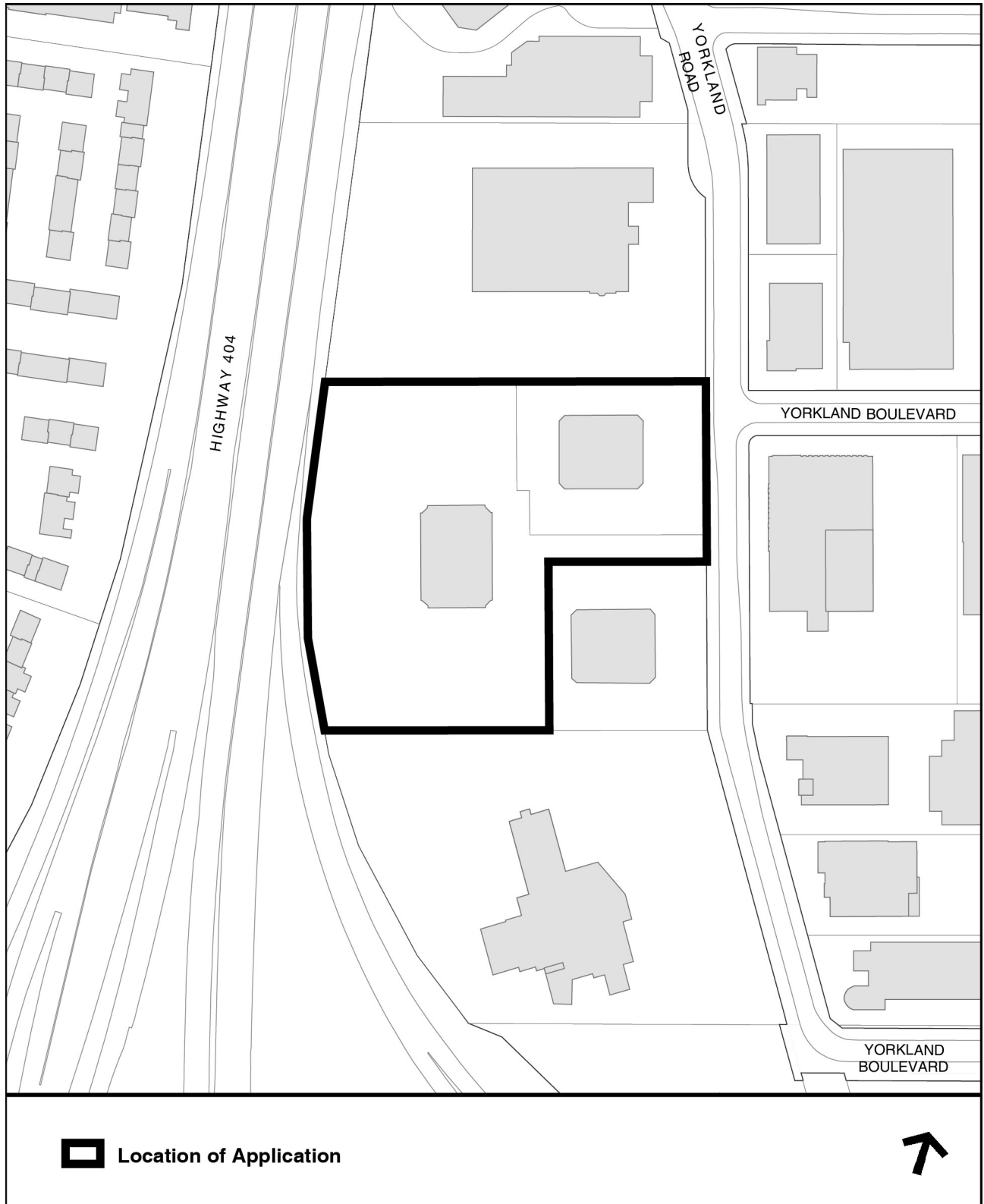
Oren Tamir
Interim Executive Director
Development Review Division

ATTACHMENTS

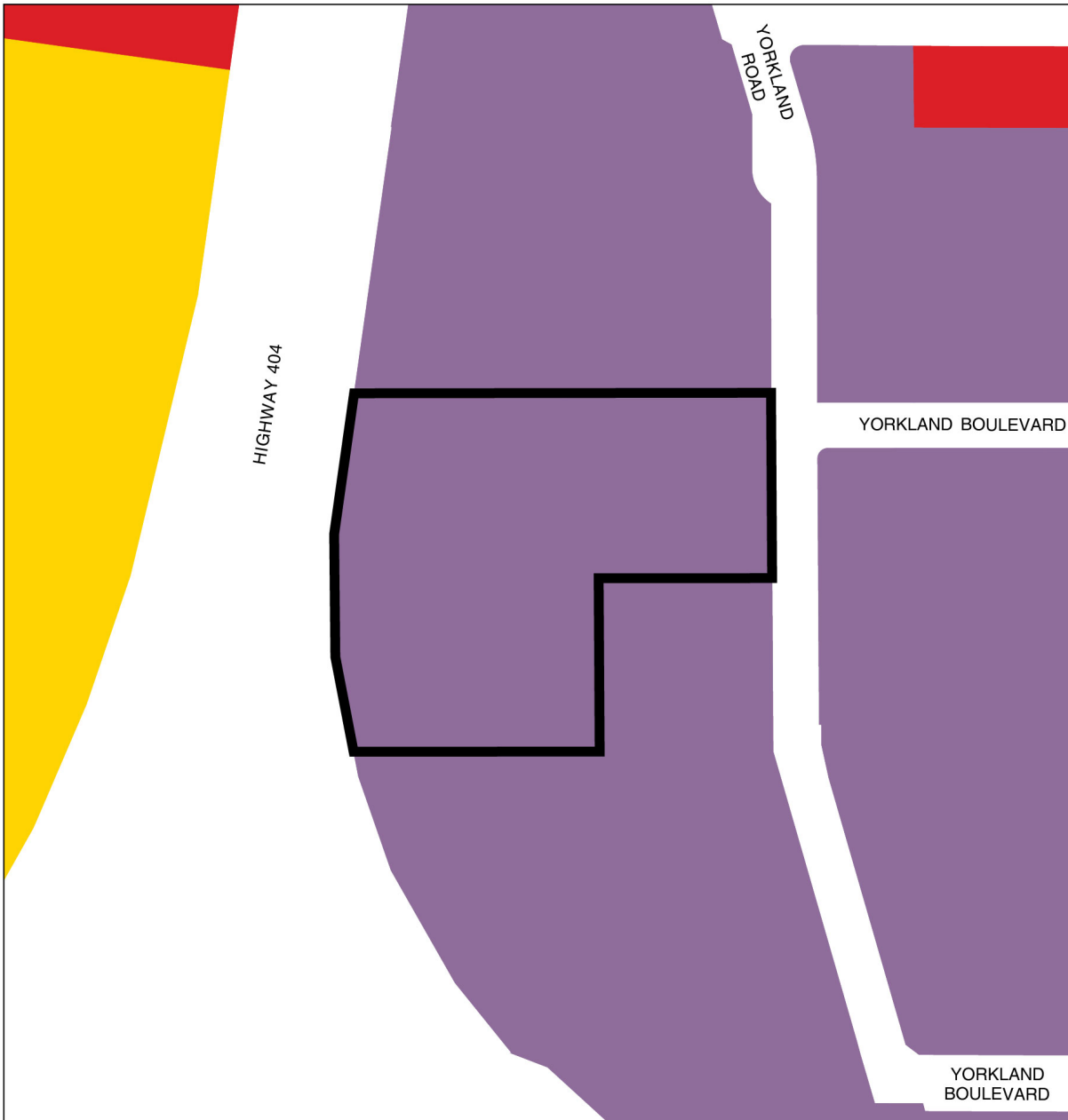
City of Toronto Information/Drawings

- Attachment 1: Location Map
- Attachment 2: Official Plan Land Use Map
- Attachment 3: ConsumersNext Secondary Plan
- Attachment 4: Existing Zoning By-law Map
- Attachment 5: Draft Official Plan Amendment

Attachment 1: Location Map



Attachment 2: Official Plan Land Use Map



Official Plan Land Use Map #19

235-245 Yorkland Boulevard

File # 24 240550 NNY 17 0Z



Location of Application

Neighbourhoods

Mixed Use Areas



General Employment Areas



Not to Scale
Extracted: 11/25/2024

Attachment 3: ConsumersNext Secondary Plan



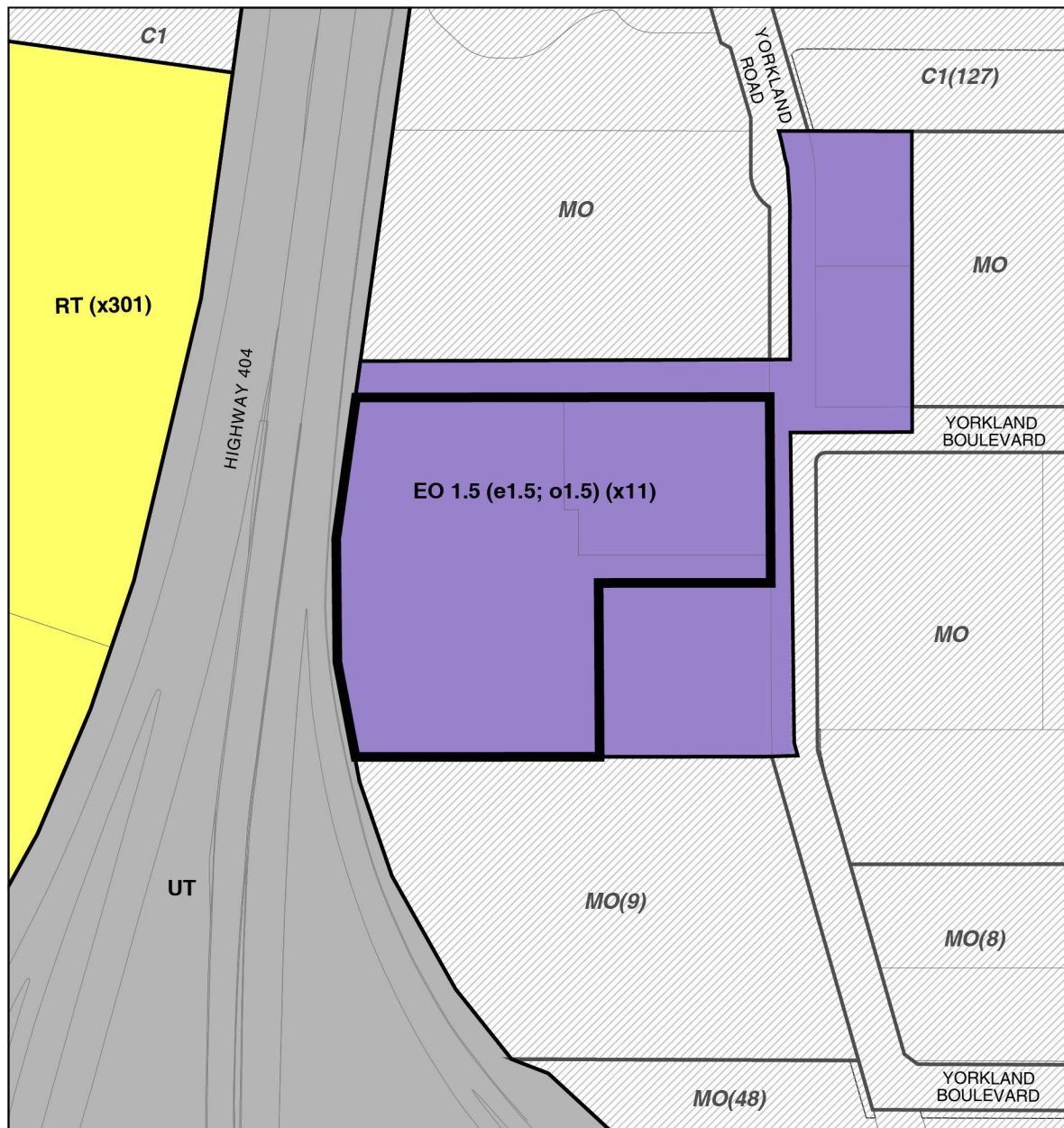
ConsumersNext Secondary Plan

MAP 38-6 Land Uses



November 2017

Attachment 4: Existing Zoning By-law Map



Zoning By-law 569-2013

235-245 Yorkland Boulevard

File # 24 240550 NNY 17 02



Location of Application



RT Residential Townhouse



EO Employment Industrial Office



UT Utility and Transportation



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

C1 General Commercial Zone

MO Industrial-Office Business Park Zone



Not to Scale
Extracted: 11/25/2024

Attachment 5: Draft Official Plan Amendment

Attached separately as a PDF.