

Re: PH2.4

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

February 12, 2019 Planning and Housing Committee (Item PH2.4)

Gregg Lintern MCIP RPP

Chief Planner and Executive Director, City Planning Division





Report Summary

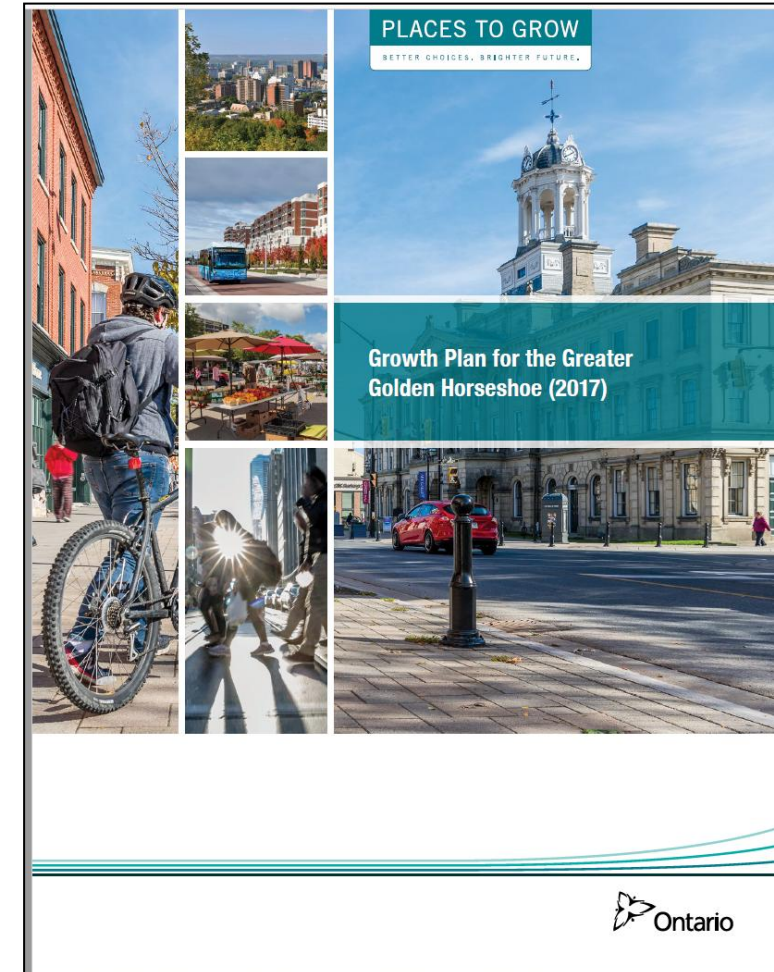
1. Report Purpose
2. Policy Framework
3. Report Recommendations - Summary
4. Next Steps

Report Purpose

- Provide comments to the Province by February 28, 2019

Overall Report Direction

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



Policy Framework

Toronto Official Plan

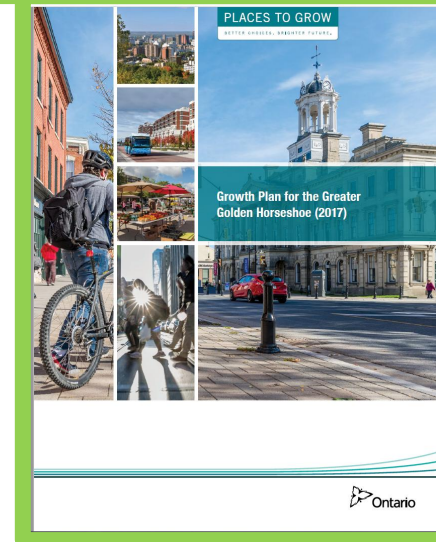
- Council adopted in 2002, OMB approved in 2006
- Council adopted OPA 231 in 2013
 - Municipal Comprehensive Review of employment lands
- Council adopted further amendments between 2012-2017
 - 5-Year OP Review related Heritage, Housing, Environment, Neighbourhoods, Transportation, others

Growth Plan, 2017

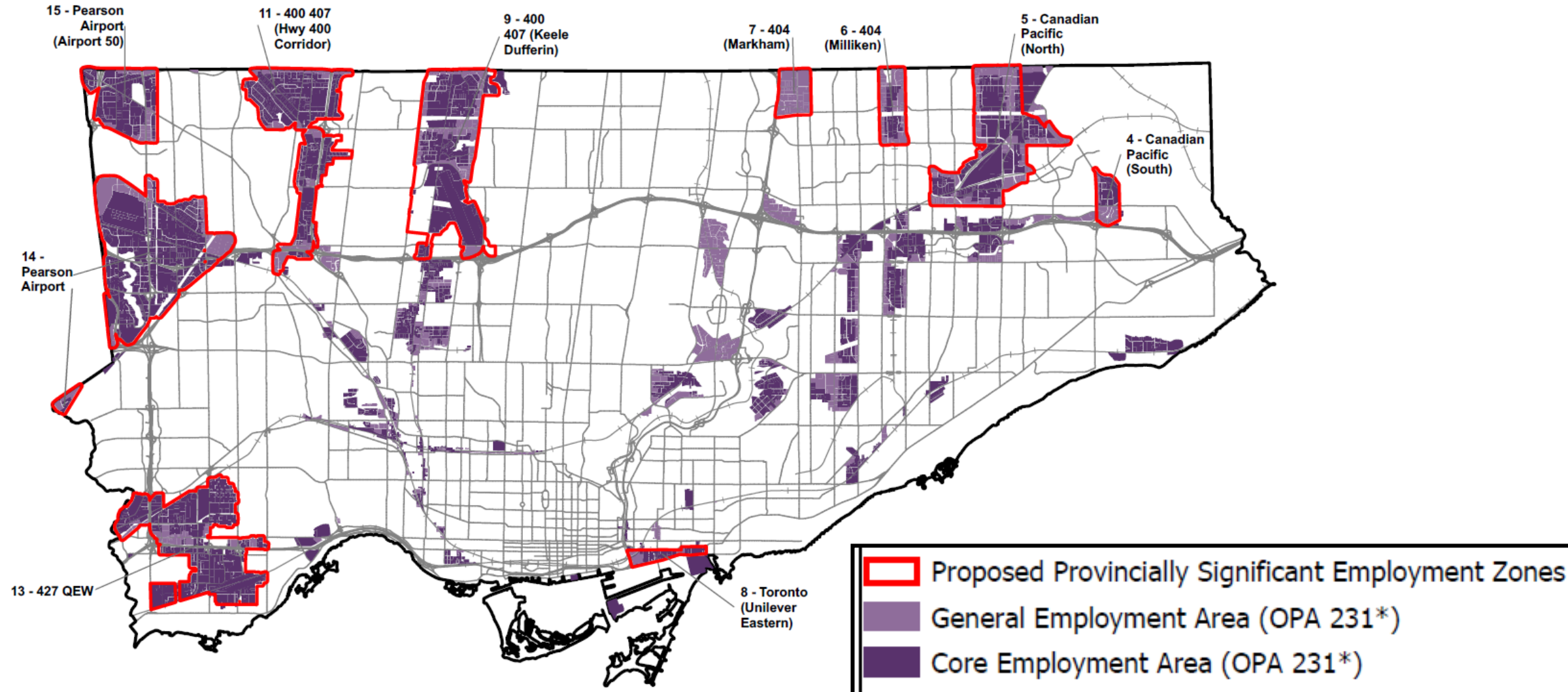
- Province approved in July 2017
- Amendment 1 proposed in January 2019
- Official Plan must conform by 2022

Growth Plan, 2006

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



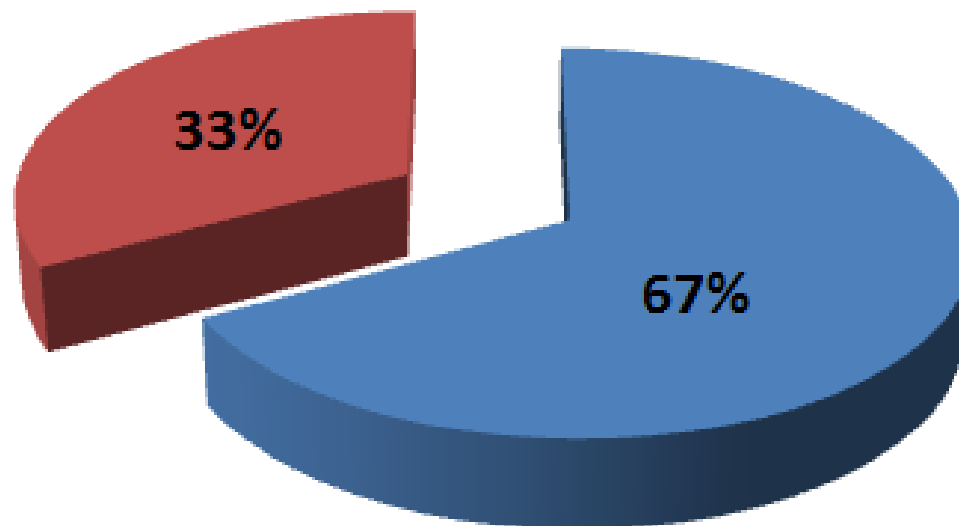
Proposed Provincially Significant Employment Zones



Employment Land Conversions

Non-PSEZs (33%)

- Lands subject to conversion **prior** to the next Municipal Comprehensive Review
- Conversions will need to maintain a significant amount of jobs (proposed)

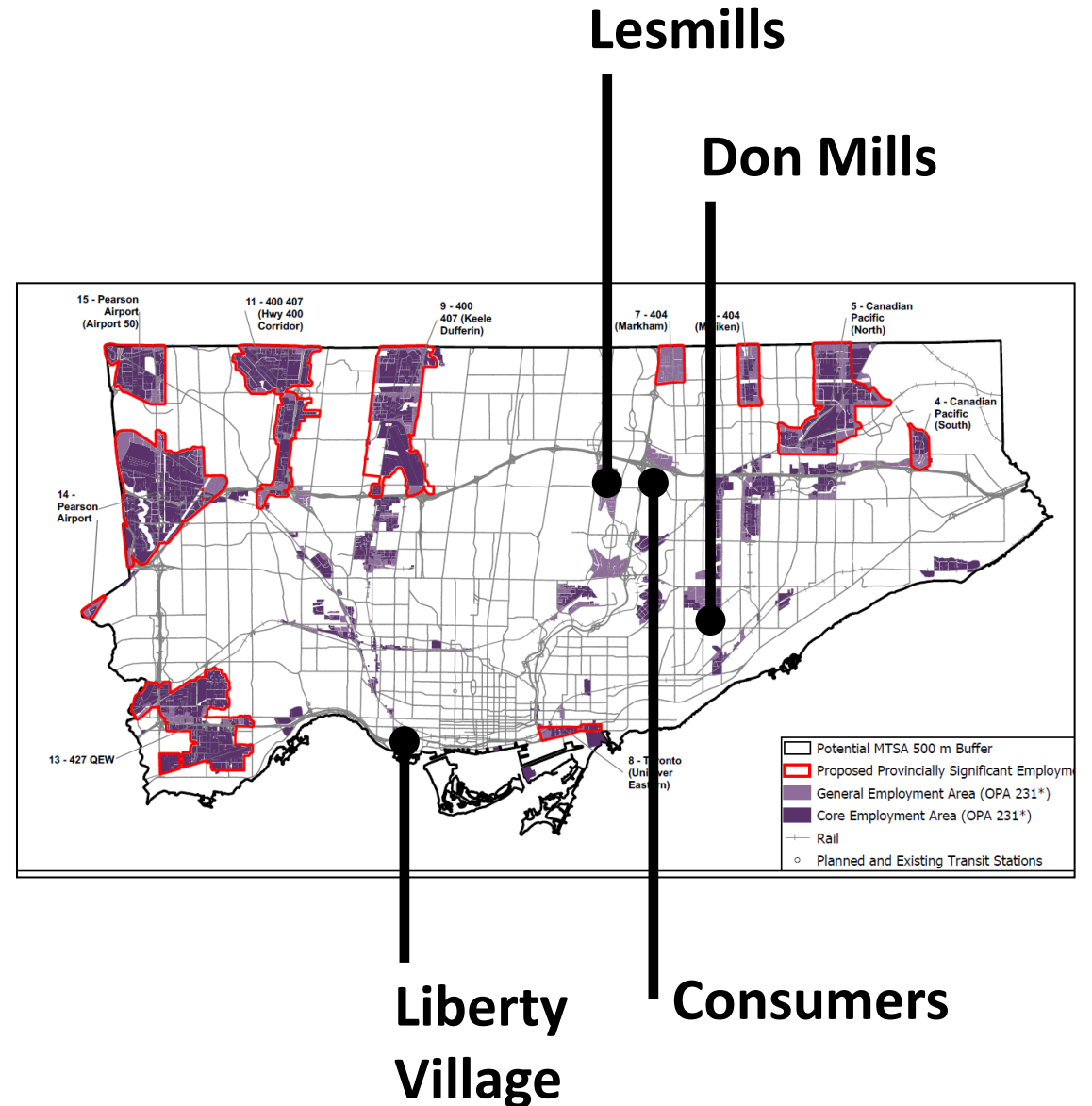


PSEZs (67%)

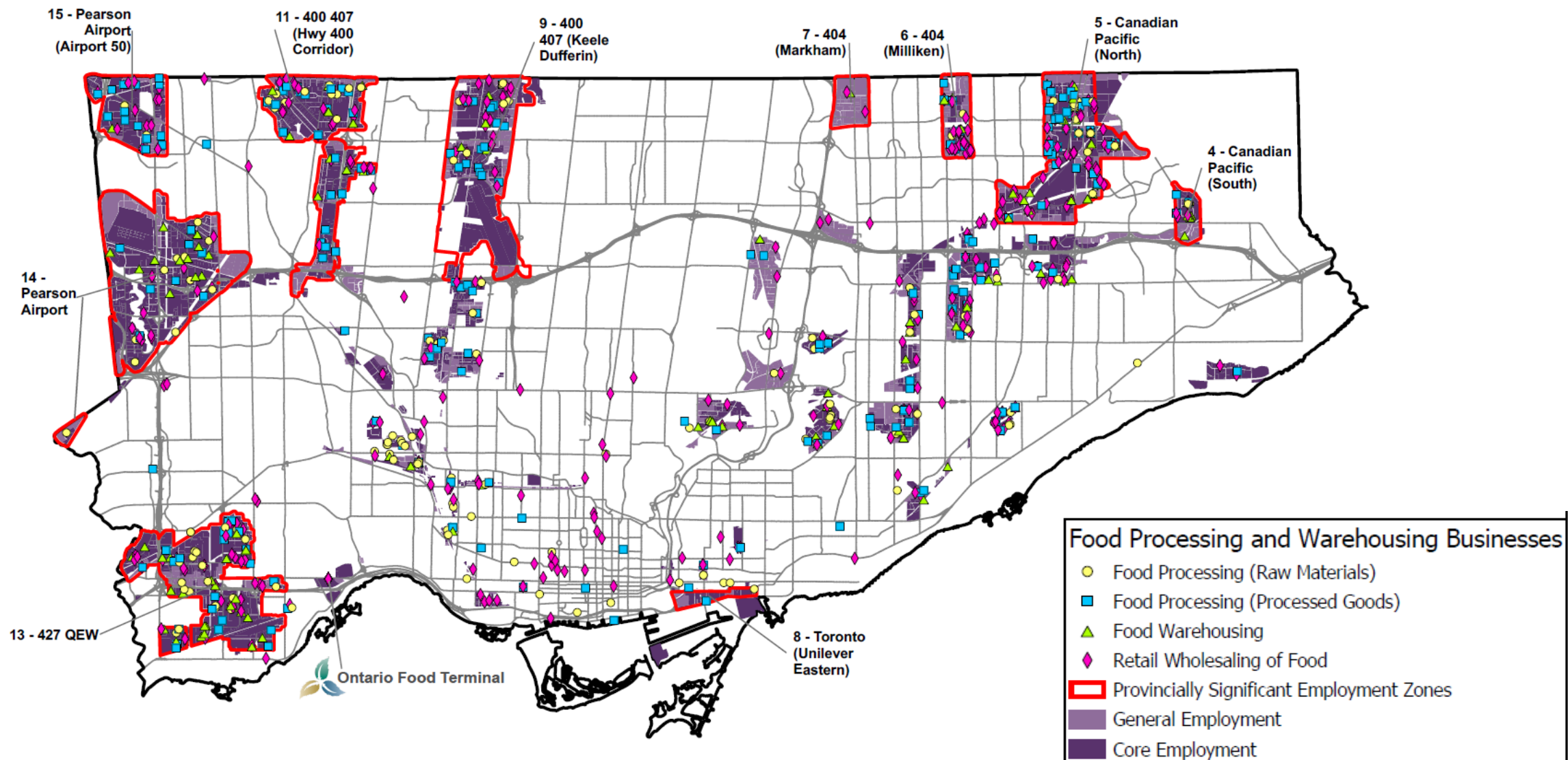
- Status quo protections

Office Parks

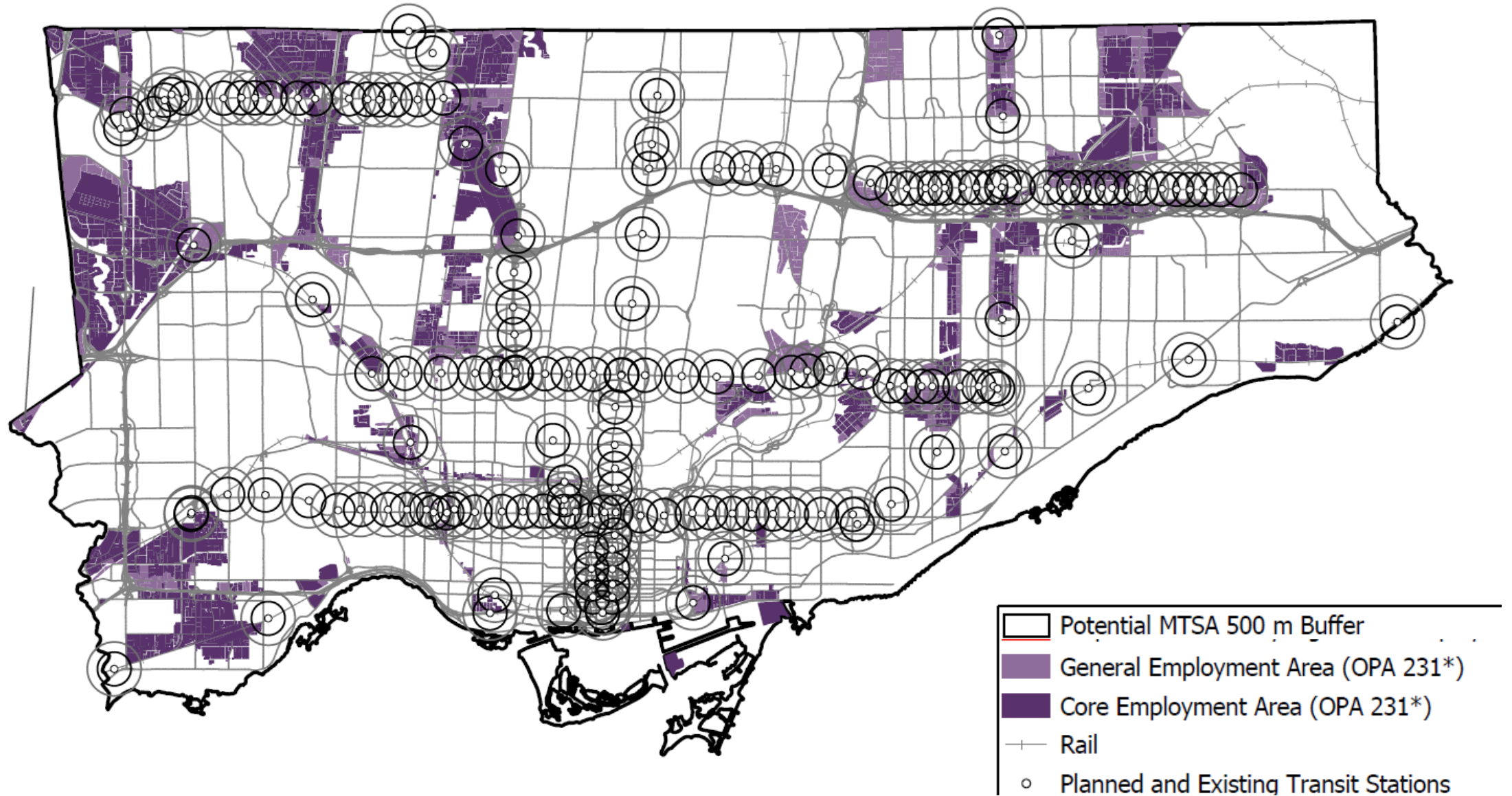
- Definition change to “office parks” so they are no longer designated *Employment Areas* in the Official Plan



Agri-food Uses in Toronto



Major Transit Station Areas (MTSA)



Other recommendations

- Requests for the Province to:
 - Allow municipalities to require office replacement and set minimum employment;
 - Make policy amendments on urban structure and urban design; and
 - Acknowledge 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 Steps

- Continue analysis of proposed Amendment 1
- Attend Growth Plan roundtable with Ministry staff and stakeholders
- Report directly to Council with recommended additional Provincially Significant Employment Zones