

Official Plan and Municipal Comprehensive Review

Employment Areas Conversion Requests Public Open House OPA 683: East Harbour Employment Area

September 12, 2023 – 6pm-8pm (Statutory Public Open House)

**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 describe the conversion request and staff recommendations for OPA 683;
- 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
- 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.

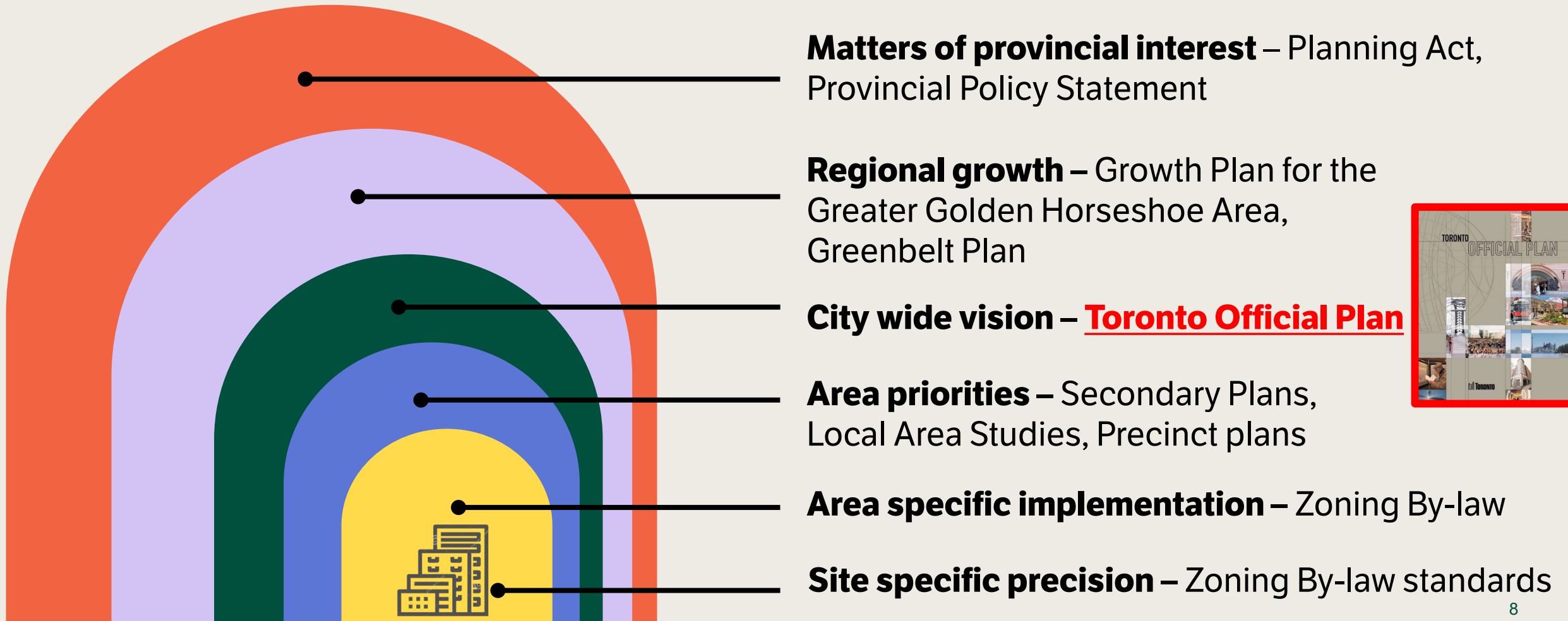
Participant Guidelines

- 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

Official Plan Refresher and Employment Areas



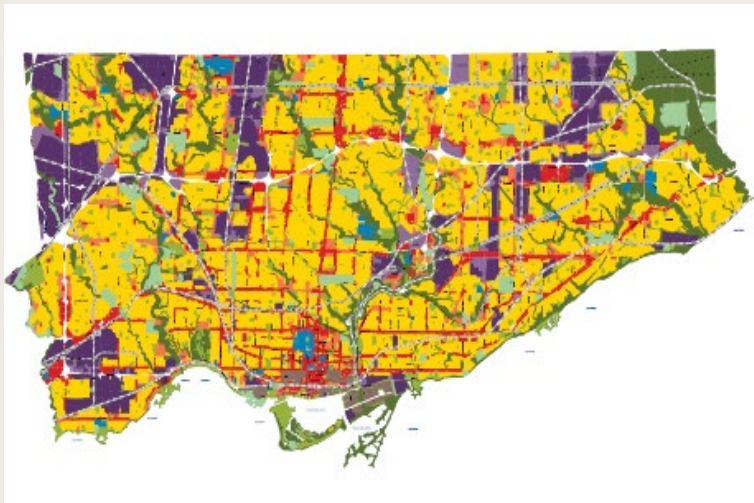
Macro to micro land use planning system



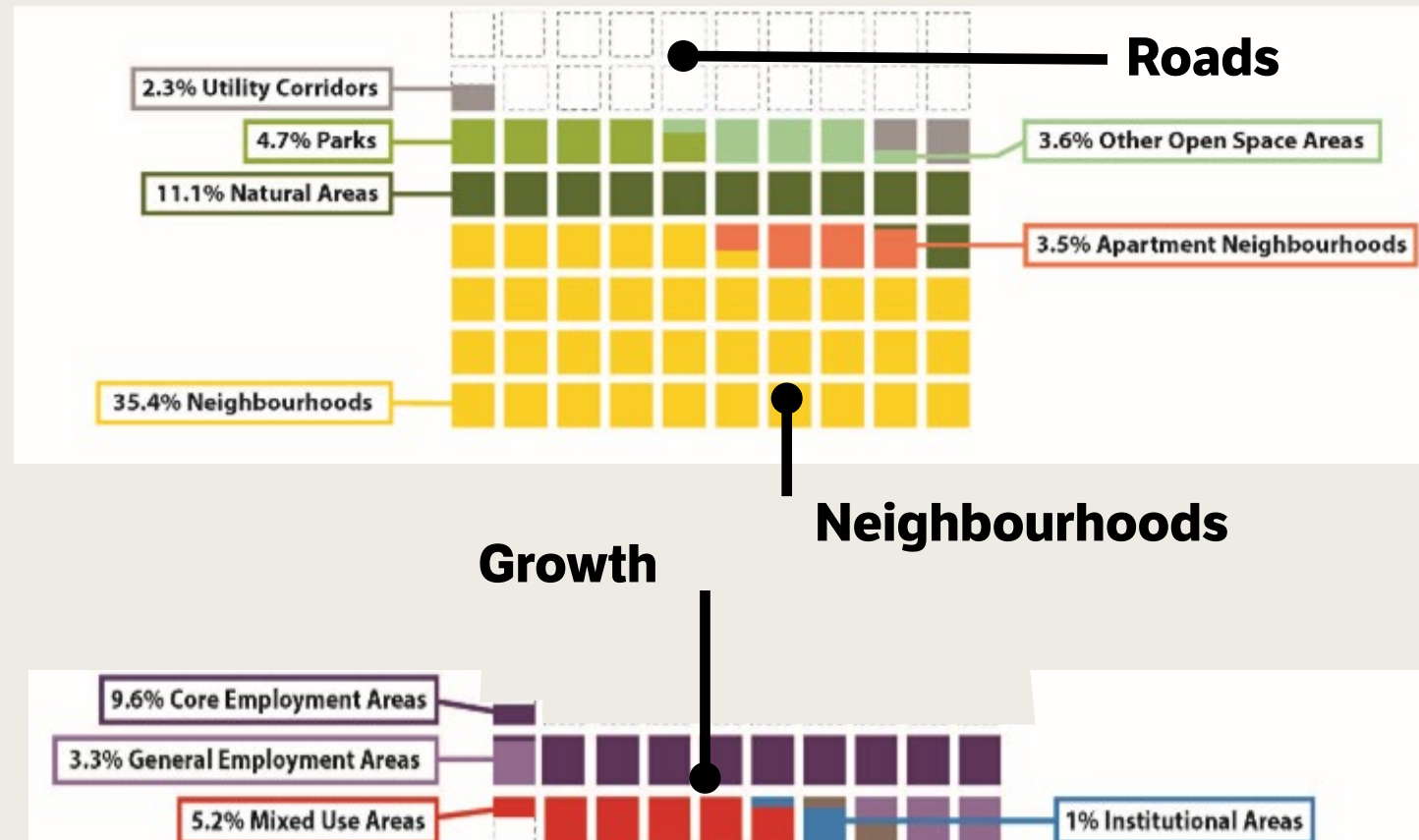
Official Plan – Long term land use vision

Land Use Breakdown

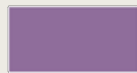
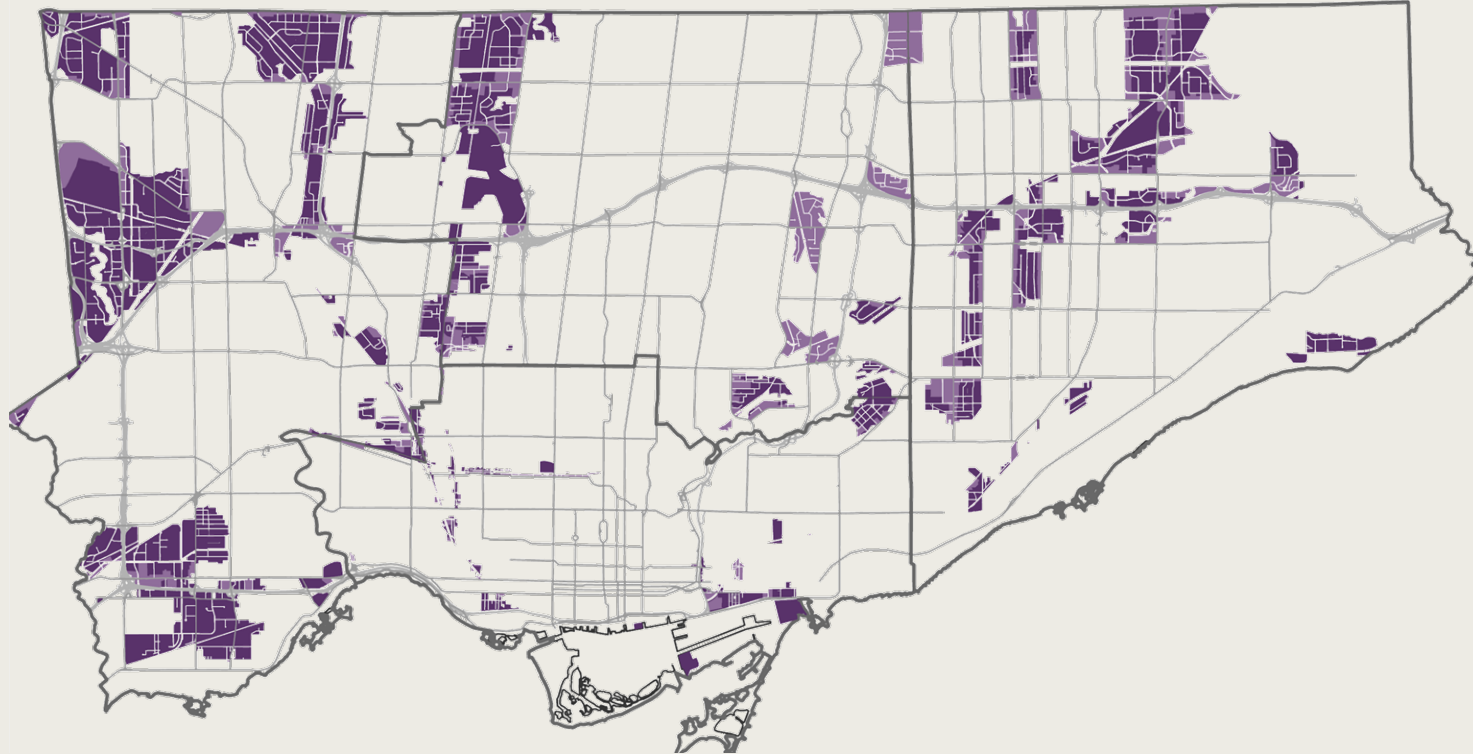
- **75%** of the City not expected to accommodate much growth, but they will mature and evolve
- **25%** of the City will accommodate most of the growth for 30 years (to 2030)



City of 100 Blocks



Employment Areas - Permitted Land 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)

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

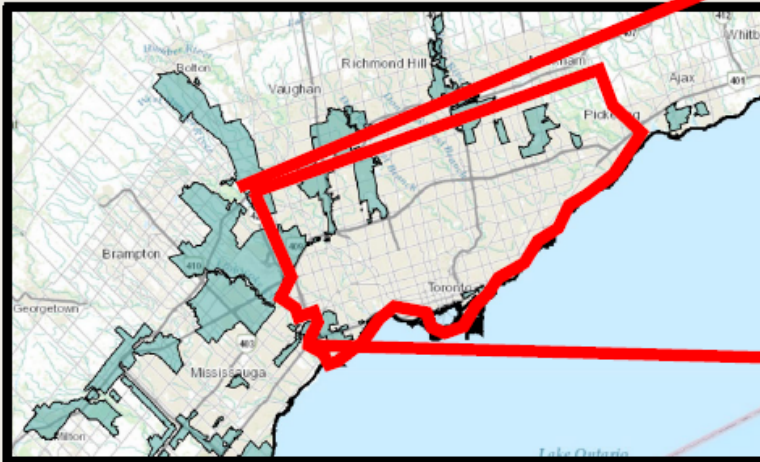
SENSITIVE LAND USE DEFINITION (Provincial Policy Statement 2020)

- 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.

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



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

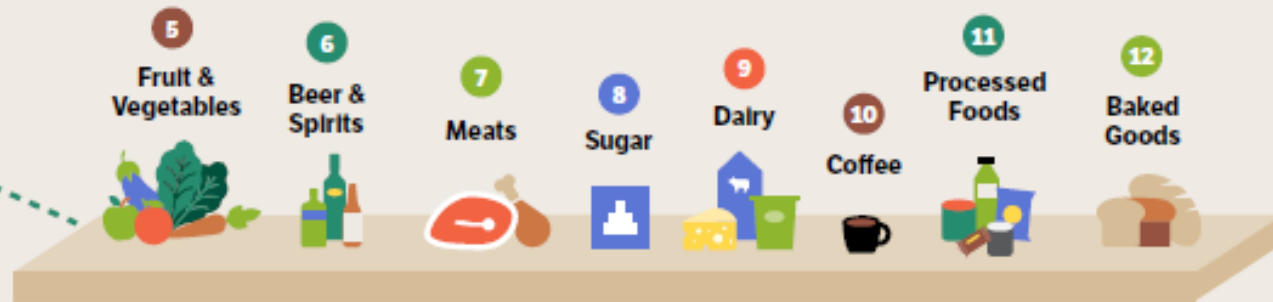
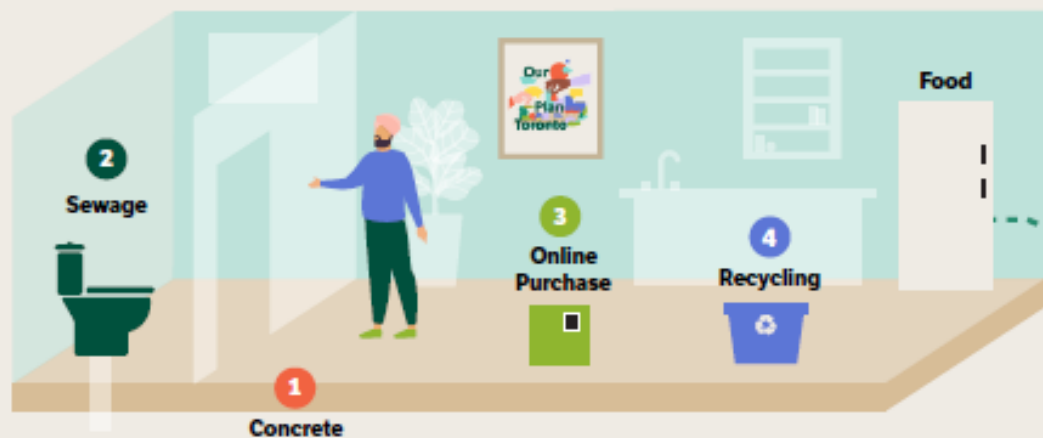
- Low-barrier entry jobs for:
 - newcomers to Canada;
 - those who face challenges having their professional certifications recognized; and
 - individuals where English is not their first-language
- ‘Living wage’ employment opportunities in the local community with transit access
- Land use certainty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



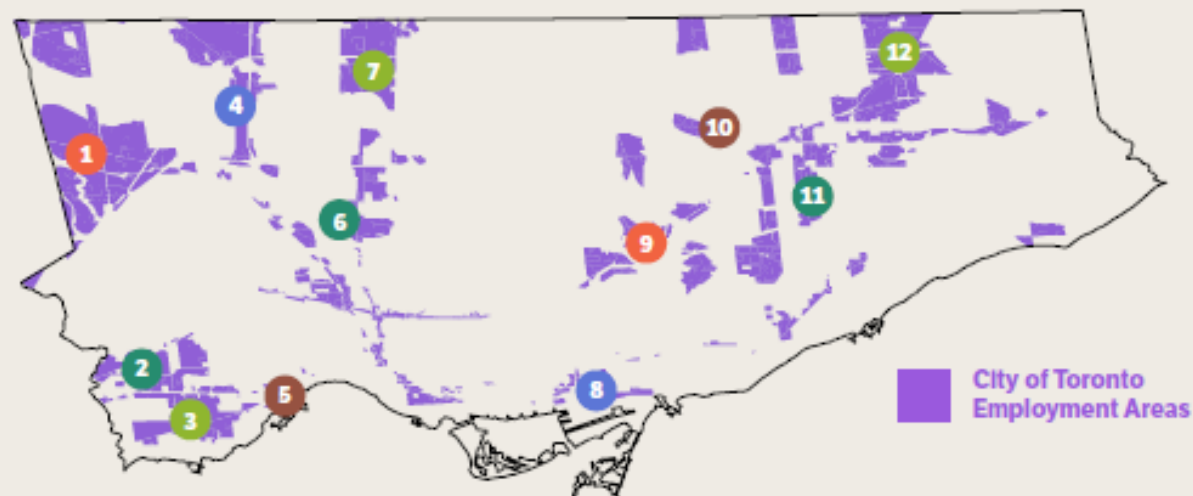
Average annual earnings by industry, 2021	
Goods Producing / Manufacturing	\$68,151
Warehousing	\$59,050
Waste Management	\$50,282

Statistics Canada.

Average weekly earnings by industry, annual ¹⁴

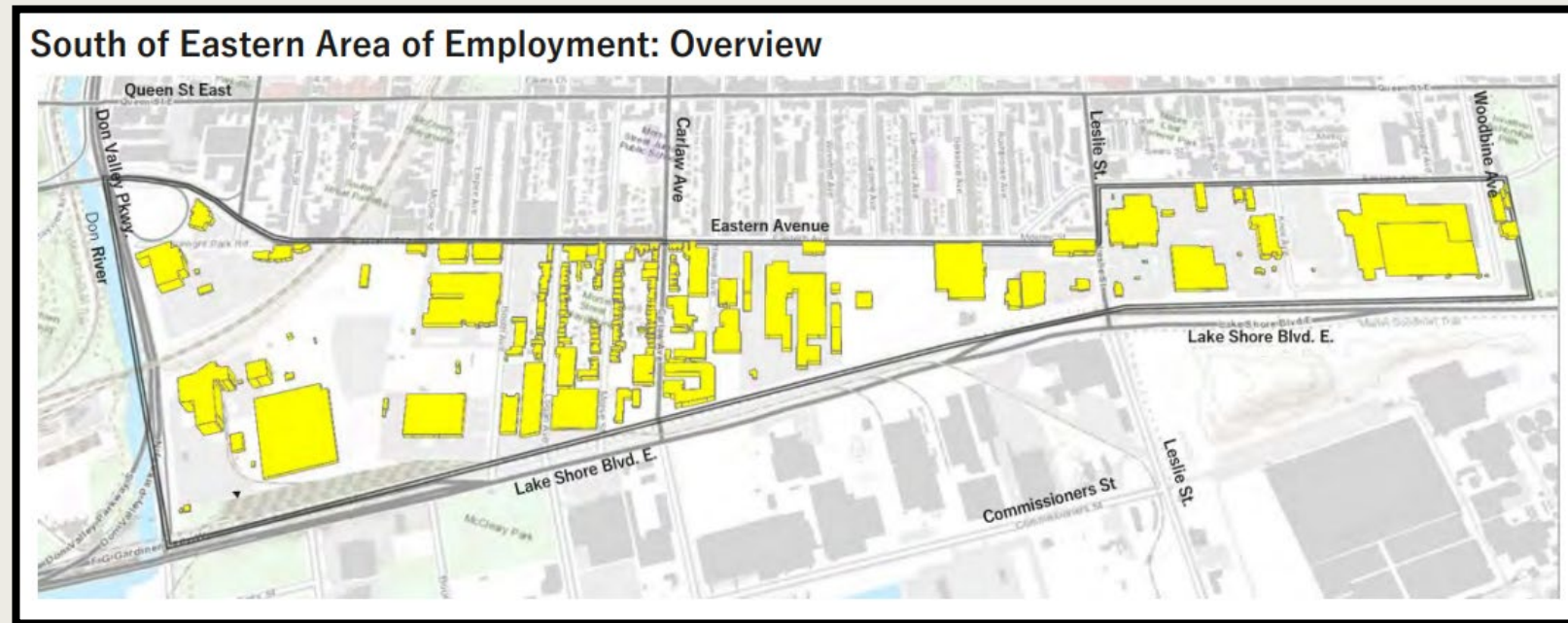


Your Essentials, Brought to you by Employment Areas



South of Eastern Employment Area

- Critical role in Toronto's television and film industry
 - allows for the clustering of film and film-related uses, including television and production, prop suppliers, visual effects & sound studios
- Provincially Significant Employment Area
- Good access to the Don Valley Parkway, the Gardiner Expressway, Lakeshore Boulevard East
- 1% vacancy rate
- Approximately 74% of the workers live in the City of Toronto
- 16% of all workers in the employment area reside in Neighbourhood Improvement Areas.
- 24% of workers use a low-carbon mode of travel to work

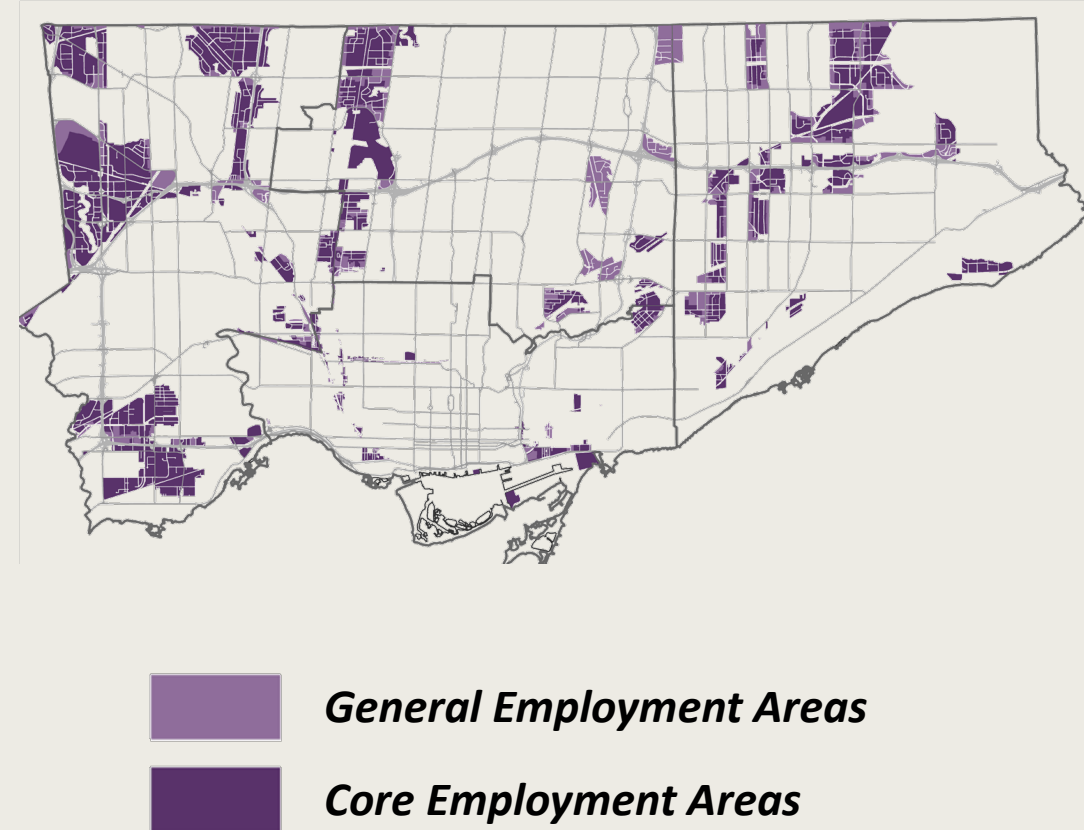


Conversion Requests: Background and Method

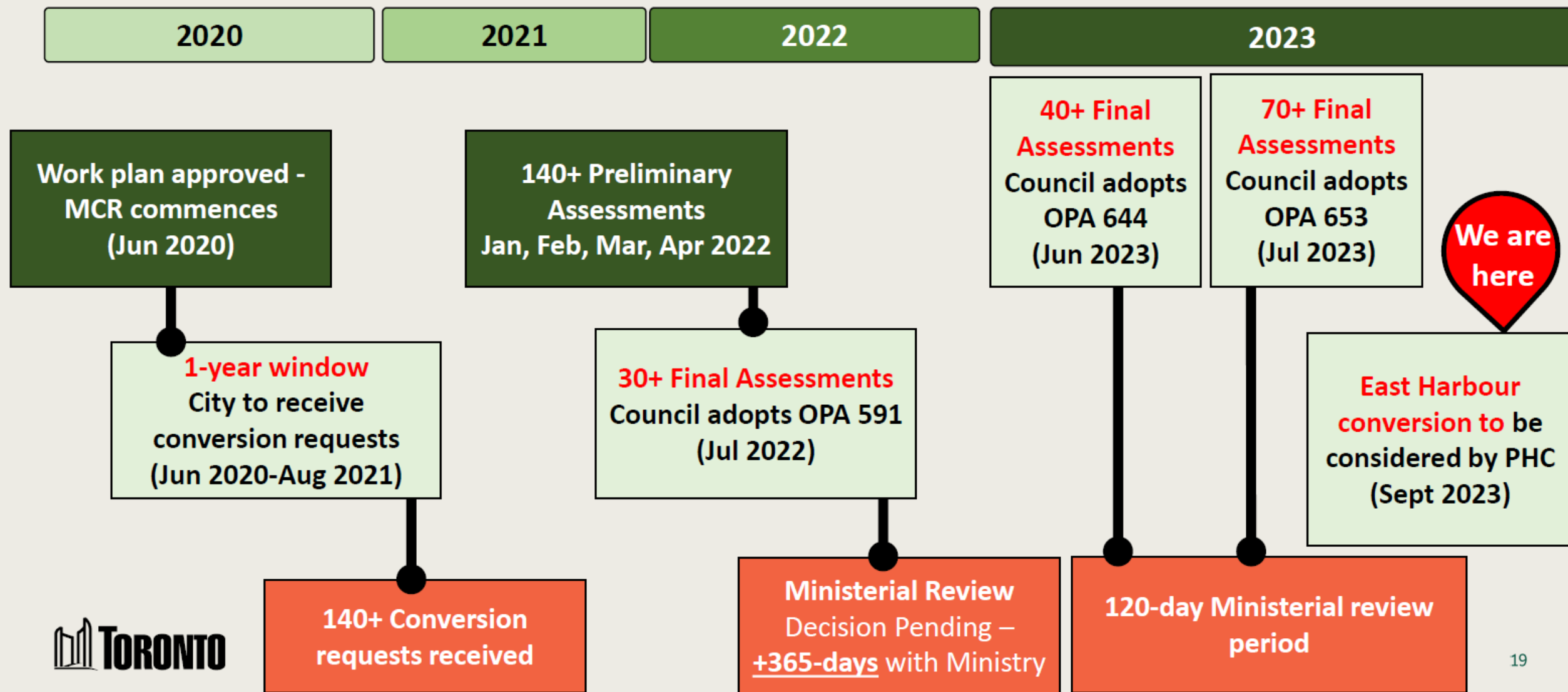


What is an employment conversion?

- 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



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

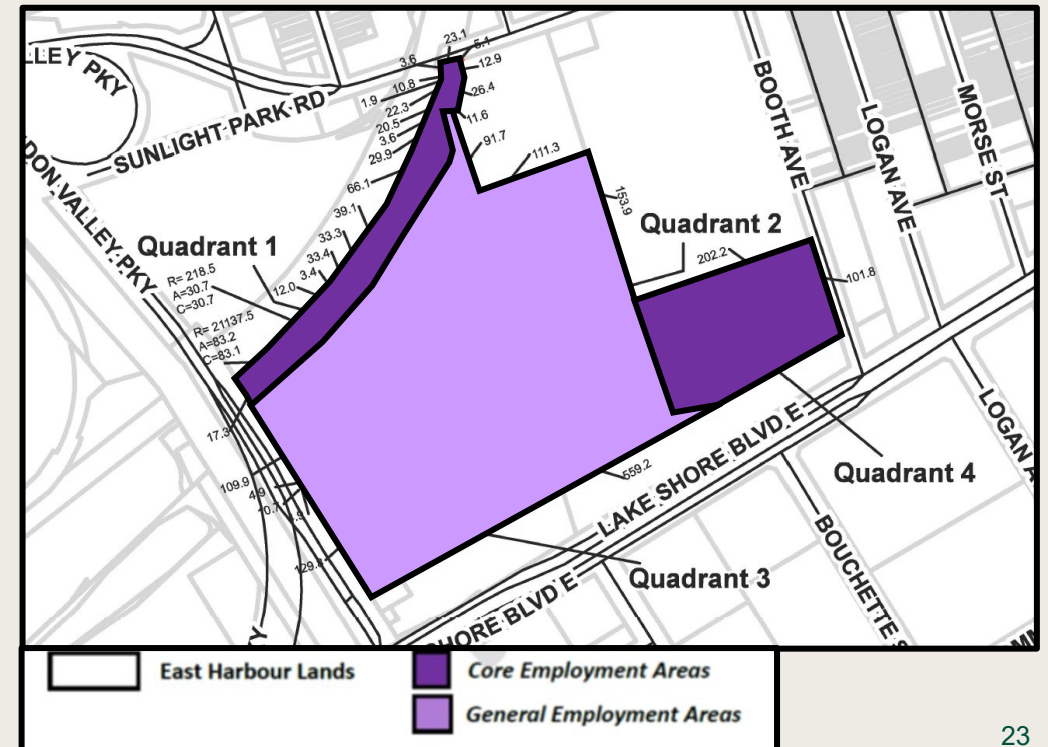


OPA 683 Staff Recommendations



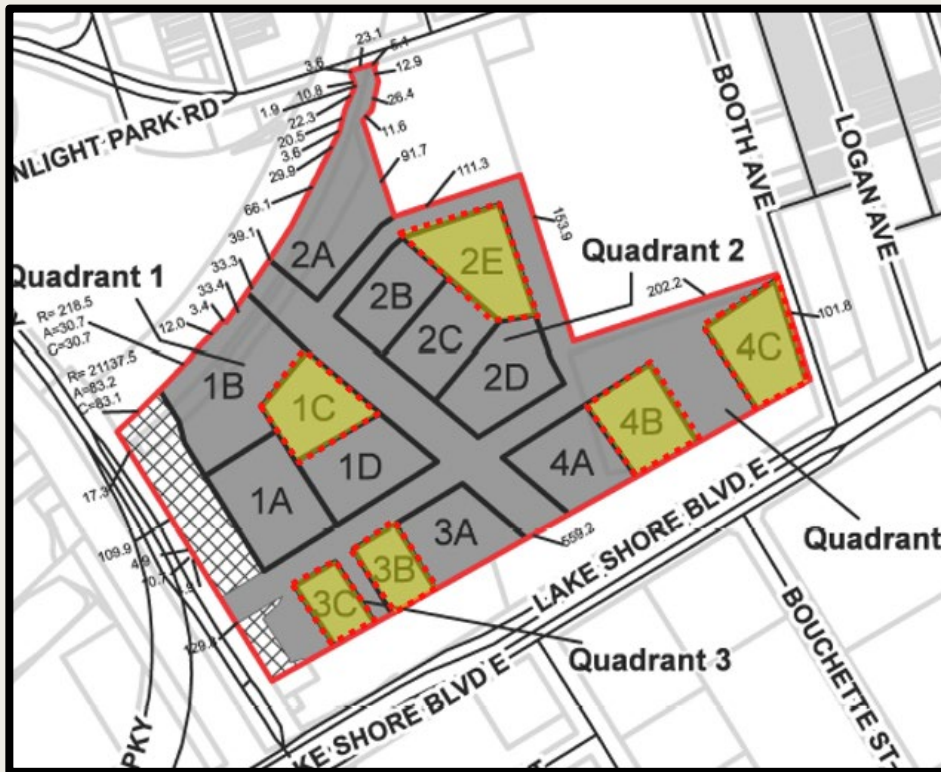
East Harbour Permissions, Conversion Request & MZO

- June 2018:
 - City Council adopts OPA and ZBL for the lands to permit 926,000 square meters (approximately 10 million square feet) of employment space (no residential uses proposed or permitted)
- April 2021:
 - Province announces a **Transit Oriented Communities** (“TOC”) partnership with Cadillac Fairview for the lands. The TOC envisions a mixed-use community, including residential uses AND previously approved employment
- August 2021:
 - Cadillac Fairview submits an employment area conversion request to allow for residential uses on the East Harbour lands to facilitate the TOC (lands are designated *Core Employment Areas* and *General Employment Areas* in the Official Plan, where residential uses are not permitted)
- April 2022:
 - the Minister of Municipal Affairs and Housing made a **Minister's Zoning Order** (“MZO”) for the East Harbour lands
 - MZO permits residential uses in specific portions of the lands to allow a maximum of 302,000 square metres of residential development



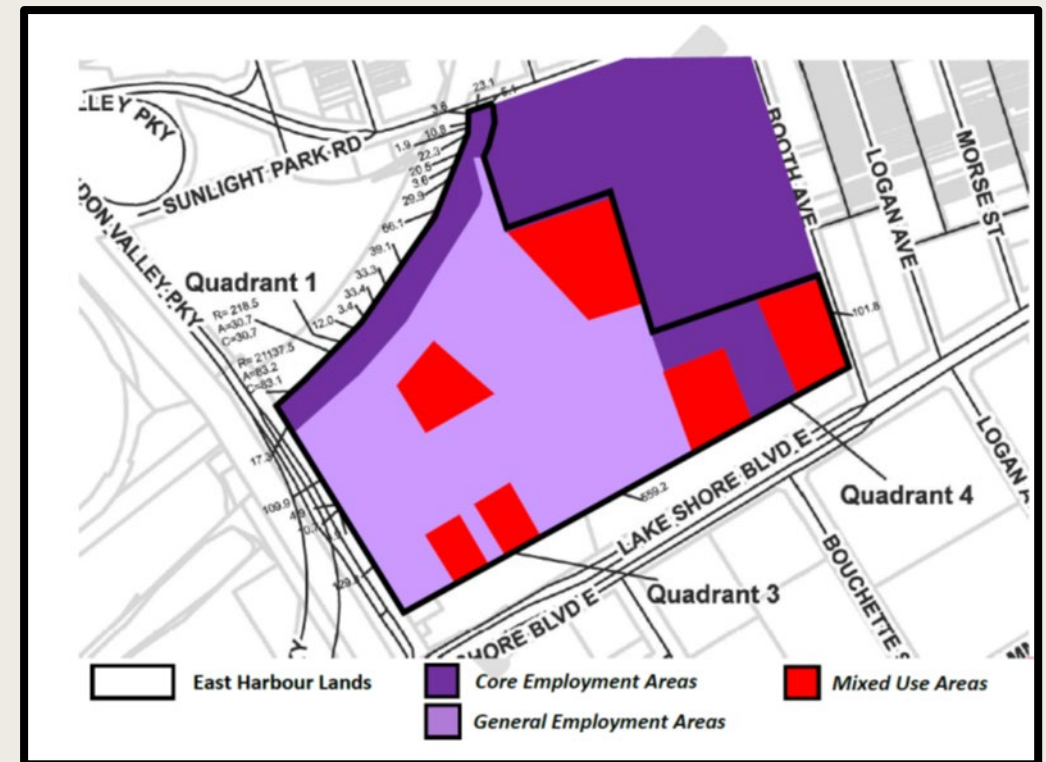
Conversion Request 041: 21 Don Valley Parkway, 30 Booth Avenue, and 375-385 Eastern Avenue (East Harbour)

MZO – Ontario Regulation 329/22



- Blocks where the MZO permits residential uses: 1C, 2E, 3B, 3C, 4B and 4C.

Staff's recommended approach:



- Aligns land use change with MZO permissions
- Permits a maximum residential gross floor area of 302,000 square metres in *Mixed Use Areas* only

Conversion Request 041: 21 Don Valley Parkway, 30 Booth Avenue, and 375-385 Eastern Avenue (East Harbour)

Staff's recommended approach also requires:

- minimum employment GFA of 926,000 square metres (consistent with original vision of East Harbour being a major office and employment hub (estimated 50,000 jobs)
- minimum 5% of the total residential GFA (resulting in at least 215 affordable rental units), be provided and maintained on the lands for a minimum of 99 years
- minimum of two 62-pupil childcare facilities be constructed on the lands
- ~6,500 square metre community recreation centre be constructed on the lands
- flood remedial measures for the lands to the satisfaction of the City, the TRCA and the Province (lands are within floodplain); and
- the preparation of an emergency management plan to the satisfaction of the City, in consultation with TRCA, and enter into any necessary agreements to protect public health, safety and property.
- Scoped amendments to the Unilever Precinct Secondary Plan to recognize the residential permissions granted by the MZO.

Conversion Request Next Steps

- **Final recommendation report**
 - September 28, 2023 Planning and Housing Committee
 - October 11-13th City Council
- **Submission to Minister for approval (120 days)**

Q&A

