

Official Plan and Municipal Comprehensive Review

Policy Study of Employment Areas that have Residential Permissions

December 12, 13 and 15, 2022
City Planning Division



Land Acknowledgement

The City of Toronto acknowledges that we are on the traditional territory of many nations, including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. The City also acknowledges that Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit, and the Williams Treaties signed with multiple Mississaugas and Chippewa bands.



Agenda / Meeting Purpose

- 1. Our Plan Toronto**
- 2. Official Plan Refresher**
- 3. Employment Area Policies and Provincial Requirements**
- 4. Review Site and Area Specific Policies**
- 5. Next Steps**

Introductions

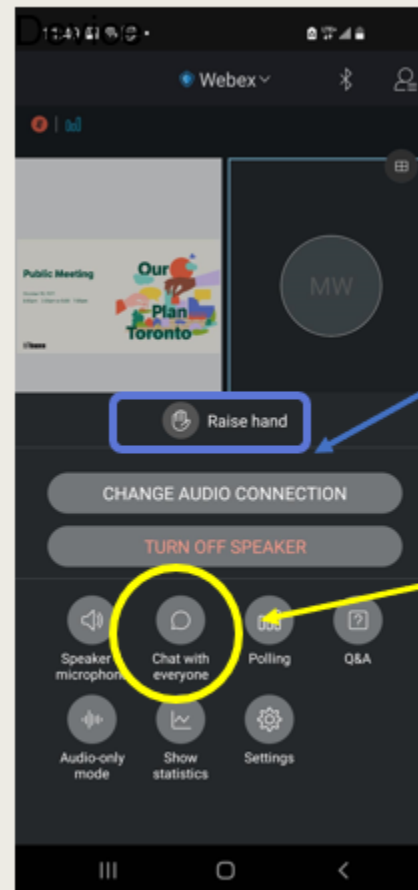
City Planning Team



Housekeeping

- Please **stay muted** when you are not talking.
- If you have a question or comment please use the **raise hand function** or type your question into the **chat box**.
To: Everyone
- Staff in background answering chat questions.

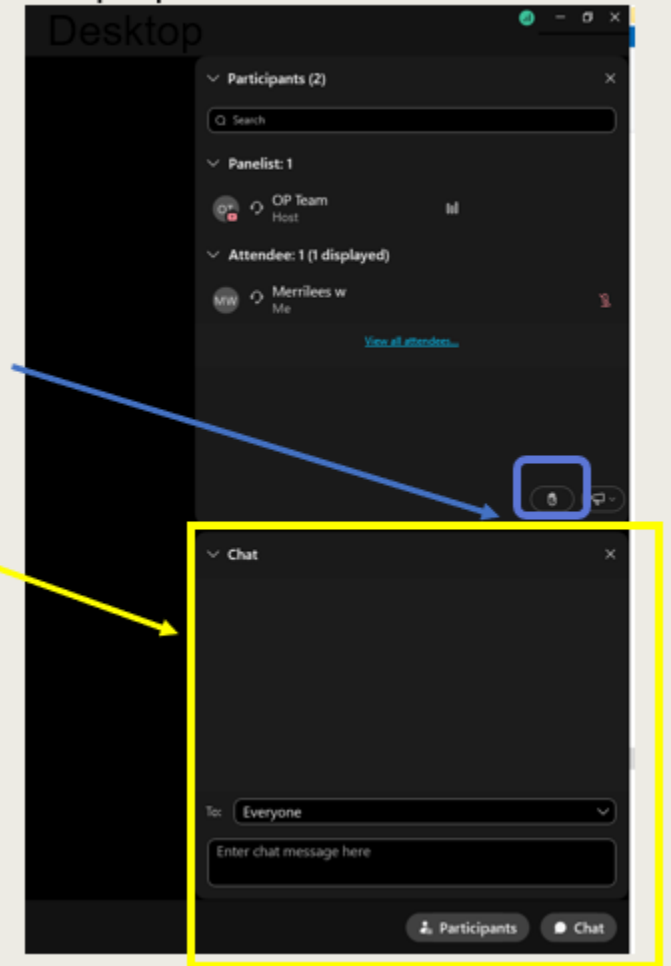
Mobile



Raise hand

Chat

Laptop / Desktop



Participant Guidelines

- We welcome your questions and discussion – there are **no bad questions**
- We want to **hear from everyone** – **everyone has wisdom** and experience to share
- **Be respectful and listen** – everyone deserves to be heard – there will be differences in opinions
- We need **everyone's wisdom for the wisest result**
- The **City is here to listen** – you are welcome to reach out after the meeting

Study Process and Engagement Approach (Our Plan Toronto)

Spring 2021

PART 1

Envisioning a Future Ready Toronto

- Launch communications and consultation with Indigenous Communities and Torontonians
- Learn, share and craft the vision and priorities for 2051

Fall 2021

PART 2

The Big Questions: Housing, Employment & Sustainability

- Set policy directions to support equity and thriving communities
- Map Toronto's key growth areas to 2051

Winter/Spring 2022

PART 3

A Plan for 2051: Draft Policies

- Draft policies to implement Indigenous and City-wide feedback
- Share broadly & present to City Council

WE ARE HERE

Join the Conversation

Ongoing Communications, Collaboration and Consultation

Resources & Communications

Website: toronto.ca/ourplan

- [Storymap: Our Toronto: Past, Present and Future](#)
- Sign-up for E-Bulletins

Social media

- [@CityPlanTO](#) [#OurPlanTO](#)
- facebook.com/CityPlanTO/

Conversations

- City-Wide Public Meetings
- Indigenous Community Consultations
- Community Leaders Circle Workshops
- Community-Led Engagement
- Targeted Consultations & Workshops
- Youth and Elders Engagement
- Surveys and Polls

Tracking Feedback

- Engagement Summaries
- Reporting to Community Leaders Circle

Official Plan Refresher



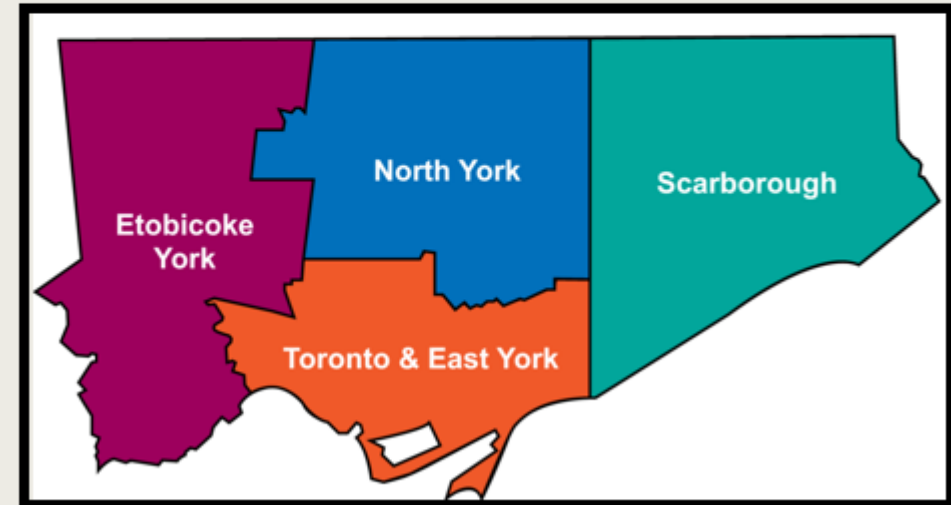
Toronto – in context



**Ontario
population
14.7 million (2021)**

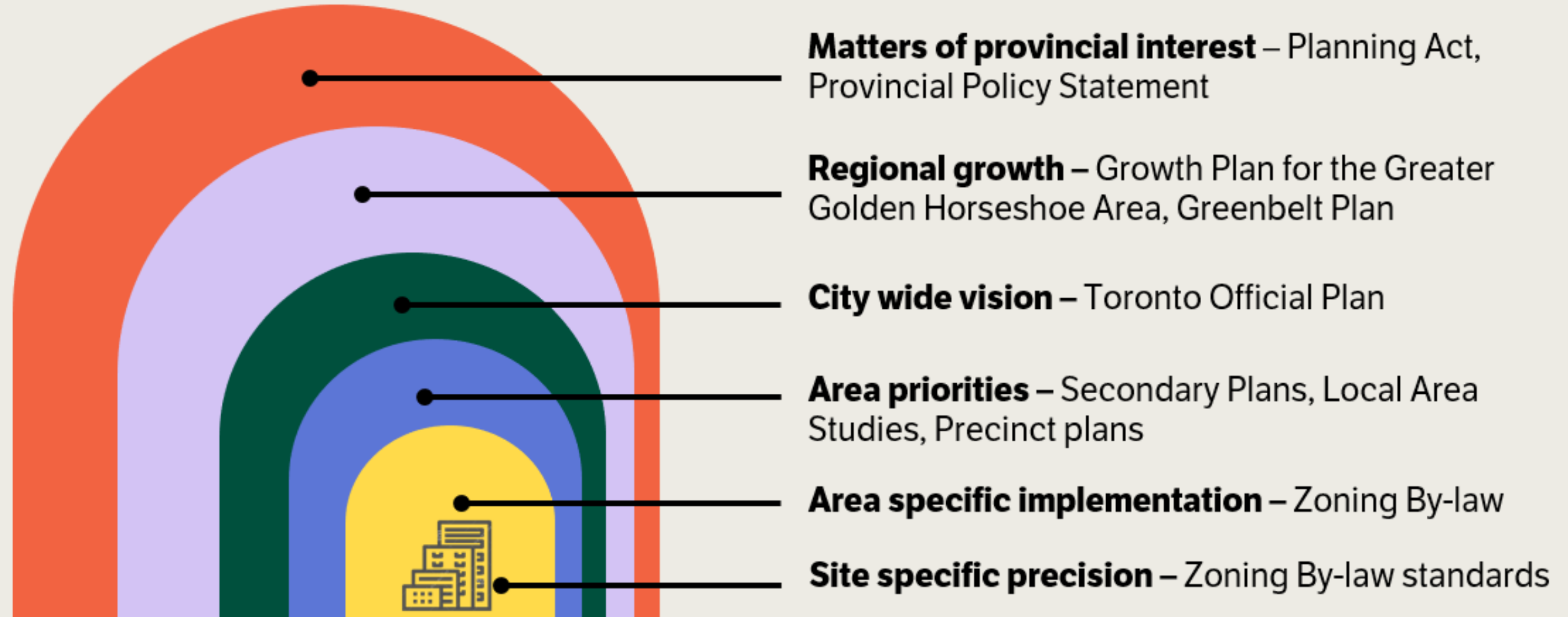


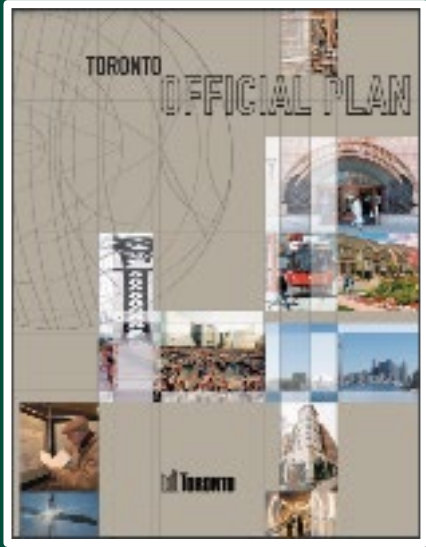
**Greater Golden
Horseshoe Area
population
10.2 million (2021)**



Toronto population 2.79 million (2021)

Macro to micro land use planning system

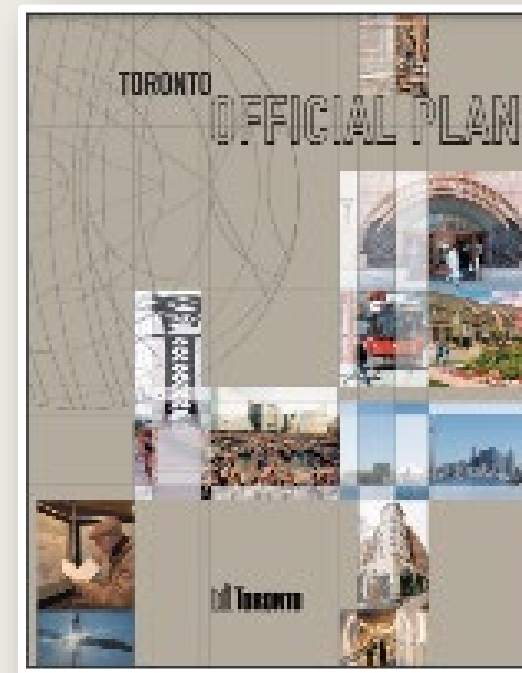
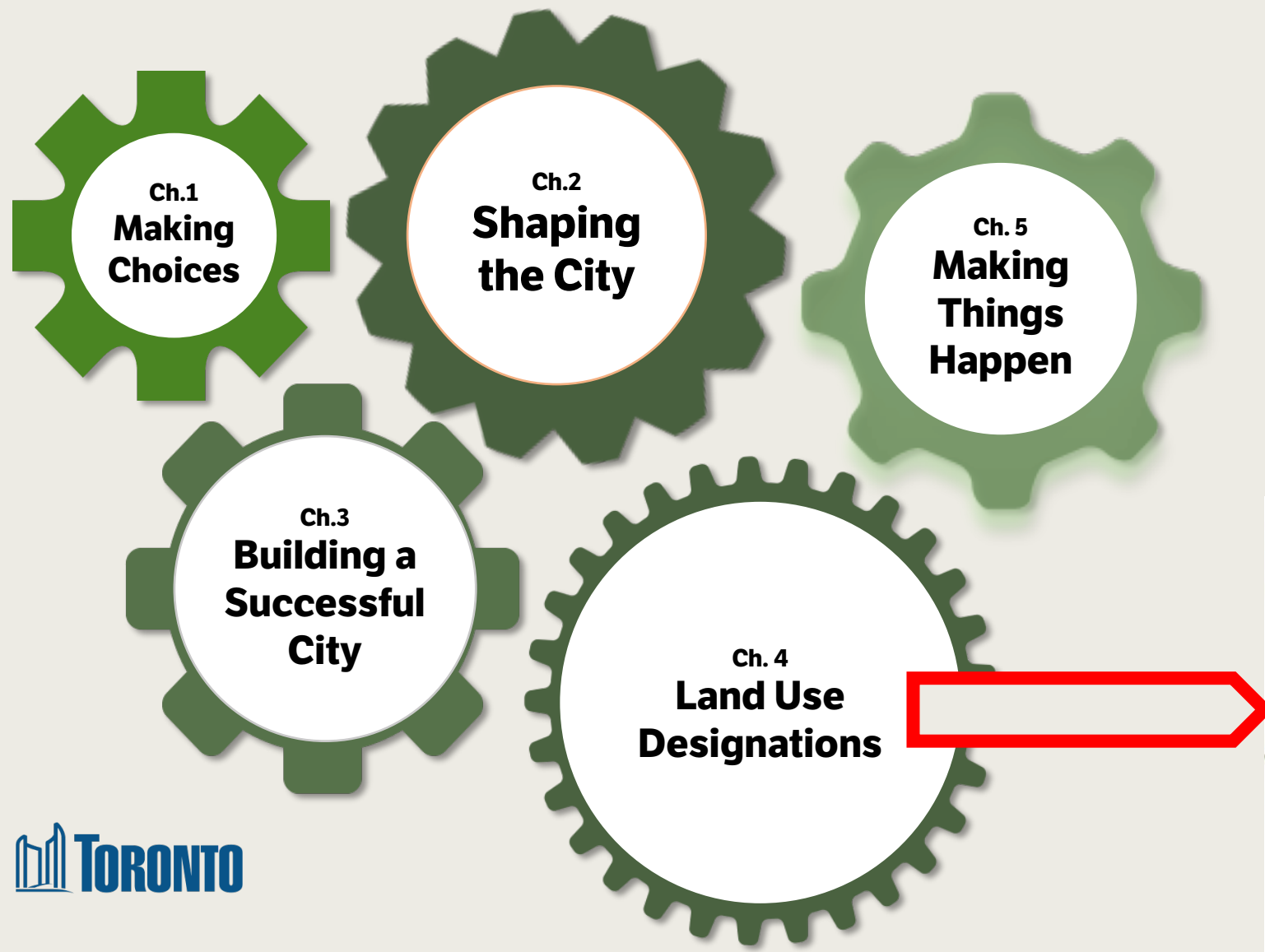




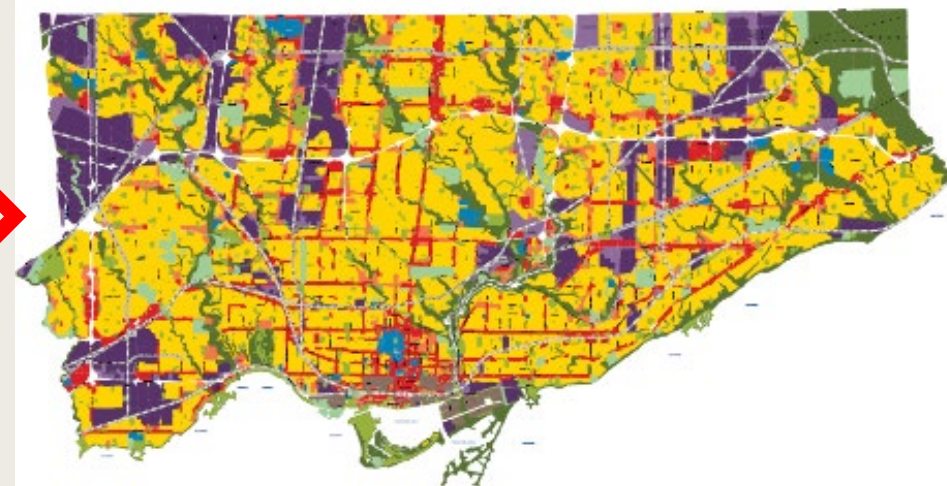
The Official Plan is a city planning document that acts as Toronto's road map for land use matters.

- It sets out our long-term vision, shared values, and policies that help guide decision-making on land development, economic growth, the environment, and more.
- It is an important plan that directs where different types of development should and should not go

Official Plan



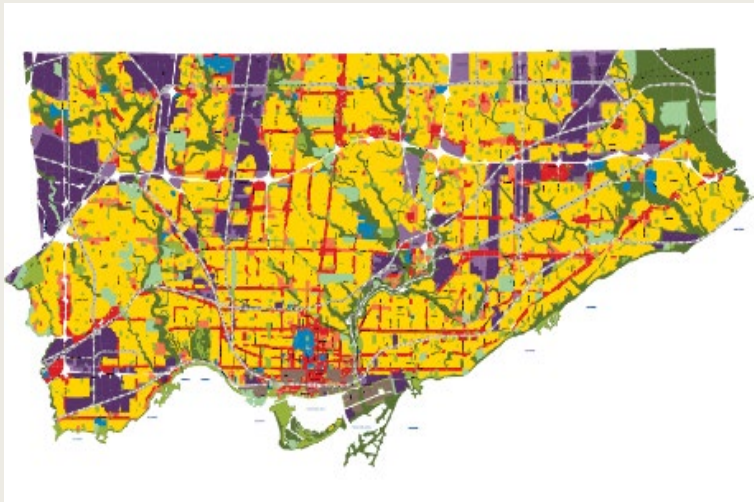
Land Use Designation Map



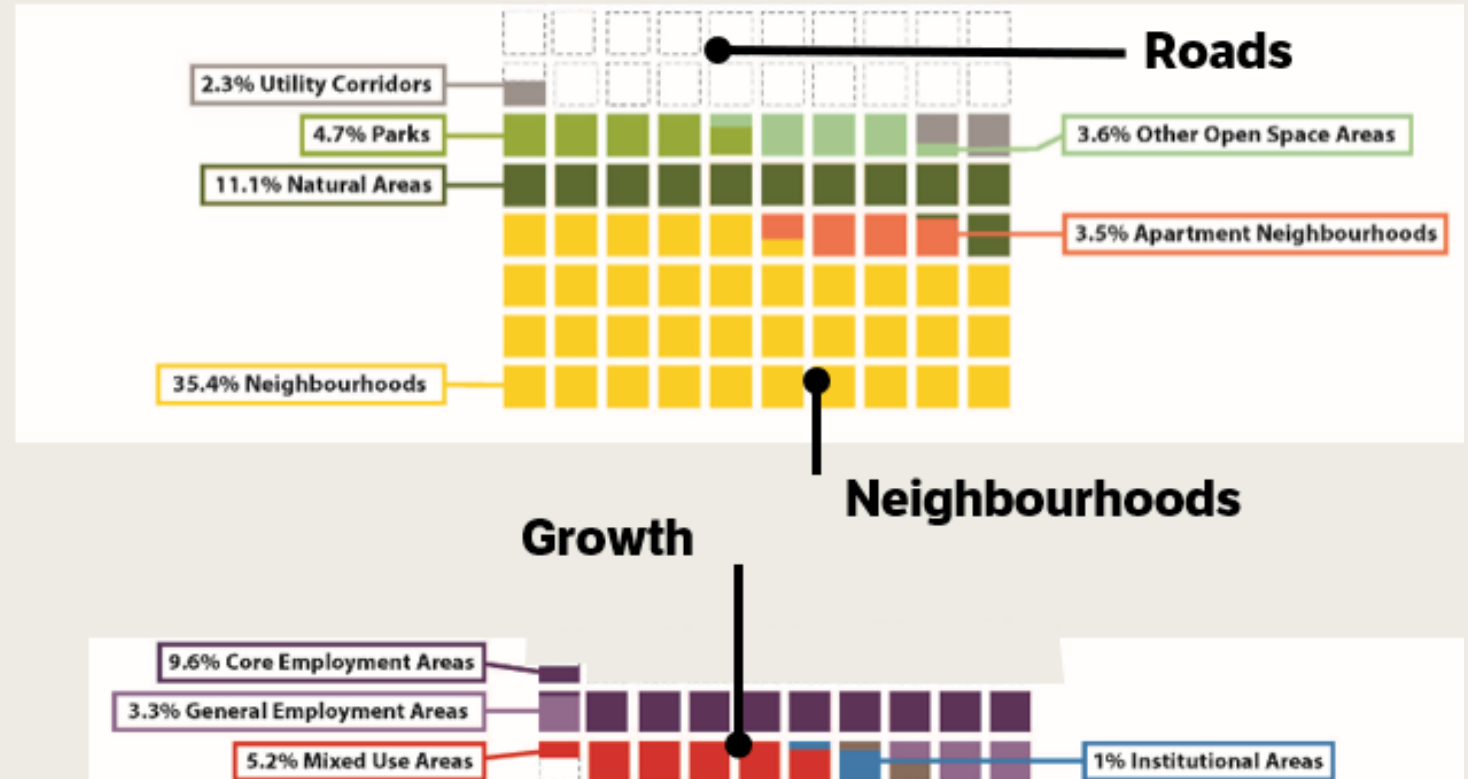
Official Plan – Long term land use vision

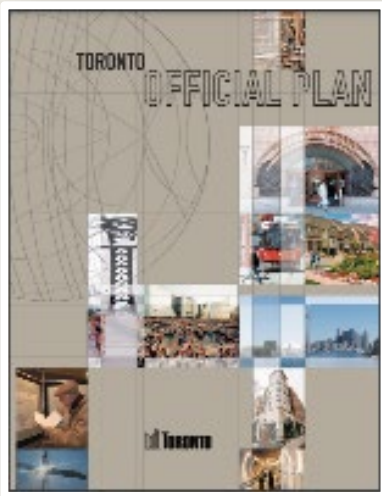
Land Use Breakdown

- **75%** of the City not expected to accommodate much growth, but they will mature and evolve
- **25%** of the City will accommodate most of the growth for 30 years (to 2030)



City of 100 Blocks





Map of Toronto showing the locations of the 44 police divisions. The map is color-coded: blue for divisions with a headquarters in Toronto and a red outline for divisions with a headquarters in another city. A legend on the right lists the 44 divisions by number. The City of Toronto logo is in the bottom left, and the '905' logo is in the bottom right.

Legend:

- Blue square: Toronto Division
- Red outline: Division Head Office in another city

Divisions List:

1. Ayrview
2. Bayview
3. Brimley
4. Broadview
5. Cabbagetown
6. Danforth
7. Eglinton
8. Eglinton West
9. Etobicoke
10. Etobicoke North
11. Etobicoke South
12. Etobicoke West
13. Etobicoke East
14. Etobicoke North
15. Etobicoke South
16. Etobicoke West
17. Etobicoke East
18. Etobicoke North
19. Etobicoke South
20. Etobicoke West
21. Etobicoke East
22. Etobicoke North
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36. Etobicoke West
37. Etobicoke East
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39. Etobicoke South
40. Etobicoke West
41. Etobicoke East
42. Etobicoke North
43. Etobicoke South
44. Etobicoke West

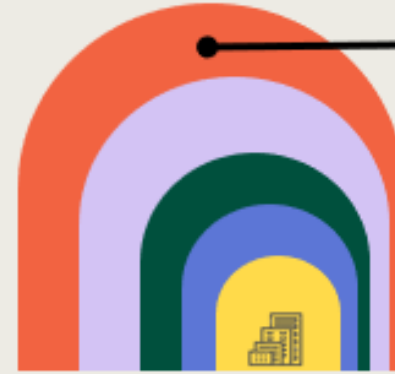
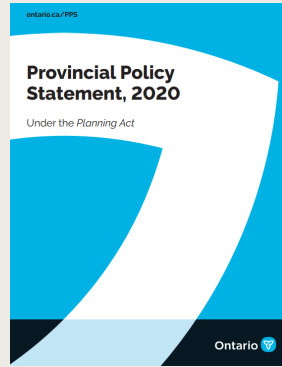
City of Toronto

905

Employment Area Policies and Provincial Requirements



Provincial Policy Statement



Matters of provincial interest – Planning Act, Provincial Policy Statement (2020)

1.3 Employment

1.3.2.3 Within *employment areas* planned for industrial or manufacturing uses, planning authorities shall prohibit residential uses and prohibit or limit other *sensitive land uses* that are not ancillary to the primary employment uses in order to maintain land use compatibility.

Employment areas planned for industrial or manufacturing uses should include an appropriate transition to adjacent non-*employment areas*.

A Place to Grow: Growth Plan

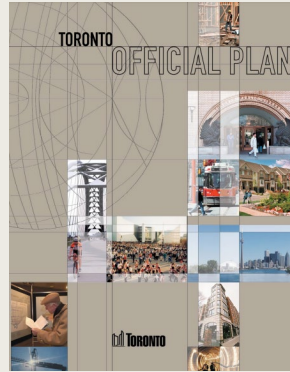


Regional growth – Growth Plan for the Greater Golden Horseshoe Area (2020), Greenbelt Plan (2017)

2.2.5 Employment

7. Municipalities will plan for all *employment areas* within *settlement areas* by:
- a) prohibiting residential uses and prohibiting or limiting other *sensitive land uses* that are not ancillary to the primary employment use;
 - b) prohibiting *major retail* uses or establishing a size or scale threshold for any *major retail* uses that are permitted and prohibiting any *major retail* uses that would exceed that threshold; and
 - c) providing an appropriate interface between *employment areas* and adjacent non-employment areas to maintain land use compatibility.

Official Plan Employment Policies

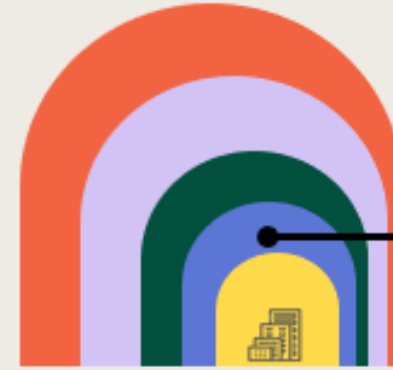
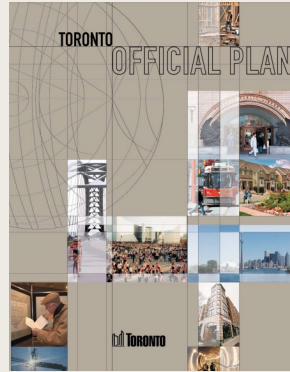


City wide vision – Toronto
Official Plan

- i) Chapter 4 Land Use Designations, 4.6 Employment Areas is amended by adding a new Policy 4.6.7 as follows:

Residential uses are prohibited on lands designated Core Employment Areas and General Employment Areas.

Official Plan: Site and Area Specific Policies



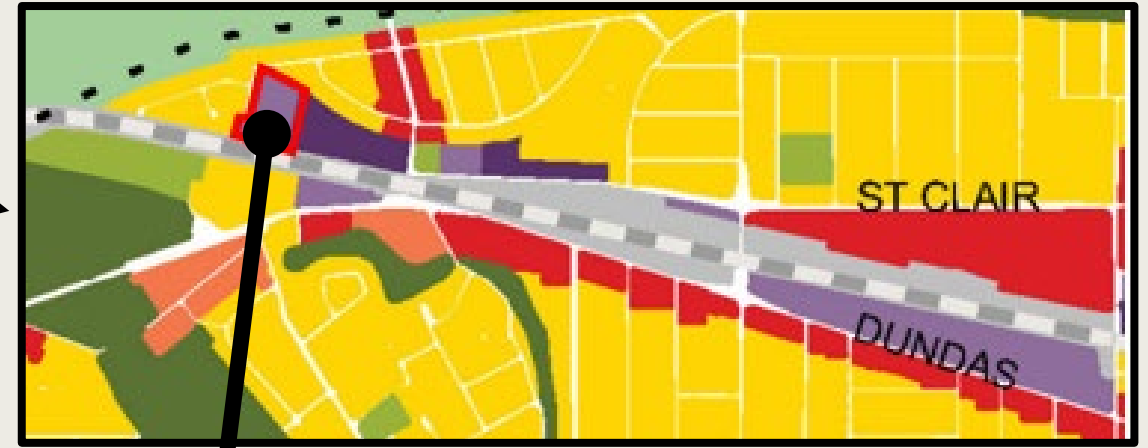
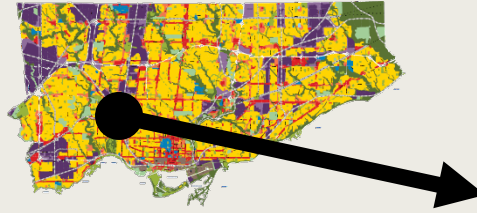
Area priorities – Secondary Plans, Local Area Studies, Precinct plans

- Many Site and Area Specific Policies existed in the Official Plans of the former municipalities before the amalgamation of Toronto in 1998 and certain SASPs forward into the current Official Plan.
- Where there is conflict between the Official Plan “parent” policies and SASPs, **the SASPs prevail**.

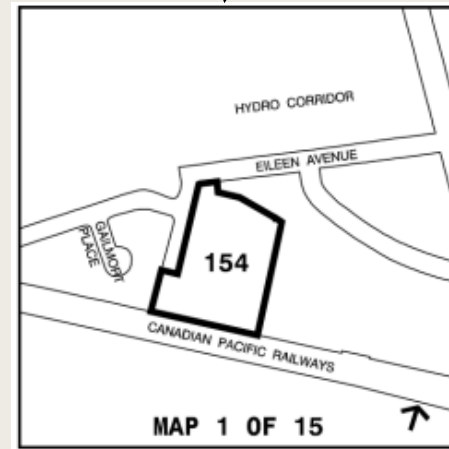
Chapter 7 Site and Area Specific Policies (500+)



Policy Recap



- **Prohibit Residential in employment areas:** Provincial Policy Statement; Growth Plan; and “parent” Official Plan
- However, Site and Area Specific Policies **prevail** over the “parent” Official Plan
- There are some Site and Area Specific Policies that apply to Employment Area lands that permit residential uses
 - **Creating a policy conflict and inconsistency**



Site and Area Specific Policy 154

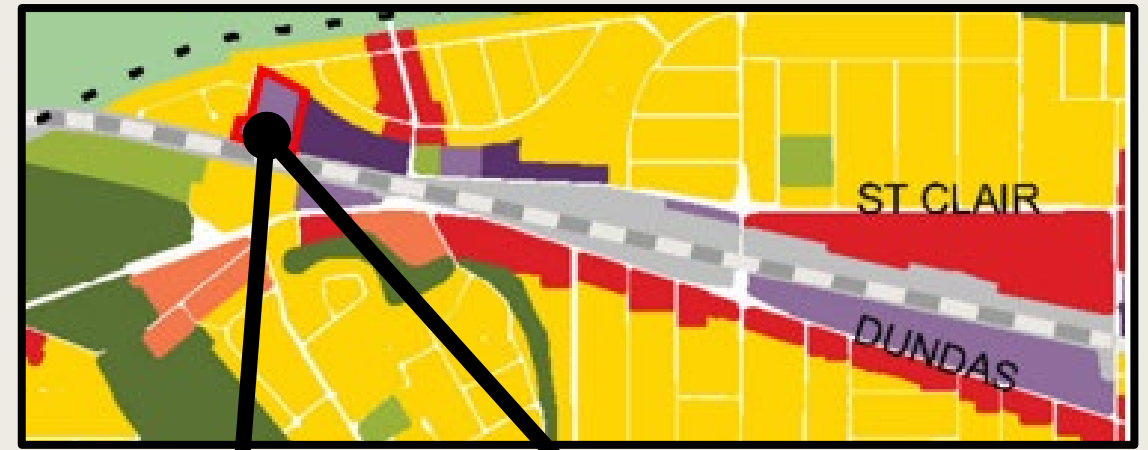
A mix of employment and residential uses are permitted provided that:

- a) if the property is designated *Employment Areas*, the building will provide for a satisfactory living environment compatible with the employment uses in the building and adjacent area; or
- b) if the property is designated as any designation other than *Employment Areas*, the employment uses are restricted to those compatible with residential uses in terms of emissions, odour, noise and generation of traffic.

Resolving the policy conflict and inconsistency

For SASP that permit residential uses in Employment Areas:

- Retain the employment designation and remove the residential use permissions **or**
- Change the land use designation from employment designation to one that permits residential use



**Remove
Residential
permission**

**Change
“parent” plan to
permit
residential**

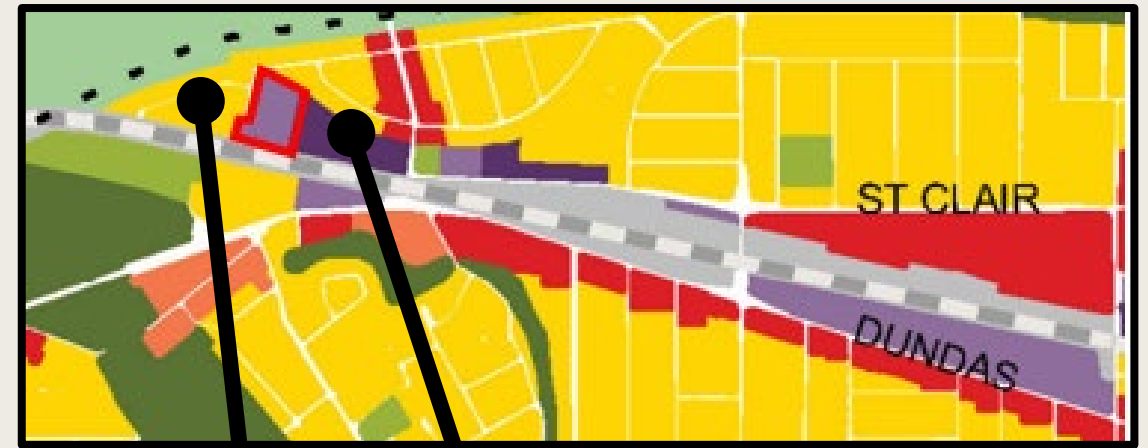
Options

Policy Analysis Method

In considering each policy conflict, City staff analyzed:

- Existing and proposed uses
- Surrounding land uses and permissions
- Location and size of lands
- Proximity to major facilities, such as rail corridors, rail yards etc
- Other site-specific considerations

Outcomes will generally reflect what is currently on the ground.



A Change is Proposed? What happens next?

If

Remove
Residential
permission

Then, staff will recommend to City Council to immediately change the existing Site and Area Specific Policy

If

Change
“parent” plan to
permit
residential

Then, staff will recommend to City Council to immediately amend the Official Plan and as a next step to amend the Zoning By-law (as necessary)

Frequently Asked Questions

Will I be forced to move out of my house?

Can I continue to run my home business?

Will these changes force a business to close?

How can I maintain / redevelop my property?

- This study will ensure our land use designations and SASPs meet both Provincial requirements and our new Official Plan policies
- This study will carefully examine the existing and planned uses for your property and the surrounding context to make a change that is appropriate
- This study and its outcome is not intended to change to the way you presently use your lands. You can still maintain your existing use.
 - Future redevelopment will need to conform with the Official Plan policies
- This study will not change your existing Zoning permissions – the Zoning permissions may change in a future exercise if the permissions are not consistent with the land use designation (e.g. a residential area that has employment zoning will need amendment).

Site and Area Specific Policies under Review



Site and Area Specific Policies under Review

Parkdale-High Park

SASP 154 Map 8
SASP 154 Map 15



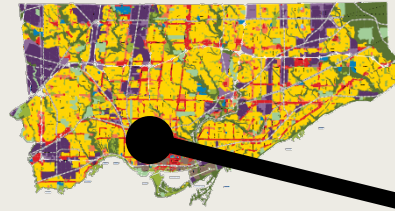
SASP 154 Map 8

“Parent” Official Plan

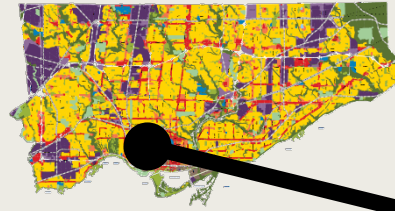
- General Employment Areas

Area Context

- Employment Areas were located west of the railway corridor, generally north of Queen Street West and east of Brock Avenue
- 6 Noble Street and 57-65 Brock Avenue are developments subject to LPAT decisions. 17 Noble is a non-residential use
- 1258 Queen Street West is the Parkdale Amphitheatre, while 1266 Queen Street West is a 2 storey non-residential building
- Residential uses generally in the Neighbourhoods, with main street type buildings on Queen Street West



SASP 154 Map 8 (cont)



Preliminary Recommendation

- Change “Parent: Official Plan” designation to Neighbourhoods for 6 Noble Street and 57-65 Brock Avenue (due to approved / on-going OLT cases), with SASP to enable OLT outcomes
- 1258 Queen Street West is the Parkdale Amphitheatre and should be designated to Parks.
- No change to 17 Noble Street as it is a non-residential use (remove residential permission)
- No change to 77, 81 and 83 Brock Avenue, 21 Strickland Avenue and 1266 Queen Street West due to proximity to the railway (remove residential permission)



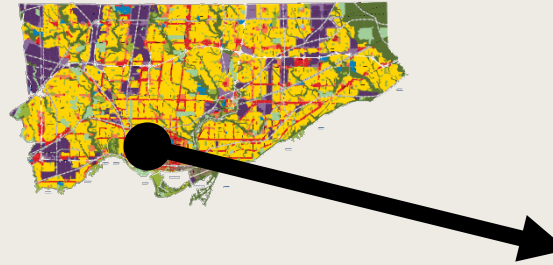
SASP 154 Map 15

“Parent” Official Plan

- Core and General Employment Areas

Area Context

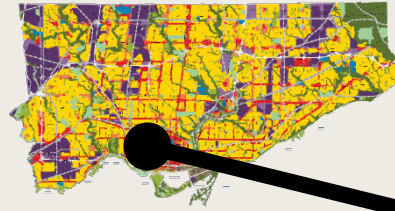
- South of Dundas – Mostly built out with buildings that contain live-work units
- North of Dundas, 1970-1982 Dundas St W are non-residential uses. 2000-2050 Dundas St W are mostly non-residential uses
- East side of Morrow Avenue are non-residential buildings (Home Hardware and others)
- West side of Morrow Avenue, 10 Morrow Avenue is a converted warehouse residential uses. 2 Silver Avenue is an office building. 30 Morrow Avenue is an apartment building/triplex approved in 2006
- 35 Golden Avenue is a former dry cleaning plant, now used as an office building



SASP 154 Map 15 (cont)

Preliminary Recommendation

- South of Dundas – Change “Parent: Official Plan” designation to Mixed Use Areas to acknowledge existing development, with a SASP related to rail related matters
- North of Dundas, for with Core Employment Areas fronting on Dundas, remove residential permissions as lots are not deep enough for rail separation
- For split designated lots on Dundas, remove residential permissions on Core Employment Areas as there are no existing residential uses
- 10 Morrow Avenue - Change “Parent: Official Plan” designation to Neighbourhoods
- 2 Silver Avenue and 35 Golden Avenue should remain Core Employment Areas due to its current office building use
- 30 Morrow Avenue - Change “Parent: Official Plan” designation to Neighbourhoods with a SASP to acknowledge existing development, as well as rail related matters



Site and Area Specific Policies under Review

York South-Weston

SASP 58
SASP 79
SASP 154 Map 1



SASP 58

“Parent” Official Plan

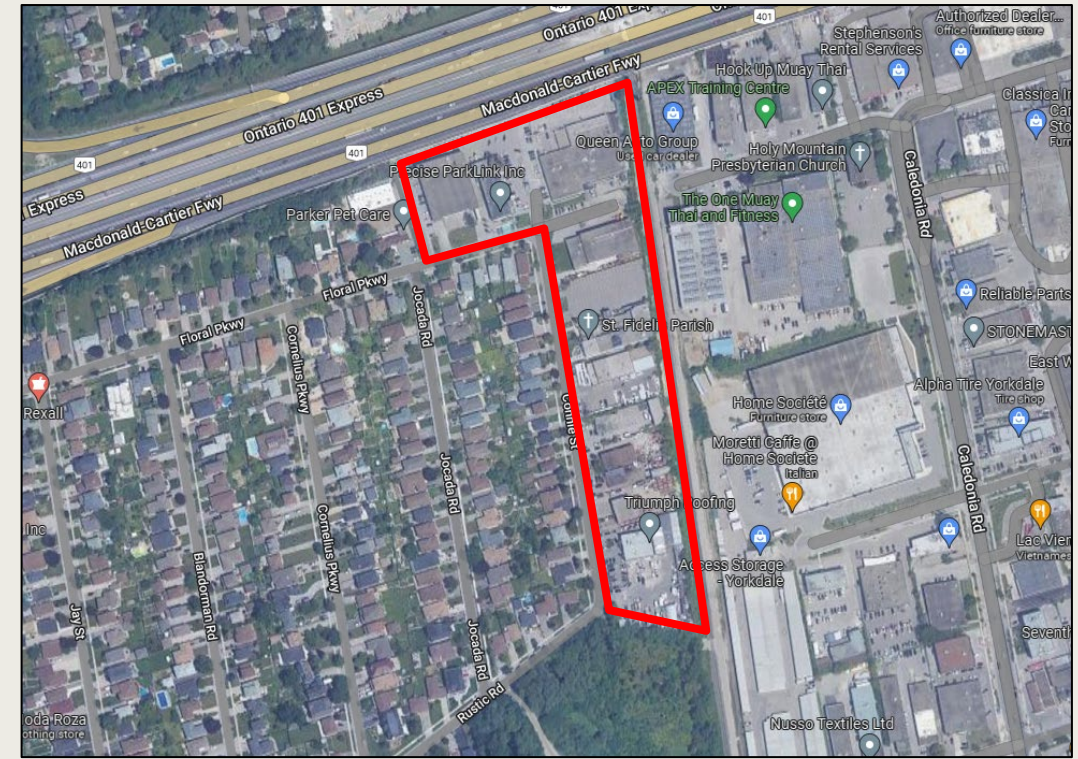
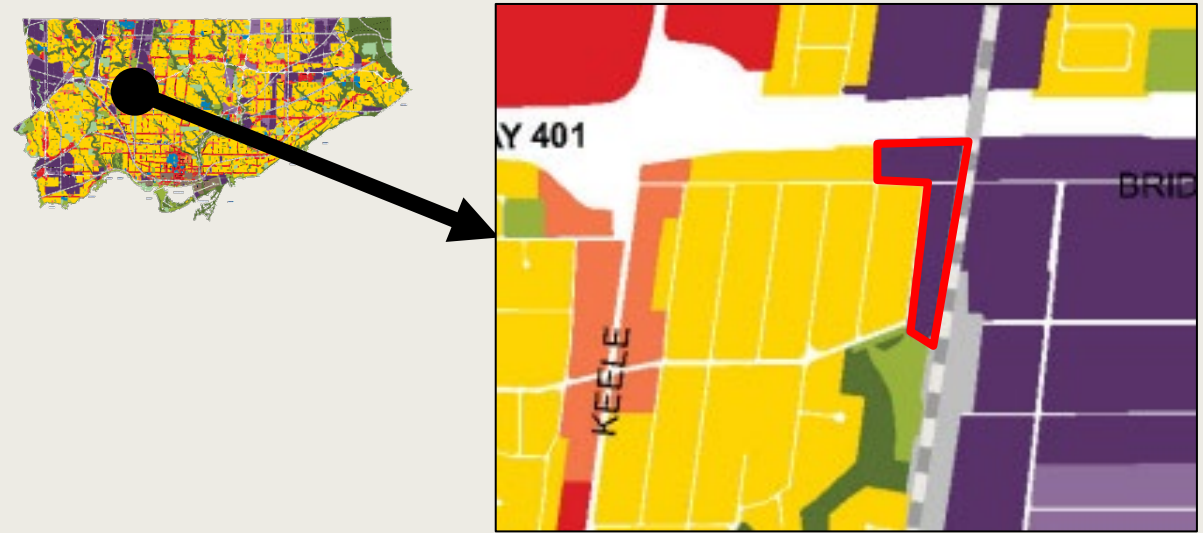
- Core Employment Areas

Area Context

- Substantially developed with non-residential uses, including a place of worship at 33 Connie
- Zoning By-law does not permit residential uses.

Preliminary Recommendation

- Delete SASP 58 in its entirety to remove residential permissions



SASP 79

“Parent” Official Plan

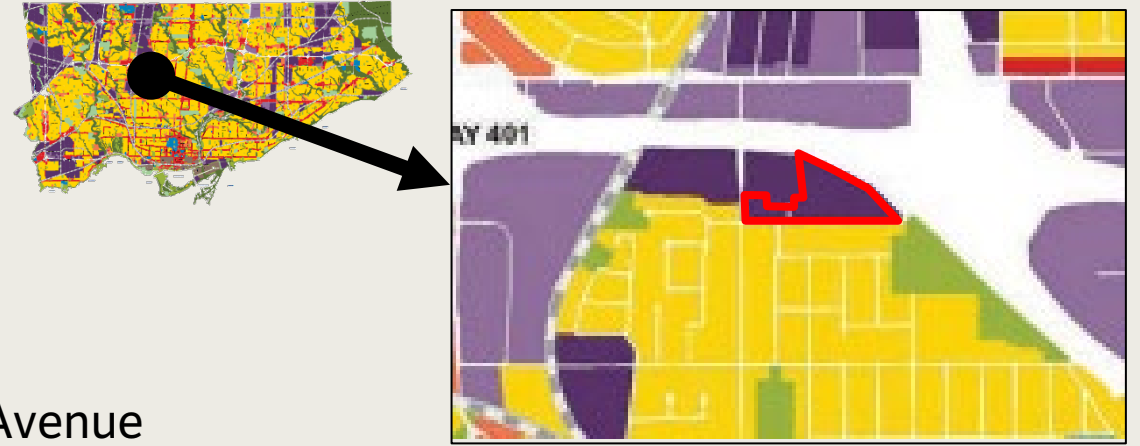
- Core Employment Areas

Area Context

- Properties fronting Wendell Avenue, 234-240 Pellatt Avenue and 3 Antoni Place are house form buildings similar to the other houses to the south and west and don't abut the highway
- Remainder of the sites (184-230 Pellatt Avenue) abut the Highway 401/400 off ramp

Preliminary Recommendation

- Change “Parent: Official Plan” designation to Neighbourhoods for 123-129 Wendell Avenue, 234-240 Pellatt Avenue and 3 Antoni Place
- Delete SASP 79 in its entirety to remove residential permissions



SASP 154 – Map 1

“Parent” Official Plan

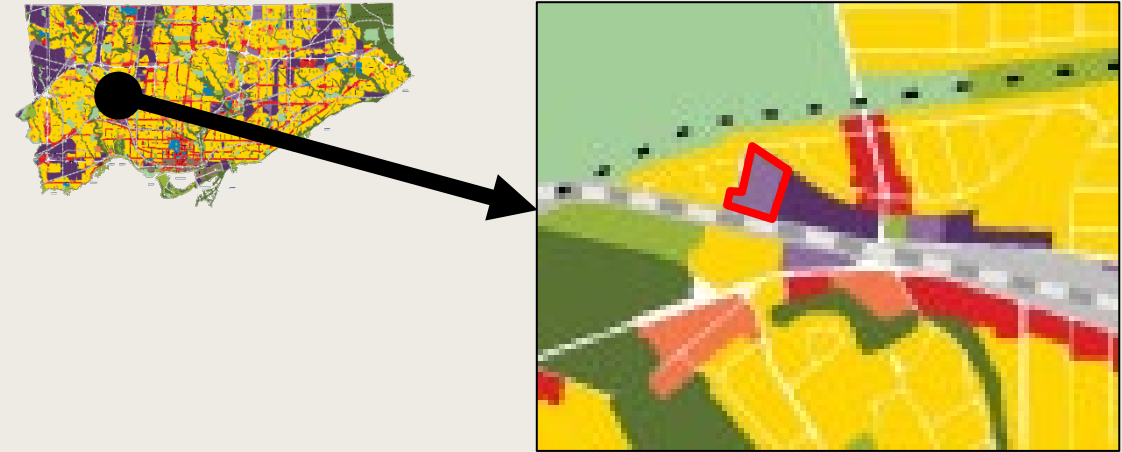
- General Employment Areas

Area Context

- Industrial building to the east of the site
- Residential to the north and west with rail corridor to the south
- Currently Rezoning and Site Plan application for 2 4-storey walk-up apartments and 2 stacked townhouse blocks at 165-185 Eileen Ave
- Employment Land Conversion Request at 2 Scarlett Rd & 201 Eileen Ave

Preliminary Recommendation

- Change “Parent: Official Plan” to Neighbourhoods designation for 165-185 Eileen Avenue
- 201 Eileen Avenue will be determined via the Conversion Request



Site and Area Specific Policies under Review

Eglinton-Lawrence
SASP 57



SASP 57

“Parent” Official Plan

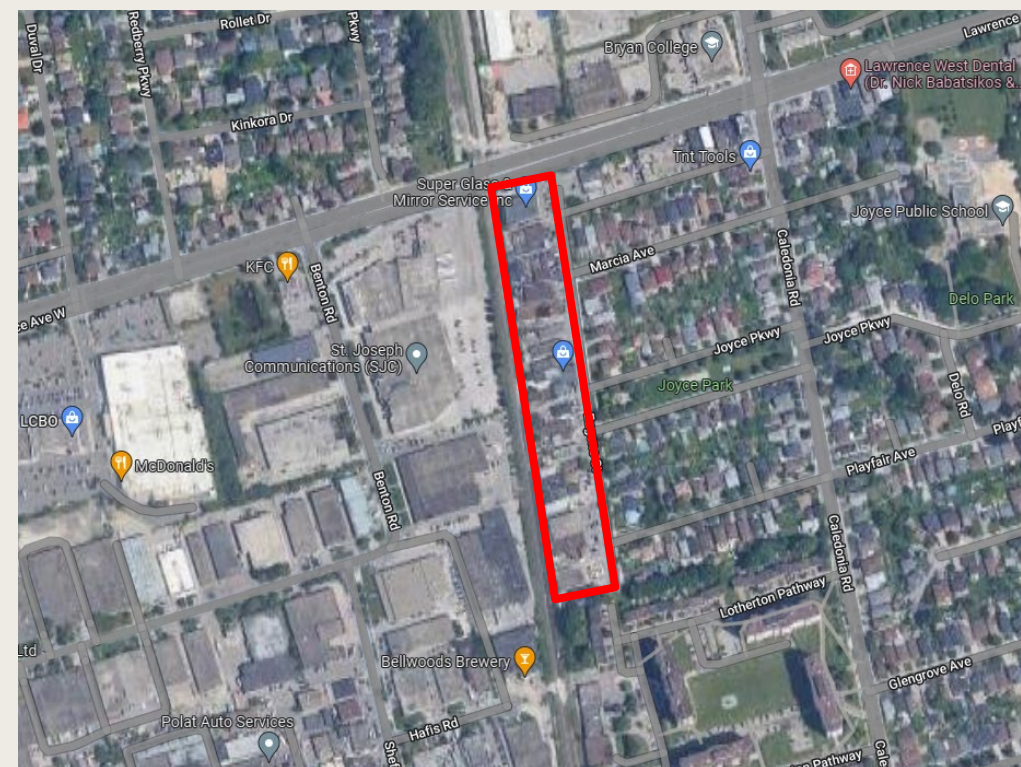
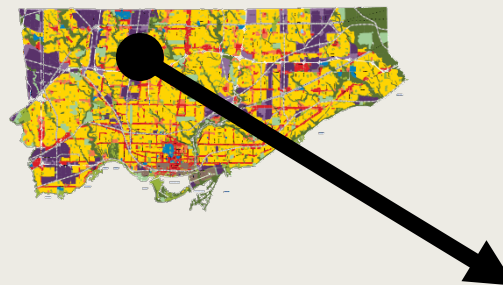
- Core Employment Areas

Area Context

- Generally non-residential uses, though there are a few house-form buildings that appear to have residential uses within them
- Metrolinx rail corridor immediately west, with lot depths generally around 45 metres
- Apartment complex with access from Caledonia Road is south of this site

Preliminary Recommendation

- Delete SASP 57 in its entirety to remove residential permissions



Site and Area Specific Policies under Review

Davenport

SASP 154 Map 3
SASP 154 Map 4
SASP 154 Map 6
SASP 154 Map 7
SASP 154 Map 9
SASP 154 Map 10
SASP 154 Map 11
SASP 154 Map 14
SASP 255
SASP 419



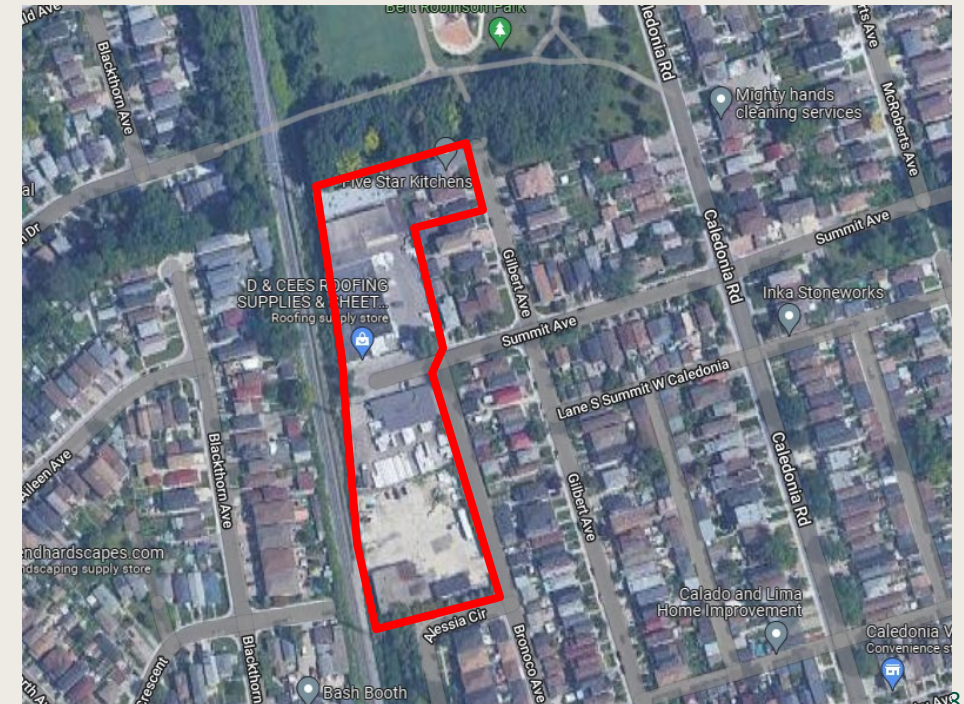
SASP 154 Map 3

“Parent” Official Plan

- General Employment Areas

Area Context

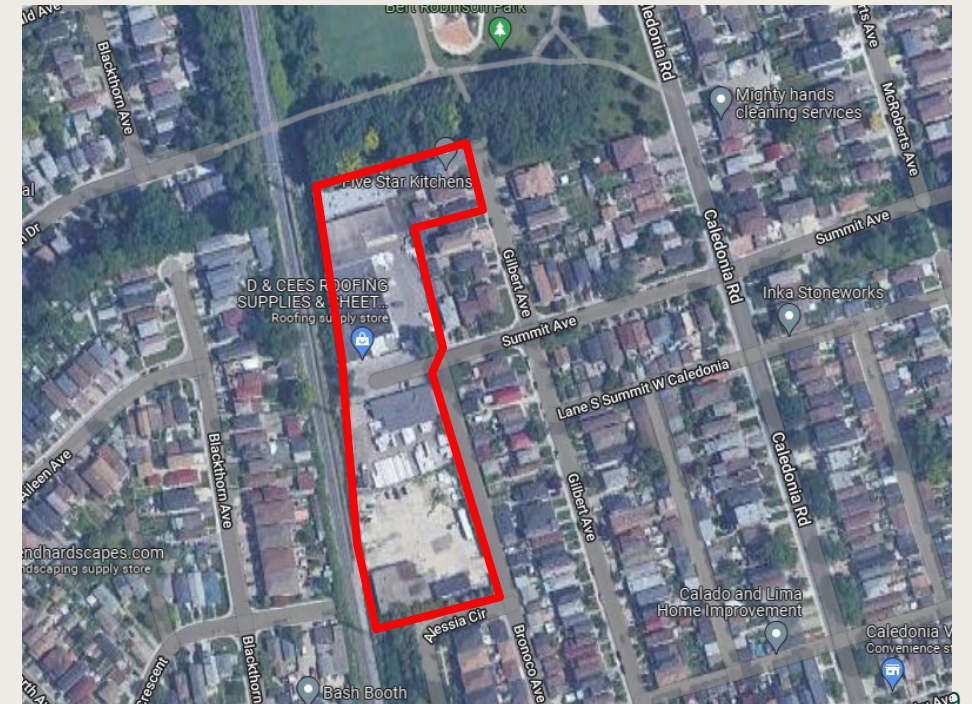
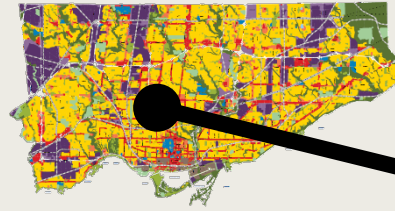
- Employment Areas were located east of the railway corridor. Outside of the Employment Areas, are mostly low rise residential in the Neighbourhoods, with Bert Robinson Park to the north.
- 150 Bronoco Ave at the south of this SASP area was subject to a development application that was settled at the OLT in 2021 for a 6 storey apartment building with 3 storey townhouses fronting along Alessia Circle (SASP 555)
- 75 Summit Ave and 76, 78 and 80 Summit Ave are non-residential buildings.
- 362 and a portion of 364 Gilbert Ave are in Neighbourhoods, and aren't affected by this study. The rear of 364 Gilbert Ave is a non-residential building.



SASP 154 Map 3 (cont)

Preliminary Recommendation

- Change “Parent: Official Plan” designation to Neighbourhoods for 150 Bronoco Ave and retain SASP 555 to permit OLT settlement to move forward
- 75 and 76-80 Summit Avenue will retain General Employment Areas designation, and have residential permissions removed.
- The rear of 364 Gilbert Avenue will remain General Employment Areas with residential permissions removed



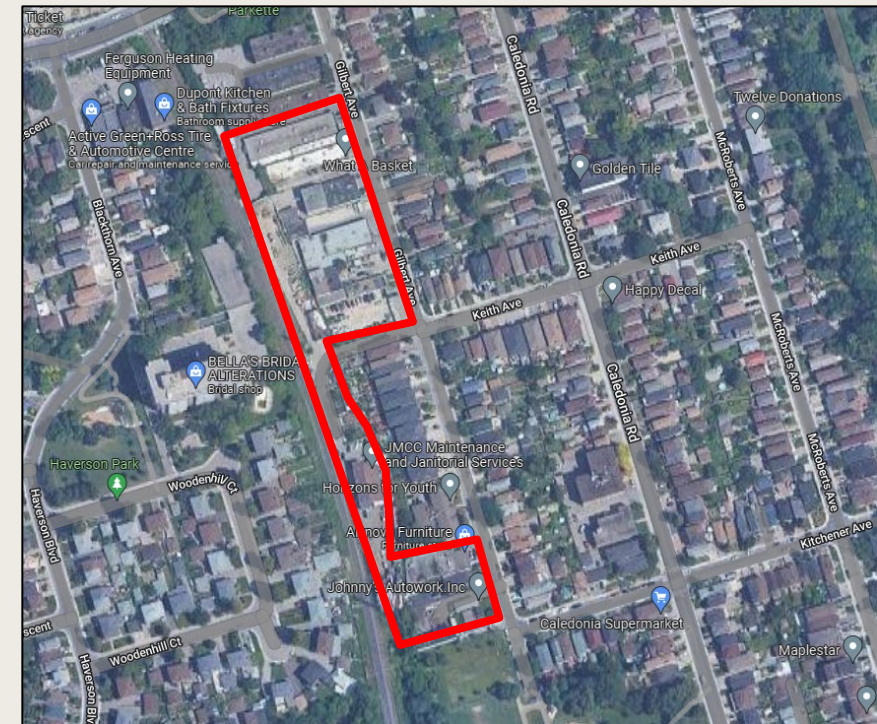
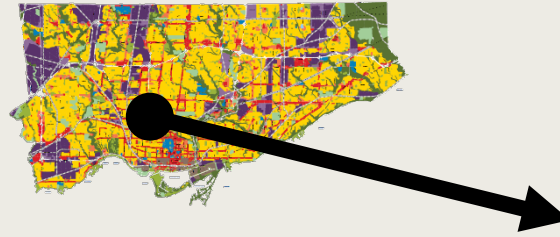
SASP 154 Map 4

“Parent” Official Plan

- General and Core Employment Areas

Area Context

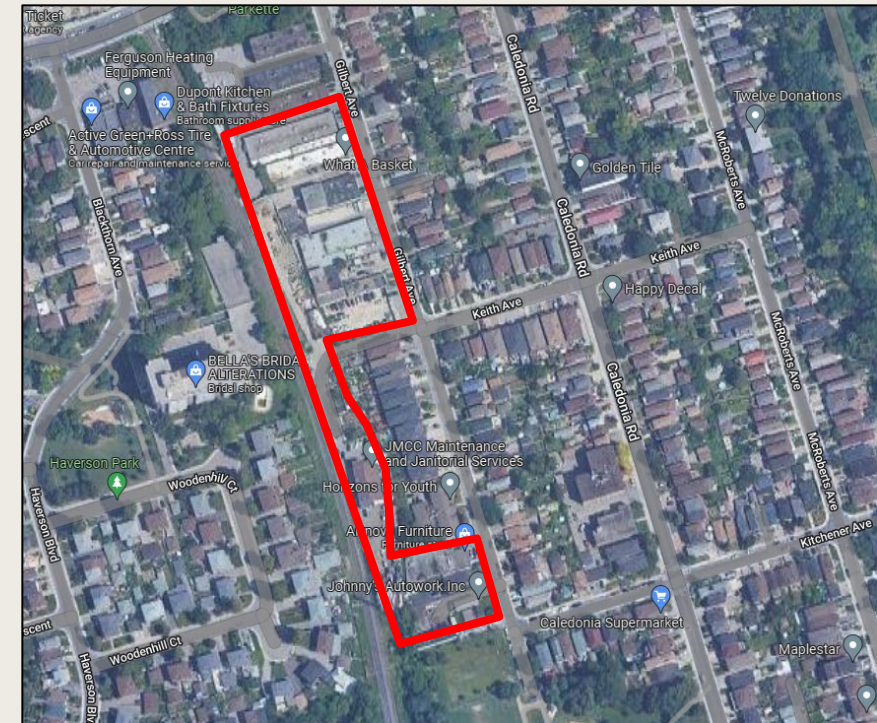
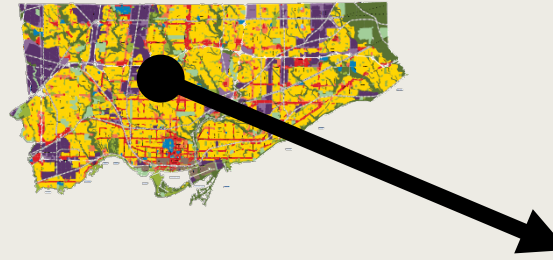
- Employment Areas were located east of the railway corridor. Bert Robinson Park is south of this area, with a Mixed Use Areas portion and city parkette just north of this SASP area. In the Neighbourhoods Areas are predominantly low rise residential uses
- 420 Gilbert Ave is designated Core Employment Areas with no residential uses on this property
- The General Employment Area north of Kitchen Avenue between 460 to 498 Gilbert Ave are non-residential 1-1.5 storey buildings



SASP 154 Map 4 (cont)

Preliminary Recommendation

- Remove residential permissions from the lands designated Core Employment Areas (420 Gilbert Ave) and General Employment Areas (460 to 498 Gilbert Ave) by deleting SASP 154 from these lands.
- SASP 154 should be retained for lands designated Neighbourhoods, and Utility Corridors to ensure any existing employment uses on these lands continue to be compatible with residential uses.



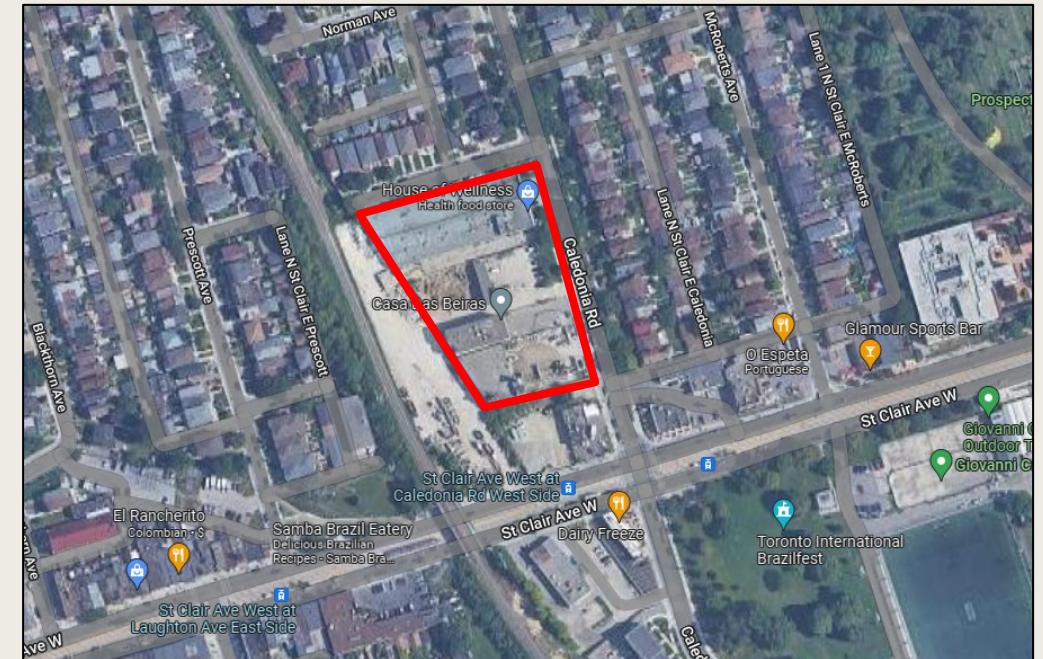
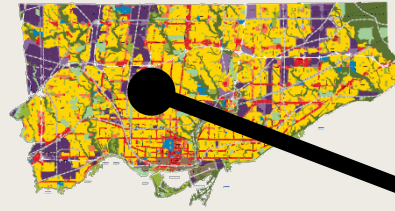
SASP 154 Map 6

“Parent” Official Plan

- General Employment Areas

Area Context

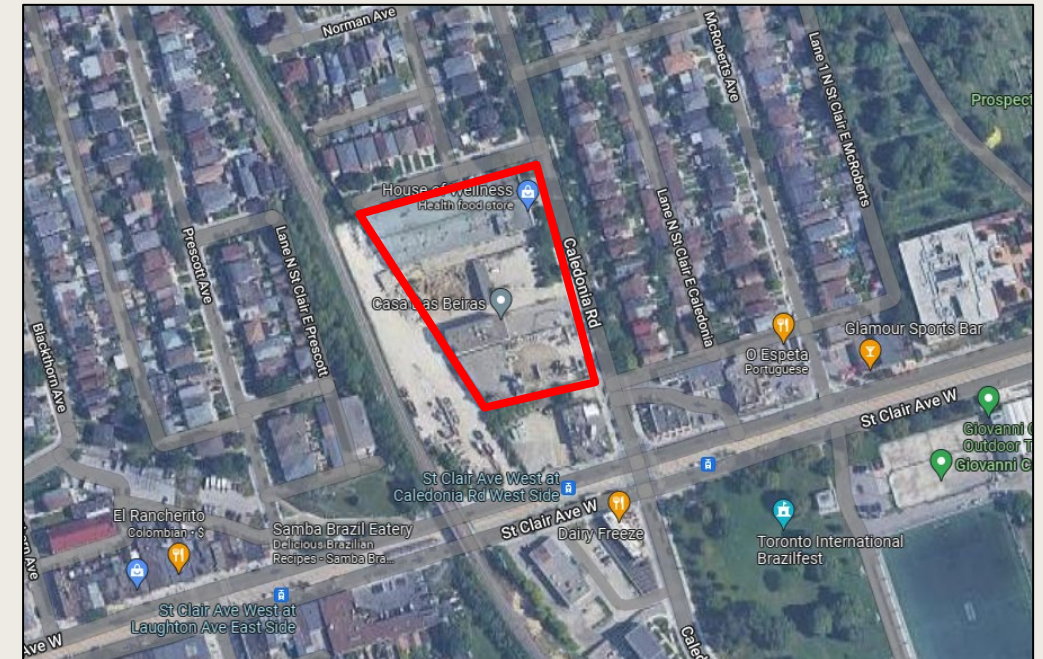
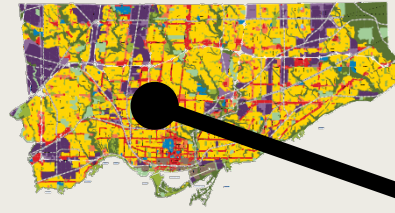
- Along St Clair Ave West, mostly main street type uses, along with Don Panos Parkette west of the rail corridor and Earlscourt Park south of St Clair. Further east on the north side is Prospect Cemetery. Further north are low rise residential
- SASP area consists of 32, 34, 36 and 60 Caledonia Road.
- 32, 34 and 36 Caledonia Road were part of a development at 1500-1536 St Clair Ave W (16 and 18 storey mixed use buildings) approved by Council in June 2022
- 60 Caledonia Road has a one storey non-residential building – cultural centre and consulate on Caledonia frontage and a graphics sign manufacturer on the north frontage (Lambert Avenue)



SASP 154 Map 6 (cont)

Preliminary Recommendation

- Change “Parent: Official Plan” designation to Mixed Use Areas
- This will not conflict with the approved development at 1500-1536 St Clair Ave W and 20-36 Caledonia Rd.



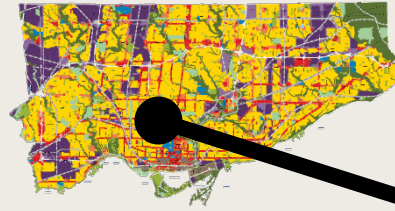
SASP 154 Map 7

“Parent” Official Plan

- General Employment Areas

Area Context

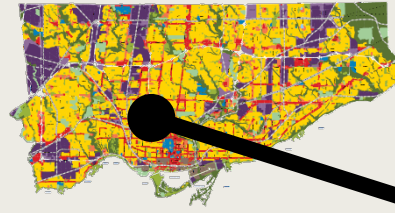
- South of Geary Avenue, Geary Parkette abutting the CP Rail Corridor. Along Geary Avenue, a mix of uses ranging from residential to non-residential. Further north, low rise residential
- Geary Avenue was part of a comprehensive study by City Planning and Economic Development and Culture “Geary Works” which amongst other things put into place SASP 629
- SASP 629 removed SASP 154 from the lands on the north side of Geary Avenue and redesignated 38-60 Geary Ave and 508-510 Delaware Ave N to Mixed Use Areas
- However 2-36 Geary Avenue, 62-80 Geary Avenue and 1102-1104 Ossington Avenue, while being General Employment Area, still permitted residential uses



SASP 154 Map 7 (cont)

Preliminary Recommendation

- Change “Parent: Official Plan” designation to Mixed Use Areas
- Retain SASP 629 so any development would continue to be subject to built form and other policies.



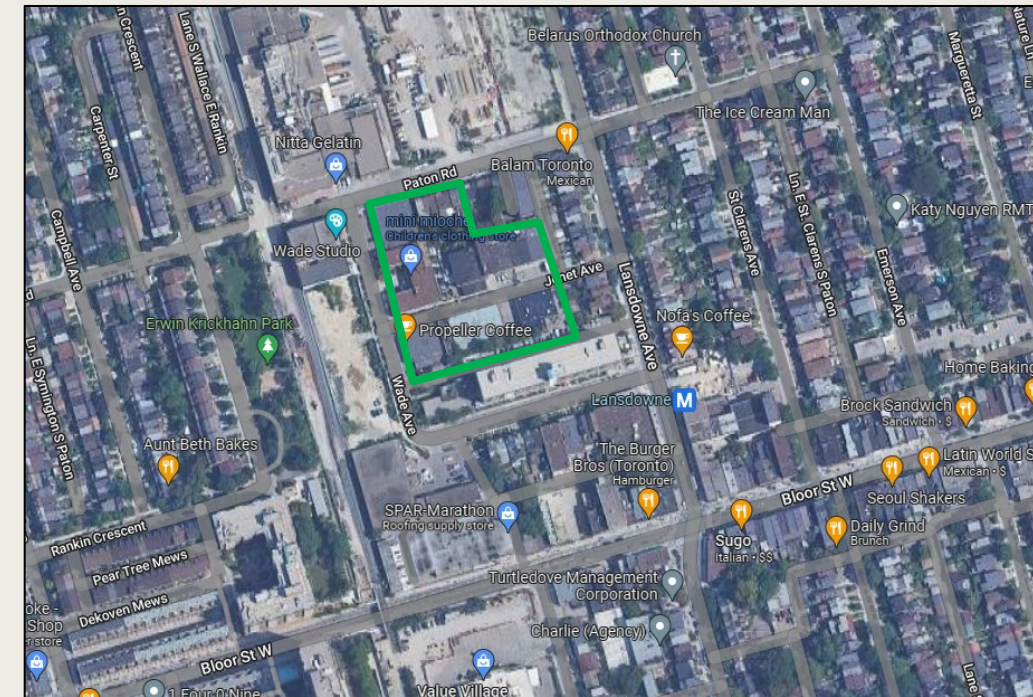
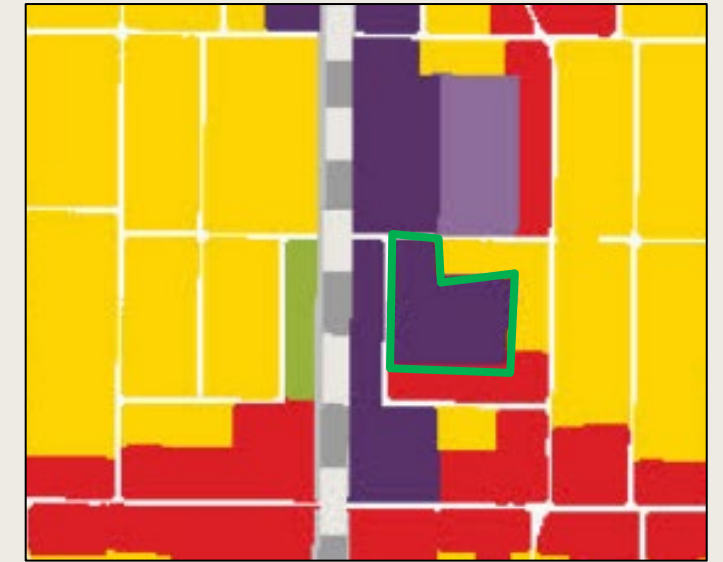
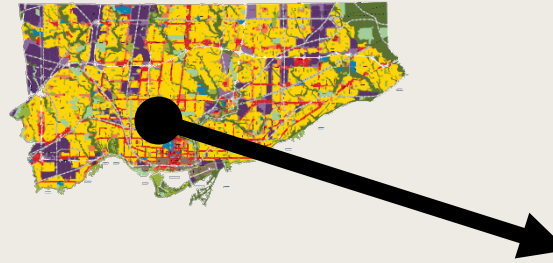
SASP 154 Map 9

“Parent” Official Plan

- Core Employment Areas

Area Context

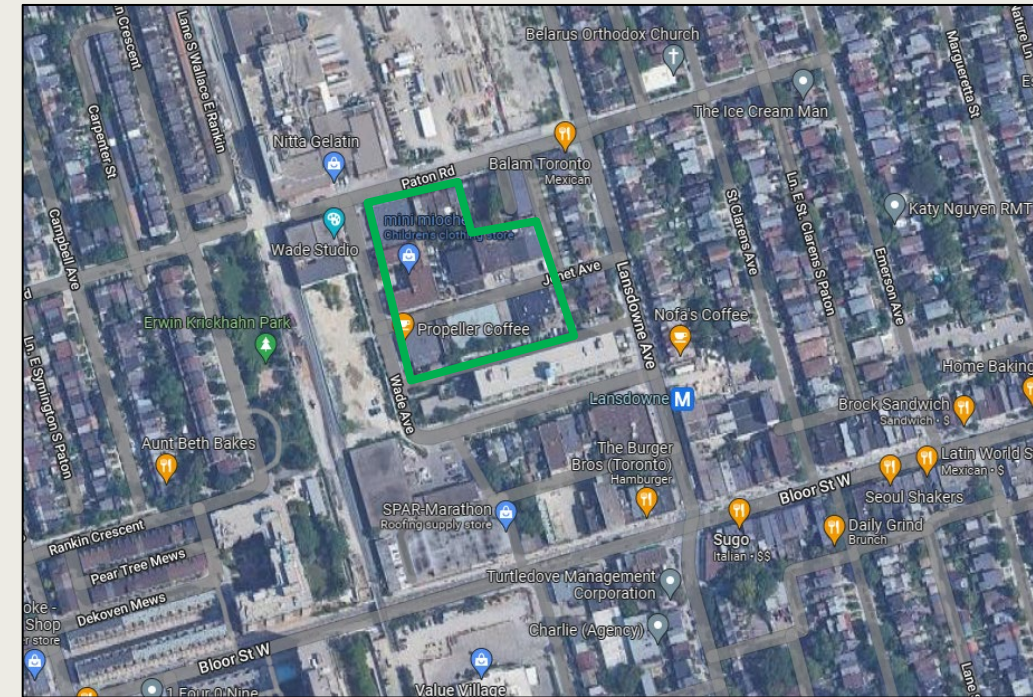
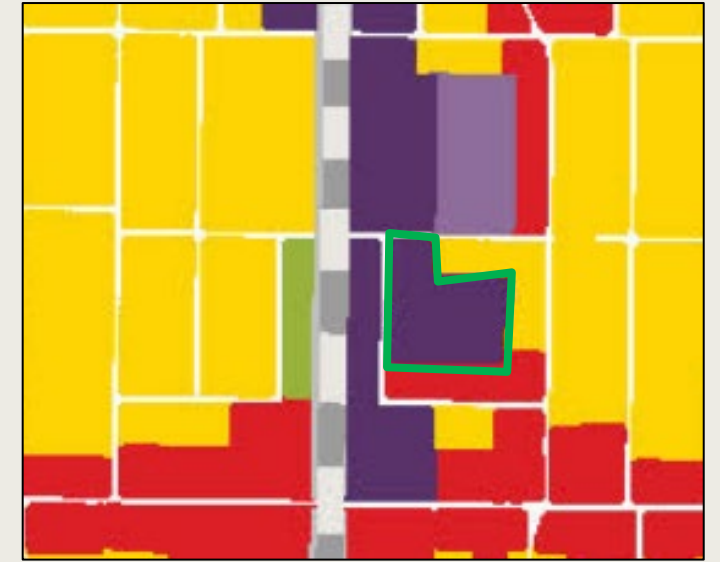
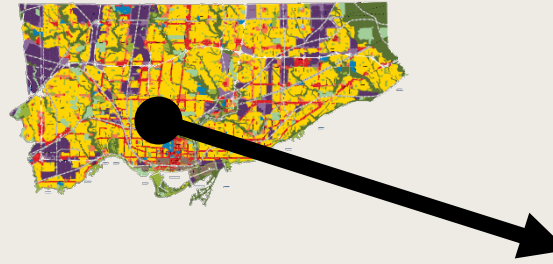
- North of the site, Nitta Gelatin, 640 Lansdowne Avenue – west side used for Metrolinx construction staging. East side, subject to a approved seniors home (Magellan Centre)
- To the west, a 7 storey office building approved at 77 Wade.
- To the east, low rise residential uses
- To the south, a co-op building at 20 Wade, and further south, main street uses on Bloor Street. 1360-1364 Bloor Street West and 55 Wade Avenue recently converted to Mixed Use Areas with a SASP as part of Official Plan Amendment 591
- Within the SASP area, there are small scale employment uses with some residential within.



SASP 154 Map 9 (cont)

Preliminary Recommendation

- Change “Parent: Official Plan” designation to Neighbourhoods
- SASP 154 should be retained so remaining employment uses restricted to those compatible with residential uses
- In Oct 2021, Council requested staff to conduct a Zoning Study for this area to determine the appropriateness of amending the Zoning By-law to permit residential uses within this study area.



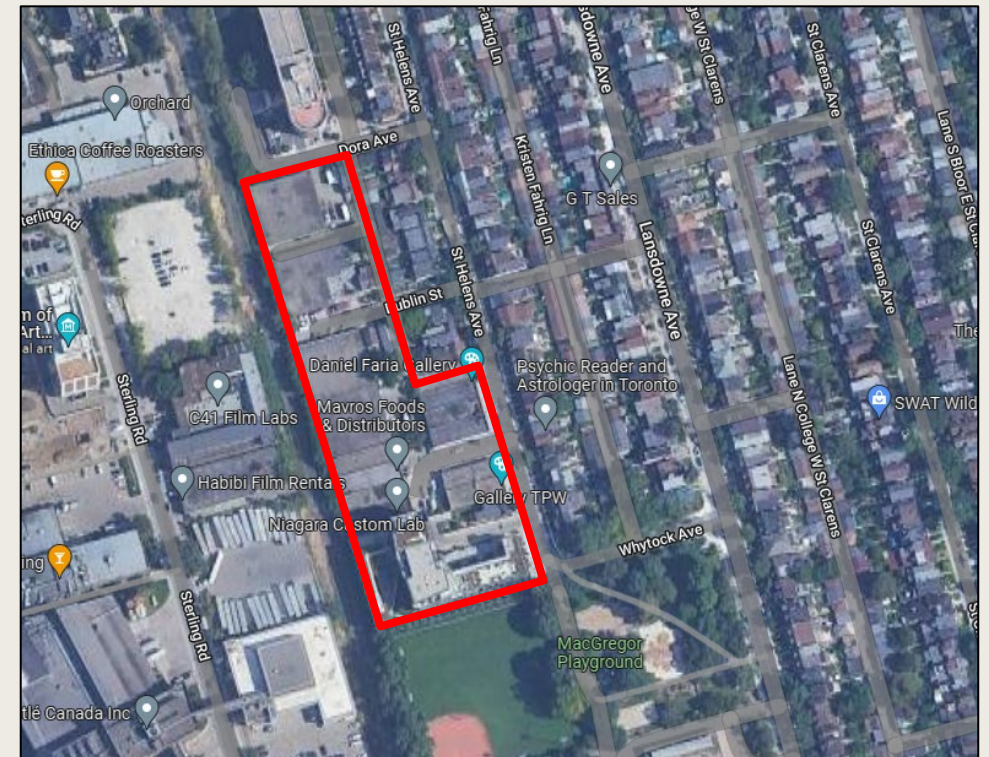
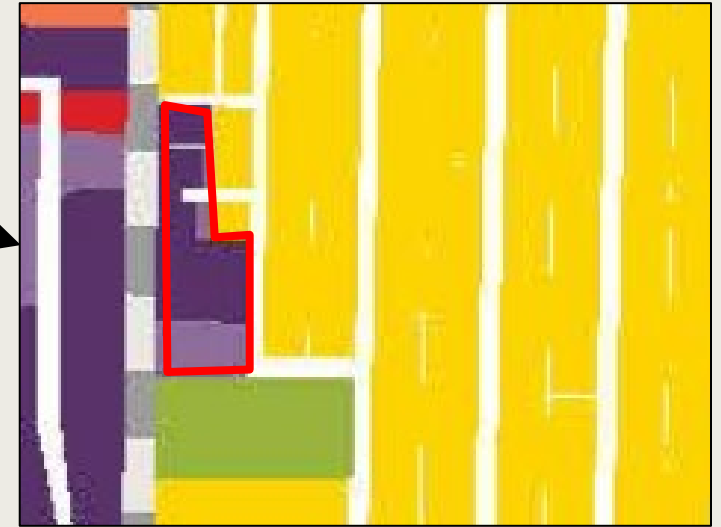
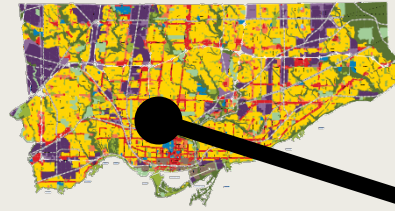
SASP 154 Map 10

“Parent” Official Plan

- General and Core Employment Areas

Area Context

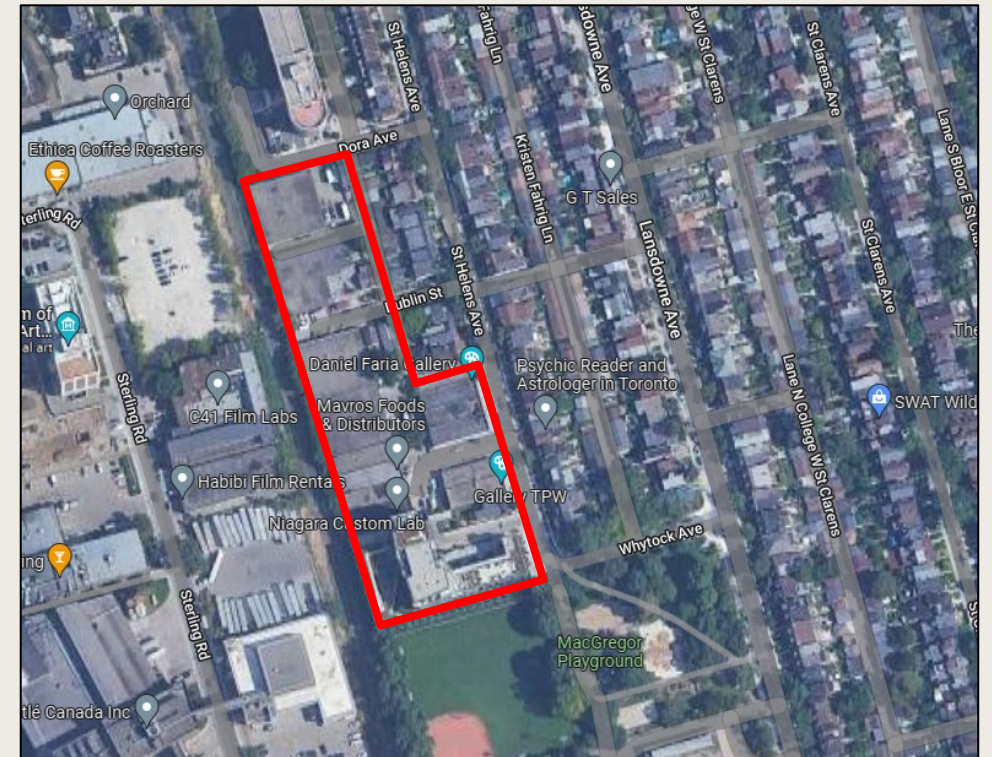
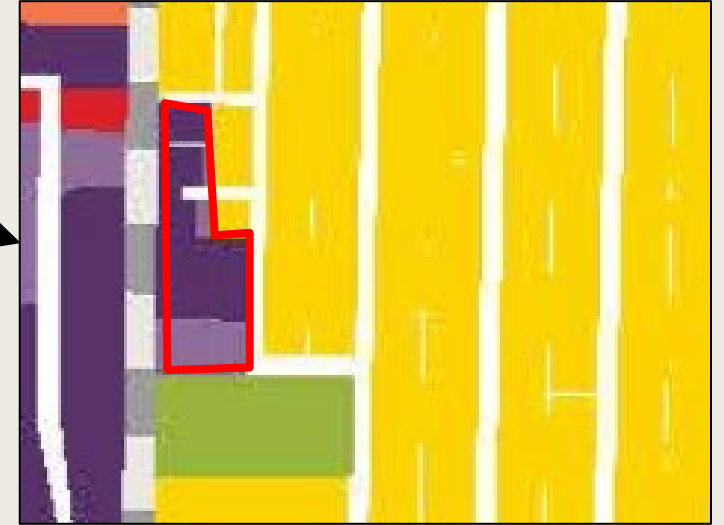
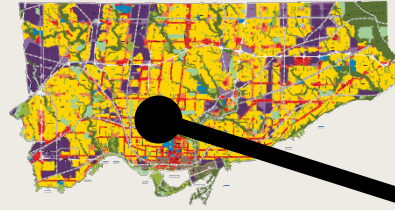
- A rail corridor abuts the west side of this SASP area. Further west is the Sterling Road area. South of the SASP area is MacGregor Playground Park. To the north and east are low rise residential uses. Further north is the recently approved 1319 Bloor St W development (formerly Value Village).
- Within the SASP lands, 138 St. Helen's Avenue is a nine-storey mixed use building with residential uses setback from the rail corridor
- 6 to 9 Dublin St and 9 Dora Ave are in General Employment Areas, with house-form buildings that have residential uses
- The remainder of these lands, which are Core Employment Areas (170-190 St. Helen's Ave, 10-16 Dublin St and 17 Dora Ave have 1 storey industrial-type warehouse buildings relatively close to the rail corridor



SASP 154 Map 10 (cont)

Preliminary Recommendation

- Change “Parent: Official Plan” designation to Apartment Neighbourhoods for the development at 138 St. Helen’s Ave and 150-152 St. Helen’s Ave
- Change “Parent: Official Plan” designation to Neighbourhoods for 6-9 Dublin St and 9 Dora Ave
- For the Core Employment Areas lands, remove the residential permission as there is currently no residential at those addresses, and also due to its proximity to the railway corridor.



SASP 154 Map 11

“Parent” Official Plan

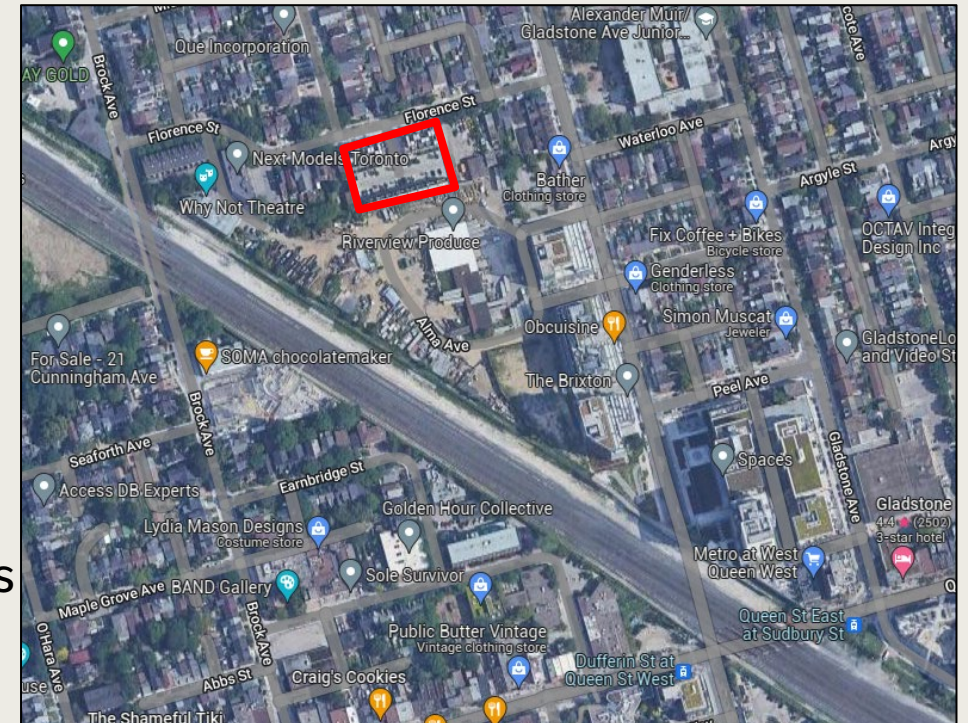
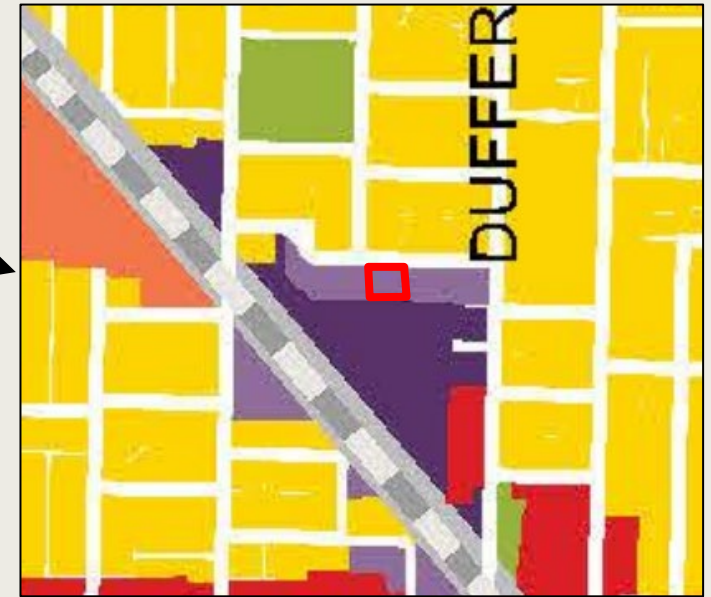
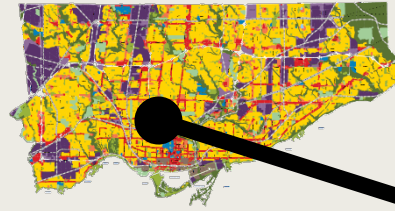
- General Employment Areas

Area Context

- A 36 unit townhouse development was approved by Council in 2006 on the SASP lands
- North of Florence are low-rise residential buildings.
- On the south side of Florence St, it is mostly house-form buildings - 13 Florence is a 2-storey commercial building, and 15 Florence is a parking area for taxis.
- Further south are Core Employment areas, with a 1 storey warehouse building for food distribution and other outside storage uses for excavation/waste disposal services, with the rail corridor beyond

Preliminary Recommendation

- Change “Parent: Official Plan” designation to Neighbourhoods for the townhouse development at 29-51 Florence Street.



SASP 154 Map 14

“Parent” Official Plan

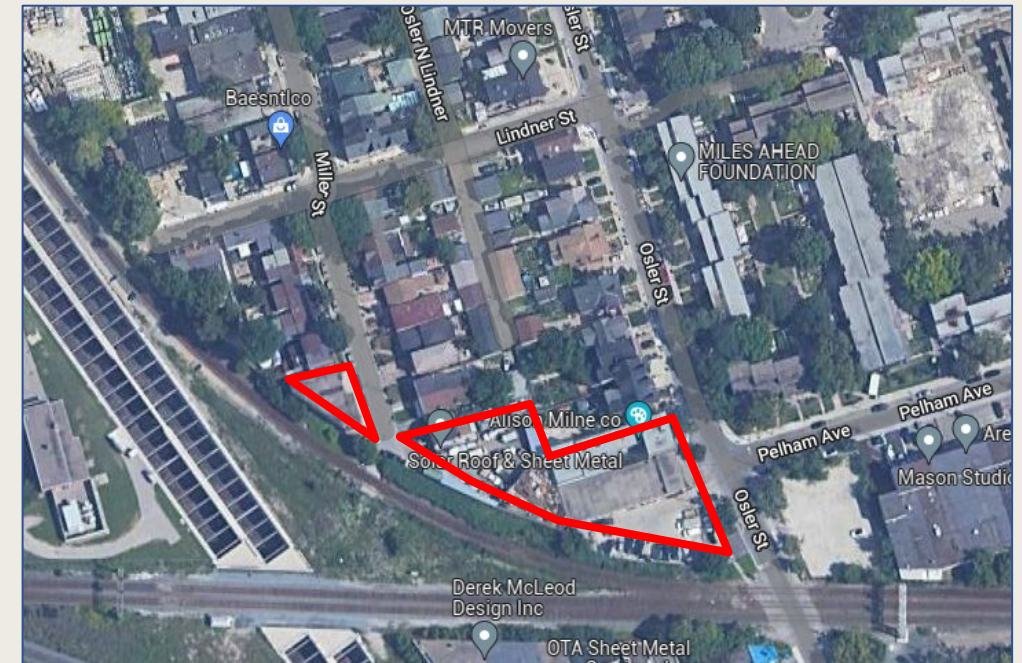
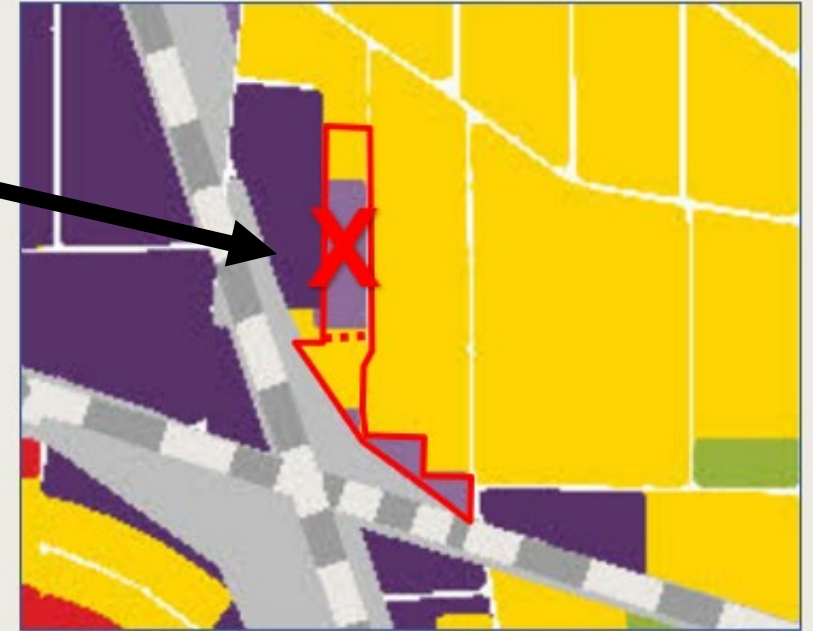
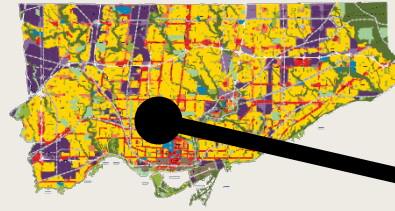
- General Employment Areas

Area Context

- Area north of Lindler Street studied through Keele St. Clair Secondary Plan and converted to Mixed Use Areas, leaving only four addresses that are General Employment Areas – 130 & 134 Osler Street and 3 & 10 Miller Street.
- Sites have Industrial District Zoning in the former City of Toronto Zoning By-law. While there may be residential uses within 10 Miller Street, the proximity to the railway would preclude expanded residential uses as the rail safety setback cannot be provided on a lot of this size.

Preliminary Recommendation

- Remove residential permissions from 130 & 134 Osler Street and 3 & 10 Miller Street.



SASP 255

“Parent” Official Plan

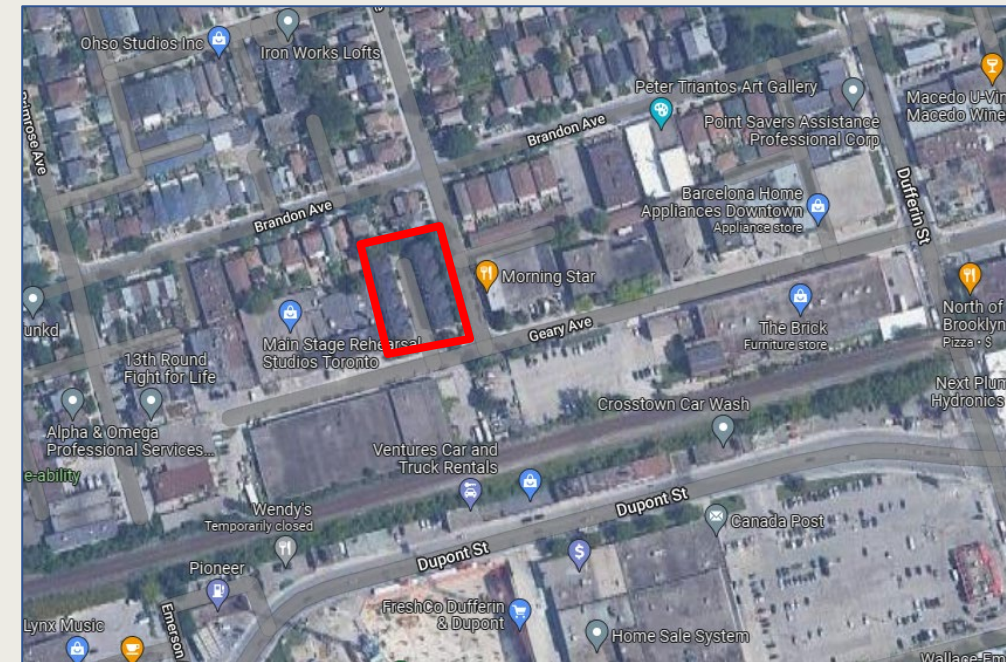
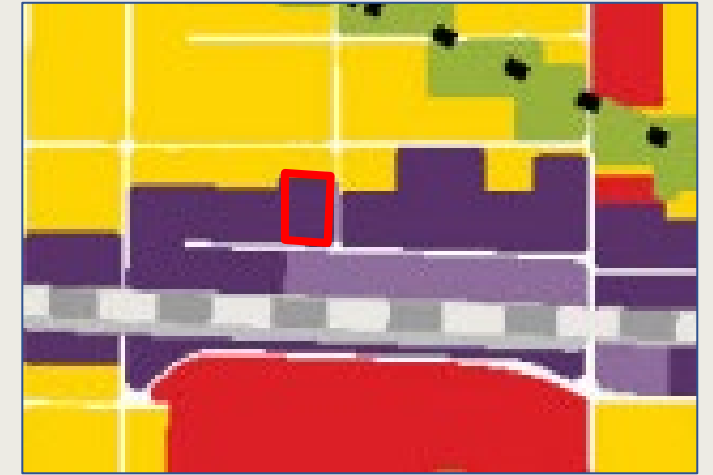
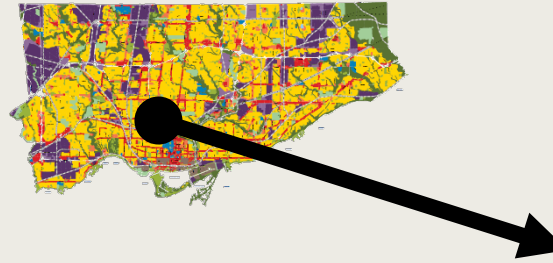
- Core Employment Areas

Area Context

- Western end of Geary Avenue consists of non-residential uses. North of the site is generally residential uses. The south side of Geary abuts the CP Rail corridor
- 2 Lightbourn Avenue is a 20 unit rowhouse development approved in 2003
- SASP 234 also applies to these lands, prohibiting auto body repair shops.

Preliminary Recommendation

- Change “Parent: Official Plan” designation to Neighbourhoods for the rowhouse development.
- Retain SASP 255 as it limits residential permission to the current development. Delete SASP 234 as auto body repair shops are not permitted in Neighbourhoods



SASP 419

“Parent” Official Plan

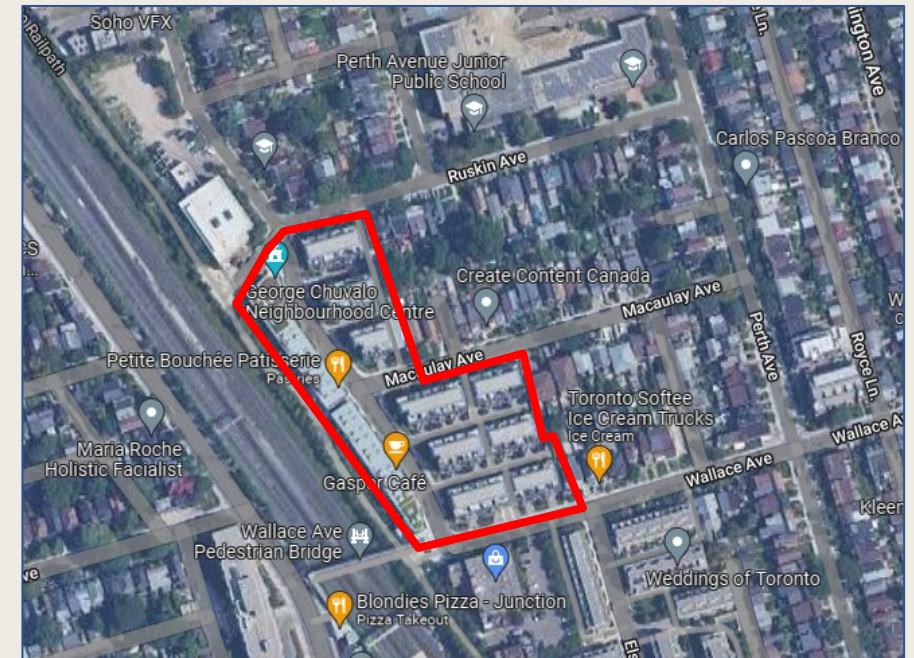
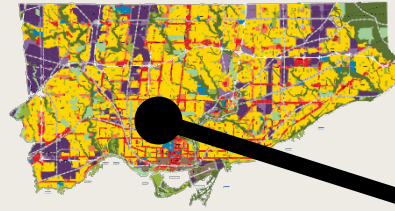
- General Employment Areas

Area Context

- Non-residential uses on west side of Sousa Mendes Street acts as a railway safety buffer
- Townhouse development is built out, as is the non-residential uses
- Area generally surrounded by low rise residential uses. West of the rail corridor is commercial uses along Dundas St W and residential uses beyond

Preliminary Recommendation

- Revise the SASP so it is clear that residential uses are permitted only on lands designated Neighbourhoods



Site and Area Specific Policies under Review

University-Rosedale
SASP 163



SASP 163

“Parent” Official Plan

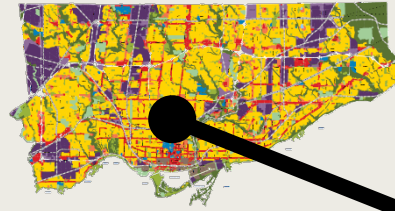
- General Employment Areas

Area Context

- CP Rail corridor to the north
- Site is a 1996 approval (OPA and Rezoning) that allows for 11 dwelling units and 2 units for non-residential purposes
- Mixed Use Areas fronting Dupont Street and General Employment Areas within 20m of the rail corridor (established through OPA 231 and subsequent Regeneration Study and in force since 2017)

Preliminary Recommendation

- Delete SASP 163 due to proximity to railway
- This will be consistent with SASP 212 that was an outcome of the Dupont Street Regeneration Study



Site and Area Specific Policies under Review

Toronto-Danforth

SASP 154 Map 12
SASP 154 54 Colgate Ave
SASP 190



SASP 154 Map 12

“Parent” Official Plan

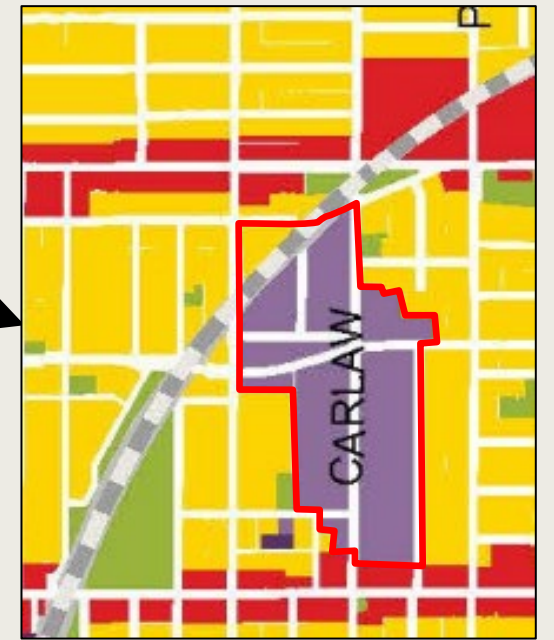
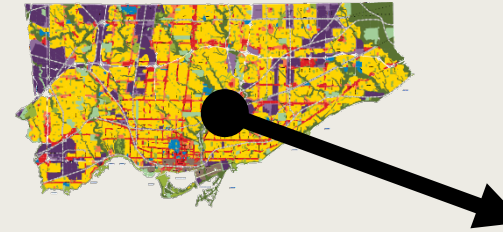
- General Employment Areas

Area Context

- Substantially developed with mid-rise residential and mixed use buildings.
- Employment uses include retail, service, restaurant, small scale retail and office uses, as well as artist studio spaces and creative industry uses.

Preliminary Recommendation

- Change “Parent: Official Plan” to Mixed Use Areas
- Modify the existing SASP to permit residential uses within mixed use buildings that include employment uses which are compatible with residential uses.



SASP 154 – 54 Colgate Ave

“Parent” Official Plan

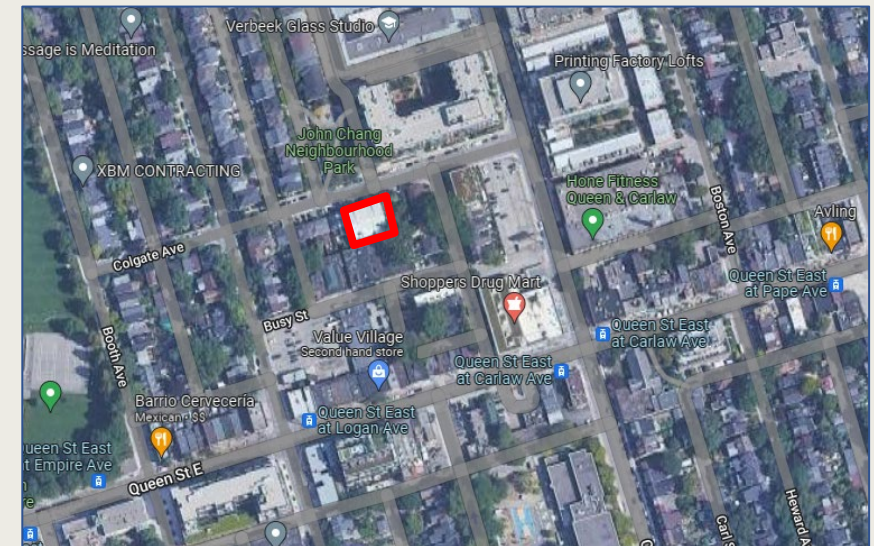
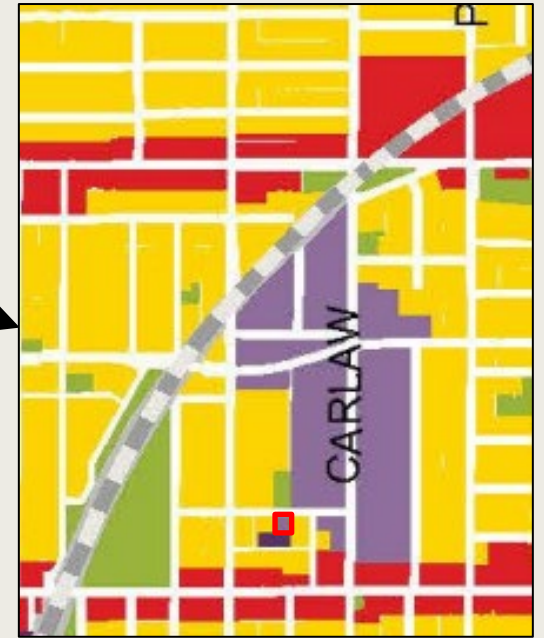
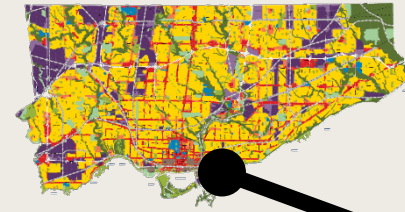
- General Employment Areas

Area Context

- Site is a three storey 15 unit live/work development approved by the OMB
- Generally surrounded with low-rise residential development, with larger mixed-use buildings along Carlaw

Preliminary Recommendation

- Change “Parent: Official Plan” to Neighbourhoods
- Retain SASP to ensure remaining employment uses permitted by Zoning are compatible with residential use



SASP 190

“Parent” Official Plan

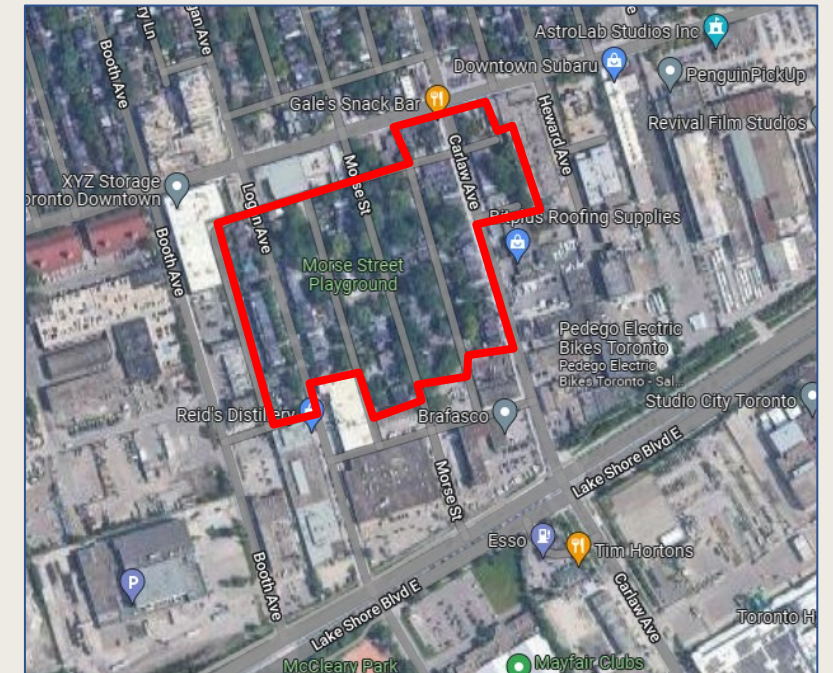
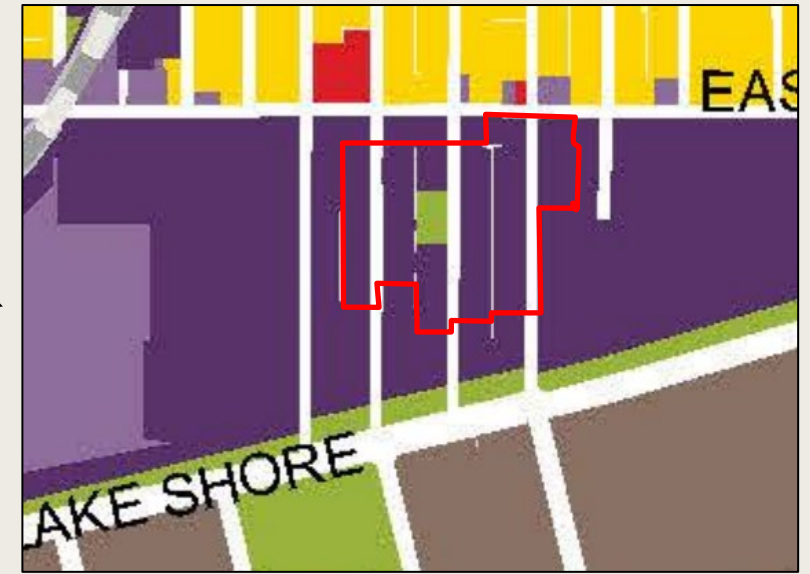
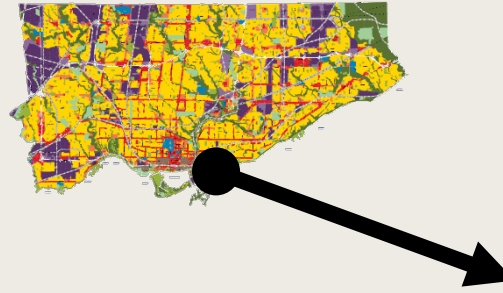
- Core Employment Areas

Area Context

- Predominately residential uses with some employment uses interspersed within this area. This is also reflected in the Zoning By-law (residential uses have R zoning, employment uses have EL zoning)
- Immediately east, south and west of the SASP area are lands designated Core Employment Areas while to the north is a mix from Mixed Use Areas, Neighbourhoods and Employment Areas

Preliminary Recommendation

- Change “Parent: Official Plan” to Neighbourhoods
- Revise SASP to ensure remaining employment uses allowed by Zoning are compatible with residential use
- Within Lower Don Special Policy Area



Site and Area Specific Policies under Review

Don Valley West
SASP 148



SASP 148

“Parent” Official Plan

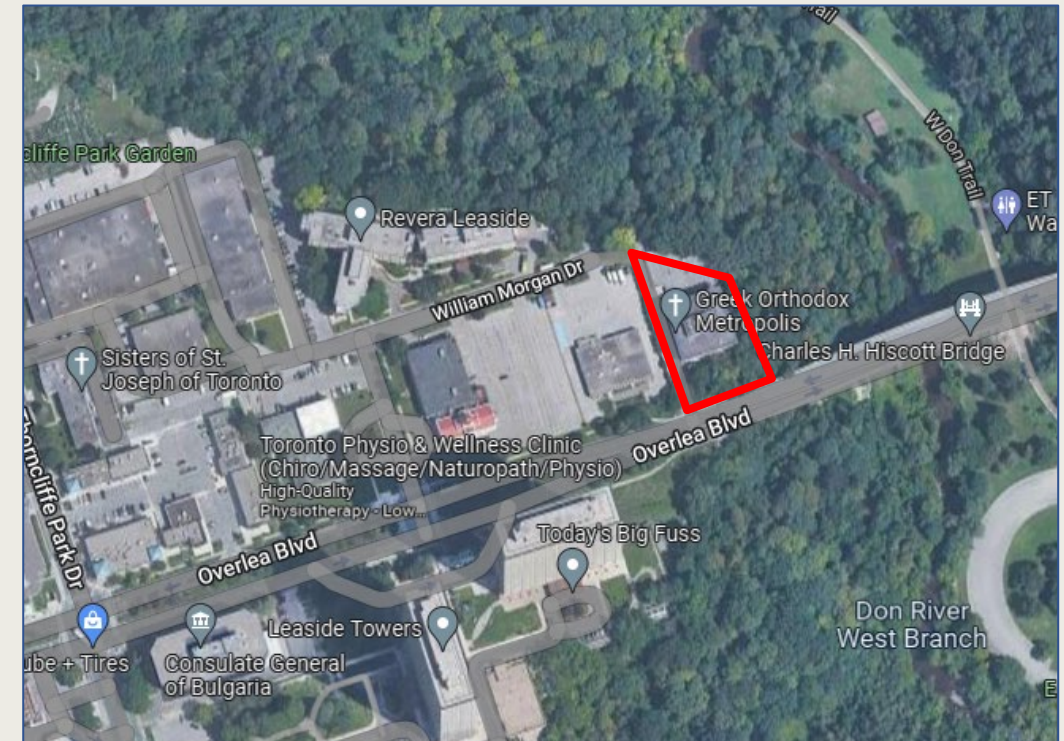
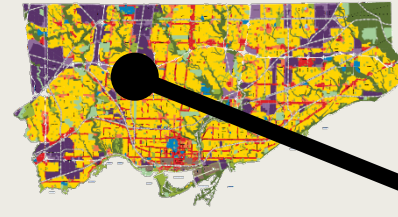
- General Employment Areas

Area Context

- SASP allows for one residential suite for the religious and administrative chief of the church.
- Two adjacent Places of Worship immediately west and commercial uses further east, a retirement living centre to the north, office and residential uses and East York Town Centre on south side of Overlea. West Don River and Seton Park to the east under the Charles Hiscott Bridge

Preliminary Recommendation

- Delete permission for residential suite in SASP 148.



Site and Area Specific Policies under Review

Don Valley East
SASP 56



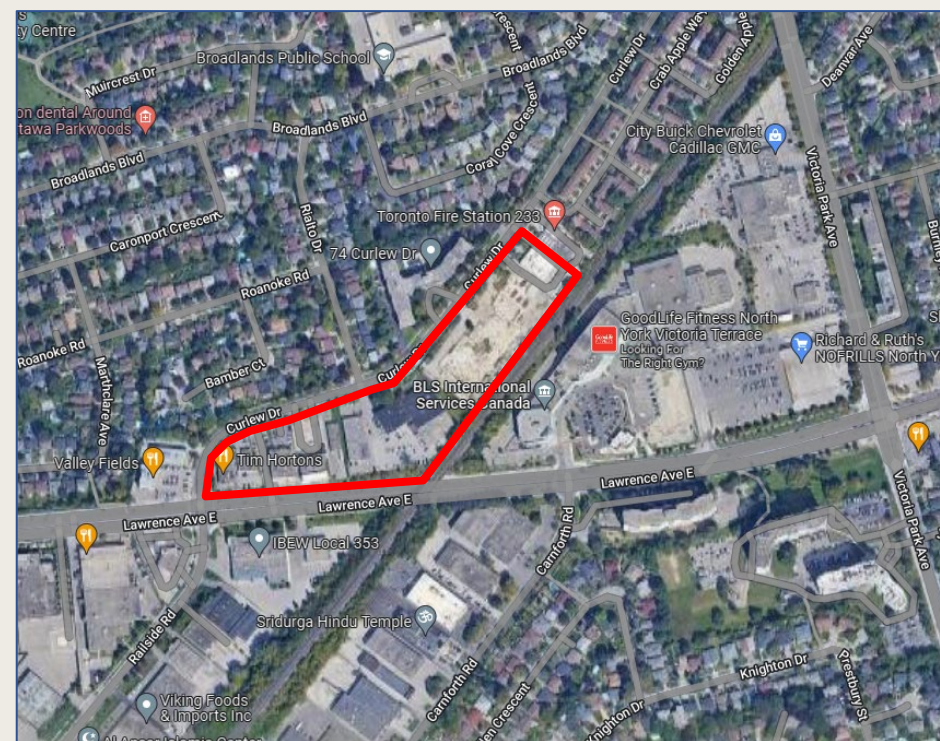
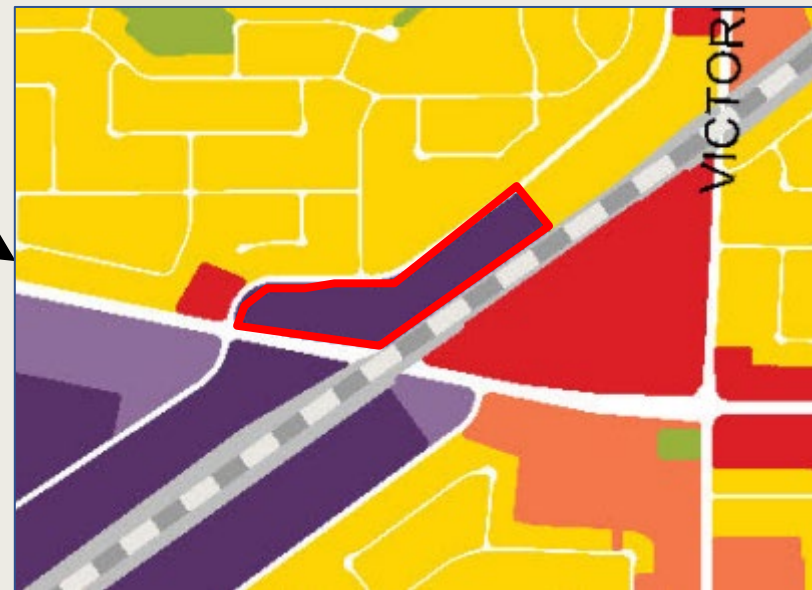
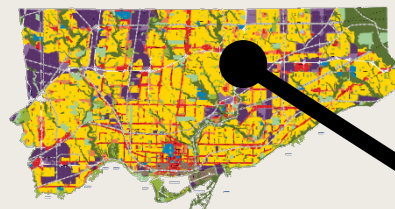
SASP 56

“Parent” Official Plan

- Core Employment Areas

Area Context

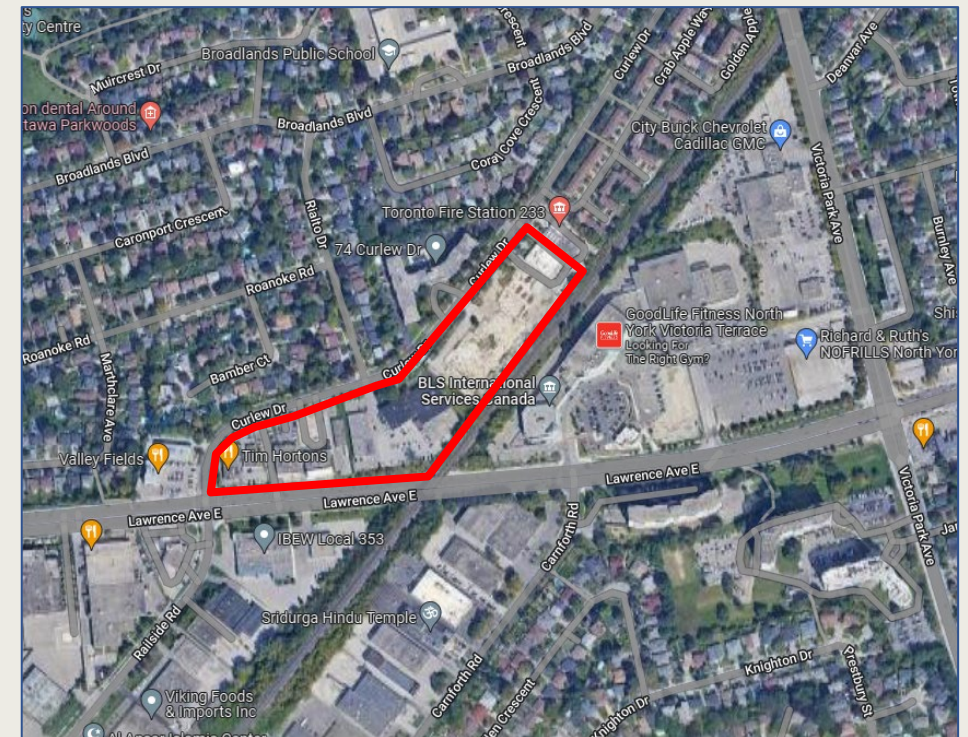
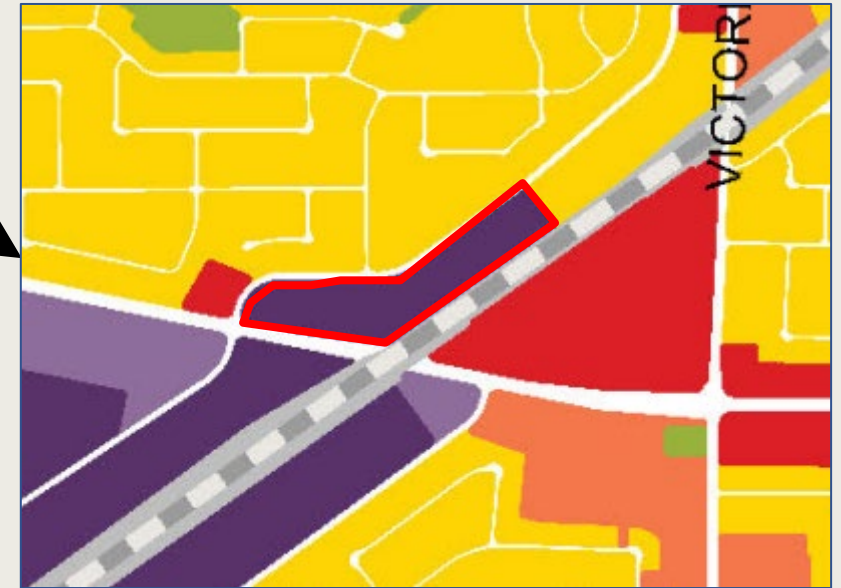
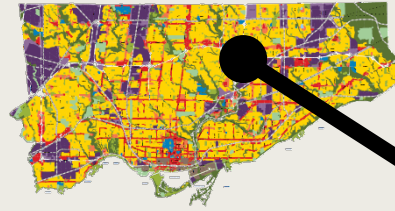
- Low rise residential to the north in Neighbourhoods
- Commercial plazas at northwest corner of Curlew and Lawrence, and east of the CP rail corridor (Victoria Terrace)
- Railside Road employment area south of Lawrence
- Townhouse approval at 71-75 Curlew Dr in 2018 (222 townhouse units)
- Other uses on Curlew – private school and places of worship
- North side of Lawrence, developed with office, restaurant and medical and retail uses



SASP 56 (cont)

Preliminary Recommendation

- Change “Parent: Official Plan” designation to Neighbourhoods for 59-89 Curlew Drive and remove SASP 56 from these lands
- Change “Parent: Official Plan” designation to General Employment Areas for 1244 to 1260 Lawrence Ave E and remove SASP 56 from these lands



Site and Area Specific Policies under Review

Beaches-East York
SASP 146



SASP 146

“Parent” Official Plan

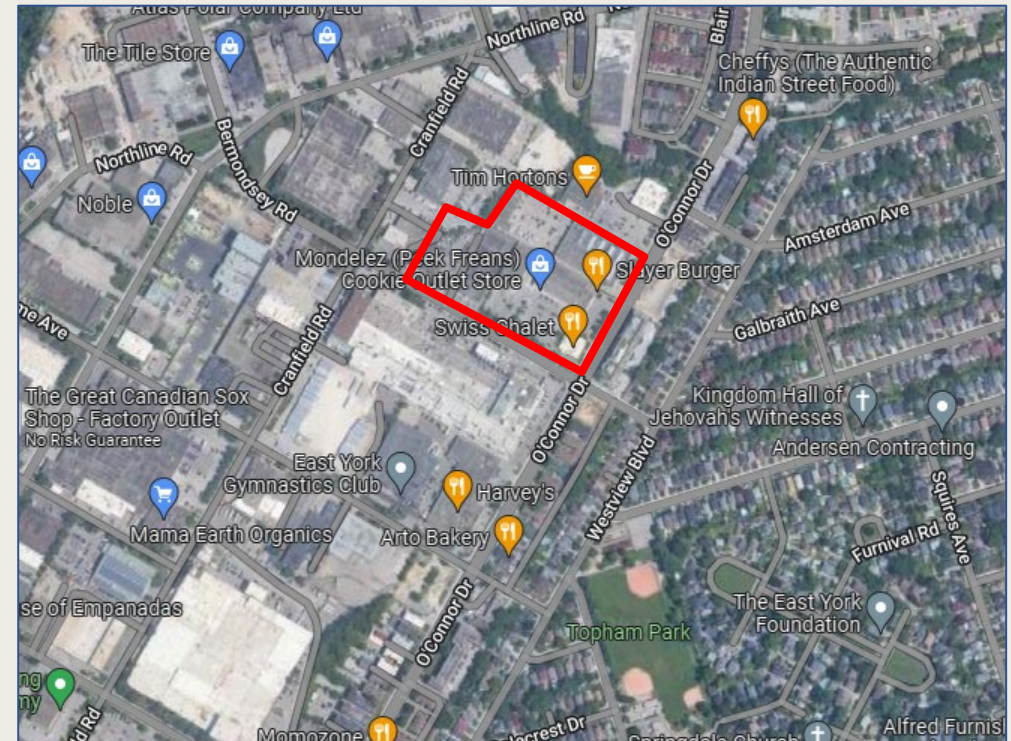
- General Employment Areas

Area Context

- To the south, recently constructed or under construction mid-rise buildings, then low-rise residential beyond. To the immediate east, the Scott Mission, further east, townhouse development.
- To the north, employment uses, to the west, service commercial uses and Mondelez bakery

Preliminary Recommendation

- Change “Parent: Official Plan” to Neighbourhoods
- Retain existing SASP as it gives guidance on how residential development can interface with surrounding employment areas.
- Commercial and institution uses continue to be permitted.



Site and Area Specific Policies under Review

Scarborough-Agincourt
SASP 104



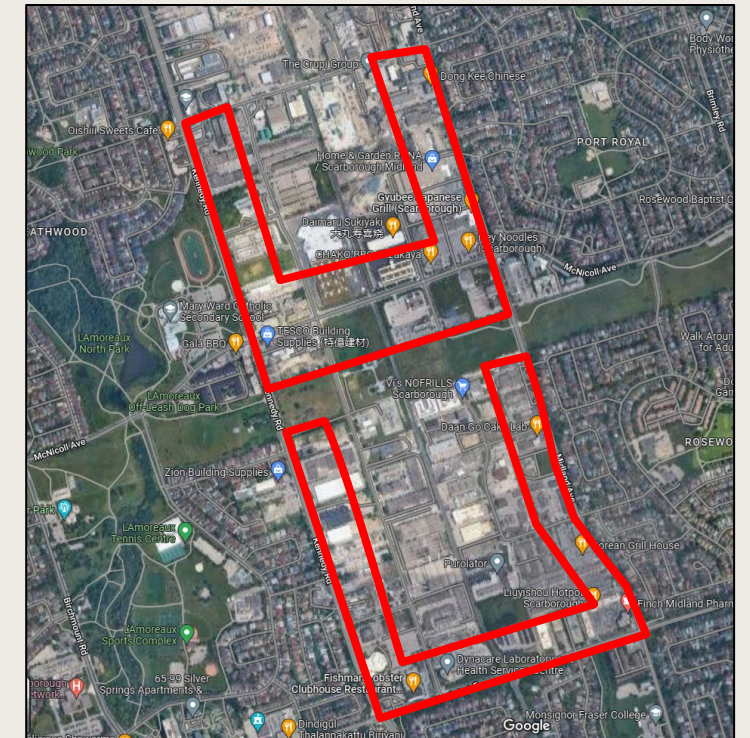
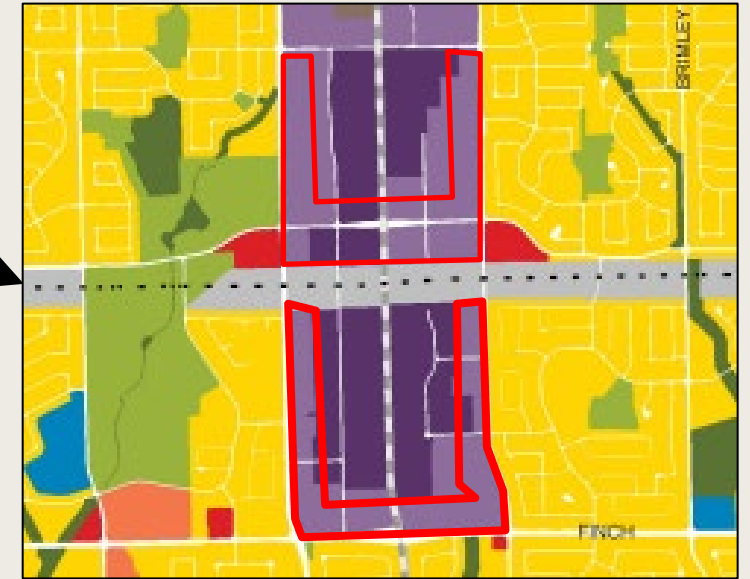
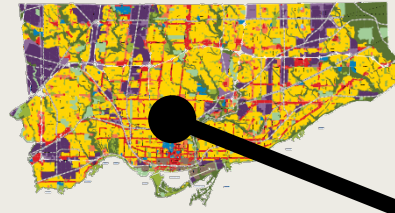
SASP 104

“Parent” Official Plan

- General and Core Employment Areas

Area Context

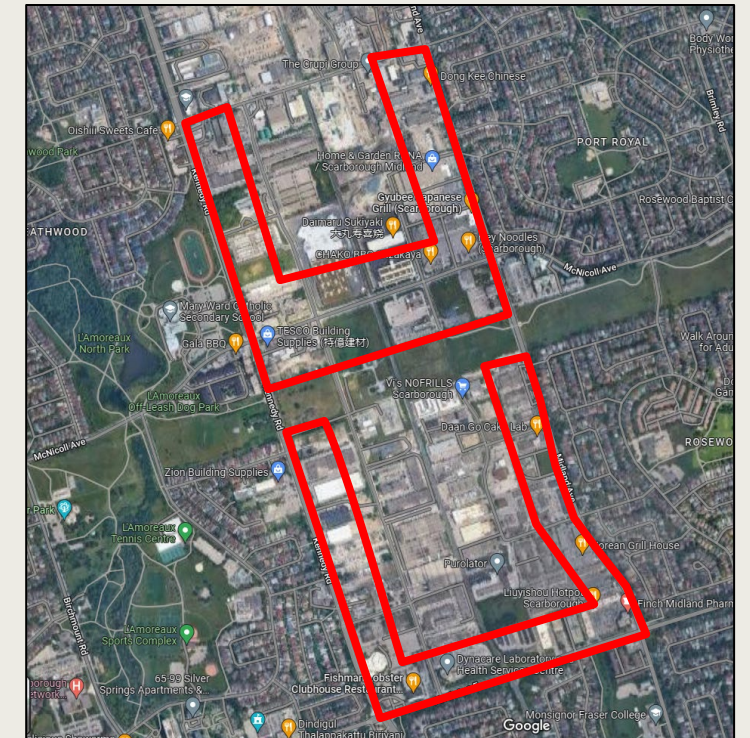
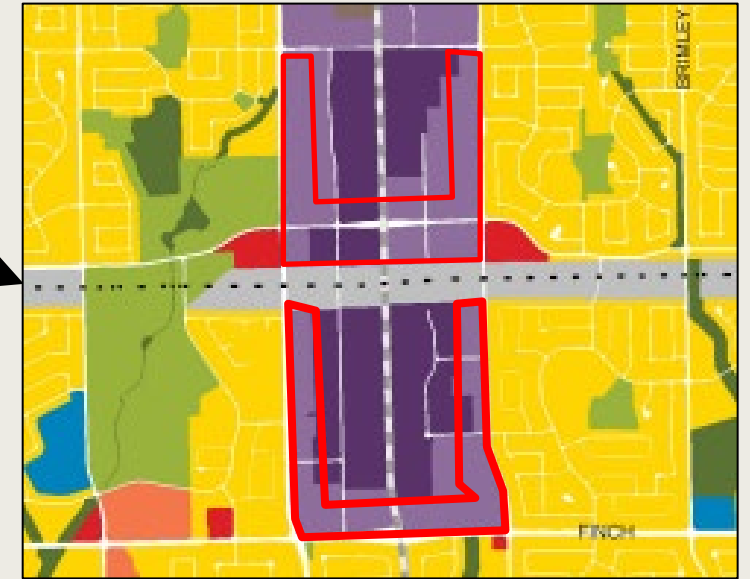
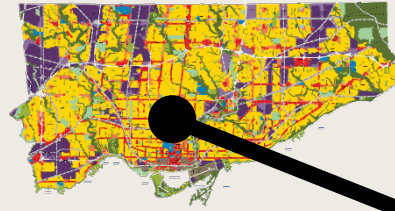
- Employment area is a Provincially Significant Employment Zones
- Area in question is non-residential uses generally with uses permitted in the General and Core Employment Areas, with residential neighbourhoods and parks on the periphery
- SASP currently allows for long term care centres, a residential use that would not normally be permitted in Employment Areas, of which there are two, as well as a health centre/community centre.



SASP 104 (cont)

Preliminary Recommendation

- Change “Parent: Official Plan” to Institutional Areas for
 - 2020 McNicoll Avenue (Mon Sheong Court),
 - 2030 McNicoll Avenue (Mon Sheong Scarborough Long-Term Care Centre) and
 - 300 Silver Star Boulevard (Caresfirst Seniors & community Services)
- Remove the words ‘long term care facilities’ from SASP 104
- Note, lands north of Passmore were removed from this SASP via LPAT decision issued March 22, 2019 (PL170028)



Site and Area Specific Policies under Review

Scarborough North

SASP 130
SASP 137



SASP 130

“Parent” Official Plan

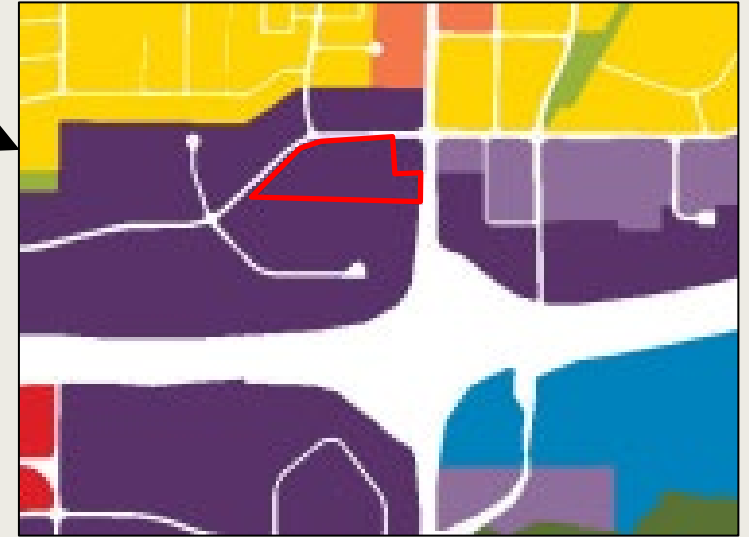
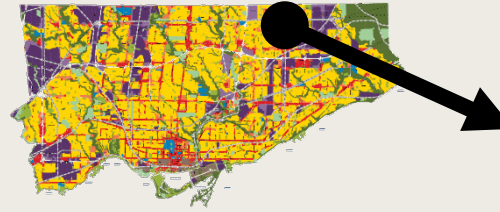
- Core Employment Areas

Area Context

- Part of larger employment area centred around Milner Avenue west of Markham Road with mix of office, retail, manufacturing uses
- Subject lands used as for retirement community in a 10 storey building, a Montessori school and a church

Preliminary Recommendation

- Change “Parent: Official Plan” designation to Institutional Areas



SASP 137

“Parent” Official Plan

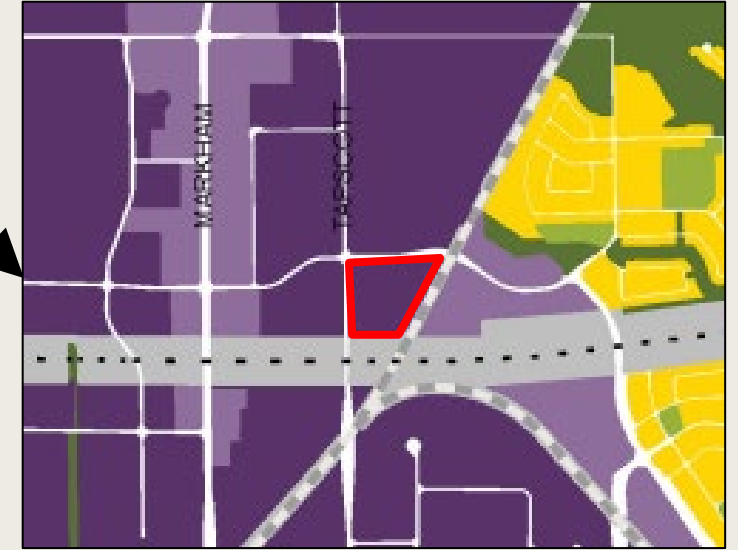
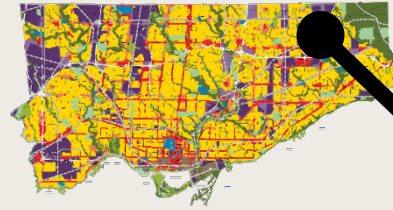
- Core Employment Areas

Area Context

- Within Tapscott area of employment
- Abuts a rail corridor immediately east and hydro corridor immediately south
- SASP allows for heritage building (at 1021 Tapscott Road) to have continuation of residential uses. Does not appear to be used for residential uses at present time.

Preliminary Recommendation

- Remove the words ‘residential uses and/or’ from SASP 137 so the heritage building can only be used for office uses.



Site and Area Specific Policies under Review

**Additional Policies to consider
(post Dec 2022)**

SASP 1
SASP 154 Map 11 (Expanded)
SASP 288



“Parent” Official Plan

“Parent” Official Plan

- Core Employment Areas

Area Context

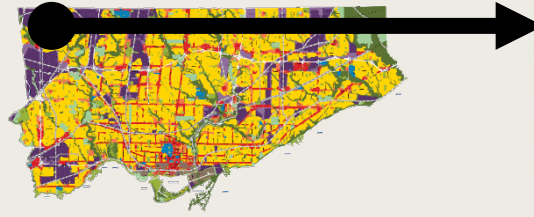
- Uses such as distribution, construction, trucking, logistics, industrial trade school and place of worship
- Several residential dwellings remain

- Several residential dwellings remain

Preliminary Recommendation

- Delete policy b) of SASP 1 that does not permit certain *Employment Area* uses until the majority of existing residential uses cease to exist
- Uses that are not permitted include vehicle body shops, recycling facilities, truck terminals and driving schools, and other land uses incompatible with residential uses

- Uses that are not permitted include vehicle body shops, recycling facilities, truck terminals and driving schools, and other land uses incompatible with residential uses



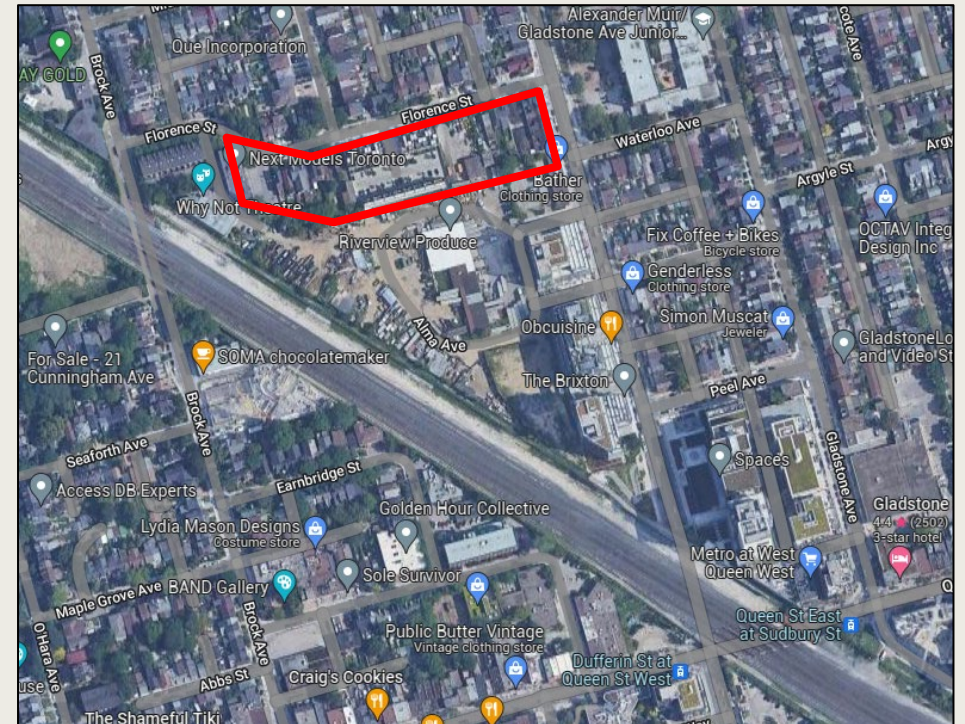
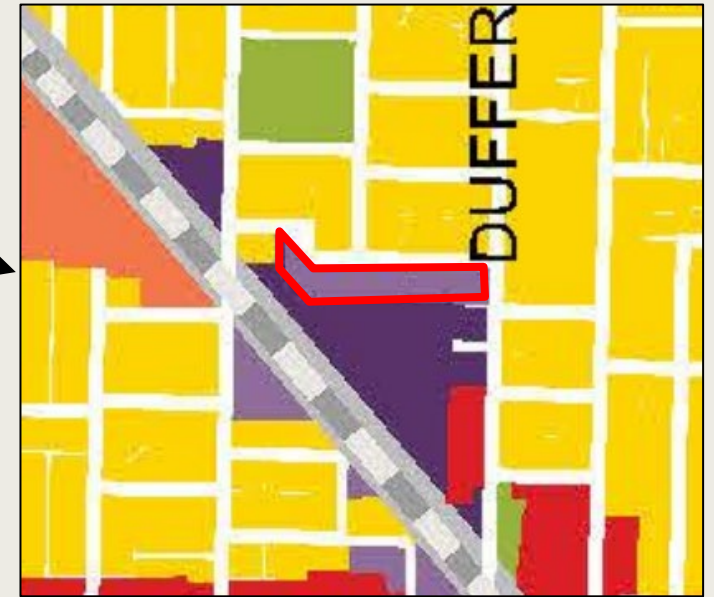
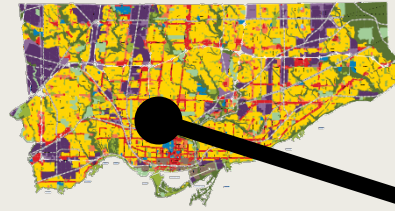
SASP 154 Map 11 Expanded

“Parent” Official Plan

- General Employment Areas

Area Context

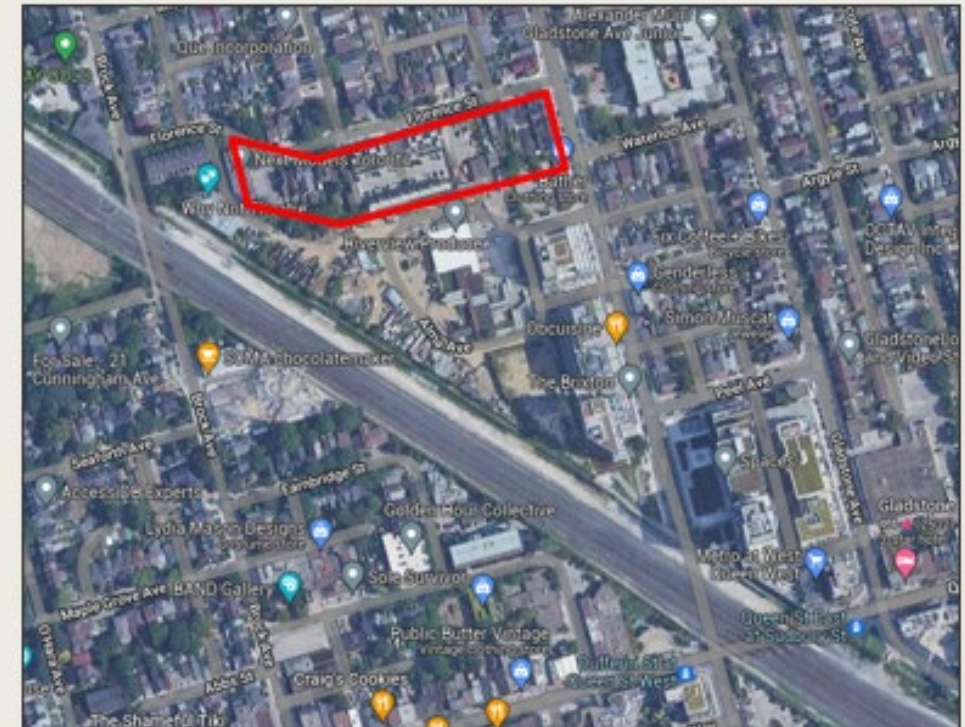
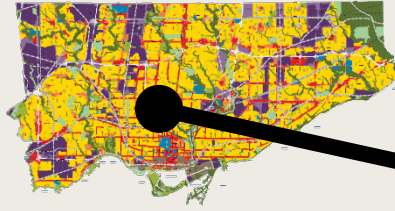
- Official Plan Amendment 231 proposed allowing residential permissions to the addresses 7-77 Florence Street and 478-492 Dufferin Street
- North of Florence are low-rise residential buildings.
- On the south side of Florence St, it is mostly house-form buildings - 13 Florence is a 2-storey commercial building, and 15 Florence is a parking area for taxis.
- Further south are Core Employment areas, with a 1 storey warehouse building for food distribution and other outside storage uses for excavation/waste disposal services, with the rail corridor beyond



SASP 154 Map 11 Expanded (cont)

Preliminary Recommendation

- Consistent with the OPA 231 permissions, Change “Parent: Official Plan” designation to Neighbourhoods for the addresses 7-77 Florence Street and 478-492 Dufferin Street



SASP 288

“Parent” Official Plan

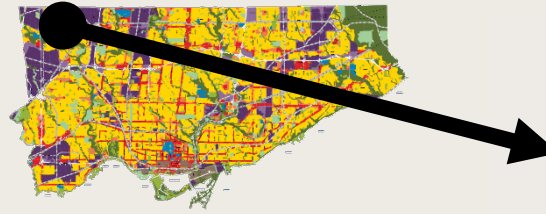
- General Employment Areas

Area Context

- Surrounded by Employment Areas, with Neighbourhoods south of Finch and east of the Hydro Corridor
- Subject lands approved for 5 storey seniors apartment building

Preliminary Recommendation

- Change “Parent: Official Plan” designation to Institutional Areas



Next Steps



Wrap up and Next Steps

Q1 2023 – Planning and Housing Committee

Policy Study to Review Employment Areas that have Residential Permissions

- Bring forward recommended revisions from this study

Q2 2023 – City Council

Municipal Comprehensive Review

- Final report with study recommendations and other matters

Q? 2023 – Ministerial approval

- Minister of Municipal Affairs and Housing has 120-days to review and approve Official Plan amendments

Thank you

**For more information, please
visit toronto.ca/ourplan**

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