



## STAFF REPORT ACTION REQUIRED

### Planning for a Strong and Diverse Economy: Official Plan/Municipal Comprehensive Reviews - Proposed Economic Health Policies and Proposed Policies and Designations for Employment Lands

<b>Date:</b>	August 20, 2013
<b>To:</b>	Planning and Growth Management Committee
<b>From:</b>	Chief Planner and Executive Director, City Planning Division
<b>Wards:</b>	All
<b>Reference Number:</b>	P:\2013\Cluster B\PLN\PGMC\PG13064

#### SUMMARY

This report sets out revised proposals for Official Plan policies for the economic health of the City, and the designations and mapping of Toronto's employment lands. The policies in the proposed Official Plan Amendment appended as Attachment 1 to this report refine the draft policies approved by Council in November 2012 for purposes of consultation. Changes have been made to the policies as a result of what staff heard during the consultations, additional research and the directions of Council in June, 2013.

The key elements of the Official Plan strategy for a strong and diverse economy remain the same:

- Stimulating the growth of new and expanded office space near rapid transit;
- Preserving most of the City's *Employment Areas* solely for business and economic activities; and
- Providing opportunities for the growth of retail and institutional sectors to serve the needs of the growing population of the City and Region.

A number of important changes to the proposed Official Plan policies have resulted from the public open houses and stakeholder consultations. Instead of three *Employment Area* designations, two are now proposed. The *General Employment Area* and *Retail Employment Area* designations have been combined into a single *General Employment Area* designation that permits retail uses of all forms and scales, restaurants and service uses in addition to uses permitted in the *Core Employment Areas*. Sensitive non-

residential uses such as places of worship, universities and community colleges are no longer proposed to be permitted in *General Employment Areas*, and recreational and entertainment uses would be permitted only by way of a zoning by-law amendment following an environmental impact study. The draft policy to replace and grow existing office space when office building sites are being redeveloped for residential buildings has been narrowed to sites with over 1,000 square metres of existing office area in *Mixed Use Areas* and *Regeneration Areas* in the *Downtown* and *Centres*, and in a *Mixed Use Area*, *Regeneration Area*, or *Employment Area* within 500 metres of a rapid transit station.

## RECOMMENDATIONS

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### The City Planning Division recommends that:

1. Planning and Growth Management Committee direct that the proposed Official Plan Amendment containing Economic Health Policies, and *Employment Area* designations and mapping appended to this report as Attachments 1 be used as the basis for consultation at an open house scheduled for September 19, 2013.
2. Council direct the Chief Planner and Executive Director City Planning Division to submit a Final Recommendations Report with a proposed Official Plan Amendment containing revised Economic Health and Employment policies and revised designations and mapping for lands designated as *Employment Areas* to a statutory Special Public Meeting of the Planning and Growth Management Committee in November, 2013.

### Financial Impact

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

## DECISION HISTORY

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

- Strengthen the Official Plan policies to target new office space construction to the *Downtown*, the *Centres*, and areas with higher order transit;
- Strengthen the Official Plan's policies to clearly integrate land use policy for offices with transit provision and economic development initiatives;
- Preserve 'core' areas of *Employment Areas* for industrial uses;
- 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;
- 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.  
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.PG17.7>

At its' meeting of November 27, 28, and 29 2012 Council considered a report that set out draft policies for economic health and the employment lands and proposed new designations for *Employment Areas*. Council directed that the draft policies, designations and mapping be the basis of consultations, including open houses in each Community Council district of the City and meetings with key stakeholders to obtain comments and feedback. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.PG19.5>

At its' meeting of June 11 and 12, 2013, Council considered a report outlining the results of the public consultation that occurred over the winter of 2013 and staff proposals for the further refinement of the draft policies. Council adopted the following recommendations:

- Council endorsed the development of two, rather than three, *Employment Area* designations through the consolidation of the draft *General Employment Area* and *Retail Employment Area* designations into one designation and refinement of the depth to which this designation could apply and the associated policies.
- Council directed staff to investigate policy approaches to address the impact of non-residential sensitive uses in *Employment Areas* to report back to the September 2013 meeting of Planning and Growth Management Committee.
- Council directed staff to refine the policy of net gain of non-residential space in residential developments in the *Downtown*, *Centres* and within walking distance of rapid transit stations to office buildings.
- Council directed staff to consider and integrate within the proposed Official Plan policies the recommendations of the Province as per their letter of April 13, 2013.
- Council requested the Chief Planner and Executive Director to review and consider the Provincial Growth Plan policy directing 'major office' to the *Downtown* and four *Centres*, and specifically address how this policy would be implemented in the *Centres* in order to protect existing commercial uses and to regulate additional commercial development, where appropriate, in close proximity to subway stations; and that such policies also apply to other major study areas where growth is considered based on subway expansion, such as the forthcoming Yonge North Study. <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.PG24.6>

## ISSUE BACKGROUND

### Provincial Policy Framework

Since the Official Plan was adopted by Council in 2002 and approved by the Minister in 2003, there have been significant changes in the Provincial policy framework for employment lands. In 2007, the *Planning Act* was amended to require a mandatory review of the Official Plan at least every 5 years. The mandatory Official Plan review requires municipalities to deal with the designation of employment areas in the Official Plan and policies dealing with the removal of land from areas of employment. The 2005 Provincial Policy Statement (PPS) and the 2006 Provincial Growth Plan, allow municipalities to permit the conversion of lands within 'employment areas' only through a municipal comprehensive review where Growth Plan and PPS criteria are met. The current Official Plan review is being conducted in conjunction with a Municipal Comprehensive Review. Approximately 125 requests to convert employment lands have been received to date. The final recommendations for these requests to convert employment lands will be contained in the report to the November, 2013 meeting of Planning and Growth Management Committee.

The Provincial Growth Plan contains detailed policies to allow municipalities to preserve and grow employment. 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 Official Plan Review of Employment Lands to Date

In October 2012 Council endorsed key policy directions for further consultation that arose from the work of staff and a consultants report entitled 'Sustainable Competitive Advantage and Prosperity—Planning for Employment Uses in the City of Toronto'. The key policy directions included:

- promoting new office space in the transit-rich *Downtown, Centres* and other major transit corridors;
- integrating office development with both transit planning and economic development initiatives;
- preserving the core of *Employment Areas* for industrial uses, and accommodating retail and service uses in the periphery of *Employment Areas*; and
- considering policies to require the mixing of residential and non-residential uses in *Mixed Use Areas* and *Regeneration Areas* including mechanisms for implementing requirements such as the use of conditional zoning or holding by-laws.

Draft policies based on these directions were developed by staff of the City Planning and Economic Development, Culture and Tourism Divisions and endorsed by Planning and Growth Management Committee and Council in November 2012 as the basis for public consultation. In January, February and March 2013 staff organized extensive public consultations that included: stakeholder meetings with a broad range of business, labour and faith groups, 7 public open houses across Toronto, a dedicated webpage that received over 3300 visits in six weeks, and dozens of letters and emails from property-owners, developers, lawyers and consultants.

Council considered a report on the results of the public consultations at their June 11, 12, 2013 meeting. Consultation participants were generally supportive of the draft policies to preserve employment lands and promote new office development on rapid transit. There were several areas where Council endorsed change or further research before the revised policies were brought back to Planning and Growth Management Committee in September, 2013, namely:

- establishing two, rather than three, *Employment Area* designations by combining the draft 'General Employment Area' and 'Retail Employment Area' into a single designation with full retail permissions;
- investigating the impact of non-residential sensitive uses in *Employment Areas*; and
- refining the policy of ensuring that there is a net gain of employment space when residential development occurs on sites with existing significant employment space in *Mixed Use Areas* and *Regeneration* in the *Downtown, Centres* and within walking distance of rapid transit stations.

## COMMENTS

### Growth Plan Forecasts for Population and Employment

Schedule 3 of the Provincial Growth Plan contains forecasts for both employment and population that municipalities are to use as the basis of planning and managing growth. These forecasts are contained in the Official Plan, in Policy 2.1.3. Policy 2.1.3 needs to be updated to reflect more recent Provincial Growth Plan forecasts for population and jobs in Toronto. In the draft policies that were considered in the public consultation this meant managing growth in Toronto to accommodate 3.08 million persons and 1.64 million jobs by 2031. Toronto is on course to meet these population and job forecasts.

Staff Report for action on Planning for a Strong and Diverse Economy: Official Plan/Municipal Comprehensive Reviews – Proposed Economic Health Policies and Proposed Policies and Designations for Employment Lands

The Province has recently amended the forecasts contained in Schedule 3 of the Provincial Growth Plan. Staff is in the process of reviewing these amendments and will report further on them in the report to Planning and Growth Management Committee in November, 2013.

#### Section 3.5.1 Creating a Strong and Diverse Civic Economy

The proposed new policies for Section 3.5.1 of the Official Plan sets out a new approach to economic health than the existing Official Plan, which tends to focus primarily on the preservation of employment lands. The proposed policies take a multifaceted approach to maintaining a strong and diverse civic economy by:

- Promoting transit-oriented office growth in the *Downtown and Central Waterfront*, the *Centres*, and within 500 metres of rapid transit stations;
- Reserving *Employment Areas* exclusively as stable places of business and economic activities for future job growth; and
- Accommodating growth in the retail and institutional sectors to meet the needs of our growing population.

There was substantial support for this policy direction in the consultations for policies calling for a balanced growth of jobs and housing in Toronto so Torontonians can have the opportunity to both live and work in the City. Similarly, the policy to provide incentives and programs and priority application processing targeting the development of industries and office buildings were supported and have been maintained in the proposed Official Plan policies.

#### Revisions to Policies Promoting Transit-Related Office Development

There was strong support in the public consultations for maintaining and promoting office growth in the areas served by rapid transit. There were, however, some changes suggested for these policies. The draft policy promoting new office development in the *Downtown and Central Waterfront*, the *Centres*, and within walking distance of existing or approved and funded subway, LRT or GO train stations was well received, except for concerns that the term 'walking distance' was too vague and needed to be better defined. The Provincial Growth Plan defines a 'major transit station area' as the area within approximately 500 metres of a transit station, representing about a 10 minute walk. To be consistent with the Growth Plan, the 500 metre distance has been inserted into the proposed Official Plan policy to approximate walking distance.

Staff are recommending that a new policy be added to the proposed Official Plan policies to implement policy 2.2.6.4 of the Growth Plan that directs 'major office' to 'urban growth centres', and 'major transit station areas'. The Provincial Growth Plan identifies the *Downtown* and the four *Centres* as Toronto's 'urban growth centres' and defines 'major office' as 'freestanding office buildings of 10,000 square metres or greater, or with 500 jobs or more'. A new policy proposed to be added to the Official Plan provides that major freestanding office buildings with 10,000 square metres or more of

gross floor area or the capacity for 500 jobs or more should be located in *Mixed Use Areas*, *Regeneration Areas*, or *Employment Areas* within the *Downtown and Central Waterfront*, the *Centres*, and/or within 500 metres of an existing or approved and funded subway, light rapid transit or GO station.

Council, at their June 2013 meeting, directed staff to refine the draft policy requiring that residential development on sites with existing non-residential floor space in the *Downtown*, *Centres* and within walking distance of rapid transit stations also increase employment space. The intent of the policy was to ensure that when residential development occurred in *Mixed Use Areas* and *Regeneration Areas* near rapid transit, the existing office space was not displaced and a true mix of residential and employment uses characterized any new development.

In October 2012, Council directed staff to consider policies addressing requirements for mixing residential and non-residential uses in *Mixed Use Areas* and *Regeneration Areas*, including mechanisms for implementing these requirements. However, not every site in a *Mixed Use Area* or *Regeneration Area* across the City is marketable or suitable for office purposes. The draft policy circulated for public discussion proposed that the policy apply on sites with at least 100 square metres of existing non-residential floor space. This threshold was too low if the intent of the policy was to maintain and increase meaningful office space where it currently exists. Staff have undertaken additional research and recommend that policies to require a true mix of office and residential space be focussed on those sites that are on rapid transit, are intended for a mix of residential and employment growth and have existing office uses. The proposed policy provides even more flexibility and allows for displaced office space to be constructed in advance of residential and on another site in the area. In addition, staff conclude that a policy aimed at achieving a net gain of employment space on sites with existing office buildings should have a threshold of 1,000 square metres of office floor space.

There are approximately 880 buildings in Toronto in the *Downtown*, *Centres*, and within 500 metres of an existing or approved/funded transit station with over 1,000 square metres of non-residential gross floor area. While there would be some retail at grade in these buildings, most of the space would be office space. Almost half of these buildings are larger office towers with over 5,000 square metres of office space which would rarely be proposed to be demolished to construct a residential tower. There are approximately 460 buildings with between 1,000 and 5,000 square metres of non-residential floor space, and 65 per cent of them are located in the *Downtown and Central Waterfront*, primarily in the King-Spadina and King-Parliament areas which are important downtown employment nodes. By raising the threshold to 1,000 metres this policy would effectively prevent the loss of office space through the replacement of smaller office buildings by residential buildings or residential buildings with at-grade retail in areas well-served by transit.

### Integrating Major Transit Stations into Development

The Official Plan seeks to focus growth in areas where good transit is available. To that end, existing Policy 2.4.4 gives consideration to establishing minimum density and maximum parking requirements around key transit stations. An addition to Policy 2.4.4 is proposed as part of the proposed Official Plan Amendment attached to this report which would require consideration be given to integrate subway and light rapid transit stations into multi-storey developments.

### Locating Major Institutions on Transit

Hospitals, universities and community colleges are a growing sector of our economy that generate a significant amount of transit use. The location and expansion of these major institutions should be integrated with the location and expansion of rapid transit. Section 4.8.3 of the Official Plan provides that these major institutions should be located close to existing rapid transit lines, and, where they are not close to rapid transit, excellent surface transit to the major institutions should be pursued. Staff recommend expanding this section of the Chapter 3 policies dealing with a diverse and strong civic economy. The proposed new policy recommends that not just surface transit should be improved to major institutions not currently on rapid transit, but opens the door to rapid transit improvements to major institutions. This policy further implements Policy 2.2.6.4 of the Provincial Growth Plan. The City has already travelled in this direction with the extension of the University/Spadina subway to York University currently under construction, and the approved Finch West LRT line which would terminate at Humber College North Campus. Policy 4.8.3 is also proposed to be amended to reflect this stronger policy.

### Section 3.5.3 The Future of Retailing

The retail policies in Section 3.5.3 of the Official Plan recognize that the retail sector exists, and is expanding to serve our growing population, in a variety of forms and locations. The nature of retailing will continue to evolve in the coming decades in response to changing land values, technology and markets. The new policies emphasize a high quality public realm, retail at grade in key pedestrian areas, and designing large retail sites that have connections that work well for both drivers and pedestrians. A new policy has been added to address the impact the loss of retail space may have on local residents as a result of redevelopment.

In August 2010, Council enacted Official Plan Amendment 94. The effect of the amendment was to add a policy that applied when retail commercial uses in *Mixed Use Areas* were proposed to be redeveloped. The policy listed considerations to be used to determine whether any or how much retail space should continue to be provided. The amendment was appealed by a number of development companies. However after the Official Plan Review commenced, City staff and counsel for the appellants agreed to

adjourn the matter and consider these policies as part of the Official Plan Review. The Ontario Municipal Board adjourned the hearing on OPA 94 sine die.

The proposed Official Plan Amendment appended to this report proposes to repeal OPA 94 and include a revised version of the policy that reflects dialogue with the appellants. The revised policy requires the retention of retail commercial space be considered through the redevelopment process, but stops short of requiring that some or all of the existing space be replaced or retained. This recognizes that each case is unique and that while retaining space may be appropriate in some cases it is not feasible or justifiable in others. The policies set out matters that should be considered in the evaluation, including:

- meeting the convenience needs of the local community;
- availability of other existing or potential opportunities to meet local shopping needs;
- providing walkable shopping options; and
- supporting the amenity and attractiveness of pedestrian shopping strips.

A major concern of the appellants to OPA 94 was that the policy could have resulted in the City requiring the provision of retail commercial space that would not be economically viable. This was not the intention of the policy. The policy has been modified to:

- recognize that consideration of the rezoning 'may', not 'will', address the impacts of the loss of space, where 'feasible and appropriate';
- refer to the impact of the loss of space as the 'potential impact';
- delete the loss of an informal meeting place and focal point for the local community as a consideration in the evaluation; and
- add a paragraph to the non-policy text that explains the context for the policy, emphasizes that the impact of the loss of retail commercial space will vary from case to case, and indicates that any new space should be viable if it is to be included in the new development.

#### Section 2.2.4 *Employment Areas*: Supporting Business and Employment Growth

Toronto's *Employment Areas* are places where new businesses can locate and grow and existing businesses can expand in a stable operating environment without having their operations impacted by the introduction of sensitive uses. They are home to almost a third of the jobs and 90 per cent of the industry in Toronto and have low vacancy rates and an enviable amount of new investment. Toronto's *Employment Areas* are important contributors to the tax base and home to 40 per cent of our export-oriented jobs that provide important economic multipliers felt throughout the local economy. Toronto's *Employment Areas* are finite and geographically bounded. The policies for *Employment Areas* emphasize their preservation for current and future business activities. These policies were widely supported in the public consultations with the exception of property-owners who have requested the conversion of their properties in *Employment Areas* for residential uses.

A policy has been added to the beginning of Section 2.2.4 to define *Employment Areas* as 'clusters of business and economic activities including, but not limited to manufacturing, warehousing, offices and associated retail and ancillary facilities'. This is the same definition of *Employment Areas* employed by the Province in the Growth Plan and the PPS. The policy also confirms that both *Core Employment Areas* and *General Employment Areas* are *Employment Areas* that fit this definition.

The draft policies for consultation included a provision that new residential and sensitive uses outside of, but near to, *Employment Areas* will be designed and constructed and separated from industry to prevent or mitigate impacts from industry. New industry is required to mitigate for impacts on sensitive uses in order to obtain the environmental certificates they operate within. Industry representatives and Provincial staff noted that the developer of the new sensitive use near to an *Employment Area* should be responsible for the costs of the necessary studies and mitigation measures. Policy 21 in Section 3.4 of the Official Plan provides that the development proponent should be responsible for mitigation when sensitive uses are established near to industrial uses and mitigative measures are needed. The proposed policy in Section 2.2.4 has been changed to put the onus on the development proponent for studies and mitigation measures and is now consistent with the environmental policies of the Plan in Section 3.4.

Not all industrial sites are created equal. Sites near highway interchanges are particularly valuable for the movement of goods and visibility of businesses. At the same time, the use of lands beside a busy highway for residential and other sensitive uses requires expensive noise and vibration mitigation and is a poor use of limited prime business sites. Staff propose to add a policy to the Official Plan, which would implement Section 2.2.6.9 of the Growth Plan, that preserves for employment purposes those employment lands that are within the vicinity of major transportation infrastructure such as highway interchanges, ports, rail yards and airports.

### Conversion Policies

The current Official Plan was adopted by Council and approved by the Minister before the PPS and Growth Plan established policies regarding the conversion of employment lands to non-employment uses. Therefore, it does not contain policies that set out when the conversion of employment lands to non-employment purposes may be considered and what criteria will be used in evaluating such requests. Official Plan policies dealing with the conversion of employment lands to non-employment uses are required to clarify when this may be considered and what criteria should be used in evaluating conversion requests. Municipalities that have policies in their Official Plan regarding the removal of employment areas can implement the Planning Act provisions that limit appeals to the Ontario Municipal Board when a Council refuses such an application. Conversion policies were included in the draft Official Plan policies that were considered in the public consultation, and suggestions were received to:

- define the term conversion so the meaning is clearer;
- list the criteria which would be used to assess conversion requests during a Municipal Comprehensive Review;
- rather than having multiple conversion policies, consolidate them and make it clear that an Official Plan Amendment to redesignate from one *Employment Area* sub-designation to another constitutes a conversion of employment lands.

The conversion policies in the proposed Official Plan Amendment appended to this report clarify that the redesignation of land from an *Employment Area* designation to any other designation, or the introduction of a use that is otherwise not permitted in the specific *Employment Area*, is a conversion and considered to be a removal of land from an *Employment Area*. The new conversion policies provide that a conversion of land within an *Employment Area* is only permitted at the time of a city-initiated Municipal Comprehensive Review, and conversion applications between these Reviews will not be considered, unless Council directs that a Municipal Comprehensive Review be initiated. A proposed policy has been added to set out the criteria to be employed when assessing requests to convert lands within *Employment Areas* during a Municipal Comprehensive Review. The criteria include:

- those set out in the Provincial Growth Plan and PPS
- the implementation of the Official Plan policies and objectives for *Employment Areas*; and
- the Ministry of the Environment D series guidelines for compatibility between industry and sensitive uses.

### Revisions to Map 2 of the Official Plan

Map 2 of the Official Plan, Urban Structure, currently distinguishes between larger consolidated employment lands identified as *Employment Districts* which contain approximately 92 per cent of lands designated as *Employment Areas*, while the other 8 per cent are not shown on Map 2 as *Employment Districts*. The draft policies that were subject to the public consultation eliminated this distinction and simply showed all employment lands on Maps 13 to 23 inclusive proposed to be designated as *Employment Areas*. The differentiation between *Employment Areas* and *Employment Districts* is no longer relevant and is recommended to be eliminated for a number of reasons including:

- The Growth Plan and PPS define employment areas as 'areas designated in the 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 lands in the proposed *Employment Areas*, regardless of whether the lands were also located within an *Employment District*. The differentiation in the current Official Plan, which predates the Growth Plan and PPS, 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 businesses and in 2011 were home to 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.

The proposed new Map 2 has also eliminated *Avenue* segments where there is an underlying *Employment Area* designation on Maps 13 to 23 inclusive. The placement of an *Avenue* overlay on Map 2 over lands designated as *Employment Areas* was intended to encourage the development and intensification of these lands for employment purposes. Few Ontario Municipal Board panels have interpreted an *Avenue* overlay of an *Employment Area* differently in a number of decisions. This has led to confusion. More importantly, it has resulted in an incorrect interpretation by some solicitors and planning consultants that residential uses are permitted on an *Avenue*, even where the underlying designation is an *Employment Area* where as the City is intent is for the intensification of employment uses.

As the new policies call for intensification of employment uses throughout *Employment Areas*, there is no need to have an *Avenue* overlay that land use designation. The removal of these *Avenue* segments from lands designated as *Employment Areas* will also clarify and confirm that these *Employment Areas* are intended solely for business and economic activities, not residential redevelopment. It will also help prevent the establishment of sensitive residential uses within *Employment Areas* which have a negative impact on the long-term use of these lands for business activities.

#### Chapter 4 *Employment Area* Policies

##### Two Not Three *Employment Area* Designations

The draft Official Plan policies considered at the public consultation contained three *Employment Area* designations. The *Core Employment Area* designation, occupying approximately 80 per cent of the employment lands is dedicated primarily to employment uses such as office manufacturing/ warehousing and wholesalers. The two other draft designations comprising the other 20 per cent of employment lands, *General Employment Areas* and *Retail Employment Areas*, would have permitted all of the uses permitted in *Core Employment Areas* and additional uses such as retail stores, places of worship, recreation and entertainment facilities. There was only one difference between the *General Employment Area* and the *Retail Employment Area* designations. The former permitted only stand-alone, large scale retail and power centres whereas the latter provided for retail uses of every scale and form.

Staff consistently heard during the public consultations that the impact of the same square footage of retail use is similar regardless of whether the retail complex includes a single large-scale store or a grouping of medium and smaller scale retail stores. Staff concurs with this view. A combined designation would therefore permit retail uses regardless of scale and form. Staff propose a special policy for major retail developments with over 6,000 square metres of retail floor space, that would be equivalent to the lower end of a 'big box' floorplate. At the Council meeting of June 11, 12, 2013 Council endorsed staff

developing two, rather than three employment area designations through the consolidation of the *General Employment Area* and *Retail Employment Area* designations. The consolidated designation is entitled *General Employment Area*.

### *Core Employment Areas*

*Core Employment Areas* are strictly places for business and economic activities reserved for manufacturing, warehousing, transportation facilities, offices, research and development facilities, utilities, media facilities, post-secondary trade schools and vertical agriculture, and limited ancillary uses to serve those businesses. There was clear and strong support in the consultations for a 'core' employment designation occupying the majority of the employment lands. Sensitive uses that could affect and be affected by industry are not permitted in a *Core Employment Area*. Workplace daycare is permitted only as an ancillary use to a permitted employment use. Trade schools, a traditional use in employment areas to train workers are permitted but only post-secondary trade schools to make it clear that private elementary and secondary schools are not to be considered as 'trade schools'.

The Toronto Industry Network raised the point that it was unclear whether the term 'core' described the geographical location of the designation or simply the function. The proposed non-statutory text accompanying the Official Plan policies clarifies that most of the lands designated as *Core Employment Areas* are located in the interior of *Employment Areas*, but the term 'core' also refers to the function of these areas.

### *General Employment Areas*

*General Employment Areas*, comprising approximately 20 per cent of employment lands, are also places reserved for business and economic activities, generally on the edge of *Employment Areas*. In addition to all uses permitted in *Core Employment Areas*, retail service and restaurant business activities are also permitted in *General Employment Areas*. Major retail developments can have a significant impact on local transportation, the health of nearby retail districts and nearby residential neighbourhoods and employment lands. For that reason, major retail developments are permitted in *General Employment Areas* outside of the *Downtown and Central Waterfront* on sites that front on to and have access on to major streets—but only by way of a zoning by-law amendment which considers these impacts. In the draft policies that were the subject of the public consultation, major retail uses were considered to be stand-alone large scale retail stores with over 6,000 square metres of gross floor area, or power centres that contained at least one such store. However, as there was a consensus during the consultations that it is the total retail floor area that needs to be considered, not how many stores that floor area comprises, major retail is now considered to be any retail development with 6,000 square metres or more of retail gross floor area. In keeping with the desire to make the best use of finite employment lands, matters to be addressed to the City's satisfaction for major retail development include the provision of multi-storey

buildings and a majority of the parking spaces being provided below-grade or in parking structures rather than large expanses of surface parking.

### Sensitive Non-Residential Uses in *General Employment Areas*

One of the more contentious issues arising in the public consultations on the draft Official Plan policies was the provision for places of worship, recreation and entertainment uses and post-secondary colleges and universities in the *General Employment Areas* and *Retail Employment Areas*. As a result of concerns raised by representatives of industries and the Province, Council, at its meeting of June 11, 12 2013 directed staff to investigate policy approaches to address the impact of non-residential sensitive uses in employment areas and report back to the September meeting of Planning and Growth Management Committee.

#### i) Places of Worship in *Employment Areas*

In the early 1990's, in response to vacancies in industrial areas in the midst of an economic recession, some former municipalities in Metropolitan Toronto amended their Official Plans and Zoning By-laws to permit places of worship, schools and recreational facilities. The Official Plan for the amalgamated City, enacted by Council in 2002, prohibited schools and limited places of worship to major roads within employment areas. However the Zoning By-laws from the former municipalities were still in force until recently. The outcome being the proliferation of places of worship throughout *Employment Areas*.

Between 2002 and 2012 the number of places of worship in *Employment Areas* almost doubled from 216 to 414. These places of worship are found throughout the *Employment Areas* not just on major roads or on the periphery. Almost three quarters of the places of worship are located on lands proposed to be designated as *Core Employment Areas* where most of the City's industry is also located.

Places of worship are institutions that are considered to be a sensitive land use and are specifically mentioned as an example of a sensitive use in Section 1.2.1 of the D-6 Provincial Guideline. As is the case for residential uses, if a worshipper complained to the Ministry of Environment that an industry was causing an adverse effect, under Sections 14 to 18 of the Environmental Protection Act, the Ministry would check the situation and if there was an adverse effect, ask the industry to alter their operations to mitigate it. Noise from industrial operations or truck traffic/loading would be measured at the receptor site, or the place of worship. The City of Toronto noise by-laws contained in Section 591-5 of the Municipal Code also specify in Section 591-7 that 'no person shall make, cause or permit the emission of sound that disturbs a religious ceremony in a place of worship'. Representatives of industry also maintained during the stakeholder meetings that the proliferation of places of worship was affecting their operations, as the environmental certificates they operate within, and which need to be renewed every five years, were required to account for places of worship as a sensitive use.

The Province has written to City staff to express their concern with permissions for sensitive non-residential uses such as places of worship within *Employment Areas* as they have the potential to compromise the suitability of surrounding land for employment uses that require separation and impact this limited land supply. The Province has also pointed out that if such non-employment sensitive uses are permitted in lands designated as *Employment Areas*, the City may limit or lose its ability under the *Planning Act* to limit appeals to the OMB of Council decisions not to approve Official Plan amendment applications to remove lands from *Employment Areas*. The Province has stated that the best practice would be the outright prohibition of sensitive uses within *Employment Areas*.

Concerns have also arisen that the inclusion of sensitive non-residential uses such as places of worship in *Employment Areas* may open the door to residential conversions outside of a Municipal Comprehensive Review. The Provincial Growth Plan permits the conversion of lands within 'Employment Areas' to non-employment uses only during a Municipal Comprehensive Review. An 'Employment Area' is defined in the Provincial Growth Plan and Provincial Policy Statement as an area 'designated in an Official Plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices and associated retail and ancillary activities'. External planning consultants have suggested that where places of worship and other institutional uses are permitted or exist, there is no cluster of business and economic activities and therefore the Growth Plan policies for 'employment areas' do not apply. They therefore suggest that such '*Employment Areas*' can be converted to non-employment uses at any time, not just during a Municipal Comprehensive Review.

At Council's instruction, staff investigated policy approaches to permitting non-residential sensitive uses such as places of worship in *Employment Areas*. Staff reviewed the Official Plan policies of other major Ontario municipalities regarding sensitive non-residential uses, particularly those drafted after the Provincial Growth Plan was established. It was clear that the draft Official Plan policy permitting places of worship in *General* and *Retail Employment Areas* was more permissive than the norm.

Many larger Ontario municipalities prohibit places of worship in all employment lands within their Official Plans. In some 905 municipalities where Greenfield office business parks were developed separately from employment areas that provided for industry, places of worship were permitted in the office business parks with size limitations and buffering but not in employment areas containing industry. Since almost all of Toronto's *Employment Areas* permit and contain both office and industrial uses due to a different historical development pattern, this policy model would not work well for Toronto.

Staff are of the opinion that permitting sensitive non-residential uses in *Employment Areas* may negatively impact the City's ability to protect lands from conversion outside of a Municipal Comprehensive Review. Staff are also concerned that permitting sensitive non-residential uses in *Employment Areas* may compromise the City's ability to limit

OMB appeals of City Council decisions not to approve the redesignation of lands for non-employment uses.

The current Official Plan currently permits places of worship everywhere except for parks, utility corridors and parts of *Employment Areas* that are not on major roads. Amending the Official Plan to eliminate the provision for places of worship on major roads in *Employment Areas*, would reduce the potential locations for places of worship. Places of Worship would still be provided through out most of the city. The Official Plan permits places of worship in *Neighbourhoods*, *Apartment Neighbourhoods*, *Mixed Use Areas*, *Institutional Areas* and *Regeneration Areas* which comprise about 80 per cent of Toronto, outside of parks and rail and hydro corridors where little or no development is permitted.

In summary, places of worship are not included as a permitted use in *Employment Areas* in the proposed Official Plan Amendment as:

- our finite supply of employment lands should be preserved for employment uses;
- their inclusion may affect the City's ability to protect employment lands from residential and other conversions outside of a Municipal Comprehensive Review;
- their inclusion may affect the City's power to limit appeals to the OMB of Council decisions not to approve the redesignation of lands to non-employment uses;
- places of worship may affect the operations of existing and future industry in *Employment Areas* through complaints under the Environmental Protection Act or impacts upon the environmental certificates industries operate under; and
- the Official Plan permits places of worship in all other Official Plan designations where development is permitted, offering a broad array of alternative sites.

The grandparenting of existing places of worship to facilitate their future expansion is not recommended.

#### ii) Post-Secondary Universities and Community Colleges in *Employment Areas*

The draft Official Plan policies for public consultation provided for post-secondary universities and community colleges in *General* and *Retail Employment Areas*. These are institutional uses not included in the Provincial definitions of *Employment Areas* and are educational facilities that would be a sensitive use under the Provincial Policy Statement definition and Provincial D-series guidelines. Provision for community colleges and universities in the proposed *General Employment Area* could have the same effect as places of worship by inadvertently opening the door to conversions of employment lands outside of Municipal Comprehensive Reviews, or could affect the environmental certificates of industrial operations in the vicinity.

Staff reviewed existing university and community college branches in employment areas. The University of Toronto Institute for Aerospace Studies on Dufferin Street predates industrial development in the area. There are several community college branches in *Employment Areas* that are similar to trade schools, including: the Centennial College School for Transportation, Automotive and Aircraft Technology training centre on Ashtonbee Road, the Seneca College Centre for Advanced Technology in Tool Design, Computer Numerical Control and Metals Machining Trades on Jane Street, and the Humber College Centre for Trades and Technology on Carrier Drive. All of these college branches are for the purpose of teaching skilled trades and would be permitted as trade schools which are provided for throughout *Employment Areas*.

There are also several sites where major brownfield redevelopment is proposed where college centres of excellence and training would fit well into the mix of employment uses. For example, the redevelopment of a site in the South of Eastern *Employment Area* that focuses on the film industry would be a good location for a film animation college training program. The site and area specific policies to guide redevelopment of these sites could include permissions for relevant and compatible college and university branches in the site and area specific policies for these lands.

The proposed Official Plan Amendment attached to this report does not provide for community colleges and universities in *General Employment Areas*. However, where there are institutions for the teaching of skilled trades, they may be permitted as trade schools.

#### iii) Arts Training Facilities and Studios

The draft Official Plan policies for public consultation provided for 'arts training facilities and studios' in all *Employment Area* designations. These could be considered sensitive educational uses under both the Provincial Policy Statement and the Provincial D-series Guidelines. Staff reviewed the arts training facilities currently located in *Employment Areas* and almost all were dance or fine art schools offering classes to adults and/or children. Classes for children are not an appropriate use to mix with industry and this use is not provided for in *Employment Areas* in the proposed Official Plan Amendment appended to this report.

#### iv) Entertainment and Recreation Uses

The draft Official Plan policies provide for entertainment and recreation uses in *General* and *Retail Employment Areas*. The case for inclusion or exclusion of these uses in *General Employment Areas* is more complex and the Provincial framework is less clear. If only 'entertainment and recreation businesses' were provided for, it might be argued that these businesses met the Provincial definitions as business and economic activities. Recreation and Entertainment uses are not included in the examples in the Provincial Policy Statement definition of sensitive uses. On the other hand, the Province did write to staff and include these uses in the list of sensitive uses where the best practice would

be exclusion from 'Employment Areas'. Also, the Provincial D-series Guidelines do cite recreation uses as an example of sensitive uses.

Some of these uses, such as fitness centres, could arguably be seen as serving area workers as well as attracting a broader clientele, while others such as children's playgrounds or paintball venues would attract mostly patrons, especially children, from a broad market area. Staff reviewed the Official Plans of other larger municipalities in Ontario and found no conclusive patterns, except that many municipalities that otherwise did not permit recreation and entertainment facilities did permit fitness centres, either ancillary or freestanding, in their employment designations.

Because recreation and entertainment uses vary so widely in their nature and potential relationship with nearby industry, it is recommended that these uses not be permitted in *General Employment Area* without criteria and testing. Instead, the proposed Official Plan Amendment appended to this report states that recreation and entertainment uses are potentially sensitive uses that may be established in *General Employment Areas* through the enactment of a zoning by-law amendment. Prior to the enactment of the Zoning By-law a study would be submitted to the satisfaction of the City in consultation with the Province that evaluates both how such a use would be affected by industrial uses within 1,000 metres of the site and how the new recreation or entertainment use would affect industrial operations within 1,000 metres of the site.

This policy will be a focus of additional staff research, public consultation at the September 19, 2013 Open House, and discussion with the Province.

#### Requests for Change from *Core Employment Areas* to *General Employment Areas*

During the course of the public consultation staff received eighteen requests from property-owners to have their lands designated as a *Retail or General Employment Area* instead of as a *Core Employment Area* designation originally shown in the draft mapping. The key question was whether the site was appropriate for retail uses. Staff reviewed the designation of the properties considering criteria such as:

- whether the size, shape and access to the site lends itself to retail use;
- whether the site was on a major road with visibility and access for retail use;
- the current use of the site; and
- surrounding uses.

A number of sites had existing retail uses or were appropriate for retail uses and are now proposed to be designated as *General Employment Areas*.

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

Site and Area Specific Policy 154 of the Official Plan applies to over a dozen small pockets of land with few remnant employment uses on local streets near rail corridors

Staff Report for action on Planning for a Strong and Diverse Economy: Official Plan/Municipal Comprehensive Reviews – Proposed Economic Health Policies and Proposed Policies and Designations for Employment Lands

that are often in the midst of low-rise residential neighbourhoods. The policy permits a mix of employment and residential uses on condition that if the property is designated as an *Employment Area*, the building will provide a satisfactory living environment compatible with the employment uses and the adjacent area. Some of the sites have been built out with residential uses over the past decade and are now shown as a *Neighbourhoods* designation in the proposed Official Plan Amendment. As these sites already had conditional residential permissions they are not considered to be conversions of employment lands.

Site and Area Specific Policy 154 is proposed to be replaced by three different site and area specific policies in Chapter 7 of the Official Plan to reflect differing circumstances. One new site and area specific policy is proposed to apply only to the Dundas-Carlaw *Employment Area* which is larger in size, developed with higher scale buildings, has already experienced extensive redevelopment and consists of a more genuine mix of residential and employment uses within individual buildings. The new Chapter 7 policy proposed for this area 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:

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

A second site and area specific policy is proposed to be added to Chapter 7 for the lands located on the west side of Caledonia Road, between St. Clair Avenue West and Lambert Avenue. A local area study was conducted in this area at the request of the Etobicoke York Community Council. The west side of Caledonia contains an impactful concrete batching plant and several other commercial and light industrial uses while the east side of Caledonia is occupied by low-rise dwellings. The west side of Caledonia Road in this block is proposed to continue to be designated as a *Core Employment Area* but is restricted to uses compatible with nearby residential uses. Once the concrete batching plant ceases to exist, residential uses would be permitted on the west side of Caledonia provided:

- there is a satisfactory residential living environment compatible with employment uses in the same building or adjacent area;
- residential uses are buffered and set back from the rail corridor;
- the height, density and massing of new development reinforces the existing and planned physical character of the adjacent area; and
- the non-residential gross floor area is replaced in the new development, preferably as a buffer along the rail corridor.

Site and Area Specific Policy 154 will be amended and included in the proposed Official Plan Amendment in order to permit residential or employment uses on small sites with isolated employment uses located on local streets within the context of a residential neighbourhood where they are not in the vicinity of a large impactful industry. There are

lands on Paton Road, Wade Avenue, Jenet Avenue, Morrow Avenue, Sorauren Avenue, Dundas Street West, Golden Avenue, Dora Avenue, Dublin Street and St. Helen's Avenue included in the current Site and Area Specific Policy 154 that are proposed to be excluded from the new policy because of their location near a large impactful industrial operation.

The lands subject to these three site and area specific policies currently have conditional permissions for residential uses and residential development would not be considered a conversion of employment lands.

#### Other Site and Area Specific Policies

##### i) Amenitization of Business Parks

There are four business parks along the Don Valley Corridor constructed primarily as offices centres: Don Mills, Lesmill, Woodbine/Steeles and Consumers Road. In October 2, 3, and 4, 2012 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.'

The proposed Official Plan Amendment would permit restaurants, small and medium scale retail stores, and recreation and entertainment facilities in the Don Mills, Lesmill, and Woodbine Steeles Employment Areas to provide amenities for workers and an environment that could attract new office uses. An assessment of how this may affect the status of these areas as 'employment areas' in the Provincial framework is required through discussions with Legal Services and the Province.

The final version of the Official Plan Amendment for consideration at the statutory public meeting will contain a site specific policy to guide the revitalization of the Consumers Road business park, which is the only business park that is devoid of manufacturing uses. The revitalization study for Consumers Road business park is in the 2014 budget of the City Planning Division.

##### ii) Site and Area Specific Policies Emanating from Conversion Requests

Where employment lands are recommended for conversion, there may be conditions for the new residential development related to matters such as scale, access or replacement of existing employment space. These conditions will be placed in Chapter 7 Site and Area Specific Policies that will form part of the proposed Official Plan Amendment before the statutory public meeting in November, 2013. Where entire areas of employment lands are proposed to be redesignated to '*Regeneration Area*', site and area specific policies will

also be part of the Official Plan Amendment to set out the development framework for the studies now underway.

iii) Tools to Require Residential and Office Uses in a Single Development

Planning and Legal staff have investigated tools that exist that would require both office and residential uses to be constructed in a single development. To date staff have found no 'tools' that would preclude landowners from applying later to build wholly residential development and appealing to the Ontario Municipal Board should Council refuse.

## **Next Steps**

The proposed Official Plan Amendment appended to this report will be posted on the Official Plan Review website and individuals who have asked for notification, over four thousand persons to date, will be informed how to access and review the proposed policies and land use designations. The public will also be notified of a public Open House to be held on September 19, 2013 in the rotunda of Metro Hall to discuss the proposed policies. After revisions to reflect the comments of the public, the Official Plan Amendment will be the subject of a statutory special public meeting at a Planning and Growth Management meeting in November, 2013—either on the scheduled meeting date of November 21, 2013 or another day chosen by Planning and Growth Management Committee for a special meeting devoted to this item. The report to Committee in November will also contain the final recommendations on all conversion requests/applications received prior to May 31, 2013.

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## **SIGNATURE**

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Chief Planner & Executive Director  
City Planning Division

## **ATTACHMENTS**

Staff Report for action on Planning for a Strong and Diverse Economy: Official Plan/Municipal Comprehensive Reviews – Proposed Economic Health Policies and Proposed Policies and Designations for Employment Lands

## Attachment 1: Proposed Official Plan Amendment

[p:\2013\ClusterB\PLN\pg13064]



## ATTACHMENT 1

### CITY OF TORONTO

BY-LAW No.        -2013

**To adopt Amendment No.        to the Official Plan of the City of Toronto with respect to the Economic Health Policies and the Policies, Designations and Mapping for Employment Areas.**

Whereas authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P.13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided information to the public, held a public meeting in accordance with Section 17 of the *Planning Act* and held a special public meeting in accordance with the requirements of Section 26 of the *Planning Act*;

The Council of the City of Toronto enacts:

- I.*        The attached Amendment No.        to the Official Plan of the City of Toronto is hereby adopted.

Enacted and passed on        , 2013

Frances Nunziata  
Speaker

Ulli S. Watkiss  
City Clerk

A. CHAPTER 2 POLICIES

1. Delete Policy 2.1.3 and substitute the following:

'3. Toronto is forecast to accommodate 3.08 million residents and 1.64 million jobs by the year 2031.'

2. Delete Section 2.2.4 and replace it with the following:

2.2.4 Employment Areas: Supporting Business and Employment Growth

Toronto's *Employment Areas*, to be used exclusively for business and economic activities, are an essential cornerstone of our diverse and thriving civic economy. Almost a third of Toronto's jobs and forty percent of export-oriented jobs with high-multiplier spinoffs are in *Employment Areas*. The City's *Employment Areas* are healthy with considerable investment in new buildings and improvements and overall low building vacancy rates. Important elements of our civic economy, such as manufacturing and warehousing and goods distribution are located almost entirely in *Employment Areas* and provide for a broad range of jobs and a diverse economic base that helps our City through difficult cycles in the economy.

Our *Employment Areas* are finite and geographically bounded. Given relative land values, residential lands are rarely converted to employment uses and there is little opportunity to create new employment lands. It is the City's goal to conserve our *Employment Areas*, now and in the longer term, to expand existing businesses and incubate and welcome new businesses that will employ future generations of Torontonians. Given the diminishing supply of vacant land in *Employment Areas*, new development in *Employment Areas* needs to take place in a more intensive physical form.

Maintaining *Employment Areas* exclusively for business and economic activities provides a stable and productive operating environment for existing business, that also attracts new firms. The introduction of sensitive residential or institutional land uses into *Employment Areas* can force industry to alter their operations, particularly when the environmental certificates that industries operate under are affected, or complaints are lodged about adverse effects from industrial operations. Even where new sensitive land uses are located outside of, but in close proximity to, *Employment Areas*, they should be designed and constructed to prevent the residents or users from being affected by noise, traffic, odours or other contaminants from nearby industry.

Toronto's *Employment Areas* are important in providing good quality civic services to our residents and workers. The industrial and commercial properties are vital to maintaining a healthy civic tax base that pays for those services. Most of our City and transportation yards that maintain our civic infrastructure are located in *Employment Areas* and have limited alternative locations.

Preserving *Employment Areas* contributes to a balance between employment and residential growth so that Torontonians have a greater opportunity to live and work in the City, rather than commuting distances to jobs outside of the City. As *Employment Areas* are spread across the City, work destinations and commuting direction are also spread out, resulting in less road congestion in any one direction. Many workers in *Employment Areas* live in nearby residential neighbourhoods providing important local jobs and increasing the potential for shorter commutes by transit, walking or cycling.

Our *Employment Areas* are comprised of lands designated both as *Core Employment Areas* and *General Employment Areas*, which are both important 'employment areas' as defined in the Provincial policy framework. The conversion of lands within *Employment Areas* is only permitted through a City-initiated Municipal Comprehensive Review of the Official Plan. During a City-initiated Municipal Comprehensive Review of the Official Plan, the City can assess any requests to convert *Employment Areas* on the basis of criteria that implement the Provincial planning framework and the policies of the Official Plan for *Employment Areas*.

## POLICIES

1. *Employment Areas*, as shown on Map 2, are comprised of both *Core Employment Areas* and *General Employment Areas*, as shown on Maps 13 to 23 inclusive. *Employment Areas* are areas designated in this Plan for clusters of business and economic activities including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities.
2. *Employment Areas* will be used exclusively for business and economic activities in order to:
  - a) retain sufficient availability of lands, for both current and future needs, for industrial functions such as manufacturing and warehousing which are permitted only within *Employment Areas* and *Regeneration Areas*;
  - b) protect and preserve *Employment Areas* for current and future business and economic activities;
  - c) provide for and contribute to a broad range of stable full-time employment opportunities;
  - d) provide opportunities for new office buildings, particularly in business parks along the Don Valley corridor and/or within walking distance to higher order transit;
  - e) provide a stable and productive operating environment for existing and new businesses by preventing the establishment of sensitive land uses in *Employment Areas*.
  - f) maintain and grow the City's business tax base;
  - g) promote and maintain food security for the City's residents;
  - h) maintain the market attractiveness of the *Employment Areas* for employment uses;
  - i) provide prominent, accessible and visible locations and a wide choice of appropriate sites for potential new businesses;

- j) continue to contribute to Toronto's diverse economic base and support export-oriented wealth creating employment;
  - k) contribute to a balance between jobs and housing to reduce the need for long-distance commuting and encourage travel by transit, walking and cycling; and
  - l) provide work opportunities for residents of nearby neighbourhoods.
- 3. A more intensive use of lands in *Employment Areas* for business and economic activities will be encouraged to make better use of a limited supply of lands available for these activities.
- 4. *Employment Areas* will be enhanced to ensure they are attractive and function well, through actions such as:
  - a) permitting a broad array of economic activities that encourage existing businesses to expand or diversify into new areas of economic activity and facilitates firms with functional linkages to locate in close proximity to one another;
  - b) investing in key infrastructure to support current and future needs, and facilitating investment through special tools, incentives including tax 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) Facilitate the remediation of brownfield sites to enable redevelopment for employment uses;
    - (iv) Address the absence of key physical infrastructure and amenities for workers, 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, bicycles and pedestrians; and
  - e) promoting a high quality public realm and creating comfortable streets, sidewalks, parks and open spaces for workers and landscaped streetscapes to promote pedestrian/ transit use and attract new business ventures.
- 5. New residential and other sensitive land uses where permitted outside of, but adjacent or near to, *Employment Areas* will be appropriately designed, buffered and/or separated from impactful 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. The costs of studies and mitigation measures should be borne by the developer of the new residential or other sensitive land uses outside of, but adjacent or near to, the *Employment Area*.
- 6. *Employment Areas* in the vicinity of existing major transportation infrastructure such as highway interchanges, ports, rail yards and airports are designated to provide for,

and are to be preserved for, employment uses that may rely upon the major transportation infrastructure for the movement of goods.

7. Measures will be introduced and standards applied on roads within *Employment Areas* that give priority to the movement of trucks and transit vehicles.
8. Transit service and use to and from *Employment Areas* will be enhanced by:
  - a) investing in improved levels of service to *Employment Areas*, particularly from nearby residential areas and mixed commercial-residential areas;
  - b) encouraging new employment development to take place in a form and density that supports transit and discourages large areas of surface parking;
  - c) creating safe and comfortable pedestrian conditions between places of work and transit stops; and
  - d) encouraging travel demand management measures.

#### Conversion and Removal Policies for *Employment Areas*

9. The redesignation of land from an *Employment Area* designation to any other designation, by way of an Official Plan Amendment, or the introduction of a use that is otherwise not permitted in an *Employment Area* is a conversion of land within an *Employment Area* and is also a removal of land from an *Employment Area*, and may only be permitted by way of a Municipal Comprehensive Review. The introduction of a use that may be permitted in a *General Employment Area* into a *Core Employment Area* is a conversion and may only be permitted by way of a Municipal Comprehensive Review.
10. The conversion of land within an *Employment Area* is only permitted through a City-initiated Municipal Comprehensive Review that comprehensively applies the policies and schedules of the Provincial Growth Plan.
11. Applications to convert lands within an *Employment Area* will only be considered at the time of a municipal review of employment policies and designations under Section 26 of the *Planning Act* and a concurrent Municipal Comprehensive Review under the Growth Plan for the Greater Golden Horseshoe. Applications to convert lands within an *Employment Area* received between such City-initiated Official Plan Reviews will be not be considered unless Council directs that a Municipal Comprehensive Review be initiated.
12. During a Municipal Comprehensive Review, the City will assess requests to convert lands within *Employment Areas*, both cumulatively and individually, by considering matters such as whether:
  - a) there is a demonstrated need for the conversion(s) to meet population forecasts allocated to the City in the Growth Plan for the Greater Golden Horseshoe;
  - b) the City will meet the employment forecasts allocated to the City in the Growth Plan for the Greater Golden Horseshoe;

- c) there is a demonstrated need for the conversion(s) to mitigate existing and/or potential land use conflicts;
- d) the lands are required over the long-term for employment purposes;
- e) the conversion(s) will adversely affect the overall viability of the *Employment Area* and maintenance of a stable operating environment for business and economic activities with regard to the:
  - i. compatibility of the proposed land use with existing employment uses or employment uses permitted in the zoning by-law in the *Employment Area*;
  - ii. interference with the function of existing employment uses by affecting Environmental Compliance Certificates of industries and their renewal, or complaints of adverse effects to the Ministry of Environment under the Environmental Protection Act which could require changes to industrial operations or restrict operating hours;
  - iii. ability to provide appropriate buffering of employment uses from sensitive residential and institutional uses;
  - iv. implementation of the Ontario Ministry of the Environment D series guidelines for compatibility between industry and sensitive uses or any successor guidelines;
  - v. impact on the affordability of property or building leases or land purchase costs for employment uses and tax assessments in the *Employment Area*;
  - vi. reduction or elimination of visibility of, and accessibility to, employment lands or uses;
  - vii. impact upon the capacity and functioning of the transportation network and the movement of goods for existing and future employment uses;
  - viii. removal of large and/or key locations for employment uses; and
  - ix. maintenance of the identity of the *Employment Area*.
- f) the existing or planned sewage, water, energy and transportation infrastructure can accommodate the proposed conversion(s);
- g) in the instance of conversions for residential purposes, sufficient parks, libraries, recreation centres and schools exist or are planned within walking distance for new residents;
- h) land already appropriately designated and zoned for the proposed non-employment use(s) is available outside of *Employment Areas*;
- i) new residents or institutional users on lands in *Employment Areas* would be adversely affected by noise, vibration, odours and other air emissions, dust and other particulates or other contaminants;
- j) the ability to provide opportunities for the clustering of similar or related employment uses is maintained;
- k) a sufficient supply of optimum-sized land parcels is maintained in the *Employment Area* for the range of permitted employment uses;
- l) employment lands proximate to essential linkages, such as supply chains, service providers, markets, and necessary labour pools are preserved;

- m) employment lands are strategically preserved near important transportation infrastructure such as highways and highway interchanges, rail corridors and airports to facilitate the movement of goods;
  - n) the proposal(s) to convert lands within an *Employment Area* will maintain and grow, or potentially diminish the City's tax base;
  - o) the proposal(s) to convert lands in an *Employment Area* will help to maintain to a diverse economic base accommodating and attracting a variety of employment uses and a broad range of stable full-time employment opportunities in Toronto;
  - p) the conversion(s) will retain work opportunities for residents of nearby neighbourhoods; and
  - q) cross-jurisdictional issues have been considered.
3. Amend Policy 2.4.4 by:
- i) deleting the word 'and' after subsection d) and adding the word 'and' after subsection e); and
  - ii) adding the following subsection f) immediately following subsection e):
- 'f) subway and light rapid transit stations that are integrated into multi-storey developments.
4. Delete Map 2 and substitute Map 2 attached as Appendix 1 to this amendment

# 1. CHAPTER 3 POLICIES

5. Delete Section 3.5.1 and substitute the following:

## '3.5.1 CREATING A STRONG AND DIVERSE CIVIC ECONOMY

Toronto's economy is thriving, but continued efforts are required to attract new business and jobs, maintain the diversity of our economic base and maintain a healthy municipal tax base. Policies of the Plan to achieve this include:

- Promotion of transit-oriented office growth in the *Downtown and Central Waterfront*, the *Centres*, and within walking distance of rapid transit stations;
- Retention of *Employment Areas* exclusively as stable places of business and economic activities;
- Providing locations for the retail commercial and institutional sectors to meet the needs of our City and Region's growing population; and
- Promoting the cultural sector as an important element of our economy.

Almost half of the City's current jobs, and a majority of it's future jobs are in offices. The Greater Toronto Area could be adding millions of square metres of office space over the coming decades, and, given existing road congestion, it is essential to promote office growth on rapid transit lines throughout the City and Region. The Official Plan directs office growth, and in particular the development of large freestanding office buildings, to the *Downtown and Central Waterfront*, the *Centres*, and within 500 metres of rapid

transit stations. At the same time, existing office space in these transit-rich areas needs to be sustained, not demolished to make way for new residential buildings. Where a residential development is proposed on sites with over 1000 square metres of employment space in these areas served by rapid transit where residential uses are already permitted, the development must also result in an increase of employment space.

Toronto's *Employment Areas* have great potential for additional employment growth through the incubation of new business, the nurturing of small business to become large business, attracting new and expanding employment clusters, and intensifying the form of development in our employment lands. To grow investment employment and investment the Plan promotes, and the City currently provides, both tax incentives and priority processing for new and expanding office buildings and industries. These incentives augment the supports for economic growth in Toronto already provided by: a well-educated and skilled labour force, access to financial capital, a strong research and development sector, advanced communications networks, a dynamic business climate, and an enviable quality of life in safe, congenial and inclusive neighbourhoods.

## POLICIES

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 and offering a wide choice of sites for new business;
  - g) promoting international investment in Toronto; 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 appropriate locations and opportunities for new retail and service establishments;
  - d) Encourages the expansion of health and educational institutions, and improving transit access to them; and
  - e) Promotes the Cultural Sector as an important element of our civic economy.

3. A balanced growth of jobs and housing across the City 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 and industries. These programs will include both fiscal incentives and the priority processing of development applications for targeted office buildings and industries.
5. Investment on the part of public agencies or through partnership agreements will ensure that key infrastructure will be maintained, improved and extended to support current and future employment needs in the following areas:
  - a) Roads 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 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 500 metres of an existing or approved and funded subway, light rapid transit or GO station. Secondary Plans and Site and Area Specific Policies may establish policies providing for minimum standards for commercial development within 500 metres of an existing or approved and funded subway, light rapid transit or GO station.
7. Major freestanding office buildings with 10,000 square metres or more of gross floor area, or the capacity for 500 jobs or more, should be located in *Mixed Use Areas, Regeneration Areas and Employment Areas* within the *Downtown and Central Waterfront* and the *Centres*, and/or within 500 metres of an existing or an approved and funded subway, light rapid transit or GO station.
8. In planning for new subways, light rapid transit and GO routes, the location of established and potential new office concentrations will be considered.
9. New development that includes residential units on a property with at least 1,000 square metres of existing non-residential gross floor area used for office purposes is required to increase the non-residential gross floor area used for office purposes where the property is located in a *Mixed Use Area* or *Regeneration Area* within:
  - a) the *Downtown and Central Waterfront*;

- b) a *Centre*; or
- c) 500 metres of an existing or an approved and funded subway, light rapid transit or GO train station.

Where site conditions and context do not permit an increase in non-residential office gross floor area on the same site, the required replacement of office floor space may be constructed on a second site, prior to or concurrent with the residential development. The second site will be within a *Mixed Use Area* or *Regeneration Area* in the *Downtown and Central Waterfront*; within a *Mixed Use Area* or *Employment Area* in the same *Centre*; or within 500 metres of the same existing or approved and funded subway, light rapid transit or GO train station.

10. 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;
  - f) promoting the design of campuses with a high quality of public realm organized to promote visual and physical links with adjacent areas of the City;
  - g) connecting major institutions to the network of bicycle routes;
  - h) establishing new universities, colleges and hospitals in locations with access to rapid transit and improving transit services to existing universities, colleges and hospitals not currently served by rapid transit.

## 2. CREATING A CULTURAL CAPITAL

6. Add a new policy 6 to Section 3.5.2 as follows:

- '6. Cultural enterprises and employment are significantly clustered within *King Spadina Secondary Plan* area, *King Parliament Secondary Plan* area and the *Liberty Village Area of the Garrison Common North Secondary Plan*. The stock of non-residential floor space in these areas will be preserved and expanded to encourage the continued growth of cultural industries.'

7. Add the following sidebar to Section 3.5.2:

### 'Cultural Industries

Cultural industries have their origin in individual creativity, skill and talent and have a potential for wealth and job creation through the generation and advancement of intellectual property, including:

design, broadcasting, film video and photography, music and the visual and performing arts, publishing, software, computer games and electronic publishing.'

8. Delete Section 3.5.3 and replace it with the following:

### 3.5.3 THE FUTURE OF RETAILING

The pattern of retail activity in Toronto has evolved over time and includes a full spectrum of convenience stores in neighbourhoods, traditional 'main street' shopping streets, small plazas, large shopping malls, big box stores and 'power centres' and specialty retail districts like Yorkville that are also tourist destinations. The retail sector has seen some dramatic shifts in the past 30 years and there is every reason to believe that the next three decades will see more change. The Plan therefore provides the flexibility for owners of retail properties to adapt to changing circumstances. The population of Toronto is going to grow and so will the retail sector. The Plan provides for the expansion of the retail sector to serve the growing population in different forms and settings. However, as the population of Toronto grows and our land base remains the same, it is essential to make the best use of available land with retail provided within multi-storey buildings with less emphasis on surface parking.

Regardless of whether a retail development is a neighbourhood convenience plaza or a power centre at the edge of employment lands, it is important to provide a high quality public realm and private setting with improved public amenities, and development in a form that is a fit with the context and the surrounding areas.

As retail grows in some areas, it may close in others. The impact of the loss of retail commercial space as a result of redevelopment could, in some instances, negatively affect local residents. They may face longer trips, the loss of walkable shopping options, or the loss of an informal meeting place. . In other cases the lost retail space may hardly be missed. Its closure may follow underperformance of the space as a result of changes in shopping patterns or demographics in its local market. Development applications and local area studies should address the potential impact of the loss of space and consider possible mitigation, including providing replacement retail space as part of the new development. This assessment should consider whether residents will have good access to convenience shopping for essential needs such as food and pharmaceuticals. The replacement of retail space needs to be part of the overall evaluation, but at the same time any new retail space should be commercially viable if it is to be included in the new development.

## POLICIES

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 to, and residents of, the Greater Toronto Area;
  - 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 comfortable and connected to a network of public streets serving pedestrians, cyclists, transit, cars and trucks;
  - b) encouraging high quality retail development of a type, density and form that is integrated with the existing and planned context of the area;
  - c) improving public amenities such as transit and parking facilities, street furniture and landscaping;
  - 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 developments with a fine grain of entrances should be provided in *Centres*, on streets adjacent to higher order transit, on *Avenues*, and important pedestrian 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.
- 4) Retail development 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 the large site with a fine grain of public streets, and shared driveways designed to meet the roles of City streets, and to divide the block in to appropriate 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;
  - d) phasing development to define and support public streets; and
  - e) organizing servicing uses away from pedestrian areas and adjacent land uses.
- 5) In order to provide local opportunities for small businesses and maintain the safety, comfort and amenity of shopping areas, zoning regulations for ground floor commercial retail uses in new buildings in new neighbourhoods or in *Mixed Use Areas* along pedestrian shopping strips where most storefronts are located at the streetline,

may provide for a maximum store or commercial unit size and minimum first-storey height based on the following considerations:

- a) the prevailing sizes of existing stores and commercial units in the area;
- b) other indicators of opportunities for small business, such as vacancies in existing stores and commercial units;
- c) the provision of a range of store and commercial unit sizes to meet the range of local needs including day-to-day convenience shopping and other household goods and services;
- d) the potential impact of large vacant stores and commercial units at the ground floor level on the safety and comfort of the strip for pedestrians; and
- e) the needs for 'eyes on the street';
- f) the rhythm and flow of storefronts on the strip; and
- g) the potential for the building design, particularly the street façade, to address the safety, comfort and amenity of the shopping area.

In commercial heritage conservation districts where the prevailing floorplate size is an important feature of the district's heritage character, the zoning regulations for ground floor commercial retail uses in new buildings must provide for a maximum store or commercial unit size based on the foregoing considerations, and consistent with the heritage conservation district plan.

- 6) When retail commercial uses in *Mixed Use Areas* are redeveloped, the following considerations will be used to assess the potential impact of the loss of retail commercial space upon the local community, particularly access to supermarkets, grocery stores and drug stores that meet its convenience needs.
  - a) the availability of alternative means to meet the convenience needs of the local community including:
    - i) existing stores and retail commercial space, and
    - ii) opportunities for retail commercial development in *Mixed Use Areas* particularly opportunities on nearby *Avenues*
  - b) the desirability of retaining options for walking to convenience shopping and other alternatives to the automobile; and
  - c) the importance of providing, where feasible and appropriate, continuous ground floor retail commercial space for the amenity and attractiveness of pedestrian shopping strips.

Where feasible and appropriate, the zoning for the mix of uses and the provision of retail commercial space in new development will address the impacts that may be identified.

To allow flexibility in the future occupancy of the redeveloped site, the zoning should permit ground floor space to be occupied by retail commercial uses. Where feasible, grade-related space should be designed so it can be occupied by either residential or retail commercial uses.

Accompanying sidebar in Section 3.5.3:

"The Local Community

When assessing the potential impacts of the loss of commercial space on the local community, a key consideration is that residents should have good access to shopping to meet their convenience needs. At the same time, it must also be recognized that the market areas of convenience retail uses vary across the City depending on the local transportation framework. Consequently, the local community being assessed will be larger in areas where lower densities still require extensive auto use to shop for convenience needs. In the post-war suburbs this may include the area within about 2 kilometres of the space being lost (based on the observation that most residents within the City live within 2 kilometres of a supermarket larger than 20,000 square feet).

On the other hand, in areas where walking is a viable or necessary means to shop for convenience needs, the local community will be smaller. Walking to shop may be more viable in high density areas or those with pedestrian shopping streets. In areas with higher proportions of seniors or low income residents walking to shop may be necessary."

3. CHAPTER 4: EMPLOYMENT POLICIES

9. Delete Section 4.6 and replace with the following:

'4.6 EMPLOYMENT AREAS

*Employment Areas* are places of business and economic activities vital to Toronto's economy and future economic prospects. Both *Core Employment Areas* and *General Employment Areas* are important and comprise the City's 'Employment Areas' as defined under the Provincial Planning framework.

The majority of *Employment Areas* are designated as *Core Employment Areas* where primary employment uses are permitted. The majority of the lands designated as *Core Employment Areas* are located in the interior of *Employment Areas*. The term 'core' also refers to the function of these areas as service, restaurant and retail uses are restricted in size and function. Uses that would attract the general public into the interior of employment lands and possibly disrupt industrial operations are not generally permitted in *Core Employment Areas*. Post-secondary trade schools are traditionally permitted in *Employment Areas* that may be associated with local businesses and are provided for in *Core Employment Areas*.

In addition to all of the uses permitted in a *Core Employment Area*, retail stores, service shops and restaurants, which are all business and economic activities, are also permitted in *General Employment Areas*. *General Employment Areas* are generally located on the periphery of *Employment Areas* on major roads where retail stores, service shops and restaurants can serve workers in the *Employment Area* and would also benefit from visibility and transit access to draw the broader public. Retail complexes on the periphery of employment areas frequently serve as a buffer between industries in the

interior of *Employment Areas* and nearby residential areas. Automobile dealerships are permitted as a retail and service use in *General Employment Areas*. Retail development of any scale or form that implements the built form policies of this Plan is provided for in a *General Employment Area*. However, because major retail complexes have the potential for greater impacts, they may be permitted only through the enactment of a site specific zoning by-law, and after consideration of a number of criteria, including:

- transportation impacts on the *Employment Area* and nearby residential neighbourhoods;
- a form that represents intensified use of finite employment lands;
- effect upon the economic health of nearby retail shopping areas;
- provision of new streets or driveways and pedestrian amenities; and
- placement of buildings next to the street frontage.

Recreation and entertainment uses are most often businesses and economic activities and they are not included in the definition of a 'sensitive use' in the Provincial Policy Statement. However the Provincial D-series guidelines identifies them as a sensitive use. To ensure these uses do not affect the operations of existing industry, or their patrons are not adversely affected by industrial emissions, they are permitted by way of a zoning by-law amendment after an environmental study of the impact of the use has been considered.

## POLICIES

### Core Employment Areas

1. *Core Employment Areas* are places for business and economic activities. Uses permitted in *Core Employment Areas* are manufacturing, warehousing, wholesaling, transportation facilities, offices, research and development facilities, utilities, post-secondary trade schools, media facilities, and vertical agriculture.
2. Secondary uses, which support the primary employment uses set out in Policy 1, permitted in *Core Employment Areas* are: hotels, parks, 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 to and on the same lot as the principal use may be permitted up to a maximum size set out in the applicable Zoning By-law(s).

### General Employment Areas

3. *General Employment Areas* are places for business and economic activities generally located on the peripheries of *Employment Areas* where, in addition to all uses permitted in a *Core Employment Area*, retail, service and restaurant uses may also be established.

4. Recreation and entertainment uses are potentially sensitive uses that may be established in *General Employment Areas* through the enactment of a zoning by-law amendment. Prior to the enactment of such a zoning by-law amendment a study will be submitted by the applicant that evaluates, to the satisfaction of the City in consultation with the Ministry of the Environment, how the potentially sensitive use would affect the ability of existing, planned and potential industrial, warehouse, utility, transportation and city yard uses within 1,000 metres to carry out normal business activities. The study must also evaluate whether the users of the recreation or entertainment facility will potentially be subject to adverse effects from on-site contamination or from odour, noise and other contaminants that are discharged from existing, planned or potential industrial, warehouse, utility, transportation and city yard uses within 1,000 metres of the proposed new sensitive use.
5. Major retail developments with 6,000 square metres or more of retail gross floor area may be considered in *General Employment Areas* outside of the *Downtown and Central Waterfront* on lots that front onto and have access to major streets as shown on Map 3, 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, particularly upon nearby residential neighbourhoods and the *Employment Area*, are reviewed and necessary improvements and mitigation measures can be completed;
  - b) It is demonstrated that the existing and planned function of the economic activities of the *Employment Area* and within any nearby *Employment Area*, including the movement of goods and employees, is not adversely affected;
  - c) It is demonstrated that the economic health of nearby retail shopping districts are not adversely affected;
  - d) New public streets and/or private 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 is 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 have at least two storeys; 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

6. Development will contribute to the creation of competitive, attractive, highly functional *Employment Areas* by:

- a) supporting the existing and planned function of the *Employment Area*;
- 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 systems 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 Area* 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 provide a buffer and minimize adverse impacts; and
- l) ensuring that where the zoning by-law(s) permit open storage and outdoor processing of goods and materials, the open storage and 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 adversely affecting existing and planned neighbouring land uses in terms of dust, noise and odours.

7. 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*.'

10. Amend Maps 13 to 23 inclusive by redesignating all lands shown as *Employment Areas* to the new designations as shown on the maps appended to this amendment as Appendix 2.

11. Add the following sidebar to Section 4.6:

## 'SENSITIVE LAND USES

For the purposes of this Plan the term 'Sensitive land uses' shall have the same meaning as in the Provincial Policy Statement. In the Provincial Policy Statement (2005) the term Sensitive land use means: buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times would experience one or more adverse effects, as defined in the Environmental Protection Act, from contaminant discharges generated by a nearby major facility. Sensitive land uses may be a part of the natural or built environment. Examples may include, but are not limited to: residences, day care centres, and educational and health facilities.'

12. Amend Policy 3 in Section 4.8 by deleting the word 'surface'

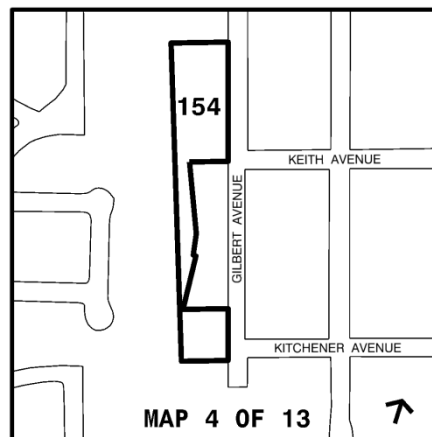
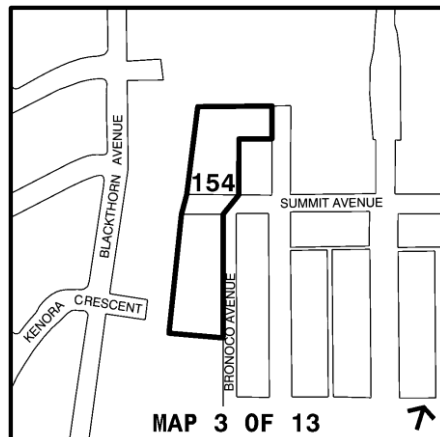
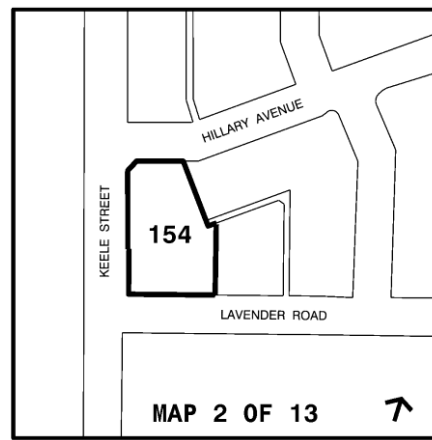
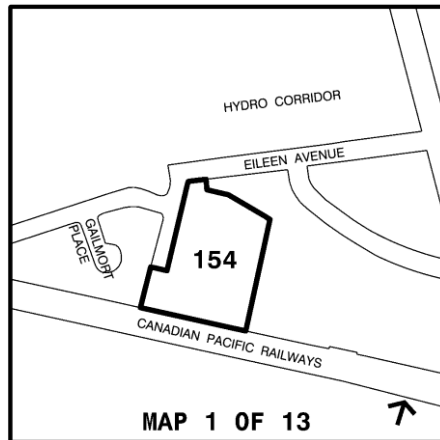
## 4. CHAPTER 7 POLICIES

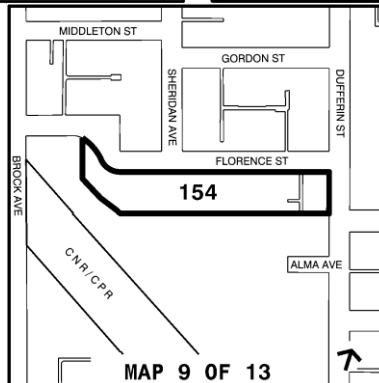
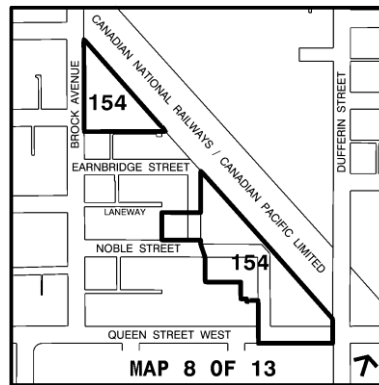
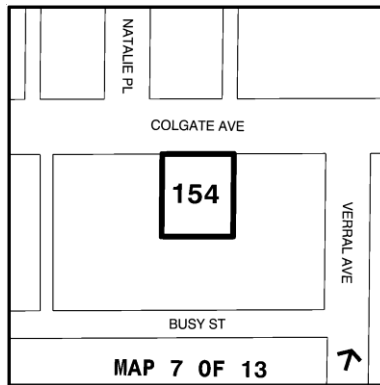
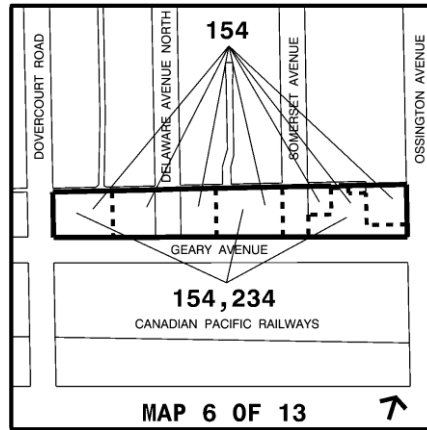
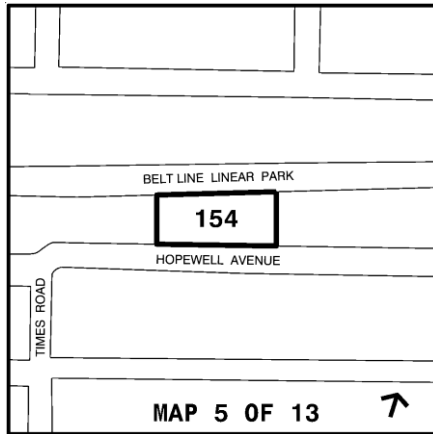
13. Delete Site and Area Specific Policy 154 and replace it with the following:

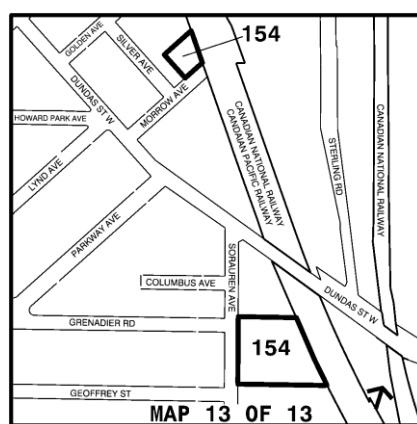
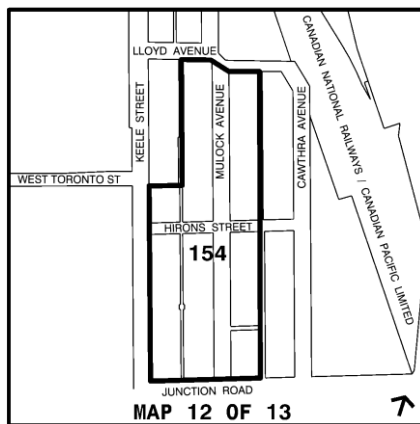
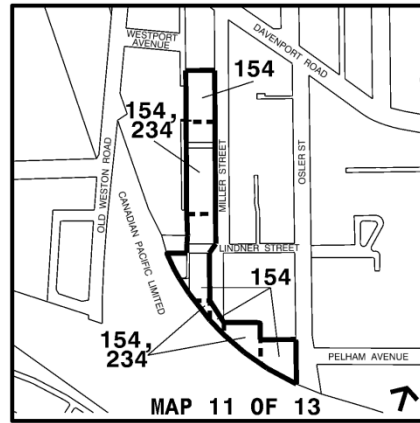
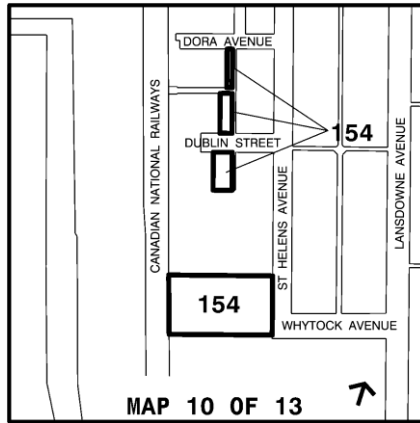
'154. Lands Located South of Eileen Avenue, East of Gailmort Place  
Lands Located East of Keele Street, Between Lavander Road and Hillary Avenue  
Lands Located on the West Side of Bronoco Avenue Between Alessia Circle and North of Summit Avenue  
Certain Lands Located on the West Side of Gilbert Avenue  
Certain Lands Along the North Side of Hopewell Avenue  
North Side of Geary Avenue Between Dovercourt Road and Ossington Avenue  
53 Colgate Avenue  
Lands Generally Adjacent to the South Side of the Railway Tracks Between Brock Avenue and Queen Street West  
7 - 77 Florence Street and 478 - 492 Dufferin Street  
138, 150 and 152 St. Helens Avenue; 9 Dora Avenue and 6, 7, 8 and 9 Dublin Street  
Lands Within the Miller Street and Lindler Street Area  
Both Sides of Mulock Street south of Lloyd Avenue, and East Side of Keele Street between Junction Road and North of Hirons Street  
Lands Located East of Sorauren Avenue, South of Dundas Street West and 30 Morrow Avenue

- a) Employment, place of worship and residential uses are permitted within single use or mixed use buildings provided that:
  - i) if the property is designated *Employment Areas*, any building containing a place of worship and/or residential units will provide for a satisfactory environment compatible with any employment uses in the building and adjacent area;

- ii) if the property is designated *Neighbourhoods*, the employment uses are restricted to those compatible with residential uses in terms of emissions, odour, noise and generation of traffic
  - iii) the height, density and massing of new development respects and reinforces the existing and planned physical character of the adjacent area; and
  - iv) residential uses are located a minimum of 30 metres from the nearest rail corridor.
- b) Despite a) above, hotels are not permitted.
- c) Despite a) above, retail, service and restaurant uses are not permitted, except at 57-83 Brock Street and 1258-1266 Queen Street West where the uses are permitted when they are small in scale.





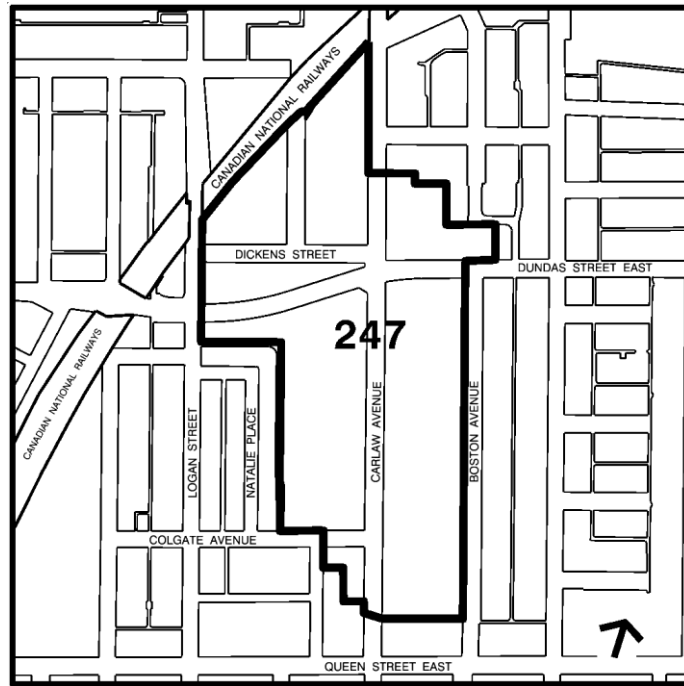


14. Amend Chapter 7 by adding the following as Site and Area Specific Policy 247:

247. Certain Lands Within the Blocks Bounded by Queen Street East, Boston Avenue, Logan Street and the CN Railway Tracks

- a) Residential and live/work uses are permitted when located within mixed use buildings that include *Core Employment Area* uses, provided that:
  - i) any building containing residential and/or live/work units will provide for a satisfactory living environment compatible with any employment uses in the building and adjacent area;
  - ii) new *Core Employment Area* uses are restricted to those compatible with residential uses in terms of emissions, odour, noise and generation of traffic;
  - iii) the height, density and massing of new development respects and reinforces the existing and planned physical character of the adjacent area;
  - iv) residential and live/work uses are located a minimum of 30 metres from the nearest rail corridor; and

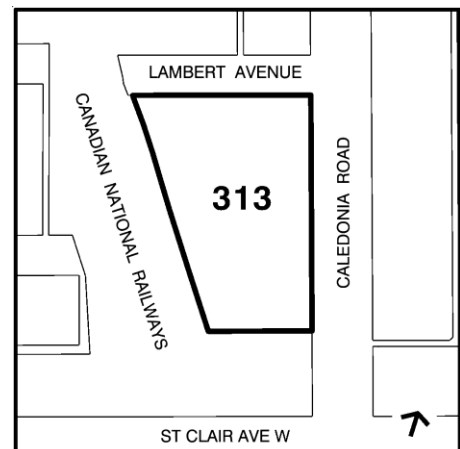
- v) non-residential gross floor area existing on [approval date] or developed subsequently is replaced with any new development.
- b) Despite a) above, retail, service and restaurant uses to serve residents and/or businesses are permitted when they are small in scale and located on Carlaw Avenue and/or Dundas Street East.



15. Amend Chapter 7 by adding the following Site and Area Specific Policy 317:

**'317. Lands Located on the West Side of Caledonia Road, Between St. Clair Avenue West and Lambert Avenue**

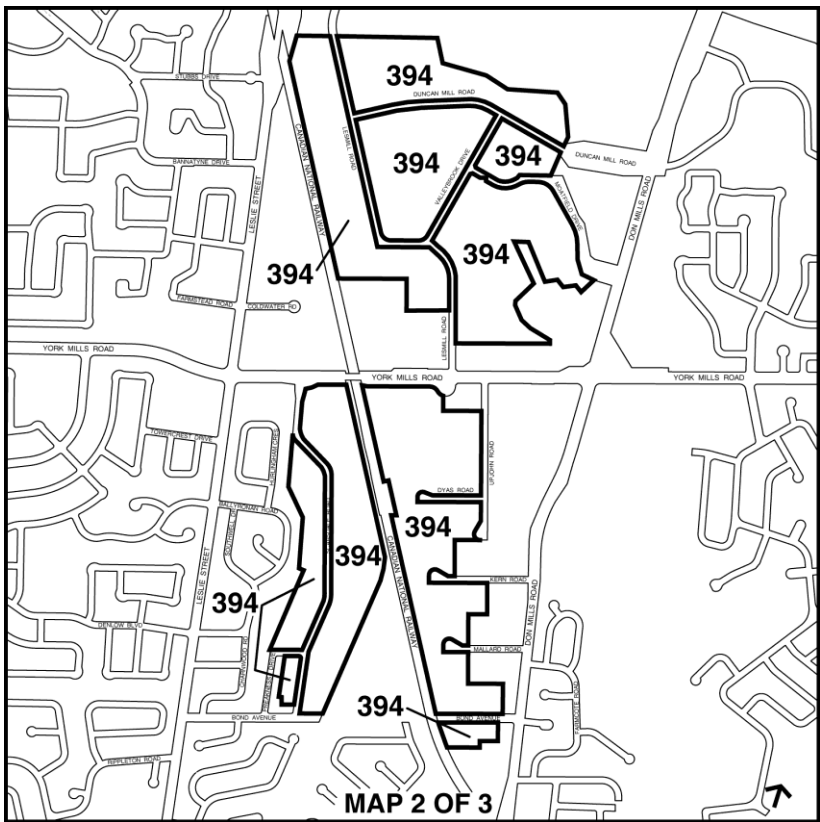
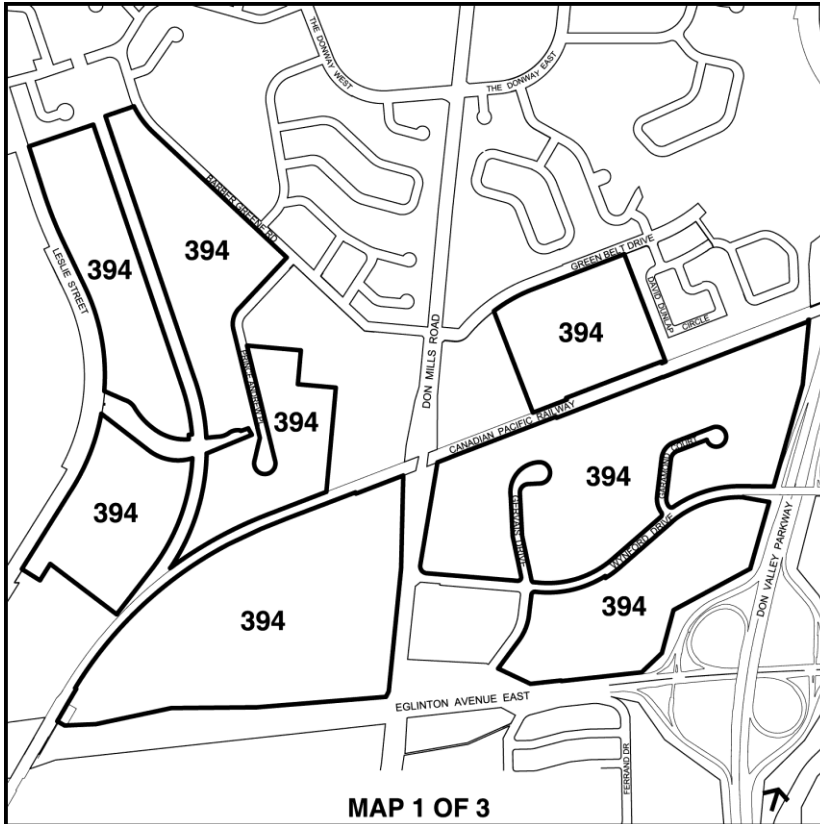
- a) *Core Employment Area* uses are restricted to those compatible with residential uses in terms of emissions, odour, noise and generation of traffic.
- b) Once the concrete batching use ceases to operate on the lands known municipally as 32 and 36 Caledonia Road and 1536 St. Clair Avenue West, residential uses are permitted on lands shown as Site and Area Specific Policy No. 313 within single use or mixed use buildings, provided that:

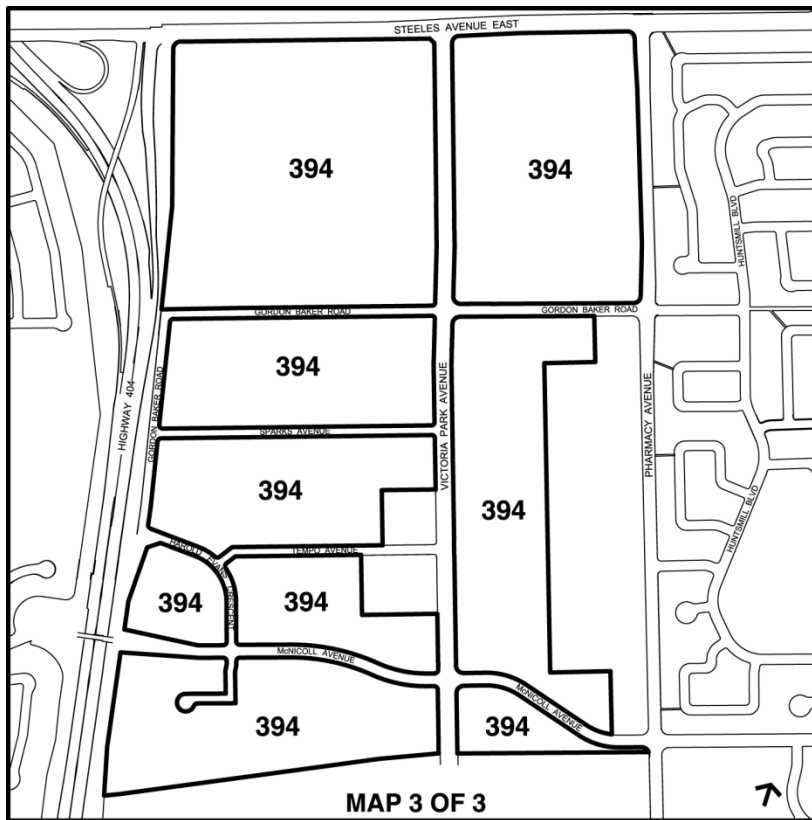


- i) any building containing residential units will provide for a satisfactory living environment compatible with any employment uses in the building and adjacent area;
  - ii) the height, density and massing of new development respects and reinforces the existing and planned physical character of the adjacent area, including lands to the north, east and south that are designated as *Neighbourhoods* and *Mixed Use Areas*;
  - iii) residential uses are located at a satisfactory distance from the rail corridor; and
  - iv) non-residential gross floor area existing on [approval date] or developed subsequently is replaced with any new development, preferably adjacent to the rail corridor as a land use buffer.
- c) Cultural and recreational facilities are permitted.
  - d) Retail, service and restaurant uses to serve residents and/or businesses are permitted when they are small in scale and located on Caledonia Road.'

16. Amend Chapter 7 by adding the following Site and Area Specific Policy 394:

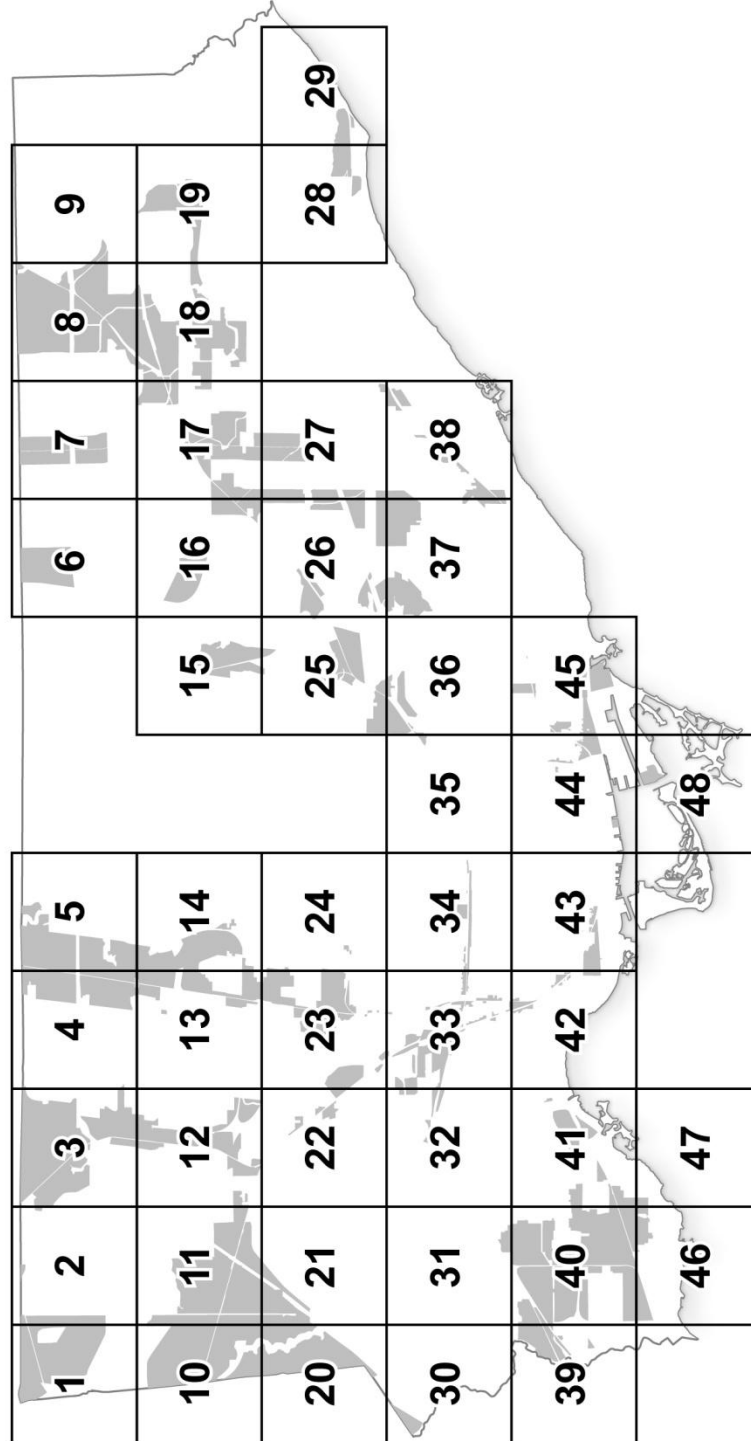
**'394** Restaurants, recreation and entertainment facilities, and small and medium scale retail stores and services are permitted when the uses are located on lower level floors of multi-storey buildings that include *Core Employment Area* uses, particularly office uses.

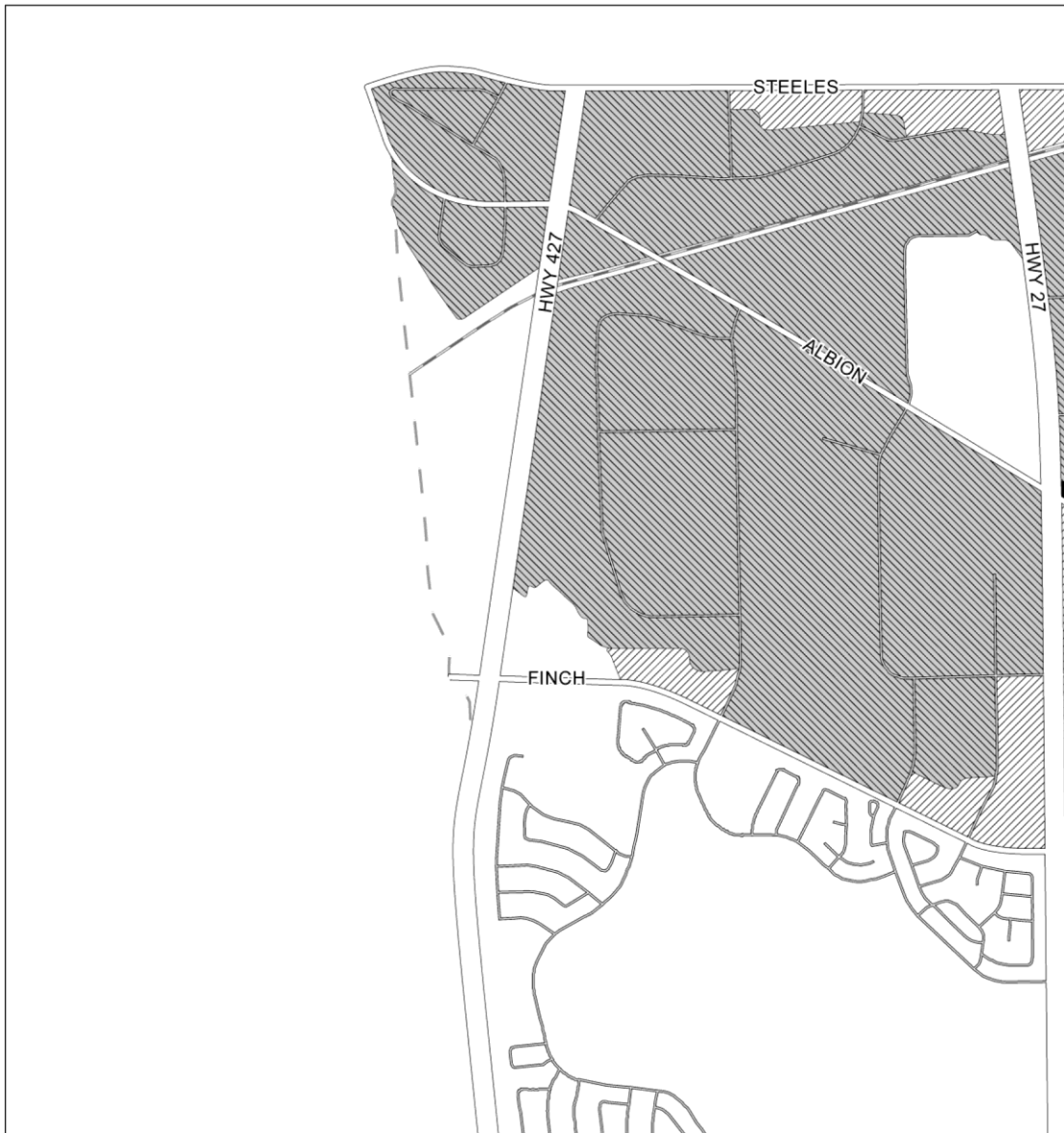




17. Repeal By-law No. 1033-2010 to adopt Official Plan Amendment 94







# Redesignate from 'Employment Areas' to Official Plan Designations Shown on Maps 1 to 48 inclusive

Map 1

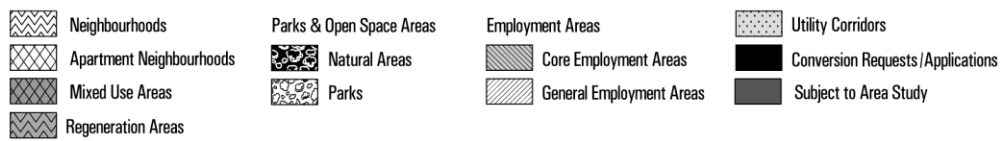
	Neighbourhoods		Parks & Open Space Areas		Employment Areas		Utility Corridors
	Apartment Neighbourhoods		Natural Areas		Core Employment Areas		Conversion Requests/Applications
	Mixed Use Areas		Parks		General Employment Areas		Subject to Area Study
	Regeneration Areas						

Not to Scale  
 07/25/2013

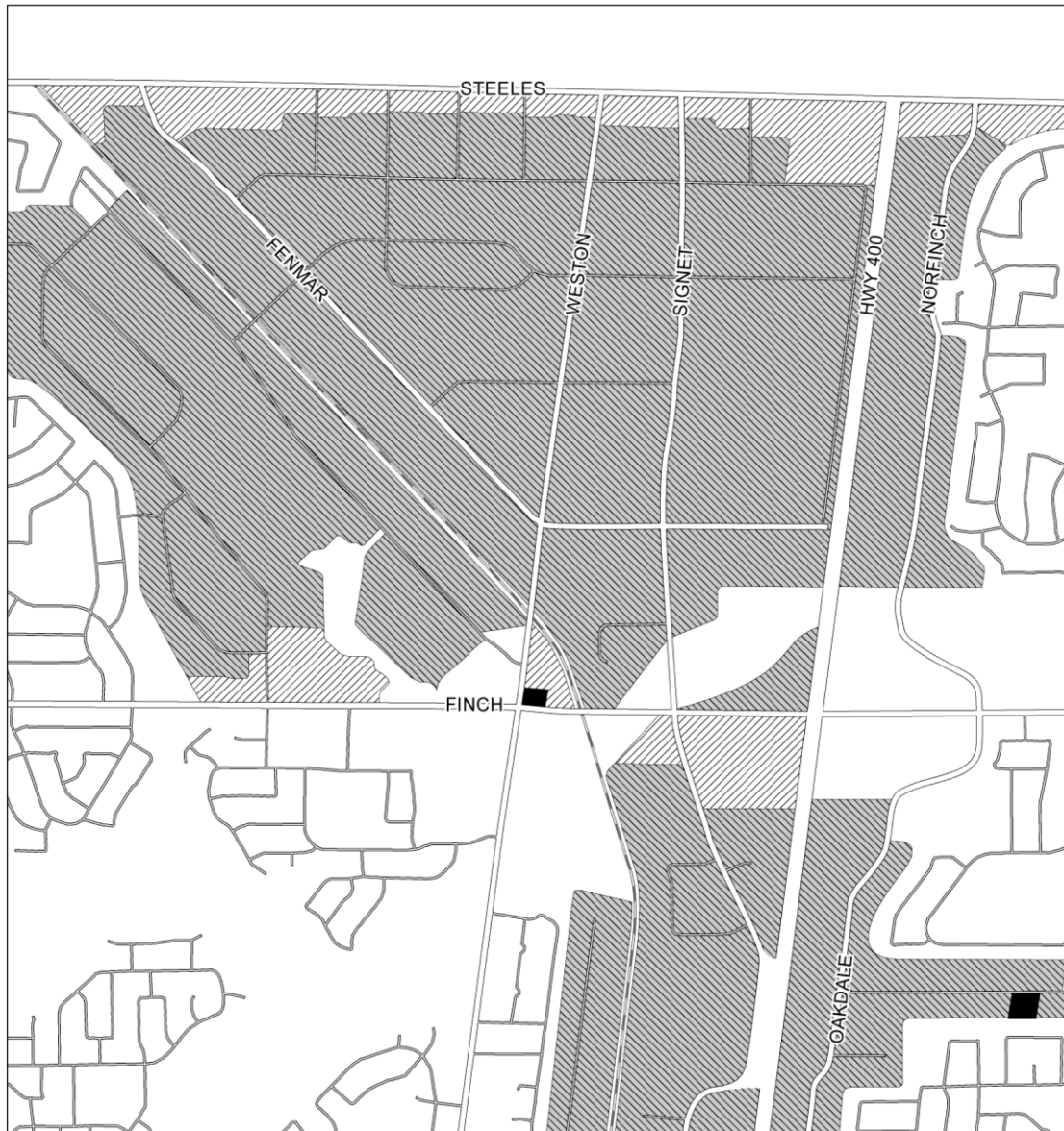


**Redesignate from 'Employment Areas' to Official Plan  
Designations Shown on Maps 1 to 48 inclusive**

**Map 2**



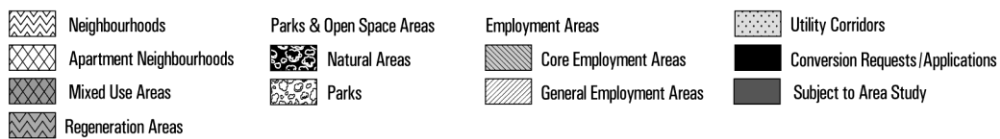
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07/25/2013



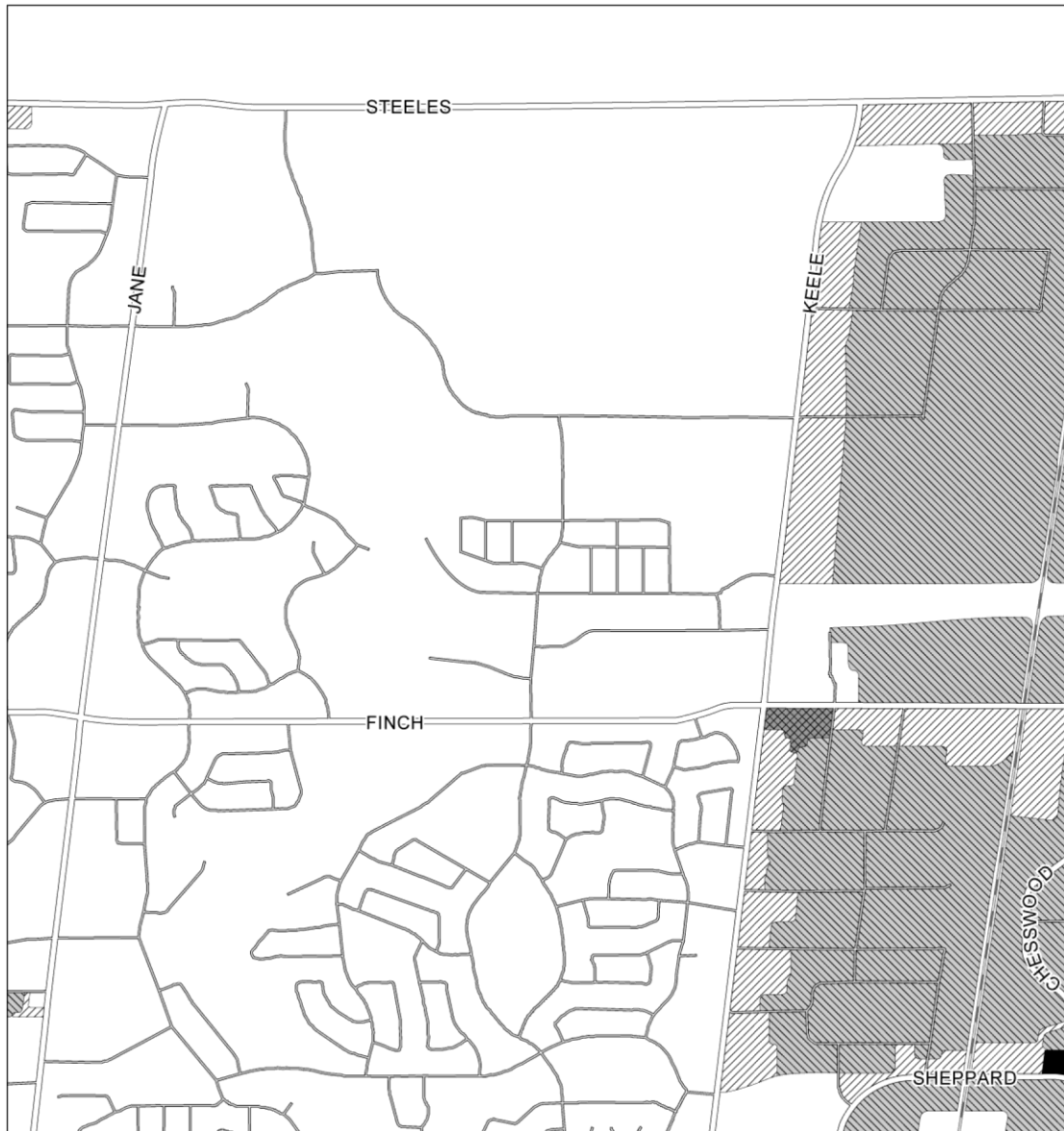
**Toronto** City Planning

### Redesignate from 'Employment Areas' to Official Plan Designations Shown on Maps 1 to 48 inclusive

Map 3



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Not to Scale  
07/25/2013



# Redesignate from 'Employment Areas' to Official Plan Designations Shown on Maps 1 to 48 inclusive

Map 4

	Neighbourhoods		Parks & Open Space Areas		Employment Areas		Utility Corridors
	Apartment Neighbourhoods		Natural Areas		Core Employment Areas		Conversion Requests/Applications
	Mixed Use Areas		Parks		General Employment Areas		Subject to Area Study
	Regeneration Areas						

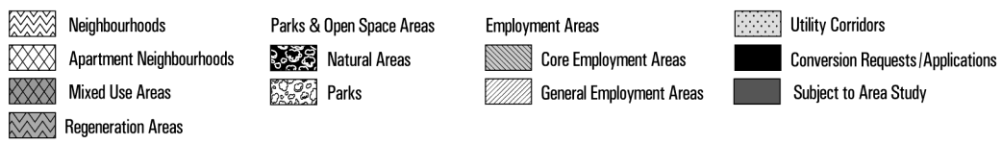
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**TORONTO** City Planning

## Redesignate from 'Employment Areas' to Official Plan Designations Shown on Maps 1 to 48 inclusive

Map 5
















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**Redesignate from 'Employment Areas' to Official Plan  
Designations Shown on Maps 1 to 48 inclusive**

**Map 6**

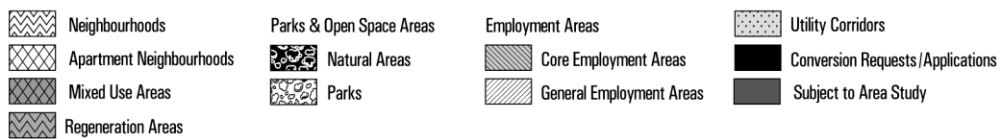
 Neighbourhoods	 Parks & Open Space Areas	 Employment Areas	 Utility Corridors
 Apartment Neighbourhoods	 Natural Areas	 Core Employment Areas	 Conversion Requests/Applications
 Mixed Use Areas	 Parks	 General Employment Areas	 Subject to Area Study
 Regeneration Areas			

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07/25/2013



# Redesignate from 'Employment Areas' to Official Plan Designations Shown on Maps 1 to 48 inclusive

Map 7

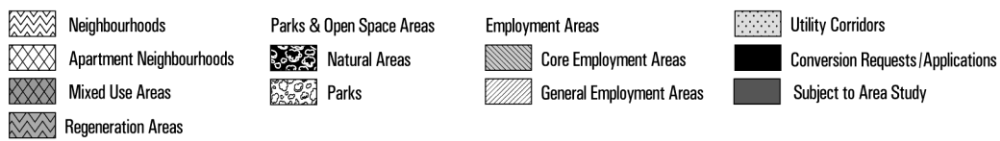


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07/25/2013

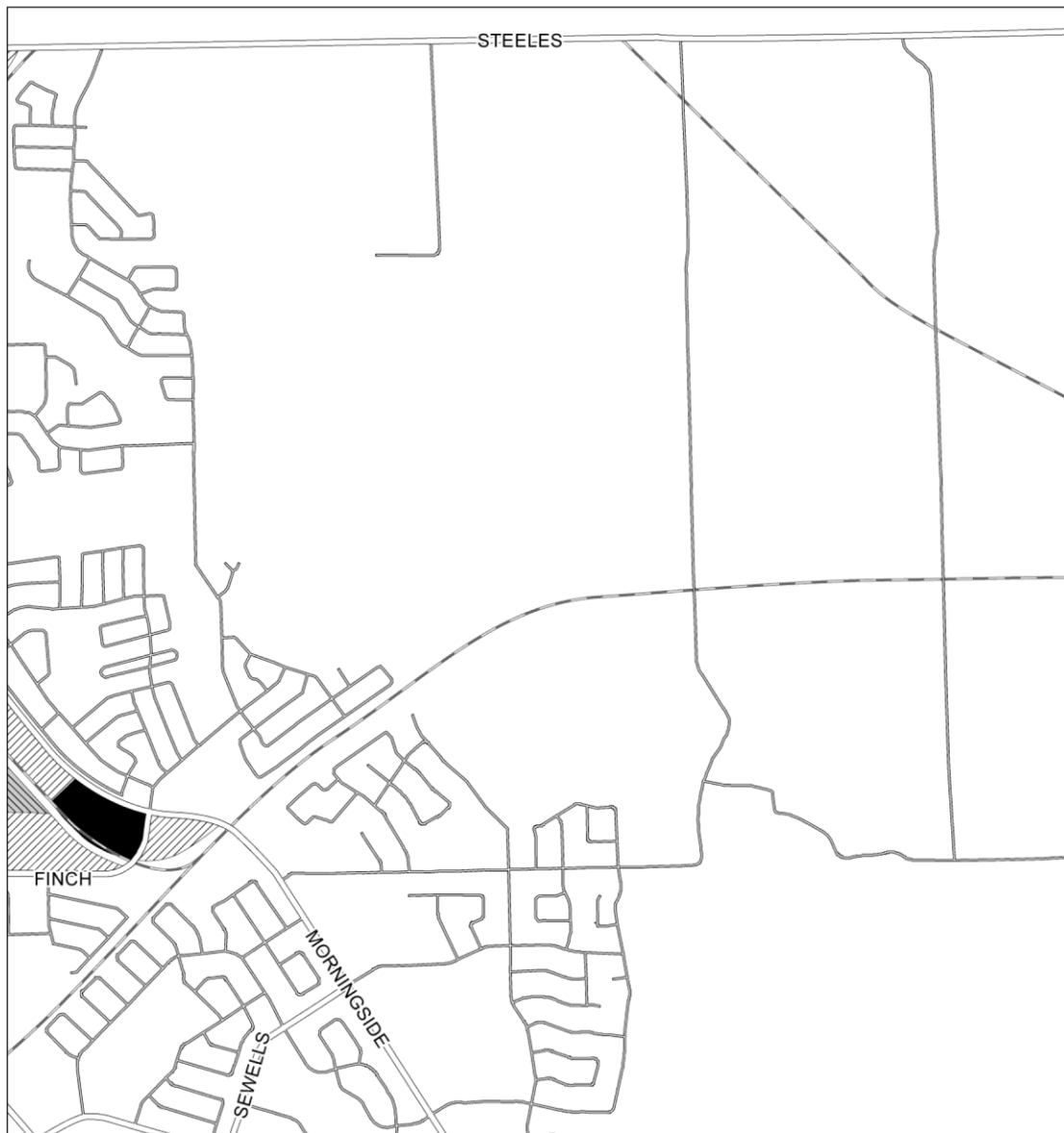


## Redesignate from 'Employment Areas' to Official Plan Designations Shown on Maps 1 to 48 inclusive

Map 8



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07/25/2013

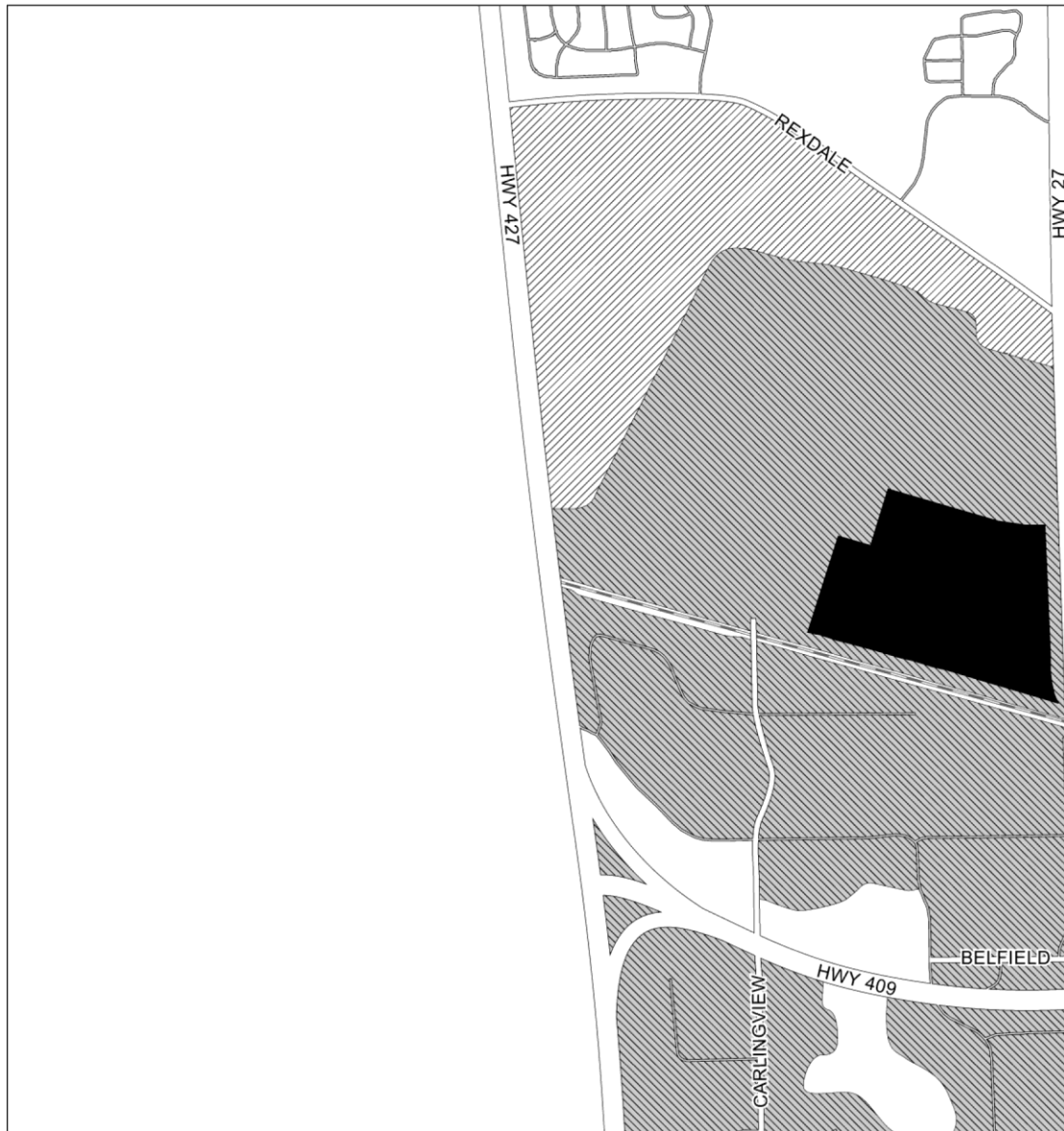


**Redesignate from 'Employment Areas' to Official Plan  
Designations Shown on Maps 1 to 48 inclusive**

**Map 9**

	Neighbourhoods		Parks & Open Space Areas		Employment Areas		Utility Corridors
	Apartment Neighbourhoods		Natural Areas		Core Employment Areas		Conversion Requests/Applications
	Mixed Use Areas		Parks		General Employment Areas		Subject to Area Study
	Regeneration Areas						

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## Redesignate from 'Employment Areas' to Official Plan Designations Shown on Maps 1 to 48 inclusive

Map 10

	Neighbourhoods		Parks & Open Space Areas		Employment Areas		Utility Corridors
	Apartment Neighbourhoods		Natural Areas		Core Employment Areas		Conversion Requests/Applications
	Mixed Use Areas		Parks		General Employment Areas		Subject to Area Study
	Regeneration Areas						

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07/25/2013



**Redesignate from 'Employment Areas' to Official Plan  
Designations Shown on Maps 1 to 48 inclusive**

**Map 11**














	Neighbourhoods		Parks & Open Space Areas		Employment Areas		Utility Corridors
	Apartment Neighbourhoods		Natural Areas		Core Employment Areas		Conversion Requests/Applications
	Mixed Use Areas		Parks		General Employment Areas		Subject to Area Study
	Regeneration Areas						

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07/25/2013



**Redesignate from 'Employment Areas' to Official Plan  
Designations Shown on Maps 1 to 48 inclusive**

**Map 12**














 Neighbourhoods	 Parks & Open Space Areas	 Employment Areas	 Utility Corridors
 Apartment Neighbourhoods	 Natural Areas	 Core Employment Areas	 Conversion Requests/Applications
 Mixed Use Areas	 Parks	 General Employment Areas	 Subject to Area Study
 Regeneration Areas			

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07/25/2013

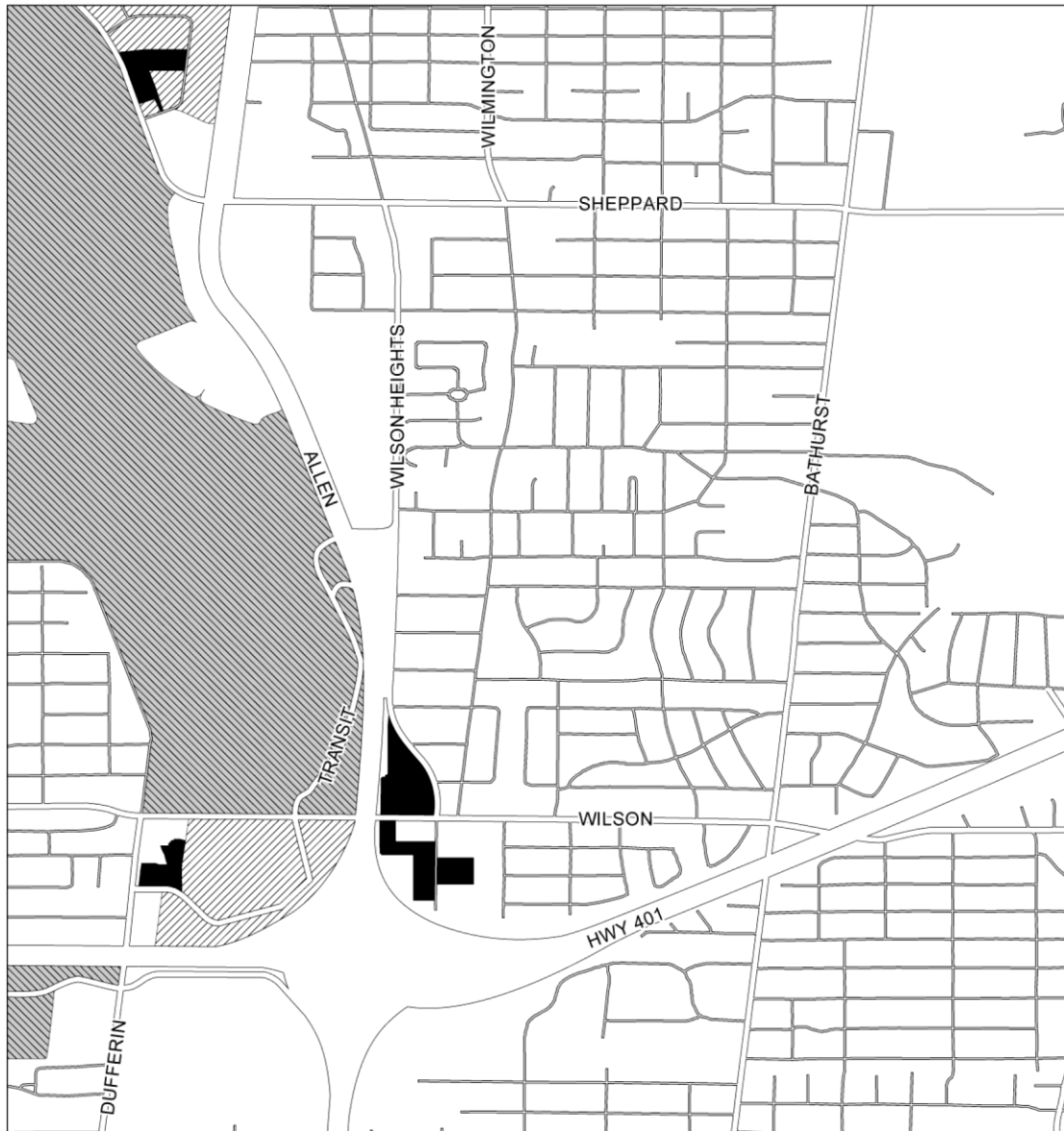


**Redesignate from 'Employment Areas' to Official Plan  
Designations Shown on Maps 1 to 48 inclusive**

**Map 13**














 Neighbourhoods	 Parks & Open Space Areas	 Employment Areas	 Utility Corridors
 Apartment Neighbourhoods	 Natural Areas	 Core Employment Areas	 Conversion Requests/Applications
 Mixed Use Areas	 Parks	 General Employment Areas	 Subject to Area Study
 Regeneration Areas			

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07/25/2013

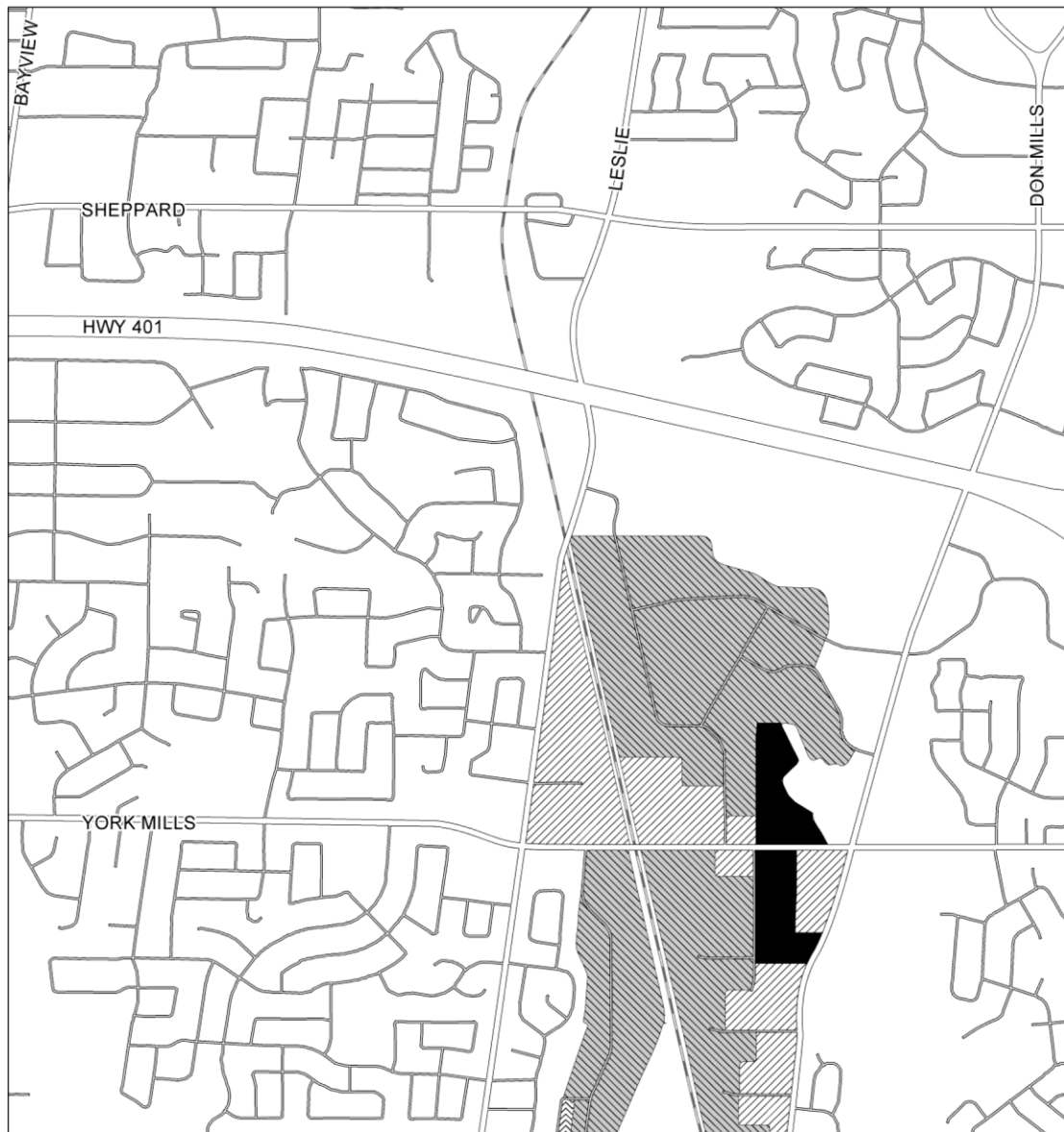


## Redesignate from 'Employment Areas' to Official Plan Designations Shown on Maps 1 to 48 inclusive

Map 14

 Neighbourhoods	 Parks & Open Space Areas	 Employment Areas	 Utility Corridors
 Apartment Neighbourhoods	 Natural Areas	 Core Employment Areas	 Conversion Requests/Applications
 Mixed Use Areas	 Parks	 General Employment Areas	 Subject to Area Study
 Regeneration Areas			

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Not to Scale  
07/25/2013



**Redesignate from 'Employment Areas' to Official Plan  
Designations Shown on Maps 1 to 48 inclusive**

**Map 15**

	Neighbourhoods		Parks & Open Space Areas		Employment Areas		Utility Corridors
	Apartment Neighbourhoods		Natural Areas		Core Employment Areas		Conversion Requests/Applications
	Mixed Use Areas		Parks		General Employment Areas		Subject to Area Study
	Regeneration Areas						

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07/25/2013



**Redesignate from 'Employment Areas' to Official Plan  
Designations Shown on Maps 1 to 48 inclusive**

**Map 16**

Neighbourhoods	Parks & Open Space Areas	Employment Areas	Utility Corridors
Apartment Neighbourhoods	Natural Areas	Core Employment Areas	Conversion Requests/Applications
Mixed Use Areas	Parks	General Employment Areas	Subject to Area Study
Regeneration Areas			

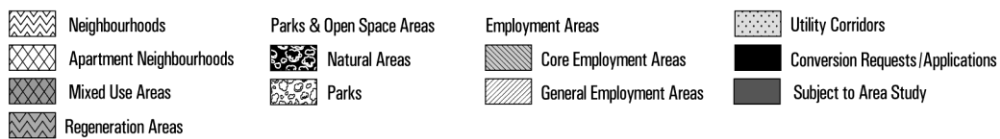
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07/25/2013



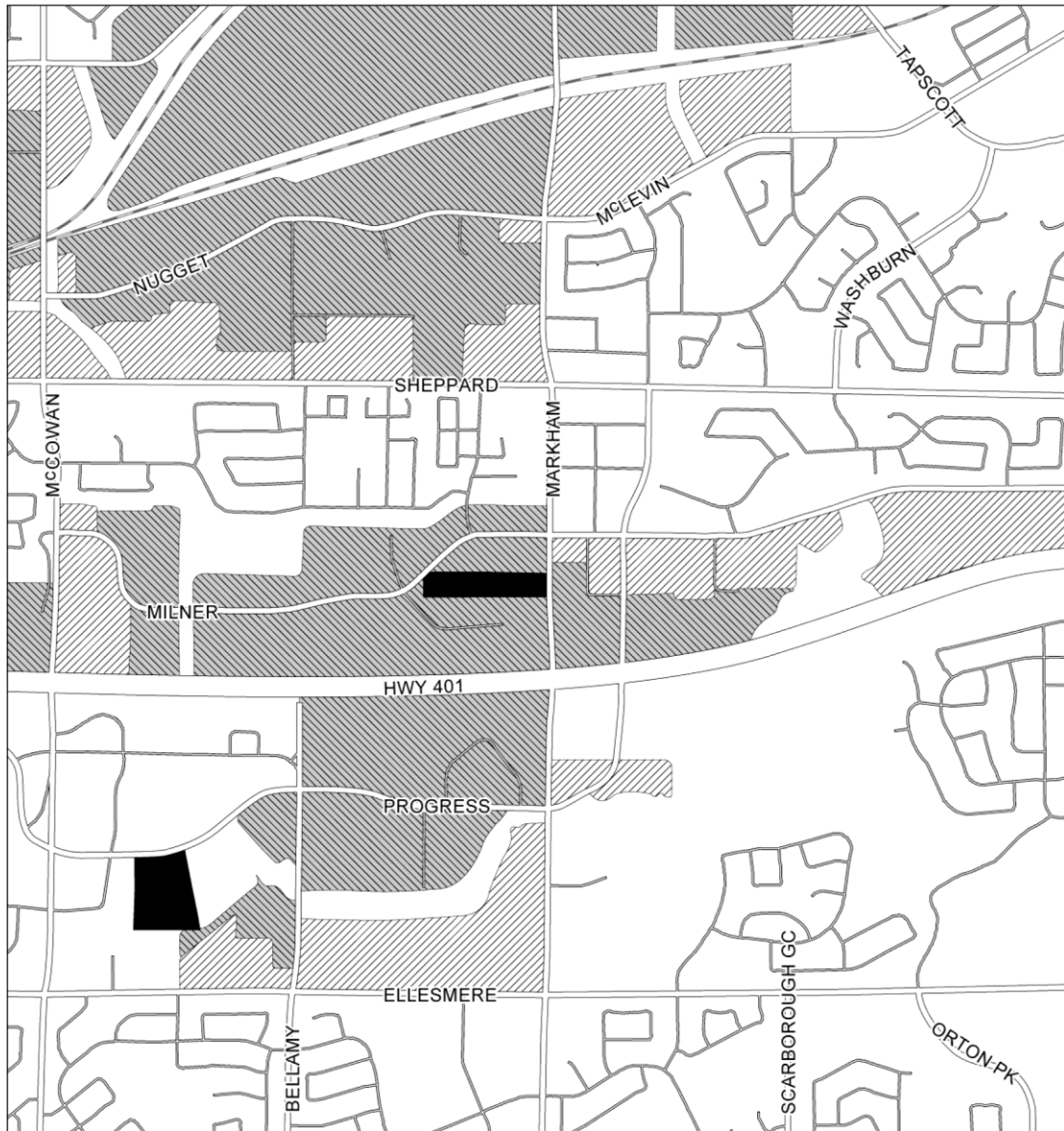
**TORONTO** City Planning

## Redesignate from 'Employment Areas' to Official Plan Designations Shown on Maps 1 to 48 inclusive

Map 17



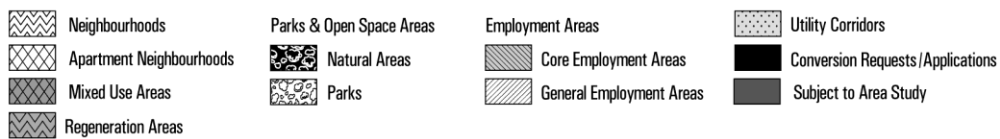
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## Redesignate from 'Employment Areas' to Official Plan Designations Shown on Maps 1 to 48 inclusive

Map 18



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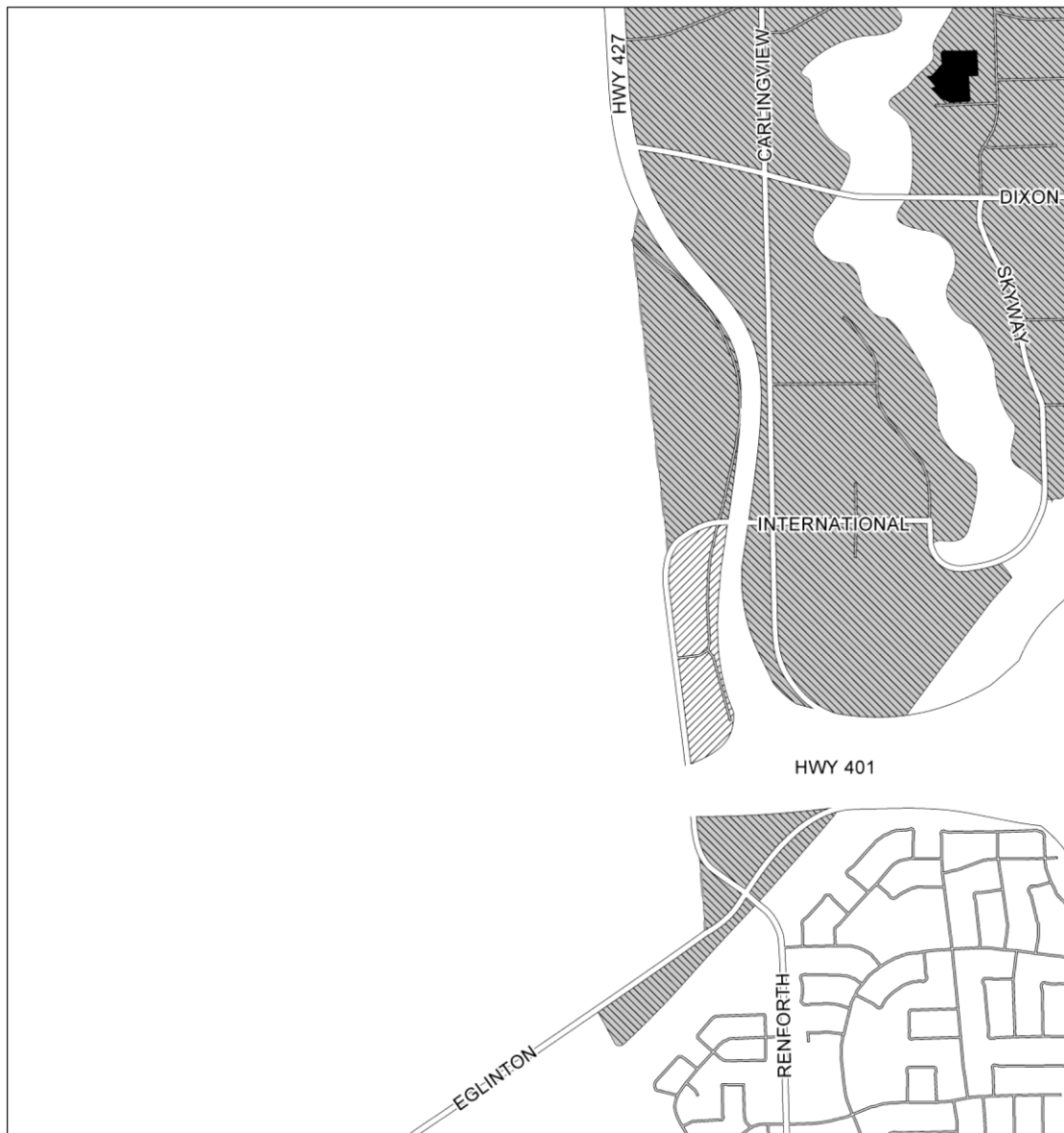


**Redesignate from 'Employment Areas' to Official Plan  
Designations Shown on Maps 1 to 48 inclusive**

**Map 19**

	Neighbourhoods		Parks & Open Space Areas		Employment Areas		Utility Corridors
	Apartment Neighbourhoods		Natural Areas		Core Employment Areas		Conversion Requests/Applications
	Mixed Use Areas		Parks		General Employment Areas		Subject to Area Study
	Regeneration Areas						

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**TORONTO** City Planning

## Redesignate from 'Employment Areas' to Official Plan Designations Shown on Maps 1 to 48 inclusive

Map 20














	Neighbourhoods		Parks & Open Space Areas		Employment Areas		Utility Corridors
	Apartment Neighbourhoods		Natural Areas		Core Employment Areas		Conversion Requests/Applications
	Mixed Use Areas		Parks		General Employment Areas		Subject to Area Study
	Regeneration Areas						

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Not to Scale  
07/25/2013



**Redesignate from 'Employment Areas' to Official Plan  
Designations Shown on Maps 1 to 48 inclusive**

**Map 21**

 Neighbourhoods	 Parks & Open Space Areas	 Employment Areas	 Utility Corridors
 Apartment Neighbourhoods	 Natural Areas	 Core Employment Areas	 Conversion Requests/Applications
 Mixed Use Areas	 Parks	 General Employment Areas	 Subject to Area Study
 Regeneration Areas			

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Not to Scale  
07/25/2013



**Redesignate from 'Employment Areas' to Official Plan  
Designations Shown on Maps 1 to 48 inclusive**

**Map 22**

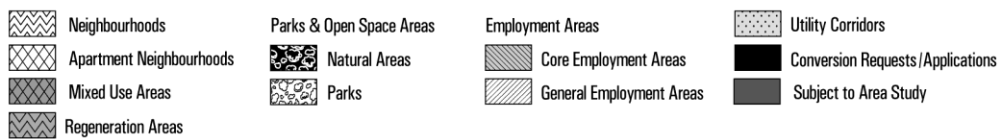
	Neighbourhoods		Parks & Open Space Areas		Employment Areas		Utility Corridors
	Apartment Neighbourhoods		Natural Areas		Core Employment Areas		Conversion Requests/Applications
	Mixed Use Areas		Parks		General Employment Areas		Subject to Area Study
	Regeneration Areas						

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Not to Scale  
07/25/2013



**Redesignate from 'Employment Areas' to Official Plan  
Designations Shown on Maps 1 to 48 inclusive**

**Map 23**



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07/25/2013

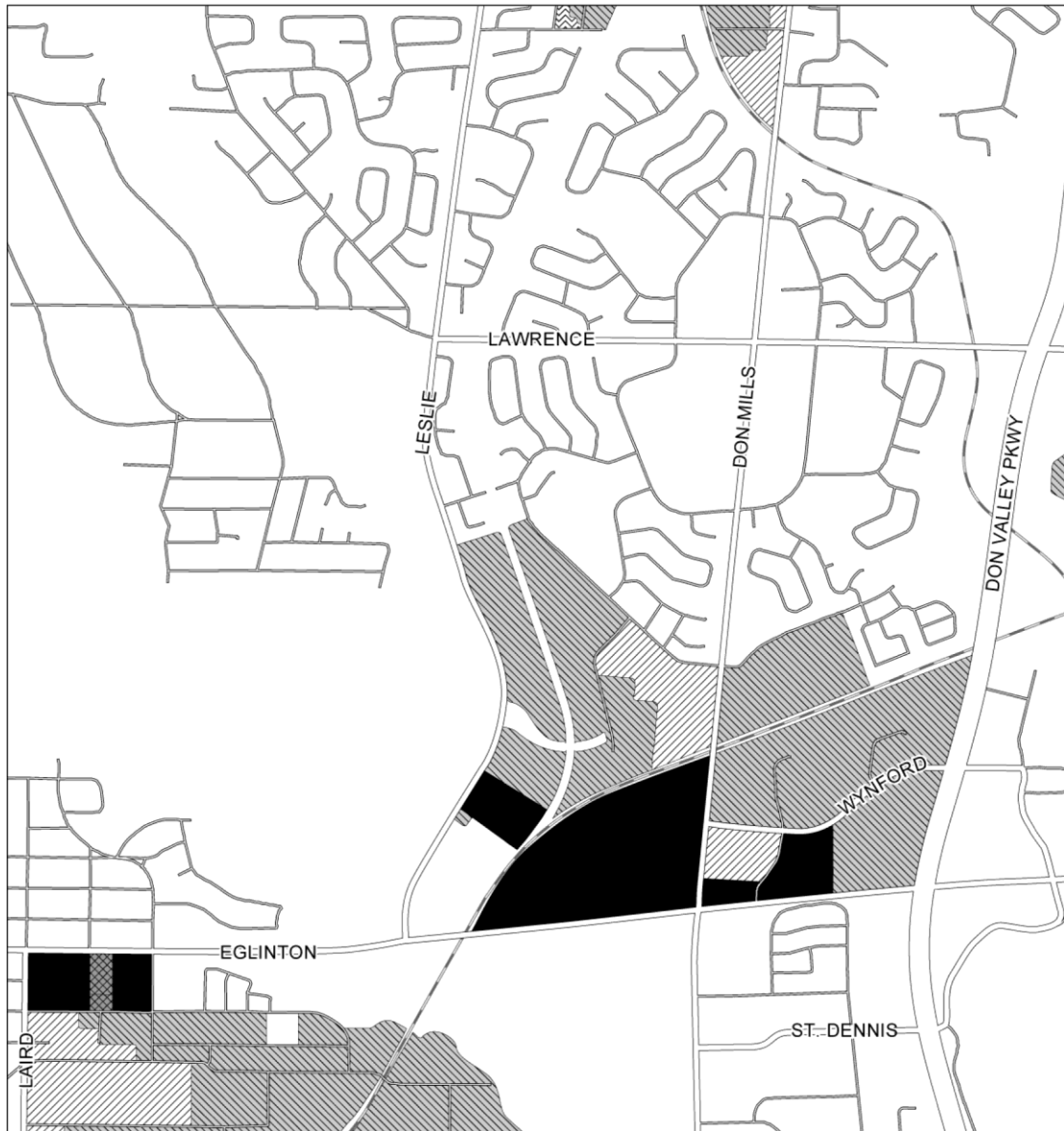


## Redesignate from 'Employment Areas' to Official Plan Designations Shown on Maps 1 to 48 inclusive

Map 24














	Neighbourhoods		Parks & Open Space Areas		Employment Areas		Utility Corridors
	Apartment Neighbourhoods		Natural Areas		Core Employment Areas		Conversion Requests/Applications
	Mixed Use Areas		Parks		General Employment Areas		Subject to Area Study
	Regeneration Areas						

Not to Scale  
07/25/2013

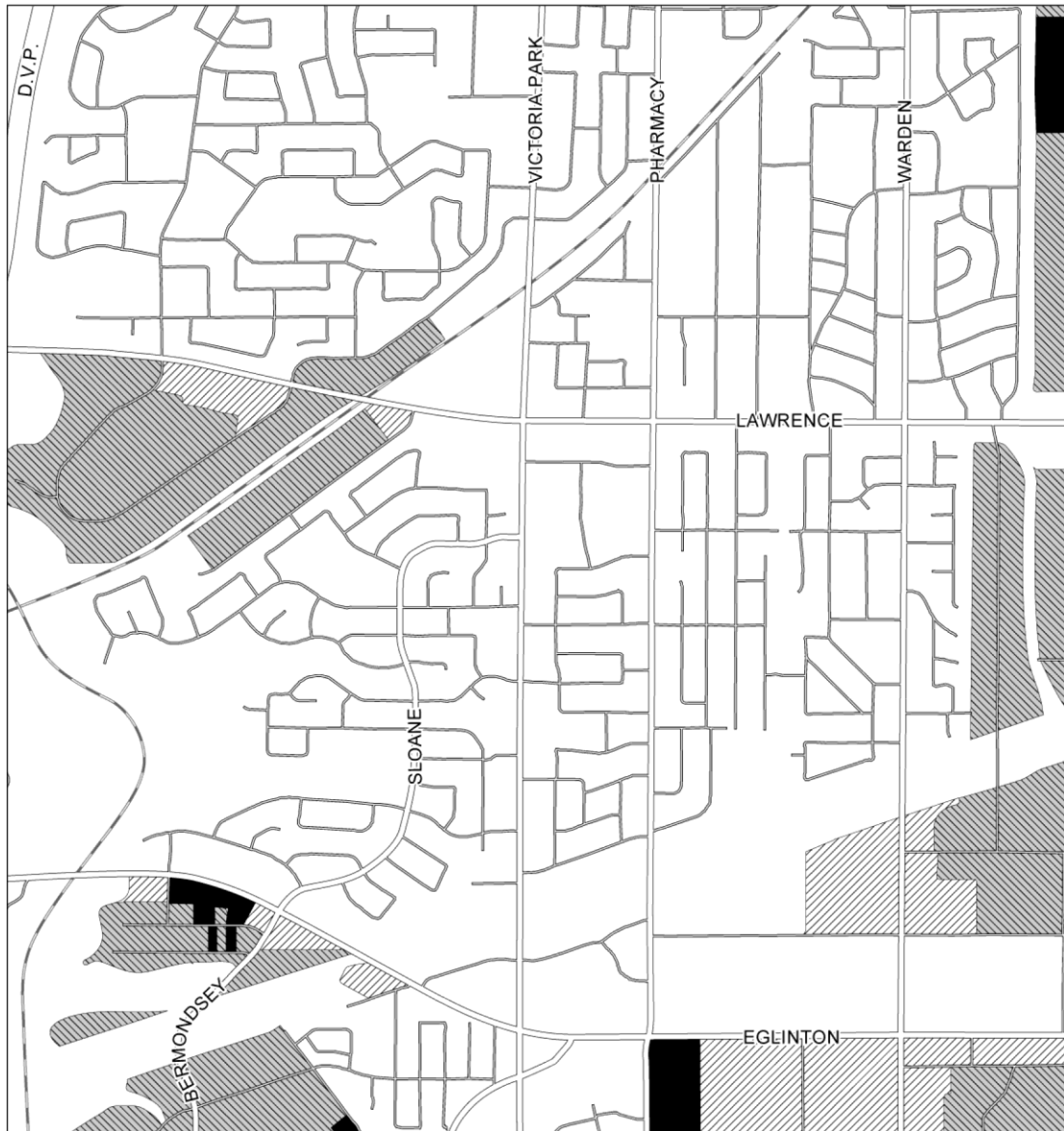


**Redesignate from 'Employment Areas' to Official Plan  
Designations Shown on Maps 1 to 48 inclusive**

**Map 25**

 Neighbourhoods	 Parks & Open Space Areas	 Employment Areas	 Utility Corridors
 Apartment Neighbourhoods	 Natural Areas	 Core Employment Areas	 Conversion Requests/Applications
 Mixed Use Areas	 Parks	 General Employment Areas	 Subject to Area Study
 Regeneration Areas			

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Not to Scale  
07/25/2013



**Redesignate from 'Employment Areas' to Official Plan  
Designations Shown on Maps 1 to 48 inclusive**

**Map 26**

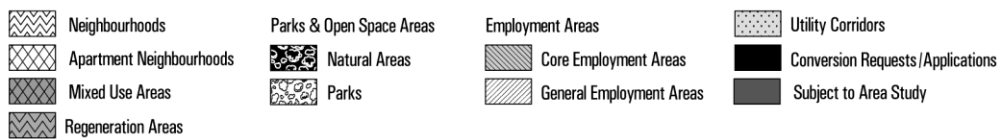
	Neighbourhoods		Parks & Open Space Areas		Employment Areas		Utility Corridors
	Apartment Neighbourhoods		Natural Areas		Core Employment Areas		Conversion Requests/Applications
	Mixed Use Areas		Parks		General Employment Areas		Subject to Area Study
	Regeneration Areas						

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07/25/2013

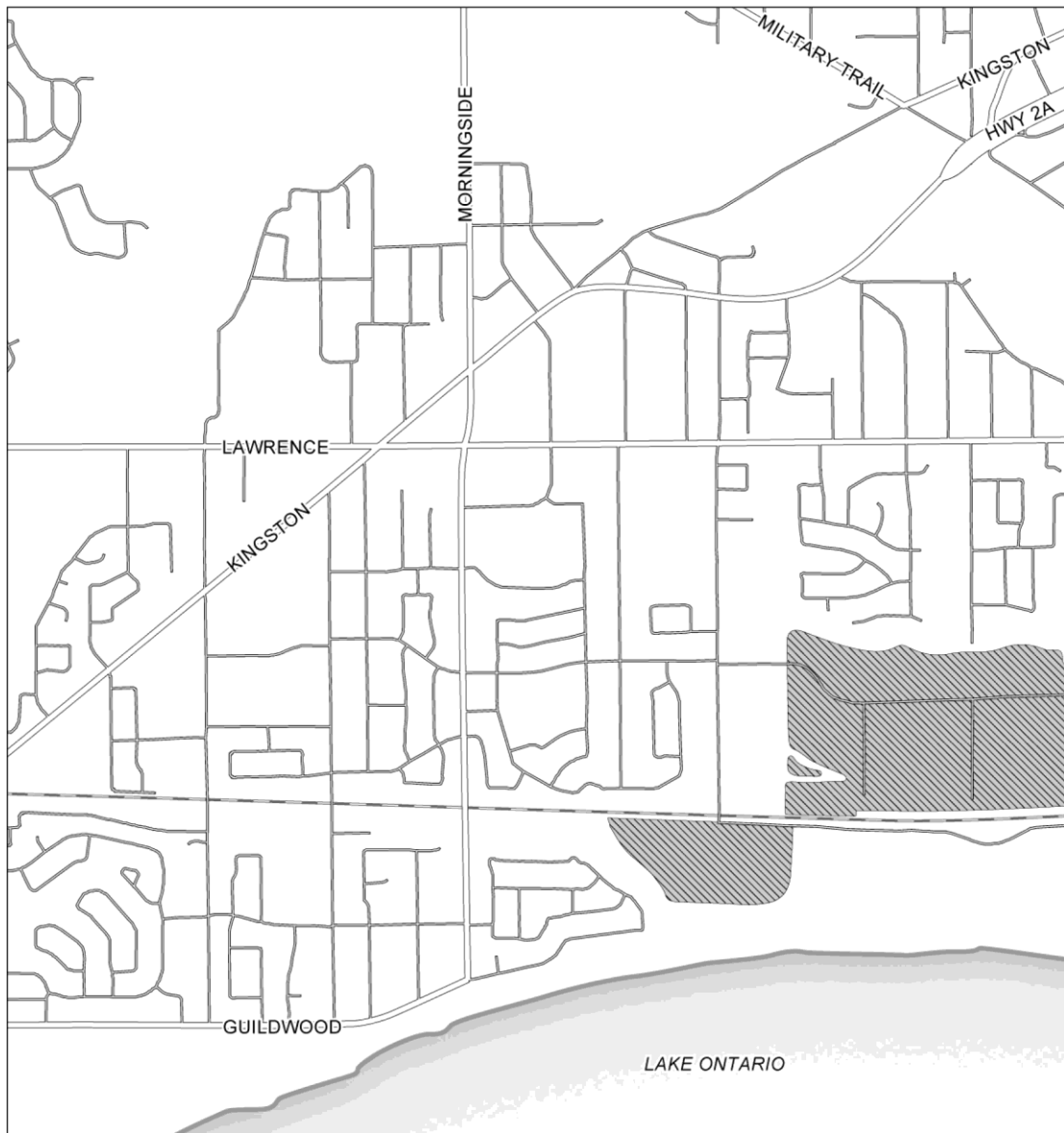


**Redesignate from 'Employment Areas' to Official Plan  
Designations Shown on Maps 1 to 48 inclusive**

**Map 27**
















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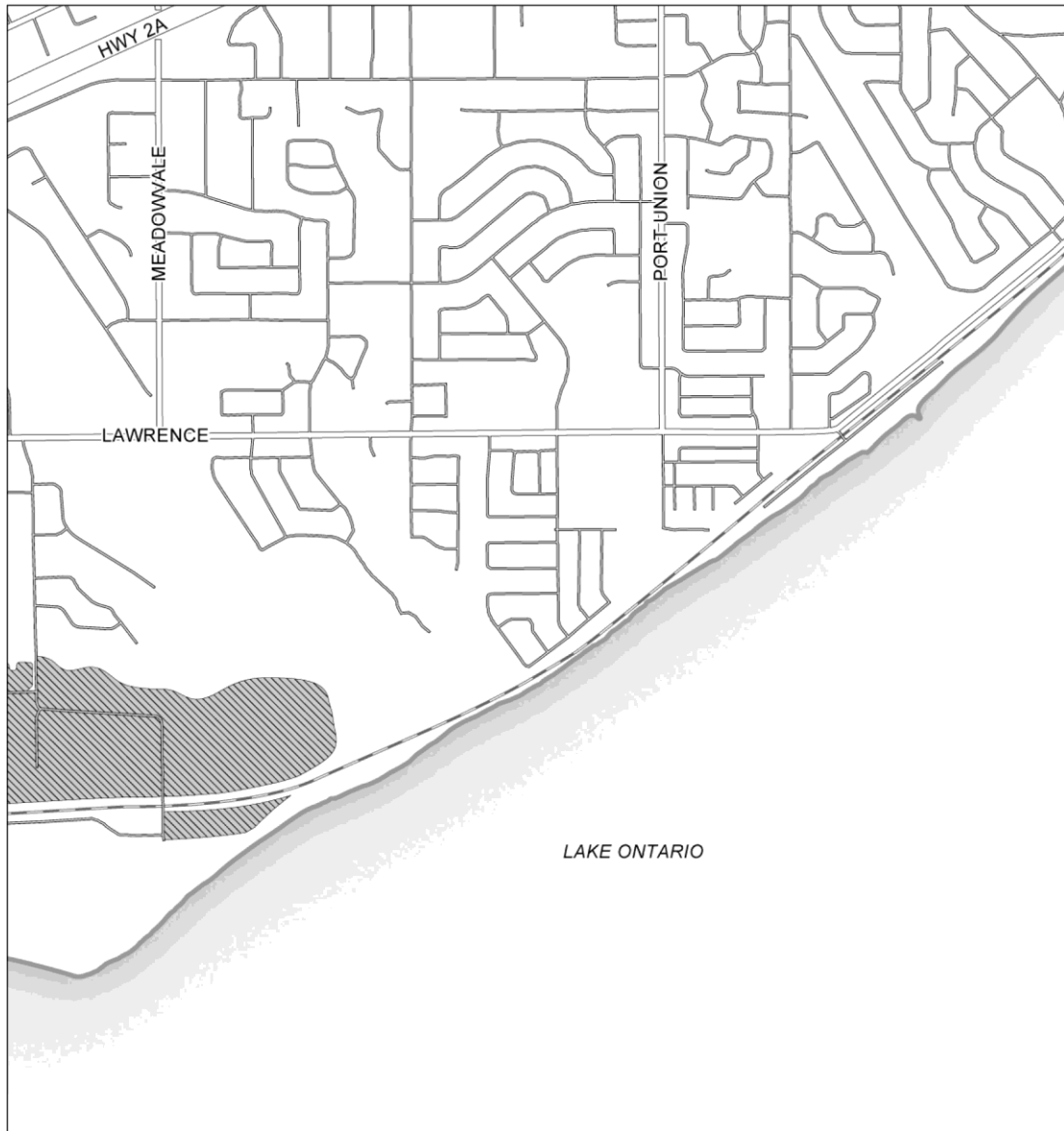


**Redesignate from 'Employment Areas' to Official Plan  
Designations Shown on Maps 1 to 48 inclusive**

**Map 28**

 Neighbourhoods	 Parks & Open Space Areas	 Employment Areas	 Utility Corridors
 Apartment Neighbourhoods	 Natural Areas	 Core Employment Areas	 Conversion Requests/Applications
 Mixed Use Areas	 Parks	 General Employment Areas	 Subject to Area Study
 Regeneration Areas			

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Not to Scale  
07/25/2013

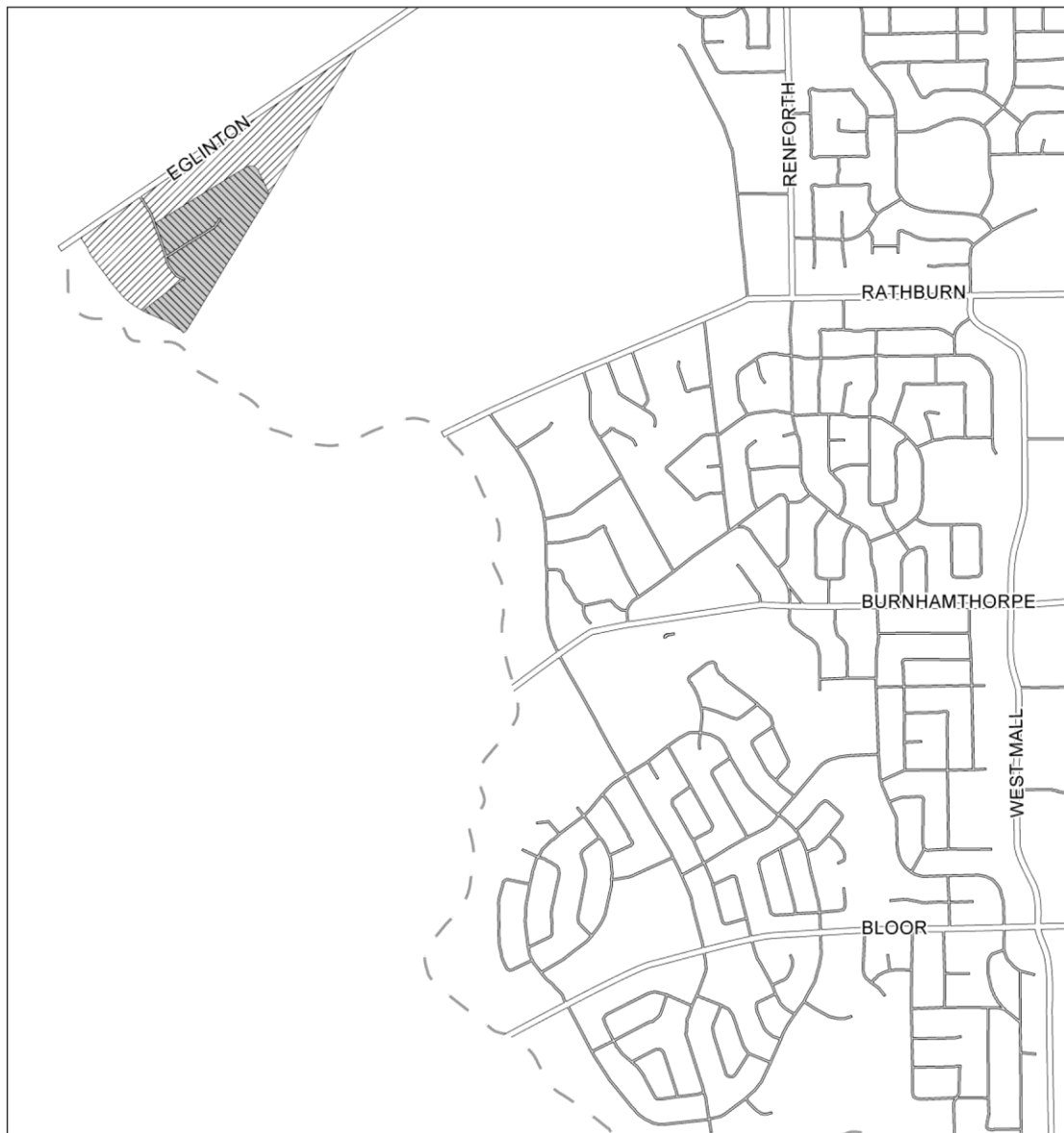


**Redesignate from 'Employment Areas' to Official Plan  
Designations Shown on Maps 1 to 48 inclusive**

**Map 29**

	Neighbourhoods		Parks & Open Space Areas		Employment Areas		Utility Corridors
	Apartment Neighbourhoods		Natural Areas		Core Employment Areas		Conversion Requests/Applications
	Mixed Use Areas		Parks		General Employment Areas		Subject to Area Study
	Regeneration Areas						

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Not to Scale  
07/25/2013



**Redesignate from 'Employment Areas' to Official Plan  
Designations Shown on Maps 1 to 48 inclusive**

**Map 30**

	Neighbourhoods		Parks & Open Space Areas		Employment Areas		Utility Corridors
	Apartment Neighbourhoods		Natural Areas		Core Employment Areas		Conversion Requests/Applications
	Mixed Use Areas		Parks		General Employment Areas		Subject to Area Study
	Regeneration Areas						

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Not to Scale  
07/25/2013



**Redesignate from 'Employment Areas' to Official Plan  
Designations Shown on Maps 1 to 48 inclusive**

**Map 31**














	Neighbourhoods		Parks & Open Space Areas		Employment Areas		Utility Corridors
	Apartment Neighbourhoods		Natural Areas		Core Employment Areas		Conversion Requests/Applications
	Mixed Use Areas		Parks		General Employment Areas		Subject to Area Study
	Regeneration Areas						

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Not to Scale  
07/25/2013

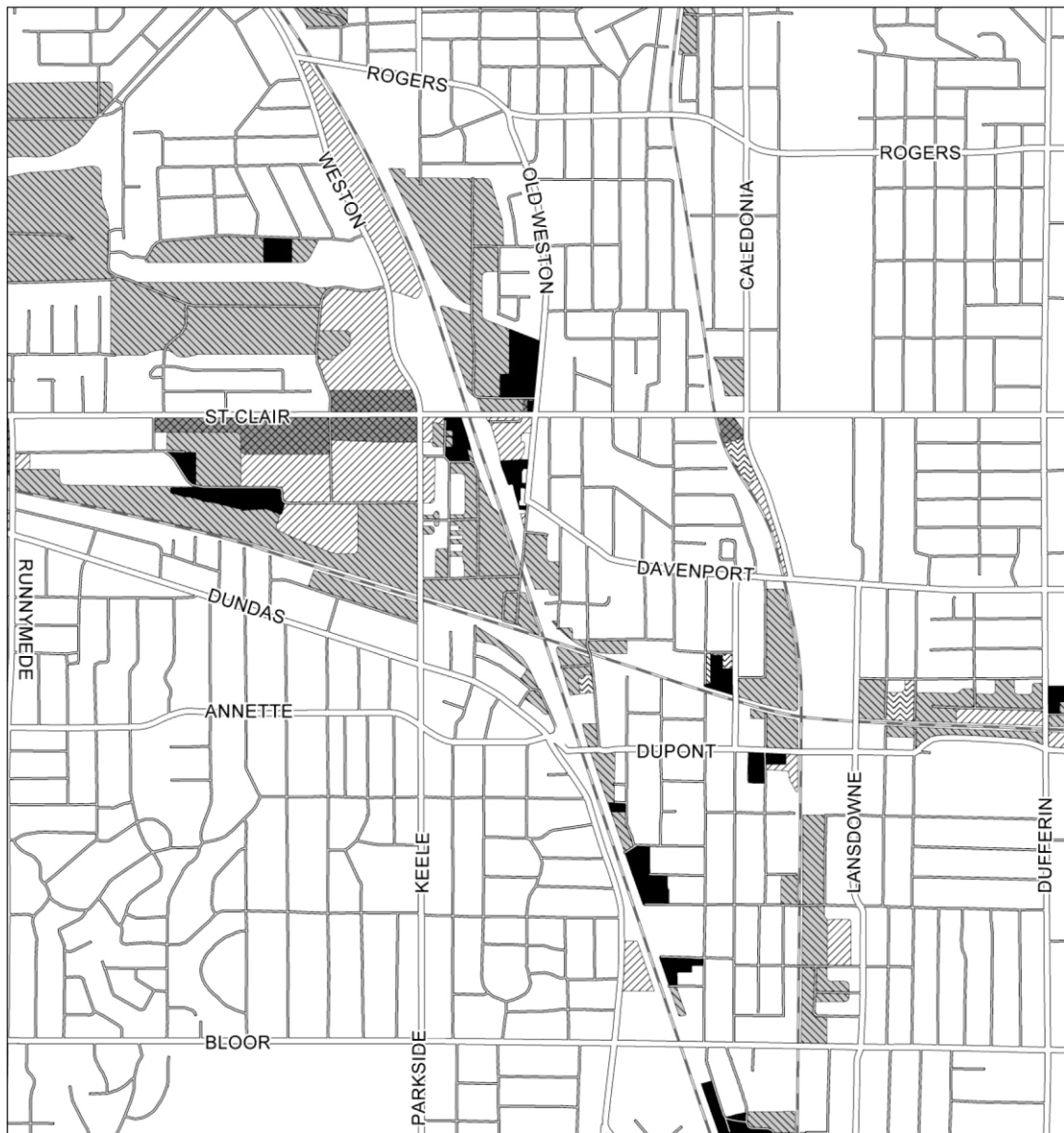


**Redesignate from 'Employment Areas' to Official Plan  
Designations Shown on Maps 1 to 48 inclusive**

**Map 32**

 Neighbourhoods	 Parks & Open Space Areas	 Employment Areas	 Utility Corridors
 Apartment Neighbourhoods	 Natural Areas	 Core Employment Areas	 Conversion Requests/Applications
 Mixed Use Areas	 Parks	 General Employment Areas	 Subject to Area Study
 Regeneration Areas			

  
Not to Scale  
07/25/2013



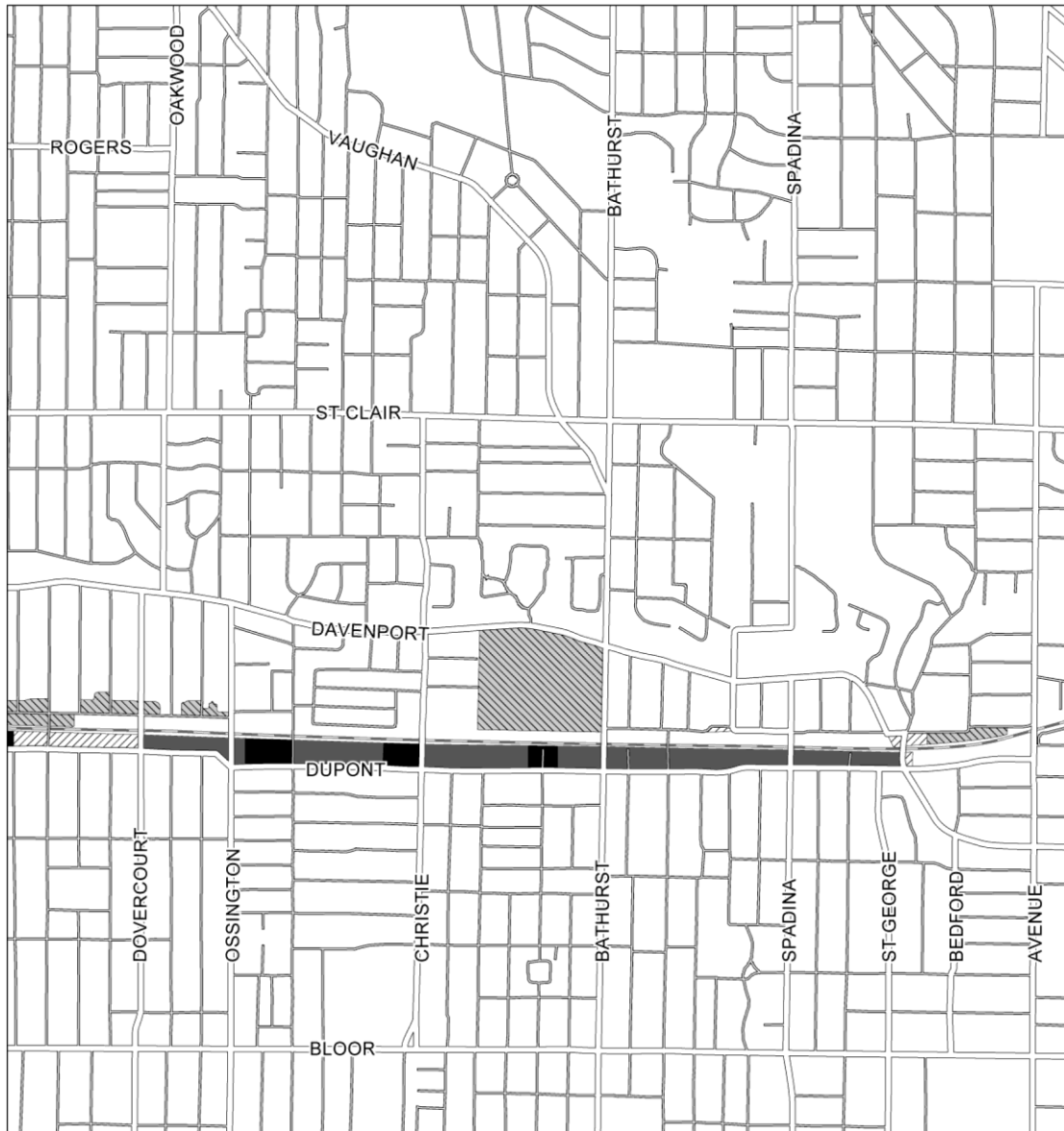
## Redesignate from 'Employment Areas' to Official Plan Designations Shown on Maps 1 to 48 inclusive

Map 33

	Neighbourhoods		Parks & Open Space Areas		Employment Areas		Utility Corridors
	Apartment Neighbourhoods		Natural Areas		Core Employment Areas		Conversion Requests/Applications
	Mixed Use Areas		Parks		General Employment Areas		Subject to Area Study
	Regeneration Areas						



Not to Scale  
07/25/2013



## Redesignate from 'Employment Areas' to Official Plan Designations Shown on Maps 1 to 48 inclusive

Map 34

	Neighbourhoods		Parks & Open Space Areas		Employment Areas		Utility Corridors
	Apartment Neighbourhoods		Natural Areas		Core Employment Areas		Conversion Requests/Applications
	Mixed Use Areas		Parks		General Employment Areas		Subject to Area Study
	Regeneration Areas						

Not to Scale  
07/25/2013

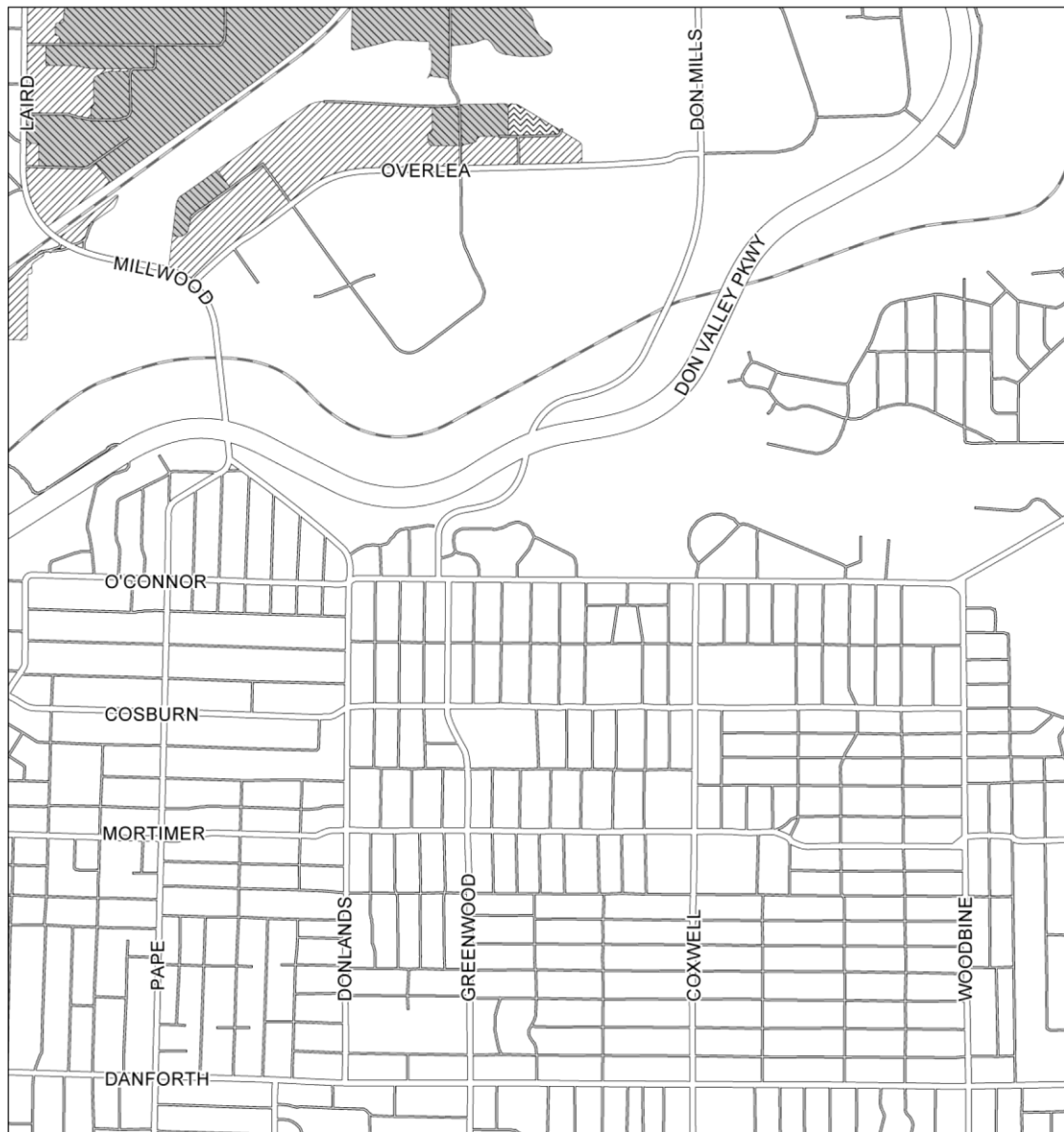


**Redesignate from 'Employment Areas' to Official Plan  
Designations Shown on Maps 1 to 48 inclusive**

**Map 35**

	Neighbourhoods		Parks & Open Space Areas		Employment Areas		Utility Corridors
	Apartment Neighbourhoods		Natural Areas		Core Employment Areas		Conversion Requests/Applications
	Mixed Use Areas		Parks		General Employment Areas		Subject to Area Study
	Regeneration Areas						

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Not to Scale  
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# Redesignate from 'Employment Areas' to Official Plan Designations Shown on Maps 1 to 48 inclusive

Map 36

	Neighbourhoods		Parks & Open Space Areas		Employment Areas		Utility Corridors
	Apartment Neighbourhoods		Natural Areas		Core Employment Areas		Conversion Requests/Applications
	Mixed Use Areas		Parks		General Employment Areas		Subject to Area Study
	Regeneration Areas						



Not to Scale  
07/25/2013

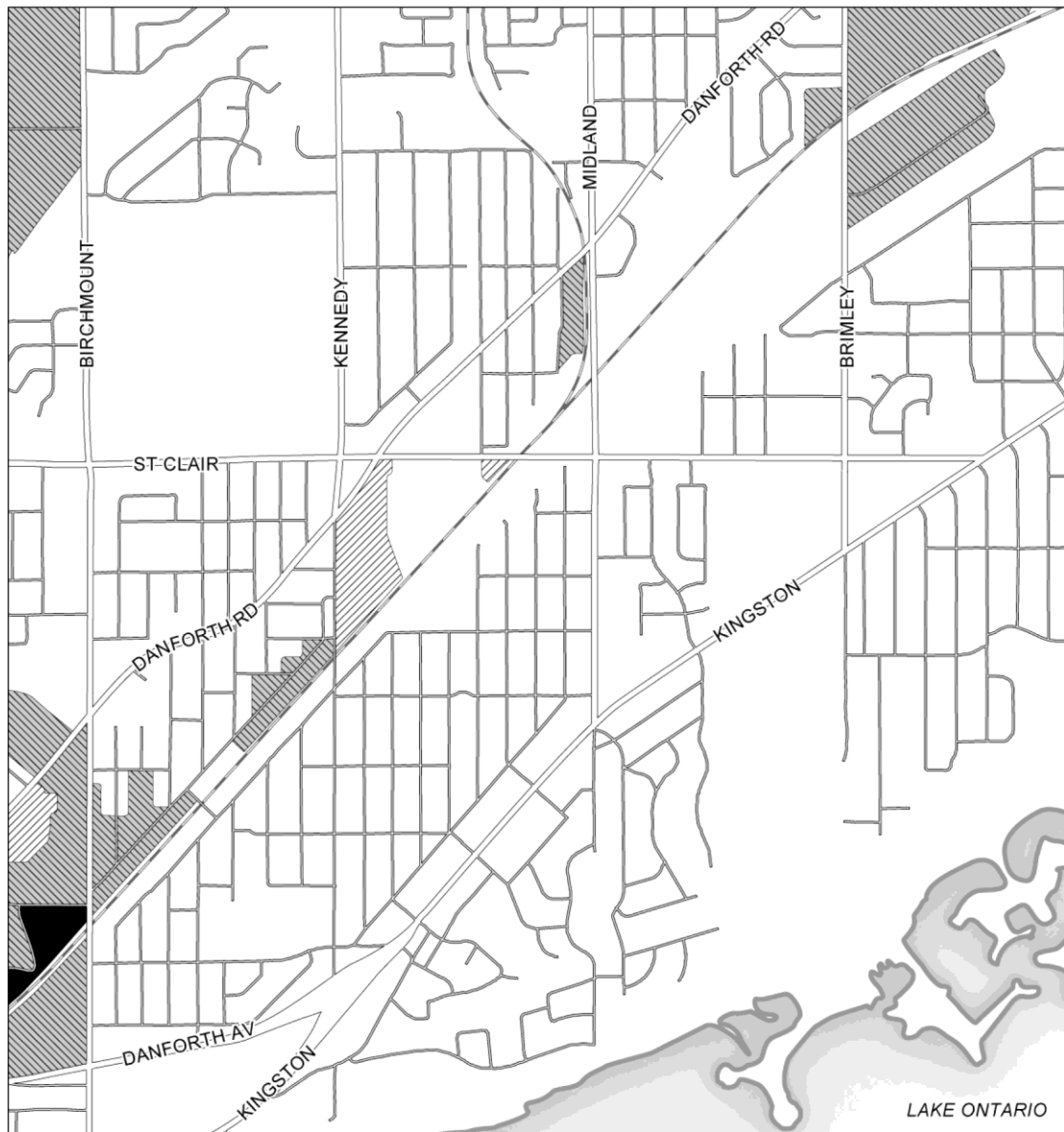


**Redesignate from 'Employment Areas' to Official Plan  
Designations Shown on Maps 1 to 48 inclusive**

**Map 37**

	Neighbourhoods		Parks & Open Space Areas		Employment Areas		Utility Corridors
	Apartment Neighbourhoods		Natural Areas		Core Employment Areas		Conversion Requests/Applications
	Mixed Use Areas		Parks		General Employment Areas		Subject to Area Study
	Regeneration Areas						

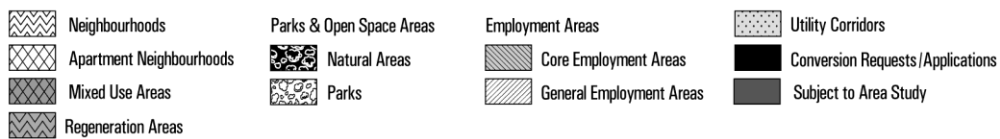
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07/25/2013



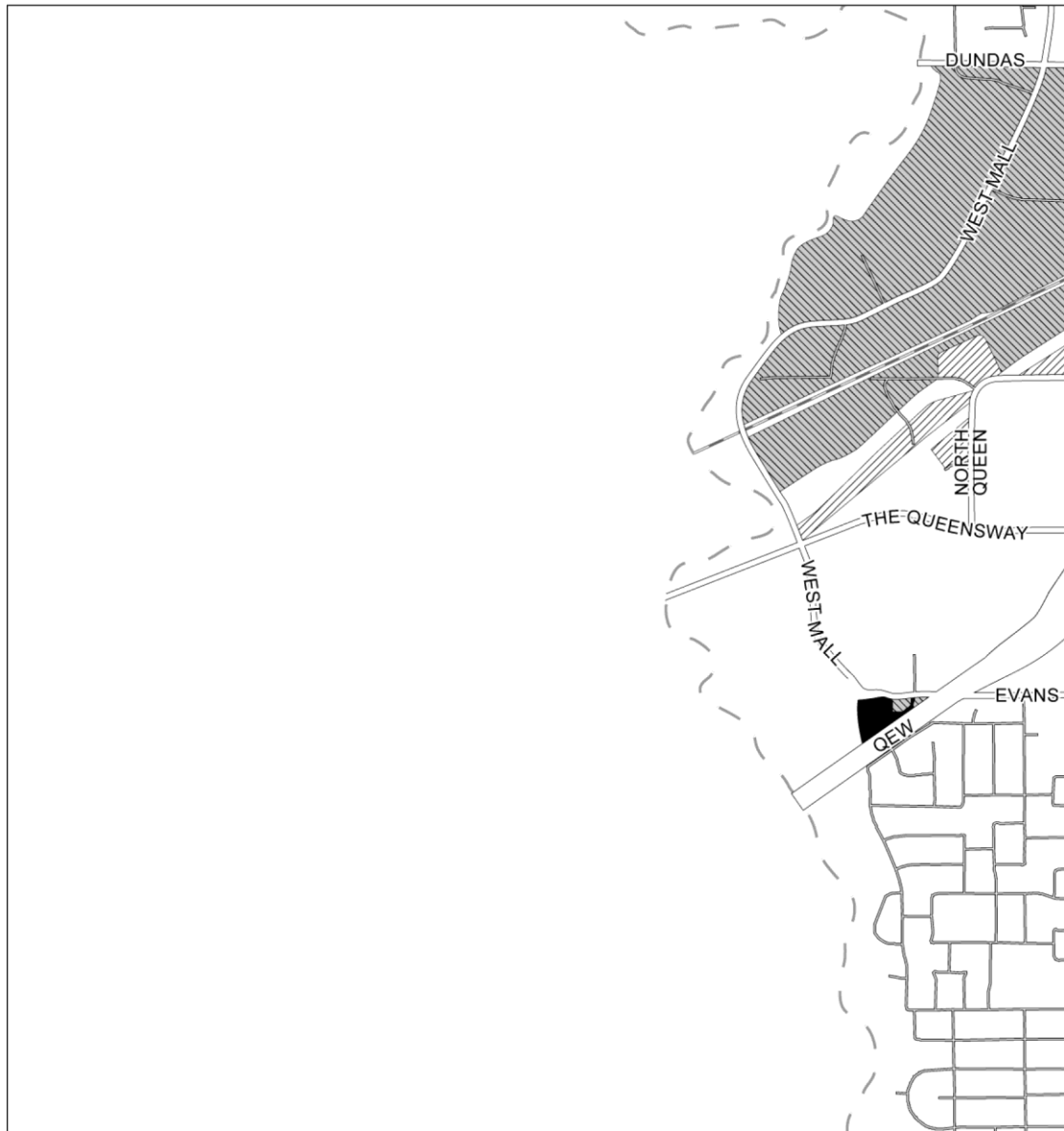
**TORONTO** City Planning

## Redesignate from 'Employment Areas' to Official Plan Designations Shown on Maps 1 to 48 inclusive

**Map 38**



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Not to Scale  
07/25/2013



**Redesignate from 'Employment Areas' to Official Plan  
Designations Shown on Maps 1 to 48 inclusive**

**Map 39**

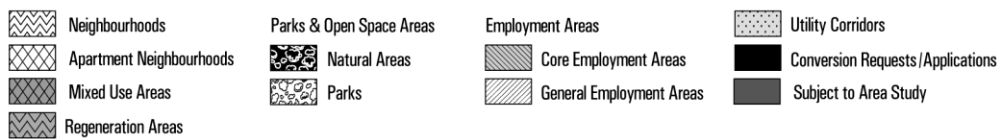
	Neighbourhoods		Parks & Open Space Areas		Employment Areas		Utility Corridors
	Apartment Neighbourhoods		Natural Areas		Core Employment Areas		Conversion Requests/Applications
	Mixed Use Areas		Parks		General Employment Areas		Subject to Area Study
	Regeneration Areas						

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07/25/2013

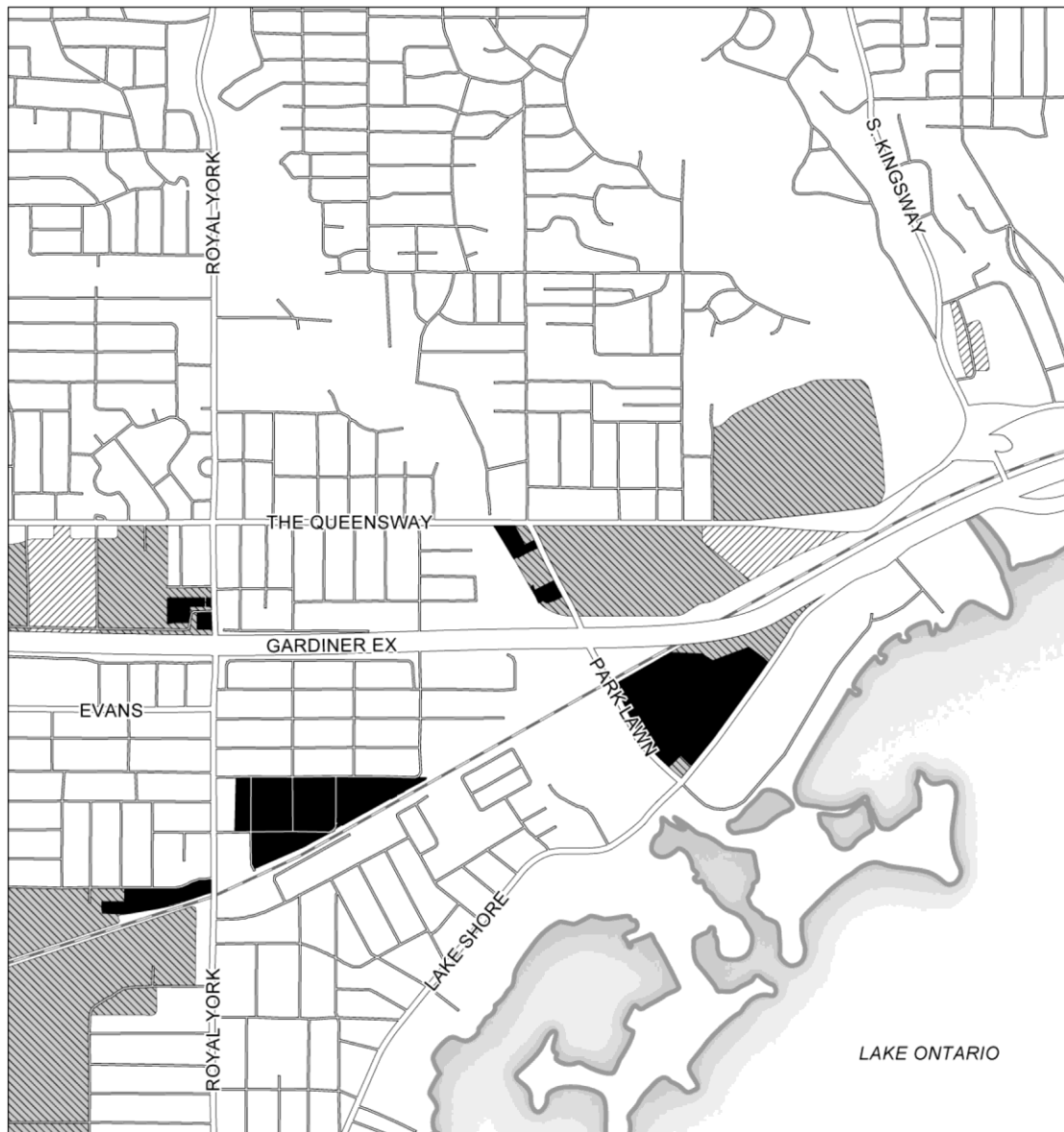


## Redesignate from 'Employment Areas' to Official Plan Designations Shown on Maps 1 to 48 inclusive

Map 40
















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07/25/2013



**Redesignate from 'Employment Areas' to Official Plan  
Designations Shown on Maps 1 to 48 inclusive**

**Map 41**

 Neighbourhoods	 Parks & Open Space Areas	 Employment Areas	 Utility Corridors
 Apartment Neighbourhoods	 Natural Areas	 Core Employment Areas	 Conversion Requests/Applications
 Mixed Use Areas	 Parks	 General Employment Areas	 Subject to Area Study
 Regeneration Areas			

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Not to Scale  
07/25/2013



## Redesignate from 'Employment Areas' to Official Plan Designations Shown on Maps 1 to 48 inclusive

Map 42

Neighbourhoods  
Apartment Neighbourhoods  
Mixed Use Areas  
Regeneration Areas

Parks & Open Space Areas  
Natural Areas  
Parks

Employment Areas  
Core Employment Areas  
General Employment Areas

Utility Corridors  
Conversion Requests/Applications  
Subject to Area Study



Not to Scale  
07/25/2013

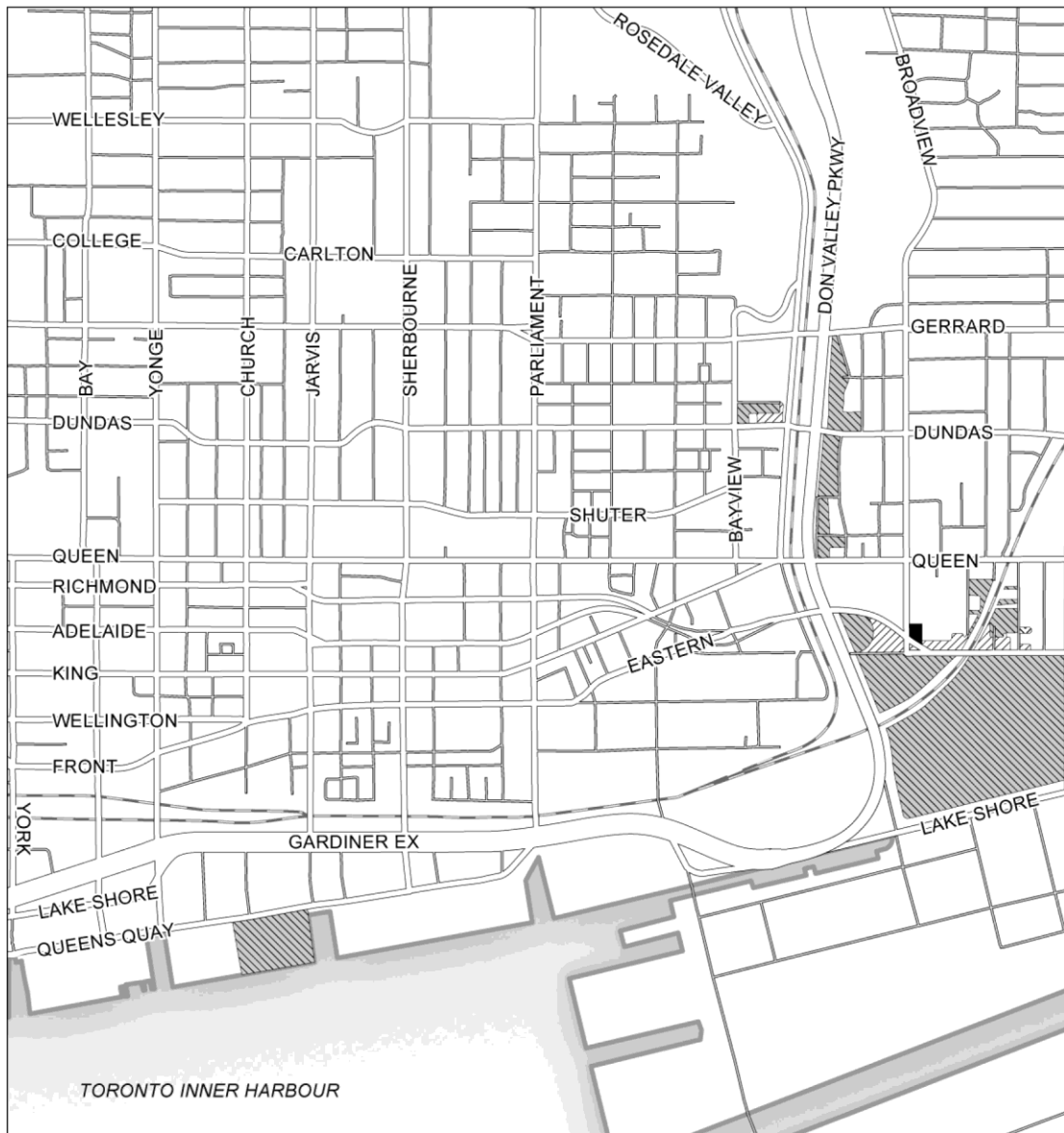


## Redesignate from 'Employment Areas' to Official Plan Designations Shown on Maps 1 to 48 inclusive

Map 43

	Neighbourhoods		Parks & Open Space Areas		Employment Areas		Utility Corridors
	Apartment Neighbourhoods		Natural Areas		Core Employment Areas		Conversion Requests/Applications
	Mixed Use Areas		Parks		General Employment Areas		Subject to Area Study
	Regeneration Areas						

↑  
Not to Scale  
07/25/2013

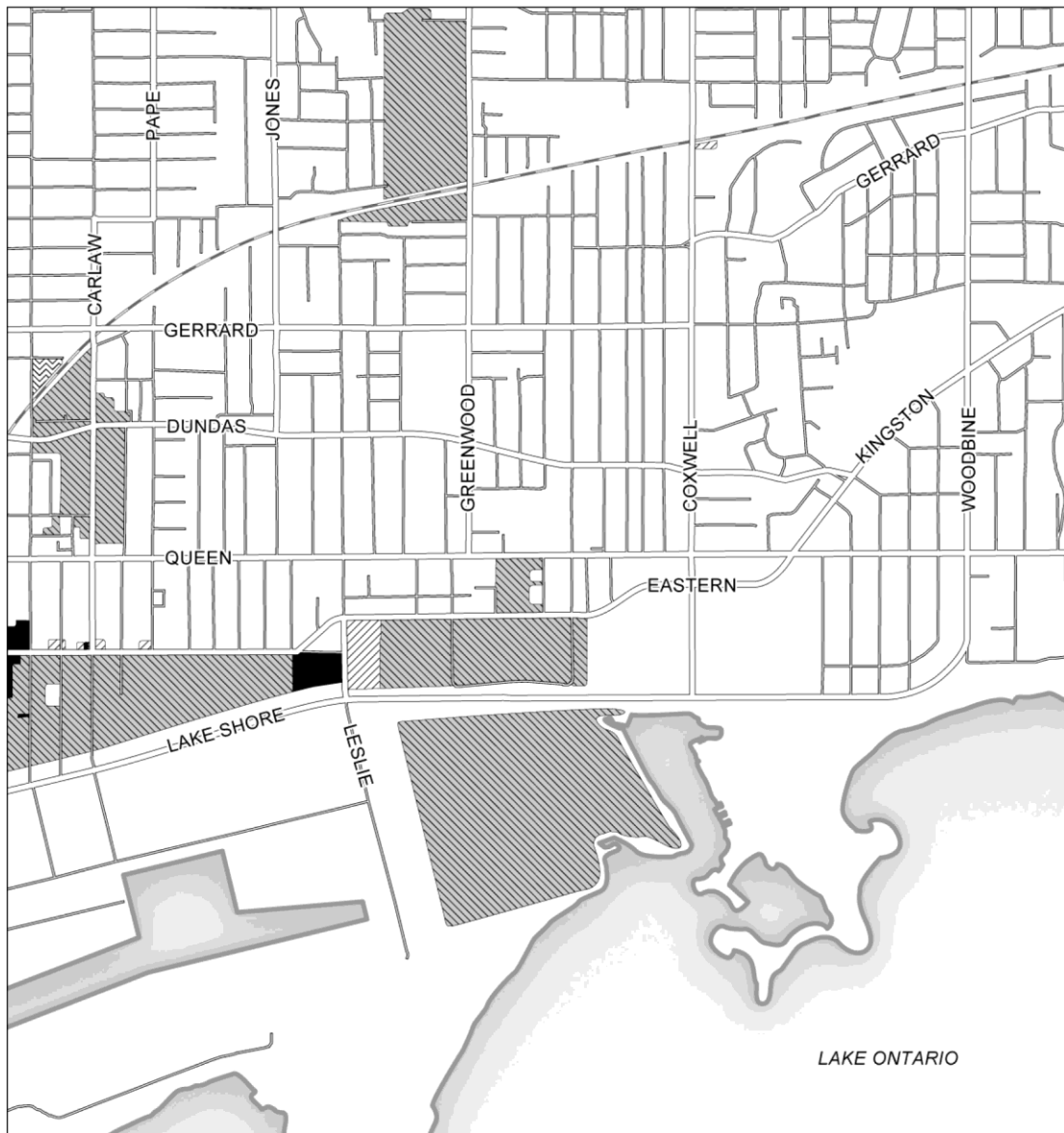


## Redesignate from 'Employment Areas' to Official Plan Designations Shown on Maps 1 to 48 inclusive

Map 44

	Neighbourhoods		Parks & Open Space Areas		Employment Areas		Utility Corridors
	Apartment Neighbourhoods		Natural Areas		Core Employment Areas		Conversion Requests/Applications
	Mixed Use Areas		Parks		General Employment Areas		Subject to Area Study
	Regeneration Areas						

Not to Scale  
07/25/2013



## Redesignate from 'Employment Areas' to Official Plan Designations Shown on Maps 1 to 48 inclusive

Map 45

	Neighbourhoods		Parks & Open Space Areas		Employment Areas		Utility Corridors
	Apartment Neighbourhoods		Natural Areas		Core Employment Areas		Conversion Requests/Applications
	Mixed Use Areas		Parks		General Employment Areas		Subject to Area Study
	Regeneration Areas						



Not to Scale  
07/25/2013

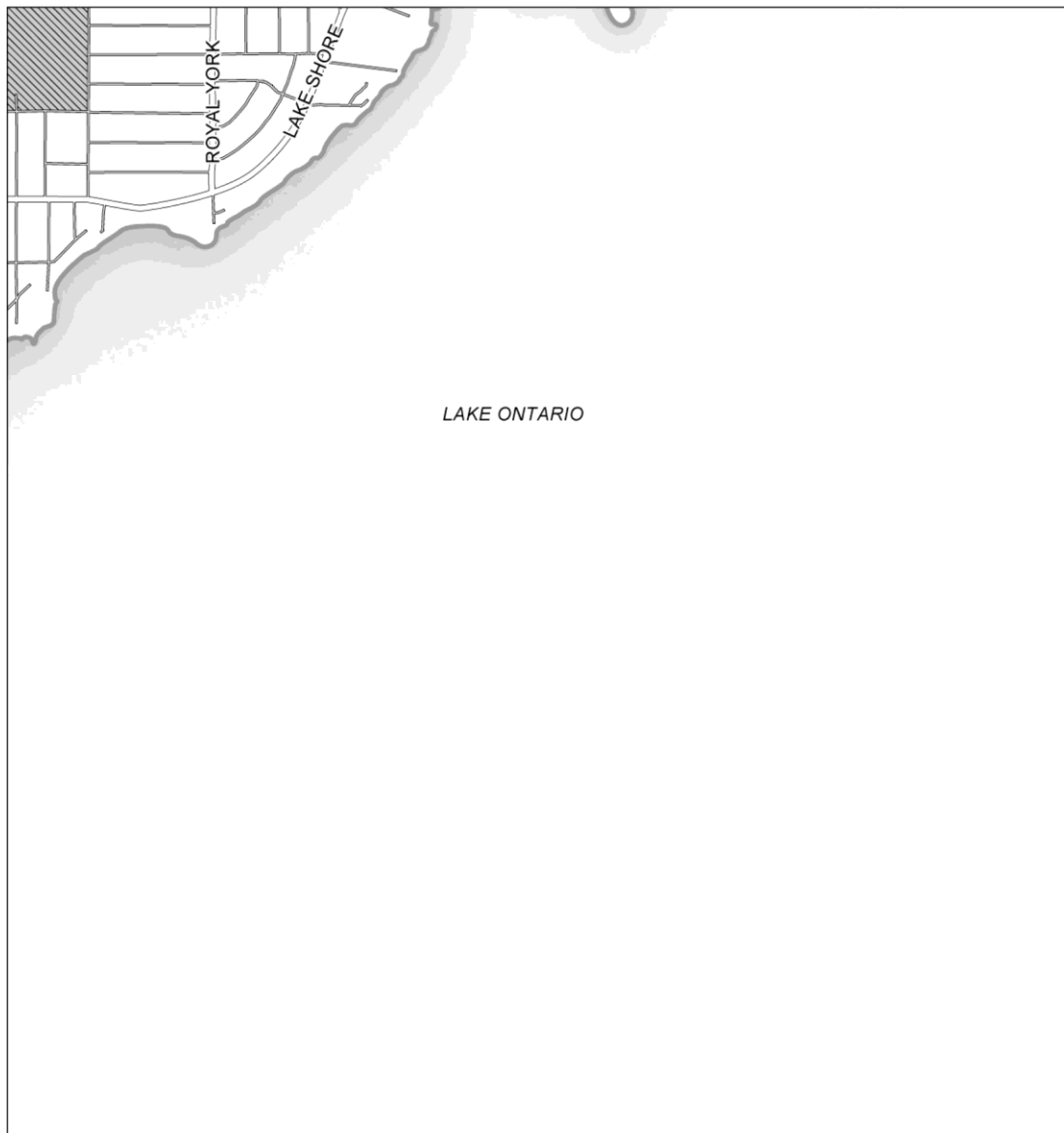


## Redesignate from 'Employment Areas' to Official Plan Designations Shown on Maps 1 to 48 inclusive

Map 46

	Neighbourhoods		Parks & Open Space Areas		Employment Areas		Utility Corridors
	Apartment Neighbourhoods		Natural Areas		Core Employment Areas		Conversion Requests/Applications
	Mixed Use Areas		Parks		General Employment Areas		Subject to Area Study
	Regeneration Areas						

Not to Scale  
07/25/2013

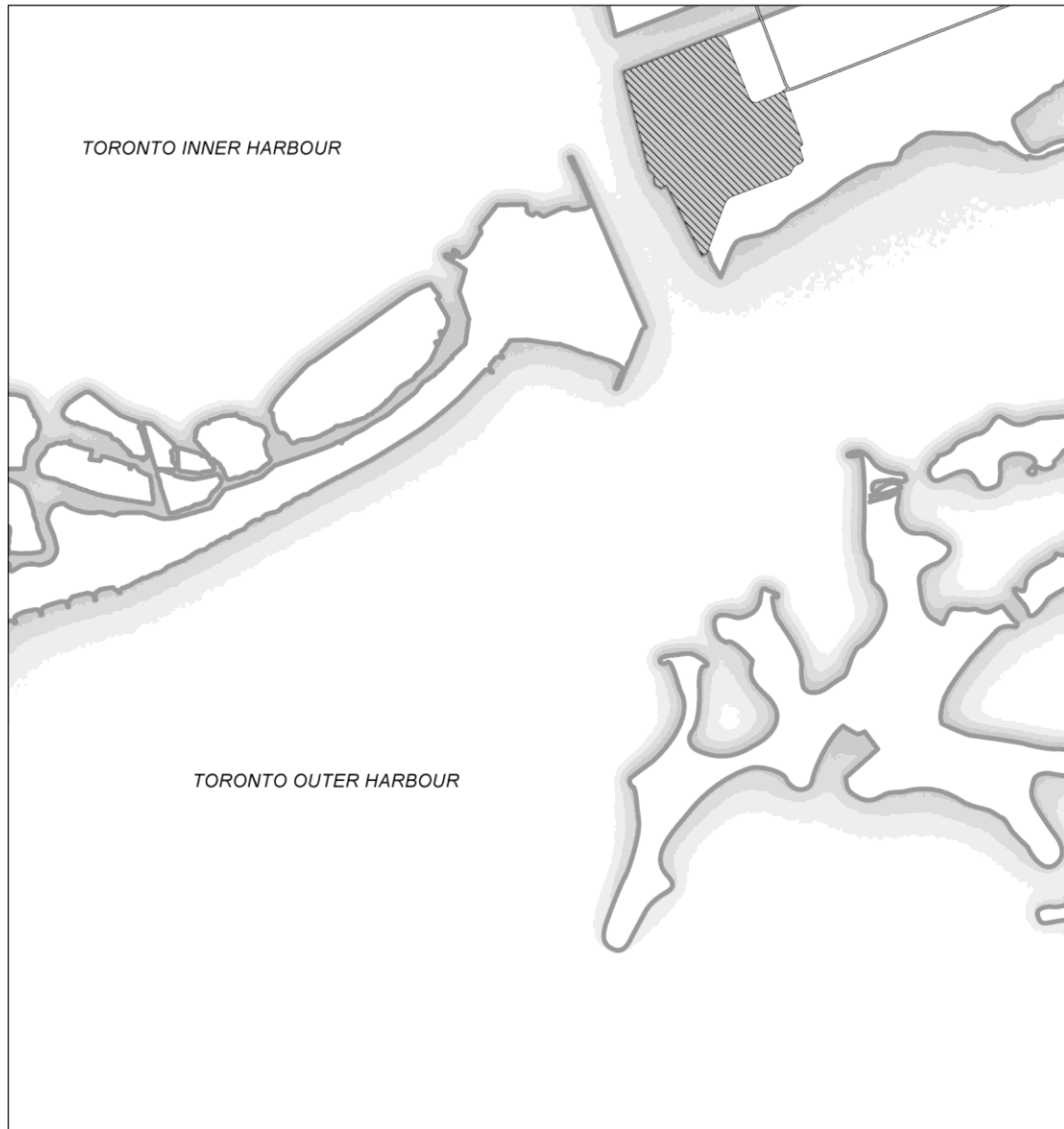


**Redesignate from 'Employment Areas' to Official Plan  
Designations Shown on Maps 1 to 48 inclusive**

**Map 47**

	Neighbourhoods		Parks & Open Space Areas		Employment Areas		Utility Corridors
	Apartment Neighbourhoods		Natural Areas		Core Employment Areas		Conversion Requests/Applications
	Mixed Use Areas		Parks		General Employment Areas		Subject to Area Study
	Regeneration Areas						

Not to Scale  
07/25/2013



# Redesignate from 'Employment Areas' to Official Plan Designations Shown on Maps 1 to 48 inclusive

Map 48

	Neighbourhoods		Parks & Open Space Areas		Employment Areas		Utility Corridors
	Apartment Neighbourhoods		Natural Areas		Core Employment Areas		Conversion Requests/Applications
	Mixed Use Areas		Parks		General Employment Areas		Subject to Area Study
	Regeneration Areas						

Not to Scale  
07/25/2013