

Planning for a Strong and Diverse Economy:

Official Plan & Municipal Comprehensive Reviews

Planning and Growth Management Committee
November 21, 2013

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 endorsed policies on October 11, 2013
- September 19, 2013:
 - Statutory open house

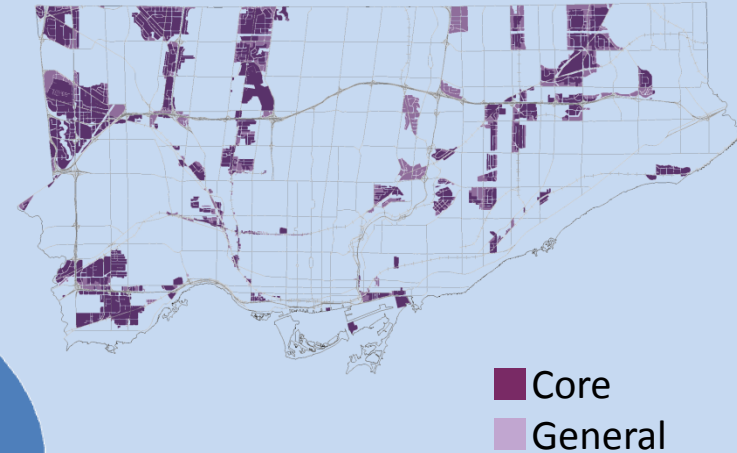
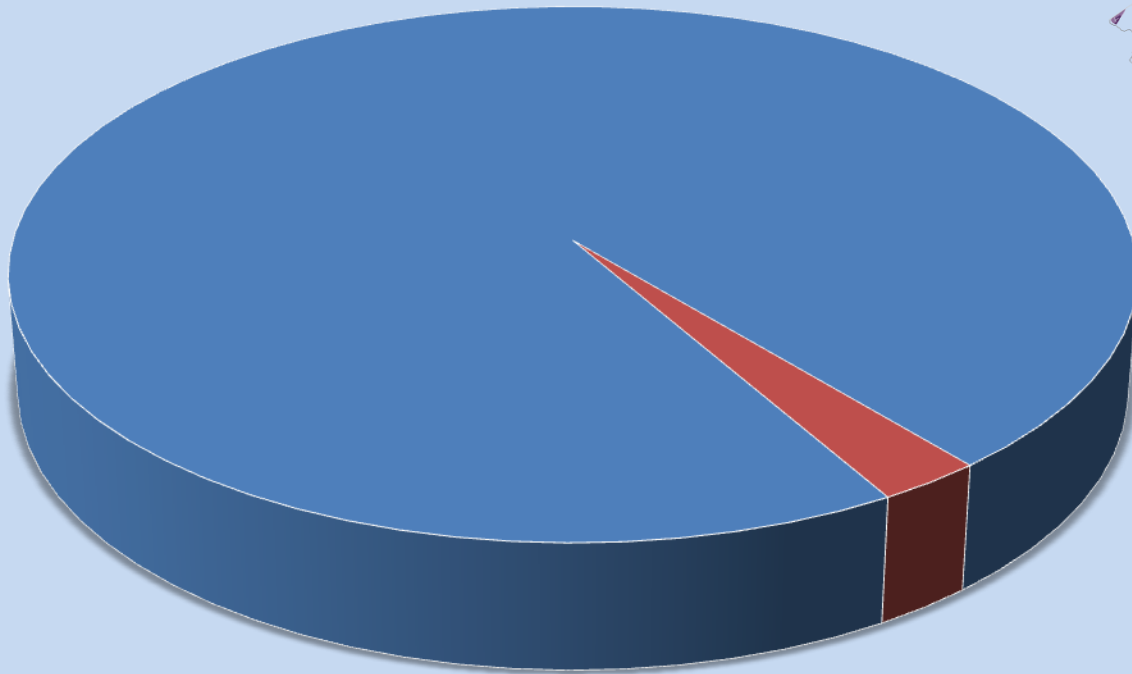


Maintaining a Strong and Diverse Economy

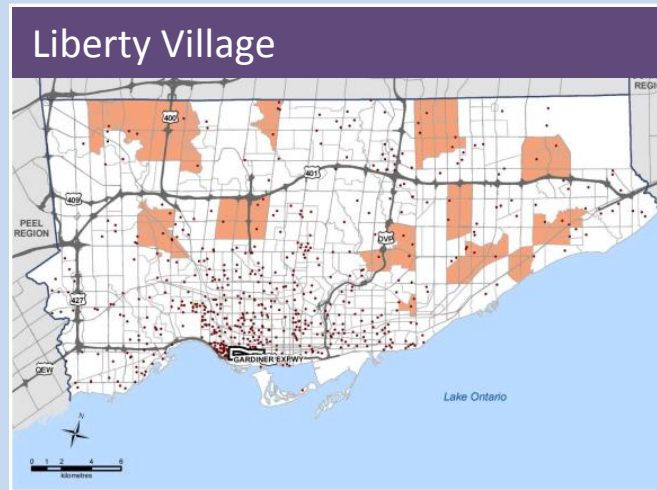
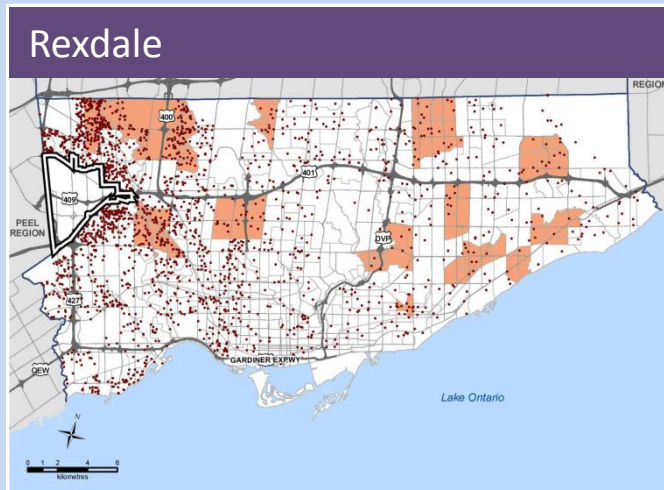
- Preserve and intensify employment areas for business
- Promote office growth on rapid transit
- Accommodate growth in retail and institutional sector to serve a growing population



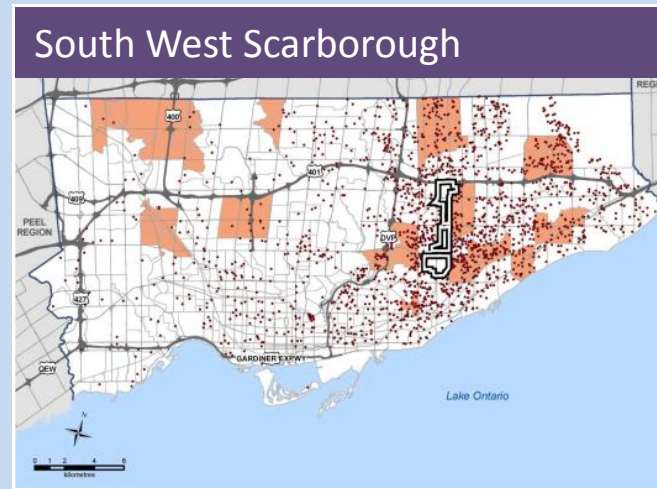
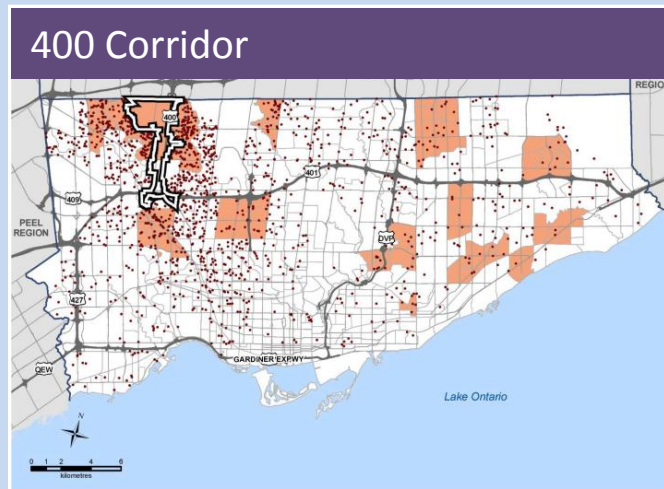
Over 97% of Employment Areas to be Preserved and Intensified for Business



Employment Areas Provide Jobs for Nearby Residents

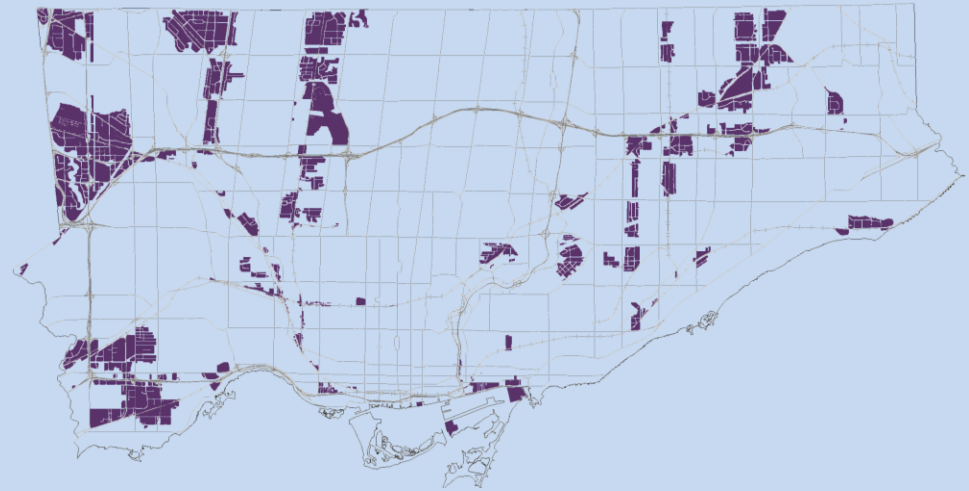


- 1 dot = 10 places of residence for employees of employment district
- Employment district
- Priority neighbourhoods



Core Employment Areas

- 74% of all Employment Areas



PERMITTED USES

Office



Manufacturing



Transportation / Utilities / Media

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

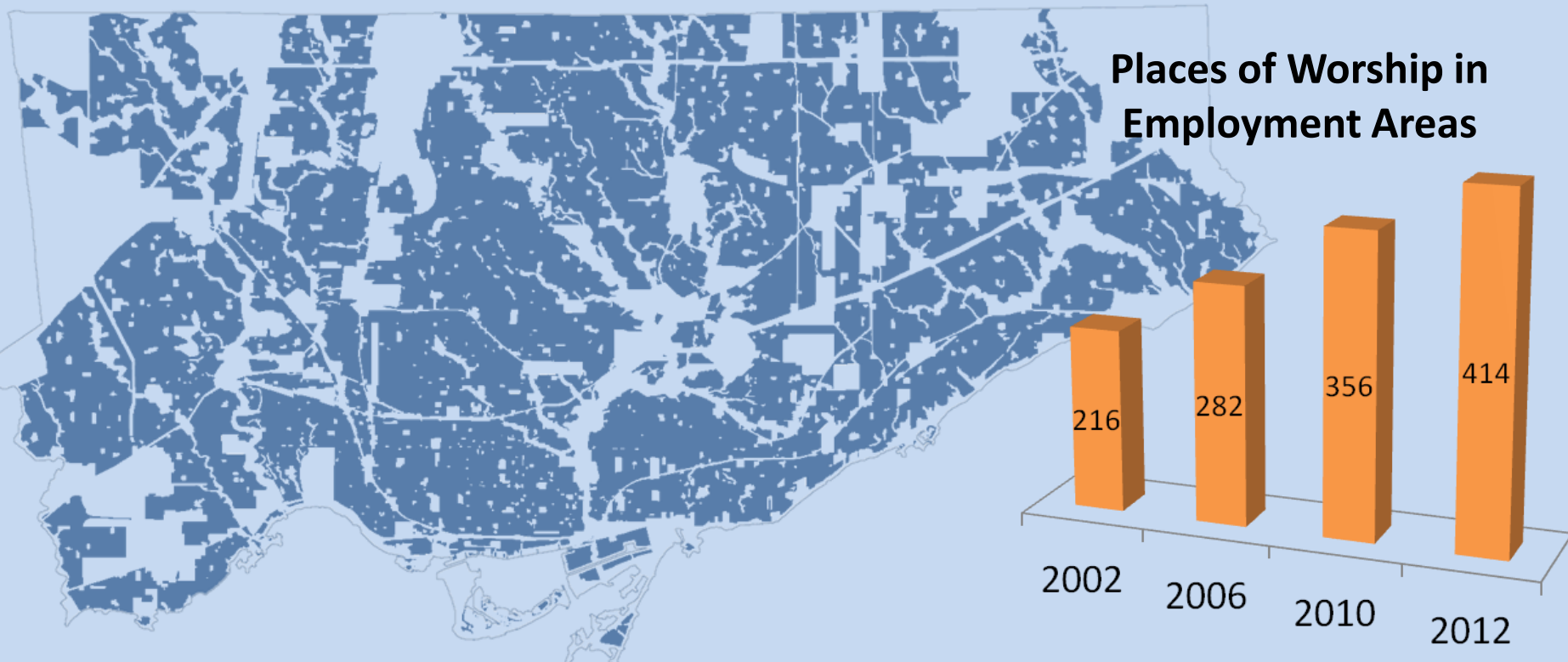
Sensitive Non-Residential Uses

- 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



Places of Worship

Permitted in all areas of the city shown below.



Source: Toronto Employment Survey

Promoting Office Space on Rapid Transit

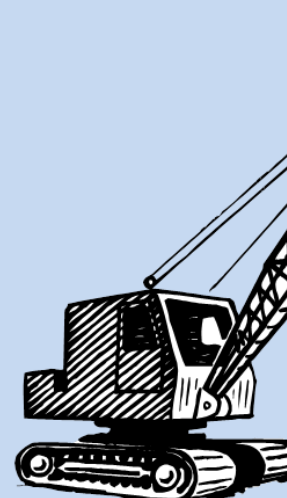
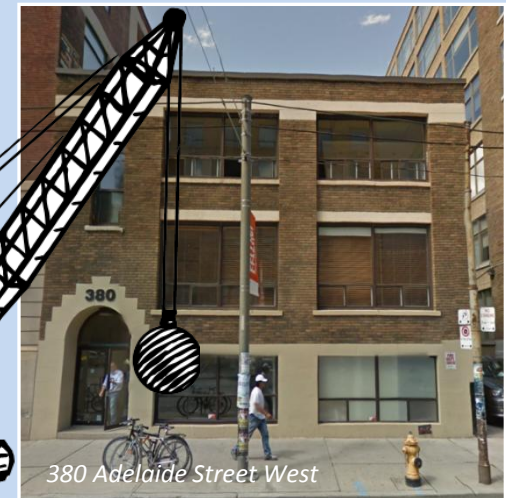
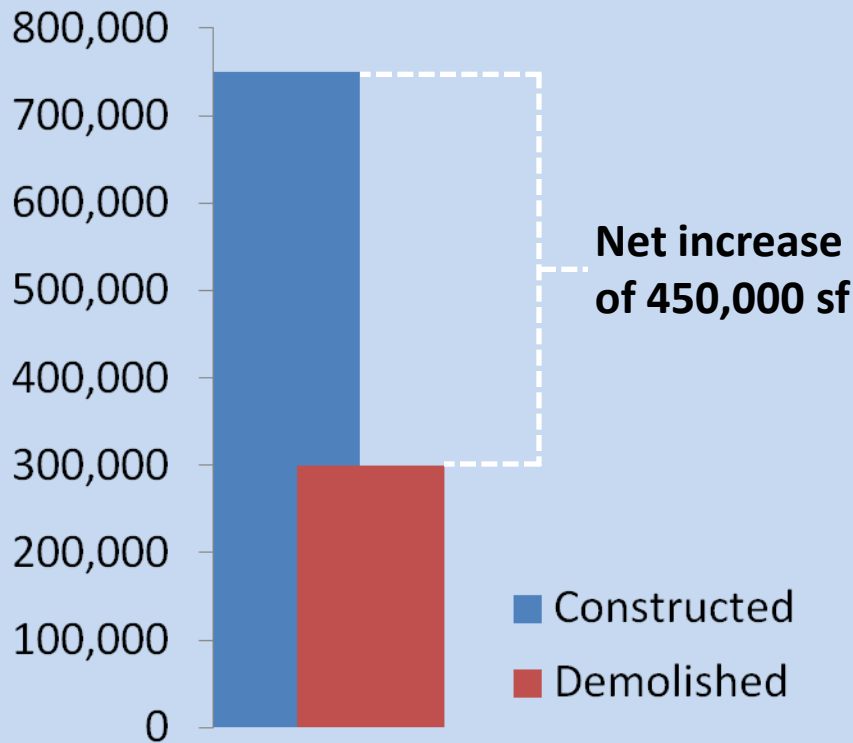
- The GTA is expected to accommodate up to 100 million s.f. of office space in the next 30 years
- Given the public investment in the City and Region in public transit, it is essential to promote new office on rapid transit lines in the City and 905



Source: Albany Medical Clinic

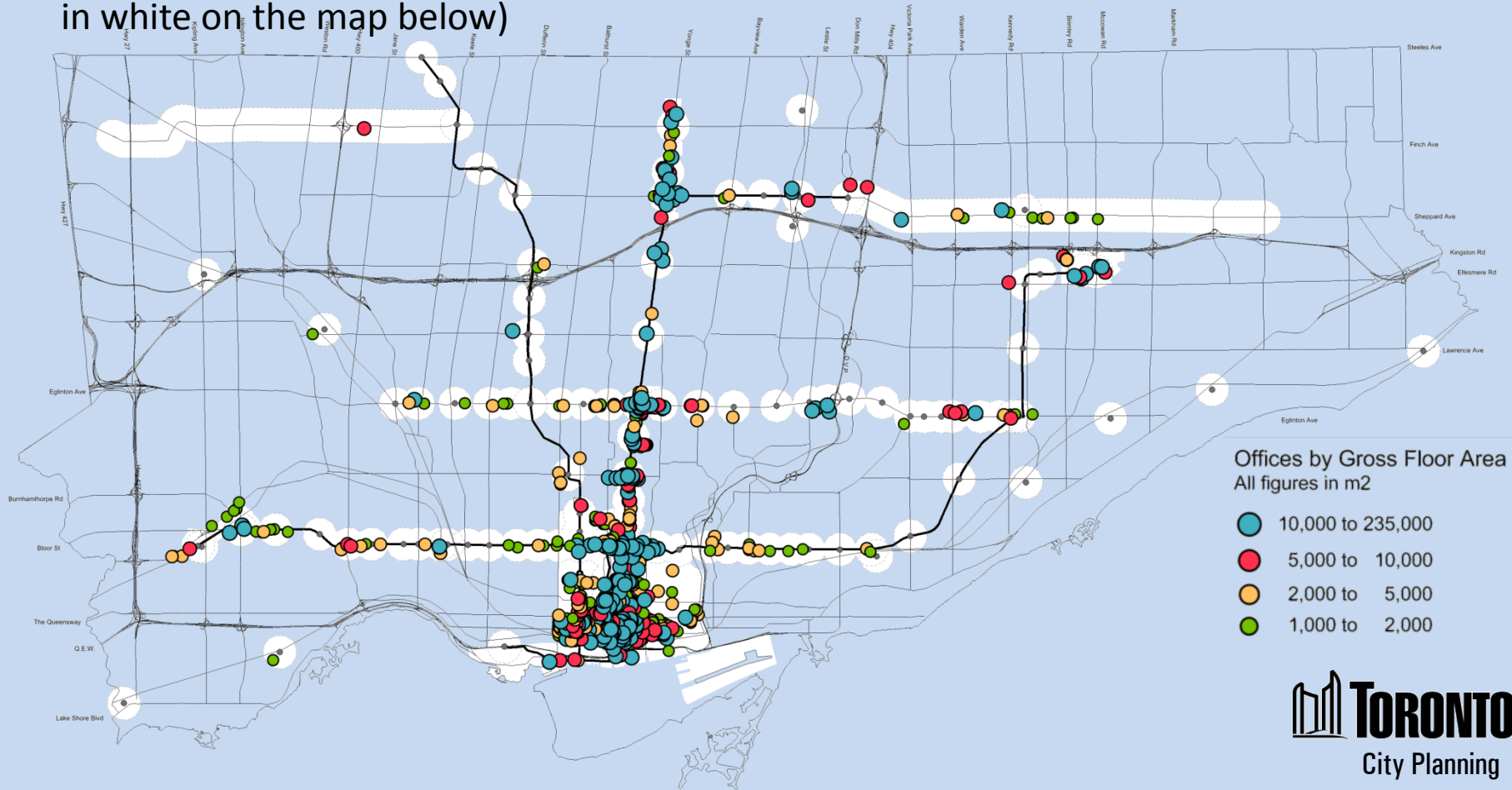
Toronto Needs a Full Spectrum of Office Buildings

Annual Office Construction (sf)



Maintaining Existing Offices on Rapid Transit

- When building residential on a site with over 1,000m² of office space, developers will be required to replace and increase the office space, either on-site or in the same area
- Policy applies to area within the Downtown, Centres, or 500 m of rapid transit (shown in white on the map below)



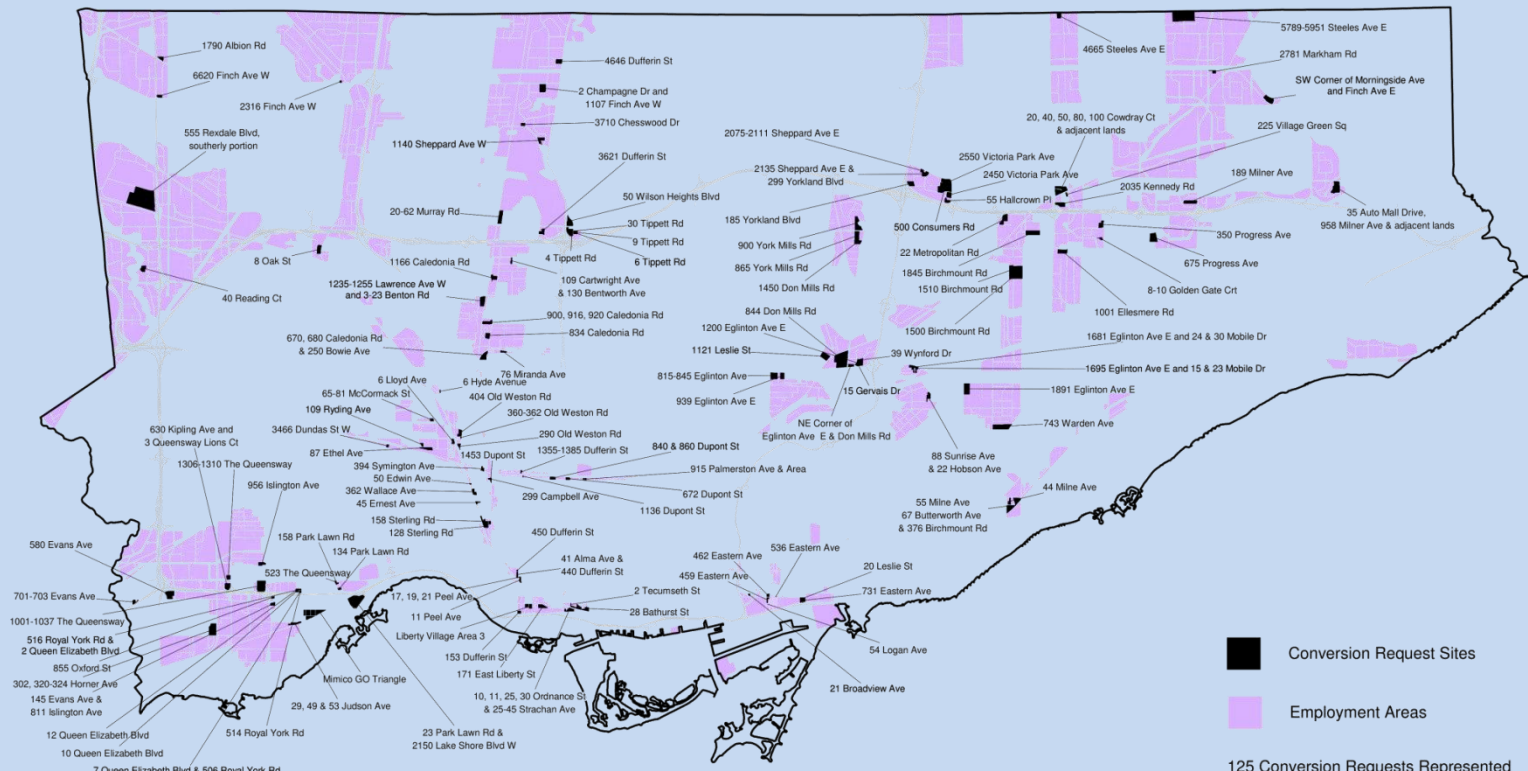
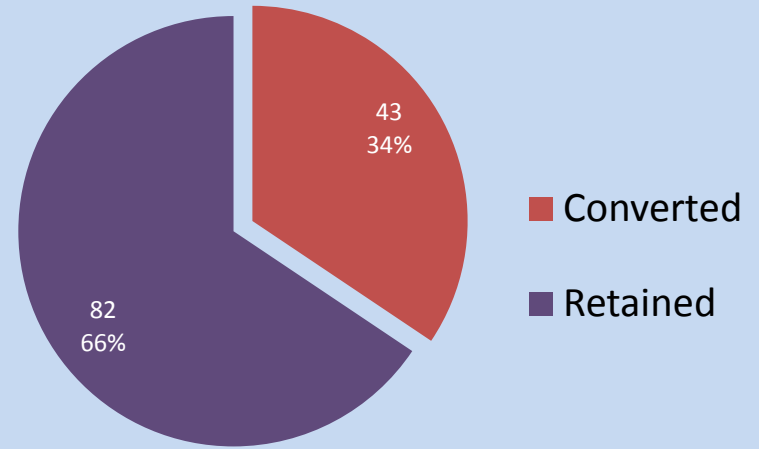
Integrating Major Transit Stations into Multi-Storey Developments

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

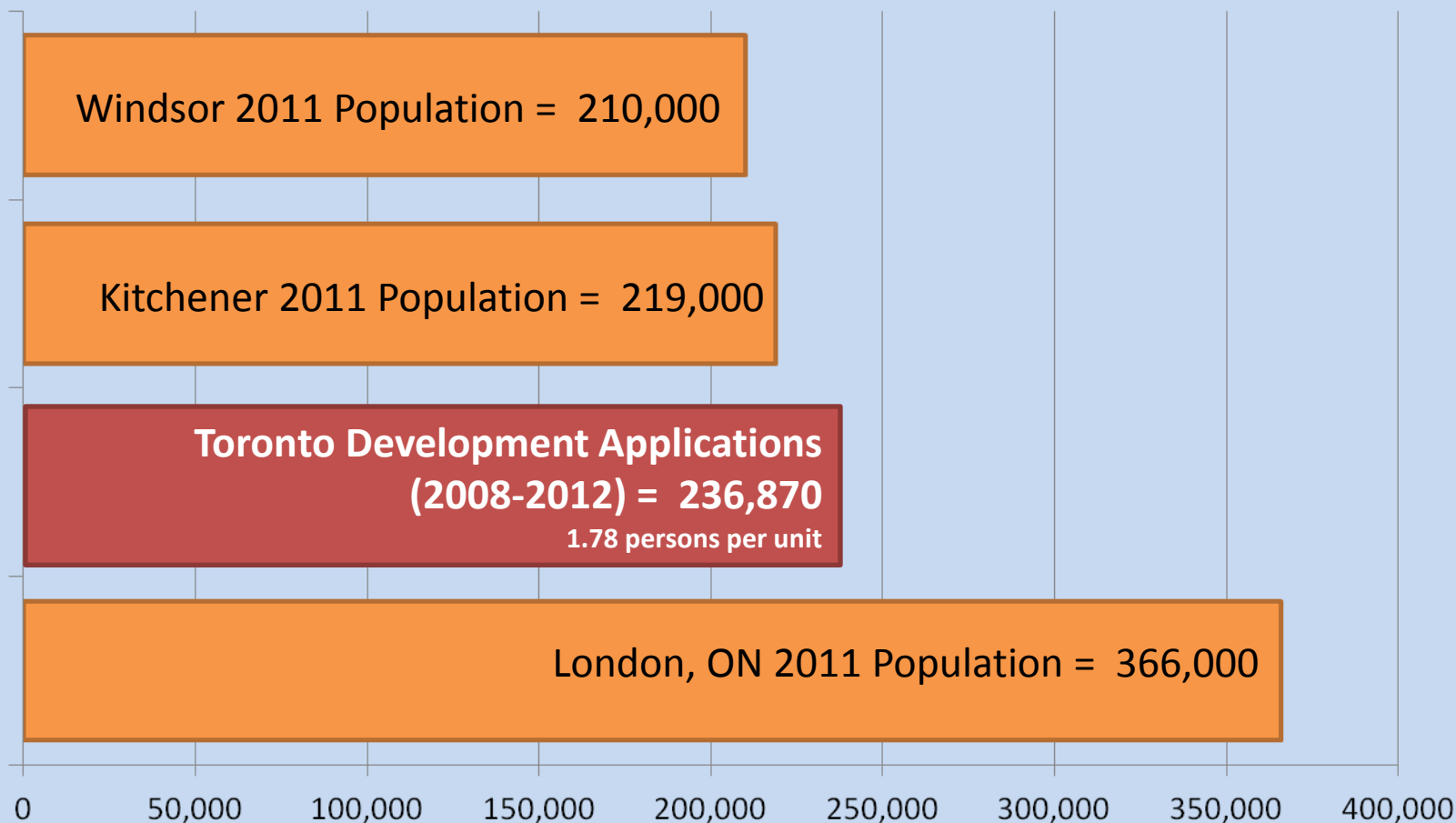


Conversion

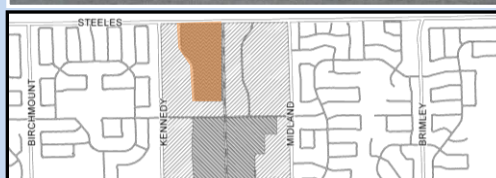
- Approximately 1/3 of 125 conversion requests recommended to be converted wholly or in part to non-employment uses



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



Regeneration Areas

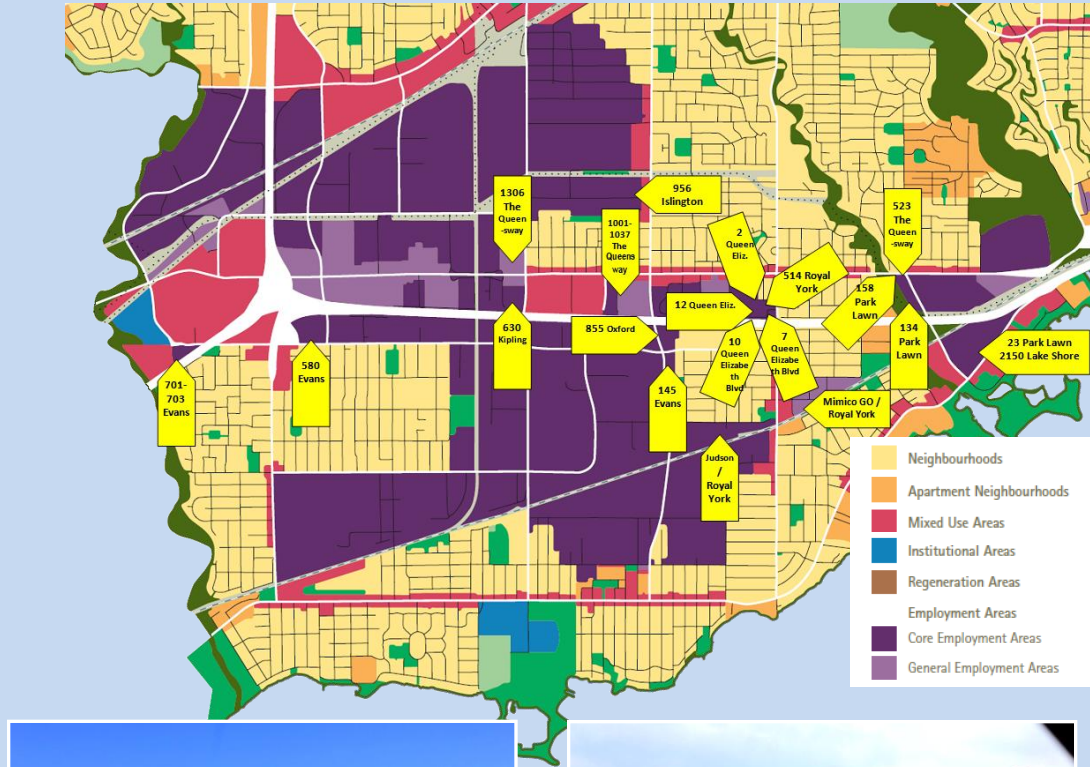


Sites Near Impactful Industry or City Yards Not Recommended for Conversion



Source: Wikipedia

Gardiner / QE Corridor

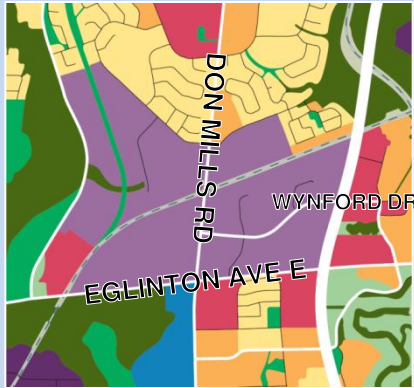


Residential Noise Levels with Mitigation

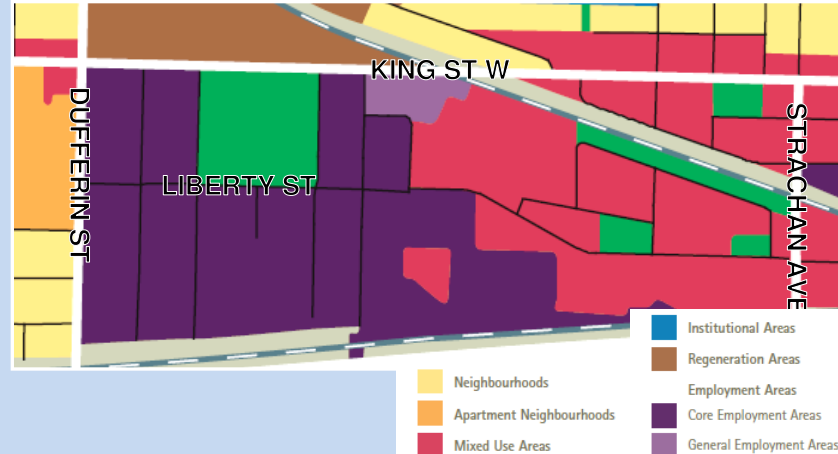


Maintaining Existing Office Areas on Rapid Transit

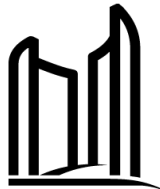
Eglinton-Don Mills



Liberty Village



Next Steps



City Council

- December 16-17
- Submission to Province



Ministerial Approval

- Up to 180 days



OMB Appeals

- Within 20 days of Ministerial decision