

**City Clerk's Office**  
Planning and Housing Committee  
10<sup>th</sup> Floor, West Tower  
100 Queen Street West  
Toronto, Ontario M5H 2N2

**Tel:** 416-397-4579  
**Fax:** 416-392-2980  
**E-mail:** phc@toronto.ca  
**Web:** www.toronto.ca

**NOTICE OF OPEN HOUSE AND  
NOTICE OF SPECIAL PUBLIC MEETING  
To be held by Planning and Housing Committee  
(Pursuant to Subsections 26(3)(b) of the Planning Act)**

**Proposed City-Initiated Official Plan Amendment pertaining to Employment Areas, Economic Health  
and Land Use Designation Policies and related Maps and Schedules**

DATE OF STATUTORY OPEN HOUSE: June 7, 2022  
TIME OF STATUTORY OPEN HOUSE: 1:00 p.m.  
PLACE OF STATUTORY OPEN HOUSE: Video Conference at  
<https://toronto.webex.com/toronto/j.php?MTID=m90e4325c42d35576a3b37cfeef1e3524>

DATE OF SPECIAL PUBLIC MEETING: July 5, 2022  
TIME OF SPECIAL PUBLIC MEETING: 1:30 p.m. or as soon as possible thereafter  
PLACE OF SPECIAL PUBLIC MEETING: Council Chamber, City Hall, 100 Queen Street West and  
by Video Conference

**PROPOSAL - PURPOSE AND EFFECT**

The City of Toronto is currently undertaking a Municipal Comprehensive Review and Provincial Growth Plan conformity exercise (MCR/Conformity Exercise) of the City of Toronto Official Plan. A copy of the current Official Plan can be viewed or downloaded from the City's website: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

As part of the City of Toronto's MCR/Conformity Exercise, this Official Plan Amendment is in conformity with the A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), is consistent with the Provincial Policy Statement (2020), and has regard to matters of provincial interest under Section 2 of the *Planning Act*. The Official Plan Amendment will be submitted to the Minister of Municipal Affairs and Housing for approval pursuant to Section 26 of the *Planning Act*.

The *Planning Act* requires that if an Official Plan is being revised under Section 26 of that *Act*, a Special Public Meeting must be held on any proposed amendments to revise the Official Plan and that an Open House be held if the Official Plan is being revised to ensure that the public has an opportunity to review and ask questions about the information and material made available in advance of the Special Public Meeting. The holding of public hearings on the Official Plan Amendment may be delegated by Council to the Planning and Housing Committee under Section 24 of the *City of Toronto Act, 2006* and the *Toronto Municipal Code*.

**BACKGROUND INFORMATION**

The Official Plan is substantially in conformity with relevant provincial plans and policy requirements related to the economy, economic growth, and employment areas. The proposed amendment would add a policy, required for conformity, to establish a minimum density target for all *Employment Areas*. The employment density target is proposed to be 50 jobs per gross hectare to be evaluated at the time of the next MCR. As well, as required for conformity, the proposed amendment would add a policy prohibiting residential uses on lands designated *Core Employment Areas* and *General Employment Areas*.

Beyond Growth Plan conformity, the MCR provides an opportunity to consider Official Plan policies and policy language in the context of development trends, public interest, and interpretation experience to ensure that the policies appropriately support economic growth and development and complete communities. The proposed amendment includes: new policies concerning e-commerce to recognize and support the changing nature of retail; new non-policy text to clarify that the *Core Employment Areas* and *General Employment Areas* designations do not infer a hierarchy of importance or priority in the structure of *employment areas*; and, in support of the proposed policy concerning the prohibition of residential uses, new sidebar text to describe those uses that are considered to be residential uses if located on land designated *Core Employment Areas* and *General Employment Areas*.

The city-wide proposed policies will apply to lands within the entire area of the City of Toronto.

At its meeting on April 27, 2022 Planning and Housing Committee adopted Our Plan Toronto: Draft Official Plan Employment Policies and Chapter 1 Directions for Consultation (Item PH33.13). This included draft policies and direction to undergo consultation of the draft policies presented. This Report can be accessed at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.PH33.13>.

Also part of the MCR is the process to review and evaluate requests to convert lands from an *Employment Areas* designation to non-employment uses or to broaden permitted uses. The City received approximately 140 requests to convert lands across the City of Toronto designated *Employment Areas*. The City is taking a phased approach to the MCR, an approach that will see some employment conversion requests brought forward to the Statutory Public Meeting at the July 5, 2022 Planning and Housing Committee, with the remaining conversion requests being considered for adoption in early 2023 at another Statutory Public Meeting.

Staff's final recommendations for conversion requests are reflected in the proposed amendment that would amend Map 2 Urban Structure of the Official Plan; amend some of the Maps 13 to 23, Land Use Map; and, to provide a further layer of local policy direction for an area, add site and area specific policies to Chapter 7.

Several of the conversion requests to be brought forward to the Statutory Public Meeting at the July 5, 2022 Planning and Housing Committee are subject to an application for an Official Plan Amendment. These include:

<b>Request</b>	<b>Municipal Address(es)</b>	<b>Planning Application Number</b>
<b>001</b>	<b>Herons Hill Way, 1</b> Located on the south side of Herons Hill Way, east of Yorkland Road.	<b>20 150974 NNY 17 OZ</b>
<b>003</b>	<b>Danforth Road, 641-663</b> Located generally on the east side of Danforth Road, south of St. Clair Avenue East and including some lands near to the Scarborough GO Station on St. Clair Avenue East.	<b>20 211430 ESC 20 OZ</b>
<b>029</b>	<b>Junction Road, 5 and 43</b> Located on the south side of Junction Road, east of Keele Street, and west of Old Weston Road.	<b>21 182017 WET 05 OZ</b>
<b>083</b>	<b>Kennedy Road, 347, 357 and 375</b> Generally triangular in shape with frontage on Kennedy Road and a service road to the immediate east of Kennedy Road.	<b>21 235806 ESC 20 OZ</b>

The City's Planning and Housing Committee has authorized City Planning to use a series of reports containing preliminary assessments, including mapping, on all of the conversion request as the basis for consultation. The reports outline issues and staff's preliminary position.

Assessment Group	Relevant Attachment	Web link
Group 1	Attachment 1	<a href="https://bit.ly/prelim01">https://bit.ly/prelim01</a>
Group 2	Attachment 1	<a href="https://bit.ly/prelim02">https://bit.ly/prelim02</a>
Group 3	Attachment 1	<a href="https://bit.ly/prelim03">https://bit.ly/prelim03</a>
Group 4 and Draft Official Plan Employment Policies	Attachment 5	<a href="https://bit.ly/prelim04">https://bit.ly/prelim04</a>
Keele-St.Clair Local Area Study	Attachment 6 & 3	<a href="https://bit.ly/prelimKSC1">https://bit.ly/prelimKSC1</a> <a href="https://bit.ly/prelimKSC2">https://bit.ly/prelimKSC2</a>

A map of the addresses for which there has been a conversion request has not been provided in this Notice because it would not be legible at this scale.

At its meeting on June 29, 2020, City Council approved the recommended approach and work plan for the Growth Plan Conformity and Municipal Comprehensive Review (MCR) - Work Plan (Item PH 14.4). This report can be accessed at: <https://www.toronto.ca/legdocs/mmis/2020/ph/bgrd/backgroundfile-147670.pdf>.

**Detailed information, including a copy of the proposed Official Plan Amendment may be obtained by contacting Christina Heydorn, Project Manager, at 416-397-5616, or by e-mail at [christina.heydorn@toronto.ca](mailto:christina.heydorn@toronto.ca).** Further information is also available at: <https://www.toronto.ca/ourplan>.

A copy of City Planning's Final Report on the proposed Official Plan Amendment will be available on the City's website at: [www.toronto.ca/legdocs/agendas.html](http://www.toronto.ca/legdocs/agendas.html).

#### **PURPOSE OF OPEN HOUSE**

You are invited to attend the Open House to review the proposed Official Plan Amendment and to ask questions about the proposed policies and any related information and material.

#### **PURPOSE OF SPECIAL PUBLIC MEETING**

The Planning and Housing Committee will receive input and review the proposal and any other material placed before it, in order to make recommendations on the Official Plan Amendment. These recommendations will then be forwarded to Toronto City Council for its consideration.

You can follow the meeting at [www.youtube.com/TorontoCityCouncilLive](http://www.youtube.com/TorontoCityCouncilLive).

You are invited to make representations to the Planning and Housing Committee in person, by video conference or by telephone to make your views known regarding the proposal.

Send written comments by email to [phc@toronto.ca](mailto:phc@toronto.ca) or by mail to the address below. You can submit written comments up until City Council gives final consideration to the proposal.

If you want to address the committee meeting directly, please register by email to [phc@toronto.ca](mailto:phc@toronto.ca) or by phone at 416-397-4579, no later than 12:00 p.m. on July 4. If you register we will contact you with instructions on how to participate in the meeting.

For more information about this matter, including information about appeal rights, contact the City Clerk's Office, City Clerk, Attention: **Nancy Martins, Administrator, Planning and Housing Committee, 100 Queen Street West, 10<sup>th</sup> Floor, West Tower, Toronto ON M5H 2N2, Phone: 416-397-4579, Fax: 416-392-2980, e-mail: [phc@toronto.ca](mailto:phc@toronto.ca).**

The Planning and Housing Committee may request you to file an outline of your presentation with the Clerk.

**Special Assistance:** City Staff can arrange for special assistance with some advance notice. If you need special assistance, please call 416-397-4579, TTY 416-338-0889 or e-mail [phc@toronto.ca](mailto:phc@toronto.ca).

## **FURTHER INFORMATION**

Given that the amendments listed in this Notice regulate the use of lands at several locations within the geographic boundaries of the City of Toronto, a key map has not been provided with this notice.

**If you wish to be notified** of the decision of the City of Toronto on the proposed Official Plan Amendment you must make a written request to the City Clerk, Attention: Nancy Martins, Administrator, Planning and Housing Committee, at the address, fax number or e-mail set out in this notice.

**No Appeal of Official Plan Amendment 591:** Official Plan Amendment 591 is subject to ministerial approval and there is no ability to appeal the Minister's decision to the Ontario Land Tribunal (OLT)

**People writing or making presentations at the public meeting:** The *City of Toronto Act, 2006*, the *Planning Act*, and the City of Toronto Municipal Code authorize the City of Toronto to collect any personal information in your communication or presentation to City Council or its committees.

The City collects this information to enable it to make informed decisions on the relevant issue(s). If you are submitting letters, faxes, e-mails, presentations or other communications to the City, you should be aware that your name and the fact that you communicated with the City will become part of the public record and will appear on the City's website. The City will also make your communication and any personal information in it - such as your postal address, telephone number or e-mail address - available to the public, unless you expressly request the City to remove it.

Many Committee, Board and Advisory Body meetings are broadcast live over the internet for the public to view. If you speak at the meeting you will appear in the video broadcast. Video broadcasts are archived and continue to be publicly available. Direct any questions about this collection to the City Clerk's Office at 416-397-4579.

Compliance with Provincial laws respecting Notice may result in you receiving duplicate notices.

Dated at the City of Toronto on May 27, 2022.

John D. Elvidge  
City Clerk