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

Rexdale

Liberty Village

400 Corridor

South West Scarborough

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

Net increase of 450,000 sf

Annual Office Construction (sf)

- Constructed
- Demolished

RBC Centre

380 Adelaide Street West
Maintaining Existing Offices on Rapid Transit

- When building residential on a site with over 1,000m$^2$ 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

82%
66%

43%
34%

Converted
Retained
No Need to Convert Employment Lands to Residential to House Toronto’s Increasing Population

- Windsor 2011 Population = 210,000
- Kitchener 2011 Population = 219,000
- Toronto Development Applications (2008-2012) = 236,870 (1.78 persons per unit)
- London, ON 2011 Population = 366,000
Regeneration Areas

Dufferin and Wilson

Dupont, East of Ossington

Splendid China Tower

Front and Bathurst
Sites Near Impactful Industry or City Yards Not Recommended for Conversion

- Ingram Yard
- Gazzola Paving
- Toronto Research Chemicals
- Willowbrook GO Yard

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