

Attachment 2: Blacklined Version of Official Plan Amendment 680

This blacklined version of OPA 680 is provided for illustrative purposes only and only includes proposed amendments to the shaded text (policies), unshaded text (non-policy textual commentary), and sidebars to the parent plan (Chapters 1 – 5). There may be minor differences between the blacklined version and the official version (attachment 1) of OPA 680. Please consult the official version of OPA 680 for the exact amendments to the Official Plan.

Note:

- Plain text represents existing content.
 - **Bold, underlined text** represents proposed additions.
 - ~~Strikethrough text~~ represents proposed deletions.
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POLICY 2.2.4.1

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, but not limited to:

- a) manufacturing;
- b) **research and development in connection with manufacturing anything;**
- c) warehousing **and goods movement;**
- d) office and ~~associated retail~~ **associated with activities set out in a) to c), above; and**
- e) **facilities** ancillary facilities **to activities set out in a) to d), above.**

POLICY 2.2.4.2

Employment Areas will be used exclusively for business and economic activities in order to:

- a) retain sufficient availability of lands, for both current and future needs, for industrial functions such as manufacturing and warehousing;
- b) protect and preserve *Employment Areas* for current and future business and economic activities;
- c) provide for and contribute to a broad range of stable employment opportunities;
- d) provide opportunities for new office buildings, **where permitted** particularly in ~~business parks along the Don Valley corridor and/or within walking distance to higher order transit;~~
- e) provide a stable and productive operating environment for existing and new businesses and economic activities by preventing the establishment of sensitive land uses in *Employment Areas*;
- f) maintain and grow the City's business tax base;
- g) promote and maintain food security for the City's residents;
- h) maintain the market attractiveness of the *Employment Areas* for employment uses;

- i) provide prominent, accessible and visible locations and a wide choice of appropriate sites for potential new businesses;
- j) continue to contribute to Toronto's diverse economic base;
- k) contribute to complete communities by providing employment opportunities that support a balance between jobs and housing to reduce the need for long-distance commuting and encourage travel by transit, walking and cycling; and
- l) provide work opportunities for residents of nearby neighbourhoods.

POLICY 3.5.1.2

A multi-faceted approach to economic development in Toronto will be pursued that:

- 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**;
- b) protects *Employment Areas* as stable places of business;
- c) provides appropriate locations and opportunities for new retail and service establishments;
- d) encourages the expansion of health and educational institutions, and improving transit access to them; and
- e) promotes the Cultural Sector as an important element of our civic economy.

4.6 EMPLOYMENT AREAS (Non-Policy Textual Commentary)

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 and service use in a *General Employment Areas*.

All types of **associated** retail are provided for in a *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.

POLICY 4.6.1

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** facilities, utilities, waste management systems, industrial trade schools, media, information and technology facilities, and vertical agriculture.

POLICY 4.6.3

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 all types of retail, and service uses.

POLICY 4.6.4

~~Fitness centres are permitted in *General Employment Areas*. Ice arenas legally established before March 26, 2018 in *General Employment Areas* are permitted.~~

Note: Fitness Centres will be transitioned by OPA 668 and Site and Area Specific Policy 886 is proposed to transition legally established Ice Arenas (see Attachment 1 for details).