



STAFF REPORT ACTION REQUIRED

Planning for a Strong and Diverse Economy: Official Plan/Municipal Comprehensive Reviews - Draft Policies and Designations for Employment

Date:	October 23, 2012
To:	Planning and Growth Management Committee
From:	Chief Planner and Executive Director, City Planning Division
Wards:	All
Reference Number:	P:\2012\Cluster B\PLN\PG12075

SUMMARY

This report presents directions for new Official Plan employment policies that build upon the findings of the consultant's report 'Sustainable Competitive Advantage and Prosperity-Planning for Employment Uses in the City of Toronto', and Council directions at their October 2, 3 and 4, 2012 meeting.

The employment policies in the Official Plan are focussed upon the preservation of Employment Areas for business. Research demonstrates that the existing policy framework does not adequately address current and future needs, nor do the policies provide sufficient clarity. The key elements of the new vision for employment uses presented in this report are to:

- Stimulate the growth of new office space construction in the Downtown, Centres and within walking distance of existing or approved and funded rapid transit stations in other Mixed Use Areas, Employment Areas and Regeneration Areas;
- Preserve the majority of the City's designated Employment Areas solely for business purposes including the preservation of the Employment Areas for primary employment uses and designating areas, generally on the boundaries, for retail commercial and other compatible secondary uses; and,
- Provide locations for the retail commercial and institutional sectors to meet the needs of Toronto and the Region's growing population.

This report includes, for the purpose of public discussion, draft Official Plan policies for Chapters 2, 3 and 4 that set out implementing policies for this employment strategy. While these policies are in the style of an Official Plan Amendment they are intended to

be the subject of a broad public discussion. Draft new designations for Employment Areas and mapping showing where these designations are proposed to apply is included, as well as recommendations on 65 requests and/or applications to convert employment lands to non-employment.

This report recommends that a broad citywide public consultation process be undertaken on the draft policies, designations and conversion request recommendations.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning Division recommends that:

1. City Council direct that the draft Official Plan Employment policies appended in Attachment 1 of the report (October 23, 2012) from the Chief Planner and Executive Director, City Planning Division, and the draft changes to the Official Plan mapping appended in Attachment 2, be used as the basis for consultation.
2. City Council direct as the basis of consultation the preliminary assessments and draft policy directions for the requests and/or applications for the conversion of employment lands through the redesignation of lands to non-employment uses and/or the introduction of residential uses, appended as Attachment 5 of the report (October 23, 2012) from the Chief Planner and Executive Director, City Planning Division.
3. City Council direct planning staff to conduct open houses in each community council district of the City and meet with key stakeholders as outlined in Attachment 7 of the report (October 23, 2012) from the Chief Planner and Executive Director, City Planning Division, to obtain comments and feedback regarding the proposed policies, mapping and preliminary assessments for requests/applications for conversion of employment lands.
4. City Council direct planning staff to report back on additional requests and/or applications for conversion of employment lands through the redesignation of lands to non-employment uses and/or the introduction of residential uses prior to the calling of a statutory meeting to consider proposed Official Plan amendments pertaining to the employment policies.

Financial Impact

There are no financial impacts resulting from the adoption of this report.

DECISION HISTORY

At the meeting of October 2, 3 and 4, 2012 Council endorsed the following policy directions as the basis for public consultation on the Official Plan Employment policies:

- a) Strengthen the Official Plan's policies to target new office space construction in Downtown, the Centres and areas with higher order transit;

- b) Strengthen the Official Plan's policies to clearly integrate land use policy for offices with transit provision and economic development initiatives;
- c) Preserve 'core' areas of Employment Areas for industrial uses;
- d) Designate areas within the Employment Areas to provide for retail commercial uses and services, including:
 - i) areas where major retail and a variety of other services are permitted, generally on major roads on the edges of the Employment Areas except where the Employment Area has insufficient land to accommodate core employment functions; and
 - ii) areas where all retail commercial uses are permitted as well as other services, generally areas that now function as commercial ribbons or concentrations;
- e) Identify 'Business Parks' where there are concentrations of offices in the existing Employment Areas and allow a mix of uses that would provide better amenity for the offices, including restaurants and other services for employees, and provide for residential development on district edges near existing or approved and funded rapid transit stations provided it is in a mixed use development that includes offices and provides for intensification of employment uses.
- f) Consider policies addressing requirements for mixing uses in Mixed Use Areas and Regeneration Areas, including mechanisms for implementing such requirements, such as the use of conditional zoning or holding by-laws.

ISSUE BACKGROUND

'Diversity Our Strength': Toronto's Economy

The City of Toronto's motto 'Diversity our Strength' is an excellent description of our economic base. Toronto's economy is strong and has continued to grow by 3 per cent, or over 39,000 jobs, between 2006 and 2011, despite the recession in 2008. The diversity of our economic base is a key factor of that economic resilience.

The draft Official Plan policies attached to this report recognize that growth should occur in all sectors to maintain a strong and diverse economic base. The draft Official Plan policies target office expansion on rapid transit lines, maintain our core employment areas for industry, and provide opportunities for growth in the retail and institutional sectors to serve an expanding population. As the City is essentially built out, the expansion of all economic sectors will require a more intensive form of development and better use of our finite land base.

It is particularly important to conserve and grow export-oriented wealth-creating jobs with high employment multiplier effects such as manufacturing, insurance, financial and business services and the creation and distribution of information and culture. Over 90 per cent of these wealth creating jobs are concentrated in the Downtown and Central Waterfront and the areas designated Employment Areas. These areas are the foundation

of Toronto's economic base and the conservation and growth of employment in these areas is vital to the City's economic future.

The Growth Plan for the Greater Golden Horseshoe

In June 2006, the Province issued the Growth Plan for the Greater Golden Horseshoe ('Growth Plan'). The Growth Plan requires municipalities to accommodate both employment and population growth by:

- Directing a significant portion of new growth to built up areas through intensification;
- Focussing intensification in 'intensification areas' such as the downtown, centres, around major transit stations and along higher order transit corridors;
- Planning for a balance of jobs and housing in communities to reduce the need for long distance commuting and to increase the modal share for transit, walking and cycling;
- Implementing an Official Plan strategy to achieve intensification through development in 'intensification areas' such as the downtown, centres, around major transit stations and along rapid transit intensification corridors; and
- Base the Official Plan strategy on achieving Provincial forecasts for employment and population growth.

The Growth Plan contains detailed policies to allow municipalities to preserve their employment land base. Municipalities are required to:

- maintain an adequate supply of lands for a variety of employment uses to accommodate the Provincial Growth Forecasts;
- provide for a mix of employment uses including commercial, industrial and institutional uses to meet their long-term needs;
- Provide opportunities for a diversified economic base;
- Plan for, protect and preserve 'employment areas' for current and future uses, defining employment areas as areas designated in the official plan for business activities including but not limited to manufacturing warehousing, offices, and associated retail;
- Ensure the necessary infrastructure is there to support employment needs;
- Retain Downtown Toronto's office core as the primary centre for international finance and commerce in the Greater Golden Horseshoe; and
- Locate major office development in the Downtown, Centres, near major transit stations or in areas with higher order transit service.

The Growth Plan allows municipalities to permit conversion of lands within employment areas to non-employment uses only through a 'municipal comprehensive review' where key criteria have been met. A municipal comprehensive review is an Official Plan Review initiated by a municipality that comprehensively applies the Growth Plan policies. The current consideration of the City's employment policies and designations

qualifies as a review under both the Planning Act and the Growth Plan, and is the opportunity for landowners to seek the conversion of employment lands for non-employment uses.

To date, the City Planning Division have received over 85 requests and/or applications for the conversion of employment lands. The majority of requests and/or applications have been residential uses. This report contains a preliminary assessment of the first 65 of these requests/applications based upon the Growth Plan criteria and staff recommendations for the requests.

The Provincial Policy Statement

The 2005 Provincial Policy Statement (PPS) includes policies calling for a diversified economic base, including maintaining lands for a range of economic activities and protecting and preserving employment areas for current and future uses. The PPS restricts conversion of employment lands unless a comprehensive review has been undertaken in which it has been demonstrated that there is a need for conversion and that the land is not required for employment over the long term. These are some, but not all the extent of the conversion criteria cited in the Growth Plan. Draft revisions to the Provincial Policy Statement for discussion purposes were released on September 24, 2012. The draft revisions strengthen the policies for retention of employment areas.

Conversion of Employment Lands Through Intensification Corridor Studies Along LRT and Subway Routes

The Regional Transportation Plan calls for 'intensification corridors' along rapid transit lines to be identified in the Official Plan and studied to produce intensification targets. The City Planning Division is undertaking a study of the Eglinton-Scarborough Crosstown LRT corridor and will be required to study the Sheppard East and Finch West LRT corridors in the future. There are employment lands along these corridors that will be studied. However the timing of these studies will not always correspond with an Official Plan Review/Municipal Comprehensive Review. City Planning staff are in discussion with Provincial officials regarding how this potential timing issue may be addressed.

COMMENTS

Toronto is on Course to Meet the Growth Plan Forecasts

The 2006 census data demonstrated the City had approximately 1.47 million jobs, and would need to add approximately 6,800 new jobs each year between 2006 and 2031 to meet the Growth Plan forecast of 1.64 million jobs by 2031. In the ten years between 1996 and 2006, Toronto added an average of 17,700 jobs each year. The City is on course to meet the 2031 Growth Plan employment forecast.

The City consultants with respect to the employment lands adopted the Provincial employment forecast of 1.64 million employees by 2031 as a low forecast of employment

growth. The consultants examined the June 2012 population forecasts released by the Ontario Ministry of Finance, which would have implications for employment, particularly in the institutional, office and retail sectors. Based on these further Provincial projections, the consultants created a 'high' employment estimate of 1.9 million in Toronto by 2031, but cautioned this would happen only if the larger economy performs well and the City puts together the policies, transit and economic development initiatives to support this growth.

The Growth Plan anticipated a 2011 population, including census undercoverage, of 2.76 million people in Toronto. The City's estimated population in 2011, including census undercoverage, is 2.74 million people plus or minus 15,000 persons. With an increase of 117,000 people between 2006 and 2011, or an average of 23,400 people per year, Toronto is on track to reach the Province's 2031 Growth Plan population forecast.

Balancing Population and Employment Growth in Toronto

The draft policies in Attachment 1 call for a balance between employment and population growth in Toronto to enable Torontonians to live and work in the City. Analysis of applications received from 2007 to 2011 inclusive demonstrate approximately 3 times more residential than non-residential floor space is proposed. It is essential to preserve Employment Areas and to stimulate transit-related office construction in order to balance residential growth and retain a strong economic base for the City. Growing jobs in Toronto is important to reduce long-distance commuting, limit additional road congestion, and provide jobs that are accessible by transit, walking and cycling.

Live/Work Connection

Except in the Business Parks along the Don Valley, there is a genuine live-work relationship between many businesses in Employment Areas and the residents of nearby neighbourhoods that is important to maintain. The Employment Areas provide jobs without long-distance commuting for residents of nearby neighbourhoods, some of which are lower income areas where people are more reliant upon transit. It is also important that residential development continue downtown, but that new office buildings be built and the existing stock, such as the 145 brick and beam office buildings in King Spadina, be maintained in order to strengthen the developing live-work connection for our downtown residents.

The Need to Build More Office Space in Toronto

Almost half of people working in Toronto are employed in offices and a majority of future jobs will also be in offices. In the past two decades office expansion in Toronto has been driven by new office tower construction downtown for the financial sector as well as the conversion of brick and beam buildings in the 'Kings' and Liberty Village that has emphasized space for the growing 'creative class'. It is estimated that if this pattern continues, we will need to build an additional 20.5 million sq. ft. of office space in Toronto by 2031 and up to 31 million sq. ft. by 2041. A more 'aggressive' case of targeting up to 40 million sq. ft. of additional office space by 2031 based on emerging growth drivers in Toronto such as the continued and increasing strength of the financial

services and creative sectors and the concentration of residential development housing a skilled labour force downtown.

Achieving office growth is partially contingent upon: commitment to intensification at rapid transit nodes; availability of incentives to build offices; reduction in approval timelines, and having a supply of development-ready sites. As residential development increases in traditional office areas of the downtown, potential office tower sites are being lost. In the absence of a policy framework to maintain existing office building sites or replace the office floor space, these may be lost to residential condominium development.

Proposed Policy Framework to Grow the Office Sector

At its meeting of October 2, 3 and 4, 2012 Council endorsed as a basis for public consultation two policy directions regarding new office space:

- a. Strengthen the Official Plan's policies to target new office space construction in Downtown, the Centres and areas with higher order transit; and
- b. Strengthen the Official Plan's policies to clearly integrate land use policy for offices with transit provision and economic development.

The draft policies for office development have been meshed with the City's ongoing economic development initiatives. Staff are proposing a policy that speaks to municipal programs and incentives, and priority processing of development applications to target key economic clusters and new office buildings and industries. A tool to implement this policy is the provision of property tax relief through a Tax Increment Equivalent Grant (TIEG) through the City's Imagination, Manufacturing, Innovation and Technology (IMIT) programme, the expansion of which was recently approved by Council. Another critical municipal initiative to reduce the property tax differential with other GTA municipalities is the relative reduction of commercial taxes, including offices, to reach a target ratio of 2.5 times the residential rate by 2017.

Toronto is competing for office development, particularly mid-size offices with other GTA municipalities with large tracts of pre-zoned land. The City can better compete through the priority processing of office and industrial applications, the relative reduction of commercial property taxes and ensuring the proper zoning is in place to accommodate offices, particularly near rapid transit stations.

A draft policy provides that new office development will be actively promoted in the Downtown and Central Waterfront, and in all Mixed Use Areas, Regeneration Areas and Employment Areas within walking distance of a subway, light rapid transit or GO station. Where there are existing policies in Secondary Plans or Site and Area Specific Policies that set aside sites at rapid transit stations for offices, they should be implemented in order to maximize ridership and best utilize the tremendous public investment in rapid transit lines.

A draft policy is proposed that ensures that Toronto gains, not loses, transit-oriented office space in key locations. The draft policy provides that in the Mixed Use Areas and Regeneration Area designations in the Downtown and Central Waterfront and the Centres, as well as within those land use designations within walking distance of an existing or approved and funded GO, subway or LRT station, that residential development be required to increase the non-residential gfa as part of the proposed development. There would be some flexibility built into the policy to provide that where the site conditions and context wouldn't allow for an increase in the non-residential gfa on the same site, it could be built on another property within the permitted designations in the Downtown, Centre or walking distance of the same rapid transit station. As well, where there was a small amount, less than 100 square metres of non-residential gfa on the existing site, the policy would not apply. As both the Downtown and Central Waterfront and Centres are well served by rapid transit lines the intent of this policy is to intensify office and retail uses that are transit-supported.

The policy would also ensure that where there are existing office concentrations near transit, that office space would not be lost to future residential condominium development. Offices could be reconstructed in the podium base of the development, or if the site conditions or the development context mitigated against this, it could be replaced within the same area in a new office project. Planning and Growth Management Committee in June 2011 instructed staff to consider mandating mixed use development where a minimum mix of various types of development, residential and non-residential were required in mixed use developments.

The consultants employment study examined the required vertical mixing of uses in a single building and concluded that depending on the lot size, market cycles, and structural requirements for each use, the vertical mixing of employment and residential uses is not always feasible in a mixed use building. The policy suggested for consultation does not specify a percentage of employment uses for every mixed use building, but simply seeks to ensure that employment floor space increases not decreases near rapid transit stations. If there was a retail base, it would be increased which is reasonable in Mixed Use Areas near a rapid transit station. If there was a smaller office building, that employment space would also be increased, either on-site or in the vicinity. On large sites separate residential and office buildings could be developed.

The City's Employment Areas are Important and Healthy

Toronto's Employment Areas are vitally important. They contain approximately 30 per cent of all of the jobs in the City, and 40 percent of the export-oriented wealth creating jobs. The Employment Areas contain over 90 per cent of manufacturing and warehousing jobs in Toronto. These are the only areas where manufacturing and warehousing jobs are both permitted and can be separated from sensitive uses.

Employment Areas are located throughout Toronto providing an employment base across the City rather than just in the downtown. There is a strong live-work relationship between the Employment Areas and nearby residential neighbourhoods that is important in reducing commute times and congestion and increasing the potential for shorter

distance transit-based commuting. The Employment Areas are also where many residents of nearby 'priority neighbourhoods' work. Our Employment Areas constitute fully 27 per cent of the City's non-residential assessment.

The vacancy rate for buildings in Toronto's Employment Areas is 5 per cent, which is the lowest vacancy rate in the GTA. In 2011 there were 1260 new firms in the Employment Districts of the City, as they are key incubator areas for new businesses in the City. There is considerable investment in our Employment Areas, with applications for over 1800 development projects with a total of more than 4 million m² of gfa submitted between 2007 and 2011 in Toronto's Employment Districts.

Employment Areas are a Finite Resource to be Conserved

Our Employment Areas are a finite resource. Given relative land values we rarely see residentially designated lands converted to employment uses. Our consultant's projections show that we have sufficient lands designated as Employment Areas to meet demands by 2031, but we will run out of land in our Employment Areas for the permitted business functions between 2031 and 2041. There is a relatively low supply of vacant employment lands particularly given the potential expansion of commercial retail and institutions in Employment Areas, and that the expansion of manufacturing/warehousing uses is wholly confined to these lands. While conversion requests are addressed later in this report, it is recommended that the majority of the City's Employment Areas be maintained for the expansion of non-residential businesses, and that expansion take place in an intensified physical form.

The draft Chapter 2 policies for Employment Areas, included as Attachment 1, emphasize Employment Areas will be used exclusively for non-residential economic activities in order to:

- Retain lands for the future needs of industrial functions such as: manufacturing, warehousing, transportation and utilities;
- Provide a stable operating environment by preventing the intrusion of sensitive uses into Employment Areas;
- Maintain the City's diverse economic base and maintain export-oriented employment;
- Reinforce the existing live-work relationship between Employment Areas and nearby residential neighbourhoods and the geographic diffusion of jobs in different parts of the City;
- Contribute to a good balance between jobs and housing in Toronto; and,
- Contribute to a broad range of full-time job opportunities.

To further promote a stable operating environment for industries, another draft policy provides that new residential development outside of but adjacent or near to Employment Areas will be designed to prevent or mitigate the adverse effects of noise, vibration, traffic, odours and other adverse impacts on the new residents.

Other proposed policies for discussion address the transportation needs of Employment Areas. The flow of goods and the movement of trucks are of paramount importance to

businesses. A draft policy provides that measures and standards on roads within Employment Areas will give priority to the movement of trucks and transit vehicles. Transit Use is to be encouraged by investing in improved level of service to Employment Areas, particularly to and from nearby neighbourhoods and encouraging development in a more intensified form that would support transit.

To encourage business development in Employment Areas, Council, at their October 2012 meeting, enhanced the IMIT program tax incentives available in Employment Areas.

No Differentiation Between Employment Districts and Employment Areas

Map 2 of the Official Plan currently distinguishes between the larger consolidated employment lands identified as Employment Districts constituting approximately 92 per cent of lands designated as Employment Areas, and the other 8 per cent of Employment Areas not shown on Map 2 as Employment Districts. This differentiation is now outdated and not recommended for several reasons:

- The PPS and Growth Plan define employment areas as 'areas designated in an official plan for clusters of businesses and economic activities including, but not limited to, manufacturing, warehousing, offices and associated retail and ancillary facilities.' This definition would describe all lands within an Employment Area in the Official Plan, regardless of whether the lands are located within a District. The differentiation of Employment Districts has contributed to confusion in applying the Provincial policy framework to Toronto's employment lands.
- Lands currently designated as Employment Areas outside of Employment Districts contain many large and important manufacturers and distribution depots, and in 2011 contained over 32,000 jobs including 10,000 manufacturing jobs. These lands are important to the City's economic base and should be subject to the same policy framework as other employment lands.

It is proposed that Map 2, Urban Structure will identify all lands proposed to remain designated as Employment Areas. The proposed policies for Employment Areas in Chapter 2 will apply to these lands.

Proposed Employment Land Use Designations

At its meeting of October 2, 3 and 4, 2012 Council endorsed the following policy directions as the basis of public consultation on employment uses:

- Preserve 'Core' areas of Employment Areas for Industrial Uses
- Designate Areas within Employment Areas to provide for retail commercial uses and services, including:
 - i) Areas where major retail and a variety of other services are permitted, generally on major roads on the edges of Employment Areas except where the Employment Area has insufficient land to accommodate core employment functions; and
 - ii) Areas where all retail commercial uses are permitted as well as other services, generally areas that now function as commercial ribbons or concentrations.

The Official Plan contains one 'Employment Area' designation and does not differentiate between the types of activity that make up these areas. In the public consultations in the Fall of 2011, concern was raised that industries should be separated and protected from impacting sensitive land uses and that employment designations be refined to recognize areas of existing retail activity. Representatives of both the development sector and major industries called for greater clarity as to where and what type of retail would be permitted in Employment Areas.

Staff propose that Employment Areas be comprised of three Employment Area designations, to reflect the Council direction noted above. The three designations which are detailed in Attachments 1 and 2 are set out as follows.

Core Employment Areas

Staff propose a designation entitled, Core Employment Areas. Lands proposed to be designated as Core Employment Areas are reserved for certain identified employment uses: manufacturing and warehousing, offices, research and development facilities, distribution of goods, utilities, media facilities, post-secondary business and trade training facilities, arts training facilities and studios, and vertical agriculture. As proposed, Core Employment Areas comprise approximately 80 per cent of the total lands proposed to be designated as Employment Areas. These areas are set aside for the wealth-producing industrial activities that cannot locate in any other part of the City. These Core Employment Areas are intended to develop with an intensification of office uses, particularly in the 'Business Parks' and near transit stations and other primary employment uses.

The Core Employment Areas are business areas where there is often heavy truck traffic and industries which could impact sensitive uses. The limited land base should be reserved for industrial uses which cannot locate in other areas of the City. Post-secondary training business and trade training schools are proposed to be permitted which would open the door for IT, welding or other training schools but not the full-time elementary and secondary schools that have established themselves in many Employment Areas. The Culture sector is a major employer in the City and media facilities, arts training schools and studios are provided for. Agriculture is included as a permitted use to accommodate 'vertical agriculture' now in a developmental stage in other major cities.

Secondary uses proposed to be permitted in Core Employment Areas are those which directly support the businesses and workers, including: hotels, parks, small-scale restaurants and catering facilities whose size is limited by zoning, workplace daycare ancillary to a business, and small scale service uses that directly serve businesses such as courier services, banks and copy shops.

A conversion policy proposed for Core Employment Areas provides that lands can only be removed from Employment Areas or converted to non-employment uses including the redesignation or addition of residential, institutional residential, or major retail uses through a Municipal Comprehensive Review where the conversion criteria set out in the

Provincial Growth Plan are met and the other policies of the Official Plan are implemented.

General Employment Areas and Retail Employment Areas

Two land use designations are proposed where commercial retail uses, places of worship recreation and entertainment uses, restaurants and post-secondary colleges and universities are permitted in addition to the uses permitted in Core Employment Areas. In the General Employment Area all of these secondary uses are provided for, but only major retail uses are proposed, while in a Retail Employment Area designation, retail uses of all scales and forms, including major retail, are permitted. The General Employment Area designation would comprise approximately 8 per cent of lands in all Employment Areas, while the Retail Employment Area designation would comprise approximately 12 per cent of lands in proposed Employment Areas. These designations are proposed generally along the 'edges' of Employment Areas on major roads where they may benefit from visibility, transit service, and an improved public realm. Location of these uses on major roads on the edge of Employment Areas avoids the penetration of non-worker, non-truck traffic into Employment Areas and the provision of a land use buffer between industries in Core Employment Areas and nearby sensitive land uses.

Not all lots on major roads on the boundaries of Employment Areas are designated as General Employment Areas or Retail Employment Areas. There are sites with industries with high employment or key functions that are designated as Core Employment Areas such as Eli Lilly or Apotex pharmaceuticals, the Ontario Food Terminals, or important City or TTC yards. There are also some non-arterial interior roads such as Orfus Road where the existing retail function is proposed to be recognized.

Power Centres and Large Scale Stand-alone Retail Stores are proposed to be classified as major retail uses. However, the introduction of a Power centre or a Large-Scale Stand Alone Retail Store in General and Retail Employment Area designations would not be considered as a conversion under the Growth Plan and may be considered by way of a zoning by-law amendment if certain conditions are met. The introduction of Residential and Institutional residential uses would be a conversion permitted only through a Municipal Comprehensive Review where the criteria of Provincial Plans have been met.

a) Retail Uses

As Toronto's population grows we will see an accompanying growth in retail floor space. Currently, 31 per cent of Toronto's retail employment is in Employment Areas, more than on the 'Avenues'. If the location of retail growth follows existing geographical patterns, some of the new retail developments will also locate at the edge of Employment Areas.

Major retail is proposed to be defined in the Official Plan as 'Power Centres' and 'Large-Scale Stand Alone Retail Stores'. Within Employment Areas, Large-Scale Stand Alone Retail stores are proposed to be defined as a single retail unit that is 6,000 square metres in area or more and is the only retail unit on the lot. This figure is based on research of existing floor plates of 'big box' stores. It would include all traditional 'big box' stores, as

well as large food supermarkets, but not current floor plates for larger drug stores. A Power Centre is a single lot with multiple retail units at least one of which has a gross floor area of 6,000 square metres. Specifically mapping out the General Employment Areas and Retail Employment Areas gives greater clarity of where this form of retail may be considered. This is an improvement over the existing Official Plan policy 4.6.3 which has been subject to differences in interpretation and litigation.

It is proposed that major retail uses may be considered in General Employment Areas and Retail Employment Areas outside of the Downtown and Central Waterfront through a zoning by-law amendment subject to specific criteria being met that relate to the form, transportation impacts, and effects on nearby Employment Area and shopping districts.

As land in employment areas is finite and there is limited vacant land and a low vacancy rate of buildings, retail development should take a more intensified form. We can not afford to use needed industrial lands for one storey retail boxes separated from the sidewalk by a sea of surface parking. One of the criteria for consideration of new major retail development is the provision of multi-storey buildings with a majority of vehicle parking located in parking structures and/or below-grade.

On lands proposed to be designated as Retail Employment Areas, retail stores and services of all sizes are proposed to be permitted. There are corridors, usually on major streets at the edge of Employment Areas, where there are plazas and retail corridors composed of smaller retail uses that would not be permitted under the existing Official Plan policies. Many of these areas have a historic zoning, often still in force, that permits all sizes of retail uses, and these areas developed accordingly. It is proposed to recognize these areas as places where the full range and scale of retail uses are permitted.

b) Places of Worship

The Official Plan provides for places of worship everywhere in the City except for Parks, Utility Corridors and portions of Employment Areas not on a major road shown on Map 3 of the Official Plan. However, the zoning by-laws of some of the former municipalities permit places of worship more broadly across the City's Employment Areas. Because land and rents are less expensive in Employment Areas, there has been a considerable growth in the establishment of places of worship in Employment Areas. In 2009, there were 317 places of worship in the City's Employment Areas, up from 196 in 2002. Some of these places of worship are also operating full-time schools bringing children into areas with truck traffic and impactful industry on a daily basis.

The draft policies would limit new places of worship to the Retail Employment Area and the General Employment Area designations, which are generally located on a major road on the boundary of the Employment Area where they have visibility, vehicle access from a major road, and transit access. The Official Plan would continue to provide for places of worship in Neighbourhoods, Apartment Neighbourhoods, Mixed Use Areas, Regeneration Areas.

The permission for places of worship within Retail Employment and General Employment Areas is proposed to be conditional upon several matters: provision of

vehicle parking to serve the congregation, a prohibition on full-time elementary or secondary schools as ancillary uses to the place of worship, and a site plan that does not direct traffic into the interior of a Core Employment Area. Where a zoning by-law amendment is required to establish a place of worship these conditions would act as criteria for the consideration of the application.

c) **Entertainment and Recreation Facilities**

The Official Plan permits entertainment and recreational facilities on major roads at the boundaries of Employment Areas. The number of entertainment and recreation uses in Employment Areas has increased from 121 in 2002 to 164 in 2009. These uses include bowling alleys, indoor sports venues, ice rinks and bars/nightclubs. It is proposed that new facilities be permitted in the Retail Employment Areas and General Employment Areas, not in Core Employment Areas. Entertainment and Recreation uses are permitted throughout the City on lands designated as Mixed Use Areas and Regeneration Areas.

d) **Post-Secondary Colleges and Universities**

Most of the government supported college and university campuses in Toronto are designated as Institutional Areas, but there are a number of private technical colleges that are located in Employment Areas. The Official Plan permits these uses on any major street in an Employment Area. In order to not draw students into the core of industrial areas, new college and university branches are proposed to be permitted in the General Employment Areas and Retail Employment Area designations.

Amenitizing the Business Parks

Along the Don Valley Corridor there are 4 'Business Parks' constructed as office centres: Don Mills, Lesmill, Consumers Road, and Woodbine/Steeles. Employment in these Business Park 'Employment Areas' consists primarily of office jobs. Since 2006, employment has increased in the Lesmill and Consumers Road Business Parks but decreased in Don Mills and Woodbine Steeles. The density of employment is also far greater in the Lesmill and Consumers Road business parks than in Don Mills and Woodbine Steeles. These business parks should be enlivened and amenitized in order to create an environment that could attract new office uses.

At its October 2, 3 and 4, 2012 meeting Council endorsed as a policy direction for public discussion that staff :

'Identify 'Business Parks' where there are concentrations of offices in the existing 'Employment Areas' and allow a mix of uses that would provide better amenity for the offices, including restaurants and other services for employees, and provide for residential development on district edges near rapid transit stations provided it is in a mixed use development that includes offices and provides for intensification of employment uses.'

Staff are proposing that a site and area specific policy be created for Don Mills, Lesmill and Woodbine/Steeles Employment Areas that would permit restaurants to a limited extent, recreation and entertainment facilities and retail stores to expand the permitted uses in these areas. Portions on the edges of these areas are proposed to be designated as

Retail Employment Areas or General Employment Areas which would permit these uses and also allow consideration of Large Stand-alone Retail Stores and Power Centres. Portions of these business parks that are proposed to be designated as Core Employment Areas are proposed to be subject to a Site and Area Specific Policy that would permit restaurants, recreation and entertainment facilities, retail stores that are not Large Scale Stand Alone Retail Stores or Power Centres, and services of multi-storey employment buildings, particularly on the lower floors. As part of the upcoming public consultation on these proposals, staff will explore other non-residential uses that could be considered for these business parks. For example, given the future need for institutional space, should branches of colleges and universities that do not contain student dormitories be provided for within these business parks?

Consumers Road Business Park

Consumers Road Business Park differs from the other Business Parks:

- There is approved residential development along the Sheppard Avenue frontage;
- There is no manufacturing;
- There are large areas of surface parking lots and other opportunities for development and intensification; and
- There is an existing subway station to the west at Fairview Mall and two planned and funded LRT stops on Sheppard Avenue East at Consumers Road and at Victoria Park Avenue.

The lands on the south side of Sheppard Avenue East between Yorkland Road and Victoria Park Avenue and on the west side of Victoria Park Avenue from Sheppard Avenue East south to Consumers Road are proposed to be designated as Mixed Use Areas. A Site and Area Specific Policy is proposed to apply to this Mixed Use Area to provide that any office space existing on the lot be increased by any new development on the lands.

The remainder of Consumers Road Business Park is proposed to be designated as a Core Employment Area. However a Site and Area Specific policy is suggested to permit restaurants, recreation and entertainment facilities and retail, except for Large Scale Stand Alone Retail Stores and Power Centres, particularly on the lower floors of multi-storey employment buildings.

These proposals would implement the goals of encouraging transit based office growth within walking distance of transit stations and providing for greater amenities for workers in the interior of the business park. Because of the size of Consumers Road Business Park, the size of the parcels, and the introduction of rapid transit and residential towers at the north edge it is proposed that an implementation plan be undertaken in consultation with the local community, property-owners, workers and businesses in order to:

- propose new public streets and development blocks;
- identify amenities that might create an attractive environment for new offices including pedestrian realm improvements such as plazas, squares and other open space improvements;
- create an updated implementing zoning by-law for this specific business park; and

- study if any additional incentives apart from the IMIT program are needed.

The Conversion of Employment Lands for Non-Employment Purposes

Outside of conversion requests received during this exercise, this report recommends very few parcels of land be redesignated from an Employment Area to a designation that would permit residential use. Where a site is proposed to be redesignated by City staff outside of the conversion requests, the lands have often been previously redeveloped for residential purposes through a site specific Official Plan policy prior to the Growth Plan coming into effect. There are also applications to redesignate Employment lands to permit residential uses that predate both the Official Plan and Growth Plan coming into effect, but are before the OMB and as such the OMB orders confirming the residential conversion have only recently issued and are being recognized in this review. Finally there are instances where Council passed an Official Plan Amendment to redesignate Employment lands for residential purposes as a result of a past local area study, but the matter is appealed and still before the Ontario Municipal Board. In addition, approximately 9 ha. are proposed to be redesignated from Employment Areas to a Parks and Open Space Area designation or Utility Corridor designation to recognize parks and utility corridors that have been created.

As of October 1, 2012 staff have received approximately 85 requests and/or applications to convert employment lands to non-employment uses. Of these, 20 include formal applications. All but three of the requests/applications involve a conversion of employment lands to residential uses. The requests/applications as of October 1, 2012, as well as the requests/applications addressed in the report are shown in the maps attached as Attachments 3 and 4 to this report.

Review of the Requests/Applications to Convert Employment Areas

Staff from the City Planning Division and the Economic Development and Culture Division have considered these requests and applications for conversion on the basis of the criteria set out in Section 2.2.6.5 of the Growth Plan as well as the Provincial Policy Statement.

The first criterion in Section 2.2.6.5 of the Growth Plan is whether 'there is a need for the conversion'. While there is no need for the conversion to meet the Growth Plan population forecast, there is a need to convert some sites. The consultants study has shown that the City is on course to achieve the Growth Plan employment forecasts, the second criterion in Section 2.2.6.5. The criterion that cross-jurisdictional issues have been considered is applicable to few of the conversion request sites. The remaining three criteria in Section 2.2.6.5 address: whether the conversion will affect the overall viability of an employment area, whether there is existing or planned infrastructure to accommodate the conversion; and whether the lands are required over the long term for employment purposes.

For each request/application staff did considerable research on the site and the surrounding area, the health and viability of the employment area, employment activities that might be affected by the introduction of a sensitive residential use, and existing physical and community infrastructure among other matters. Staff met with the Ministry of the Environment to review the Environmental Certificate database. Where a conversion request was near an industry that could be affect sensitive residential uses nearby, those industrial firms were often visited and interviewed to gain an understanding of their operations.

This work has been completed for over 65 of the requests/applications and, for each of these, summary sheets are included in Attachment 5. Attachment 3 to this report comprises a map showing all conversion requests/applications as of October 1, 2012 and a map showing the conversion requests where a preliminary assessment is provided as part of this report. The staff teams will continue to do research on the remaining requests and any new ones that are submitted in advance of the statutory meeting. Similar to the requests reported on in this report, staff will assess and report to Committee on the proposed directions.

No Need to Convert Any Employment Lands to Residential to House Toronto's Increasing Population.

'Flashforward', a background research paper for the Official Plan, released in 2002, examined the development potential across the City in the Downtown and Central Waterfront, the Centres, Avenues and in other major redevelopment opportunities. This document identified a potential addition to the City's housing stock of 406,925 units between 1996 and 2031 for a potential growth in population of 892,895 persons. This could bring the City's population to more than 3,276,000 residents in 2031. This is considerably more than the 3.08 million person population forecast in the Growth Plan.

Toronto continues to be an exceptionally attractive location for residential development. The CMHC recorded a total of 62,647 residential units completed in Toronto between 2007 and 2011. Over the past decade, over 30 per cent of all units built in the GTA have been built in Toronto.

The development industry in Toronto is robust and continues to invest in new projects in the City that will see more units constructed in the coming years. In the years 2007 to 2011 inclusive, development applications for 151,900 residential units were received by the City. Fully 84 per cent of these units were proposed where the Official Plan directs residential growth: the Downtown, Centres, Avenues and other Mixed Use Areas throughout the City. The applications in the current development application pipeline could house approximately 270,000 persons, at an average of 1.78 persons per household, or the current populations of Windsor Ontario and Fredericton New Brunswick combined.

The forecasts developed as background to the Provincial Growth Plan anticipate the need for an additional 322,000 units in the City between 2001 and 2031. According to CMHC,

127,481 units have been built in the City between 2001 and 2011. This leaves a balance of about 194,500 units. Between 2007 and 2011 151,900 residential units were applied for in the City, and over 80,000 of these units are already approved. Work underway to assess the current residential potential in the City has identified approximately 325,000 units of additional residential potential. Thus there is sufficient potential to accommodate the population growth anticipated by the Official Plan and forecast by the Growth Plan in the priority growth areas identified in the Official Plan without the redesignation of stable residential neighbourhoods nor the conversion of designated Employment Areas.

Four Employment Areas on Rapid Transit to be Considered for Intensification of Both Employment and Residential Uses

City Planning Division and Economic Development, and Culture staff have considered four areas currently designated as Employment Area that share several defining traits. They are:

- serviced by an existing subway or GO station and suitable for transit-based intensification
- relatively small pockets of employment isolated from larger employment areas
- areas with little employment
- areas with vacant land parcels
- areas with poor public realm condition
- proximity to existing residential neighbourhoods with community facilities
- areas, with one exception, where residential development has already been constructed or approved and transition has already begun
- areas where the juxtaposition of residential and permissions for traditional industrial require a detailed blueprint for their future

The first area is in the vicinity of the Wilson subway station including the subway station parking lot at 50 Wilson Heights Rd. and the lands to the south bounded by Wilson Avenue, Highway 401, Champlain Boulevard and the Allen Expressway. This area is 14.8 hectares and had only 426 employees in 2011. Residential condominiums are already constructed on the south side of Wilson Avenue. There are 3 conversion requests/applications in this area.

The second area are the lands in the vicinity of Wilson subway station bounded by Highway 401, Wilson Avenue, Dufferin Street and the Billy Bishop Way Power Centre. The area is 4 ha. with 357 employees, almost all in the H&R office building on the Dufferin Street frontage. There are no residential units approved or built to date and one application for residential conversion at 3621 Dufferin Street.

The third area is the employment area that includes the Mimico GO station located in the triangle bounded by Royal York Road, Portland Street and the CNR rail corridor. The area is 8.5 ha. with 228 workers in 35 businesses. There is an approval for a 20 storey residential condominium at 315 and 327 Royal York Road, near the GO station. No applications/requests for conversion have been received, however the Etobicoke York Community Council requested the Chief Planner to study the need for transformation

in the area.

The fourth area is the lands in the vicinity of the Scarborough GO station bounded by Kennedy Road, Danforth Road, St.Clair Avenue East and the CNR rail line. Over half of the area, 8 ha., was recently subject of an OMB settlement to redesignate the lands for residential development. The overall area is 15.66 ha. with 570 employees in 2011. However, 80 per cent of the employees are in businesses located on the 8 ha.site that has already been redesignated from Employment Area for residential. There is one request for residential conversion for 375 Kennedy Road.

The potential for transformation into a more intensely developed area for transit-supportive increased employment and residential development is common to these four areas. They are proposed to be redesignated to Regeneration Area which permits all uses except for heavy industry. Each Regeneration Area requires a framework for new development in the form of a secondary plan, but because of the small size of the areas a Site and Area Specific Policy may suffice to guide development. Prior to redevelopment occurring an area study should occur that would set out matters such as:

- policies to ensure that there is a net gain of employment or employment gross floor area as well as residential redevelopment
- a streets and blocks Plan
- a greening strategy and parks and open space plan
- a public realm improvement strategy to improve streets, sidewalks and boulevards
- an affordable housing strategy
- a community services strategy
- environmental policies to guide the cleanup of lands and policies for the staging, buffering from rail corridors or phasing of redevelopment where necessary
- transportation policies that encourage walking and transit, particularly direct and comfortable pedestrian routes to the rapid transit station
- the scale of development and transition to adjacent areas.

The precise mechanism for ensuring there is a gain in employment or employment gross floor area should be considered in the Study. In the case of the Kennedy/St.Clair/Danforth area the proposed regeneration where there are large empty buildings, could result in more employment within a smaller floor plate..

The study of these areas should be done in consultation with existing property-owners within the areas and residents of nearby neighbourhoods. They would ideally result in an Official Plan policy providing the development framework, an area zoning by-law amendment to facilitate redevelopment and urban design guidelines.

Summary of Proposed Policy Directions for the Conversion Requests/Applications in Attachment 5

Attachment 5 to this report contains preliminary analysis and proposed policy directions for 65 conversion requests. Of these 26 are proposed in the preliminary assessments for a

change in designation from Employment Areas but half of those were in the four Employment Areas recommended to be redesignated to Regeneration Areas and the Sheppard/Victoria Park frontage of the Consumers Road area proposed to be redesignated to Mixed Use Area. In these areas policies are proposed to ensure the growth of employment space as well as residential development near rapid transit stations.

There were other sites where there was a need to consider a conversion to deal with an existing land use conflict. An example of this was the proposed direction to redesignate the property on the west side of Murray Road north of Wilson Avenue to a Regeneration Area to allow it to be redeveloped for residential uses and resolve the current impacts of the large cement batching plant and former propane depot on the west side of the small street with the homes on the east side of the street. In other instances there was a need to consider the conversion of scattered vacant industrial lands that were surrounded by, and could only be reached through, low-rise residential neighbourhoods to ensure that a new impactful industry did not locate in the midst of the residences and create a new land use conflict. There were also some sites where there was an isolated remnant employment parcel cut off from other employment areas by newer recently approved residential uses and the re-use of those parcels for new industry would likely have an impact on the residents of those buildings. Where these lands are proposed for residential conversion, the viability of a wider employment area would not be undermined and a service infrastructure was in place including the community services in a nearby residential community.

Among the conversion request sites where the proposed policy direction was to remain as an Employment Area, most were located within existing healthy Employment Areas where the introduction of residential uses would undermine the viability of the area and pose a particular problem where there was impactful industry nearby. Where residential uses are introduced in proximity to an impactful industry a single complaint from a new resident can trigger costly investments or changes in operation for the industry and undermine the stability of businesses in the area. In many instances requested conversion sites lacked the necessary infrastructure, and were often isolated from 'soft' infrastructure such as community services and facilities and other residential amenities.

Existing Site and Area Specific Policies to Permit Employment or Residential Use on Selected Sites

The current Official Plan contains a Site and Area Specific Policy 154 that applies to 15 generally small pockets with few remnant employment uses on local streets near rail corridors that are often in the midst of low-scale residential neighbourhoods. The policy permits a mix of employment and residential uses provided that if the property is designated as an Employment Area, the building will provide for a satisfactory living environment compatible with employment uses in the building and adjacent area. Almost all of the properties are designated as Employment Areas, and where lands have been built out for wholly residential uses they are proposed to be redesignated to Neighbourhoods through this Official Plan review.

It is proposed that this policy be replaced with three separate Site and Area Specific policies that would better match the context of the areas to which they are applied. A new Site and Area specific policy is proposed to apply to the Dundas-Carlaw sub-area, shown in Attachment 6, which is different from the other areas because it is larger in size, developed with higher scale buildings, has experienced extensive redevelopment and consists of a more genuine mix of residential and employment uses within individual buildings and as a whole. A new site and area specific policy is proposed for this area that would permit new residential and live/work uses when they are located within mixed use buildings which include uses permitted in Core Employment Areas, subject to:

- compatibility of uses
- the scale of new development respecting and reinforcing the area context
- separation of residential uses from the rail corridor
- a requirement that existing employment space be replaced in redevelopment.

Small scale retail, service and restaurant uses are proposed to be permitted on Dundas Street or Carlaw Avenue.

The remaining sub-areas are small historic employment pockets primarily located on local streets within otherwise residential neighbourhood contexts. A revised site and area specific policy, shown in Attachment 6 would permit residential uses, a place of worship and Core Employment uses within either single use or mixed use buildings provided:

- the uses were compatible
- the scale of new development respects and reinforces the area context
- residential uses are separated from the rail corridor.

As the conversion of all of these lands is being permitted through Site and Area Specific policies as part of a Municipal Comprehensive Review, their residential redevelopment would comply with that Growth Plan requirement. There are also lands on Paton Road, Wade Avenue, Morrow Avenue, Golden Avenue, Dora Avenue, Dublin Street and St. Helen's Avenue included in the current Site and Area Specific Policy 154 that are in the vicinity of a large impactful industry and are proposed to not be included in the new site and area specific policies permitting residential conversion.

Lifting the 'Avenues' Overlay from Employment Areas

The placement of an 'Avenues' overlay on Map 2 over lands designated as Employment Areas was intended to encourage the development and intensification of these lands for employment purposes. However, a complex Ontario Municipal Board decision in 2009 took the view that despite the Employment Area designation, the presence of an 'Avenue' overlay was sufficient to allow the residential development of the lands. To clarify the intent that employment areas be preserved for non-residential business uses, this report proposes that the Avenue overlay on Map 2 be removed from all lands that are proposed to remain designated as Employment Areas.

Provision of Employment Area Lands for Long-Term Employment Purposes

Of the lands currently designated as an Employment Area in the Official Plan, over 98 per cent are proposed to be retained as Employment Areas. Approximately 128 ha, or less than 2 per cent of lands currently designated as 'Employment Area' across the City are proposed to be redesignated to Mixed Use Area, Regeneration Area, Apartment Neighbourhood, Neighbourhood, Parks and Open Space or Utility Corridor. This figure includes the 'housekeeping' redesignation of lands that have already seen residential conversion through site and area specific policies or OMB settlements on applications that predate the Growth Plan and Official Plan, Council redesignations from local area studies before the Ontario Municipal Board, and recognition of parks and utility corridors. It also encompasses the 26 conversion requests that have, to date, had a proposed direction for redesignation, including the four new multiproperty Regeneration Areas and the Mixed Use Area along Sheppard Avenue and Victoria Park Avenue which all will mandate a transit-supportive intensification of both employment and residential uses.

The Employment Uses study estimated a supply of 704 ha. of vacant land in 2011 designated as Employment Areas, or a vacancy rate of 10 per cent. Given normal 'frictional' vacancy rates, this is small margin for growth, which could disappear entirely if one projects Employment Area land needs out to 2041. The modest redesignations proposed for public consideration reflect 'housekeeping' on past conversions and conversion requests where there is a compelling local context for the change that reflects the Growth Plan Criteria. They would lessen the overall supply slightly, considering vacant land inventory. But in order to continue to have a supply of employment land in future decades beyond 2031 it is also important that the larger areas proposed for redesignation to Regeneration Area and Mixed Use Area near transit stations deliver an intensification of both employment and residential uses, and that future retail and service and institutional uses within Employment Areas be established in a more intense form that uses less land for the same floor space.

The Growth of the Retail and Service Sectors

Almost a quarter of the jobs in Toronto are in the retail and service sector today, and the Employment Use Study estimated that the amount of new retail space in the next 20 years could range from 11 million to 23 million square feet to keep up with the demands of a growing population. Our retail space is provided in a tremendous variety of forms such as: neighbourhood corner stores, street-related retail on the Avenues, strip malls of varying size, large enclosed shopping malls, the downtown PATH system, and Power Centres at the edge of Employment Areas. The largest portion of retail employment, 31 per cent, is found in the City's Employment Areas, followed by the Avenues, 24 per cent, and other Mixed Use Areas, 21 per cent. The proposed Section 3.5.3 retail and service policies recognize that growth will occur in a variety of forms and locations to serve the growing needs of the market.

The City has previously addressed the loss of retail commercial uses to residential redevelopment in Mixed Use Areas through OPA 94, which was adopted in 2009. OPA 94 was appealed to the OMB and the hearing has been adjourned sine die awaiting the outcome of the Official Plan Review, particularly in light of Planning and Growth Management Committee's May 2011 direction to consider requiring the replacement of retail space when retail plazas and shopping centres are redeveloped. Staff are undertaking further research and analysis of possible approaches to this issue, and intend to develop proposals to be included in the upcoming public consultations on economic and employment land policies.

Growth in the Institutional Sector

Toronto's institutional sector experienced more growth than any other sector, adding 43,000 jobs between 2001 and 2011. As the City's population grows there will be increased demand for universities, colleges and hospitals to serve a growing and aging population. New subsections proposed to be added to the existing institutional policy in Section 3.5.1 encourages the retention of current institutional lands for the purpose of expanding these regional institutions, and campus plans that are linked physically and visually to adjacent areas of the City.

There will be a need for a full continuum of seniors living accommodation and nursing homes in Toronto as the seniors population grows. These institutions are provided for in areas designated as Neighbourhoods, Apartment Neighbourhoods, Mixed Use Areas, Regeneration Areas and Institutional Areas. They are permitted almost everywhere in the City except in parks, on utility or rail corridors and in Employment Areas. These institutional residences are not proposed to be permitted in Employment Areas for the following reasons:

- Seniors housing is a sensitive use. Seniors are as susceptible to noise, odours, vibrations and airborne contaminants that may be present in Employment Areas as the general population;
- Most Employment Areas have fewer public realm amenities such as parks and sidewalks and local shopping than other parts of the City for walks, sitting out and buying daily necessities;
- Almost the entire City is open to the establishment of seniors homes and there is no need to locate in Employment Areas apart from the attraction of cheaper land
- Employment Areas are reserved for businesses, many of which cannot locate on sites in any other land use designation, and the supply of our employment lands is finite and under pressure;
- Permission for institutional residential uses would provide 'precedent' for other sensitive residential uses for all ages of the population.

Growing Toronto's Cultural Sector

Toronto's cultural sector is a vital element of Toronto's economy and identity. 'From the Ground Up', a report prepared for the City by a consortium led by the Martin Prosperity Institute, estimated that there are approximately 83,000 workers that represent about 6 per cent of the total workforce. The cultural sector generates approximately 9 billion dollars of Toronto's Gross Domestic Product and acts as a magnet making the City more attractive to workers and residents and spurring both residential and employment growth

where cultural activities cluster. 'From the Ground Up' showed that cultural workers are tightly clustered around King-Spadina, King Parliament and the westerly portion of Liberty Village, largely in older former industrial buildings.

Section 3.5.2 of the Official Plan, Creating Cultural Capital, already promotes the concentration of cultural activities to create arts districts and corridors. This report proposes to add an additional policy stating that the stock of non-residential floor space in King-Spadina, King-Parliament and Liberty Village will be maintained and expanded to encourage the continued growth of cultural enterprises. In addition, arts training facilities and studios and media facilities have been specifically permitted in all Employment Areas within the City, to recognize the Cultural Sector as a critical element of our economy that should be accommodated in our employment lands.

Next Steps: Consulting the Public

This report proposes employment policies, designations and mapping to be the subject of extensive public consultation over the course of the winter of 2013. Open houses will be held in all four districts of the City and meetings will be set up with a large roster of stakeholders. The proposed public consultation strategy is appended to this report as Attachment 7. A report summarizing the results of the consultation will be sent to Planning and Growth Management for their consideration prior to the preparation of a report to the Statutory Public Meeting at Planning and Growth Management Committee to consider the final proposed Official Plan Amendments.

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ATTACHMENTS

Attachment 1: Draft Chapter 2, 3 and 4 Policies
Attachment 2: Maps of Draft Employment Designations

- Attachment 3: Map of Requests/Applications to Convert Employment Lands as of October 1, 2012
- Attachment 4: Map of Requests/Applications to Convert Employment Lands Addressed in November Report
- Attachment 5: Preliminary Assessments of Requests/Applications to Convert Employment Lands
- Attachment 6(a), 6(b), 6(c): Preliminary Assessment for Consultation Site and Are Specific Policy no. 154
- Attachment 7: Proposed Public Consultation Program

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ATTACHMENT 1

CHAPTER 2 POLICIES

Delete Section 2.2.4 and replace it with the following:

2.2.4 Employment Areas: Supporting Business and Employment Growth

1. *Employment Areas*, shown on Maps 2, and 13 to 23 inclusive, will be used exclusively for economic activities in order to:
 - a) Retain sufficient availability of lands, for both current and future needs, for industrial functions such as manufacturing, warehousing, utilities and transportation;
 - b) Provide a stable and productive operating environment for existing and new businesses by preventing the incursion of sensitive land uses into *Employment Areas* that could impact the operations of businesses;
 - c) Maintain and grow the City's tax base;
 - d) Offer prominent, accessible and, where possible, visible locations and a wide choice of appropriate sites for potential new businesses;
 - e) Continue to contribute to Toronto's diverse economic base and maintain the base of export-oriented wealth creating employment;
 - f) Contribute to a balance between jobs and housing to reduce the need for long-distance commuting and encourage travel by transit, walking and cycling;
 - g) Reinforce the live-work relationship between *Employment Areas* and nearby residential neighbourhoods; and
 - h) Contribute to a broad range of stable full-time employment opportunities.
2. A more intensive use of lands in *Employment Areas* will be encouraged to make better use of a bounded and limited supply of lands available for businesses that are only permitted in *Employment Areas*. The interior of *Employment Areas* will be reserved for *Core Employment Area* uses such as offices, manufacturing, the warehousing and distribution of goods, and utilities. Non-ancillary retail commercial uses and other service functions compatible with the function of *Employment Areas* will be directed to lands along the boundaries of *Employment Areas*.
3. *Employment Areas* will be enhanced to ensure they are attractive and function well, through actions such as:
 - a) Permitting a broad array of economic activity that encourages existing businesses to branch out into new areas of activity and facilitates firms with functional linkages to locate in close proximity to one another;
 - b) Investing in key infrastructure, or facilitating investment through special tools, incentives, and other programs or partnerships, in order to:
 - (i) Promote the distinctive character or specialized function of an area to attract businesses within a particular targeted cluster of economic activity;

- (ii) Facilitate the development of vacant lands and the adaptive reuse of vacant buildings for employment purposes;
 - (iii) Address the absence of key physical infrastructure, poor environmental conditions or poor accessibility;
 - c) Encouraging and supporting business associations that promote and provide a voice for businesses within *Employment Areas*;
 - d) Establishing a connected network of public streets for use by trucks, automobiles, transit and pedestrians; and
 - e) Promoting a high quality public realm by the creation of comfortable streets, sidewalks, parks and open spaces for workers with landscaped streetscapes to promote pedestrian/ transit use and attract new business ventures.
4. New residential and other sensitive land uses where permitted adjacent or near *Employment Areas* will be appropriately designed, buffered and/or separated from industries as necessary to prevent or mitigate adverse effects from noise, vibration, traffic, odour and other contaminants upon the occupants of the new development, and lessen complaints and their potential costs to businesses.
 5. Measures will be introduced and standards applied on roads within *Employment Areas* that give priority to the movement of trucks and transit vehicles.
 6. Transit use will be encouraged in *Employment Areas* by:
 - a) Investing in improved levels of service to *Employment Areas*, particularly from nearby residential areas and Mixed Area Uses.
 - b) Encouraging new employment development to take place in a form and density that supports transit;
 - c) Creating safe and comfortable pedestrian conditions between places of work and transit stops; and
 - d) Encouraging travel demand management measures.

CHAPTER 3 POLICIES

A. Delete Section 3.5.1 and replace with the following:

'SECTION 3.5 TORONTO'S ECONOMIC HEALTH

3.5.1 CREATING A STRONG AND DIVERSE ECONOMY

1. Toronto's economy will be nurtured and expanded to provide for the future employment needs of Torontonians and the fiscal health of the City by:
 - a) Maintaining a strong and diverse economic base;
 - b) Contributing to a broad range of stable full-time employment opportunities for all Torontonians;
 - c) Maintaining a healthy tax base for the City;
 - d) Promoting export-oriented employment;
 - e) Attracting new and expanding employment clusters that are important to Toronto's competitive advantage;
 - f) Offering globally competitive locations for national and international business, through the provision of a wide choice of sites for new businesses;
 - g) Aggressively promoting investment in Toronto in International markets; and
 - h) Providing incubation space for new start-up firms to establish themselves and grow
2. A multi-faceted approach to economic development in Toronto will be pursued that:
 - a) Stimulates transit-oriented office growth in the *Downtown and the Central Waterfront*, the *Centres* and within walking distance of existing and approved and funded subway, light rapid transit and GO stations in other *Mixed Use Areas, Regeneration Areas and Employment Areas*;
 - b) Protects *Employment Areas* as stable places of business;
 - c) Provides opportunities and appropriate locations for new retail and service establishments;
 - d) Encourages the expansion of health and educational institutions, and improving transit access to them;
 - e) Promotes the Cultural Sector as an important element of our economy.
3. A balanced growth of jobs and housing will be pursued to:
 - a) maintain a complete community;
 - b) reduce the need for long distance commuting and lessen regional road congestion; and
 - c) increase the proportion of travel by transit, walking and cycling.

4. Programs and incentives will be established to grow employment and investment consistent with the policies of this Official Plan, particularly targeting key economic clusters and the development of office buildings. These programs will include both fiscal incentives and the priority processing of development applications for new office buildings and industries.
5. Investment on the part of public agencies or through partnership agreements will ensure that infrastructure will be maintained, improved and extended in the following areas:
 - a) Streets and public transit
 - b) Water and sewer lines
 - c) Reliable supply of energy sources including electricity, natural gas, district energy centres and cooling systems;
 - d) Telecommunications networks and
 - e) Access to Pearson International and Billy Bishop Airports.
6. New office development will be actively promoted in *Mixed Use Areas and Regeneration Areas* in the *Downtown and Central Waterfront and Centres*, and all other *Mixed Use Areas, Regeneration Areas and Employment Areas* within walking distance of an existing or approved and funded subway, light rapid transit or GO station. Within these areas, Secondary Plans and Site and Area Specific Policies will establish policies providing for minimum standards for commercial development within walking distance of existing and/or approved and funded subways, light rapid transit and GO stations.
7. In planning for new subways, light rapid transit and GO routes, the location of established and potential new office concentrations will be considered.
8. In *Mixed Use Areas and Regeneration Areas* in the *Downtown and Central Waterfront* and the *Centres*, and all lands designated *Mixed Use Areas and Regeneration Areas* within walking distance of existing and/or approved and funded subway, light rapid transit or GO stations, new development that includes residential units on a property is required to increase the non-residential gross floor area on the site, except where less than 100 square metres of gross floor area exists on the site. Where site conditions and context do not permit an increase in non-residential gross floor area on the same site, the required replacement and increase of non-residential floor space may be built on another property within the same geographic *Downtown* or *Centre* or within walking distance of the same existing or approved and funded subway, light rapid transit or GO station in other *Mixed Use Areas or Regeneration Areas*.
9. Universities, colleges and hospitals will be supported in their efforts to better serve residents and businesses throughout the region by:
 - a) Creating and advancing research and development alliances;
 - b) Creating new enterprises in partnership with the business community on campuses;

- c) Linking to the growth of biomedical and biotechnology enterprises;
 - d) Developing the skills of Toronto's labour force as organizational and technological innovations shape economic prospects;
 - e) Retaining current institutional lands for future expansion to serve a growing and ageing population within the Greater Toronto Area; and
 - f) Promoting the design of campuses with a high quality public realm organized to promote visual and physical links with adjacent areas of the City.'
- B. Add a new policy 6 to Section 3.5.2 as follows:
6. Cultural enterprises and employment are clustered within the *King Spadina Secondary Plan* area, the *King Parliament Secondary Plan* area and the Liberty Village Area of the *Garrison Common North Secondary Plan*. The availability of non-residential floor space in these areas will be maintained and expanded to encourage the continued growth of cultural enterprises.
- C. Delete Section 3.5.3 and replace with the following:

3.5.3 THE FUTURE OF RETAILING

1. A strong and diverse retail sector will be promoted by:
 - a) Permitting a broad range of shopping opportunities for local residents and employees in a variety of settings;
 - b) Supporting specialty retailing opportunities that attract tourists and residents of the broader urban region;
 - c) Encouraging and supporting effective business associations in retailing areas;
 - d) Supporting retail opportunities in a form that promotes pedestrian and transit use; and
 - e) Encouraging stores selling fresh food in areas currently lacking pedestrian access to fresh food.
2. Retailing areas will be improved by:
 - a) Providing a high quality public realm which promotes local identity and is understandable, usable, comfortable and connected including a connected network of public streets serving pedestrians, transit, trucks and vehicles;
 - b) Encouraging high quality retail development of a type, density and form that is integrated with the existing and planned context of the area and the surrounding uses;
 - c) Improving public amenities such as transit and parking facilities, street furniture and landscaping; and
 - d) Encouraging retailing in more intensive formats; and
 - e) Encouraging connections to the PATH system in the Downtown and other grade separated public walkways associated with subways which complement and extend the system of public streets.

3. Street related retail at the base of larger development with a fine grain of entrances should be provided in *Centres*, on streets adjacent to higher order transit, on *Avenues*, and transit priority streets to promote pedestrian use. Where retail buildings have been set back with parking between the street and the sidewalk, new infill street-related retail development is encouraged to be constructed adjacent to the public sidewalk to promote pedestrian and transit use.
6. Retail on large sites should be designed to promote street related retail, promote pedestrian and transit use and limit traffic impacts on existing neighbourhoods and employment uses by:
 - a) Dividing a large site with public streets, and shared driveways designed to meet the roles of City streets, to divide the site into appropriately scaled development blocks;
 - b) Providing safe and comfortable pedestrian connections between the retail stores, the parking areas, and the public sidewalks at the edge of the site.
 - c) Providing safe and comfortable pedestrian connections between retail development on adjacent sites;
 - e) Phasing development to define and support public streets first; and
 - f) Organizing servicing uses away from pedestrian areas and adjacent sensitive land uses.

CHAPTER 4 EMPLOYMENT AREA POLICIES

A. Delete Section 4.6 policies and replace with the following:

4.6 EMPLOYMENT AREAS

Core Employment Areas

1. *Core Employment Areas* are places for business and economic activities. Employment uses permitted in *Core Employment Areas* are offices, research and development facilities, manufacturing, warehousing, distribution of goods, utilities, post-secondary business and trade training facilities, arts training facilities and studios, media facilities, and vertical agriculture.
2. Secondary uses, which support the primary employment uses set out in Policy 1, that are permitted in *Core Employment Areas* include: hotels, parks, as well as small-scale restaurants and catering facilities of a maximum size set out in the applicable Zoning By-law(s), ancillary workplace daycare, and small-scale service uses that directly serve business needs such as courier services, banks and copy shops of a maximum size as set out in the Zoning By-law(s). Small scale retail outlets that are ancillary and on the same lot may be permitted up to a maximum size set out in the applicable Zoning By-law(s).
3. Lands in *Core Employment Areas* may only be converted from *Employment Areas* to non-employment uses including, but not limited to residential and institutional residential uses, and/or a *large- scale stand-alone retail store* or a *power centre* as defined in policy 14 of this section, through a *Municipal Comprehensive Review* where it has been demonstrated that the conversion criteria set out in all applicable Provincial Plans and Policies have been met.

General Employment Areas

4. *General Employment Areas* are places for business and economic activities generally located on the boundaries of *Employment Areas* where a variety of secondary uses may be established without disturbing the planned and existing function of the *Core Employment Areas*. In addition to the uses permitted in *Core Employment Areas*, the following activities are also permitted in *General Employment Areas*: recreation and entertainment uses, restaurants, and post-secondary colleges and universities. Places of Worship are also permitted in *General Employment Areas* provided:
 - a) full-time elementary and/or secondary schools, are not established as an ancillary use to the place of worship;
 - b) vehicle parking is provided that is adequate to serve the congregation; and
 - c) vehicle traffic is not directed to the interior of a *Core Employment Area*.

5. Lands in *General Employment Areas* may only be converted from *Employment Areas* to non-employment uses including, but not limited to residential or institutional residential uses through a *Municipal Comprehensive Review* where it has been demonstrated that the conversion criteria set out in all applicable Provincial Plans and policies have been met.

Retail Employment Areas

6. *Retail Employment Areas* are areas where the full spectrum of retail and service activities may be established subject to the criteria of this Plan without adversely impacting the functioning of the *Core Employment Areas*. In addition to all uses permitted in *Core Employment Areas* and *General Employment Areas*, the full range and scale of retail and service uses are permitted in *Retail Employment Areas*.
7. Lands in *Retail Employment Areas* may only be converted from *Employment Areas* to non-employment uses including, but not limited to residential or institutional residential uses through a *Municipal Comprehensive Review* where it has been demonstrated that the conversion criteria set out in all applicable Provincial Plans and the policies have been met.

Large-Scale Stand-Alone Retail Stores, Power Centres and Employment Areas

8. *Large-Scale Stand Alone Retail Stores* and *Power Centres* are not permitted in *Core Employment Areas*. These uses may be considered in *General Employment Areas* and *Retail Employment Areas* outside of the *Downtown* and *Central Waterfront*, through the enactment of a zoning by-law where the following matters are addressed to the City's satisfaction:
 - a) The transportation demands and impacts generated by the development are reviewed and necessary improvements and mitigation measures are identified;
 - b) It is demonstrated that the existing and planned function of the economic activities within any nearby *Employment Area* is not adversely affected;
 - c) It is demonstrated that the economic health of nearby shopping districts is not adversely affected;
 - d) New public streets and/or driveways designed to City Standards for new streets as appropriate are provided, adding to the area street network and providing improved pedestrian access and amenity;
 - e) Retail buildings are located with street frontage and direct entrances from the sidewalks of the public streets or private driveways designed to City standards for new streets;
 - f) Parking located between the retail uses and the public sidewalk is minimized, and parking is located at the flank or rear of the building;
 - g) Buildings with a minimum height of two storeys are provided; and
 - h) The majority of vehicle parking is located below grade and/or in a parking structure with limited visibility from the street;

Policies for All Employment Areas

9. Development will contribute to the creation of competitive, attractive, highly functional *Employment Areas* by:
 - a) Supporting the existing and planned economic function of the *Employment Areas*;
 - b) Encouraging the establishment of key clusters of economic activity with significant value-added employment and assessment;
 - c) Providing a high quality public realm with a connected, easily understood, comfortable and safe network of streets, parks and accessible open spaces;
 - d) Integrating the development into the public street network and system of roads, sidewalks, walkways, bikeways and transit facilities, and establishing new segments where appropriate;
 - e) Limiting or mitigating the effects of traffic generated by the development within the *Employment Areas* and adjacent areas;
 - f) Providing adequate parking and loading on-site;
 - g) Sharing driveways and parking areas wherever possible;
 - h) Avoiding parking between the public sidewalk and retail uses;
 - i) Mitigating the effects of noise, vibration, dust odours or particulate matter that will be detrimental to other businesses or the amenity of neighbouring areas;
 - j) Providing landscaping on the front and any flanking yard adjacent to any public street, park and open space to create an attractive streetscape, and screening parking, loading and service areas;
 - k) Treating the boundary between Employment Areas and residential lands with landscaping, fencing, or other measures to minimize nuisance impacts; and
 - l) Ensuring that outside storage and outside processing is:
 - i. limited in extent;
 - ii. generally located at the rear of the property
 - iii. well screened by fencing and landscaping where viewed from adjacent streets, highways, parks and neighbouring land uses; and
 - iv. not detrimental to neighbouring land uses in terms of dust, noise and odours.
10. Implementing Zoning By-law(s) will create a gradation of zones that distinguish between employment uses on the basis of their potential operations and impacts to ensure a compatibility of uses within *Employment Areas*.
11. Where the Zoning By-law permits outside storage or outside processing of goods and materials as the primary use on a property in *Employment Areas*, the outside storage or processing will:
 - a) Be well-screened by fencing and landscaping where viewed from adjacent streets, highways, parks and neighbouring land uses; and
 - b) Not be detrimental to neighbouring land uses in terms of dust, noise and odours.

12. Definitions

Employment Areas are all lands designated on Maps 13 to 23 as *Core Employment Areas*, *General Employment Areas*, and *Retail Employment Areas*.

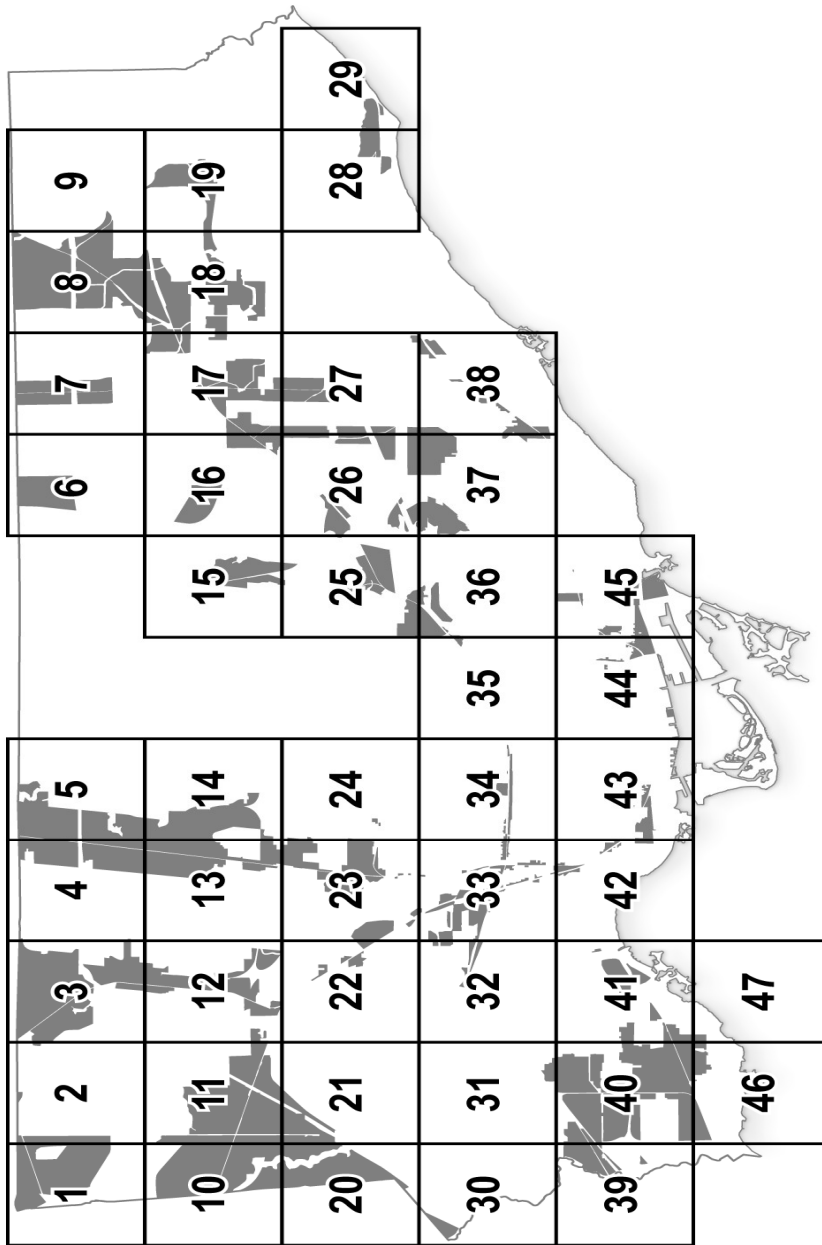
Within *Employment Areas* a *Large-Scale Stand-Alone Retail Store* is a single retail unit that has a gross floor area of at least 6,000 square metres and is the only retail unit on the lot.

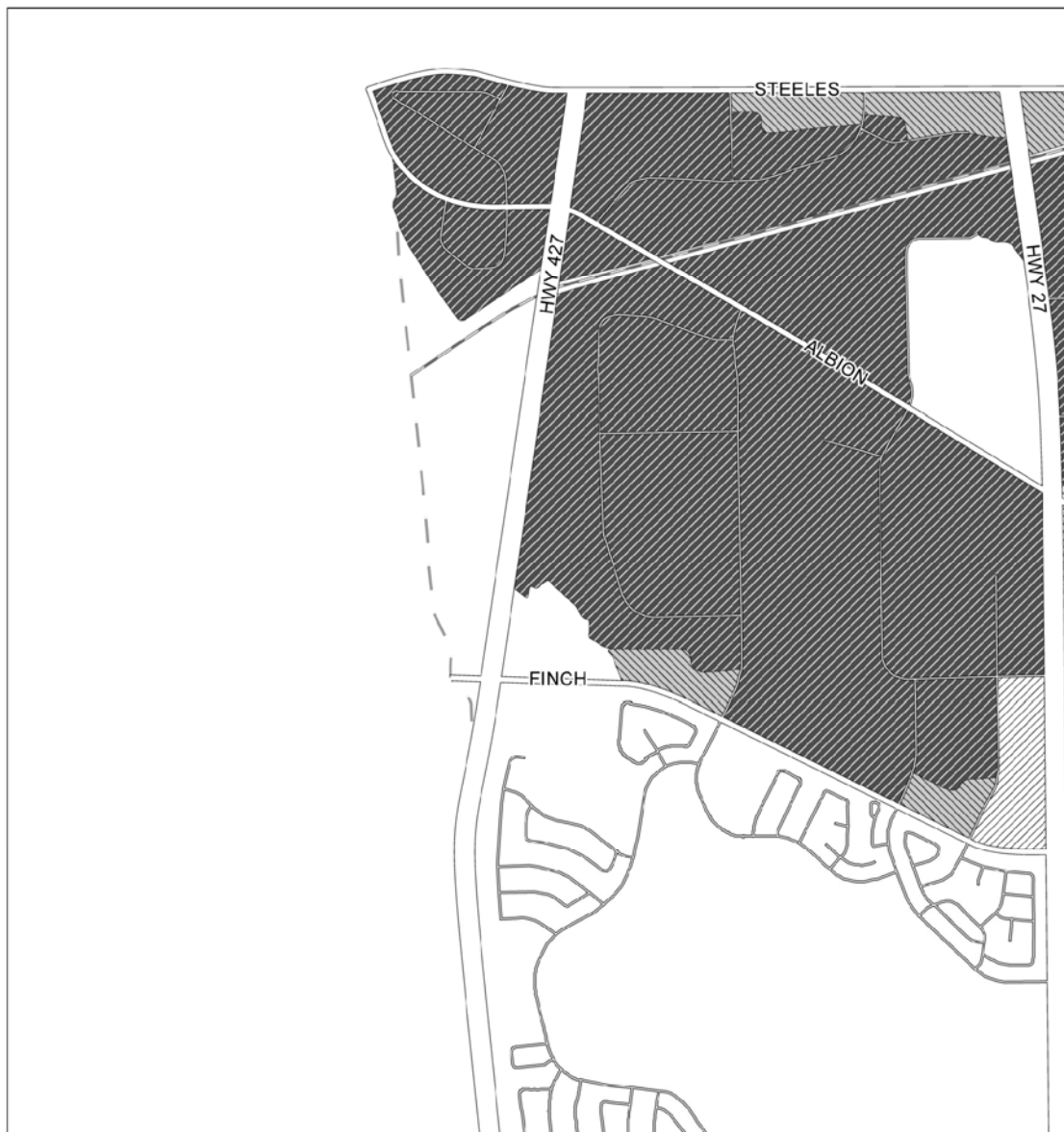
Within *Employment Areas* a *Power Centre* is a single lot with more than one retail unit at least one of which has a gross floor area of 6,000 square metres or greater.

Within *Employment Areas*, *Large-Scale Stand-Alone Retail Stores* and *Power Centres* are considered to be major retail uses.

The term *Municipal Comprehensive Review* has the same meaning as the definition in the Growth Plan for the Greater Golden Horseshoe, 2006.'

ATTACHMENT 2

















Proposed Designations for Current Employment Areas

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Map 1

 Neighbourhoods	 Parks & Open Space Areas	 Employment Areas	 Utility Corridors
 Apartment Neighbourhoods	 Natural Areas	 Core Employment	 Conversion Requests/Applications yet to be reported on.
 Mixed Use Areas	 Parks	 General Employment	
 Regeneration Areas		 Retail Employment	

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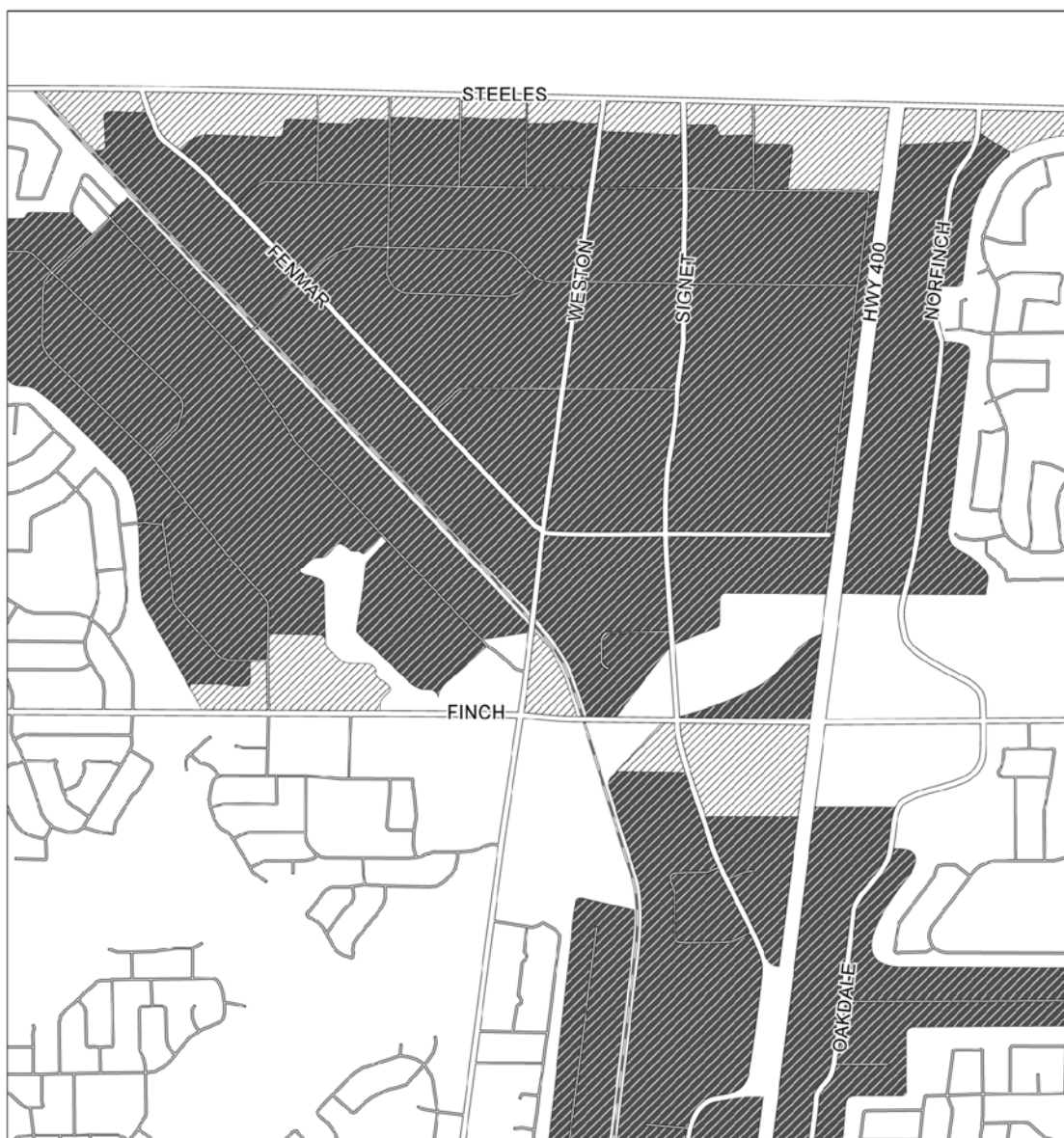
Proposed Designations for Current Employment Areas

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Map 2



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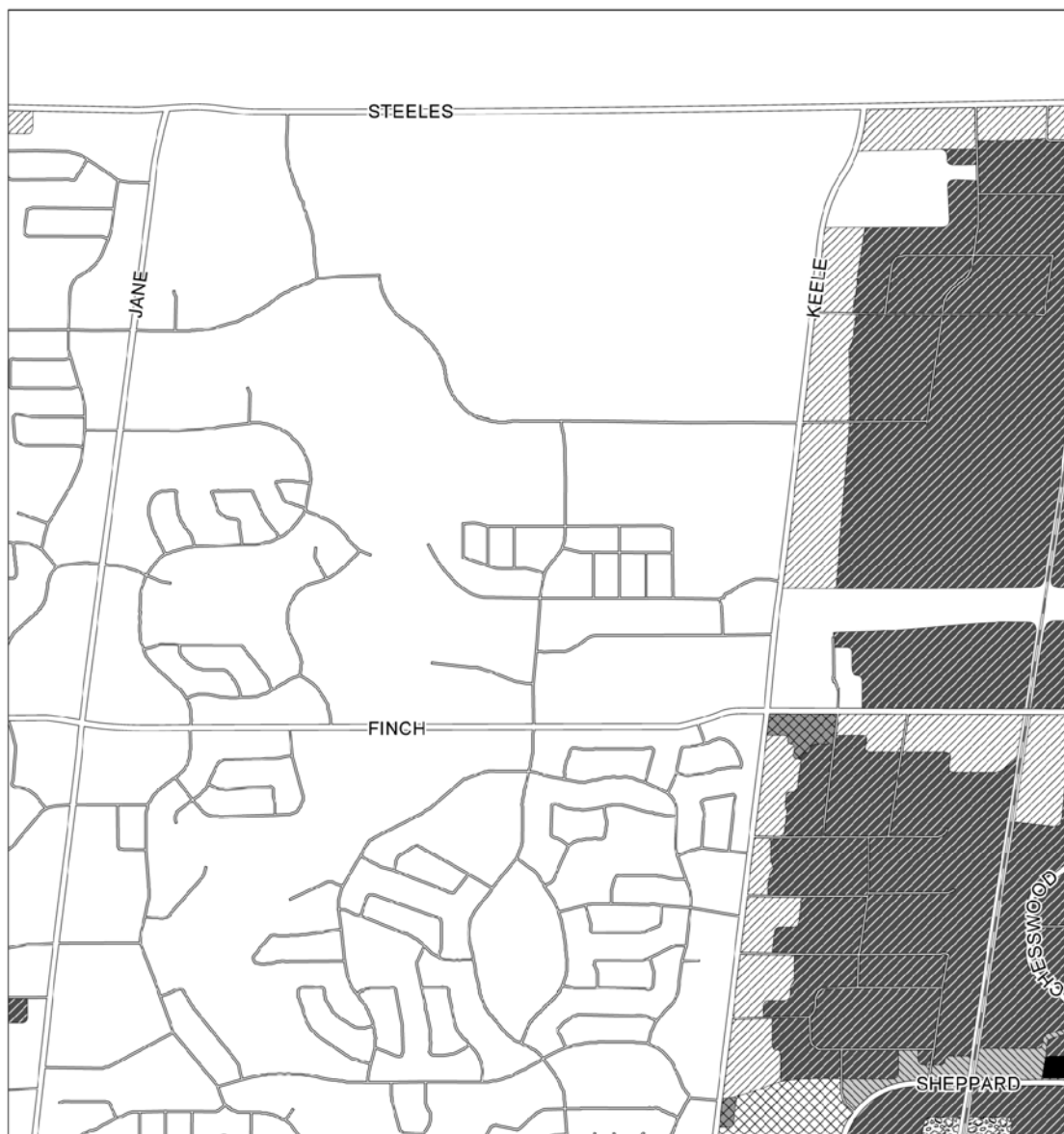
Proposed Designations for Current Employment Areas

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Map 3



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Map 4



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Proposed Designations for Current Employment Areas

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Map 5



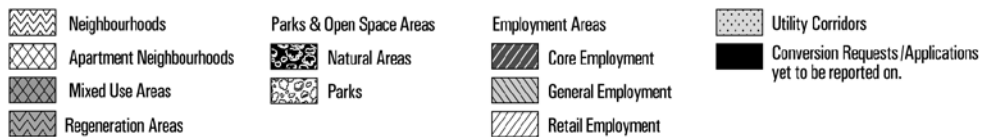
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Proposed Designations for Current Employment Areas

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Map 6



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Proposed Designations for Current Employment Areas

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Map 7



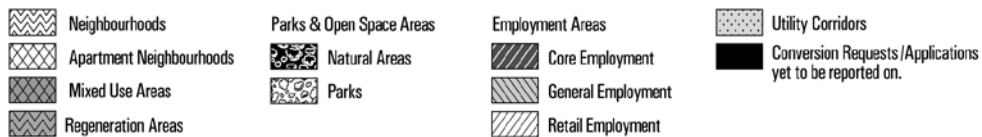
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Proposed Designations for Current Employment Areas

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Map 8



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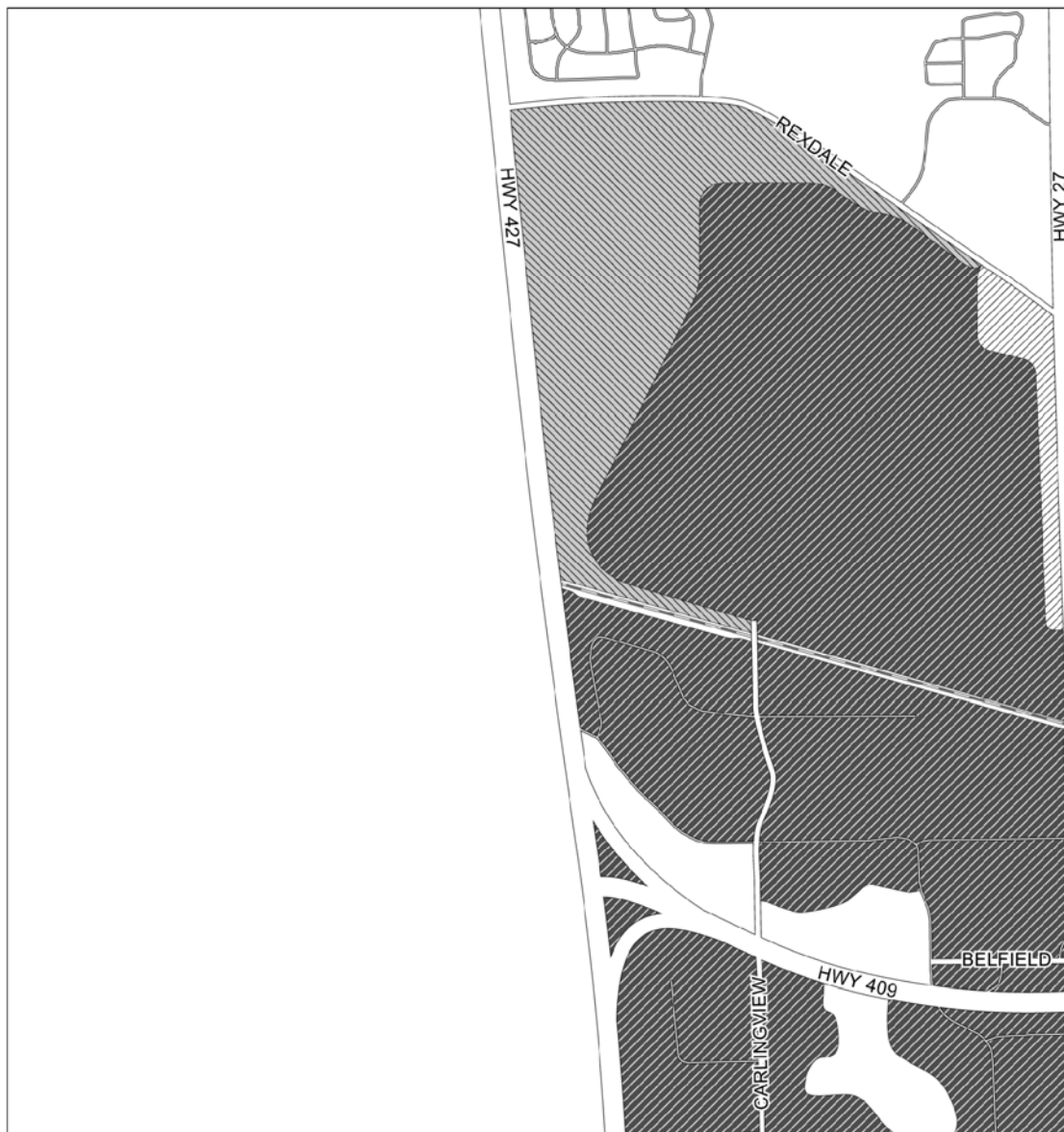
Proposed Designations for Current Employment Areas

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Map 9



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Map 10

	Neighbourhoods		Parks & Open Space Areas		Employment Areas		Utility Corridors
	Apartment Neighbourhoods		Natural Areas		Core Employment		Conversion Requests/Applications yet to be reported on.
	Mixed Use Areas		Parks		General Employment		
	Regeneration Areas				Retail Employment		











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Map 11

 Neighbourhoods	 Parks & Open Space Areas	 Employment Areas	 Utility Corridors
 Apartment Neighbourhoods	 Natural Areas	 Core Employment	 Conversion Requests/Applications yet to be reported on.
 Mixed Use Areas	 Parks	 General Employment	
 Regeneration Areas		 Retail Employment	

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Map 12



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Map 13

	Neighbourhoods		Parks & Open Space Areas		Employment Areas		Utility Corridors
	Apartment Neighbourhoods		Natural Areas		Core Employment		Conversion Requests/Applications yet to be reported on.
	Mixed Use Areas		Parks		General Employment		
	Regeneration Areas				Retail Employment		

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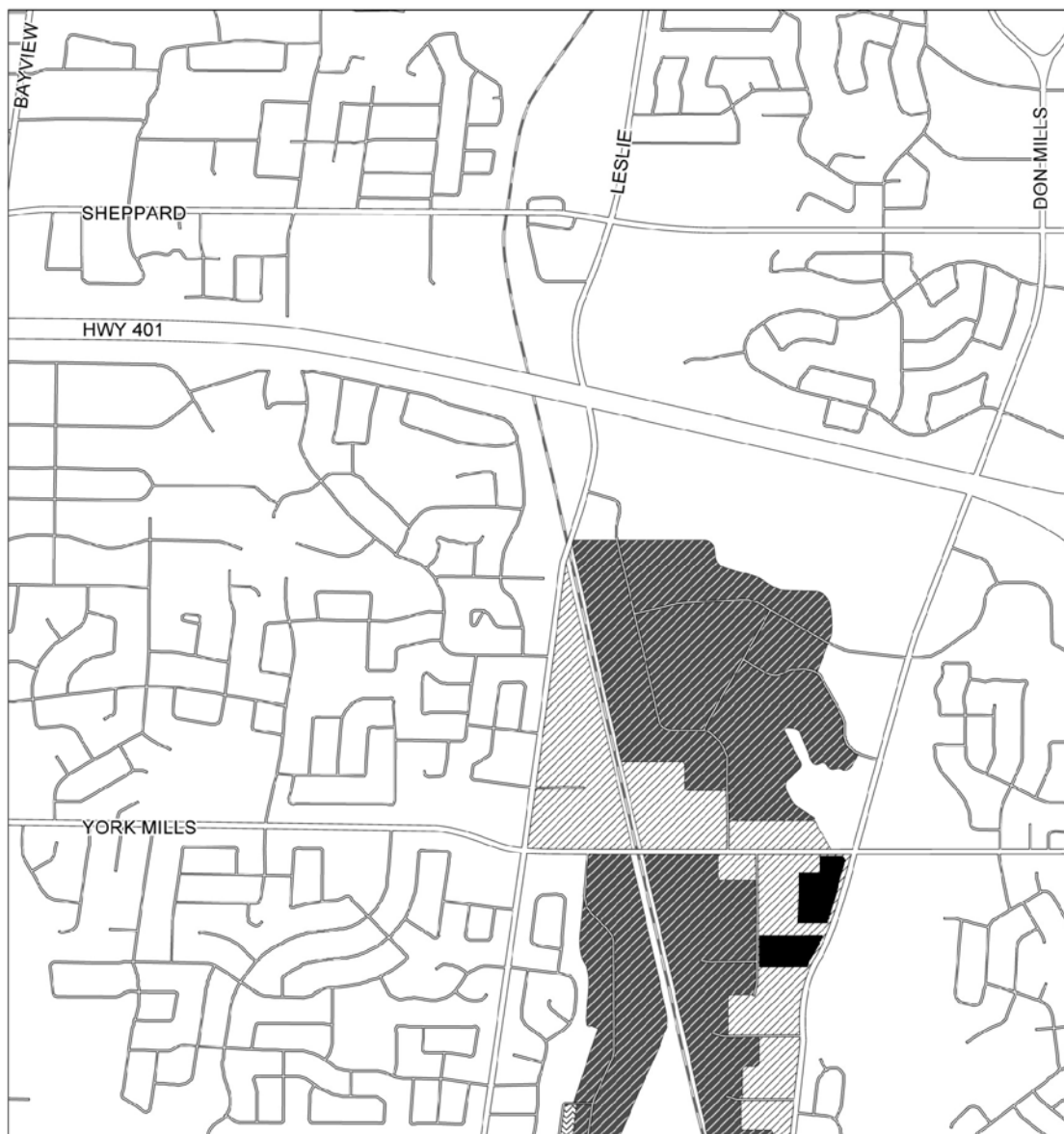
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Map 14

	Neighbourhoods		Parks & Open Space Areas		Employment Areas		Utility Corridors
	Apartment Neighbourhoods		Natural Areas		Core Employment		Conversion Requests/Applications yet to be reported on.
	Mixed Use Areas		Parks		General Employment		
	Regeneration Areas				Retail Employment		

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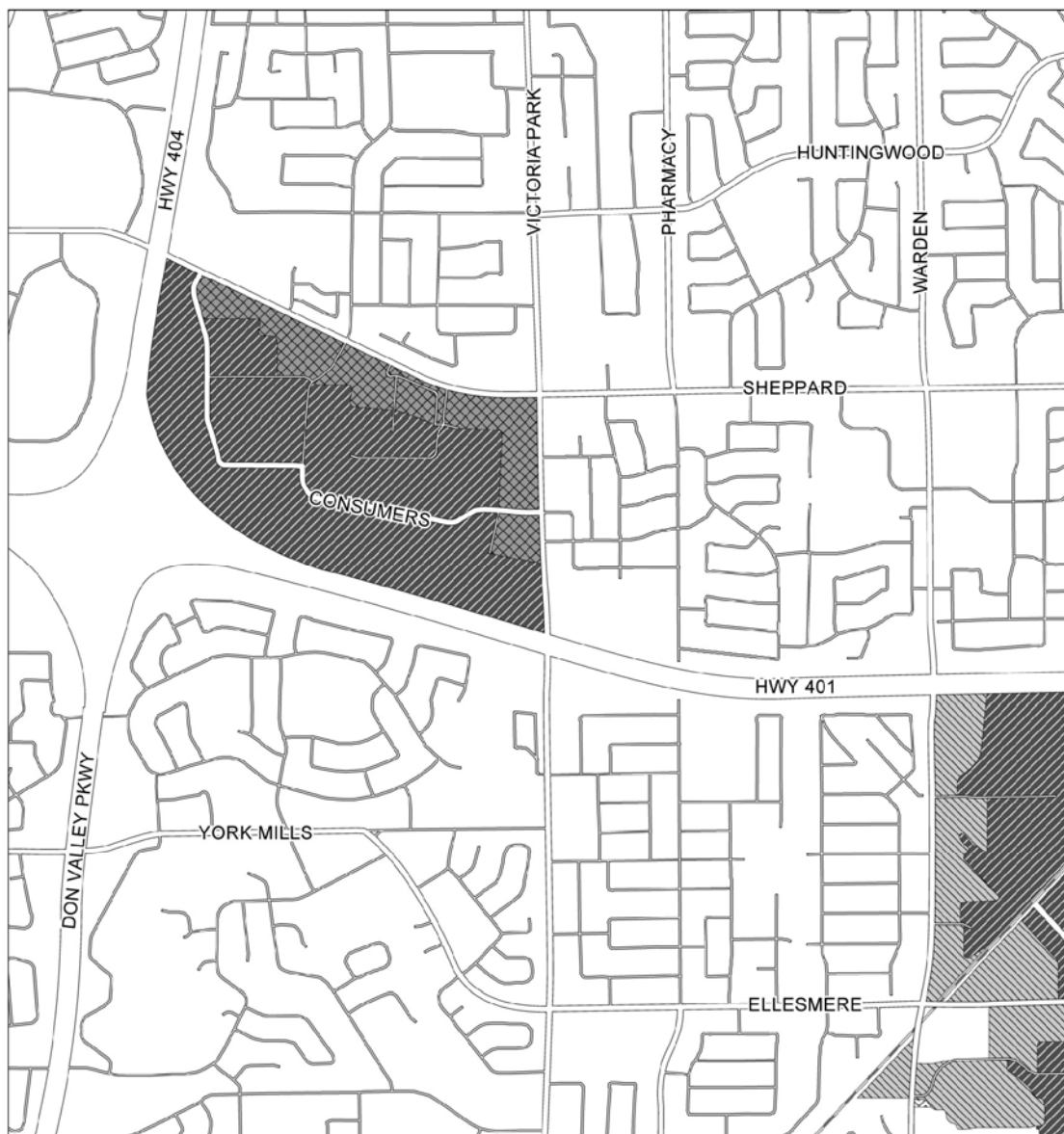
Proposed Designations for Current Employment Areas

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Map 15

	Neighbourhoods		Parks & Open Space Areas		Employment Areas		Utility Corridors
	Apartment Neighbourhoods		Natural Areas		Core Employment		Conversion Requests / Applications yet to be reported on.
	Mixed Use Areas		Parks		General Employment		
	Regeneration Areas				Retail Employment		

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Map 16



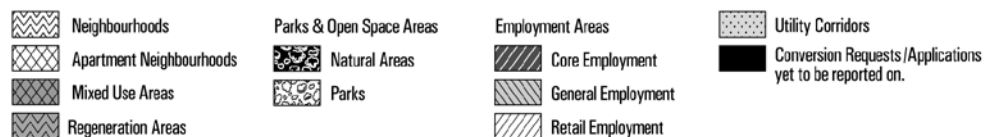
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Map 17



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Map 18



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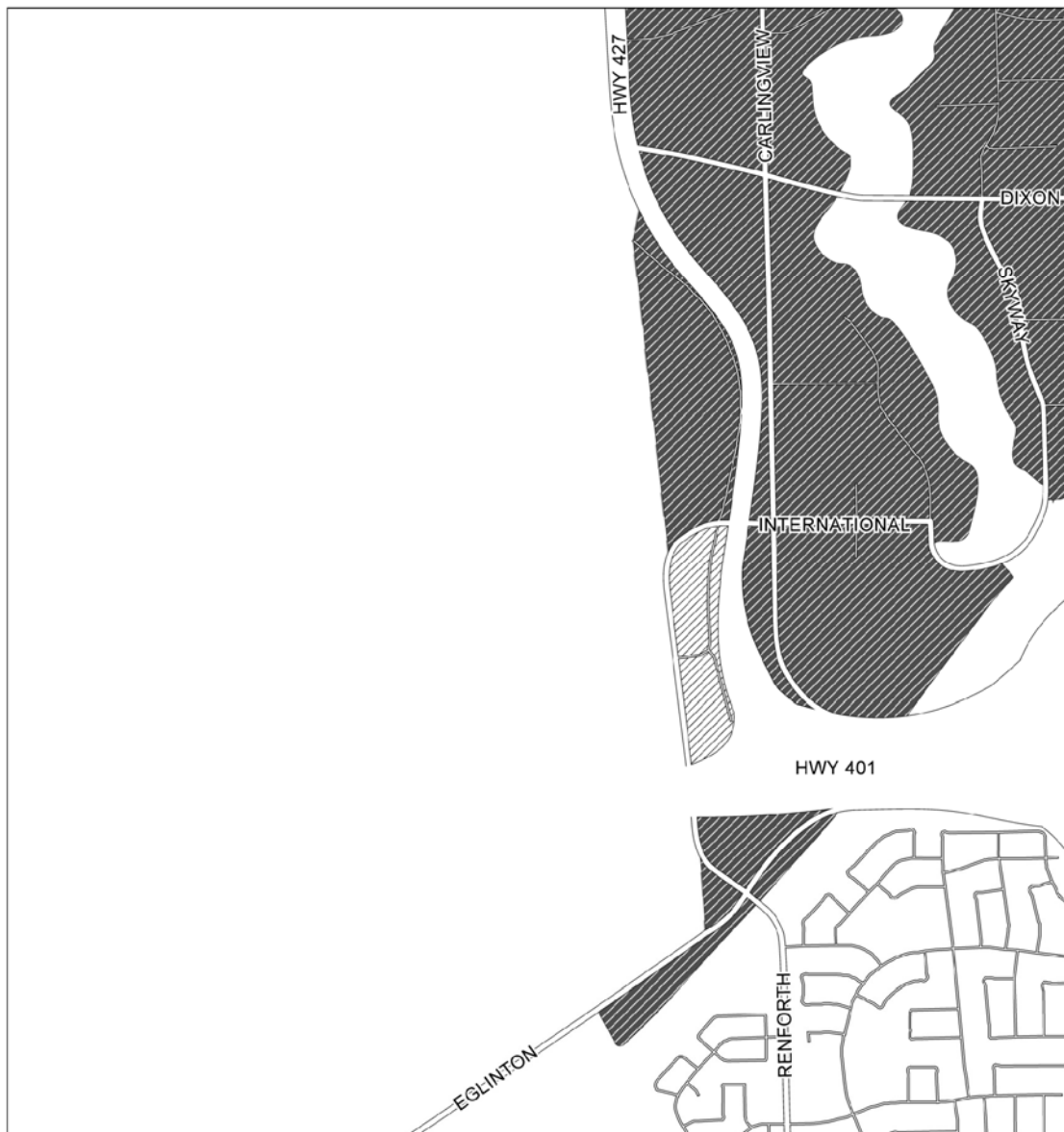
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Map 19

 Neighbourhoods	 Parks & Open Space Areas	 Employment Areas	 Utility Corridors
 Apartment Neighbourhoods	 Natural Areas	 Core Employment	 Conversion Requests/Applications yet to be reported on.
 Mixed Use Areas	 Parks	 General Employment	
 Regeneration Areas		 Retail Employment	

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Map 20

	Neighbourhoods		Parks & Open Space Areas		Employment Areas		Utility Corridors
	Apartment Neighbourhoods		Natural Areas		Core Employment		Conversion Requests/Applications yet to be reported on.
	Mixed Use Areas		Parks		General Employment		
	Regeneration Areas				Retail Employment		

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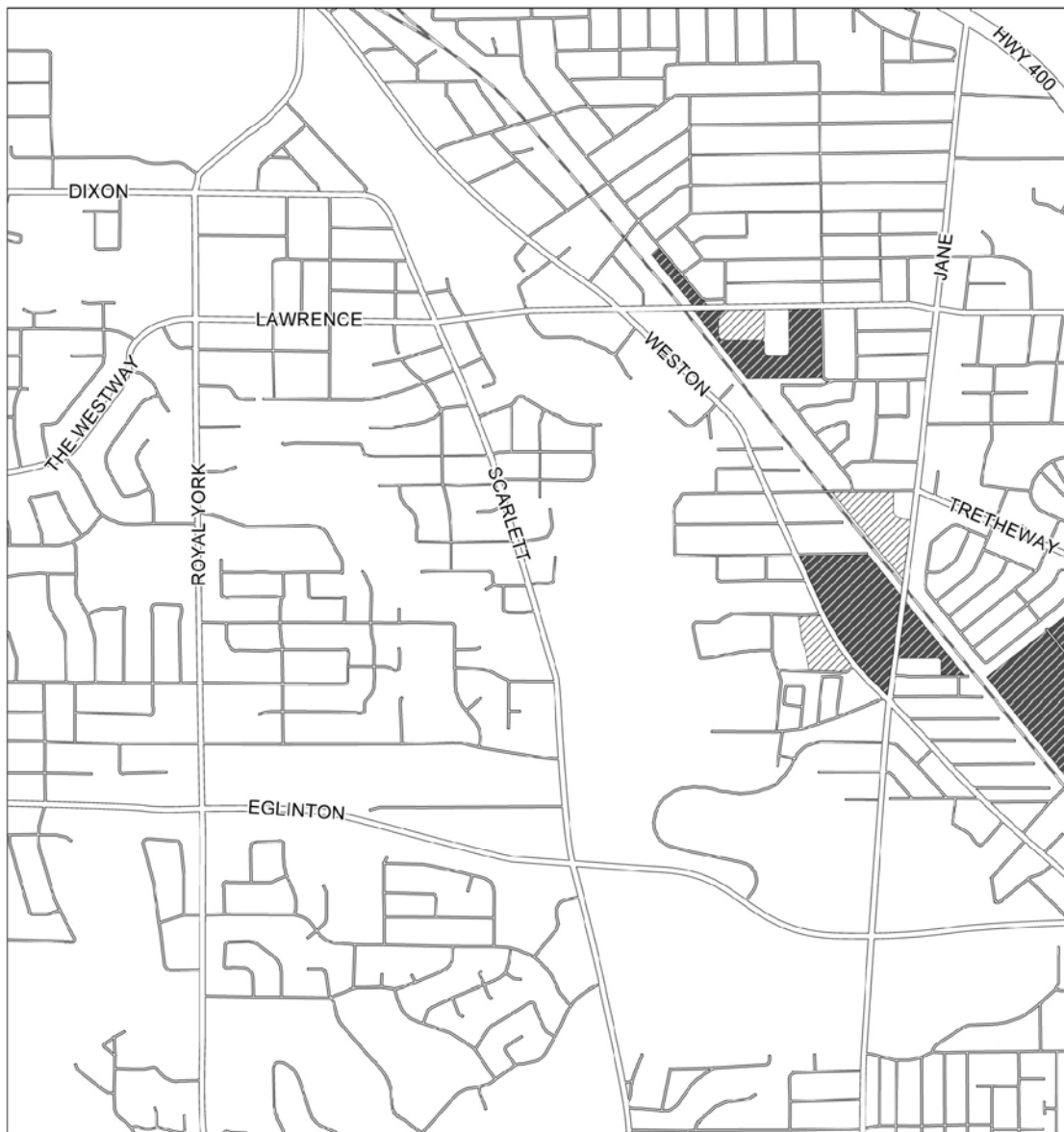
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Map 21

	Neighbourhoods		Parks & Open Space Areas		Employment Areas		Utility Corridors
	Apartment Neighbourhoods		Natural Areas		Core Employment		Conversion Requests/Applications yet to be reported on.
	Mixed Use Areas		Parks		General Employment		
	Regeneration Areas				Retail Employment		

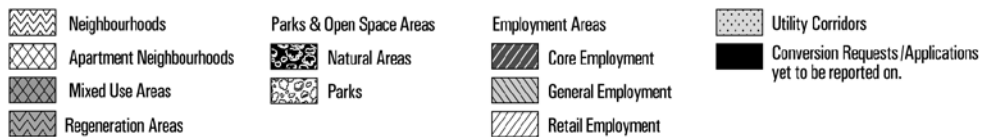
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Map 22



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Map 23



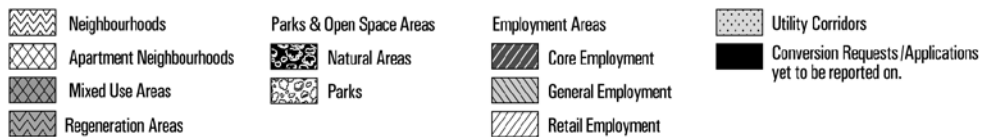
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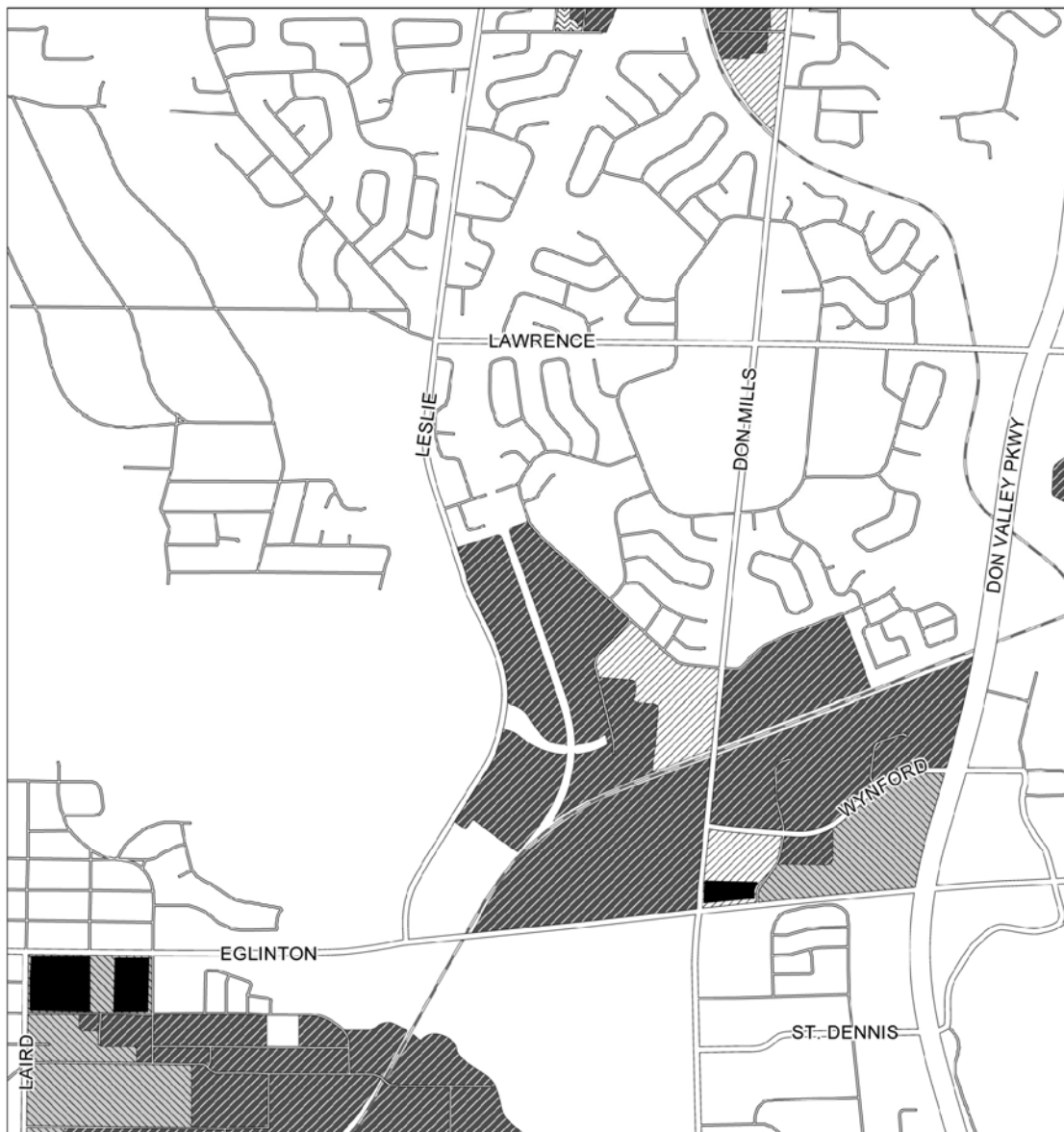
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Map 24



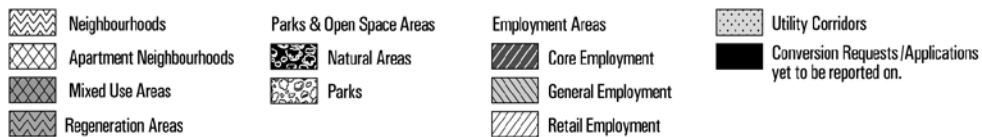
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Map 25



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Map 26



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Map 27



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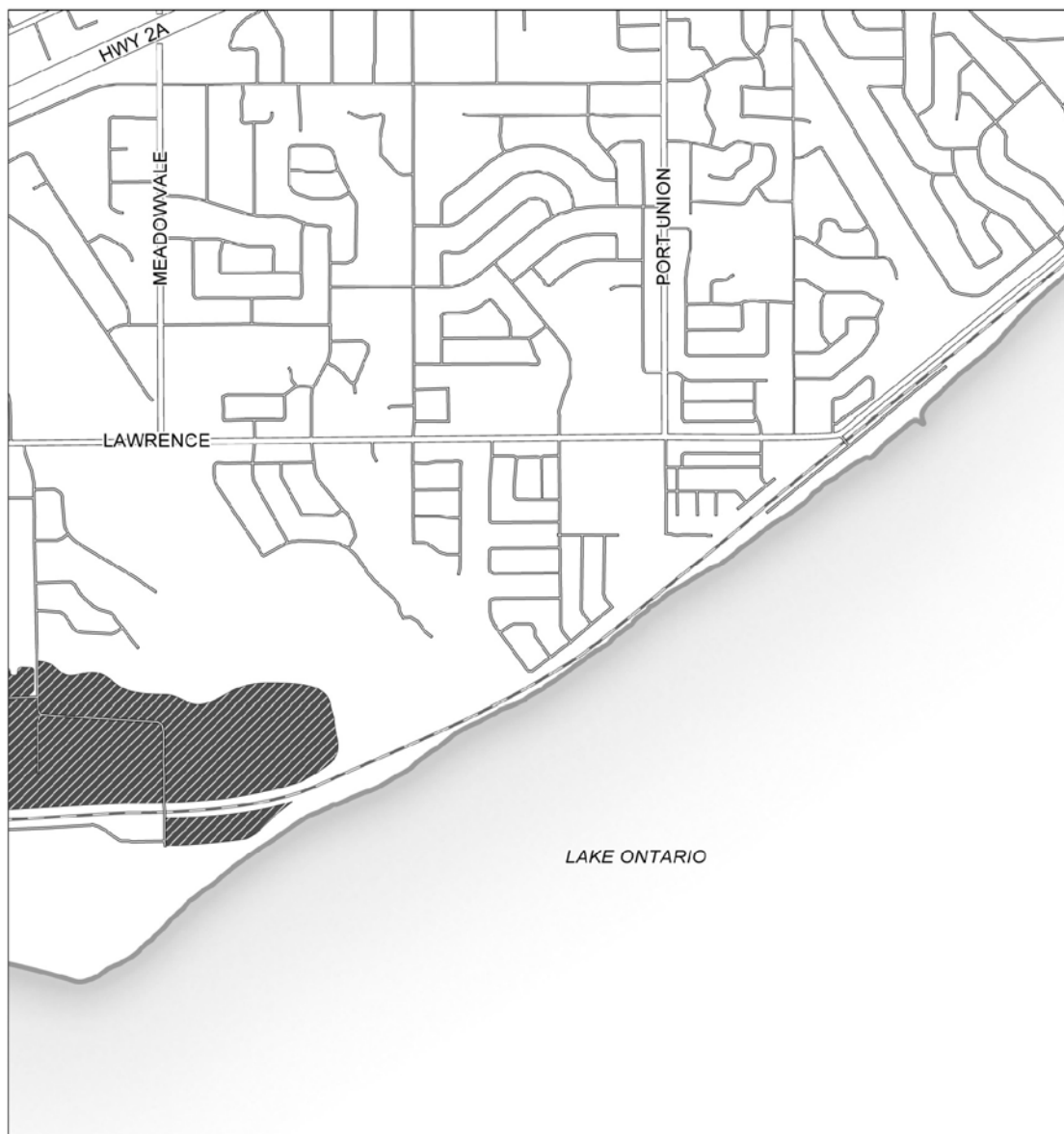
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Map 28



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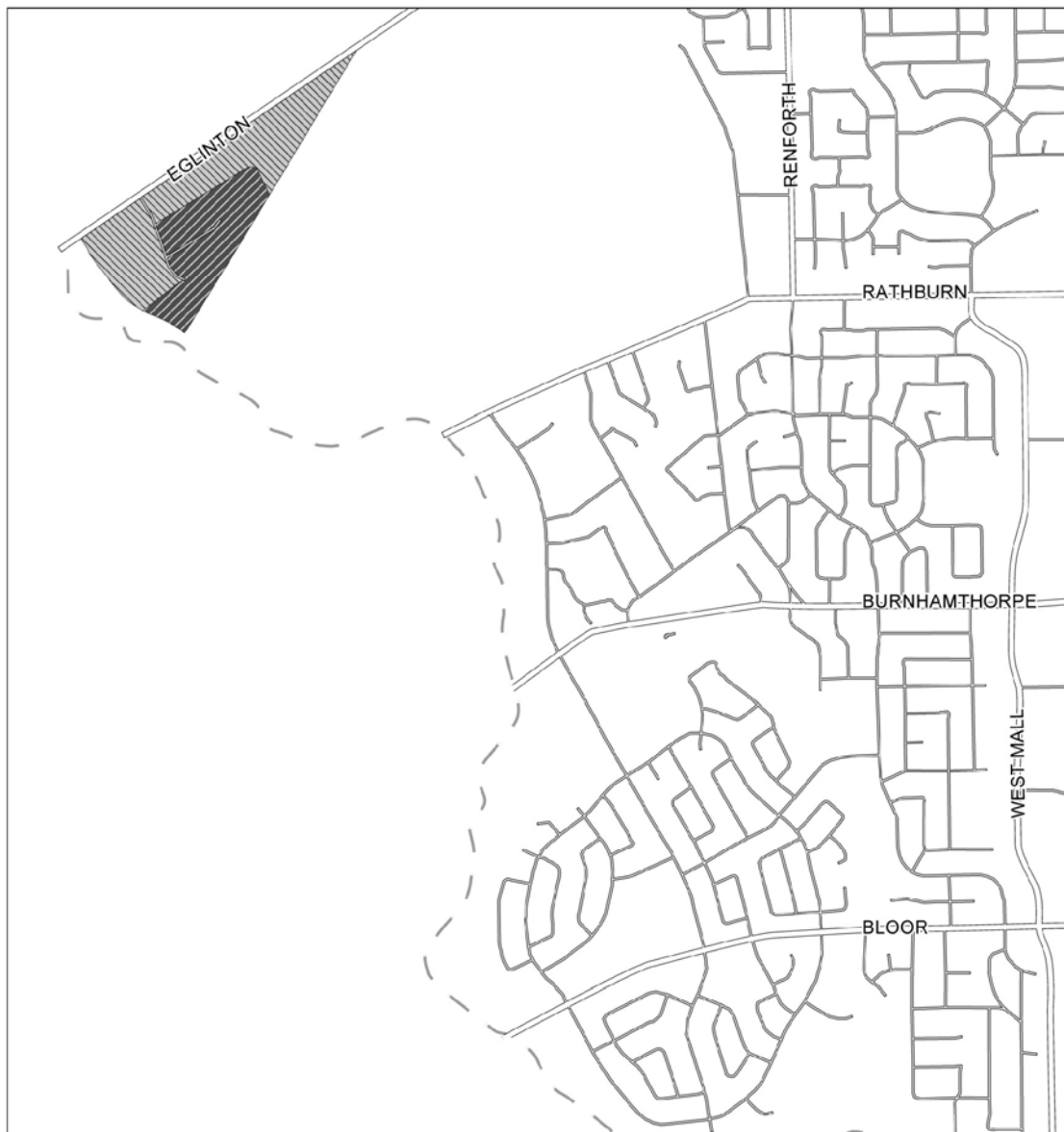
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Map 29



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Map 30

	Neighbourhoods		Parks & Open Space Areas		Employment Areas		Utility Corridors
	Apartment Neighbourhoods		Natural Areas		Core Employment		Conversion Requests/Applications yet to be reported on.
	Mixed Use Areas		Parks		General Employment		
	Regeneration Areas				Retail Employment		














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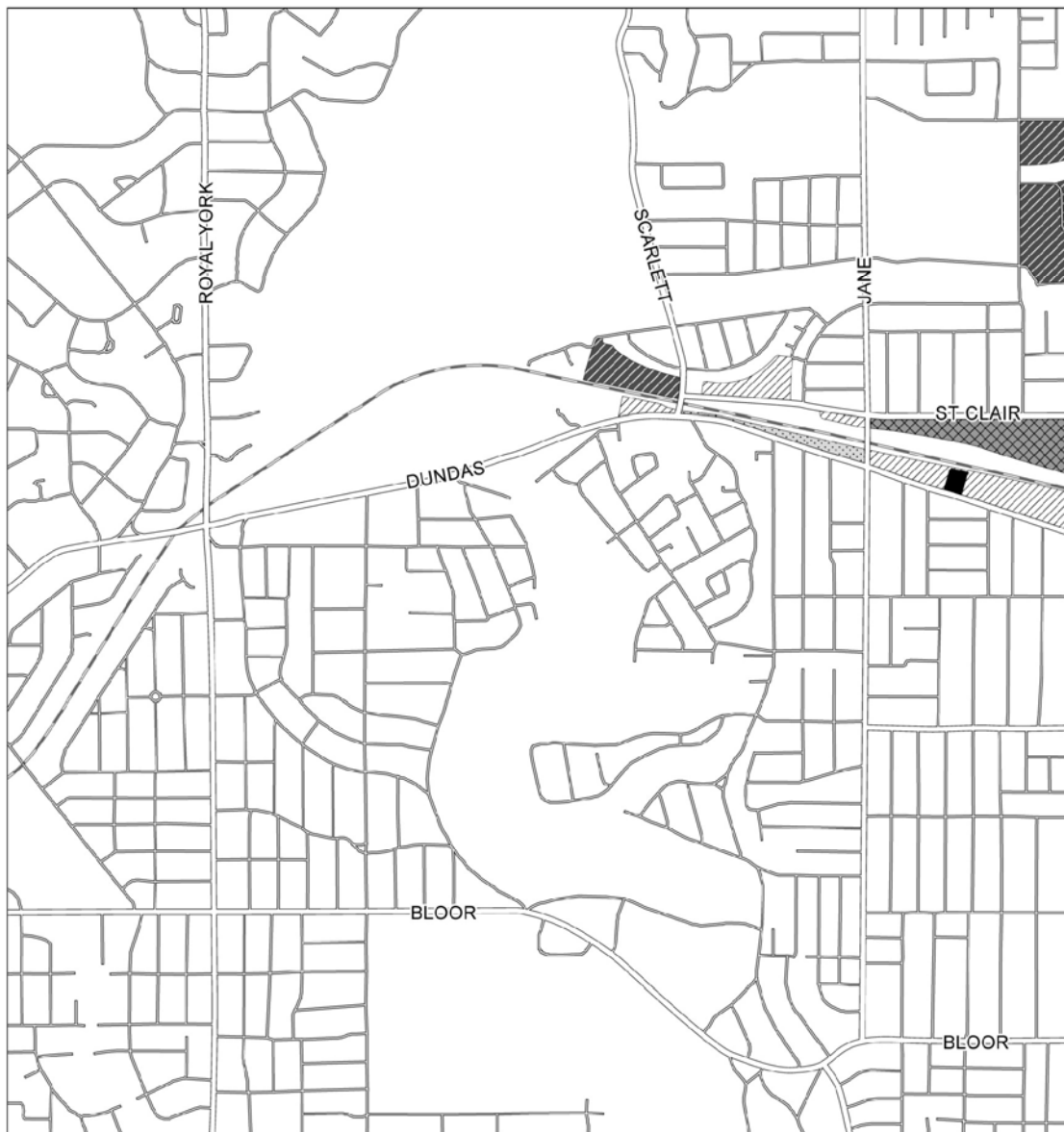
Proposed Designations for Current Employment Areas

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Map 31

 Neighbourhoods	 Parks & Open Space Areas	 Employment Areas	 Utility Corridors
 Apartment Neighbourhoods	 Natural Areas	 Core Employment	 Conversion Requests/Applications yet to be reported on.
 Mixed Use Areas	 Parks	 General Employment	
 Regeneration Areas		 Retail Employment	

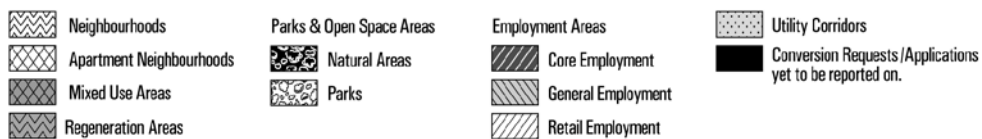
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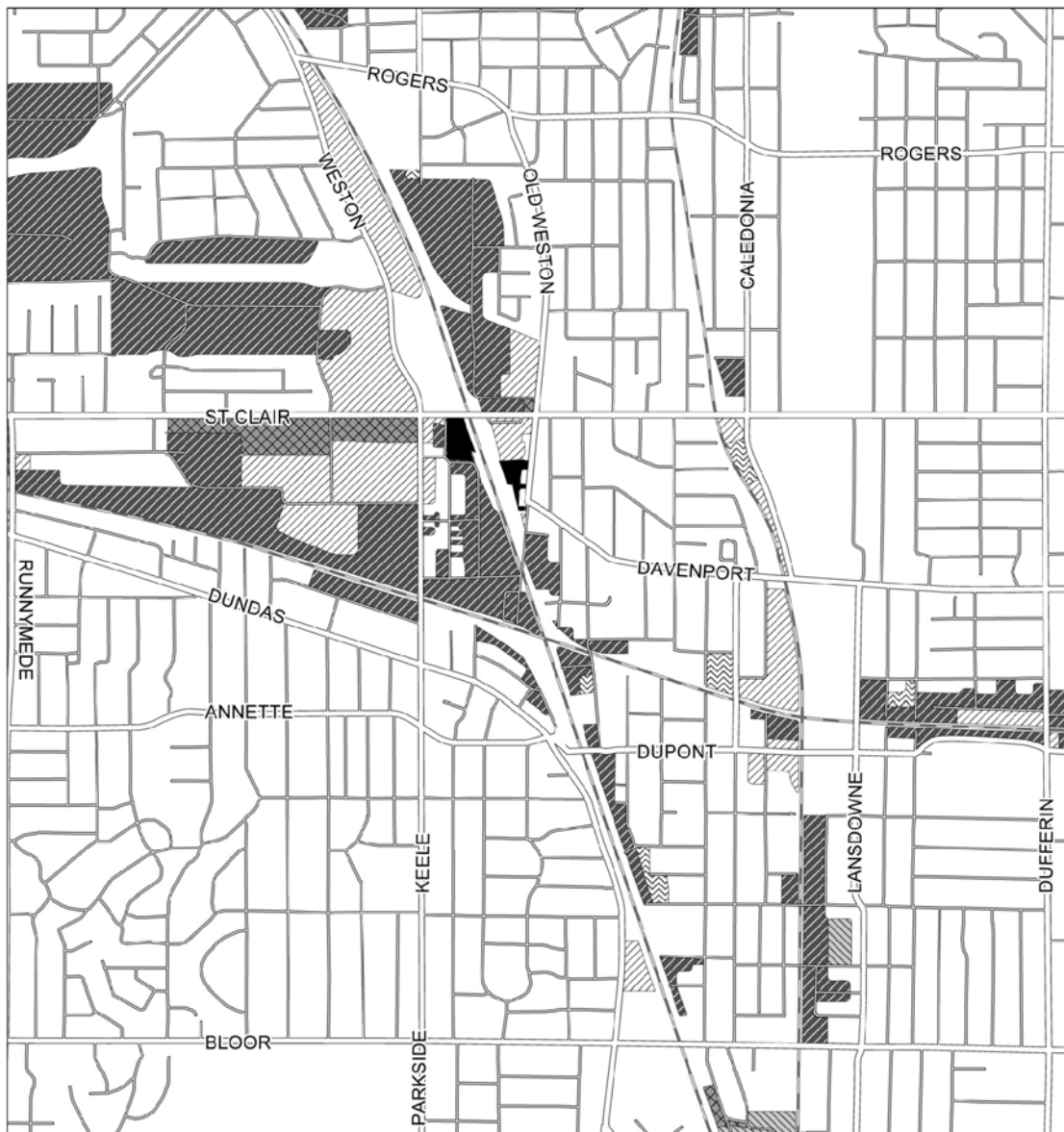
Proposed Designations for Current Employment Areas

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Map 32



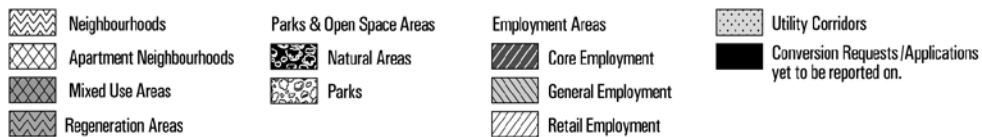
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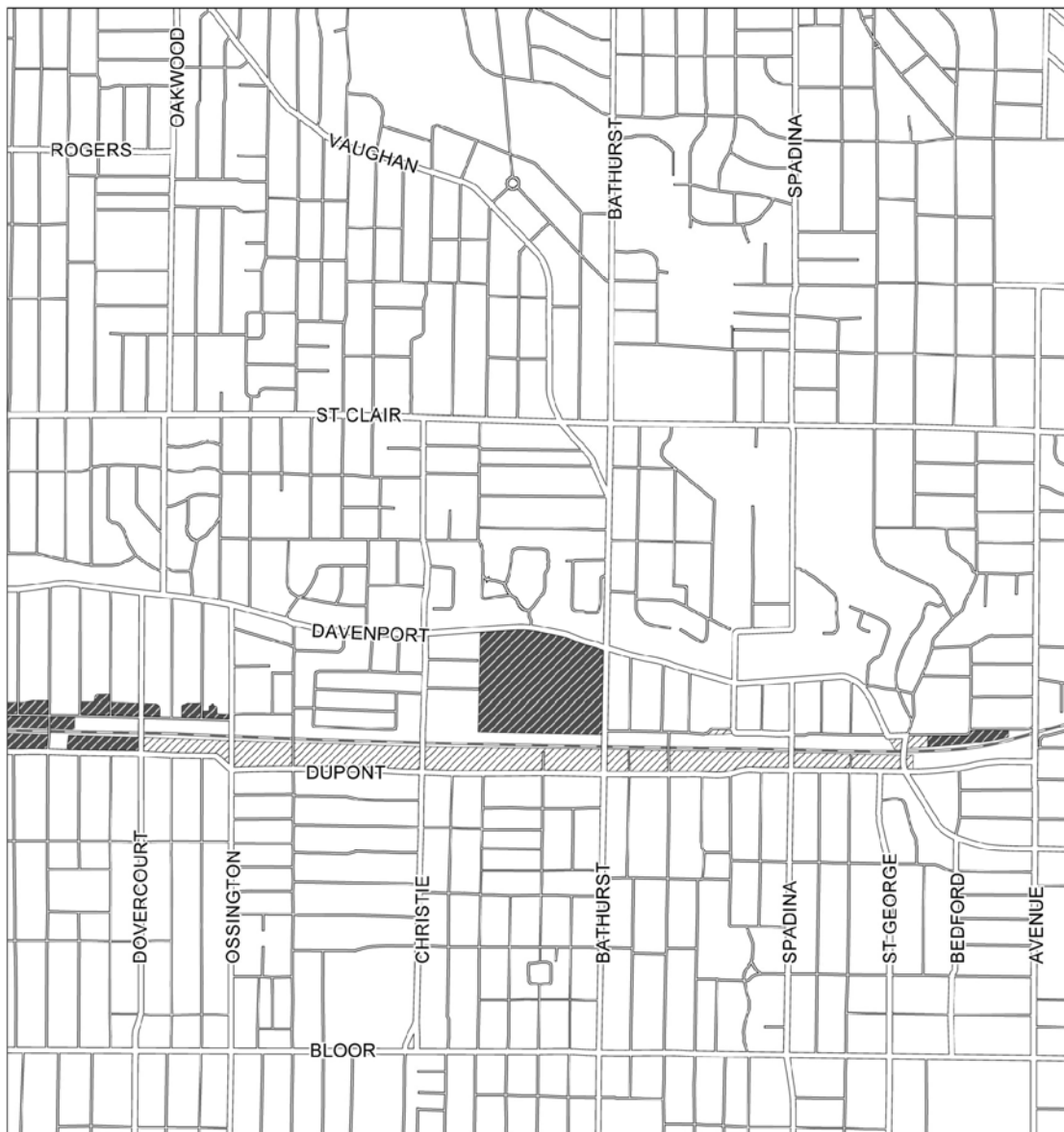
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Map 33



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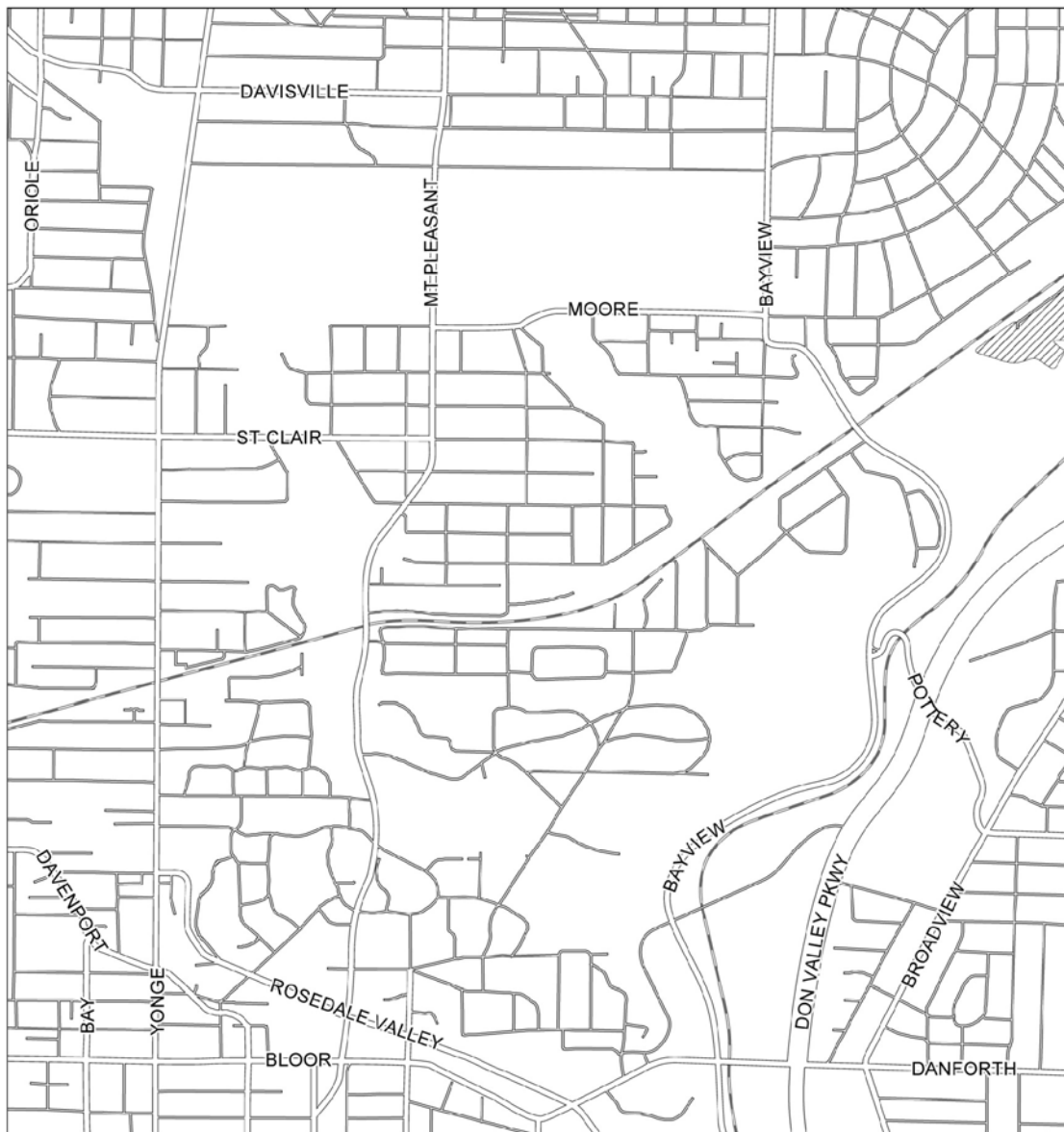
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Map 34



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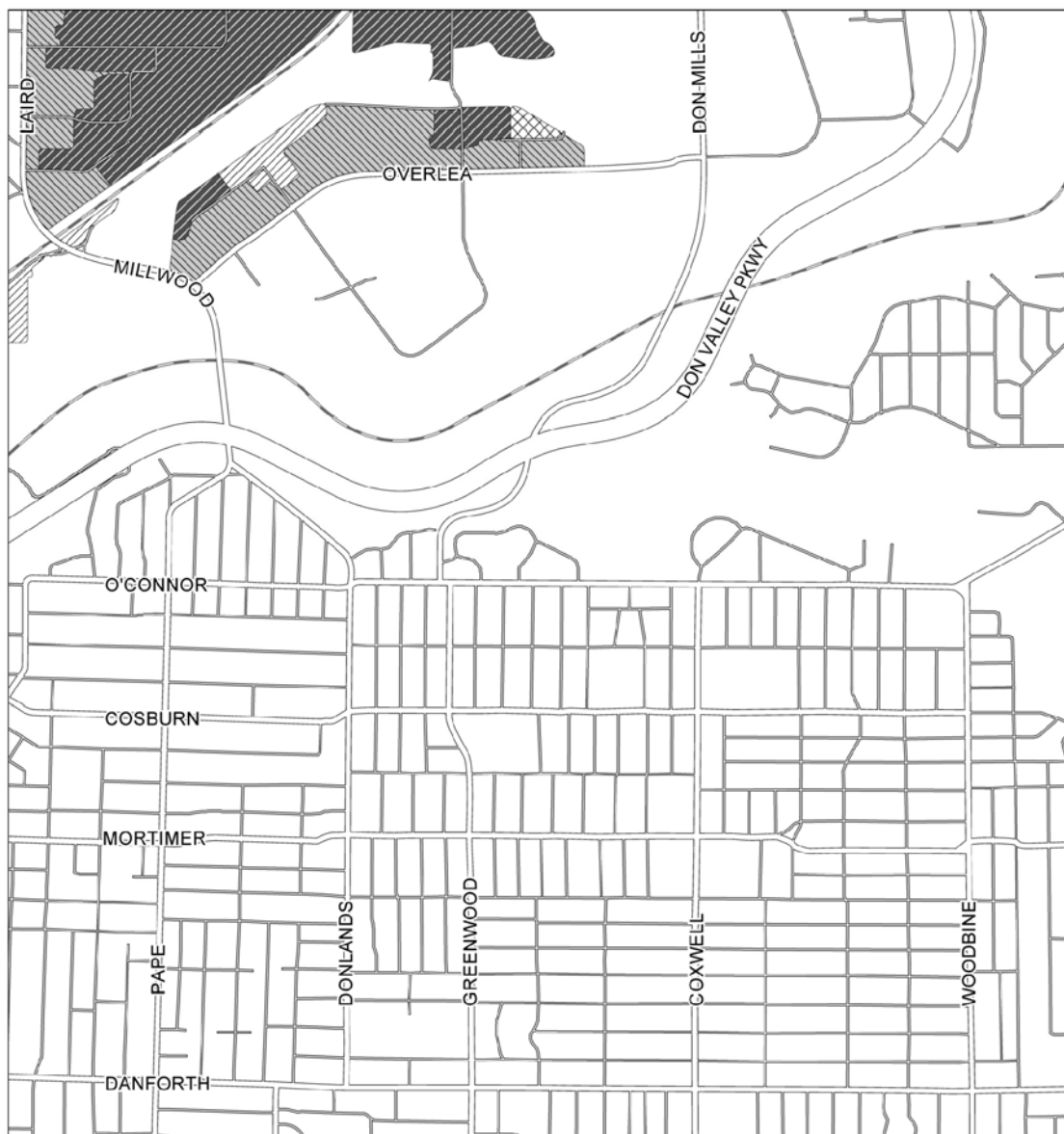
Proposed Designations for Current Employment Areas

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Map 35

	Neighbourhoods		Parks & Open Space Areas		Employment Areas		Utility Corridors
	Apartment Neighbourhoods		Natural Areas		Core Employment		Conversion Requests/Applications yet to be reported on.
	Mixed Use Areas		Parks		General Employment		
	Regeneration Areas				Retail Employment		

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Map 36



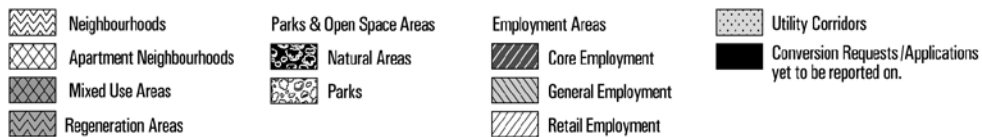
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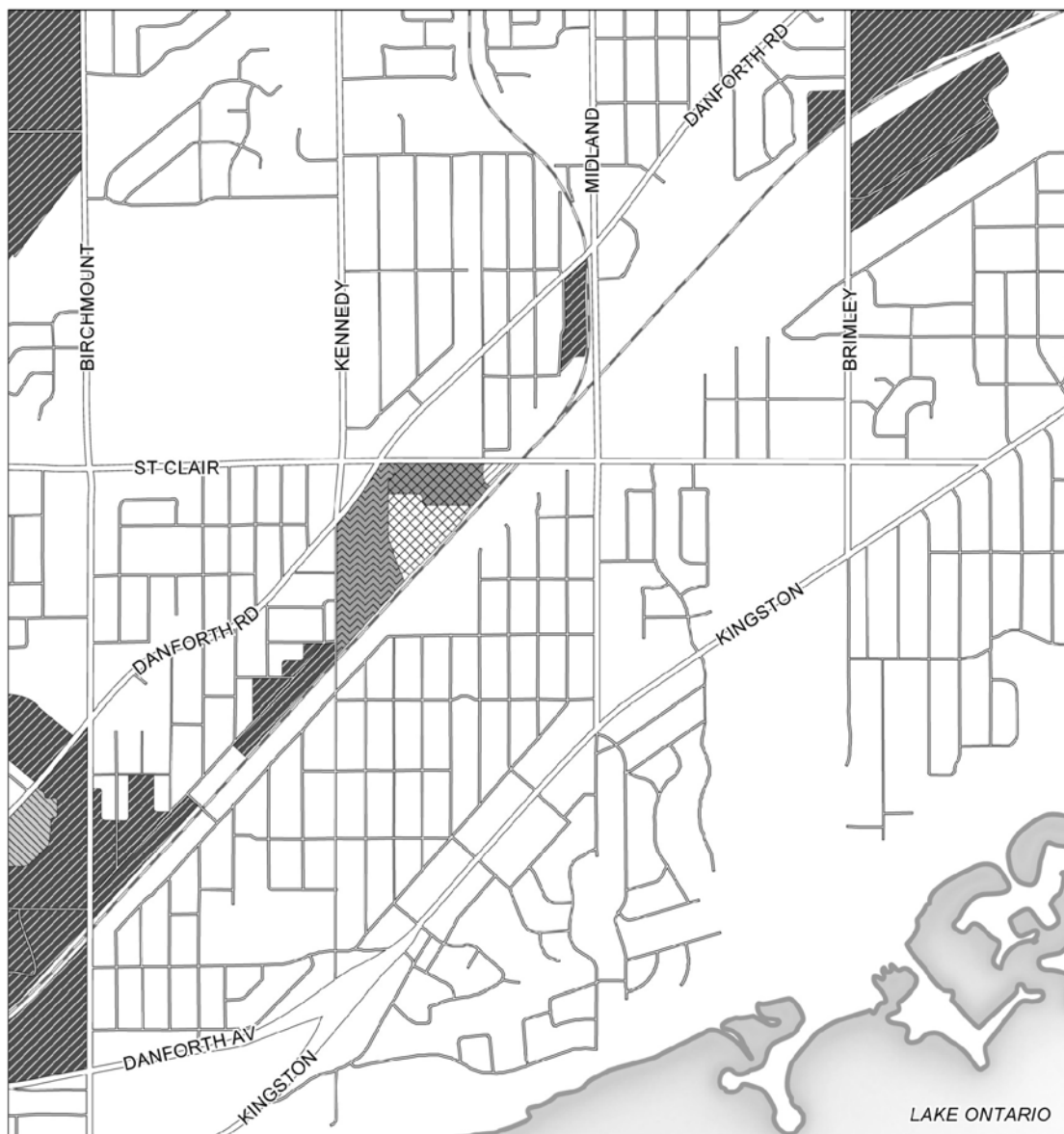
Proposed Designations for Current Employment Areas

Official Plan Review/Municipal Comprehensive Review - Draft for Public Consultation Purposes

Map 37



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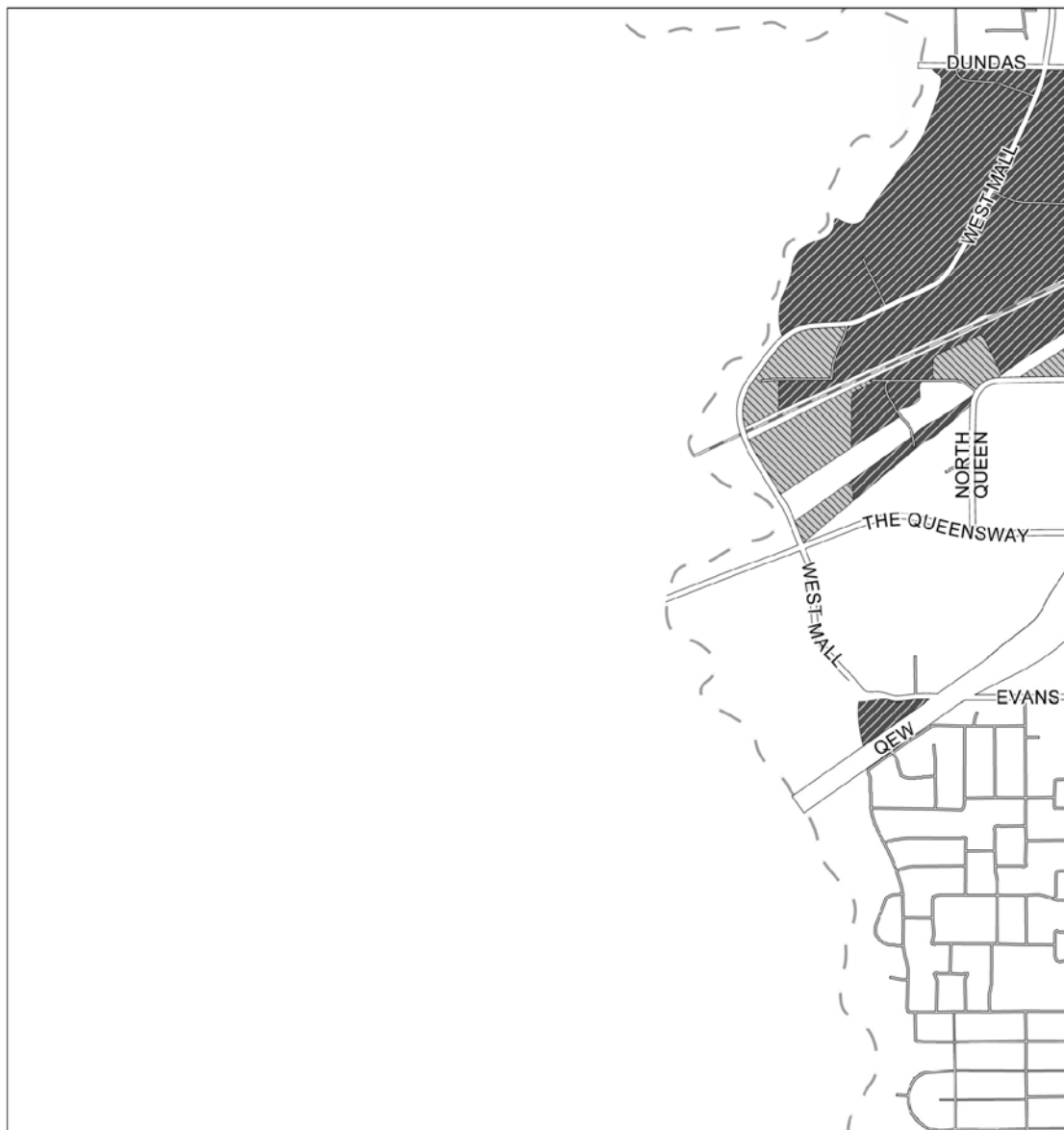
Proposed Designations for Current Employment Areas

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Map 38

	Neighbourhoods		Parks & Open Space Areas		Employment Areas		Utility Corridors
	Apartment Neighbourhoods		Natural Areas		Core Employment		Conversion Requests/Applications yet to be reported on.
	Mixed Use Areas		Parks		General Employment		
	Regeneration Areas				Retail Employment		

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Proposed Designations for Current Employment Areas

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Map 39

	Neighbourhoods		Parks & Open Space Areas		Employment Areas		Utility Corridors
	Apartment Neighbourhoods		Natural Areas		Core Employment		Conversion Requests/Applications yet to be reported on.
	Mixed Use Areas		Parks		General Employment		
	Regeneration Areas				Retail Employment		

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Map 40















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Map 41

 Neighbourhoods	 Parks & Open Space Areas	 Employment Areas	 Utility Corridors
 Apartment Neighbourhoods	 Natural Areas	 Core Employment	 Conversion Requests/Applications yet to be reported on.
 Mixed Use Areas	 Parks	 General Employment	
 Regeneration Areas		 Retail Employment	


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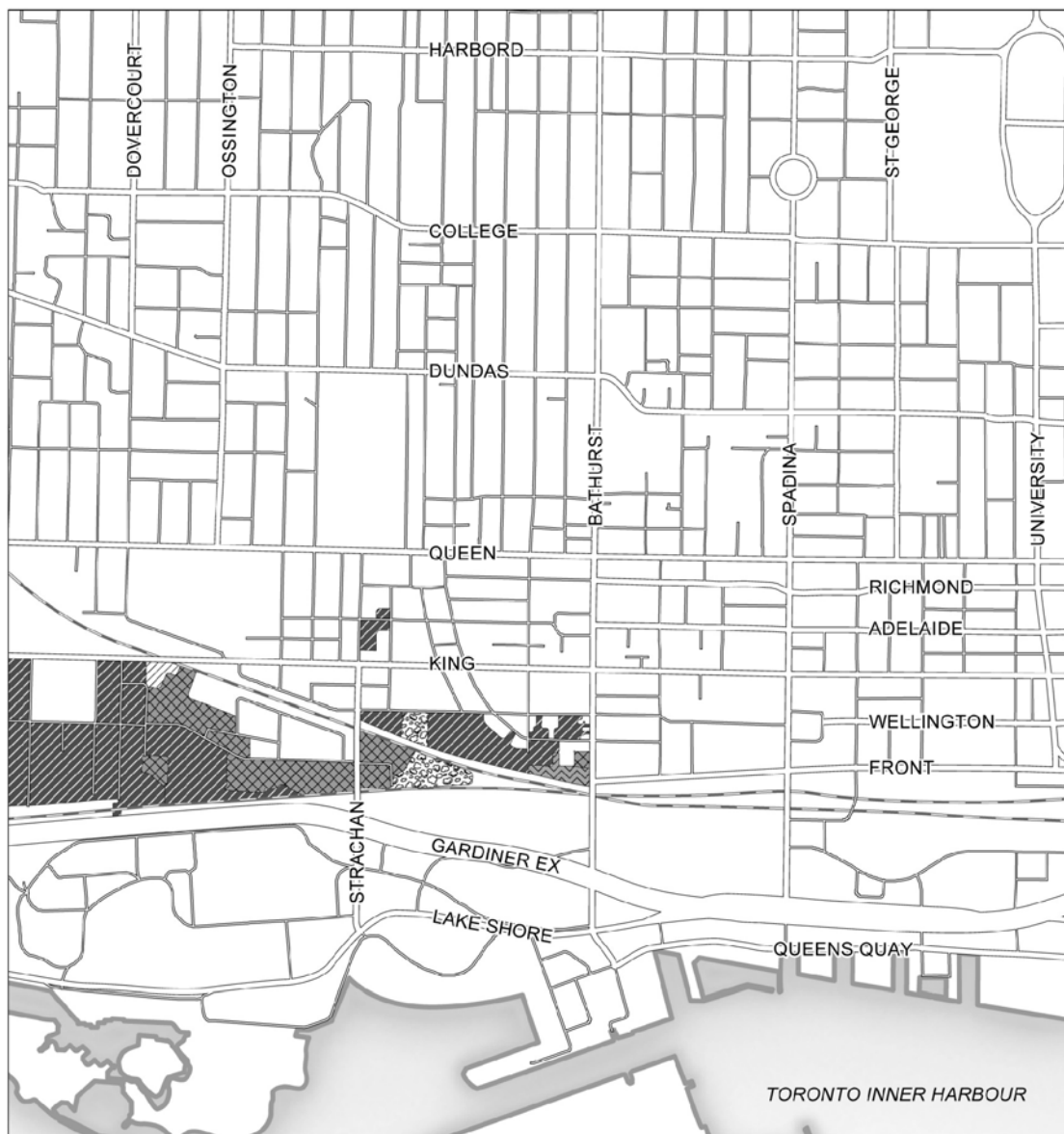
Proposed Designations for Current Employment Areas

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Map 42

	Neighbourhoods		Parks & Open Space Areas		Employment Areas		Utility Corridors
	Apartment Neighbourhoods		Natural Areas		Core Employment		Conversion Requests/Applications yet to be reported on.
	Mixed Use Areas		Parks		General Employment		
	Regeneration Areas				Retail Employment		

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Map 43



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Map 44

	Neighbourhoods		Parks & Open Space Areas		Employment Areas		Utility Corridors
	Apartment Neighbourhoods		Natural Areas		Core Employment		Conversion Requests/Applications yet to be reported on.
	Mixed Use Areas		Parks		General Employment		
	Regeneration Areas				Retail Employment		

Not to Scale
11/08/2012