

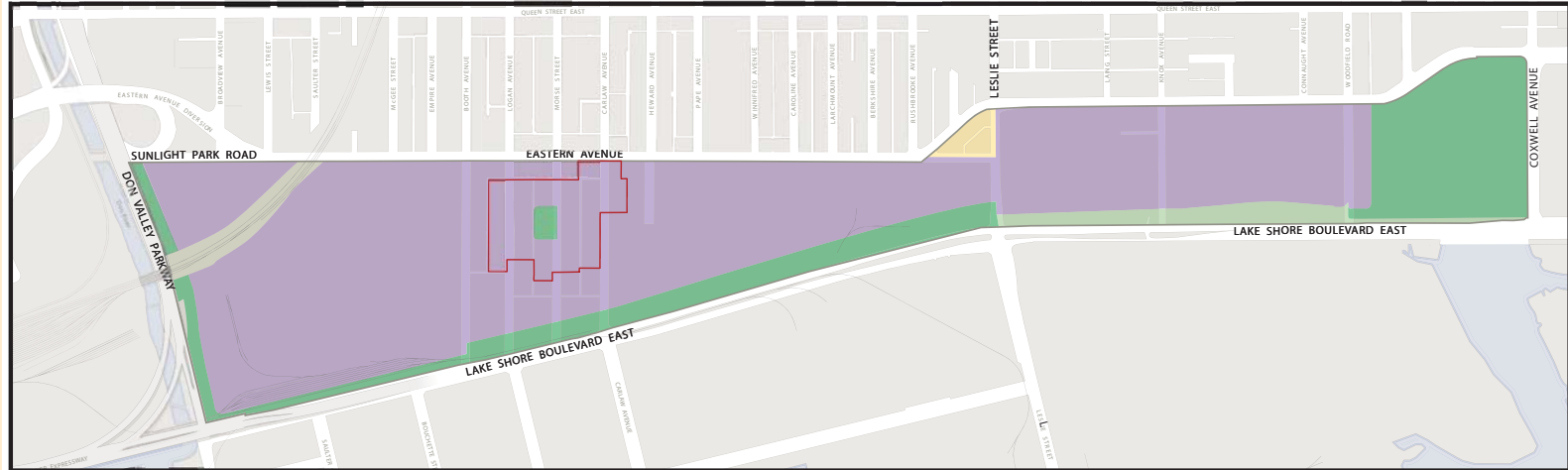
SOUTH OF EASTERN STRATEGIC DIRECTION

Official Plan And Zoning

Toronto Official Plan

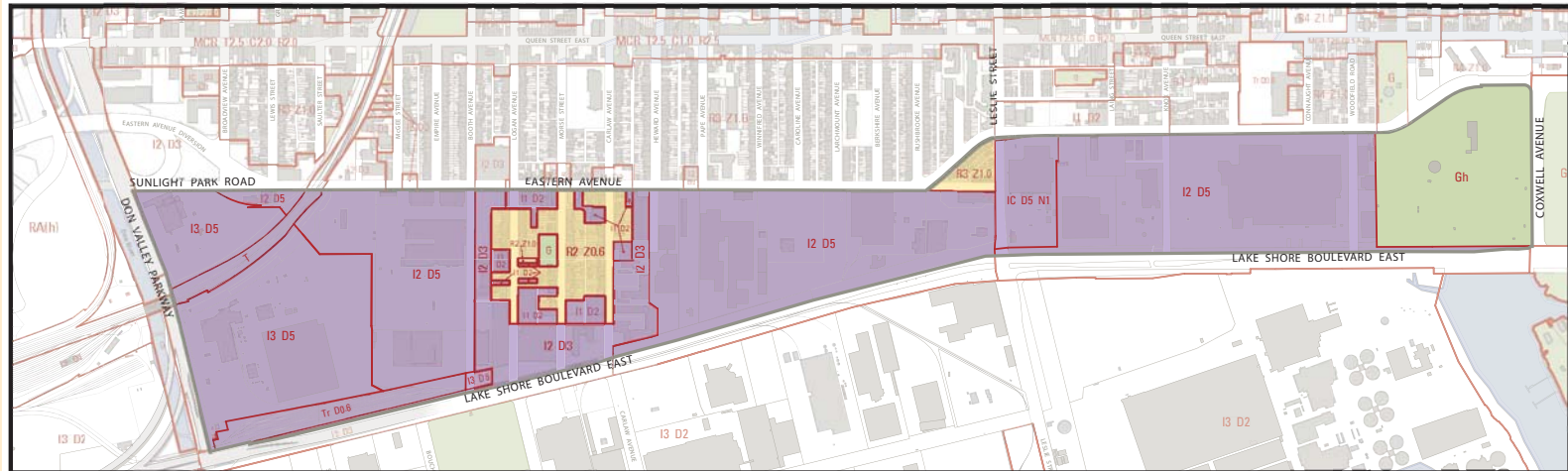
Extract from Maps 18 & 21 Land Use Plan

- Employment Areas
- Neighbourhoods
- Utility Corridors
- Parks and Open Space Areas
- Parks
- Other Open Space Areas
- Policy 190
(Residential uses existing on Nov. 26, 2002 are permitted)



Zoning Extract from By-law 438-86

- Industrial Districts
- Residential Districts
- Parks Districts



**1 459 Eastern Ave
(Weston Bakery Parking Lot)**

Proposal: 3 new buildings (6, 4 and 2 storeys) with 71 residential live-work units, retail, office and other commercial uses, with a total of 207 parking spaces

Application type: Official Plan and Zoning By-law Amendment

Status: On hold until completion of City's Official Plan Review of Employment Policies.

**2 462 Eastern Ave
(Weston Bakery)**

Proposal: 7 Storey building with 259 residential units (includes retention of a portion of the existing bakery building) and seven 3-storey townhouses, with a total of 288 parking spaces

Application type: Official Plan and Zoning By-law Amendment

Status: On hold until completion of City's Official Plan Review of Employment Policies.

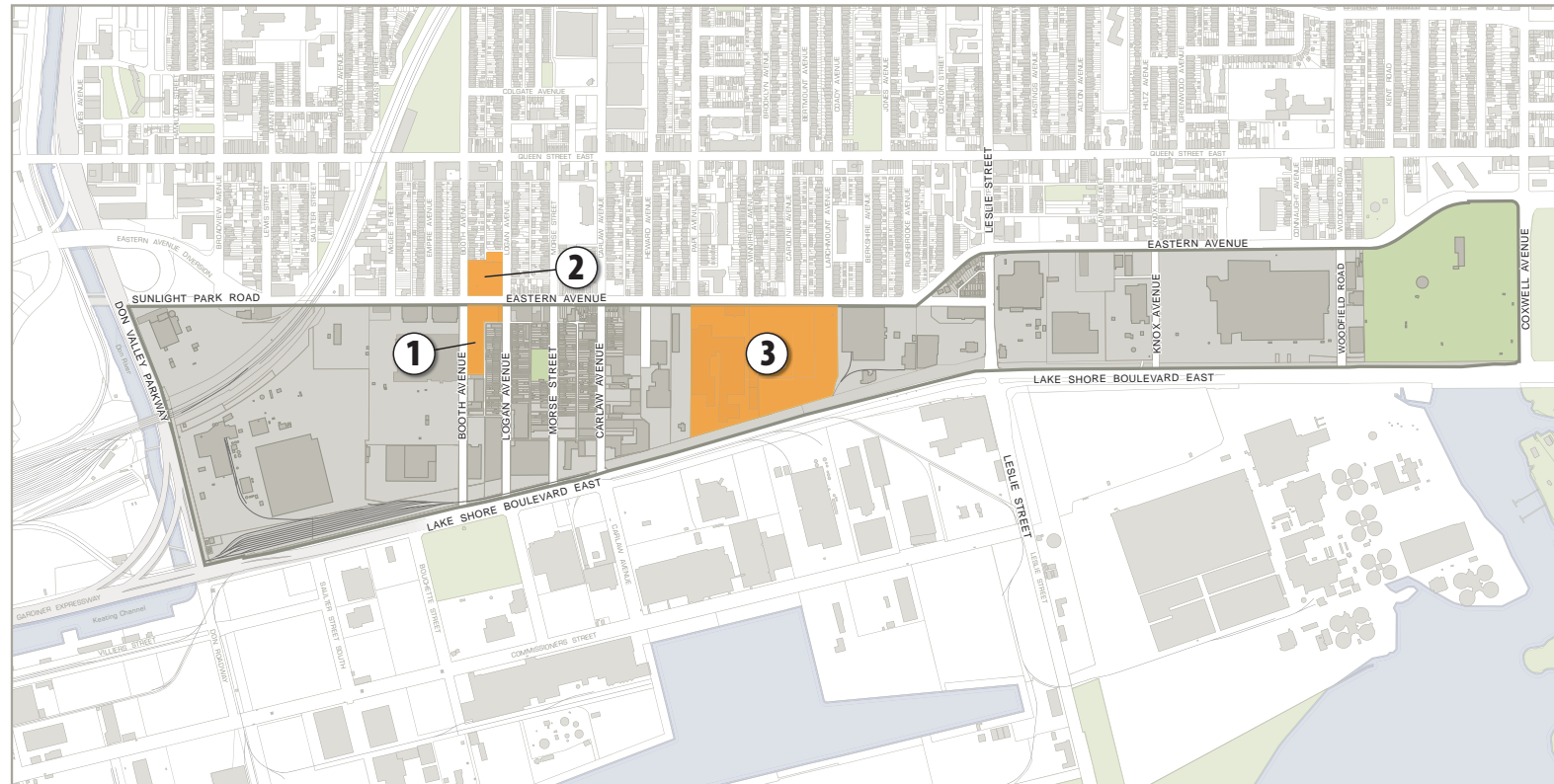
**3 629, 633 and 675 Eastern Ave
(Revival 629 Studio)**

Proposal: Maintain existing film studio and construct new office, hotel and retail buildings.

Film studio and production	16,535 m ²
Office space	75,630 m ²
Hotel	7,290 m ²
Retail/Service	14,060 m ²
TOTAL	113,520 m ²

Application type: Zoning By-law Amendment

Status: Community consultation in early 2014



SOUTH OF EASTERN STRATEGIC DIRECTION

Urban Design

Urban Design Study Will Recognize And Respond To:

- The need to revitalize the South of Eastern employment lands making them attractive to a new generation of employers and employee
- The need to appropriately integrate South of Eastern with surrounding areas (Port Lands to the south and residential neighbourhood to the north)
- The opportunity to improve the appearance of Eastern Avenue and Lake Shore Boulevard East streetscape and adjacent built form
- Concerns regarding traffic infiltration into the neighbourhood to the north

Urban Design Study Will Provide:

- Design objectives for South of Eastern
- A public realm framework plan (streets and open spaces) building upon the Transportation and Servicing Master Plan.
- Recommendations regarding the layout and character of streets within South of Eastern.
- Recommendations to improve Lake Shore Boulevard and Eastern Avenue
- Built form recommendations appropriate for the areas employment uses but which also provides transition to surrounding neighbourhoods (building height, massing and location)
- Recommendations the preservation of heritage resources.



1 Vacant Industrial



2 Automotive Sales and Service



3 Heritage Buildings



4 Film Studios



5 Vacant Lot



6 Fire Academy



7 Canada Post



8 Large Format Retail



9 Warehouse building



10 Industrial Reuse



11 Low Scale Industrial



12 Residential Streetscape



13 Park



14 Townhouses

South of Eastern Planning Study

An earlier planning study resulted in the adoption of amendments to the Official Plan and Zoning By-law by City Council in 2008, which:

- Protected and promoted economic activity
- Supported the development of well paid, stable and fulfilling jobs
- Permitted office uses
- Allowed for live/work uses within the existing residentially zoned properties
- Prohibited automobile related uses, places of worship and storage yards
- Established height limits of 30 metres for industrial properties that did not previously have height limits

This study was appealed to the Ontario Municipal Board and was not approved.

Community Improvement Plans (CIPs)

The "South of Eastern Community Improvement Plan for Brownfield Remediation and Development of Prescribed Employment Uses" was adopted by By-law 1324-2012 (amended Plan adopted in 2008).

The primary objectives of this CIP are to encourage brownfield remediation and support development of key businesses towards the implementation of an economic development strategy for the employment district. The plan provides for financial incentives to support economic development.

The "South Riverdale and Lake Shore Boulevard East Community Improvement Plan" (By-law 384-2002) includes the South of Eastern area as well as neighbourhoods north of Eastern Avenue. This CIP identifies potential public realm and traffic management improve-



Community Involvement

Through consultation related to the South of Eastern Planning Study and specific development applications, we have heard from the community that there is:

- Support for a wide range of employment uses
- Support for the ongoing use and expansion of the film industry
- A desire to create a vibrant employment district
- A desire for the creation of well paying and stable employment
- Concerns with traffic related issues on Eastern Avenue
- The desire for the greening of the community
- Very limited support for the introduction of residential uses

- Generalized Land Use**
- Residential
 - Commercial
 - Industrial
 - Utilities/Transportation
 - Parking
 - Vacant
 - Open Spaces

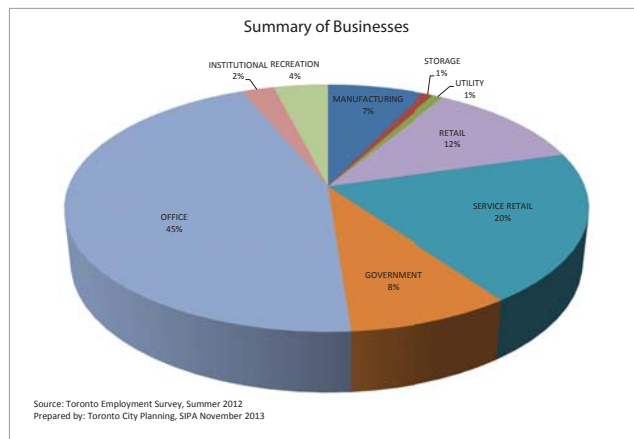
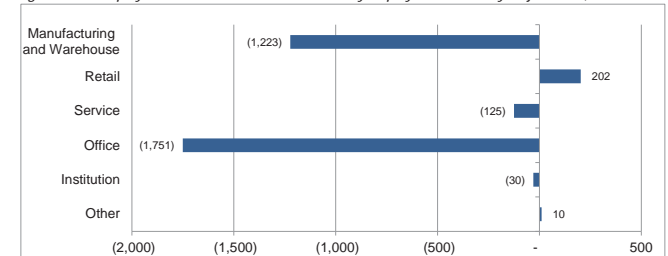


Figure D.7.3: Employment Growth in the South of Eastern y Employment District by Major Sector, 2001 to 2011



Source: City of Toronto Employment Survey, 2001 and 2011

SOUTH OF EASTERN STRATEGIC DIRECTION

Overview

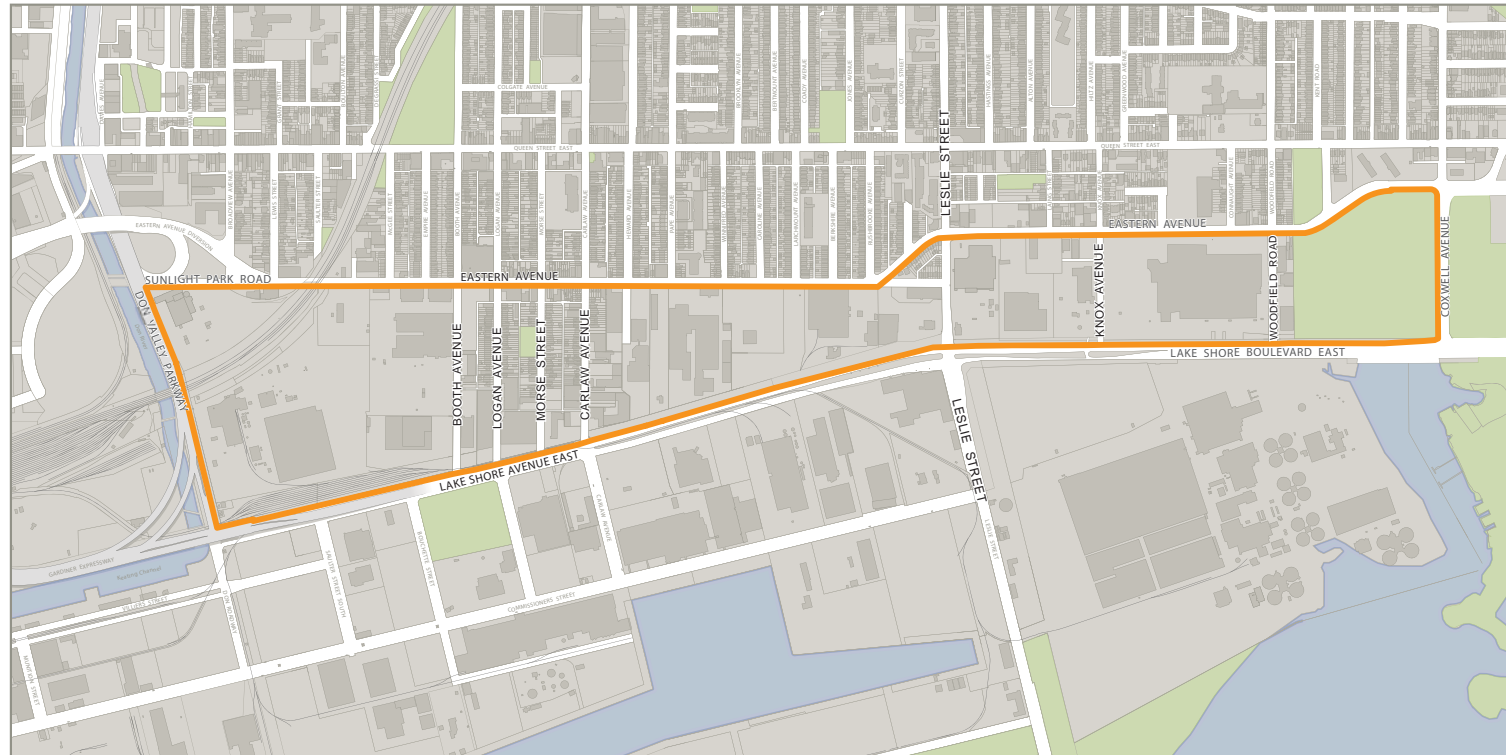
Council Direction

Planning and Growth Management Committee adopted a motion requested by Councillor Fletcher in January 2012:

That the Chief Planner and Executive Director, City Planning, be requested to consider a planning framework for the South of Eastern employment area and report thereon to the Planning and Growth Management Committee as soon as possible.

Study Purpose

- Provide strategic direction for South of Eastern to set a clear policy context for future investment and development;
- Address January 2012 direction from PGM to consider a planning framework for South of Eastern;
- Re-inforce the direction of the Municipal Comprehensive Review;
- Ensure consistent planning for site-specific proposals.



Three-pronged Study Objective

- Facilitate economic development and employment uses;
- Identify and resolve key transportation issues to connect employment uses to other parts of the City;
- Articulate an urban design vision for an employment district.

