

Bill 97 “Area of Employment” Official Plan Amendments

Public Consultation

June 19, 2024



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 Treaty signed with multiple Mississaugas and Chippewa bands.

Meeting Outline

1. Housekeeping
2. Background
3. Analysis
4. Official Plan Amendment 680
5. Official Plan Amendment 668
6. Expanding Uses in Employment Areas Study
7. Next Steps
8. Questions

Webex Meeting Instructions

- This meeting is being recorded
- 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 in the chat box
- The team will be in the background answering chat questions
- There will be a dedicated point at the end of the presentation for discussion
- Please introduce yourself first when asking a question

To mute or unmute yourself, click **Mute**



Mute



or **Unmute**



Unmute



Chat

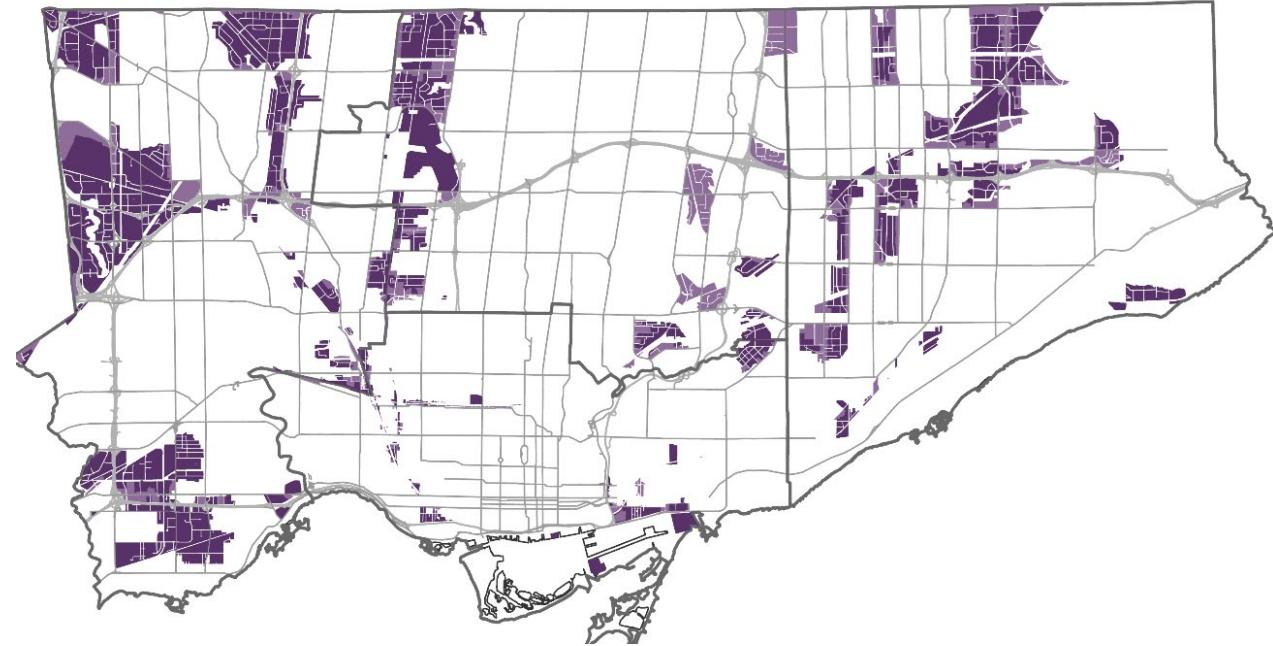


Code of Conduct

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

Employment Areas: Overview

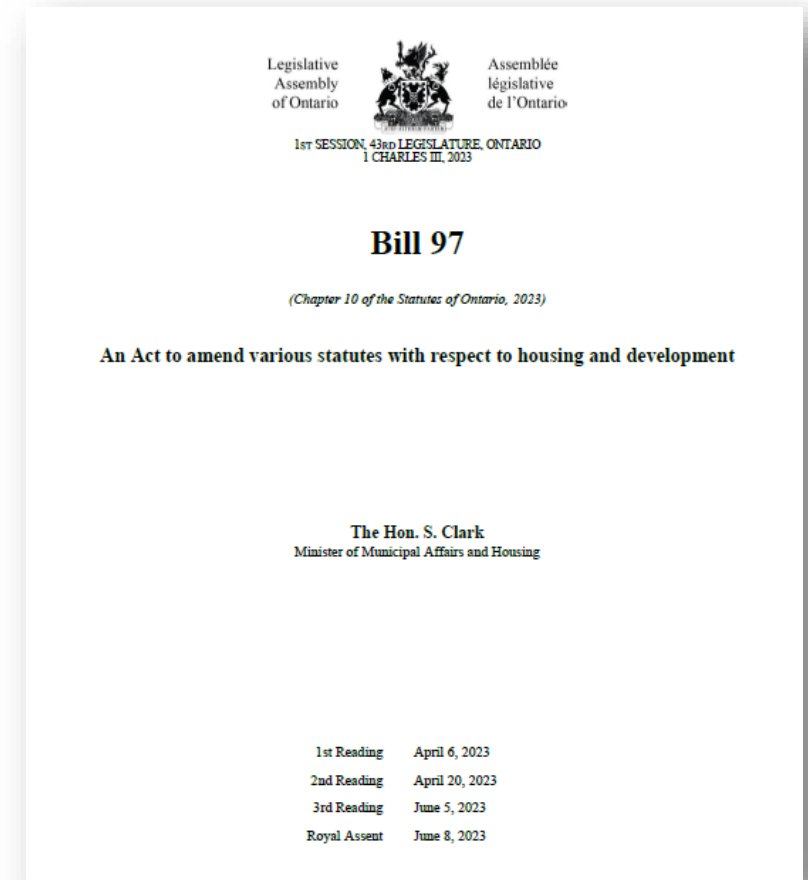
- 8,100 hectares
- 13% of all lands in the City
- 25% (400,000+) of all jobs across the City
- 92% of manufacturing, industrial, warehousing jobs



Official Plan Land Use Designations
■ *Core Employment Areas*
■ *General Employment Areas*

Timeline

- **April 6, 2023:** Province releases *Helping Homebuyers, Protecting Tenants Act*, 2023 (Bill 97)
- **June 8, 2023:** Bill 97 receives Royal Assent
- **July 19, 2023:** Council adopts Official Plan Amendment 668 that transitions employment uses ([PH5.2](#)) [Bills withheld]
- **November 30, 2023:** Planning and Housing Committee adopts proposed policy directions for OPA 680 ([PH8.14](#))
- **2024:** Anticipated that Province will bring into effect the Bill 97 “area of employment” definition at the same time as the PPS 2024.



Comparison: “Area of Employment”

Changes:

Definition excludes: commercial (i.e., standalone office and standalone retail) uses and institutional uses, and scopes office uses.

	Uses	Current Definition	Amended Definition
a	Manufacturing Uses	Yes	Yes
b	Warehousing Uses	Yes	Yes
c	Office Uses	Yes	Yes, if associated with a, b or d
d	Research & Development in connection with manufacturing anything	(Silent)	Yes
e	Retail Uses	Yes, if associated with a, b or c	Yes, if associated with a, b or d
f	Ancillary Facilities	Yes, if ancillary to a, b, c or e	Yes, if ancillary to a, b, c, d or e
g	Institutional Uses	(Silent)	No
h	Commercial Uses	(Silent)	No

“Employment Areas” Definition Change

Core Employment Areas Uses

- 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
- Ancillary Small-scale restaurants
- Ancillary Catering facilities
- Ancillary 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)

Underlined = To be removed or changed due to definition

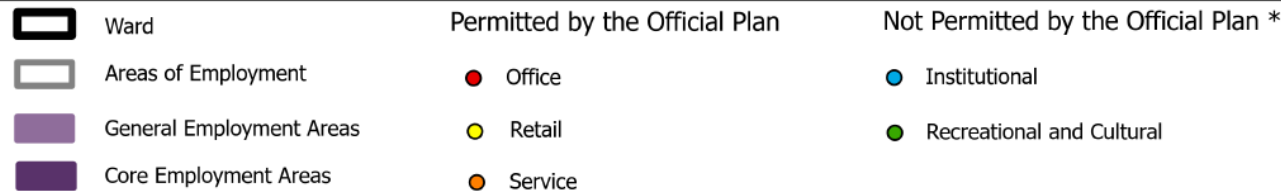
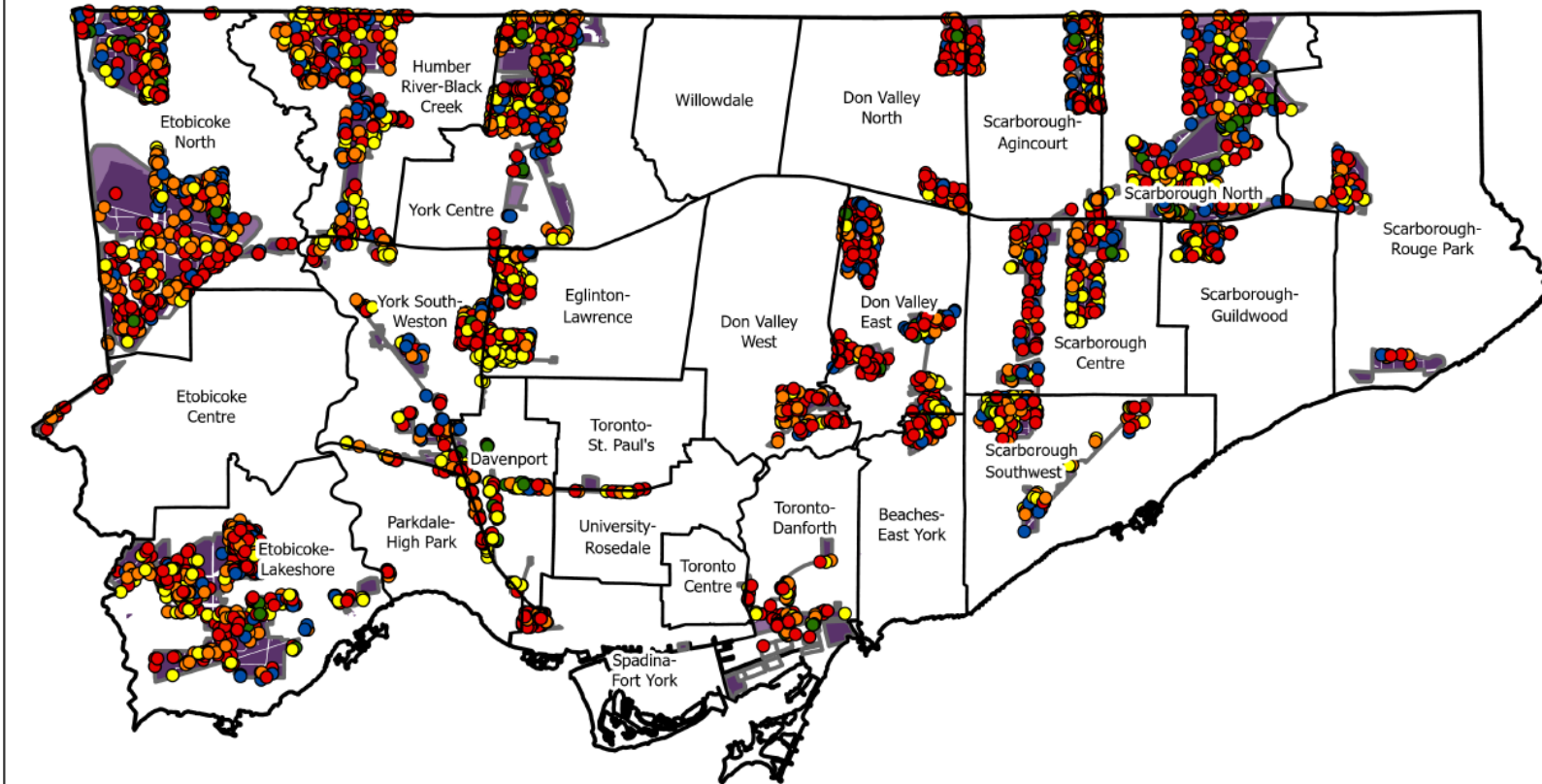
Potential Bill 97 Impacts

“Do Nothing” Scenario

- If the land use permissions for Core and General Employment Areas do not meet the Bill 97 “area of employment” definition than these Employment Areas could lose their conversion policy protections.
- What is the potential impact to local businesses?
 - Staff were direct to undertake a local-based analysis to assess potential impacts to the businesses within the City’s Employment Areas, resulting from the amended definition for ‘areas of employment’.

Potential Impact Analysis

- **Purpose:** To analyze the potential impacts of the amended definition of “area of employment” on existing businesses within the City’s Employment Areas.
- **Data:** Toronto Employment Survey 2023
- **Geography:** All General and Core Employment Areas City-Wide and for each Ward
- **Sectors:** Standalone Retail, Standalone Service, Standalone Office, Institutional, and Recreational & Cultural
- **Metrics:** Calculated both # of establishments and # of jobs



* Council directed staff to undertake a study to consider expanding uses in Employment Areas to include places of worship, places of assembly, and sports and recreation uses.

Potential Impact

- **54% (11,850) of all Businesses in EA's** (16% of all businesses in the City)
- **49% (196,838) of all Jobs in EA's.** (13% of all Jobs in the City)

Draft OPA 680 – Purpose and Intent

- OPA 680 would ensure conformity with the *Planning Act* by aligning land use permissions for General and Core Employment Areas with the amended “area of employment” definition. In particular:
 - Stand alone offices **(remove OP permissions)**
 - Stand alone retail uses **(remove OP permissions)**
 - Institutional uses **(previously not permitted in OP, no changes)**
 - Fitness centres and Ice Arenas **(remove city-wide OP permissions for Fitness Centres, but add Site and Area Specific Policy permissions for Ice Arenas)**
- OPA 680 would ensure that General and Core Employment Areas are still subject to conversion policies that protect the integrity and viability of these areas.

OPA 668 – Purpose and Intent

- Bill 97 introduced a transition provision that states that “**lawfully established**” commercial uses (including standalone office and retail) and institutional uses can be authorized to continue through an OPA.
- “Lawfully established” **commercial uses and institutional uses** permitted by the Official Plan (including existing SASPs or Secondary Plans) will have their permissions **transitioned** under the new policy framework introduced by OPA 668.
- OPA 668 was adopted by Council in July 2023 but **not yet in effect**.

Key Takeaways

- **Issue #1:** For General and Core Employment Areas to continue to be subject to conversion policies the land use permissions for these areas need to align with the amended definition of “area of employment”.
- **Solution #1:** **OPA 680** would ensure the land use permissions for General and Core Employment Areas **align with the amended definition** of “area of employment”
- **Issue #2:** Permissions for commercial uses (including standalone office and standalone retail) and institutional uses would be removed through Bill 97/OPA 680 resulting in these uses no longer conforming with the Official Plan.
- **Solution #2:** **OPA 668** would **transition** those commercial uses and institutional uses that are “**lawfully established**”.

Expanding Uses in Employment Areas Study

- Council directed staff to study and consider **expanding permitted uses** in Employment Areas to include
 - places of assembly (**excluded from Planning Act definition**),
 - places of worship (**excluded from Planning Act definition**), and
 - sports facilities on a site or area-specific basis (**excluded from Planning Act definition**).
- Expanding uses study will be combined with Planning Act conformity work
- Staff will be recommending that the study be concluded without changes to the Official Plan.

Next Steps

- **July 11:** Statutory Meeting & Planning and Housing Committee Meeting
- **July 24 – 26:** City Council

Questions?

