

Tracking Status

- [City Council](#) adopted this item on February 26, 2019 with amendments.
- This item was considered by the [Planning and Housing Committee](#) on February 12, 2019 and adopted without amendment. It will be considered by City Council on February 26, 2019.

City Council consideration on February 26, 2019

PH2.4	ACTION	Amended		Ward: All
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Proposed Amendments to the Growth Plan for the Greater Golden Horseshoe, 2017 - Preliminary City Comments

City Council Decision

Caution: This is a preliminary decision. This decision should not be considered final until the meeting is complete and the City Clerk has confirmed the decisions for this meeting.

City Council on February 26, 2019, adopted the following:

1. City Council request the Province to revise Proposed Amendment 1 to the Growth Plan, 2017, to introduce language which clearly states the Province's intention to authorize municipalities to allow the conversion of lands designated Employment Areas, that are not identified as Provincially Significant Employment Zones in the Growth Plan, during the course of a municipally-initiated one-time window of opportunity only, as described on the Province's webpage at <http://www.mah.gov.on.ca/Page20926.aspx>.
2. City Council request the Province to revise Proposed Amendment 1 of the Growth Plan, 2017, policies and mapping to recognize and include additional Provincially Significant Employment Zones in the City of Toronto, including the City's major office parks.
3. City Council request the Province to include additional Employment Areas within the City of Toronto as Provincially Significant Employment Zones as identified in Attachments 1 through 6 to the supplementary report (February 25, 2019) from the Chief Planner and Executive Director, City Planning.
4. City Council request the Province to enact a Regulation to permit the use of conditional zoning, pursuant to Section 113 of the City of Toronto Act, 2006 that would enable the City to require and secure employment space to be provided prior to, or concurrent with any non-employment uses, including residential.
5. City Council request the Province to revise Proposed Amendment 1 to the Growth Plan, 2017, to recognize the Ontario Food Terminal as a Provincially Significant Employment Zone, which plays a pivotal role in the provincial agri-food network.

6. City Council request the Province to revise Proposed Amendment 1 to the Growth Plan by using the previous definition of Office Parks in the Growth Plan, 2017, in order for Office Parks to continue to be designated as Employment Areas in the Official Plan.
7. City Council request the Province to revise Proposed Amendment 1 to the Growth Plan, 2017, to recognize all five of Toronto's Office Parks as Provincially Significant Employment Zones.
8. City Council request the Province to revise Proposed Amendment 1 to the Growth Plan, 2017, to:
 - a. allow municipalities to require an applicant to retain space for employment uses, including hotels, where employment uses had previously existed, as part of their development application, where the municipality has in-effect official plan policies indicating where and under what redevelopment criteria (location, size, use, phasing of development) such an employment replacement policy would apply; and
 - b. allow municipalities to also set minimum employment space thresholds for new development in mixed use areas where no employment uses previously existed.
9. City Council advise the Province of its support to remove Prime Employment Area references from the Growth Plan, 2017.
10. City Council advise the Province of its support to change the Growth Plan, 2017, to remove the mandatory requirement that each municipality develop an employment strategy and replace this requirement with amended policies that require municipalities to adopt official plan amendments prescribing a number of employment-related actions ensuring their protection.
11. City Council request the Province to revise Proposed Amendment 1 to the Growth Plan, 2017, to reinstate the Growth Plan definition of a Major Transit Station Area by removing the reference to a proposed 500- to 800-metre radius range and reinstating the 500-metre radius requirement.
12. City Council request the Province to revise Proposed Amendment 1 to the Growth Plan, 2017, wording for Policy 2.2.4.4.b. by deleting the word "high" from the proposed policy so that "high ridership" is not a qualifier for lower density target consideration.
13. City Council request the Province to include a new policy in the Growth Plan to clarify that where an overlap occurs between the City's designated Employment Areas and potential Major Transit Station Areas, the Growth Plan's Employment policies take precedence and the established minimum density targets for Employment Areas, required by proposed policy 2.2.5.13.a would prevail over any other established density target, including those for Major Transit Station Areas and others, in order to ensure the protection and preservation of the City of Toronto's finite employment land base.
14. City Council request the Province to revise Proposed Amendment 1 to the Growth Plan, 2017, to reinstate Growth Plan Policy 2.2.2.4.a., which makes reference to encouraging intensification to achieve the desired urban structure, instead of Policy 2.2.2.3.c. proposed in Amendment 1 to the Growth Plan, 2017.

15. City Council request the Province to revise Proposed Amendment 1 to the Growth Plan, 2017, to reinstate Growth Plan Policy 2.2.1.4.e., which ensures the development of a high quality compact built form, an attractive and vibrant public realm through site design and urban design standards.

16. City Council request the Province to modify O. Reg. 311/06 to add Official Plan Amendment 231 as a matter in process that was approved under the previous Growth Plan, 2006, as amended in 2013, but is currently under appeal at the Local Planning Appeal Tribunal.

17. City Council request the Province to modify O. Reg. 311/06 to add any decision made by Toronto City Council on the day before the enactment of the proposed Growth Plan Amendment, except those matters (Official Plan Amendment 231) identified in Part 16 above, as matters in process that are subject to the current Growth Plan 2017, but are currently under appeal at the Local Planning Appeal Tribunal.

18. City Council forward this item, and any other related item on this matter, that is before City Council on February 26, 2019, to the Minister of Municipal Affairs and Housing by the Province's commenting deadline of February 28, 2019.

City Council Decision Advice and Other Information

The Chief Planner and Executive Director, City Planning gave a presentation to City Council on the Proposed Amendments to the Growth Plan for the Greater Golden Horseshoe, 2017 - City Comments.

Background Information (Committee)

(February 12, 2019) Report and Attachments 1 to 4 from the Chief Planner and Executive Director, City Planning on Proposed Amendments to the Growth Plan for the Greater Golden Horseshoe, 2017 - Preliminary City Comments

<http://www.toronto.ca/legdocs/mmis/2019/ph/bgrd/backgroundfile-126607.pdf>

(January 29, 2019) Report from the Chief Planner and Executive Director, City Planning on Proposed Amendments to the Growth Plan for the Greater Golden Horseshoe, 2017 - Preliminary City Comments - Notice of Pending Report

<http://www.toronto.ca/legdocs/mmis/2019/ph/bgrd/backgroundfile-124140.pdf>

Presentation from the Chief Planner and Executive Director City Planning on Proposed Amendments to the Growth Plan for the Greater Golden Horseshoe, 2017 - Preliminary City Comments

<http://www.toronto.ca/legdocs/mmis/2019/ph/bgrd/backgroundfile-126612.pdf>

Background Information (City Council)

(February 25, 2019) Supplementary report from the Chief Planner and Executive Director, City Planning on Proposed Amendments to the Growth Plan for the Greater Golden Horseshoe, 2017 - City Comments and Attachments 1 to 6 (PH2.4a)

<http://www.toronto.ca/legdocs/mmis/2019/cc/bgrd/backgroundfile-130111.pdf>

Map - City Comments on Proposed Provincially Significant Employment Zones

<http://www.toronto.ca/legdocs/mmis/2019/cc/bgrd/backgroundfile-130112.pdf>

(February 26, 2019) Presentation from the Chief Planner and Executive Director, City Planning on Proposed Amendments to the Growth Plan for the Greater Golden Horseshoe, 2017 - City Comments (PH2.4b)

<http://www.toronto.ca/legdocs/mmis/2019/cc/bgrd/backgroundfile-130157.pdf>

Communications (City Council)

(February 22, 2019) Letter from Martin Gerwin and Judith Rutledge, Mimico Lakeshore Community Network (CC.Supp.PH2.4.1)

<http://www.toronto.ca/legdocs/mmis/2019/cc/comm/communicationfile-91631.pdf>

(February 22, 2019) Letter from Craig McLuckie, President, Toronto Industry Network (CC.Supp.PH2.4.2)

<http://www.toronto.ca/legdocs/mmis/2019/cc/comm/communicationfile-91636.pdf>

(February 25, 2019) Letter from Al Brezina, Executive Director, South Etobicoke Industrial Employers' Association (CC.Supp.PH2.4.3)

<http://www.toronto.ca/legdocs/mmis/2019/cc/comm/communicationfile-91680.pdf>

(February 25, 2019) Letter from Gemma Pryor, Associate Director, Corporate and Government Affairs, Mondelez Canada Inc. (CC.Supp.PH2.4.4)

<http://www.toronto.ca/legdocs/mmis/2019/cc/comm/communicationfile-91683.pdf>

(February 25, 2019) Letter from Lindsay Dale-Harris, Bousfields Inc. on behalf of 2141805 Ontario Inc. (Liberty Developments) (CC.New.PH2.4.5)

<http://www.toronto.ca/legdocs/mmis/2019/cc/comm/communicationfile-91725.pdf>

(February 22, 2019) Letter from Sandra Farina, Executive Director and Al Ruggero, Project Manager, Emery Business Improvement Area (CC.New.PH2.4.6)

<http://www.toronto.ca/legdocs/mmis/2019/cc/comm/communicationfile-91726.pdf>

(February 25, 2019) Letter from David A. McKay, Partner and Vice President, MHBC Planning Urban Design & Landscape Architecture on behalf of Titan Sr. Plaza LP (CC.New.PH2.4.7)

<http://www.toronto.ca/legdocs/mmis/2019/cc/comm/communicationfile-91727.pdf>

(February 25, 2019) Letter from Emily Reisman, Partner, Urban Strategies Inc. on behalf of 5509 Dundas LP (CC.New.PH2.4.8)

<http://www.toronto.ca/legdocs/mmis/2019/cc/comm/communicationfile-91745.pdf>

(February 25, 2019) Letter from Mark R. Flowers, Professional Corporation, Davies Howe Land Development Advocacy and Litigation on behalf of Global Fortune Real Estate Development Corporation (CC.New.PH2.4.9)

<http://www.toronto.ca/legdocs/mmis/2019/cc/comm/communicationfile-91746.pdf>

(February 25, 2019) Letter from Katarzyna Sliwa, Partner, Dentons Canada LLP on behalf of 10 QEW Inc. (CC.New.PH2.4.10)

<http://www.toronto.ca/legdocs/mmis/2019/cc/comm/communicationfile-91728.pdf>

(February 25, 2019) Letter from Katarzyna Sliwa, Partner, Dentons Canada LLP on behalf of Samuel Sarick Limited (CC.New.PH2.4.11)

<http://www.toronto.ca/legdocs/mmis/2019/cc/comm/communicationfile-91729.pdf>

(February 25, 2019) Letter from Lindsay Dale-Harris, Bousfields Inc. on behalf of STC Investments Nominee Inc. (CC.New.PH2.4.12)

<http://www.toronto.ca/legdocs/mmis/2019/cc/comm/communicationfile-91731.pdf>

(February 25, 2019) Letter from Mark R. Flowers, Professional Corporation, Davies Howe Land Development Advocacy and Litigation (CC.New.PH2.4.13)

<http://www.toronto.ca/legdocs/mmis/2019/cc/comm/communicationfile-91732.pdf>

(February 26, 2019) Letter from Ann Lam, Vice President, Land Development, Dunpar Developments Inc. (CC.New.PH2.4.14)

<http://www.toronto.ca/legdocs/mmis/2019/cc/comm/communicationfile-91733.pdf>

(February 25, 2019) Letter from Emily Reisman, Partner, Urban Strategies Inc. on behalf of Igernan Limited (CC.New.PH2.4.15)

<http://www.toronto.ca/legdocs/mmis/2019/cc/comm/communicationfile-91749.pdf>

(February 26, 2019) Letter from David A. McKay, Partner and Vice President, MHBC, Planning Urban Design & Landscape Architecture on behalf of Dymon Storage (Dufferin

(Billy Bishop Way) Portfolio Inc.) (CC.New.PH2.4.16)

<http://www.toronto.ca/legdocs/mmis/2019/cc/comm/communicationfile-91750.pdf>

(February 26, 2019) E-mail from John Dawson, McCarthy Tetrault LLP, on behalf of Canada Lands Company (CC.New.PH2.4.17)

<http://www.toronto.ca/legdocs/mmis/2019/cc/comm/communicationfile-91751.pdf>

Motions (City Council)

1 - Motion to Amend Item (Additional) moved by Councillor Ana Bailão (Carried)

That City Council adopt the following recommendations contained in the supplementary report (February 25, 2019) from the Chief Planner and Executive Director, City Planning [PH2.4a]:

1. City Council request the Province to include additional Employment Areas within the City of Toronto as Provincially Significant Employment Zones as identified in Attachments 1 through 6 of the report (dated February 25, 2019) from the Chief Planner and Executive Director, City Planning.
2. City Council request the Province to enact a Regulation to permit the use of conditional zoning, pursuant to Section 113 of the City of Toronto Act, 2006 that would enable the City to require and secure employment space to be provided prior to, or concurrent with any non-employment uses, including residential.

Vote (Amend Item (Additional))

Feb-26-2019 12:08 PM

Result: Carried	Majority Required - PH2.4 - Bailão - motion 1
Yes: 24	Paul Ainslie, Ana Bailão, Brad Bradford, Shelley Carroll, Mike Colle, Gary Crawford, Joe Cressy, John Fillion, Paula Fletcher, Michael Ford, Mark Grimes, Stephen Holyday, Jim Karygiannis, Cynthia Lai, Mike Layton, Josh Matlow, Jennifer McKelvie, Frances Nunziata (Chair), James Pasternak, Gord Perks, Jaye Robinson, Michael Thompson, John Tory, Kristyn Wong-Tam
No: 1	Denzil Minnan-Wong
Absent: 1	Anthony Perruzza

2 - Motion to Amend Motion moved by Councillor Gord Perks (Lost)

That City Council amend motion 1 by Councillor Bailão by deleting and replacing recommendation 1:

Recommendation to be deleted:

1. City Council request the Province to include additional Employment Areas within the City of Toronto as Provincially Significant Employment Zones as identified in Attachments 1 through 6 of the report (dated February 25, 2019) from the Chief Planner and Executive Director, City Planning.

so that recommendation 1 now reads as follows:

1. City Council request the Province to modify the Proposed Amendment 1 to the Growth Plan, 2017, by increasing the amount of Provincially Significant Employment Zones to

100 percent and removing all lands in the City that currently have residential permissions from the proposed Provincially Significant Employment Zones.

Vote (Amend Motion)

Feb-26-2019 12:07 PM

Result: Lost	Majority Required - PH2.4 - Perks - motion 2
Yes: 6	Shelley Carroll, Paula Fletcher, Mike Layton, Josh Matlow, Gord Perks, Kristyn Wong-Tam
No: 19	Paul Ainslie, Ana Bailão, Brad Bradford, Mike Colle, Gary Crawford, Joe Cressy, John Fillion, Michael Ford, Mark Grimes, Stephen Holyday, Jim Karygiannis, Cynthia Lai, Jennifer McKelvie, Denzil Minnan-Wong, Frances Nunziata (Chair), James Pasternak, Jaye Robinson, Michael Thompson, John Tory
Absent: 1	Anthony Perruzza

3 - Motion to Amend Item moved by Councillor Kristyn Wong-Tam (Carried)

That City Council amend Planning and Housing Committee Recommendation 6.a. by adding the words "including hotels" after the words "employment uses" so that it now reads as follows:

- a. Allow municipalities to require an applicant to retain space for employment uses, including hotels, where employment uses had previously existed, as part of their development application, where the municipality has in-effect official plan policies indicating where and under what redevelopment criteria (location, size, use, phasing of development) such an employment replacement policy would apply, and

Vote (Amend Item)

Feb-26-2019 12:06 PM

Result: Carried	Majority Required - PH2.4 - Wong-Tam - motion 3
Yes: 24	Paul Ainslie, Ana Bailão, Brad Bradford, Shelley Carroll, Mike Colle, Gary Crawford, Joe Cressy, John Fillion, Paula Fletcher, Michael Ford, Mark Grimes, Jim Karygiannis, Cynthia Lai, Mike Layton, Josh Matlow, Jennifer McKelvie, Denzil Minnan-Wong, Frances Nunziata (Chair), James Pasternak, Gord Perks, Jaye Robinson, Michael Thompson, John Tory, Kristyn Wong-Tam
No: 1	Stephen Holyday
Absent: 1	Anthony Perruzza

Motion to Adopt Item as Amended (Carried)

Planning and Housing Committee consideration on February 12, 2019