

Attachment 3: Conversion and Removal Policies for *Employment Areas*

Official Plan Policies 2.2.4.14 to 2.2.4.18 [*Final LPAT Order issued on May 8, 2020*]

14. The redesignation of land from an *Employment Area* designation to any other designation, by way of an Official Plan Amendment, or the introduction of a use that is otherwise not permitted in an *Employment Area* is a conversion of land within an *Employment Area* and is also a removal of land from an *Employment Area*, and may only be permitted by way of a Municipal Comprehensive Review. The introduction of a use that may be permitted in a *General Employment Area* into a *Core Employment Area* or the redesignation of a *Core Employment Area* into a General Employment Area designation is also a conversion and may only be permitted by way of a Municipal Comprehensive Review.

15. The conversion of land within an *Employment Area* is only permitted through a City-initiated Municipal Comprehensive Review that comprehensively applies the policies and schedules of the Provincial Growth Plan.

16. Applications to convert lands within an *Employment Area* will only be considered at the time of a municipal review of employment policies and designations under Section 26 of the *Planning Act* and a concurrent Municipal Comprehensive Review under the Growth Plan for the Greater Golden Horseshoe. Applications to convert lands within an *Employment Area* received between such City-initiated Official Plan Reviews will be not be considered unless Council directs that a Municipal Comprehensive Review be initiated.

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

a) There is a demonstrated need for the conversion(s) to:

1. meet the population forecasts allocated to the City in the Growth Plan for the Greater Golden Horseshoe; or
2. mitigate existing and/or potential land use conflicts;

b) The lands are required over the long-term for employment purposes;

c) The City will meet the employment forecasts allocated to the City in the Growth Plan for the Greater Golden Horseshoe;

d) The conversion(s) will 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:

1. 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*;

2. prevention or mitigation of adverse effects from noise, vibration, and emissions, including dust and odour;
3. prevention or mitigation of negative impacts and minimization of the risk of complaints;
4. ability to ensure compliance with environmental approvals, registrations, legislation, regulations and guidelines;
5. ability to provide appropriate buffering and/or separation of employment uses from sensitive land uses, including residential;
6. ability to minimize risk to public health and safety;
7. reduction or elimination of visibility of, and accessibility to, employment lands or uses;
8. impact upon the capacity and functioning of the transportation network and the movement of goods for existing and future employment uses;
9. removal of large and/or key locations for employment uses;
10. ability to provide opportunities for the clustering of similar or related employment uses; and
11. 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 conversion(s);

f) In the instance of 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 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.

18. When assessing proposal(s) to convert lands within *Employment Areas*, the City will:

a) notify all major facilities whose influence area(s) includes any portion of the lands proposed to be 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 converted.