



STAFF REPORT ACTION REQUIRED

Official Plan Review: Draft Environmental Policies

Date:	July 11, 2014
To:	Planning and Growth Management Committee
From:	Chief Planner and Executive Director, City Planning Division
Wards:	All
Reference Number:	P:\2014\Cluster B\PLN\PGMC\PG14115

SUMMARY

This report presents draft environmental policies for the purpose of public consultation as part of the Five Year Review of the Official Plan. While the City has achieved significant success under the existing Official Plan policies, amendments are required in order to fulfill Council's objectives with respect to climate change and to bring the Official Plan into conformity with the 2014 Provincial Policy statement. Statements and maps that address the City's conformity requirements under the provincial Greenbelt Act are also included.

The report outlines draft policies intended to assist the City in meeting the challenges presented by climate change as well as updating policies for energy conservation and efficiency, biodiversity, natural heritage, hazard lands, environmentally significant areas, provincially significant areas, lakefilling and green infrastructure. Updated sidebars that provide further information and background regarding the City's environmental initiatives as well as proposed updates to portions of the Official Plan's text are also proposed.

Taken together, the draft policies are intended to strengthen and build upon the strong environmental vision contained throughout the Official Plan and enhance the policy framework to enable the City to continue being a leader in environmental initiatives over the coming decades.

The draft policies have been formulated to incorporate and implement Council motions and directives regarding the City's natural environment and climate change requirements. They also address issues raised as a result of feedback received at the initial series of public open houses at the commencement of the Five Year Review of the Official Plan in the fall of 2011, consultations with numerous divisional internal stakeholders within the

City as well as with our partners the Toronto Region and Conservation Authority (TRCA). Attachment 1 to this report shows the draft policies incorporated into the current Official Plan's text and policies. Attachment 2 shows the proposed draft policies on their own. Following conclusion of the consultation on the draft policies, staff will report back in early 2015 on the results of the consultation and will present proposed policies for Committee and Council's consideration.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning recommends that:

1. City Council receive the draft Official Plan policies appended to this report in Attachments 1 and 2 to be used as the basis for public consultation.
2. City Council direct the Chief Planner and Executive Director, City Planning Division to conduct open house(s) in each community council district of the City and continue to meet with key stakeholders including BILD, to obtain comments and feedback regarding the draft changes to the policies contained in Attachments 1 and 2.
3. City Council direct City Planning Division staff to report back in the second quarter of 2015 on the findings of the public consultation and proposed policies which will form the basis of further consultation.

Financial Impact

There are no financial impacts resulting from the adoption of this report.

DECISION HISTORY

At its meeting on July 15, 16 and 17, 2008, City Council adopted the Climate Change Adaptation Strategy report from the Toronto Environment Office and the recommendation to the Chief Planner and Executive Director to incorporate explicit goals for adaptation of infrastructure and buildings into Toronto's Official Plan.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2008.PE13.1>

At its meeting on February 6, 2012, City Council adopted the report from the Chief Planner and Executive Director, City Planning, which summarized the completed Stage 1 consultations for the Five Year Official Plan and Municipal Comprehensive Reviews, identified thematic areas for policy amendments to be considered as part of the work program for Stage 2 of the Official Plan Review. Council also requested the Chief Planner and Executive Director, City Planning, to prepare reports containing proposed Official Plan amendments by thematic areas and directed staff to first address matters required to be part of the Official Plan Review under S. 26 of the Planning Act, such as Growth Plan conformity, employment lands policies and heritage policies.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.PG10.8>

To date a number of policy components of the Official Plan Review have been advanced. New Official Plan Heritage policies (OPA 199) were adopted by Council in April 2013, approved by the Province in October 2013, and are currently before the Ontario Municipal Board. New Official Plan policies for the Employment lands were adopted by Council in December 2013 and were recently approved by the Province in July 2014. Official Plan Amendment 214, to include affordable housing in a condominium registered unit as a Section 37 community benefit, is already in force. At the Planning and Growth Management Committee meeting of April 10, 2014, Committee considered the initial round of draft revisions to the Official Plan transportation policies and in June Planning and Growth Management Committee considered draft policies regarding Healthy Neighbourhoods, *Neighbourhood* and *Apartment Neighbourhoods*. Committee will be considering draft policy directions for changes to the urban design policies of the Official Plan at its August meeting.

Also before Committee is a separate report on amendments to Map 12 of the Official Plan to add Environmentally Significant Areas across the city. This report has been brought forward separately due to the level of detail involved.

BACKGROUND

Since the Official Plan came into effect in 2006, the City of Toronto has consistently been a leader in environmental policies and initiatives. In 2009, City Council approved the Toronto Green Standard, a two-tier set of environmental performance measures applied during the planning process to create more sustainable developments and help build a resilient city. Also, in 2009 Council adopted the City's Green Roof By-law, making Toronto the first City in North America to have a by-law to require and govern the construction of green roofs on new development. Other leading environmental initiatives that have been launched under the current policies of the Official Plan include Bird Friendly Design Guidelines, Best Practices for Effective Lighting, the Biodiversity booklet series and Guidelines for Biodiverse Green Roofs.

In addition to the above, City Council adopted a strategy in 2008 for climate change adaptation as well as placed an increasing emphasis on the creation of a city that is resilient to the projected effects of climate change. In order to fulfill Council's direction in these and other environmental areas, revised and/or new Official Plan policies are required.

Provincial Policy Framework

The Province of Ontario has also placed increased emphasis on the environment through the Growth Plan for the Greater Golden Horseshoe, the 2014 Provincial Policy Statement and the enactment of the Greenbelt Plan as follows:

Growth Plan for the Greater Golden Horseshoe

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict with the Growth Plan for the Greater Golden Horseshoe. The current Official Plan policies for the environment are in conformity with the Provincial Growth Plan.

Provincial Policy Statement 2014

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong, healthy and resilient communities; wise use and management of resources and protecting public health and safety. The City of Toronto participated in the review and update of the PPS which contains new policies that address climate change, the promotion of green energy and conservation as well as policies pertaining to green infrastructure. City Council's planning decisions are required to be consistent with the PPS.

Although the Official Plan's environmental policies are generally consistent with the 2014 Provincial Policy Statement, the proposed changes contained within this report reflect the PPS' increased emphasis on the protection of biodiversity, energy conservation and efficiency and climate change.

Greenbelt Plan

The Greenbelt Plan was enacted by the province in 2005 and is considered a cornerstone of the Growth Plan for the Greater Golden Horseshoe. The Greenbelt Plan identifies where urbanization should not occur in order to provide permanent protection to the agricultural land base and the ecological features and functions occurring within this landscape. In addition to providing permanent agricultural and environmental protection, the Greenbelt contains important natural resources and supports a wide range of recreational and tourism uses.

Under the *Greenbelt Act, 2005*, City Council's planning decisions related to lands identified within the Greenbelt are required to conform to the Greenbelt Plan. Municipalities with lands within the Greenbelt are also required to update their Official Plans to reflect the requirements of the Greenbelt Plan as well as provide mapping showing the boundaries of the Greenbelt Area, the Protected Countryside and the Natural Heritage System. The draft text and proposed maps identified in this report illustrate how the City will meet these provincial requirements.

COMMENTS

Draft Amendments to Chapter 1 Making Choices

As shown in Attachment 2, draft proposed changes to Chapter 1 include updates to terms and language as well as the inclusion of a new sidebar on page 1-2 describing Council's climate change, clean air and sustainable energy action plan, which was adopted after the Official Plan came into effect in 2006. In addition, the vision is proposed to be amended to incorporate resiliency and natural heritage.

Draft Amendments to Chapter 2 Shaping the City

Section 2.1: Building a More Livable Urban Region includes a proposed draft new sidebar that describes the Greenbelt area and its role as well as the importance of river valley connections. In accordance with the provincial conformity requirements, changes are proposed to be made in the future to Map 1: Regional Connections, to graphically show the Greenbelt and its elements within the GTA and identify river valley connections outside the Greenbelt. This change will be made at a future date when amendments are made to existing and potential transportation corridors. Policy 1k) of Section 2.1 is also proposed to be amended to recognize the role of river valleys that connect the Greenbelt to Lake Ontario, which are important to the long term health of the Greenbelt.

In accordance with Council's climate change initiatives, policy 2 of Section 2.2.2 *Centres* is proposed to be amended by adding a new policy (m) requiring Secondary Plans for *Centres* to consider opportunities for energy conservation, peak demand reduction, resilience to power disruptions, and small local integrated energy solutions that incorporate renewables, district energy, combined heat and power or energy storage through preparation of a Community Energy Plan.

A similar policy regarding energy conservation, improved resilience to power disruptions, and small integrated local energy solutions intended to implement the outcome of *Avenue* studies is proposed to be added to Policy 2a) of Section 2.2.3 *Avenues*. A new sidebar describing Community Energy Plans is proposed to be added to Section 2.2.2. Both this and the preceding policy regarding energy in *Centres* were developed in consultation with staff from the Environment and Energy Division.

Edits, deletions and additions to the text of Section 2.3.2 Toronto's *Green Space System* and Waterfront are proposed to update terms and provide consistency and clarity. A new sidebar is proposed to be added in this section explaining the importance of the Rouge Valley area and its role within Toronto's *Green Space System*. A new sub-policy that seeks to maintain and enhance the natural heritage value of lands nearer along the water's edge by protecting existing habitat and, where appropriate, restoring and enhancing habitat is proposed to be added to Policy 6 of Section 2.3.2. A new side bar is proposed to explain the importance of river valleys that run through Toronto and link the Greenbelt to Lake Ontario. A new policy 11 is proposed to indicate that these river valley connections will be recognized through public information, stewardship and awareness

programs and partnerships with public and private landholders, institutions and organizations.

Changes in accordance with the City's conformity requirements under the Greenbelt Plan are proposed to Map 2: Urban Structure to show the Greenbelt Protected Countryside and identify river valleys that run through Toronto and connect the Greenbelt to Lake Ontario. Policies that reflect the requirements of the Greenbelt Plan (2005) and a map showing the boundaries of the Greenbelt Natural Heritage System will be brought forward at a future date through a Site and Area Specific Policy.

Draft Amendments to Chapter 3: Building a Successful City

Chapter 3 plays a significant role in outlining Council's environmental policy objectives which apply City-wide to new neighbourhoods and built form, parks and open space and the natural environment. The policies contained within Chapter 3 have provided a valuable framework for the development of many innovative programs including the Toronto Green Standard and the Green Roof By-law. All of the proposed amendments to the policies of this chapter, described in detail in Attachment 2 and summarized below are intended to be consistent with and reinforce the objectives of the new PPS, aim to implement the City's climate change, energy and air quality objectives and enhance protection of the natural heritage system.

Sections 3.1 The Built Environment, 3.1.2 Built Form and 3.3 Building New Neighbourhoods

The proposed revisions to Sections 3.1 The Built Environment, 3.1.2 Built Form and 3.3 Building New Neighbourhoods as shown in Attachment 2, are intended to apply consistent language around environmentally sustainable design and construction practices. The draft proposed changes also introduce consideration for the impacts of climate change, promote the notion of "resilience" and use of green infrastructure in terms of city building and support energy conservation and efficiency through the promotion of renewable and alternative energy systems in accordance with Council's climate change initiatives and the 2014 PPS.

A new policy (g) has been added under Section 3.1.2 Built Form, to address the entrapment of air flow from buildings to improve local air quality. A new Policy 7 has been added to this section to address the impacts of climate change and more extreme weather in the design of new buildings and infrastructure and the use of green infrastructure.

A new sub policy (f) has been added under Section 3.3 Building New Neighbourhoods, to include a strategy for energy conservation, resilience to power disruptions, and integrated energy solutions that incorporate renewable and alternative energy systems into the development of comprehensive planning frameworks developed by the City. Also a new sub-policy (g) is proposed to include a strategy for waste and water management and conservation.

Section 3.4 Natural Environment

As shown in Attachment 2, draft revisions to the policies of this section are proposed to incorporate Council's direction with regard to energy conservation, air quality and climate change, as well as update the policies, text and sidebars regarding hazard lands, natural heritage, provincially significant areas, environmentally significant areas and lakefilling policies. New sidebars describing the Green Roof By-law, Biodiversity, Bird Friendly design, Light Pollution, Buffers and Lands Adjacent to Provincially Significant Areas are also proposed in order to provide greater clarity to Council's initiatives in these areas as well as interpretive advice. A summary of the above described policies, text and sidebars is provided below.

Natural Heritage, Hazards and Environmentally and Provincially Significant Areas

As described in Attachment 2, policy 3.4.1 is proposed to be amended by including consideration for seasonal movements of migrating species, energy consumption, greenhouse gas emissions and a new sub-policy (3.4.1g) that promotes the use of green infrastructure.

Based on feedback from the TRCA, a new policy b) has been added to 3.4.8 to require a set back from the toe-of-slope of valleys, ravines and bluffs and a new hazard policy has been added to prevent alterations to an existing slope of a valley, ravine or bluff for the purpose of accommodating new development. Regarding environmentally significant areas, City Planning staff have undertaken work to identify additional areas across the City and more protective approaches since the Official Plan came into effect and the results of this work are reflected in Policy 3.4.13, which has been amended to prohibit site alteration within these areas and by requiring an impact study for any proposed development near environmentally significant areas that may extend onto lands with underlying zoning permissions.

As required by Provincial Policy, Provincially significant areas are addressed in Policy 3.4.14, which is proposed to be amended to prevent site alteration in areas of natural and scientific interest and only permit site alteration on adjacent lands if it can be demonstrated through a study that there will be no negative impacts.

The lakefilling policies (3.4.16 & 3.4.17) have been amended to clarify and reinforce that lakefilling projects will only be supported for natural habitat, public recreation or essential public works and only if the project does not create new or aggravate existing hazards. Minor lakefilling will only be supported to protect existing development and not to facilitate new development or intensification or alteration of existing development.

Sidebars on TRCA: The City's Partner in Managing the Natural Environment, Identifying Hazard Lands and Regulating Hazards have been updated. New text and sidebars have been added to emphasize new concepts related to "Buffers" and "Lands Adjacent to Provincially Significant Areas" to provide improved interpretation of the natural environment policies and the Natural Heritage Inventory sidebar has been updated

to reflect a recent study undertaken by the City to identify and protect environmentally significant areas (ESAs). A new sidebar titled "Energy Conservation, Air Quality and Climate Change" is proposed to be added under Section 3.4 to identify Council's initiatives regarding climate change as well as describe changes related to climate change that need to be considered in new development and redevelopment activities.

Map 12 is proposed to be amended to include environmentally significant areas across the City through a separate report on environmentally significant areas that is before the Committee at the same meeting. Map 12 will be renumbered to Map 12A. A new Map 12B has been added to show provincially significant areas that have been identified by the Province and confirmed by the City.

Policy 18 has been reordered and revised to more explicitly address resiliency and alternative energy systems in accordance with Council policy. Policy 20 encouraging connection to district heating and cooling is proposed to be deleted and incorporated into the revised policy 18.

Draft Amendments to Chapter 4 Land Use Designations

Land use designations are a key implementation tool for protecting the City's natural environment by directing growth away from the City's protected natural areas most of which are contained within lands designated as *Parks and Open Space Areas*. In addition to providing protection, the *Parks and Open Space Areas* policies also provide criteria for limited, development supportive to the function of *Parks and Open Space Areas*. Revisions are proposed to policy 4.3.3b) to identify the need for any new development allowed for in *Natural Areas* to be designed to restore and enhance existing vegetation and other natural heritage features. The Development Criteria under policy 4.3.6 are proposed to be amended to ensure that any development provided for will maintain or improve connectivity between natural heritage features.

Section 4.5 *Mixed Use Areas* and Section 4.8 *Institutional Areas* are proposed to be amended to consider energy conservation, resilience to power disruptions, renewables and alternative energy systems when undertaking development. Section 4.7 *Regeneration Areas* is also proposed to be amended to encourage completion of a Community Energy Plan when undertaking a Secondary Plan for a *Regeneration Area*. These proposed draft amendments reflect Council's direction regarding climate change.

Draft Amendments to Chapter 5 Implementation: Making Things Happen

Amendments to the second paragraph in the sidebar in Section 5.1.3 'Site Plan and Exterior Sustainable Design' to delete the words "in October 2009 City Council adopted " is proposed along with the removal of the words "adopted by City Council October 2009" in policy 3 of Section 5.1.3 Site Plan Control. A new sidebar on the Toronto Green Standard is proposed to be added to Section 5.1.3. Section 5.2.1 Secondary Plans, Policy 4 is proposed to be amended to encourage development of a Community Energy Plan to address energy conservation, resilience to power disruptions and renewable and alternative energy systems when undertaking a secondary plan.

Proposed Mapping Amendments

As previously noted, changes are proposed to Map 2: Urban Structure to show the Greenbelt Protected Countryside and identify river valleys that run through Toronto and connect the Greenbelt to Lake Ontario. Map 12 will be renumbered to Map 12A and a new Map 12B will be added to show provincially significant areas that have been identified by the Province and confirmed by the City.

Proposed Amendments to Schedules 1, 2 and 3

Schedule 3 'Complete Applications' is proposed to be amended to request completion of an Energy Strategy for new large development or development in a Community Energy Plan area when applying for an Official Plan amendment, Zoning By-law amendment, or Plan of Subdivision. An Energy Strategy would identify opportunities for energy conservation, peak demand reduction; resilience to power disruptions and small local integrated energy solutions incorporating renewables, district energy, combined heat and power or energy storage. These changes are intended to implement the proposed policy changes regarding energy conservation and efficiency outlined above.

Next Steps

Staff propose to give notice of the proposed amendments to the environmental policies and will conduct four combined open/house public meetings, one in each community council area, in November 2014. These meetings will be coordinated with consultation being carried out for proposed amendments to Map 12 to add environmentally significant areas that is also before this committee. Following consultation on the proposed amendments, staff will report back to the committee on the outcome of the consultations and final proposed amendments which will be the subject of final consultations in the first half of 2015.

CONTACTS

Kerri Voumvakis, Director
Strategic Initiatives, Policy & Analysis
City Planning Division
Tel. No. (416) 392-8148
Fax No. (416) 392-3821
E-mail: kvoumva@toronto.ca

Jane Welsh, Project Manager
Strategic Initiatives, Policy & Analysis
City Planning Division
Tel. No. (416) 392-9709
Fax No. (416) 392-3821
E-mail: jwelsh@toronto.ca

SIGNATURE

Jennifer Keesmaat, MES, MCIP, RPP
Chief Planner and Executive Director
City Planning Division

ATTACHMENTS

Attachment 1: Incorporation of the Draft Environmental Policies Into the Existing
Official Plan Policy Framework
Attachment 2: Draft Revisions to Official Plan Environmental Policies
Attachment 3: Proposed Changes to Map 2: Urban Structure
Attachment 4: Proposed Map 12B: Provincially Significant Areas

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Attachment 1: Incorporation of the Draft Environmental Policies Into the Existing Official Plan Policy Framework

This attachment shows how the draft policies would be incorporated into the existing policy framework. The revised policies are in bold.

CHAPTER 1: MAKING CHOICES

1. MAKING CHOICES

Toronto is a great city! It has evolved into a special place that people care about deeply. It is a wonderful city in which to live, offering a diversity and richness of urban life that nurtures creativity, entrepreneurial spirit and a concern for each other and for future generations. Together, these characteristics have shaped a city that attracts people from every corner of the world.

What kind of city will Toronto be in the 21st century?

This is an important question affecting us all. Toronto faces a complex and challenging future and the decisions we make today will shape the kind of city we will live in tomorrow.

This Official Plan is about making the right choices and shaping Toronto's collective future. The Plan is about getting the fundamentals right. It is about having a clear vision for the City - grounded in durable principles that assure a successful future.

Successful cities are key to a healthy future. They are the cities that will attract investment with their high quality of life. As Canada's largest city and Ontario's capital, Toronto's future prospects are of national and provincial significance.

Building a successful Toronto means that we have to make sustainable choices about how we grow. We have to see connections and understand the consequences of our choices. We have to integrate environmental, social and economic perspectives in our decision making. We have to meet the needs of today without compromising the ability of future generations to meet their needs.

There is no such thing as an isolated or purely local decision. Each of us make choices every day about where to live, work, play, shop and how to travel. They seem like small choices, but together and over time the consequences of these choices can affect everyone's quality of life. That's why planning matters.

Toronto will grow. Our choice is not whether we grow, but how well we grow. Making Toronto better should always come before making Toronto bigger, but we will get bigger.

This Plan sets its sights on building a consensus around change by painting a picture of the City's future. Building a future for Toronto does not mean changing everything. The Plan's land use designations covering about 75 per cent of the City's geographic area will strengthen the existing character of our neighbourhoods, ravines, valleys and our open space system. These areas are not expected to accommodate much growth, but they will mature and evolve. Most of the new growth over the next 30 years will occur in the land use designations covering the remaining 25 per cent of the City's geographic area. These are the areas of real opportunity where change can contribute to a better future and where we can realize the greatest social, environmental and economic benefits.

This Official Plan rests on strong foundations that can weather the test of time. It builds on the vision of those who have helped us travel from our early roots as a settlement on the shores of Lake Ontario to a vibrant and modern city. It is grounded in principles of:

- diversity and opportunity;
- beauty;
- connectivity; and
- leadership and stewardship.

The vision of the Plan is about creating an attractive and safe city that evokes pride, passion and a sense of belonging - a city where people of all ages and abilities can enjoy a good quality of life.

A city with:

- vibrant neighbourhoods that are part of complete communities;
- affordable housing choices that meet the needs of everyone throughout their life;
- attractive, tree-lined streets with shops and housing that are made for walking;
- a comprehensive and high quality affordable transit system that lets people move around the City quickly and conveniently;
- a strong and competitive economy with a vital downtown that creates and sustains well-paid, stable, safe and fulfilling employment opportunities for all Torontonians;
- **a healthy natural environment including clean air, soil, energy and water;**
- **infrastructure and socio-economic systems that are resilient to disruptions and climate change;**
- **a connected system of natural features and ecological functions that support biodiversity and contribute to civic life;**
- green spaces of all sizes and public squares that bring people together;
- a wealth of recreational opportunities that promote health and wellness;
- a spectacular waterfront that is healthy, diverse, public and beautiful;
- cultural facilities that celebrate the best of city living; and
- beautiful architecture and excellent urban design that astonish and inspire.

2. PRINCIPLES FOR A SUCCESSFUL TORONTO

A City of Connections

A connected city recognizes that all aspects of our daily lives are linked and that we have to understand relationships and interdependencies to ensure future success. The choices we make about where we live, how we travel, where we work, shop and play all impact on and are affected by the choices of others. Everything is connected to everything in some way. Toronto's future is one where connections are understood and where:

- we meet the needs of today without compromising the ability of future generations to meet their needs;
- people understand the environmental, social and economic consequences of their individual choices;
- the City's natural features and watercourses are protected and regenerated, forming a vital and integral part of the urban landscape;
- a connected green space **system** links our parks and open spaces;
- there is a fast, convenient and high-quality transit system linking areas of housing and employment and also providing access to goods and services, health care, education and recreation;
- mixed use is seen as the best way to "move less";
- City services are delivered efficiently through a growth-supportive infrastructure system; and
- we each think globally and act locally.

New Sidebar (page 1-2):

Council's Climate Change, Clean Air and Sustainable Energy Action Plan

Climate change is the single biggest challenge facing our planet. Toronto is committed to addressing this challenge through leadership and providing a sustainable future for all Torontonians. The City's Climate Change Action Plan (2007) outlines the City's response to climate change and poor air quality. Actions on climate change include reducing harmful emissions and building a clean, resilient City.

Toronto's Greenhouse Gas and Smog Emissions Reduction Target is 80% by 2050, from 1990 levels of approximately 22 million tonnes per year. To reach this target, Toronto will need to continue to be a leader in providing sustainable transportation choices and energy efficient buildings.

Our weather is changing. The City expects hotter, drier summers, more heat waves; warmer and milder winters; and fewer, but much more intense, summer rainfall events. These changes will impact how we design City buildings, infrastructure and the public realm to be resilient to changing weather.

CHAPTER 2: SHAPING THE CITY

2.1: BUILDING A MORE LIVEABLE URBAN REGION

Toronto cannot plan in isolation or expect to stand alone in dealing with the effects of urban growth. Our view of the quality of urban life tends to be based on the local conditions in our own neighbourhoods. These conditions are in turn affected by events happening in the larger region. The quality of the air, water, services and region-wide transport systems all affect the quality of life in our neighbourhood, where we work and where we play. The way in which growth and change are managed in Toronto must mesh with that of our neighbours because we are integrally linked in many ways:

- The competitive position of Toronto as a business location reflects the diversity and strength of the broader regional economy. In turn, the competitiveness of the GTA economy is shaped by the unique functions found within the City. For example, linkages connect research and innovation activities within Toronto to production and distribution functions throughout the GTA.
- Traffic does not stop at our borders. The region's prosperity depends on an excellent integrated regional transportation system, featuring direct, transfer-free, inter-regional transit service, road and rail networks that move goods efficiently and excellent access to key locations in the regional economy, such as Pearson International Airport.
- Toronto is part of the larger biophysical region that is bordered to the north by the Oak Ridges Moraine, on the west by the Niagara Escarpment and to the south by Lake Ontario. The major watersheds found in this larger region connect Toronto to many other communities **and to natural ecosystems beyond our boundaries**. Trunk water and wastewater lines also connect municipalities throughout the GTA.
- When planning for housing in Toronto, we must look to the needs of the whole region. We have to offer a broader choice of housing type, tenure and affordability, both within Toronto and beyond.
- With concentrations of new immigrants, post-secondary students and seniors, Toronto has a unique social profile within the GTA, in part due to the concentration of rental, particularly subsidized rental apartments and human services. We have to work with other municipalities to co-ordinate the delivery of human services across the GTA.
- Because Toronto has evolved as the focal point for specialized services for the whole region, in fields as diverse as education, health, culture, entertainment, tourism and retailing, the City will continue to play an important role in the life of all GTA residents.

Greenbelt

The Greenbelt protects agricultural and environmentally sensitive lands that surround the Greater Toronto Area from urban development. It includes over 1.8 million acres (7300 km²) of land including the Niagara Escarpment, the Oak Ridges Moraine and the Protected Countryside. River valleys that run through existing and approved urban areas, and connect the Greenbelt to inland lakes and the Great Lakes, are important to the long-term health of the Greenbelt.

Policies

1. Toronto will work with neighbouring municipalities and the Province of Ontario to address mutual challenges and to develop a framework for dealing with growth across the GTA which:
 - a) focuses urban growth into a pattern of compact centres and corridors connected by an integrated regional transportation system, featuring frequent, direct, transfer-free, inter-regional transit service;
 - b) makes better use of existing urban infrastructure and services;
 - c) results in better water quality through water conservation and wastewater and stormwater management based on watershed principles;
 - d) reduces auto dependency and improves air quality;
 - e) increases the efficiency and safety of the road and rail freight networks in the movement of goods and services;
 - f) encourages GTA municipalities to provide a full range of housing types in terms of form, tenure and affordability, and particularly encourages the construction of rental housing in all communities;
 - g) increases the supply of housing in mixed use environments to create greater opportunities for people to live and work locally;
 - h) recognizes Pearson International Airport as a major hub in the regional economy and improves access for passenger travel and air cargo for all GTA residents and businesses, including convenient transit access to Downtown Toronto;
 - i) recognizes the importance of Union Station as the major hub in the regional transit system;
 - j) improves the competitive position of the Toronto regional economy internationally and creates and sustains well-paid, stable, safe and fulfilling employment opportunities for all individuals; and
 - k) protects, enhances and restores the region's system of green spaces and natural heritage features **and functions** and the natural corridors that connect these features, **recognizes the role of river valleys** that connect the **Greenbelt to Lake Ontario** and-protects the region's prime agricultural land.

Map 2: Urban Structure is amended by adding the boundaries of the Greenbelt Protected Countryside within Toronto and by identifying the Don and Humber Rivers and Etobicoke Creek as River Valley Connections. Note: Morningside Creek south of Steeles Avenue, which is identified as a River Valley Connection in the Greenbelt Plan does not connect directly to Lake Ontario, is not identified as a river valley connection on Map 2.

2.2.2: CENTRES: VITAL MIXED COMMUNITIES

Policies

1. A priority for managing growth in the City is the establishment of vibrant transit-supportive mixed use *Centres*, shown on Map 2.

2. Each *Centre* will have a Secondary Plan that will:
 - a) set out local goals and a development framework consistent with this Plan;
 - b) establish policies for managing change and creating vibrant transit-based mixed use *Centres* tailored to the individual circumstances of each location, taking into account the *Centre's* relationship to *Downtown* and the rest of the City;
 - c) create a positive climate for economic growth and commercial office development;
 - d) support residential development with the aim of creating a quality living environment for a large resident population, including encouraging a full range of housing opportunities in terms of type, tenure, unit size and affordability;
 - e) assess the adequacy of parks and open space within the *Centre* and develop a strategy for acquiring new and enhancing existing parkland through appropriate measures, including parkland dedication policies;
 - f) assess the adequacy of existing community services, facilities and local institutions and establish a strategy for the timely provision of service and facility enhancements and new facilities to meet the needs of the growing population;
 - g) support the use of existing public investment in transit and other municipal assets, and create strong pedestrian and cycling linkages to transit stations;
 - h) identify future public investment in transit facilities, streets and other infrastructure, parks, community facilities and local amenities to support population and employment growth;
 - i) set out the location, mix and intensity of land uses within the *Centre*;
 - j) establish a high quality public realm featuring public squares, parks and public art;
 - k) support the potential for growth within the *Centre* and protect adjacent *Neighbourhoods* from encroachment of larger scale development by:
 - i) establishing firm boundaries for the development area;
 - ii) ensuring an appropriate transition in scale and intensity of activity from within the *Centre* to surrounding *Neighbourhoods*; and
 - iii) connecting the *Centre* with the surrounding City fabric through parks, trails, bikeways, roads and transit routes; and
 - l) be accompanied by zoning to implement the Secondary Plan that will incorporate transit-supportive development guidelines and in particular, within convenient walking distance of an existing or planned rapid transit station, establish:
 - i) minimum development densities as well as maximum development densities;
 - ii) maximum and minimum parking standards;
 - iii) restrictions on auto-oriented retailing and services; and
 - iv) establish appropriate holding zones in those *Centres* where it has been demonstrated that full development build-out is dependent on the construction and extension of major roads, transit or other services; and
 - m) **assess opportunities for:**
 - i) **energy conservation, including peak demand reduction;**
 - ii) **resilience to power disruptions; and**

- iii) **small local integrated energy solutions that incorporate renewables, district energy, combined heat and power or energy storage through preparation of a Community Energy Plan.**

Community Energy Planning

Community Energy Planning (CEP) is an area-based approach to energy planning that models energy needs for existing and future development. The CEP will identify opportunities to conserve energy and reduce demand and emissions, including the energy component in water, solid waste, and transportation choices.

2.2.3 AVENUES: REURBANIZING ARTERIAL CORRIDORS

Policies

- 2. To facilitate and shape growth, each *Avenue* Study will engage local residents, businesses, the TTC and other local stakeholders and will set out:
 - a) investments in community improvements by public agencies or public/private partnerships that are needed to support city living and make the area attractive for residents and businesses including:
 - i) streetscape improvements;
 - ii) transportation improvements such as transit priority measures, improved connections to rapid transit stations, bikeways and walkways;
 - iii) parks and open space, community and rooftop gardens and community services and facilities; and
 - iv) upgraded water or sewer infrastructure;
 - v) **opportunities for energy conservation including peak demand reduction, improved resilience to power disruptions, and small local integrated energy solutions**

2.3.2 TORONTO'S GREEN SPACE SYSTEM AND WATERFRONT

Toronto is connected by a wonderful system of green space – from beaches and bluffs, through deep ravines, to parks and cemeteries. This system is vital to both our quality of life and to the health of **natural ecosystems both within and beyond our boundaries**. The *Green Space System* is comprised of those lands with a *Parks and Open Space Areas* designation which are large, have significant natural heritage or recreational value and which are connected. They should be protected, improved and added to whenever feasible.

Toronto's waterfront, ravines, watercourses, parks and other open spaces connect to form an extensive web of green space across the City. The waterfront, which extends from Marie Curtis Park in the west to Rouge Beach Park in the east, is a major feature of the *Green Space System*. It includes parks, beaches, wetlands, bluffs, neighbourhoods and cultural and entertainment destinations. Over time, lands on the water's edge should become a network of publicly accessible open spaces, offering a range of leisure

activities connected by a continuous waterfront trail. Creating a clean and green waterfront that is safe and healthy will contribute to a better environment for the City as a whole.

The *Green Space System* provides many benefits for the City. These lands:

- **form the core of the City's natural ecosystems providing habitat for flora and fauna;**
- **help sustain our natural environment by recharging groundwater, cleaning the water in our rivers and streams, cleaning the air and water and limiting damage that might arise from flooding and soil erosion;**
- **include natural and hydrological connections that link Lake Ontario to the larger biophysical region and its ecological systems;**
- **provide a variety of landscapes for reflection, contemplation and appreciation of nature;**
- **improve human health by offering opportunities for passive and active recreation, community gardens and environmental education; and**
- **offer unique tourism and entertainment destinations attracting visitors from across the region and elsewhere.**

Policies

1. Actions will be taken to improve, preserve and enhance the Green Space System by:
 - a) improving public access and enjoyment of lands under public ownership;
 - b) maintaining and increasing public access to privately owned lands, where appropriate;
 - c) restoring, creating and protecting a variety of landscapes; and
 - d) establishing co-operative partnerships in the stewardship of lands and water.
2. Public agencies and Torontonians will be encouraged to support the protection, enhancement and restoration of links within and between elements of the Green Space System.
3. The Green Space System will be expanded by linking additional parks and open spaces by:
 - a) acquiring such linkages, where feasible; and
 - b) acquiring lands, or easements over lands, associated with private development which can be connected to the System for the extension of recreational trails or which have important natural heritage value.
4. The sale or disposal of publicly owned lands in the Green Space System will be discouraged. No City owned land in the Green Space System will be sold or disposed of. However, City owned land in the Green Space System may be exchanged for other nearby land of equivalent or larger area and comparable or superior green space utility.
5. Within the Green Space System, development will not result in the loss of public space.

6. Increased public enjoyment and use of lands along the water's edge will be promoted by ensuring that future development and actions on the part of both the public and private sectors, including the Toronto Port Authority, the Toronto Waterfront Revitalization Corporation and the Toronto and Region Conservation Authority, will help to achieve the following objectives:
 - a) minimize physical and visual barriers between the City and Lake Ontario;
 - b) increase and improve public access to lands along the water's edge and between parts of the waterfront;
 - c) improve water quality and the quality of beaches;
 - d) improve the public realm with more parks, public squares and natural settings that please the eye and lift the spirit and support a sense of belonging to the community;
 - e) increase the availability, choice and awareness of recreational opportunities and public activities throughout the year;
 - f) protect, improve and where possible extend the Martin Goodman/Waterfront Trail as a continuous waterfront route for cyclists, pedestrians and people with disabilities; and
 - g) maintain and enhance the natural heritage value of lands near or along the water's edge by protecting existing habitat and, where appropriate, restoring and enhancing habitat.**
7. Private development and public works on lands along the water's edge or in its vicinity will:
 - a) improve public spaces in the waterfront; and
 - b) maintain and increase opportunities for public views of the water, and supports a sense of belonging to the community.
8. The physical and visual continuity of the waterfront corridor will be maintained and enhanced.
9. The sale or disposal of publicly owned lands on the water's edge will be discouraged.
10. The year-round recreational use of unique regional resources such as Toronto Island Park and Rouge Park will be encouraged.
- 11. The important ecological and hydrological functions that river valley connections provide to the Greenbelt will be recognized through public information, awareness and stewardship programs and partnerships with public and private landowners, institutions and organizations.**

New Sidebar (Page 2-24)

Rouge Valley Area

The Rouge Valley area is an important part of Toronto's Green Space System. It forms part of a continuous ecological corridor that runs through the City and

connects the natural systems of Lake Ontario to the Oak Ridges Moraine. Governments and citizen organizations have long worked together to protect the unique natural and cultural heritage resources found within this area.

Lands within the Rouge Valley are designated as Greenbelt Protected Countryside and are subject to the policies of the Greenbelt Plan (2005). In recognition of the significance of the Rouge Valley, the federal government has established a national park which will extend from Lake Ontario to the Oak Ridges Moraine and includes the Rouge Valley area of Toronto. The Rouge National Urban Park Management Plan sets out a long-term vision for and guides the management and operations of the park.

New Sidebar Section 2.3.2

River Valley Connections

River valleys that run through Toronto and link the Greenbelt to Lake Ontario provide ecological and hydrological functions that are important to the long term health of the Greenbelt. The Greenbelt Plan (2005) encourages municipalities and conservation authorities to continue with stewardship, restoration and appropriate park and trail initiatives within and abutting these river valley connections but they are not part of the regulated area of the Greenbelt.

CHAPTER 3: BUILDING A SUCCESSFUL CITY

3.1 THE BUILT ENVIRONMENT

In order to remain economically competitive in today's global economy, a city must be more than functional. It has to work well, but it also must be beautiful, vibrant, safe and inclusive. Great cities do not happen by accident – they are designed and orchestrated so that individual private and public developments work together to create cohesive blocks, neighbourhoods and districts. Good urban design is not just an aesthetic overlay, but an essential ingredient of city-building. Good urban design is good business and good social policy.

Civic pride is infectious. The City and the private sector should work together as partners in creating a great city and achieving Toronto's architectural and urban design potential. The City can play its part by organizing, designing, maintaining and improving the streets, parks and public buildings. The private sector can do its part by building the structures and landscapes that define and support these public places. This Plan demands that both the public and private sectors commit to high quality architecture, landscape architecture and urban design, consistent with **environmentally sustainable design and** energy efficiency standards.

3.1.2 BUILT FORM

Policies

3. New development will be massed and its exterior façade will be designed to fit harmoniously into its existing and/or planned context, and will limit its impact on neighbouring streets, parks, open spaces and properties by:
 - a) massing new buildings to frame adjacent streets and open spaces in a way that respects the existing and/or planned street proportion;
 - b) incorporating exterior design elements, their form, scale, proportion, pattern and materials, and their sustainable design, to influence the character, scale and appearance of the development;
 - c) creating appropriate transitions in scale to neighbouring existing and/or planned buildings for the purpose of achieving the objectives of this Plan;
 - d) providing for adequate light and privacy;
 - e) adequately limiting any resulting shadowing of, and uncomfortable wind conditions on, neighbouring streets, properties and open spaces, having regard for the varied nature of such areas;
 - f) minimizing any additional shadowing and uncomfortable wind conditions on neighbouring parks as necessary to preserve their utility; and
 - g) **minimizing the entrapment of air flow resulting from built form along the street and in enclosed adjacent open spaces to ensure cross-ventilation and improve local air quality**
5. New development will provide amenity for adjacent streets and open spaces to make these areas attractive, interesting, comfortable and functional for pedestrians by providing:
 - a) a improvements to adjacent boulevards and sidewalks respecting sustainable design elements, which may include one or more of the following: trees, shrubs, hedges, plantings or other ground cover, **high-albedo surface materials**, permeable paving materials, **bio-retention swales**, street furniture, curb ramps, waste and recycling containers, **energy efficient lighting** and bicycle parking facilities;
 - b) co-ordinated landscape improvements in setbacks to create attractive transitions from the private to public realms;
 - c) weather protection such as canopies, and awnings;
 - d) landscaped open space within the development site;
 - e) landscaped edges of surface parking lots along streets, parks and open spaces to define the street edge and visually screen the parked autos;
 - f) safe pedestrian routes and tree plantings within surface parking lots; and
 - g) public art, where the developer agrees to provide this, to make the building and its open spaces more attractive and interesting.
6. Every significant new multi-unit residential development will provide indoor and outdoor amenity space for residents of the new development. Each resident of such

development will have access to outdoor amenity spaces such as balconies, terraces, courtyards, rooftop gardens and other types of outdoor spaces.

7. New development will address the impacts of climate change and extreme weather in the design of buildings and infrastructure, and incorporate the use of green infrastructure.

3.3 BUILDING NEW NEIGHBOURHOODS

Policies

1. New neighbourhoods will have a comprehensive planning framework reflecting the Plan's city-wide goals as well as the local context. The framework should include:
 - a) the pattern of streets, development blocks, open spaces and other infrastructure;
 - b) the mix and location of land uses;
 - c) a strategy to provide parkland and to protect, enhance or restore natural heritage;
 - d) a strategy to provide community services and local institutions;
 - e) a strategy to provide affordable housing;
 - f) **a strategy for energy conservation, peak demand reduction, resilience to power disruptions, and small local integrated energy solutions that incorporate renewable, district energy, combined heat and power or energy storage; and**
 - g) **a strategy for waste and water management and conservation.**

3.4 THE NATURAL ENVIRONMENT

Strong communities and a competitive economy need a healthy natural environment. Clean air, soil and water and abundant trees, parks and open spaces, underlie our health and well-being and attract people to work and invest in the City. Building the City while protecting and enhancing the natural environment is the aim of good stewardship. The natural environment is complex. It does not recognize boundaries and there are limits to the stresses resulting from human activity that it can absorb. To be good stewards of the natural environment we must acknowledge that it has no boundaries and we must respect its limits.

By promoting growth in locations and in forms that support the use of transit, we will reduce energy consumption and air pollution caused by auto use. Through **sustainable design and construction practices** we can save energy and reduce the impacts of stormwater run-off. Environmental considerations must also be part of our everyday decision making because interaction with the environment is constant. The impacts of growth on the natural environment must be anticipated and assessed if we are to have a healthy environment. **Furthermore, the impacts of a changing climate need to be fully considered in new development and redevelopment activities. Future weather studies undertaken by the City indicate an expected increase in the magnitude and frequency of heat waves and intense precipitation events. The weather changes**

associated with climate change must inform new ways of planning and design to promote a healthy natural environment and safe, resilient communities.

Our natural heritage features and functions require special attention. They are an evolving mosaic of natural habitats that supports the variety of nature in the City. The City's significant natural heritage features and functions are shown as the natural heritage system on Map 9. The natural heritage system is made up of areas where protecting, restoring and enhancing the natural features and functions should have high priority in our city-building decisions. We must be careful to assess the impacts of new development in areas near the natural heritage system. The size of this adjacent impact zone will vary across the City, depending on the local characteristics of the natural heritage system and adjacent areas. The natural heritage system shown on Map 9 is an evolving natural system that may grow beyond these boundaries. There are other areas with natural heritage value that are not shown on the map. As well, there may be other such areas in the future that will have to be identified and protected.

The urban forest is essential to the City's character. More than three million trees dominate our ravines, line our boulevards and beautify our parks. They provide shade and habitat, help clean the air, contribute to the green links between our streets, neighbourhoods, employment areas and parks, and support ecosystem diversity. City building and development pressures, however, can create a difficult environment in which to sustain the urban forest canopy. We must not only protect the existing urban forest, but also enhance it, especially by planting native trees and trees that increase canopy coverage and diversity.

Protecting Toronto's natural environment and urban forest should not be compromised by growth, insensitivity to the needs of the environment, or neglect. To this end, proposals for new development may need to be accompanied by a study assessing their impact on the natural environment. We must also be ready to seize opportunities to restore, enhance and extend the natural heritage system through new developments or partnerships with other agencies and institutions.

This Plan looks at the natural environment as a series of "layers". The natural heritage system shown on Map 9 is one layer and hazard lands regulated by the Toronto Region and Conservation Authority are another. In turn, the policies for the Green Space System and the Parks and Open Space Areas designation provide a clearer guide to the limits on development contemplated for some key elements of the natural environment.

Sidebars:

Delete sidebar on Page 3-23 "Toronto's Environmental Plan"

Delete sidebar on Page 3-24 "Managing Water Consumption"

Delete and Replace Sidebar on Page 3-25 "Managing Air Quality" with the following:

Energy Conservation, Air Quality and Climate Change

The Environmental Plan (2000) recommended that the City develop a comprehensive strategy to make Toronto's air clean and free of harmful levels of pollutants. *The Climate Change, Clean air and Sustainable Energy Action Plan, Ahead of the Storm: Preparing Toronto for Climate Change and The Power to Live Green: Toronto's Sustainable Energy Strategy* sequentially build upon the Environmental Plan. Together, these strategies, along with City-specific future weather studies, provide a City-wide road map to significantly reduce greenhouse gas emissions, manage the impacts of climate change and improve air quality.

Local air quality is often poorer near major highways and roadways due to traffic volumes and vehicle emissions and in areas where local pollution becomes entrapped by built form. The expected future weather changes for Toronto include higher temperatures and prolonged heat waves which could worsen smog and air pollution and lead to an increase in health impacts and mortality rates. Strategies and guidelines will provide new integrated solutions to address energy use opportunities, local air quality and climate change.

Delete and Replace Sidebar on Page 3-24 " The TRCA: The City's Partner in Managing the Natural Environment" as follows:

The TRCA: The City's Partner in Managing the Natural Environment

The Toronto and Region Conservation Authority plays an important role in managing Toronto's natural environment. The Authority:

- safeguards, manages and restores rivers, lakes, woodlands, wetlands and natural habitat;**
- protects life and property from flooding and erosion through watershed planning efforts; and**
- provides educational and recreational opportunities for the public.**

The Authority's "Living City" vision focuses on three objectives: healthy rivers and shorelines, regional biodiversity and sustainable living. The TRCA was a partner in a Natural Heritage Study which provided the basis for identifying the natural heritage system for the Plan, as well as advancing TRCA's Living City vision. The Plan sets the stage for the City and TRCA to continue its partnership to create the healthy and sustainable integration of natural ecosystems and human communities in the City and the region beyond.

Policies (NOTE: All Policies in Section 3.4 are to be Reordered and as such Renumbered into Specific Thematic Areas the numbers referenced below pertain to the existing in-force order of the policies)

1. To support strong communities, a competitive economy and a high quality of life, public and private city-building activities and changes to the built environment, including public works, will be environmentally friendly, based on:
 - a) protecting and improving the health of the natural ecosystem, by:
 - i) minimizing air, soil and water pollution;
 - ii) recognizing rainwater and snowmelt as a resource to improve the health of Toronto's watercourses and the near shore zones of Lake Ontario;
 - iii) managing the quantity and improving the quality of stormwater and groundwater infiltration and flows;
 - iv) cleaning-up contaminated soils, sediment, groundwater, rivers and buildings;
 - v) mitigating the unacceptable effects of noise **and light**; and
 - vi) minimizing the release and proliferation of invasive species and mitigating their impacts;
 - b) **sustaining**, restoring and enhancing the health and integrity of the natural ecosystem, supporting bio-diversity in the City and targeting ecological improvements, paying particular attention to:
 - i) **locations of** habitat for native flora and fauna and aquatic species;
 - ii) water and sediment quality;
 - iii) landforms, ravines, watercourses, wetlands and the shoreline and associated biophysical processes;
 - iv) natural linkages between the natural heritage system and other green spaces;
 - vi) **seasonal movements of migrating species;**
 - vii) **opportunities for habitat provided by the built environment; and**
 - viii) **the potential impacts of a changing climate on biodiversity and ecosystem health.**
 - c) addressing environmental stresses caused by the consumption of natural resources, by reducing:
 - i) the amount of solid waste requiring disposal in landfill and by promoting programs for reducing, reusing, recycling and composting;
 - ii) consumption of water and generation of wastewater;
 - iii) energy consumption **and greenhouse gas emissions**; and
 - iv) reliance on carbon-based fuels for energy;
 - d) preserving and enhancing the urban forest by:
 - i) providing suitable growing environments for trees;
 - ii) increasing tree canopy coverage and diversity, especially of long-lived native and large shade trees; and
 - iii) regulating the injury and destruction of trees;
 - e) reducing the risks to life, health, safety, property, and ecosystem health that are associated with flooding, unstable slopes and erosion and contaminated lands **and considering the potential impacts of climate change that may increase the risk associated with natural hazards**;
 - f) reducing the adverse effects of stormwater and snow melt based on a hierarchy of watershed-based wet weather flow practices which recognize that wet weather

- flow is most effectively managed where it falls, supplemented by conveyance, then end-of-pipe solutions; and
- g) promoting green infrastructure to complement infrastructure.**

Hazard

8. Development will be set back from the following locations by at least 10 metres, or more if warranted by the severity of existing or potential natural hazards:

"Development will be set back from the following locations by at least 10 metres, or more if warranted by the severity of existing or potential natural hazards:

- a) the top-of-bank of valleys, ravines and bluffs;
- b) **toe-of-slope of valleys, ravines and bluffs;**
- c) other locations where slope instability, erosion, flooding, or other physical conditions present a significant risk to life or property; and
- d) other locations near the shoreline which may be hazardous if developed because of flooding, erosion or dynamic beach processes.

Replacement structures and **ancillary** structures are exempt from this policy."

NEW 9 – all subsequent policies will be numbered accordingly.

Alteration to a existing slope of a valley, ravine or bluff for the purpose of accommodating new development will not be permitted.

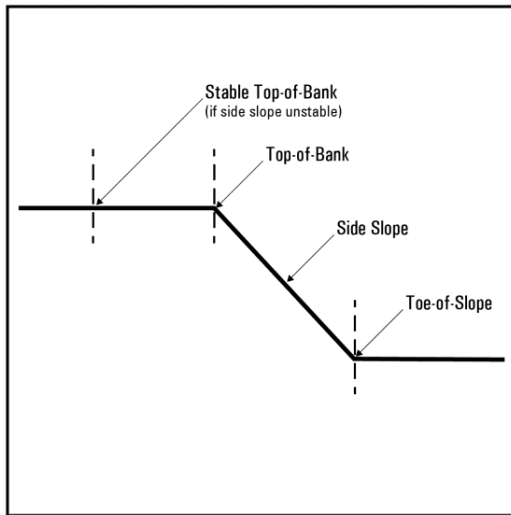
Delete and Replace Sidebar on page 3-25 "Identifying Hazard Lands" with the following:

Identifying Hazard Lands

Hazard Lands are areas which because of their susceptibility to flooding or unstable slopes or soils, will be hazardous to life and property if developed. To implement the general direction of prohibiting development to protect hazard lands, the floodplain, the top-of-bank and the toe-of-slope have to be identified in different situations and locations across the City.

The floodplain is the area adjoining a watercourse that has been or may be covered by floodwater generated by severe storms. The side slope of valleys that contain watercourses help to contain floodwaters.

The top-of-bank is the break at the top and the toe-of-slope is the break at the bottom of the side slope of a valley, bluff, or landform that distinguishes them from the surrounding landscape. Where the slope is unstable, the location of the top-of-bank will be estimated to allow for future erosion, using a variety of methods, including field investigations and geotechnical studies.



Delete and Replace Sidebar on page 3-26 "Regulating Hazards" with the following

Regulating Hazards

The City has limited discretion in the regulation and management of areas subject to natural hazards. Provincial policy generally directs development to areas outside of hazard lands, especially areas subject to flooding, erosion, and dynamic beach hazards. The policy further imposes strict requirements for development that may be permitted in a floodplain.

Development is permitted in *Special Policy Areas* which are parts of the community that have historically existed in the floodplain and where stringent control of development would result in significant social and economic hardships to the community. Large areas of the Portlands and south of Eastern Avenue, Hoggs Hollow near Yonge and York Mills, Rockcliffe Park near Weston and Black Creek and Jane-Wilson are *Special Policy Areas*.

The most important documents for managing hazards in Toronto are the Provincial Policy Statement (April 2014), 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.

Add a new Sidebar near existing Policy 12 in section 3.4 as follows:

Buffers

Buffers are strips of land that are contiguous to a natural feature and help to protect its natural functions from the negative impacts of adjacent development. Lands set aside for buffers are generally kept in a vegetated state and can include existing vegetated areas and areas that can be vegetated. Buffer widths vary depending on

the sensitivity and functions of the natural feature and the proposed development. Buffer widths may be greater than set-backs required from hazard lands. Where development is proposed adjacent to natural features, buffer widths should be established through an impact study. Guidelines will be established to assist in identifying buffer widths.

12. All proposed development in or near the natural heritage system will be evaluated to assess the development's impacts on the natural heritage system and identify measures to mitigate negative impact on and/or improve the natural heritage system, taking into account the consequences for:
- a) terrestrial natural habitat features and functions including wetlands and wildlife habitat;
 - b) known watercourses and hydrologic functions and features;
 - c) significant physical features and land forms;
 - d) riparian zones;
 - e) **buffer areas and functions;**
 - f) vegetation communities and species of concern; and
 - g) significant aquatic features and functions including the shoreline of Lake Ontario.

To assist this evaluation, an impact study may be required in accordance with guidelines established for this purpose.

Environmentally Significant Areas

Map 12 renumbered to Map 12A

13. Areas of land or water within the natural heritage system with any of the following characteristics are particularly sensitive and require additional protection to preserve their environmentally significant qualities:
- a) habitats for vulnerable, rare, threatened or endangered plant and/or animal species and communities that are vulnerable, threatened or endangered within the City or the Greater Toronto Area; or
 - b) rare, high quality or unusual landforms created by geomorphological processes within the City or the Greater Toronto Area; or
 - c) habitats or communities of flora and fauna that are of a large size or have an unusually high diversity of otherwise commonly encountered biological communities and associated plants and animals; or
 - d) areas where an ecological function contributes appreciably to the healthy maintenance of a natural ecosystem beyond its boundaries, such as serving as a wildlife migratory stopover or concentration point, or serving as a water storage or recharge area.

Development **or site alteration is not permitted** on lands within the natural heritage system that exhibit any of these characteristics. Activities will be limited to those that are compatible with the preservation of the natural features and ecological

functions attributed to the areas. **New or expanding infrastructure should be avoided unless there is no reasonable alternative and negative impacts are minimized.** An impact study, as referred to in (to be renumbered) Policy 12, will be required for any proposed undertaking in those areas not already the subject of an Environmental Assessment under the Environmental Assessment Act.

Where known environmentally significant areas shown on Map 12A extend onto lands which have underlying zoning permission, these areas may be used to calculate permissible density in the zoning bylaw. An impact study, as referred to in (to be renumbered) Policy 12, will be required for any proposed development near these areas. Any proposed development will avoid these areas, minimize negative impacts and, when possible, restore and enhance the ecological functions attributed to these areas.

Known areas exhibiting these environmentally significant characteristics are shown on Map 12A."

Revise Existing Sidebar on Page 3-27 "The Natural Heritage System and Inventory" by deleting the last two paragraphs and replacing them with the following text:

The City has undertaken a program of further study and fieldwork which confirms and identifies areas within the natural heritage system that are particularly sensitive and require additional protection to preserve their environmentally significant qualities. These areas are shown on Map 12A. Development and site alteration is not permitted in these areas. Where development is proposed adjacent to these areas, their boundaries will be more precisely determined and any negative impacts will be identified through an impact study as referred to in (to be renumbered) Policy 12.

Provincially significant areas that have been identified by the Province and confirmed by the City are shown on Map 12B. Development and site alteration is not permitted in these areas. Development and site alteration is only permitted on adjacent lands if it has been demonstrated through a study as referred to in (to be renumbered) Policy 14 that there will be no negative impacts.

Further study and fieldwork will continue to update and refine the inventory and assist in identifying strategic directions for improving natural ecosystems, promoting biodiversity and increasing resiliency.

14. Provincially significant natural heritage features will be protected by:

- a) prohibiting development or site alteration in provincially significant wetlands, **areas of scientific interest** or significant portions of the habitat of threatened or endangered species;

- b) only permitting development **or site alteration** in the following locations if it has been demonstrated, through a study, that there will be no negative impacts on the natural features or the ecological functions for which the area is identified:
 - i) lands adjacent to provincially significant wetlands or significant portions of the habitat of threatened or endangered species;
 - ii) in or on lands adjacent to fish habitat; and
 - iii) in or on lands adjacent to provincially significant woodlands, valleylands **and** wildlife habitat, and areas of natural and scientific interest.

Add a new Sidebar near existing Policy 14 in Section 3.4 as follows:

Lands Adjacent to Provincially Significant Areas

The Provincial Natural Heritage Reference Manual (2010) provides guidance for protecting provincially significant natural heritage features and identifies land widths adjacent to natural heritage features where a study is required to demonstrate that there will be no negative impacts. The Manual allows cities to choose other approaches for determining lands widths where a study is required provided they demonstrate no negative impacts on adjacent natural features or functions.

Where the City has carried out a study to demonstrate that there will be no negative impacts on adjacent natural features and functions shown on Map 12B, and the proposed development meets Tier 1 of the Toronto Green Standard, including measures to reduce bird collisions, a study to demonstrate that there will be no negative impacts is not required.

Provincially significant areas which have been identified by the Ministry of Natural Resources and confirmed by the City are shown on Map 12B.

Lakefilling

16. Lakefilling projects in Lake Ontario will be supported only where:

- a) the land created will be used for **natural habitat**, public recreation or essential public works; and
- b) the project has been the subject of an Environmental Assessment which ensures that water quality and quantity **and terrestrial and aquatic habitats** will be protected or enhanced;
- c) **the project does not create new or aggravate existing natural hazards.**

17. Minor lakefilling activities will **only** be supported for the purposes of:

- a) stabilizing slope and shoreline **to protect existing development and not to facilitate new development, or intensification or alteration of existing development;**
- b) creating or enhancing aquatic habitat;
- c) naturalizing the shoreline;

- d) improving water quality; or
- e) where appropriate, providing public access to the water's edge.

Sustainable Design

18. Innovative energy producing options, **sustainable design and construction practises** and green industry will be supported and encouraged in **new development**, and building renovation through:
- a) **the use of** innovative green spaces such as green roofs and designs that reduce the urban heat island effect "and enhance urban ecology;
 - b) **innovative methods of storm water management;**
 - c) advanced water conservation and efficiency methods;
 - d) **advanced energy conservation and efficiency technologies "and processes that contribute towards an energy neutral built environment" including:**
 - "i) establishing and extending district heating and cooling facilities and connections;
 - i) renewable energy systems including wind and solar power
 - ii) small local integrated energy solutions such as combined heat and power and energy storage
 - iii) active and passive design measures that conserve energy and reduce peak demand
 - iv) back-up power systems to improve resiliency to power interruptions."
 - e) designs that facilitate waste reduction, recycling and other innovative management technologies and practices.

Delete Current in-force Policy 3.4.20 and renumber subsequent policies accordingly.

Add a New Sidebar "Green Roof Bylaw" as follows:

Toronto Green Roof Bylaw

Green roofs have many environmental benefits. They help reduce the urban heat island effect and associated energy use, manage stormwater runoff, reduce the pollutants entering our waterways, improve air quality and beautify our city. Green roofs also provide an opportunity to create habitat and enhance biodiversity in the urban fabric of the City.

The Green Roof Bylaw has been in effect since January 31, 2010. It requires the construction of green roofs on most types of new large building development. All green roofs in Toronto, including those required under the *Bylaw*, are required to meet minimum standards which are defined in the Toronto Green Roof Construction Standard.

Add a New Sidebar "Bird Friendly" as follows:

Bird-Friendly

Bird ‘collisions’ or ‘strikes’ are a serious issue in Toronto as the City is located on a major migratory flyway. During the annual Spring and Fall migration periods, the City experiences a significant influx of migratory birds. Most migratory bird species are unable to adapt to living in cities and during their biannual flyovers they become confused by the combination of the effects of glass and light pollution in the urban environment. Urban night lighting attracts birds, similar to moths’ attraction to a flame, which increases the density of migratory birds in urban areas resulting in a higher number of bird collisions in daylight hours. Daytime strikes occur because birds cannot perceive images reflected in glass as reflections, and thus will fly into windows that they think are trees or sky.

In order to address this problem, the City of Toronto introduced the innovative *Bird Friendly Development Guidelines*. Since then a number of cities in Canada and the U.S. have followed suit in developing their own guidelines. Toronto now requires bird-friendly design in all new development subject to site plan approval.

Add a New Sidebar "Light Pollution" as follows:

Light Pollution

Lighting is a vitally important component of urban life. However, light pollution in the form of glare, light trespass, overlighting and sky glow will actually worsen visibility and the urban environment for city inhabitants. Controlling and reducing wasted light results in energy savings and reduced greenhouse gas emissions. There is growing evidence that human health benefits from a completely dark sleeping environment. In urban locations features of the night sky, such as the Milky Way, are no longer visible, a quality-of-life issue that places us in the universe. Migratory birds are negatively affected by excessive light at night.

Properly designed lighting provides safety and security, so the city may be safely navigated and engaged at night. Well designed lighting uses energy efficiently and minimizes the negative effects on human and nocturnal animal life. Effective lighting improves the quality of urban life for everyone.

Add a New Sidebar "Biodiversity in Toronto" as follows:

Biodiversity

Biodiversity refers to the variability among living organisms in all ecosystems, and the ecological relationships of which they are a part; this includes diversity within species, between species and of ecosystems. An analogy of a spider’s web is often used to illustrate biodiversity, with many strands complexly interconnected and

related to a greater whole. Ecological health is related to healthy biodiversity. The greater the biodiversity of a defined geographic area, the greater the ecological health of that area. An ecosystem decreases in stability as its complexity is reduced.

In general, cities' impact on the natural environment far outreaches their geographical footprint. The ecological impact of urban areas contributes significantly to biodiversity loss at a local and regional level. Cities are key to successful reduction of biodiversity loss.

Policies protecting and enhancing the natural heritage system are a key pillar of biodiversity conservation within Toronto. However, as biodiversity exists throughout the entire city and small green spaces, street trees, green roofs, community gardens, hydro corridors, cemeteries, and privately owned backyards and gardens all play an important role in our urban ecosystem.

A Biodiversity Strategy will identify the ways in which these components of the urban ecosystem function together and the important roles they can play in enhancing and supporting local biodiversity.

Through educational, collaborative and informative stewardship-building initiatives such as the City of Toronto's *Biodiversity Series*, the City is working to develop a common goal of reducing local biodiversity loss, which will have a positive effect on our regional ecosystem.

CHAPTER 4: LAND USE DESIGNATIONS

4.3 PARKS AND OPEN SPACE AREAS

Policies

1. *Parks and Open Space Areas* are the parks and open spaces, valleys, watercourses and ravines, portions of the waterfront, golf courses and cemeteries that comprise the City's ***Green Space System***. They comprise the areas shown on Maps 13-23 shown as *Natural Areas, Parks and Other Open Space Areas*.
3. The areas shown as *Natural Areas* on Maps 13-23 will be maintained primarily in a natural state, while allowing for:
 - a) compatible recreational, cultural and educational uses and facilities that minimize adverse impacts on natural features and functions; and
 - b) conservation projects, public transit, public works and utilities for which no reasonable alternatives are available, and that are designed to have only minimal adverse impacts on natural features and functions **and that restore and enhance existing vegetation and other natural heritage features.**
6. Any development provided for in *Parks and Open Space Areas* will:
 - a) protect, enhance or restore trees, vegetation and other natural heritage features **and maintain or improve connectivity between natural heritage features;**

4.5 MIXED USE AREAS

2. In *Mixed Use Areas* development will:

- a) create a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community;
- b) provide for new jobs and homes for Toronto's growing population on underutilized lands in the *Downtown*, the *Central Waterfront*, *Centres*, *Avenues* and other lands designated *Mixed Use Areas*, creating and sustaining well-paid, stable, safe and fulfilling employment opportunities for all Torontonians;
- c) locate and mass new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of this Plan, through means such as providing appropriate setbacks and/or a stepping down of heights, particularly towards lower scale *Neighbourhoods*;
- d) locate and mass new buildings so as to adequately limit shadow impacts on adjacent *Neighbourhoods*, particularly during the spring and fall equinoxes;
- e) locate and mass new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- f) provide an attractive, comfortable and safe pedestrian environment;
- g) have access to schools, parks, community centres, libraries, and childcare;
- h) take advantage of nearby transit services;
- i) provide good site access and circulation and an adequate supply of parking for residents and visitors;
- j) locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences;
- k) provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development; and
- (l) provide for energy conservation peak demand reduction, resilience to power disruptions, and small local integrated energy solutions that incorporate renewables, district energy, combined heat and power or energy storage.**

4.7 REGENERATION AREAS

2. For each *Regeneration Area* a framework for new development will be set out in a Secondary Plan. Development should not proceed prior to approval of a Secondary Plan. The Secondary Plan will guide the revitalization of the area through matters such as:

- a) urban design guidelines related to the unique character of each *Regeneration Area*;
- b) a **green infrastructure** strategy to plan for tree planting, **bio-retention swales**, **green roofs**, improvements to existing parks and the acquisition of new parks, open spaces;
- c) a community improvement strategy to identify and implement needed improvements to streets, sidewalks, boulevards, parks and open spaces;

- d) a community services strategy to monitor the need for new community services and facilities and local institutions as new residents are introduced and to ensure they are provided when needed;
- e) a heritage strategy identifying important heritage resources, conserving them and ensuring new buildings are compatible with adjacent heritage resources;
- f) environmental policies to identify and ensure that any necessary cleanup of lands and buildings is achieved, that potential conflicts between industrial and residential, other sensitive land uses or live/work uses are mitigated, and that policies for the staging or phasing of development are considered, where necessary;
- g) transportation policies that encourage transit, walking and cycling in preference to private automobile use and ensure the movement of people and goods as the number of businesses, employees and residents increase; and
- h) a Community Energy Plan to address:**
 - i) energy conservation including peak demand reduction;**
 - ii) resilience to power disruptions; and**
 - small local integrated energy solutions that incorporate renewables, district energy, combined heat and power or energy storage.**

4.8 INSTITUTIONAL AREAS

5. Universities, colleges and hospitals will be encouraged to create campus plans in consultation with nearby communities that will:
 - a) identify heritage buildings and landscapes, accessible open spaces, natural areas and important views to be conserved and integrated;
 - b) be compatible with adjacent communities;
 - c) create visual and physical connections that integrate campuses with adjacent districts of the City;
 - d) identify the network of pedestrian routes to be maintained, extended and improved;
 - e) examine existing transportation modes and create policies and programs that emphasize the use of public transit, walking and cycling over automobile travel;
 - f) minimize traffic infiltration on adjacent neighbourhood streets;
 - g) provide bicycle parking for employees, students and visitors and sufficient off-street automobile parking;
 - h) identify development sites to accommodate planned growth and set out building envelopes for each site;
 - i) identify lands surplus to foreseeable campus needs that can be leased for other purposes; and
 - (j) provide for energy conservation, peak demand reduction, resilience to power disruptions; and small local integrated energy solutions that incorporate renewables, district energy, combined heat and power or energy storage**

CHAPTER 5 IMPLEMENTATION: MAKING THINGS HAPPEN

Add a New Sidebar "Toronto Green Standard" as follows: Toronto Green Standard

The Toronto Green Standard (TGS) is a two-tier set of performance measures related to sustainable site and building design for new public and private development. The performance measures help implement the Natural Environment Official Plan policies and address environmental challenges facing the City of Toronto including:

- **Air Quality**
- **Climate Change and greenhouse gas emissions**
- **Water quality and efficiency**
- **Ecology**
- **Solid Waste**

The TGS performance measures contribute to a greener, more sustainable City. TGS developments are innovative in design, energy and water efficient and provide high quality outdoor space.

The Tier 1 standard is required through City Planning's development approvals and inspections process. New planning applications have been required to document compliance with Tier 1 environmental performance measures since January 31, 2010. Tier 2 is a higher, voluntary set of performance requirements with financial incentives. Projects certified as Tier 2 meet a set of core and optional targets and are recognized by the City of Toronto as outstanding examples of environmentally sustainable design.

SECTION 5.1.3 SITE PLAN CONTROL

Sidebars:

Amend the third paragraph of the sidebar on page 5-6 "Site Plan and Sustainable Exterior Design", so that it reads as follows:

The Toronto Green Standard, which sets performance targets for new construction to improve air and water quality, reduce greenhouse gas emissions and enhance the natural environment. Some of these targets can be directly achieved by incorporating sustainable design features into the plans and drawings submitted as part of the site plan approval process.

Policies

- 3. To help achieve environmentally sustainable development, the City may use subsection 114(5)(2)(iv) and (v) of the City of Toronto Act, 2006 to secure the following sustainable design features in development that address exterior building and site matters in Tier 1 of the Toronto Green Standard:**

SECTION 5.2.1 SECONDARY PLANS: POLICIES FOR LOCAL GROWTH OPPORTUNITIES

Policies

4. City-building objectives for Secondary Planning areas will identify or indicate the following:
- a) overall capacity for development in the area, including anticipated population;
 - b) opportunities or constraints posed by unique environmental, economic, heritage, cultural and other features or characteristics;
 - c) affordable housing objectives;
 - d) land use policies for development, redevelopment, intensification and/or infilling;
 - e) urban design objectives, guidelines and parameters;
 - f) necessary infrastructure investment with respect to any aspect of:
transportation services, environmental services, community and social facilities, cultural, entertainment and tourism facilities, pedestrian systems, parks and recreation services, or other local or municipal services;
 - g) **opportunities for energy conservation, peak demand reduction, resilience to power disruptions, and small local integrated energy solutions that incorporate renewables, district energy, combined heat and power or energy storage, through development of a Community Energy Plan**
 - h) where a Secondary Planning area is adjacent to an established neighbourhood or neighbourhoods, new development must respect and reinforce the existing physical character and promote the stability of the established neighbourhoods;
and

SCHEDULE 3: APPLICATION REQUIREMENTS

Amend Schedule 3 to include the following requirements for Official Plan amendments, Zoning By-Law amendments, Plan of Subdivision as follows:

'Energy Strategy - for large development proposals or for development proposals within a Community Energy Plan area

Attachment 2: Draft Proposed Revisions to Official Plan Environmental Policies

Proposed draft amendments to the Official Plan policies pertaining to Climate Change and Energy, Natural Heritage, Greenbelt, Biodiversity

CHAPTER 1: Making Choices

1. Section 1: Making Choices Page, 1-2, second paragraph starting with, 'The vision of the Plan.....A city with:' is amended by deleting the sixth bullet and adding the following new bullets as follows:
 - "a healthy natural environment including clean air, soil, energy and water
 - infrastructure and socio-economic systems that are resilient to disruptions and climate change
 - a connected system of natural features and ecological functions that support biodiversity and contribute to civic life."
2. Section 2: Principles for a Successful Toronto, A City of Connections, Page 1-4, is amended by replacing the word "network" with the word "system" in the fourth bullet.
3. Add a new sidebar to Page 1-2, following the sidebar on the 'Strategic Plan' as follows:

"Council's Climate Change, Clean Air and Sustainable Energy Action Plan

Climate change is the single biggest challenge facing our planet. Toronto is committed to addressing this challenge through leadership and providing a sustainable future for all Torontonians. The City's *Climate Change Action Plan* (2007) outlines the City's response to climate change and poor air quality. Actions on climate change include reducing harmful emissions and building a clean, resilient City.

Toronto's Greenhouse Gas and Smog Emissions Reduction Target is 80% by 2050, from 1990 levels of approximately 22 million tonnes per year. To reach this target, Toronto will need to continue to be a leader in providing sustainable transportation choices and energy efficient buildings.

Our weather is changing. The City expects hotter, drier summers, more heat waves; warmer and milder winters; and fewer, but much more intense, summer rainfall events. These changes will impact how we design City buildings, infrastructure and the public realm to be resilient to changing weather."

CHAPTER 2: Shaping the City

4. Shaping the City ,Section 2.1: Building a More Liveable Urban Region (Page 2-1), Section 2.1, third bullet, second sentence is amended by deleting the word "ecologically" and adding the words "and to natural ecosystems beyond our boundaries" to the end of the sentence, so that the amended sentence reads as follows:
 - Toronto is part of the larger biophysical region that is bordered to the north by the Oak Ridges Moraine, on the west by the Niagara Escarpment, to the south by Lake Ontario. The major watersheds found in this larger region connect Toronto to many other communities and to natural ecosystems beyond our boundaries. Trunk water and wastewater lines also connect municipalities throughout the GTA.
5. Section 2.1 is amended by adding a new side bar titled *Greenbelt* as follows:

"Greenbelt

The Greenbelt protects agricultural and environmentally sensitive lands that surround the Greater Toronto Area from urban development. It includes over 1.8 million acres (7300 km²) of land including the Niagara Escarpment, the Oak Ridges Moraine and the Protected Countryside. River valleys that run through existing and approved urban areas, and connect the Greenbelt to inland lakes and the Great Lakes, are important to the long-term health of the Greenbelt.

Note: *Map 1: Regional Connections* will be amended at a future date to illustrate the Greenbelt Protected Countryside and the River Valley Connections shown in Schedule 1 of the Greenbelt Plan (2005) and the major watersheds."
6. Section 2.1, Policy 2.1 (k) is amended by:
 - deleting the words "the natural ecosystem" and replacing with "and functions"; and
 - adding the words "recognizes the role of river valleys that connect the Greenbelt to Lake Ontario" before the words " and protects the region's prime agricultural land" so that the sub policy now reads as follows:

"k) protects, enhances and restores the region's system of green spaces and natural heritage features and functions and the natural corridors that connect these features, recognizes the role of river valleys that connect the Greenbelt to Lake Ontario and-protects the region's prime agricultural land."
7. Section 2.2.2Centres: Vital Mixed Use Communities, Policy 2 is amended by adding new bullet as follows:

- "(m) assess opportunities for:
- a. energy conservation, including peak demand reduction;

- b. resilience to power disruptions; and
- c. small local integrated energy solutions that incorporate renewables, district energy, combined heat and power or energy storage through preparation of a Community Energy Plan."

8. Section 2.2.2 is amended by adding a new sidebar as follows:

"Community Energy Planning

Community Energy Planning (CEP) is an area-based approach to energy planning that models energy needs for existing and future development. The CEP will identify opportunities to conserve energy and reduce demand and emissions, including the energy component in water, solid waste, and transportation choices."

9. Section 2.2.3 Avenues: Reurbanizing Arterial Corridors, Policy 2a) is amended by adding the following new sub-section:

"v) opportunities for energy conservation, peak demand reduction, improved resilience to power disruptions, and small local integrated energy solutions."

10. Section 2.3.2 Toronto's Green Space System and Waterfront, is amended by replacing the words 'our natural ecosystem' in the first paragraph, second sentence of the non-policy text with the words "our natural ecosystem" and amending in the second sentence by deleting the words "natural ecosystems both within and beyond our boundaries" as follows:

"This system is vital both to our quality of life and to the health of natural ecosystems both within and beyond our boundaries."

The non-policy text is amended by replacing the third paragraph with the following:

"The *Green Space System* provides many benefits for the City. These lands:

- form the core of the City's natural ecosystems providing habitat for flora and fauna;
- help sustain our natural environment by recharging groundwater, cleaning the water in our rivers and streams, cleaning the air and water and limiting damage that might arise from flooding and soil erosion;
- include natural and hydrological connections that link Lake Ontario to the larger biophysical region and its ecological systems;
- provide a variety of landscapes for reflection, contemplation and appreciation of nature;
- improve human health by offering opportunities for passive and active recreation, community gardens and environmental education; and
- offer unique tourism and entertainment destinations attracting visitors from across the region and elsewhere."

11. Section 2.3.2 Toronto's Green Space System and Waterfront, Policy 6 is amended by adding the following new subsection g), as follows:

"g) maintain and enhance the natural heritage value of lands near or along the water's edge by protecting existing habitat and, where appropriate, restoring and enhancing habitat."

12. A new sidebar titled *Rouge Valley Area* is inserted adjacent to section 2.3.2 as follows:

"Rouge Valley Area

The Rouge Valley area is an important part of Toronto's Green Space System. It forms part of a continuous ecological corridor that runs through the City and connects the natural systems of Lake Ontario to the Oak Ridges Moraine. Governments and citizen organizations have long worked together to protect the unique natural and cultural heritage resources found within this area.

Lands within the Rouge Valley are designated as Greenbelt Protected Countryside and are subject to the policies of the Greenbelt Plan (2005). In recognition of the significance of the Rouge Valley, the federal government has established a national park which will extend from Lake Ontario to the Oak Ridges Moraine and includes the Rouge Valley area of Toronto. The Rouge National Urban Park Management Plan sets out a long-term vision for and guides the management and operations of the park."

13. Section 2.3.2 Toronto's Green Space System and Waterfront, is amended by adding a new policy 11 is added to section 2.3.2 as follows:

"The important ecological and hydrological functions that river valley connections provide to the Greenbelt will be recognized through public information, awareness and stewardship programs and partnerships with public and private landowners, institutions and organizations."

14. A new sidebar is added adjacent to section 2.3.2 as follows:

"River Valley Connections

River valleys that run through Toronto and link the Greenbelt to Lake Ontario provide ecological and hydrological functions that are important to the long term health of the Greenbelt. The Greenbelt Plan (2005) encourages municipalities and conservation authorities to continue with stewardship, restoration and appropriate park and trail initiatives within and abutting these river valley connections but they are not part of the regulated area of the Greenbelt."

15. Map 2: Urban Structure is amended by adding the boundaries of the Greenbelt Protected Countryside within Toronto and by identifying the Don and Humber Rivers and Etobicoke Creek as River Valley Connections.

CHAPTER 3: Building a Successful City

16. Section 3.1 The Built Environment, last paragraph of the non-policy text is amended by adding the words,: "environmentally sustainable design" so that the revised non-policy text will read:

"This Plan demands that both the public and private sectors commit to high quality architecture, landscape and urban design, consistent with "environmentally sustainable design and" energy efficiency standards."

17. Section 3.1.2 Built Form is amended by adding a new Policy 3 (g) to address local air quality improvements as follows:

"g) minimizing the entrapment of air flow resulting from built form along the street and in enclosed adjacent open spaces to ensure cross-ventilation and improve local air quality."

18. Section 3.1.2 Built Form is amended by amending Policy 5 a) to read as follows:

"a) improvements to adjacent boulevards and sidewalks respecting sustainable design elements, which may include one or more of the following: trees, shrubs, hedges, plantings or other ground cover, "high-albedo surface materials," permeable paving materials, "bio-retention swales," street furniture, curb ramps, waste and recycling containers, "energy efficient" lighting and bicycle parking facilities;"

19. Section 3.1.2 Built Form is amended by adding a new Policy 7 as follows:

"7. New development will address the impacts of climate change and extreme weather in the design of buildings and infrastructure, and incorporate the use of green infrastructure."

20. Section 3.3 Building New Neighbourhoods, Policy 1, is amended by adding a new sub-policy f and g, as follows:

"f) a strategy for energy conservation, peak demand reduction, resilience to power disruptions, and small local integrated energy solutions that incorporate renewable, district energy, combined heat and power or energy storage;
g) a strategy for waste and water management and conservation."

21. Section 3.4 Natural Environment is amended by deleting the 'Toronto's Environmental Plan' and the 'Managing Water Consumption' sidebars.

22. Section 3.4 Natural Environment, non-policy text, second paragraph is amended by deleting the reference to Page 3-24 "green design" and replace it with the words "sustainable design and construction practices". and by adding new text following the end of the second paragraph as follows::

"Furthermore, the impacts of a changing climate need to be fully considered in new development and redevelopment activities. Future weather studies undertaken by the City indicate an expected increase in the magnitude and frequency of heat waves and intense precipitation events. The weather changes associated with climate change must inform new ways of planning and design to promote a healthy natural environment and safe, resilient communities."

23. Section 3.4 Natural Environment, is amended by deleting the side bar 'Managing Air Quality' and replacing it with the following new sidebar:

"Energy Conservation, Air Quality and Climate Change

The Environmental Plan (2000) recommended that the City develop a comprehensive strategy to make Toronto's air clean and free of harmful levels of pollutants. *The Climate Change, Clean air and Sustainable Energy Action Plan, Ahead of the Storm: Preparing Toronto for Climate Change and The Power to Live Green: Toronto's Sustainable Energy Strategy* sequentially build upon the Environmental Plan. Together, these strategies, along with City-specific future weather studies, provide a City-wide road map to significantly reduce greenhouse gas emissions, manage the impacts of climate change and improve air quality.

Local air quality is often poorer near major highways and roadways due to traffic volumes and vehicle emissions and in areas where local pollution becomes entrapped by built form. The expected future weather changes for Toronto include higher temperatures and prolonged heat waves which could worsen smog and air pollution and lead to an increase in health impacts and mortality rates. Strategies and guidelines will provide new integrated solutions to address energy use opportunities, local air quality and climate change."

24. Section 3.4 Natural Environment is amended by deleting the sidebar '*The TRCA: The City's Partner in Managing the Natural Environment*' and replacing it with the following:

"The TRCA: The City's Partner in Managing the Natural Environment

The Toronto and Region Conservation Authority plays an important role in managing Toronto's natural environment. The Authority:

- safeguards, manages and restores rivers, lakes, woodlands, wetlands and natural habitat;

- protects life and property from flooding and erosion through watershed planning efforts; and
- provides educational and recreational opportunities for the public.

The Authority's "Living City" vision focuses on three objectives: healthy rivers and shorelines, regional biodiversity and sustainable living. The TRCA was a partner in a Natural Heritage Study which provided the basis for identifying the natural heritage system for the Plan, as well as advancing TRCA's Living City vision. The Plan sets the stage for the City and TRCA to continue its partnership to create the healthy and sustainable integration of natural ecosystems and human communities in the City and the region beyond."

25. Section 3.4 Natural Environment, Policy 3.4.1 a) v) is amended by adding the words "and light" so that it reads as follows:

"v) mitigating the unacceptable effects of noise and light; and"

26. Section 3.4 Natural Environment, Policy 3.4.1 b) is amended by as follows: replacing the word "preserving" with "sustaining" so that it reads as follows:

"b) sustaining, restoring and enhancing the health and integrity of the natural ecosystem, supporting bio-diversity in the City and targeting ecological improvements, paying particular attention to:"

adding the words "locations of" to the beginning of sub policy 3.4.1b) i) so it reads as follows:

"i) locations of habitat for native flora and fauna and aquatic species"; and

adding three new sub policies to policy 3.4.1b) so it reads as follows:

"v) seasonal movements of migrating species
vi) opportunities for additional habitat provided by the built environment
vii) the potential impacts of a changing climate on biodiversity and ecosystem health."; and

adding the words "and greenhouse gas emissions" to the end of sub policy 3.4.1c) iii) so it reads as follows:

"iii) energy consumption and greenhouse gas emissions."; and

adding the words "and considering the potential impacts of climate change that may increase the risk associated with natural hazards" to the end of policy 3.4.1e) so it reads as follows:

"e) reducing the risks to life, health, safety, property and ecosystem health that are associated with flooding, unstable slopes, erosion and contaminated

lands and considering the potential impacts of climate change that may increase the risk associated with natural hazards."; and

adding a new policy 3.4.1g) as follows:

"g) promoting green infrastructure to complement infrastructure."

27. Section 3.4 Natural Environment is amended by adding a new heading entitled: "Hazard" before policy 8.

28. Section 3.4.8 Natural Environment is amended by adding a new subsection "b) toe-of-slope of valleys, ravines and bluffs"; and renumbering the following subsections, and by deleting the words "Minor additions or alterations to existing development" and by replacing the word "accessory" with the word "ancillary" as follows:

"Development will be set back from the following locations by at least 10 metres, or more if warranted by the severity of existing or potential natural hazards:

- a) the top-of-bank of valleys, ravines and bluffs;
- b) toe-of-slope of valleys, ravines and bluffs;
- c) other locations where slope instability, erosion, flooding, or other physical conditions present a significant risk to life or property; and
- d) other locations near the shoreline which may be hazardous if developed because of flooding, erosion or dynamic beach processes.

Replacement structures and ancillary structures are exempt from this policy."

29. Section 3.4. Natural Environment is amended by adding a new policy 9 And renumbering the remaining policies:.

"9. Alteration to an existing slope of a valley, ravine or bluff for the purpose of accommodating new development will not be permitted."

30. Section 3.4 Natural Environment, the sidebar *Identifying Hazard Lands* is amended by:

- a) replacing the word "general" with "provincial";
- b) replacing the words "to protect" with the word "in";
- c) replacing the word "and" before the word "top-of-bank" with a comma;
- d) inserting the words "and the toe-of-slope" before the words "have to be identified in different situations and locations across the City";
- e) inserting the words "In many cases, the side slope of valleys helps to contain floodwaters." to the end of the second paragraph;
- f) inserting the words "and the toe-of-slope is the break at the bottom" before the words " of the side slope of a valley, bluff, or landform...";

- g) inserting the word "stable" before the words " top-of-bank will be estimated to allow for future erosion..."; and
- h) inserting a diagram to illustrate top-of-bank, stable top-of-bank, toe-of-slope and side slope.

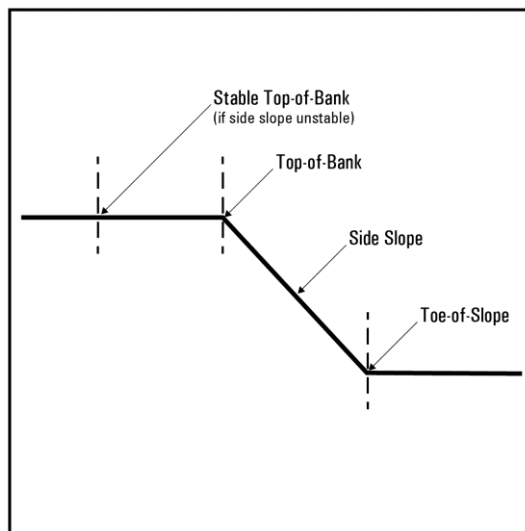
So that the amended sidebar reads as follows:

"Identifying Hazard Lands

Hazard Lands are areas which because of their susceptibility to flooding or unstable slopes or soils, will be hazardous to life and property if developed. To implement the provincial policy direction of prohibiting development in hazard lands, the floodplain, the top-of-bank and the toe-of-slope have to be identified in different situations and locations across the City.

The floodplain is the area adjoining a watercourse that has been or may be covered by floodwater generated by severe storms. In many cases, the side slope of valleys helps to contain floodwaters.

The top-of-bank is the break at the top and the toe-of-slope is the break at the bottom of the side slope of a valley, bluff, or landform that distinguishes them from the surrounding landscape. Where the slope is unstable, the location of the stable top-of-bank will be estimated to allow for future erosion, using a variety of methods, including field investigations and geotechnical studies."



31. Section 3.4 Natural Environment is amended by deleting the text under *Regulating Hazards* and replacing it with the following text:

"Regulating Hazards

"The City has limited discretion in the regulation and management of areas subject to natural hazards. Provincial policy generally directs development to areas outside of hazard lands, especially areas subject to flooding, erosion, and dynamic beach hazards. The policy further imposes strict requirements for development that may be permitted in a floodplain.

Development is permitted in *Special Policy Areas* which are parts of the community that have historically existed in the floodplain and where stringent control of development would result in significant social and economic hardships to the community. Large areas of the Portlands and south of Eastern Avenue, Hoggs Hollow near Yonge and York Mills, Rockcliffe Park near Weston and Black Creek and Jane-Wilson are *Special Policy Areas*.

The most important documents for managing hazards in Toronto are the Provincial Policy Statement (April 2014), 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."

32. Section 3.4 Natural Environment is amended by the addition of a new sidebar entitled *Buffers* inserted near policy 12 as follows:

"Buffers

Buffers are strips of land that are contiguous to a natural feature and help to protect its natural functions from the negative impacts of adjacent development. Lands set aside for buffers are generally kept in a vegetated state and can include existing vegetated areas and areas that can be vegetated. Buffer widths vary depending on the sensitivity and functions of the natural feature and the proposed development. Buffer widths may be greater than set-backs required from hazard lands. Where development is proposed adjacent to natural features, buffer widths should be established through an impact study. Guidelines will be established to assist in identifying buffer widths."

33. Section 3.4 Natural Environment, Policy 12 c) is amended by deleting the words "or buffer areas and functions", adding a new subsection d) "buffer areas and functions," and renumbering the subsequent subsections.
34. Section 3.4 Natural Environment is amended by inserting a new heading: "Environmentally Significant Areas".
35. Section 3.4 Natural Environment is amended by renumbering Map 12 to Map 12A.

36. Section 3.4 Natural Environment, the second paragraph in Policy 13, is amended by:

- i) inserting the words "or site alteration is not permitted" before the words "on lands within the natural heritage system that exhibit any of these characteristics";
- ii) inserting the words "New or expanding infrastructure should be avoided unless there is no reasonable alternative and negative impacts are minimized" before the words "An impact study, as referred to in Policy 12...." .
- iii) adding a new paragraph "Where known environmentally significant areas shown on Map 12A extend onto lands which have underlying zoning permission, these areas may be used to calculate permissible density in the zoning bylaw. An impact study, as referred to in policy 12, will be required for any proposed development near these areas. Any proposed development will avoid intrusions into these areas, avoid negative impacts and, where possible, restore and enhance the ecological functions attributed to these areas."; and
- iv) replacing the words "will be" with the word "are".

So that the amended section reads as follows:

"Development or site alteration is not permitted on lands within the natural heritage system that exhibit any of these characteristics. Activities will be limited to those that are compatible with the preservation of the natural features and ecological functions attributed to the areas. New or expanding infrastructure should be avoided unless there is no reasonable alternative and negative impacts are minimized. An impact study, as referred to in Policy 12, will be required for any proposed undertaking in those areas not already the subject of an Environmental Assessment under the Environmental Assessment Act.

Where known environmentally significant areas shown on Map 12A extend onto lands which have underlying zoning permission, these areas may be used to calculate permissible density in the zoning bylaw. An impact study, as referred to in policy 12, will be required for any proposed development near these areas. Any proposed development will avoid these areas, minimize negative impacts and, when possible, restore and enhance the ecological functions attributed to these areas.

Known areas exhibiting these environmentally significant characteristics are shown on Map 12A."

37. Section 3.4 Natural Environment, the sidebar entitled "*The Natural Heritage System and Inventory*" is amended by replacing the last two paragraphs with the text below. A new Map 12B "Provincially Significant Areas", which shows provincially significant areas that have been identified by the Ministry of Natural Resources and confirmed by the City is inserted.

"The City has undertaken a program of further study and fieldwork which confirms and identifies areas within the natural heritage system that are particularly sensitive

and require additional protection to preserve their environmentally significant qualities. These areas are shown on Map 12A. Development and site alteration is not permitted in these areas. Where development is proposed adjacent to these areas, their boundaries will be more precisely determined and any negative impacts will be identified through an impact study as referred to in policy 12.

Provincially significant areas that have been identified by the Province and confirmed by the City are shown on Map 12B. Development and site alteration is not permitted in these areas. Development and site alteration is only permitted on adjacent lands if it has been demonstrated through a study referred to in policy 14 that there will be no negative impacts.

Further study and fieldwork will continue to update and refine the inventory and assist in identifying strategic directions for improving the natural ecosystem, promoting biodiversity and increasing resiliency."

38. Section 3.4 Natural Environment, Policy 14 is amended by:

- i) inserting the words "areas of natural and scientific interest " before the words "or significant portions of the habitat of threatened or endangered species" in subsection a);
- ii) adding the words "or site alteration" before the words "in the following locations if it has been demonstrated..." in subsection b);
- iii) replacing the comma between the words "valleylands" and "wildlife habitat" with the word "and" from subsection b)iii); and
- iv) deleting the words "and areas of natural and scientific interest" from subsection b)iii).

So that the amended policy reads as follows:

"14. Provincially significant natural heritage features will be protected by:

- a) prohibiting development or site alteration in provincially significant wetlands, "areas of scientific interest" or significant portions of the habitat of threatened or endangered species;
- b) only permitting development "or site alteration" in the following locations if it has been demonstrated, through a study, that there will be no negative impacts on the natural features or the ecological functions for which the area is identified:
 - i) lands adjacent to provincially significant wetlands or significant portions of the habitat of threatened or endangered species;
 - ii) in or on lands adjacent to fish habitat; and
 - iii) in or on lands adjacent to provincially significant woodlands, valleylands "and" wildlife habitat, and areas of natural and scientific interest."

39. Section 3.4 Natural Environment, is amended by the addition of a new sidebar inserted near Policy 3.4.14 as follows:

"Lands Adjacent to Provincially Significant Areas

The Provincial Natural Heritage Reference Manual (2010) provides guidance for protecting provincially significant natural heritage features and identifies land widths adjacent to natural heritage features where a study is required to demonstrate that there will be no negative impacts. The Manual allows cities to choose other approaches for determining lands widths where a study is required provided they demonstrate no negative impacts on adjacent natural features or functions.

Where the City has carried out a study to demonstrate that there will be no negative impacts on adjacent natural features and functions shown on Map 12B, and the proposed development meets Tier 1 of the Toronto Green Standard, including measure to reduce bird collisions, a study to demonstrate that there will be no negative impacts is not required."

40. Section 3.4 Natural Environment, is amended by inserting new heading entitled Lakefilling before Policy 16.
41. Section 3.4 Natural Environment, Policy 16 is amended by:
 - a) inserting the words "natural habitat," before the words "public recreation" and deleting the word "purposes" in sub policy a);
 - b) adding the words "and terrestrial and aquatic habitat" before the words "will be protected or enhanced in sub policy b)."; and
 - c) adding a new sub policy "c) the project does not create new or aggravate existing natural hazards."

So that the amended policy reads as follows:

"Lakefilling projects in Lake Ontario will be supported only where:

- a) the land created will be used for natural habitat, public recreation, or essential public works;
- b) the project has been the subject of an Environmental Assessment which ensures that water quality and quantity and terrestrial and aquatic habitats will be protected or enhanced; and
- c) the project does not create new or aggravate existing natural hazards."

42. Section 3.4 Natural Environment, Policy 17 is amended by:
 - i) inserting the word "only" before the words "be supported for the purpose of:"; and
 - ii) inserting the words "to protect existing development and not to facilitate new development, or the intensification or alteration of existing development" at the end of sub policy a).

So that the amended policy reads as follows:

"Minor lakefilling activities will only be supported for the purposes of:

- a) stabilizing slope and shoreline to protect existing development and not to facilitate new development, or intensification or alteration of existing development;
- b) creating or enhancing aquatic habitat;
- c) naturalizing the shoreline;
- d) improving water quality; or
- e) where appropriate, providing public access to the water's edge."

43. Section 3.4 Natural Environment is amended by inserting a new heading entitled "Sustainable Design" before Policy 18 and by amending Policy 18 by:

- i) adding "sustainable design and construction practices" and "new development" and deleting the word "redevelopment" so that the amended policy reads as follows:

"18. Innovative energy producing options, sustainable design and construction practises and green industry will be supported and encouraged in new development and building renovation through:"

44. Section 3.4 Natural Environment, Policy 18 Sub-sections a) through f) are amended to incorporate additions as follows:

- a) "the use of" innovative green spaces such as green roofs and designs that reduce the urban heat island effect "and enhance urban ecology";
- b) innovative methods of storm water "management";
- c) advanced water conservation and efficiency methods;
- d) advanced energy conservation and efficiency technologies "and processes that contribute towards an energy neutral built environment" including:
 - "i) establishing and extending district heating and cooling facilities and connections;
 - ii) renewable energy systems including wind and solar power
 - iii) small local integrated energy solutions such as combined heat and power and energy storage
 - iv) active and passive design measures that conserve energy and reduce peak demand
 - v) back-up power systems to improve resiliency to power interruptions."
- e) designs that facilitate waste reduction, recycling and other innovative management technologies and practices.

Delete: e) the use of advanced energy efficient technologies and processes that are consistent with high energy efficiency standards, design features and construction practices, and reduce light pollution;

45. Section 3.4 Natural Environment, is amended by deleting Policy 20 'New development is encouraged to connect to district heating and cooling facilities where feasible'.

46. Section 3.4 Natural Environment, is amended by adding the following new sidebars:

"Toronto Green Roof Bylaw

Green roofs have many environmental benefits. They help reduce the urban heat island effect and associated energy use, manage stormwater runoff, reduce the pollutants entering our waterways, improve air quality and beautify our city. Green roofs also provide an opportunity to create habitat and enhance biodiversity in the urban fabric of the City.

The Green Roof Bylaw has been in effect since January 31, 2010. It requires the construction of green roofs on most types of new large building development. All green roofs in Toronto, including those required under the *Bylaw*, are required to meet minimum standards which are defined in the Toronto Green Roof Construction Standard.

Bird-Friendly

Bird 'collisions' or 'strikes' are a serious issue in Toronto as the City is located on a major migratory flyway. During the annual Spring and Fall migration periods, the City experiences a significant influx of migratory birds. Most migratory bird species are unable to adapt to living in cities and during their biannual flyovers they become confused by the combination of the effects of glass and light pollution in the urban environment. Urban night lighting attracts birds, similar to moths' attraction to a flame, which increases the density of migratory birds in urban areas resulting in a higher number of bird collisions in daylight hours. Daytime strikes occur because birds cannot perceive images reflected in glass as reflections, and thus will fly into windows that they think are trees or sky.

In order to address this problem, the City of Toronto introduced the innovative *Bird Friendly Development Guidelines*. Since then a number of cities in Canada and the U.S. have followed suit in developing their own guidelines. Toronto now requires bird-friendly design in all new development subject to site plan approval.

Light Pollution

Lighting is a vitally important component of urban life. However, light pollution in the form of glare, light trespass, overlighting and sky glow will

actually worsen visibility and the urban environment for city inhabitants. Controlling and reducing wasted light results in energy savings and reduced greenhouse gas emissions. There is growing evidence that human health benefits from a completely dark sleeping environment. In urban locations features of the night sky, such as the Milky Way, are no longer visible, a quality-of-life issue that places us in the universe. Migratory birds are negatively affected by excessive light at night.

Properly designed lighting provides safety and security, so the city may be safely navigated and engaged at night. Well designed lighting uses energy efficiently and minimizes the negative effects on human and nocturnal animal life. Effective lighting improves the quality of urban life for everyone.

Add a New Sidebar "Biodiversity in Toronto" as follows:

Biodiversity

Biodiversity refers to the variability among living organisms in all ecosystems, and the ecological relationships of which they are a part; this includes diversity within species, between species and of ecosystems. An analogy of a spider's web is often used to illustrate biodiversity, with many strands complexly interconnected and related to a greater whole. Ecological health is related to healthy biodiversity. The greater the biodiversity of a defined geographic area, the greater the ecological health of that area. An ecosystem decreases in stability as its complexity is reduced.

In general, cities' impact on the natural environment far outreaches their geographical footprint. The ecological impact of urban areas contributes significantly to biodiversity loss at a local and regional level. Cities are key to successful reduction of biodiversity loss.

Policies protecting and enhancing the natural heritage system are a key pillar of biodiversity conservation within Toronto. However, as biodiversity exists throughout the entire city and small green spaces, street trees, green roofs, community gardens, hydro corridors, cemeteries, and privately owned backyards and gardens all play an important role in our urban ecosystem.

A Biodiversity Strategy will identify the ways in which these components of the urban ecosystem function together and the important roles they can play in enhancing and supporting local biodiversity.

Through educational, collaborative and informative stewardship-building initiatives such as the City of Toronto's *Biodiversity Series*, the City is working to develop a common goal of reducing local biodiversity loss, which will have a positive effect on our regional ecosystem.

CHAPTER 4: Land Use Designations

47. Section 4.3 Parks and Open Space Areas, Policy 1 is amended by replacing the words "green open space network" with the words "Green Space System".
48. Section 4.3 Parks and Open Space Areas, Policy 3b) is amended by replacing the word "and" with a comma and by adding the words "and that restore and enhance existing vegetation and other natural heritage features." so that the sub-section reads as follows:
- "b) conservation projects, public transit, public works and utilities for which no reasonable alternatives are available, that are designed to have only minimal adverse impacts on natural features and functions and that restore and enhance existing vegetation and other natural heritage features."
49. Section 4.3 Parks and Open Space Areas, Policy 6a) is amended by adding the words "and maintain or improve connectivity between natural heritage features" so that the policy reads as follows:
- "a) protect, enhance or restore trees, vegetation and other natural heritage features and maintain or improve connectivity between natural heritage features:"
50. Section 4.5 Mixed Use Areas, Policy 2 is amended by adding a new sub-section l) as follows:
- "(l) provide for energy conservation, peak demand reduction, resilience to power disruptions, and small local integrated energy solutions that incorporate renewables, district energy, combined heat and power or energy storage"
51. Section 4.7 Regeneration Areas Policy 2, sub-section b), is amended by deleting the words "greening" with "green infrastructure" and adding the words "bio-retention" and "green roofs" so that the revised policy reads as follows:
- "b) a "green infrastructure" strategy "that includes" tree planting, bio-retention swales, green roofs, improvements to existing parks and the acquisition of new parks, open spaces;"
52. Section 4.7 Regeneration Areas is amended by adding new sub-section (h) as follows:
- "h) a Community Energy Plan to address:
- i) energy conservation including peak demand reduction;
 - ii) resilience to power disruptions; and
 - vi) small local integrated energy solutions that incorporate renewables, district energy, combined heat and power or energy storage."

53. Section 4.8 Institutional Areas, Policy 5) is amended by adding a new subsection j) as follows:

"(j) provide for energy conservation, peak demand reduction; resilience to power disruptions; and small local integrated energy solutions that incorporate renewables, district energy, combined heat and power or energy storage"

CHAPTER 5: Implementation: Making Things Happen

54. Section 5.1.3 Site Plan Control, the sidebar entitled "Site Plan and Sustainable Exterior Design" third paragraph is amended by removing the words "In October 2009, City Council adopted" to read as follows:

"The Toronto Green Standard, which sets performance targets for new construction to improve air and water quality, reduce greenhouse gas emissions and enhance the natural environment..."

55. Section 5.1.3 Site Plan Control, Policy 3 is amended by deleting the words, "adopted by City Council October 2009."

56. Section 5.1.3 Site Plan Control is amended by adding a new sidebar as follows:

"Toronto Green Standard

The *Toronto Green Standard* (TGS) is a two-tier set of performance measures related to sustainable site and building design for new public and private development. The performance measures help implement the Natural Environment Official Plan policies and address environmental challenges facing the City of Toronto including:

- Air Quality
- Climate Change and greenhouse gas emissions
- Water quality and efficiency
- Ecology, and
- Solid Waste.

The TGS performance measures contribute to a greener, more sustainable City. TGS developments are innovative in design, energy and water efficient and provide high quality outdoor space.

The Tier 1 standard is required through City Planning's development approvals and inspections process. New planning applications have been required to document compliance with Tier 1 environmental performance measures since January 31, 2010. Tier 2 is a higher, voluntary set of performance requirements with financial incentives. Projects certified as Tier 2 meet a set of core and optional targets and are recognized by the City of Toronto as outstanding examples of environmentally sustainable design."

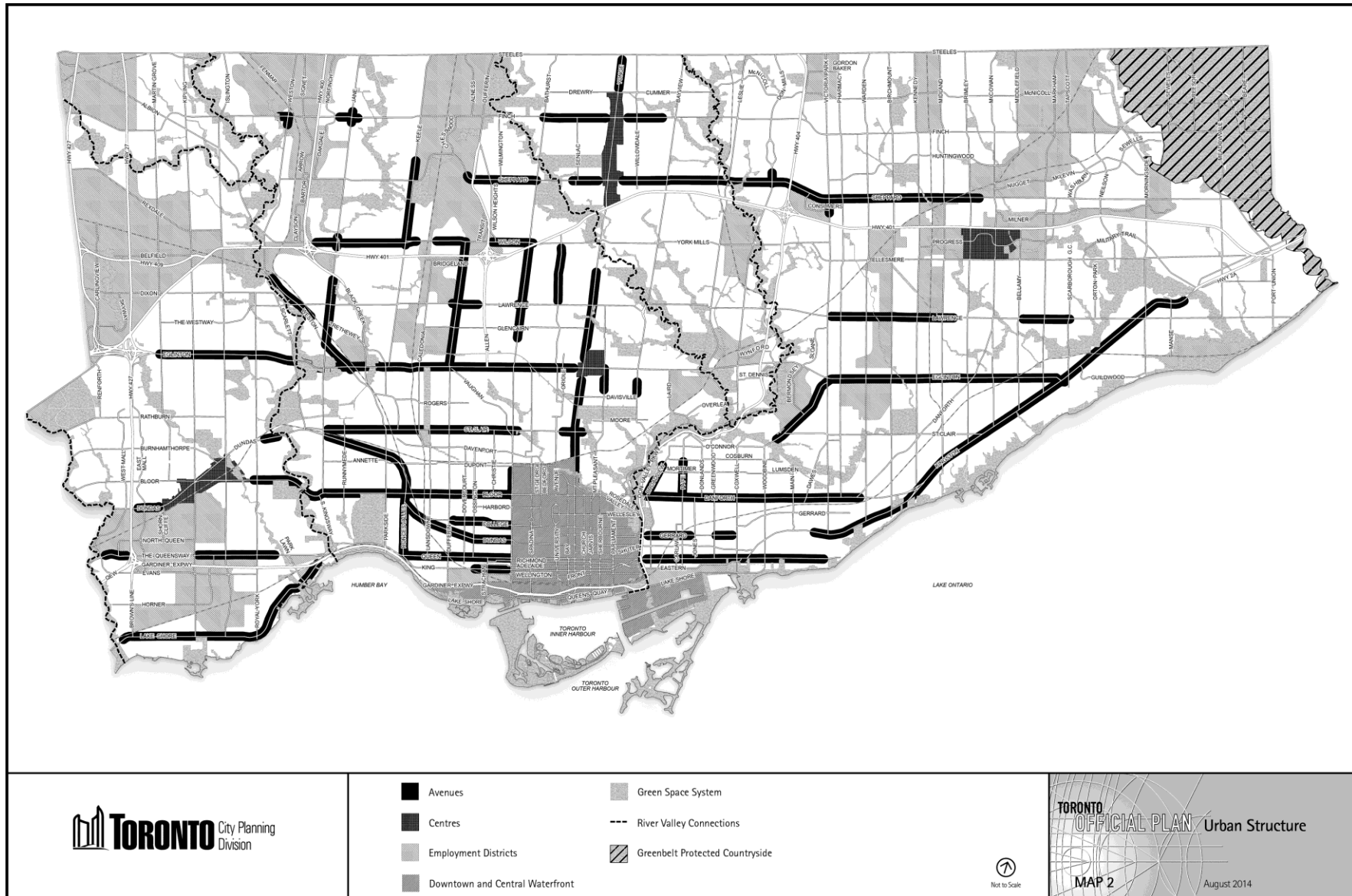
57. Section 5.2.1 Secondary Plans: Policies For Local Growth Opportunities, Policy 4, is amended by adding a new policy h) as follows:

‘h) opportunities for energy conservation, peak demand reduction, resilience to power disruptions, and small local integrated energy solutions that incorporate renewables, district energy, combined heat and power or energy storage, through development of a Community Energy Plan."

58. Schedule 3, Application Requirements is amended to include a request for an Energy Strategy in order to identify opportunities for energy conservation, peak demand reduction, resilience to power disruptions, and small local integrated energy solutions that incorporate renewables, district energy, combined heat and power or energy storage for amendments to Official Plan and Zoning Bylaw and Plan of Subdivision, as follows:

"Energy Strategy - for large development proposals or for development proposals within a Community Energy Plan area."

Attachment 3: Proposed Changes to Map 2: Urban Structure



Attachment 4: Proposed Map 12B: Provincially Significant Areas

New Map 12B: Provincially Significant Wetlands and ANSI's

