

Authority: Planning and Housing Committee Item PH14.1, as adopted by City of Toronto Council on July 24 and 25, 2024; and Item CC22.7, as adopted by City of Toronto Council on October 9 and 10, 2024
City Council voted in favour of this by-law on October 10, 2024
Written approval of this by-law was given by Mayoral Decision 19-2024 dated October 10, 2024

CITY OF TORONTO

BY-LAW 1108-2024

To adopt Amendment 680 to the Official Plan for the City of Toronto with respect to Policies 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 adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

The Council of the City of Toronto enacts:

1. The attached Amendment 680 to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and passed on October 10, 2024.

Frances Nunziata,
Speaker

John D. Elvidge,
City Clerk

(Seal of the City)

AMENDMENT 680 TO THE OFFICIAL PLAN OF THE CITY OF TORONTO

The Official Plan of the City of Toronto is amended as follows:

1. Chapter 2, Shaping the City, 2.2.4 Employment Areas, Policy 2.2.4.1 is amended by:
 - a. deleting the words ", but not limited to" in the second sentence after the word "including";
 - b. adding a colon after the word "including" in the second sentence;
 - c. formatting the words after "including:" into a lettered list with the word "manufacturing;" as letter a);
 - d. adding the words "research and development in connection with manufacturing anything;" as letter b);
 - e. adding the words "and goods movement;" after the word "warehousing" as letter c);
 - f. deleting the word "associated" after the words "office and" and adding the words "associated with activities set out in a) to c), above; and" after the word "retail" as letter d); and
 - g. deleting the word "facilities" after the word "ancillary", adding the word "facilities" before the word "ancillary", and adding the words "to activities set out in a) to d), above." after the word "ancillary" as letter e).

Such that the policy 2.2.4.1 reads as follows:

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:
 - a) manufacturing;
 - b) research and development in connection with manufacturing anything;
 - c) warehousing and goods movement;
 - d) office and retail associated with activities set out in a) to c), above; and
 - e) facilities ancillary to activities set out in a) to d), above.
2. Chapter 2, Shaping the City, 2.2.4 Employment Areas, Policy 2.2.4.2 d) is amended by:

- a. adding the words "where permitted;" after the words "for new office buildings,"; and
- b. deleting the words "particularly in business parks along the Don Valley corridor and/or within walking distance to higher order transit"

Such that the policy 2.2.4.2 d) reads as follows:

- d) provide opportunities for new office buildings, where permitted;
3. Chapter 3, Building a Successful City, 3.5.1 Creating A Strong and Diverse Civic Economy, Policy 3.5.1.2 a) is amended by adding the words ", where permitted, in " before the words "*Employment Areas*" such that policy 3.5.1.2 a) reads as follows:
- 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, where permitted, in *Employment Areas*;
4. Chapter 4, Land Use Designations, 4.6 Employments Areas, unshaded introductory text, paragraph 3, is amended by:
- a. deleting the word "a" after the words "dealerships are permitted as" and replacing it with the words "an associated";
 - b. deleting the words "and service" after the word "retail";
 - c. deleting the word "a" before the words "*General Employment Area*"; and
 - d. deleting the words "*Area*" after the words "use in *General Employment*" and replacing it with the word "*Areas*".

Such that paragraph 3 reads as follows:

General Employment Areas are generally located on the periphery of *Employment Areas* on major roads where retail, service and restaurant uses can serve workers in the *Employment Area* and would also benefit from visibility and transit access to draw the broader public. Retail uses on the periphery of *Employment Areas* frequently serve as a buffer between industries in the interior of *Employment Areas* and nearby residential areas. In addition to all of the uses permitted in a *Core Employment Area*, the uses identified in Policy 4.6.3 are also permitted in *General Employment Areas*. Automobile dealerships are permitted as an associated retail use in *General Employment Areas*.

5. Chapter 4, Land Use Designations, 4.6 Employments Areas, unshaded introductory text, paragraph 4 is amended by:
- a. adding the word "associated" after the words "All types of"; and

- b. deleting the word "a" after the words "provided for in".

Such that paragraph 4 reads as follows:

All types of associated retail are provided for in *General Employment Areas*. However, because major retail developments have the potential for greater impacts, they may be permitted only through an amendment to this Plan and the enactment of a site specific zoning by-law by way of a City-initiated Municipal Comprehensive Review. All land designated *Core Employment Areas* and *General Employment Areas* contribute equally to the achievement of economic development and growth objectives.

- 6. Chapter 4, Land Use Designations, 4.6 Employment Areas, Policy 4.6.1 is amended by:
 - a. adding the word “associated” before the words "offices"; and
 - b. deleting the word "facilities" after the words "research and development" and replacing it with the words "in connection with manufacturing anything".

Such that policy 4.6.1 reads as follows:

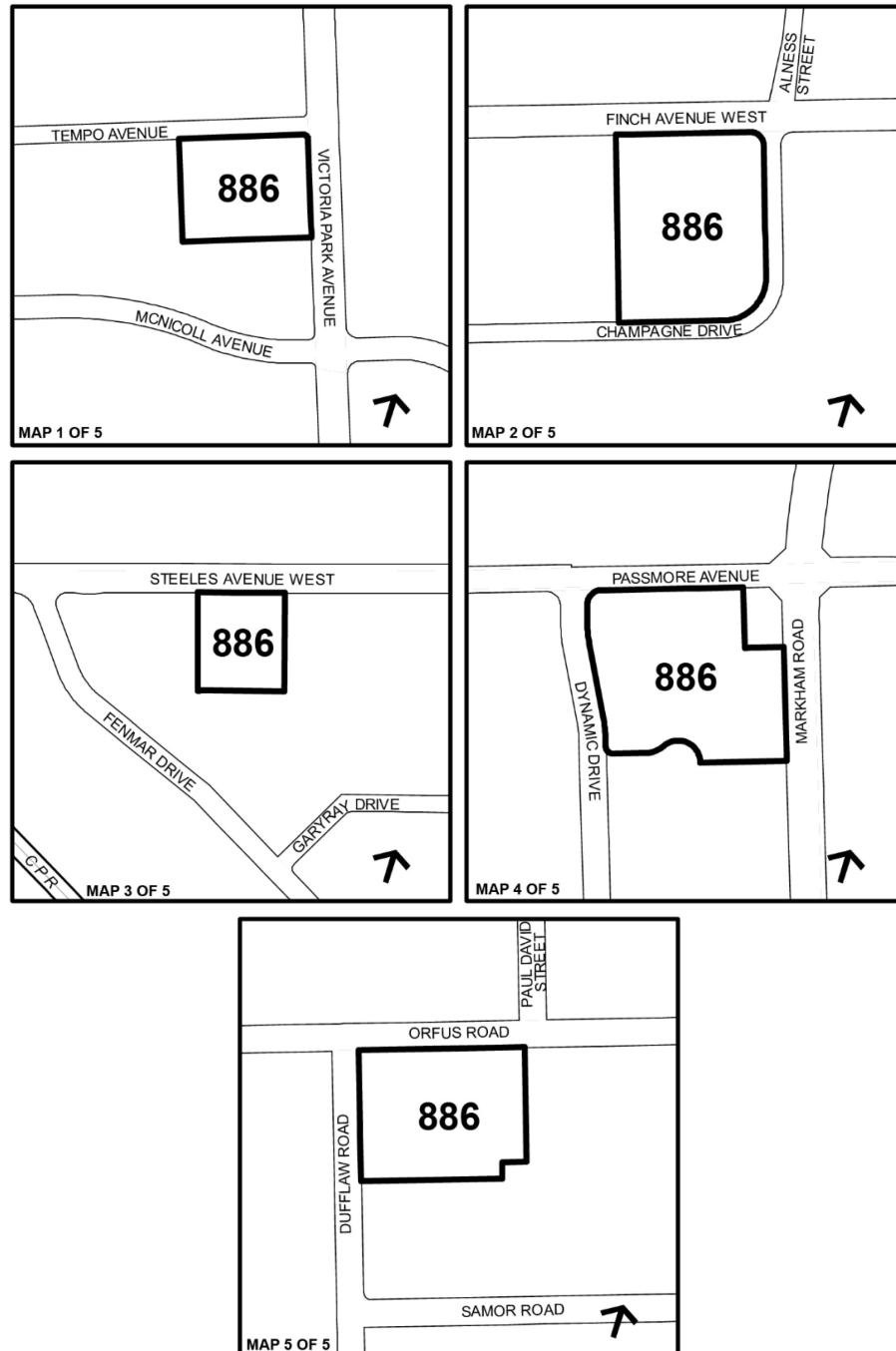
- 1. *Core Employment Areas* are places for business and economic activities. Uses permitted in *Core Employment Areas* are all types of manufacturing, processing, warehousing, wholesaling, distribution, storage, transportation facilities, vehicle repair and services, associated offices, research and development in connection with manufacturing anything, utilities, waste management systems, industrial trade schools, media, information and technology facilities, and vertical agriculture.
- 7. Chapter 4, Land Use Designations, 4.6 Employment Areas, Policy 4.6.3 is amended by:
 - a. adding the words "all types of associated retail, including" after the words "*General Employment Area* also include"; and
 - b. deleting the words ", and all types of retail," after the word "restaurants"

Such that policy 4.6.3 reads as follows:

- 3. *General Employment Areas* are places for business and economic activities generally located on the peripheries of *Employment Areas*. In addition to all uses permitted in Policies 4.6.1 and 4.6.2, permitted uses in a *General Employment Area* also include all types of associated retail, including restaurants and service uses.
- 8. Chapter 4, Land Use Designations, 4.6 Employment Areas, is amended by deleting Policy 4.6.4.
- 9. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy 886:

886. 3550 Victoria Park Avenue, 2 Champagne Drive, 5601 Steeles Avenue West, 159 Dynamic Drive, and 75 Dufflaw Road

Ice arenas legally established before March 26, 2018 are permitted



10. Maps 24, 27, 28, 30, and 33 – Site and Area Specific Policies, are amended by adding the lands known municipally in 2023 as 3550 Victoria Park Avenue, 2 Champagne Drive, 5601 Steeles Avenue West, 159 Dynamic Drive, and 75 Dufflaw Road, as shown on the maps above as Site and Area Specific Policy Area 886.