

This blacklined version of OPA 846 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 846. Please consult the official version of OPA 846 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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Map 6: ~~Downtown Toronto Urban Growth Centre~~ (map legend)

2.1 BUILDING A MORE LIVABLE URBAN REGION

Toronto's Growth Prospects and Projections (non-policy sidebar text)

~~The City of Toronto is forecast to grow to 3.65 million residents and 1.98 million jobs by the year 2051. The Provincial Growth Plan forecast represents 831,000 additional residents and 371,000 additional jobs after 2016. This Plan takes the current Growth Plan forecast as a minimum expectation.~~ **On October 20, 2024, Toronto was removed from the geographic area of the Growth Plan for the Greater Golden Horseshoe and, therefore, is no longer subject to its forecasts and guidance. However, as per Provincial Planning Statement (2024) Policy 2.1 (2), the City will continue to forecast growth using the population and employment forecasts previously issued by the Province for the purposes of land use planning. At the time of the next City-initiated Official Plan Review under s. 26 of the *Planning Act*, the growth projections and forecasts of this Plan will be reviewed and based on the Ontario Population Projections published by the Ministry of Finance as may be further modified, as appropriate, and will be informed by applicable Provincial guidance. In reviewing the growth projections and forecasts of this Plan, the City may modify the Provincial projections and forecasts and apply a methodology in a manner that satisfies or exceeds the objectives of the applicable Provincial projection methodology guidance. Ultimately,** the policy framework found here prepares the City to realize this growth, or even more, depending on the success of this Plan in creating dynamic transit oriented mixed use centres, corridors, and other manners of intensification.

2.2 STRUCTURING GROWTH IN THE CITY: INTEGRATING LAND USE AND TRANSPORTATION

(untitled non-policy sidebar text)

Higher-order transit is transit that generally operates in partially or completely dedicated rights-of-way, outside of mixed traffic, and therefore can achieve levels of speed and reliability greater than mixed-traffic transit. *Higher-order transit* can include heavy rail (such as subways, **elevated or surface rail**, and inter-city **commuter** rail), light rail, and buses in dedicated rights-of-way. Source: Growth Plan (2019). **Provincial Planning Statement**.

2.2 STRUCTURING GROWTH IN THE CITY: INTEGRATING LAND USE AND TRANSPORTATION

(untitled non-policy sidebar text)

The Metrolinx Regional Transportation Plan designates a system of Mobility Hubs across the Greater Toronto and Hamilton Area that distinguishes between "anchor hubs" and "gateway hubs". Anchor hubs have a strategic importance due to their relationship with urban growth centres and/or their role as major international gateways. The more numerous gateway hubs are located at the interchange between two or more current or planned regional rapid transit lines as identified in "The Big Move". **that represent key intersection points on the Frequent Rapid Transit Network. Mobility Hubs are intended to create important transit network connections, integrate various modes of transportation and accommodate an intensive concentration of places to live, work, shop or play.** The Mobility Hub system is designed to reinforce the land use/transportation policies of the Province's Growth Plan for the Greater Golden Horseshoe **Provincial Planning Statement**, particularly in terms of focusing development growth around major transit station areas.

2.2.1 DOWNTOWN: THE HEART OF TORONTO

(unshaded introductory text paragraph 5)

Toronto has only one downtown. It plays a vital role as the city's economic and cultural hub and is critical to the health and prosperity of the entire region that surrounds it.

Downtown, with its recognizable skyline, is Toronto's image to the world and to itself: cosmopolitan, civil, urbane, diverse and liveable. It is the oldest, most dense and most complex part of the urban landscape, with a rich variety of building forms and activities.

Downtown is the place where our city's history was born and where much of our future will be shaped. It is an area that has been inhabited by Indigenous peoples for nearly 15,000 years. Built and cultural heritage can be seen in *Downtown's* significant buildings, districts, landmarks, landscapes and archaeological sites. The conservation and promotion of cultural heritage resources – of First Nations and Métis communities and of settlers – should guide future planning and investment decisions *Downtown*.

Toronto's *Downtown* includes a portion of the *Central Waterfront*, which offers unique opportunities for substantial employment and residential growth and for upgrades and expansion to the public realm and community facilities as waterfront revitalization proceeds. Both *Downtown* and the *Central Waterfront* are guided by their own Secondary Plans.

The Province's Growth Plan for the Greater Golden Horseshoe (2019) identified a *Downtown Toronto Urban Growth Centre* and establishes a minimum density target for this area.

POLICY 2.2.1.1

The *Downtown Toronto Urban Growth Centre* will be planned to optimize the public investment in higher order transit within the *Centre* and thus should exceed the minimum combined gross density target of 400 residents and jobs per hectare set out in the *Growth Plan for the Greater Golden Horseshoe, 2019* **for Centres**. Map 6 shows the boundaries of the *Downtown Toronto Urban Growth Centre*, the *Financial District* and the *Health Sciences District*. Map 6A shows the *Downtown Plan* and the *Central Waterfront Secondary Plan* boundaries.

2.2.2 CENTRES: VITAL MIXED COMMUNITIES

POLICY 2.2.2.2

Each *Centre* will have a Secondary Plan that will:

a) achieve a minimum combined gross density target of 400 jobs and residents per hectare for each *Centre*; ~~which delineates the boundaries of the urban growth centres for the purposes of the Growth Plan;~~

2.2.4 EMPLOYMENT AREAS: SUPPORTING BUSINESS AND EMPLOYMENT GROWTH

Sensitive Land Uses (non-policy sidebar text)

For clarity and for the purpose of this Plan, the term sensitive land uses means: buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times have the potential to experience an adverse effect, due to nearby major facilities or due to emissions that may be generated by the land uses permitted by this Plan within an *Employment Area*. Sensitive land uses may be a part of the natural or built environment, principal uses or accessory/ ancillary uses. Residential uses shall be considered sensitive land uses. Other examples may include, but are not limited to: daycare centres, and educational and health facilities. If the Plan permits a use in an *Employment Area*, the use is not a sensitive land use within that *Employment Area* for the purposes of this Plan, but may be a sensitive land use as defined in the ~~Provincial Policy Statement~~ **Provincial Planning Statement** and, if so, such land use may require noise, vibration, air quality, and/or odour studies as part of complete application.

POLICY 2.2.4.5

Sensitive land uses, including residential uses, where permitted or proposed outside of and adjacent to or near to *Employment Areas* or within the influence area of major facilities, ~~will should~~ be planned to ensure they are appropriately designed, buffered and/or separated as appropriate from *Employment Areas* and/or major facilities as necessary to:

- a) **avoid, or if avoidance is not possible, minimize and** ~~prevent or~~ mitigate adverse effects from noise, vibration, and emissions, including dust and odour;
- b) minimize risk to public health and safety;
- c) prevent or mitigate negative impacts and minimize the risk of complaints;
- d) ensure compliance with environmental approvals, registrations, legislation, regulations and guidelines at the time of the approval being sought for the sensitive land uses, including residential uses; and,

- e) **maintain the long-term operational and economic viability of the planned uses and function of *Employment Areas*.** ~~permit *Employment Areas* to be developed for their intended purpose.~~

POLICY 2.2.4.15

The City will assess requests to **remove** ~~convert~~ lands **from** ~~within~~ *Employment Areas*, both cumulatively and individually, by considering whether or not:

- a) there is a demonstrated need for the **removal(s)** ~~conversion(s)~~ to:
 - i. meet the population forecasts; ~~or~~ **and projections in this Plan**; or
 - ii. mitigate existing and/or potential land use conflicts;
- b) the lands are required over the long-term for ***Employment Area* uses** ~~employment purposes~~;
- c) the City will meet the employment forecasts **and projections in this Plan**;
- d) the **removal(s)** ~~conversion(s)~~ will **negatively impact** ~~adversely affect~~ the overall viability of an *Employment Area* and maintenance of a stable operating environment for business and economic activities with regard to the:
 - i. compatibility of any proposed land use with lands designated *Employment Areas* and major facilities, as demonstrated through the submission of a Compatibility/Mitigation Study in accordance with Policies 2.2.4.5, 2.2.4.7 and 2.2.4.8 and Schedule 3 for any proposed land use, with such policies read as applying to lands within *Employment Areas*;
 - ii. **avoidance, or if avoidance is not possible, minimization and** ~~prevention or~~ mitigation of adverse effects from noise, vibration, and emissions, including dust and odour;
 - iii. **avoidance, or if avoidance is not possible, minimization and** ~~prevention or~~ mitigation of negative impacts and minimization of the risk of complaints;
 - iv. ability to ensure compliance with environmental approvals, registrations, legislation, regulations and guidelines;
 - v. ability to provide appropriate buffering and/or separation of employment uses from sensitive land uses, including residential;
 - vi. ability to minimize risk to public health and safety;
 - vii. reduction or elimination of visibility of, and accessibility to, employment lands or uses;
 - viii. impact upon the capacity and functioning of the transportation network and the movement of goods for existing and future employment uses;
 - ix. removal of large and/or key locations for employment uses;
 - x. ability to provide opportunities for the clustering of similar or related employment uses; and
 - xi. provision of a variety of land parcel sizes within the *Employment Area* to accommodate a range of permitted employment uses;
- e) the existing or planned sewage, water, energy and transportation infrastructure can accommodate the proposed **removal(s)** ~~conversion(s)~~;
- f) in the instance of **removals** ~~conversions~~ for residential purposes, sufficient parks, libraries, recreation centres and schools exist or are planned within walking distance for new residents;

- g) employment lands are strategically preserved near important transportation infrastructure such as highways and highway interchanges, rail corridors, ports and airports to facilitate the movement of goods;
- h) the proposal(s) to ~~convert~~ **remove** lands in an *Employment Area* will help to maintain a diverse economic base accommodating and attracting a variety of employment uses and a broad range of employment opportunities in Toronto; and
- i) cross-jurisdictional issues have been considered.

POLICY 2.2.4.16

When assessing proposal(s) to **remove** ~~convert~~ lands **from** ~~within~~ *Employment Areas*, the City will:

- a) notify all major facilities whose influence area(s) includes any portion of the lands proposed to be **removed** ~~converted~~; and
- b) notify all facilities that store, distribute or handle propane whose required separation distances by law and/or regulation may include any portion of the lands proposed to be **removed** ~~converted~~.

POLICY 2.2.4.17

All *Employment Areas* will be planned for a minimum of 50 jobs per gross hectare. The City will monitor the achievement of this density target **through a City-initiated Official Plan Review** ~~and evaluate it at the time of the next Municipal Comprehensive Review~~.

POLICY 2.2.4.18 (new policy)

In accordance with provincial guidelines, development within 300 metres of existing or planned *Employment Areas* will avoid, or where avoidance is not possible, minimize and mitigate potential impacts on the long-term economic viability of employment uses.

3.4 THE NATURAL ENVIRONMENT

Regulating Hazards (non-policy sidebar text, paragraph 4)

The most important documents for managing hazards in Toronto are the **Provincial Planning Statement** ~~Provincial Policy Statement (2014)~~, the Ministry of Natural Resources and Forestry's Technical Guide to River and Stream Systems: Flooding Hazard Limit, and the Toronto and Region Conservation Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 166/06), which it administers in accordance with its Living City Policies.

3.1.6. HERITAGE CONSERVATION

(unshaded introductory text, paragraph 2)

The City's significant heritage properties tell stories about the forces and events that have shaped Toronto. They reveal the City's historical geography; a lakefront terrain carved by rivers and valleys that 11,000 years ago first allowed our First Nations to hunt

and fish, and later farm. The Plan policies call for an engagement protocol with Indigenous Peoples First Nations and the Métis for heritage properties and archaeological sites that may be of interest to them, as well as ensuring that information is provided to Indigenous Peoples First Nations and Métis where archaeological resources are found to be Indigenous First Nations or Métis in origin.

3.1.6. HERITAGE CONSERVATION

(unshaded introductory text, paragraph 7)

As Toronto continues to grow and intensify, this growth must recognize and be balanced with the ongoing conservation of our significant heritage properties, views, natural heritage system, and landscapes. In this context, the regulatory tools available to the City will be used to *conserve* the significant cultural heritage values and attributes of our heritage properties. Conservation of cultural heritage resources not only enriches our lives, it is an important shared responsibility and a prominent civic legacy that we must leave for future generations.

POLICY 3.1.6.2

Properties and Heritage Conservation Districts of potential cultural heritage value or interest will be identified and evaluated to determine their cultural heritage value or interest consistent in accordance with provincial regulations under the Ontario Heritage Act, where applicable, and will include the consideration of cultural heritage values including design or physical value, historical or associative value and contextual value. The evaluation of cultural heritage value of a Heritage Conservation District The evaluation of cultural heritage value of a Heritage Conservation District, in addition to provincial requirements and criteria in regulations under the Ontario Heritage Act, may also consider social or community value and natural or scientific value. The contributions of Toronto's diverse cultures will be considered in determining the cultural heritage value of properties on the Heritage Register and as part of proactive strategies for conserving built heritage resources and cultural heritage landscapes.

POLICY 3.1.6.5

Proposed *alterations*, demolition of a heritage attribute, development, and/or public works on or *adjacent* to, a property on the Heritage Register will ensure that the *integrity* of the heritage property's cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City. Where a Heritage Impact Assessment is required in Schedule 3 of the Official Plan, it will describe and assess the potential impacts and mitigation strategies for the proposed *alteration*, demolition of a heritage attribute, development or public work.

POLICY 3.1.6.13

In collaboration with Indigenous Peoples First Nations, Métis and the Provincial Government, the City will develop a protocol for matters related to identifying, evaluating and protecting properties and *cultural heritage landscapes* on the Heritage Register, archaeological sites and artifacts where they may be of interest to Indigenous Peoples First Nations or Métis.

POLICY 3.1.6.33

Impacts of site *alterations*, developments, municipal improvements, and/or public works within or *adjacent* to Heritage Conservation Districts will be assessed to ensure that the *integrity* of the districts' **cultural** heritage values, attributes, and character are *conserved*. This assessment will be achieved through a Heritage Impact Assessment, consistent with Schedule 3 of the Official Plan, to the satisfaction of the City.

POLICY 3.1.6.40

Where archaeological resources are encountered or documented, as part of a development application or public work, and found to be **Indigenous** ~~First Nations or Métis~~ in origin:

- a) the City will provide a copy of the Stage 1 and 2 Archaeological Assessment report(s) to those **Indigenous Peoples** ~~First Nations or Métis~~ with the closest cultural affiliation as identified by the City to those resources, and in whose traditional territories the archaeological resources were found prior to the development proceeding;
- b) engagement by the proponent and their licensed archaeologist with the **Indigenous Peoples** ~~First Nation or Métis~~ with the closest cultural affiliation, as identified by the City, and in whose traditional territory the *significant* archaeological resources are situated, should occur to obtain input on appropriate *conservation* or interpretation approaches; and
- c) publicly owned lands with *significant* archaeological resources of **Indigenous** ~~First Nations or Métis~~ origin may be deemed not suitable for development.

3.6 HERITAGE CONSERVATION, CULTURAL HERITAGE LANDSCAPE (definition)

a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an **Indigenous** ~~Aboriginal~~ community. The area may **include** ~~involve~~ features such as **buildings**, structures, spaces, **views**, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the *Ontario Heritage Act*, villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance, and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site).

3.6 HERITAGE CONSERVATION, DEMOLITION (definition)

is the complete destruction of a heritage **building**, structure and property from its site, including the disassembly of structures and properties on the Heritage Register for the purpose of reassembly at a later date.

3.6 HERITAGE CONSERVATION, SIGNIFICANT (definition)

in regard to cultural heritage and archaeology, **means** resources that have been determined to have cultural heritage value or interest **under the *Ontario Heritage Act* in accordance with all applicable processes and criteria established by the Province**. ~~for the important contribution they make to our understanding of the history of a place, an event, or a people.~~

3.1.6 HERITAGE CONSERVATION (non-policy sidebar text)

Commemoration and interpretation programs that recognize various cultural or ethnic groups can add to the overall understanding of the City's lost sites, including co-operation with **Indigenous Peoples** ~~First Nations~~ in programs commemorating and interpreting sites of importance. This may include, among others, programs such as the emerging moccasin identifier program.

4.6 EMPLOYMENT AREAS

Sensitive Land Uses (non-policy sidebar text)

For clarity and for the purpose of this Plan, the term sensitive land uses means: buildings, amenity areas, or outdoor spaces where routine or normal activities occurring at reasonably expected times have the potential to experience an adverse effect, due to nearby major facilities or due to emissions that may be generated by the land uses permitted by this Plan within an *Employment Area*. Sensitive land uses may be a part of the natural or built environment, principal uses or accessory/ ancillary uses. Residential uses shall be considered sensitive land uses. Other examples may include, but are not limited to: daycare centres, and educational and health facilities. If the Plan permits a use in an *Employment Area*, the use is not a sensitive land use within that *Employment Area* for the purposes of this Plan, but may be a sensitive land use as defined in the ~~Provincial Policy Statement~~ **Provincial Planning Statement** and, if so, such land use may require noise, vibration, air quality, and/or odour studies as part of complete application.

YONGE- EGLINTON SECONDARY PLAN, 2.3 URBAN GROWTH CENTRE, POLICY 2.3.1

Map 21-1 delineates the boundaries of the Yonge-Eglinton Centre (~~Urban Growth Centre~~). The Centre will function as a:

- a. major centre of economic activity with a concentration of existing and new office uses and other value-added employment sectors along Yonge Street and Eglinton Avenue;
- b. civic and cultural hub with a concentration of existing and new community service facilities, and entertainment uses;
- c. focal area for retail and service uses that meet the day-to-day needs of residents and workers in Midtown and draw visitors from across the city; and

d. a residential area, with a collection of residential and mixed-use neighbourhoods with varied characters and scales as set out in this Plan that support a diverse population.

YONGE- EGLINTON SECONDARY PLAN, 10 INTERPRETATION, POLICY 10.2

The Midtown Transit Station Areas in this Plan will be reviewed as part of a future ~~municipal comprehensive review~~ **City-initiated Official Plan Review** process which will confirm major transit station area delineations and density targets.

DOWNTOWN PLAN, 4 DIRECTING GROWTH (non-policy textual commentary)

The ~~Official Plan~~ **Growth Plan for the Greater Golden Horseshoe (the Growth Plan)** identifies the ~~Downtown Toronto Urban Growth Centre~~ as a focal area for investment in region-wide public services and infrastructure. As a regional transportation hub, it serves as a high-density major employment centre and is intended to accommodate a significant share of both population and employment growth. ~~Aligning with the Growth Plan,~~ This Plan identifies the land use designations *Downtown* that are targeted for growth.

UNILEVER PRECINCT SECONDARY PLAN, 5.5 THE RIVER'S EDGE (non-policy sidebar text)

The entire Unilever Precinct is in the Lower Don River floodplain and is identified as a Special Policy Area (SPA). Under the **Provincial Planning Statement** ~~2014 Provincial Policy Statement~~ (PPS), SPAs are defined as areas within a community that have historically existed within a floodplain and where policies approved by the Province are intended to provide for their continued viability. These policies are currently found within the Official Plan for the former City of Toronto identified on Map 10 of the Official Plan, which, in addition to other relevant policies and requirements, only permits 'as-of-right' development provided it is flood protected to at least the 1:350 year flood level.

Under the ~~2014~~ PPS, new or intensified development beyond existing in-force permissions in the City of Toronto Official Plan is restricted in the Lower Don SPA due to the potential risk to human health and safety and potential property damage resulting from a flooding event. In recognition of the need to eliminate the risk of flooding in the Lower Don Area and to unlock its redevelopment potential, the federal, provincial and municipal governments have announced significant investments in flood protection infrastructure. Once completed, the infrastructure works will protect approximately 240 hectares of land, including the Unilever Precinct, from flooding, allowing both the Port Lands and Unilever Precinct to take their places as important pieces Toronto's future urban fabric.

SITE AND AREA SPECIFIC POLICY 395, POLICY A) V)

On lands designated as Mixed Use Areas, any portion of a development containing residential and/or other sensitive land uses (as defined by the **Provincial Planning Statement** ~~Provincial Planning Statement 2014~~) shall be setback a minimum of 30 metres from the Stouffville GO Transit rail corridor property line and provide appropriate mitigation and safety measures to implement the Federation of Canadian Municipalities

(FCM) and the Railway Association of Canada (RAC) Guidelines for New Development in Proximity to Railway Operations

SITE AND AREA SPECIFIC POLICY 395, POLICY A) X)

In addition to the Complete Application requirements contained within policy 5.5.2 and Schedule 3 of the Official Plan, applications to amend the Zoning Bylaw and applications for Plan of Subdivision, and Consent to Sever that propose sensitive land uses (as defined by the **Provincial Planning Statement** ~~Provincial Policy Statement 2014~~) are required to submit an Air Quality and Odour Compatibility Study.

SITE AND AREA SPECIFIC POLICY 426, POLICY E)

Prior to the next **City-initiated Official Plan Review** ~~Municipal Comprehensive Review~~, the City may initiate Official Plan Amendments as necessary for the purpose of facilitating comprehensive infrastructure and precinct planning to extend the employment land use permissions and requirements of subpolicies a) through d) inclusive to adjoining lands located at 6 and 50 Booth Avenue, 405, 415 and 433 Eastern Avenue and 1, 5 and 9 Don Roadway subject to the following conditions:

- i) the proposed amendment will not add any residential, including live/work, permissions to the lands; and
- ii) the owners and operators of the adjoining lands have been consulted