

## 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 and Area Specific Policies resulting from local area studies (Update Downsview, Keele St.-Clair Local Area Study, Geary Works Planning Study 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>

### **Conversion Requests (third grouping)**

At its meeting on July 19-20, 2023, Council adopted OPA 653, as part of a phased MCR and Growth Plan Conformity Exercise. Of the 70 conversion requests considered in this report, 23 of the conversion requests are recommended to be converted. Council adopted a motion to convert additional lands. The Bills to formally adopt OPA 653 will be brought forward to Council in the Fall 2023, after which it will be forwarded to the Minister of Municipal Affairs and Housing for a final decision.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.PH5.3>

### **East Harbour Updates and Direction**

On March 26, 2018, City Council adopted, as amended, PG 27.3 21 Don Valley Parkway, 30 Booth Avenue, and 375 and 385 Eastern Avenue - Proposed Modifications to Official Plan Amendment 231 Site and Area Specific Policy (SASP) 426. The report recommended modifications to SASP 426 to modernize the language of that SASP in support of continued employment land use in that area, to be forwarded to the Minister of Municipal Affairs for approval.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.PG27.3>

On April 27, 2018, the Mayor and the Minister of Municipal Affairs and Housing and Minister of Natural Resources and Forestry entered into the Protocol Regarding the Lower Don Special Policy Area ("Protocol"), which applies to the lands affected by the existing flood plain. The Protocol is intended to address land use planning and development approvals in the Lower Don Special Policy Area in a manner that is consistent with the Provincial Policy Statement.

On June 26, 2018, City Council adopted, as amended, PG30.5 Unilever Precinct Planning Study Secondary Plan and Planning Framework for an office employment hub supported by transit, flood protection and other infrastructure. The Secondary Plan is in full force and effect.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.PG30.5>

On July 23, 2018, Council also adopted associated Zoning By-laws for the developer owned portion of the Precinct to enable their proposed East Harbour development, having received the necessary land use policy approvals associated with SASP 426 on July 20, 2018 via correspondence from the Ministry of Municipal Affairs and Housing and the Ministry of Natural Resources and Forestry. The Zoning By-laws are in full force and effect.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.MM44.121>

On May 5, 2021, City Council adopted, as amended, EX23.3 Provincial Transit-Oriented Communities Program, which reaffirmed its position on the Employment Areas land use designation on the lands south of Eastern Avenue and supported the identification of this area as a Provincially Significant Employment Zone (PSEZ).

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.EX23.3>

On July 14, 2021, City Council adopted an approach for City staff to engage with the Province and Cadillac Fairview on the proposal for mixed use development at East Harbour. Through motions at this meeting, City Council directed the Chief Planner and Executive Director, City Planning, in consultation with the General Manager, Economic Development and Culture to:

- confirm the South of Eastern Employment Area boundaries as part of the MCR in light of the possible loss of employment lands resulting from an anticipated Ministerial Zoning Order and conversion request on the East Harbour Transit Oriented Community and report to the Planning and Housing Committee in the first quarter of 2022;
- on the relevance of the South of Eastern Employment Area; and,
- provide a high-level overview of the critical features of core employment districts and their contributions to Toronto's economy.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.PH25.16>

On October 18, 2021, Planning and Housing Committee adopted a motion requesting City Staff to report to the November 25, 2021 committee meeting on the current planning and development context of the East Harbour Transit Orientated Communities (TOC) proposal.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.PH27.13>

On November 25th, 2021 the Planning and Housing Committee received PH29.13 East Harbour Transit Oriented Communities proposal that describes the proponent-led planning and public consultation processes, and outlines how City staff have been working to identify and advance City interests for the East Harbour TOC proposal.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.PH29.13>

On December 1, 2021, the Economic and Community Development (ECD) Committee adopted motions related to the Overview on Employment Lands in the Area South of Eastern Avenue, which were originated from the Film, Television and Digital Media Advisory Board letter (Item FB10.2). ECD Committee adopted the following motions:

- Acknowledged the importance of lands designated as *Core Employment Areas* and *General Employment Areas* in the Official Plan to the protection of existing and development of new studio and production space across the City of Toronto;
- Requested the Manager, Official Plan, City Planning to provide a presentation at the January 21, 2022 meeting of the Economic and Community Development Committee on the Overview of Employment Lands in the Area South of Eastern Avenue; and,
- Requested the Chief Planner and Executive Director, City Planning, in consultation with the General Manager, Economic Development and Culture, to consider as part of the report to the Planning and Housing Committee on the Municipal Comprehensive Review:
  - a. the importance of protecting and expanding studio and production space in the City of Toronto in an effort to increase Toronto's global market share in film production; and,
  - b. the potential impacts that proposed Employment Area conversions may have on current and future operations of nearby film and production studios.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.EC26.14>

On December 15, 2021, City Council adopted, as amended, a preliminary report with planning comments, issues and next steps respecting Transit Oriented Communities (TOC) proposals related to Ontario Line stations in the Downtown. Through motions at this meeting, Community Council, among other matters directed Planning staff working on the *Employment Areas* conversion requests for the MCR to:

- hold a meeting on the East Harbour TOC proposal and to confirm the details in a report back to the January 6, 2022 Community Council meeting;
- convene a meeting with any public members of the Infrastructure Ontario/Cadillac Fairview-led Local Advisory Committee who are interested in reviewing the East Harbour TOC proposal; and,
- create a City-led local working group to review the East Harbour TOC proposal from a City Planning Policy perspective.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.TE29.17>

On November 25, 2021, Planning and Housing Committee adopted, as amended, a report providing a status update on the East Harbour TOC proposal. A motion was adopted directing Staff to report to the January 12, 2022 meeting of the Planning and Housing Committee on specific aspects of the East Harbour Transit Oriented Communities proposal, including:

- the impact of the introduction of residential development into 1/10 of the 330 acre *Core Employment Area*, designated as a provincially significant employment zone, including possible impacts, long and short term, on other current employment land conversion requests that the city has received as part of the MCR;
- steps the city can take to limit the impact of high-value job losses if the East Harbour conversion would be undertaken through a Provincial Ministerial Zoning Order, as anticipated; and,

- the nature and number of jobs in the *Employment Area* currently, with the retail jobs listed in a separate category.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.PH29.13>

On January 26, 2022 Executive Committee referred Item EX29.4: Assessment of the East Harbour Transit Oriented Communities Proposal to the Deputy City Manager, Infrastructure and Development Services to advance negotiations. The report outlined the status of negotiations with the Province and Cadillac Fairview, provided the City's preliminary comments on the East Harbour Revised Master Plan, and identified City interests requiring immediate resolution.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2022.EX29.4>

On April 6, 2022, City Council adopted, as amended, terms and approaches to be incorporated into drafting of Implementing Agreements between the City, the Province and Cadillac Fairview to facilitate the development of the East Harbour TOC, including that the City Manager continue to advocate for a greater degree of affordable housing in East Harbour to acknowledge the City's investments in transit infrastructure in East Harbour.

<https://secure.toronto.ca/council/agenda-item.do?item=2022.EX31.5>

On September 6, 2023, City Council adopted Item EX7.2: Urgently Building More Affordable Homes which included a direction for the Deputy City Manager, Development and Growth Services, to establish a pilot project in Ward 14-Toronto Danforth, for all active development applications, including East Harbour, where the Housing Secretariat provides City Planning with a target goal for the number of affordable units to be achieved, with the minimum equal to the requirement under the city's Inclusionary Zoning Policy, as well as any other related criteria such as Transit Oriented Communities, Major Transit Station Areas, large sites and any other criteria deemed reasonable. Council also requested the Chief Planner and Executive Director, City Planning to ensure that the target goal for the number of affordable units and related information be presented as part of the statutory community consultation meeting.

<https://secure.toronto.ca/council/agenda-item.do?item=2023.EX7.2>