

Expanding Uses in Employment Areas: Information Deck



How to use this information deck:

1. Read through this deck for background information.
2. Complete the accompanying survey on the [study webpage](#).
3. Register for further engagement by emailing opreview@toronto.ca with subject line “Employment Uses”.

This information deck and accompanying survey are intended to provide background on the study and help us understand stakeholder operations and priorities.

What is the purpose of this study?

City Council has directed the City Planning Division to undertake a study to consider **expanding permitted uses in Employment Areas** to include places of assembly, places of worship, and sports facilities on a site or area-specific basis.

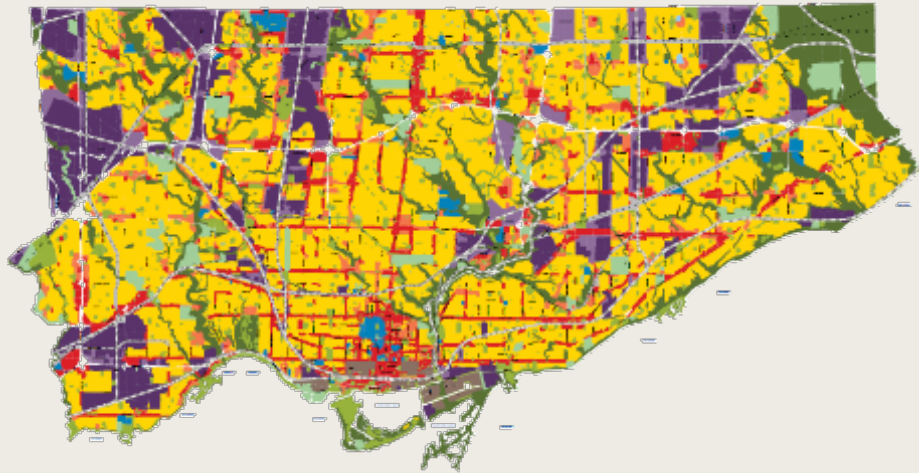
This study will consider whether these uses should be permitted in certain Employment Areas and the potential impact on surrounding employment uses.

Note on Provincial Bill 97

Please note: proposed Provincial Bill 97, Helping Homebuyers, Protecting Tenants Act, 2023 introduces a new definition for “areas of employment”.

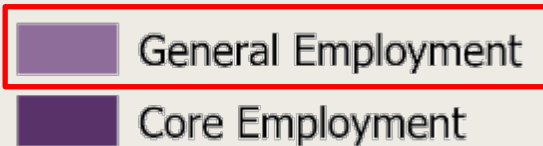
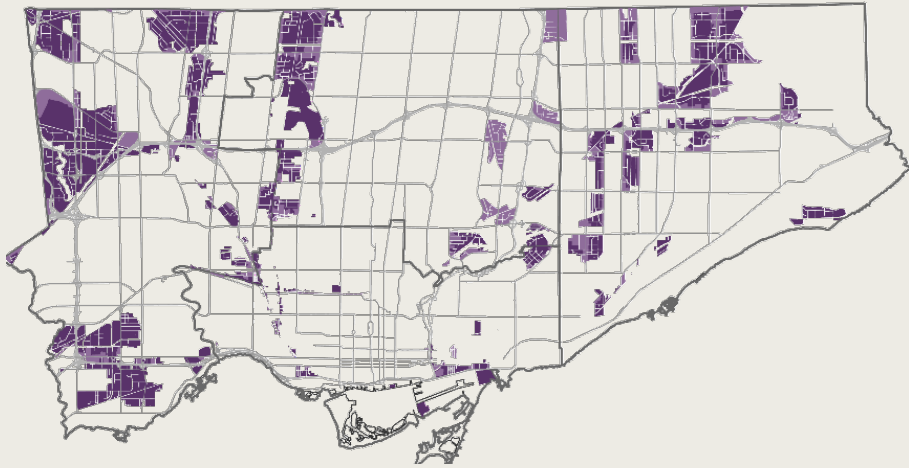
Bill 97 and the new definition will help inform the study upon the Bill becoming law.

What are Employment Areas?



- Land set aside for **businesses and economic activities** vital to Toronto's economy.
- Intended for businesses and industries that may produce **adverse effects** such as **noise, odour, and air quality impacts**. Such industries require a Provincial license to operate.
- Industries impacting nearby sensitive uses are **at risk of losing their Provincial license to operate** and may be forced to shut down or move.
- Provincial policy requires residential uses be prohibited and other "**sensitive non-residential uses**" to be limited due to the potential impact of **adverse effects**.

What are Employment Areas? Continued



- The City has two types of Employment Areas:
- **General Employment Areas** are normally located on the periphery of Employment Areas, on major roads, and may serve as a buffer between industry and sensitive uses.
- **Core Employment Areas** are generally intended for industries that may create **adverse effects** and are not appropriate to be located close to sensitive uses. Uses that would attract the general public and **possibly disrupt industrial operations are not generally permitted.**
- This study is considering expanding uses within **General Employment Areas** only.

What uses are being considered?

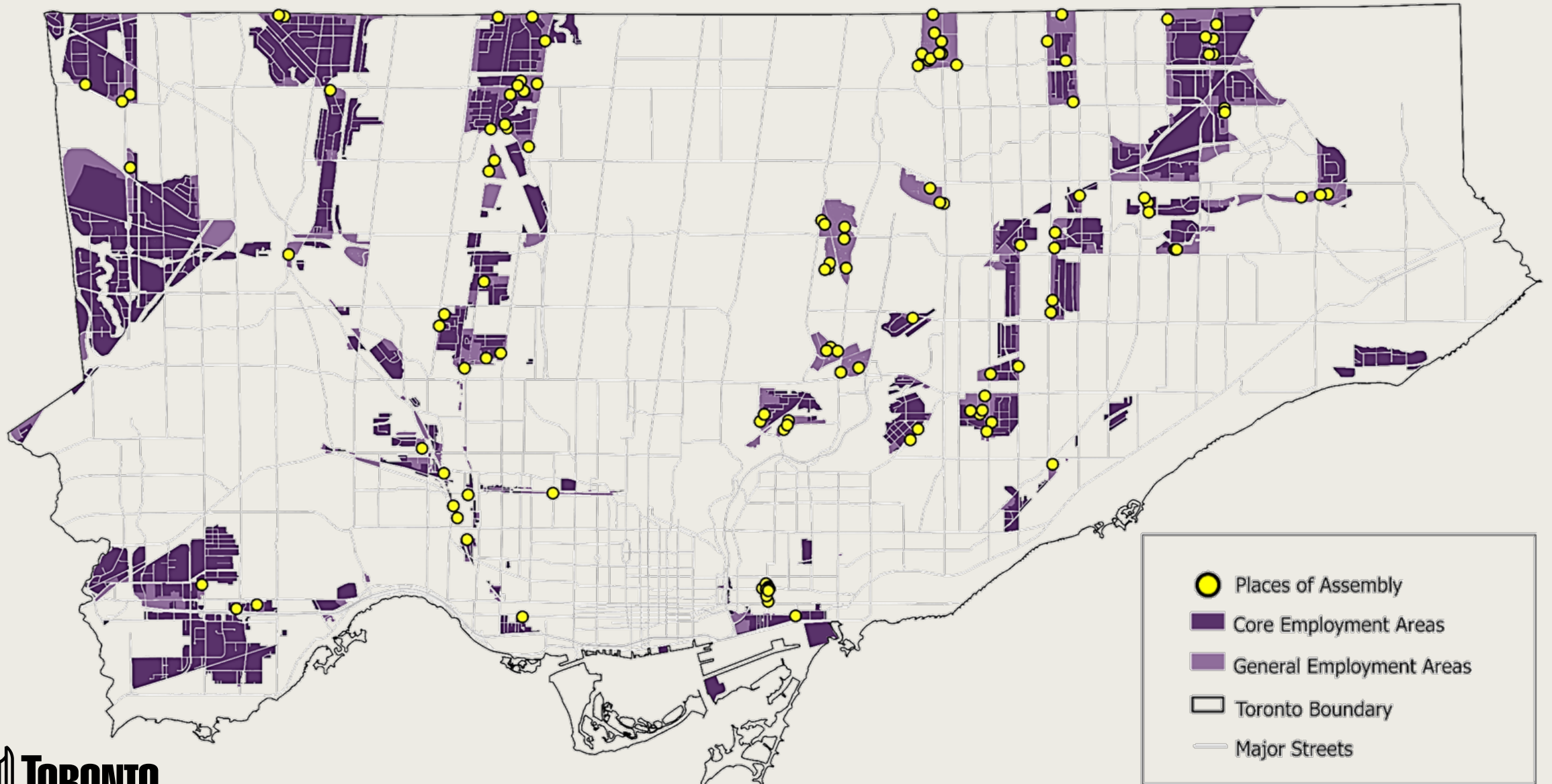
Places of Assembly

Definition: A place for **social, cultural, educational or trade events** such as banquet hall, convention or trade centre, or a hall used for bingo or other lottery events.



- Places of assembly are currently allowed on lands designated *Mixed Use Areas* and *Institutional*.
- There are many existing places of assembly in *General Employment Areas* including bingo halls, community centres and banquet halls.
- Places of assembly generally **require parking and more floor area** to accommodate large groups of attendees or customers.

Places of Assembly in General Employment Areas



What uses are being considered?

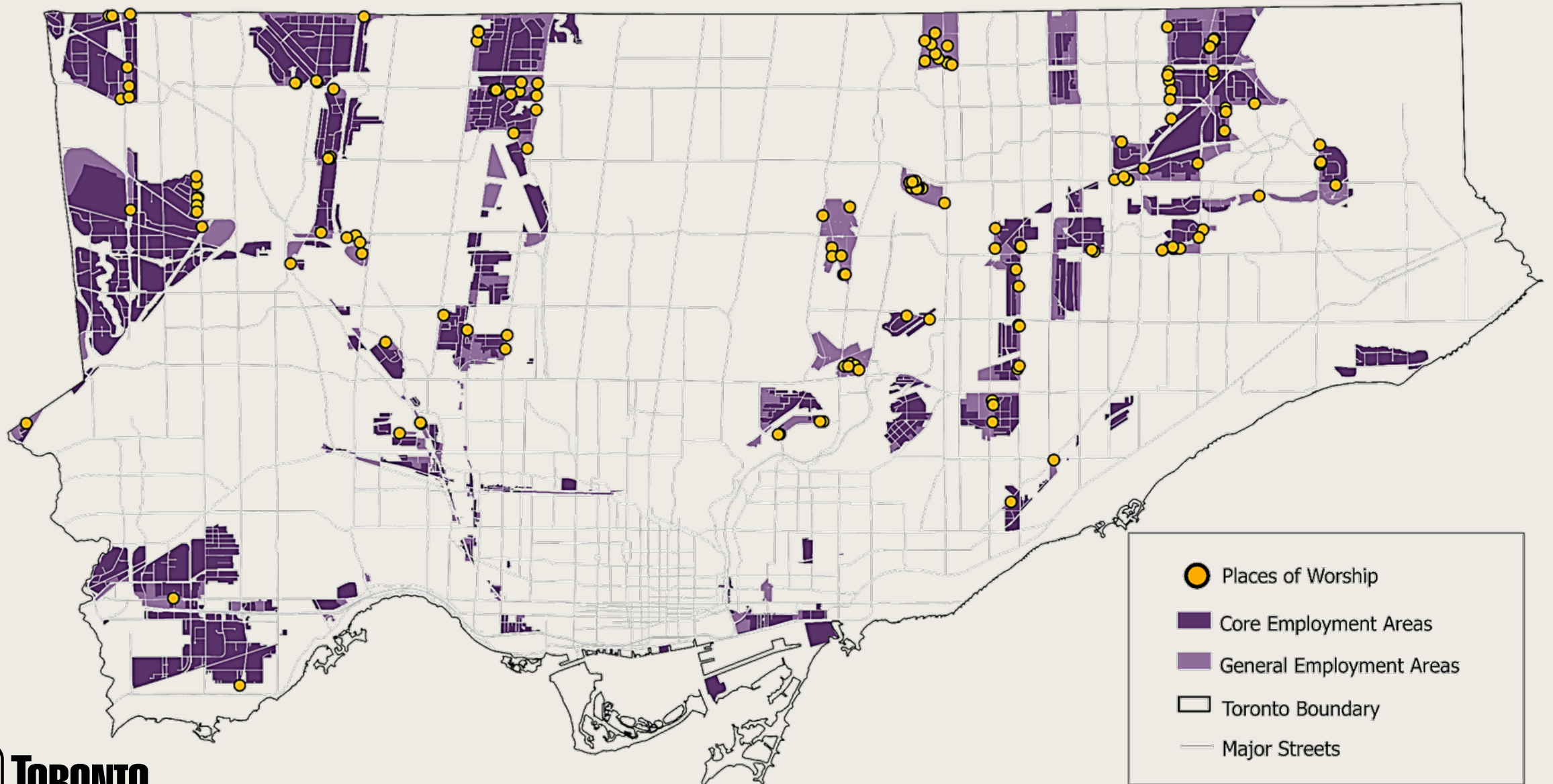
Places of Worship

Definition: A place used by a **religious organization** for religious worship, services, ceremonies or rites, and may also be used for charitable purposes.



- Places of worship are currently allowed on lands designated *Mixed Use Areas, Neighbourhoods, Apartment Neighbourhoods* and *Institutional*.
- Toronto's *General Employment Areas* are home to **almost 200 existing** places of worship including churches, gurdwaras, mosques, synagogues, temples, and religious community centres.
- Places of worship can be especially sensitive to **excess noise, odour, and air quality impacts** created by nearby industry.

Places of Worship in General Employment Areas



What uses are being considered?

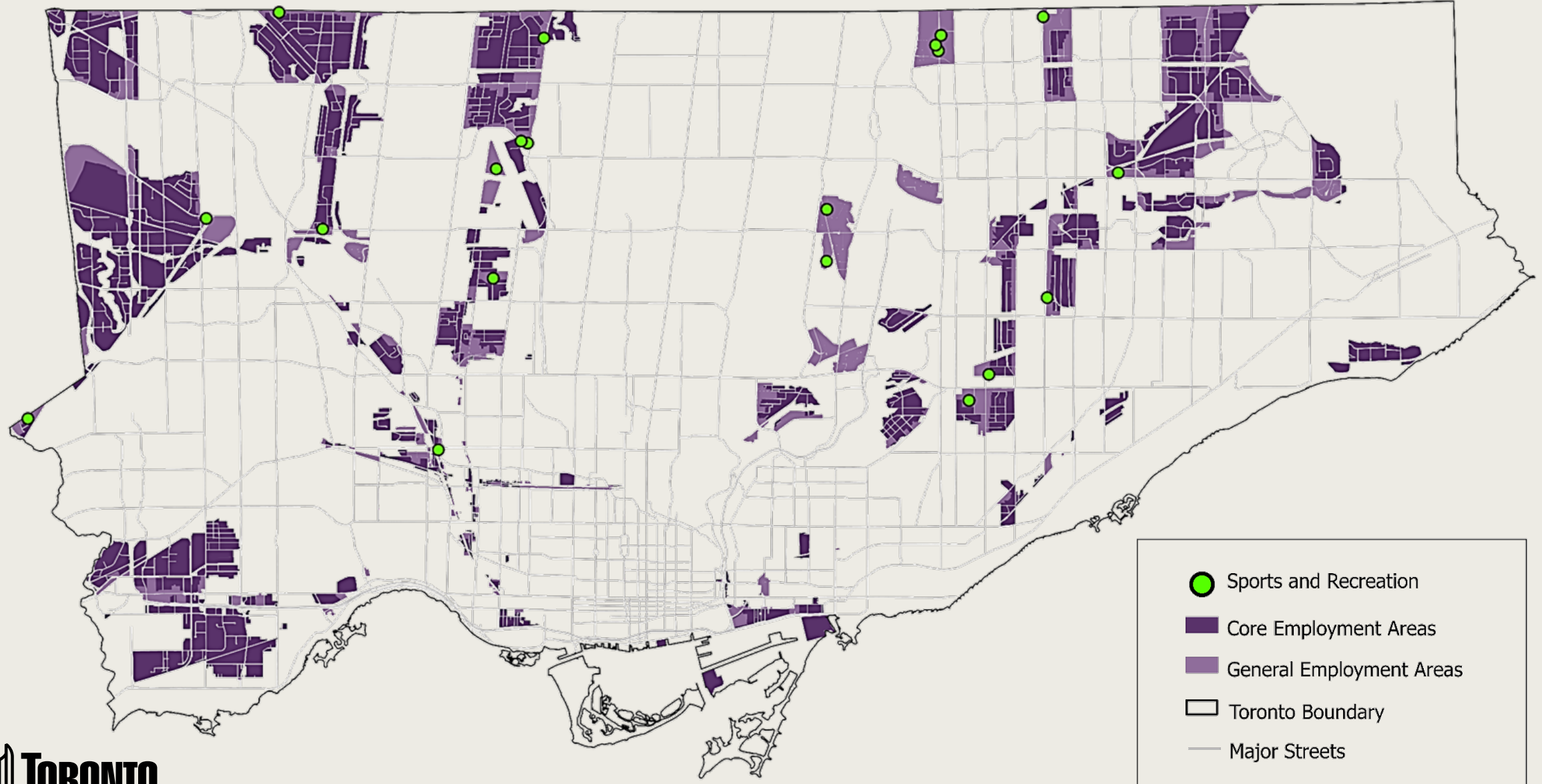
Sports and Recreation

Definition: A place used for **sports, physical play or spectator sporting events** such as a tennis courts, bowling alley, swimming pool, stadium or arena.



- Sports and recreation establishments are currently allowed on lands designated *Mixed Use Areas, Neighbourhoods, Apartment Neighbourhoods* and *Institutional*.
- Existing sports and recreation establishments include bowling alleys, archery establishments, rinks, arenas and swimming pools.
- Fitness centres are already a permitted use in *General Employment Areas* and are not included in this study.

Sports and Recreation in General Employment Areas



What issues are being considered?

- Although intended for business, Employment Areas are home to a range of existing “**sensitive non-residential uses**” including places of assembly, places of worship and sports and recreation uses.
- Current City policies **prevent the establishment of new “sensitive non-residential uses”** in Employment Areas.
- Places of assembly, places of worship and sports and recreation establishments **play an important role in the City’s cultural, recreational and community life**.
- Businesses and industries, including those creating **adverse effects**, are **vital to the City’s economy**. Employment Areas must be **preserved for business and economic activities**.



Have your say. Please complete the survey on the [study webpage](#).

Next Steps

Summer 2023

Focused Engagement

- Help develop policy options with City staff
- Parties who register will be contacted in Summer 2023

Fall 2023

Public Open House

- Presentation on draft recommendations to the public
- Continued refining of recommendations

Q4 2023

Recommendation Report

- Final study findings and recommendations to be heard at Planning and Housing Committee

Sign up for our focused engagement session by emailing opreview@toronto.ca with subject line “Employment Uses”

Join the
Conversation

Thank you for your participation!

Other Questions or Comments? Contact:

Rory McNeil, Planner

Strategic Initiatives, Policy & Analysis

Telephone: 416-394-5683

Email: Rory.McNeil@toronto.ca