

Attachment 1: Recommended Official Plan Amendment

AMENDMENT 680 TO THE OFFICIAL PLAN OF THE CITY OF TORONTO

The Official Plan of the City of Toronto is amended as follows:

1. Chapter 2, Shaping the City, 2.2.4 Employment Areas, is amended by deleting Policy 1 and replacing the policy as follows:
 1. *Employment Areas*, as shown on Map 2, are comprised of both *Core Employment Areas* and *General Employment Areas*, as shown on Maps 13 to 23 inclusive. *Employment Areas* are areas designated in this Plan for clusters of business and economic activities including:
 - a) manufacturing;
 - b) research and development in connection with manufacturing anything;
 - c) warehousing and goods movement;
 - d) office and retail associated with activities set out in a) to c), above; and
 - e) facilities ancillary to activities set out in a) to d), above.
2. Chapter 2, Shaping the City, 2.2.4 Employment Areas, is amended by deleting Policy 2 d) and replacing the policy as follows:
 - d) provide opportunities for new office buildings, where permitted;
3. Chapter 3, Building a Successful City, 3.5.1 Creating A Strong and Diverse Civic Economy, is amended by deleting Policy 2 a) and replacing the policy as follows:
 - a) stimulates transit-oriented office growth in the Downtown and the Central Waterfront, the Centres and within walking distance of existing and approved and funded subway, light rapid transit and GO stations in other *Mixed Use Areas*, *Regeneration Areas* and *Employment Areas*, where permitted;
4. Chapter 4, Land Use Designations, 4.6 Employment Areas, is amended by deleting the unshaded introductory text before Policy 1 and replacing it with:

Employment Areas are places of business and economic activities vital to Toronto's economy and future economic prospects. Both *Core Employment Areas* and *General Employment Areas* are important and comprise the City's "*Employment Areas*" as defined under the Provincial Planning framework.

The majority of *Employment Areas* are designated as *Core Employment Areas* where uses identified in Policies 4.6.1 and 4.6.2 are permitted. *Core Employment Areas* are, for the most part, geographically located within the interior of *Employment Areas*. Uses that would attract the general public into the interior of employment lands and possibly disrupt industrial operations are not generally permitted in *Core Employment Areas*. Industrial trade schools are traditionally permitted in *Employment Areas* and are provided for in *Core Employment Areas*.

Media facilities include uses such as, but are not limited to, production studios and establishments that manufacture printed and/or digital communications.

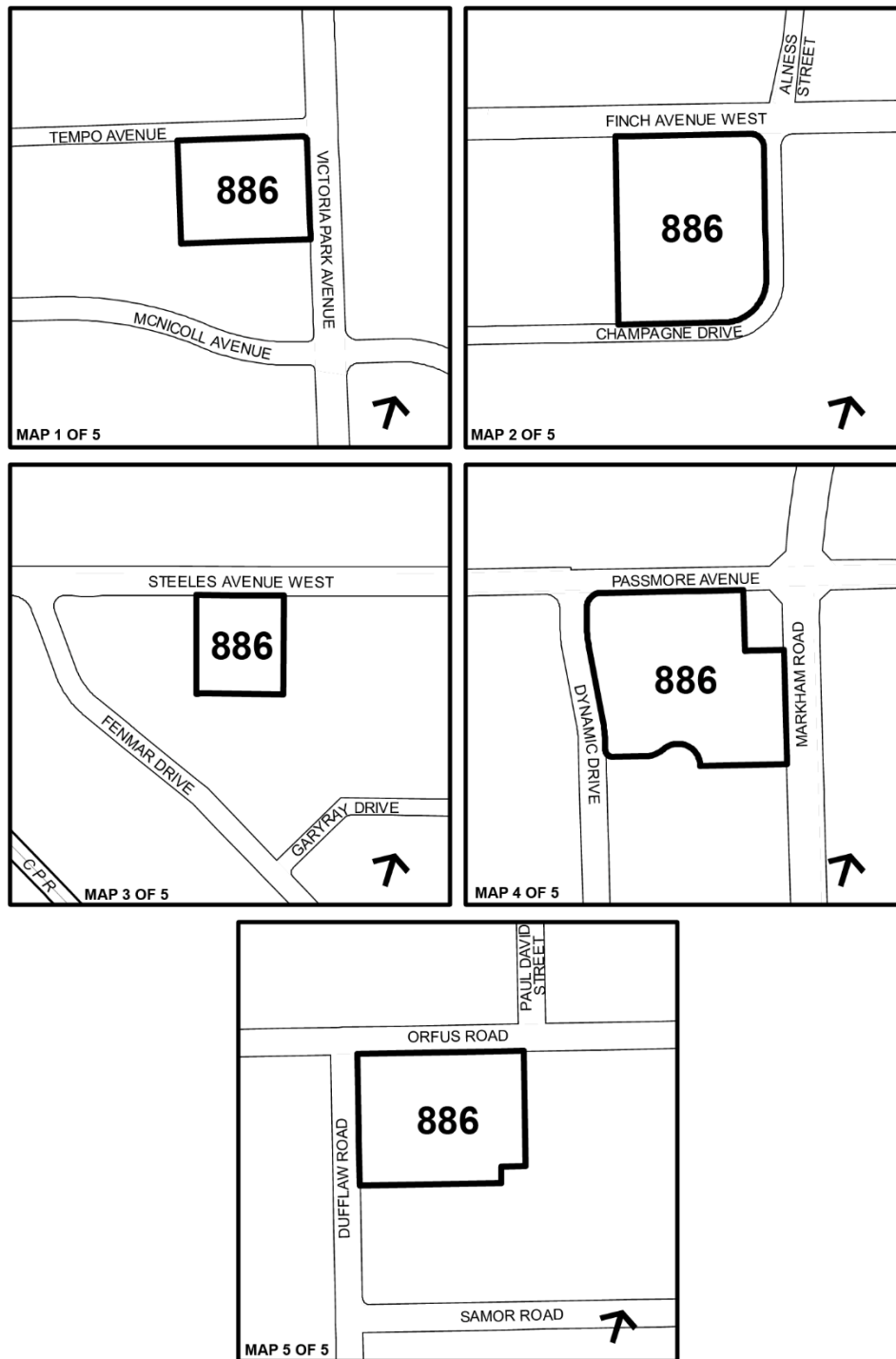
General Employment Areas are generally located on the periphery of *Employment Areas* on major roads where retail, service and restaurant uses can serve workers in the *Employment Area* and would also benefit from visibility and transit access to draw the broader public. Retail uses on the periphery of *Employment Areas* frequently serve as a buffer between industries in the interior of *Employment Areas* and nearby residential areas. In addition to all of the uses permitted in a *Core Employment Area*, the uses identified in Policy 4.6.3 are also permitted in *General Employment Areas*. Automobile dealerships are permitted as an associated retail use in *General Employment Areas*.

All types of associated retail are provided for in *General Employment Areas*. However, because major retail developments have the potential for greater impacts, they may be permitted only through an amendment to this Plan and the enactment of a site specific zoning by-law by way of a City-initiated Municipal Comprehensive Review. All land designated *Core Employment Areas* and *General Employment Areas* contribute equally to the achievement of economic development and growth objectives.

5. Chapter 4, Land Use Designations, 4.6 Employment Areas, is amended by deleting Policy 1 and replacing the policy as follows:
 1. *Core Employment Areas* are places for business and economic activities. Uses permitted in *Core Employment Areas* are all types of manufacturing, processing, warehousing, wholesaling, distribution, storage, transportation facilities, vehicle repair and services, associated offices, research and development in connection with manufacturing anything, utilities, waste management systems, industrial trade schools, media, information and technology facilities, and vertical agriculture.
6. Chapter 4, Land Use Designations, 4.6 Employment Areas, is amended by deleting Policy 3 and replacing the policy as follows:
 3. *General Employment Areas* are places for business and economic activities generally located on the peripheries of *Employment Areas*. In addition to all uses permitted in Policies 4.6.1 and 4.6.2, permitted uses in a *General Employment Area* also include all types of associated retail, including restaurants and service uses.
7. Chapter 4, Land Use Designations, 4.6 Employment Areas, is amended by deleting Policy 4.
8. Chapter 7, Site and Area Specific Policies, is amended by adding Site and Area Specific Policy No. 886:

886. 3550 Victoria Park Avenue, 2 Champagne Drive, 5601 Steeles Avenue West, 159 Dynamic Drive, and 75 Dufflaw Road

Ice arenas legally established before March 26, 2018 are permitted



9. Maps 24, 27, 28, 30, and 33 – Site and Area Specific Policies, are amended by adding the lands known municipally in 2023 as 3550 Victoria Park Avenue, 2 Champagne Drive, 5601 Steeles Avenue West, 159 Dynamic Drive, and 75 Dufflaw Road, as shown on the maps above as Site and Area Specific Policy Area No. 886.