



**STAFF REPORT
ACTION REQUIRED
with Confidential Attachment**

**Employment Land Conversions and the Municipal
Comprehensive Review**

Date:	October 17, 2012
To:	Planning & Growth Management Committee
From:	City Solicitor
Wards:	All
Reason for Confidential Information:	This report contains advice or communications that are subject to solicitor-client privilege.
Reference Number:	

SUMMARY

All land use planning decisions made by City Council must be consistent with the Provincial Policy Statement (the "PPS") and conform to, or not conflict with, the Growth Plan for the Greater Golden Horseshoe (the "Growth Plan"). Both the PPS and the Growth Plan state that conversion of land within a designated employment area to non-employment uses may only be done through a municipal comprehensive review that demonstrates, among other matters, that the land is not required for employment purposes over the long term and that there is a need for the conversion.

The City's statutory review is now underway as directed by the Planning and Growth Management Committee at its meeting on May 30, 2011. The review has not yet been completed.

RECOMMENDATIONS

The City Solicitor recommends that Council:

1. adopt the confidential recommendations in Confidential Attachment No. 1 to this Report from the City Solicitor; and

2. authorize public release of the confidential recommendations in Confidential Attachment No. 1 if adopted by Council with the remainder of Confidential Attachment No. 1 to stay confidential.

Financial Impact

The recommendations will have no financial impact beyond what has already been approved in the current year's budget.

DECISION HISTORY

Section 26 of the *Planning Act* requires the City to review its Official Plan policies, including the designation of lands as areas of employment and policies regarding the removal of land from those areas, every five years. This statutory review is now underway.

The municipal comprehensive review ("MCR") for employment areas referred to and defined in the Growth Plan and the comprehensive review for employment areas in the PPS are being undertaken concurrently with the five year review of the Official Plan as directed by Planning and Growth Management Committee at its meeting on May 30, 2011. The link to the decision can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2011.PG5.2>

At its meeting of February 6 and 7, 2012 City Council adopted recommendations directing City Planning staff to split the five year review and MCR into two phases to ensure an effective and manageable review process. Phase A consists of the Growth Plan's MCR and the *Planning Act's* statutory requirements for an Official Plan review. Phase B consists of revisions to the Official Plan's policies and maps resulting from Council referrals, staff review and stakeholder consultations. The link to the Committee's decision can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.PG10.8>

The Planning and Growth Management Committee recently considered a report from the Chief Planner and Executive Director, City Planning Division on the Official Plan Review dealing with directions for the employment land policy review and MCR. The recommendations were adopted by City Council at its October 2, 3 and 4, 2012 meeting:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.PG17.7>

COMMENTS

Further discussion and recommendations regarding this review are contained in the confidential attachment to this Report.

CONTACT

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SIGNATURE

Anna Kinastowski, City Solicitor

ATTACHMENTS

Attachment No. 1: Confidential Information