

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



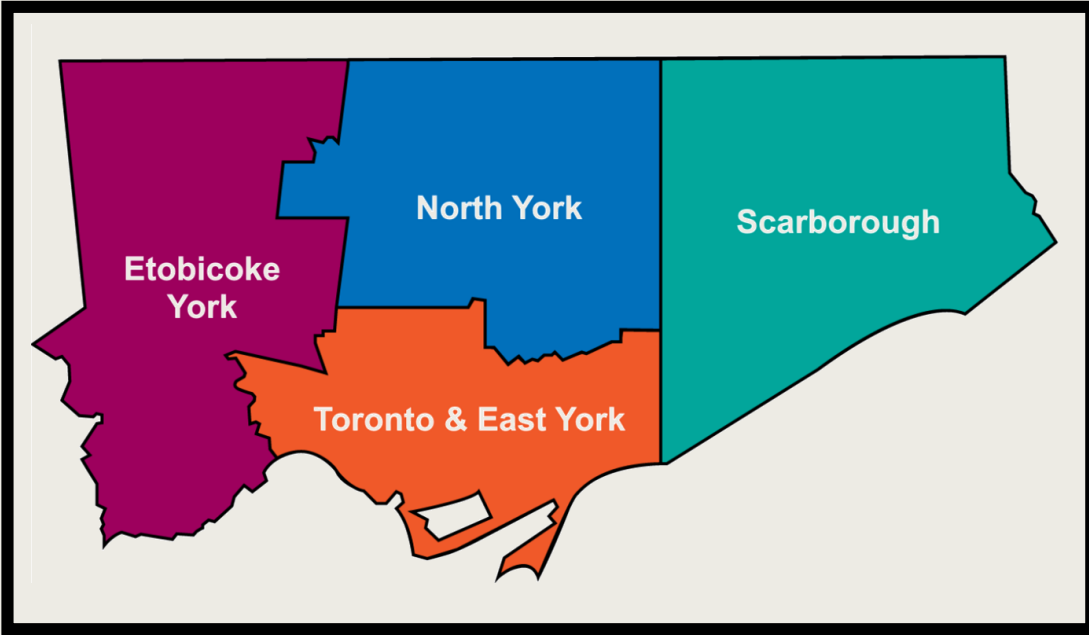
Toronto – in context



Ontario population
14.7 million (2021)



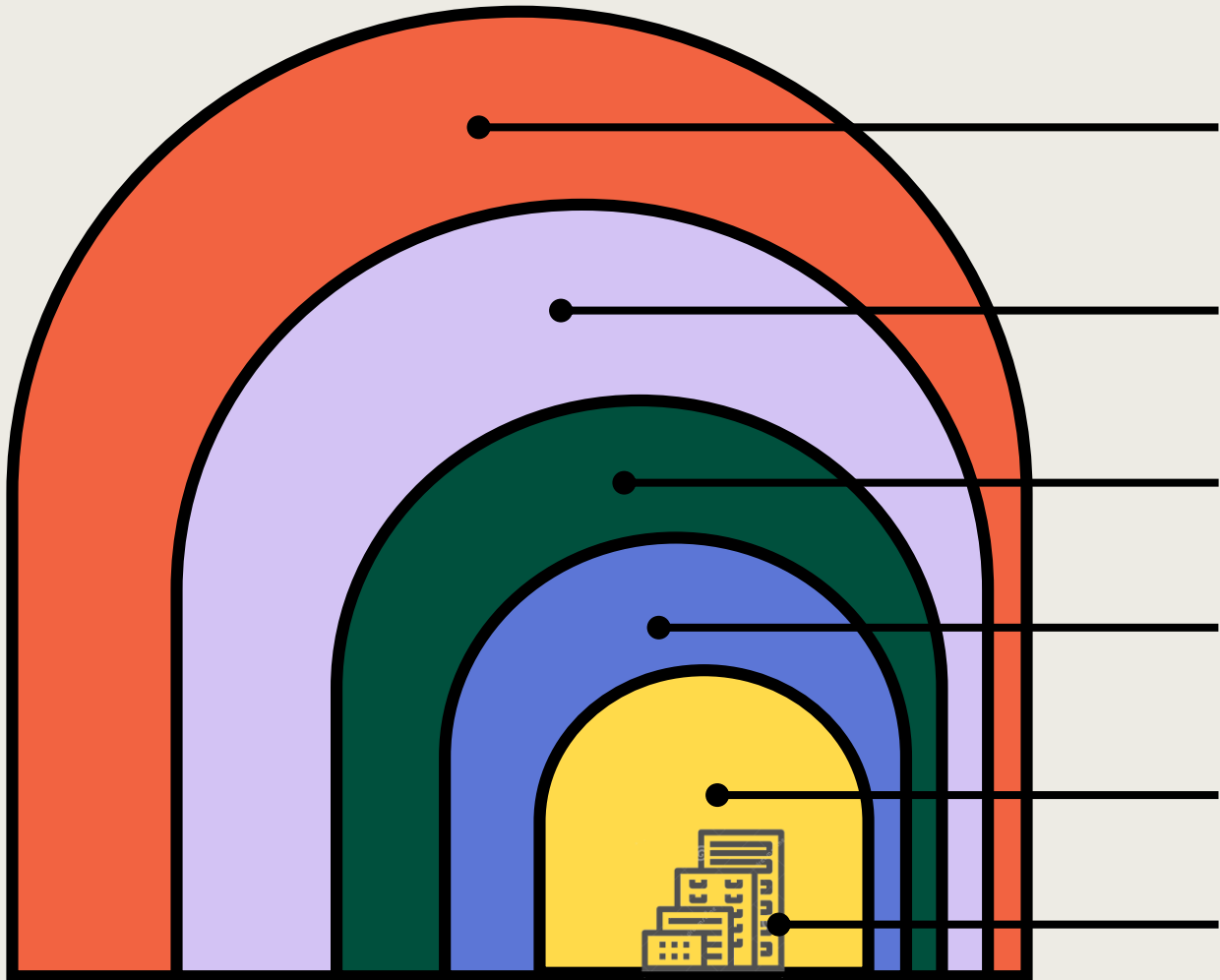
**Greater Golden
Horseshoe Area
population**
10.2 million (2021)



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

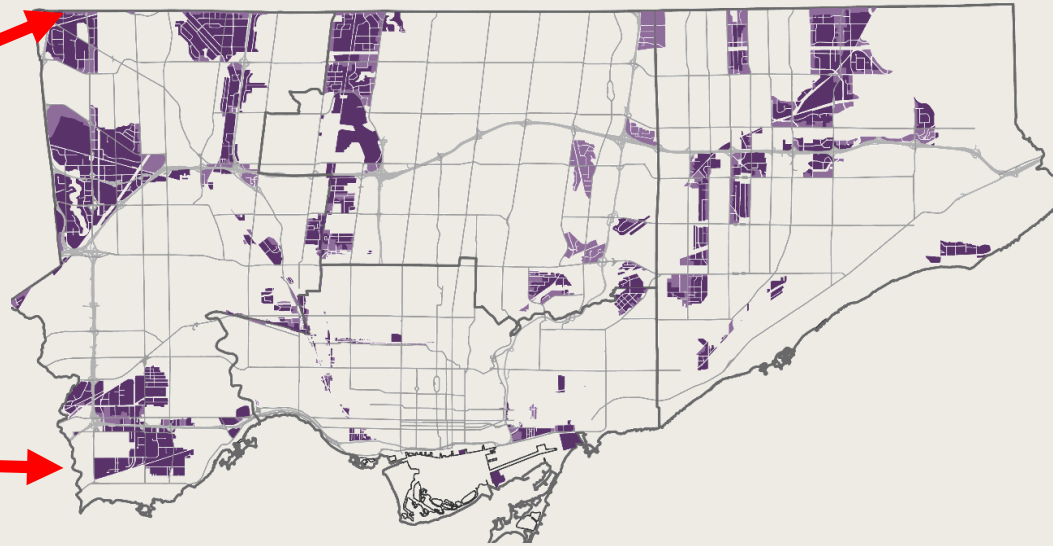
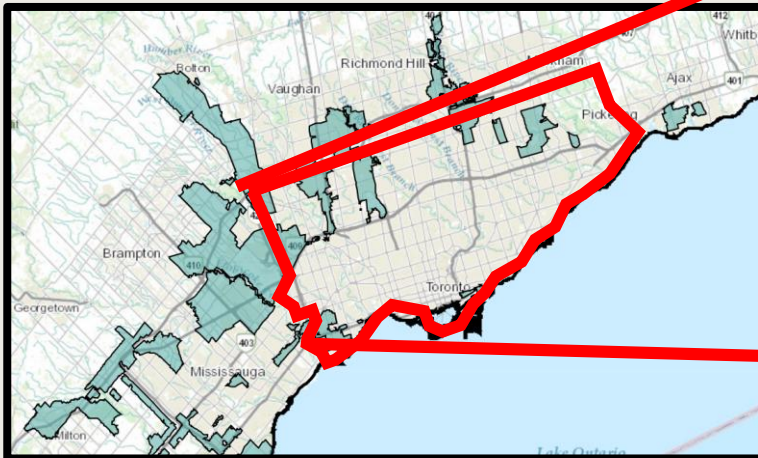
City wide vision – Toronto Official Plan

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



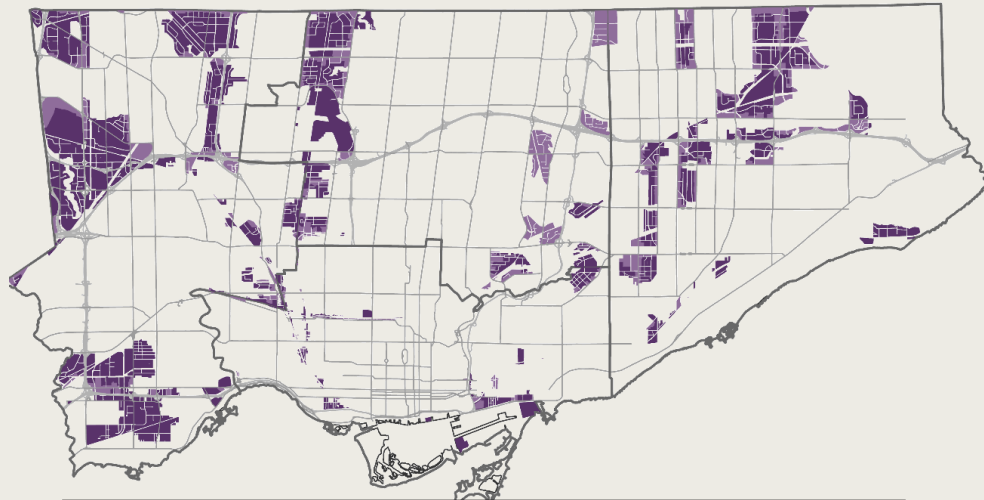
Average annual earnings by industry, 2021

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

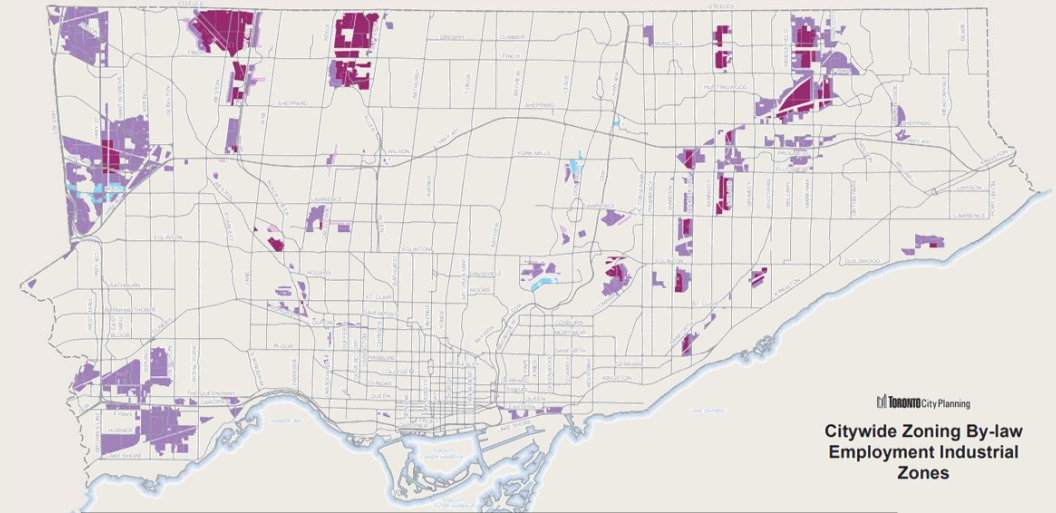
Statistics Canada Average weekly earnings by industry, annual

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

Opportunities for local implementation through a SASP, but only via MCR process (conversion)

For additional information

Please visit

- toronto.ca/ourplan
- toronto.ca/zoning

