



STAFF REPORT ACTION REQUIRED

SUPPLEMENTARY REPORT: City – Wide Official Plan Amendment Regarding the Growth Plan for the Greater Golden Horseshoe

Date:	April 24, 2009
To:	Planning and Growth Management Committee
From:	Gary Wright, Chief Planner and Executive Director
Wards:	All
Reference Number:	Pg090019 IBMS Folder No. 2008-228833-CPS-00-OZ

SUMMARY

This report proposes revisions to the draft official plan amendment presented in the report dated April 17, 2009 regarding the Official Plan's conformity with the Growth Plan for the Greater Golden Horseshoe. The proposed revisions are minor in nature and are in response to verbal comments received April 23, 2009 from Provincial staff of the Ministries of Municipal Affairs and Housing and Energy and Infrastructure.

This report recommends revisions to the proposed Official Plan amendment to bring the Official Plan into conformity with the Provincial Growth Plan.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Council amend the Official Plan substantially in accordance with the draft official plan amendment attached as Attachment 1.
2. Council authorize the City Solicitor to make such stylistic and technical changes to the draft official plan amendment as may be required.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

Discussion regarding the decision history and web links to previous Committee reports on the Growth Plan is provided within the report before Committee dated April 17, 2009.

ISSUE BACKGROUND

As noted in the report dated April 17, 2009, City staff were verbally advised by staff from the Ministry of Energy and Infrastructure and Ministry of Municipal Affairs and Housing that they had additional comments on the draft Official Plan Amendment. Planning staff met with staff from the two Ministry's on April 23, 2009 to discuss their comments in detail. In the previous report, City staff advised that any required modifications to the draft official plan amendment would be addressed in a supplemental report to Planning and Growth Management Committee in advance of the statutory public meeting scheduled for May 6, 2009.

COMMENTS

Provincial staff requested revisions to three policy areas as follows:

1. **Employment forecasts:** City staff are proposing additional text that clarifies the City is planned to achieve the Growth Plan's employment target of 1.64 million jobs by 2031 and can accommodate the Official Plan's current higher target of 1.84 through implementation of the OP's policies and intensification of employment uses in the City's *Employment Districts* as shown on Map 2.
2. **Urban Growth Centres:** In addition to incorporating the Growth Plan's minimum combined gross density target of 400 jobs and residents for the Official Plan's *Centres* and the *Downtown*, Provincial staff requested that the City also include the Growth Plan's requirement as per policy 2.2.4.3 that each of Toronto's Urban Growth Centres will be delineated. The Province also requested recognition of Growth Plan policy 2.2.4.6, which states that if, at the time the Growth Plan came into effect (June 16, 2006), it is determined that the combined gross density for a delineated *Centre* is higher than the Growth Plan's minimum, that the higher figure will become the revised minimum density for that UGC. Revised wording has been incorporated into the proposed new Policy 2(a) of Official Plan Section 2.2 – Structuring Growth in the City: Integrating Land Use and Transportation to address this comment.
3. **Employment Lands/Municipal Comprehensive Review:** The Province recommends that the proposed Official Plan Amendment contain reference to the Growth Plan's requirement under policy 2.2.6.5 that no lands designated *Employment Areas* within the City's *Employment Districts* will be considered for conversion to non-employment uses without the completion of a Municipal Comprehensive Review. Staff recommend a new policy that clearly articulates

the Growth Plan's requirement that a Municipal Comprehensive Review be required to be conducted by the City prior to consideration of conversions of *Employment Areas* to any non-employment uses, including conversions to major retail. Revisions to address these comments have been incorporated into the proposed new Policy 5 of Official Plan Section 2.1 - Building a More Liveable Urban Region, and additional wording has been proposed to be incorporated into Section 5.4 – Monitoring and Assessment, Policy 2.

CONCLUSION

The proposed modifications are minor in nature and address the Provincial Ministries comments on the draft official plan amendment.

CONTACT

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SIGNATURE

Gary Wright
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City Planning Division

ATTACHMENTS

Attachment 1: REVISED Draft Official Plan Amendment No. 72

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Attachment 1: REVISED Draft Official Plan Amendment No. 72

Authority: Planning and Growth Management Report No. ~, Clause No. ~ as adopted
by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

**To adopt Amendment No 72 to the Official Plan of the City of Toronto respecting all
the lands in the City of Toronto**

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

WHEREAS the Council for the City of Toronto, at its meeting of ~ 20~, determined to
amend the Official Plan for the City of Toronto adopted by By-law No. 1082-2002; 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 HEREBY ENACTS as follows:

1. Amendment No. 72 to the City of Toronto Official Plan, consisting of the
attached text shown on Schedule “A” is hereby adopted pursuant to the *Planning
Act*, R.S.O. 1990, c.P. 13, as amended.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

SCHEDULE “A”

The Official Plan of the City of Toronto is amended as follows:

1. Chapter 2, Section 2.1, Building a More Liveable Urban Region is amended by deleting the existing sidebar on Page 2-1 entitled: “Toronto’s Growth Prospects” and replacing it with the following:

“Toronto’s Growth Prospects

The Greater Golden Horseshoe (GGH - shown on Figure 1) is one of the fastest growing regions in North America, and by 2031 is forecast to be home to 11.5 million people and 5.5 million jobs. Of these totals, 27% of the GGH’s forecasted total population and 30% of its forecasted total jobs will be accommodated within the City of Toronto. This Plan presents a policy framework that will prepare the City to realize and possibly exceed the population and employment forecasts. Successfully accommodating this growth will depend on the success of this Plan in creating dynamic transit-oriented mixed use Centres and Avenues as well as protecting and investing in the City’s existing supply of lands designated for employment uses.”

2. Chapter 2, Section 2.1, Building a More Liveable Urban Region is amended by inserting the following unshaded text under the last bulleted paragraph on Page 2-2:
 - “• Toronto is also part of the Greater Golden Horseshoe and is subject to the Province’s Growth Plan for the Greater Golden Horseshoe. The Growth Plan provides growth management policy direction and its underlying legislation requires that Official Plans and all decisions by planning authorities conform to its policies and intent. Both the Growth Plan and this Plan emphasize that all population and employment growth will be accommodated by protecting lands designated for employment uses, focusing intensification within appropriate areas, building complete communities and creating transit-supportive neighbourhoods.”
3. Chapter 2, Section 2.1, Building a More Liveable Urban Region, Policy 3 is deleted and replaced with the following new policies 3, 4 and 5:
 - “3. Toronto will accommodate 3.08 million residents by 2031. This Plan provides a land use policy framework that accommodates all the housing required to achieve this forecast.

4. Toronto is planned to accommodate 1.64 million jobs by 2031. Through the implementation of the policies of this Plan and intensification of employment uses within the City's *Employment Districts* as shown on Map 2, Toronto can accommodate up to 1.84 million jobs by 2031. This Plan provides a land use policy framework that protects all the lands that are required to meet this range of forecasts.
 5. To ensure a diverse economic base and provide fulfilling and well-paid employment opportunities for Toronto residents, all lands designated as *Employment Areas* within the *Employment Districts* as shown on Map 2 of this Plan are required to achieve the City's range of employment forecasts by 2031. No lands designated *Employment Areas* within the *Employment Districts* as shown on Map 2 will be considered for conversion to non-employment uses, including major retail uses, without the completion of a Municipal Comprehensive Review to be undertaken every five years as part of a full review of this Plan."
4. Chapter 2, Section 2.2, Structuring Growth in the City: Integrating Land Use and Transportation, Policy 2 is amended by adding a new sub-Policy (a) and re-lettering the subsequent sub-policies a) to i) accordingly so that the new Policy 2 (a) will read as follows:
- "2. Growth will be directed to the *Centres*, *Avenues*, *Employment Districts* and the *Downtown* as shown on Map 2 in order to:
- a) achieve a minimum combined gross density target of 400 jobs and residents per hectare in the *Centres* and the *Downtown*. Through the process of delineating the boundaries of the *Centres*, as required by the Growth Plan, should the existing combined gross density as of June 2006 be found to be higher, this higher figure will be considered the minimum combined gross density target for that *Centre*."
5. Chapter 4, Section 4.6, *Employment Areas* Policy 4 is deleted and Policy 5 is renumbered to Policy 4 accordingly.

6. Chapter 5, Section 5.4 Monitoring and Assessment Policy 2 is amended to read as follows:

- “2. The need to review and revise this Plan will be considered every five years to ensure the continue relevance of the Plan’s policies and objectives in light of changing social, economic, environmental, legislative and fiscal circumstances. This assessment will include a Municipal Comprehensive Review of the City’s *Employment Areas* located within the *Employment Districts* as shown on Map 2. The assessment will also examine achievements of the Plan’s growth management strategy, the quality of the living and working environments created, the impact of growth in population and employment upon the services and quality of life enjoyed by residents and workers and Toronto’s evolving relationship with the broader urban region, among other matters. The need for new implementation initiatives will also be considered at least every five years, or sooner as circumstances warrant.”