

February 28, 2019

Mr. Charles O'Hara
Ontario Growth Secretariat
Ministry of Municipal Affairs and Housing
17th floor 777 Bay Street
Toronto, ON M5G 2E5

Dear Mr. O'Hara:

RE: Proposed Amendment 1 to the Growth Plan
Comment Submission on behalf of David H. Green Investments Limited
1306-1310 The Queensway, Toronto
ERO No. 013-4504

We are the solicitors for David H. Green Investments Limited.

Our client owns lands at the northwest corner of Kipling Avenue and The Queensway in the City of Toronto. The property is municipally addressed as 1306-1310 The Queensway and was formerly home to Queensway Audi (**Figure 1**).

We have reviewed the mapping for the proposed Provincially Significant Employment Zones. Our clients lands have been included in proposed Provincially Significant Employment Zone 13 (427 QEW).

While our clients lands have been historically designated as Employment Area prior to 2013, in 2013 the City completed a Five Year Municipal Comprehensive Review ("MCR") of the Official Plan Employment Area policies. On November 21, 2013 the City's Planning and Growth Management Committee passed the following recommendation for the our clients lands:

"With respect to 1306-1310 The Queensway:

- a. Based on the criteria in the Growth Plan, the Provincial Policy Statement and the Official Plan policies, City Council redesignate the lands at 1306-1310 The Queensway as Mixed Use Areas.
- b. That a Site Specific Policy be added to require a buffer and any required environmental mitigation measures including noise, vibration and odour between any sensitive land use and the existing Employment Area to the west."

See attached excerpt from the Decision Record of the Planning and Growth Management Committee in Appendix "A".

City Council, on December 16, 2013 accepted Planning and Growth Management Committee's recommendation for our clients lands and subsequently adopted Official Plan Amendment 231 ("OPA 231") to implement new employment policies and designations for the City's employment lands, including the recommendation to convert our clients lands from Employment Area to Mixed Use Area. See attached excerpt from the Decision Record of the City Council in Appendix "B".

The Province, through the Minister of Municipal Affairs and Housing approved the majority of OPA 231 on July 14, 2014. The conversion of the Subject Lands was included in the approval by the Province. See attached July 14, 2014 letter attached hereto in Appendix "C".

Based on the above history our clients lands are designated as *Mixed Used Area* and within Site and Area Specific Policy 455 in the City of Toronto Official Plan. I note that the City's online Official Plan mapping has not yet been updated to reflect this designation given the appeal to OPA 231 has only recently been resolved. As such, I refer to the land use mapping to be approved in OPA 231 as shown in Figure 2.

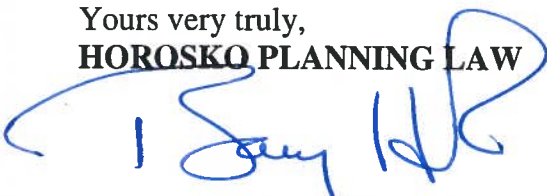
On the basis of the above, we request that our clients lands be removed from the limit of Provincially Significant Employment Zone 13 (427 QEW) as it is no longer designated as an Employment Area in the City's Official Plan and therefore does not meet the definition of an Employment Area as set out in the 2014 Provincial Policy Statement or the 2017 Growth Plan for the Greater Golden Horseshoe.

We further request that should the mapping be modified that additional consultation is undertaken to ensure the mapping is accurate.

We appreciate your attention to this matter and hope that our request to correct this mapping is undertaken.

Thank you.

Yours very truly,
HOROSKO PLANNING LAW



Barry A. Horosko, BES, JD

cc: Clients
D. McKay


Encl.



Data Source: First Base Solutions Aerial Flown 2017

Figure 1
Location Map

LEGEND

 Subject Lands

**1306-1310 The
Queensway,
Toronto, Ontario**

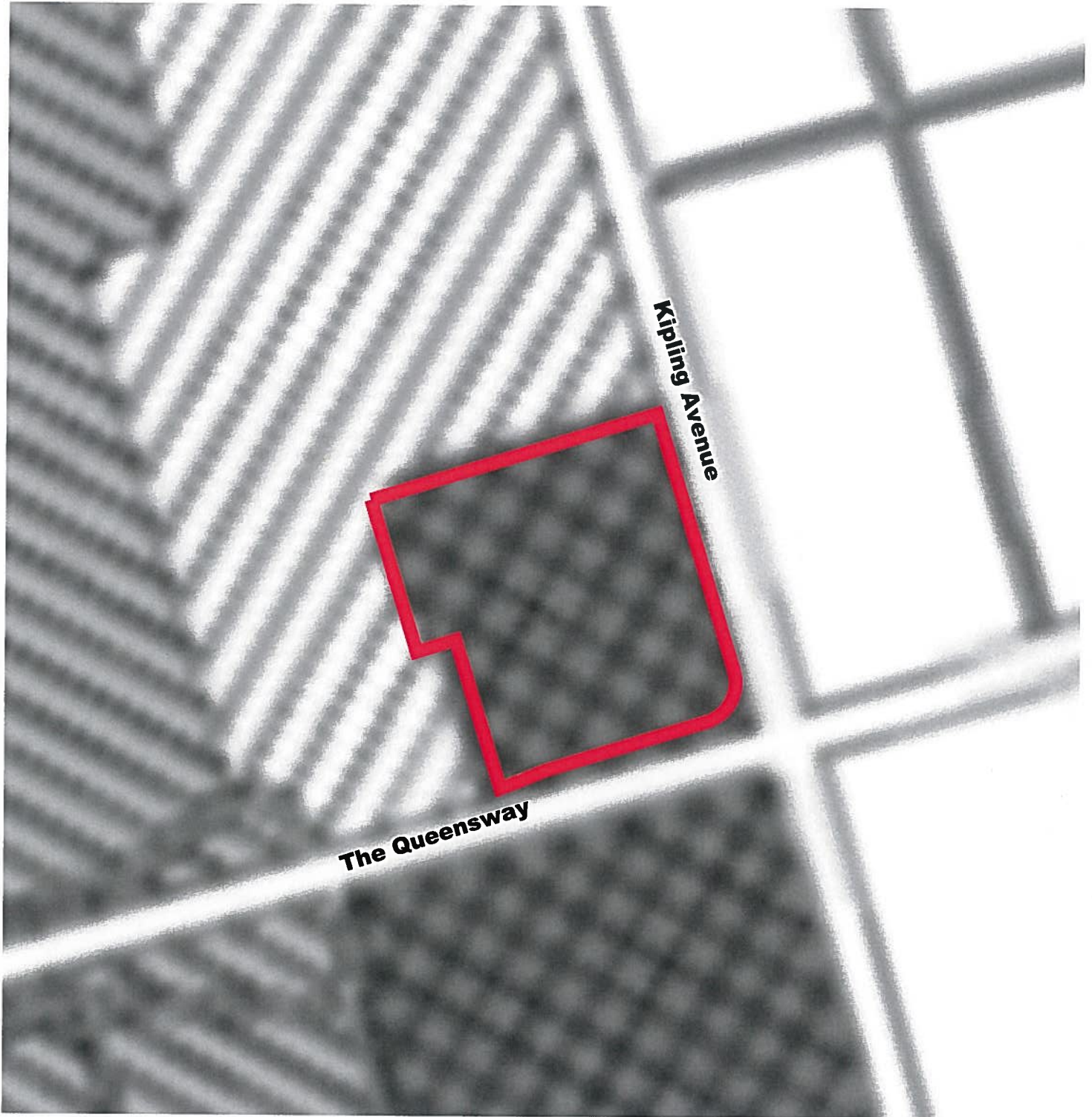
DATE: August 9, 2018

SCALE 1:1



H118257A - Kipling Ave & The Queensway, Etobicoke/CDM (P) Project/CAD/118257A - Figure Mapping - 08 Aug 2018.dwg

MHBC PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE
230-7250 WESTON ROAD WOODBRIDGE, ON L4L 8G7
P: 905.761.5288 F: 905.761.5589 | WWW.MHBCPLAN.COM



Data Source: City of Toronto Official Plan Amendment No. 231 (2013)

Figure 2

**City of Toronto
Official Plan
Amendment No. 231
Map 40**

**1306-1310 The
Queensway,
Toronto, Ontario**

LEGEND

- Subject Lands
- Mixed Use Areas
- Core Employment Areas
- General Employment Areas

DATE: August 9, 2018

SCALE 1:2000



N:\142574 - Kipling Ave & The Queensway, Eastminster\2018\Figures\CAD\142574 - Figure Mapping - 08 Aug 2018.dwg

MHBC PLANNING
URBAN DESIGN
& LANDSCAPE
ARCHITECTURE
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Appendix **A**



Minutes

Confirmed on
January 13, 2014

Planning and Growth Management Committee

Meeting No. 28 (Special) **Contact** Nancy Martins, Committee Administrator
Meeting Date Thursday, November 21, 2013 **Phone** 416-397-4579
Start Time 9:30 AM **E-mail** pgmc@toronto.ca
Location Committee Room 1, City Hall **Chair** Councillor Peter Milczyn

PG28.1	ACTION	Adopted	Ward:All
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Housing Potential Analysis

Committee Decision

The Planning and Growth Management Committee received the item for information.

Origin

(October 23, 2013) Report from the Chief Planner and Executive Director, City Planning

Summary

This report provides an analysis of the implications for the City of the population forecast to 2041 contained in Schedule 3 to the Growth Plan for the Greater Golden Horseshoe. The analysis concludes that the City contains more than sufficient housing potential in areas currently designated for residential growth by the Official Plan to accommodate the forecasted population growth to 2031(a) or 2041 per Schedule 3 of the Growth Plan for the Greater Golden Horseshoe, as amended in June 2013. Staff findings confirm that no areas designated as an Employment Area needs to be converted to residential uses in order to achieve the population growth forecast of the Growth Plan as amended.

Background Information

(October 23, 2013) Report and Attachment 1 from the Chief Planner and Executive Director, City Planning, on Housing Potential Analysis (<http://www.toronto.ca/legdocs/mmis/2013/pg/bgrd/backgroundfile-63572.pdf>) (November 21, 2013) Presentation on Official Plan Review and Municipal Comprehensive

Review - Housing Potential Analysis

(<http://www.toronto.ca/legdocs/mmis/2013/pg/bg/d/backgroundfile-63983.pdf>)

Speakers

Barry Horosko, Brattys LLP

Motions

Motion to Adopt Item moved by Councillor Frances Nunziata (Carried)

PG28.2	ACTION	Amended	Ward:All
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Official Plan and Municipal Comprehensive Reviews: Amendments to the Official Plan for Economic Health and Employment Lands Policies and Designations and Recommendations on Conversion Requests

Public Notice Given

Statutory - Planning Act, RSO 1990

Committee Recommendations

The Planning and Growth Management Committee recommends that:

1. City Council amend Official Plan Amendment No. 231 appended as Attachment No. 1 to the report from the Chief Planner and Executive Director, City Planning (November 5, 2013) by:
 - a. Modifying proposed Site and Area Specific Policy 1 in Chapter 6, Section 14, the Garrison Common North Secondary Plan, by adding the words 'the easterly property line of 2' after the words and numerals '70 m. from' in section c and adding the words 'Quality Meats at' after the words 'employees of' in section d (i).
 - b. Modifying proposed Site and Area Specific Policy 4 in Chapter 6, Section 14, the Garrison Common North Secondary Plan by adding the words 'Consideration of' at the beginning of subparagraph b(iii) before the word 'Space' and by making the word 'Space' lower case.

- c. Modifying proposed Site and Area Specific Policy 8 in Chapter 6, Section 14, the Garrison Common North Secondary Plan by deleting the word 'provided' in subparagraph b and replacing it with the word 'considered'.
- d. Modifying proposed Chapter 7 Site and Area Specific Policy 212 by replacing Policy 3a with the following:
 - "a. Parking that supports the employment uses and residential uses which may be approved either at grade or in a structure."
- e. Modifying proposed Chapter 7 Site and Area Specific Policy 386 by adding the following sentence at the end of paragraph g:
 - 'Automobile dealerships with more than 6,000 square metres of retail gross floor area are permitted at 243 to 255 Consumers Road and 165 Yorkland Boulevard provided such dealerships are located in multi-storey buildings.'
- f. Modifying proposed Chapter 7 Site and Area Specific Policy 414 by deleting the first sentence and section a and replacing it with the following:
 - '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.'
- g. Adding a new Site and Area Specific Policy No. 448 for lands known municipally in 2012 as 4925 and 5201 Dufferin Street as follows after proposed Site and Area Specific Policy 447:
 - "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."
 - (See report (November 18, 2013) from the Chief Planner and Executive Director, City Planning for map.)
- h. Modifying Map 2, Structure Map found in Appendix 1 of the report (November 5, 2013) from the Chief Planner and Executive Director, City Planning, to

proposed Official Plan Amendment 231 by adding an Avenue overlay to the lands designated as *Mixed Use Area* on the east and west sides of Victoria Park Avenue south of Sheppard Avenue East.

i. Deleting Maps 13, 14, 33, 34, 43 and 45 from Appendix 2 to proposed Official Plan Amendment 231 and replacing them with the Maps appended to the supplementary report (November 18, 2013) from the Chief Planner and Executive Director, City Planning, as Attachment 1.

j. With respect to 100 Miranda Avenue:

i. Modifying Map 23 to designate the lands known municipally as 100 Miranda Avenue from *Core Employment Areas* to *General Employment Areas*.

ii. Modifying Site and Area Specific Policy No. 390 shown in Clause 15 to include the lands known municipally as 100 Miranda Avenue.

k. Modifying Clause 15 to include a new Site and Area Specific Policy for the lands known municipally as 130 Bentworth Avenue and 109 Cartwright Avenue as follows:

"xx. 130 Bentworth Avenue and 109 Cartwright Avenue

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."

l. With respect to 1381 Castlefield Avenue:

i. Modifying Map 23 to designate the lands known municipally as 1381 Castlefield Avenue from *Core Employment Areas* to *General Employment Areas*.

ii. Modifying Site and Area Specific Policy No. 390 shown in Clause 15 to include the lands known municipally as 1381 Castlefield Avenue.

m. With respect to 30 Tippett Road:

- i. Modifying Site and Area Specific Policy No. 387 shown in Clause 15 to exclude the lands at 30 Tippett Road that are subject to Official Plan Amendment Application File No. 11 312374 NNY 10 OZ.
- ii. Modifying Map 2 of Appendix 1 to designate the lands at 30 Tippett Road that are subject to Official Plan Amendment Application File No. 11 312374 NNY 10 OZ as an "Avenue".
- iii. Modifying Map 14 of Appendix 2 to designate the lands at 30 Tippett Road that are subject to Official Plan Amendment Application File No. 11 312374 NNY 10 OZ as "Mixed Use Areas".
- n. Modifying Site and Area Specific Policy No. 441 by deleting No. 441 (a) and (b) and replacing with:
 - "1. That Chapter 7, site and area specific policies be amended to allow light employment and residential uses within the site known as 290 Old Weston Road area specific policy 441."
- o. Modifying Site and Area Specific Policy No. 439 by deleting "11" and replacing with "15".
- p. Modifying Site and Area Specific Policy No. 154 to include the lands known municipally in 2013 as 50 Wade Avenue and 8, 15, and 33 Jenet Avenue.
- q. Modifying Map 42 in Appendix 1 to redesignate the lands known municipally in 2013 as 17-21 Peel Avenue from *Parks and Open Space Area/Parks* to *Mixed Use Areas*.
- r. Deleting the proposed Site and Area Specific Policy 424 in Official Plan Amendment No. 231 and replacing it with the following:
 - "424. 11 Peel Avenue
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."
- s. With respect to 299 Campbell Avenue:
 - i. Modifying Map 2 in Appendix 1 to delete the lands known municipally as 299 Campbell Avenue from 'Employment Areas'.
 - ii. Modifying Map 18 in Appendix 2 of Attachment 1 to redesignate the lands located at 299 Campbell Avenue to *Mixed Use Areas*.
 - iii. Deleting Proposed Site and Area Specific Policy 421 in Official Plan Amendment No. 231 and replacing with the following:
"421. 299 Campbell Avenue

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."

t. With respect to 6 Lloyd Avenue:

- i. Deleting the staff recommendation with respect to 6 Lloyd Avenue and replacing with the following:

"Based on the criteria in the Growth Plan, the Provincial Policy Statement and the Official Plan policies, Council convert the northern two thirds of the lands known as 6 Lloyd Avenue from *Employment Areas* and redesignate them to *Mixed Use Areas* and retain the southern one third of the existing employment lands at 6 Lloyd Avenue by designating them *General Employment Areas*."

- ii. Modifying Map 2 in Appendix 1 to delete the northern two-thirds of 6 Lloyd Avenue from the area shown as an *Employment Area*.
- iii. Modifying Map 33 in Appendix 1 by redesignating the northern two thirds of 6 Lloyd Avenue from *Core Employment Areas* to *Mixed Use Areas*. The remaining one third of the lands are to remain designated as *General Employment Area*.
- iv. Adding a new Site and Area Specific Policy 447 for the lands municipally known as 6 Lloyd in 2012 to:
 - a. Require a minimum of 4,000 square metres of commercial and/or office space be constructed on the southerly one third of the lands municipally known in 2012 as 6 Lloyd Avenue and that this development occur:

- 1. prior to or concurrently with, any residential development on the remainder of the lands.
- 2. along at least 50% of the Lloyd Avenue frontage;
- 3. at a minimum height of 10m;

4. permitted uses on the southerly one third of the lands include arts school, creative arts studio, art gallery, theatre, office, retail outlet, farmer's market, museum and restaurant/cafe.
- b. Secure the 4,000 square metres of commercial and/or office space to be constructed on the southerly one third of the lands municipally known in 2012 as 6 Lloyd Avenue by way of a Section 37 Agreement and/or Plan of Subdivision, or any other means determined by the City.
- c. Permit residential uses to a maximum building height of 16.5 metres and subject to a Holding ("H") symbol on the northerly two thirds of the lands municipally known in 2012 as 6 Lloyd Avenue, provided any residential building is set back a minimum of 30 metres from the adjacent rail corridor. The Holding symbol shall apply only to the northerly two thirds of the land.
- d. Enactment of a Zoning By-law that incorporates a Holding ("H") symbol defining and incorporating the conditions that must be satisfied prior to the removal of the Holding ("H") symbol.
- u. Modifying proposed Chapter 7, Site and Area Specific Policies, 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."

- v. With respect to 1001 Ellesmere Road:
 - i. Modifying Map 2 in Appendix 1 to delete the eastern half of the lands known municipally as 1001 Ellesmere Road from '*Employment Areas*'
 - ii. Modifying Map 17 in Appendix 2 to re-designate the eastern half of the lands known municipally as 1001 Ellesmere Road to *Mixed Use Areas*.
 - iii. Adding a Site and Area Specific Policy for the lands at 1001 Ellesmere Road, as follows:
 - a. Employment uses on the portion of the site designated *General Employment Areas* will be compatible with adjacent residential and other sensitive uses;
 - b. Residential uses on the portion of the site designated *Mixed Use Areas* will be compatible with the new residential development east of GO/ LRT 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 the Ellesmere Road (service road) and enhance accessibility to public transit.
- w. Modifying proposed Site and Area Specific Policy 430 as follows:
 - i. Add a further subsection to Policy No. 430 to read:

“Access, parking, servicing and amenities may be shared between Area A and Area B without amendment to this Plan”

- ii. Amend proposed Land Use Map 40 and the map within Site and Area Specific Policy 430 to shift the boundary between the *Core Employment Area* designation and the *Neighbourhoods Areas* designation as shown on the attached schedule (see attached map). Such that the lands municipally known as 811 Islington Avenue will remain as *Core Employment Areas*, and that lands municipally known as 145 Evans Avenue be redesignated *Neighbourhoods*

- x. With respect to 22 Metropolitan Road:
 - i. Modifying the Urban Structures Map (Map No. 2 in Appendix 1) to remove lands known municipally in 2012 as 22 Metropolitan Road from "*Employment Areas*";
 - ii. Modifying the Land Use Map (Map No. 16 in Appendix 2) to redesignate the 22 Metropolitan Road lands from "*Core Employment Areas*" to "*Mixed Use Areas*";
 - iii. Modifying proposed Chapter 7 of the Official Plan Site and Area Specific Policies by adding a Site and Area Specific Policy for the lands known in 2012 as 22 Metropolitan Road subject to the following:
 - 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. 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 Guideline 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, include that a minimum of fifty percent of the gross floor area to be developed is to be used for non-residential uses of which at least 5700 square metres is for office uses and that office and commercial will be constructed in advance of, or concurrently with the residential uses.
2. City Council redesignate the lands known as the "Mimico Triangle" and the Judson street portion to a Regeneration Areas designation.
 3. Based on the criteria in the Growth Plan, the Provincial Policy Statement and the Official Plan policies, City Council retain a portion of the lands at 564-580 Evans Avenue and 24 The East Mall, as shown on the applicant's map attached to the letter (November 19, 2013) from Barry A. Horosko, Brattys, Barristers and Solicitors, as Core Employment Areas and redesignate the other portion as Mixed Use Areas.
 4. With respect to 630 Kipling Avenue and 3 Queensway Lions Court:
 - a. Based on the criteria in the Growth Plan, the Provincial Policy Statement and the Official Plan policies, City Council redesignate the southern half of the lands at 630 Kipling and 3 Queensway Lions Court to *General Employment Areas*, the northern half of the lands *Mixed Use Areas*, and the balance of the block bounded by the F.G. Gardiner Expressway, The Queensway, Kipling Avenue, and Queensway Lions Court as *Mixed Use Areas*.
 - b. That a Site and Area Specific policy be added to require a buffer and any required environmental mitigation measures including noise, vibration and odour between any sensitive land use and the existing *Employment Area* to the west.
 5. With respect to 1306-1310 The Queensway:
 - a. Based on the criteria in the Growth Plan, the Provincial Policy Statement and the Official Plan policies, City Council redesignate the lands at 1306 -1310 The Queensway as *Mixed Use Areas*.
 - b. That a Site Specific Policy be added to require a buffer and any required environmental mitigation measures including noise, vibration and odour

between any sensitive land use and the existing *Employment Area* to the west.

6. City Council determine that the lands at 30 Tippet Road that are subject to Official Plan Amendment Application File No. 11 312374 NNY 10 OZ, to be exempt from Site and Area Specific Policy No. 387 and from the City's Municipal Comprehensive Review of the Employment Lands.
7. City Council amend the Official Plan substantially in accordance with the proposed Official Plan Amendment appended as Attachment No. 1 of the report (November 5, 2013), as amended by Recommendations 1-6 above, from the Chief Planner and Executive Director, City Planning.
8. City Council authorize the City Solicitor to make such stylistic and technical changes to the proposed Official Plan Amendment as may be required.
9. City Council declare by resolution to the Minister of Municipal Affairs and Housing that this Official Plan Amendment:
 - a. conforms with Provincial Plans or does not conflict with them;
 - b. has regard to the matters of Provincial Interest listed in Section 2 of the Planning Act; and
 - c. is consistent with policy statements issued under subsection 3.1 of the Planning Act.
10. City Council adopt the recommendations pertaining to the conversion requests.
11. City Council direct the Chief Planner and Executive Director, City Planning to complete the processing of the site specific Official Plan Amendment and Zoning By-law Amendment Applications filed by the applicant respecting the lands at 30 Tippet Road , which processing should not in any way be affected by the Municipal Comprehensive Review of Employment Lands.
12. City Council direct the Chief Planner and Executive Director, City Planning, to present the findings of the Tippet Road Area Planning Study presently underway to the North York Community Council in early 2014 with regards to site and area specific policy, including the application filed for 9 Tippet Road.
13. City Council request the Chief Planner and Executive Director, City Planning, to continue the community consultation process on the revitalization study for the Mimico GO Station Triangle area, to commence in January 2014. The intent of the community

Appendix **B**

TORONTO Item

Tracking Status

- [City Council](#) adopted this item on December 16, 2013 with amendments.
- This item was considered by [Planning and Growth Management Committee](#) on November 21, 2013 and was adopted with amendments. It will be considered by City Council on December 16, 2013.
- See also By-law [1714-2013](#)

City Council consideration on December 16, 2013

PG28.2	ACTION	Amended		Ward:All
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Official Plan and Municipal Comprehensive Reviews: Amendments to the Official Plan for Economic Health and Employment Lands Policies and Designations and Recommendations on Conversion Requests

City Council Decision

City Council on December 16, 17, and 18, 2013, adopted the following:

1. City Council amend Official Plan Amendment No. 231 appended as Attachment 1 to the report from the Chief Planner and Executive Director, City Planning (November 5, 2013) by:
 - a. Modifying proposed Site and Area Specific Policy 1 in Chapter 6, Section 14, the Garrison Common North Secondary Plan, by adding the words "the easterly property line of 2" after the words and numerals "70 m. from" in section c and adding the words "Quality Meats at" after the words "employees of" in section d (i).
 - b. Modifying proposed Site and Area Specific Policy 4 in Chapter 6, Section 14, the Garrison Common North Secondary Plan by adding the words

- 'Consideration of" at the beginning of subparagraph b(iii) before the word "Space" and by making the word "Space" lower case.
- c. Modifying proposed Site and Area Specific Policy 8 in Chapter 6, Section 14, the Garrison Common North Secondary Plan by deleting the word "provided" in subparagraph b and replacing it with the word "considered".
 - d. Modifying proposed Chapter 7 Site and Area Specific Policy 212 by replacing Policy 3a with the following:
 - "a. Parking that supports the employment uses and residential uses which may be approved either at grade or in a structure."
 - e. Modifying proposed Chapter 7 Site and Area Specific Policy 386 by adding the following sentence at the end of paragraph g:
 - "Automobile dealerships with more than 6,000 square metres of retail gross floor area are permitted at 243 to 255 Consumers Road and 165 Yorkland Boulevard provided such dealerships are located in multi-storey buildings."
 - f. Modifying proposed Chapter 7 Site and Area Specific Policy 414 by deleting the first sentence and section a and replacing it with the following:
 - "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."
 - g. Adding a new Site and Area Specific Policy No. 448 for lands known municipally in 2012 as 4925 and 5201 Dufferin Street as follows after proposed Site and Area Specific Policy 447:
 - "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."

- (See report (November 18, 2013) from the Chief Planner and Executive Director, City Planning, for map.)
- h. Modifying Map 2, Structure Map found in Appendix 1 of the report (November 5, 2013) from the Chief Planner and Executive Director, City Planning, to proposed Official Plan Amendment 231 by adding an Avenue overlay to the lands designated as *Mixed Use Area* on the east and west sides of Victoria Park Avenue south of Sheppard Avenue East.
 - i. Deleting Maps 13, 14, 33, 34, 43 and 45 from Appendix 2 to proposed Official Plan Amendment 231 and replacing them with the Maps appended to the supplementary report (November 18, 2013) from the Chief Planner and Executive Director, City Planning, as Attachment 1.
 - j. With respect to 100 Miranda Avenue:
 - i. Modifying Map 23 to designate the lands known municipally as 100 Miranda Avenue from *Core Employment Areas* to *General Employment Areas*.
 - ii. Modifying Site and Area Specific Policy No. 390 shown in Clause 15 to include the lands known municipally as 100 Miranda Avenue.
 - k. Modifying Clause 15 to include a new Site and Area Specific Policy for the lands known municipally as 130 Bentworth Avenue and 109 Cartwright Avenue as follows:
 - "xx. 130 Bentworth Avenue and 109 Cartwright Avenue

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."
 - l. With respect to 1381 Castlefield Avenue:

- i. Modifying Map 23 to designate the lands known municipally as 1381 Castlefield Avenue from *Core Employment Areas* to *General Employment Areas*.
- ii. Modifying Site and Area Specific Policy No. 390 shown in Clause 15 to include the lands known municipally as 1381 Castlefield Avenue.
- m. With respect to 30 Tippett Road:
 - i. Modifying Site and Area Specific Policy No. 387 shown in Clause 15 to exclude the lands at 30 Tippett Road that are subject to Official Plan Amendment Application File No. 11 312374 NNY 10 OZ.
 - ii. Modifying Map 2 of Appendix 1 to designate the lands at 30 Tippett Road that are subject to Official Plan Amendment Application File No. 11 312374 NNY 10 OZ as an "Avenue".
 - iii. Modifying Map 14 of Appendix 2 to designate the lands at 30 Tippett Road that are subject to Official Plan Amendment Application File No. 11 312374 NNY 10 OZ as "*Mixed Use Areas*".
- n. Modifying Site and Area Specific Policy No. 441 by deleting No. 441 (a) and (b) and replacing them with:
 - "1. That Chapter 7, site and area specific policies be amended to allow light employment and residential uses within the site known as 290 Old Weston Road area specific policy 441."
- o. Modifying Site and Area Specific Policy No. 439 by deleting "11" and replacing it with "15".
- p. Modifying Site and Area Specific Policy No. 154 to include the lands known municipally in 2013 as 50 Wade Avenue and 8, 15, and 33 Jenet Avenue.
- q. Modifying Map 42 in Appendix 1 to redesignate the lands known municipally in 2013 as 17-21 Peel Avenue from *Parks and Open Space Area/Parks* to *Mixed Use Areas*.

- r. Deleting the proposed Site and Area Specific Policy 424 in Official Plan Amendment No. 231 and replacing it with the following:

"424. 11 Peel Avenue

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."
- s. With respect to 299 Campbell Avenue:
- i. Modifying Map 2 in Appendix 1 to delete the lands known municipally as 299 Campbell Avenue from "Employment Areas".
 - ii. Modifying Map 18 in Appendix 2 of Attachment 1 to redesignate the lands located at 299 Campbell Avenue to *Mixed Use Areas*.

- iii. Deleting Proposed Site and Area Specific Policy 421 in Official Plan Amendment No. 231 and replacing it with the following:
- "421. 299 Campbell Avenue
- 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."
- t. With respect to 6 Lloyd Avenue:
- i. Deleting the staff recommendation with respect to 6 Lloyd Avenue and replacing it with the following:

"Based on the criteria in the Growth Plan, the Provincial Policy Statement and the Official Plan policies, Council convert the northern two thirds of the lands known as 6 Lloyd Avenue from *Employment Areas* and redesignate them to *Mixed Use Areas* and retain the southern one third of the existing employment lands at 6 Lloyd Avenue by designating them *General Employment Areas*."

- ii. Modifying Map 2 in Appendix 1 to delete the northern two-thirds of 6 Lloyd Avenue from the area shown as an *Employment Area*.
- iii. Modifying Map 33 in Appendix 1 by redesignating the northern two thirds of 6 Lloyd Avenue from *Core Employment Areas* to *Mixed Use Areas*. The remaining one third of the lands are to remain designated as *General Employment Area*.
- iv. Adding a new Site and Area Specific Policy 447 for the lands municipally known as 6 Lloyd Avenue in 2012 to:
 - a. Require a minimum of 4,000 square metres of commercial and/or office space be constructed on the southerly one third of the lands municipally known in 2012 as 6 Lloyd Avenue and that this development occur:
 1. prior to or concurrently with, any residential development on the remainder of the lands.
 2. along at least 50% of the Lloyd Avenue frontage;
 3. at a minimum height of 10m; and
 4. permitted uses on the southerly one third of the lands include arts school, creative arts studio, art gallery, theatre, office, retail outlet, farmer's market, museum and restaurant/cafe.
 - b. Secure the 4,000 square metres of commercial and/or office space to be constructed on the southerly one third of the lands municipally known in 2012 as 6 Lloyd Avenue by way of a Section 37 Agreement and/or Plan of Subdivision, or any other means determined by the City.
 - c. Permit residential uses to a maximum building height of 16.5 metres and subject to a Holding ("H") symbol on the northerly two thirds of the lands municipally known in 2012 as 6 Lloyd Avenue, provided any residential building is set back a minimum

of 30 metres from the adjacent rail corridor. The Holding symbol shall apply only to the northerly two thirds of the land.

- d. Enactment of a Zoning By-law that incorporates a Holding ("H") symbol defining and incorporating the conditions that must be satisfied prior to the removal of the Holding ("H") symbol.

- u. Modifying proposed Chapter 7, Site and Area Specific Policies, 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."

- v. With respect to 1001 Ellesmere Road:

- i. Modifying Map 2 in Appendix 1 to delete the eastern half of the lands known municipally as 1001 Ellesmere Road from "*Employment Areas*".
- ii. Modifying Map 17 in Appendix 2 to re-designate the eastern half of the lands known municipally as 1001 Ellesmere Road to *Mixed Use Areas*.

- iii. Adding a Site and Area Specific Policy for the lands at 1001 Ellesmere Road, as follows:
 - a. Employment uses on the portion of the site designated *General Employment Areas* will be compatible with adjacent residential and other sensitive uses;
 - b. Residential uses on the portion of the site designated *Mixed Use Areas* will be compatible with the new residential development east of GO/ LRT 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 the Ellesmere Road (service road) and enhance accessibility to public transit.
- w. Modifying proposed Site and Area Specific Policy 430 as follows:
 - i. Add a further subsection to Policy No. 430 to read:
 - “Access, parking, servicing and amenities may be shared between Area A and Area B without amendment to this Plan”.
 - ii. Amend proposed Land Use Map 40 and the map within Site and Area Specific Policy 430 to shift the boundary between the *Core Employment Area* designation and the *Neighbourhoods Areas* designation as shown on the attached schedule (see attached map). Such that the lands municipally known as 811 Islington Avenue will remain as *Core*

Employment Areas, and that lands municipally known as 145 Evans Avenue be redesignated *Neighbourhoods*.

- x. With respect to 22 Metropolitan Road:
 - i. Modifying the Urban Structures Map (Map No. 2 in Appendix 1) to remove lands known municipally in 2012 as 22 Metropolitan Road from "*Employment Areas*";
 - ii. Modifying the Land Use Map (Map No. 16 in Appendix 2) to redesignate the 22 Metropolitan Road lands from "*Core Employment Areas*" to "*Mixed Use Areas*";
 - iii. Modifying proposed Chapter 7 of the Official Plan Site and Area Specific Policies by adding a Site and Area Specific Policy for the lands known in 2012 as 22 Metropolitan Road subject to the following:
 - 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. 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 Guideline 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, include that a minimum of fifty percent of the gross floor area to be developed is to be used for non-residential uses of which at least 5700 square metres is for office uses and that office and commercial

will be constructed in advance of, or concurrently with the residential uses.

2. City Council redesignate the lands known as the "Mimico Triangle" and the Judson street portion to a Regeneration Areas designation.
3. Based on the criteria in the Growth Plan, the Provincial Policy Statement and the Official Plan policies, City Council retain a portion of the lands at 564-580 Evans Avenue and 24 The East Mall, as shown on the applicant's map attached to the letter (November 19, 2013) from Barry A. Horosko, Brattys, Barristers and Solicitors, as Core Employment Areas and redesignate the other portion as Mixed Use Areas.
4. With respect to 630 Kipling Avenue and 3 Queensway Lions Court:
 - a. Based on the criteria in the Growth Plan, the Provincial Policy Statement and the Official Plan policies, City Council redesignate the southern half of the lands at 630 Kipling and 3 Queensway Lions Court to *General Employment Areas*, the northern half of the lands *Mixed Use Areas*, and the balance of the block bounded by the F.G. Gardiner Expressway, The Queensway, Kipling Avenue, and Queensway Lions Court as *Mixed Use Areas*.
 - b. That a Site and Area Specific policy be added to require a buffer and any required environmental mitigation measures including noise, vibration and odour between any sensitive land use and the existing *Employment Area* to the west.
5. With respect to 1306-1310 The Queensway:
 - a. Based on the criteria in the Growth Plan, the Provincial Policy Statement and the Official Plan policies, City Council redesignate the lands at 1306 -1310 The Queensway as *Mixed Use Areas*.
 - b. That a Site Specific Policy be added to require a buffer and any required environmental mitigation measures including noise, vibration and odour between any sensitive land use and the existing *Employment Area* to the west.
6. City Council determine the lands at 30 Tippet Road that are subject to Official Plan Amendment Application File No. 11 312374 NNY 10 OZ, to be exempt from Site and

Area Specific Policy No. 387 and from the City's Municipal Comprehensive Review of the Employment Lands.

7. City Council amend proposed Official Plan Amendment 231 by:

a. Adding the following words at the beginning of the proposed amendment to Chapter 6, Section 7, Downsview 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".

b. Modifying Site and Area Specific Policy 426 by:

i. Including the lands at 30 Booth Avenue in the title of the policy and the map of the area where the policy is applies.

ii. Deleting the paragraph c) up to the end of subparagraph ci) and replacing it with the following:

"c) A comprehensive plan for a new employment precinct that includes consideration of the relationship and connections to nearby properties including 1, 5, 9 and 21 Don Roadway, 6, 30 Booth Avenue, and 385, 405, 415, and 433 Eastern Avenue will only be implemented by way of an implementing zoning by-law. In addition to the *General Employment Area* policies of the Official Plan, the following policies apply:

i) The comprehensive plan for the redevelopment of the precinct will address land use, built form, land division, interim development conditions, public realm connections and appropriate transition in built form to low-scale residential uses north of Eastern Avenue. The comprehensive plan will include transportation and servicing infrastructure plan that identifies new infrastructure and improvements to existing infrastructure and also identifies transportation demands and impacts and any necessary mitigation measures."

- iii. Deleting subparagraph c ii) and replacing it with the following:
 - "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 retail, major retail, service commercial, recreation and entertainment uses."
- iv. Adding the following at the end of paragraph d):
 - "Prior to review and before 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 c) inclusive to adjoining lands located at 6 Booth Avenue, 385, 405, 415, 433 Eastern Avenue and 1, 5 and 9 Don Roadway subject to the following conditions:
 - i) The proposed amendment is not intended to add any residential, including live/work, permissions to the lands; and
 - ii) The owners and operators of the adjoining lands have been consulted."
- c. Amending Map 18 in Appendix 2 to designate the lands on the northerly half of 1250 Markham Road to a 'Mixed Use Area, and adding a new Site and Area Specific Policy No. 450 for the lands 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."
- d. Adding a new Site and Area Specific Policy No. 451 for the lands known municipally in 2012 as 1331 Martin Grove Road, as follows:
 - "451. 1331 Martin Grove Road
 - a. A place of worship is permitted."
- e. Amending Map 2 in Appendix 1 to designate the lands at 277 Gladstone Avenue as an Employment Area, and amending Map 43 in Appendix 2 to show the lands at 277 Gladstone Avenue as a Core Employment Area.
- f. Amending Map 39 in Appendix 2 to designate the entire property at 196 North Queen Street as a Mixed Use Area and the entire property at 164 North Queen Street as a General Employment Area.
- 8. City Council introduce a Site and Area Specific Policy for the lands municipally known in 2012 as 158 Park Lawn Road to permit one caretaker's unit not to exceed 1700 square feet.
- 9. With respect to 150 Symes Road:

City Council amend Site and Area Specific Policy No. 425 for the lands known municipally as 150 Symes Road, so that Site and Area Specific Policy No. 425 now reads:

"425 150 Symes Road

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 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:
 1. odour and noise that are discharged from existing industrial uses on Glen Scarlett Road; and
 2. 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."
10. City Council amend Official Plan Amendment No. 231 appended as Attachment 1 to the report (November 5, 2013) from the Chief Planner and Executive Director, City Planning, by adding two general policy recommendations, 3.5.1.i) and 3.5.1.j), to Chapter 3, "Creating a Strong and Diverse Civic Economy", as follows:
 - "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.

- 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."
11. City Council amend the Official Plan substantially in accordance with the proposed Official Plan Amendment appended as Attachment 1 to the report (November 5, 2013) from the Chief Planner and Executive Director, City Planning, as amended by Parts 1 to 10, above.
 12. City Council authorize the City Solicitor to make such stylistic and technical changes to the proposed Official Plan Amendment as may be required.
 13. City Council declare by resolution to the Minister of Municipal Affairs and Housing that this Official Plan Amendment:
 - a. conforms with Provincial Plans or does not conflict with them;
 - b. has regard to the matters of Provincial Interest listed in Section 2 of the Planning Act; and
 - c. is consistent with policy statements issued under subsection 3.1 of the Planning Act.
 14. City Council adopt the recommendations pertaining to the conversion requests set out in Attachment 2 to the report (November 5, 2013) from the Chief Planner and Executive Director, City Planning, with the exception of the lands at 158, 164, 181 and 200 Sterling Road, such exception outlined in Part 24, below.
 15. City Council direct the Chief Planner and Executive Director, City Planning to complete the processing of the site specific Official Plan Amendment and Zoning By-law Amendment Applications filed by the applicant respecting the lands at 30 Tippett Road, which processing should not in any way be affected by the Municipal Comprehensive Review of Employment Lands.

16. City Council direct the Chief Planner and Executive Director, City Planning, to present the findings of the Tippet Road Area Planning Study presently underway to the North York Community Council in early 2014 with regards to site and area specific policy, including the application filed for 9 Tippet Road.
17. City Council request the Chief Planner and Executive Director, City Planning, to continue the community consultation process on the revitalization study for the Mimico GO Station Triangle area, to commence in January 2014. The intent of the community consultation process is to discuss and determine, with the local community, area businesses and the Ward Councillor, the following:
 - a. improvements to vehicular access within the area for the movement of goods and employees;
 - b. public realm enhancements to reduce conflicts between pedestrians and vehicles;
 - c. provision of amenities within the area to create an attractive environment for existing and new employment uses; and
 - d. improved pedestrian and vehicular access to the Mimico GO Station, including strategies for parking and pick-up and drop-off.
18. City Council request the Chief Planner and Executive Director, City Planning, in light of the location of 3710 and 3750 Chesswood Drive to the extended Yonge-University-Spadina Subway, and given the opportunities to provide for intensification along rapid transit corridors for both residential and office development, to include these lands in any future review of land use in the vicinity of rapid transit.
19. City Council direct the Chief Planner and Executive Director, City Planning to review the terms of reference for the proposed Dupont Study with local Residents' Associations and the local Councillor before issuing an RFP to hire a consultant to do the study.
20. City Council request the Chief Planner and Executive Director, City Planning to review Site and Area Specific Policies 145, 146 and 233 which apply to the lands located in the Bermondsey Road and O'Connor Avenue area, in order to review the appropriateness of the continuation of the uses permitted in the site and area specific

policies, with the intent to consider the removal of uses which are not consistent with the General Employment and Core designations, and report in the first half of 2014.

21. City Council request the Chief Planner and Executive Director, City Planning, in consultation with the General Manager of Economic Development and Culture and the Deputy City Manager and Chief Financial Officer to report to the Planning and Growth Management Committee in the first half of 2014 on additional incentives that the City may consider to promote the development of and maintenance of office space in the Downtown, Centres and within walking distance of rapid transit stations.
22. City Council urgently request the Province of Ontario to bring forward, at the earliest possible date, regulations pertaining to conditional zoning powers under the City of Toronto Act, 2006 and the Planning Act that include the powers for municipalities to zone for a minimum required amount of office space within provincially identified Urban Growth Centres and within 500 metres of a rapid transit station.
23. City Council adopt the confidential recommendation contained in Confidential Attachment 1 to the supplementary report (December 12, 2013) from the City Solicitor, respecting 158, 164 and 181 Sterling Road, as amended to include 200 Sterling Road.
24. City Council authorize the public release of the confidential recommendation in Confidential Attachment 1 to the supplementary report (December 12, 2013) from the City Solicitor with the remainder of Confidential Attachment 1 to remain confidential.

The following confidential recommendation contained in Confidential Attachment 1 to the supplementary report (December 12, 2013) from the City Solicitor, respecting 158, 164 and 181 Sterling Road, as amended to include 200 Sterling Road [PG28.2d], was adopted by City Council and is now public:

"City Council not adopt, at this time, the designation of Core Employment for the lands at 158, 164, 181 and 200 Sterling Road pursuant to the Municipal Comprehensive Review."
25. City Council adopt additional confidential instructions respecting 158, 164, 181 and 200 Sterling Road attached to motion 11b by Councillor Bailão and direct that these additional instructions remain confidential in their entirety as they relate to ongoing litigation that affects the City and are subject to solicitor client privilege.

Appendix C

**Ministry of
Municipal Affairs
and Housing**

Municipal Services Office
Central Ontario
777 Bay Street, 2nd Floor
Toronto ON M5G 2E5
Phone: 416-585-6226
Fax: 416-585-6882
Toll-Free: 1-800-668-0230

**Ministère des
Affaires municipales
et du Logement**

Bureau des services aux municipalités
Centre de l'Ontario
777, rue Bay, 2nd étage
Toronto ON M5G 2E5
Téléphone: 416-585-6226
Télécopieur: 416-585-6882
Sans frais: 1-800-668-0230



July 9, 2014

Ulli S. Watkiss
City Clerk
Toronto City Hall
100 Queen Street West, 13th Floor
Toronto, ON M5H 2N2

Dear Ms. Watkiss:

**Subject: Official Plan Amendment No. 231
City of Toronto
MMAH File No. 20-OP-146732-231**

Please find attached a copy of the Decision for Official Plan Amendment No. 231 ("OPA 231") to the Official Plan for the City of Toronto. Following the 20-day appeal period under the *Planning Act*, the Ministry of Municipal Affairs and Housing will notify you of whether any appeals were lodged.

The Decision approves, with some modifications, the majority of OPA 231. A Decision is withheld for policy and land use designation changes applying to lands located within the flood plain Lower Don Special Policy Area. This is because any change or modification to the Official Plan policies, land use designations or boundaries applying to Special Policy Area lands, must be approved by both the Ministers of Municipal Affairs and Housing and Natural Resources prior to the approval authority approving such changes or modifications in accordance with the Provincial Policy Statement, 2014.

The Ministry acknowledges that the City is currently working on a number of planning studies for lands located in the Lower Don Special Policy Area. This will allow the Province an opportunity to work with the City and Toronto and Region Conservation Authority on a comprehensive basis to consider any changes due to the complex nature of these areas and the greater opportunity that may be available to reduce overall risk on a large scale.

If you have any questions, please do not hesitate to contact Mr. Mark Christie,
Manager, Community Planning and Development at 416-585-6063.

Yours truly,

A handwritten signature in black ink, appearing to read 'M. Wallace', written over a vertical line that extends upwards from the text 'Yours truly,'.

Marcia Wallace, Ph.D, MCIP, RPP
Regional Director
Municipal Services Office – Central Ontario

cc. Kerri A. Voumvakis, Director, City Planning Division
Paul Bain, Project Manager, City Planning Division

File No.: 20-OP-146732-231
Municipality: City of Toronto
Subject Lands: City of Toronto

Date of Decision: July 9, 2014
Date of Notice: July 9, 2014
Last Date of Appeal: July 29, 2014

NOTICE OF DECISION

With respect to an Official Plan
Subsection 17(35) of the Planning Act

A decision was made on the date noted above to approve Amendment No. 231 to the Official Plan for the City of Toronto as adopted by By-law No. 1714-2013.

Purpose and Effect of the Official Plan Amendment No. 231 (OPA 231)

The purpose of Official Plan Amendment No. 231 (OPA 231) is to establish new policies, designations and mapping for lands designated as Employment Areas. More specifically, OPA 231 establishes new policies for the economic health of the City including: the promotion of office development on lands near rapid transit stations, the preservation of Employment Areas for businesses and economic activities, and the accommodation of a growing and diverse retail and institutional sectors. A copy of the decision is attached.

When and How to File An Appeal

Any appeal to the Ontario Municipal Board must be filed with the Minister of Municipal Affairs and Housing no later than 20 days from the date of this notice as shown above as the last date of appeal.

The appeal should be sent to the attention of the Planner, at the address shown below and it must,

- (1) set out the specific part of the proposed official plan to which the appeal applies,
- (2) set out the reasons for the request for the appeal, and
- (3) be accompanied by the fee prescribed under the Ontario Municipal Board Act in the amount of \$125.00 payable by certified cheque to the Minister of Finance, Province of Ontario.

Who Can File An Appeal

Only individuals, corporations or public bodies may appeal a decision of the approval authority to the Ontario Municipal Board. A notice of appeal may not be filed by an unincorporated association or group. However, a notice of appeal may be filed in the name of an individual who is a member of the association or the group on its behalf.

No person or public body shall be added as a party to the hearing of the appeal unless, before the plan was adopted, the person or public body made oral submissions at a public meeting or written submissions to the council or, in the opinion of the

Ontario Municipal Board, there are reasonable grounds to add the person or public body as a party.

When the Decision is Final

The decision of the Minister of Municipal Affairs and Housing is final if a Notice of Appeal is not received on or before the last date of appeal noted above.

Other Related Applications:

N/A.

Getting Additional Information

Additional information about the application is available for public inspection during regular office hours at the Ministry of Municipal Affairs and Housing at the address noted below or from the City of Toronto.

Mailing Address for Filing a Notice of Appeal

Ministry of Municipal Affairs and Housing
Municipal Services Office - Central Ontario
777 Bay St., 13th Floor
Toronto ON M5G 2E5

Submit notice of appeal to the attention of:

Louis Bitonti, Senior Planner

Tel: (416) 585-6563

Fax: (416) 585-6882

DECISION
With respect to Official Plan Amendment No. 231
Subsection 17(34) of the Planning Act

I hereby approve, Amendment No. 231 to the Official Plan for the City of Toronto, adopted by By-law No. 1714-2013, subject to the following modifications as shown in Part A of this Decision. Part B identifies parts of the amendment where a Decision is withheld.

PART A – MODIFICATIONS:

CHAPTER 2 POLICIES

1. **Item 2**, is modified by deleting the words, "Policy 2.1.2" and replacing with the words, "Policy 2.2.2."
2. **New Item:** 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.'
3. **Item 4**, is modified by deleting this item in its entirety and replacing with the following:

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

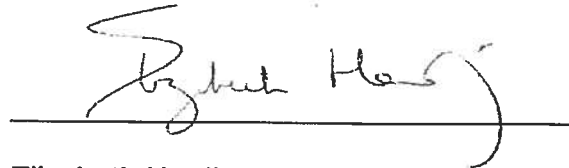
 - 'a) achieve a minimum combined gross density target of 400 jobs and residents per hectare for each *Centre* which delineates the boundaries of the urban growth centres for the purposes of the Growth Plan."
4. **Item 5, Section 2.2.4.9**, is modified by adding the words, "or the redesignation of a *Core Employment Area* to a *General Employment Area* designation" after the words, "The introduction of a use that may be permitted in a General Employment Area into a Core Employment Area" in the last sentence.
5. **Item 5, Section 2.2.4.12**, is modified by deleting the preamble in its entirety and replacing with the following:

"During a Municipal Comprehensive Review, the City will assess requests to convert lands within *Employment Areas*, pursuant to the Provincial Growth Plan Policy 2.2.6.5, both cumulatively and individually, by considering the following matters:"

PART B – A decision is withheld on the following matters:

1. **Item 18, Chapter 7, Site and Area Specific Policy No. 414** for the lands known municipally as 21 Broadview Avenue.
2. **Item 18, Chapter 7, Site and Area Specific Policy No. 415** for the lands municipally known as 459 Eastern Avenue.
3. **Item 18, Chapter 7, Site and Area Specific Policy No. 416** for the lands known municipally as 462 Eastern Avenue.
4. **Item 18, Chapter 7, Site and Area Specific Policy No. 417**, for the lands municipally known as 54 Logan Avenue.
5. **Item 18, Chapter 7, Site and Area Specific Policy No. 426**, for the lands municipally known as 21 Don Roadway and 30 Booth Avenue.
6. **Item 18, Chapter 7, Site and Area Specific Policy No. 427** for the lands municipally known as 629, 633 and 675 Eastern Avenue.
7. **Appendix 2, Map 44**, as it applies to 21 Broadview Avenue and 462 Eastern Avenue and the proposed redesignation from 'Employment Areas' to 'Mixed Use Areas'.
8. **Appendix 2, Map 45**, as it applies to 462 Eastern Avenue and the proposed redesignation from 'Employment Areas' to 'Mixed Use Areas'.

Dated at Toronto this 9 of July, 2014



Elizabeth Harding
Assistant Deputy Minister
Ministry of Municipal Affairs and Housing