

# Update: Ongoing work for Employment Areas

- Our Plan Toronto: Draft Official Plan Employment Policies and Chapter 1 Directions for Consultation **(Item PH33.13)**
- Zoning Conformity for Official Plan Employment Areas: Phase 2 Work Plan **(Item PH33.14)**

**Planning and Housing Committee** - April 27, 2022

Gregg Lintern, Chief Planner and Executive Director City Planning Division



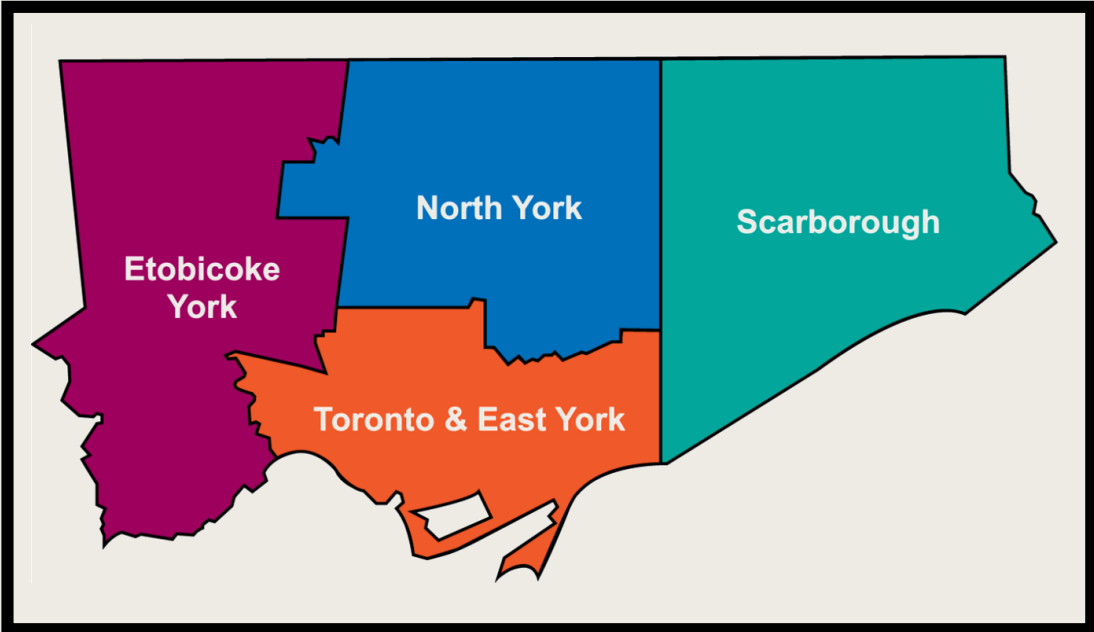
# Toronto – in context



**Ontario population**  
**14.7 million (2021)**



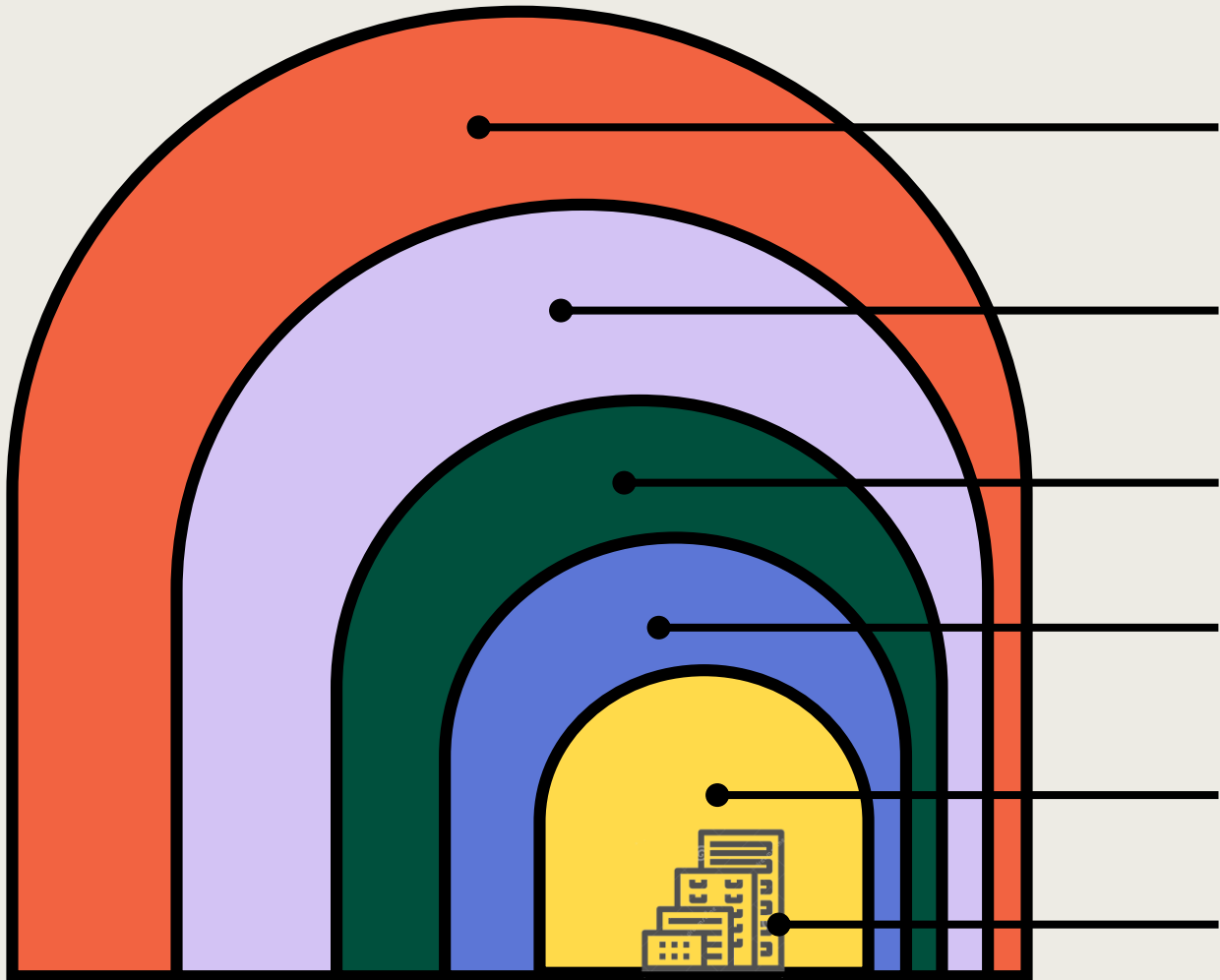
**Greater Golden  
Horseshoe Area  
population**  
**10.2 million (2021)**



**Toronto population 2.79 million (2021)**



# Macro to micro land use planning system



**Matters of provincial interest** – Planning Act, Provincial Policy Statement

**Regional growth** – Growth Plan for the Greater Golden Horseshoe Area, Greenbelt Plan

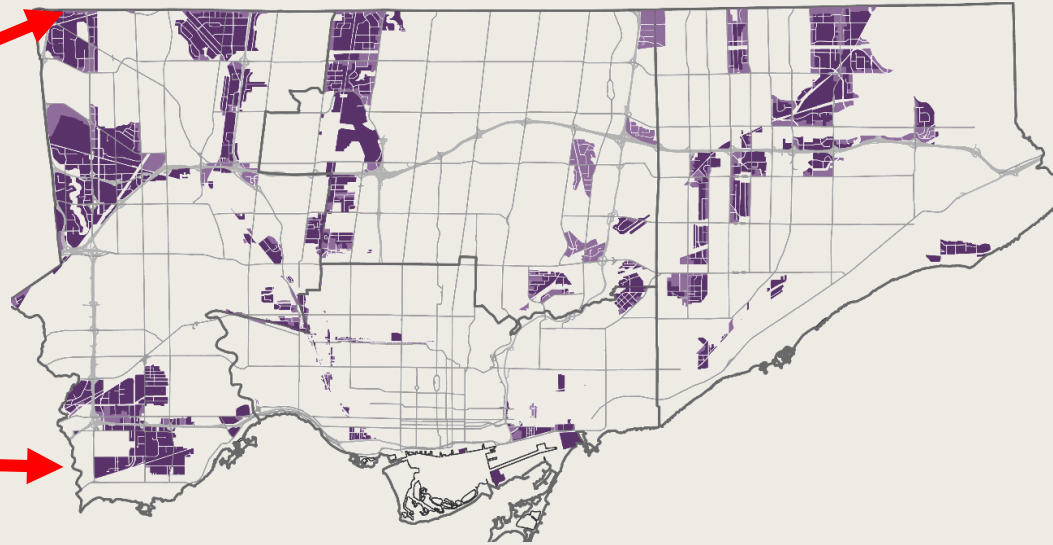
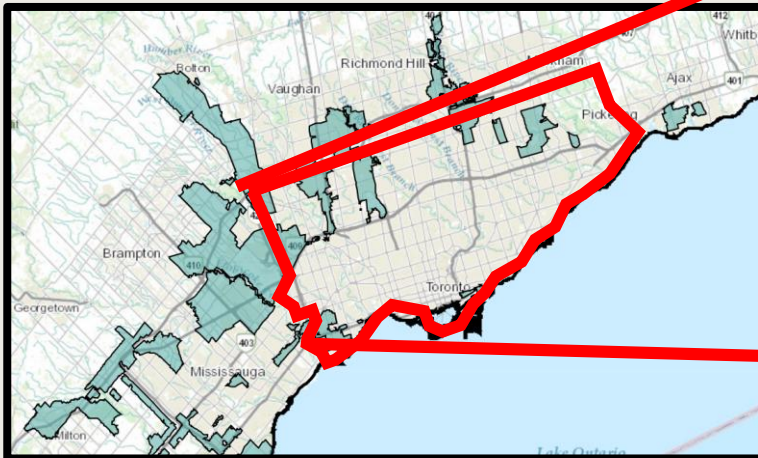
**City wide vision** – Toronto Official Plan

**Area priorities** – Secondary Plans, Local Area Studies, Precinct plans, Site and Area Specific Policies

**City-wide implementation** – Zoning By-law

**Area and site specific precision** – Zoning By-law, uses and standards

# Provincially Significant Employment Zones and Official Plan Employment Areas



**Growth Plan for the Greater Golden Horseshoe Area:  
Provincially Significant Employment Zones (PSEZ)**

**Official Plan Land Use Designations**



***Core Employment Areas***



***General Employment Areas***

## **Toronto Employment Areas**

- 8,100 hectares
- 13% of all lands in the City
- 25% (400,000+) of all jobs across the City
- 92% of manufacturing, industrial, warehousing jobs
- Industrial vacancy rate in Toronto was 0.7% at the end of 2021

# Employment Areas serve the public interest

Employment Areas provide

- Low-barrier entry jobs for:
  - newcomers to Canada;
  - those who face challenges having their professional certifications recognized; and
  - individuals where English is not their first-language
- ‘Living wage’ employment opportunities in the local community with transit access
- Certainty and stability of land use permissions for operating businesses providing essential goods and services



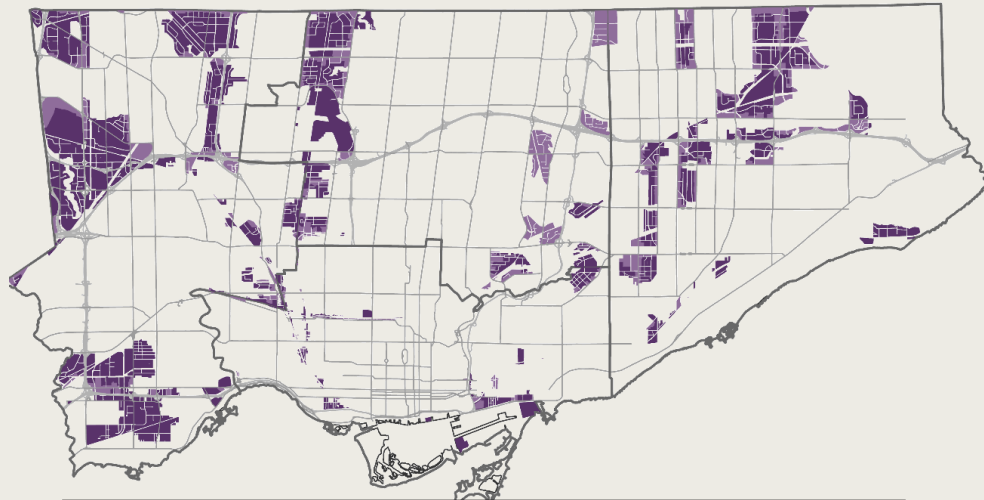
## Average annual earnings by industry, 2021

Goods Producing / Manufacturing	\$68,151
Warehousing	\$59,050
Waste Management	\$50,282

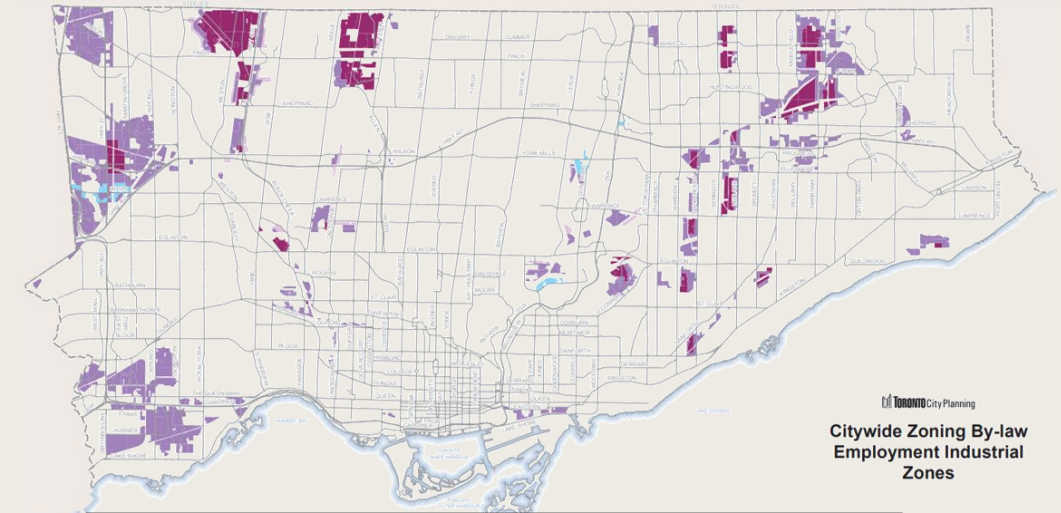
Statistics Canada Average weekly earnings by industry, annual

# Official Plan “vision” to Zoning By-law “precision”

- The OP sets the high-level policies which lay the foundation to be implemented through the Zoning By-law
- The OP determines what uses can be permitted in the Zoning By-law



**Official Plan Land Use Designations**  
■ Core Employment Areas  
■ General Employment Areas



**Zoning By-law Employment Industrial Zones**  
■ EL – Employment Light Industrial  
■ E – Employment Industrial  
■ EH – Employment Heavy Industrial  
■ EO – Employment Industrial Office

Toronto City Planning  
Citywide Zoning By-law  
Employment Industrial  
Zones

employment Light Industrial  
employment Industrial  
employment Heavy Industrial  
employment Industrial Office

# Requirement and Process for Conformity

Legislative requirements for municipalities (The Planning Act )



- OPA 231 adopted in 2013; appeals mostly resolved
- Underway: Current MCR is the 5-year review

Catch up  
Keep up

- Zoning By-law 569-2013 predated OPA 231
- Underway: Zoning conformity

# For additional information

## Please visit

- [toronto.ca/ourplan](https://toronto.ca/ourplan)
- [toronto.ca/zoning](https://toronto.ca/zoning)

