

# **Our Plan Toronto: Recommendations on Seventy Employment Area Conversion Requests and Chapter 7 Site and Area Specific Policy Review - Supplementary Report**

Date: June 29, 2023

To: Planning and Housing Committee

From: Chief Planner and Executive Director, City Planning

Wards: All

## **SUMMARY**

---

This Supplementary Report recommends revisions to the Final Report – Recommendations on Seventy Employment Area Conversion Requests and Chapter 7 Site and Area Specific Policy Review as a result of an appellant’s withdrawal of Site-Specific Appeal No. 67 of Official Plan Amendment No. 231, after the date of this Final Report. The site subject to the withdrawal (388 Carlaw Avenue and 10 Dickens Street) requires revisions to the original staff recommendations and Attachment 1 to the Final Report (draft Official Plan Amendment No. 653). This Supplementary Report restates all staff recommendations, including the revised recommendations.

This Supplementary Report is to be considered at a Special Public Meeting under Section 26 of the *Planning Act* regarding the City's phased Official Plan and Municipal Comprehensive Reviews.

## **RECOMMENDATIONS**

---

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

1. City Council adopt Official Plan Amendment 653 substantially in accordance with Attachment 1 to the report from the Chief Planner and Executive Director, City Planning (dated June 29, 2023).
2. City Council authorize the Chief Planner and Executive Director, City Planning to seek approval of the Minister of Municipal Affairs and Housing of Official Plan Amendment 653 under Section 26 of the *Planning Act*.

3. City Council authorize the City Solicitor to make such stylistic and technical changes to the recommended Official Plan Amendment 653 as may be required.

4. City Council declare by resolution to the Minister of Municipal Affairs and Housing that Official Plan Amendment 653 conforms with Provincial Plans or does not conflict with them; has regard to the matters of Provincial Interest in Section 2 of the *Planning Act*; and is consistent with policy statements issued under subsection 3(1) of the *Planning Act*.

5. City Council request that the Minister of Municipal Affairs and Housing review OPA 653 under the current in effect Provincial Policy Statement 2020 and Growth Plan for the Greater Golden Horseshoe 2020.

6. City Council declare that the Municipal Comprehensive Review (MCR) is concluded, except as it pertains to the following parcels of land:

- 388 Carlaw Avenue and 10 Dickens Street;
- Conversion Request 041 for 21 Don Roadway, 30 Booth Avenue, and 375 & 385 Eastern Avenue (East Harbour lands);
- Conversion Request 114 for 301 Rockcliffe Boulevard; and
- Conversion Request 070 for 825 Don Mills Road.

7. City Council instruct the City Solicitor to request that the Ontario Land Tribunal (OLT) modify Official Plan Amendment No. 231 by removing Site and Area Specific Policy numbers 154 and 313, which are currently not in force, as they apply to all of the lands subject to the Site and Area Specific Policies except for those lands subject to Site-Specific Appeal No. 121 of Official Plan Amendment No. 231 and known as 393 Soraren Avenue and 1947 Dundas Street West and take any further actions necessary to avoid inconsistent decisions by the Minister with respect to OPA 653 and the OLT with respect to outstanding appeals of OPA 231, where appropriate.

8. City Council request that the decision of the Minister of Municipal Affairs and Housing on the portion of Official Plan Amendment No. 653 pertaining to the sections G), H), and I) – for In Force Chapter 7 SASP No.154, Site and Area Specific Policy Review, be withheld until the OLT has modified Official Plan Amendment No. 231 by removing SASP numbers 154 and 313, as they apply to all of the lands subject to the Site and Area Specific Policies except for those lands subject to Site-Specific Appeal No. 121 of Official Plan Amendment No. 231 and identified above in 7.

## **FINANCIAL IMPACT**

---

The financial implications resulting from the recommendations included in this report are set out in staff Final Report dated June 16, 2023 ([Item PH5.3](#)).

## EQUITY IMPACT STATEMENT

---

The Equity Impact Statement for this matter is set out in staff Final Report dated June 16, 2023 ([Item PH5.3](#)).

## DECISION HISTORY

---

The decision history of this matter is set out in staff Final Report dated June 16, 2023 ([Item PH5.3](#)).

## COMMENTS

---

### Review of Chapter 7 Site and Area Specific Policies

Staff reviewed fifteen Site and Area Specific Policies (SASPs) in Chapter 7 of the Official Plan to ensure consistency with the Provincial Policy Statement 2020 (PPS 2020) and conformity to the Growth Plan for the Greater Golden Horseshoe 2020 (Growth Plan 2020). These SASPs prevail over the *Employment Areas* policies and permit residential uses on lands designated *Core* or *General Employment Areas*.

The Province introduced policies in 2020 that require municipalities to prohibit residential uses on employment areas.

Draft Official Plan Amendment (OPA) 653 listed as Attachment 1 to the Final Report amends the Official Plan to prohibit residential uses on employment areas by: redesignating some of the SASP lands to a designation that permits the residential uses and deletes the permissions for residential uses from the other SASPs.

The City's previous MCR resulted in OPA 231, which amended one of the fifteen SASPs in 2013. OPA 231 revised SASP 154 and introduced new SASPs 247 and 313 that permit residential uses on *General Employment Areas*. Given appeals to OPA 231 before the Ontario Land Tribunal, the June 16, 2023 Final Report states that amended SASP 154 and new SASPs 247 and 313 are not yet in force.

### Reason for Revised OPA 653 and Staff Recommendations

On June 19, 2023, City Legal received a withdrawal letter for OPA 231 Appeal No. 67 related to the properties municipally known as 388 Carlaw Avenue and 10 Dickens Street. This withdrawal has the effect of changing staff's analysis contained in the staff Final Report (dated June 16, 2023).

Given the withdrawal, SASP 247 of OPA 231 is now in force and permits residential uses in a *General Employment Area* and therefore, staff recommend:

- OPA 653 be adopted substantially in accordance with Attachment 1 to this Supplementary Report (Recommendation 1);
- 388 Carlaw Avenue and 10 Dickens Street be added to the list of the properties to be considered further as part of the Municipal Comprehensive Review (MCR) (Recommendation 6);
- Site-Specific Appeal No. 67 regarding 388 Carlaw Avenue and 10 Dickens Street be deleted as a matter that requires coordinated actions by the OLT and the Minister (Recommendations 7 and 8).

Staff have revised OPA 653 with respect to the introduction of SASP 846 for the Carlaw Avenue and Dundas Street East area, and now concurrently deletes SASP 247 for all the lands except for 388 Carlaw Avenue and 10 Dickens Street.

## **CONTACT**

---

Jeffrey Cantos, Manager, Strategic Initiatives, Policy & Analysis, City Planning Division  
416-397-0244, [Jeffrey.Cantos@toronto.ca](mailto:Jeffrey.Cantos@toronto.ca)

Carola Perez-Book, Project Manager, Strategic Initiatives, Policy & Analysis, City  
Planning Division 416-392-8788, [Carola.Perez-Book@toronto.ca](mailto:Carola.Perez-Book@toronto.ca)

Kerri Voumvakis, Director, Strategic Initiatives, Policy & Analysis, City Planning Division  
416-392-8148, [Kerri.Voumvakis@toronto.ca](mailto:Kerri.Voumvakis@toronto.ca)

## **SIGNATURE**

---

Gregg Lintern, MCIP, RPP  
Chief Planner and Executive Director  
City Planning Division

## **ATTACHMENTS**

---

Attachment 1: Recommended Official Plan Amendment (OPA) 653