

## 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 Official Plan Amendment pertaining to Employment Areas Conversion Requests  
including Land Use Designations, Site and Area Specific Policies and related Maps and Schedules**

DATE OF STATUTORY OPEN HOUSE: MAY 17, 2023  
TIME OF STATUTORY OPEN HOUSE: 1:00pm to 3:00pm  
PLACE OF STATUTORY OPEN HOUSE: Video Conference at  
<https://bit.ly/opa644statpubopenhouse>

DATE OF SPECIAL PUBLIC MEETING: JUNE 1, 2023  
TIME OF SPECIAL PUBLIC MEETING: 10:00 a.m. or as soon as possible  
thereafter  
PLACE OF SPECIAL PUBLIC MEETING: Committee Room 1, City Hall, 100 Queen  
Street West and by Video Conference

ADDITIONAL OPEN HOUSES:

Date	Time	Place
May 15, 2023	1:00pm to 3:00pm	<a href="https://bit.ly/opa644pubopenhouse1">https://bit.ly/opa644pubopenhouse1</a>
May 15, 2023	6:00pm to 8:00pm	<a href="https://bit.ly/opa644pubopenhouse2">https://bit.ly/opa644pubopenhouse2</a>
May 17, 2023	6:00pm to 8:00pm	<a href="https://bit.ly/opa644pubopenhouse3">https://bit.ly/opa644pubopenhouse3</a>

(Note: all URLs are case sensitive)

### PROPOSAL - PURPOSE AND EFFECT

The City of Toronto is currently undertaking a Municipal Comprehensive Review (MCR) 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 proposed 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*. If adopted by Council, the proposed 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 and applicable provincial plans and policy requirements related to the economy, economic growth, and employment areas.

The MCR includes a process to review and evaluate requests to convert lands from an *Employment Areas* designation to non-employment uses or to broaden permitted uses. As part of this conversion request process, the City received approximately 150 requests to convert lands designated *Core Employment Areas* or *General Employment Areas* for non-employment uses. The year-long City Council approved window to receive conversion requests closed on August 3, 2021.

The City is taking a phased approach to reporting the final recommendations for the conversion requests. This approach will see a second batch of conversion requests brought forward to the Statutory Public Meeting at the June 1, 2023 Planning and Housing Committee. The first batch of conversion requests were previously considered at the Statutory Public Meeting at the July 5, 2022 Planning and Housing Committee, with the third and final batch of conversion requests being targeted for consideration at a Statutory Public Meeting at the July 5, 2023 meeting of the Planning and Housing Committee.

Conversion requests to be considered at the June 1, 2023 meeting of the Planning and Housing Committee include the following:

<b>Conversion Request #</b>	<b>Municipal Address</b>	<b>Ward</b>
014	Islington Avenue, 871	Etobicoke-Lakeshore (3)
022	The Queensway, 125	Etobicoke-Lakeshore (3)
031	The Queensway, 1543-1551 and Fordhouse Boulevard, 66, 70 & 76	Etobicoke-Lakeshore (3)
063	Manstor Road, 51	Etobicoke-Lakeshore (3)
091	North Queen Street, 162 (South Portion)	Etobicoke-Lakeshore (3)
044	Vine Avenue, 36-162	Parkdale-High Park (4)
118	Dundas Street West, 3400-3422	Parkdale-High Park (4)
056	Dufferin Street, 4925-5201	York Centre (6)

<b>Conversion Request #</b>	<b>Municipal Address</b>	<b>Ward</b>
064	Keele Street, 3897-3931, Toro Road, 14-20, Tangiers Road, 20-26	York Centre (6)
095	Keele Street, 3675-3685	York Centre (6)
005	Dufferin Street, 2482, 2486, 2488 and Castlefield Avenue, 1120	Eglinton-Lawrence (8)
079	Bridgeland Avenue, 100	Eglinton-Lawrence (8)
004A (CI)	Alma Avenue, 50	Davenport (9)
069	Geary Avenue, 322-328, 330	Davenport (9)
030	Davies Avenue, 11	Toronto-Danforth (14)
055	Leslie Street, 17	Toronto-Danforth (14)
071	Davies Avenue, 33, 39	Toronto-Danforth (14)
092	Eastern Avenue, 629, 633, and 675	Toronto-Danforth (14)
127	Heward Avenue, 65-87	Toronto-Danforth (14)
007	Overlea Boulevard, 26	Don Valley West (15)
020	Overlea Boulevard, 60	Don Valley West (15)
036	Laird Drive, 85 & 115	Don Valley West (15)
042	Vanderhoof Avenue, 105-109 and Brentcliffe Road, 10	Don Valley West (15)
051	Redway Road, 11	Don Valley West (15)
006	York Mills Road, 808 and Leslie Street, 1859	Don Valley East (16)
010	Wynford Drive, 20	Don Valley East (16)
011	York Mills Road, 861	Don Valley East (16)
017	Green Belt Drive, 33	Don Valley East (16)
072	Wynford Drive, 100	Don Valley East (16)
081	Coldwater Road, 25 - 49	Don Valley East (16)
105	Eglinton Avenue East, 1681-1725, Mobile Drive, 20-32, Credit Union Drive, 1	Don Valley East (16)
021	Yorkland Boulevard, 279 and 285	Don Valley North (17)
073	Steeles Avenue East, 3125-3389 and Victoria Park Avenue, 4000	Don Valley North (17)
113	Lansing Square, 2,4, 6 and Victoria Park Avenue, 2550	Don Valley North (17)
123	Yorkland Boulevard, 185	Don Valley North (17)
125	Hallcrown Place, 55	Don Valley North (17)
130	Yorkland Boulevard, 235, 245	Don Valley North (17)
094	O'Connor Drive, 1100	Beaches-East York (19)
040	Milne Avenue, 55	Scarborough Southwest (20)
043	Eglinton Avenue East, 2001, 2007, 2043, and 2201	Scarborough Southwest (20)
067	Eglinton Avenue East, 1941	Scarborough Southwest (20)
089	Midland Avenue, 1530-1536	Scarborough Centre (21)

<b>Conversion Request #</b>	<b>Municipal Address</b>	<b>Ward</b>
012	McCowan Road, 1455-1457 and Milner Avenue, 41-47	Scarborough North (23)
024	Milner Avenue, 30 and 44	Scarborough North (23)
034	Steeles Avenue East, 5975 - 6025	Scarborough North (23)
066	Sheppard Avenue East, 5080	Scarborough North (23)
087	Sheppard Avenue East, 4800-4830	Scarborough North (23)
093	Milner Avenue, 799	Scarborough-Rouge Park (25)
128	Morningside Avenue, 2270	Scarborough-Rouge Park (25)

Staff's final recommendations for the conversion requests listed above may include amendments to the Official Plan. An Official Plan Amendment (OPA) to implement staff's recommendations is being brought forward to the Statutory Public Meeting at the June 1, 2023 Planning and Housing Committee. OPA 644 would amend Map 2 Urban Structure; amend some of the Land Use Maps 13 to 23; and, provide a further layer of local policy direction for an area or site, by adding site and area specific policies to Chapter 7.

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.

One of the conversion requests to be brought forward to the Statutory Public Meeting at the June 1, 2023 Planning and Housing Committee, is also subject to an application for an Official Plan Amendment:

<b>Conversion Request #</b>	<b>Municipal Address</b>	<b>Planning Application Number</b>
130	Yorkland Boulevard, 235, 245	21 251407 NNY 17 OZ

**Detailed information, including a copy of the proposed Official Plan Amendment (starting on May 5, 2023) may be obtained by contacting Carola Perez-Book, Project Manager, at 416-392-8788, or by e-mail at [Carola.Perez-Book@toronto.ca](mailto:Carola.Perez-Book@toronto.ca).** Further information, including a draft of OPA 644 starting on May 5, 2023, is also available at: <https://www.toronto.ca/ourplan>.

A copy of City Planning's Final Report on the proposed Official Plan Amendment, including final recommendations on the conversion requests listed in this notice, will be available on the City's website approximately one week prior to the Statutory Public Meeting 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(s) 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 May 31st. 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 644** Official Plan Amendment 644 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 April 24, 2023.

John D. Elvidge  
City Clerk