

Authority: Planning and Housing Committee Item PH25.2,  
as adopted by City of Toronto Council on November 12 and  
13, 2025

City Council voted in favour of this by-law on December 17,  
2025

Written approval of this by-law was given by Mayoral Decision  
16-2025 dated December 17, 2025

## **CITY OF TORONTO**

### **BY-LAW 1473-2025**

#### **To adopt Official Plan Amendment 846 for the City of Toronto with respect to Phase 1 of the Provincial Planning Statement, 2024 Consistency Exercise.**

Whereas authority is given to Council under the Planning Act, R.S.O. 1990, c.P. 13, as amended,  
to pass this By-law; and

Whereas Council of the City of Toronto has provided adequate information to the public and has  
held at least one public meeting in accordance with the Planning Act;

The Council of the City of Toronto enacts:

1. The attached Amendment 846 to the Official Plan is hereby adopted pursuant to the  
Planning Act, as amended.

Enacted and passed on December 17, 2025.

Frances Nunziata,  
Speaker

(Seal of the City)

John D. Elvidge,  
City Clerk

**AMENDMENT 846 TO THE OFFICIAL PLAN**

The Official Plan of the City of Toronto is amended by:

1. The Table of Contents, Official Plan – List of Maps, Map 6: Downtown Toronto Urban Growth Centre, is amended by deleting the words "Urban Growth Centre" after the word "Toronto" such that the map title reads as follows:

Map 6: *Downtown* Toronto

2. Map 6: Downtown Toronto Urban Growth Centre, is amended by:
  - a) Deleting the words "Urban Growth Centre" after the word "Toronto" such that the map title reads as follows:

Map 6: *Downtown* Toronto

- b) Deleting the words "Urban Growth Centre" after the word "Toronto" such that the map legend item reads as follows:

Downtown Toronto

3. Chapter 2, Shaping the City, 2.1 Building a More Livable Region, Toronto's Growth Prospects, non-policy sidebar text is amended by:

- a) Deleting the word "Prospects" and replacing it with the words "Forecasts and Projections" after the word "Growth" in the sidebar title;
- b) Deleting the words "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.;" and
- c) Adding the words "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,"

Such that the non-policy sidebar text reads as follows:

### **Toronto's Growth Forecasts and Projections**

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.

4. Chapter 2, Shaping the City, 2.2 Structuring Growth in the City: Integrating Land Use and Transportation, non-policy sidebar text is amended by:
  - a) Adding the words "elevated or surface rail" after the word "subways";
  - b) Deleting the word "inter-city" and replacing it with the word "commuter"; and
  - c) Deleting the words "Growth Plan 2019" and replacing them with the words "Provincial Planning Statement".

Such that the non-policy sidebar text reads as follows:

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 commuter rail), light rail, and buses in dedicated rights-of-way. Source: Provincial Planning Statement.

5. Chapter 2, Shaping the City, 2.2 Structuring Growth in the City: Integrating Land Use and Transportation, non-policy sidebar text is amended by:
  - a) Deleting the words "that distinguishes between 'anchor hubs' and 'gateway hubs'. Anchor hubs have a strategic importance due to their relationship with urban growth centres strategic growth areas 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'" and replacing them with the words "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."; and

- b) Deleting the words "Province's Growth Plan for the Greater Golden Horseshoe" and replacing them with the words "Provincial Planning Statement".

Such that the non-policy sidebar text reads as follows:

The Metrolinx Regional Transportation Plan designates a system of Mobility Hubs across the Greater Toronto and Hamilton Area that represent key intersection points on the Frequent Rapid Transit Network. Mobility Hubs are intended to create important transit 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 Provincial Planning Statement, particularly in terms of focusing development growth around major transit station areas.

6. Chapter 2, Shaping the City, 2.2.1 Downtown: The Heart of Toronto, is amended by deleting paragraph 5 of the unshaded introductory text.
7. Chapter 2, Shaping the City, 2.2.1 Downtown: The Heart of Toronto, Policy 2.2.1.1 is amended by:
  - a) Deleting the word "the" in the first sentence before the word "*Downtown*";
  - b) Deleting the words "Urban Growth Centre";
  - c) Deleting the words "in the Growth Plan for the Greater Golden Horseshoe, 2019" and replacing them with the words "for *Centres*"; and
  - d) Deleting the word "the" in the second sentence before the word "*Downtown*".

Such that the policy 2.2.1.1 reads as follows:

*Downtown* Toronto 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 for *Centres*. Map 6 shows the boundaries of *Downtown* Toronto, the *Financial District* and the *Health Sciences District*. Map 6A shows the *Downtown Plan* and the *Central Waterfront Secondary Plan* boundaries.

8. Chapter 2, Shaping the City, 2.2.2 Centres: Vital Mixed Communities, Policy 2.2.2 a) is amended by deleting the words "which delineates the boundaries of the urban growth centres for the purposes of the Growth Plan";

Such that policy 2.2.2 a) reads as follows:

achieve a minimum combined gross density target of 400 jobs and residents per hectare for each *Centre*;

9. Chapter 2, Shaping the City, 2.2.4 Employment Areas: Supporting Business and Employment Growth, Sensitive Land Uses, non-policy sidebar text is amended by deleting the words "Provincial Policy Statement" and replacing them with the words "Provincial Planning Statement";

Such that the Sensitive Land Uses, non-policy sidebar text reads as follows:

### **Sensitive Land Uses**

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 Planning Statement and, if so, such land use may require noise, vibration, air quality, and/or odour studies as part of complete application.

10. Chapter 2, Shaping the City, 2.2.4 Employment Areas: Supporting Business and Employment Growth, Policy 2.2.4.5 is amended by:
  - a) Deleting the word "should" and replacing it with the word "will";
  - b) Deleting the words "prevent or" in Policy 2.2.4.5 a) and replacing them with the words "avoid, or if avoidance is not possible, minimize and"; and
  - c) Deleting the words in Policy 2.2.4.5 e) and replacing them with the words "maintain the long-term operational and economic viability of the planned uses and function of Employment Areas".

Such that the Policy 2.2.4.5 reads as follows:

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 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 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.

11. Chapter 2, Shaping the City, 2.2.4 Employment Areas: Supporting Business and Employment Growth, Policy 2.2.4.15 is amended by:

- a) Deleting the word "convert" and replacing it with the word "remove";
- b) Deleting the word "within" and replacing it with the word "from";
- c) Deleting the word "conversion(s)" in Policy 2.2.4.15 a) and replacing it with the word "removal(s)";
- d) Adding the words "and projections in this Plan" in Policy 2.2.4.15 a) i. after the word "forecasts";
- e) Deleting the words "employment purposes" in Policy 2.2.4.15 b) and replacing them with the words "*Employment Area uses*";
- f) Adding the words "and projections in this Plan" to Policy 2.2.4.15 c) after the word "forecasts";
- g) Deleting the word "conversion(s)" in Policy 2.2.4.15 d) and replacing it with the word "removal(s)";
- h) Deleting the words "adversely affect" in Policy 2.2.4.15 d) and replacing it with the words "negatively impact";
- i) Deleting the words "prevention or" in Policy 2.2.4.15 d) ii) and replacing them with the words "avoidance, or if avoidance is not possible, minimization and";
- j) Deleting the words "prevention or" in Policy 2.2.4.15 d) iii) and replacing them with the words "avoidance, or if avoidance is not possible, minimization and";
- k) Deleting the word "conversion(s)" in Policy 2.2.4.15 e) and replacing it with the word "removal(s)";
- l) Deleting the word "conversions" in Policy 2.2.4.15 f) and replacing it with the word "removals"; and

m) Deleting the word "convert" in Policy 2.2.4.15 h) and replacing it with the word "remove".

Such that Policy 2.2.4.15 reads as follows:

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

- a) there is a demonstrated need for the removal(s) to:
  - i. meet the population forecasts 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;
- c) the City will meet the employment forecasts and projections in this Plan;
- d) the removal(s) will negatively impact 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 mitigation of adverse effects from noise, vibration, and emissions, including dust and odour;
  - iii. avoidance, or if avoidance is not possible, minimization and 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);
- f) in the instance of removals 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 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.

12. Chapter 2, Shaping the City, 2.2.4 Employment Areas: Supporting Business and Employment Growth, Policy 2.2.4.16 is amended by:

- a) Deleting the word "convert" in Policy 2.2.4.16 and replacing it with the word "remove";
- b) Deleting the word "within" in Policy 2.2.4.16 and replacing it with the word "from";
- c) Deleting the word "converted" in Policy 2.2.4.16 a) and replacing it with the word "removed"; and
- d) Deleting the word "converted" in Policy 2.2.4.16 b) and replacing it with the word "removed".

Such that Policy 2.2.4.16 reads as follows:

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

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

13. Chapter 2, Shaping the City, 2.2.4 Employment Areas: Supporting Business and Employment Growth, Policy 2.2.4.17 is amended by deleting the words "and evaluate it at the time of the next Municipal Comprehensive Review" and replacing them with the words "through a City-initiated Official Plan Review";

Such that Policy 2.2.4.17 reads as follows:

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.

14. Chapter 2, Shaping the City, 2.2.4 Employment Areas: Supporting Business and Employment Growth, is amended by adding the following as new policy 2.2.4.18:

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.

15. Chapter 3, Building a Successful City, 3.4 The Natural Environment, Regulating Hazards sidebar, paragraph 4 is amended by deleting the words "Provincial Policy Statement (2014)" and replacing them with the words "the Provincial Planning Statement";

Such that the fourth paragraph of the non-policy sidebar text reads as follows:

The most important documents for managing hazards in Toronto are the Provincial Planning Statement, 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.

16. Chapter 3, Building a Successful City, 3.1.6. Heritage Conservation, unshaded introductory text, paragraph 2, is amended by:

- a) Deleting the word "our" before the words "First Nations"; and
- b) Deleting all instances and variations of the words "First Nations and the Métis", and replacing them with the words "Indigenous Peoples".

Such that the unshaded introductory text, paragraph 2, reads as follows:

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 First Nations to hunt and fish, and

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

17. Chapter 3, Building a Successful City, 3.1.6. Heritage Conservation, unshaded introductory text, paragraph 7, is amended by deleting the word "significant" in the second sentence before the word "cultural" such that the unshaded introductory text, paragraph 7, reads as follows:

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 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.

18. Chapter 3, Building a Successful City, 3.1.6. Heritage Conservation, Policy 3.1.6.2 is amended by:

- Deleting the word "consistent" and replacing it with the words "in accordance";
- Deleting the words "where applicable, and will include the consideration of cultural heritage values including design or physical value, historical or associative value and contextual value." and replacing them with the words "under the Ontario Heritage Act.;"
- Deleting the words "The evaluation of cultural heritage value of a Heritage Conservation District" and replacing it with the words "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,;" and
- Adding the words "and as part of proactive strategies for *conserving* built heritage resources and *cultural heritage landscapes*" after the words "Heritage Register".

Such that Policy 3.1.6.2 reads as follows:

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 in accordance with provincial regulations under the Ontario Heritage Act. 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*.

19. Chapter 3, Building a Successful City, 3.1.6. Heritage Conservation, Policy 3.1.6.5 is amended by:

- a) Adding the words "demolition of a heritage attribute" in the first sentence after the word "*alterations*"; and
- b) Adding the words "demolition of a heritage attribute" in the last sentence after the word "*alteration*".

Such that Policy 3.1.6.5 reads as follows:

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.

20. Chapter 3, Building a Successful City, 3.1.6. Heritage Conservation, Policy 3.1.6.13 is amended by deleting both instances and variations of the words "First Nation or Métis" and replacing them with the words "Indigenous Peoples";

Such that Policy 3.1.6.13 reads as follows:

In collaboration with Indigenous Peoples 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.

21. Chapter 3, Building a Successful City, 3.1.6. Heritage Conservation, Policy 3.1.6.33 is amended by adding the word "cultural" before the words "heritage values" such that Policy 3.1.6.33 reads as follows:

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.

22. Chapter 3, Building a Successful City, 3.1.6. Heritage Conservation, Policy 3.1.6.40 is amended by:

- a) Deleting the words "First Nation or Métis" in the first sentence and replacing them with the word "Indigenous";
- b) Deleting the words "First Nation or Métis" in Policies 3.1.6.40 a) and b) and replacing them with the words "Indigenous Peoples"; and

- c) Deleting the words "First Nations or Métis" in Policy 3.1.6.40 c) and replacing them with the word "Indigenous".

Such that Policy 3.1.6.40 reads as follows:

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

- a) the City will provide a copy of the Stage 1 and 2 Archaeological Assessment report(s) to those Indigenous Peoples 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 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 origin may be deemed not suitable for development.

23. Chapter 3, Building a Successful City, 3.1.6. Heritage Conservation, Heritage Conservation Definitions, the definition of "Cultural Heritage Landscape" is amended by:

- a) Deleting the word "Aboriginal" and replacing it with the word "Indigenous";
- b) Deleting the word "involve" and replacing it with the word "include";
- c) Adding the word "buildings" before the word "structures"; and
- d) Adding the word "views" before the word "archaeological".

Such that the definition of "Cultural Heritage Landscape" reads as follows:

**Cultural Heritage Landscape:** 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 community. The area may include 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, main streets 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).

24. Chapter 3, Building a Successful City, 3.1.6. Heritage Conservation, Heritage Conservation Definitions, the definition of "Demolition" is amended by adding the word "building" after the word "heritage" such that the definition of "Demolition" reads as follows:

**Demolition:** 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.

25. Chapter 3, Building a Successful City, 3.1.6. Heritage Conservation, Heritage Conservation Definitions, the definition of "Significant" is amended by:

- a) Adding the word "means" before the word "resources"; and
- b) Deleting the words "for the important contribution they make to our understanding of the history of a place, an event, or a people." and replacing them with the words "under the Ontario Heritage Act in accordance with all applicable processes and criteria established by the Province.".

Such that the definition of "Significant" reads as follows:

**Significant:** 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.

26. Chapter 3, Building a Successful City, 3.1.6. Heritage Conservation, the second non-policy sidebar text is amended by deleting the words "First Nations" and replacing them with the words "Indigenous Peoples";

Such that the second non-policy sidebar text reads as follows:

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 in programs commemorating and interpreting sites of importance. This may include, among others, programs such as the emerging moccasin identifier program.

27. Chapter 4: Land Use Designations, 4.6 Employment Areas, Sensitive Land Uses, non-policy sidebar text is amended by deleting the word "Provincial Policy Statement" and replacing them with the words "Provincial Planning Statement".

Such that the Sensitive Land Uses, non-policy sidebar text reads as follows:

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 Planning Statement and, if so, such land use may require noise, vibration, air quality, and/or odour studies as part of complete application.

28. Chapter 6, Section 21, Yonge-Eglinton Secondary Plan, Table of Contents item 2.3 Urban Growth Centre is amended by deleting the words "Urban Growth" and replacing them with the words "Yonge-Eglinton" such that it reads as follows:

### 2.3. Yonge-Eglinton Centre

29. Chapter 6, Section 21, Yonge-Eglinton Secondary Plan, Section 2.3 title is amended by deleting the words "URBAN GROWTH" and replacing them with the words "YONGE-EGLINTON" such that it reads as follows:

### **2.3. YONGE-EGLINTON CENTRE**

30. Chapter 6, Section 21, Yonge-Eglinton Secondary Plan, Section 2.3, Urban Growth Centre, Policy 2.3.1 is amended by deleting the words "(Urban Growth Centre)".

Such that Policy 2.3.1 reads as follows:

Map 21-1 delineates the boundaries of the Yonge-Eglinton 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.

31. Chapter 6, Section 21, Yonge-Eglinton Secondary Plan, Section 10, Interpretation, Policy 10.2 is amended by deleting the words "municipal comprehensive review" and replacing them with the words "City-initiated Official Plan Review"

Such that Policy 10.2 reads as follows:

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

32. Chapter 6, Section 41, Downtown Plan, Section 4. Directing Growth, paragraph 1 of the unshaded introductory text is amended by:

- a) Deleting the words "Growth Plan for the Greater Golden Horseshoe (the Growth Plan)" and replacing them with the words "Official Plan";
- b) Deleting the words "Urban Growth Centre";
- c) Deleting the word "the" in the first sentence after the word "identifies"; and
- d) Deleting the words "aligning with the Growth Plan,".

Such that paragraph 1 of the unshaded introductory text reads as follows:

The Official Plan identifies *Downtown* Toronto 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. This Plan identifies the land use designations *Downtown* that are targeted for growth.

33. Chapter 6, Section 42, Unilever Precinct Secondary Plan, Section 5.5, The River's Edge, Lower Don Special Policy Area sidebar is amended by:

- a) Deleting the words "2014 Provincial Policy Statement" in the first paragraph and replacing it with the words "Provincial Planning Statement"; and
- b) Deleting the word "2014" in the second paragraph.

Such that the Lower Don Special Policy Area sidebar reads as follows:

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 (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 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.

34. Chapter 7, Site and Area Specific Policy 395, Policy a) v) is amended by:

- a) Deleting the words "Provincial Policy Statement, 2014" from Policy a) v) and replacing them with the words "Provincial Planning Statement"; and
- b) Deleting the words "Provincial Policy Statement, 2014" in Policy a) x) and replacing them with the words "Provincial Planning Statement".

Such that Policies a) v) and a) x) read as follows:

- i. 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) 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; and
- ii. 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) are required to submit an Air Quality and Odour Compatibility Study.

35. Chapter 7, Site and Area Specific Policy 426, Policy e) is amended by deleting the words "Municipal Comprehensive Review" and replacing them with the words "City-initiated Official Plan Review".

Such that Policy e) reads as follows:

Prior to the next City-initiated Official Plan 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 sub policies 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.