

Official Plan and Municipal Comprehensive Review

Employment Areas Conversion Requests Public Open House

June 13, 2023 – 1pm-3pm (Statutory Public Open House)

June 13, 2023 – 6pm-8pm

June 19, 2023 – 1pm-3pm

June 19, 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 employment policies;
- To provide a summary of staff's recommendations on OPA 653
 - Conversion Requests
 - Removing Residential Permissions from *Employment Areas Study*
- To receive feedback and input from the public in attendance; and
- To outline next steps



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

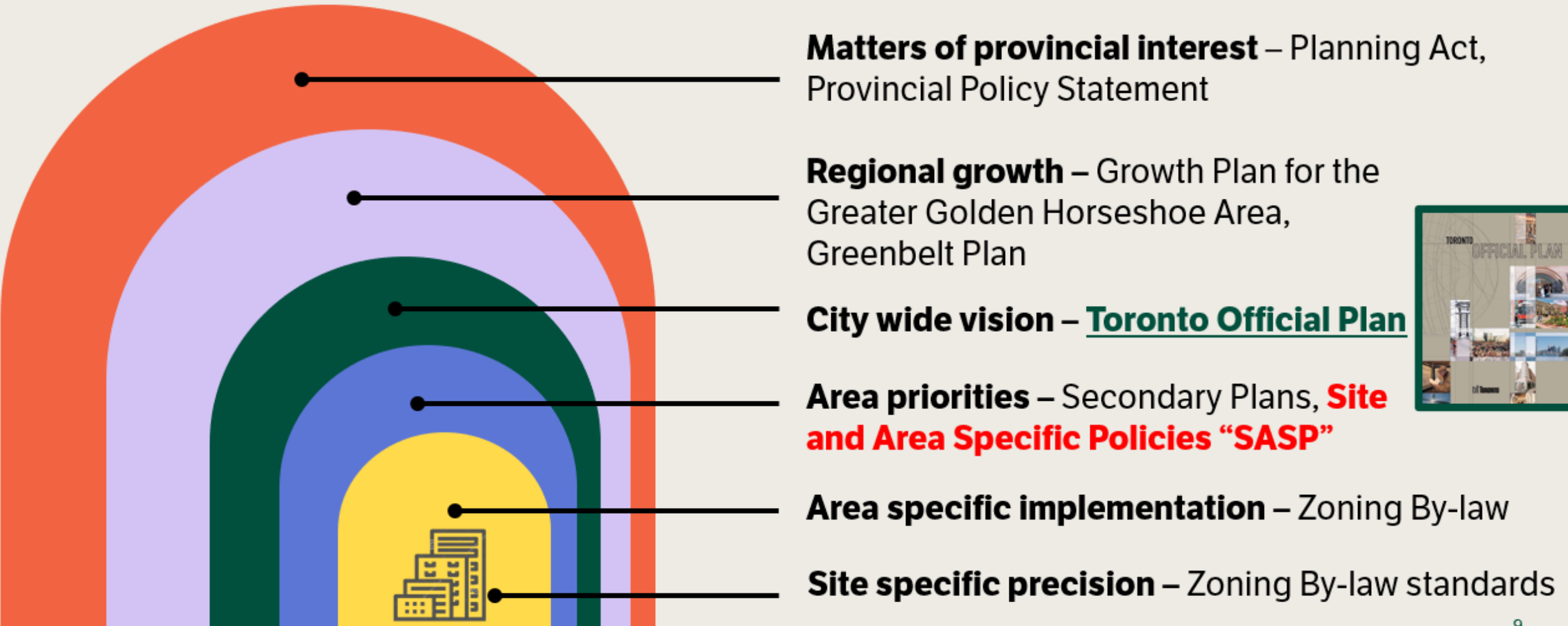
1. Official Plan refresher and *Employment Areas*
2. Conversion requests: Background and Method
3. Staff Recommendations and Next Steps
4. Removing Residential Permissions from Employment Areas Study (Chapter 7 Review)
5. Chapter 1 Draft Language



Official Plan Refresher and Employment Areas



Macro to micro land use planning system



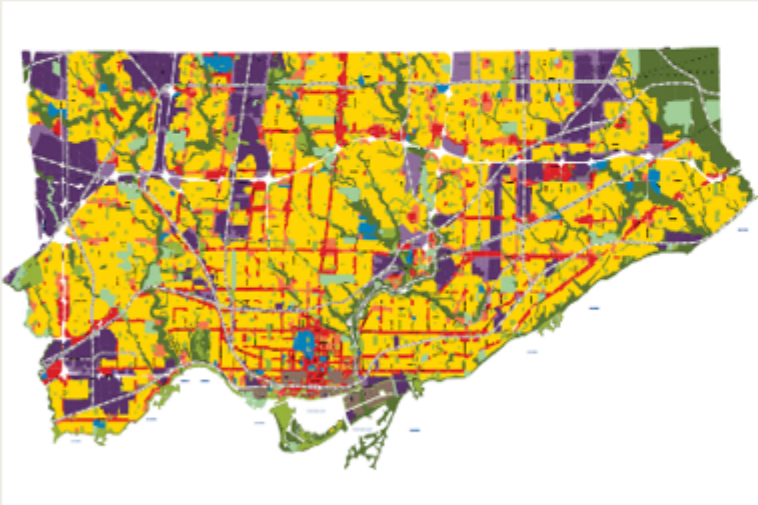
Bill 97 - *Helping Homebuyers, Protecting Tenants Act*, 2023

- Province introduced Bill 97 and the proposed **Provincial Planning Statement** on April 6, 2023
 - Bill 97 received Royal Assent on June 8, 2023
 - DRAFT Provincial Policy Statement commenting period closes August 4, 2023
- Bill 97 amends the definition of “area of employment”
- Provincial Planning Statement introduces new policy framework
 - Province indicates that the new definition PPS will come into effect at the same time
 - Potential timeframe: Fall 2023

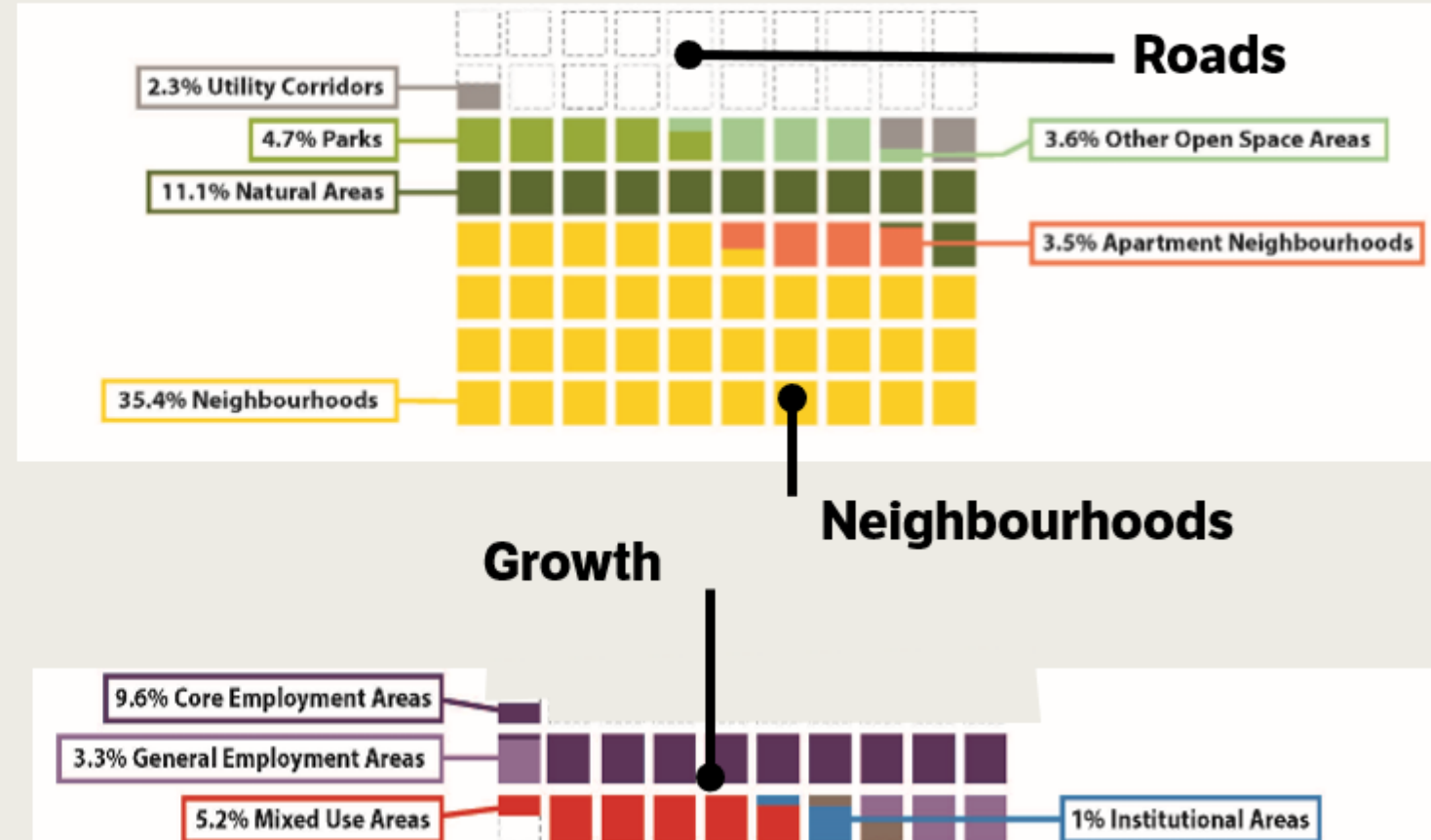
Official Plan – Long term land use vision

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 Land Uses



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)

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



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



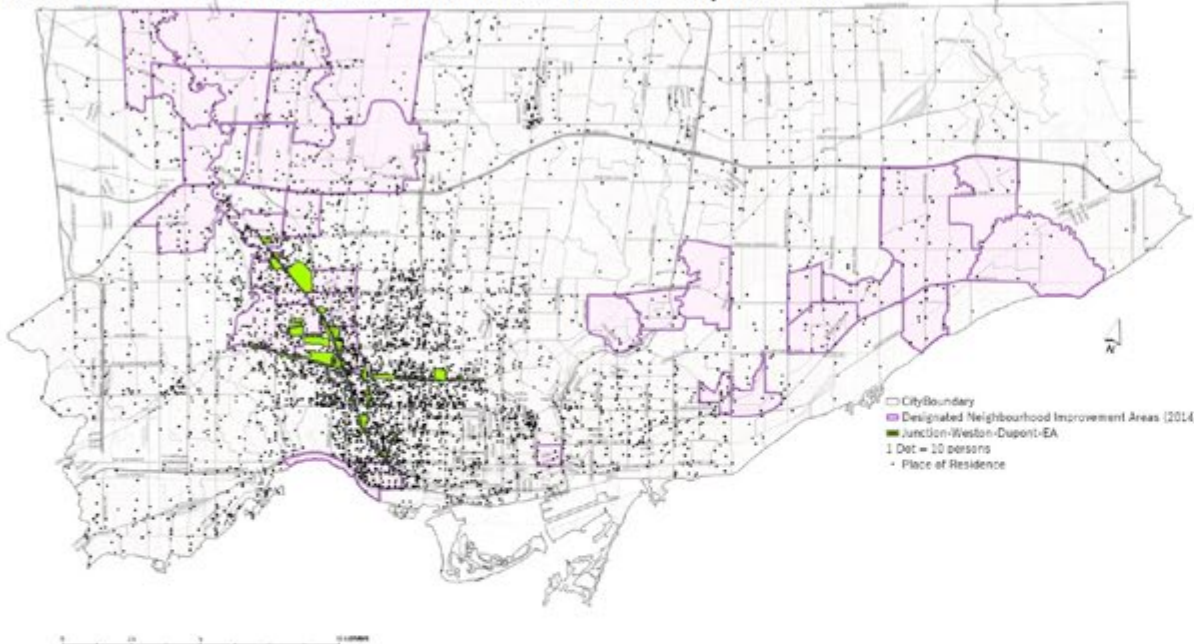
Average annual earnings by industry, 2021	
Goods Producing / Manufacturing	\$68,151
Warehousing	\$59,050
Waste Management	\$50,282

Statistics Canada.

Average weekly earnings by industry, annual ¹⁵

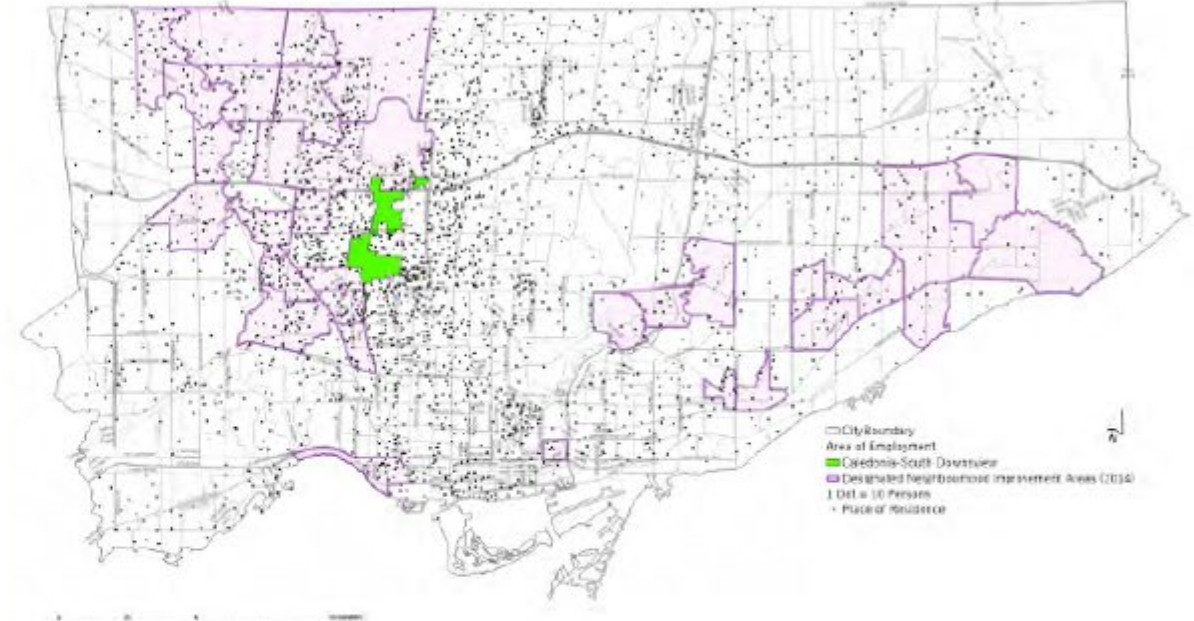
Employment Areas employ Toronto residents

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



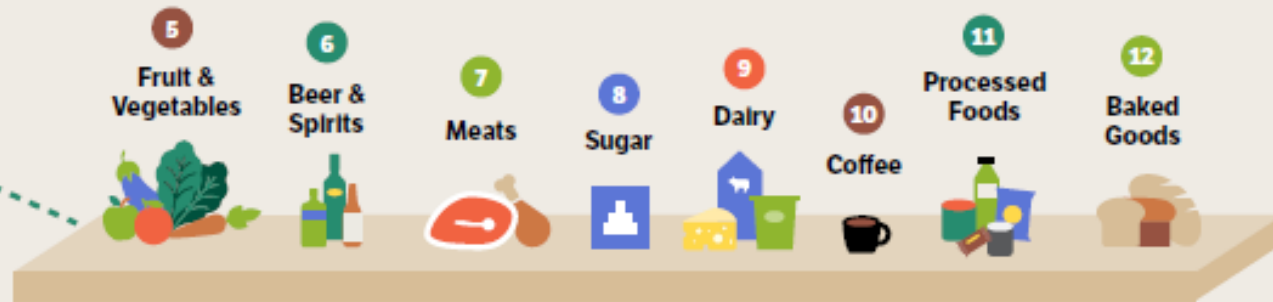
Junction-Weston-Dupont

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

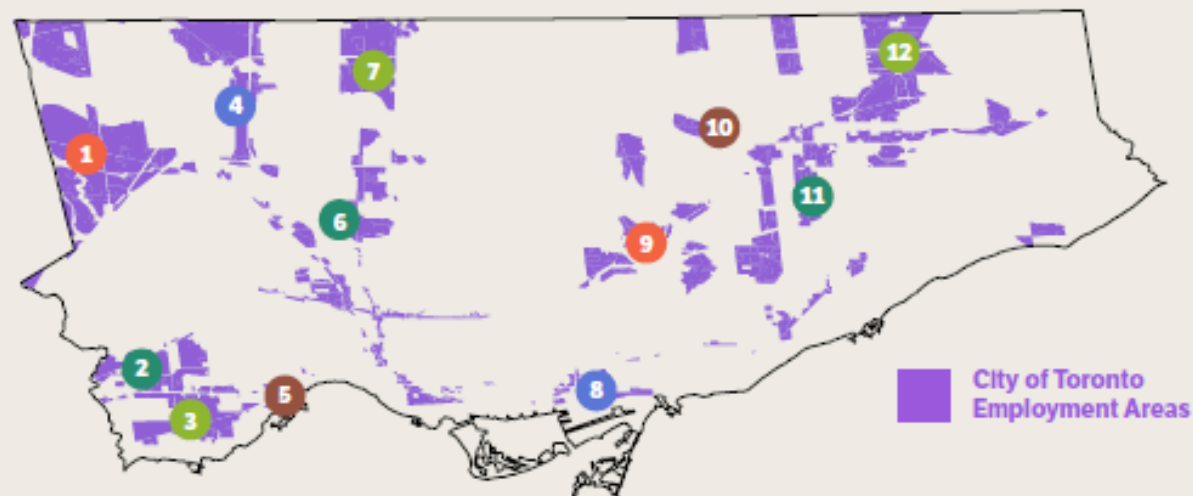


Caledonia - South Downsview

● 1 dot = 10 Places of Residence



Your Essentials, Brought to you by Employment Areas



Conversion Requests: Background and Method

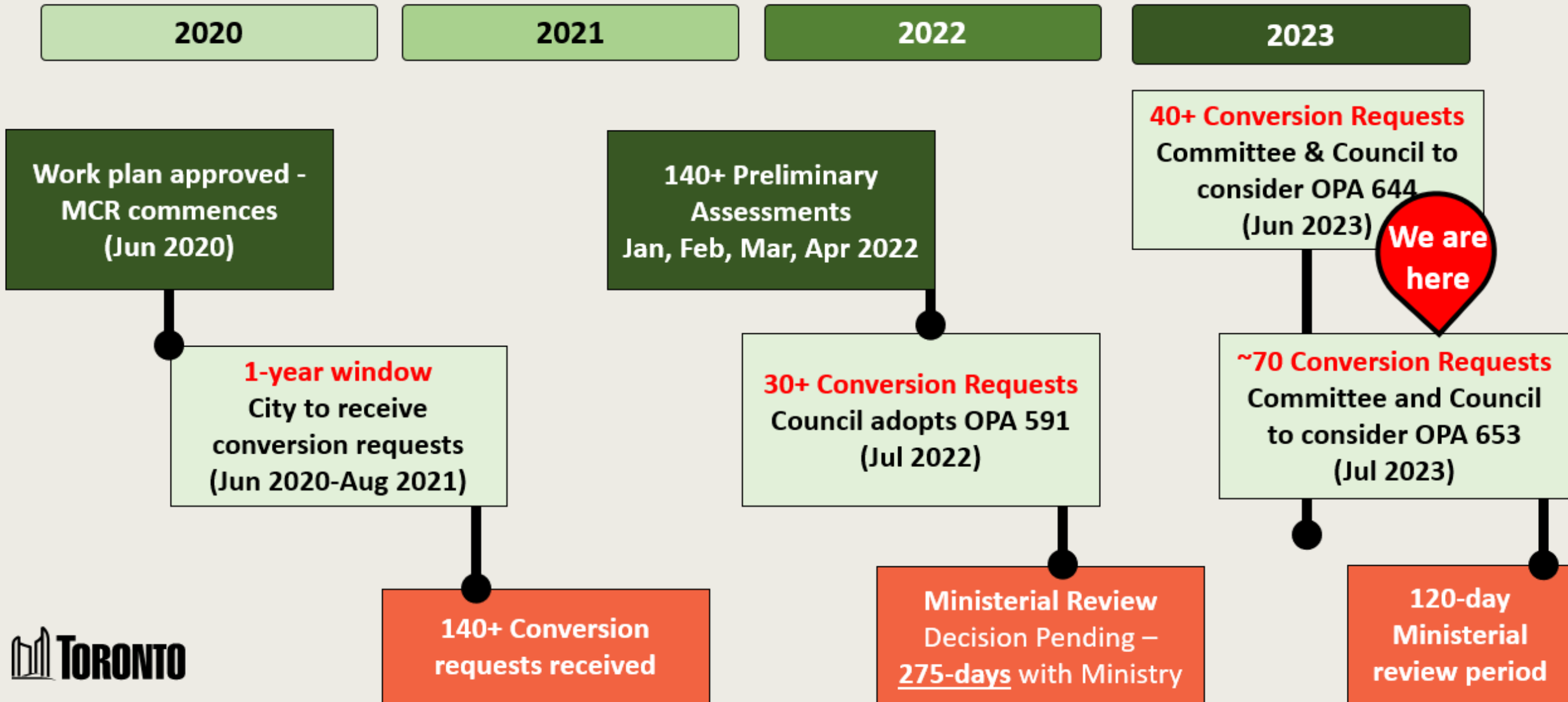


What is an employment conversion?

- redesignation of land from an Employment Areas designation to any other designation
 - including from *Core Employment Areas* to *General 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)



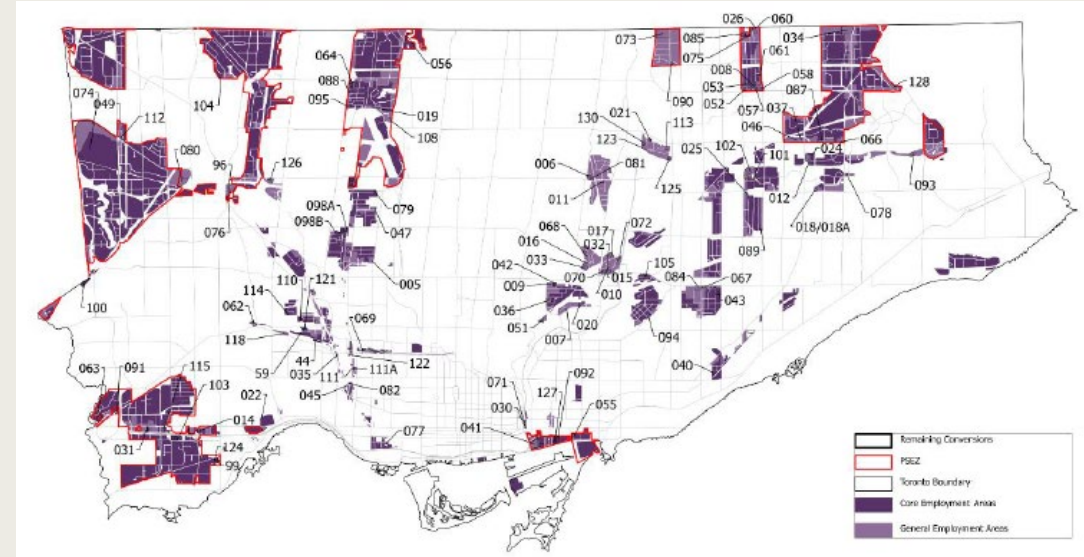
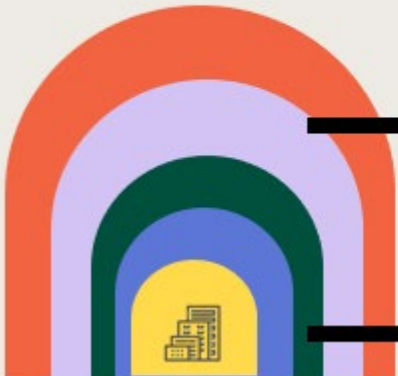
Conversion request timeline



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
- Engagement



~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



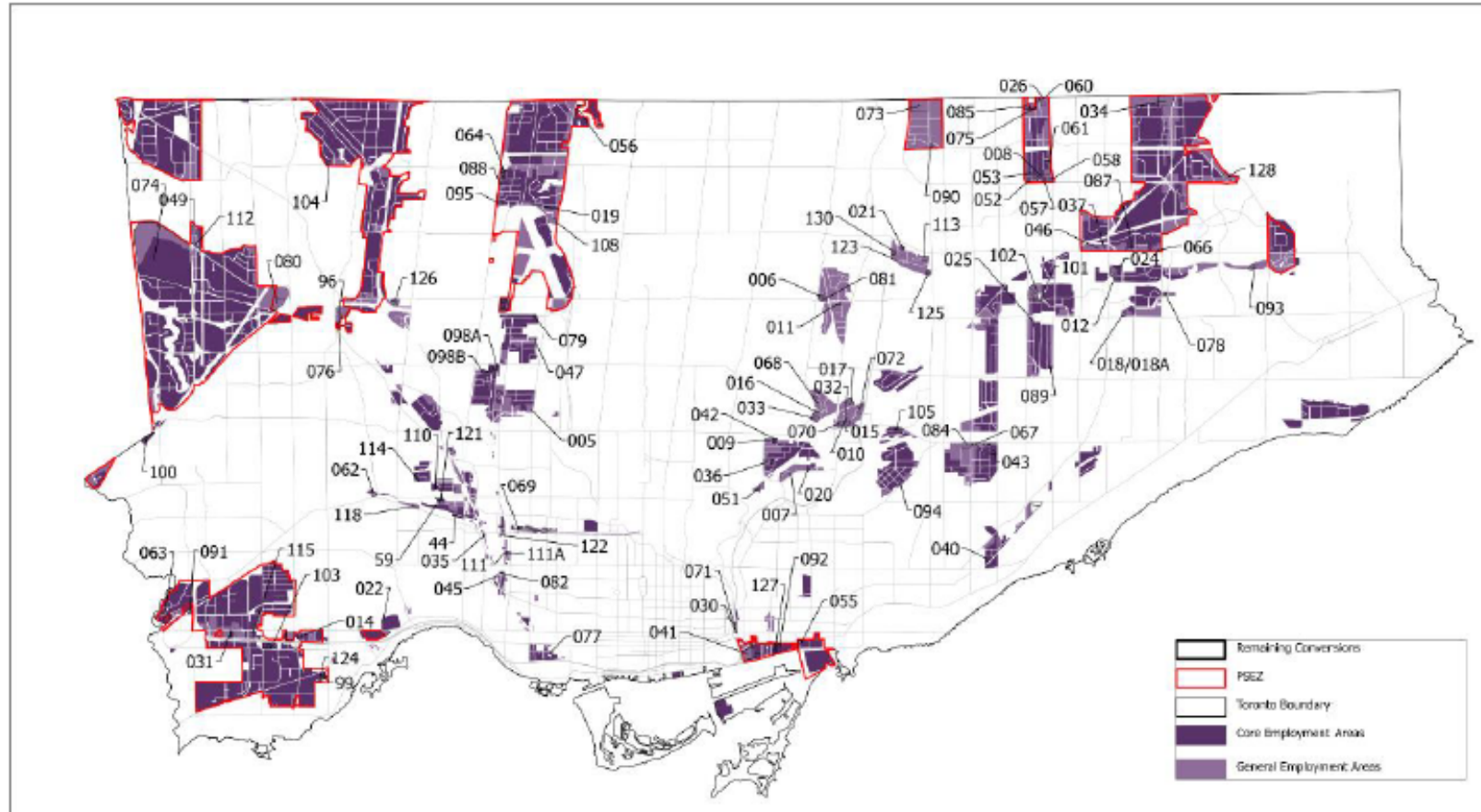
Staff Recommendations



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

July 2023 – OPA 653

- ~ 70 requests
- 20 + 3 conversions
- ~ 58 hectares recommended for conversion

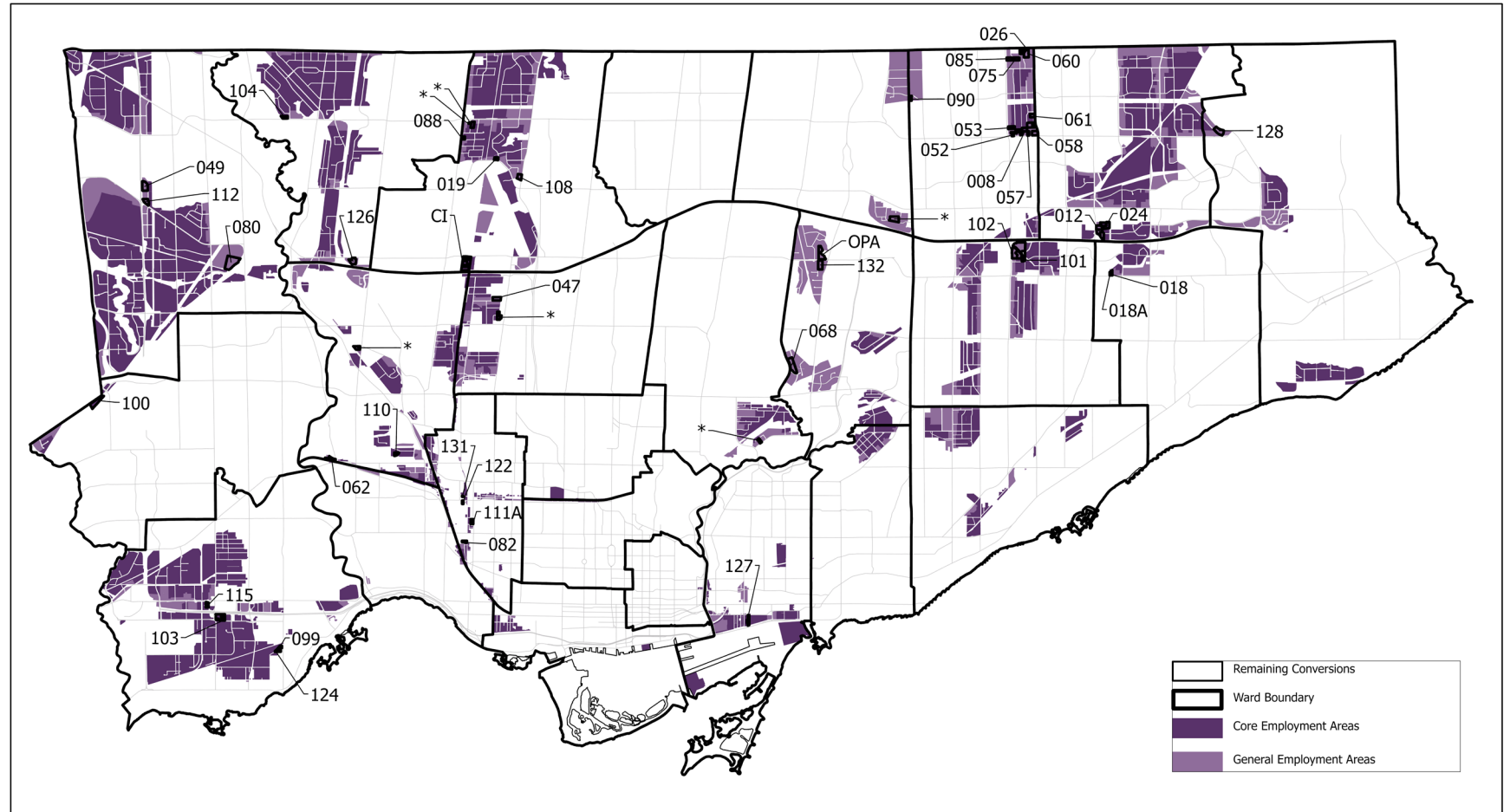
Recommendations – July 5 P&H Committee (Retained/Incomplete)

Of the 70 requests:

- **10** are incomplete
- **37** sites “retained”



Conversion Requests Recommended to be Retained (July 5th Planning and Housing Committee)



0 5 10km



Data Source: City of Toronto

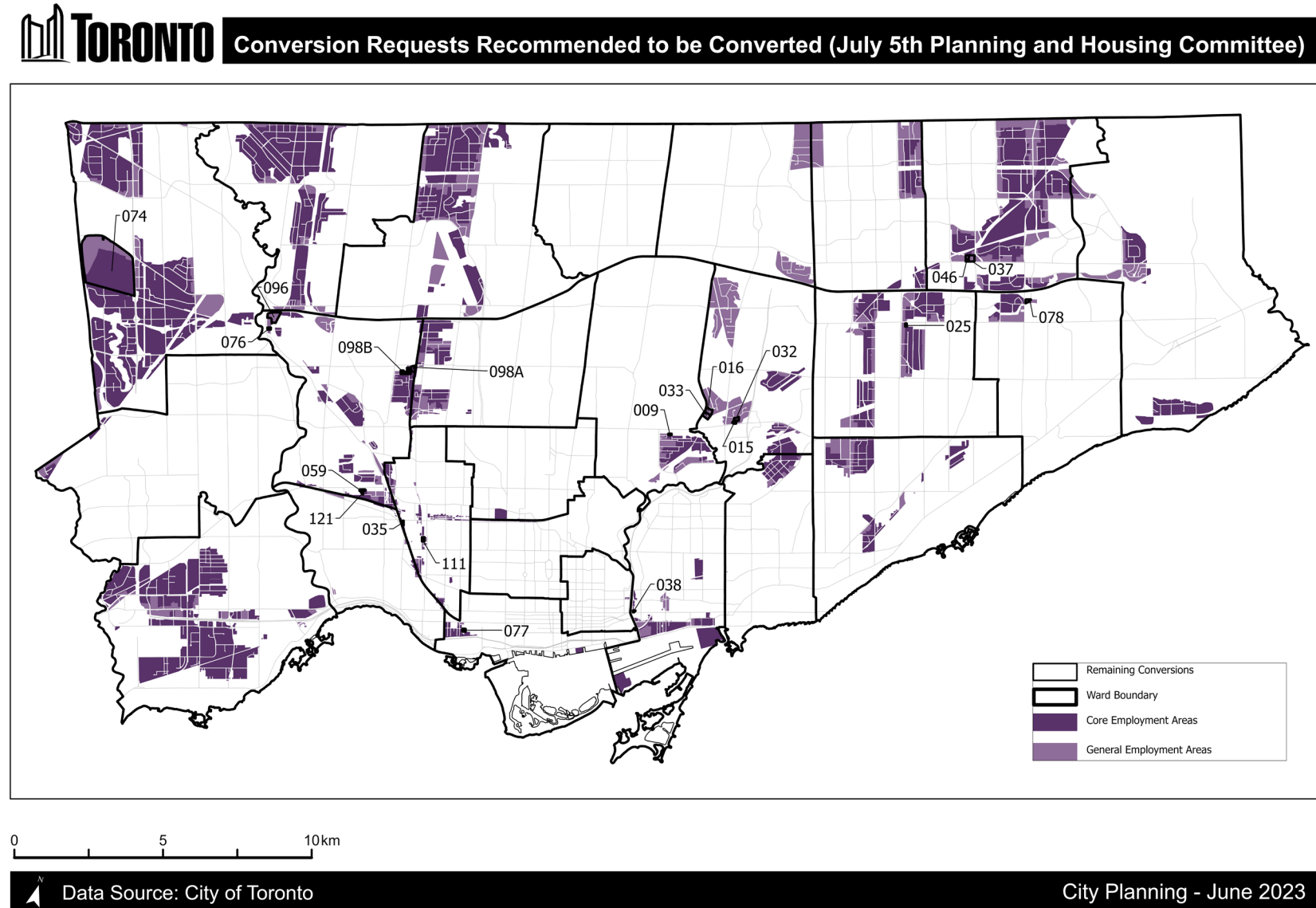
City Planning - June 2023



Recommendations – July 5 P&H Committee (Conversions Recommended)

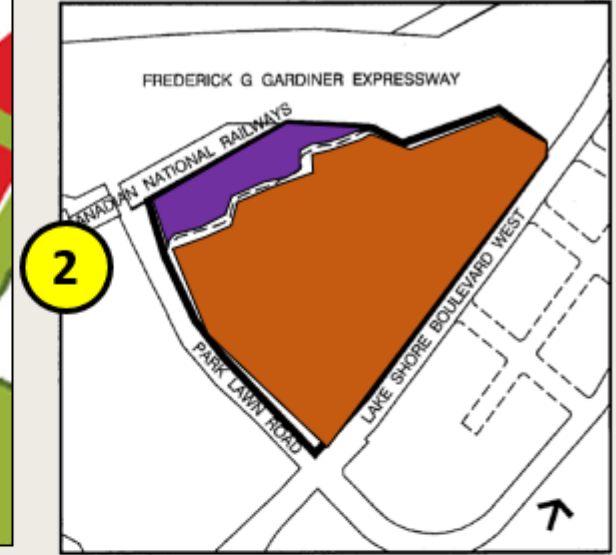
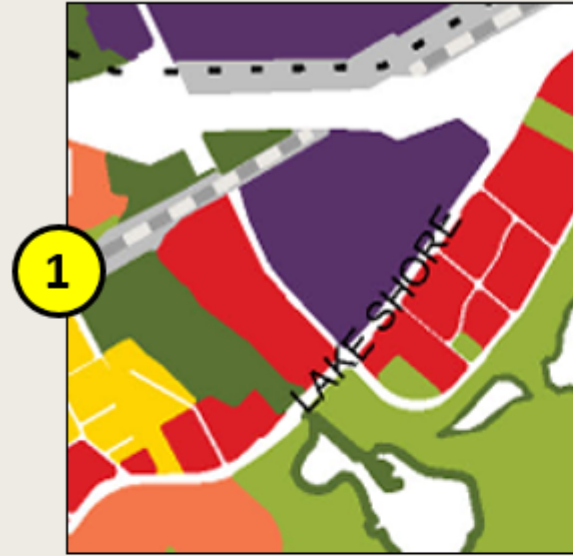
Of the 70 requests:

- **20+3** conversions recommended:
 - 3 - retain as *Core Employment Areas* with added uses;
 - 3- *Core Employment Areas* to *General Employment Areas*;
 - 1- *General Employment Areas* to *Institutional Areas*;
 - 11- *Employment Areas* to *Regeneration Areas*;
 - 5- *Employment Areas* to *Mixed Use Areas*



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

Etobicoke



109, 116R & 126-142 Ryding Avenue

– redesignate the lands and nearby lands to *Regeneration Areas* with a SASP



Site and Area Specific Policy

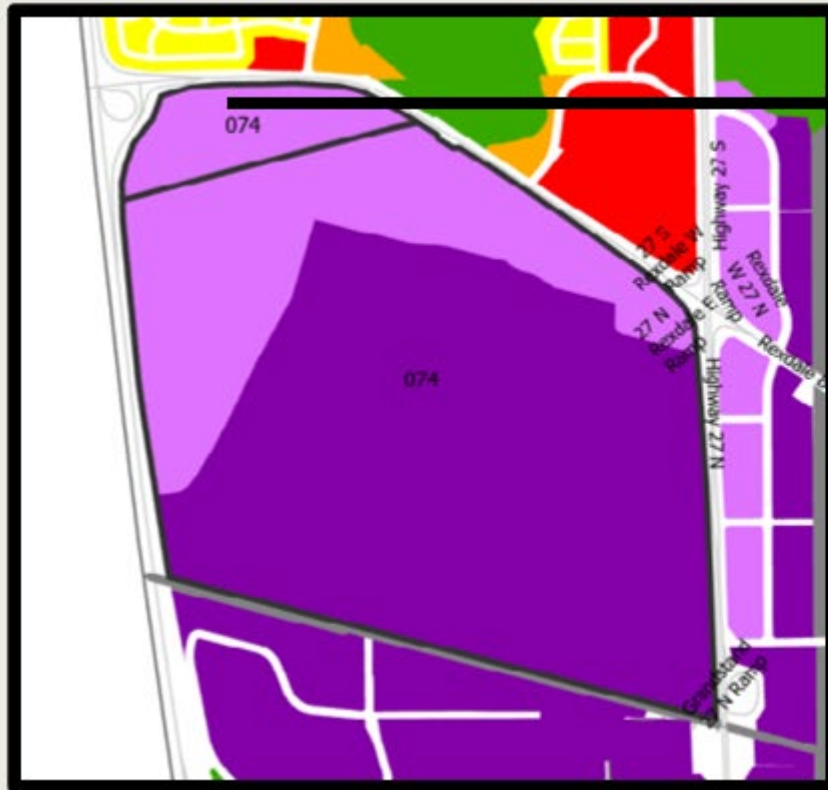
- Affordable housing
- Minimum Gross Floor Area be Employment uses
- Area study: land use, height, density CS&F, etc.



555 Rexdale Boulevard (portion of) – redesignate to *Mixed Use Areas* & amend SASP 296

Site and Area Specific Policy

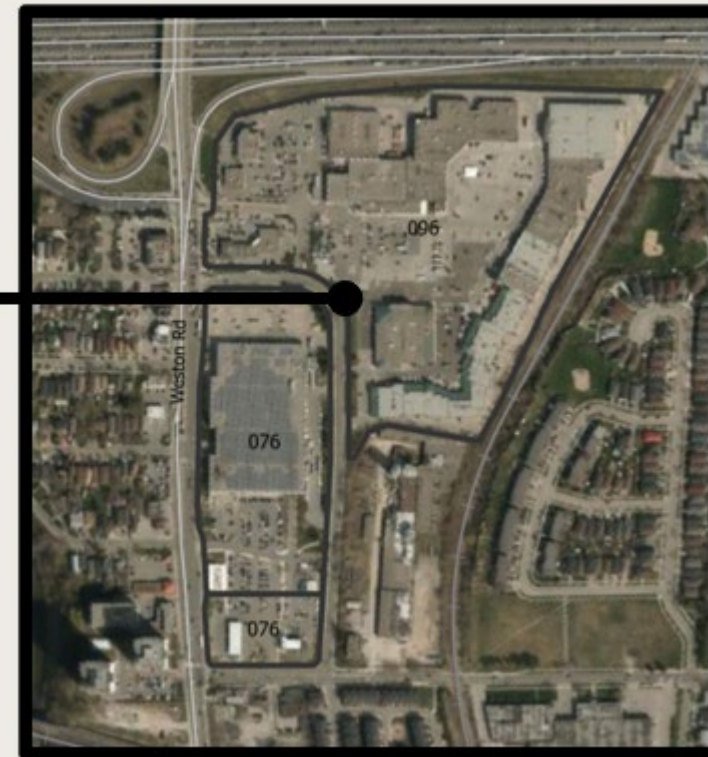
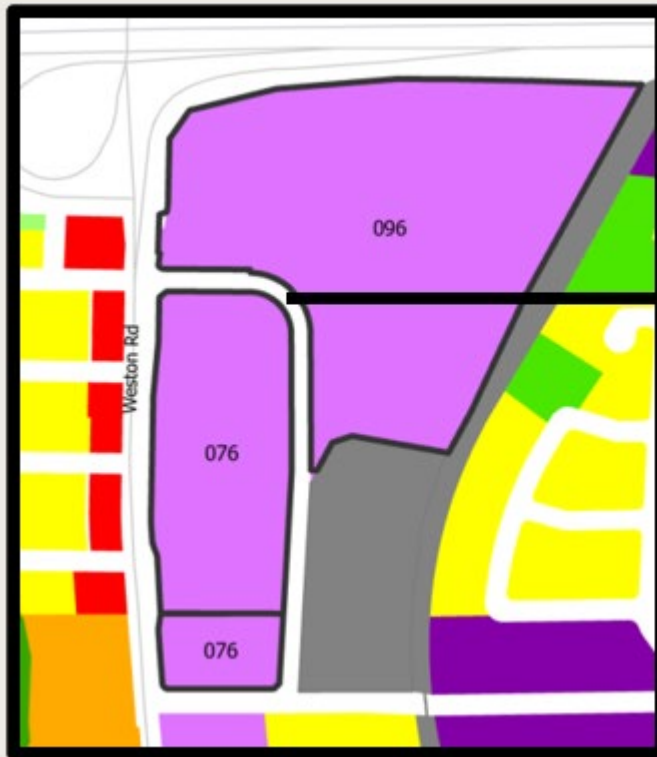
- Amend map to reflect the approved Draft Plan of Subdivision (where residential uses are already permitted)



2541-2549 and 2625 Weston Road – redesignate to *Regeneration Areas* with a SASP

Site and Area Specific Policy

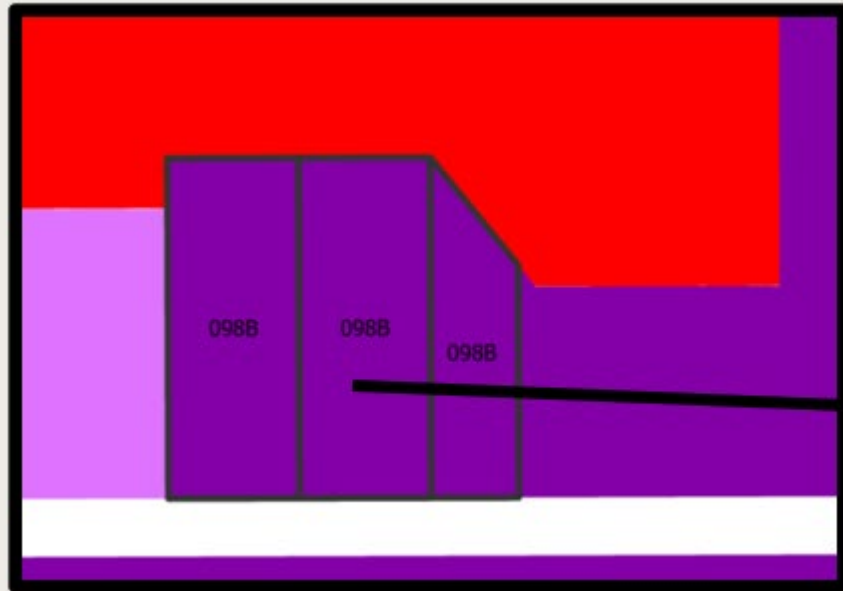
- Affordable housing
- Minimum Gross Floor Area be Employment uses
- Area study: land use, height, density CS&F, etc.



44-56 Colville Road – redesignate to *General Employment Areas* with a SASP

Site and Area Specific Policy

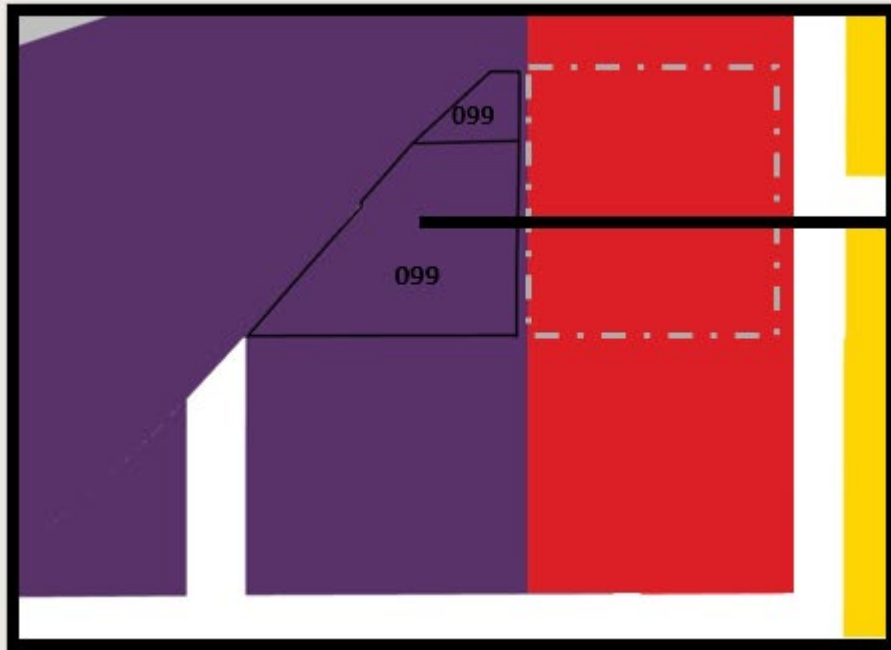
- Coordinate development with future redevelopment of the *Mixed Use Area* to the north,
- Conditions for major retail development



266-268 Royal York Rd (rear portion) – add a SASP on the *Employment Areas* part of the split designated lands

Site and Area Specific Policy

- permit loading, service, mechanical facilities, access and parking in support of development on *Mixed Use Area* front of properties
- *Employment Areas* uses to be compatible with nearby existing and proposed residential uses



North York



20 Brentcliffe Road

– redesignate to *Mixed Use Areas* with SASP



Site and Area Specific Policy

- Affordable housing
- Minimum 15% of total Gross Floor Area be Employment uses
- Midblock pedestrian connections and streetscape improvements

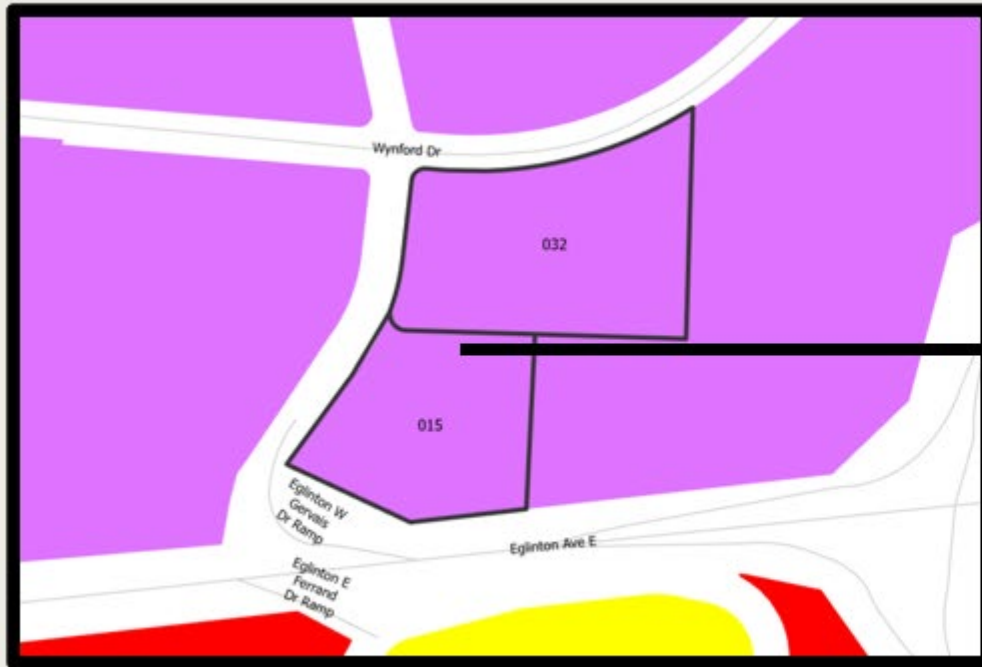


15 Gervais Drive and 39 Wynford Drive

– redesignate to
Regeneration Areas with
SASP

Site and Area Specific Policy

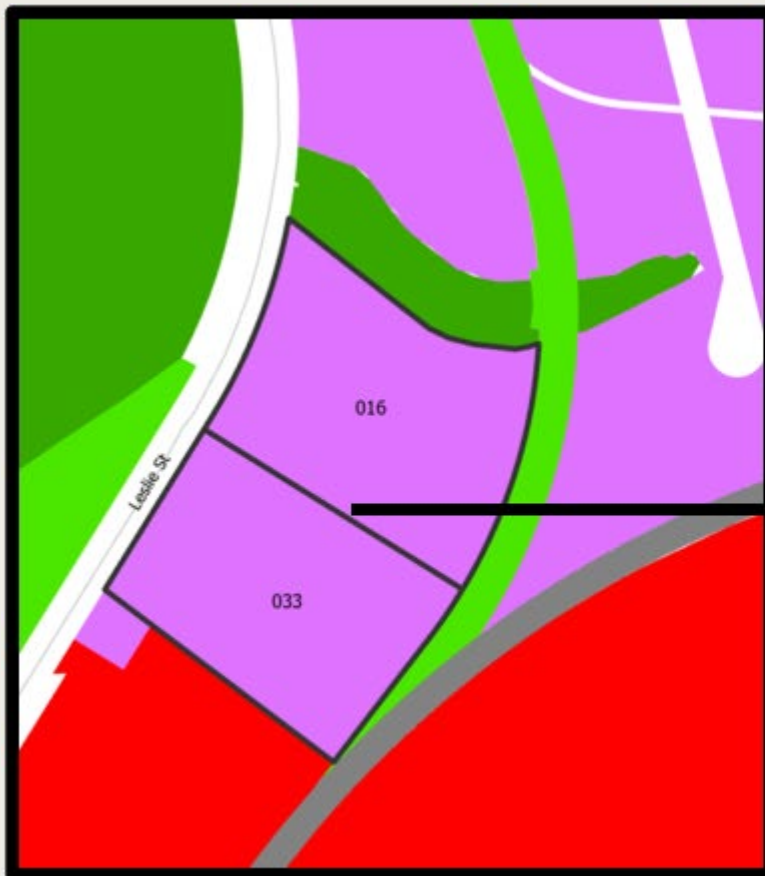
- Studies to plan a complete community
- Affordable housing
- Minimum 15% of total Gross Floor Area be non-residential uses



1121 Leslie Street and 1123 Leslie Street – redesignate to *Regeneration Areas* with SASP

Site and Area Specific Policy

- Studies to plan a complete community
- Affordable housing
- Two new public roads
- Minimum 15% of total Gross Floor Area be non-residential uses



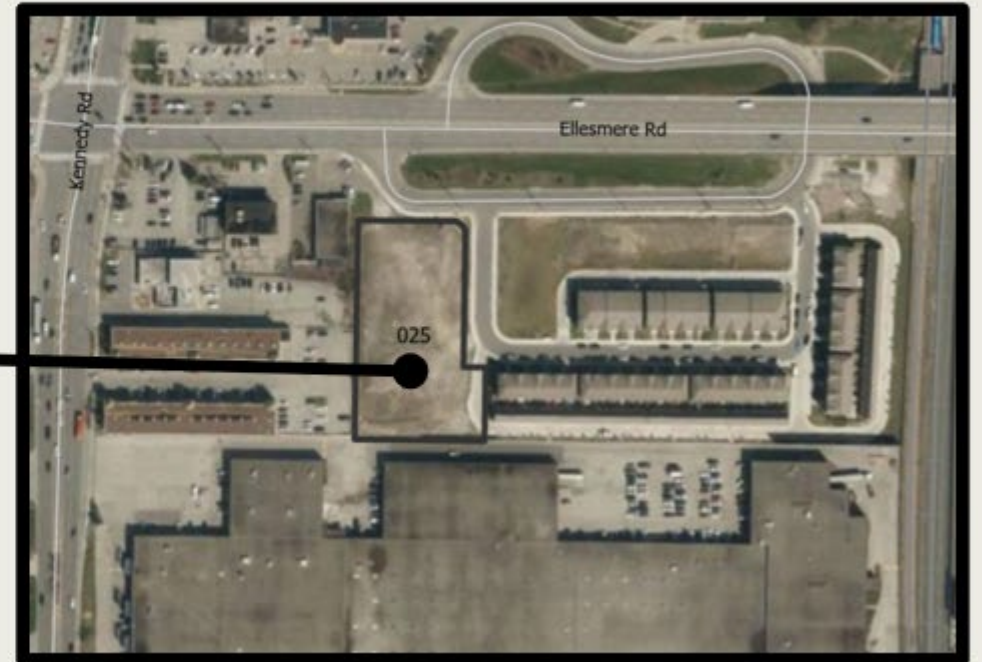
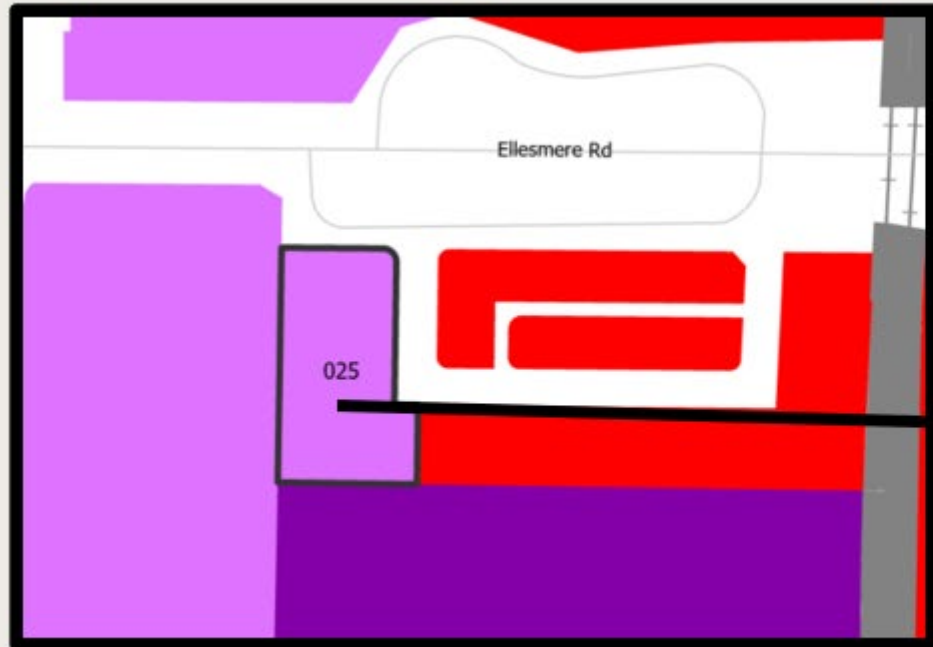
Scarborough



1001 Ellesmere Road – redesignate to *Mixed Use Areas* with SASP

Site and Area Specific Policy

- Non residential GFA of 2,500m² or 10 %
- Affordable Housing



920 & 930 Progress Avenue – redesignate to *Institutional Areas* with SASP

Site and Area Specific Policy

- Seniors accommodations permitted
- Non residential GFA of 10,000m² or 15 %
- Residential permitted up to 40% of site area
- Affordable Housing



4630 and 4570 Sheppard Avenue East – redesignate south portion to *Regeneration Areas* with SASP



Site and Area Specific Policy

- Secondary Plan or SASP required
- Including Land Use Plan, CS&F, phasing, minimum non residential GFA
- If determined residential appropriate, affordable housing



Toronto – East York

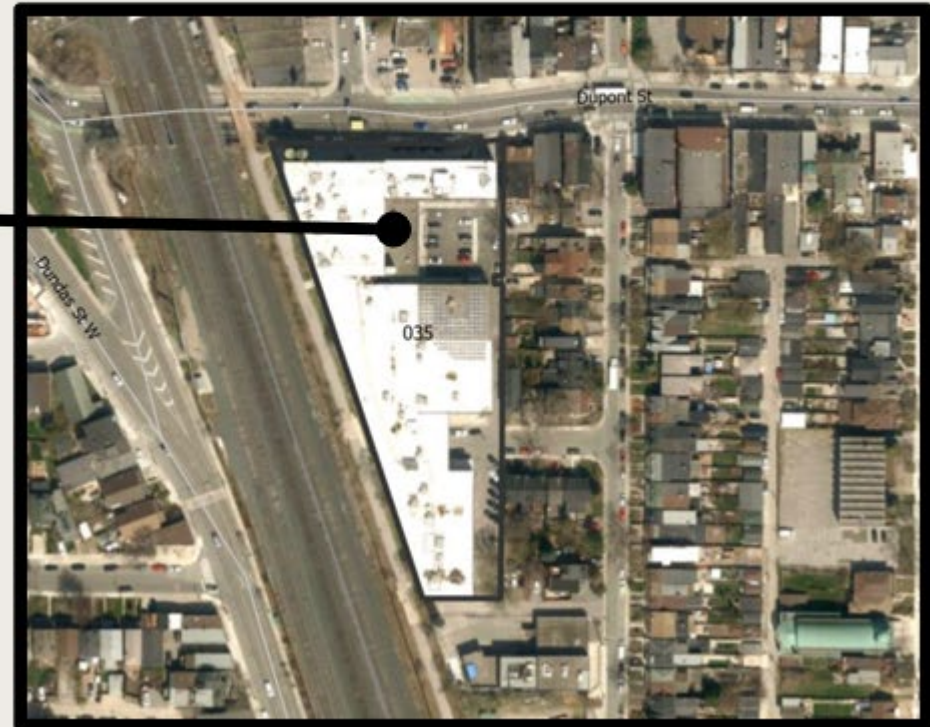


1655 Dupont Street – redesignate to *General Employment Areas* with SASP



Site and Area Specific Policy

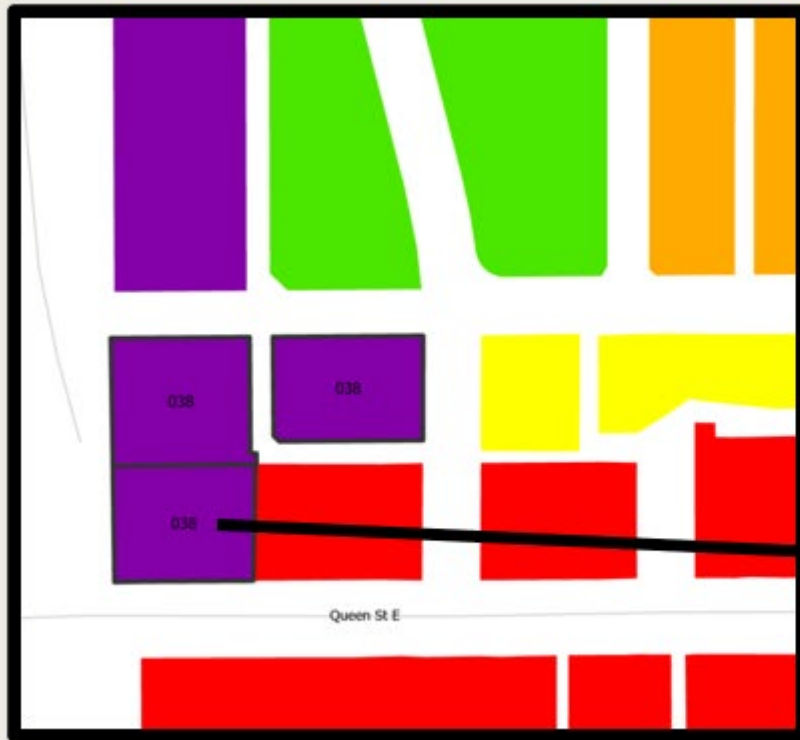
- Requiring retention of the listed heritage building
- Connections to West Toronto Rail Path
- No major retail
- Rail safety requirements for high occupancy employment uses



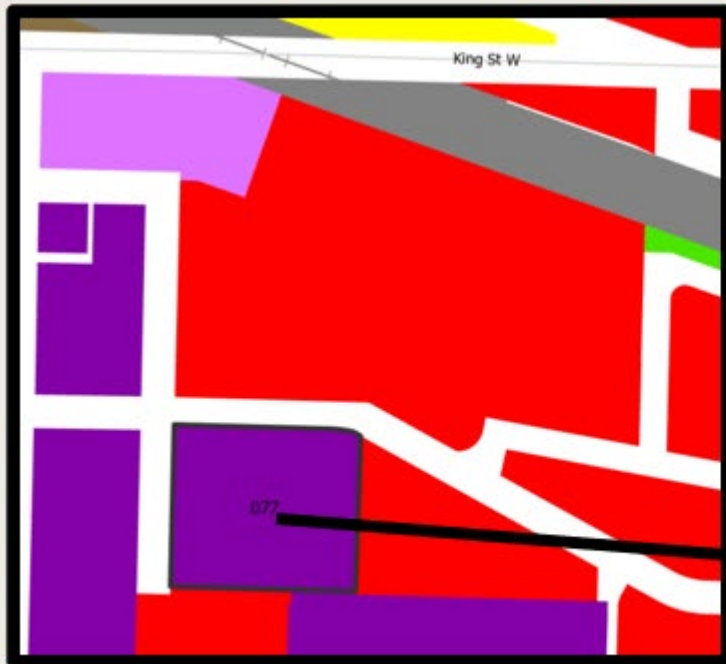
9 Davies Avenue, 600 Queen Street East and 16 Carroll Street – redesignate part of site to *Mixed Use Areas* with SASP

Site and Area Specific Policy

- Minimum of 1,000m² or 15% of total Gross Floor Area to be Employment uses
- Retention of 6 storey studio building
- Affordable housing



171 East Liberty Street and 37 Hanna Avenue (western portion)– redesignate to *Mixed Use Areas with SASP*

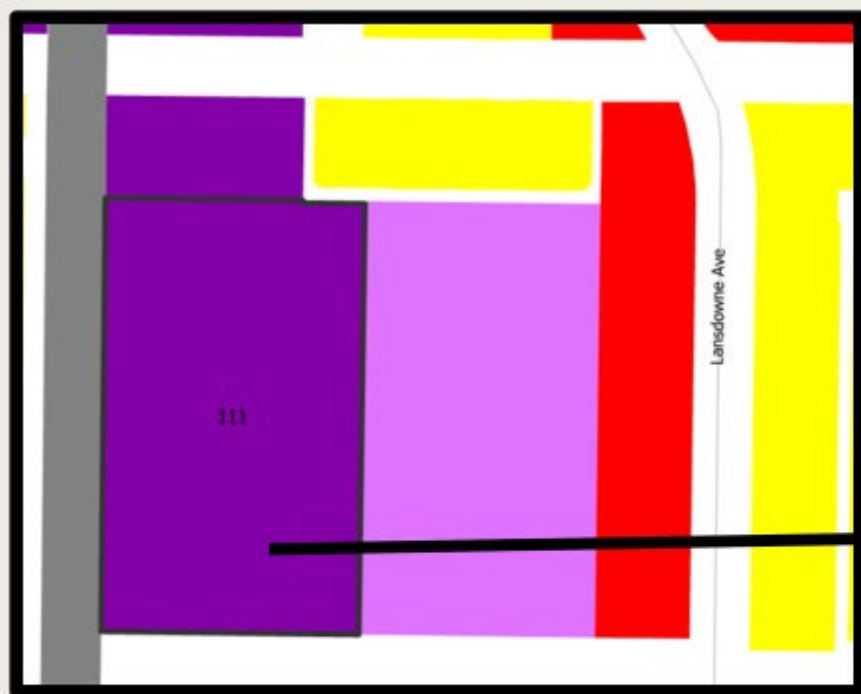


Site and Area Specific Policy

- Minimum of 25,000m² or 15% of total Gross Floor Area to be Employment uses
- Retention of 6 pedestrian retail mews on the lands be maintained
- Affordable housing



60 Paton Road– redesignate to *General Employment Areas* with SASP



Site and Area Specific Policy

- Require streetscape improvements along Paton Road
- No major retail
- Rail safety requirements for high occupancy employment uses



65, 87 Heward Avenue - SASP



Site and Area Specific Policy

- Prioritize film and media facilities
- Allow retail to a maximum of 20 percent of the gross floor area of the buildings within the SASP area
- Prohibit major retail
- Flood protection measures

350 Campbell Avenue – SASP



Site and Area Specific Policy

- Minimum of 1,000m² of total Gross Floor Area to be Employment uses
- Type of Employment uses informed by Rail Safety and Rail Mitigation Report
- Flexibility to provide the required employment gross floor area on the adjacent mixed use development at 321-355 Symington Avenue

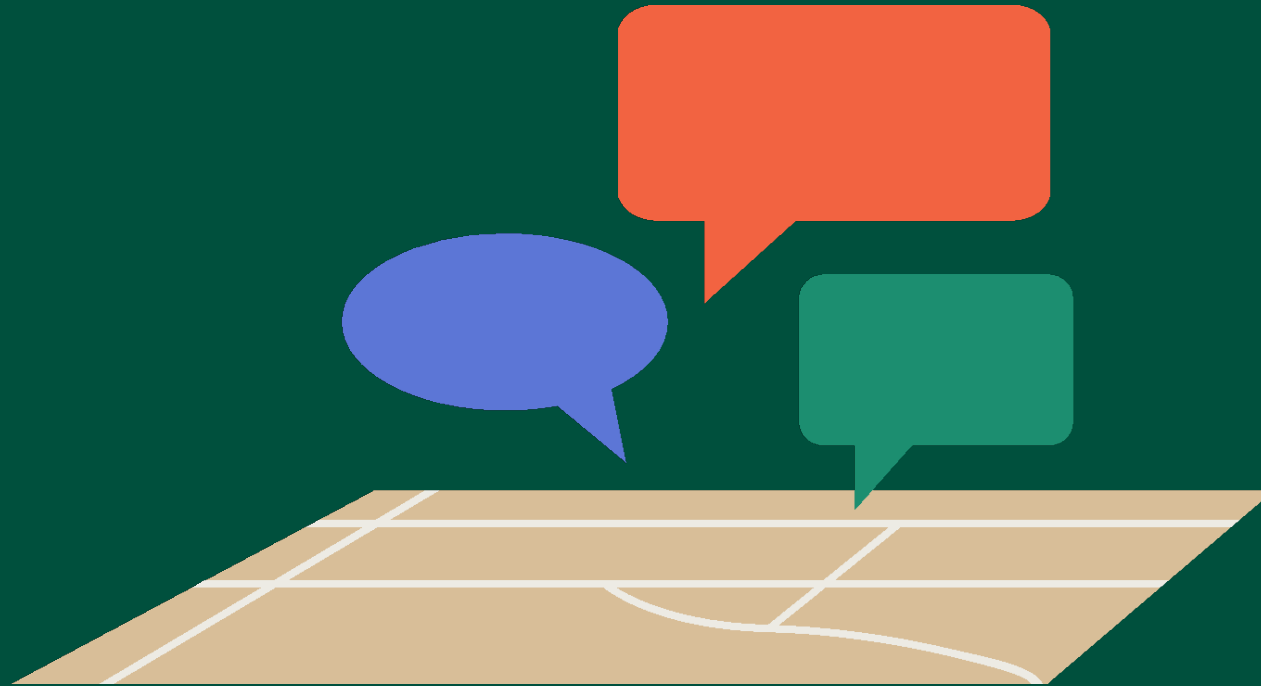
Conversion Request Next Steps

- **Final recommendation reports**
 - July 5, 2023 PHC
 - July 19-21 Council
- **Submission to Minister for approval (120 days)**

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 #1



Removing Residential Permissions from Employment Areas Study



PPS 2020 and Growth Plan 2020: Employment Policies



1.3 Employment

1.3.2.3 Within *employment areas* planned for industrial or manufacturing uses, planning authorities shall prohibit residential uses and prohibit or limit other *sensitive land uses* that are not ancillary to the primary employment uses in order to maintain land use compatibility.

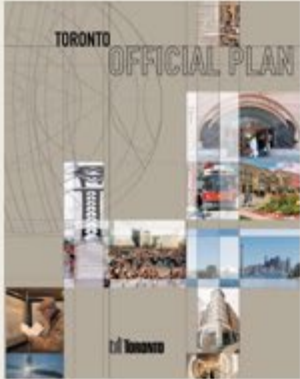
Employment areas planned for industrial or manufacturing uses should include an appropriate transition to adjacent non-*employment areas*.



2.2.5 Employment

7. Municipalities will plan for all *employment areas* within *settlement areas* by:
- a) prohibiting residential uses and prohibiting or limiting other *sensitive land uses* that are not ancillary to the primary employment use;
 - b) prohibiting *major retail* uses or establishing a size or scale threshold for any *major retail* uses that are permitted and prohibiting any *major retail* uses that would exceed that threshold; and
 - c) providing an appropriate interface between *employment areas* and adjacent non-employment areas to maintain land use compatibility.

Official Plan Employment Policies (OPA 591)



- i) Chapter 4 Land Use Designations, 4.6 Employment Areas is amended by adding a new Policy 4.6.7 as follows:

Residential uses are prohibited on lands designated Core Employment Areas and General Employment Areas.

Official Plan: Site and Area Specific Policies



- Many Site and Area Specific Policies existed in the Official Plans of the former municipalities before the amalgamation of Toronto in 1998 and certain SASPs forward into the current Official Plan.
- New Site and Area Specific Policies are developed to provide a further layer of local policy direction for an area.
- Where there is conflict between the Official Plan “parent” policies and SASPs, **the SASPs prevail**.

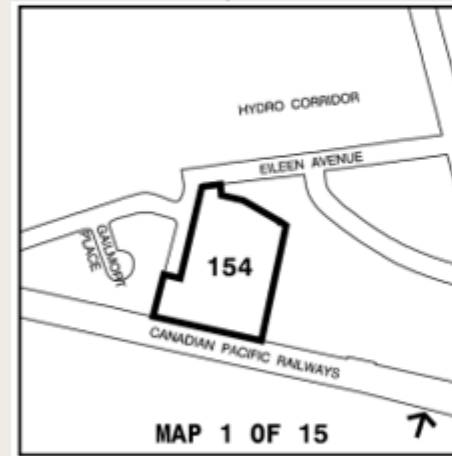
Chapter 7 Site and Area Specific Policies (500+)



Policy Recap



- **Prohibit Residential in employment areas:** Provincial Policy Statement; Growth Plan; and “parent” Official Plan
- However, Site and Area Specific Policies **prevail** over the “parent” Official Plan
- There are some Site and Area Specific Policies that apply to Employment Area lands that permit residential uses
 - **Creating a policy conflict and inconsistency**



Site and Area Specific Policy 154

A mix of employment and **residential uses are permitted** provided that:

- a) if the property is designated *Employment Areas*, the building will provide for a satisfactory living environment compatible with the employment uses in the building and adjacent area; or
- b) if the property is designated as any designation other than *Employment Areas*, the employment uses are restricted to those compatible with residential uses in terms of emissions, odour, noise and generation of traffic.

Policy Analysis Method

In considering each policy conflict, City staff analyzed:

- Existing and proposed uses
- Surrounding land uses and permissions
- Location and size of lands
- Proximity to major facilities, such as rail corridors, rail yards, impactful industrial sites etc
- Other site-specific considerations

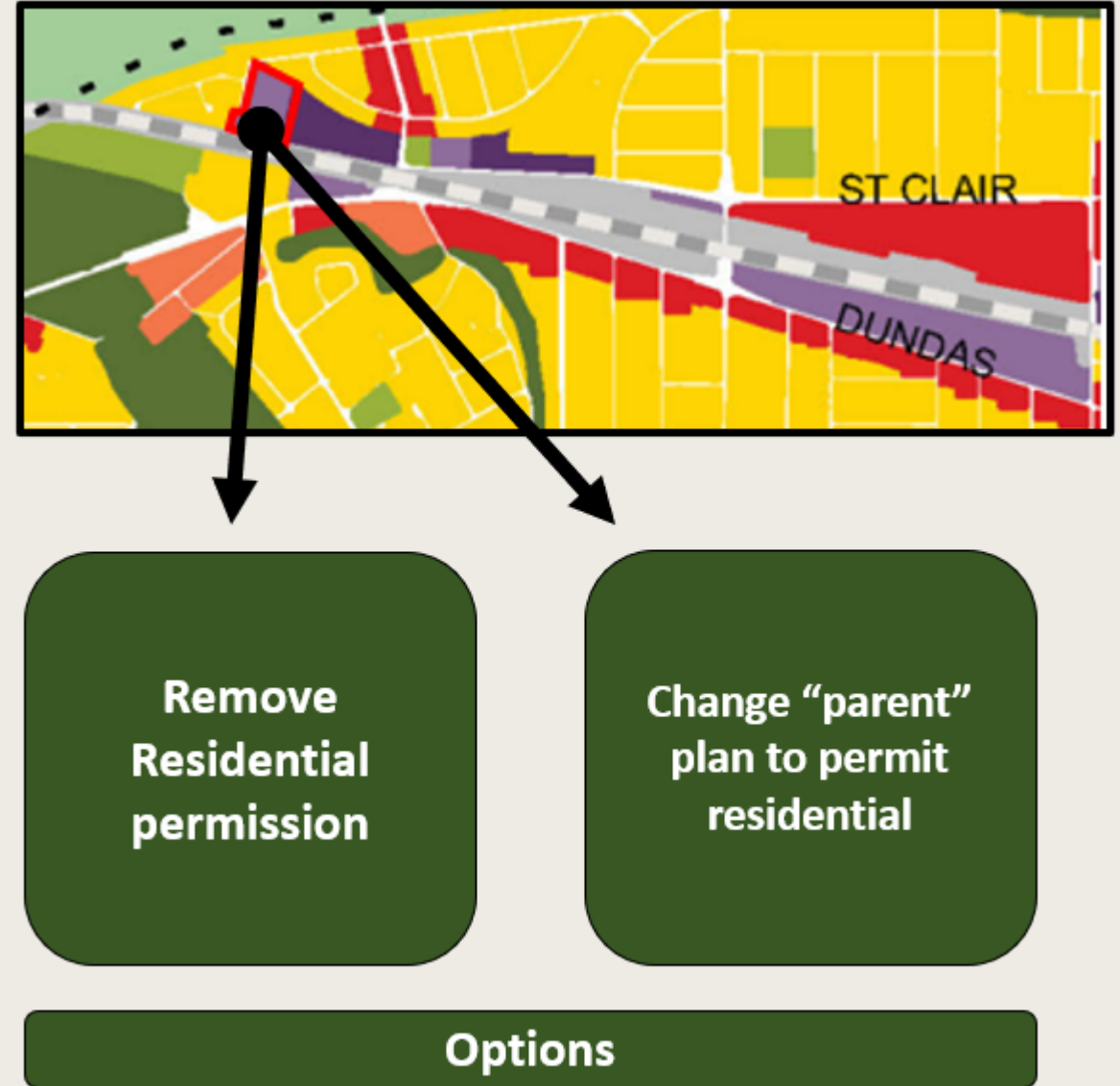
Outcomes will generally reflect what is currently on the ground.



Resolving the policy conflict and inconsistency

For SASP that permit residential uses in Employment Areas:

- Retain the employment designation and remove the residential use permissions **or**
- Change the land use designation from employment designation to one that permits residential use



Recommendations: Summary

Remove
Residential
permission

Options

Change “parent”
plan to permit
residential

Removal Residential Permission

- Delete SASP or policies within SASP that permit residential use
- Core Emp Areas to General Emp Areas
- Core/General Emp Areas to Parks

Permit Residential Uses

- Core/General Emp Areas to Neighbourhoods or Apartment Neighbourhoods
- Core/General Emp Areas to Mixed Use Areas or Institutional Areas
- Retain/modify/add SASP where necessary
 - Retain existing SASPs as appropriate
 - Modify existing SASPs as necessary
 - New SASPs that provides direction on development
 - Add Rail Safety requirements where adjacent to rail

Frequently Asked Questions

Will I be forced to move out of my house?

Can I continue to run my home business?

Will these changes force a business to close?

How can I maintain / redevelop my property?

- This study ensures our land use designations and SASPs meet both Provincial requirements and our new Official Plan policies
- This study carefully examined the existing and planned uses for affected properties and the surrounding context to recommend a change that is appropriate
- This study and its outcome is not intended to change to the way you presently use your lands. You can still maintain your existing use.
 - Future redevelopment will need to conform with the Official Plan policies
- This study does not change your existing Zoning permissions – the Zoning permissions may change in a future exercise if the permissions are not consistent with the land use designation (e.g. a residential area that has employment zoning will need amendment).

Chapter 1 Draft Language

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

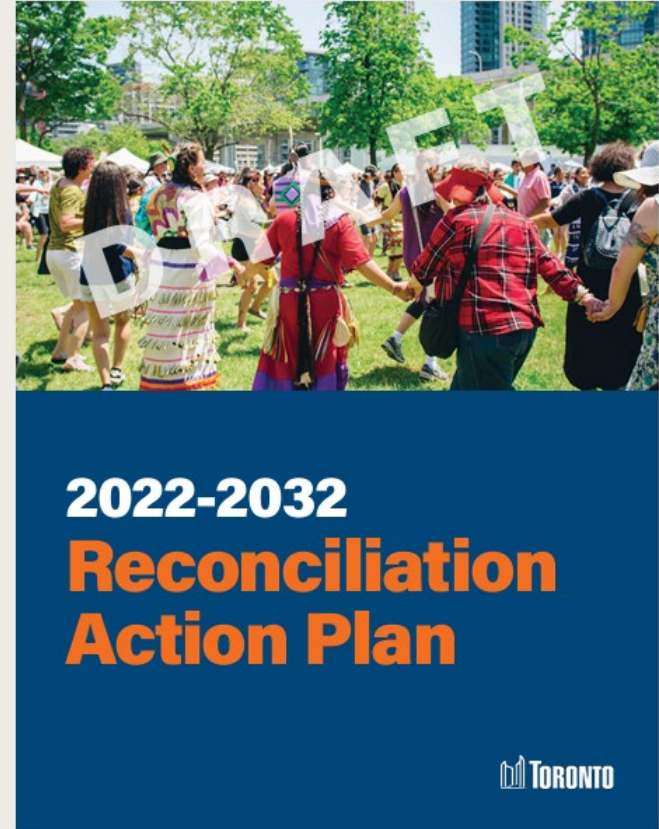


draft

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

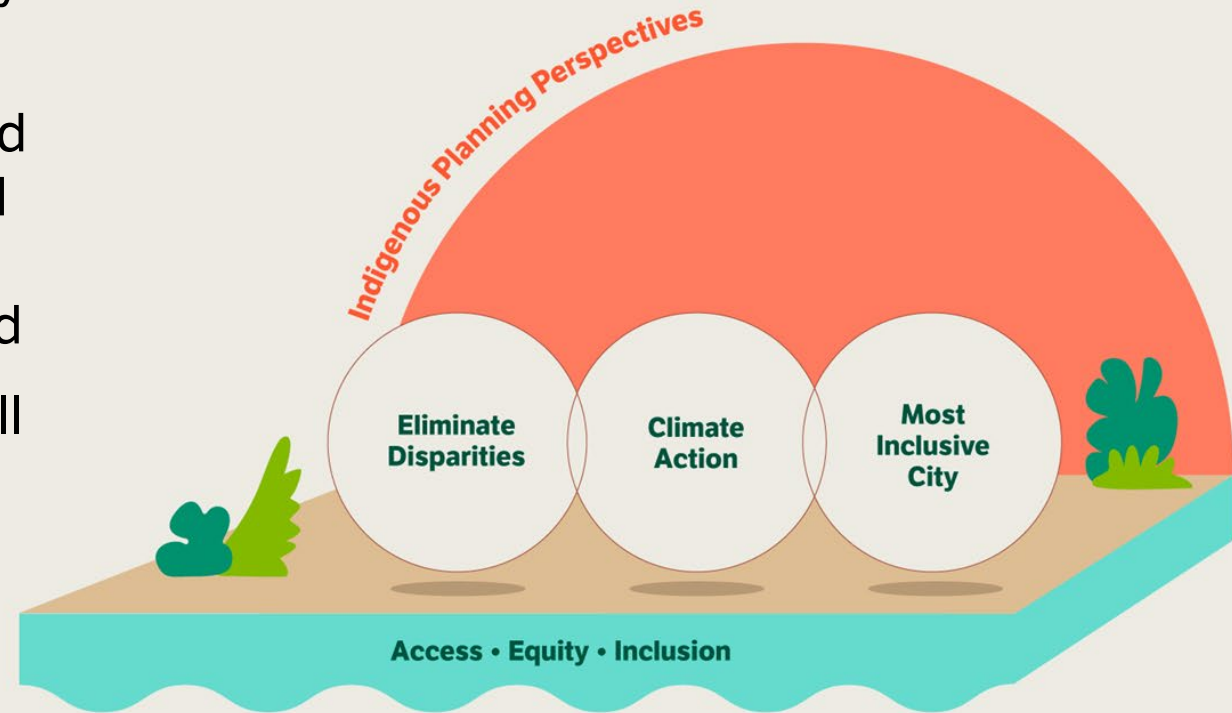


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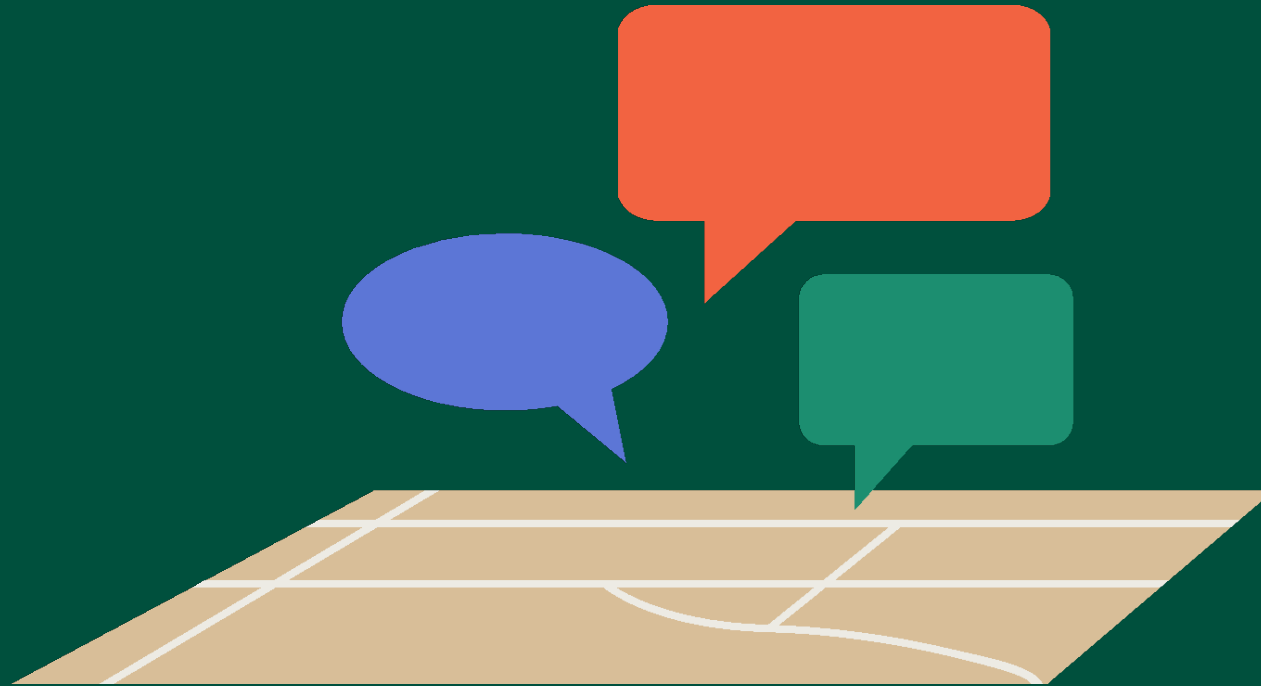
3 Principles for a Successful and Inclusive City

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.



Q&A #2



Thank you

www.toronto.ca/ourplan

OPreview@toronto.ca

