

PH21.1: Official Plan Amendment (OPA) 804 to Align Employment Area Policies with *Planning Act* and PPS 2024 Changes

Planning and Housing Committee

May 8, 2025





TODAY'S OUTCOMES

Purpose: Background and explainer on OPA 804 to Committee.

AGENDA

1. Background
2. OPA 804
3. OPA 804 Details
4. Summary



Background

Provincial Changes

The Provincial Planning Statement (PPS) and *Planning Act* continue to protect employment lands.

- **Bill 97** and updates to the PPS in 2024 changed uses permitted in **employment areas**.
- Since October 2024, **standalone office, commercial, and institutional uses are excluded** from the definition of "area of employment".
- Municipalities can also pass Official Plan policies to **permit excluded uses** to continue, provided they're lawfully established.

City's Response to Bill 97

Council adopted two OPAs to align the Official Plan with the new Provincial policy framework:

- **OPA 668:** would ensure **excluded uses** to continue, provided they are lawfully established (Jul 2023).
- **OPA 680:** Aligned policies for Toronto's Employment Areas with the new **"area of employment" definition** (Jul 2024).

Ontario Regulation 396/24

- October 2024, City Council enacted bills to bring OPAs 668 and OPA 680 into effect.
- October 18, 2024, the Province filed **Ontario Regulation 396/24**, which made OPA 668 and OPA 680 subject to approval by the Minister of Municipal Affairs and Housing.
- As a result, OPA 668 and 680 are not in force.



OPA 804

City's Response to O. Reg. 396/24

In response to the Province, analysis was done to review Employment Areas across the city to identify lands for potential removal.

The analysis identified certain Employment Areas that fall into two buckets:

1. Office parks
2. Areas that do not act as a buffer to sensitive uses

City Applied PPS 2024 Policies

City approach is consistent with PPS 2024

- **protect** major facilities and areas used for primary employment uses like manufacturing, warehousing, goods movement, and research and development
- **avoid** adverse impacts on the long-term economic viability of remaining Employment Areas
- **maintain** land use compatibility between sensitive uses and Employment Areas
- **provide** an appropriate transition to sensitive land uses

Findings

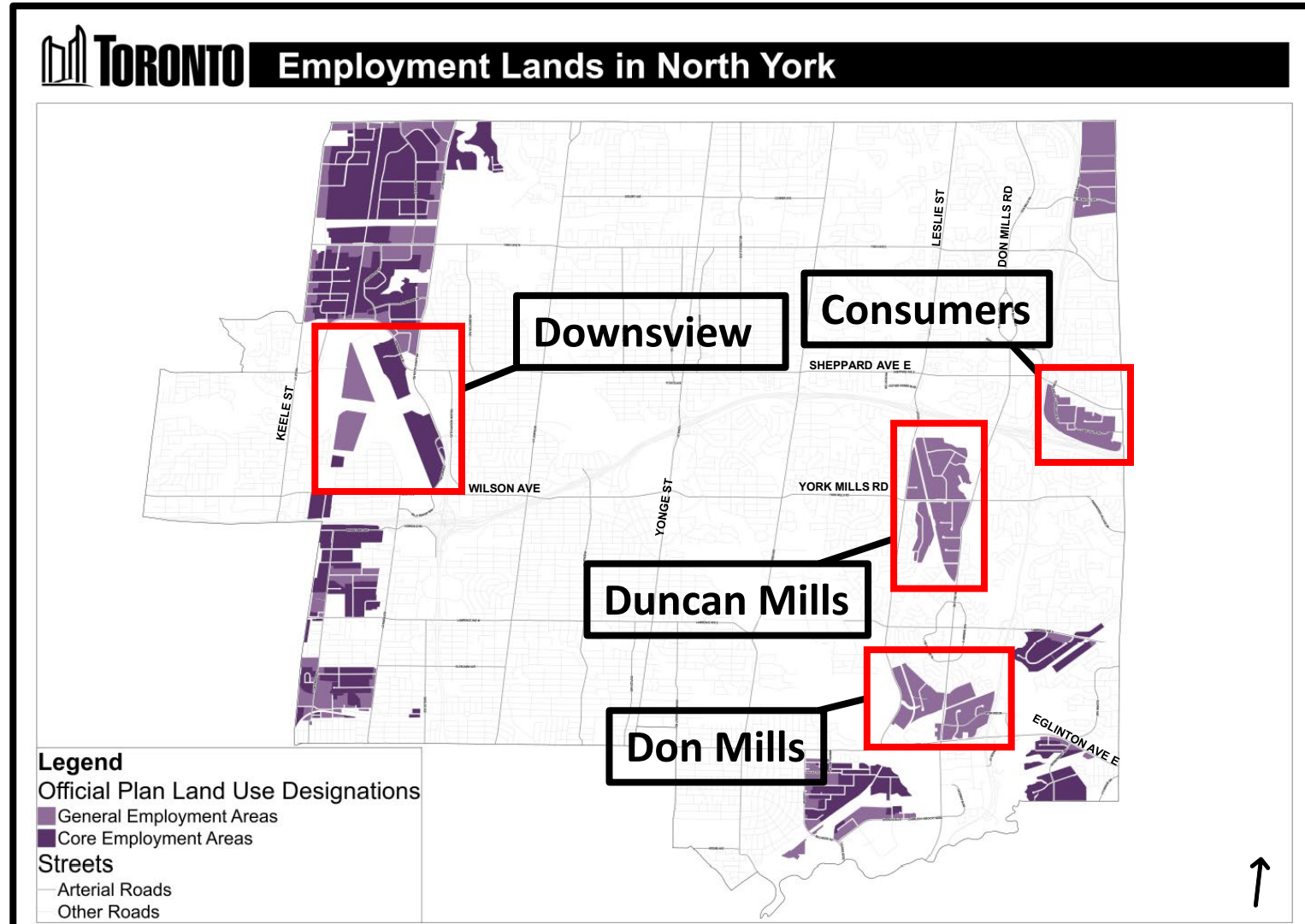
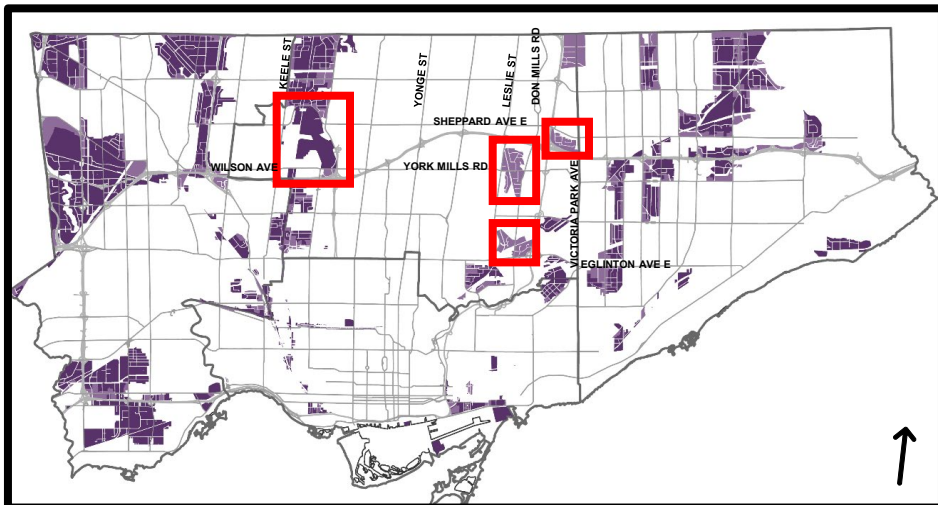
Certain areas of employment were identified for redesignation. In general, they have several characteristics, including:

- no or very few major facilities
- current land use designation as *General Employment Areas*
- permission of sensitive land uses (e.g. workplace daycares)
- most existing uses in these areas are classified as institutional and commercial uses, including retail and office
- existing and planned function as office parks

Employment Areas Identified for Redesignation

Redesignation Areas
255 ha of Employment
Areas

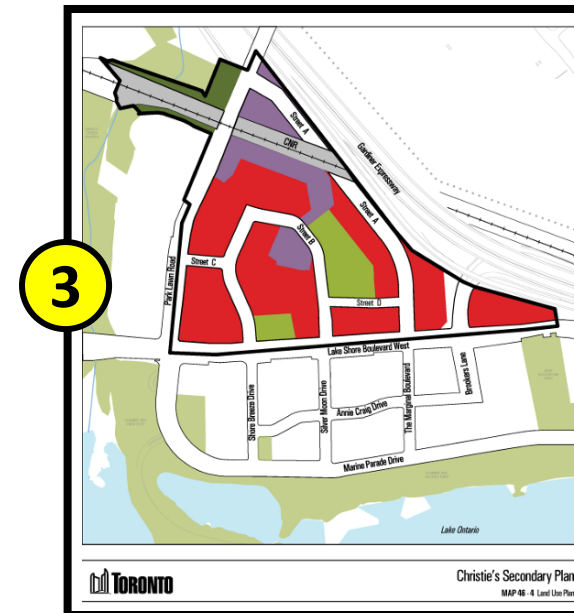
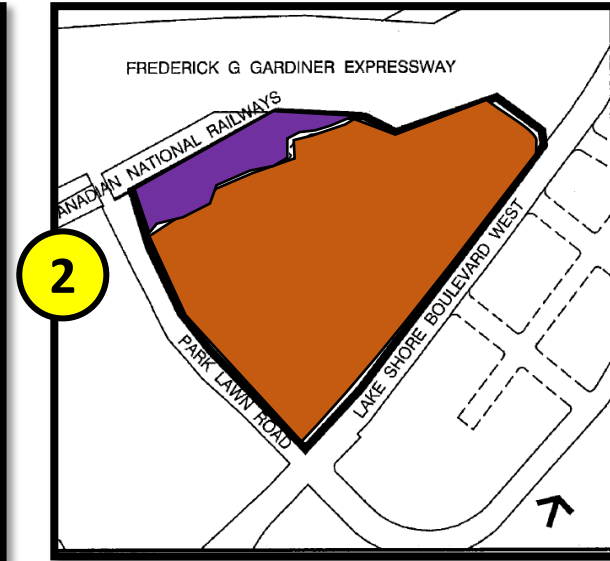
Comparable in size to
2x the Financial District



Regeneration Areas

“Development should not proceed prior to approval of a **Secondary Plan**” - Official Plan

- Large area with multiple owners
- Local Area Study plans for “complete community”
- New planning framework directs growth



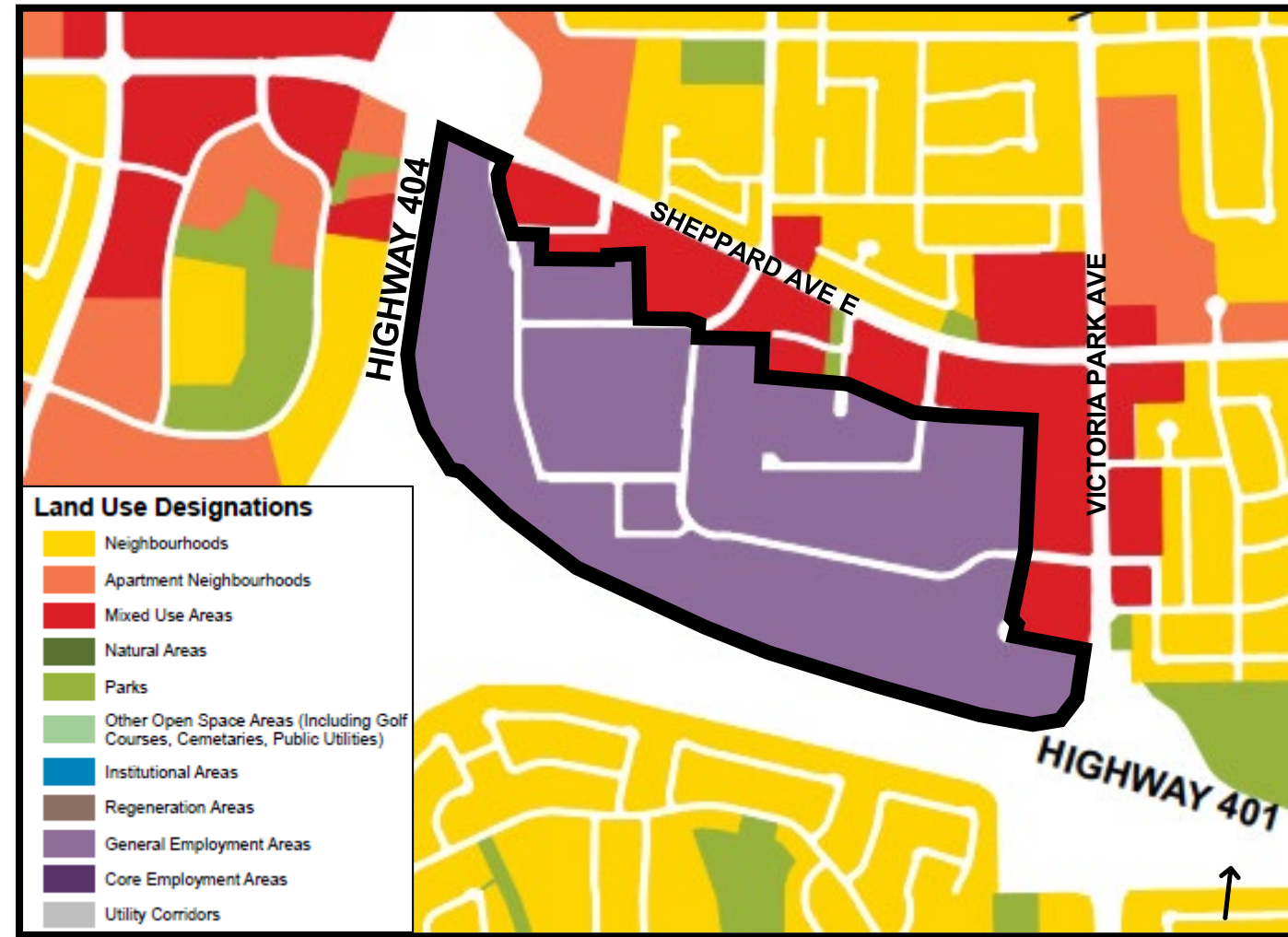
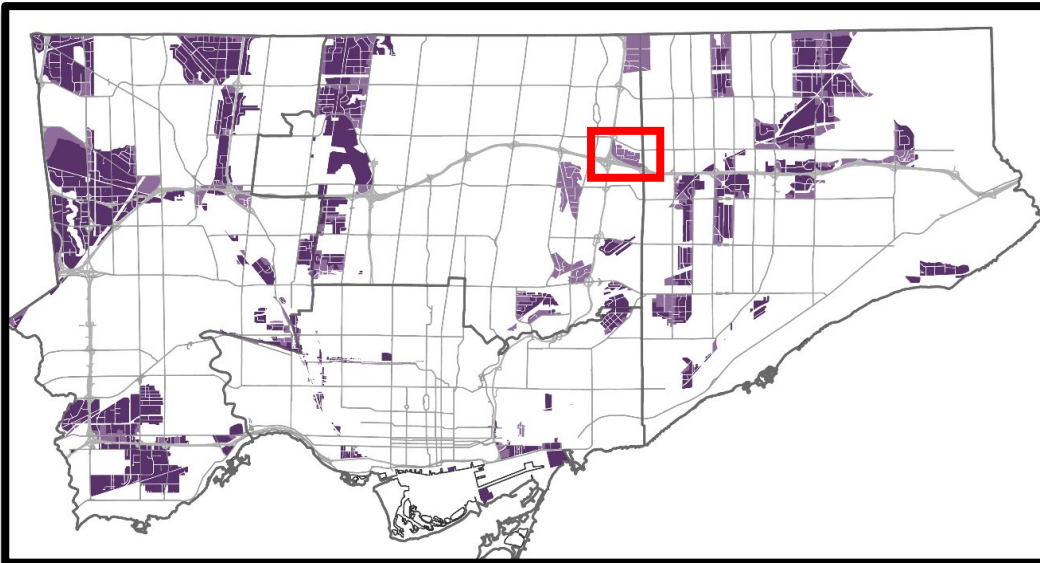
Ex. Former Christie's

- 1 All *Employment Areas*
- 2 Converted to *General Employment Areas* and *Regeneration Areas*
- 3 **Secondary Plan** – new streets, *Employment*, *Mixed Use Areas*

Consumers

Proposed Redesignation Area
60 Hectares

 **Proposed Land Use
Regeneration Areas**



Duncan Mills

Proposed Redesignation Area

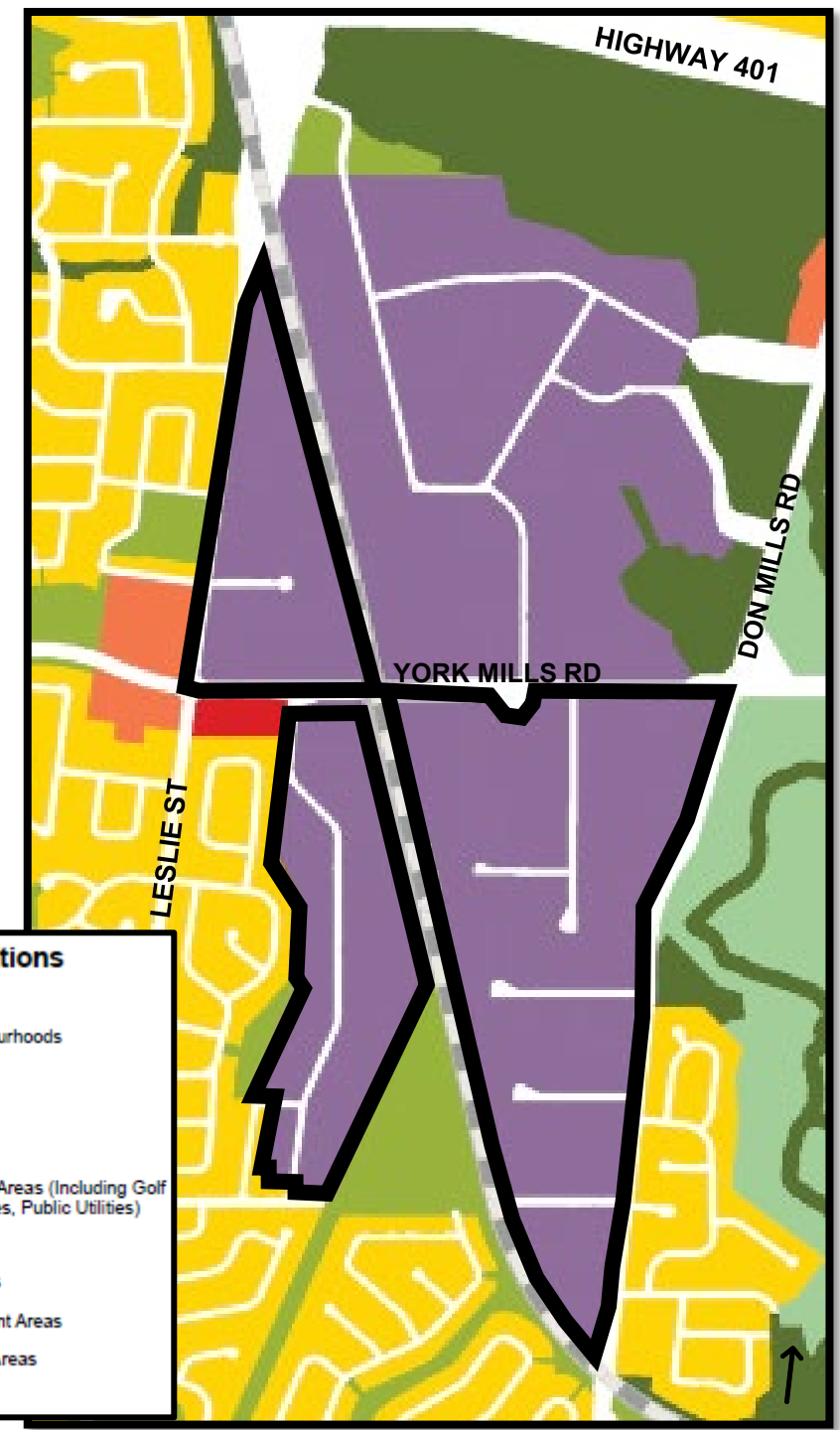
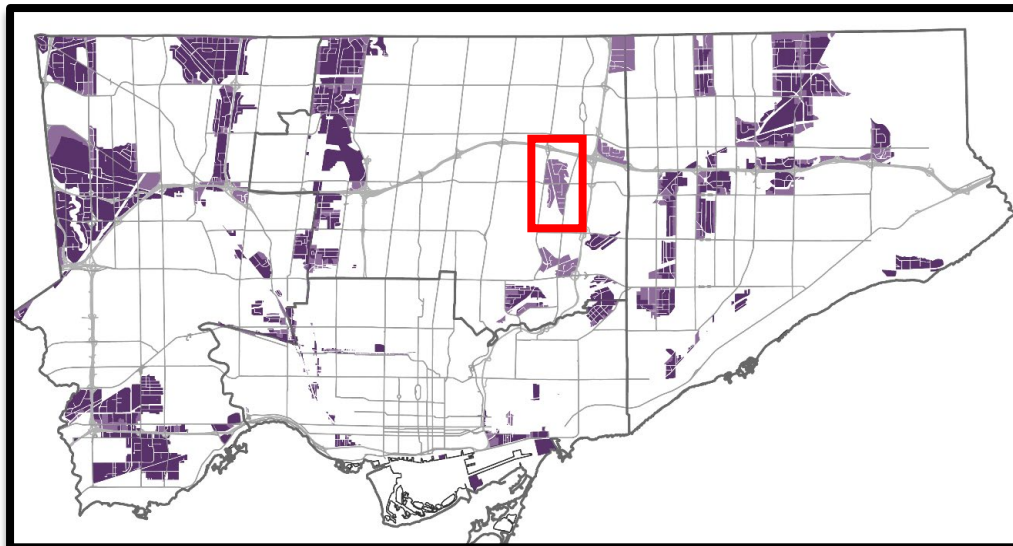
77 Hectares

Area to Retain

~70 Hectares



**Proposed Land Use
Regeneration Areas**

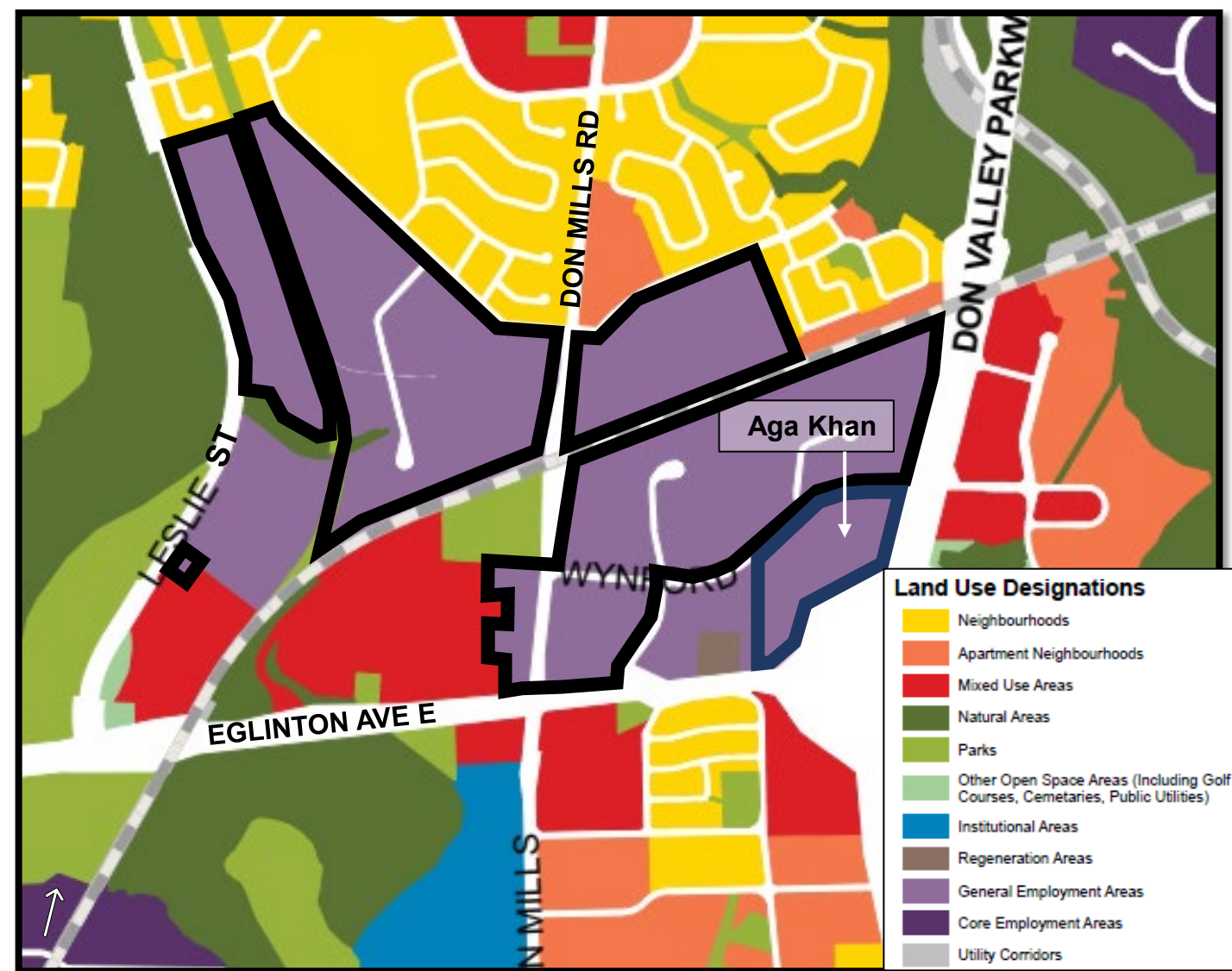
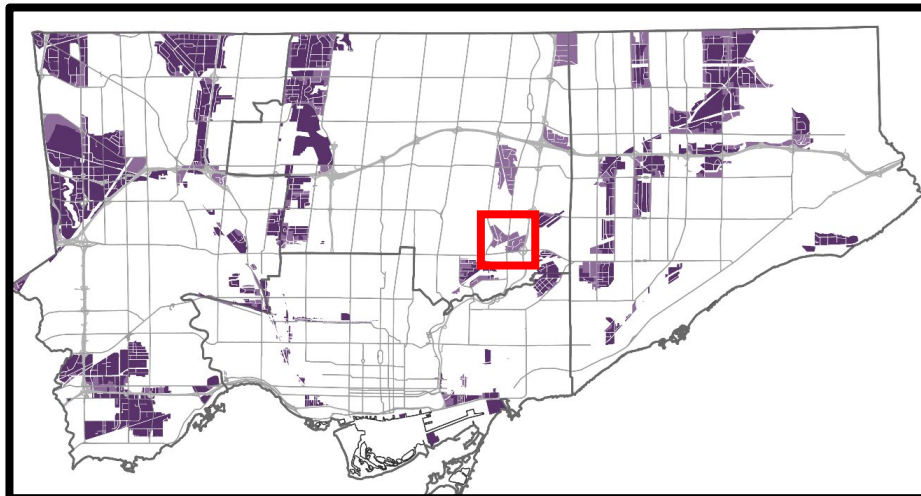


Don Mills

Proposed Redesignation Area
83 Hectares

 **Proposed Land Use**
Regeneration Areas

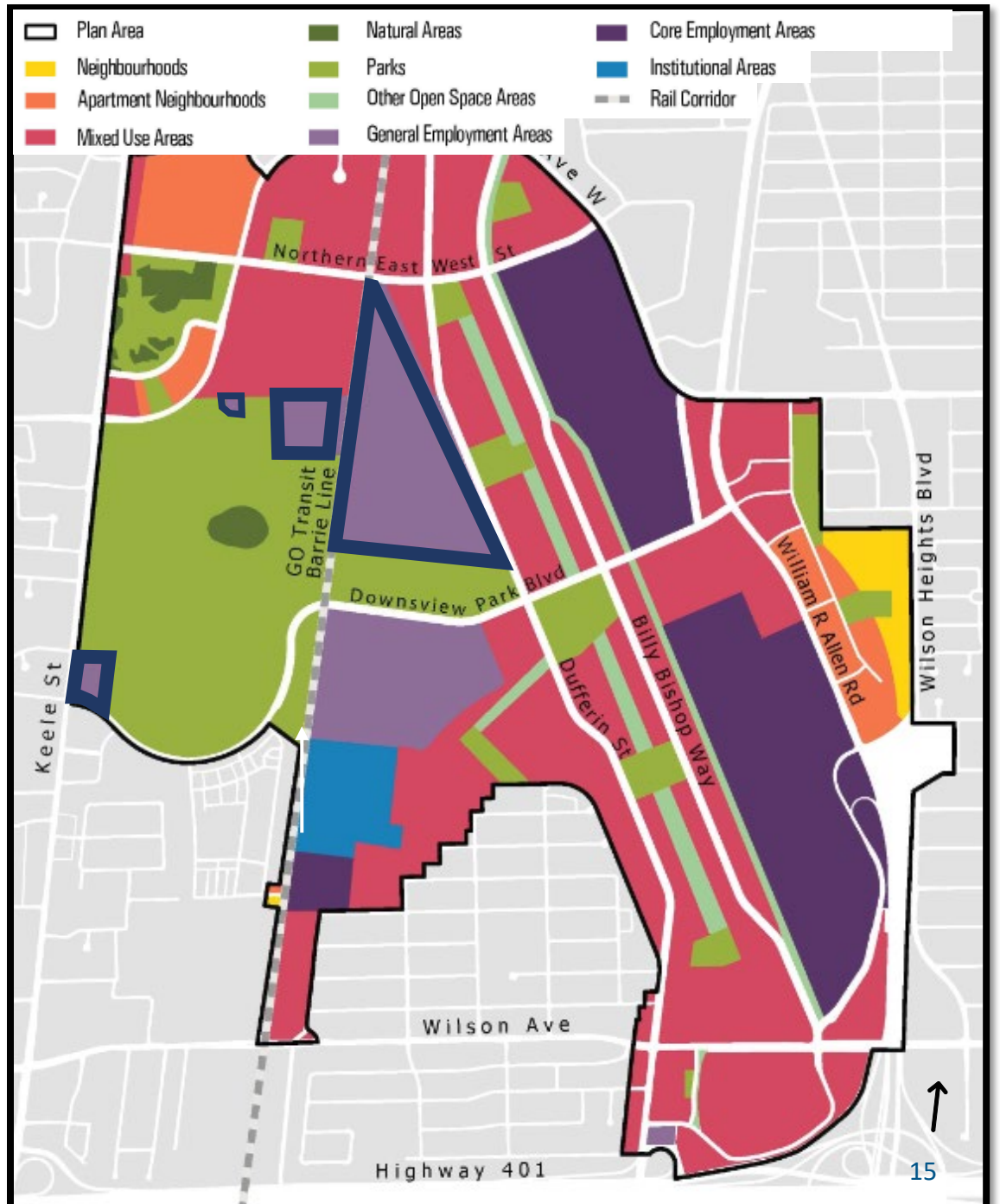
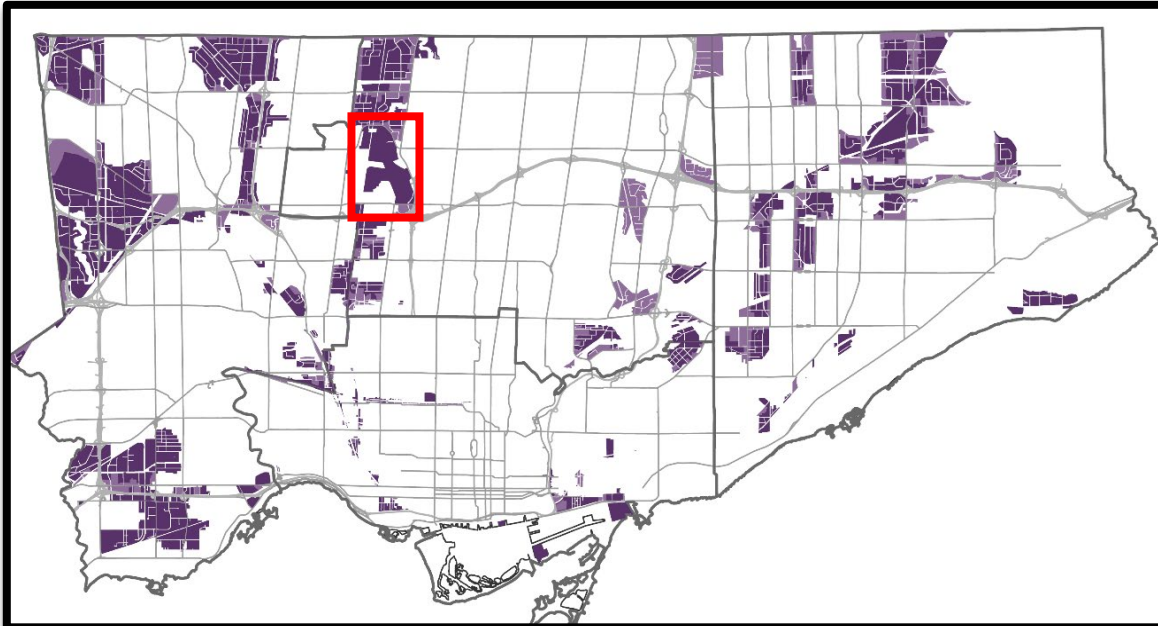
 **Proposed Land Use**
Institutional Areas



Downsview

Proposed Redesignation Area
34 Hectares

 **Proposed Land Use**
Institutional Areas





OPA 804

Details

Permitted uses in Employment Areas

OPA 804 is intended to:

- **authorize the continuation** of lawfully established uses in Employment Areas, **consistent with OPA 668**.
- **align Official Plan policies** with the new definition in the *Planning Act* and PPS 2024, **consistent with OPA 680**, also removing permissions for vehicle service and repair, parks, and service uses not ancillary to the primary employment use.

Site + Area Specific Policies (SASPs)

- All lands redesignated to *Regeneration Areas*.
- Residential uses are **not permitted** until studies completed.
- *General Employment Areas + Regenerations Areas* uses **are permitted**.
- **Minimum non-residential uses:** 15% of total gross floor area.
- **A Housing Plan** for each area to ensure a full range of housing, including **affordable housing**.

SASP Studies

Local area study leading to the new / updated Secondary Plan or SASP will include:

1	Land Use Plan	7	Commercial Demand Analysis
2	Phasing Strategy and Implementation Plan	8	Infrastructure Master Plan
3	Public Realm Strategy	9	Green Infrastructure Strategy
4	Community Services and Facilities Strategy	10	Energy Strategy
5	Transportation Plan	11	Built Form Strategy
6	Parks and Open Space Plan	12	Housing Plan





Summary

Summary

1. **Align** permitted uses in *Core* and *General Employment Areas* with Provincial definitions and policies.
2. **Permit** lawfully established, excluded uses to continue.
3. **Complete Communities** in areas being redesignated through *Regeneration Areas* studies.

Timeline

Apr 1 + Apr 8 Notice published

Apr 16 OPA posted

May 8 Planning & Housing Committee (Statutory Public Meeting)

May 21–24 City Council

Early June OPA to Minister of Municipal and Affairs Housing for approval

Minister Decision City will undertake local area studies and propose new / updated Secondary Plans or SASPs for *Regeneration Areas*

For more Information

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End

