

Our Plan Toronto: Recommendations on Deferred Employment Area Conversion Request for 2450 Finch Avenue West - Final Report

Date: November 1, 2023

To: City Council

From: Chief Planner and Executive Director, City Planning

Wards: All

SUMMARY

This report responds to direction from the October 11-13, 2023 City Council meeting on item CC11.18 Our Plan Toronto: Recommendations on Five Deferred Employment Area Conversion Requests – Final Report. City Council deferred consideration of Conversion Request 104 for 2450 Finch Avenue West, and directed the Chief Planner and Executive Director, City Planning to report to the November 8-10, 2023 meeting of City Council with a final recommendation for this conversion request.

Council authorized the commencement of the Municipal Comprehensive Review (MCR) and Growth Plan Conformity Exercise known as “Our Plan Toronto”, on August 4, 2020. As part of the MCR, the City Planning Division received approximately 150 requests to convert lands designated *Core Employment Areas* or *General Employment Areas* in the Official Plan for non-employment uses, including some of which were City-initiated.

As part of the MCR, City Council has considered over 145 conversion requests in three final reports, which resulted in staff recommending the conversion of over 60 conversion requests. The implementing Official Plan Amendments (OPA 591, OPA 644 and OPA 653) were considered under Section 26 of the *Planning Act*, where the Minister of Municipal Affairs and Housing is the approval authority. All three Council adopted OPAs are with the Minister of Municipal Affairs and Housing for final decisions.

Staff’s recommendation on this conversion request was originally included in PH5.3 Our Plan Toronto: Recommendations on Seventy Employment Area Conversion Requests and Chapter 7 Site and Area Specific Policy Review - Final Report, which was the third in a series of Final Reports that provided staff recommendations on Employment Area conversion requests as part of the Municipal Comprehensive Review (MCR) of the Official Plan. This site was considered at a Special Public Meeting under Section 26 of the *Planning Act* regarding the City's phased Official Plan and Municipal Comprehensive Reviews at the July 5, 2023 Planning and Housing Committee.

City Planning is finalizing its recommendations on this deferred conversion request as discussions with the applicant are still advancing. In order to provide accurate and updated information, a supplementary report with additional details and recommendations will be provided.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning recommends that:

1. City Council receive this report for information.

FINANCIAL IMPACT

Details will be provided in the forthcoming supplementary report.

DECISION HISTORY

The forthcoming supplementary report builds on and provides an update to the Decision History found as Attachment 3 in Our Plan Toronto: Recommendations on Seventy Employment Area Conversion Requests and Chapter 7 Site and Area Specific Policy Review - Final Report dated June 16, 2023 from the Chief Planner and Executive Director, City Planning:

<https://www.toronto.ca/legdocs/mmis/2023/ph/bgrd/backgroundfile-237567.pdf>

ISSUE BACKGROUND

The “Issue Background” for this conversion request can be found in Our Plan Toronto: Recommendations on Seventy Employment Area Conversion Requests and Chapter 7 Site and Area Specific Policy Review - Final Report dated June 16, 2023 from the Chief Planner and Executive Director, City Planning:

<https://www.toronto.ca/legdocs/mmis/2023/ph/bgrd/backgroundfile-237562.pdf>

COMMENTS

The forthcoming supplementary report updates the “Comments” section in Our Plan Toronto: Recommendations on Seventy Employment Area Conversion Requests and Chapter 7 Site and Area Specific Policy Review - Final Report dated June 16, 2023 from the Chief Planner and Executive Director, City Planning:

<https://www.toronto.ca/legdocs/mmis/2023/ph/bgrd/backgroundfile-237562.pdf>

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SIGNATURE

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