

# **Bill 97 “Area of Employment” DRAFT Official Plan Amendment and Update on Expanding Uses in Employment Area Study**

Open House Presentation

September 19, 2023



# 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.

# Agenda

- Staff Introductions
- Housekeeping
- Participant Guidelines
- Toronto's Planning Context
- Bill 97
- Official Plan Amendment 680
- Expanding Uses in Employment Areas
- Questions

# Staff Introductions

## **City Planning Division – Official Plan & Legislation Team**

- Jeff Cantos, Manager
- Romas Juknevicius, Project Manager
- Kyle Pakeman, Project Coordinator
- Mario Giambattista, Project Coordinator
- Ali Darouiche, Assistant Planner

# 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
- Please **introduce yourself** before asking a question.
- This meeting is being recorded.

# Participant Guidelines



We welcome your questions and discussion – there are no bad questions



We want to hear from everyone



Be respectful and listen – everyone deserves to be heard – there will be differences in opinions

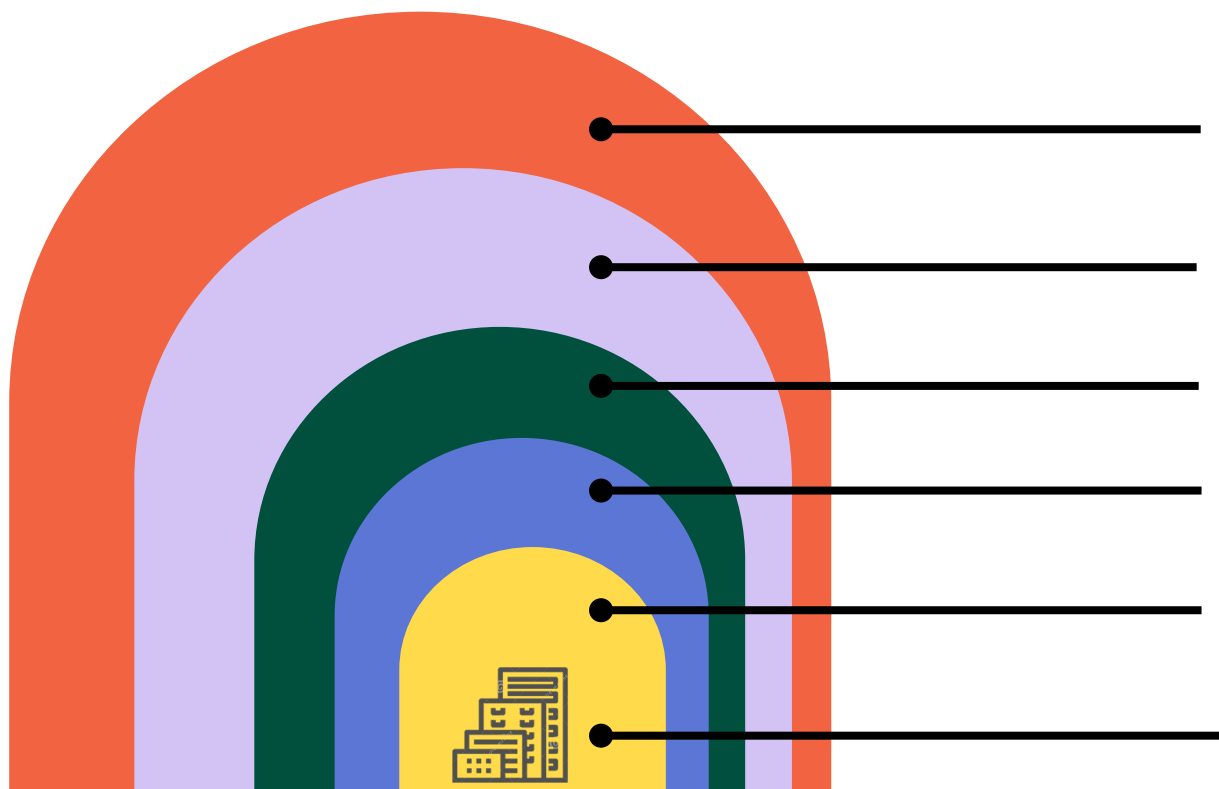


The City is here to listen – you are welcome to reach out after the meeting



# Toronto's Planning Context

# Land Use Planning System



**Matters of provincial interest** – Planning Act, Provincial Policy Statement

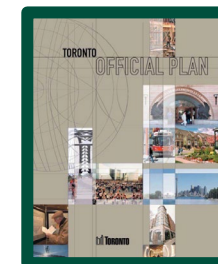
**Regional growth** – Growth Plan for the Greater Golden Horseshoe Area, Greenbelt Plan

**City wide vision** – [Toronto Official Plan](#)

**Area priorities** – Secondary Plans, Local Area Studies, Precinct plans

**Area specific implementation** – Zoning By-law

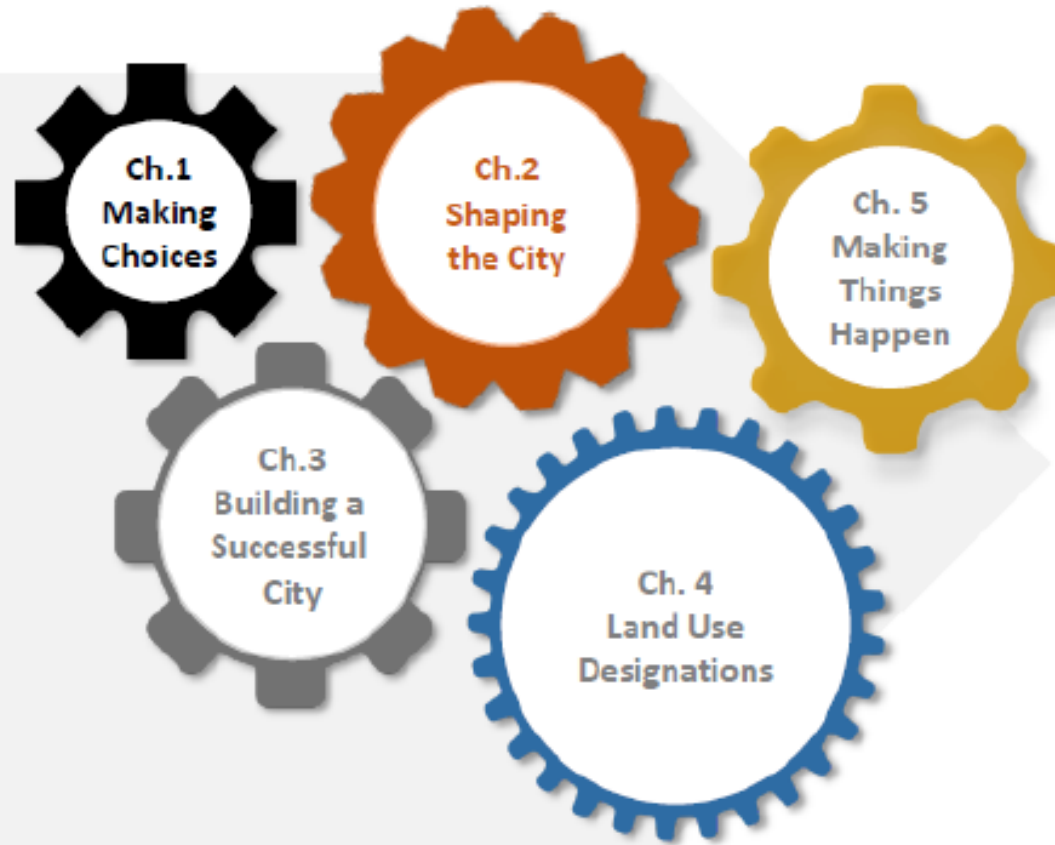
**Site specific precision** – Zoning By-law standards



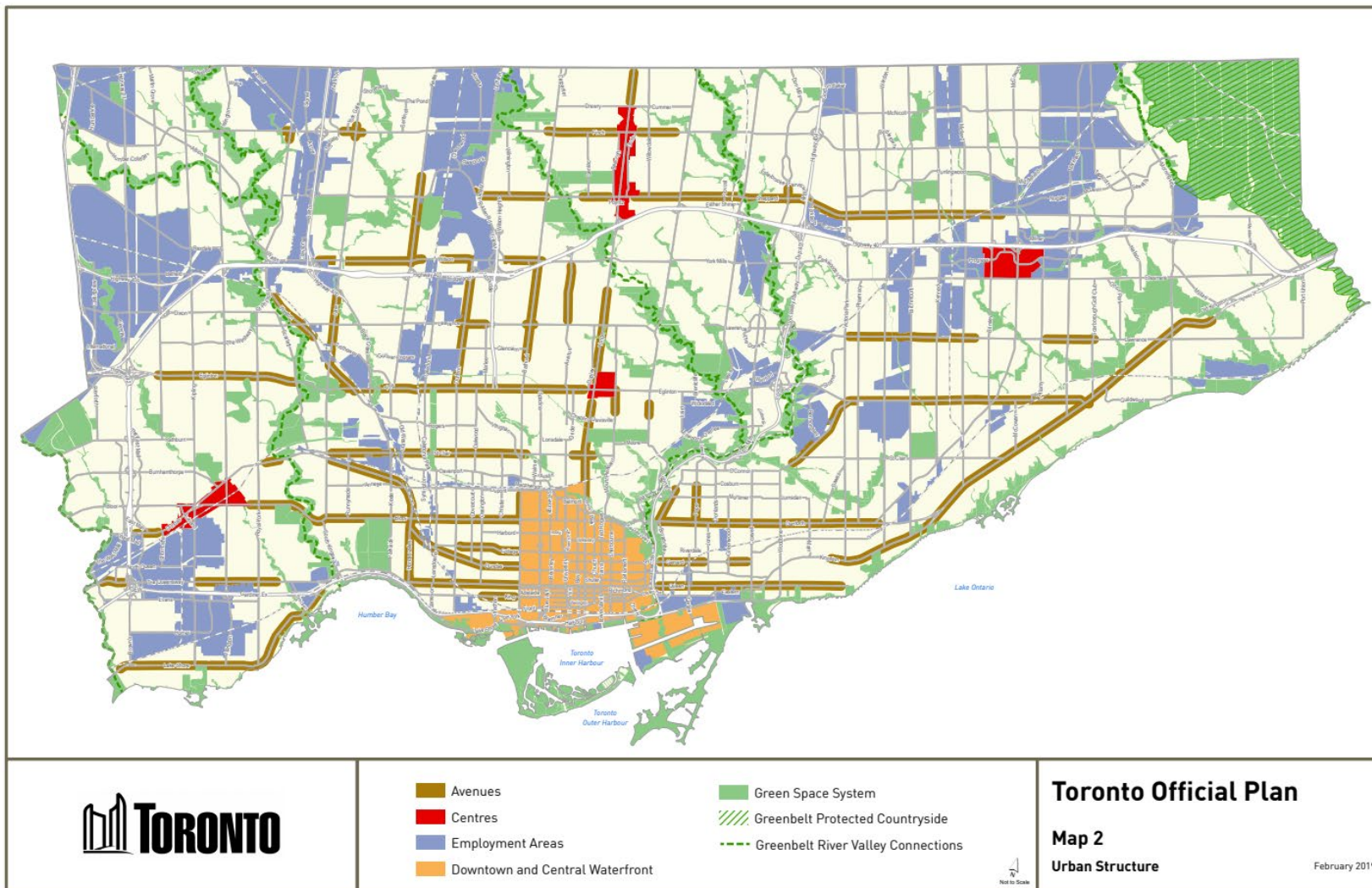


# Toronto's Official Plan

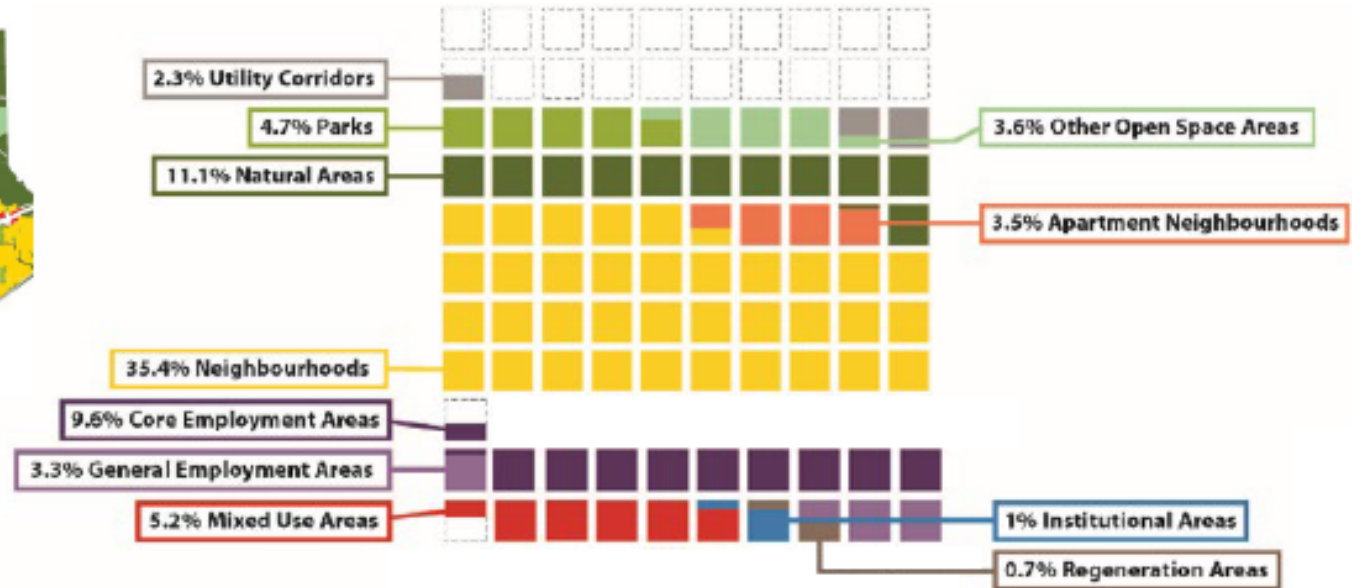
- Policies – Official Plan contains 5 Chapters



# Urban Structure Map



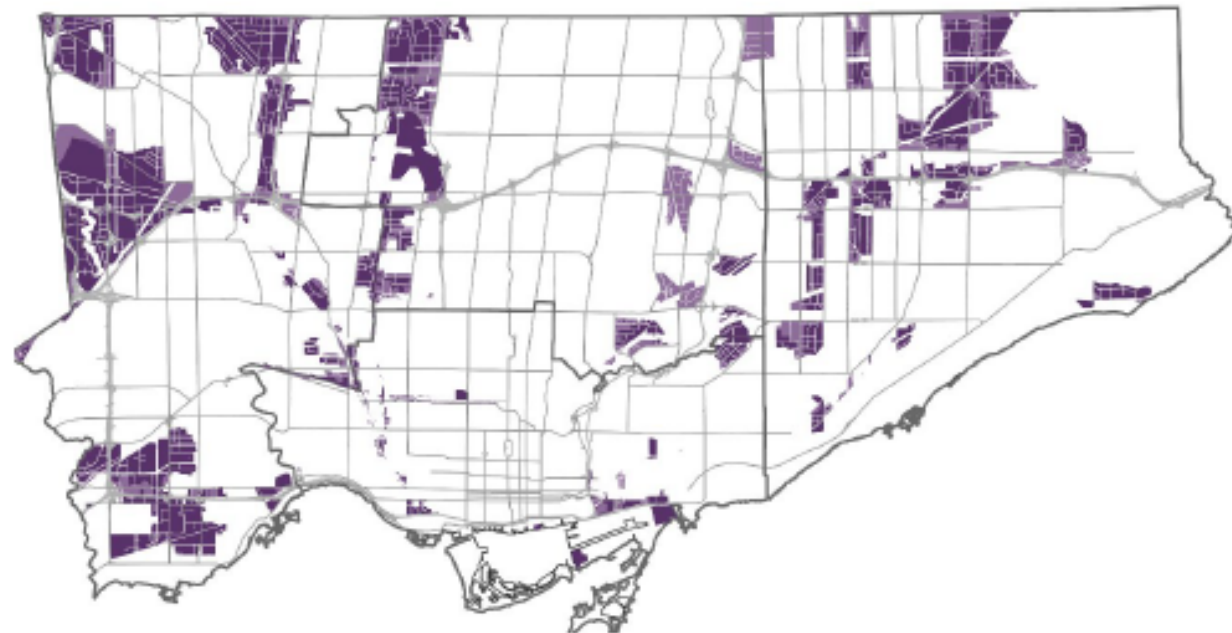
# Land Use Map + City of 100 Blocks





# Employment Areas: Statistics

- 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



# Current Permitted Uses (under review)

## Core Employment Areas

- 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 Areas

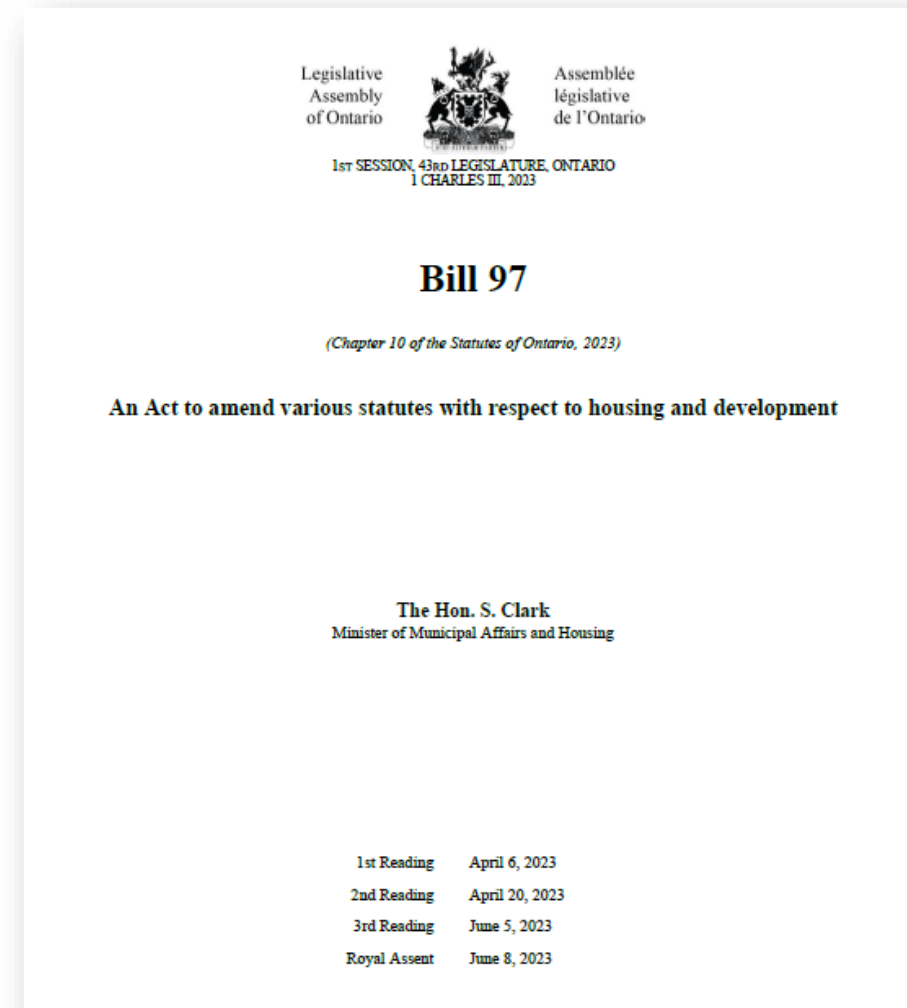
- All Core Employment Area uses
- All types of \*retail\* and service uses
- Fitness Centres
- Ice Arenas (March 26, 2018)
- Large Format Retail (subject to specific development criteria)



# ***Bill 97: Helping Homebuyers, Protecting Tenants Act***

# Helping Homebuyers, Protecting Tenants Act

- Province introduced Bill 97 and the proposed **Provincial Planning Statement (PPS)** on April 6, 2023
- Bill 97 and the proposed PPS amend the definition of “area of employment” and “employment area” respectively
  - Neither amended definition is in effect at this time
  - Potential timeframe: Fall 2023/Winter 2024



# Comparison: “Area of Employment” *Planning Act* Definitions

Uses	Previous Definition	Amended Definition
a. Manufacturing Uses	Permitted	Permitted
b. Warehousing Uses	Permitted	Permitted
c. Office Uses	Permitted	Permitted if associated with a, b or d
d. Research & Development in connecting with manufacturing	(Silent)	Permitted
e. Retail Uses	Permitted if associated with a, b or c	Permitted if associated with a, b or d
f. Ancillary Facilities	Permitted if ancillary to a, b, c or e	Permitted if ancillary to a, b, c, d or e
g. Institutional Uses	(Silent)	Not Permitted
h. Commercial Uses	(Silent)	Not Permitted



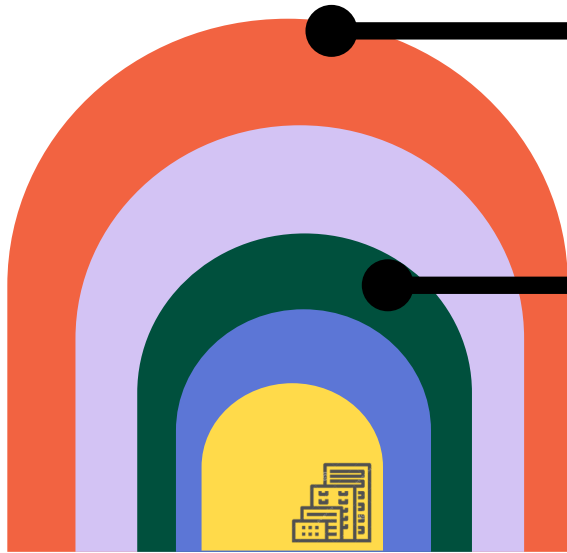
# New Employment Area Transition

## Planning Act

- New subsections of the *Planning Act* allows municipalities to put in place Official Plan policies that authorize the continuation of uses listed under paragraph 2, provided that these uses are already lawfully established.

## Official Plan

- City Council adopted Official Plan Amendment 668 authorizing the continuation of lawfully established commercial and institutional uses in *General* and *Core Employment Areas*
- OPA 668 is not yet in effect. Bills will be submitted after proclamation of subsection 1(1) of the *Planning Act*





# Draft Official Plan Amendment (OPA) 680

# Draft OPA 680 – Purpose and Intent

- Conformity with the *Planning Act*.
- Helps to protect employment uses over the long-term to ensure:
  - a diverse job market,
  - available land for new business investments, and
  - businesses and residents continue to have convenient access to the supplies and services they need.

# Draft Official Plan Changes: Section 2.2.4

- Section 2.2.4 sets out policies that apply to all of Toronto's *Employment Areas* such as uses that are generally permitted and the process for the conversion of Employment Areas.
  - Considering policy changes to permitted uses to align with new definition of "Area of Employment".
  - Draft policy changes or policy directions for section 2.2.4 will be made publicly available through the proposal report to Planning and Housing Committee.

# Draft Official Plan Changes: Section 3.5.1

- Section 3.5.1 sets out a policy framework that, among other matters, helps to guide Toronto's economic development.
  - Considering policy amendments that would help to clarify that associated offices uses are permitted in *Employment Areas*.
  - Draft policy changes or policy directions for section 3.5.1 will be made publicly available through the proposal report to Planning and Housing Committee.

# Draft Official Plan Changes: Section 4.6

- Section 4.6 sets out policies that identify the types of uses permitted in *Core Employment Areas* and *General Employment Areas*.
  - Considering amendments regarding what specific uses are permitted in *Core Employment Areas* and *General Employment Areas*
  - Draft policy changes or policy directions for section 4.6 will be made publicly available through the proposal report to Planning and Housing Committee.



# Update on Expanding Uses in Employment Areas Study

# Project Overview

Undertake a study to consider **expanding permitted uses in Employment Areas** to include places of assembly, places of worship, and sports facilities on a site or area-specific basis.



# Stakeholder Survey

- Background research in Q1 2023
- **Expanding Uses in Employment Areas Survey** and accompanying **information kit** in June 2023.
- Survey focused on learning about the **benefits and challenges** facing industry stakeholders, places of assembly, places of worship and sports and recreation establishments located in Employment Areas.

# What We Heard

## From Industry Stakeholders:

- Sensitive residential and retail uses locating in Employment Areas can be impacted by industry emissions;
- Residential and retail uses generate traffic and parking that impacts industry distribution and mobility networks; and
- There is a lack of land for the expansion of industrial operations.

# What We Heard

**From places of assembly, places of worship and sports and recreation operators:**

- There is a lack of land for large recreation uses;
- Rents and land are more affordable in Employment Areas;
- Improved transit and mobility would help customers and attendees reach their establishments.

# Bill 97 Areas of Employment Definition and Expanding Uses

- The amended definition of “areas of employment” appears to **exclude** places of assembly, places of worship and sports and recreation establishments.
- Permitting these use in Employment Areas would not be in conformity with the amended definition of "area of employment".

# Bill 97 Transition Policies and Expanding Uses

Lawfully established **institutional and commercial uses** permitted by the Official Plan (including existing SASPs or Secondary Plans) will have their permissions transitioned under the new policy framework.

# Next Steps

- **November 30, 2023:** Update/Proposals Report considered by Planning and Housing Committee (PHC).
- **December 8-10, 2023:** Update/Proposals Report considered by City Council.
  - If draft policy directions endorsed, staff will undertake additional public and stakeholder engagement.
- **Q1 2024:** Final Report with recommendations to be considered by PHC and City Council.
  - Timing to be tied in with proclamation of amended definition of “area of employment”.

# Questions?



# Thank You

