

# Proposed Amendments to the Growth Plan for the Greater Golden Horseshoe, 2017 – City Comments

February 26, 2019 City Council **(Item PH2.4)**

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Chief Planner and Executive Director, City Planning Division





# Report Summaries

- February 12 Report to Planning and Housing Committee
- February 25 Supplementary Report to City Council

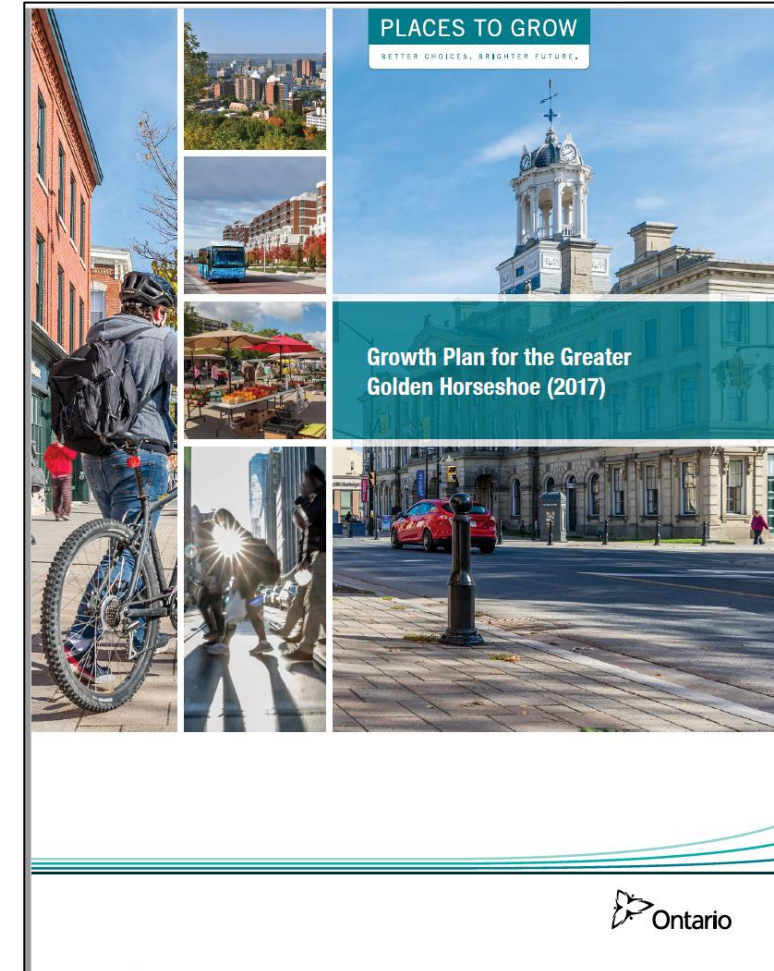
1. Report Purpose
2. Policy Framework
3. Report Recommendations - Summary
4. Next Step

# Report Purpose

- **January 15, 2019:** Province announces changes to the Growth Plan
- **February 28, 2019:** Comments to the Province are due

## Overall Report Direction

- Apply Council adopted policies that manage sustained growth, while balancing community interests, the economy and the environment
- Consistent with OPA 231



# Policy Framework

## Toronto Official Plan

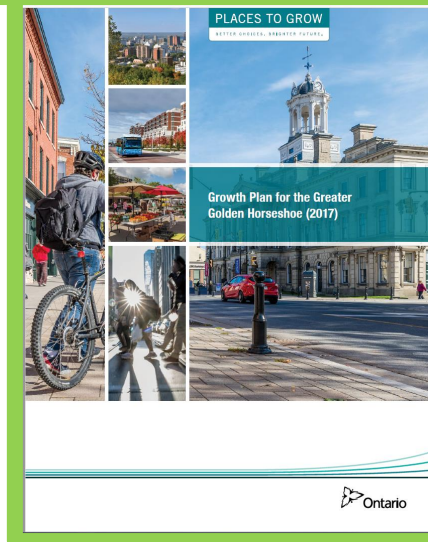
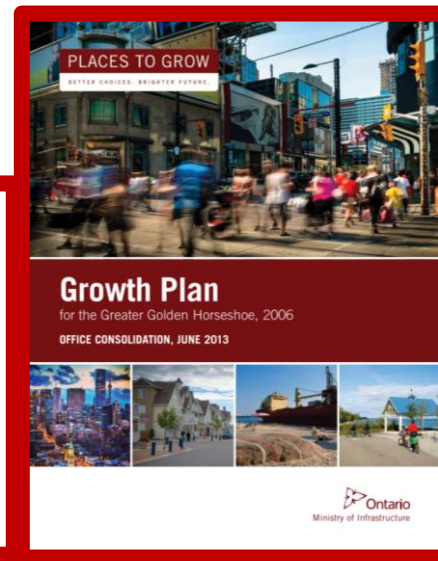
- Council adopted in 2002, OMB approved in 2006
- Council adopted OPA 231 in 2013
  - Municipal Comprehensive Review of employment lands
- Council adopted further amendments between 2012-2017
  - 5-Year OP Review related Heritage, Housing, Environment, Neighbourhoods, Transportation, others

## Growth Plan, 2017

- Province approved in July 2017
- Amendment 1 proposed in January 2019
- Official Plan must conform by 2022

## Growth Plan, 2006

- Province updated with new population and job targets in 2013
- Toronto Official Plan conformity exercise concluded in 2013 (OPA 231)



# Provincially Significant Employment Zones

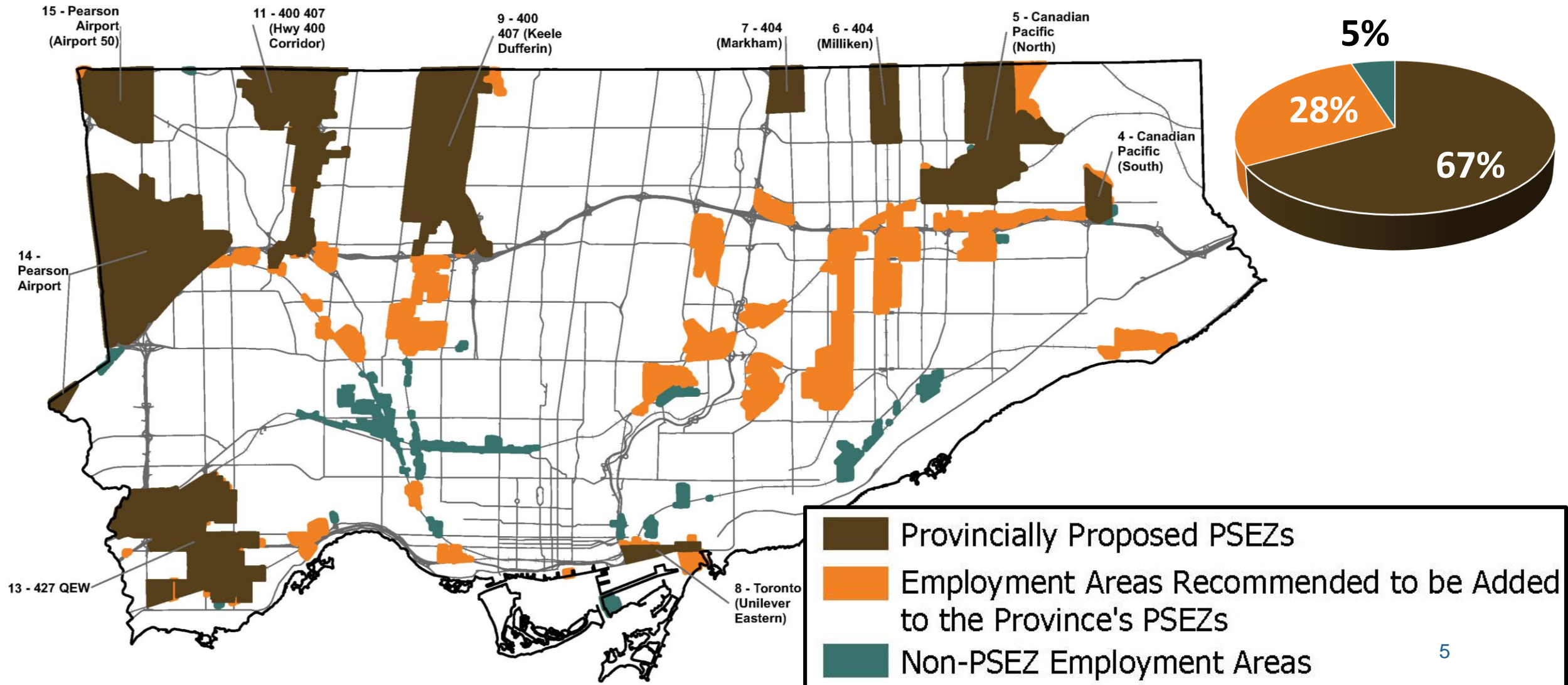
## Provincial Criteria

1. Designated *Employment Areas* in Official Plan
2. Vulnerable to residential conversion pressures
3. Face encroachment by sensitive land uses
4. Needed to attract new investment and retain industries
5. Located near highways, railways, transit, and other infrastructure
6. High concentration of employment and/or economic output
7. Contains large sites that form contiguous zones



# Provincially Significant Employment Zones

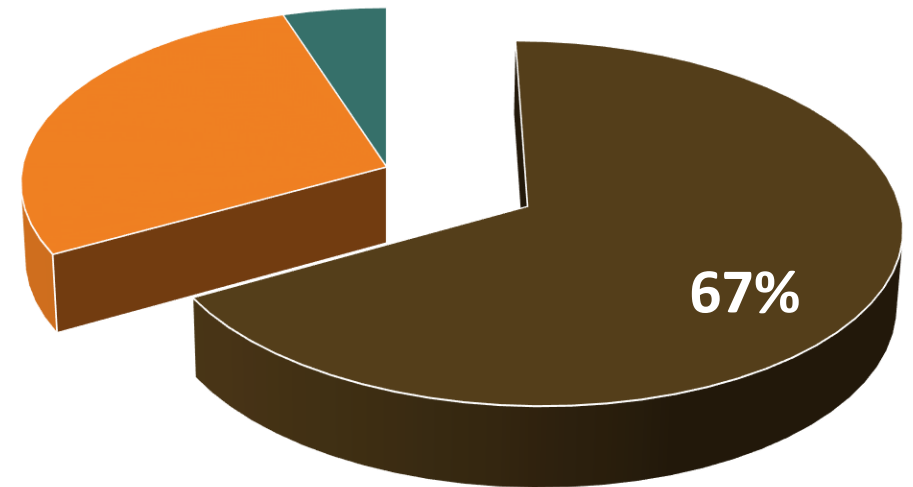
## Province Proposal + Staff recommended



# Provincially Significant Employment Zones

## Policies

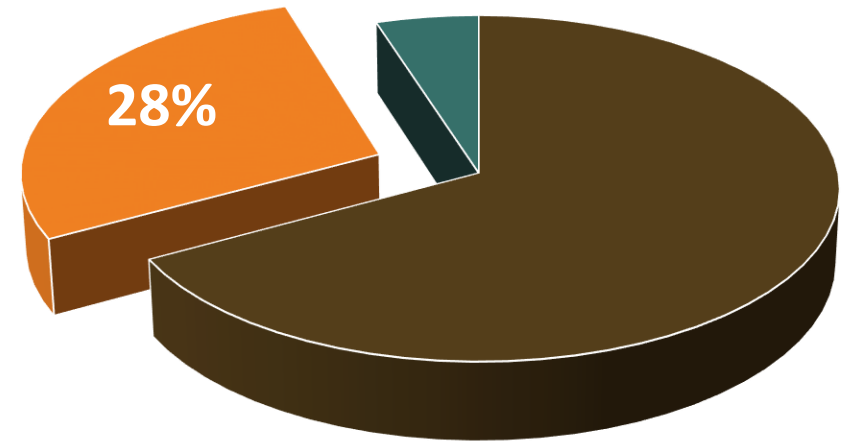
- Status quo protections
- Only subject to conversion at time of municipally-initiated Municipal Comprehensive Review



# Provincially Significant Employment Zones

## Additional lands recommended

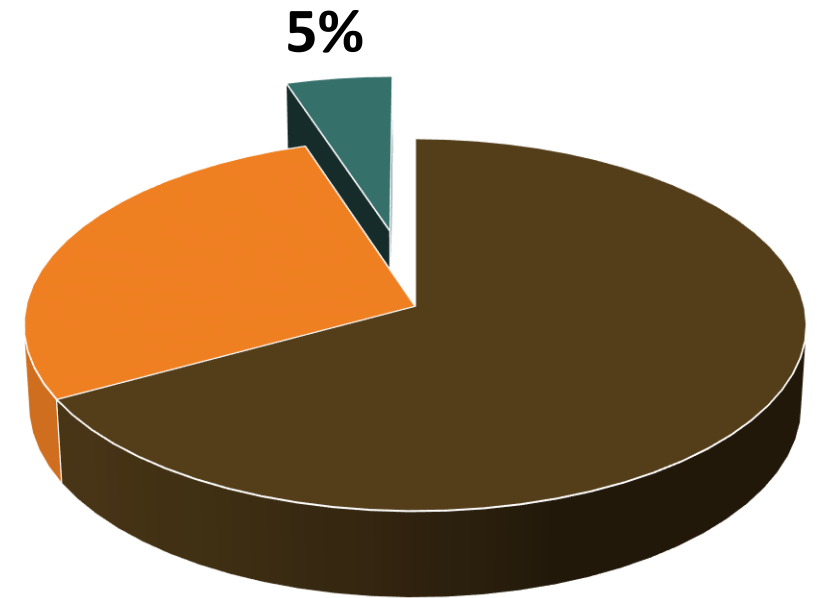
- Additional lands meet all Provincial criteria
- Additional lands accommodate major employers





# Non-Provincially Significant Employment Zones

- Potential conversion could occur during a one-time window
- Potential conversions would maintain a significant number of jobs
- Staff recommend requiring a local area study prior to any conversion

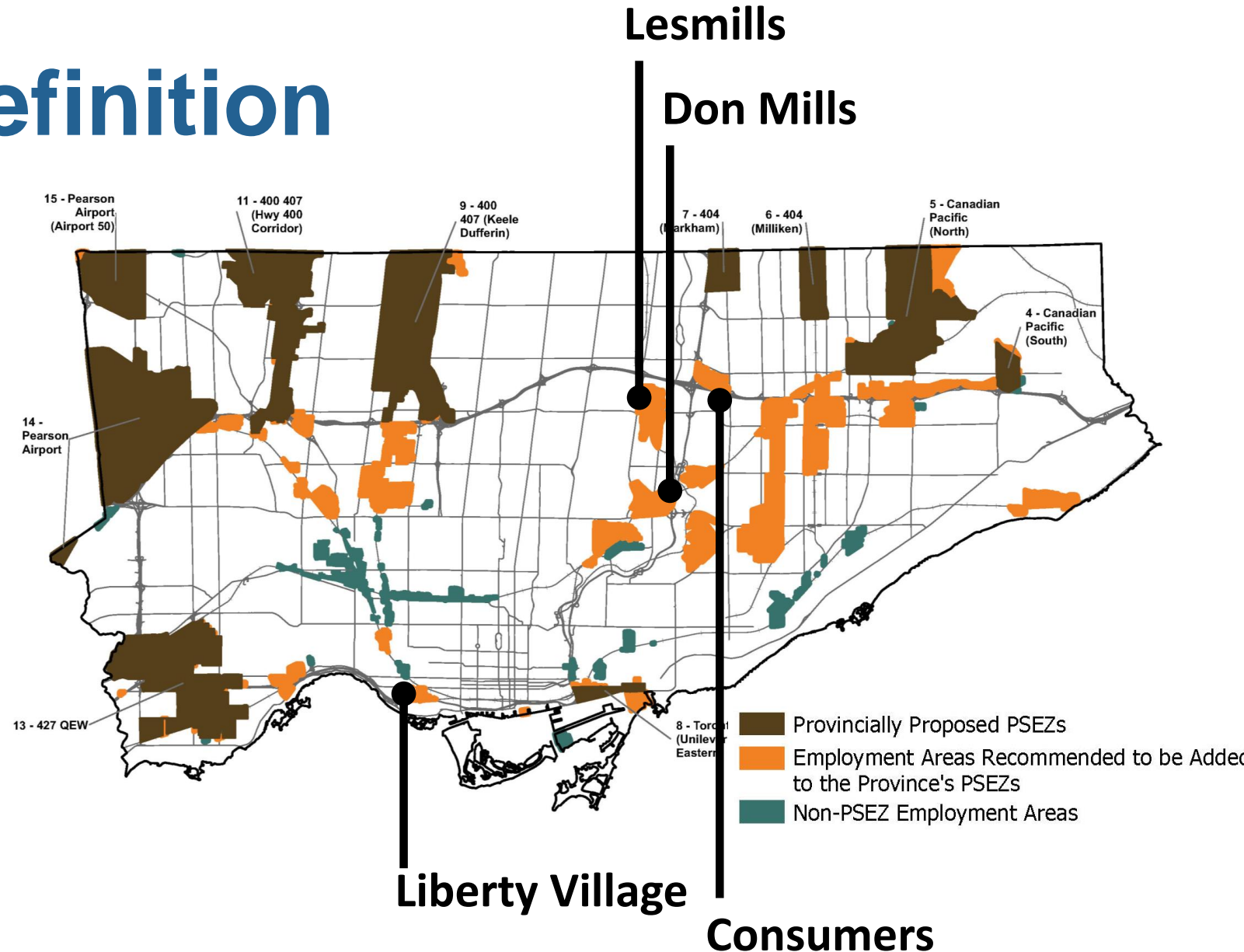


# OPA 231 Appeals

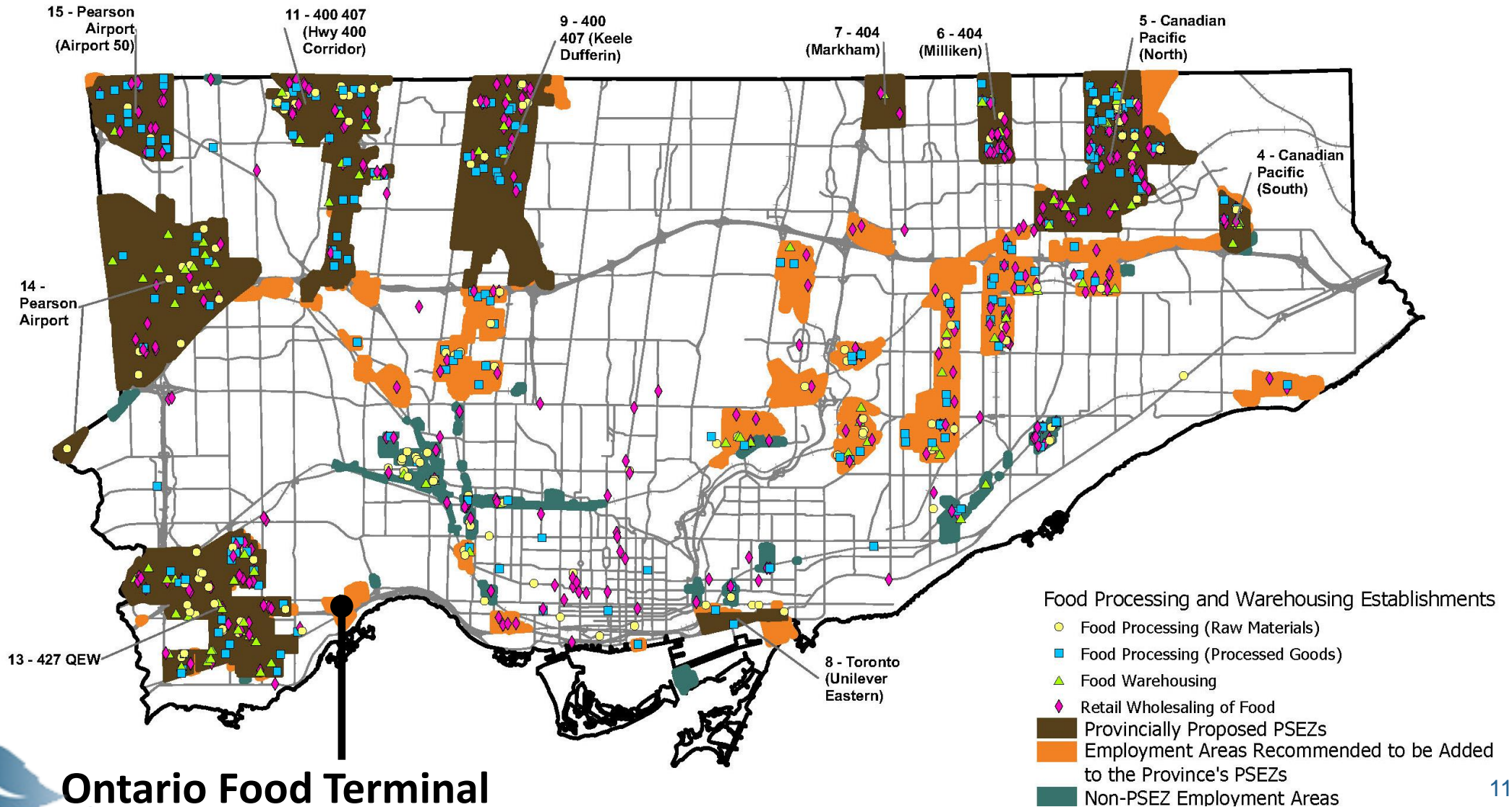
- 84 appeals to OPA 231 are at the Local Planning Appeal Tribunal
  - **Land area:** 907 hectares
  - **In PSEZ:** 10.5% of total *Employment Area* land base
  - **In non-PSEZ:** 0.5% of total *Employment Area* land base
- Staff recommend transitioning OPA 231 as a matter in process under the Growth Plan, 2006

# Office Park Definition

- Proposed definition change
- Staff recommend that Province reverse this change



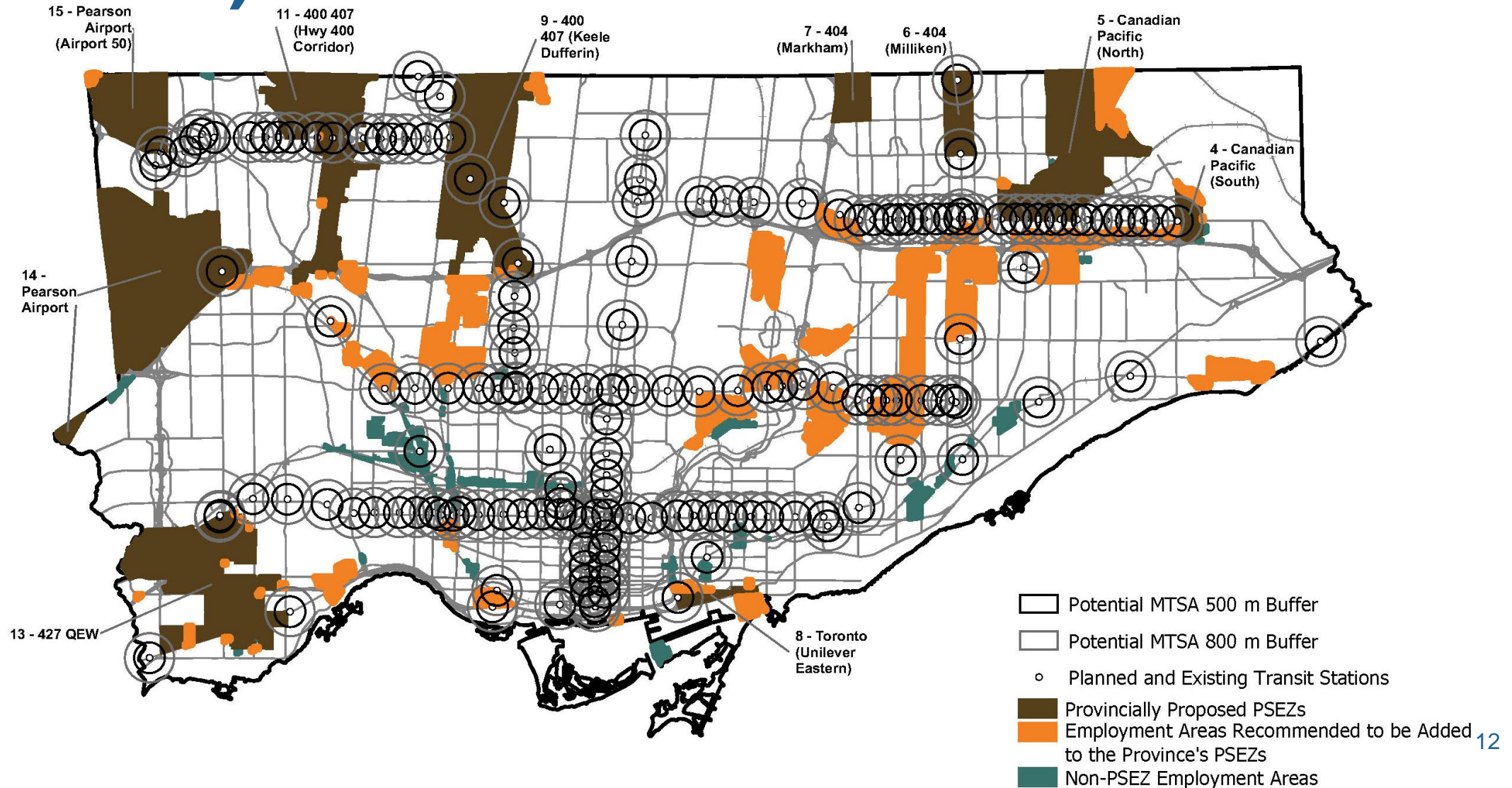
# Agri-food Uses in Toronto



Ontario Food Terminal



# Potential Major Transit Station Areas (MTSA)



# Other Staff Recommendations

- Requests for the Province to:
  - Allow municipalities to require office replacement and set minimum employment through use of zoning with conditions;
  - Acknowledge other matters in process that are under appeal, through a transition Regulation.
- Express Council's support for various policy amendments that are in keeping with previous Council decisions



# Next Step

- Submit Council's decision to Province by February 28, 2019 deadline.