


OURCITY
OURFUTURE | TORONTO OFFICIAL PLAN AND
MUNICIPAL COMPREHENSIVE REVIEWS

Planning for a Strong and Diverse Economy: Official Plan & Municipal Comprehensive Reviews

City Council
December 16, 2013

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Where We've Been

- November 2012:
 - draft employment policies to Council
- January – March 2013:
 - public consultation
- May 2013:
 - PGM and Council consider result of consultation and give direction for further work
- September 12, 2013:
 - PGM endorses revised policies as basis for open house consultation
 - Council endorses policies on October 11, 2013
- September 19, 2013:
 - Statutory open house



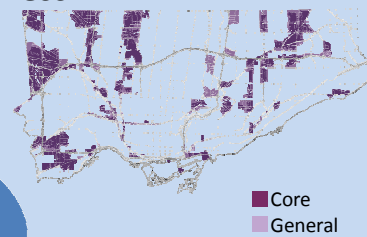
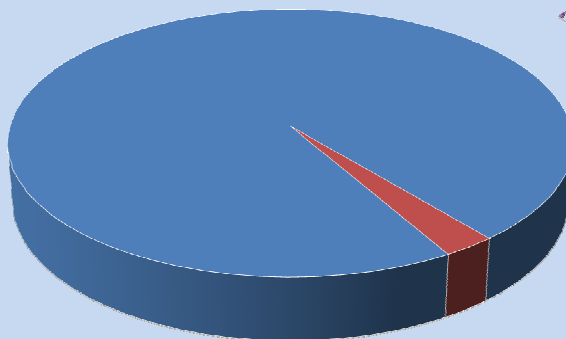

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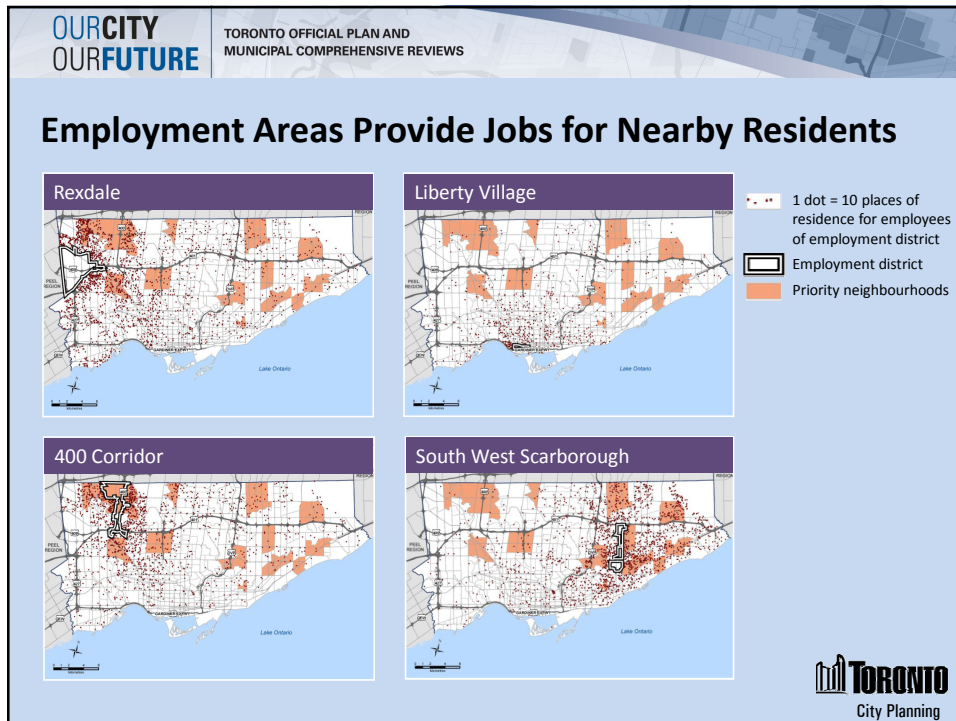
Maintaining a Strong and Diverse Economy

- Preserve and intensify employment areas for business
- Promote office growth on rapid transit
- Accommodate growth in retail and institutional sector to serve a growing population



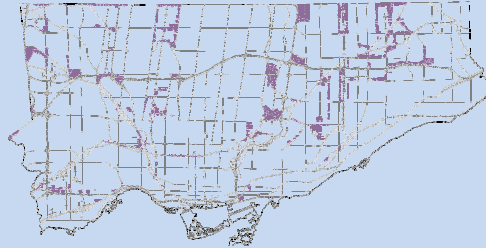
Over 97% of Employment Areas to be Preserved and Intensified for Business





General Employment Areas

- 26% of all Employment Areas
- Permits all Core Employment uses plus retail, restaurants, fitness centres and ice arenas



Source: Canlan Ice Sports

Sensitive Non-Residential Uses

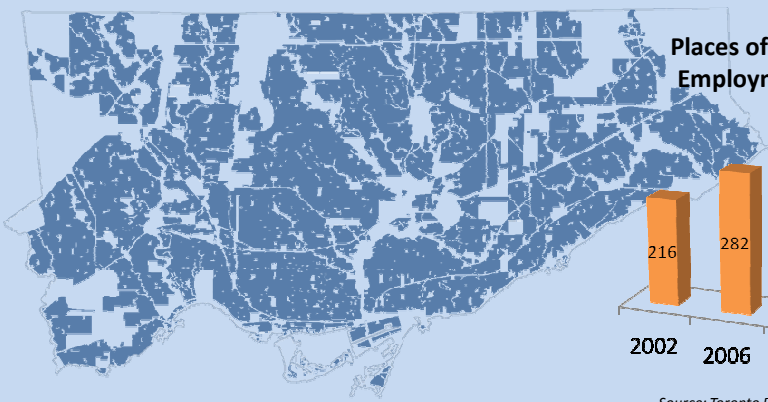
- No longer permitted in general employment areas
 - Can cause negative impacts on existing industry
 - Does not meet Provincial definitions for employment areas and may open up all employment areas to residential conversions between MCR and diminish Council powers to protect employment lands under the Planning Act
 - Finite supply of employment lands should be preserved for employment purposes



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Places of Worship

Permitted in all areas of the city shown below.



Places of Worship in Employment Areas

Year	Number of Places of Worship
2002	216
2006	282
2010	356
2012	414

Source: Toronto Employment Survey

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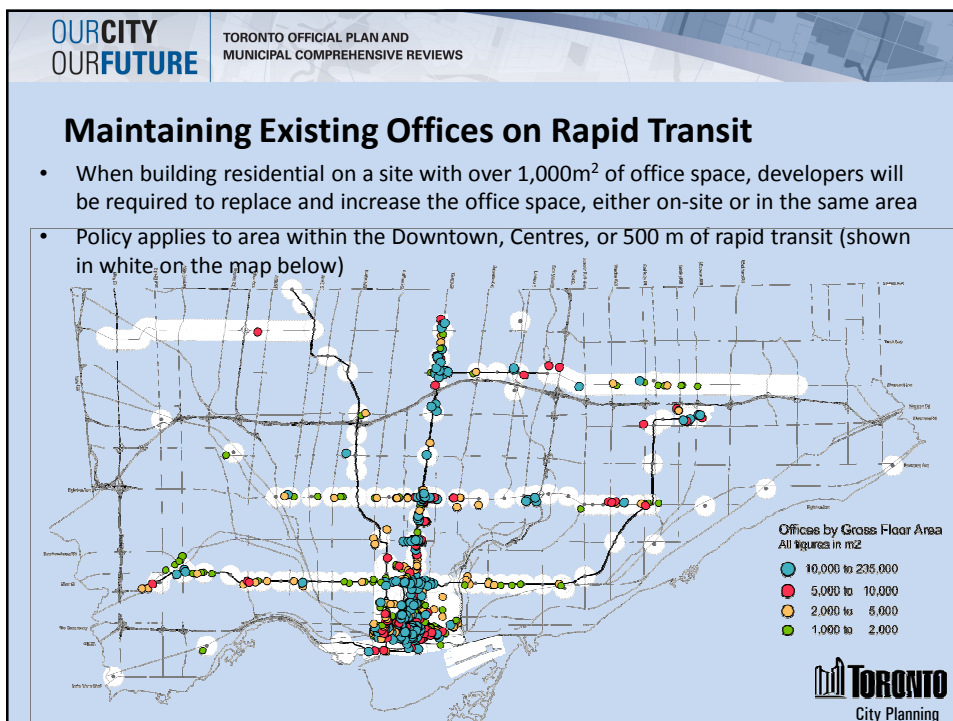
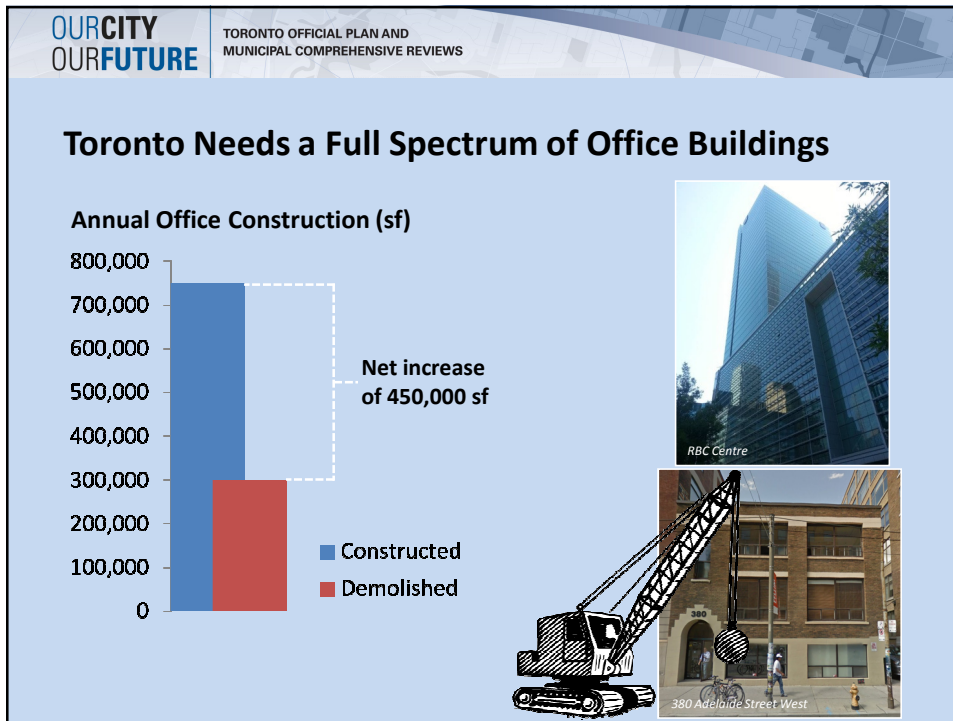
Promoting Office Space on Rapid Transit

- The GTA is expected to accommodate up to 100 million s.f. of office space in the next 30 years
- Given the public investment in the City and Region in public transit, it is essential to promote new office on rapid transit lines in the City and 905




Source: Albany Medical Clinic




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Integrating Major Transit Stations into Multi-Storey Developments

- Promoting intensification near transit stations
- Require integrating subway and underground light rail transit stations into multi-storey developments where technically feasible

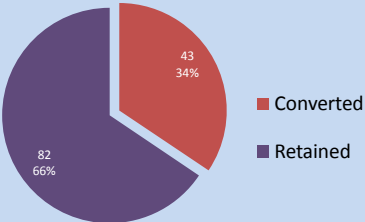




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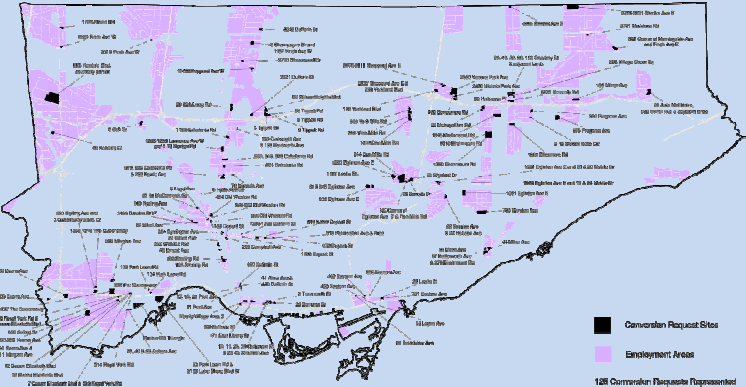
Conversion

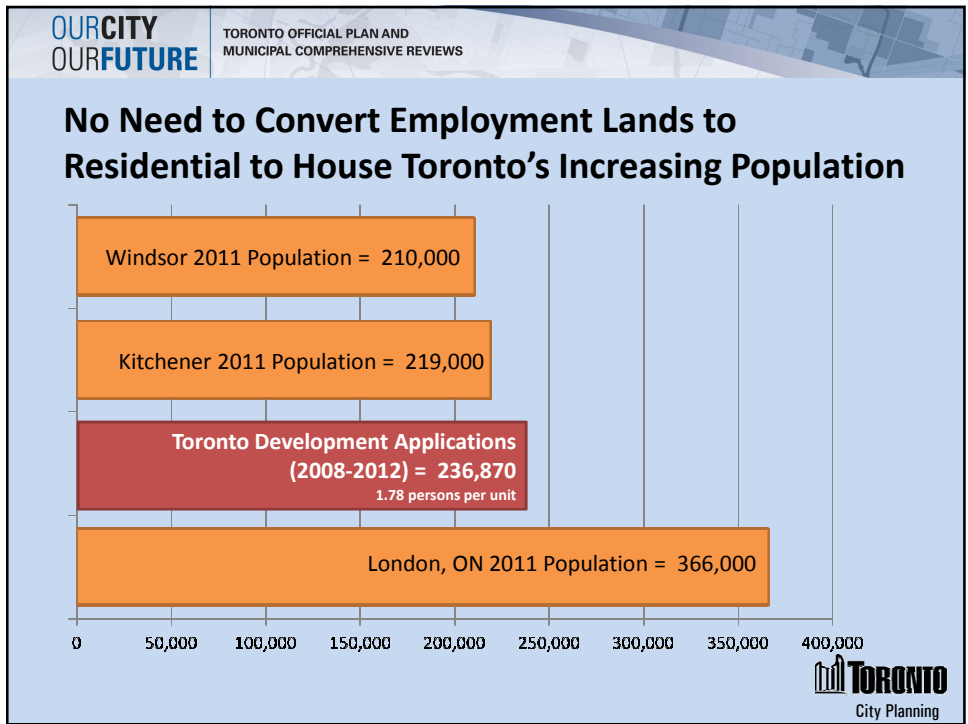
- Approximately 1/3 of 125 conversion requests recommended to be converted wholly or in part to non-employment uses



■ Converted

■ Retained





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Regeneration Areas

Dufferin and Wilson

Dupont, East of Ossington

Splendid China Tower

Front and Bathurst

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Sites Near Impactful Industry or City Yards Not Recommended for Conversion

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Gardiner / QE Corridor

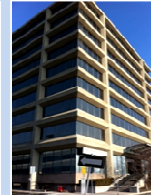
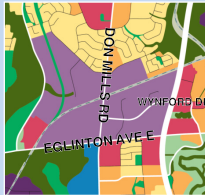
Neighbourhoods
 Apartment Neighbourhoods
 Mixed Use Areas
 Institutional Areas
 Regeneration Areas
 Employment Areas
 Core Employment Areas
 General Employment Areas

Residential Noise Levels with Mitigation

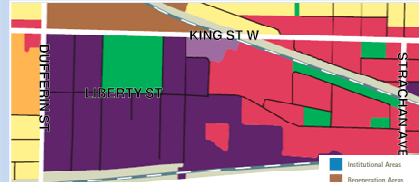


Maintaining Existing Office Areas on Rapid Transit

Eglinton-Don Mills



Liberty Village



- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Institutional Areas
- Regeneration Areas
- Employment Areas
- Core Employment Areas
- General Employment Areas

Next Steps



City Council

- December 16-17
- Submission to Province



Ministerial Approval

- Up to 180 days



OMB Appeals

- Within 20 days of Ministerial decision