

REFERENCE DOCUMENTS DATABASE

SCAN NO.: 11463

The documents which follow are made available for your inspection; however, the City Clerk's Office is unable to provide an interpretation of their contents.

Local Planning Appeal Tribunal
Tribunal d'appel de l'aménagement
local



ISSUE DATE: April 26, 2021

CASE NO(S): PL140860

The Ontario Municipal Board (the "OMB") is continued under the name Local Planning Appeal Tribunal (the "Tribunal"), and any reference to the Ontario Municipal Board or Board in any publication of the Tribunal is deemed to be a reference to the Tribunal.

PROCEEDING COMMENCED UNDER subsection 17(36) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant:	10 QEW Inc. et. al.
Subject:	Proposed Official Plan Amendment No. 231
Municipality:	City of Toronto
OMB Case No.:	PL140860
OMB File No.:	PL140860
OMB Case Name:	A. Mantella & Sons Limited v. Toronto (City)

PROCEEDING COMMENCED UNDER subsection 17(36) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant:	Multiple Appellants
Subject:	Proposed Official Plan Amendment No. 231
Municipality:	City of Toronto
OMB Case No.:	PL140860
OMB File No.:	PL140860
OMB Case Name:	A. Mantella & Sons Limited v. Toronto (City)

PROCEEDING COMMENCED UNDER subsection 31(2) of the *Local Planning Appeal Tribunal Act*, S.O. 2017, c. 23, Sched. 1, as amended

Motion By:	City of Toronto
Purpose of Motion:	Settlement Order
Property Address/Description:	459 Eastern Avenue 6 Lloyd Avenue et al 85 Hanna Avenue Downsview Area Secondary Plan
Municipality:	City of Toronto

LPAT Case No.: PL140840
LPAT File No.: PL140860

PROCEEDING COMMENCED UNDER subsection 31(2) of the *Local Planning Appeal Tribunal Act*, S.O. 2017, c. 23, Sched. 1, as amended

Motion By: City of Toronto
Purpose of Motion: Request for Direction and Determination
(Phased Hearing for Site Specific Appellants)
Municipality: City of Toronto
LPAT Case No.: PL140860
LPAT File No.: PL140860

Heard: April 9, 2021 by video hearing

APPEARANCES:

Parties

Counsel

City of Toronto

A. Biggart
K. Matsumoto
A. deBacker
C. Kapelos

10 QEW. Inc.

K. Sliwa

2 Champagne Centre Ltd.

J. Evola (S. Liesk)

Seneca College

N. Smiley

First Capital Management CP
REIT
Choice/Loblaws

D. Neligan

Morguard Investments Limited
Revenue Properties Company
Limited

J. Shapira

Amexon et al
Realty Inc
Humberview Motors et al.

M. Flynn-Guglietti

Multiple Appellants
Firma Developments, et. al.

B. Horosko

Carlaw Industrial Centre	L. Longo
Salvation Army in Canada	J. Debono
Leslie Lakeshore Developments Inc. (CRAFT)	I. Kagan G. O'Brien, Student-at-Law
RioCan Holdings (Queensway), et al. Real Estate Investment Trust Talisker G.P. Inc.	J. Farber
2634698 Ontario Inc. 9 Tippet Road, et al. Multiple Appellants	D. Bronskill
	I. Andres
1695 Eglinton Ave. East Inc. Parkway Automotive Investments Ltd. PAG Realty No. 2 Inc.	M. Flowers
87 Ethel Avenue Holdings Inc.	G. O'Brien (Student-at-Law) (J. Alati)
Brookfield, SEIEA, Redpath Sugar Ltd., TIN, CPA, Krugarand	J. Cheng
1182929 Ontario Inc., et. al.	D. White

MEMORANDUM OF ORAL DECISION DELIVERED BY G. BURTON AND D.S. COLBOURNE ON APRIL 9, 2021 AND ORDER OF THE TRIBUNAL

[1] On April 9, 2021 the Tribunal conducted a Case Management Conference (“CMC”) as well as dealing with a Motion by the City of Toronto (“City”) confirming the conclusion with respect to the Phase 4 Retail and Phase 5 Cultural Policies as well as an issue of mapping and correcting a technical error. The Tribunal orally approved the City’s request with reasons to follow.

[2] The City seeks an Order from the Tribunal confirming the conclusion of Phases 4 Retail and 5 Cultural to Official Plan Amendment (“OPA 231”), and approving an

updated consolidation of OPA 231 that accurately reflects:

1. the policies and non-policy text approved to date by the Tribunal,
2. the policies and non-policy text that would come into effect upon the Tribunal's issuance of a final Order for Phases 4 and 5, and
3. the correct wording of the modification to SASP 531.

[3] The Tribunal has reviewed the City's Motion and the Affidavit of Christina Heydorn at Tab 2, wherein she concludes, in reference to the document set as Exhibit C to her Affidavit:

It is my professional opinion that approval by the Tribunal of the consolidated OPA 231, as modified, including the correction to SASP 531 would represent good planning, conform to the 2006 Growth Plan, be consistent with the Provincial Policy Statement and conform to the intent and purpose of the Official Plan.

[4] The Tribunal has reviewed her Affidavit and supporting documents, including Exhibit C, acknowledged that the 2006 Growth Plan applies, and accepts her opinion and approves of the consolidated OPA 231.

PROCEDURAL MATTERS

[5] The City has requested a day in May for a Motion to deal with Appeals where no response was filed to the triage requests made to parties, (upgrade of appeals, and time requirements) as required by the Tribunal's decision of March 4, 2021. The Tribunal has set the date for **Thursday, May 6 2021**.

[6] The City also requests a further CMC in September, to deal with site-specific Appeals. The Tribunal has set the date for **Friday, September 10, 2021**.

[7] This panel is seized of the prehearing procedures. The CMCs are scheduled to proceed by video as follows:

Thursday, May 6, 2021 at 10 a.m.

GoTo Meeting: <https://global.gotomeeting.com/join/778504725>

Access code: 778-504-725

Audio-only telephone line: (647) 497-9373 or Toll Free 1-888-299-1889

Audio-only access code: 778-504-725

Friday, September 10, 2021 at 10 a.m.

GoTo Meeting: <https://global.gotomeeting.com/join/144618437>

Access code: 144-618-437

Audio-only line: (647) 497-9373 or Toll Free 1-888-299-1889

Audio-only access code: 144-618-437

[8] Parties and participants are asked to log into the video hearing at least **15 minutes** before the start of the event to test their video and audio connections.

[9] Parties and participants are asked to access and set up the application well in advance of the event to avoid unnecessary delay. The desktop application can be downloaded at [GoToMeeting](https://app.gotomeeting.com/home.html) or a web application is available:
<https://app.gotomeeting.com/home.html>

[10] Persons who experience technical difficulties accessing the GoToMeeting application or who only wish to listen to the event can connect to the event by calling into an audio-only telephone line.

[11] Individuals are directed to connect to the event on the assigned date at the correct time. It is the responsibility of the persons participating in the hearing by video to ensure that they are properly connected to the event at the correct time. Questions prior to the hearing event may be directed to the Tribunal's Case Coordinator having carriage of this case.

[12] The City also requests hearing time in order to deal with the Phasing established March 4, 2021. The Tribunal acknowledges requests for the following number of hearing days, and has now requested the calendar to set them. Dates will be then fixed, and the Parties informed when this is completed.

- Phase 6 A - 8 Oak Street has already been set, as described in the Tribunal Memorandum of March 4, 2021.
- Phase 6 B - North East Scarborough – The parties and City request 13 days.
- Phase 6 C – South West Etobicoke - The request is for 50 days
- Phase 6 D – Liberty Village - The request is for 10 days
- Phase 6 E - Core Employment to General Employment - The request is for 12 days
- Phase 6 F - Large Format Retail - The request is for 27 days
- Phase 6 G - Site-specific appeals - the request is for 234 days.

[13] The sessions cannot be heard simultaneously, and there should be two weeks between each Phase. The Tribunal will so advise the calendar.

"G. Burton"

G. BURTON
MEMBER

"D.S. Colbourne"

D.S. COLBOURNE
MEMBER

If there is an attachment referred to in this document,
please visit www.olt.gov.on.ca to view the attachment in PDF format.

Local Planning Appeal Tribunal

A constituent tribunal of Ontario Land Tribunals

Website: www.olt.gov.on.ca Telephone: 416-212-6349 Toll Free: 1-866-448-2248

Authority: Planning and Growth Management Committee Item 28.2, adopted as amended by City of Toronto Council on December 16, 17 and 18, 2013

CITY OF TORONTO

BY-LAW No. 1714-2013

To adopt Amendment No. 231 to the Official Plan of the City of Toronto with respect to the Economic Health Policies and the Policies, Designations and Mapping for Employment Areas.

Whereas authority is given to Council under the *Planning Act*, R.S.O. 1990, c. P.13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided information to the public, held a public meeting in accordance with Section 17 of the *Planning Act* and held a special public meeting in accordance with the requirements of Section 26 of the *Planning Act*;

The Council of the City of Toronto enacts:

1. The attached Amendment No. 231 to the Official Plan of the City of Toronto is hereby adopted.

Enacted and passed on December 18, 2013.

Frances Nunziata,
Speaker

Ulli S. Watkiss,
City Clerk

(Seal of the City)

UPDATED TO LOCAL PLANNING APPEAL TRIBUNAL ORDER ISSUED _____

HIGHLIGHTED POLICIES AND NON-POLICY TEXT ARE UNDER APPEAL

**AMENDMENT NO. 231 TO THE
OFFICIAL PLAN OF THE CITY OF TORONTO**

The following text and maps constitute Amendment No. 231 to the Official Plan for the City of Toronto:

CHAPTER 2 POLICIES

1a. Amend Policy 2.2.1.1 by adding a new sub-policy a) as follows and re-numbering the subsequent policies a) to c) accordingly:

"a) achieves a minimum combined gross density target of 400 jobs and residents per hectare for *Downtown* which delineates the *Downtown* urban growth centre for the purposes of the Growth Plan."

1b. In the non-statutory text at the beginning of Section 2.2 delete the term 'Employment Districts' wherever it appears and replace it with the term 'Employment Areas'.

2. Amend Policy 2.2.2 by deleting the term 'Employment Districts' and replacing it with the term 'Employment Areas'.

3. Delete Policy 2.1.3 and substitute the following:

"3. Toronto is forecast to accommodate 3.19 million residents and 1.66 million jobs by the year 2031."

4. Amend Policy 2.2.2.2 by adding a new sub-policy a) as follows, and re-numbering the subsequent sub-policies a) to l) accordingly:

"a) achieves a minimum combined gross density target of 400 jobs and residents per hectare for each *Centre* which delineates the boundaries of the urban growth centres for the purposes of the Growth Plan."

5. Delete Section 2.2.4 and replace it with the following:

"2.2.4 Employment Areas: Supporting Business and Employment Growth

Toronto's *Employment Areas*, to be used exclusively for business and economic activities, are an essential cornerstone of our diverse and thriving civic economy. Almost a third of Toronto's jobs and forty percent of export-oriented jobs with high-multiplier spinoffs are in *Employment Areas*. The City's *Employment Areas* are healthy with considerable investment in new buildings and improvements and overall low building vacancy rates. Important elements of our civic economy, such as manufacturing and warehousing and goods distribution are located almost entirely in

Employment Areas and provide for a broad range of jobs and a diverse economic base that helps our City through difficult cycles in the economy.

Our *Employment Areas* are finite and geographically bounded. Given relative land values, residential lands are rarely converted to employment uses and there is little opportunity to create new employment lands. It is the City's goal to conserve our *Employment Areas*, now and in the longer term, to expand existing businesses and incubate and welcome new businesses that will employ future generations of Torontonians. Given the diminishing supply of vacant land in *Employment Areas*, new development in *Employment Areas* needs to take place in a more intensive physical form.

Maintaining *Employment Areas* exclusively for business and economic activities provides a stable and productive operating environment for existing business that also attracts new firms. The introduction of sensitive land uses into *Employment Areas* can force industry to alter their operations, particularly when the environmental certificates that industries operate under are affected, or complaints are lodged about adverse effects from industrial operations. Even where new sensitive land uses are located outside of, but in close proximity to, *Employment Areas*, they should be designed and constructed to prevent the residents or users from being affected by noise, traffic, odours or other contaminants from nearby industry.

Toronto's *Employment Areas* are important in providing good quality services to our residents and workers. The industrial and commercial properties are vital to maintaining a healthy civic tax base that pays for those services. Most of our City and transportation yards that maintain our infrastructure are located in *Employment Areas* and have limited alternative locations.

Preserving *Employment Areas* contributes to a balance between employment and residential growth so that Torontonians have a greater opportunity to live and work in the City, rather than commuting distances to jobs outside of the City. As *Employment Areas* are spread across the City, work destinations and commuting direction are also spread out, resulting in less road congestion in any one direction. This provides workers who live in close proximity to *Employment Areas* with the opportunity for shorter commutes to work by either transit, cycling or walking.

Our *Employment Areas* are comprised of lands designated both as *Core Employment Areas* and *General Employment Areas*, which are both important 'employment areas' as defined in the Provincial policy framework. The conversion of lands within *Employment Areas* is only permitted through a City-initiated Municipal Comprehensive Review as defined in the Growth Plan for the Greater Golden Horseshoe of the Official Plan. During a City-initiated Municipal Comprehensive Review of the Official Plan, the City will assess any requests to convert *Employment Areas* on the basis of criteria that implement the Provincial planning framework and the policies of the Official Plan for *Employment Areas*.

POLICIES

1. *Employment Areas*, as shown on Map 2, are comprised of both *Core Employment Areas* and *General Employment Areas*, as shown on Maps 13 to 23 inclusive. *Employment Areas* are areas designated in this Plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities.

5a. Add the following sidebar adjacent to Policy 1:

"Clusters of Business and Economic Activities

Clusters of business and economic activities may include individual businesses and/or isolated employment sites that contain or are permitted to contain multiple employment uses and activities."

2. *Employment Areas* will be used exclusively for business and economic activities in order to:
 - a) Retain sufficient availability of lands, for both current and future needs, for industrial functions such as manufacturing and warehousing;
 - b) Protect and preserve *Employment Areas* for current and future business and economic activities;
 - c) Provide for and contribute to a broad range of stable employment opportunities;
 - d) Provide opportunities for new office buildings, particularly in business parks along the Don Valley corridor and/or within walking distance to higher order transit;
 - e) Provide a stable and productive operating environment for existing and new businesses and economic activities by preventing the establishment of sensitive land uses in *Employment Areas*;
 - f) Maintain and grow the City's business tax base;
 - g) Promote and maintain food security for the City's residents;
 - h) Maintain the market attractiveness of *Employment Areas* for employment uses;
 - i) Provide prominent, accessible and visible locations and a wide choice of appropriate sites for potential new businesses;
 - j) Continue to contribute to Toronto's diverse economic base;

- k) Contribute to complete communities by providing employment opportunities that support a balance between jobs and housing to reduce the need for long-distance commuting and encourage travel by transit, walking and cycling; and
 - l) Provide work opportunities for residents of nearby neighbourhoods.
3. A more intensive use of lands in *Employment Areas* for business and economic activities will be encouraged to make better use of a limited supply of lands available for these activities.
4. *Employment Areas* will be enhanced to ensure they are attractive and function well, through actions such as:
- a) Permitting a broad array of economic activities that encourage existing businesses to expand or diversify into new areas of economic activity and facilitates firms with functional linkages to locate in close proximity to one another;
 - b) Investing in key infrastructure to support current and future needs, and facilitating investment through special tools, incentives including tax incentives, and other programs or partnerships, in order to:
 - i) promote the distinctive character or specialized function of an area to attract businesses within a particular targeted cluster of economic activity;
 - ii) facilitate the development of vacant lands and the adaptive reuse of vacant buildings for employment purposes;
 - iii) facilitate the remediation of brownfield sites to enable redevelopment for employment uses;
 - iv) address the absence of key physical infrastructure and amenities for workers, or poor accessibility;
 - c) Encouraging and supporting business associations that promote and provide a voice for businesses within *Employment Areas*;
 - d) Establishing a connected network of public streets for use by trucks, automobiles, transit, bicycles and pedestrians; and
 - e) Promoting a high quality public realm and creating comfortable streets, sidewalks, parks and open spaces for workers and landscaped streetscapes to promote pedestrian/ transit use and attract new business ventures while supporting the efficient movement of goods.

Compatibility/Mitigation

In order to address land use compatibility, a collaborative approach is encouraged among applicants of sensitive land uses, including residential uses, major facilities and the City. The City encourages applicants of sensitive land uses, including residential uses, and major facilities to exchange relevant information, subject to appropriate measures to protect confidentiality, for the purpose of undertaking and completing all relevant required studies.

5. Sensitive land uses, including residential uses, where permitted or proposed outside of and adjacent to or near to *Employment Areas* or within the influence area of major facilities, should be planned to ensure they are appropriately designed, buffered and/or separated as appropriate from *Employment Areas* and/or major facilities as necessary to:
 - a) prevent or mitigate adverse effects from noise, vibration, and emissions, including dust and odour;
 - b) minimize risk to public health and safety;
 - c) prevent or mitigate negative impacts and minimize the risk of complaints;
 - d) ensure compliance with environmental approvals, registrations, legislation, regulations and guidelines at the time of the approval being sought for the sensitive land uses, including residential uses; and,
 - e) permit *Employment Areas* to be developed for their intended purpose.

5b. Add the following sidebars adjacent to Policy 5:

'Major Facilities

"Major facilities" means facilities which may require separation from sensitive land uses, including but not limited to airports, transportation infrastructure and corridors, rail facilities, marine facilities, sewage treatment facilities, waste management systems, oil and gas pipelines, industries, energy generation facilities and transmission systems, and resource extraction activities.

Influence Area

"Influence Area" means any lands and land uses within the potential zone of influence of a major facility, taking into consideration both current and reasonable potential future operations, within which there could be a potential for adverse effect. A zone of influence may extend beyond the boundaries of *Employment Areas*, but does not include lands and land uses within *Employment Areas*.'

6. A complete application to introduce, develop or intensify sensitive land uses, including residential uses, in a location identified in Policy 5 shall include a

Compatibility/Mitigation Study, which will be addressed in the applicant's Planning Rationale.

7. The Compatibility/Mitigation Study will:
 - a) be peer reviewed by the City at the applicant's expense;
 - b) identify and evaluate options to achieve appropriate design, buffering and/or separation distances between the proposed sensitive land uses, including residential uses and nearby *Employment Areas* and/or major facilities to address the matters in Policy 5; and
 - c) identify facilities, including propane storage and distribution facilities, where a separation distance is required by law and/or regulation may include any portion of the applicant's property and describe the extent to which the application may affect facilities' compliance with such required separation distances.
8. The costs of studies and mitigation measures shall be borne by the applicant of the sensitive land uses, including residential uses, in a location identified in Policy 5. Also, the cost of collecting and producing relevant information for the studies shall be borne by those requesting the information, in the event that such relevant information is not readily available.
9. Upon receipt of the City's Notice of Complete Application for a sensitive land use, including a residential use, in a location identified in Policy 5, the applicant shall provide expanded notice of the proposal as follows:
 - a) notify all major facilities identified by the City on the basis that their influence areas may include any portion of the applicant's property, and
 - b) notify all facilities that store, distribute or handle propane whose separation distances required by law and/or regulation may include any portion of the applicant's property.
10. When considering applications to introduce, develop or intensify sensitive land uses, including residential uses, in a location identified in Policy 5, Council may consider:
 - a) the extent to which the applicant and the major facilities or other employment use have exchanged relevant information subject to appropriate measures to protect confidentiality;
 - b) any regulatory obligations of the major facility or other employment use; and
 - c) the reasonableness of implementing any recommended mitigation measures.
11. *Employment Areas* in the vicinity of existing major transportation infrastructure such as highway interchanges, ports, rail yards and airports are designated to provide for, and are to be preserved for, employment uses that may rely upon the major transportation infrastructure for the movement of goods.

12. Measures will be introduced and standards applied on roads within *Employment Areas* that give priority to the movement of trucks and transit vehicles.
13. Transit service and use to and from *Employment Areas* will be enhanced by:
 - a) Investing in improved levels of service to *Employment Areas*, particularly from nearby residential areas and mixed commercial-residential areas;
 - b) Encouraging new employment development to take place in a form and density that supports transit and discourages large areas of surface parking;
 - c) Creating safe and comfortable pedestrian conditions between places of work and transit stops; and
 - d) Encouraging travel demand management measures.

Conversion and Removal Policies for *Employment Areas*

14. The redesignation of land from an *Employment Area* designation to any other designation, by way of an Official Plan Amendment, or the introduction of a use that is otherwise not permitted in an *Employment Area* is a conversion of land within an *Employment Area* and is also a removal of land from an *Employment Area*, and may only be permitted by way of a Municipal Comprehensive Review. The introduction of a use that may be permitted in a *General Employment Area* into a *Core Employment Area* or the redesignation of a *Core Employment Area* into a *General Employment Area* designation is also a conversion and may only be permitted by way of a Municipal Comprehensive Review.
15. The conversion of land within an *Employment Area* is only permitted through a City-initiated Municipal Comprehensive Review that comprehensively applies the policies and schedules of the Provincial Growth Plan.
16. Applications to convert lands within an *Employment Area* will only be considered at the time of a municipal review of employment policies and designations under Section 26 of the *Planning Act* and a concurrent Municipal Comprehensive Review under the Growth Plan for the Greater Golden Horseshoe. Applications to convert lands within an *Employment Area* received between such City-initiated Official Plan Reviews will be not be considered unless Council directs that a Municipal Comprehensive Review be initiated.
17. The City will assess requests to convert lands within *Employment Areas*, both cumulatively and individually, by considering whether or not:
 - a) There is a demonstrated need for the conversion(s) to:
 - i) meet the population forecasts allocated to the City in the Growth Plan for the Greater Golden Horseshoe; or

- ii) mitigate existing and/or potential land use conflicts;
- b) The lands are required over the long-term for employment purposes;
- c) The City will meet the employment forecasts allocated to the City in the Growth Plan for the Greater Golden Horseshoe;
- d) The conversion(s) will adversely affect the overall viability of an *Employment Area* and maintenance of a stable operating environment for business and economic activities with regard to the:
 - i) compatibility of any proposed land use with lands designated *Employment Areas* and major facilities, as demonstrated through the submission of a Compatibility/Mitigation Study in accordance with Policies 2.2.4.5, 2.2.4.7 and 2.2.4.8 and Schedule 3 for any proposed land use, with such policies read as applying to lands within *Employment Areas*;
 - ii) prevention or mitigation of adverse effects from noise, vibration, and emissions, including dust and odour;
 - iii) prevention or mitigation of negative impacts and minimization of the risk of complaints;
 - iv) ability to ensure compliance with environmental approvals, registrations, legislation, regulations and guidelines;
 - v) ability to provide appropriate buffering and/or separation of employment uses from sensitive land uses, including residential;
 - vi) ability to minimize risk to public health and safety;
 - vii) reduction or elimination of visibility of, and accessibility to, employment lands or uses;
 - viii) impact upon the capacity and functioning of the transportation network and the movement of goods for existing and future employment uses;
 - ix) removal of large and/or key locations for employment uses;
 - x) ability to provide opportunities for the clustering of similar or related employment uses; and
 - xi) provision of a variety of land parcel sizes within the *Employment Area* to accommodate a range of permitted employment uses;
- e) The existing or planned sewage, water, energy and transportation infrastructure can accommodate the proposed conversion(s);

- f) In the instance of conversions for residential purposes, sufficient parks, libraries, recreation centres and schools exist or are planned within walking distance for new residents;
- g) Employment lands are strategically preserved near important transportation infrastructure such as highways and highway interchanges, rail corridors, ports and airports to facilitate the movement of goods;
- h) The proposal(s) to convert lands in an *Employment Area* will help to maintain a diverse economic base accommodating and attracting a variety of employment uses and a broad range of employment opportunities in Toronto; and
- i) Cross-jurisdictional issues have been considered.

18. When assessing proposal(s) to convert lands within *Employment Areas*, the City will:

- a) notify all major facilities whose influence area(s) includes any portion of the lands proposed to be converted; and
- b) notify all facilities that store, distribute or handle propane whose required separation distances by law and/or regulation may include any portion of the lands proposed to be converted."

6. Amend Section 2.4 by adding a new Policy 5 as follows and renumbering the subsequent policies:

"5. Subway and underground light rapid transit stations will be integrated into multi-storey developments wherever it is technically feasible."

7. Delete Map 2 and substitute Map 2 attached as Appendix 1 to this amendment.

CHAPTER 3 POLICIES

8. Delete Section 3.5.1 and substitute the following:

"3.5.1 CREATING A STRONG AND DIVERSE CIVIC ECONOMY

Toronto's economy is thriving, but continued efforts are required to attract new business and jobs, maintain the diversity of our economic base and maintain a healthy municipal tax base. Policies of the Plan to achieve this include:

- a. Promotion of transit-oriented office growth in the *Downtown and Central Waterfront*, the *Centres*, and within walking distance of rapid transit stations;

- b. Retention of *Employment Areas* exclusively as stable places of business and economic activities;
- c. Providing locations for the retail commercial and institutional sectors to meet the needs of our City and Region's growing population; and
- d. Promoting the cultural sector as an important element of our economy.

Almost half of the City's current jobs, and a majority of its future jobs, are in offices. The Greater Toronto Area could be adding millions of square metres of office space over the coming decades, and, given existing road congestion, it is essential to promote office growth on rapid transit lines throughout the City and Region. The Official Plan directs office growth, and in particular the development of large freestanding office buildings, to the *Downtown and Central Waterfront*, the *Centres*, and within 500 metres of rapid transit stations. At the same time, existing office space in these transit-rich areas needs to be sustained, not demolished to make way for new residential buildings. Where a residential development is proposed on sites with over 1000 square metres of employment space in these areas served by rapid transit where residential uses are already permitted, the development must also result in an increase of employment space.

Toronto's *Employment Areas* have great potential for additional employment growth through the incubation of new business, the nurturing of small business to become large business, attracting new and expanding employment clusters, and intensifying the form of development in our employment lands. To grow employment and investment the Plan promotes, and the City currently provides, both tax incentives and priority processing for new and expanding office buildings and industries. These incentives augment the supports for economic growth in Toronto already provided by: a well-educated and skilled labour force, access to financial capital, a strong research and development sector, advanced communications networks, a dynamic business climate, and an enviable quality of life in safe, inclusive neighbourhoods.

POLICIES

1. Toronto's economy will be nurtured and expanded to provide for the future employment needs of Torontonians and the fiscal health of the City by:
 - a) Maintaining a strong and diverse economic base;
 - b) Contributing to a broad range of employment opportunities for all Torontonians, with an emphasis on stable full-time employment;
 - c) Maintaining a healthy tax base for the City;
 - d) Promoting export-oriented employment;
 - e) Attracting new and expanding employment clusters that are important to Toronto's competitive advantage;

- f) Offering globally competitive locations for national and international business and offering a wide choice of sites for new business;
 - g) Promoting international investment in Toronto;
 - h) Providing incubation space for new start-up firms to establish themselves and grow;
 - i) Supporting employment and economic development that meets the objectives of Toronto's Workforce Development Strategy, including people-based planning and the Vision Statement on Access, Equity and Diversity and promoting infrastructure and support programs to ensure that all Torontonians, particularly equity-seeking groups, such as racialized youth, persons with disabilities, single mothers and new comers, especially refugees, have equitable access to employment opportunities; and
 - j) recognizing the full diversity of employment activities that are increasingly taking place in non-traditional employment areas, such as homes and public spaces, and strengthening the necessary regulatory frameworks and policies to support this employment.
2. A multi-faceted approach to economic development in Toronto will be pursued that:
- a) Stimulates transit-oriented office growth in the *Downtown and the Central Waterfront*, the *Centres* and within walking distance of existing and approved and funded subway, light rapid transit and GO stations in other *Mixed Use Areas*, *Regeneration Areas and Employment Areas*;
 - b) Protects *Employment Areas* as stable places of business and protects major facilities across the City consistent with the policies of this Plan, in particular, all Compatibility / Mitigation policies in Sections 2.2.4, 3.4.21 and 4.6.5;
 - c) Provides appropriate locations and opportunities for new retail and service establishments;
 - d) Encourages the expansion of health and educational institutions, and improving transit access to them; and
 - e) Promotes the Cultural Sector as an important element of our civic economy.
3. A balanced growth of jobs and housing across the City will be pursued to:
- a) Maintain a complete community;
 - b) Reduce the need for long distance commuting and lessen regional road congestion; and
 - c) Increase the proportion of travel by transit, walking and cycling.

4. Programs and incentives will be established to grow employment and investment consistent with the policies of this Official Plan, particularly targeting key economic clusters and the development of offices and industries. These programs will include both fiscal incentives and the priority processing of development applications.
5. Investment on the part of public agencies or through partnership agreements will ensure that key infrastructure will be maintained, improved and extended to support current and future employment needs in the following areas:
 - a) Roads and public transit;
 - b) Water and sewer lines;
 - c) Reliable supply of energy sources including electricity, natural gas, district energy centres and cooling systems;
 - d) Telecommunications networks; and
 - e) Access to Pearson International and Billy Bishop Airports.
6. New office development will be promoted in *Mixed Use Areas and Regeneration Areas* in the *Downtown and Central Waterfront* and *Centres*, and all other *Mixed Use Areas, Regeneration Areas and Employment Areas* within 500 metres of an existing or approved and funded subway, light rapid transit or GO station. Secondary Plans and Site and Area Specific Policies may establish policies providing for minimum standards for commercial development within 500 metres of an existing or approved and funded subway, light rapid transit or GO station.
7. Major freestanding office buildings with 10,000 square metres or more of gross floor area, or the capacity for 500 jobs or more, should be located in *Mixed Use Areas, Regeneration Areas and Employment Areas* within the *Downtown and Central Waterfront* and the *Centres*, and/or within 500 metres of an existing or an approved and funded subway, light rapid transit or GO station.
8. In planning for new subways, light rapid transit and GO routes, the location of established and potential new office concentrations will be considered.
9. New development that includes residential units on a property with at least 1,000 square metres of existing non-residential gross floor area used for offices is required to increase the non-residential gross floor area used for office purposes where the property is located in a *Mixed Use Area or Regeneration Area* within:
 - a) The *Downtown and Central Waterfront*;
 - b) A *Centre*; or
 - c) 500 metres of an existing or an approved and funded subway, light rapid transit or GO train station.

Where site conditions and context do not permit an increase in non-residential office gross floor area on the same site, the required replacement of office floor space may be constructed on a second site, prior to or concurrent with the residential development. The second site will be within a *Mixed Use Area* or *Regeneration Area* in the *Downtown and Central Waterfront*; within a *Mixed Use Area* or *Employment Area* in the same *Centre*; or within 500 metres of the same existing or approved and funded subway, light rapid transit or GO train station.

10. Universities, colleges and hospitals will be supported in their efforts to better serve residents and businesses throughout the region by:

- a) Creating and advancing research and development alliances;
- b) Creating new enterprises in partnership with the business community on campuses;
- c) Linking to the growth of biomedical and biotechnology enterprises;
- d) Developing the skills of Toronto's labour force as organizational and technological innovations shape economic prospects;
- e) Retaining current institutional lands for future expansion to serve a growing and ageing population within the Greater Toronto Area;
- f) Promoting the design of campuses with a high quality of public realm organized to promote visual and physical links with adjacent areas of the City;
- g) Connecting major institutions to the network of bicycle routes;
- h) Establishing new universities, colleges and hospitals in locations with access to rapid transit and improving transit services to existing universities, colleges and hospitals not currently served by rapid transit."

CREATING A CULTURAL CAPITAL

9. Add a new policy 6 to Section 3.5.2 as follows:

"6. Cultural industries and employment are significantly clustered within the *King-Spadina Secondary Plan* area, *King-Parliament Secondary Plan* area and the *Liberty Village Area* of the *Garrison Common North Secondary Plan*. Non-residential floor space associated with cultural industries in these areas will be preserved or expanded for cultural industry uses."

10. Add the following sidebar to Section 3.5.2:

"Cultural Industries

Cultural industries have their origin in individual creativity, skill and talent and have a potential for wealth and job creation through the generation and advancement of

intellectual property, including: design, broadcasting, film video and photography, music and the visual and performing arts, publishing, software, computer games and electronic publishing."

11. Delete Section 3.5.3 and replace it with the following:

"3.5.3 THE FUTURE OF RETAILING

The pattern of retail activity in Toronto has evolved over time and includes a full spectrum of convenience stores in neighbourhoods, traditional 'main street' shopping streets, small plazas, large shopping malls, big box stores and specialty retail districts like Yorkville that are also tourist destinations. The retail sector has seen some dramatic shifts in the past 30 years and there is every reason to believe that the next three decades will see more change. The Plan therefore provides the flexibility for owners and operators of retail properties to adapt to changing circumstances. The population of Toronto is going to grow and the retail sector will continue to evolve to serve that growth. The Plan provides for the continued evolution of the retail sector to serve the growing population in different forms and settings. However, as the population of Toronto grows and our land base remains the same, it is essential to make the best use of available land with retail provided within multi-storey buildings with less emphasis on surface parking.

Regardless of scale or location, it is important for retail development to provide a high quality public realm and private setting with improved public amenities, and to develop in a form that fits with the existing and planned context of the immediate and surrounding areas.

As retail grows in some areas, it may close in others. The impact of the loss of retail commercial space as a result of redevelopment could, in some instances, negatively affect local residents. They may face longer trips, the loss of walkable shopping options, or the loss of an informal meeting place. In other cases the lost retail space may hardly be missed. Its closure may follow underperformance of the space as a result of changes in shopping patterns or demographics in its local market.

Development applications and local area studies should address the potential impact of the loss of retail space that serves the daily needs of the local community and consider possible mitigation, including providing replacement retail space as part of the new development. This assessment should consider whether residents will have good access to convenience shopping for essential needs such as food and pharmaceuticals. The replacement of retail space needs to be part of the overall evaluation. At the same time any new retail space should be commercially viable if it is to be included in the new development, and in some circumstances it may make sense to provide the replacement space in addition to the amount of space for other uses that would be needed to make the development viable.

Many plazas, malls and arterial roads which previously had permissions for only commercial uses are designated as *Mixed Use Areas* to permit residential uses as an alternative to, or to support, existing retail space and to implement the reurbanization

goals of this Plan. Major shopping centres can continue to expand for retail purposes or develop as areas of mixed use.

POLICIES

1. A strong and diverse retail sector will be promoted by:
 - a) permitting a broad range of shopping opportunities for local residents and employees in a variety of settings;
 - b) supporting specialty retailing opportunities that attract tourists to, and residents of, the Greater Toronto Area;
 - c) encouraging and supporting effective business associations in retailing areas;
 - d) supporting retail opportunities in a form that promotes pedestrian and transit use; and
 - e) encouraging stores selling fresh food in areas currently lacking pedestrian access to fresh food.
2. To support the public realm and built form objectives of this Plan, development applications and local area studies that include retail uses are encouraged to provide:
 - a) retail development of a type, density and form that is compatible with the existing and planned context of the area;
 - b) retailing in more intensive formats; and
 - c) connections to the PATH system in the Downtown and other grade separated public walkways associated with subways which complement and extend the system of public streets.
3. Street related retail at the base of larger developments with a fine grain of entrances and/or articulation of storefronts should be provided in *Centres*, on streets adjacent to higher order transit, on Avenues, and on important pedestrian streets to promote pedestrian use. Where existing retail buildings have been set back with parking between the building and the public street or sidewalk, new street-related retail infill development is encouraged to be constructed adjacent to the public sidewalk to promote pedestrian and transit use.
4. Retail development on large sites should be designed to promote street related retail, promote pedestrian and transit use and limit traffic impacts on existing neighbourhoods and employment uses by:
 - a) dividing the large site with public streets, private streets, lanes and/or shared driveways, where appropriate, to create appropriately scaled development blocks;

- b) providing safe and comfortable pedestrian connections between the retail stores, the parking areas and the public sidewalks at the edge of the site;
 - c) providing safe and comfortable pedestrian connections between retail developments on adjacent sites;
 - d) locating and designing development to frame and support the public realm; and
 - e) facilitating the continuation of existing retail and service uses, such as through phasing of the redevelopment, where appropriate.
5. In order to provide local opportunities for small businesses and maintain the safety, comfort and amenity of shopping areas, zoning regulations for ground floor commercial retail uses in new buildings in new neighbourhoods or in *Mixed Use Areas* along pedestrian shopping strips where most storefronts are located at or near the streetline, may provide for a maximum store or commercial unit size and minimum first-storey height based on the following considerations:
- a) the prevailing sizes of existing stores and commercial units in the area;
 - b) other indicators of opportunities for small business, such as vacancies in existing stores and commercial units;
 - c) the provision of a range of store and commercial unit sizes to meet the range of local needs including day-to-day convenience shopping and other household goods and services;
 - d) e) the potential for the building design, particularly the street façade, to address the safety, comfort and amenity of the shopping area, including the potential impact of large vacant stores; and
 - e) the prevailing policies of any applicable Heritage Conservation District Plans.
6. Applications that propose to redevelop retail uses that serve the daily needs of the local community in *Mixed Use Areas*, *Apartment Neighbourhoods* or *Neighbourhoods* will demonstrate, as part of a planning rationale, the amount and location of replacement retail space required to serve the daily needs of the local community, including access to fresh food and convenience needs."

12. Add the following sidebar adjacent to the new policy proposed above:

"The Local Community

When assessing the potential impacts of the loss of commercial space on the local community, a key consideration is that residents should have good access to shopping to meet their convenience needs. At the same time, it must also be recognized that the market areas of convenience retail uses vary across the City depending on the local transportation framework. Consequently, the local community being assessed will be larger in areas where lower densities still require extensive auto use to shop for

convenience needs. In the post-war suburbs this may include the area within about 2 kilometres of the space being lost (based on the observation that most residents within the City live within 2 kilometres of a supermarket larger than 20,000 square feet).

On the other hand, in areas where walking is a viable or necessary means to shop for convenience needs, the local community will be smaller. Walking to shop may be more viable in high density areas or those with pedestrian shopping streets. In areas with higher proportions of seniors or low income residents walking to shop may be necessary."

CHAPTER 4: EMPLOYMENT POLICIES

13. Delete Section 4.6 and replace with the following:

"4.6 EMPLOYMENT AREAS

Employment Areas are places of business and economic activities vital to Toronto's economy and future economic prospects. Both *Core Employment Areas* and *General Employment Areas* are important and comprise the City's "Employment Areas" as defined under the Provincial Planning framework.

The majority of Employment Areas are designated as *Core Employment Areas* where uses identified in Policies 4.6.1 and 4.6.2 are permitted. *Core Employment Areas* are, for the most part, geographically located within the interior of employment areas. Uses that would attract the general public into the interior of employment lands and possibly disrupt industrial operations are not generally permitted in *Core Employment Areas*. Industrial trade schools are traditionally permitted in Employment Areas and are provided for in *Core Employment Areas*. Media facilities include uses such as, but are not limited to, production studios and establishments that manufacture printed and/or digital communications.

General Employment Areas are generally located on the periphery of *Employment Areas* on major roads 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. Retail uses on the periphery of *Employment Areas* frequently serve as a buffer between industries in the interior of *Employment Areas* and nearby residential areas. In addition to all of the uses permitted in a *Core Employment Area*, the uses identified in Policy 4.6.3, are also permitted in *General Employment Areas*. Automobile dealerships are permitted as a retail and service use in a *General Employment Area*.

All types of retail are provided for in *General Employment Areas*. However, because major retail developments have the potential for greater impacts, they may be permitted only through an amendment to this Plan and the enactment of a site specific zoning by-law by way of a City-initiated Municipal Comprehensive Review.

POLICIES

Core Employment Areas

1. *Core Employment Areas* are places for business and economic activities. Uses permitted in *Core Employment Areas* are all types of manufacturing, processing, warehousing, wholesaling, distribution, storage, transportation facilities, vehicle repair and services, offices, research and development facilities, utilities, waste management systems, industrial trade schools, media, information and technology facilities, and vertical agriculture.
2. The following additional uses are permitted provided they are ancillary to and intended to serve the *Core Employment Area* in which they are located: parks, small-scale restaurants, catering facilities, and small-scale service uses such as courier services, banks and copy shops. Small scale retail uses that are ancillary to and on the same lot as the principal use are also permitted. The Zoning By-law will establish development standards for all these uses.

General Employment Areas

3. *General Employment Areas* are places for business and economic activities generally located on the peripheries of *Employment Areas*. In addition to all uses permitted in Policies 4.6.1 and 4.6.2, permitted uses in a *General Employment Area* also include restaurants and all types of retail and service uses.
4. Fitness centres are permitted in *General Employment Areas*. Ice arenas legally established before March 26, 2018 in *General Employment Areas* are permitted.
5. New retail developments that result in the establishment of a major retail site with 6,000 square metres or more of retail gross floor area on a lot may only be permitted as the primary use in *General Employment Areas* through an amendment to this Plan and enactment of a site specific zoning by-law by way of a City-initiated Municipal Comprehensive Review if:
 - a) the property is outside of the *Downtown and Central Waterfront*;
 - b) the property is on a lot that fronts onto a major street as shown on Map 3; and
 - c) the following matters are addressed:
 - i) the transportation demands and impacts generated by the development, particularly upon nearby residential neighbourhoods and the *Employment Area*, are reviewed and necessary improvements and mitigation measures can be completed;
 - ii) it is demonstrated that the existing and planned function of the *Employment Area* and any nearby *Employment Area*, including the movement of goods and employees, is not adversely affected;

- iii) it is demonstrated that the economic health and planned function of nearby retail shopping districts are not adversely affected;
 - iv) new public and private streets, as deemed to be appropriate by the City, are provided to complement the area street network and provide improved pedestrian access and amenity;
 - v) retail buildings are clearly visible and directly accessible from the sidewalks of the public and private streets; and
 - vi) parking is integrated within and/or located behind or at the side of the new building.
6. New retail developments that include one or more stores totaling 6,000 square metres or more of new retail gross floor area may only be permitted as the primary use in *General Employment Areas* through an amendment to this Plan and enactment of a site specific zoning by-law by way of a City-initiated Municipal Comprehensive Review where:
- a) all of the criteria in Policy 4.6.5 are met;
 - b) buildings that front onto a major street as shown on Map 3 are a minimum of two storeys in height; and
 - c) the majority of vehicle parking associated with the new retail is located below grade and/or in a parking structure with limited visibility from the street.

Policies for All Employment Areas

7. Development will contribute to the creation of competitive, attractive, highly functional *Employment Areas* by:
- a) Supporting, preserving, and protecting major facilities, employment uses and the integrity of *Employment Areas*;
 - b) Encouraging the establishment of key clusters of economic activity with significant value-added employment and assessment;
 - c) Providing a high quality public realm with a connected, easily understood, comfortable and safe network of streets, parks and accessible open spaces;
 - d) Integrating the development into the public street network and systems of roads, sidewalks, walkways, bikeways and transit facilities, and establishing new segments where appropriate;
 - e) Mitigating the potential negative impacts from traffic generated by development within *Employment Areas* and adjacent areas;
 - f) Providing adequate parking and loading on-site;

- g) Sharing driveways and parking areas wherever possible;
 - h) Avoiding parking between the public sidewalk and retail uses;
 - i) Mitigating the potential adverse effects of noise, vibration, air quality, and/or odour on major facilities and/or other businesses as determined by noise, vibration, air quality, and/or odour studies;
 - j) Providing landscaping on the front and any flanking yard adjacent to any public street, park and open space to create an attractive streetscape, and screening parking, loading and service areas;
 - k) Providing a buffer and/or mitigating adverse effects, where appropriate, to *Neighbourhoods*, *Apartment Neighbourhoods*, and *Mixed Use Areas*; and,
 - l) Ensuring that where zoning by-law(s) are to permit open storage and/or outdoor processing of goods and materials as accessory/ancillary uses, the open storage and/or processing is:
 - i) limited in extent;
 - ii) generally located on an area of the property where potential adverse effects on sensitive land uses, including residential uses, are mitigated;
 - iii) well screened by fencing and landscaping where viewed from adjacent streets, highways, parks and neighbouring land uses; and
 - iv) in terms of noise, vibration and emissions, not adversely effecting sensitive land uses, including residential uses, outside of *Employment Areas* where permitted or existing within the influence area of the proposed open storage and/or outdoor processing use.
8. Implementing Zoning By-law(s) will create a gradation of zones that distinguish between employment uses on the basis of their potential operations and impacts to ensure a compatibility of uses within *Employment Areas*."

14. Amend Maps 13 to 23 inclusive by redesignating all lands shown as *Employment Areas* to the new designations as shown on the maps appended to this amendment as Appendix 2.

15. Add the following sidebar to Section 4.6:

"Sensitive Land Uses

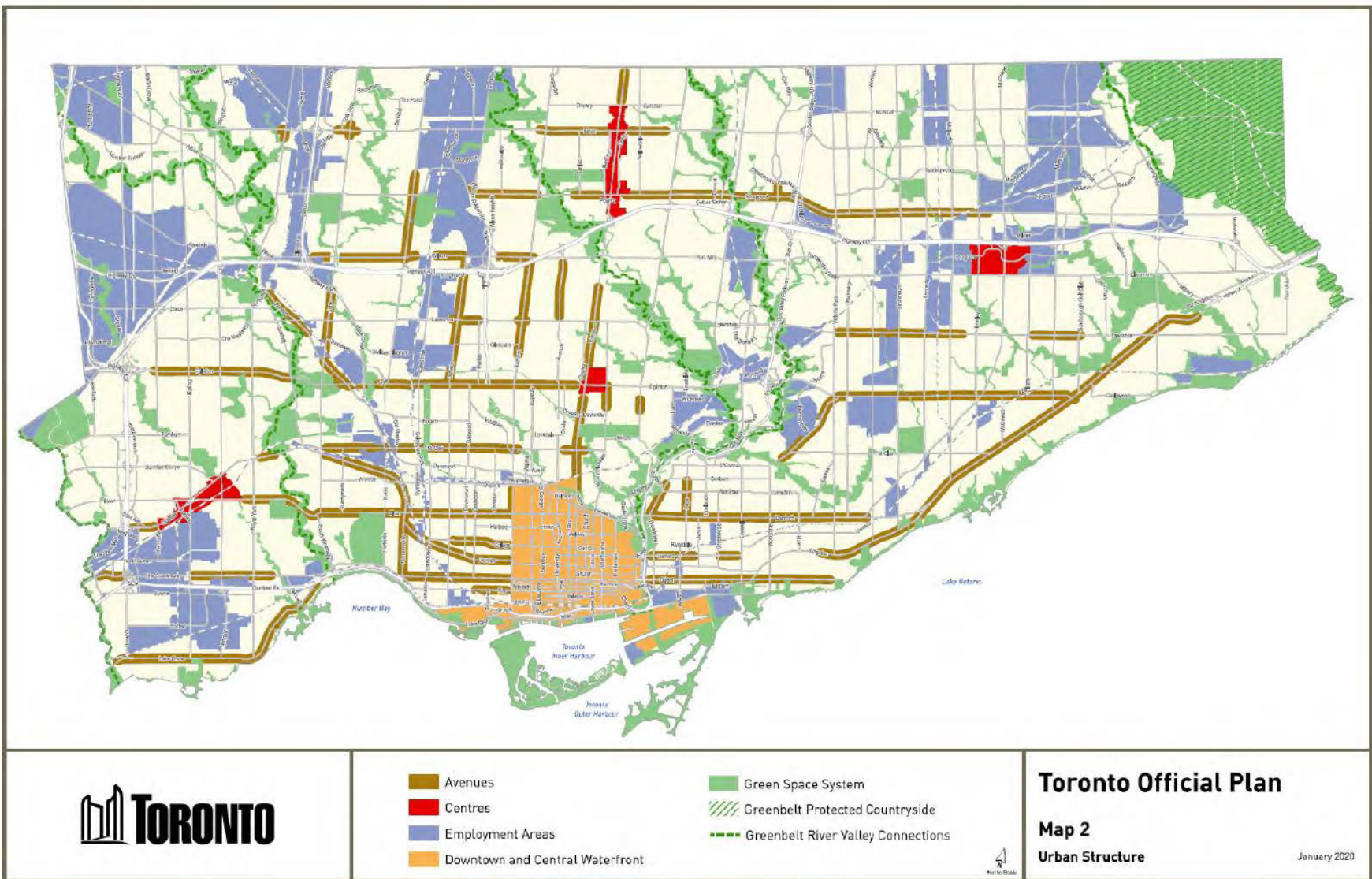
For clarity and for the purpose of this Plan, the term sensitive land uses means: buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times have the potential to experience an adverse effect, due to nearby major facilities or due to emissions that may be generated by the land uses permitted by this Plan within an *Employment Area*. Sensitive land uses may be a part of the natural or built environment, principal uses or accessory/ancillary uses. Residential uses shall be considered sensitive land uses. Other examples may include,

but are not limited to: day care centres, and educational and health facilities. If the Plan permits a use in an *Employment Area*, the use is not a sensitive land use within that *Employment Area* for the purposes of this Plan, but may be a sensitive land use as defined in the Provincial Policy Statement and, if so, such land use may require noise, vibration, air quality, and/or odour studies as part of a complete application."

16. Amend Policy 3 in Section 4.8 by deleting the word 'surface'.

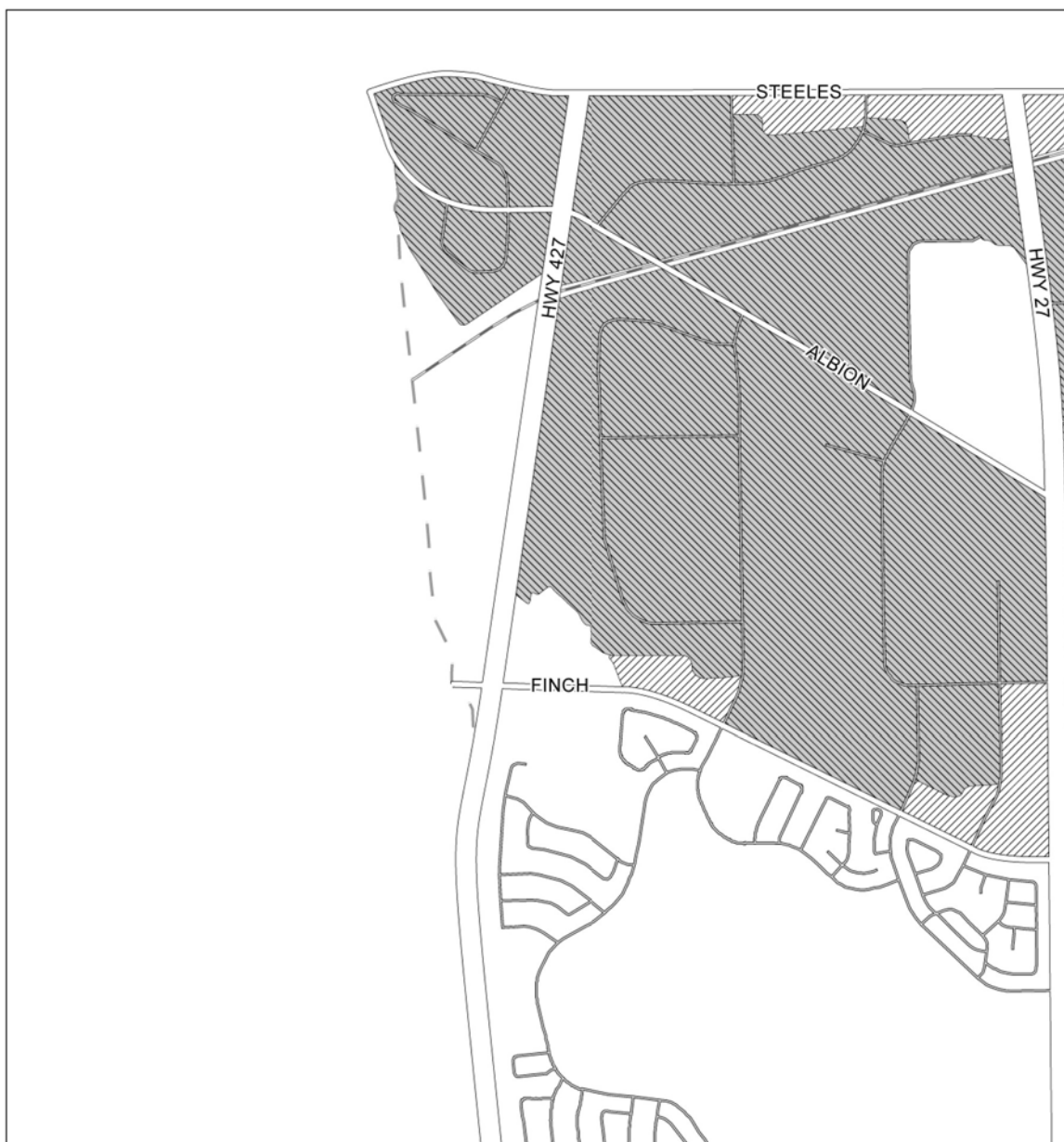
17. Schedule 3: Application Requirements is modified by adding the following new additional application requirements to the Official Plan:

ADDITIONAL REQUIREMENTS of the OFFICIAL PLAN	Official Plan	Zoning By-law	Plan of Subdivision	Plan of Condominium	Consent to Sever	Site Plan Control Approval
Compatibility/Mitigation Study - a technical report that provides a written description of the land use compatibility of sensitive land uses, including residential uses, where permitted or proposed outside of and adjacent to or near to <i>Employment Areas</i> or within the influence area of major facilities.	●	●				●
Air Quality Study		●	●			●
Odour Study		●	●			●





↑
Not to Scale
12/18/2013



**Redesignate from 'Employment Areas' to Official Plan
Designations Shown on Maps 1 to 48 inclusive**

Map 1

	Neighbourhoods		Parks & Open Space Areas		Employment Areas		Utility Corridors
	Apartment Neighbourhoods		Natural Areas		Core Employment Areas		
	Mixed Use Areas		Parks		General Employment Areas		
	Regeneration Areas						














Not to Scale
12/18/2013

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.



**Redesignate from 'Employment Areas' to Official Plan
Designations Shown on Maps 1 to 48 inclusive**

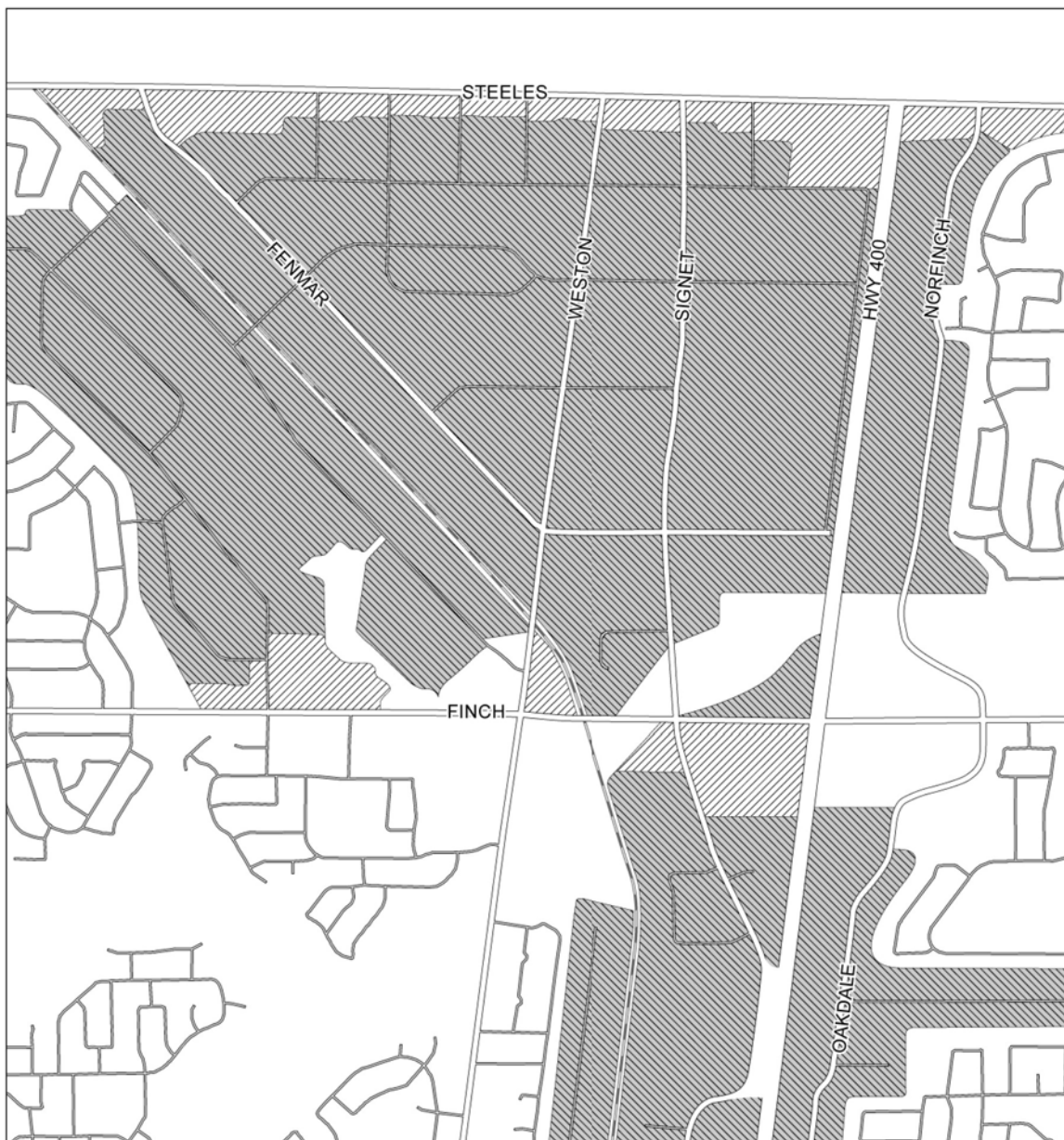
Map 2

	Neighbourhoods		Parks & Open Space Areas		Employment Areas		Utility Corridors
	Apartment Neighbourhoods		Natural Areas		Core Employment Areas		
	Mixed Use Areas		Parks		General Employment Areas		
	Regeneration Areas						



Not to Scale
12/18/2013

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.



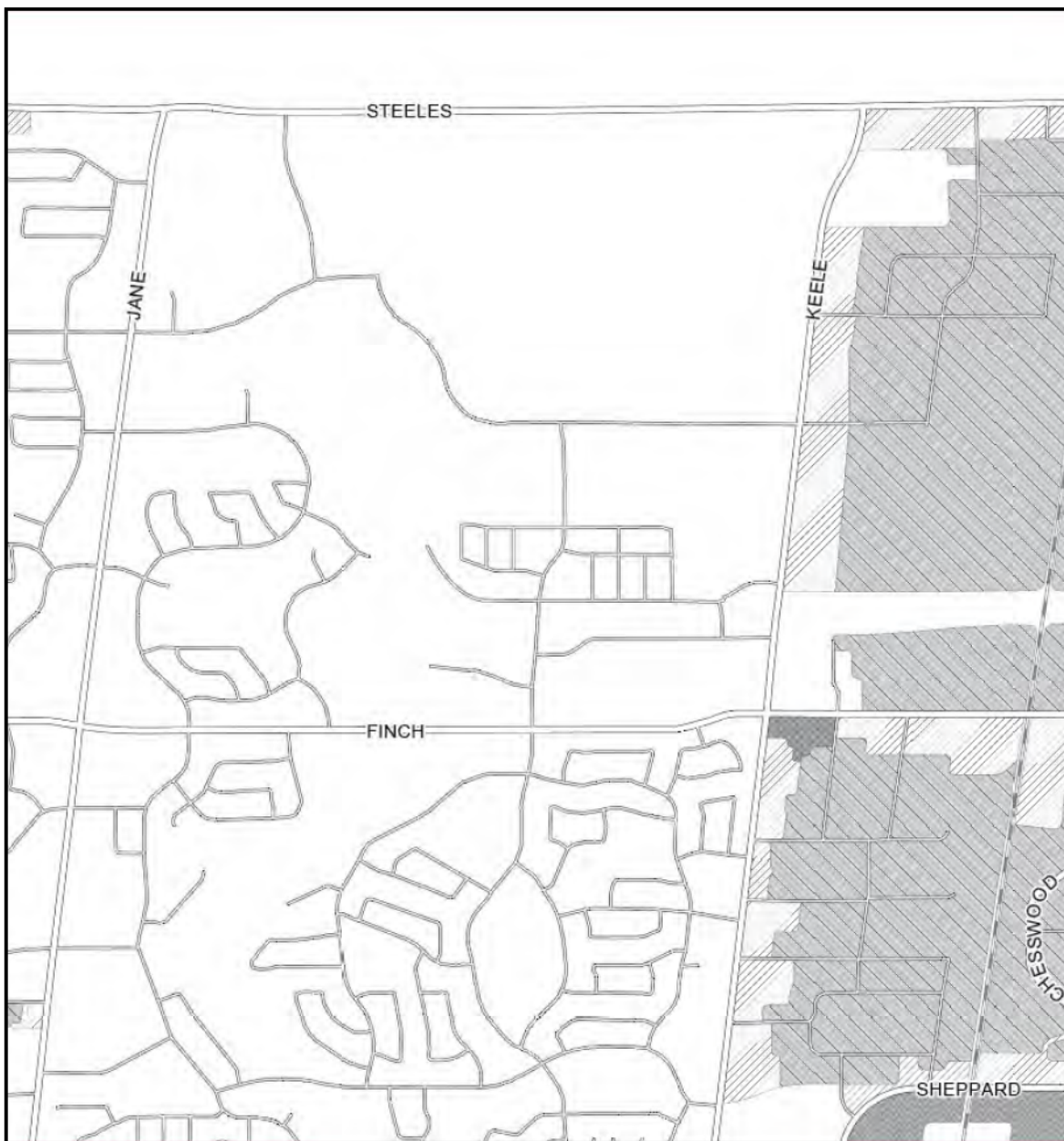
**Redesignate from 'Employment Areas' to Official Plan
Designations Shown on Maps 1 to 48 inclusive**

Map 3

Neighbourhoods	Parks & Open Space Areas	Employment Areas	Utility Corridors
Apartment Neighbourhoods	Natural Areas	Core Employment Areas	
Mixed Use Areas	Parks	General Employment Areas	
Regeneration Areas			

↑
Not to Scale
12/18/2013

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.



Redesignate from 'Employment Areas' to Official Plan Designations Shown on Maps 1 to 48 inclusive

Map 4

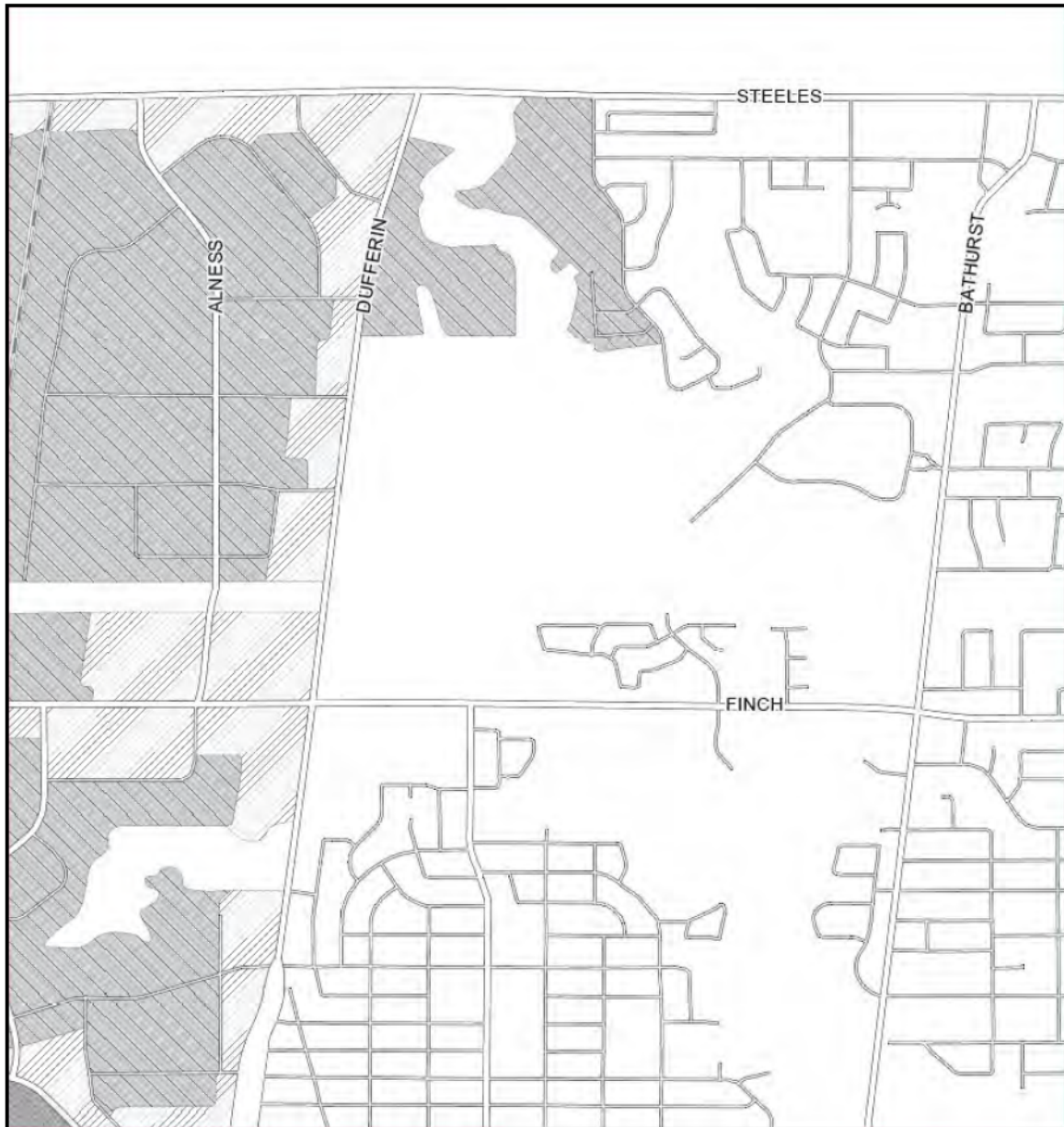
	Neighbourhoods		Parks & Open Space Areas		Employment Areas		Utility Corridors
	Apartment Neighbourhoods		Natural Areas		Core Employment Areas		
	Mixed Use Areas		Parks		General Employment Areas		
	Regeneration Areas						



Not to Scale

03/04/2021

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.



Toronto City Planning

Redesignate from 'Employment Areas' to Official Plan Designations Shown on Maps 1 to 48 inclusive

Map 5

	Neighbourhoods		Parks & Open Space Areas		Employment Areas		Utility Corridors
	Apartment Neighbourhoods		Natural Areas		Core Employment Areas		
	Mixed Use Areas		Parks		General Employment Areas		
	Regeneration Areas						














Not to Scale
03/04/2021

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.



**Redesignate from 'Employment Areas' to Official Plan
Designations Shown on Maps 1 to 48 inclusive**

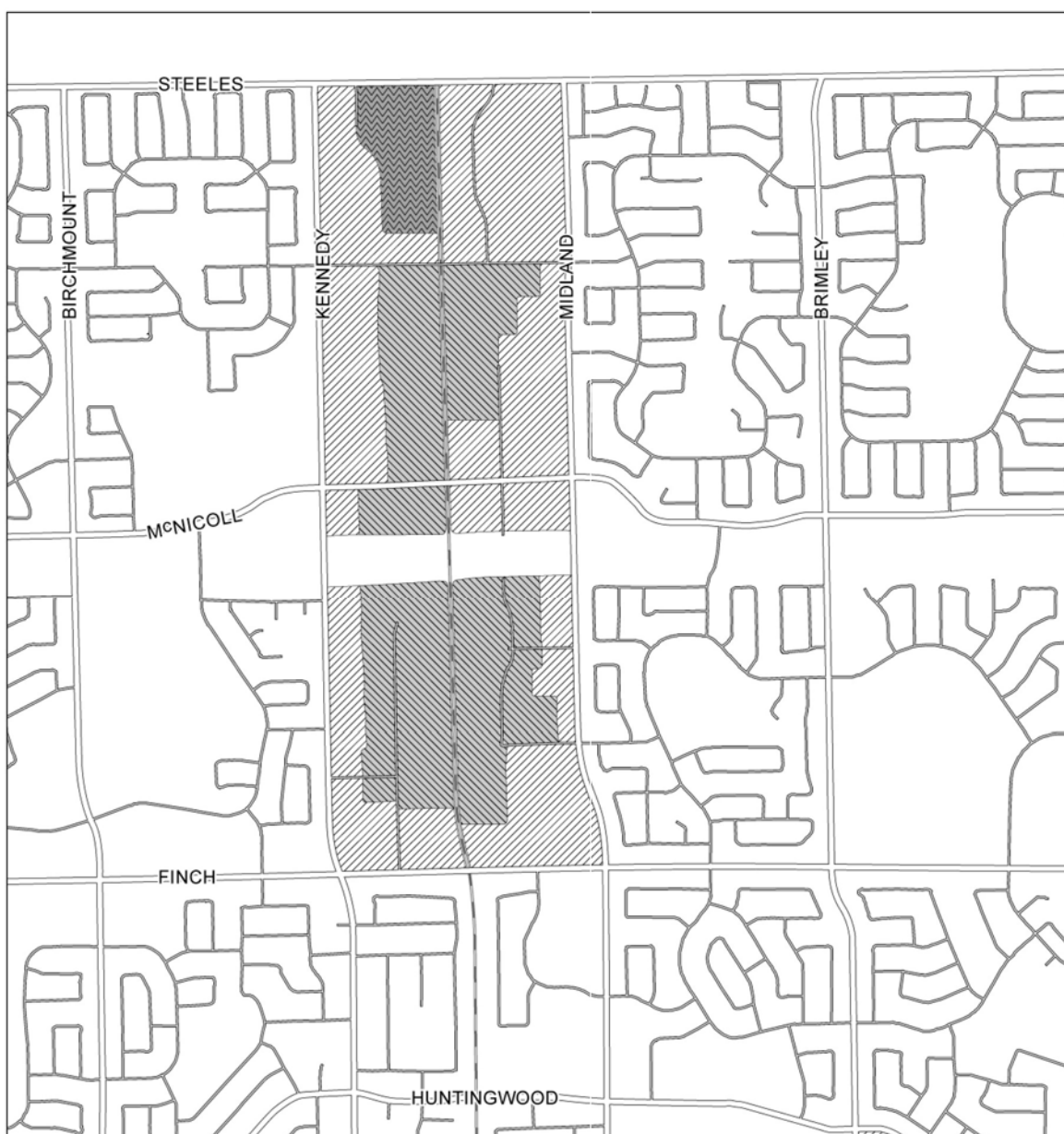
Map 6

 Neighbourhoods	 Parks & Open Space Areas	 Employment Areas:	 Utility Corridors
 Apartment Neighbourhoods	 Natural Areas	 Core Employment Areas	
 Mixed Use Areas	 Parks	 General Employment Areas	
 Regeneration Areas			












Not to Scale
12/18/2013

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.



**Redesignate from 'Employment Areas' to Official Plan
Designations Shown on Maps 1 to 48 inclusive**

Map 7

 Neighbourhoods	 Parks & Open Space Areas	 Employment Areas:	 Utility Corridors
 Apartment Neighbourhoods	 Natural Areas	 Core Employment Areas	
 Mixed Use Areas	 Parks	 General Employment Areas	
 Regeneration Areas			



Not to Scale
12/18/2013

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.



Redesignate from 'Employment Areas' to Official Plan Designations Shown on Maps 1 to 48 inclusive

Map 8

	Neighbourhoods		Parks & Open Space Areas		Employment Areas:		Utility Corridors
	Apartment Neighbourhoods		Natural Areas		Core Employment Areas		
	Mixed Use Areas		Parks		General Employment Areas		
	Regeneration Areas						










Not to Scale
12/18/2013

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.



**Redesignate from 'Employment Areas' to Official Plan
Designations Shown on Maps 1 to 48 inclusive**

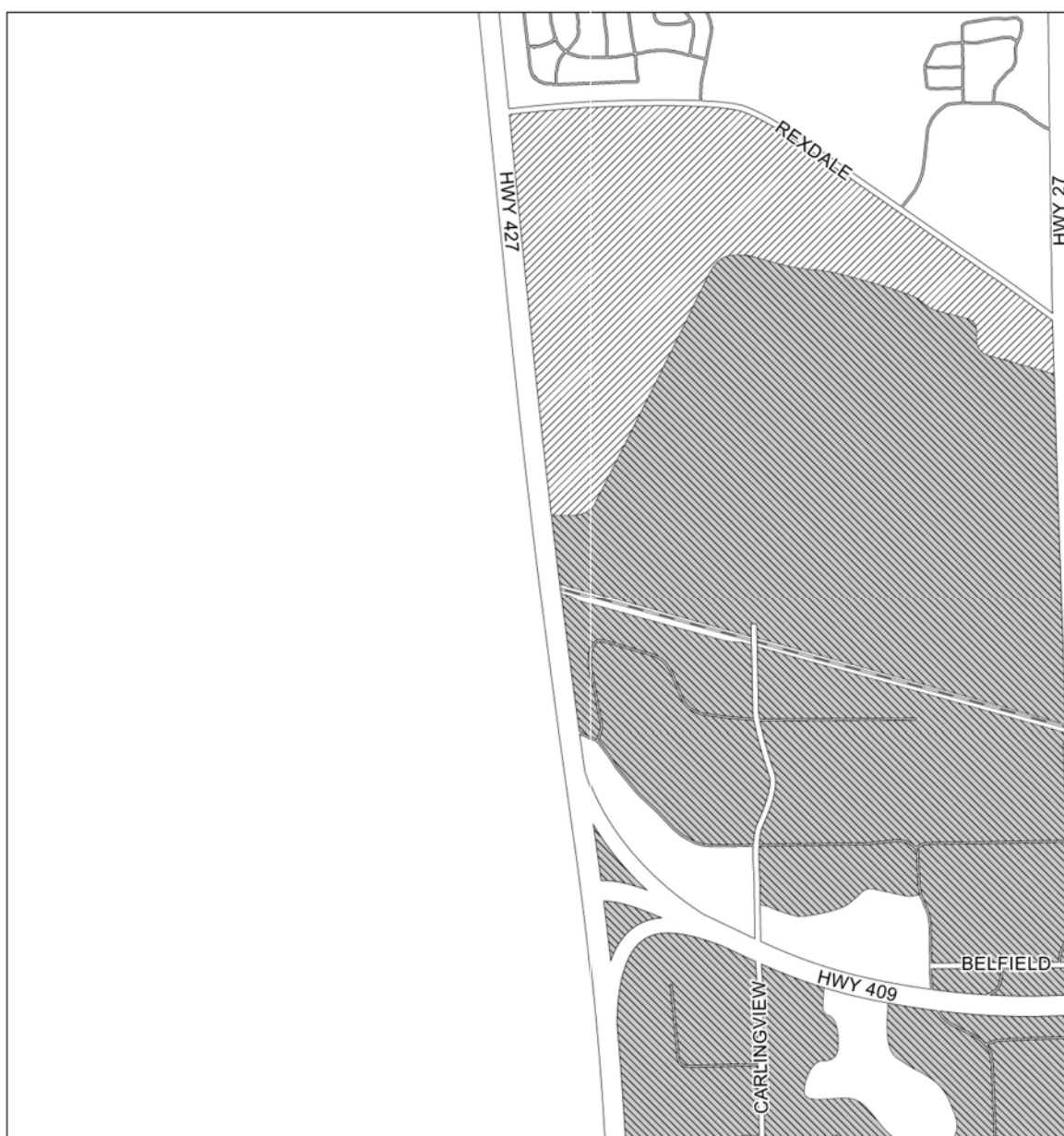
Map 9

 Neighbourhoods	 Parks & Open Space Areas	 Employment Areas:	 Utility Corridors
 Apartment Neighbourhoods	 Natural Areas	 Core Employment Areas	
 Mixed Use Areas	 Parks	 General Employment Areas	
 Regeneration Areas			



Not to Scale
12/18/2013

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.



Redesignate from 'Employment Areas' to Official Plan Designations Shown on Maps 1 to 48 inclusive

Map10

	Neighbourhoods		Parks & Open Space Areas		Employment Areas:		Utility Corridors
	Apartment Neighbourhoods		Natural Areas		Core Employment Areas		
	Mixed Use Areas		Parks		General Employment Areas		
	Regeneration Areas						



Not to Scale
12/18/2013

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.



**Redesignate from 'Employment Areas' to Official Plan
Designations Shown on Maps 1 to 48 inclusive**

Map11

	Neighbourhoods		Parks & Open Space Areas		Employment Areas:		Utility Corridors
	Apartment Neighbourhoods		Natural Areas		Core Employment Areas		
	Mixed Use Areas		Parks		General Employment Areas		
	Regeneration Areas						



Not to Scale
12/18/2013

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.



**Redesignate from 'Employment Areas' to Official Plan
Designations Shown on Maps 1 to 48 inclusive**

Map12

	Neighbourhoods		Parks & Open Space Areas		Employment Areas:		Utility Corridors
	Apartment Neighbourhoods		Natural Areas		Core Employment Areas		
	Mixed Use Areas		Parks		General Employment Areas		
	Regeneration Areas						



Not to Scale
12/18/2013

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.



**Redesignate from 'Employment Areas' to Official Plan
Designations Shown on Maps 1 to 48 inclusive**

Map 13

Neighbourhoods	Parks & Open Space Areas	Employment Areas	Utility Corridors
Apartment Neighbourhoods	Natural Areas	Core Employment Areas	
Mixed Use Areas	Parks	General Employment Areas	
Regeneration Areas			



Not to Scale
03/04/2021

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.



Redesignate from 'Employment Areas' to Official Plan
Designations Shown on Maps 1 to 48 inclusive

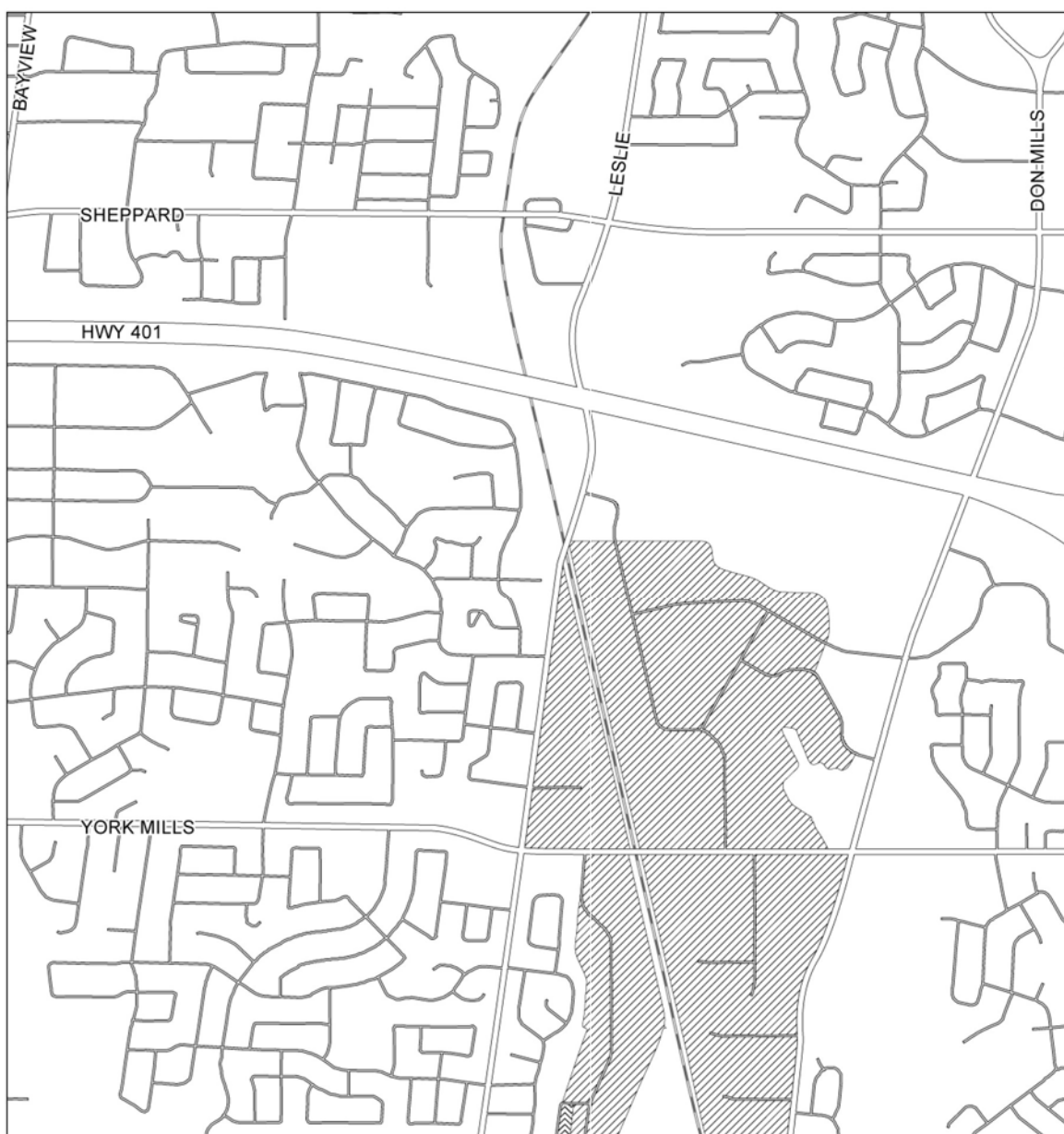
Map 14

Neighbourhoods	Parks & Open Space Areas	Employment Areas	Utility Corridors
Apartment Neighbourhoods	Natural Areas	Core Employment Areas	
Mixed Use Areas	Parks	General Employment Areas	
Regeneration Areas			












Not to Scale
03/04/2021

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.



**Redesignate from 'Employment Areas' to Official Plan
Designations Shown on Maps 1 to 48 inclusive**

Map15

 Neighbourhoods	 Parks & Open Space Areas	 Employment Areas:	 Utility Corridors
 Apartment Neighbourhoods	 Natural Areas	 Core Employment Areas	
 Mixed Use Areas	 Parks	 General Employment Areas	
 Regeneration Areas			



Not to Scale
12/18/2013

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.



**Redesignate from 'Employment Areas' to Official Plan
Designations Shown on Maps 1 to 48 inclusive**

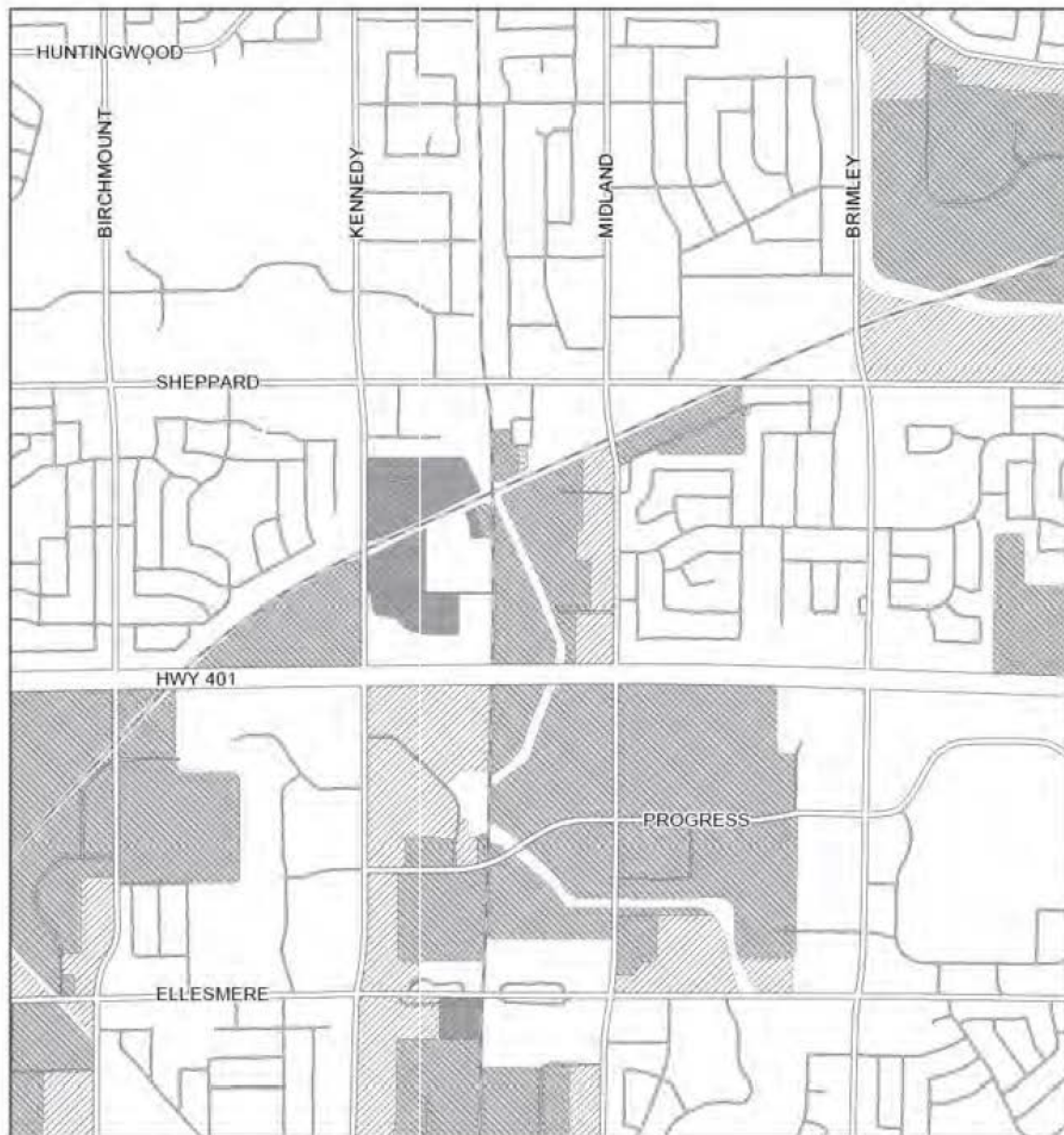
Map16

	Neighbourhoods		Parks & Open Space Areas		Employment Areas		Utility Corridors
	Apartment Neighbourhoods		Natural Areas		Core Employment Areas		
	Mixed Use Areas		Parks		General Employment Areas		
	Regeneration Areas						



Not to Scale
05/21/2015

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.



**Redesignate from 'Employment Areas' to Official Plan
Designations Shown on Maps 1 to 48 inclusive**

Map 17

	Neighbourhoods		Parks & Open Space Areas		Employment Areas		Utility Corridors
	Apartment Neighbourhoods		Natural Areas		Core Employment Areas		
	Mixed Use Areas		Parks		General Employment Areas		
	Regeneration Areas						



Not to Scale
10/03/2018

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.



**Redesignate from 'Employment Areas' to Official Plan
Designations Shown on Maps 1 to 48 inclusive**

Map18

	Neighbourhoods		Parks & Open Space Areas		Employment Areas:		Utility Corridors
	Apartment Neighbourhoods		Natural Areas		Core Employment Areas		
	Mixed Use Areas		Parks		General Employment Areas		
	Regeneration Areas						



Not to Scale
12/18/2013

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.



**Redesignate from 'Employment Areas' to Official Plan
Designations Shown on Maps 1 to 48 inclusive**

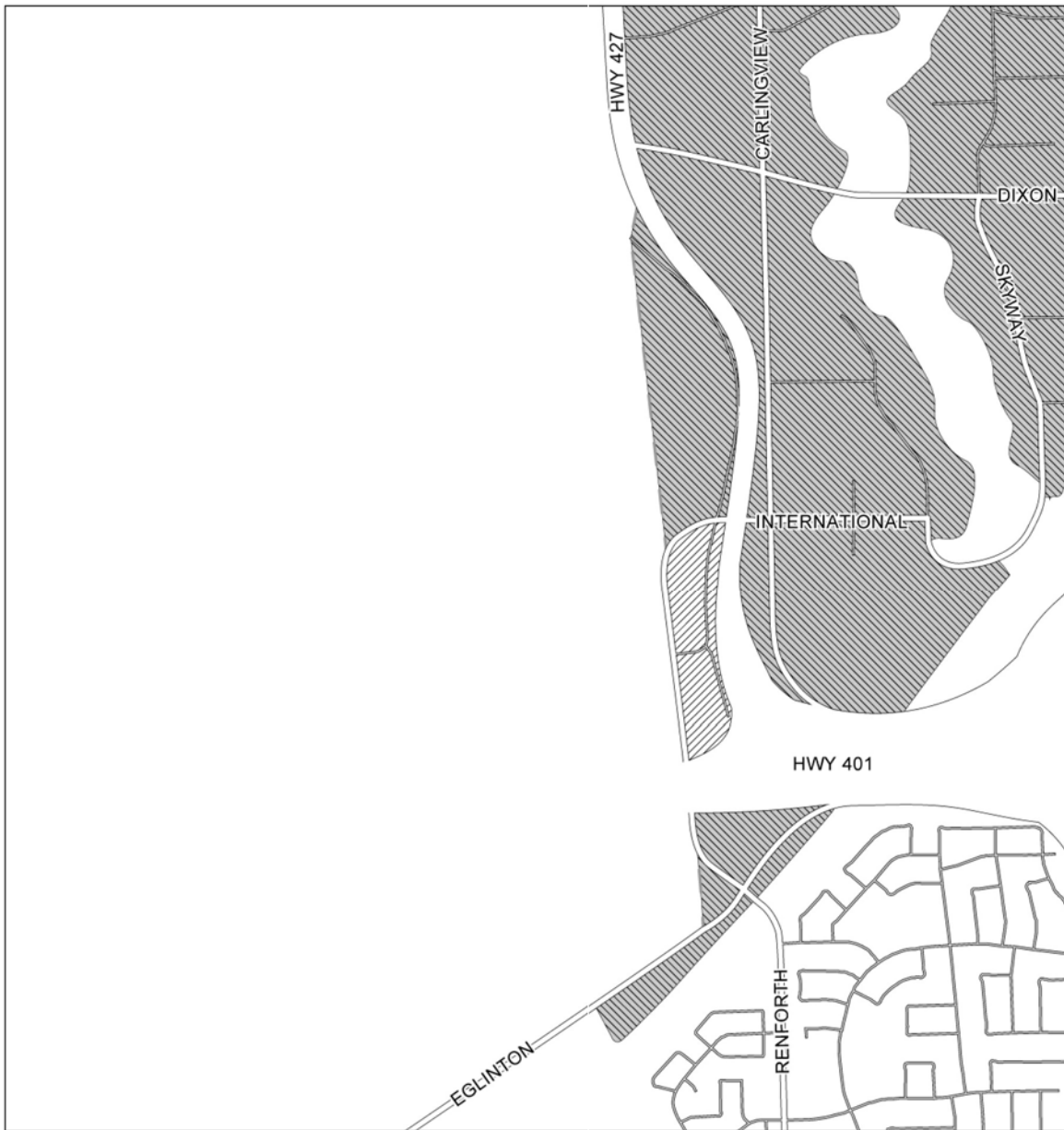
Map19

Neighbourhoods	Parks & Open Space Areas	Employment Areas:	Utility Corridors
Apartment Neighbourhoods	Natural Areas	Core Employment Areas	
Mixed Use Areas	Parks	General Employment Areas	
Regeneration Areas			














Not to Scale
12/18/2013

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.



**Redesignate from 'Employment Areas' to Official Plan
Designations Shown on Maps 1 to 48 inclusive**

Map 20

 Neighbourhoods	 Parks & Open Space Areas	 Employment Areas:	 Utility Corridors
 Apartment Neighbourhoods	 Natural Areas	 Core Employment Areas	
 Mixed Use Areas	 Parks	 General Employment Areas	
 Regeneration Areas			














Not to Scale
12/18/2013

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.



**Redesignate from 'Employment Areas' to Official Plan
Designations Shown on Maps 1 to 48 inclusive**

Map 21

 Neighbourhoods	 Parks & Open Space Areas	 Employment Areas:	 Utility Corridors
 Apartment Neighbourhoods	 Natural Areas	 Core Employment Areas	
 Mixed Use Areas	 Parks	 General Employment Areas	
 Regeneration Areas			



Not to Scale
12/18/2013

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.



**Redesignate from 'Employment Areas' to Official Plan
Designations Shown on Maps 1 to 48 inclusive**

Map 22

	Neighbourhoods		Parks & Open Space Areas		Employment Areas:		Utility Corridors
	Apartment Neighbourhoods		Natural Areas		Core Employment Areas		
	Mixed Use Areas		Parks		General Employment Areas		
	Regeneration Areas						



Not to Scale
12/18/2013

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.



Redesignate from 'Employment Areas' to Official Plan Designations Shown on Maps 1 to 48 inclusive

Map 23

	Neighbourhoods		Parks & Open Space Areas		Employment Areas		Utility Corridors
	Apartment Neighbourhoods		Natural Areas		Core Employment Areas		
	Mixed Use Areas		Parks		General Employment Areas		
	Regeneration Areas						



Not to Scale
07/30/2019

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.



**Redesignate from 'Employment Areas' to Official Plan
Designations Shown on Maps 1 to 48 inclusive**

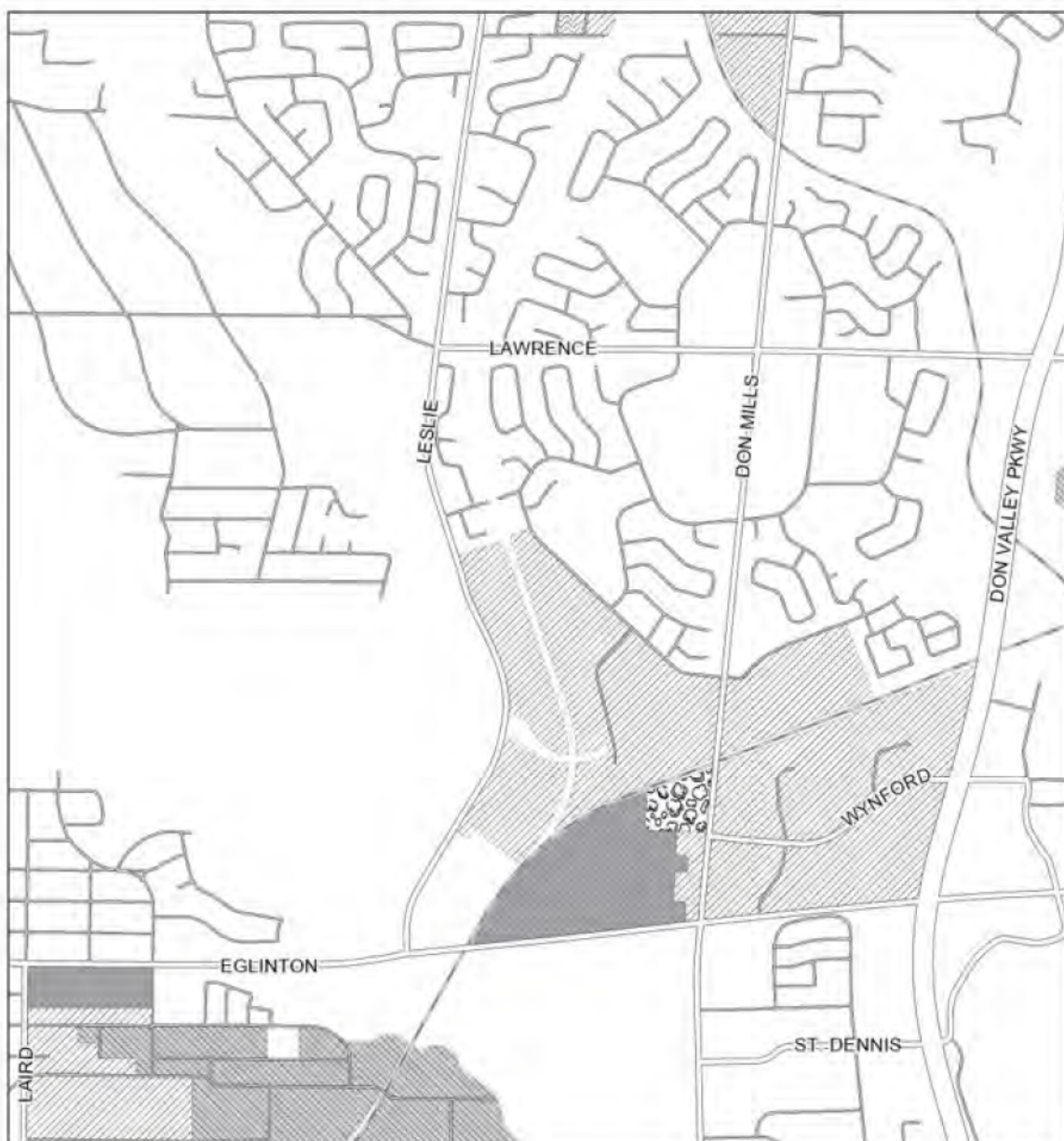
Map 24

	Neighbourhoods		Parks & Open Space Areas		Employment Areas:		Utility Corridors
	Apartment Neighbourhoods		Natural Areas		Core Employment Areas		
	Mixed Use Areas		Parks		General Employment Areas		
	Regeneration Areas						



Not to Scale
12/18/2013

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.



Redesignate from 'Employment Areas' to Official Plan Designations Shown on Maps 1 to 48 inclusive

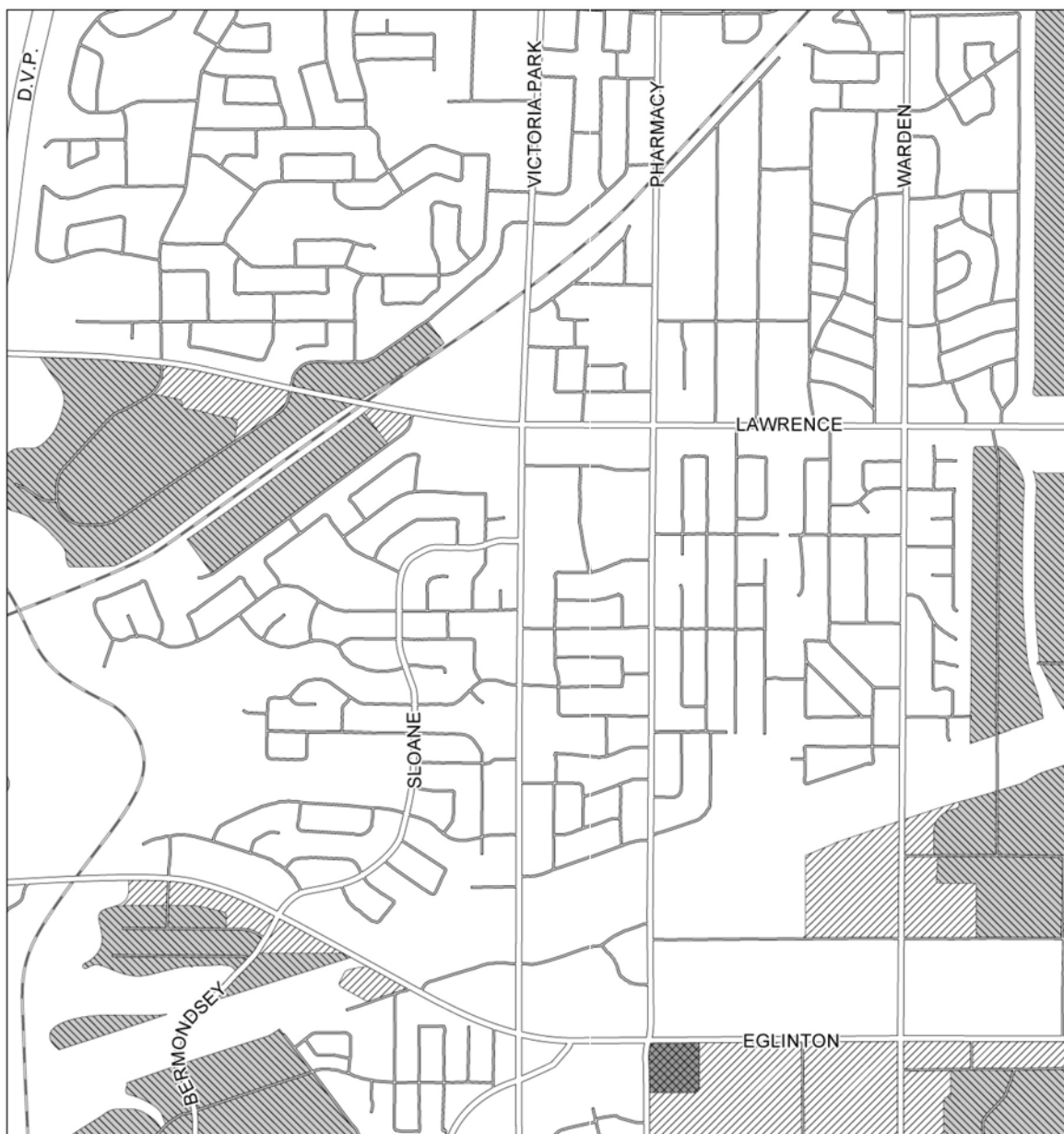
Map 25

	Neighbourhoods		Parks & Open Space Areas		Employment Areas		Utility Corridors
	Apartment Neighbourhoods		Natural Areas		Core Employment Areas		
	Mixed Use Areas		Parks		General Employment Areas		
	Regeneration Areas						



Not to Scale
10/03/2018

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.



**Redesignate from 'Employment Areas' to Official Plan
Designations Shown on Maps 1 to 48 inclusive**

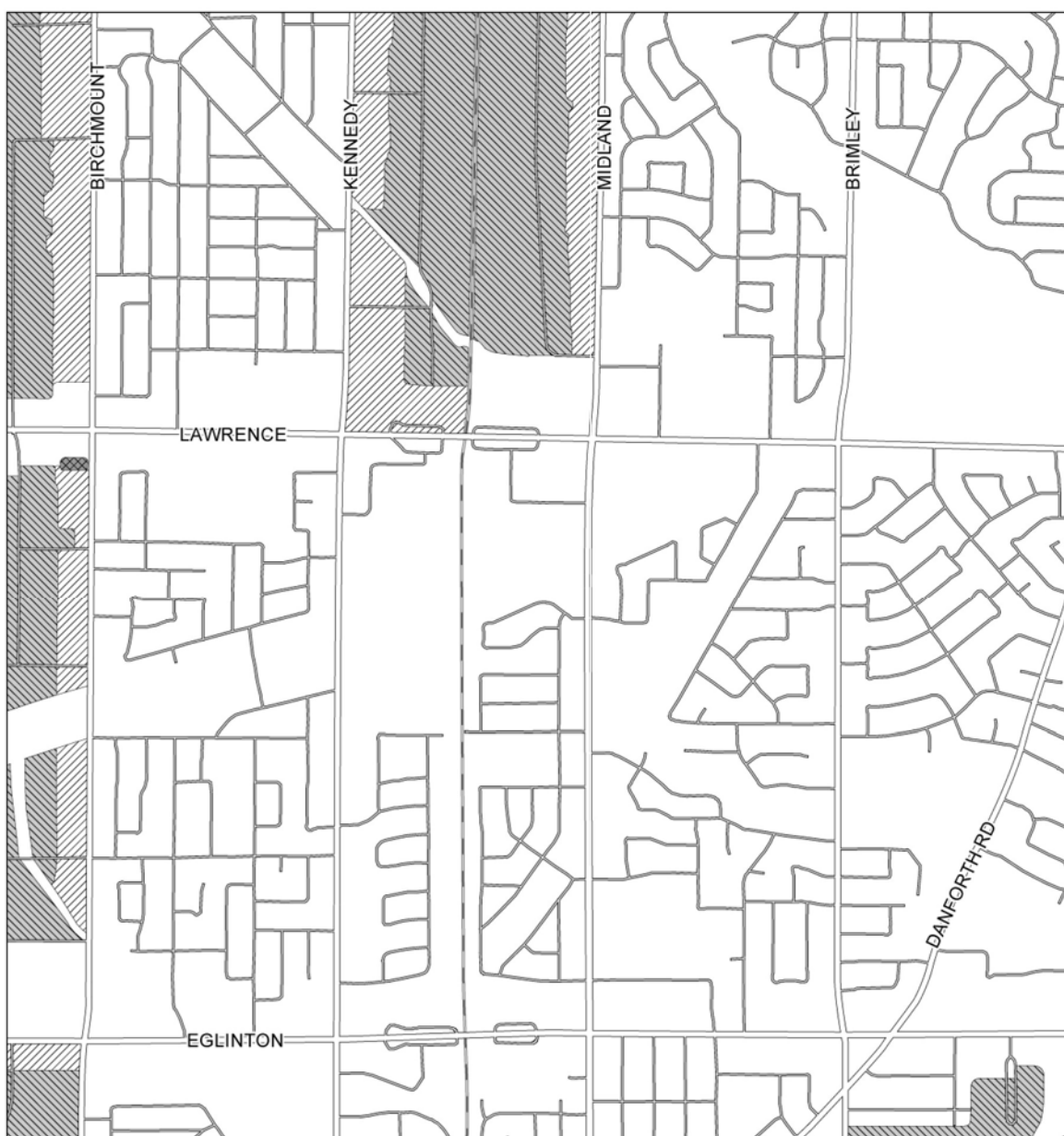
Map 26

Neighbourhoods	Parks & Open Space Areas	Employment Areas:	Utility Corridors
Apartment Neighbourhoods	Natural Areas	Core Employment Areas	
Mixed Use Areas	Parks	General Employment Areas	
Regeneration Areas			



Not to Scale
12/18/2013

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.



**Redesignate from 'Employment Areas' to Official Plan
Designations Shown on Maps 1 to 48 inclusive**

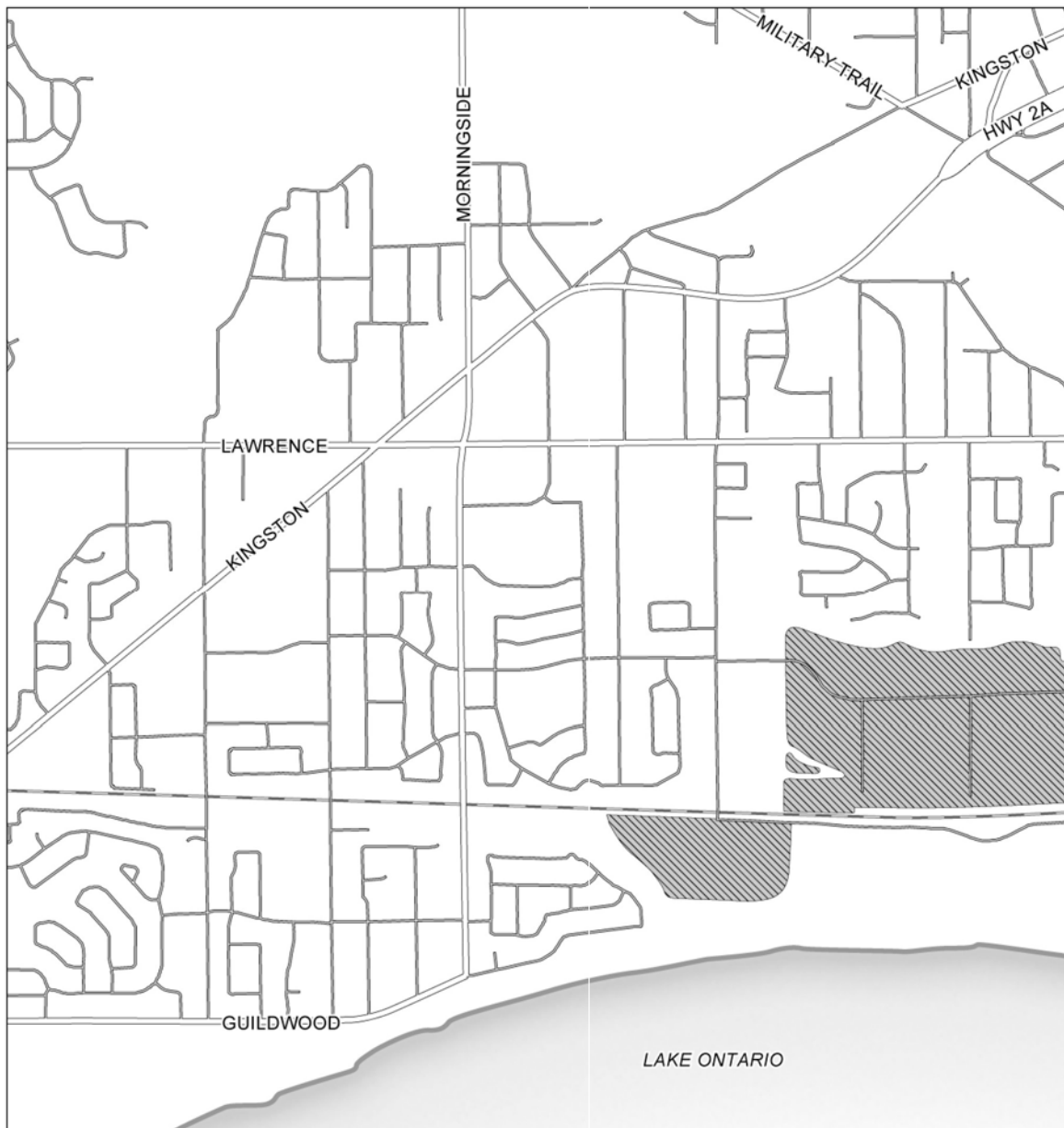
Map 27

Neighbourhoods	Parks & Open Space Areas	Employment Areas:	Utility Corridors
Apartment Neighbourhoods	Natural Areas	Core Employment Areas	
Mixed Use Areas	Parks	General Employment Areas	
Regeneration Areas			



Not to Scale
12/18/2013

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.



Redesignate from 'Employment Areas' to Official Plan Designations Shown on Maps 1 to 48 inclusive

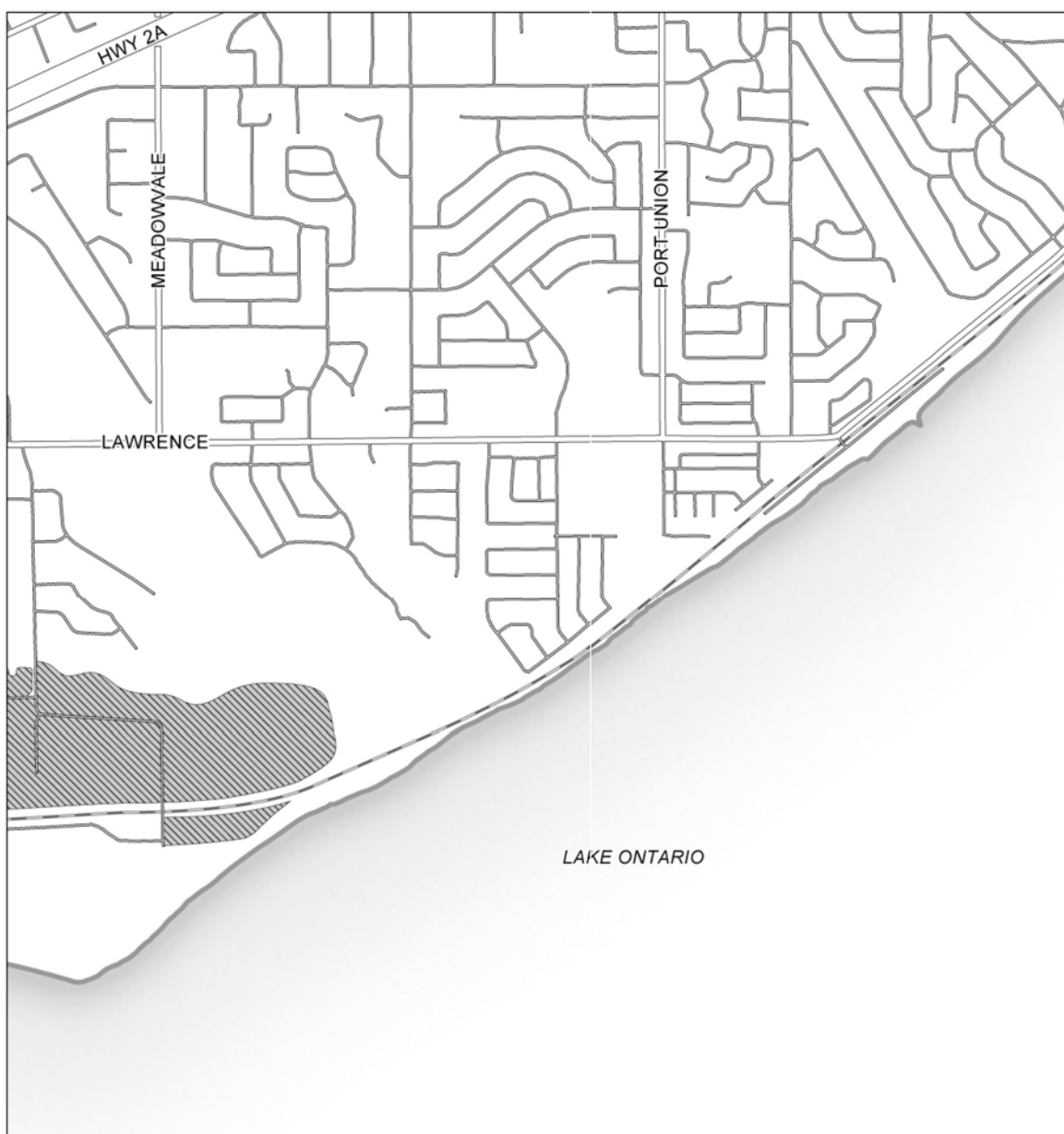
Map 28

	Neighbourhoods		Parks & Open Space Areas		Employment Areas:		Utility Corridors
	Apartment Neighbourhoods		Natural Areas		Core Employment Areas		
	Mixed Use Areas		Parks		General Employment Areas		
	Regeneration Areas						



Not to Scale
12/18/2013

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.



Redesignate from 'Employment Areas' to Official Plan Designations Shown on Maps 1 to 48 inclusive

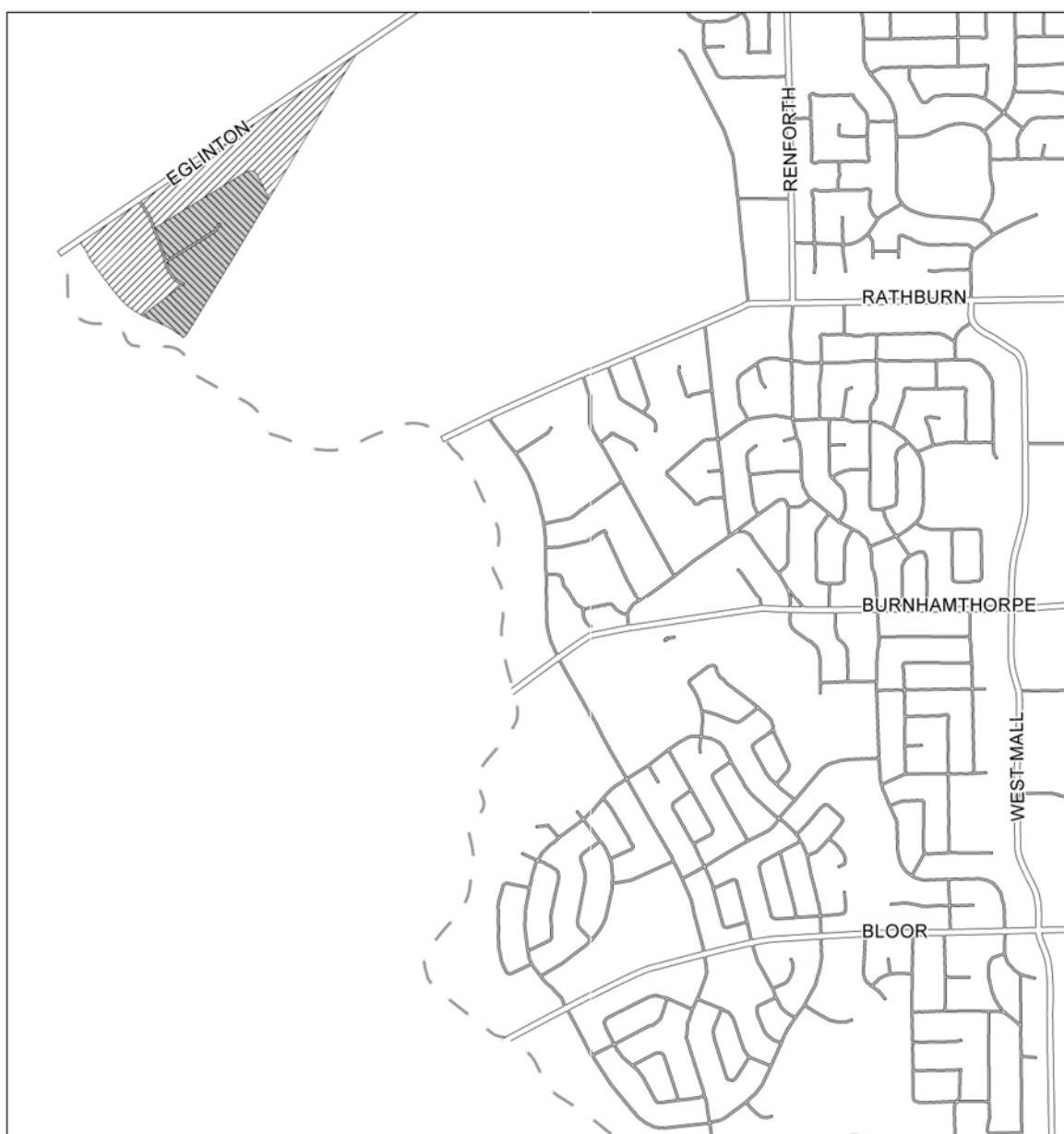
Map 29

	Neighbourhoods		Parks & Open Space Areas		Employment Areas:		Utility Corridors
	Apartment Neighbourhoods		Natural Areas		Core Employment Areas		
	Mixed Use Areas		Parks		General Employment Areas		
	Regeneration Areas						



Not to Scale
12/18/2013

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.



Redesignate from 'Employment Areas' to Official Plan Designations Shown on Maps 1 to 48 inclusive

Map 30

	Neighbourhoods		Parks & Open Space Areas		Employment Areas:		Utility Corridors
	Apartment Neighbourhoods		Natural Areas		Core Employment Areas		
	Mixed Use Areas		Parks		General Employment Areas		
	Regeneration Areas						














Not to Scale
12/18/2013

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.



Redesignate from 'Employment Areas' to Official Plan Designations Shown on Maps 1 to 48 inclusive

Map 31

 Neighbourhoods	 Parks & Open Space Areas	 Employment Areas:	 Utility Corridors
 Apartment Neighbourhoods	 Natural Areas	 Core Employment Areas	
 Mixed Use Areas	 Parks	 General Employment Areas	
 Regeneration Areas			



Not to Scale
12/18/2013

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.



Toronto City Planning

Redesignate from 'Employment Areas' to Official Plan Designations Shown on Maps 1 to 48 inclusive

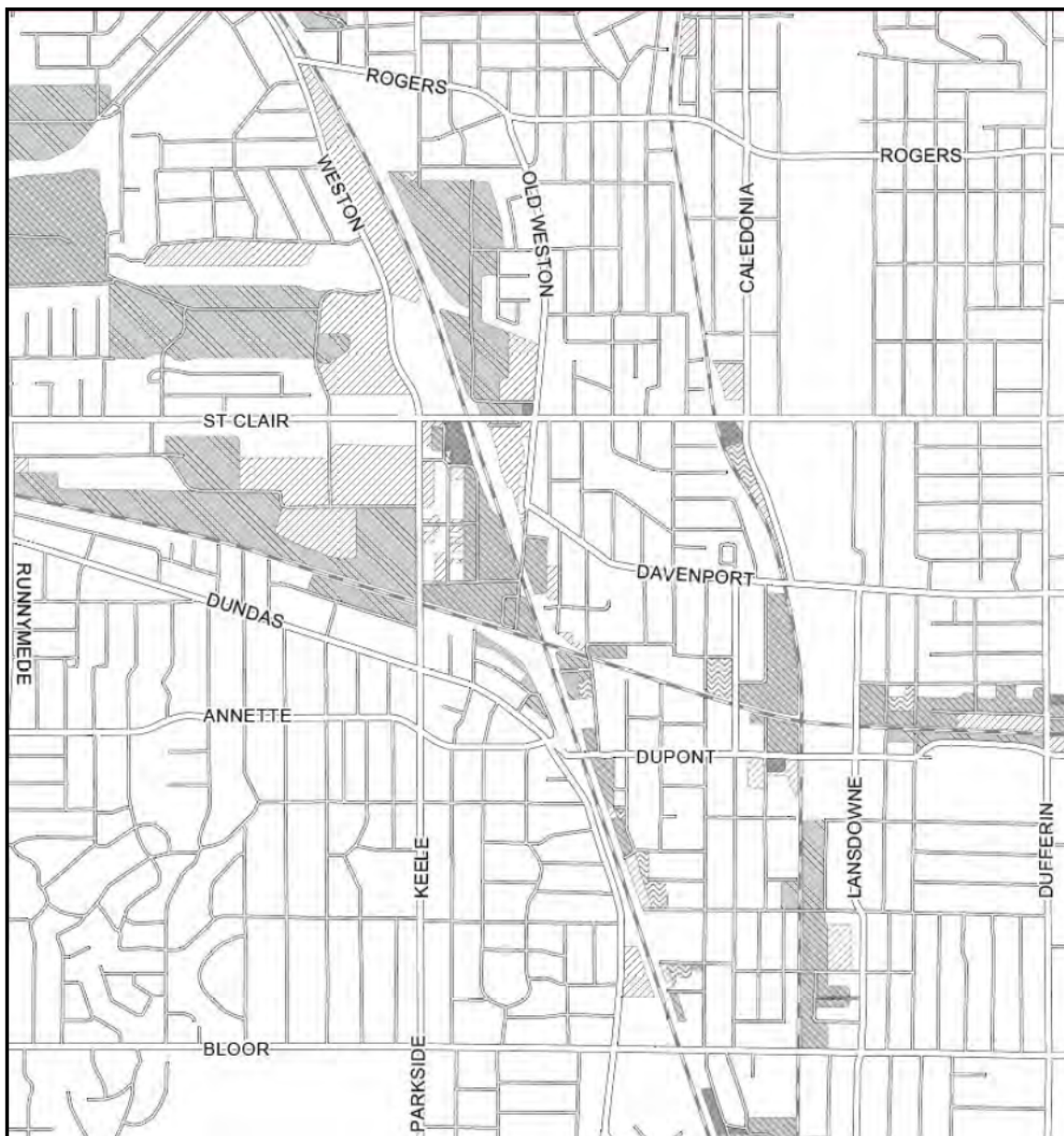
Map 32

Neighbourhoods	Parks & Open Space Areas	Employment Areas	Utility Corridors
Apartment Neighbourhoods	Natural Areas	Core Employment Areas	
Mixed Use Areas	Parks	General Employment Areas	
Regeneration Areas			














Not to Scale
10/03/2018

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.



**Redesignate from 'Employment Areas' to Official Plan
Designations Shown on Maps 1 to 48 inclusive**

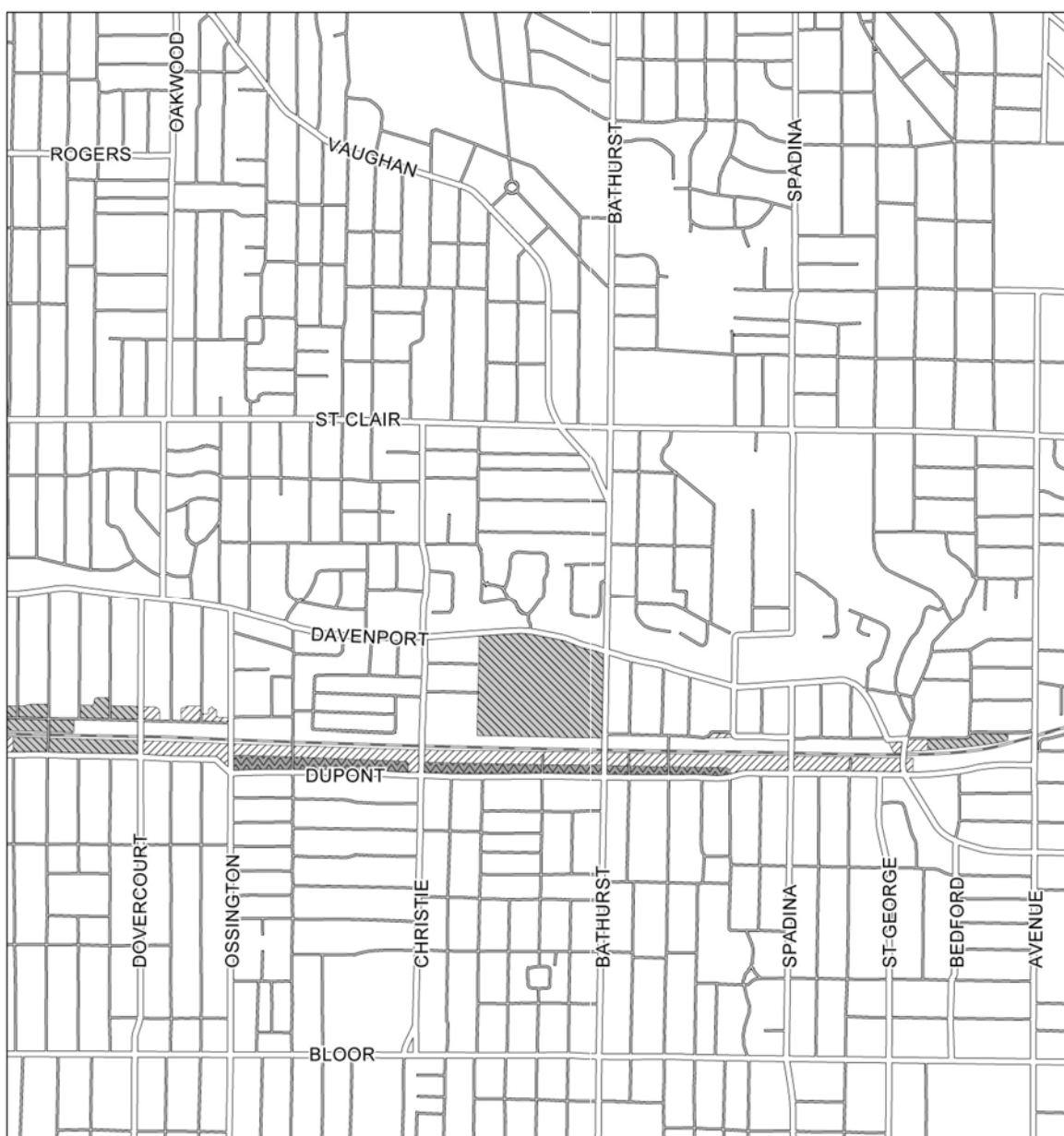
Map 33

 Neighbourhoods	 Parks & Open Space Areas	 Employment Areas	 Utility Corridors
 Apartment Neighbourhoods	 Natural Areas	 Core Employment Areas	
 Mixed Use Areas	 Parks	 General Employment Areas	
 Regeneration Areas			














Not to Scale
03/04/2021

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.



**Redesignate from 'Employment Areas' to Official Plan
Designations Shown on Maps 1 to 48 inclusive**

Map 34

 Neighbourhoods	 Parks & Open Space Areas	 Employment Areas:	 Utility Corridors
 Apartment Neighbourhoods	 Natural Areas	 Core Employment Areas	
 Mixed Use Areas	 Parks	 General Employment Areas	
 Regeneration Areas			



Not to Scale
12/18/2013

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.



Redesignate from 'Employment Areas' to Official Plan Designations Shown on Maps 1 to 48 inclusive

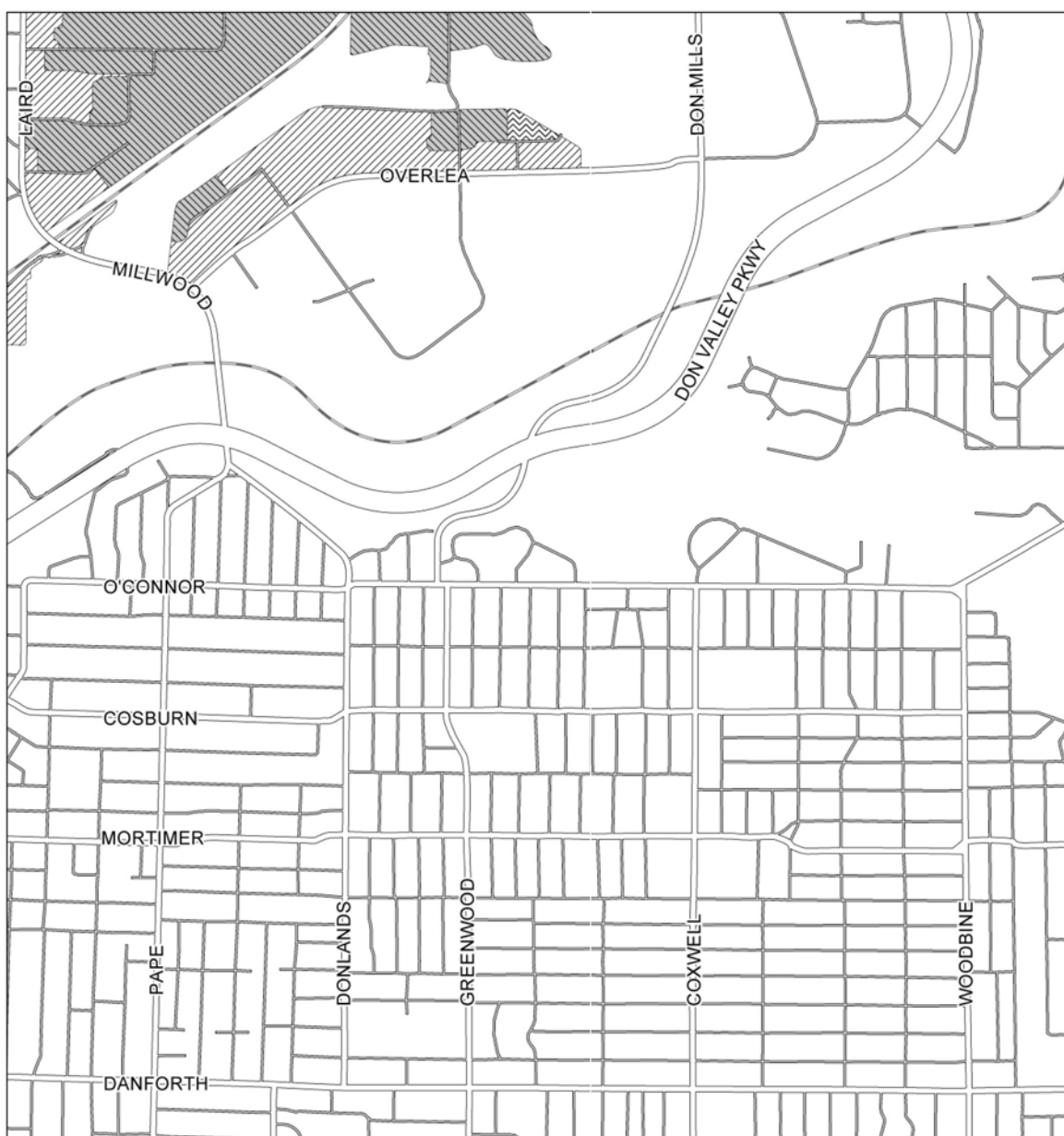
Map 35

	Neighbourhoods		Parks & Open Space Areas		Employment Areas:		Utility Corridors
	Apartment Neighbourhoods		Natural Areas		Core Employment Areas		
	Mixed Use Areas		Parks		General Employment Areas		
	Regeneration Areas						










Not to Scale
12/18/2013

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.



**Redesignate from 'Employment Areas' to Official Plan
Designations Shown on Maps 1 to 48 inclusive**

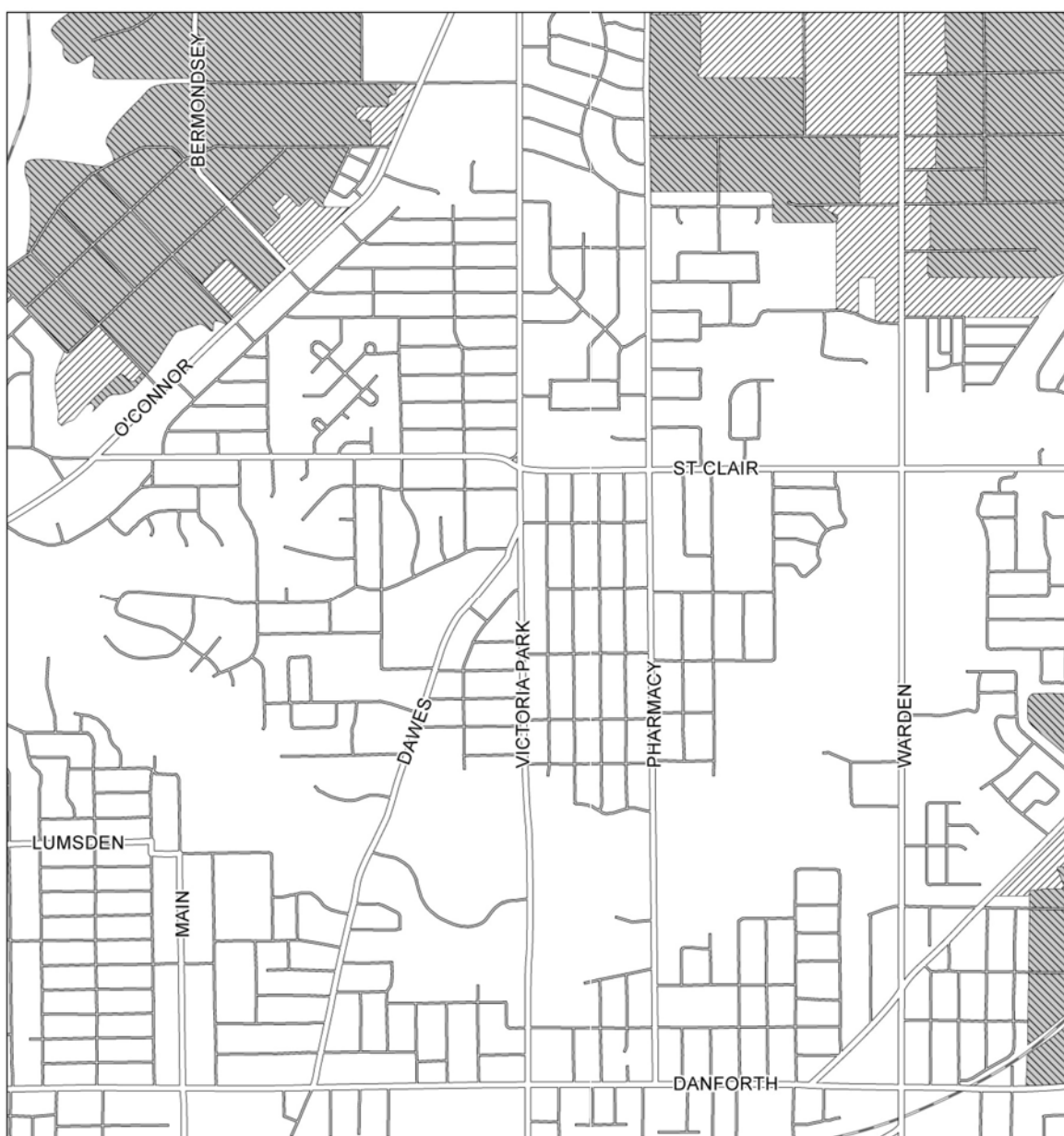
Map 36

 Neighbourhoods	 Parks & Open Space Areas	 Employment Areas:	 Utility Corridors
 Apartment Neighbourhoods	 Natural Areas	 Core Employment Areas	
 Mixed Use Areas	 Parks	 General Employment Areas	
 Regeneration Areas			



Not to Scale
12/18/2013

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.



**Redesignate from 'Employment Areas' to Official Plan
Designations Shown on Maps 1 to 48 inclusive**

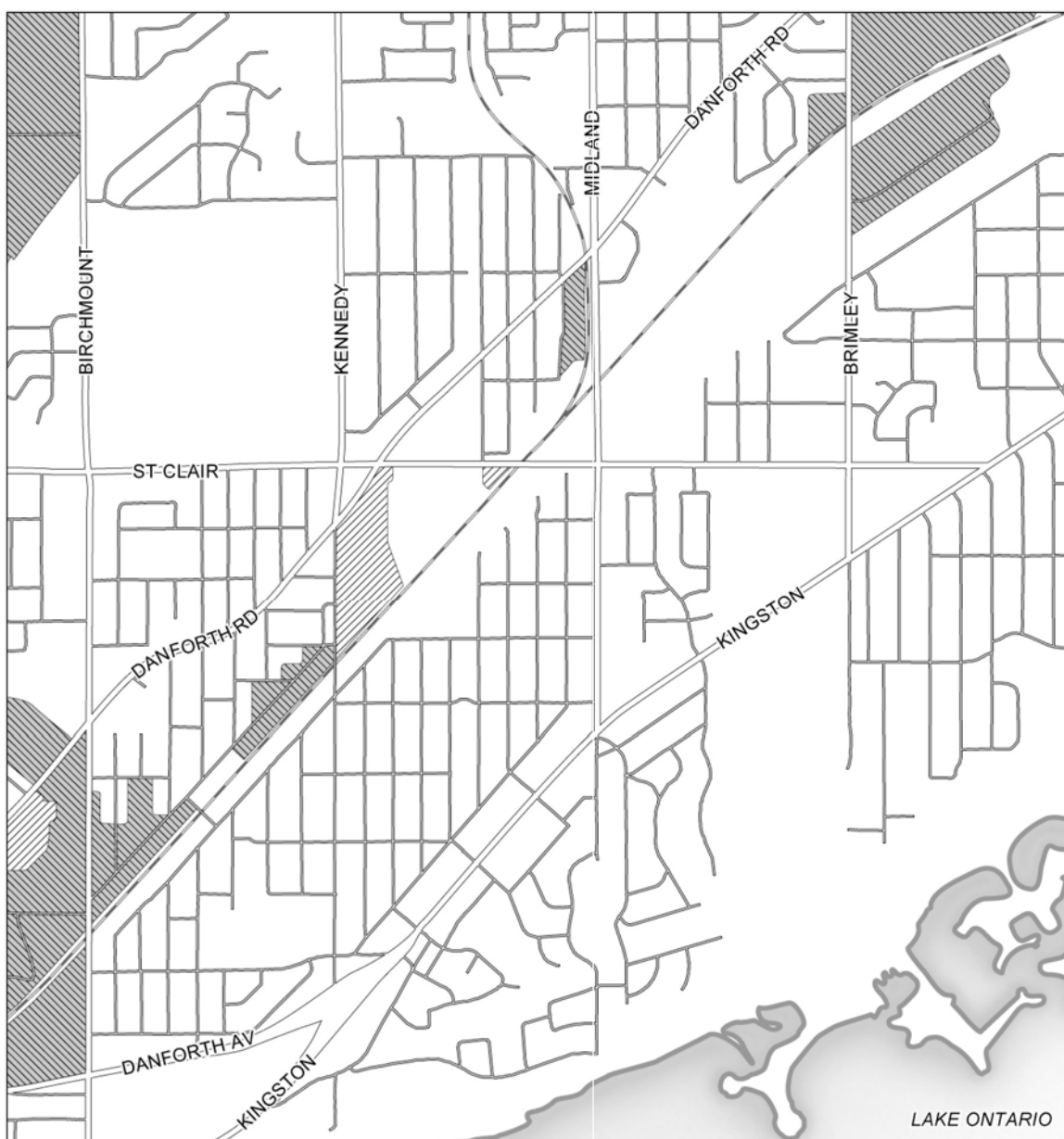
Map 37

	Neighbourhoods		Parks & Open Space Areas		Employment Areas:		Utility Corridors
	Apartment Neighbourhoods		Natural Areas		Core Employment Areas		
	Mixed Use Areas		Parks		General Employment Areas		
	Regeneration Areas						



Not to Scale
12/18/2013

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.



**Redesignate from 'Employment Areas' to Official Plan
Designations Shown on Maps 1 to 48 inclusive**

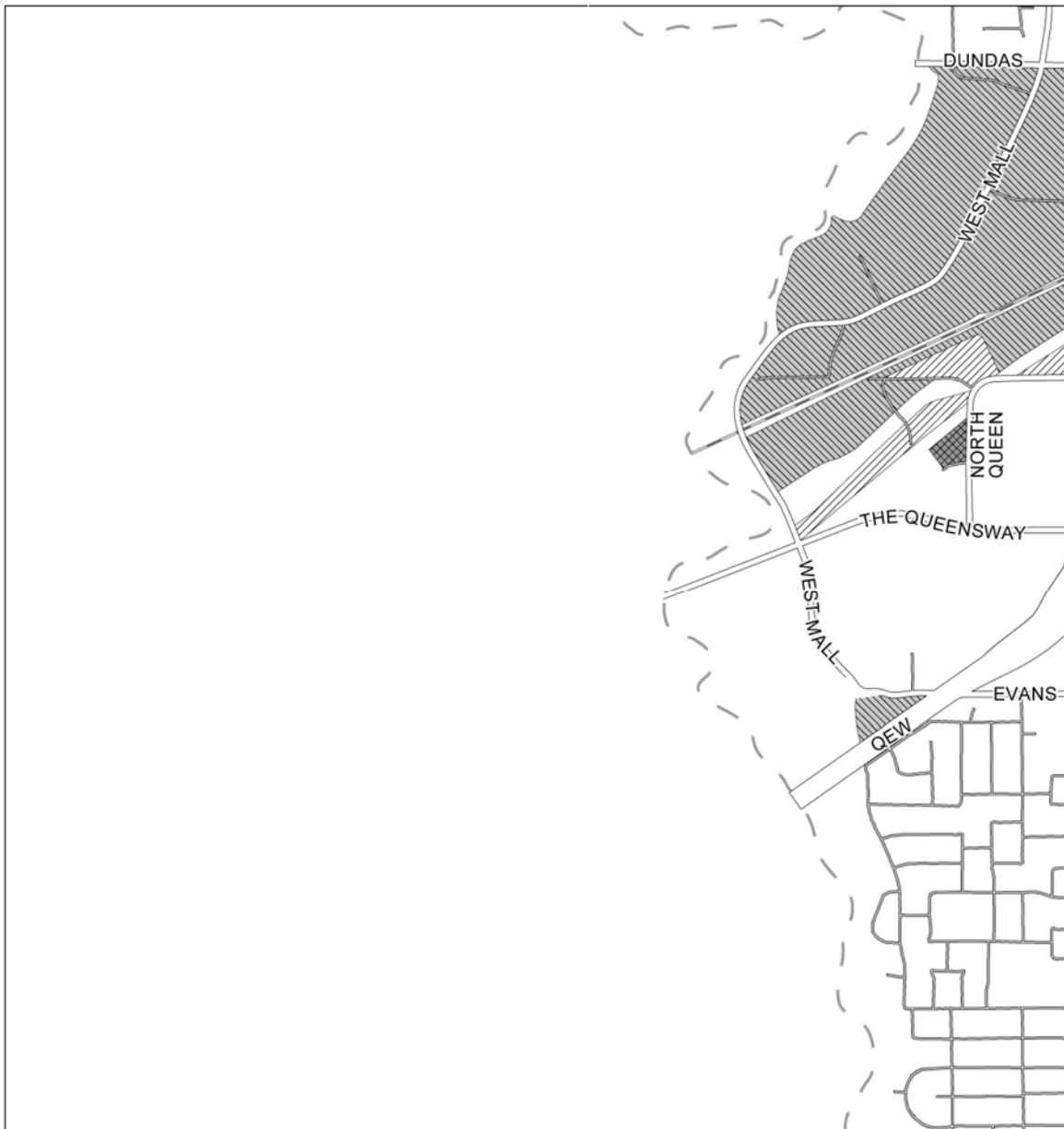
Map 38

Neighbourhoods	Parks & Open Space Areas	Employment Areas:	Utility Corridors
Apartment Neighbourhoods	Natural Areas	Core Employment Areas	
Mixed Use Areas	Parks	General Employment Areas	
Regeneration Areas			



Not to Scale
12/18/2013

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.



Redesignate from 'Employment Areas' to Official Plan Designations Shown on Maps 1 to 48 inclusive

Map 39

	Neighbourhoods		Parks & Open Space Areas		Employment Areas:		Utility Corridors
	Apartment Neighbourhoods		Natural Areas		Core Employment Areas		
	Mixed Use Areas		Parks		General Employment Areas		
	Regeneration Areas						



Not to Scale
12/18/2013

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.



City Planning

Redesignate from 'Employment Areas' to Official Plan Designations Shown on Maps 1 to 48 inclusive

Map 40

	Neighbourhoods		Parks & Open Space Areas		Employment Areas		Utility Corridors
	Apartment Neighbourhoods		Natural Areas		Core Employment Areas		
	Mixed Use Areas		Parks		General Employment Areas		
	Regeneration Areas						



Not to Scale
10/03/2018

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.



**Redesignate from 'Employment Areas' to Official Plan
Designations Shown on Maps 1 to 48 inclusive**

Map 41

	Neighbourhoods		Parks & Open Space Areas		Employment Areas		Utility Corridors
	Apartment Neighbourhoods		Natural Areas		Core Employment Areas		
	Mixed Use Areas		Parks		General Employment Areas		
	Regeneration Areas						










Not to Scale
08/22/2019

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.



**Redesignate from 'Employment Areas' to Official Plan
Designations Shown on Maps 1 to 48 inclusive**

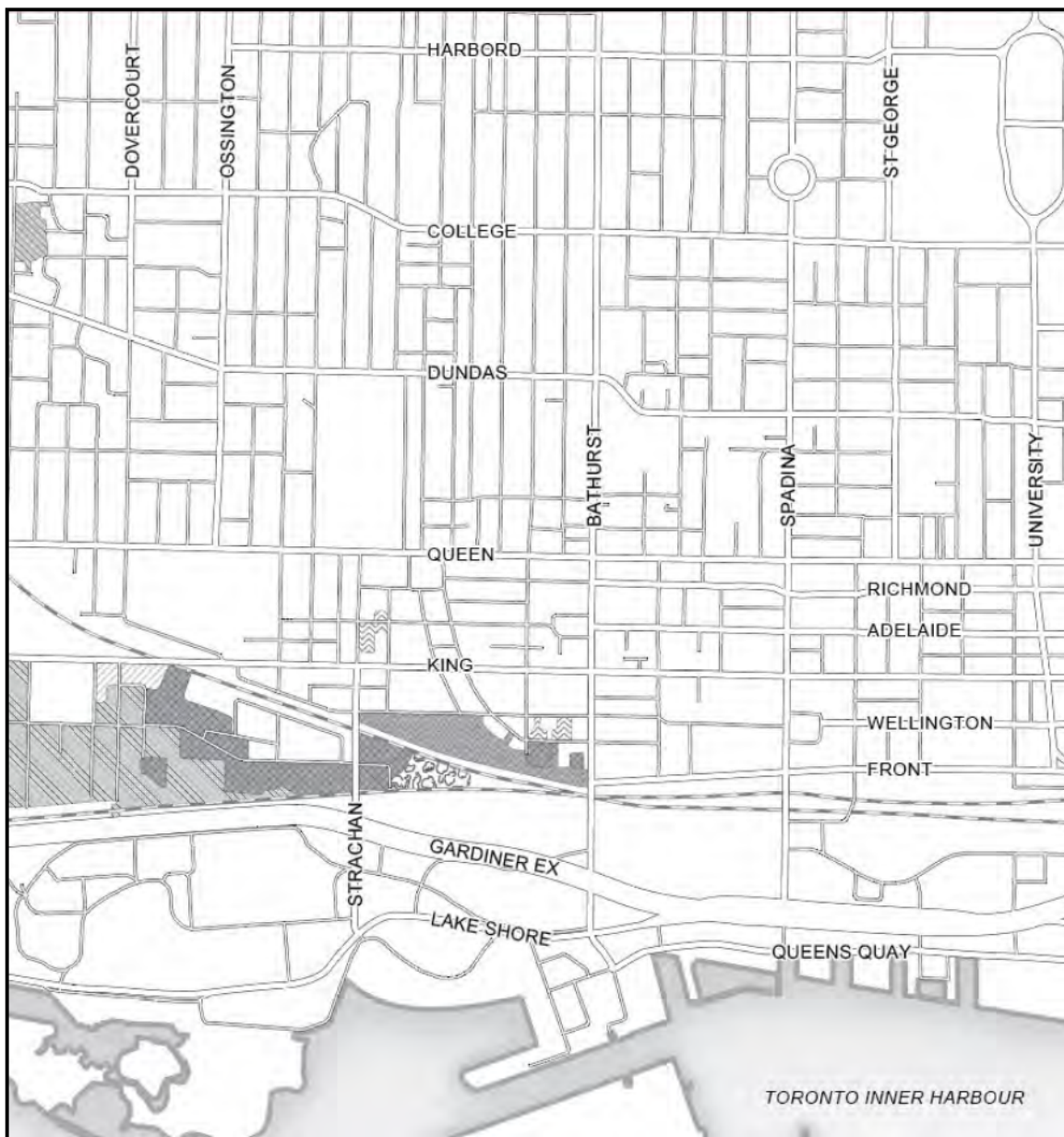
Map 42

 Neighbourhoods	 Parks & Open Space Areas	 Employment Areas:	 Utility Corridors
 Apartment Neighbourhoods	 Natural Areas	 Core Employment Areas	
 Mixed Use Areas	 Parks	 General Employment Areas	
 Regeneration Areas			



Not to Scale
12/18/2013

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.



Redesignate from 'Employment Areas' to Official Plan Designations Shown on Maps 1 to 48 inclusive

Map 43

	Neighbourhoods		Parks & Open Space Areas		Employment Areas		Utility Corridors
	Apartment Neighbourhoods		Natural Areas		Core Employment Areas		
	Mixed Use Areas		Parks		General Employment Areas		
	Regeneration Areas						












↑
Not to Scale
03/04/2021

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.



Redesignate from 'Employment Areas' to Official Plan Designations Shown on Maps 1 to 48 inclusive

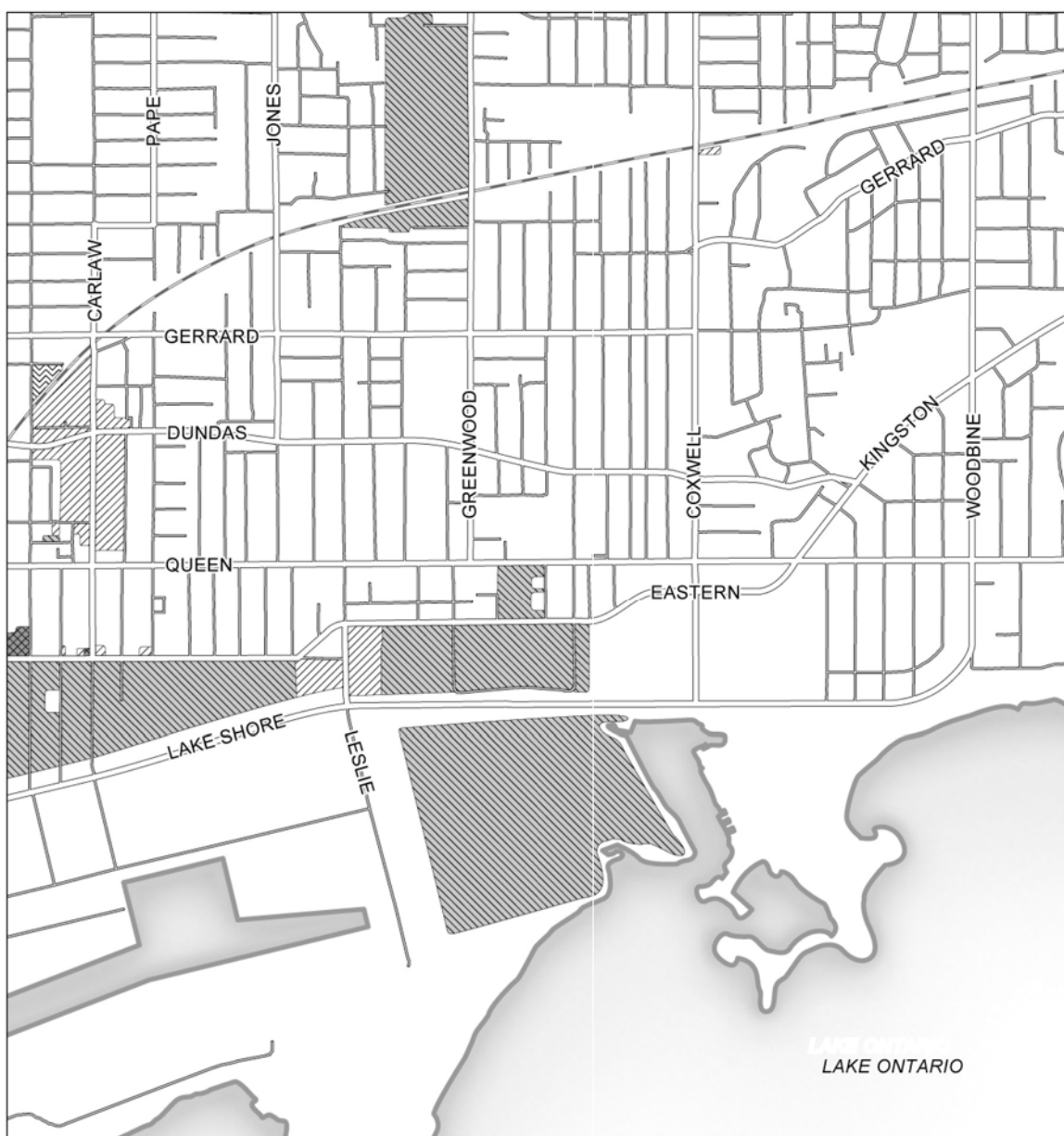
Map 44

 Neighbourhoods	 Parks & Open Space Areas	 Employment Areas:	 Utility Corridors
 Apartment Neighbourhoods	 Natural Areas	 Core Employment Areas	
 Mixed Use Areas	 Parks	 General Employment Areas	
 Regeneration Areas			














Not to Scale
12/18/2013

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.



**Redesignate from 'Employment Areas' to Official Plan
Designations Shown on Maps 1 to 48 inclusive**

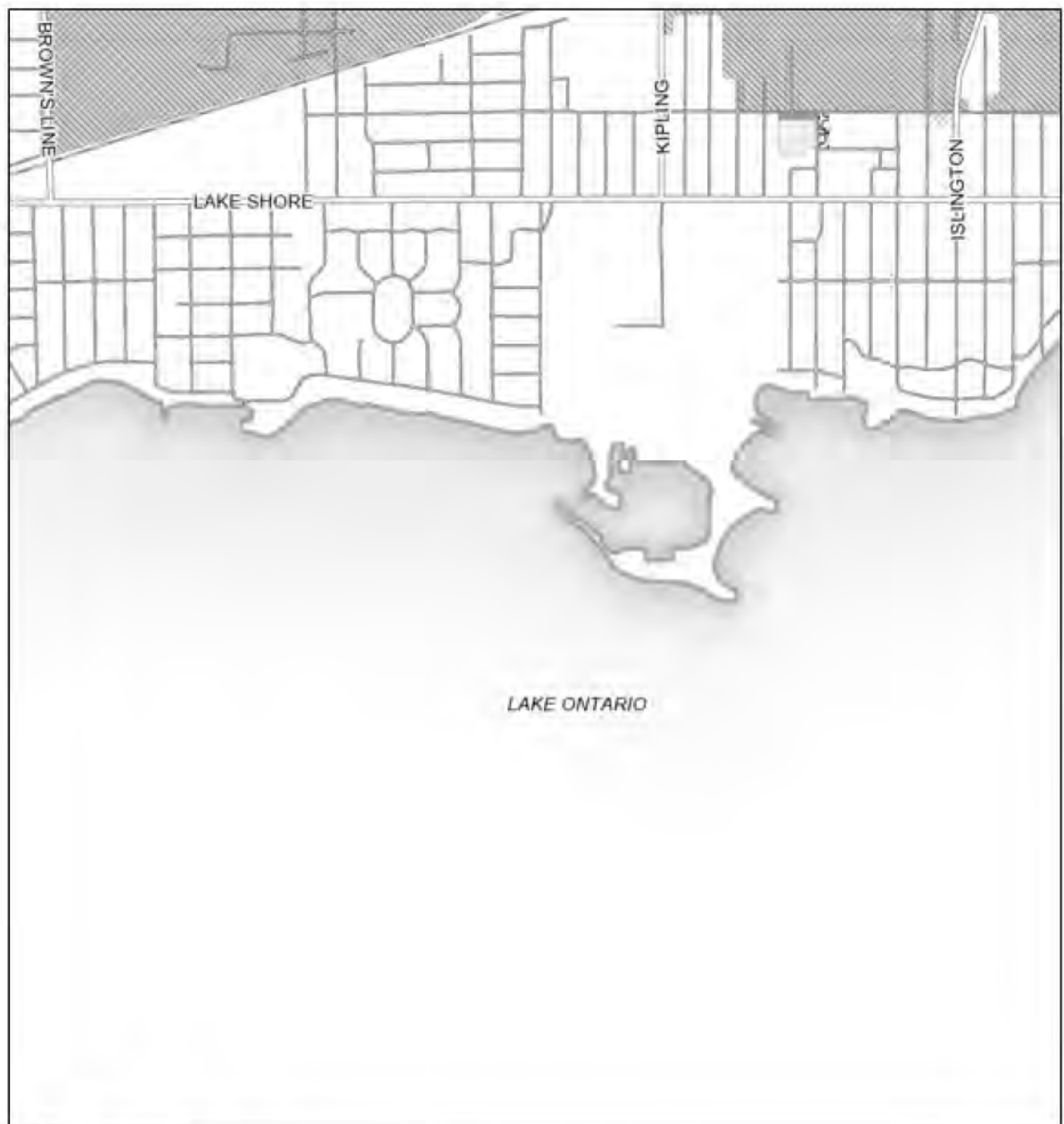
Map 45

 Neighbourhoods	 Parks & Open Space Areas	 Employment Areas:	 Utility Corridors
 Apartment Neighbourhoods	 Natural Areas	 Core Employment Areas	
 Mixed Use Areas	 Parks	 General Employment Areas	
 Regeneration Areas			



Not to Scale
12/18/2013

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.



Redesignate from 'Employment Areas' to Official Plan Designations Shown on Maps 1 to 48 inclusive

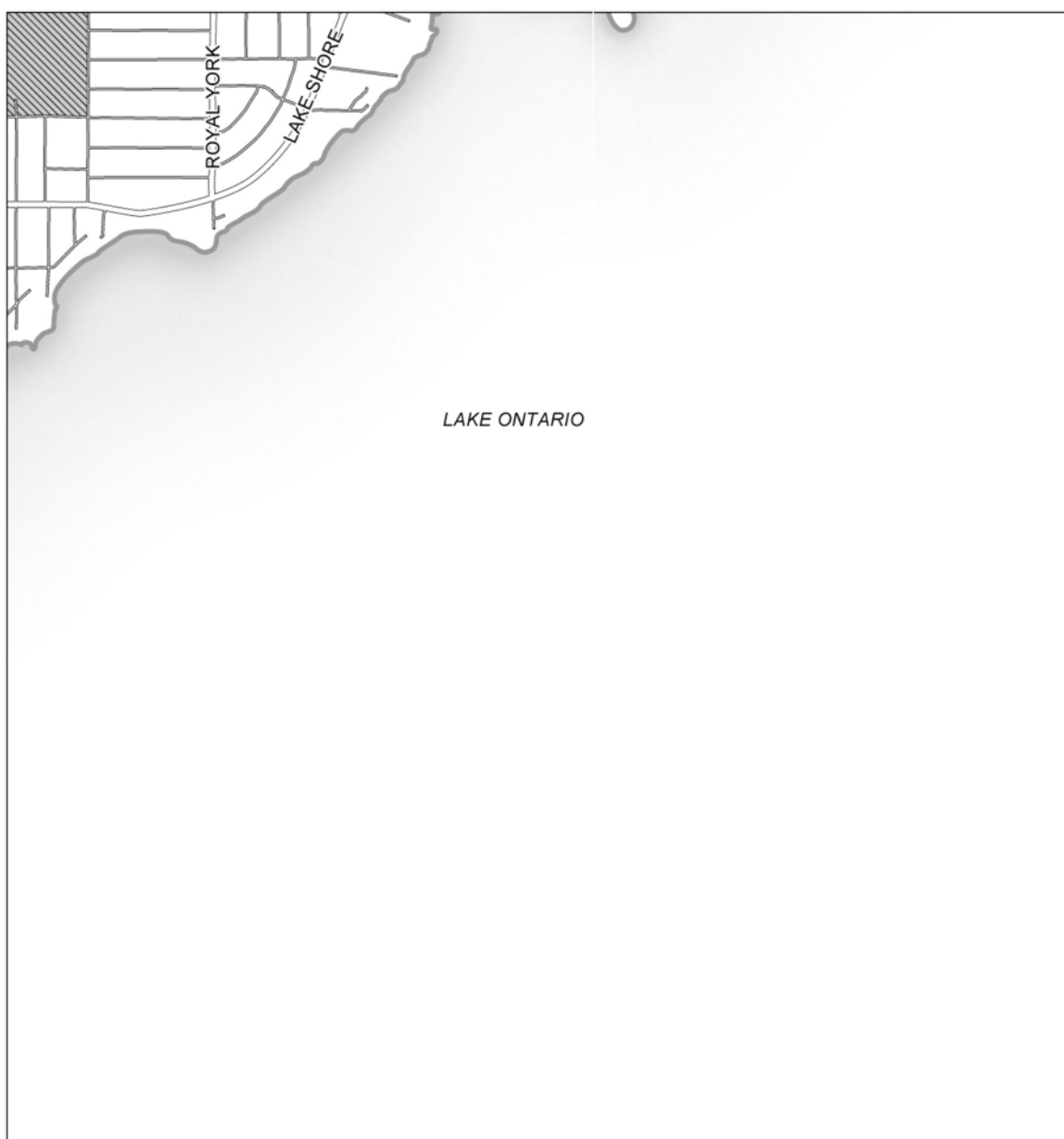
Map 46

	Neighbourhoods		Parks & Open Space Areas		Employment Areas		Utility Corridors
	Apartment Neighbourhoods		Natural Areas		Core Employment Areas		
	Mixed Use Areas		Parks		General Employment Areas		
	Regeneration Areas						













Not to Scale
10/03/2010

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.



Redesignate from 'Employment Areas' to Official Plan Designations Shown on Maps 1 to 48 inclusive

Map 47

	Neighbourhoods		Parks & Open Space Areas		Employment Areas:		Utility Corridors
	Apartment Neighbourhoods		Natural Areas		Core Employment Areas		
	Mixed Use Areas		Parks		General Employment Areas		
	Regeneration Areas						














Not to Scale
12/18/2013

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.



**Redesignate from 'Employment Areas' to Official Plan
Designations Shown on Maps 1 to 48 inclusive**

Map 48

 Neighbourhoods	 Parks & Open Space Areas	 Employment Areas	 Utility Corridors
 Apartment Neighbourhoods	 Natural Areas	 Core Employment Areas	
 Mixed Use Areas	 Parks	 General Employment Areas	
 Regeneration Areas			



Not to Scale
12/18/2013

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.

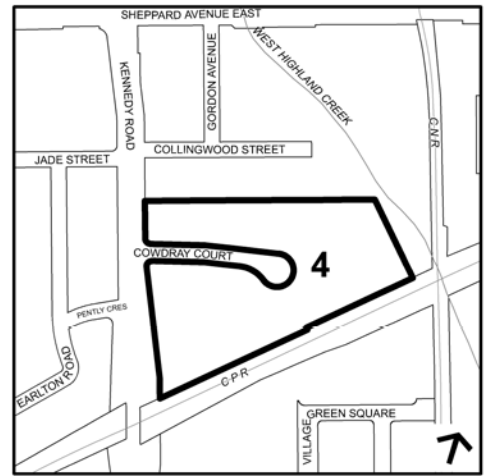
CHAPTER 6: SECONDARY PLANS

17. Chapter 6, Secondary Plans is amended as follows:

Chapter 6, Section 1, Agincourt Secondary Plan, is amended by deleting Site and Area Specific Policy No. 4 and replacing it with the new Site and Area Specific Policy No. 4, as follows:

4. 20, 40, 50, 80, 100 Cowdray Court and lands between 50 & 80 Cowdray Court

- a) Development of lands for residential use will provide a net gain of employment floor area on the site.
- b) Development of the lands will provide:
 - i) a future road connection between Sheppard Avenue East and Village Green Square, if required;
 - ii) lands for the future addition to Collingwood Park if required;
 - iii) appropriate transition to and limit impacts on the abutting low scale residential community to the north; and
- c) All new development is to be located and developed to the satisfaction of the Toronto and Region Conservation Authority and the City.'



Chapter 6, Section 1, Agincourt Secondary Plan Map 1-1, Urban Structure Plan, is amended to show the lands subject to the new Site and Area Specific Policy No. 4.

Chapter 6, Section 1, Agincourt Secondary Plan Map 1-2, Maximum Densities Pre-Subway, is amended by deleting the existing density factors from the lands known municipally in 2012 as 20, 40, 50, 80, 100 Cowdray Court and lands between 50 & 80 Cowdray Court (Block 5, Plan M-1275) shown on the map above as Site and Area Specific Policy No. 4.

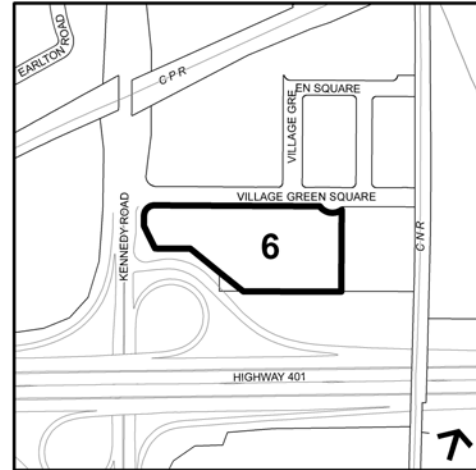
Chapter 6, Section 1, Agincourt Secondary Plan, is amended by deleting Sections c) and d) from Site and Area Specific Policy No. 5 and re-lettering Section e) to c).

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.

Chapter 6, Section 1, Agincourt Secondary Plan, is amended by adding Site and Area Specific Policy No. 6 for the lands known municipally in 2012 as 2035 Kennedy Road, as follows:

"6. 2035 Kennedy Road

- a) Development of lands for residential use will provide a net gain of employment floor area on the site; and
- b) A noise impact assessment will be required to be undertaken by the applicant for any residential development at the time of submission of a re-zoning application, in accordance with the Ministry of the Environment's Noise Assessment Criteria in Land Use Planning and necessary noise mitigation measures are to be incorporated into the development design to the satisfaction of the City.'



Chapter 6, Section 1, Agincourt Secondary Plan Map 1-1, Urban Structure Plan, is amended by adding the lands known municipally in 2012 as 2035 Kennedy Road shown on the map above as Site and Area Specific Policy No. 6.

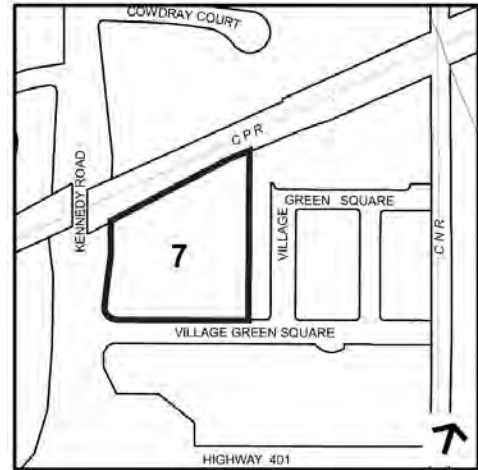
Chapter 6, Section 1, Agincourt Secondary Plan Map 1-2, Maximum Densities Pre-Subway, is amended by deleting the density factor of 1.5 from the lands known municipally in 2012 as 2035 Kennedy Road shown on the map above as Site and Area Specific Policy No. 6.

Chapter 6, Section 1, Agincourt Secondary Plan Map 1-1, Urban Structure Plan, is amended by adding the lands known municipally as 2075 Kennedy Road and 26, 50 Village Green Square as Site and Area Specific Policy No 7 as shown below.

7. 2075 Kennedy Road and 26, 50 Village Green Square

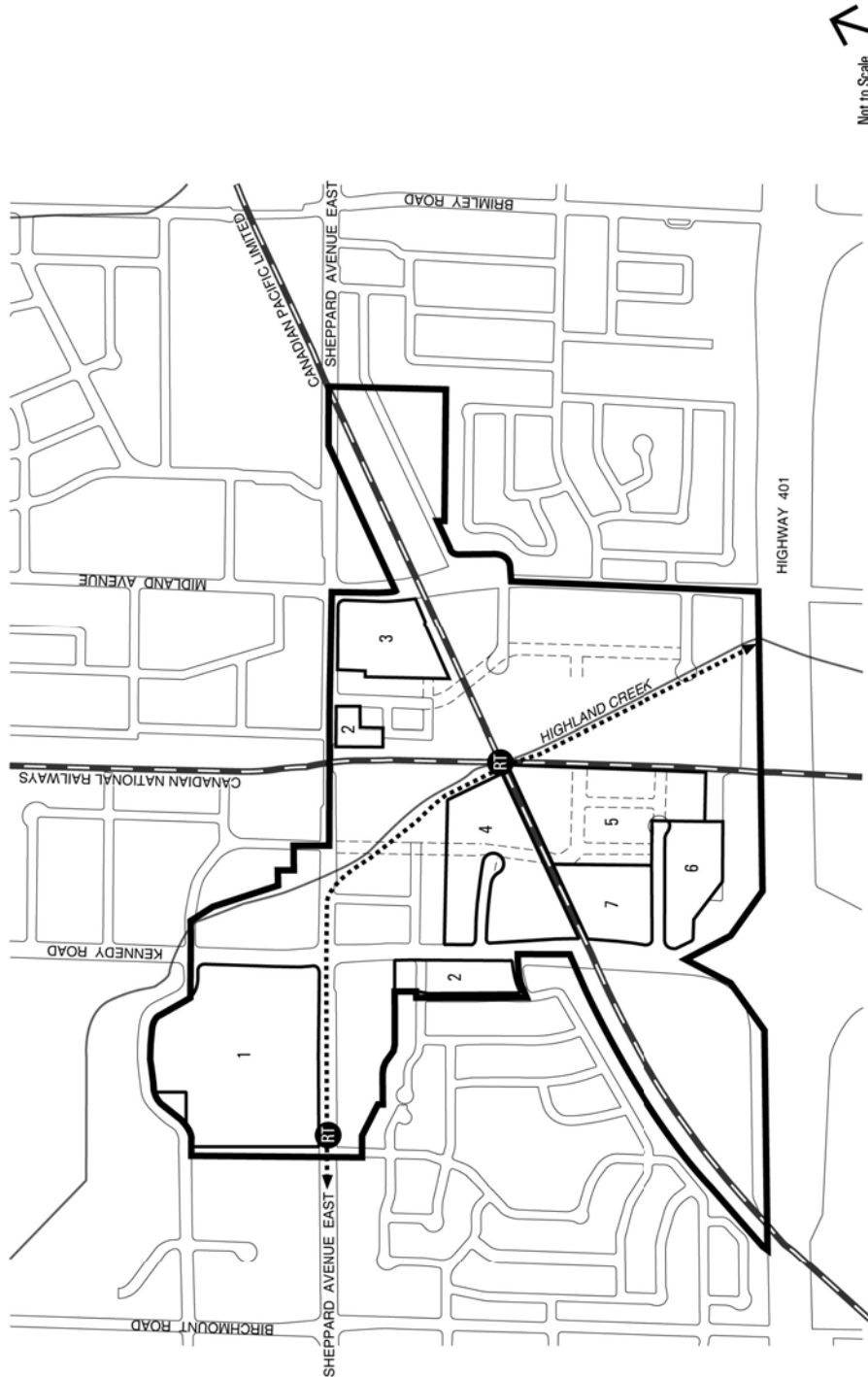
Development of the subject lands for residential uses will:

- a) Provide a net gain of employment floor area within the first phase of any development on the site.
- b) Ensure the height, density and massing of new development provides appropriate transition to the surrounding existing and planned context and respects and reinforces the existing planned and physical character of the surrounding area, including lands to the east and south.
- c) Demonstrate sufficient servicing and transportation capacity is available to support future development to the satisfaction of the City.
- d) Demonstrate appropriate separation and mitigation measures to the adjacent rail corridor to the satisfaction of the City.
- e) In accordance with and subject to Section 5.1.1 of the Official Plan, the first priority community benefit to be secured through a negotiated Section 37 contribution will be the provision of residential gross floor area on-site as affordable rental or affordable ownership housing, which affordable housing shall not exceed 5% of the total residential gross floor area of the new development.



Chapter 6, Section 1, Agincourt Secondary Plan Map 1-2, Maximum Densities Pre-Subway, is amended by deleting the density factor of 1.8 from the lands known municipally as 2075 Kennedy Road and 26, 50 Village Green Square.

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.



Agincourt Secondary Plan MAP 1-1 Urban Structure Plan

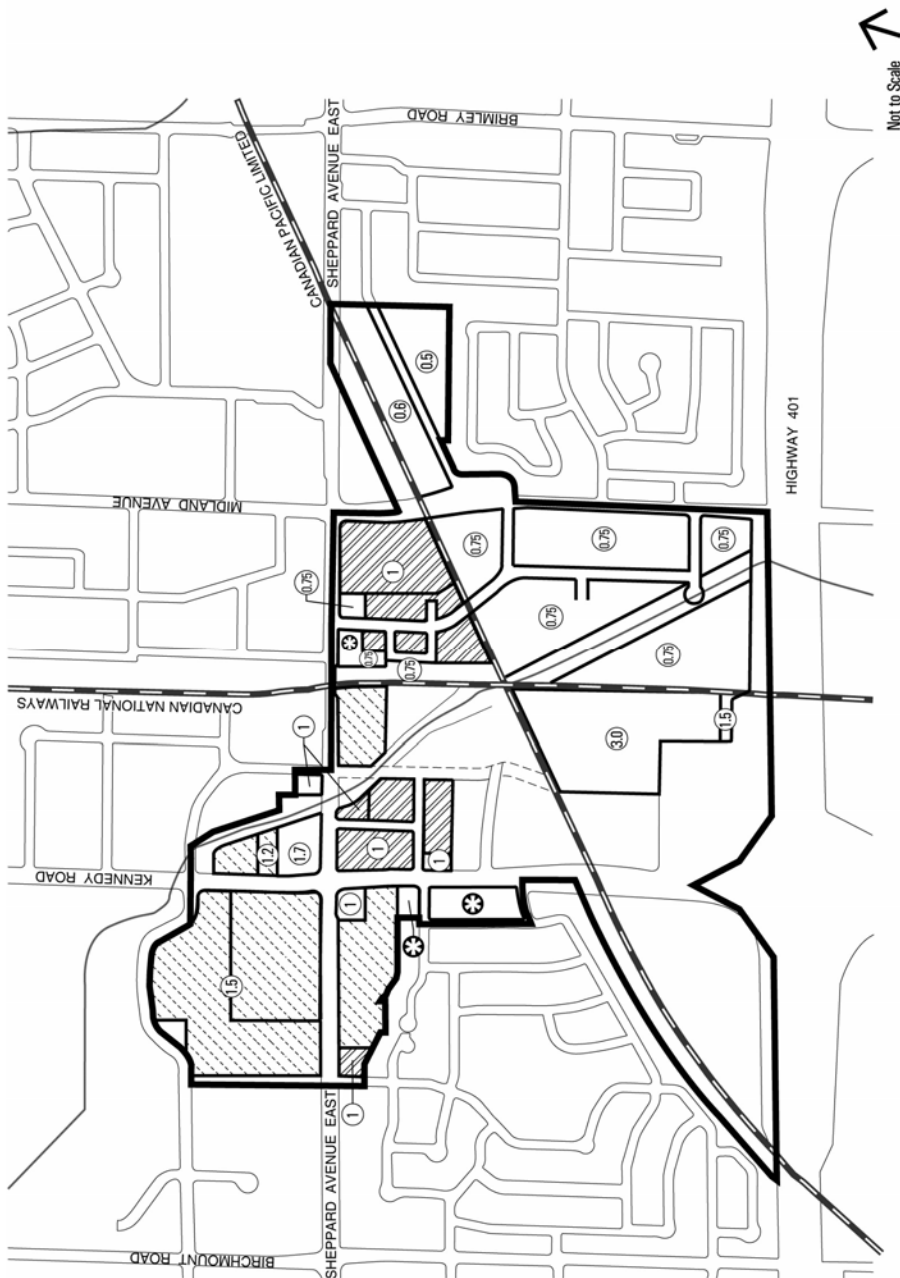
- | | |
|---------------------------------|--------------------------------|
| Secondary Plan Boundary | Proposed Rapid Transit Station |
| Site and Area Specific Policies | Railway |
| Proposed Road | Highland Creek |
| Proposed Rapid Transit | |

Revised October 2018

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.

documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.



Agincourt Secondary Plan

MAP 1-2 Maximum Densities Pre-Subway

- Secondary Plan Boundary
- Residential (150 Dwelling Units per Hectare)
- Residential (100 Dwelling Units per Hectare)
- Figure Shown Equals Floor Area of all Uses Combined on Site Divided by the Site Area
- For Residential Density See Site and Area Specific Policies on Map 1-1
- Railway
- Highland Creek

Revised October 2018

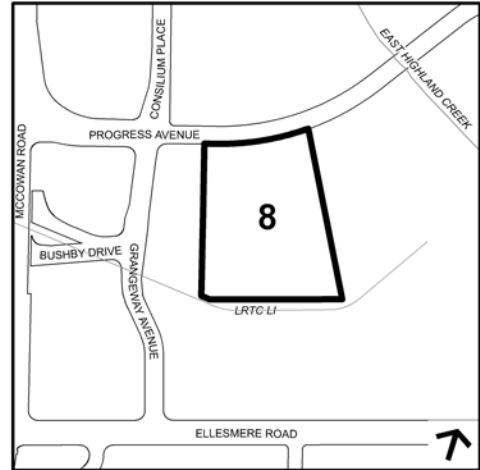
The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.

Chapter 6, Section 5, Scarborough Centre Secondary Plan, is amended by adding Site and Area Specific Policy No. 8 for the lands known municipally in 2012 as 675 Progress Avenue, as follows:

'8. 675 Progress Avenue

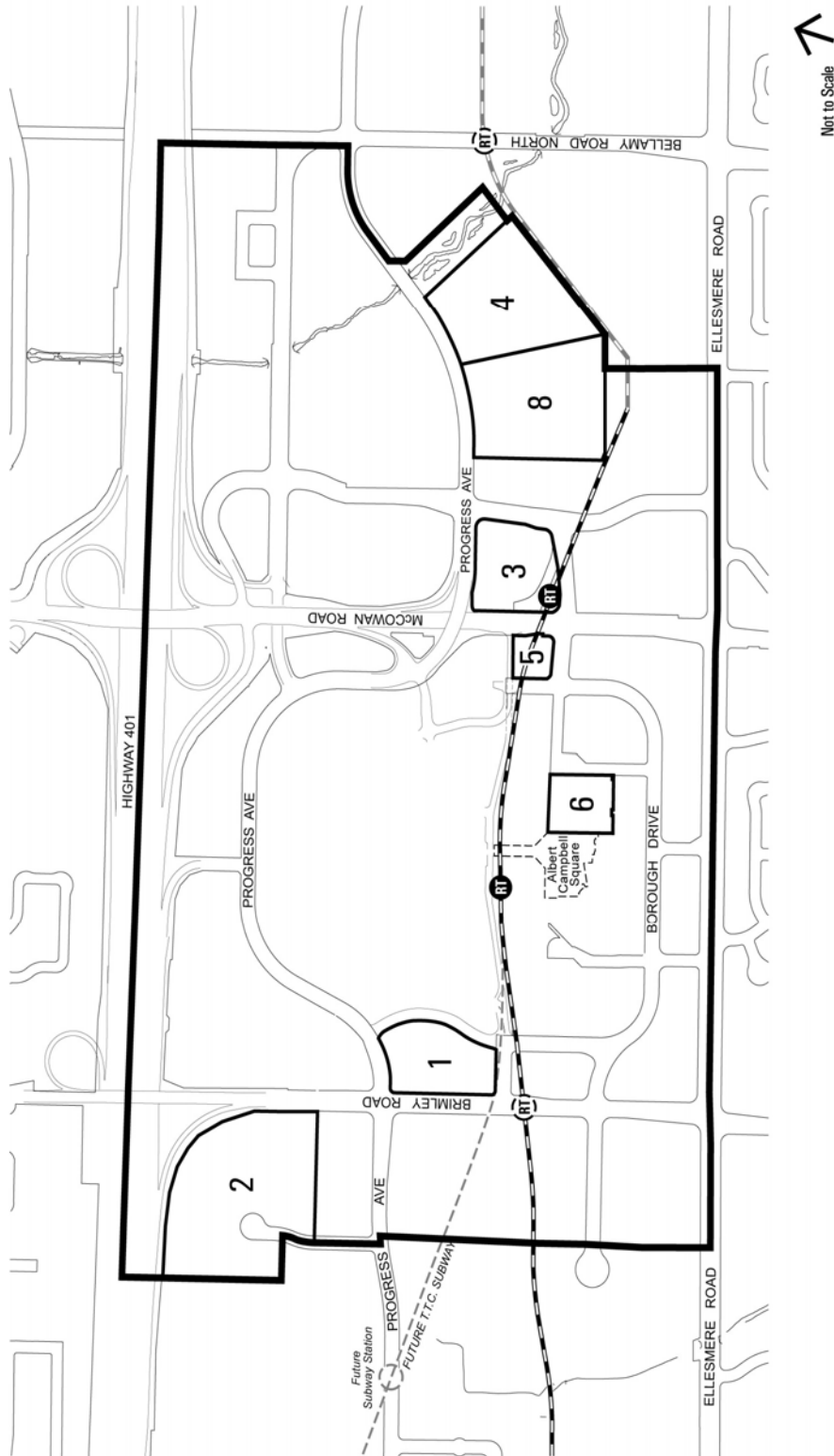
- a) Development of lands for residential use will incorporate employment uses including a minimum of 13,000 square metres of office floor area which will be provided within Phase 1 of the development.
- b) A feasibility analysis and impact assessment in accordance with Section 4.10.3 of the Province's D-6 Guidelines for Compatibility Between Industrial Facilities and Sensitive Land Uses is to be completed and necessary mitigation measures are to be incorporated into the development design to the satisfaction of the Ministry of the Environment or a delegated authority; and
- c) New development will be in conformity with the Scarborough Centre Secondary Plan and consistent with the emerging McCowan Precinct Plan policies and guidelines, in particular with respect to the provision of the proposed street and block plan, the provision of new streets and connections to the existing and proposed network, and the provision of community facilities and services.'



Chapter 6, Section 5, Scarborough Centre Secondary Plan Map 5-1, Urban Structure Plan, is amended by adding the lands at 675 Progress Avenue shown on the map above as Site and Area Specific Policy No. 8.

Chapter 6, Section 5, Scarborough Centre Secondary Plan, Maps 5-1 to M-5, are amended by incorporating the lands at 675 Progress Avenue into the Scarborough Centre Secondary Plan.

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.



Scarborough Centre Secondary Plan

Map 5-1 Urban Structure Plan

Toronto Official Plan Amendment #231

City Planning Division

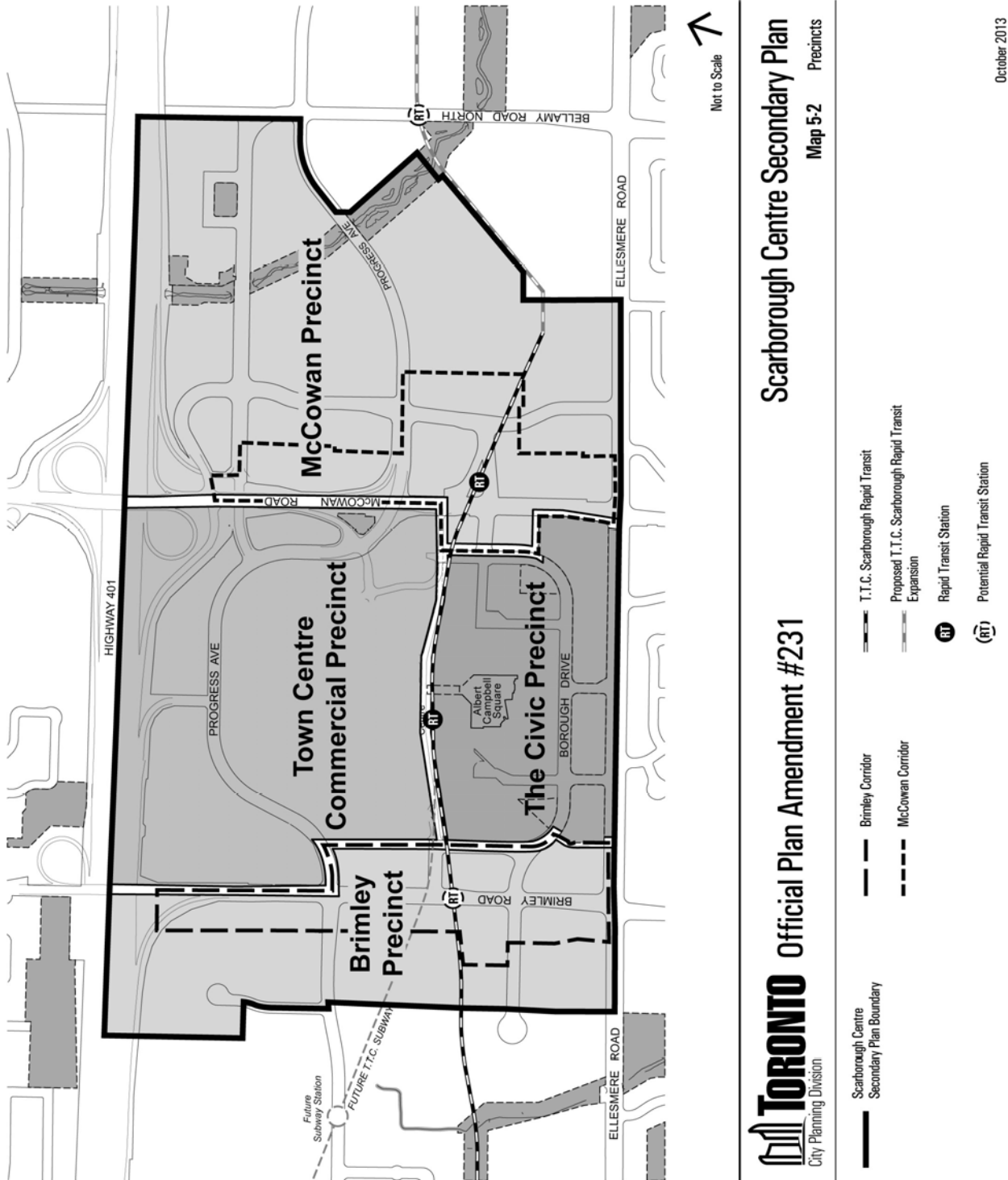
- T.T.C. Scarborough Rapid Transit
- Proposed T.T.C. Scarborough Rapid Transit Expansion
- Rapid Transit Station
- Potential Rapid Transit Station
- Scarborough Centre Secondary Plan Boundary
- Site and Areas Specific Policies

October 2013

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all

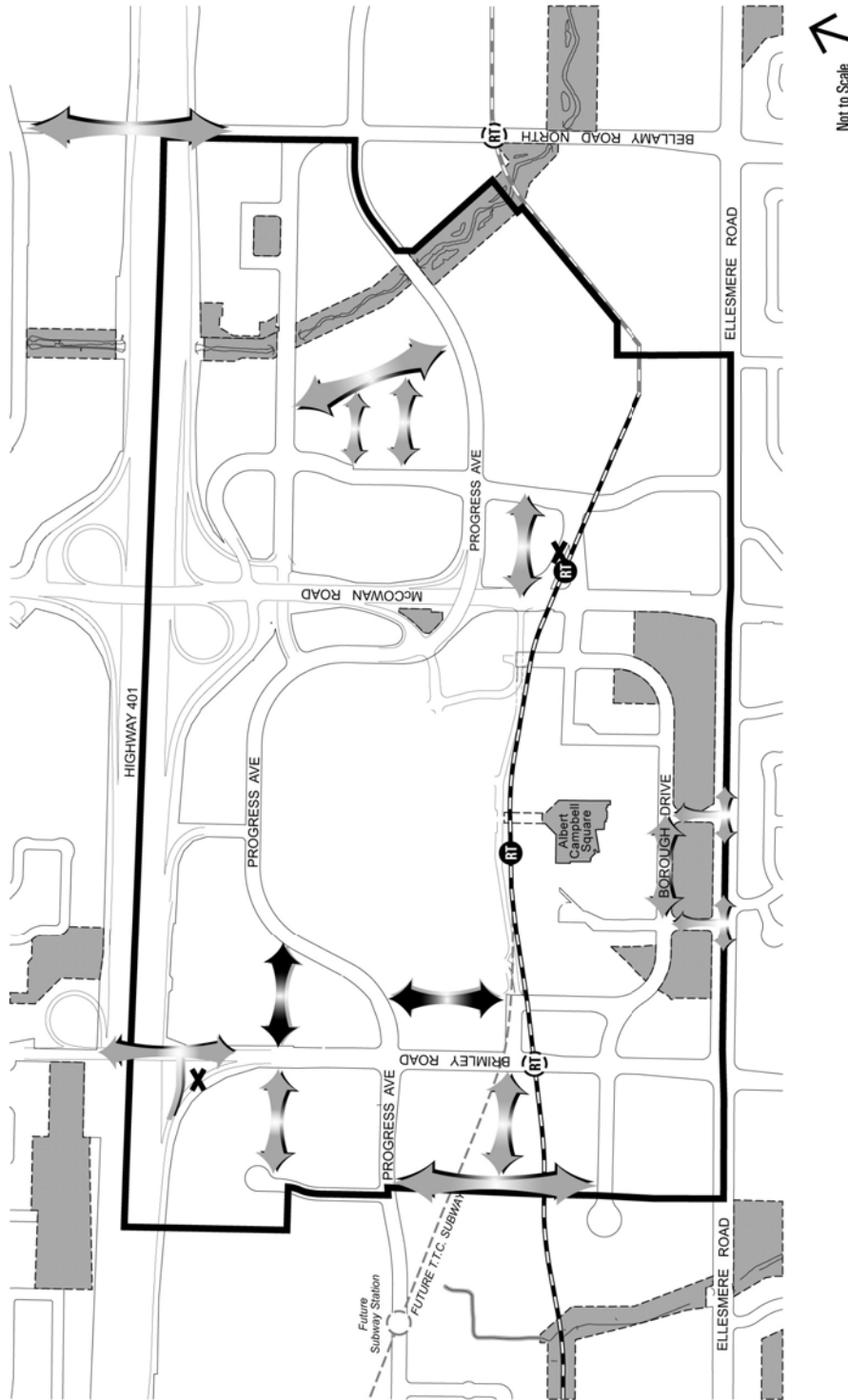
The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.

documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.



The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.



Toronto Official Plan Amendment #231
City Planning Division

Scarborough Centre Secondary Plan
Map 5-3 Transportation Improvements

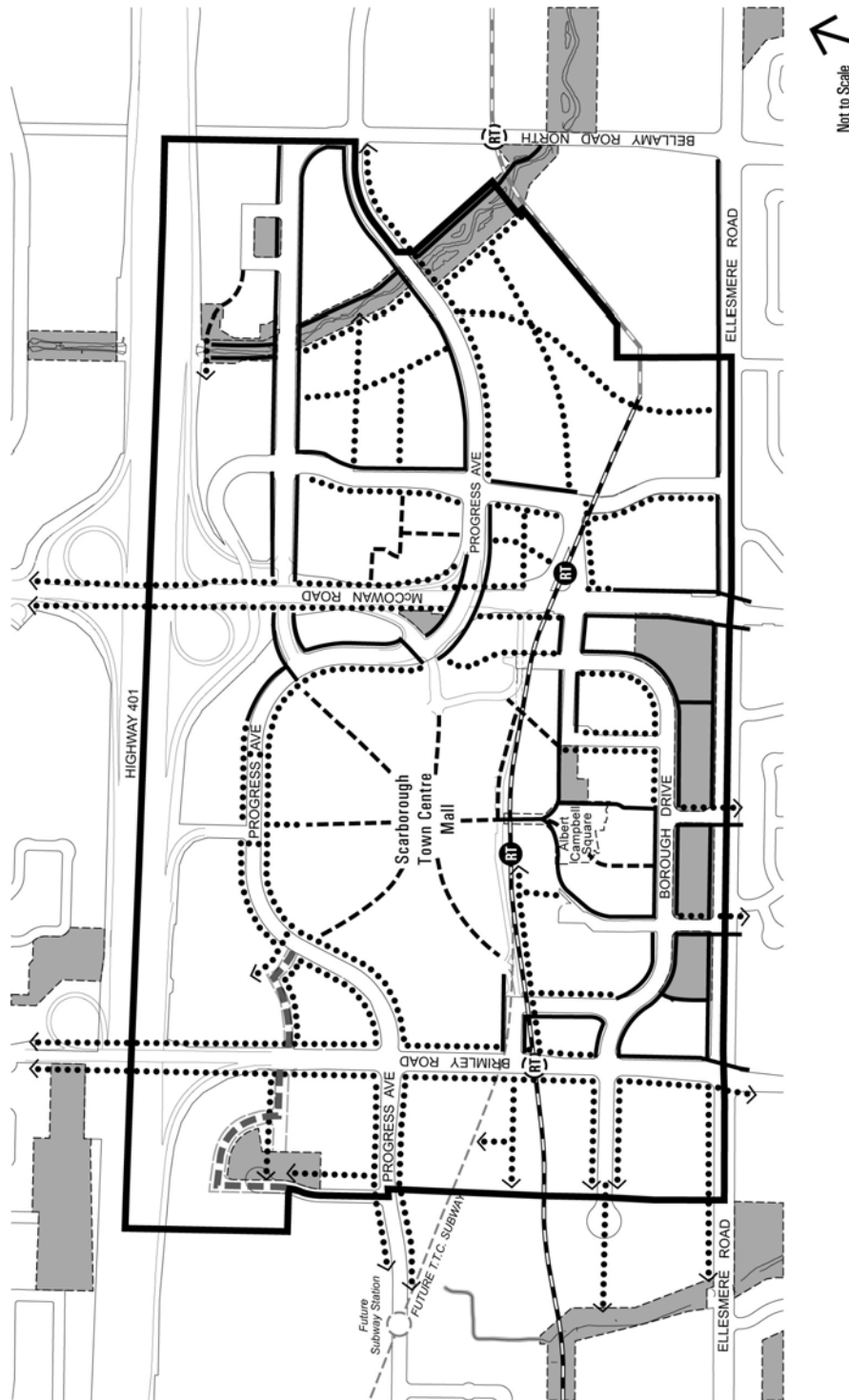
- | | | | | | |
|--|--|--|---|--|--------------------------------------|
| | Scarborough Centre Secondary Plan Boundary | | T.T.C. Scarborough Rapid Transit | | Public Easement (Vehicular) |
| | City Planning Division | | Proposed T.T.C. Scarborough Rapid Transit Expansion | | Potential New Roads / Access Changes |
| | Rapid Transit Station | | Potential Rapid Transit Station | | Potential Closures |

October 2013

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.



Not to Scale

Toronto Official Plan Amendment #231
City Planning Division

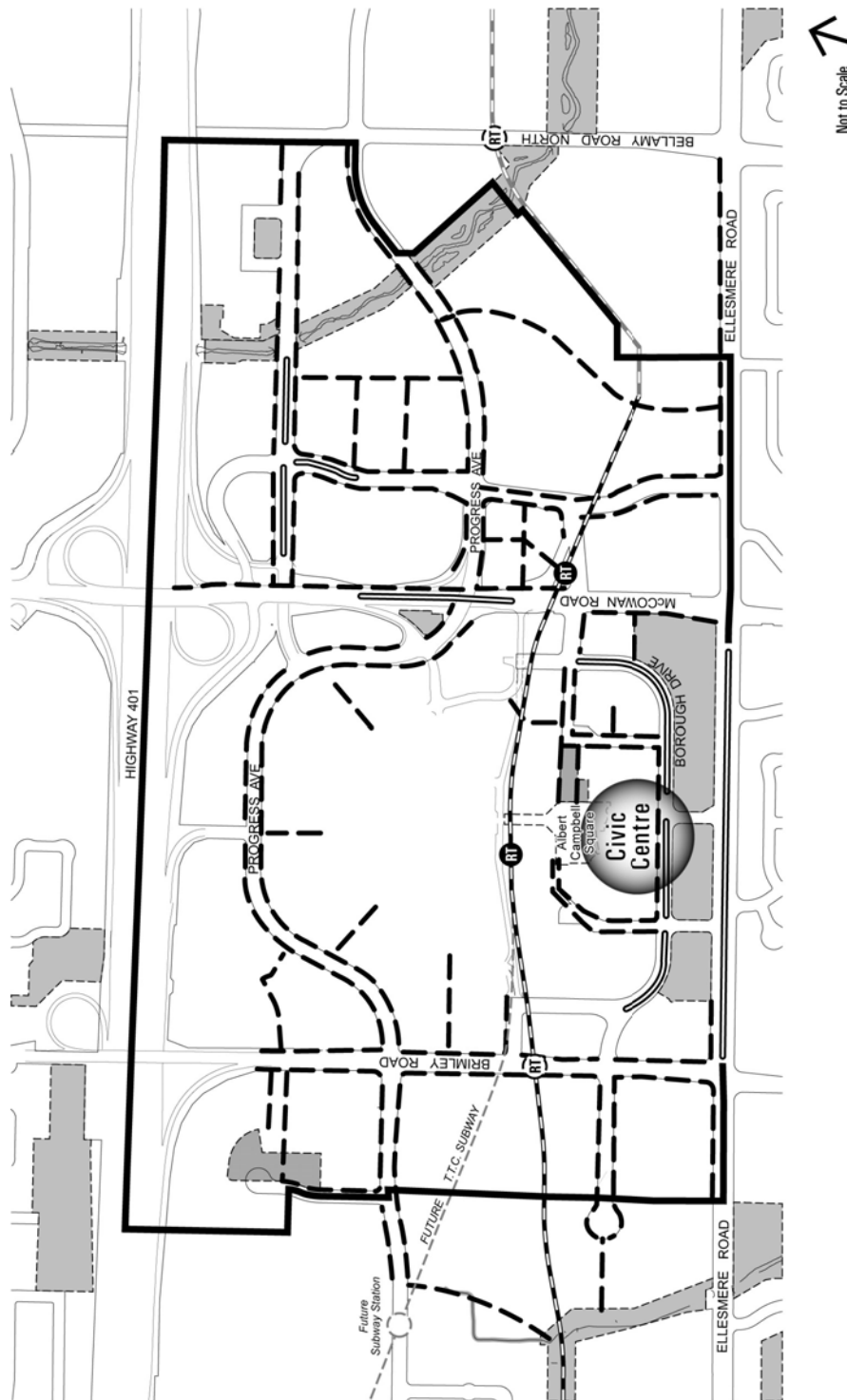
Scarborough Centre Secondary Plan
Map 5-4 Potential Linkages

- | | |
|---|---|
| Scarborough Centre Secondary Plan Boundary | Future Pedestrian / Bicycle Links or Improvements |
| Parks and Open Space Areas | Pedestrian Sidewalk / Walkway (Existing) |
| | Private Linkage / Public Accessible |
| | Potential Road Connection |
| T.T.C. Scarborough Rapid Transit | Rapid Transit Station |
| Proposed T.T.C. Scarborough Rapid Transit Expansion | Potential Rapid Transit Station |

October 2013

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.



Scarborough Centre Secondary Plan

Map 5-5 Green Linkages

TORONTO Official Plan Amendment #231

City Planning Division

- | | | | |
|--|---|--|--|
| | Scarborough Centre Secondary Plan Boundary | | Potential & Existing Boulevard Trees / Landscaping |
| | Parks and Open Space Areas | | Greening of Pedestrian Access to form Green Linkages |
| | T.T.C. Scarborough Rapid Transit | | Rapid Transit Station |
| | Proposed T.T.C. Scarborough Rapid Transit Expansion | | Potential Rapid Transit Station |

October 2013

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all

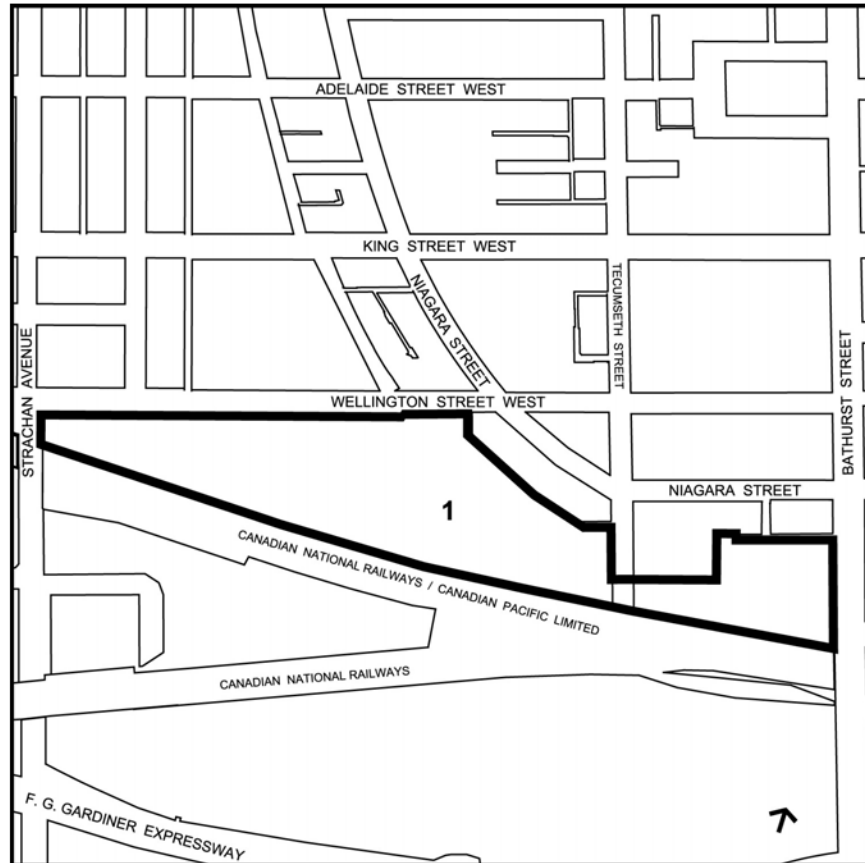
The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.

documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.

Downsview Area Secondary Plan - *Upon the establishment of the development framework required by Site and Area Specific Policy No. 387 in Chapter 7 of the Official Plan, Chapter 6, Section 7, Downsview Area Secondary Plan, is amended by deleting from the policies and maps of the Secondary Plan all references to, and inclusion of all of the lands in the Secondary Plan area that are located both south of Model Avenue and east of William R. Allen Road and the Highway 401/William R. Allen Road Interchange.*

Chapter 6, Section 14, Garrison Common North Secondary Plan, is amended by deleting the map and policies for Site and Area Specific Policy No. 1 and replacing it with the following map and text:

'1. 28 Bathurst Street, 2 Tecumseth Street, 677, 701 Wellington Street and 53 Strachan Avenue



- a) The meat processing operations located at 2 Tecumseth Street as of December 16, 2013 are permitted until such time the plant ceases operations. Until such time the plant ceases operations the following will apply:
 - i) all development and re-development proponents for sensitive residential uses within 70 metres of the plant will submit a study prior to the enactment of any zoning by-law amendment that evaluates, to the satisfaction of the City of Toronto in consultation with the Ministry of the Environment, how the proposed sensitive residential use would affect the ability of the plant to carry out normal business activities. The study will also evaluate whether the anticipated users of the proposed residential use will potentially be subject to adverse effects from on-site contamination or from odour, noise and other contaminants that could be discharged from the plant and recommend

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.

to the satisfaction of the City any necessary mitigation and/or buffering measures to be undertaken by the proponent;

- ii) any proposed development for adjacent sites including all lands from 28 Bathurst Street west to Strachan Avenue and north from the rail corridor to King Street West will include a construction management plan as part of the application. The plan will to the satisfaction of the Chief Planner and Executive Director, City Planning Division, evaluate the impact construction vehicles could have on the employment operations at 2 Tecumseth Street and propose mitigation measures if required to be undertaken by the proponent.
- b) Residential uses along the Bathurst Street frontage of 28 Bathurst Street may be permitted subject to the following:
- i) the lands have been environmentally remediated to requirements as established by the Ministry of the Environment;
 - ii) the proposed development adheres to the City's Mid-rise Guidelines;
 - iii) the proposed development is appropriately buffered to the satisfaction of the appropriate railway authorities from the rail corridor to the south; and
 - iv) the proposed development is consistent with the results of the Bathurst-Strachan-Wellington area study.
- c) Until such time as the meat processing facility located at 2 Tecumseth Street ceases operations, no sensitive uses, including residential uses will be permitted on the portion of the lands at 28 Bathurst Street that extends 70 metres from the easterly property line of 2 Tecumseth Street. Non-sensitive uses such as offices, studios, parks, and parking will be permitted in the interim within the 70 metre buffer zone.
- d) Any proposed development for 28 Bathurst Street, will include a phasing plan to be submitted that among other matters as may be identified addresses to the satisfaction of the Chief Planner and Executive Director, City Planning Division, the following:
- i) if required, strategies to accommodate and if necessary relocate the parking for the employees of Quality Meats at 2 Tecumseth Street;
 - ii) impacts proposed construction may have on the adjoining daycare facility and if required any proposed mitigation measures to be undertaken by the proponent;

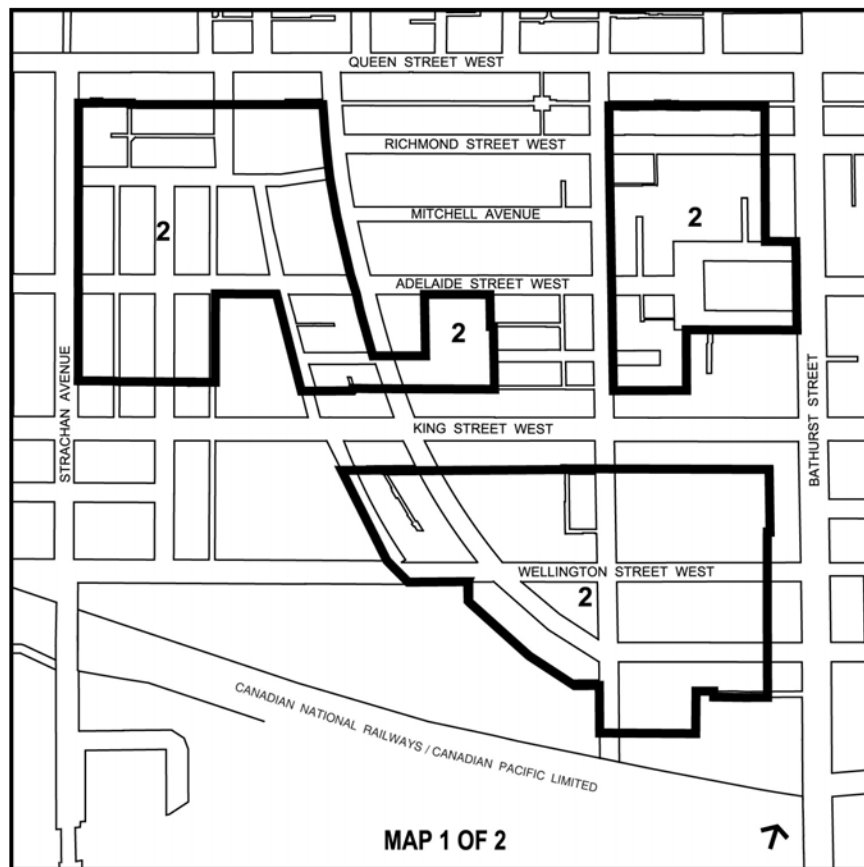
The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.

- iii) the provision of 1 FSI (net required building setbacks) of employment space on the lands; and
 - iv) timing and phasing of required environmental remediation.
- e) The area will be subject to a study, which is intended to set out a framework for the potential redevelopment of the area while taking into consideration the need to maintain employment in the area, the need to buffer potentially sensitive uses from impactful ongoing employment operations in the area (i.e. City works yard), the establishment of effective connections and transition to the existing neighbourhood and the provision of parks and community services. Until this study is completed and the findings implemented, redevelopment that includes residential uses is not permitted on the lands at 2 Tecumseth Street. Amendments to this policy and/or Secondary Plan may be considered as required in order to incorporate and/or implement the conclusions, findings and/or recommendations of the study. In addition to the matters identified in Section 4.7.2 of the Official Plan, the study will:
- i) consider the potential redevelopment of the lands at 2 Tecumseth Street once current meat processing operations have ceased;
 - ii) identify and locate an appropriate land use buffer to be designated *General Employment Areas* in order to protect and buffer potential sensitive uses on lands east of the City Works and Emergency Services yard located at 677 and 701 Wellington Street West. Employment uses within this buffer zone will be limited to residentially sensitive employment uses such as offices and studios;
 - iii) identify and locate appropriate buffering to the rail corridor on the southern boundary of the study area;
 - iv) explore the potential to exchange and/or purchase/sale of portions of land between owners to achieve the above buffering and create a more efficient ownership pattern for City operations at the Wellington Street West yard;
 - v) address heritage considerations for the Wellington Street incinerator and the potential for adaptive re-use and preservation of the existing structure;
 - vi) identify appropriate buffering and transition to the low scale existing residential uses in the area;
 - vii) address measures to effectively link the study area with roads, pathways and/or corridors;

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.

- viii) identify the appropriate location of new parks, open space and pedestrian links and treatment to existing parks in the area;
- ix) assess potential view impacts on Fort York due to potential development in the area;
- x) identify strategies to visually enhance the Front/Bathurst Street terminus; and
- xi) address the provision, location and/or relocation of community services and facilities in the study area such as daycares, libraries, community/recreation centres and public educational facilities.'

Chapter 6, Section 14, Garrison Common North Secondary Plan, is amended by deleting the map for Site and Area Specific Policy No. 2 and replacing it with the following map in order to remove 28 Bathurst Street from the map and policies for Site and Area Specific Policy 2.

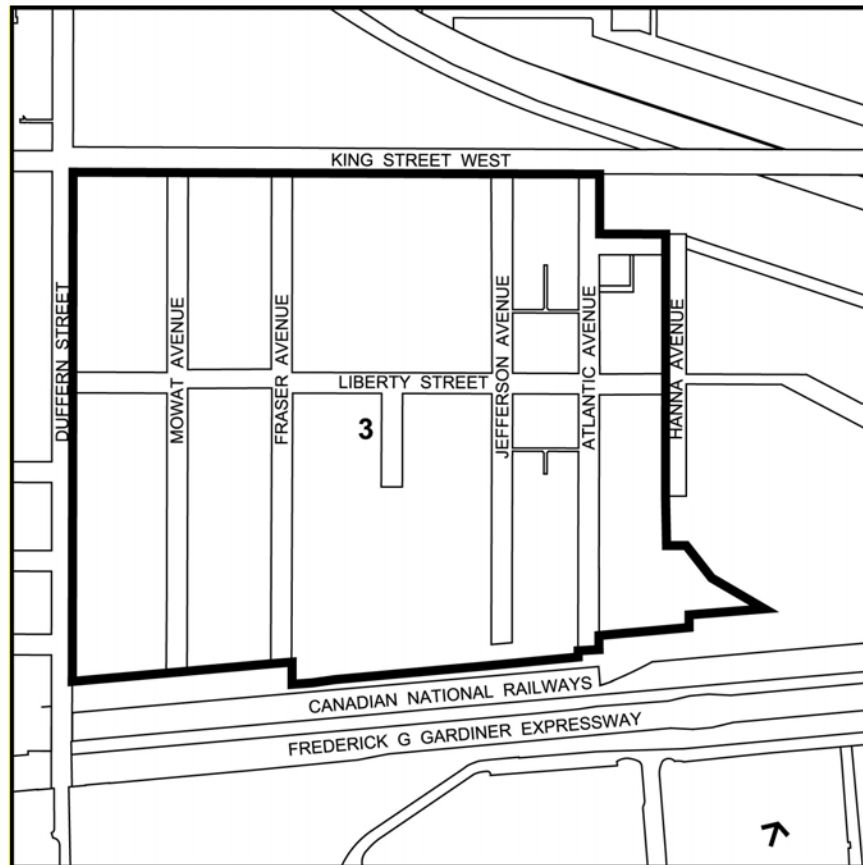


The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.

Chapter 6, Section 14, Garrison Common North Secondary Plan, is amended by deleting the map and policies for Site and Area Specific Policy No. 3 and replacing it with the following map and text:

3. Area 3

Certain lands located in the Blocks Bounded by King Street West, Dufferin Street, Lakeshore Rail Corridor and Hanna Avenue



- a) A healthy and vibrant employment precinct will be maintained and enhanced for this area of Liberty Village that is fully integrated and connected to the surrounding vicinity and encompasses a broad variety of non-residential land uses. Once the home to some of Canada's largest industrial manufacturers, this area of Liberty Village has reinvented itself as an important centre for the City's creative economy. Instead of factories, primary uses now include offices, studios, research and development facilities, utilities, post secondary trade schools, and media facilities. Although all 'Employment Industrial' uses as defined under the City's new zoning by-law (By-law No. 569-2013) are also permitted as primary uses, Area 3 is no longer an appropriate location for 'Employment Heavy Industrial' zone uses. Secondary uses include small scale service uses such as banks, hotels, parks, workplace ancillary daycares, small scale retail and restaurant uses along with recreational uses

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.

to support the viability of the site's primary office use and provide amenities for the Area's current and future employees.

b) In addition to the criteria of the *Core Employment Areas* designation, small scale restaurants that are ancillary to and support the Area's primary employment uses are permitted provided they are located within the ground floor level of buildings that currently contain or are intended to accommodate primary employment uses.

c) Small scale retail uses are permitted throughout Area 3 subject to the criteria of the *Core Employment Areas* designation. Larger retail uses up to a maximum gross retail floor space of 6,000 square metres may locate in the Area provided:

i) the retail use is not stand alone and is proposed to be incorporated into the ground floor of a multi-storey building that that currently contain or are intended to accommodate office uses;

ii) the proposed retail use fronts onto and has direct access to either King Street West, Dufferin Street, Liberty Street, Atlantic Avenue or Hanna Avenue; and

iii) all other relevant Official Plan policies and conditions for retail uses are met.

d) Maintaining and enhancing Area 3 as a vibrant office employment area is a key policy objective of the City and Official Plan. In addition to all relevant policies and objectives of the Official Plan's policies for *Employment Areas* and the City of Toronto's Economic Development Strategy, the City will continue to work in partnership with local area landowners, businesses, associations and interested parties both public and private to ensure this area remains an attractive location for economic activity and business investment. With the exception of changing the underlying employment land use designation, amendments to this policy and Secondary Plan may be considered as required in order to incorporate and/or implement the conclusions, findings and/or recommendations of current or future studies particularly as they relate to the following:

i) built form improvements;

ii) enhanced transportation links including the addition of new roads, transit and rapid transit infrastructure, pedestrian pathways and connections;

iii) identifying locations for new open spaces, parks and plazas;

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.

iv) streetscape improvements;

v) urban design guidelines;

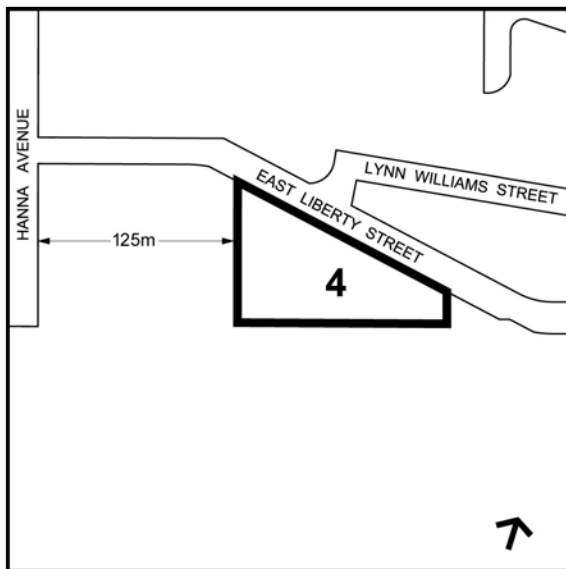
vi) infrastructure improvements; and

vii) improved and/or additional community services and facilities.'

Chapter 6, Section 14, Garrison Common North Secondary Plan, is amended by deleting the map and policies for Site and Area Specific Policy No. 4 and replacing it with the following map and text:

'4. Portion of 171 East Liberty Street

- a) The lands located at 171 East Liberty Street as shown on the map are within an area of Liberty Village that transitions from the envisioned office and employment centre located west of Hanna Avenue to the medium and higher density residential areas that have been built east of Hanna Avenue to Strachan Avenue. Although, the lands are surrounded on the north and east sides by high density residential and retail uses, it is the objective of this policy to ensure the lands retain a significant amount of space for employment uses and provide for needed community facilities.
- b) In accordance with a) above, any mixed use redevelopment of the subject lands will include:
 - i) a minimum of 2,000 square metres of retail space;
 - ii) a minimum of 12,000 square metres of office space; and
 - iii) consideration of space for community facilities and services.'



The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.

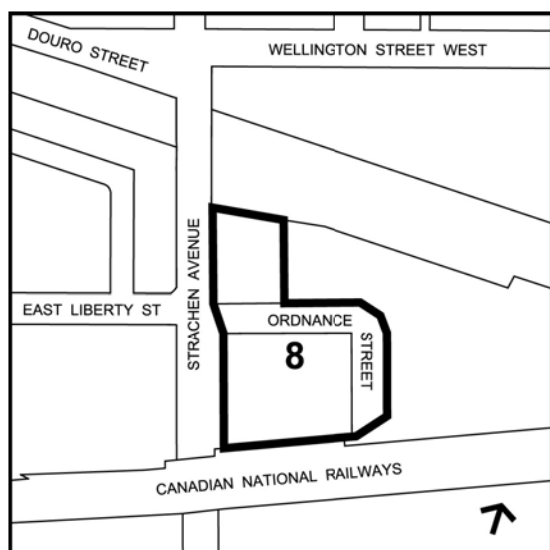
Chapter 6, Section 14, Garrison Common North Secondary Plan, is amended by adding Site and Area Specific Policy No. 8 for the lands located at 11 and 25 Ordnance Street and 25-45 Strachan Avenue, as follows:

'8. Area 8

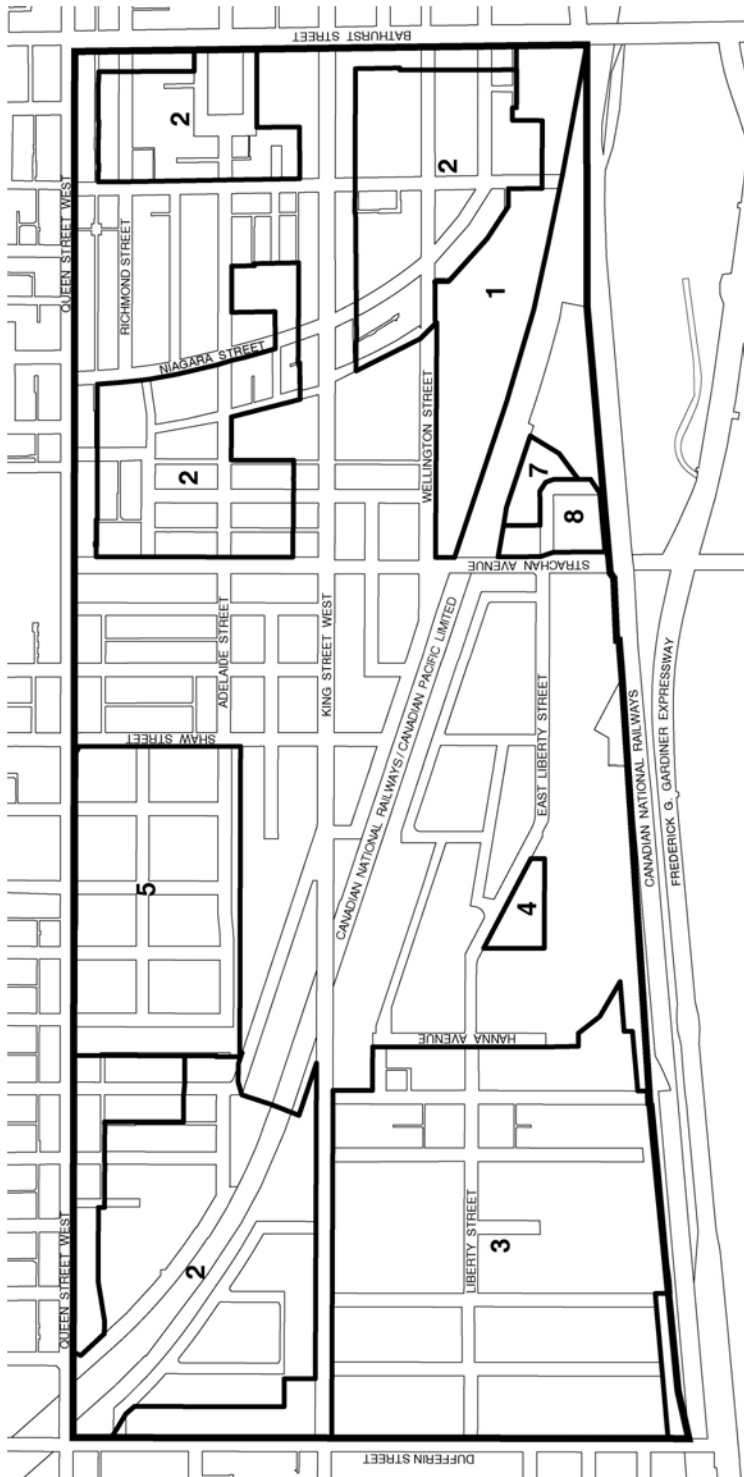
11 and 25 Ordnance Street and 25-45 Strachan Avenue

- a) A minimum of 1 FSI of employment space that is compatible with residential uses will be incorporated into any development that includes residential units; and
- b) Space for community infrastructure is to be considered.'

Chapter 6, Section 14, Garrison Common Secondary Plan Map 14-1, Site and Area Specific Policies, is deleted and replaced with the following map:



The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.



Not to Scale
↑



Garrison Common North Secondary Plan

MAP 14-1 Site and Area Specific Policies

Secondary Plan Boundary

1 Site and Area Specific Policies

October 2013

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.

CHAPTER 7: SITE AND AREA SPECIFIC POLICIES

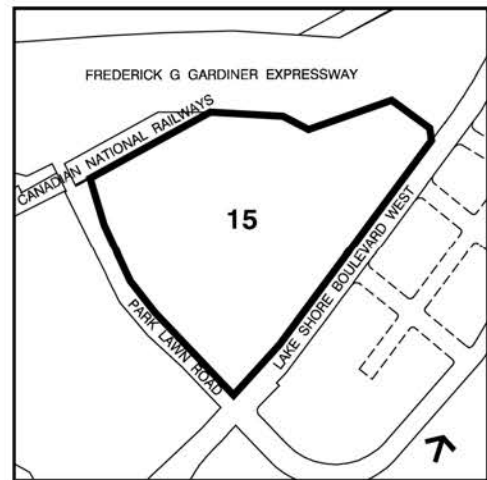
18. Chapter 7, Site and Areas Specific Policies is amended as follows:

Chapter 7, Site and Area Specific Policies, is amended by replacing Site and Area Specific Policy No. 15 with the following:

"15. East of Park Lawn Road and North of Lake Shore Boulevard West

1. All uses permitted under the *General Employment Areas* designation and *Regeneration Areas* designation, including interim uses, with the exception of residential uses and live-work uses, are permitted on the lands prior to the completion of a Secondary Plan. No form of residential uses and/or live-work uses, will be permitted in *General Employment Areas* or *Regeneration Areas*, prior to the adoption of a Secondary Plan.

Schedule A



2. Any form of residential uses and live-work uses, or any land uses not permitted in *General Employment Areas* or *Regeneration Areas*, may only be permitted once a GO Transit station to be located on the lands (the Park Lawn Go Station) is Provincially approved through the Metrolinx Transit Project Assessment Process and endorsement by the Metrolinx Board with secured funding through appropriate agreements and on-site TTC improvements are also secured to the City's satisfaction.
3. A minimum of 98,000 square metres of non-residential gross floor area will be provided at full build out of all the lands outlined in Schedule A. Development of this non-residential gross floor area:
 - a) will be comprised of uses listed in Schedule B, provided that:
 - i. uses listed in Column 1 will account for the 51 per cent or more of the minimum non-residential gross floor area;
 - ii. uses listed in Column 2 will account for less than 49 per cent of the minimum non-residential gross floor area; and
 - iii. uses listed in Column 3 will not be counted towards the minimum nonresidential gross floor area.

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.

- b) will be constructed in each phase, prior to, or concurrent with residential development to provide a balance of employment and residential growth in all phases of development; and
 - c) may be implemented in a mixed use form through stratified land use designations, which is to be determined through the Secondary Plan process, provided that:
 - i. a significant number of jobs are established on these specific sites;
 - ii. the proposed uses would not adversely affect the overall viability of any nearby Employment Areas or those outlined in Schedule A; and
 - iii. it is demonstrated that existing or planned infrastructure and public service facilities will accommodate the proposed uses.
4. In addition to the matters identified in Policy 2 of Section 4.7 Regeneration Areas the area study leading to the Secondary Plan will include:
- a) A Land Use Plan that provides for the redesignation of *Regeneration Areas* lands to *Apartment Neighbourhoods*, *Mixed Use Areas*, *Parks and Open Space Areas*, *Institutional Areas*, and *General Employment Areas*, as appropriate. The Land Use Plan will inform the maximum building heights and densities across the site to be included within the Secondary Plan;
 - b) A Phasing Strategy and Implementation Plan to ensure the orderly development of a mix of uses on the site and which may include the use of holding provisions to provide for the orderly sequencing of development in phases, including the provision of infrastructure and services;
 - c) A Heritage Impact Assessment that considers the cultural heritage value of the property, particularly the existing water tower structure;
 - d) A Physical Structure Plan that integrates the site with the surrounding community, which applies the City's "Complete Streets" principles and establishes a network of public streets, development blocks, pedestrian and cycling facilities and connections, and parks and open spaces that contributes to a safe, comfortable and connected public realm;
 - e) A Public Streets Plan that accommodates new development and ensures connectivity, in keeping with the directions and/or outcomes of the on-going Park Lawn Lake Shore Transportation Master Plan;
 - f) A Parks and Open Space Plan that identifies locations of new public parks and other open spaces and that includes a full unencumbered parkland dedication on the lands;

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.

- g) Urban Design Guidelines that set out the framework for the appropriate built form;
- h) An Economic Development Strategy that identifies opportunities for sustained employment and non-residential investment and recommends actions and policies to attract businesses and support employment growth;
- i) A Compatibility/Mitigation Strategy that takes into consideration impacts from surrounding land uses and facilities and identifies mitigation measures for each phase;
- j) A Housing Plan that identifies for each phase of residential development both the percentage of units that will be two and three bedrooms in size, and a mix of affordable housing through one or more of the following delivery mechanisms:
 - i. The conveyance of land to the City sufficient to accommodate 20% of the residential gross floor area;
 - ii. The provision of 10% of the residential gross floor area as purpose-built rental units with affordable rents secured for a period of no less than 20 years; and/or
 - iii. The conveyance to the City of 5% of the residential gross floor area as purpose-built rental units or affordable ownership units.
- k) A Community Services and Facilities Strategy that identifies community space and facilities needs, including the provision of new schools, daycares, libraries, community recreation centres, and other services, and sets out priorities to support growth and which may include potential locations and recommended phasing as well as opportunities for co-location. The specific community space and facilities identified through the needs study will be secured through appropriate agreement(s) between the City and owner that will be registered on title;
- l) A Rail Safety Strategy for sensitive uses, which includes noise and vibration mitigation, where required;
- m) An Infrastructure Master Plan that identifies water, sanitary, stormwater and hydro infrastructure requirements and development strategy;
- n) A Green Infrastructure Strategy that includes consideration of stormwater management systems and trees; and
- o) An Energy Strategy to address energy conservation including peak demand reduction, resilience to power disruptions and small local

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.

integrated energy solutions that incorporate renewable, district energy, combined heat and power or energy storage to address the City's targets of carbon reduction.

5. On the lands outlined in Schedule A, the following policies also apply:
- a) Heavy manufacturing uses are not permitted;
 - b) Large scale, stand-alone retail stores and "power centres" are not permitted;
 - c) Notwithstanding Policy 1 of this Site and Area Specific Policy, the development of uses permitted in *General Employment Areas* and *Regeneration Areas*, with the exception of residential uses and live-work uses, are permitted in advance of a Secondary Plan provided that:
 - i. It can be demonstrated that development will not adversely impact the development of the remainder of the lands; and,
 - ii. The necessary transit and transportation improvements, water, sanitary, stormwater and hydro services are available and determined through a complete application.
6. Boundaries of land use designations on Map 2, Urban Structure and Map 15, Land Use Plan respecting the lands are general and where the intent of the Plan is maintained, such that a minimum of 1.4 hectares of *General Employment Areas* is provided, minor adjustments to boundaries will not require amendment to this Plan."

Schedule B

Permitted Non-residential Uses (refer to Policy 15.3.a)		
Column 1	Column 2	Column 3
Office	Retail	Community and sports recreation centre
High tech industrial	Service	Library
Light manufacturing	Hotel	Public School
Business incubators	Private fitness centre	All other schools except business and trade schools
Creative industries**	Restaurant	Community Services and facilities
Scientific research and development	Warehouse, wholesaling and distribution	Transit station and other essential infrastructure installations
Call centres	Daycare	

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.

Research	Live theatre, cinema, entertainment venue	
Information Services	Showroom	
Data processing	Art gallery, artist studio	
Software development	Business and trade school	
Corporate headquarters	Financial institution	
Non-retail financial services		
Medical offices		

**** Creative industries** have their origin in individual creativity, skill and talent and which have a potential for wealth and job creation through the generation and exploitation of intellectual property, including: arts and crafts; broadcasting; design; film, video and photography; music and the visual performing arts; publishing; software, computer games and electronic publishing; film studio.

Chapter 7, Site and Area Specific Policies, is amended by replacing Site and Area Specific Policy No. 154 with the following:

'154.

Lands Located South of Eileen Avenue, East of Gailmort Place

Lands Located East of Keele Street, Between Lavender Road and Hillary Avenue

Lands Located on the West Side of Bronoco Avenue Between Alessia Circle and North of Summit Avenue

Certain Lands Located on the West Side of Gilbert Avenue

Certain Lands Along the North Side of Hopewell Avenue

North Side of Geary Avenue Between Dovercourt Road and Ossington Avenue

53 Colgate Avenue

Lands Generally Adjacent to the South Side of the Railway Tracks Between Brock Avenue and Queen Street West

7 77 Florence Street and 478 492 Dufferin Street

138, 150 and 152 St. Helens Avenue; 9 Dora Avenue and 6, 7, 8 and 9 Dublin Street

Lands Within the Miller Street and Lindner Street Area

Both Sides of Mulock Street South of Lloyd Avenue, and East Side of Keele Street between Junction Road and North of Hiron Street

Lands Located East of Sorauren Avenue, South of Dundas Street West and 30 Morrow Avenue

50 Wade Avenue and 8, 15 and 33 Jenet Avenue

a) Employment, place of worship and residential uses are permitted within single use or mixed use buildings provided that:

i) if the property is designated *Employment Areas*, any building containing a place of worship and/or residential units will provide for a satisfactory environment compatible with any employment uses in the building and adjacent area;

ii) if the property is designated *Neighbourhoods*, the employment uses are restricted to those compatible with residential uses in terms of emissions, odour, noise and generation of traffic;

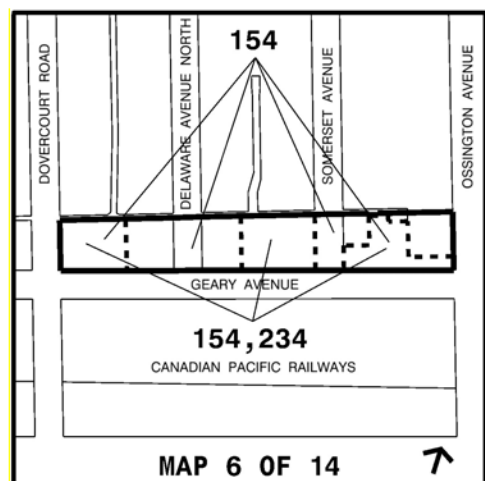
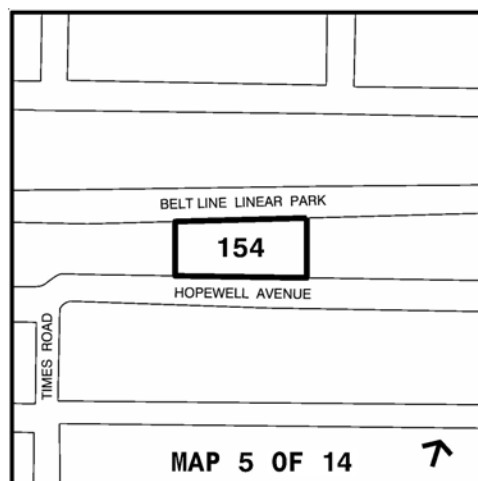
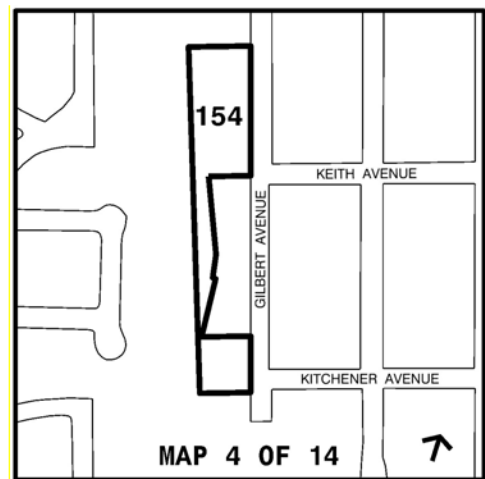
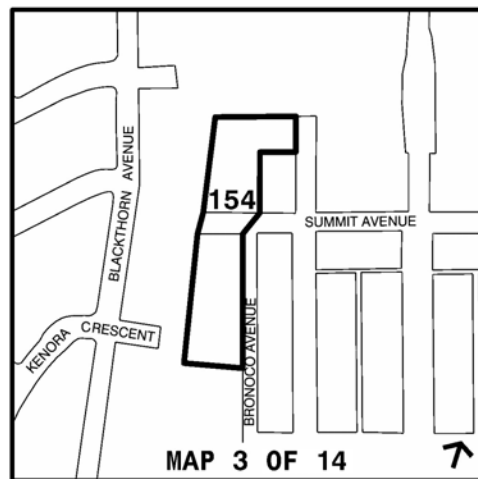
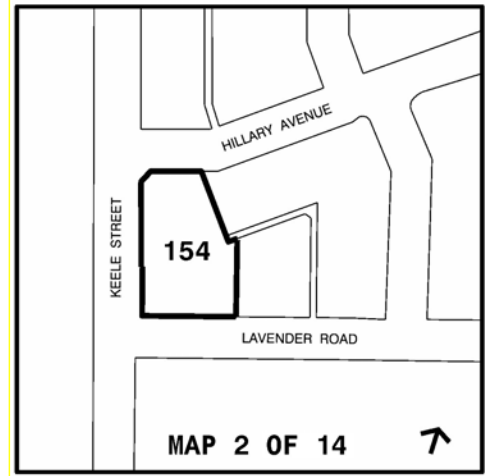
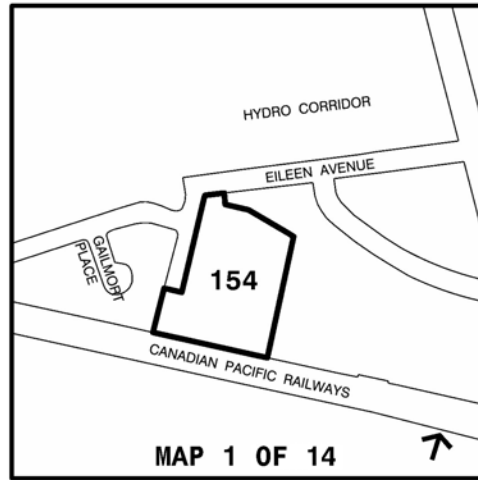
iii) the height, density and massing of new development respects and reinforces the existing and planned physical character of the adjacent area; and

iv) residential and place of worship uses are located a minimum of 30 metres from the nearest rail corridor.

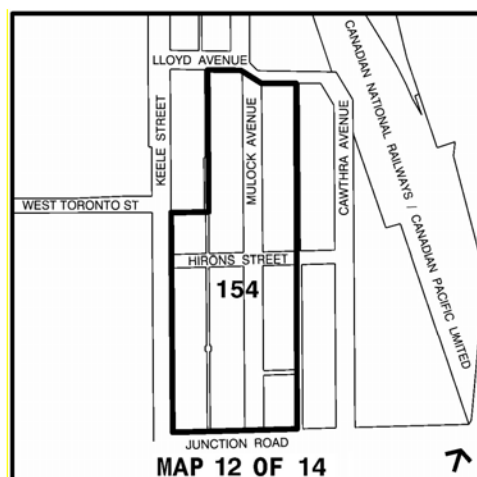
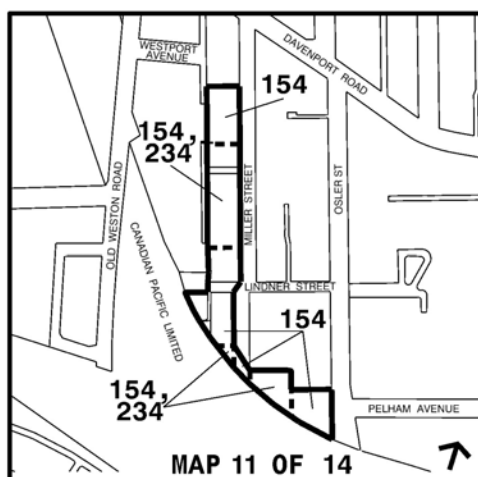
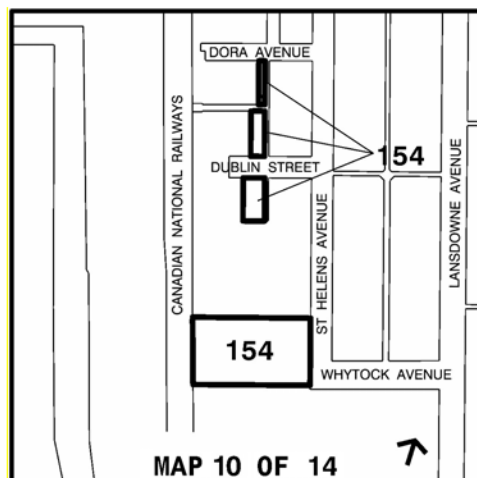
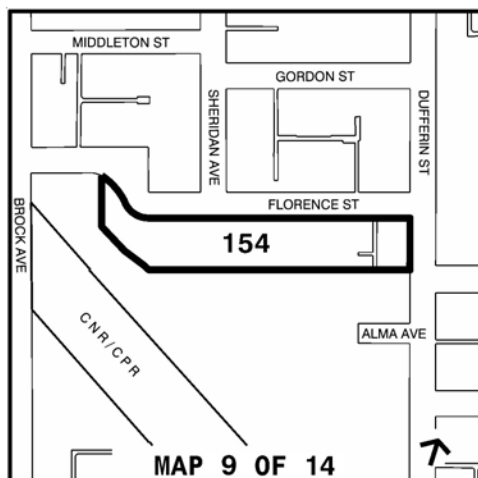
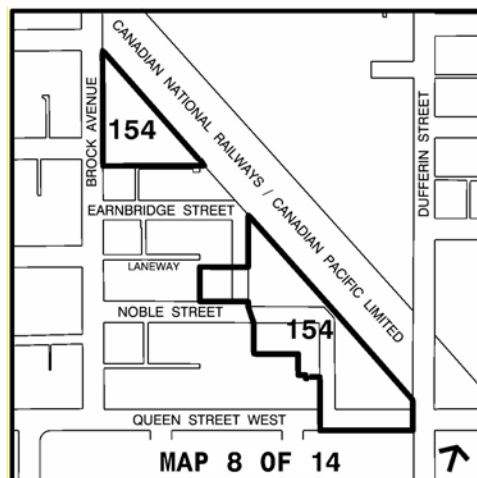
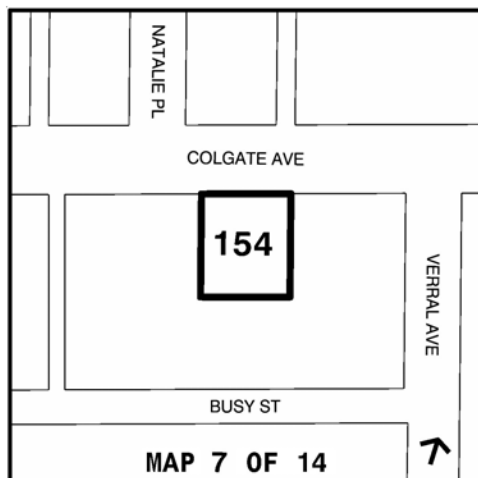
b) Despite a) above, hotels are not permitted.

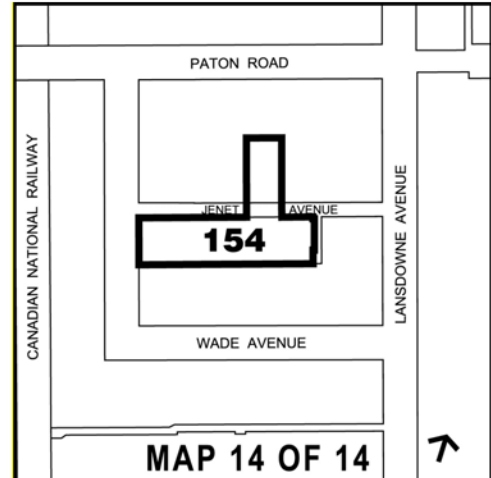
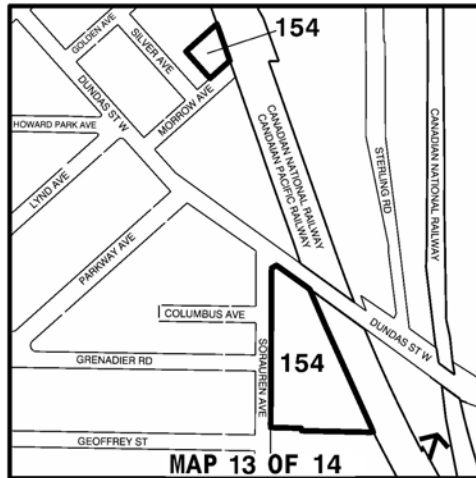
The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.

- c) Despite a) above, retail, service and restaurant uses are not permitted, except at 57-83 Brock Street and 1258-1266 Queen Street West where the uses are permitted when they are small in scale.'



The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.

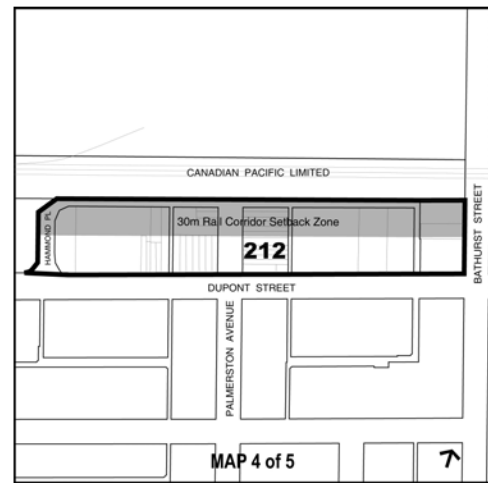
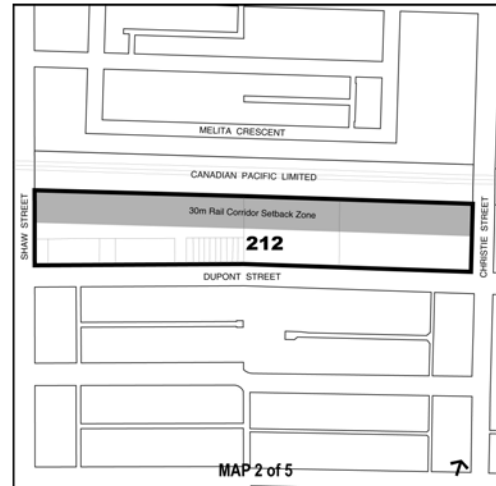




Chapter 7, Site and Area Specific Policies, is amended by deleting Site and Area Specific Policy No. 163.

Chapter 7, Site and Area Specific Policies, is amended by deleting Site and Area Specific Policy No. 212 and replacing it with the following for the lands shown on the attached map:

212. Dupont Street Corridor



The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.



- 1) A Secondary Plan or Site and Area Specific Policy (SASP) to guide the revitalization of Dupont Street between Kendal and Ossington Avenues will be enacted for lands that are located 30 metres south from the Toronto North Subdivision rail corridor and are designated *Regeneration Areas* on Map 17 of the Official Plan. In addition to the matters identified in Policy 2 of Section 4.7 of the Official Plan, the area study leading to the Secondary Plan or SASP will:
 - a) Apply the mid-rise guidelines for development and provide appropriate scale transition to the low scale residential uses along the southern frontage of Dupont Street and to the lands designated *General Employment Areas* to the rear;
 - b) Explore the use of a Development Permit system within the lands along the northern frontage of Dupont Street;
 - c) Assess and where appropriate establish maximum limits on the size of retail developments and floor plates within the study area;
 - d) Identify transportation and transit options and policies for the Dupont corridor;
 - e) Assess the feasibility of locations for mixed use development. Any mixed use development that proposes to introduce sensitive and/or non-employment uses shall only occur on sites that can accommodate the appropriate buffering and/or rail safety measures as may be required along with any required set-backs from Dupont Street in order to accommodate streetscaping initiatives;
 - f) Ensure there is a net gain in employment floor space for any developments that include residential units;
 - g) Identify and enact any required policies and/or measures to ensure appropriate access from Dupont Street to the lands designated *General Employment Areas* is maintained;

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.

- h) Identify appropriate rail corridor buffering measures to the satisfaction of the relevant railway authorities;
 - i) Identify potential locations for additional pathways and pedestrian links between the low scale residential uses to the south and the employment and rail corridor to the north within the study area;
 - j) Identify the appropriate location for new parks, open space and green corridors including exploring the opportunity of locating a greenway recreational path along the southern edge of the abutting rail corridor;
 - k) Identify strategies to enhance the public realm and streetscaping on both the north and south side of Dupont Street within the Secondary Plan or SASP area;
 - l) Explore and identify measures to improve the overall business environment of the area; and
 - m) Bring forward an enacting zoning by-law or development permit system for the study area.
- 2) Until the study is completed and the Secondary Plan or SASP is in force, development that includes residential and/or other sensitive uses is not permitted.
- 3) Uses provided for in *General Employment Areas* that are compatible with nearby residential uses are permitted on all sites and lands along the northern side of Dupont Street between Kendal and Ossington Avenues. Additional uses are permitted in the *General Employment Areas* designated lands within the 30 metre rail corridor setback zone as follows:
- a) Parking that supports the employment uses and residential uses which may be approved either at grade or in a structure;
 - b) Roads and utilities; and
 - c) Rail safety measures (i.e. berms, crash walls, etc.).
- 4) Until the Secondary Plan or SASP is in force, any proposals for employment use development will:
- a) Provide appropriate buffering and rail safety measures as required to the satisfaction of the appropriate rail authorities and the City;
 - b) Be sufficiently set-back from Dupont Street to accommodate streetscaping improvements and initiatives; and

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.

- c) Contribute to streetscaping improvements along both the north and south sides of Dupont Street.

Chapter 7, *Site and Area Specific Policies*, is amended by adding *Site and Area Specific Policy No. 247* for certain lands within the blocks bounded by Queen Street East, Boston Avenue, Logan Street and the CN Railway Tracks as follows:

'247. Certain Lands Within the Blocks Bounded by Queen Street East, Boston Avenue, Logan Street and the CN Railway Tracks

a) Residential and live/work uses are permitted when located within mixed use buildings that include *Core Employment Area* uses, provided that:

i) any building containing residential and/or live/work units will provide for a satisfactory living environment compatible with any employment uses in the building and adjacent area;

ii) new *Core Employment Area* uses are restricted to those compatible with residential uses in terms of emissions, odour, noise and generation of traffic;

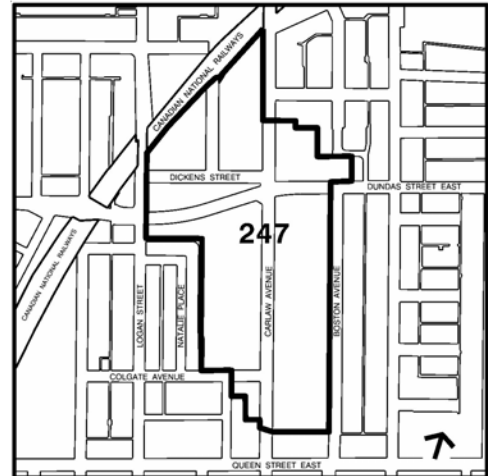
iii) the height, density and massing of new development respects and reinforces the existing and planned physical character of the adjacent area;

iv) residential, live/work and place of worship uses are located a minimum of 30 metres from the nearest rail corridor; and

v) non-residential gross floor area existing on December 16, 2013 or developed subsequently is replaced with any new development.

b) Despite a) above, retail, service and restaurant uses to serve residents and/or businesses are permitted when they are small in scale and located on Carlaw Avenue and/or Dundas Street East.

c) A neighbourhood improvement plan will set out a broader vision for neighbourhood amenities and public realm improvements.'



Chapter 7, Site and Area Specific Policies, is amended by adding the following paragraph at the end of Site and Area Specific Policy No. 310 for the lands known municipally in 2012 as 350 Progress Avenue (lands at the northwest corner of Progress Avenue and Schick Court):

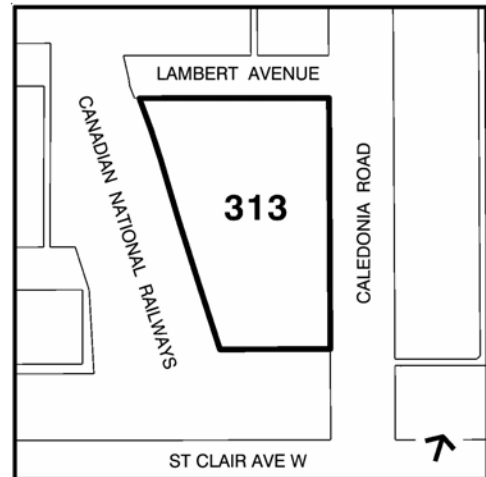
'The following additional uses accessory to office uses are permitted: financial institutions, personal service shops, recreational uses, restaurants and retail stores, with the total gross floor area of all accessory uses not to exceed 10% of the total built gross floor area of the City Centre Office (CCO) Uses.'

Chapter 7, *Site and Area Specific Policies*, is amended by adding Site and Area Specific Policy No. 313 for the lands on the west side of Caledonia Road, between St. Clair Avenue West and Lambert Avenue, as follows:

'313. Lands Located on the West Side of Caledonia Road, Between St. Clair Avenue West and Lambert Avenue

a) *Core Employment Area* uses are restricted to those compatible with residential uses in terms of emissions, odour, noise and generation of traffic.

b) Once the concrete batching use ceases to operate on the lands known municipally as 32 Caledonia Road and 1536 St. Clair Avenue West, residential uses are permitted on lands shown as Site and Area Specific Policy No. 313 within single use or mixed use buildings, provided that:



i) any building containing residential units will provide for a satisfactory living environment compatible with any employment uses in the building and adjacent area;

ii) the height, density and massing of new development respects and reinforces the existing and planned physical character of the adjacent area, including lands to the north, east and south that are designated as *Neighbourhoods* and *Mixed Use Areas*;

iii) residential uses are located at a satisfactory distance from the rail corridor; and

iv) non-residential gross floor area existing on December 16, 2013 or developed subsequently is replaced with any new development, preferably adjacent to the rail corridor as a land use buffer.

c) Cultural and recreational facilities are permitted.

d) Retail, service and restaurant uses to serve residents and/or businesses are permitted when they are small in scale and located on Caledonia Road.'

Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 386 for the lands bounded by Sheppard Avenue East, Victoria Park Avenue, Highway 401, the Highway 401/Highway 404 Interchange and Highway 404, as follows:

'386. Lands bounded by Sheppard Avenue East, Victoria Park Avenue, Highways 401 and 404

- a) An implementation plan will be established as Official Plan policy to address within Areas "A", "B" and "C" matters such as:
 - i) an incentive program for Council adoption to encourage office development;
 - ii) the provision of amenities throughout the area to create an attractive environment for existing and new offices;
 - iii) development densities; and
 - iv) the creation of new streets and blocks.

Area "A"

- b) Development in Area "A" that includes residential units is required to also increase the non-residential gross floor area in Area "A".

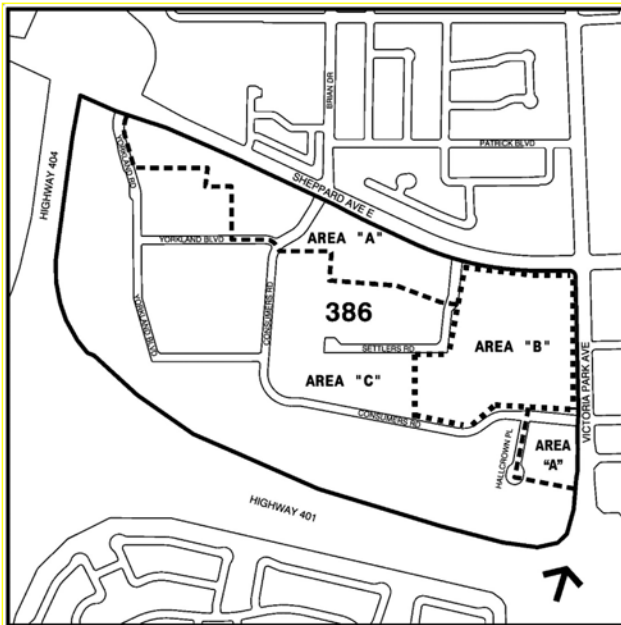
Area "B"

- c) Prior to the approval of residential development on *Mixed Use Area* land in Area "B", a Noise Impact Study is required to determine appropriate design and separation distances of residential units and sensitive non-residential uses from the Direct Fuel Cell-Energy Recovery Generation power plant at 500 Consumers Road.
- d) Development on *Mixed Use Area* land in Area "B" that includes residential units is required to also increase the non-residential gross floor area in Area "B", on land designated as *Mixed Use Areas* and/or on land designated as *General Employment Areas*.
- e) *Employment Area* uses in Area "B" are limited to those that are compatible with adjacent existing and planned residential uses in Area "A" and on the *Mixed Use Areas* land in Area "B".

Area "C"

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.

- f) *Employment Area* uses in Area "C" are limited to those that are compatible with adjacent existing and planned residential uses in Areas "A" and "B".
- g) Major retail development with 6,000 square metres or more of retail gross floor area are not permitted in Area "C". Automobile dealerships with more than 6,000 square metres of retail gross floor are permitted at 243 to 255 Consumers Road and 165 Yorkland Boulevard provided such dealerships are located in multi-storey buildings.
- h) Restaurants, workplace daycares, recreation and entertainment facilities, and small and medium scale retail stores and services are only permitted in Area "C" when these uses are located on lower level floors of multi-storey buildings that include *Core Employment Area* uses, particularly office uses.



The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.

Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 387 for the lands bounded by Wilson Heights Boulevard, Wilson Avenue, Champlain Boulevard, Highway 401, the Highway 401/William R. Allen Road interchange and William R. Allen Road, as follows:

'387. The Tippet Road Area

A framework for new development on the lands will be set out in either a Secondary Plan or a Site and Area Specific Policy to address the matters that are identified in Section 4.7.2 of the Plan and also matters such as the following:

- a) Streets, pedestrian connections, blocks, densities and building heights;
- b) A requirement that 50 per cent or greater of the gross floor area on lands in Parcel "A" be used for non-residential purposes;
- c) A requirement that development in Parcel "B" that includes residential units also increase the non-residential gross floor area in Parcel "B"; and
- d) A land use buffer to appropriately separate residential and sensitive non-residential uses from Highway 401, the Highway 401/William R. Allen Road expressway interchange and the William R. Allen Road expressway, and the design of residential units and buildings containing sensitive non-residential uses to mitigate noise and vibration from the highways.'



Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 388 for the lands south of Wilson Avenue, east of Dufferin Street and north of the Highway 401/Dufferin Street Interchange, as follows:

'388. Lands Southeast of Wilson Avenue and Dufferin Street

Instead of a Secondary Plan, a Site and Area Specific Policy is required to set out a framework for new development on the lands to address those matters identified in Section 4.7.2 of the Plan and also matters such as the following:

- a) Land use buffers to appropriately separate residential and sensitive non-residential uses from the abutting *Employment Area* lands directly to the east and from the Dufferin Street/Highway 401 interchange and Highway 401 to the south.
- b) The design of any residential uses and buildings containing sensitive non-residential uses to mitigate noise and vibration from the *Employment Area* lands directly to the east and from the Dufferin Street/Highway 401 interchange and Highway 401 to the south.
- c) A street and block plan that includes a public street to connect Billy Bishop Way to Wilson Avenue and other appropriate connections; and
- d) A requirement that development including residential units also increase the non-residential gross floor area.

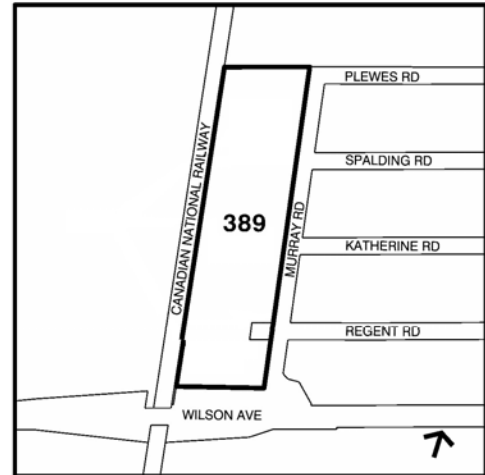


Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 389 for the lands known municipally in November 2013 as 10-62 Murray Road, as follows:

'389. 10-62 Murray Road

1. Instead of a Secondary Plan, a Site and Area Specific Policy is required to set out a framework for new development on the lands to address the matters that are identified in Section 4.7.2 of the Plan and also matters such as the following:

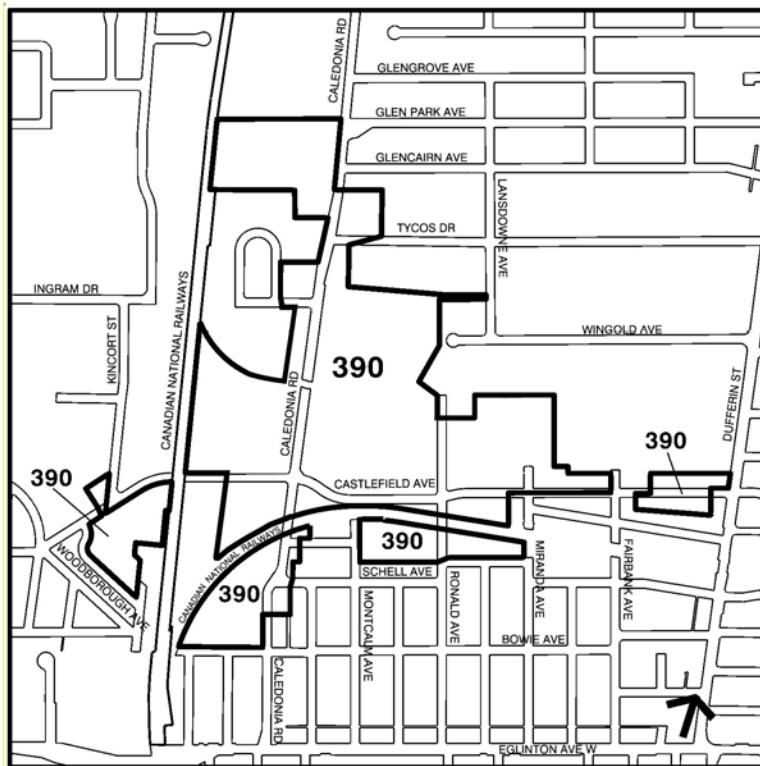
- a) A land use buffer of *Core Employment Area* uses on the north portion of the lands that is compatible with and sensitive to adjacent existing and planned residential and sensitive non-residential uses;
- b) A low scale residential built form on lands south of the land use buffer described above, that is compatible with and sensitive to the existing low scale residential neighbourhood located east of the lands;
- c) A requirement that residential and sensitive non-residential uses only be permitted on the lands south of the land use buffer described above, once the concrete batching use ceases to operate on the lands;
- d) Opportunities for commercial uses at the Wilson Avenue frontage;
- e) A street and block plan that includes pedestrian and cycling connections; and
- f) A setback of any residential and sensitive non-residential use from the rail corridor west of the lands.



Chapter 7, *Site and Area Specific Policies*, is amended by adding *Site and Area Specific Policy No. 390* for certain lands northwest of Dufferin Street and Eglinton Avenue West, as follows:

'390. Castlefield Caledonia Design and Décor District

- a) On lands designated *General Employment Areas*, retail uses are limited to design and décor retail establishments, including but not limited to the sale of home furnishings and appliances, home renovation, garden and landscaping supplies.
- b) Small scale retail outlets that are ancillary to and on the same lot as a principal manufacturing or warehouse/distribution establishment are also permitted.

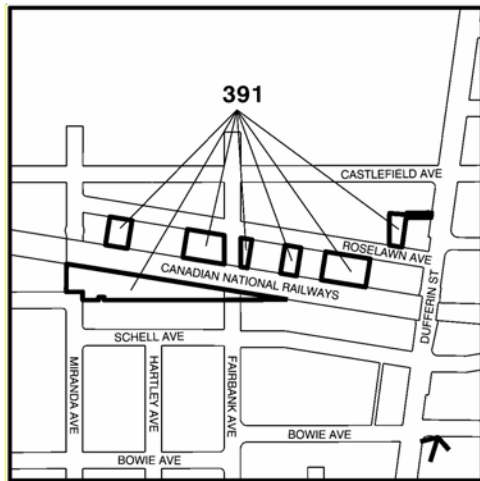


The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.

Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 391 for certain lands southwest of Castlefield Avenue and Dufferin Street, as follows:

'391. 1122, 1141, 1151, 1171, 1173, 1185 and 1203 Roselawn Avenue, 103 and 110 Fairbank Avenue and certain lands east of 76 Miranda Avenue

Employment uses that are compatible with nearby residential uses are permitted. Motor vehicle repair shops, motor vehicle collision repair shops, motor vehicle sales establishments and car washing establishments are not permitted.'

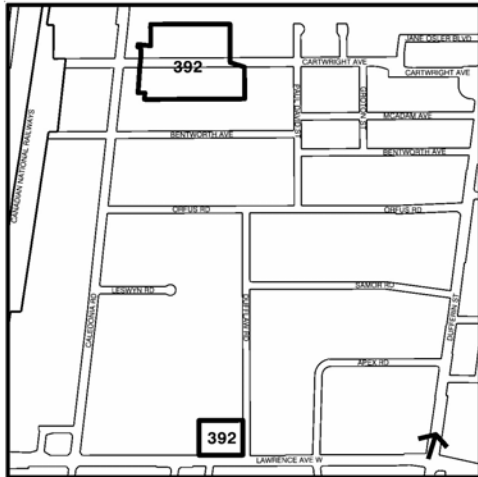


The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.

Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 392 for lands known municipally in 2012 as 1002 and 1020 Lawrence Avenue West and certain lands on Cartwright Avenue east of Caledonia Road, as follows:

'392. 1002 and 1020 Lawrence Avenue West, 109-135 Cartwright Avenue (odd numbers) and 120-132 Cartwright Avenue (even numbers)

Small and medium scale retail stores and services are permitted.'



Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 393 for lands known municipally in 2012 as 105-109 Vanderhoof Avenue and 10 Brentcliffe Road, as follows:

'393. 105-109 Vanderhoof Avenue and 10 Brentcliffe Road

Retail and service uses are permitted, except for major retail developments with 6,000 square metres or more of retail gross floor area which are prohibited.'



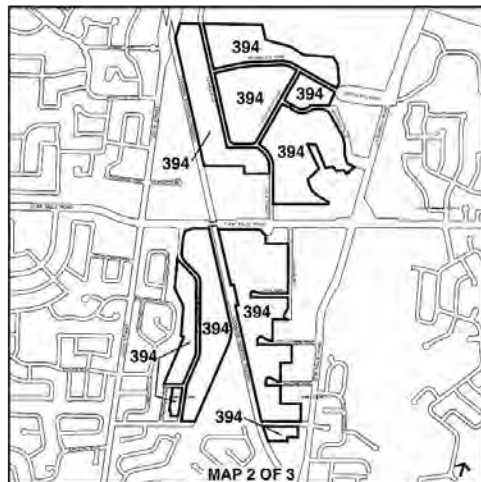
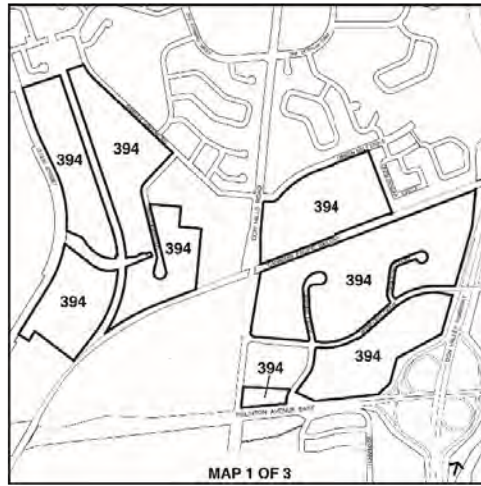
Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 394 for business park lands along the Don Valley Parkway Corridor, as follows:

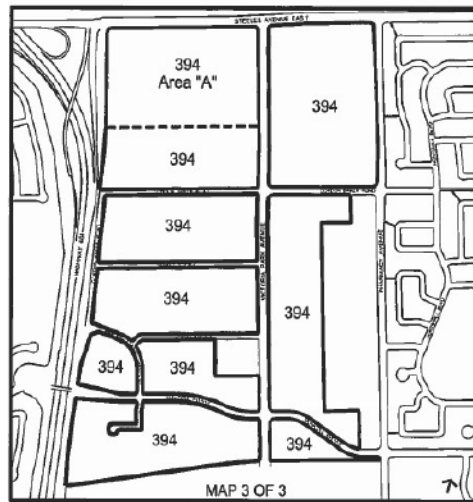
'394. Business Parks along the Don Valley Parkway Corridor

- a) New major retail developments with 6,000 square metres or more of retail floor area are not permitted.
- b) Restaurants, workplace daycares, recreation and entertainment facilities, and small and medium scale retail stores and services are only permitted when these uses are located on lower level floors of multi-storey buildings that include *Core Employment Area* uses, particularly office uses.
- c) On the lands shown as Area "A" on Map 3 of 3:
 - i. A Master Site Plan will create safe and comfortable public and private realms and include matters such as:
 - a. a network of private and public streets;
 - b. flexibly-sized development blocks;
 - c. appropriately-sized private and/or public open spaces;
 - d. pedestrian and cycling facilities; and
 - e. convenient interconnections amongst the foregoing.
 - ii. Heavy manufacturing uses are not permitted.
 - iii. Hotels are permitted.
 - iv. Following approval of a Master Site Plan, development will be phased as follows:
 - 1. The first phase of development will include:
 - i. a maximum of 2,200 square metres of gross floor area comprised of recreational facilities, restaurants, retail stores and service uses that are permitted to be developed in stand-alone buildings notwithstanding b) above;
 - ii. a bank with a maximum gross floor area of 600 square metres;
 - iii. a hotel with a minimum gross floor area of 7,000 square metres; and
 - iv. a minimum of 1,000 square metres of gross floor area for office uses.
 - 2. Subsequent phases of development will include:

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.

- i. a maximum of 1,100 square metres of gross floor area comprised of recreational facilities, restaurants, retail stores and service uses that are permitted to be developed in stand-alone buildings notwithstanding b) above, provided that above-grade building permits have been issued for a minimum of 1,000 square metres of gross floor area for office uses as required in 1. above; and
- ii. a minimum of 9,000 square metres of gross floor area of office uses.





Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 395 for the lands bounded by Steeles Avenue East, Go Train Corridor, Redlea Avenue Extension and the north boundary of properties on Passmore Avenue, as follows:

'395. Lands bounded by Steeles Avenue East, Go Train Corridor, Redlea Avenue Extension and the north boundary of properties on Passmore Avenue

a) Development of the lands will proceed in accordance with a framework to be established through a study of the area that addresses the matters identified in Section 4.7.2 of the Official Plan and also the following matters:

- i) a land use buffer to appropriately separate residential and sensitive non-residential uses from nearby *Employment Areas*;
 - ii) appropriate separation to the GO Train corridor on the east boundary of the study area;
 - iii) the design of any sensitive uses and buildings containing residential and other sensitive uses to mitigate noise, vibration and other adverse effects from the *Employment Areas* lands and the GO Train corridor;
 - iv) a street and block plan that includes the Redlea Avenue Extension and other appropriate connections;
 - v) a requirement that development of residential units also provide the gross floor area of office employment uses; and
 - vi) a requirement that Redlea Avenue is extended to Passmore Avenue prior to new development within the lands subject to Site and Area Specific Policy No. 395.
- b) The above noted study is deemed to satisfy the requirement for a secondary plan pursuant to Section 4.7.2 of the Official Plan.'



Chapter 7, *Site and Area Specific Policies*, is amended by adding Site and Area Specific Policy No. 396 for the lands bounded by Eglinton Avenue East, Brentcliffe Road, Vanderhoof Avenue and Laird Drive, as follows

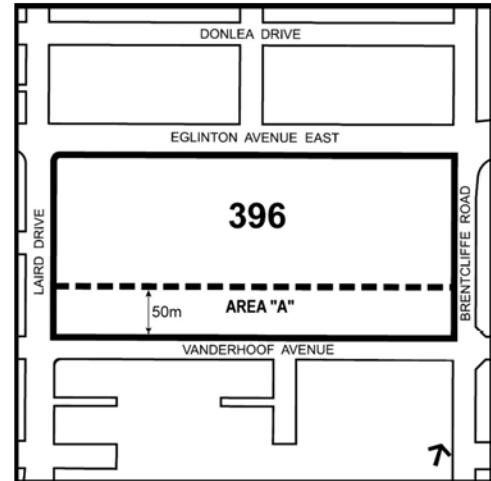
'396. Lands bounded by Eglinton Avenue East, Brentcliffe Road, Vanderhoof Avenue and Laird Drive

a) *General Employment Area* uses in Area "A" are limited to those that are compatible with residential and sensitive non-residential uses permitted in the adjacent *Mixed Use Areas* and *Neighbourhoods*.

b) Major retail developments with 6,000 square metres of retail floor area are not permitted in Area "A".

c) Development on the *Mixed Use Area* land that includes residential units is required to also increase the non-residential gross floor area on the lands shown as Site and Area Specific Policy No. 396.

d) Given the presence of industries to the south and southeast of the lands, a study of noise, dust, odour and other industrial related impacts is required prior to the approval of residential development and/or sensitive non-residential uses on the *Mixed Use Area* lands so that appropriate design standards and building heights can be determined for buildings containing residential and/or sensitive non-residential uses.'



Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 410 for the lands that are known municipally in 2012 as 1121 Leslie Street, as follows:

'410. 1121 Leslie Street

Employment Area uses on the lands are limited to those that are compatible with residential and sensitive non-residential uses that are permitted on the lands located to the south.'



The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.

Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 412 for the lands known municipally in 2012 as 2781 Markham Road, as follows:

'412. 2781 Markham Road

- a) Place of worship and ancillary community centre uses are permitted.'



Chapter 7, Site and Area Policies, is amended by adding Site and Area Specific Policy No. 413 for the lands known municipally in 2012 as 35 Auto Mall Drive, 958 Milner Avenue and adjacent lands, as follows:

'413. 35 Auto Mall Drive, 958 Milner Avenue and adjacent lands

a) Prior to the approval of a zoning by-law permitting the development of the lands the owner will make arrangements with respect to the closure, purchase and re-alignment of a section of Auto Mall Drive, to the satisfaction of the City of Toronto in consultation with Metrolinx.

b) Development will:

- i) provide a strong building relationship to street edges, in particular to Sheppard Avenue East, to enhance visual identity, accessibility to public transit, and to create an attractive and comfortable streetscape;
 - ii) achieve efficient use of the land by providing buildings fronting Sheppard Avenue East to be a minimum of 2 storeys and parking layout minimizing the use of available land and screened from adjacent streets; and
 - iii) address floodplain management issues and incorporate any necessary mitigation measures to the satisfaction of the Toronto and Region Conservation Authority.
- c) Major retail development with retail gross floor area of 6,000 square metres or more is permitted.



Chapter 7, Site and Area Policies, is amended by adding Site and Area Specific Policy No. 414 for the lands known municipally in 2012 as 21 Broadview Avenue, as follows:

414. 21 Broadview Avenue

In any zoning by-law permitting the development of residential uses on the subject site the owner shall be required to:

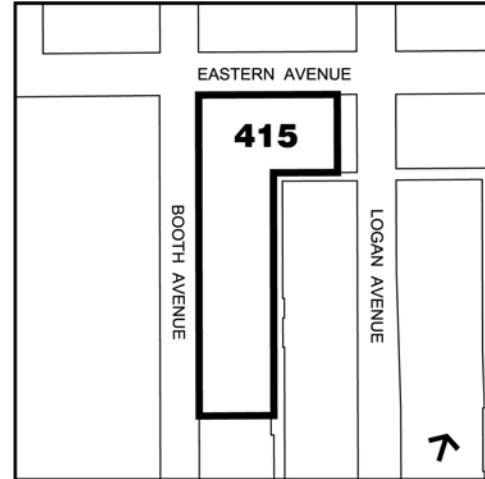
- a) Provide employment space in the new building equivalent to the total gross floor area of the ground floor of the new building;
- b) Undertake an environmental study in addition to a feasibility analysis and impact assessment as required under Section 4.10.3 of the province's D-6 Guidelines for Compatibility Between Industrial Facilities and Sensitive Land Uses to the satisfaction of the City in consultation with the Ministry of Environment; and
- c) Be subject to all conditions and requirements as set by the City, the Toronto and Region Conservation Authority and the province regarding the site's location within the Lower Don Special Policy Area.



Chapter 7, Site and Area Policies, is amended by adding Site and Area Specific Policy No. 415 for the lands known municipally in 2019 as 459 Eastern Avenue, as follows:

'415. 459 Eastern Avenue

- a) Only those employment uses, such as offices, self storage warehouses, parks, small scale restaurants, retail uses and service uses that are compatible to the nearby low scale residential dwellings fronting onto Logan Avenue are permitted.
- b) As a condition of development approval, the City shall advise proponents of development in the Lower Don SPA of the risks associated with the construction of buildings and/or structures in advance of flood protection infrastructure being complete and functional.
- c) The City shall require that proponents of development seeking approvals in advance of flood protection infrastructure being complete and functional:
 - i) prepare an Emergency Management Plan to the satisfaction of the City, in consultation with the TRCA, addressing the protection of human health and safety and the protection of property (site, buildings, equipment) during and after construction until the TRCA has confirmed in writing that the site is permanently flood protected; and
 - ii) enter into an agreement(s) with the City that:
 - A. addresses the protection of public health and safety, the protection of property, the acceptance of all risk by the proponent and the removal of any liability for public authorities; and
 - B. includes a complete indemnification, to the satisfaction of the City in consultation with the TRCA and MMAH/MNRF, of all public authorities from any liability and costs, including those due to (i) property damage, injury or loss of life due to flooding during and after construction until the flood protection infrastructure is complete and functional from a flood plain management perspective; and, (ii) losses due to delay caused by a failure of the flood protection infrastructure to be completed or to be completed within the anticipated time frame.



The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.

- d) The City and other public agencies shall monitor and maintain the flood protection infrastructure to confirm its continued function in accordance with the approved design, such that it provides permanent protection against future increases in regulatory flows and levels in the Lower Don area."

Chapter 7, Site and Area Policies, is amended by adding Site and Area Specific Policy No. 416 for the lands known municipally in 2012 as 462 Eastern Avenue, subject to conditions as set out in the province's approval dated June 26, 2017 as follows:

'416. 462 Eastern Avenue

Before any zoning by-law permitting the development of residential uses on the subject site is enacted the owner shall:

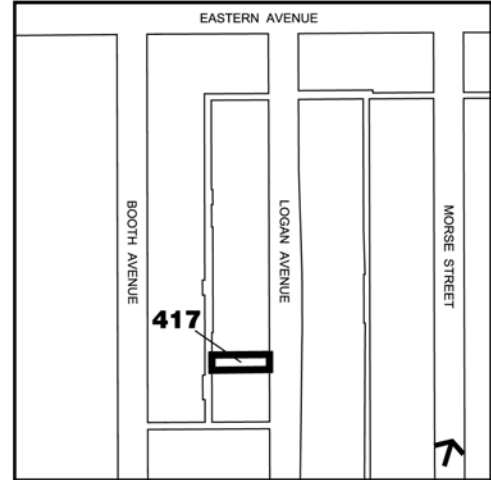
- a) Provide employment space(s) along the Eastern Avenue frontage between Booth and Logan Avenues;
- b) Ensure the proposed development provides transition in scale to the low scale *Neighbourhoods* to the north, east and west in accordance with the policies of the Plan;
- c) Undertake an environmental study in addition to a feasibility analysis and impact assessment as required under Section 4.10.3 of the province's D-6 Guidelines for Compatibility Between Industrial Facilities and Sensitive Land Uses to the satisfaction of the City in consultation with the Ministry of Environment; and
- d) Be subject to all conditions and requirements as set by the City, the Toronto and Region Conservation Authority and the province regarding the site's location within the Lower Don Special Policy Area.'



Chapter 7, Site and Area Policies, is amended by adding Site and Area Specific Policy No. 417 for the lands known municipally in 2012 as 54 Logan Avenue, as follows:

"417. 54 Logan Avenue

One residential unit ancillary to the employment uses on the site is permitted to provide temporary accommodation for visiting workers."



Chapter 7, Site and Area Policies, is amended by adding Site and Area Specific Policy No. 418 for the lands known municipally in 2012 as 536 Eastern Avenue, as follows:

418. 536 Eastern Avenue

Employment space that is compatible with on site residential uses is required on the ground floor of any redevelopment proposed for the site.'

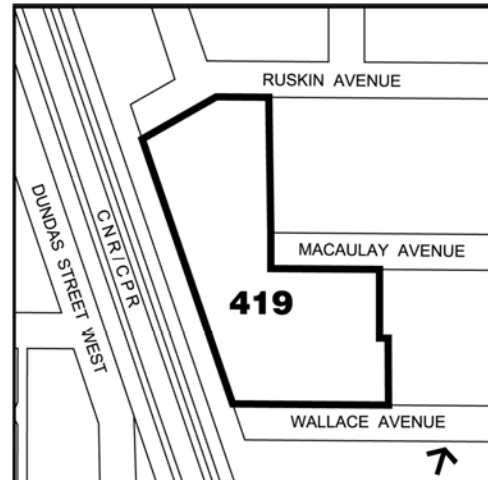


Chapter 7, *Site and Area Policies*, is amended by adding Site and Area Specific Policy No. 419 for the lands known municipally in 2012 as 362 Wallace Avenue, as follows:

'419. 362 Wallace Avenue

Residential uses on the site are permitted if the following conditions are met:

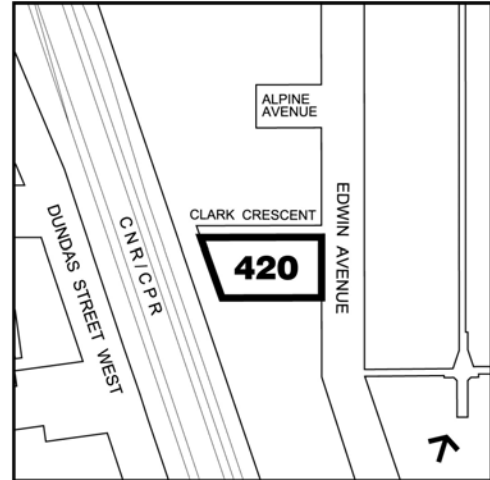
- a) A new public road running north/south, generally from the southern terminus of Edwin Avenue, through the site to Wallace Avenue is provided;
- b) Macaulay Avenue is extended to meet the new public road described in a) above;
- c) A minimum of 3,800 square metres of non-residential gross floor area is constructed on the site prior to or at the same time as any residential gross floor area;
- d) Only residentially-compatible employment uses are permitted on the lands designated *General Employment Areas*;
- e) Any required alterations to the Wallace Avenue pedestrian bridge must respect the heritage designation of the bridge and the bridge must remain open during the alterations;
- f) A 3 metre wide publicly accessible pedestrian connection through the site to allow access from the terminus of Macaulay Avenue to the West Toronto Railpath will be provided;
- g) Site design must not have any negative impact on the West Toronto Railpath, and the elevation of any building constructed adjacent to the West Toronto Railpath will provide overlook to the path; and
- h) The western terminus of Wallace Avenue will be designed as a meeting/gathering place, and any buildings constructed at the south end of the site will face onto this space and provide animation.'



Chapter 7, Site and Area Policies, is amended by adding Site and Area Specific Policy No. 420 for the lands known municipally in 2012 as 50 Edwin Avenue, as follows:

'420. 50 Edwin Avenue

For the portion of the site designated *General Employment Areas* only residentially compatible employment uses such as offices, studios, small scale restaurants, retail and service uses as well as parks are permitted. Parking ancillary to and supportive of redevelopment of the portion designated *Neighbourhoods* is also permitted within the *General Employment Areas* portion.'



Chapter 7, Site and Area Policies, is amended by adding Site and Area Specific Policy No. 421 for the lands known municipally in 2012 as 299 Campbell Avenue, as follows:

'421. 299 Campbell Avenue

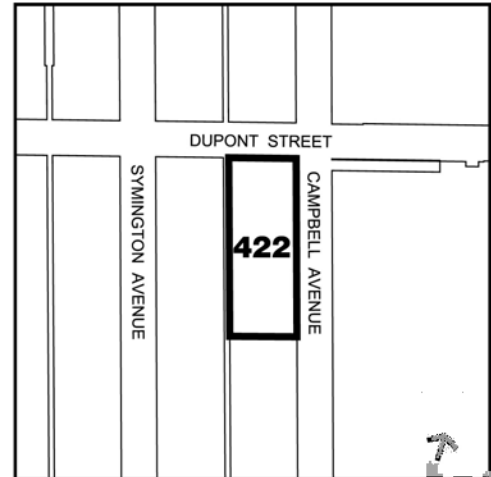
1. Residential uses on the site will be permitted providing the following requirements are met:
 - a) Pedestrian and vehicular access to the site known as 1453 Dupont Street must be maintained.
 - b) A minimum of 1,210 square metres of non-residential GFA is provided on the site.
 - c) A minimum of 930 square metres of the non-residential space will be dedicated for use by a community facility.
 - d) A maximum of 22,950 square metres of residential GFA may be provided on the site.
 - e) The maximum height of any building on the site is the lesser of 47 metres or 12 storeys, including all mechanical equipment.
 - f) The proposed building provides appropriate transition to the *Neighbourhoods* to the south.'



Chapter 7, Site and Area Policies, is amended by adding Site and Area Specific Policy No. 422 for the lands known municipally in 2012 as 300 Campbell Avenue, as follows:

'422. 300 Campbell Avenue

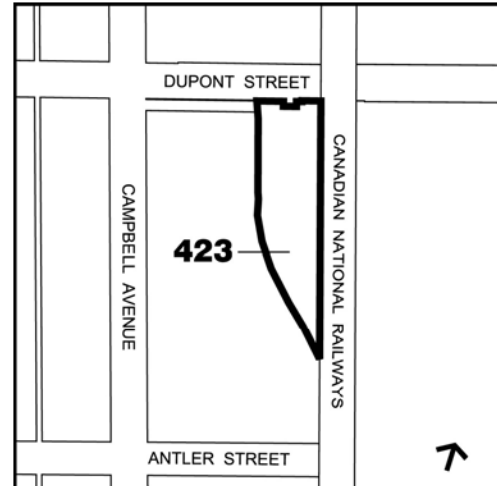
- a) Only those employment uses that are compatible to the nearby low scale residential dwellings fronting onto Campbell Avenue are permitted; and
- b) Arts training facilities, studios and entertainment and recreation facilities are permitted.'



Chapter 7, Site and Area Policies, is amended by adding Site and Area Specific Policy No. 423 for the lands known municipally in 2012 as 1453 Dupont Street, as follows:

'423. 1453 Dupont Street

- a) Only those employment uses that are compatible to the nearby low scale residential dwellings south of the site are permitted; and
- b) Parking to support the employment uses at 299 Campbell Avenue is permitted.'



Chapter 7, Site and Area Policies, is amended by adding Site and Area Specific Policy No. 424 for the lands known municipally in 2012 as 11 Peel Avenue, as follows:

'424. 11 Peel Avenue

1. Residential uses are only permitted provided the following conditions of redevelopment are met:
 - a) A minimum density of one times the area of the lot of non-residential uses must be provided as part of any redevelopment of the lot.
 - b) A minimum density of 0.34 times the area of the lot of non-residential, non-retail uses must be provided as part of any redevelopment of the lot.
 - c) A commercial parking garage does not count towards the non-residential or non-retail uses as described in a) and b) above.
 - d) The maximum gross floor area of any one retail store on the site (including back of house activities) is 2,665 square metres.
 - e) Publicly accessible pedestrian connections through the site to allow access from Gladstone Avenue to Dufferin Street must be provided.
 - f) No new shadowing on properties designated as *Neighbourhoods* is permitted on the spring and fall equinoxes beyond the as-of-right zoning as of October 1, 2013.
 - g) The site must provide direct pedestrian access to Queen Street West.'



Chapter 7, Site and Area Policies, is amended by adding Site and Area Specific Policy No. 425 for the lands known municipally in 2012 as 150 Symes Road, as follows:

'425. 150 Symes Road

1. In addition to all the uses provided for in the *Core Employment Areas* designation the following uses shall be permitted:
 - a) Service commercial, and indoor recreational and entertainment uses are permitted through the enactment of a zoning by-law;
 - b) Institutional uses, including post-secondary trade schools that are ancillary to and/or supportive of the site's employment uses are also permitted through the enactment of a zoning by-law;
 - c) The above noted uses are potentially sensitive uses. Prior to the enactment of any zoning by-law amendment a study will be submitted by the applicant, in consultation with the Ministry of the Environment if required, that evaluates to the City's satisfaction, how the potentially sensitive use would affect the ability of existing industrial uses along Glen Scarlett Road and identify to the satisfaction of the City any required and appropriate mitigation techniques to be incorporated into the development at 150 Symes Road in order to address:
 - i) odour and noise that are discharged from existing industrial uses on Glen Scarlett Road; and
 - ii) the potential impacts of traffic entry to and exit from the site, parking and noise which may arise as a result of the redevelopment and which may impact the nearby local residential areas.
 - d) Appropriate soil and groundwater studies must be undertaken in order to confirm to the City that the applicable provincial requirements have been met for the uses proposed.'



Chapter 7, Site and Area Policies, is amended by adding Site and Area Specific Policy No. 426 for the lands known municipally in 2018 as 21 Don Valley Parkway, 30 Booth Avenue, and 375 and 385 Eastern Avenue, as follows:

'426. 21 Don Valley Parkway, 30 Booth Avenue, and 375 and 385 Eastern Avenue

- a. A comprehensively planned, intensified employment precinct that is fully integrated and connected to the surrounding area and that encompasses a broad variety of non-residential land uses should be created on the subject lands. A mixture of non-residential uses is therefore permitted, with a majority of the development consisting of offices, post-secondary colleges/universities/trade schools, hotels, studios, and research facilities.
- b. Non-residential uses which support the viability of the precinct's primary employment uses noted above, provide amenities for the precinct's current and future employees, and support the creation of a vibrant and animated urban district are permitted as follows: arts and entertainment uses, community centres, community health centres, convention facilities, fitness centres, libraries, major retail uses, museums, parks, recreational facilities, retail uses, service commercial uses, workplace ancillary daycares, and other such similar uses as the City and, where applicable, the Province, may support.
- c. Proposals which include major retail uses of 6,000 square metres or more of retail gross floor area will be permitted when such uses are planned to be physically connected and/or functionally integrated with structures and/or open spaces associated with the precinct's employment uses. Proposals for major retail development will be subject to the development criteria set out in subsections a) to e), g) and h) of Policy 4.6.5. At grade parking associated with major retail development will only be used as an interim measure and will not be located between the retail uses and the public sidewalk and will be located at the flank or rear of the building.
- d. A comprehensive plan for the new employment precinct described above will be prepared to the satisfaction of the City. The comprehensive plan will include consideration of the relationship and connections between properties in Site and Area Specific Policy 426 and nearby properties including 1, 5 and 9 Don Valley Parkway, 6 and 50 Booth Avenue, and 405, 415, and 433 Eastern Avenue. The comprehensive plan will be implemented through



The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.

adoption of an Official Plan Amendment(s) (which may include either, or both, of a Site and Area Specific Policy and/or a Secondary Plan), and/or Zoning By-law Amendment(s), along with a Plan of Subdivision, at the discretion of the City. Through the planning process for the implementation of the comprehensive plan, the following matters shall be addressed:

- i. the comprehensive plan for the redevelopment of the precinct will address land use, built form, deployment of density, land division, interim development conditions, flood protection, public realm connections and appropriate transition in built form to low-scale residential uses north of Eastern Avenue. The comprehensive plan will include a transportation and servicing infrastructure plan to accommodate the intensification, that identifies new infrastructure and improvements to existing infrastructure and also identifies transportation demands and impacts and any necessary mitigation measures.
- ii. the City will secure phasing of development and infrastructure improvements to ensure orderly development and to ensure that development of the precinct's employment uses accompanies development of the other permitted uses. At full build-out of the employment precinct, no more than 20 per cent of the total gross floor area is to be devoted to entertainment uses, fitness centres, major retail uses, recreation uses, retail uses and service commercial uses.
- iii. proposed development for the precinct will include a mix of non-residential land uses which are consistent with the objectives of the Official Plan's policies for *Employment Areas* and the City of Toronto's Economic Development Strategy.
- iv. prior to the enactment of any Zoning By-law Amendment which permits potentially sensitive non-residential land uses in the employment precinct, a compatibility study shall be prepared to the satisfaction of the City of Toronto in consultation with the Ministry of the Environment and Climate Change that evaluates how potentially sensitive uses within 1,000 metres of existing *major facilities* such as the Enbridge facility located at 405 Eastern Avenue and the City works yard located at 433 Eastern Avenue and 50 Booth Avenue, would affect the ability of those facilities to carry out normal business activities. The compatibility study shall also evaluate potential adverse effects from odour, noise and/or other contaminants on anticipated users of the proposed sensitive uses, and recommend how potential adverse effects may be mitigated to minimize risk to public health and safety and to ensure the long term viability of *major facilities*. Mitigation measures shall be implemented by the proponent of development through the Zoning By-law Amendment and/or other planning instruments.

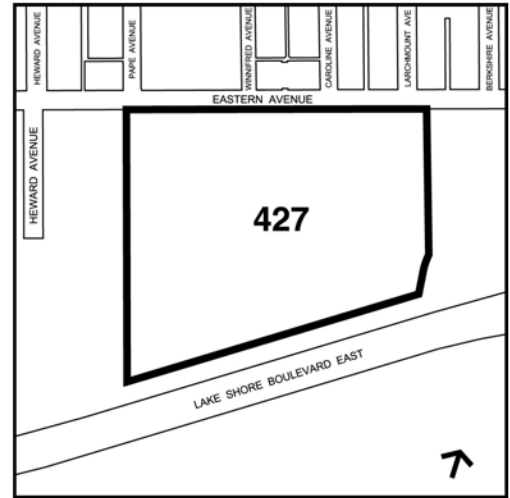
The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.

- v. the City, the Toronto and Region Conservation Authority (TRCA), and the Province will be satisfied that adequate flood remedial measures can be provided. The proposal will also be compatible, and sensitively integrated with, the planned naturalization of the Don River. Council may place Holding Provisions as part of enacting any implementing Zoning By-law, and which may only be removed once the flood remedial works are complete and deemed functional by the City and the TRCA and any other applicable regulatory body, or as follows:
 - Occupancy of new buildings can be legally controlled until the required flood remedial works are complete and functional from a floodplain management perspective;
 - Building Code requirements can be met to the satisfaction of the Chief Building Official; and
 - Risks to life and property are adequately addressed to the satisfaction of the City and the TRCA and any other applicable regulatory body.
- e. Prior to the next Municipal Comprehensive Review, the City may initiate Official Plan Amendments as necessary for the purpose of facilitating comprehensive infrastructure and precinct planning to extend the employment land use permissions and requirements of sub-policies a) through d) inclusive to adjoining lands located at 6 and 50 Booth Avenue, 405, 415 and 433 Eastern Avenue and 1, 5 and 9 Don Roadway subject to the following conditions:
 - i. the proposed amendment will not add any residential, including live/work, permissions to the lands; and
 - ii. the owners and operators of the adjoining lands have been consulted.

Chapter 7, *Site and Area Policies*, is amended by adding Site and Area Specific Policy No. 427 for the lands known municipally in 2012 as 629, 633 and 675 Eastern Avenue, as follows:

"427. 629, 633 and 675 Eastern Avenue

- a) In addition to all relevant Official Plan policies and uses permitted under the *Core Employment Areas* land use designation, film and media training facilities that are intended to strengthen and reinforce the site's primary employment uses are also permitted. Secondary uses including recreation, entertainment, retail and service commercial are also permitted up to a maximum of 20% of the gross floor area through the enactment of a zoning by-law provided such uses are ancillary to and/or support the viability of the site's primary employment uses as well as provide amenities for the site's current and future employees.
- b) Stand alone retail uses of 6,000 square metres or greater are not permitted on the subject lands.
- c) The above described secondary uses are permitted only subject to the following:
- i) the implementing zoning by-law implements a comprehensive plan for the site which provides for a mix of primary employment uses that are consistent with the objectives of the Official Plan's policies for *Employment Areas* and the City of Toronto's Economic Development Strategy;
 - ii) The implementing by-law will permit stand alone retail uses of less than 6,000 square metres only when such uses are intended to support the viability of the primary employment uses and provide amenities to current and future employees. Permitted retail uses are to be located with frontage onto and provide direct entrances from publicly accessible pedestrian spaces, the sidewalks of public streets, and/or the sidewalks of private driveways designed to City standards for new streets;
 - iii) the City will secure phasing of development to ensure that development of the site's primary employment uses precedes or accompanies development of the other permitted secondary uses;



The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.

- iv) recreation and entertainment uses are potentially sensitive uses. Prior to the enactment of any zoning by-law amendment a study will be submitted by the applicant that evaluates, to the satisfaction of the City of Toronto in consultation with the Ministry of the Environment, how the potentially sensitive use would affect the ability of existing, planned and potential industrial, warehouse, utility, transportation and city yard uses within 1,000 metres to carry out normal business activities. The study will also evaluate whether the anticipated users will potentially be subject to adverse effects from on-site contamination or from odour, noise and other contaminants that are discharged from existing, planned or potential industrial, warehouse, utility, transportation and city yard uses within 1,000 metres of the proposed new sensitive use; and
- v) the City, the Toronto and Region Conservation Authority and the Province will be satisfied that adequate flood mitigation and reduction measures have been provided.
- d) As a condition of development approval, the City shall advise proponents of development in the Lower Don SPA of the risks associated with the construction of buildings and/or structures in advance of flood protection infrastructure being complete and functional.
- e) The City shall require that proponents of development seeking approvals in advance of flood protection infrastructure being complete and functional:
 - i) Prepare and Emergency Management Plan to the satisfaction of the City, in consultation with TRCA, addressing the protection of human health and safety and the protection of property (site, buildings, equipment) during and after construction until the TRCA has confirmed in writing that the site is permanently flood protected; and
 - ii) Enter into an agreement(s) with the City that:
 - A. Addresses the protection of public health and safety, the protection of property, the acceptance of all risk by the proponent and the removal of any liability for public authorities; and
 - B. Includes a complete indemnification, to the satisfaction of the City in consultation with TRCA and MMAH/MNRF, of all public authorities from any liability and costs, including those due to (i) property damage, injury or loss of life due to flooding during and after construction until the flood protection infrastructure is complete and functional from a flood plain management perspective; and, (ii) losses due to delay caused by a failure of the flood protection infrastructure to be completed or to be completed within the anticipated time frame.

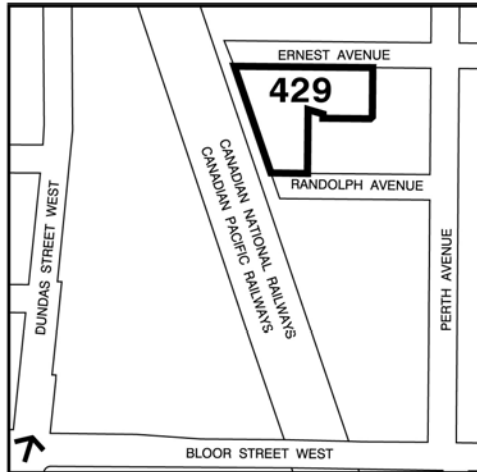
The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.

- f) The City and other public agencies shall monitor and maintain the flood protection infrastructure to confirm its continued function in accordance with the approved design, such that it provides permanent protection against future increases in regulatory flows and levels in the Lower Don area.

Chapter 7, Site and Area Policies, is amended by adding Site and Area Specific Policy No. 429 for the lands known municipally in 2012 as 45 Ernest Avenue, as follows:

'429. 45 Ernest Avenue

For the portion of the site designated *General Employment Areas* only employment uses that are compatible with adjacent residential development such as offices, studios, small scale restaurants, retail and service uses as well as parks are permitted. Parking ancillary to and supportive of redevelopment of the portion designated *Neighbourhoods* is also permitted within the *General Employment Areas* portion.'



Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 430 for the lands known municipally in 2013 as 145 Evans Avenue and 791-811 Islington Avenue as follows:

'430. 45 Evans Avenue and 791-811 Islington Avenue

1. Access, parking, servicing and amenities may be shared between Area "A" and Area "B" without amendment to this Plan.

Area "A"

- a) Employment uses will be compatible with nearby sensitive residential uses.
- b) Social, cultural, institutional and entertainment uses are permitted.
- c) Major retail development with 6,000 square metres or more of retail gross floor area is not permitted.

Area "B"

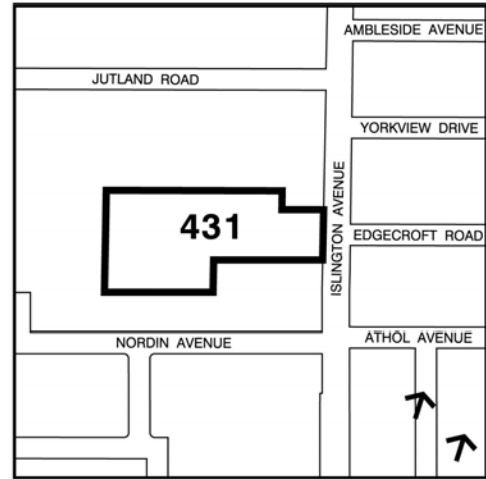
- d) Residential buildings heights will provide a transition to the low-rise established *Neighbourhoods* lands to the north and east.'



Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 431 for the lands known municipally in 2013 as 956 Islington Avenue as follows:

'431. 956 Islington Avenue

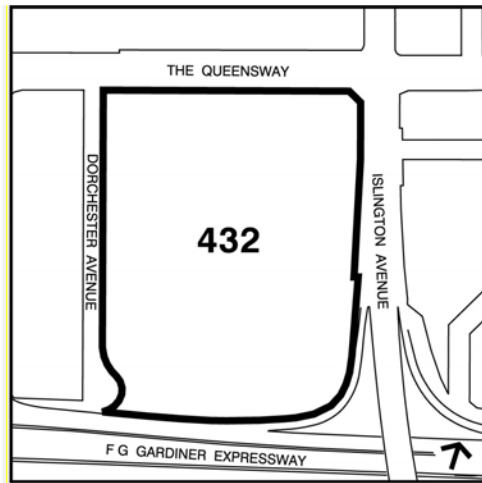
- a) Any sensitive uses on the site will require environmental mitigation measures including, noise, vibration, and odour between the lands and the existing *Employment Areas* to the west and rear of the site to the Chief Planner and Executive Director, City Planning's satisfaction.
- b) Any new streets proposed on the site will comply with the City's Development Infrastructure Policy and Standards (DIPS), along with the Public Realm policies (3.1.11) of the Plan.
- c) Major retail developments with 6,000 square metres or more of retail gross floor area are not permitted.'



Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 432 for the lands known municipally in 2013 as 1001-1037 The Queensway, as follows:

'432. 1001-1037 The Queensway

- a) Entertainment and recreation uses are permitted.**
- b) Employment uses will be compatible with nearby residential uses.'**

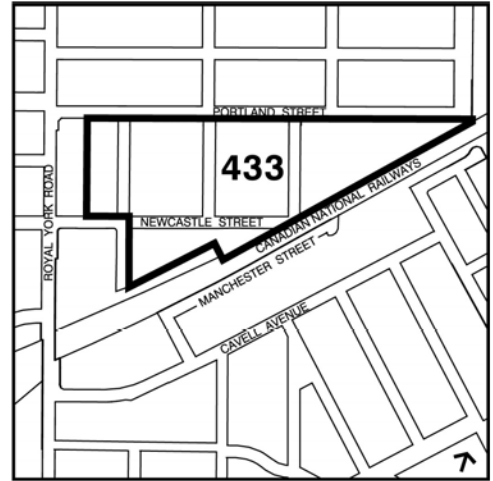


The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.

Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 433 for the lands bounded generally by Royal York Road, Portland Street, Grand Avenue and the CN Rail Corridor (Mimico GO Station Triangle), as follows:

'433. Mimico GO Triangle

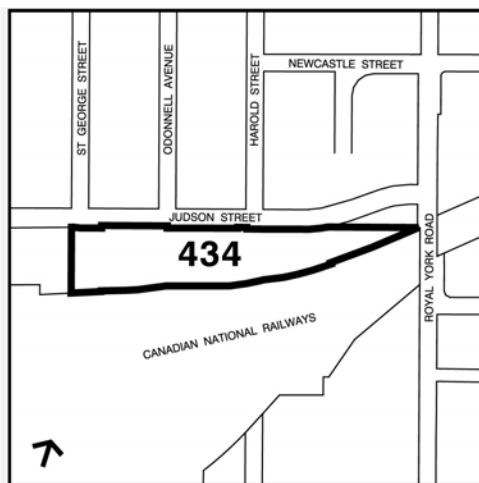
- a) Employment uses on these lands are to be compatible with adjacent and nearby residential uses.
- b) Major retail developments with 6,000 square metres or more of retail gross floor area are prohibited, however small scale retail and restaurant uses are permitted.
- c) A revitalization study for the area will be undertaken to encourage economic growth and to increase amenitization by addressing the following:
 - i) improvements to vehicular access within the area for the movement of goods and employees;
 - ii) public realm enhancements to reduce conflicts between pedestrians and vehicles;
 - iii) provision of amenities within the area to create an attractive environment for existing and new employment uses; and
 - iv) improved pedestrian and vehicular access to the Mimico GO Station, including strategies for parking and pick-up and drop-off.'



Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 434 for the lands known municipally in 2013 as 29, 49, 53, 55, 69, 71 and 75 Judson Street, as follows:

'434. 29, 49, 53, 55, 69, 71 and 75 Judson Street

- a) The following manufacturing uses are prohibited: crude petroleum oil or coal refinery; ammunition, firearms or fireworks factory; concrete batching plant; primary processing of limestone or gypsum; and asphalt plant.
- b) Employment uses will be compatible with nearby residential uses.'



Chapter 7, *Site and Area Specific Policies*, is amended by adding *Site and Area Specific Policy No. 435* for the lands known municipally in 2012 as 1891 Eglinton Avenue East, as follows:

'435. 1891 Eglinton Avenue East

- a) Development of lands for residential uses on the *Mixed Use Areas*-designated portion of the site will include employment uses including office space having a minimum gross floor area of 6,000 square metres or 5 per cent of the total gross floor area of residential uses, whichever is smaller.
- b) Employment uses on the portion of the site designated *General Employment Areas*, shown as "Parcel A", will be compatible with adjacent residential uses.



- c) A feasibility analysis and impact assessment as per Section 4.10.3 of the province's D-6 Guidelines for Compatibility Between Industrial Facilities and Sensitive Land Uses is to be completed and necessary mitigation measures are to be incorporated into the development design for residential and other sensitive uses, to the satisfaction of the City.'

Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 437 for the lands known municipally in 2012 as 43-177A McCormack Street, as follows:

'437. 43 - 177A McCormack Street

- a) New employment uses will be compatible with nearby residential uses to the north.
- b) Only ancillary retail uses are permitted.
- c) Restaurants are prohibited.'



Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 438 for the lands known municipally in 2012 as 394 Symington Avenue, as follows:

'438. 394 Symington Avenue

Residential uses are permitted provided a 30 metre setback from the rail corridor property line is provided.'



The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.

Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 439 for the lands known municipally in 2012 as 1377 and 1381 Dufferin Street, as follows:

'439. 1377 and 1381 Dufferin Street

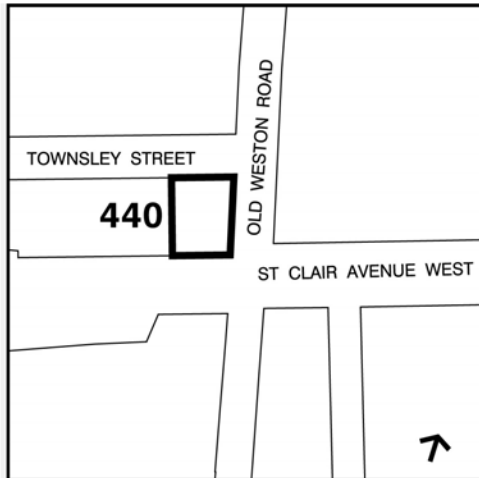
- a) Up to a maximum of 15 residential units is permitted on the second floor.
- b) A winemaking supply and operation is permitted on a portion of the ground floor.'



Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 440 for the lands known municipally in 2012 as 360-362 Old Weston Road, as follows:

'440. 360-362 Old Weston Road

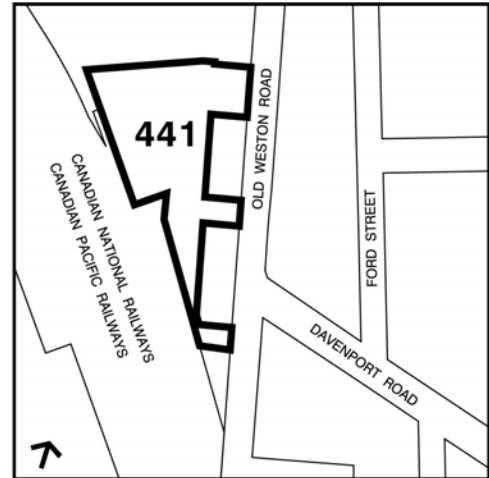
Residential uses are limited to the second and third floors of the existing three-storey heritage building.'



Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 441 for the lands known municipally in 2012 as 290 Old Weston Road, as follows:

'441. 290 Old Weston Road

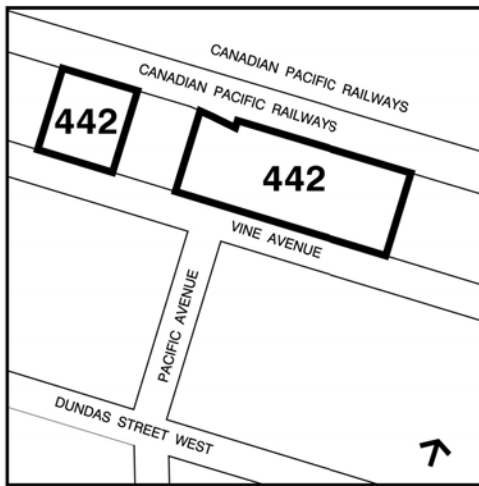
Light employment and residential uses are permitted.'



Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 442 for the lands that are known municipally in 2012 as 108 and 162 Vine Avenue, as follows:

'442. 108 and 162 Vine Avenue

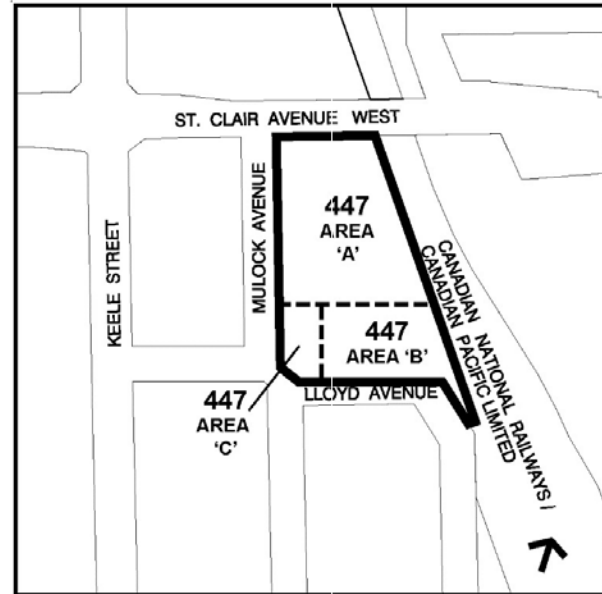
- a) Retail developments are permitted by way of a zoning bylaw amendment and supported by a satisfactory transportation impact assessment provided they do not exceed 2,000 square metres of retail gross floor area.'



Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 447 for the lands that are known municipally in 2020 as 6 Lloyd Avenue, as follows:

“447. North Side of Lloyd Avenue East of Mulock Avenue

- a) Residential uses are only permitted on the lands shown as Area 'A'.
- b) On the lands shown as Area 'B', the following development and use provisions will apply:
 - i) A minimum of 4,000 square metres of commercial and/or office space will be constructed and that this development occurs:
 - A. prior to or concurrently with any residential development on the lands shown as Area 'A';



- B. along at least 50% of the Lloyd Avenue frontage; and
- C. at a minimum height of 10 metres.

- ii) The only permitted uses are an arts school, creative arts studio, art gallery, theatre, office, retail outlet, farmer's market, museum, restaurant/café, daycare, and community facilities.
- iii) A daycare use is only permitted once the adjacent industrial uses at 35 Cawthra Avenue existing in the year 2020 have ceased and have not been replaced by the same or similar use for a period of one year from the date of closure of the original use, and subject to the submission of supporting studies set out in c) below.
- iv) A minimum of 4,000 square metres of commercial and/or office space to be constructed in Area 'B' will be secured by way of a Section 37 Agreement or by any other means determined by the City.
- c) The permitted building height, envelope and land uses for Area 'A' and Area 'B' will be determined through the implementing zoning by-law amendment based on the following studies to the satisfaction of the Chief Planner:
 - i) a Rail Safety and Mitigation Study to support any building setback less than 30 metres from the rail corridor; and

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.

- ii) a Compatibility Mitigation Study, Air Quality Study, Noise Impact Study, and Vibration Study,
- d) A park shall be located on the lands shown generally as Area 'C'.

Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 448 for the lands that are known municipally in 2012 as 4925 and 5201 Dufferin Street, as follows:

'448. 4925 and 5201 Dufferin Street

Branches of community colleges and universities are permitted. All forms of residential uses, including those associated with a community college or university, are not permitted.'



Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 450 for the lands that are known municipally in 2012 as 1250 Markham Road, as follows:

'450. 1250 Markham Road

- a) On parcel "A", only a residential building for senior citizens is permitted in addition to ancillary uses limited to the ground floor, such as offices, community services and small scale retail.
- b) A place of worship and ancillary community facility and recreational uses are permitted on Parcel "B".
- c) Employment uses on Parcel "B" will be compatible with adjacent residential uses.
- d) All new development is to be located and developed to the satisfaction of the Toronto and Region Conservation Authority and the City.
- e) All new development is to protect land for the possible future extension of Bushby Drive from Grangeway Avenue to Markham Road.'



The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.

Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 451 for the lands that are known municipally in 2012 as 1331 Martin Grove, as follows:

'451. 1331 Martin Grove Road

1. A place of worship is permitted.'



Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 452 for the lands that are known municipally in 2012 as 130 Bentworth Avenue and 109 Cartwright Avenue, as follows:

'452. 130 Bentworth Avenue and 109 Cartwright Avenue

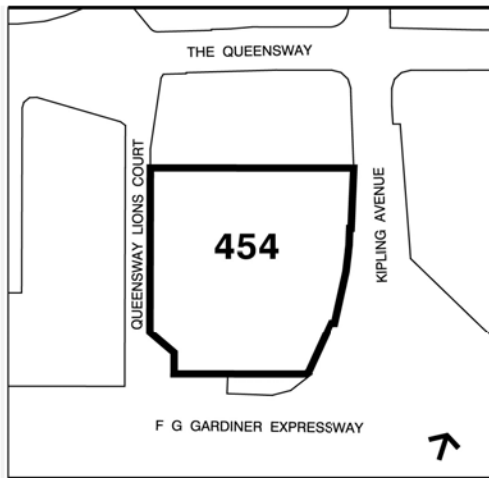
1. Schools are permitted provided the owner submits a study of noise, odour, dust and other industrial related impacts of nearby uses to the satisfaction of the City to determine appropriate design and separation distances of school uses from nearby impactful industries and the abutting City yard, and the school uses are developed in accordance with the recommendations of the study.'



Chapter 7, Site and Area Policies, is amended by adding Site and Area Specific Policy No. 454 for the lands known municipally in 2012 as 630 Kipling Avenue and 3 Queensway Lions Court, as follows:

'454. 630 Kipling Avenue and 3 Queensway Lions Court

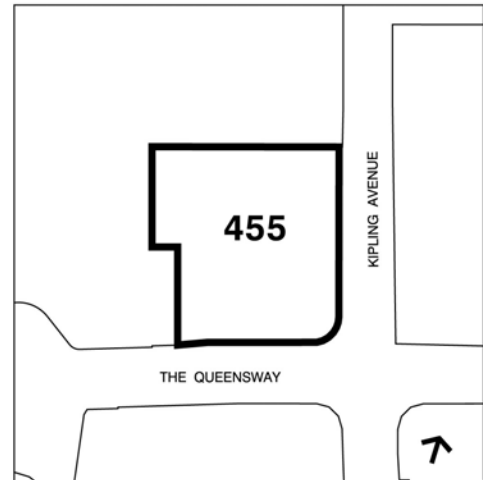
Any development of the lands will require a buffer and any required environmental mitigation measures necessary will be undertaken to mitigate impacts including noise, vibration and odour between any sensitive land use and the existing *Employment Areas* to the west.'



Chapter 7, Site and Area Policies, is amended by adding Site and Area Specific Policy No. 455 for the lands known municipally in 2012 as 1306-1310 The Queensway, as follows:

"455. 1306-1310 The Queensway

Any development of the lands will require a buffer and any required environmental mitigation measures necessary will be undertaken to mitigate impacts including noise, vibration and odour between any sensitive land use and the existing *Employment Areas* to the west."



Chapter 7, *Site and Area Specific Policies*, is amended by adding *Site and Area Specific Policy No. 457* for the lands that are known municipally in 2012 as 1001 Ellesmere Road, as follows:

'457. 1001 Ellesmere Road

a) Employment uses on the portion of the site designated *General Employment Areas* (Parcel "A") will be compatible with adjacent residential and other sensitive uses;

b) Residential uses on the portion of the site designated *Mixed Use Areas* (Parcel "B") will be compatible with the new residential development east of the GO/SRT corridor, in terms of height, massing and the provision of landscaped space;



c) Residential uses will be appropriately set back and buffered from the GO/SRT corridor to the satisfaction of the City;

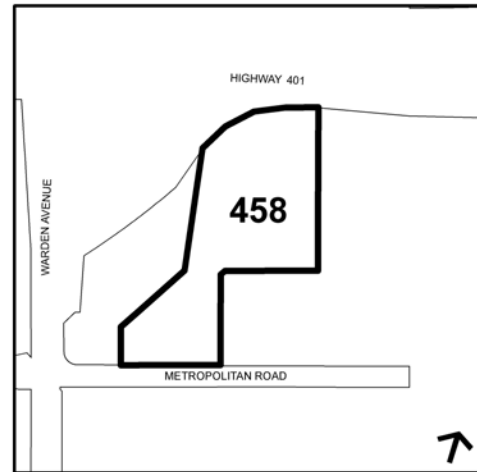
d) A feasibility analysis and impact assessment as per Section 4.10.3 of the province's D-6 Guidelines for Compatibility Between Industrial Facilities and Sensitive Land Uses is to be completed and necessary mitigation measures will be incorporated into the development design for residential and other sensitive uses, to the satisfaction of the City; and

e) Development of the site will create an attractive and comfortable public realm along Ellesmere Road (service road) and enhance accessibility to public transit.'

Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 458 for the lands that are known municipally in 2012 as 22 Metropolitan Road, as follows:

'458. 22 Metropolitan Road

- a) Mixed use developments are permitted subject to a development framework being developed to the satisfaction of the City which sets out public streets, pedestrian connections, blocks, densities and building heights and provides appropriate community facilities and services.
- b) The first phase of the site redevelopment will include a hotel development which will contain a minimum of 201 hotel rooms.
- c) A feasibility analysis and impact assessment as per Section 4.10.3 of the province's D-6 Guidelines for Compatibility Between Industrial Facilities and Sensitive Land Uses is to be completed and necessary mitigation measures are to be incorporated into the development design for residential and other sensitive uses, to the satisfaction of the Ministry of the Environment or a delegated authority.
- d) Subsequent phases of the site's redevelopment will include and provide that a minimum of 50 per cent of the gross floor area to be developed is to be used for non-residential uses of which at least 5,700 square metres is for office uses and that office and commercial uses will be constructed in advance of, or concurrently, with the residential uses.'



Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 459 for the lands that are known municipally in 2012 as 158 Park Lawn Road, as follows:

"459. 158 Park Lawn Road

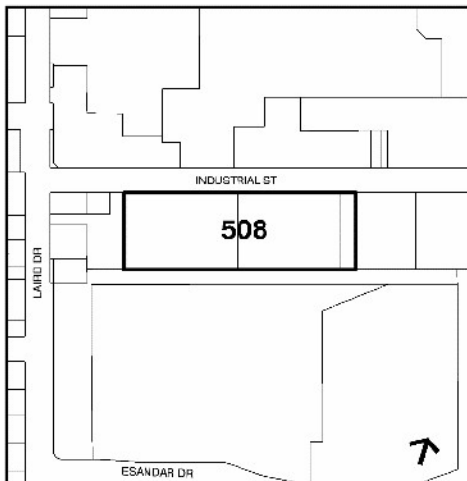
- a) One caretaker's unit not to exceed 1,700 square feet is permitted.
- b) A garden centre not to exceed 158 square metres (1,700 sq. ft) and indoor and outdoor storage associated with the centre, are permitted."



Chapter 7, Site and Area Specific Policies, is modified by adding a new Site and Area Specific Policy No. 508 for the lands known municipally in 2015 as 11-25 Industrial Street, as follows:

'508. 11-25 Industrial Street

- a) A fitness centre and uses normally accessory and incidental thereto are permitted.
- b) Small scale retail, restaurant and service uses are permitted.
- c) Retail uses at a scale larger than small scale are permitted provided satisfactory studies are submitted to demonstrate that:
 - i) sufficient transportation capacity is available to accommodate the extra traffic generated by the development, resulting in an acceptable level of traffic on adjacent and nearby streets; and
 - ii) the functioning of other economic activities within the *Employment Area* and the economic health of nearby shopping districts are not adversely affected.'



Chapter 7, Site and Area Specific Policies is modified by adding a new Site and Area Specific Policy No. 511 for the lands known municipally in 2015 as 844 Don Mills Road and 1150 Eglinton Avenue East, as follows:

'511. 844 Don Mills Road and 1150 Eglinton Avenue East

- a) A minimum of 18,580 square metres of office space, including associated retail and service uses, will be provided in Phase 1 on the portion of the lands designated *General Employment Areas*.
- b) Redevelopment of the lands will create a complete and sustainable new community with residential uses, substantial replacement of the gross floor area of employment uses, retail and service facilities, community services and facilities, and parks and open space that:
 - i) connect to, and enhance the natural heritage system;
 - ii) improve vehicular, pedestrian and bicycle connections within the lands and to the surrounding areas; and
 - iii) support the Eglinton Crosstown Light Rail Transit Line.
- c) A comprehensive planning and development framework for the lands will be prepared in conjunction with the Don Mills and Eglinton Study for those lands in the vicinity of Don Mills Road and Eglinton Avenue East.
- d) The first phase of residential and non-residential development on the lands may proceed prior to the completion of the Don Mills and Eglinton Study. Development will be evaluated on the basis of the Official Plan policies including this Site and Area Specific Policy.
- e) Such development as contemplated in (d) above must demonstrate to Council's satisfaction that the first phase of both residential and non-residential development does not adversely impact the development of the remainder of the lands and that residential development proposed as Phase 1 is viable in the absence of development of the remainder of the lands.
- f) Development of the lands will require the following plans and strategies:



The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.

- i) a Physical Structure Plan setting out a network of public streets, development blocks, pedestrian and cycling facilities and connections, and parks and open spaces that contributes to a safe, comfortable and connected public realm;
- ii) a Land Use Plan that:
 - A. provides for the redesignation of *Regeneration Area* lands to *Mixed Use Areas*, *Apartment Neighbourhoods*, *Parks and Open Space Areas* and *Neighbourhoods*, as appropriate; and
 - B. prohibits large-scale, stand-alone retail stores and "power centres";
- iii) a Parks and Open Space Plan that provides and improves parkland and which connects into the local network of parks and ravines, protects and restores Natural Heritage Areas;
- iv) a Servicing Plan that identifies water, sanitary and stormwater infrastructure for the lands and off-site improvements required to support new development;
- v) a Transportation Plan that identifies transportation infrastructure for the lands, off-site improvements and connections to adjacent areas required to support new development. Measures to be included as part of the Transportation Plan will provide for improved connections from Wynford Drive to Eglinton Avenue East through the lands and assessment of potential vehicle, pedestrian and bicycle connections from Wynford Drive across the CPR rail corridor on the western boundary of the lands to Leslie Street ;
- vi) Built Form policies that outline the location, scale and massing of new development;
- vii) a Community Services and Facilities Strategy that identifies services and facilities needs and strategies to support new development;
- viii) an Economic Revitalization Strategy that promotes business and economic activities on lands designated *General Employment Areas*;
- ix) a Housing Plan that provides for a broad range of housing in terms of building types, tenure and affordability that includes multi-bedroom residential units and an affordable housing strategy;
- x) a Heritage Conservation Plan that identifies cultural heritage resources;

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.

- xi) an Environmental Strategy that promotes environmental sustainability;
- xii) a Rail Safety Strategy for sensitive uses, which includes noise and vibration mitigation, where required;
- xiii) a Phasing Strategy and Implementation Plan that addresses phasing to ensure that development does not outpace the provision of infrastructure, facilities and amenities needed to support the creation of a complete community. The Phasing Strategy will:
 - A. set out a residential unit count and non-residential floor area, as may be applicable, for the lands for each phase of development;
 - B. outline physical infrastructure improvements and community services and facilities required to be implemented prior to the completion of any phase of development to support the development;
 - C. provide for the development of lands designated *General Employment Areas* in Phase 1, such that Phase 1 non-residential development precedes, or is concurrent with, the first phase of residential development on lands designated *Regeneration Areas*;
 - D. limit Phase 1 of residential development on lands designated *Regeneration Areas* to a lesser of 850 residential units or approximately 83,600 square metres of residential gross floor area, provided this phase of residential development:
 - i. includes a public community focal point, such as a public park or facility, within easy walking distance of all lands with the phase;
 - ii. contains a fine grain of interconnected public streets and pedestrian routes that define development blocks;
 - iii. integrates with the existing and planned surrounding street network through appropriate new street connections and/or public easements to Eglinton Avenue East and/or Don Mills Road for vehicles, pedestrians and cyclists, as required; and
 - iv. secures services and facilities, as may be required, to meet the needs of residents and workers;
 - E. provide for the development of lands *General Employment Areas* necessary to achieve the minimum non-residential gross floor area identified in policy (g) below of this Site and Area Specific Policy to

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.

proceed prior to, or concurrent with, the final 300 units of residential development on lands designated *Regeneration Areas*; and

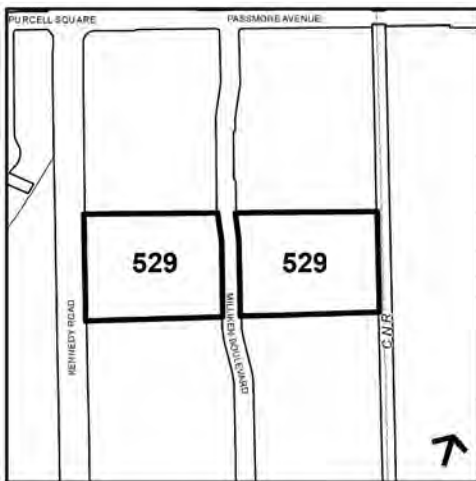
- F. is implemented through Zoning By-law(s) and Plan(s) of Subdivision and secured through appropriate legal agreements, including public easements where required.
- g) Sufficient land will be made available such that, at full build out of the lands, a minimum of 70,000 square metres of non-residential gross floor area comprised of uses permitted in an Employment Area (identified as General Employment Areas in OPA 231), the majority of which is to be office space, may be accommodated on the lands. In addition, any ice arena, workplace daycare and/or fitness centre that is located within a Community Centre in *Parks and Open Space Areas - Parks* will be counted towards the 70,000 square metres of non-residential gross floor area that is required at full build out.
- h) On the lands that are designated *General Employment Areas*:
- i) retail and service uses, restaurants, workplace daycares, fitness centres and ice arenas may also be established; and
 - ii) stand-alone retail stores and stand-alone restaurants greater than 1,000 square metres in gross floor area are not permitted.
- i) Notwithstanding the provisions of Section 4.7.2 of the Plan, the initial phase of residential development within the portion of the lands designated as *Regeneration Areas* may proceed without a Secondary Plan provided it is preceded by, or developed concurrently with, a minimum gross floor area of 18,580 square metres of office space, including associated retail and service uses, on the portion of the lands designated *Employment Areas* (identified as General Employment Areas in OPA 231), and the necessary physical and social infrastructure are available.
- j) Despite Section 5.1.1.4 of the Plan, Section 5.1.1.1 of the Plan will only apply to a proposed development that would permit a building or structure with residential gross floor area. The base value, in terms of residential gross floor area, from which increased height and/or density may be permitted in return for certain capital facilities will be zero (0) square metres. Any non-residential gross floor area will not be subject to Section 5.1.1.1 of the Plan.
- k) The dedication of land for a new ice arena may be required by the City. Dedication of such lands will be calculated as a portion of the applicable parkland dedication.

- l) Boundaries of land use designations on the Land Use Plan and Employment Areas that show on Map 2, Urban Structure respecting the lands are general and where the intent of the Plan is maintained, such that sufficient land is provided to accommodate a minimum of 70,000 square metres of *General Employment Areas* uses, minor adjustments to boundaries will not require amendment to this Plan.'

Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 529 for the lands that are known municipally in 2016 as 3223 Kennedy Road and 255 Milliken Boulevard, as follows:

‘529. 3223 Kennedy Road and 255 Milliken Boulevard

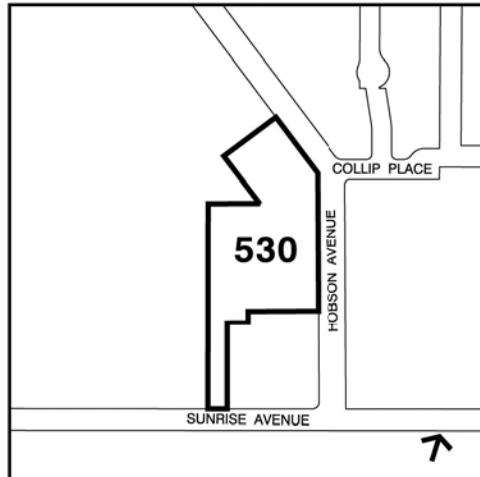
- a) Place of worship and associated and ancillary recreational and community uses are permitted.
- b) Parking for such uses may be located on 255 Milliken Boulevard and 3223 Kennedy Road.
- c) Any development on either or both of 255 Milliken Boulevard and 3223 Kennedy Road will incorporate mitigation measures to ensure compatibility with surrounding land uses, in accordance with an impact assessment/compatibility study to be completed to the City's satisfaction.
- d) For the purposes of this Plan, the lands known municipally as 255 Milliken Boulevard are deemed to be located on a major street as shown on Map 3.’



Chapter 7, Site and Area Specific Policies, is modified by adding Site and Area Specific Policy 530 for those lands known municipally in 2016 as 22 Hobson Avenue and 88 Sunrise Avenue, as follows:

530. 22 Hobson Avenue and 88 Sunrise Avenue

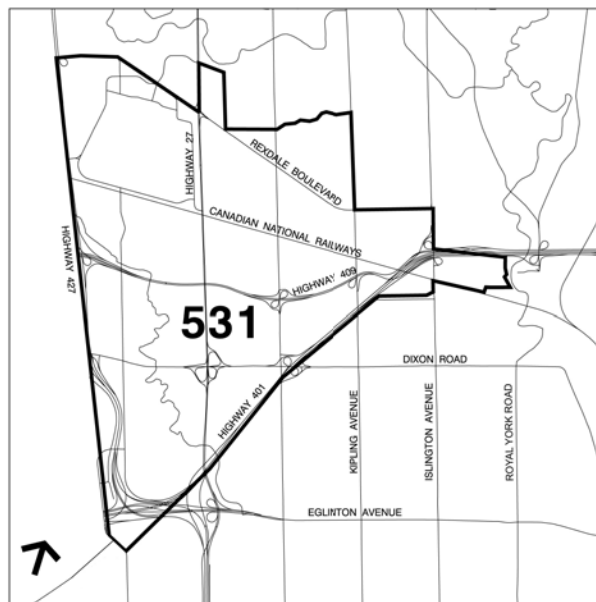
Place of worship and ancillary community uses are permitted.



Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 531 for Employment Area lands in proximity to Toronto Pearson International Airport, as follows:

"531. Lands in Proximity to Toronto Pearson International Airport

1. Within the area delineated as SASP 531 on Maps 24 and 25, being the area generally bounded by Highways 427, 401, and Rexdale Boulevard (in proximity to Toronto Pearson International Airport), hotels are permitted uses on lands designated as *Employment Areas*."



Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 540 for the lands that are known municipally in 2017 as 2650 and 2672 St. Clair Avenue West, as follows:

'540. 2650 and 2672 St. Clair Avenue West

- a) On the lands shown as Area 'B' on Schedule A, only non-residential uses are permitted.
- b) On the lands shown as Area 'A' on Schedule A:
 - i) Residential uses up to 4 storeys are permitted;
 - ii) Underground parking for development on the lands shown as Area 'B' on Schedule A is permitted.
- c) The renovation of the exterior of the building, inclusive of windows and doors, of Area 'B' shall be completed prior to the commencement of construction of the residential uses in Area 'A'.
- d) The execution of an agreement to the satisfaction of the City to secure:
 - i) 3.44 metre widening required along St. Clair Avenue West to satisfy the requirement for a 27 metre ROW;
 - ii) 1.3 metre lane widening required along the northwest property line to satisfy the requirement for a 6 metre lane.

Area 'A' Policies:

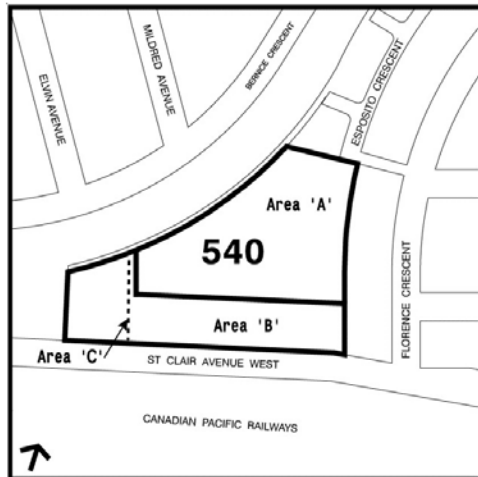
- e) The following development criteria within the *Neighbourhoods* designation will apply:
 - i) Maximum building height of four storeys or 12 metres, whichever is lower, in the form of singles, semi-detached, townhouses, and/or back-to-back townhouse dwellings.
 - ii) Minimum facing distances between townhouse blocks shall be at a 1:1 ratio of main building face height to separation between buildings to provide sufficient setbacks and maximize sunlight into units.
 - iii) Sidewalks will be provided, where appropriate, to ensure safe and convenient pedestrian access and routes to local streets.

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.

- f) Publicly accessible open spaces will be consolidated to provide a central green space.

Area 'B' Policies:

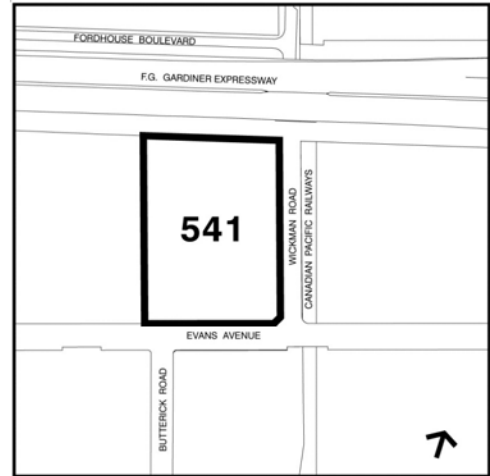
- g) A minimum of 3,250 square metres (35,000 square feet) of retail, service, and restaurant space will be provided on the ground level.
- h) A minimum of 3,250 square metres (35,000 square feet) of office space will be provided on the second level.

Schedule A

Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 541 for the lands that are known municipally in 2017 as 2 Wickman Road, as follows:

'541. 2 Wickman Road

- a) An automobile dealership is permitted up to a maximum of 20% of the total building gross floor area subject to:
 - i) A minimum of 80% of the total building gross floor area being used for office, vehicle repair and service, and warehousing;
 - ii) A portion of the building will have a minimum building height of 2 storeys or 14 metres.
 - iii) Outdoor vehicle storage or outdoor vehicle sales display areas will be limited in size with the location and the extent to be determined through Site Plan Control; and,
 - iv) Improvements to the Wickman Road and Evans Road frontages to provide appropriate pedestrian and landscape connections and conditions will be secured through a Site Plan Control application.



Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 554 for the lands that are known municipally in 2018 as 225 Birmingham Street, as follows:

'554. 225 Birmingham Street

1. On the lands shown as Area 'A' and Area 'B' on Schedule A the following development criteria will apply:

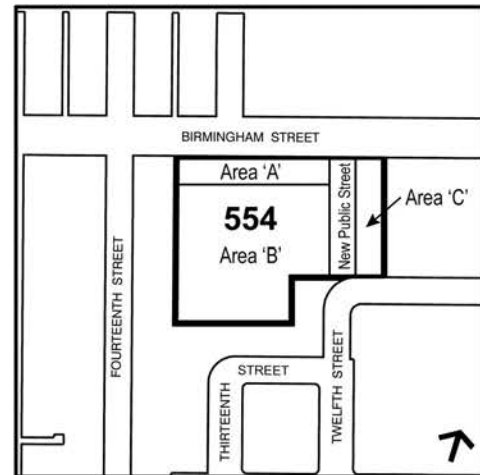
- a) Private roads with a pavement width of 8 m will provide for internal circulation and will consist of:

- i. A north/south private road with access to Birmingham Street and extending to the south. A vehicle turn around shall be provided at the southern extent of the road to accommodate the turning radius of all types of vehicles.

- ii. An east/west private road providing a connection between the new public road and the north/south private road.

- b) Sidewalks will be provided, where appropriate, to ensure safe and convenient pedestrian access and routes to local streets.
- c) Sidewalks, where required, will have a minimum clearway of 2.1 metres excluding curbs.
- d) Townhouses dwellings and/or apartment buildings are permitted to a maximum building height of 4-storeys above grade.
- e) A maximum residential gross floor area of 22,000 square metres is permitted.
- f) A maximum of 200 dwelling units is permitted.
- g) On a private street the minimum landscaped building setback, which permits stair and porch encroachments, is 3.0 metres from the sidewalk or the curb where there is no sidewalk.
- h) On Birmingham Street the minimum landscaped building setback, which permits stair and porch encroachments, is 2.5 metres from the sidewalk.

Schedule A



The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.

- i) On Twelfth Street the minimum landscaped building setback, which permits stair and porch encroachments, is 3.3 metres from the sidewalk.
 - j) Notwithstanding policy 1.i), the minimum landscaped building setback on Twelfth Street for the commercial building is 1.8 metres from the sidewalk.
 - k) The minimum setback from the west lot line is 5.0 metres.
 - l) The minimum rear yard setback from a townhouse or apartment building to the most southerly lot line is 7.5 m.
 - m) The minimum facing distance between buildings will be 12.0 metres.
 - n) Notwithstanding Policy 1.m), the minimum facing distance between buildings containing below-grade entrances will be 15.0 metres.
 - o) The maximum height of a main building wall will be 11.5 metres.
 - p) Built form and landscaping will be used to screen service areas from adjacent sites
2. On the lands shown as Area 'A' on Schedule A, the following policies apply in addition to Policy 1:
- a) The northeast portion of Area 'A' fronting Birmingham Street will be used for retail, office and service commercial uses in a minimum two (2) storey building with a minimum combined gross floor area of 557 square metres.
 - b) The retail, office and service commercial building will be completed prior to or in conjunction with the construction of the residential uses in Area 'B'.
3. On the lands shown as Area 'B' on Schedule A, the following policies apply in addition to Policy 1:
- a) The maximum height of a main building wall will be 11.5 metres, with any additional height fitting within a 45 degree angular plane originating from the top of the main building wall.
 - b) The building and mechanical equipment must fit entirely within a 45-degree angular plane drawn from the nearest *Neighbourhoods* designated lot line.
 - c) No balconies are permitted on the west facing elevations of a building located along the western lot line abutting *Neighborhoods*.
 - d) An at-grade outdoor amenity area will be provided at a rate of 1.9 square metres per unit and will be consolidated to provide a central green space.

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.

This space shall front onto two (2) roads, creating visual openness and accessibility for residents and visitors.

4. The execution of an agreement to the satisfaction of the City to secure:
 - a) land to be dedicated as public parkland is shown as Area 'C' on Schedule A.
 - b) 18.5 metre wide ROW from Twelfth Street to Birmingham Street to satisfy the requirement for a public road, as shown on Schedule A.

Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 570 for the lands that are known municipally in 2019 as 1440 Don Mills Road, as follows:

"570. 1440 Don Mills Road

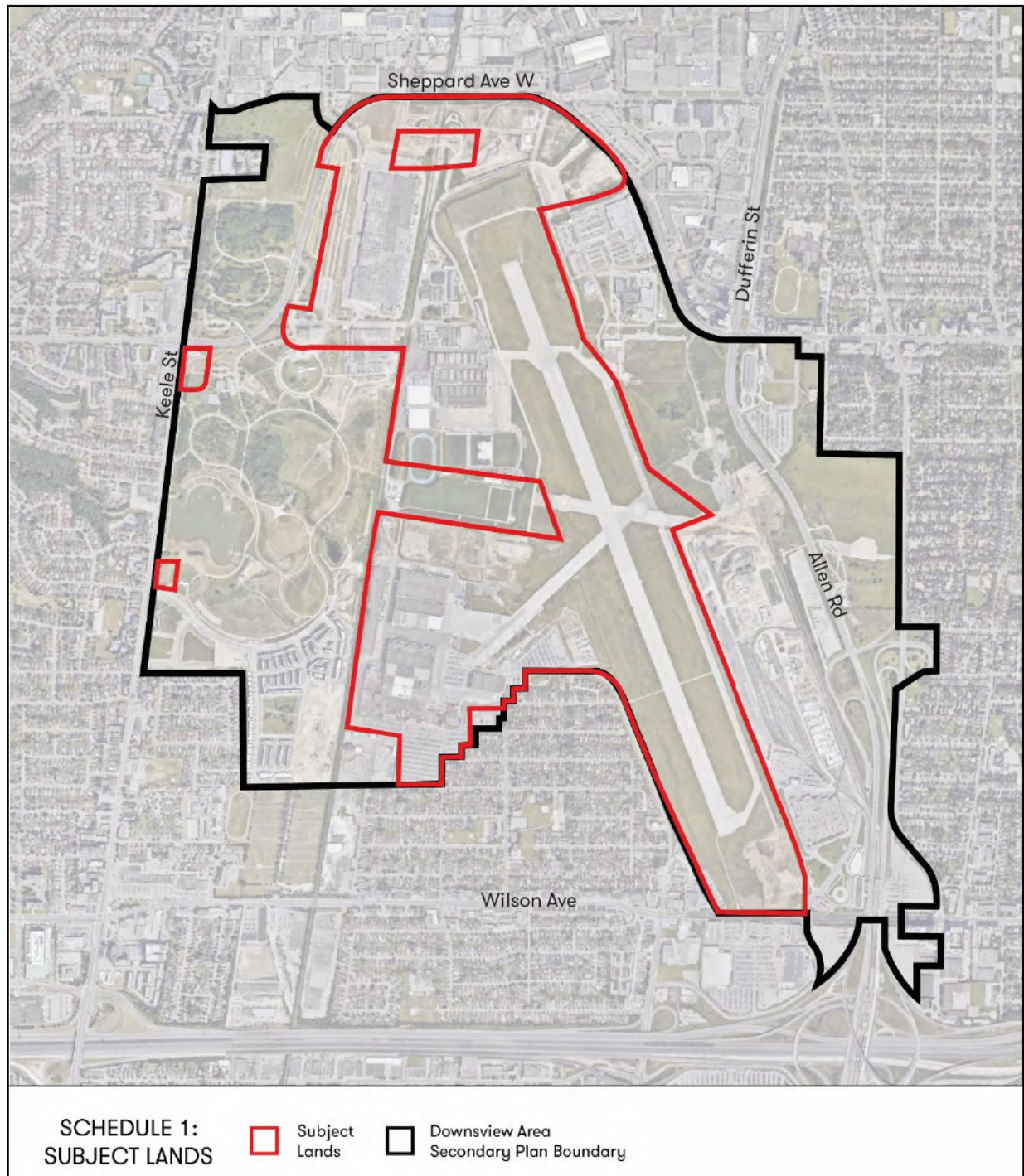
1. A Continuing Education Dental Centre and other equivalent continuing education programs offered by universities and colleges are permitted."



Map 30, Site and Area Specific Policies (Key Map), is modified to add the lands known municipally in 2019 as 1440 Don Mills Road shown on the map above as Site and Area Specific Policy No. 570.

Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 596 for the Parc Downsview Park and Bombardier lands located within the Downsview Area Secondary Plan area, as follows:

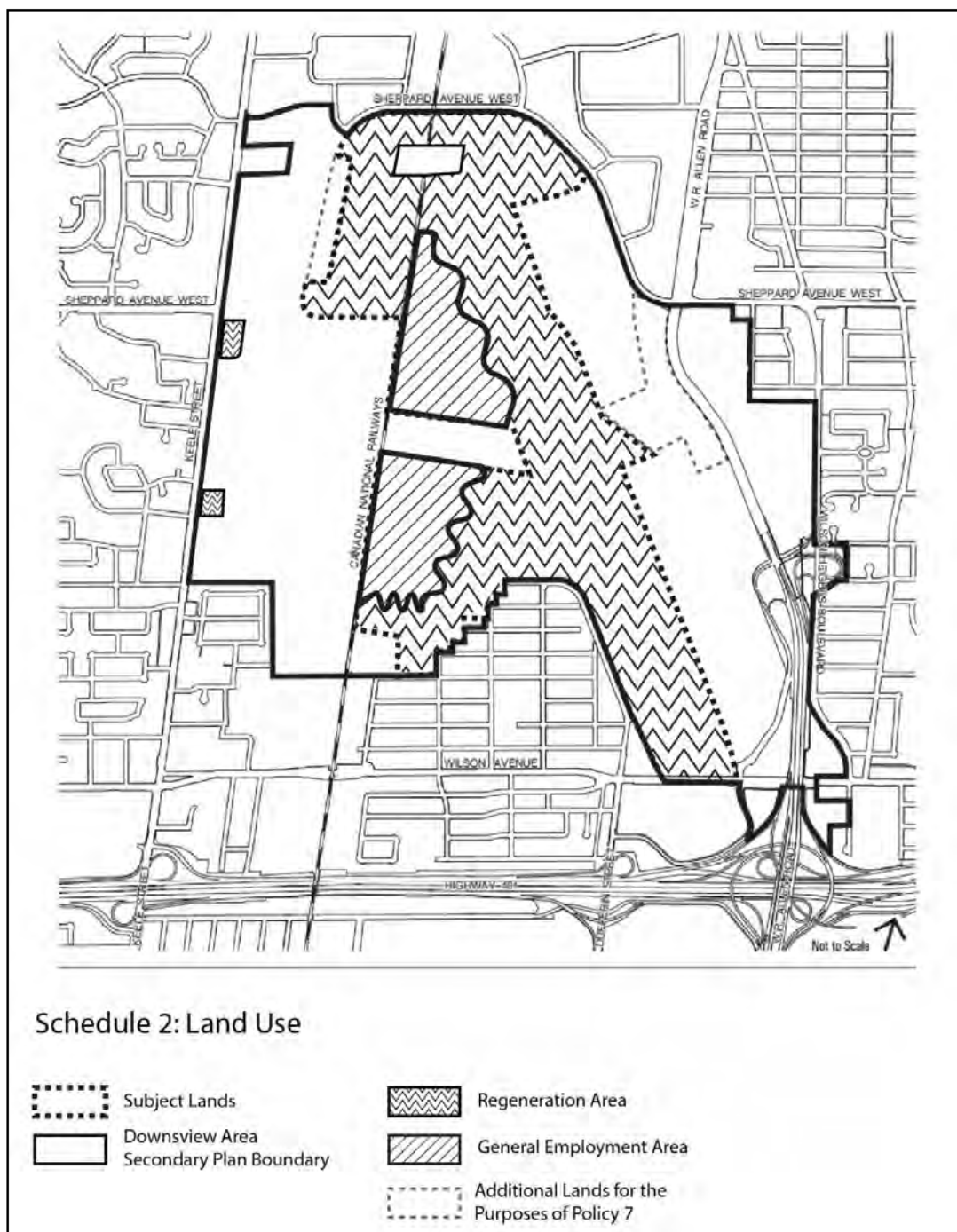
“596. Parc Downsview Park and Bombardier Lands



The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.

General

1. The boundaries of land use designations on Schedule 2 are general and adjustments to the boundaries may be made through the consideration and adoption of a revised Downsview Area Secondary Plan.
2. In addition to the development criteria identified in Policy 2 of Section 4.7, Regeneration Areas, the following policies shall apply to the Subject Lands shown on Schedule 1.



Land Use

3. Prior to Council's consideration and adoption of a revised Downsview Area Secondary Plan, only the following uses are permitted on the Subject Lands:

- a) Light manufacturing and processing;

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.

- b) Warehousing, wholesaling, distribution and storage;
 - c) Offices;
 - d) Research and development facilities;
 - e) Utilities;
 - f) Industrial trade schools;
 - g) Media, information and technology facilities;
 - h) Vertical agriculture;
 - i) Parks;
 - j) Restaurants;
 - k) Catering facilities;
 - l) All types of retail and service uses; and
 - m) Fitness centres.
4. In addition to the uses permitted in Policy 3, above, the uses set forth in Policy 8(1)(c)(ii) of the existing Downsview Area Secondary Plan will continue to be permitted on the portions of the Subject Lands that are within the National Urban Park District identified on Map 7-3 of the Secondary Plan.
5. Through the consideration and adoption of a revised Downsview Area Secondary Plan, appropriate locations for hotel and daycare uses may also be considered and permitted on the Subject Lands.
6. Prior to the re-designation of lands from *Regeneration Areas* to any other land use, a new Land Use Plan will be approved as part of a revised Downsview Area Secondary Plan. The Land Use Plan will:
- a) Support the development of complete communities;
 - b) Support the planned economic function of the lands by providing for a broad range of employment uses to support a diverse economy and an increase in lands designated as *General Employment Areas* beyond those shown on Schedule 2;
 - c) Strategically locate land uses to phase development, animate the public realm and support transit-oriented densities; and
 - d) Provide for an integrated and expanded public open space network that connects new and existing public parks and open spaces to Downsview Park (within the National Urban Park District) and the Black Creek and West Don River open space systems, in accordance with an approved Public Realm Plan.
7. The revised Downsview Area Secondary Plan will plan for a minimum non-residential gross floor area of 1,114,000 square metres (approximately 12 million square feet) within an area comprising the Subject Lands and the

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.

additional lands identified on Schedule 2, including the adaptive reuse of existing buildings.

8. Development of the minimum non-residential gross floor area will be comprised of the uses listed in Schedule "3", such that:
 - a) Uses listed in Column 1 will account for 51 per cent or more of the minimum non-residential gross floor area;
 - b) Uses listed in Column 2 will account for 49 per cent or less of the minimum non-residential gross floor area; and
 - c) Uses listed in Column 3 will not be counted towards the minimum non-residential gross floor area.
9. The revised Downsview Area Secondary Plan will address the manner in which the mix of non-residential uses will be achieved. The mix of non-residential uses may vary from district to district, and as development occurs, provided that the intent of achieving the above mix is maintained.
10. To provide a balance of employment and residential growth, the minimum non-residential gross floor area of 1,114,000 square metres required by the revised Downsview Area Secondary Plan on the designated lands will be achieved in accordance with the following:
 - a) Until the amount of non-residential gross floor area on the designated lands exceeds 371,500 square metres, non-residential uses will be developed prior to or concurrent with residential uses at a 1:1 ratio, such that the amount of residential gross floor area on the designated lands may not exceed the amount of non-residential gross floor area on the designated lands;
 - b) For development of non-residential gross floor area on the designated lands between 371,500 square metres and 743,200 square metres, residential uses may be developed at a ratio of 3.5 square metres of residential gross floor area for every 1 square metre of non-residential gross floor area;
 - c) For development of non-residential gross floor area on the designated lands between 743,200 square metres and the total minimum non-residential gross floor area of 1,114,000 square metres, residential uses may be developed at a ratio of 5 square metres of residential gross floor area for every 1 square metre of non-residential gross floor area;
 - d) To encourage the development of affordable housing and institutional housing (including but not limited to student residences, retirement homes and long-term care facilities), residential uses may be developed at ratios exceeding the amounts set out above only where the additional residential gross floor area is used for affordable housing and/or institutional housing;

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.

- e) Should any affordable housing or institutional housing units revert or be converted to market housing units prior to the development of the minimum non-residential gross floor area of 1,114,000 square metres required on the designated lands, such units will then be included in the amount of residential gross floor area for the purposes of achieving the ratios set out above; and
 - f) Affordable housing and institutional housing units are considered residential gross floor area.
11. Given the geographic area of the Subject Lands and the range of physical characteristics, conditions and potential land uses within the lands, the revised Downsview Area Secondary Plan may require District Plans to be developed to the satisfaction of the City. The revised Secondary Plan may also establish criteria by which certain development may proceed in the absence of a District Plan. District Plans, where required, will outline development principles and guidelines for each district, to be implemented through development applications such as Zoning By-laws and/or Plans of Subdivision.
12. Where required, District Plans shall provide for a mix of uses, including employment uses, to support the development of complete communities, as necessary to implement the policies of the Secondary Plan.
13. Prior to the re-designation of lands from *Regeneration Areas* to any other land use, a Rail Safety Strategy for sensitive uses will be approved as part of a revised Downsview Area Secondary Plan for lands within 30 metres of the GO Barrie Line.
14. Prior to the re-designation of lands from *Regeneration Areas* to any other land use, a Compatibility/Mitigation Study will be prepared, in accordance with Policies 2.2.4.5 to 2.2.4.10 of the Official Plan. The Compatibility/Mitigation Study will identify:
- a) any uses and Major Facilities on *Employment Areas* lands outside of but near to the Subject Lands, including the lands located north of Sheppard Avenue West, that may impact or be impacted by sensitive land uses, including residential uses;
 - b) the Influence Area of any Major Facility outside of but near to the Subject Lands; and
 - c) potential and/or required mitigation measures for land use designations that permit residential or other sensitive land uses near *Employment Areas* outside of the Subject Lands.

Parks, Recreation & Public Realm

15. Prior to the re-designation of lands from *Regeneration Areas* to any other land use, a Public Realm Structure Plan will be approved as part of a revised Downsview Area Secondary Plan. The Public Realm Structure Plan will:

- a) Identify locations and types of new and expanded public parks and other on-site open spaces, which will connect and expand the existing Downsview Park network to serve the local communities including appropriately sized parks to serve the local community east of the GO Barrie Line and Allen Road;
- b) Identify active transportation corridors and connections;
- c) Identify new and existing major streets;
- d) Identify general locations of key community infrastructure such as schools, libraries, and community recreation centres, including:
 - i. a new community recreation centre located near the south-east corner of the Sheppard Avenue West and Keele Street intersection; and
 - ii. additional community recreation centres east of the GO Barrie line, as required, to serve future populations not anticipated by the existing Downsview Area Secondary Plan;
- e) Identify any heritage buildings and other cultural heritage assets; and
- f) Consider the relationship, transition and connections to existing established neighbourhoods.

16. Prior to the re-designation of lands from *Regeneration Areas* to any other land use, a Parks and Recreation Facility Plan for the Downsview Secondary Plan Area will be developed and will identify, amongst other matters, suitable sites for community recreation centres and recreation facilities and will consider lands in the vicinity of Keele Street and Sheppard Avenue West as a location for one new community recreation centre and associated recreation and park facilities.

17. Prior to Council's passing of bills for any zoning by-law approving residential building on the lands designated as *Regeneration Areas* in this SASP, a shovel-ready design for the community recreation centre in the vicinity of Keele Street and Sheppard Avenue West, and associated recreation and park facilities, will be completed through an agreed upon process between the owner and the City, including consultation with the local community on the prepared design, at the owner's expense.

18. The City will secure the provision of the community recreation centres and other recreation and park facilities through subsequent development application approvals as necessary. The community recreation centres and associated recreation and park facilities may be considered an in-kind contribution of community benefits pursuant to the *Planning Act* and/or work

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.

for which development charge credits may be provided pursuant to the *Development Charges Act*.

Transportation

19. Prior to the re-designation of lands from *Regeneration Areas* to any other land use, an updated Downsview Transportation Master Plan will be developed that achieves a public complete street network, including a hierarchy of streets, that improves transit accessibility, cycling infrastructure, pedestrian pathways and connectivity to transit options, including multiple connections across, over and/or under the GO Barrie Line, and/or potential connections across Allen Road.
20. The revised Downsview Area Secondary Plan will prioritize direct and safe active transportation and connections to existing and planned transit facilities.
21. The revised Downsview Area Secondary Plan will consider and plan for the possible extension of the Sheppard Subway from Sheppard-Yonge Station to Sheppard West Station.

Servicing, Infrastructure & Environment

22. Prior to the re-designation of lands from *Regeneration Areas* to any other land use, an Infrastructure Master Plan will be approved as part of a revised Downsview Area Secondary Plan. The Infrastructure Master Plan will identify water, sanitary, stormwater and hydro infrastructure requirements.
23. The revised Downsview Area Secondary Plan will apply an innovative approach to sustainable design that is climate resilient and aims to:
 - a) implement the City's net zero greenhouse gas emissions targets; and
 - b) implement the highest levels of the Toronto Green Standard.

Community Services & Facilities

24. Prior to the re-designation of lands from *Regeneration Areas* to any other land use, a Community Services and Facilities Strategy will be approved as part of a revised Downsview Area Secondary Plan. The Community Services and Facilities Strategy will:
 - a) Identify community space and facility needs, including the provision of new child care facilities, libraries, community recreation centres, schools and other community agency space; and
 - b) Set out priorities to support growth which may include potential locations and recommended phasing as well as opportunities for co-location.

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.

- c) Identify community services and facilities that may be considered an in-kind contribution of community benefits pursuant to the *Planning Act* and/or work for which development charge credits may be provided pursuant to the *Development Charges Act*.

Housing

- 25. Prior to the re-designation of lands from *Regeneration Areas* to any other land use, a Housing Plan will be approved as part of a revised Downsview Area Secondary Plan. The Housing Plan will be implemented through District Plans and will guide the provision of affordable housing throughout the Downsview Area Secondary Plan lands.
- 26. The Housing Plan will identify an affordable housing strategy and the affordable housing requirements for the revised Downsview Area Secondary Plan. The Housing Plan will identify the range of mechanisms for the delivery of required affordable housing on the Subject Lands, through one or more of the following, or equivalent, delivery mechanisms, to the satisfaction of the City:
 - a) The conveyance of land to the City sufficient to accommodate 20% of the residential gross floor area;
 - b) The provision of 10% of residential gross floor area as purpose built rental units with affordable rents secured for a period of no less than 20 years; and/or
 - c) The conveyance to the City of 5% of the residential gross floor area as purpose built affordable rental or affordable ownership units.
- 27. The Housing Plan will consider opportunities for exceeding the minimum affordable housing requirements stated above, including through future policy, regulatory and program changes.
- 28. In addition, the Housing Plan will:
 - a) recognize the existing affordable housing requirements set forth in the existing Downsview Area Secondary Plan and identify how the existing housing requirements for the Downsview Area Secondary Plan have been, or plan to be, addressed;
 - b) address the percentage of units that will be two- and three-bedroom units, including a minimum size for each unit type; and
 - c) acknowledge that affordable housing units should generally be located wherever residential uses are permitted.

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.

Phasing

29. Prior to the re-designation of lands from *Regeneration Areas* to any other land use, a Phasing Strategy and Implementation Plan will be developed and approved as part of a revised Downsview Area Secondary Plan to ensure the orderly development of a mix of uses on the subject lands. The Phasing Strategy and Implementation Plan may include the use of holding provisions to provide for the orderly sequencing of development in phases, including the provision of infrastructure and services.

Engagement

30. Prior to the re-designation of lands from *Regeneration Areas* to any other land use, a detailed engagement strategy and consultation critical path will be developed with stakeholders including but not limited to resident associations, local businesses and BIAs, local councillors and school boards.

Schedule 3

Non-Residential Uses referred to under Policy 5		
Column 1 (51%)	Column 2 (49%)	Column 3
Office	Ancillary Retail	Community Recreation Centres
Creative Industries *	Services (including Restaurants, Fitness Centres, Day Cares)	Libraries
Scientific Research and Development	Hotels	Public Schools
Light Manufacturing (including High Tech Industrial)	Medical/Health Facilities (including Hospitals, Clinics, Hospices, Medical Offices)	Transit Stations
Processing	Warehousing, Wholesaling, Distribution	Places of Worship
	Public Utility/Renewable Energy	Ambulance/Fire Stations
	Artist's Galleries/Studios	
	National Urban Park District Employment Uses **	
	Post-Secondary Institutions, Business and Industrial Trade Schools	

* Creative industries have their origin in individual creativity, skill and talent and which have a potential for wealth and job creation through the generation and exploitation of intellectual property, including: arts and crafts;

The City of Toronto strives to adhere to the accepted guidelines and standards for accessibility and usability. However, it is not always possible to do so with all documents. Should you experience any difficulty reviewing our documents, please email cityplanning@toronto.ca.

broadcasting; design; film, video and photography; music and the visual performing arts; publishing; software, computer games and electronic publishing; film studio and all pre-production and post-production as well as other services which directly or indirectly support film production.

** Uses permitted by Policy 8(1)(c)(ii) of the existing 2011 Downsview Area Secondary Plan ”

Chapter 7, Maps 24 to 34, Site and Area Specific Policies, are revised to add the lands shown on the maps above as Site and Area Specific Policy No. 154, 212, 247, 313, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 410, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 429, 430, 431, 432, 433, 434, 435, 437, 438, 439, 440, 441, 442, 447, 448, 450, 451, 452, 454, 455, 457, 458, 459, 508, 511, 529, 530, 531, 540, 541, 554, 570 and 596.

Chapter 7, Maps 28 and 29, Site and Area Specific Policies, are revised to delete the lands known municipally in 2012 as 918 Palmerston Avenue and Site and Area Specific Policy No. 163.