

Official Plan and Municipal Comprehensive Review

Employment Areas Conversion Requests Public Open House

May 15, 2023 – 1pm - 3pm

May 15, 2023 – 6pm - 8pm

May 17, 2023 – 1pm - 3pm (Statutory Public Open House)

May 17, 2023 – 6pm - 8pm

**City Planning Division with
Economic Development & Culture**



Land Acknowledgement

The City of Toronto acknowledges that we are on the traditional territory of many nations, including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. The City also acknowledges that Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit, and the Williams Treaties signed with multiple Mississaugas and Chippewa bands.

Staff Introductions

- City Planning
- Economic Development and Culture



Meeting Purpose

- To provide a refresher of the Official Plan and an overview of related employment policies;
- To receive feedback and input from the public in attendance; and,
- To outline next steps and upcoming opportunities to engage.



Housekeeping

- Please **stay muted** when you are not talking.
- If you have a question or comment please use the **raise hand function** or type your question into the **chat box**.
To: Everyone
- Staff in background answering chat questions.
- There will be **dedicated discussion points** throughout the presentation to address questions. Please **introduce yourself** before asking a question.
- This meeting is being recorded.
- Role of meeting facilitator.

Participant Guidelines

- We welcome your questions and discussion – there are **no bad questions**
- We want to **hear from everyone** – **everyone has wisdom** and experience to share
- **Be respectful and listen** – everyone deserves to be heard – there will be differences in opinions
- We need **everyone's wisdom for the wisest result**
- The **City is here to listen** – you are welcome to reach out after the meeting

Agenda

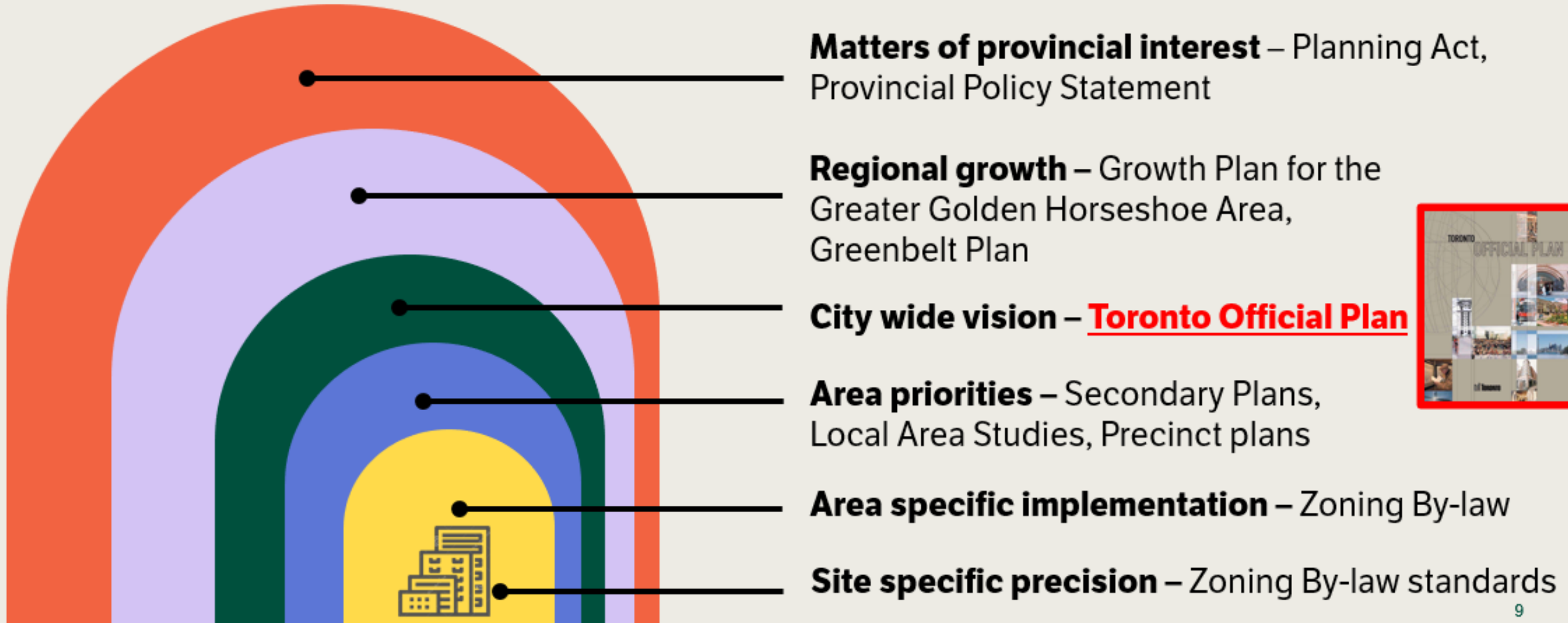
1. Official Plan refresher and *Employment Areas*
2. Conversion requests: Background and Method
3. Staff Recommendations and Next Steps
4. Chapter 1 Draft Language



Official Plan Refresher and Employment Areas



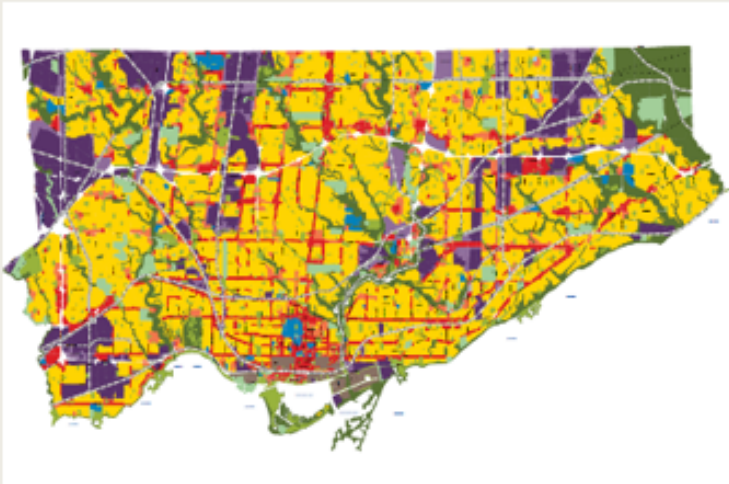
Macro to micro land use planning system



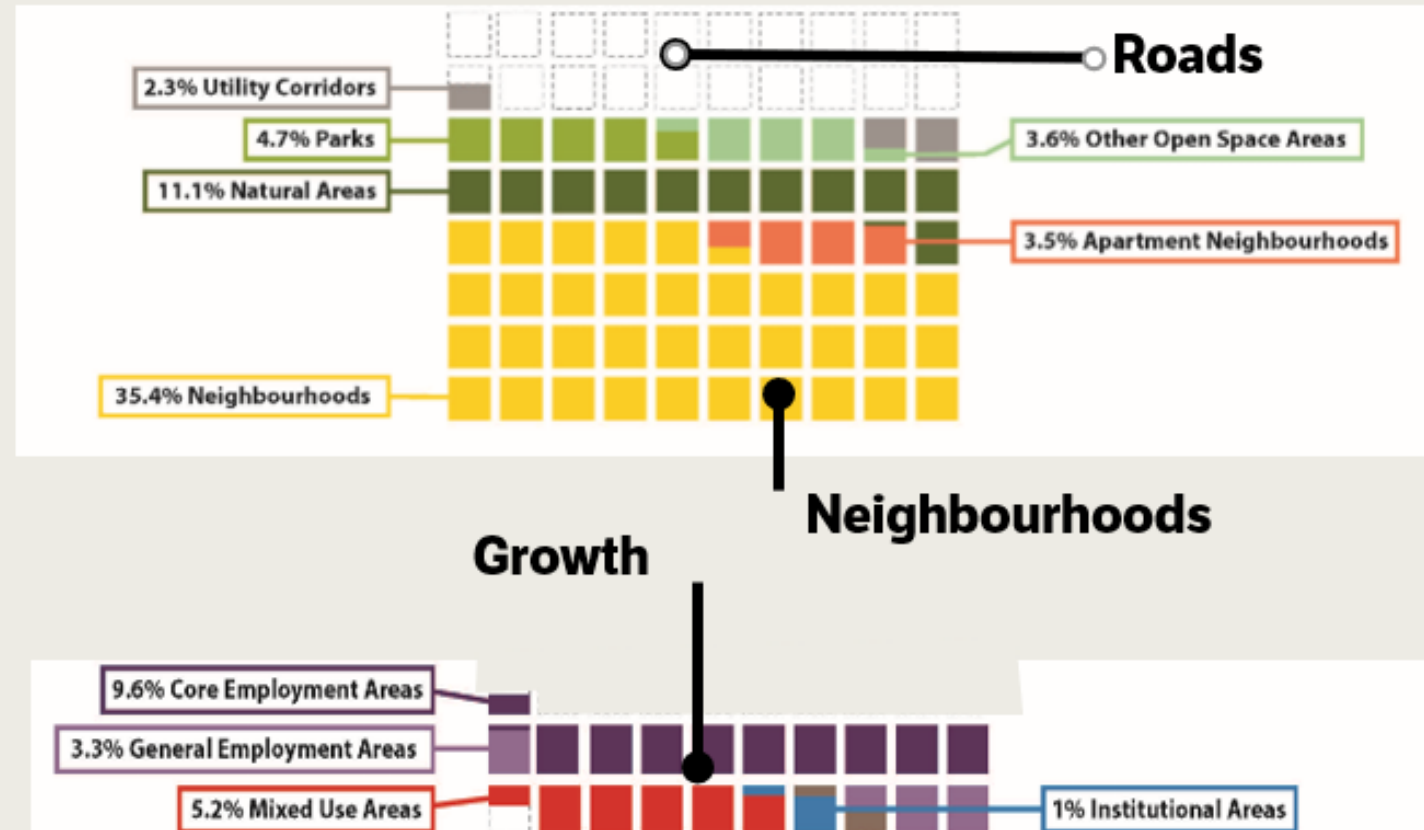
Official Plan – Long term land use vision

Land Use Breakdown

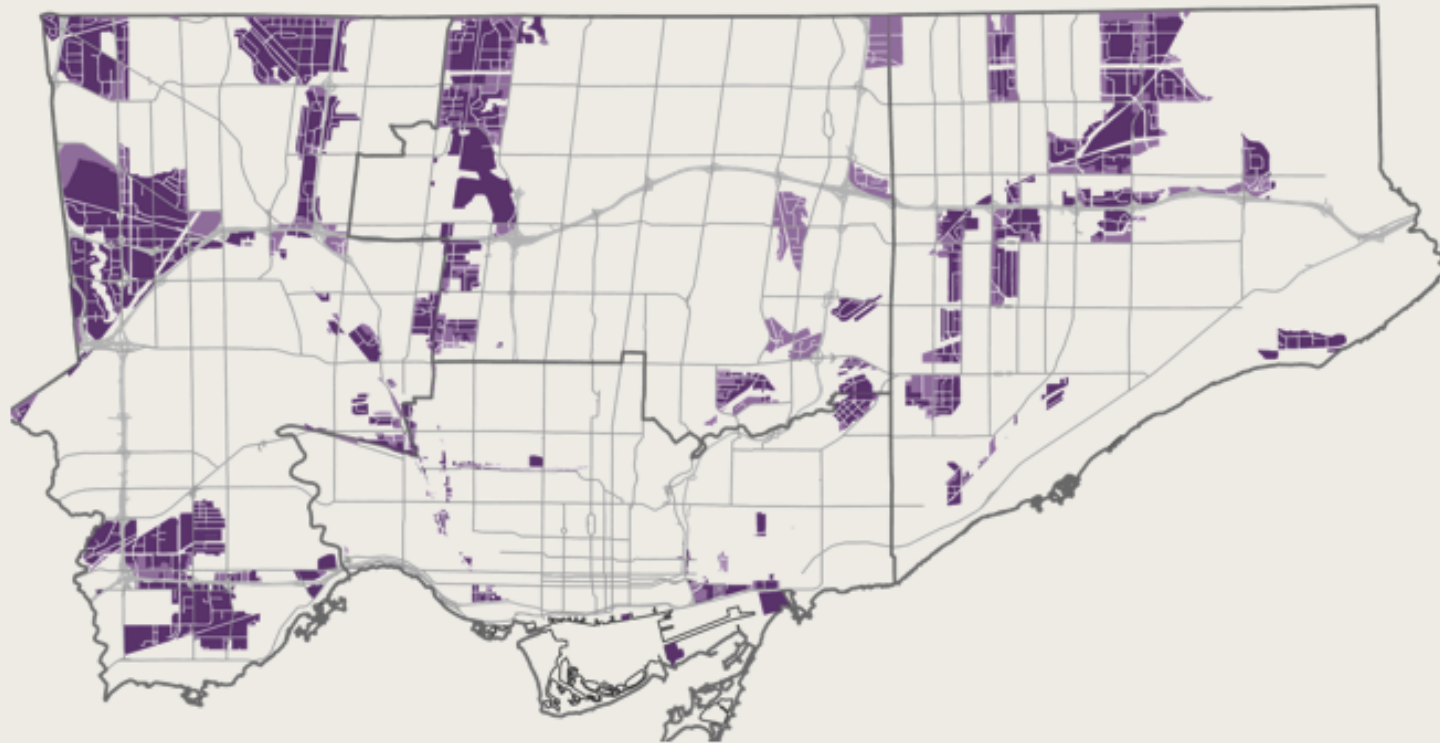
- **75%** of the City not expected to accommodate much growth, but they will mature and evolve
- **25%** of the City will accommodate most of the growth for 30 years (to 2030)



City of 100 Blocks



Employment Areas – Permitted Uses



General Employment Areas



Core Employment Areas

CORE EMPLOYMENT

- Manufacturing
- Processing
- Warehousing
- Wholesaling
- Distribution
- Storage
- Transportation facilities
- Vehicle repair and services
- Offices
- Research and Development facilities
- Utilities
- Waste management systems
- Industrial trade schools
- Media
- Information and technology facilities
- Vertical Agriculture
- Parks
- Small-scale restaurants
- Catering facilities
- Small-scale service

GENERAL EMPLOYMENT

- All Core Employment Areas uses
- All types of *retail* and service uses
- Fitness Centres
- Ice Arenas (March 26, 2018)
- Large Format Retail (subject to specific development criteria)

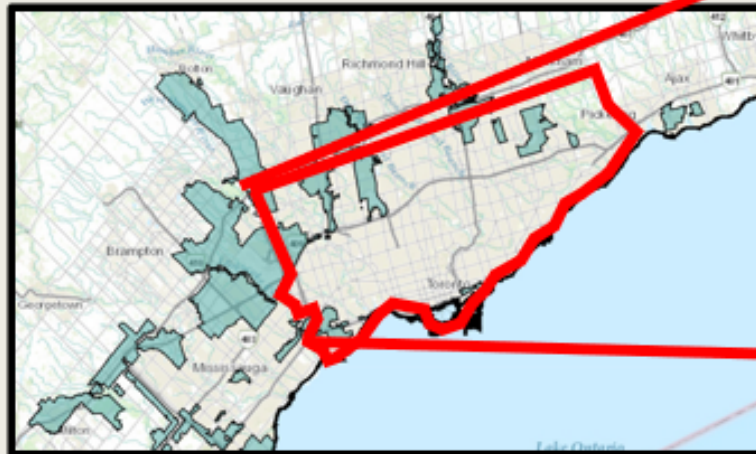
Employment Areas – Non-Permitted Land Uses

- Non-Permitted Land Uses
 - Residential, including live/work
 - Daycare
 - Education / Health
 - Hotels
 - Places of worship
 - Recreation and entertainment facilities
 - *unless permitted by Site and Area Specific Policies

SENSITIVE LAND USE DEFINITION (Provincial Policy Statement 2020)

- Buildings, amenity areas, or outdoor spaces ... would experience one or more adverse effects from ... a nearby major facility.
- Examples may include, but are not limited to: residences, day care centres, and educational and health facilities.

Provincially Significant Employment Zones and Official Plan Employment Areas



Growth Plan for the Greater Golden Horseshoe Area: Provincially Significant Employment Zones (PSEZ)



Official Plan Land Use Designations

-  **Core Employment Areas**
-  **General Employment Areas**

Toronto Employment Areas

- 8,100 hectares
- 13% of all lands in the City
- 25% (400,000+) of all jobs across the City
- 92% of manufacturing, industrial, warehousing jobs
- \$947,738,210 in building permits in 2022

Employment Areas serve the public interest

Employment Areas provide

- Low-barrier entry jobs for:
 - newcomers to Canada;
 - those who face challenges having their professional certifications recognized; and
 - individuals where English is not their first-language
- ‘Living wage’ employment opportunities in the local community with transit access
- Land use certainty for operating businesses providing essential goods and services



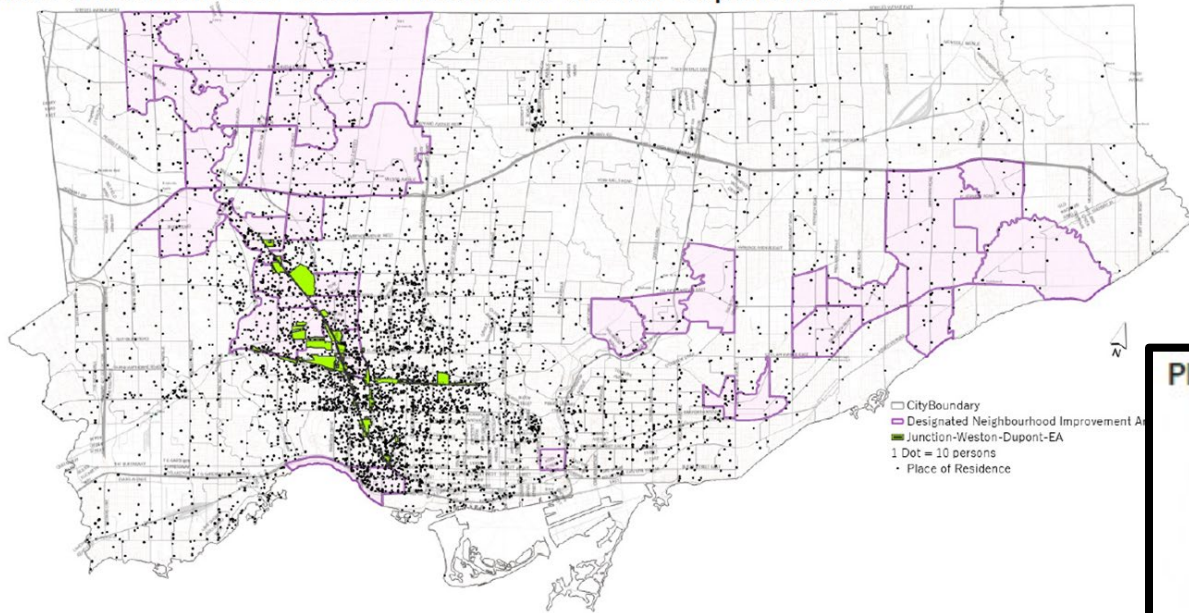
Average annual earnings by industry, 2021	
Goods Producing / Manufacturing	\$68,151
Warehousing	\$59,050
Waste Management	\$50,282

Statistics Canada.

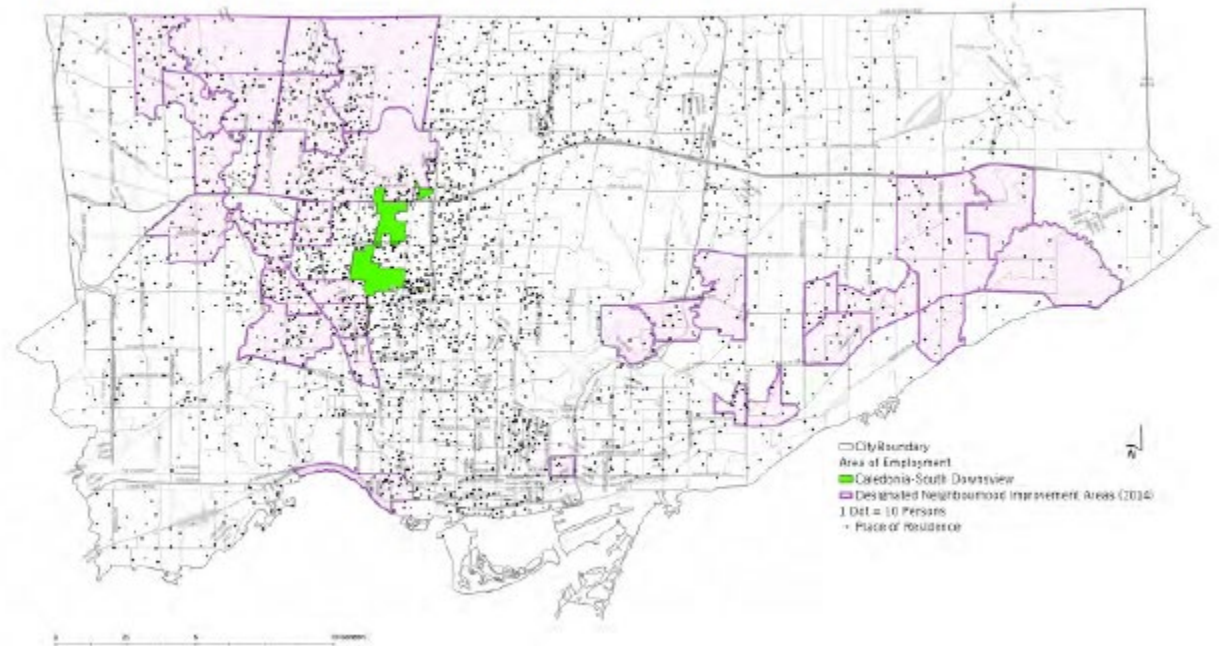
Average weekly earnings by industry, annual ¹⁴

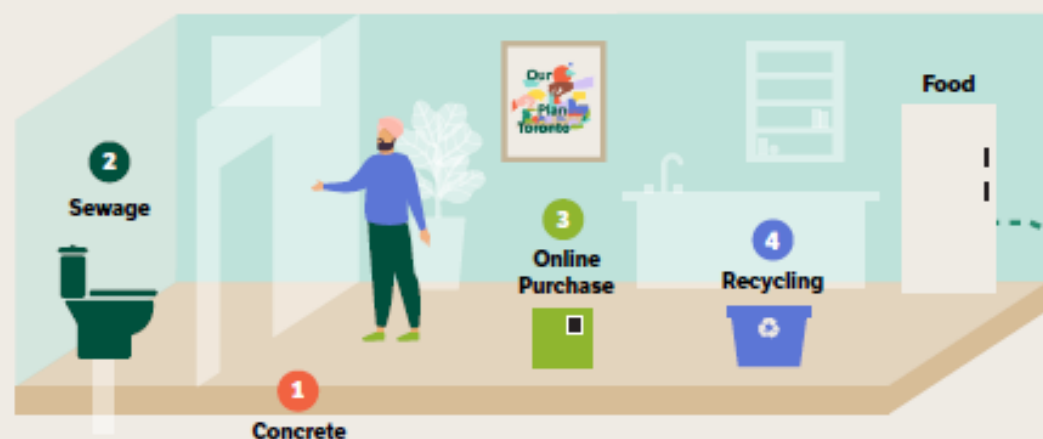
Employment Areas employ Toronto residents

Place of Residence for Workers in Junction-Weston-Dupont Area

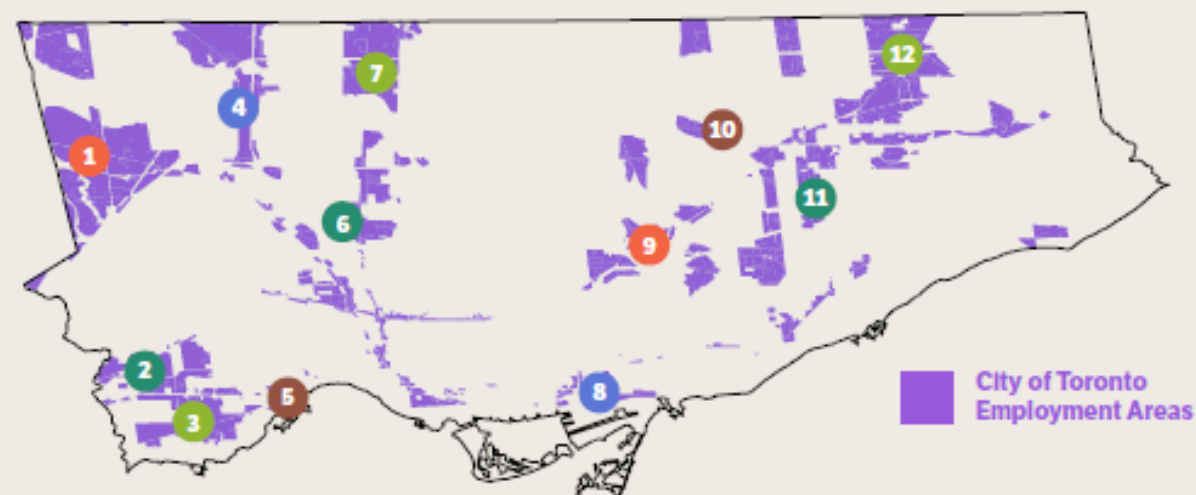


Place of Residence for Workers in Caledonia – South Downsview Area of Employment





Your Essentials, Brought to you by Employment Areas



Conversion Requests: Background and Method

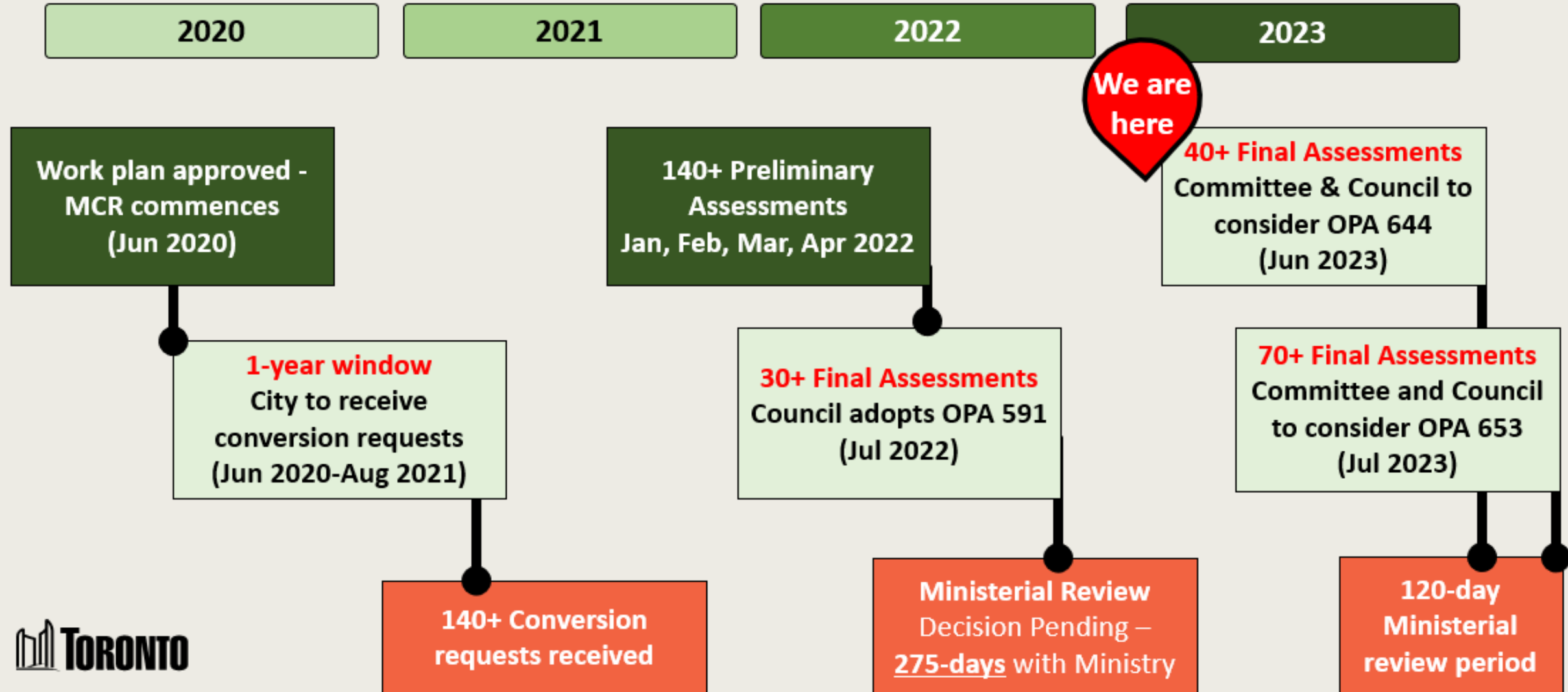


What is an employment conversion?

- redesignation of land from an Employment Areas designation to any other designation
 - including from *General Employment Areas* into *Core Employment Areas*
- introduction of a use that is otherwise not permitted in Employment Areas
- removal of land from Employment Areas
- may only be permitted by way of a Municipal Comprehensive Review (MCR)



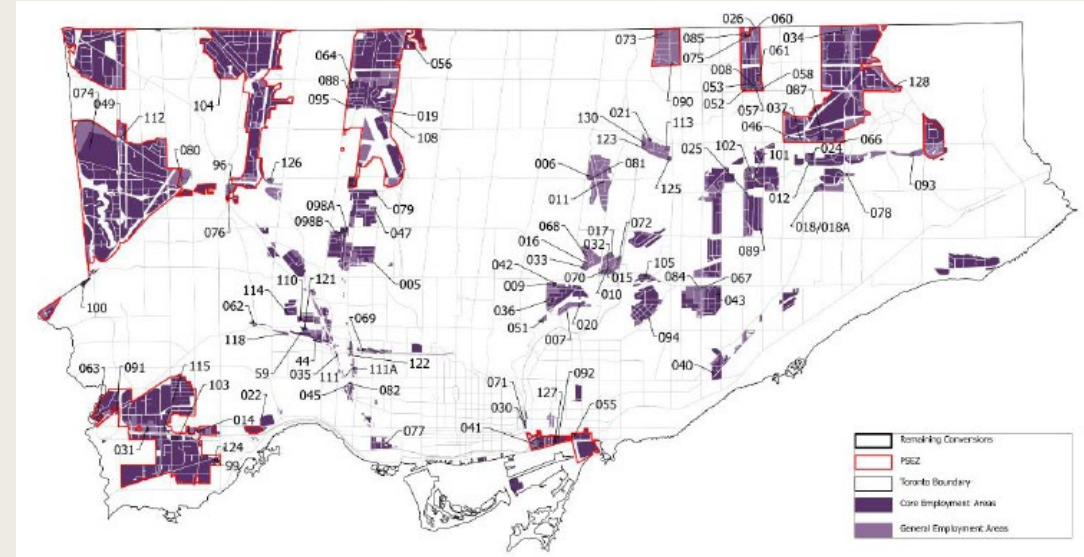
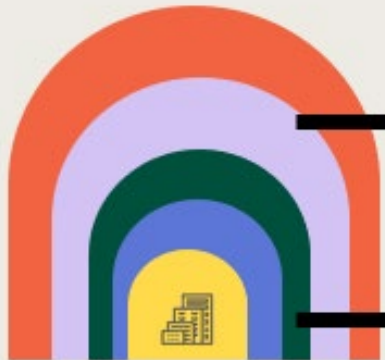
Conversion Request Timeline



Staff review of conversion requests

Careful consideration of each conversion request is required

- Apply Provincial Growth Plan and Official Plan policy “tests”
- Multiple site visits and due diligence



~140 conversion requests submitted

~10 conversion requests are Council-initiated

Engagement and Outreach

- Site-specific meetings
 - Proponents and their consultants
 - Nearby industries and major facilities
- Area-based
 - Business organizations
- Sector-Specific
 - Manufacturing, Fashion, Film, Biotechnology, Food and Beverage, others
- City Committees and Boards
 - Film and TV Board, Planning and Housing Committee, Economic and Community Development Committee



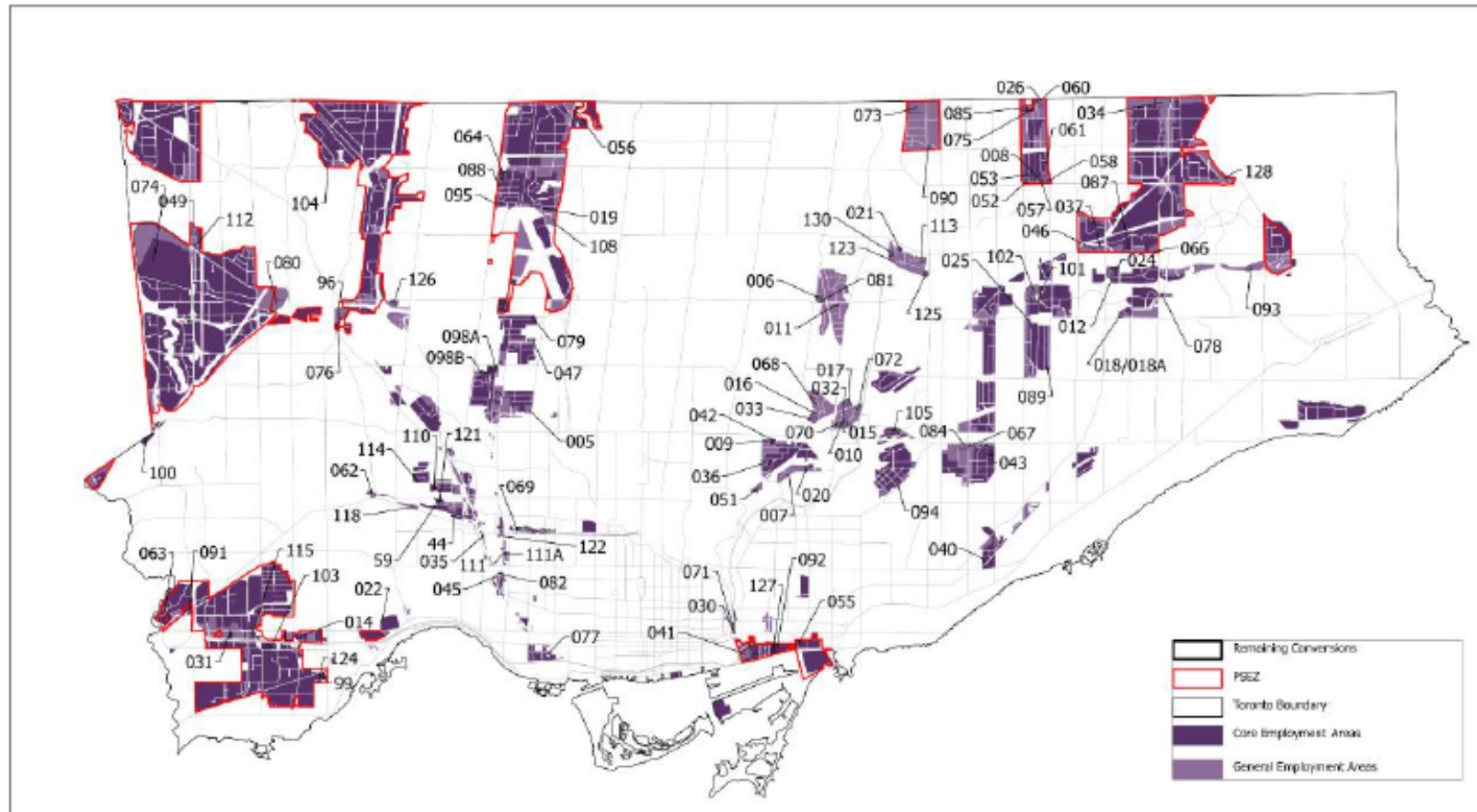
Staff Recommendations



Conversion Requests To-Date



Remaining Conversion Requests in Toronto



0 5 10 km

Data Source: Open Data Toronto, Government of Ontario

Official Plan Team - February 2023

150+ received (MCR)

- 685 hectares requested for conversion
- 8.5% of total

July 2022 - OPA 591

- 30+ requests
- 30+ conversions
- ~65 hectares converted

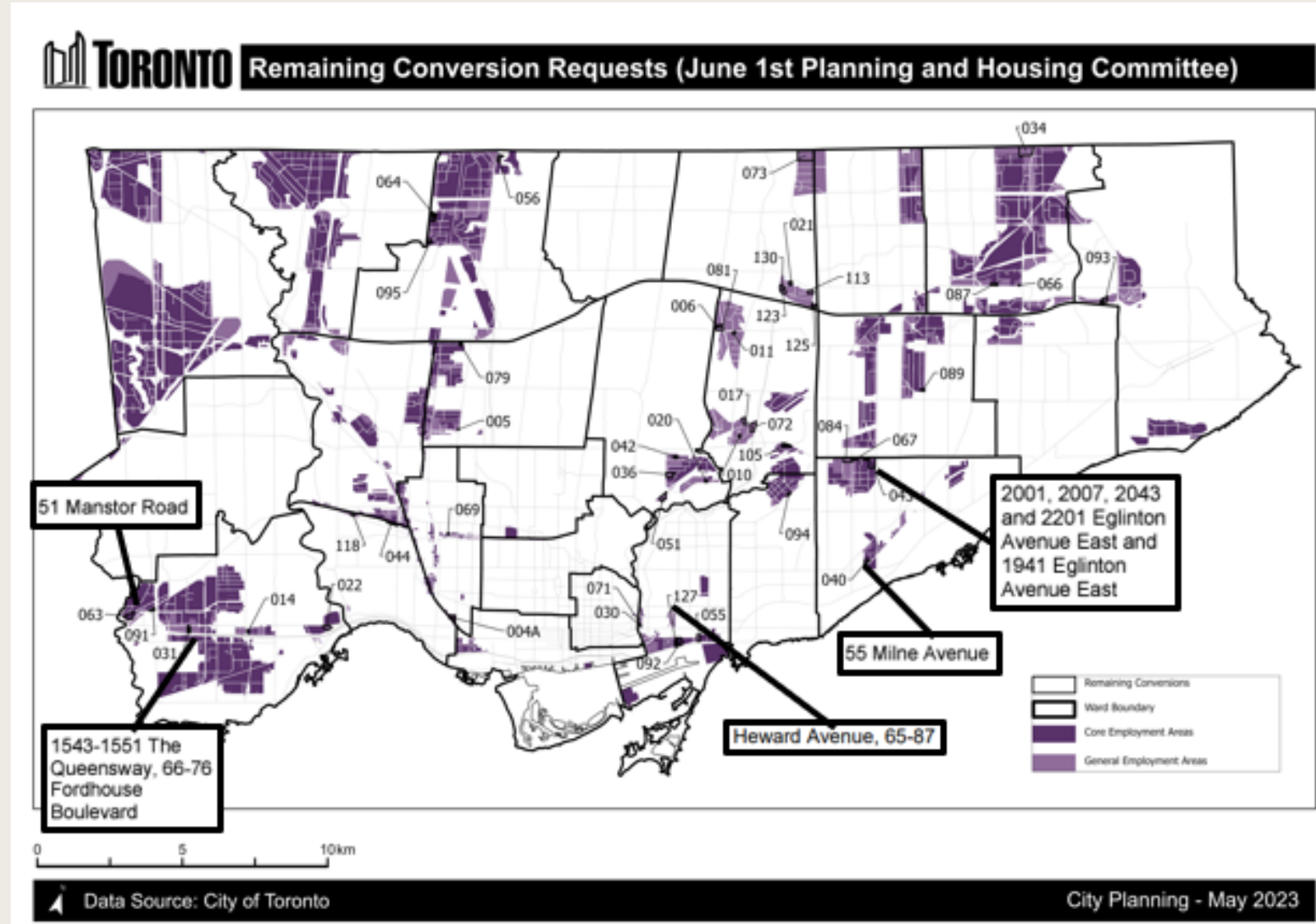
June 2023 – OPA 644

- ~ 45 requests
- 6 conversions
- ~ 20 hectares recommended for conversion

Recommendations – June 1 P&H Committee

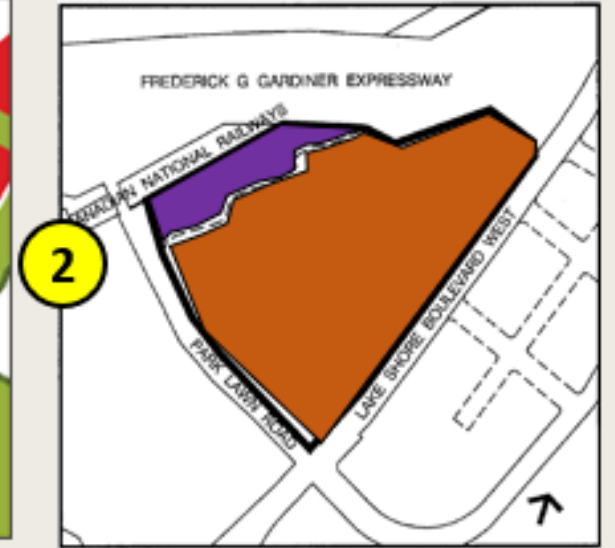
Of the 45 requests

- **No conversion on 39 sites**
- **Changes recommended to the following sites:**
 - CR127: Retain as **Core Employment Areas**, add a **SASP – 1**
 - CR043, CR067: Convert to **Regeneration Areas** with a **SASP – 2 (Golden Mile)**
 - CR031, CR040, CR063: Convert from **Core Employment Areas** to **General Employment Areas**, with/without a **SASP – 3**



Regeneration Areas

- Land use designation for growth in BOTH jobs and people
- Larger land area with multiple owners
- Local Area Study plans for a “complete community”
- New planning framework sets plan for growth
- **Development should not proceed prior to approval of a Secondary Plan (or SASP)**



Former Christie's lands

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

Conversion Request Next Steps

- **Final recommendation reports**

- June 1, 2023 PHC & June 14-16 Council

- July 5, 2023 PHC & July 19-21 Council

Virtual Engagement

May 15, 2023	1 – 3 p.m.
May 15, 2023	6 – 8 p.m.
May 17, 2023	1 – 3 p.m.
May 17, 2023	6 – 8 p.m.

Virtual Engagement

June 13, 2023	1 – 3 p.m.
June 13, 2023	6 – 8 p.m.
June 19, 2023	1 – 3 p.m.
June 19, 2023	6 – 8 p.m.

Q&A



Chapter 1 Draft Language

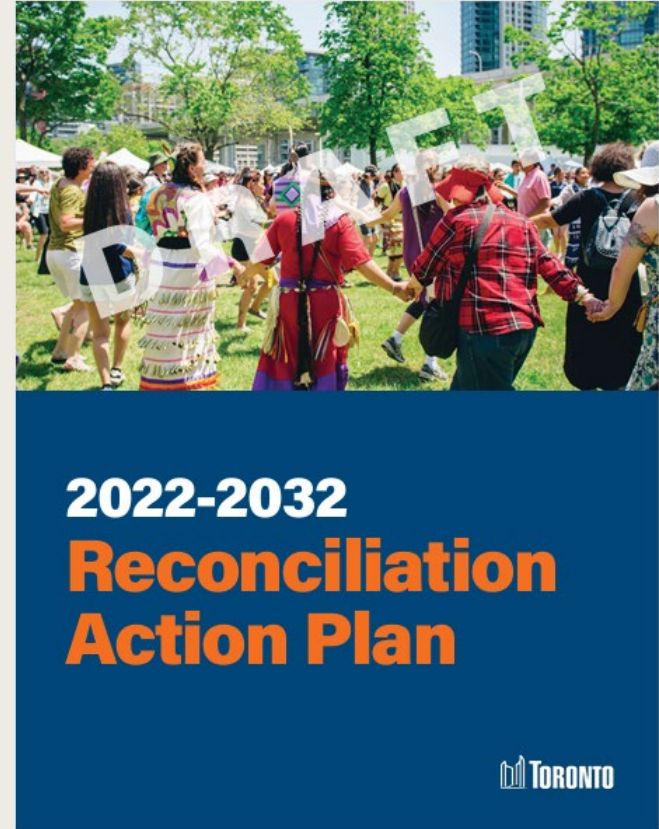
- **Indigenous Planning Perspectives**
- **2051 Vision**
- **Principles for a Successful City**



draft Indigenous Planning Perspectives

The Official Plan should

- respect the rights of Indigenous communities to self-determination, self-governance, land stewardship, and access to land and water
- recognize the importance and purpose of land acknowledgments;
- seek to amplify Indigenous voices in planning processes;
- deepen understanding of contemporary urban Indigenous realities and experiences;
- continue to identify opportunities for Indigenous placemaking and placekeeping initiatives in new development; and
- include a new Sidebar or explanatory text describing the Reconciliation Action Plan.



Official Plan Draft Vision Statement and Directions



draft 2051 Vision Statement

The Official Plan should...

Seek to eliminate disparities experienced by Torontonians

Prioritize climate change action and sustainability towards net zero by 2040

Be the road map for Toronto to become the most inclusive city in the world

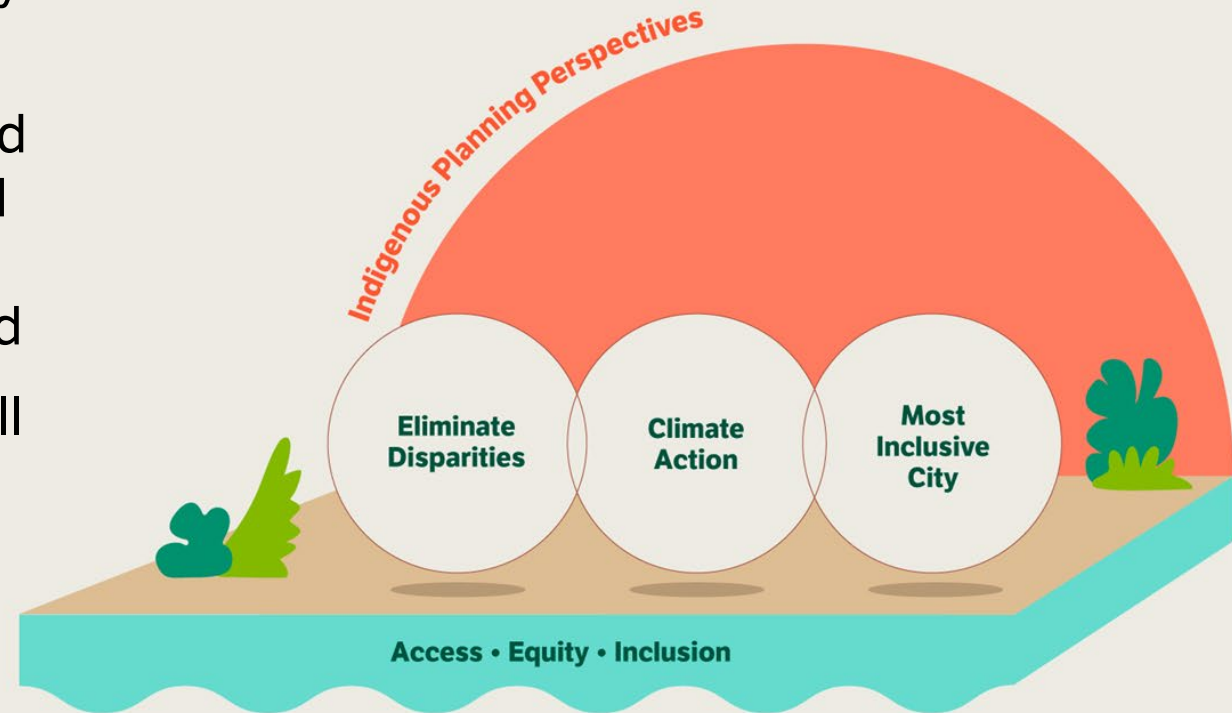


draft

3 Principles for a Successful and Inclusive City

Successful city-building requires

- **Access:** improving access to many facets of daily life;
- **Equity:** applying an equity lens that identifies and removes barriers for the City's most marginalized and vulnerable communities for achieving transformative change and inclusive growth.; and
- **Inclusion:** creating a safe and inclusive city for all Torontonians and those yet to arrive.



Thank you

www.toronto.ca/ourplan

OPreview@toronto.ca

