

## Attachment 3: Decision History

### Previous Municipal Comprehensive Review (OPA 231)

At its meeting on December 16, 2013, Council adopted Official Plan Amendment (OPA) 231, following the City's first MCR to conform to the 2006 Provincial Growth Plan. The Minister of Municipal Affairs and Housing approved OPA 231 in 2014 except for certain lands within the Lower Don Special Policy Area. An April 2021 consolidation of OPA 231 is available at this link: <https://www.toronto.ca/legdocs/refdocs/11463.pdf>

### Current Municipal Comprehensive Review (Our Plan Toronto)

On October 15, 2019, Planning and Housing Committee considered a report from the Chief Planner that described the requirements for the Growth Plan 2019 conformity exercise and MCR. The Committee requested the Chief Planner report on a work program for the completion of the required conformity exercise.

<https://secure.toronto.ca/council/agenda-item.do?item=2019.PH9.2>

On June 29, 2020, Council adopted a recommended approach and work plan for the Growth Plan conformity exercise and MCR. To standardize the requirements for conversion requests, Council authorized the commencement of the MCR on August 4, 2020, and established a deadline of August 3, 2021, for written requests to convert lands designated *Core Employment Areas* or *General Employment Areas*.

<https://secure.toronto.ca/council/agenda-item.do?item=2020.PH14.4>

On February 2, 2022, Council considered a report that provided an update on the Growth Plan conformity exercise and MCR and, among other matters, adopted a recommendation requesting the Minister grant an extension to the July 1, 2022, conformity deadline. Council also requested City Planning to consider advancing to the July 5, 2022, meeting of Planning and Housing Committee final recommendations for complete Official Plan Amendment applications for conversion request sites.

<https://secure.toronto.ca/council/agenda-item.do?item=2022.PH30.6>

### Employment Policies and Zoning Conformity

On November 9, 2021, as part of the Zoning Conformity for Official Plan *Employment Areas* exercise, Council requested the Chief Planner to: consider amending zoning by-laws to preserve the ability of bingo halls and places of assembly to operate in *Employment Areas*; identify ancillary uses associated with cultural industries that may be appropriate to permit in certain *Employment Areas* on a site and area specific basis; review *Employment Areas* where impactful industries may not be appropriate and to consider the introduction of daycares to support existing workers nearby, including on sites that staff may bring forward for conversions.

<https://secure.toronto.ca/council/agenda-item.do?item=2021.PH27.2>

### Draft Employment Policies

On April 27, 2022, Planning and Housing Committee adopted, among other matters, Draft Official Plan Employment Policies to be used as the basis for consultation and directed City Planning to bring forward recommended employment policies to a July 5, 2022, statutory public meeting. Included in the staff report was a summary of the findings of the Employment Study prepared by Hemson Consulting Ltd. with the full report attached as part of the Background Information.

<https://secure.toronto.ca/council/agenda-item.do?item=2022.PH33.13>

### **Additional Uses in *Employment Areas***

On April 27, 2022, Planning and Housing Committee received for information an updated work plan for the zoning conformity exercise. The process provides for further consideration of permissions for bingo halls, banquet halls, places of assembly, and places of worship on lands designated *Employment Areas* as requested by Council in November of 2021.

<https://secure.toronto.ca/council/agenda-item.do?item=2022.PH33.14>

### **Planning Studies Involving Employment Conversions**

Keele St. Clair Secondary Plan

On May 11, 2022, Council adopted OPA 537 to add the Keele-St. Clair Secondary Plan. The Secondary Plan recommends the conversion of lands designated *Core Employment Areas* and *General Employment Areas* in proximity to other designations that permit new residential, park, open space, community service, employment, commercial and service uses. The Secondary Plan is currently under review by the Minister, as the approval authority for amendments made under Section 26 of the *Planning Act*. <https://secure.toronto.ca/council/agenda-item.do?item=2022.PH33.2>

Geary Works Planning Study

On July 14, 2021, Council adopted Official Plan amendments resulting from the Geary Works Planning Study, which included direction for staff to consider area specific changes to the land use permissions on Geary Avenue and to consider the conversion of certain lands from *Core Employment Areas* to *General Employment Areas* on the north side of Dupont Street from Emerson Avenue to Dovercourt Road.

<https://secure.toronto.ca/council/agenda-item.do?item=2021.PH24.1>

Update Downsview Study

On April 27, 2023, Planning and Housing Committee endorsed a draft Downsview Secondary Plan as the basis for stakeholder and public consultation. In the draft land use plan, some areas within the Secondary Plan are proposed to be maintained as *Core Employment Areas* and *General Employment Areas*.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.PH3.17>

### **Employment Conversion Requests**

Planning and Housing Committee authorized the use of over 130 preliminary assessments of employment conversion requests for the basis of consultation. The conversion request preliminary assessments were advanced in four consecutive groupings between January and April 2022.

- Group 1: 39 Preliminary Assessments (January 12, 2022)  
<https://secure.toronto.ca/council/agenda-item.do?item=2022.PH30.5>
- Group 2: 34 Preliminary Assessments (February 15, 2022)  
<https://secure.toronto.ca/council/agenda-item.do?item=2022.PH31.7>
- Group 3: 56 Preliminary Assessments (March 25, 2022)  
<https://secure.toronto.ca/council/agenda-item.do?item=2022.PH32.8>
- Group 4: 4 Preliminary Assessments (April 27, 2022)  
<https://secure.toronto.ca/council/agenda-item.do?item=2022.PH33.13>

### **City-wide Employment Policies and Conversion Requests (first grouping)**

At its meeting on July 19 -22, 2022, Council adopted OPA 591, with amendments, as part of a phased Municipal Comprehensive Review (MCR) and Growth Plan Conformity Exercise. OPA 591 amends:

- Official Plan Economic Health and *Employment Area* policies;
- Site or Area Specific Policies resulting from local area studies (Update Downsview, Keele St. Clair Local Area Study, Geary Works and Picture Mount Dennis Planning Framework Study), and
- Certain land use designation changes resulting from the review of Official Plan Amendment applications and conversion requests.

The Minister is currently reviewing OPA 591 as the approval authority on these matters. On September 12, 2022, the Minister of Municipal Affairs and Housing used Ministerial authority under the *Planning Act* to suspend the 120-day decision making timeline for OPA 591. The Minister has yet to make a decision.

Staff were also directed to consider potential and appropriate Official Plan Amendment(s) that could expand permitted uses in *Employment Areas* (site or area specific only) to include sport facilities, places of assembly (including bingo halls and banquet halls), and places of worship and report back to the Planning and Housing Committee in the second quarter of 2023.

<https://secure.toronto.ca/council/agenda-item.do?item=2022.PH35.15>

### **Land Needs Assessment Update**

**A report was received by the Planning and Housing Committee at its meeting of April 27, 2023, which** summarizes the findings of the 2023 update to the Land Needs Assessment, a component of the Municipal Comprehensive Review of the Official Plan with regards to A Place to Grow: the Provincial Growth Plan for the Greater Golden Horseshoe, 2020 ("Growth Plan").

<https://secure.toronto.ca/council/agenda-item.do?item=2023.PH3.7>

### **Employment Area Conversion Requests Status Update**

On April 27, 2023, Planning and Housing Committee received a report for information report which provided an update on the approximately 117 remaining conversion requests. The report also provided an update on staff's review of Site and Area-Specific Policies on *Employment Areas* that currently permit residential uses, as well as recent engagement and consultation, next steps and timing for the final report.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.PH3.18>

### **Conversion Requests (second grouping)**

At its meeting on June 14 -16, 2023, Council adopted OPA 644, as part of a phased MCR and Growth Plan Conformity Exercise. While still needing Ministerial review and approval, OPA 644 provides for the implementation of five conversion requests that were recommended by staff.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.PH4.5>

### **City Comments on the Proposed Provincial Planning Statement**

A report outlining the City's comments regarding the proposed draft PPS was adopted by City Council at its meeting of June 14-16, 2023.

As a result, City Council will express its concerns to the Minister of Municipal Affairs on the general direction taken in the proposed PPS 2023, and will make various requests to the Province via the Environment Registry of Ontario (ERO).

<https://secure.toronto.ca/council/agenda-item.do?item=2023.PH4.8>