



Public Open House Meetings Summary – June 2023

Date & Time:

June 13, 2023 – 1:00-3:00 pm – 39 Participants

June 13, 2023 – 6:00-8:00 pm – 11 Participants

June 19, 2023 – 1:00-3:00 pm – 18 Participants

June 19, 2023 – 6:00-8:00 pm – 3 Participants

Location: WebEx Virtual Event.

Project Team Participants:

City of Toronto - Jeff Cantos, Carola Perez-Book, Kyle Fearon, Pauline Beaupre, Gerry Rogalski, Janani Mahendran, Jason Tsang, Cole Solish, Ali Darouiche, Jessica Tam, Joshua Morales Franco, Caroline Bucksbaum, Candice Valente, Matthew Premru

The purpose of the Open House meetings was to discuss the staff recommendations for the Employment Area conversions and the Removal of Residential Permissions from some Employment Areas Study going forward to the July 5, 2023 Planning and Housing Committee as well as the draft Chapter 1 policies to be reported on in Q4 2023.

The City of Toronto Official Plan Team held four (4) public meetings to consult communities on this component of Our Plan Toronto, the City’s Municipal Comprehensive Review. Participants included the public, planning consultants, conversion request applicants and members of non-profit organizations, the business community and BIAs.

The [common slide deck for the June 13 and 19 Open Houses](#) can be found on the Our Plan Toronto website, in the Engagement section of the website under the heading Spring 2023 Open Houses and Public Meetings.

Participants were encouraged to provide additional feedback to the project team by emailing opreview@toronto.ca. This summary is intended to reflect the key discussion points from the meeting and is not intended to be a verbatim transcript.

1.0 Summary of Facilitated Q&A

The following summary documents the questions, comments and responses during the facilitated Q&A following the presentation for each of the four Public Open House meetings. This summary is intended to reflect the key discussion points and is not intended to be a verbatim transcript. Participant questions and comments appear in bold text, followed by responses shared by the project team when responses were provided.



June 13, 2023 – 1:00-3:00 pm

Several locations in the Scarborough-Agincourt area displayed on the map weren't discussed during the presentation. Could you please provide additional information or comments about these sites, particularly those along Steeles Avenue?

- We focused solely on the sites that staff are recommending for conversion. While these sites are likely marked on the map, we didn't delve into the details of sites that are being proposed to be retained as employment areas.
- It's important to note that staff is responsible for making recommendations to the PHC (Planning and Housing Committee) and City Council. Ultimately, the Councillors will determine the final position, and the decision maker in this process is the Minister of Municipal Affairs and Housing.

It seems that zoning adjustments were made to a 555 Rexdale Boulevard parcel. However, I would like to inquire about the portion of the parcel that borders Metrolinx's tracks. Could you please provide information on the recommendations made by the staff for that specific area? This is of particular interest to us as we operate a business [Gazzola Paving] on the opposite side of the tracks.

- The staff's recommendation to convert to *Mixed Use Areas* (MUA) is specific to the northern section of the site, located just south of Rexdale Boulevard, which is indicated by the lighter purple area on the map. It's worth noting that this particular area has had residential uses under SASP 296 since 2007 and is consistent with the development blocks in the approved Plan of Subdivision from 2018. The proposal aims to redesignate the lands to a designation that already allows for residential development.
- It's important to clarify that we are not proposing mixed use for the bottom/southern portion of the site adjacent to the tracks. The only part being proposed for mixed use is not in proximity to Gazzola Paving. The remainder of the site, primarily designed as Core Employment Areas, is being recommended to be retained as Employment Areas.

How can I request a letter to be considered prior to the July 5th PHC meeting? We want to express Gazzola Paving's position on the conversion request at 555 Rexdale boulevard.

- You can send your correspondence to phc@toronto.ca. When the agenda for the July 5th PHC meeting is available, you can write your letter and address it to the committee. Be sure to submit your letter when the specific item you wish to address is listed on the agenda

What are Councillor initiated conversion requests?

- It means that the lands in question were brought forward by City Council, either through a motion at the PHC (Planning and Housing Committee) or at the Council level.

Given that Rockcliffe will not be reported on in July but at a later date, how can we stay informed about its designation as an Employment Area or any alternative designation? The community has expressed concerns regarding the presence of a flood risk.



- When we plan to bring the report regarding Rockcliffe to the committee, another notice will be issued. This will provide an additional opportunity for feedback and public input.
- Due to the location of the 301 Rockcliffe Boulevard site in a floodplain, provincial policies necessitate that the municipality obtain approvals from two ministers: the Minister of Natural Resources and Forestry, as well as the Minister of Municipal Affairs and Housing. Before the City can modify the mapping or policies in the Official Plan, there are additional layers of land use protection in place for this site, which other non-flood-prone lands do not require.

Considering the recent Environmental Registry of Ontario (ERO) posting by the Ministries regarding the integration of the Growth Plan and the Provincial Policy Statement (PPS), which includes redefining Employment Areas, how will this upcoming change factor into the current decision-making process?

- The purpose of this exercise is to align with the current in force Growth Plan (GP). The proposed Provincial Policy Statement (PPS), currently being consulted on, has not yet come into effect, and the ERO commenting portal on the proposed PPS has been extended until August 4th. We will finalize our work before the Province completes its changes. As the Province implements any modifications, the City will follow suit. In the meantime, we will complete this exercise in accordance with the GP 2020, as required by the *Places to Grow Act*.

June 13, 2023 – 6:00-8:00 pm

Do you have any information on the development application at 900 York Mills Rd Rd (17 254908 NNY 34 OZ)?

- The application was received in 2017 and staff have not reported out on the application. The application predates the Municipal Comprehensive Review (MCR) and even though it was not submitted as a conversion request we are reporting on it through this process. Staff will make a recommendation on the proposed residential permission. Our final report will only speak to the land use designation question, we are not recommending a land use designation change for the lands.

I saw that you will enforce affordable housing. Is it possible to enforce planning for children in vertical communities and urban design guidelines? Existing guidelines are just guidelines, which allows developers to build small units not suitable for children. So, if you change from employment to residential can you add this condition?

- This is in reference to the [Growing Up: Planning for Children in New Vertical Communities Guidelines](#). What we are reporting out on is the land use designation component, any proposal that comes in for a mixed-use building, needs a zoning by-law amendment application to change zoning for that development. Staff would apply guidelines in these applications. In many instances, the zoning by-law secures a mix of unit sizes so there are



still opportunities for aspects of that to get secure through a zoning by-law amendment application later in the process.

- In our affordable housing language in our Site and Area Specific Policies (SASPs), there is a requirement that a unit mix of the affordable housing shall reflect the market component of the development, as appropriate, to achieve a balanced mix of affordable housing suitable for families.

If a person who owns a house in a *Core Employment Area*, will they be able to add an extension like one more room or a lane-house?

- It is based on several factors one relating to the Zoning By-Law. There are provisions in the *Planning Act* that permit an owner to expand existing uses, namely Legal Non-conforming Uses. There is the ability for someone to expand a legal use that is non-conforming. Within existing *Core Employment Areas*, you likely would not have the zoning in place to permit a laneway house.

I haven't seen any *Employment Area* that would be converted to a park, my complaint is that there are not enough parks planned in the City of Toronto. Can you say something on that?

- Our *Employment Areas* permit parks. A conversion is not required to have a park to exist in an *Employment Area*. We recognize that employees also need access to a park.
- 11 or so of the conversion requests that are recommended by staff to be converted are being redesignated to *Regeneration Areas*, which will look at, among other aspects, opportunities for park lands.

There have been requests for the conversion of employment lands in the Consumers Road area. What is the status of that?

- There are approximately 6 conversion requests in this area and staff have recommended that the lands be retained as *Employment Area*. Staff's reporting timelines of June or July for the remainder of the conversion requests can be found in our [report](#) that was presented to Planning and Housing Committee on April 27th (please see Attachment 1).

How would I go about speaking to the planning department in terms of the restrictions being put on my existing zoning?

- This exercise is related to land use changes and not to change the zoning by-law. As there is no proposal to change zoning through this exercise, please contact Toronto Buildings for further information. Contact information can be found [here](#).

Could you clarify the difference between Zoning and Land Use?

- "Land use" is in the Official Plan, it discusses what type of uses are permitted on the lands, the Zoning By-law and it standards communicates specific development standards and criteria pertaining to the site.



June 19, 2023 – 1:00-3:00 pm

What's the definition of a SASP?

- SASP stands for Site and Specific Area Policy. A SASP provides Official Plan policies for a specific geographic area. The Official Plan provides an overall land use planning vision for the city. More targeted policies, such as Secondary Plans or SASPs, can be created to guide growth in specific areas. Often, Secondary plans will provide a vision for an area of the city like the Yonge/Eglinton area, while SASPs often focus on specific properties or collections of properties.

What's the definition of affordable housing?

- Affordable rental housing and affordable rents means housing where the total monthly shelter cost (gross monthly rent including utilities – heat, hydro and hot water – but excluding parking and cable television charges) is at or below one times the average City of Toronto rent, by unit type (number of bedrooms), as reported annually by the Canada Mortgage and Housing Corporation. The current definition of affordable housing is located in Chapter Three of the Official Plan, found [here](#), in the Housing Definitions section.
- The City updated the definition of Affordable Rental and Ownership Housing on November 10, 2021 through [Official Plan Amendment 558](#); however, this is not in force as it has been appealed to the Ontario Land Tribunal. More information can be found at the Updating the Definitions of Affordable Housing website at <https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/definitions-of-affordable-housing/>

Can you clarify for recommended conversion requests, were those all included in the assessments you went through in this slide deck or are there others remaining?

- Yes, all of the conversions being recommended by staff were shown in the presentation. In some instances there were multiple conversion requests per slide due to the geographic clustering of requests (for example, Ryding Avenue/Ethel Avenue, Weston Road/401).

Will these slides be available online?

- The recording of this meeting will not be posted, however slides and questions and answers posed during this meeting and the other open houses will be posted on the project website: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/official-plan-review/>





June 19, 2023 – 6:00-8:00 pm

What does it mean for the property at 266 Royal York Road to have a split land use designation? Was the split designation part of this ongoing conversion review process, or was it previously split?

- It is rare that a site has a split land use designation, but it does happen. These lands are split designated *Mixed Use Areas*, and *Core Employment Areas* in the rear of the property. Directly west of that is a rail yard, which is associated with the rail corridor a bit further to the north and west.
- The land use designations for the lands were decided prior to this Official Plan Review. Staff's response to the conversion request from the landowner was to provide some flexibility related to the development on the portion of the site that is fronting on to Royal York Road.
- The residential development is solely on the *Mixed Use Areas* portion of lands. The proposed Site and Area Specific Policy (SASP) accommodates some components of the development on the *Core Employment Areas* but does not include residential units or other sensitive uses.
- In south Etobicoke, there a number of parcels with a split designation, where *Mixed Use Areas* is often at the front of the property, and there is a separate land use designation in the back.

2.0 Meeting Close

Following the Q&A discussions, The OP team outlined the next steps of engagement, contact information and that the slide deck will be posted to the Official Plan Review website.