

NOTICE OF OPEN HOUSE AND NOTICE OF SPECIAL PUBLIC MEETING

To be held by Planning and Housing Committee
(Pursuant to Subsections 26(3)(b) of the *Planning Act*)

**Proposed Official Plan Amendment, including changes to Land Use Designations,
Site and Area Specific Policies and related Maps and Schedules, pertaining to
Employment Areas Conversion Requests, and a review of *Employment Areas* that have
Site and Area Specific Policies which include residential permissions and/or have
residential uses**

Date of Statutory Open House: June 20, 2024
Time of Statutory Open House: 6:00p.m. to 8:00p.m.
Place of Statutory Open House: Video Conference at <https://bit.ly/4bRqWKP>

Date of Special Public Meeting: July 11, 2024
Time of Special Public Meeting: 9:30a.m. or as soon as possible thereafter
Place of Special Public Meeting: Committee Room 1, City Hall and by Video Conference

PROPOSAL - PURPOSE AND EFFECT

The City of Toronto is currently undertaking a Municipal Comprehensive Review (MCR) and Provincial Growth Plan conformity exercise (MCR/Conformity Exercise) of the City of Toronto Official Plan. A copy of the current Official Plan can be viewed or downloaded from the City's website: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

As part of the City of Toronto's MCR/Conformity Exercise, this proposed Official Plan Amendment is in conformity with the A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), is consistent with the Provincial Policy Statement (2020), and has regard to matters of provincial interest under Section 2 of the *Planning Act*. If adopted by Council, the proposed Official Plan Amendment will be submitted to the Minister of Municipal Affairs and Housing for approval pursuant to Section 26 of the *Planning Act*.

The *Planning Act* requires that if an Official Plan is being revised under Section 26 of that *Act*, a Special Public Meeting must be held on any proposed amendments to revise the Official Plan and that an Open House be held if the Official Plan is being revised to ensure that the public has an opportunity to review and ask questions about the information and material made available in advance of the Special Public Meeting. The holding of public hearings on the Official Plan Amendment may be delegated by Council to the Planning and Housing Committee under Section 24 of the *City of Toronto Act, 2006* and the *Toronto Municipal Code*.

BACKGROUND INFORMATION

The Official Plan is substantially in conformity with relevant and applicable provincial plans and policy requirements related to the economy, economic growth, and employment areas.

The MCR includes a process to review and evaluate requests to convert lands from an *Employment Areas* designation to permit non-employment uses or to broaden permitted uses. As part of this conversion request process, the City received approximately 150 requests to convert lands designated *Core Employment Areas* or *General Employment Areas* to permit non-employment uses. The year-long City Council approved window to receive conversion requests closed on August 3, 2021.

The City is taking a phased approach to reporting the final recommendations for the conversion requests. This approach will see a fourth batch of conversion requests brought forward to the Special Public Meeting at the July 11, 2024 meeting of the Planning and Housing Committee. The first three batches of conversion requests were previously considered at Special Public Meetings, at the July 5, 2022 meeting of the Planning and Housing Committee, the June 1, 2023 meeting of the Planning and Housing Committee, and the July 5, 2023 meeting of the Planning and Housing Committee. Another conversion request was considered at a Special Public Meeting of the Planning and Housing Committee on September 28, 2023.

The conversion requests (CR) to be considered at the July 11, 2024 meeting of the Planning and Housing Committee include the following:

CR Number	Municipal Address	Ward
070	Don Mills Road, 825	Don Valley East (16)
106 (Part)	2155 St. Clair Avenue West	York South-Weston (5)
109	Bowie Avenue, 250 and Caledonia Road, 640, 660, 662, 666, 670, 680 and 682	Eglinton-Lawrence (8)
114	Rockcliffe Court, 20 (formerly known as Rockcliffe Boulevard, 301)	York South-Weston (5)

Staff's final recommendations for the conversion requests listed above may include amendments to the Official Plan. An Official Plan Amendment (OPA) to implement staff's recommendations is being brought forward to the Special Public Meeting at the July 11, 2024 meeting of the Planning and Housing Committee. OPA 742 would amend Map 2 Urban Structure; amend some of the Land Use Plan Maps 13 to 23; and, provide a further layer of local policy direction for an area or site by adding Site and Area Specific Policies (SASPs) to Chapter 7.

The MCR also includes a process to review *Employment Areas* that have SASPs that include residential permissions. In order to conform with the A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020), Policy 2.2.5.7 and the Official Plan, Policy 4.6.7, the City is required to prohibit residential uses within lands designated as *Core Employment Areas* and *General Employment Areas* in the Official Plan. Staff have made recommendations to redesignate lands to a land use designation that would permit residential uses and add a SASP to

Chapter 7. The majority of lands included in this review, were considered at the Special Public Meeting at the July 5, 2023 meeting of the Planning and Housing Committee. Addresses affected by this process to review *Employment Areas* that have a SASP that includes residential permissions and/or have residential uses, to be considered at the July 11, 2024 meeting of the Planning and Housing Committee include the following:

SASP No.	Municipal Address	Ward
247	Carlaw Avenue, 360, 388 and 400 and Dickens Street, 10	Toronto-Danforth (14)

A map of the addresses for which there has been a conversion request, and for *Employment Areas* that have Site and Area Specific Policies with residential permissions or residential uses, has not been provided in this Notice because it would not be legible at this scale.

Detailed information, including a copy of the proposed Official Plan Amendment (starting on June 20, 2024) may be obtained by contacting Carola Perez-Book, Project Manager, at 416-392-8788, or by e-mail at Carola.Perez-Book@toronto.ca.

Further information, including a draft of OPA 742 starting on June 20, 2024, is also available at: <https://www.toronto.ca/ourplan>.

A copy of City Planning's Final Report on the proposed Official Plan Amendment, including final recommendations on the conversion requests listed in this notice, and the review of *Employment Areas* that have Site and Area Specific Policies that include residential permissions not yet considered will be available on the City's website approximately one week prior to the Special Public Meeting at: www.toronto.ca/legdocs/agendas.html.

PURPOSE OF OPEN HOUSE

You are invited to attend the Open House(s) to review the proposed Official Plan Amendment and to ask questions about the proposed policies and any related information and material.

PURPOSE OF SPECIAL PUBLIC MEETING

The Planning and Housing Committee will receive input and review the proposal and any other material placed before it, in order to make recommendations on the Official Plan Amendment. These recommendations will then be forwarded to Toronto City Council for its consideration.

You can follow the meeting at www.youtube.com/TorontoCityCouncilLive.

You are invited to make representations to the Planning and Housing Committee in person, by video conference or by telephone to make your views known regarding the proposal.

You may send written comments by e-mail to phc@toronto.ca or by mail to the address below. You can submit written comments up until City Council gives final consideration to the proposal.

If you wish to address directly, please register by e-mail to phc@toronto.ca or by phone at 416-397-4579, no later than **12:00 p.m. on July 10, 2024**. If you register, we will contact you with instructions on how to participate in the meeting.

For more information about this matter, including information about appeal rights, contact the City Clerk's Office, City Clerk, Attention: **Nancy Martins, Administrator, Planning and Housing Committee, 100 Queen Street West, 10th Floor, West Tower, Toronto ON M5H 2N2, Phone: 416-397-4579, Fax: 416-392-2980, e-mail: phc@toronto.ca.**

The Planning and Housing Committee may request you to file an outline of your presentation with the Clerk.

Special Assistance: City Staff can arrange for special assistance with some advance notice. If you need special assistance, please call 416-397-4579, TTY 416-338-0889 or e-mail phc@toronto.ca.

FURTHER INFORMATION

Given that the amendments listed in this Notice regulate the use of lands at several locations within the geographic boundaries of the City of Toronto, a key map has not been provided with this notice.

If you wish to be notified of the decision of the City of Toronto on the proposed Official Plan Amendment you must make a written request to the City Clerk, Attention: Nancy Martins, Administrator, Planning and Housing Committee, at the address, fax number or e-mail set out in this notice.

No Appeal of Official Plan Amendment 742 Official Plan Amendment 742 is subject to ministerial approval and there is no ability to appeal the Minister's decision to the Ontario Land Tribunal (OLT)

People writing or making presentations at the public meeting: *The City of Toronto Act, 2006, the Planning Act, and the City of Toronto Municipal Code* authorize the City of Toronto to collect any personal information in your communication or presentation to City Council or its committees.

The City collects this information to enable it to make informed decisions on the relevant issue(s). If you are submitting letters, faxes, e-mails, presentations or other communications to the City, you should be aware that your name and the fact that you communicated with the City will become part of the public record and will appear on the City's website. The City will also make your communication and any personal information in it - such as your postal address, telephone number or e-mail address - available to the public, unless you expressly request the City to remove it.

Many Committee, Board and Advisory Body meetings are broadcast live over the internet for the public to view. If you speak at the meeting, you will appear in the video broadcast. Video

broadcasts are archived and continue to be publicly available. Direct any questions about this collection to the City Clerk's Office at 416-397-4579.

Compliance with Provincial laws respecting Notice may result in you receiving duplicate notices.

Dated at the City of Toronto on May 30, 2024.

John D. Elvidge
City Clerk