



STAFF REPORT ACTION REQUIRED

City Planning Division – Study Work Program Update

Date:	September 28, 2015
To:	Planning and Growth Management Committee
From:	Chief Planner and Executive Director, City Planning Division
Wards:	All
Reference Number:	P:\2015\ClusterB\PLN\PGMC\PG15108

SUMMARY

At its meeting of March 10 and 11, 2015, in consideration of item EX.3.4 - 2015 Capital and Operating Budget, City Council directed the Chief Planner and Executive Director, City Planning Division to report back to the Budget Committee through the Planning Growth Management Committee on all outstanding studies and current studies underway, criteria for ranking their priority and whether completed studies achieved their intended results. This report responds to that Council direction.

RECOMMENDATIONS

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

1. Planning and Growth Management Committee forward this report to Budget Committee for information.

Financial Impact

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

DECISION HISTORY

On March, 11, 2015, City Council adopted EX3.4 – 2015 Capital and Operating Budget which directed the Chief Planner and Executive Director, City Planning Division to:

report back to the Budget Committee through the Planning and Growth Management Committee on all outstanding studies, and current studies underway (including Heritage Studies, Secondary Plans, Policy Studies, and work in support of appeals), criteria for ranking their priority, whether completed studies achieved their intended results, and any recommended staffing and budgetary adjustments for the 2016 Budget process.

A copy of the decision can be found at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.EX3.4>

ISSUE BACKGROUND

The City Planning Division delivers a range of activities organized in two services: Development Review, Decision and Implementation, and City Building and Policy Development. City Planning staff in each of the Division's sections contribute to the delivery of the two services.

The Development Review, Decision and Implementation service captures activities related to the City's legislated role as the land use planning authority defined by the *Planning Act*. This service involves the review of a range of application types to secure desirable development through public consultation and a timely review process. In delivering this service, City Planning staff work to ensure that the approval of development is in the public interest, grounded in the policy objectives of the Official Plan and conforms to applicable Provincial regulations, policies and plans.

The City Building and Policy Development service applies a strategic lens to the City's role as land use planning authority by advancing implementation aspects of the City's Official Plan. This service is undertaken with a purpose of improving the built and natural environment, integrating land use and transportation, optimizing the City's waterfront resources and pursuing partnerships that balance a citywide vision with neighbourhood interests. Examples of these activities include the development of Secondary Plans, Transportation Master Plans, Environmental Assessments, Urban Design Guidelines, Heritage Conservation District Plans and the Official Plan Review as mandated by the *Planning Act*. The Division is also often required to bring a city building lens to broad cross-Divisional undertakings directed by City Council, providing supportive resources to initiatives related to the social development and equity goals of the Official Plan including the City's Poverty Reduction Strategy, Rooming House Study and Seniors' Strategy.

City Council's request for information on studies outstanding or underway generally relates to the City Building and Policy Development service.

COMMENTS

Official Plan and the City's Integrated Planning and Performance Framework

The Official Plan is a key component of the Integrated Planning and Performance Framework outlined in City Council's Strategic Actions 2013-2018 adopted in October 2013. The Framework enables a multi-year view where divisions' service planning and budgeting align and advance the Official Plan and Council's priorities.



City Building is a strategic theme in the Strategic Actions 2013-2018, with goals of providing infrastructure for a successful city, implementing smart urban growth and ensuring this growth positively contributes to a quality of place. Council's approved blueprint for City Building is the Official Plan. The Plan's policies seek to move Toronto towards the Plan's vision of an attractive and safe city that evokes pride, passion and sense of belonging – a city where people of all ages and abilities 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;
- clean air, land and water;
- 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.

The Official Plan's vision is about the big picture. To bring the Plan to life requires implementation tools that move Toronto towards the vision while effectively responding to changing circumstances and challenges over the life of the Plan. These implementation tools may be a more detailed local planning framework provided for by a Secondary Plan, or urban design guidelines to provide guidance to built form and public realm in high growth areas, or green design guidelines to promote high standards of environmental performance in development. Often, these tools take a more strategic approach to enable or align with significant investment in important municipal assets, including transportation infrastructure and community services. The Official Plan also provides for monitoring and assessment to ensure progress is being made towards achieving the Plan's vision. This work ranges from ongoing tracking of key social, economic or environmental indicators to undertaking mandatory reviews as legislated through the *Planning Act* and *Places to Grow Act*.

Study Work Program

City Planning's study work program captures a range of city building activities. Large study undertakings include Secondary and Precinct Plans, *Regeneration Area* studies, Transportation Master Plans, Heritage Conservation Districts, City-wide Urban Design Guidelines, Official Plan Review and responses to Provincial initiatives including proposed new legislation. Other activities address local geographies such as community service and facilities studies, site-specific urban design guidelines and area studies, or work related to green design standards and tracking and monitoring growth and demographics. Studies are typically initiated and completed on a one, two and three year horizon depending on the magnitude and complexity of the undertaking.

Study Work Program Drivers

City Planning's study work program has a number of drivers, including Council priorities, public investment, growth pressures, partners (both external and corporate) as well as the need to reposition planning frameworks to respond to shifts in demographics or economic conditions. The dynamic nature of these drivers results in new requests being added to the work program throughout the year.

It is normal practice of City Council and its Committees to request new work program items to address emerging issues. For example, as of the third quarter of 2015, 11 new items have been added to the Division's study work program ranging from components of the SmartTrack initiative to a report on schools as community assets to the assumption of leadership or partnership roles on the City-wide Ravine Strategy, Tower Renewal and the Open Door Affordable Housing Program. The Division also prepared a report to Council responding to the Province's proposed amendments to the Planning Act through Bill 73.

Of the 11 items that originated through resolutions of City Council, 10 included reporting targets within the current calendar year. When new requests are made of City Planning, resourcing and scheduling of existing initiatives need to be revisited. This creates

pressures on the Division's ability to deliver projects within targeted timeframes and on staff time as work streams and assignments are adjusted in response to these new requests.

The complexity of adjusting timelines or reallocating resources from an existing project to a new initiative has implications on the Division's study work program. These changes to the study work program are necessary when a new initiative with an acute deadline is directed by Council without additional resources accompanying the request. The difficult decision to shift resources off an existing study to a new initiative runs the risk of alienating stakeholders if momentum is lost with postponed engagement or delayed reporting.

Priority Setting

Delivering a study work program in a city as diverse and large as Toronto is a constantly evolving and dynamic exercise, but the rationale for study work program prioritization is tied to the goals of providing detailed implementation tools to advance the vision of the Official Plan. In developing the study work program and prioritizing individual items for delivery, City Planning considers the following key criteria:

1. Integration with City Building Activity and Official Plan Vision

Policy 5.3.1.2 of the Official Plan provides for the decisions and actions of City Council and City staff, including public investment in services, service delivery and infrastructure to be guided by the Plan. The Plan is a high level policy document and often requires additional implementation strategies which may be more local in nature to implement the Vision set out in Chapter 1. City Planning's study work program reflects the Plan's key growth management and reinvestment objectives. Studies are prioritized that offer more detailed guidance on implementation in an area or on an issue in a way that allows the Division to respond to changing circumstances over time. This proactive planning work assists the Division in its development review work on individual applications.

2. Alignment with Strategic Reinvestment

City Planning's study work program can leverage significant public investment into transformative opportunities in the surrounding area and detailed studies are often necessary to support and manage the change that this new investment could bring. Section 5.3.3 of the Official Plan identifies the importance of a strategic alignment between implementation plans and public investment in new infrastructure and state of good repair. This is particularly relevant with infrastructure investment from other levels of government such as new transit lines, hospitals and institutional facilities. Similarly, there are key city building opportunities to be taken advantage of when a senior level of government surpluses significant landholdings for redevelopment.

The study work program can put in place strategic frameworks for growth and place-making that leverage significant additional value from public investment and support the implementation of infrastructure improvements. A planning framework for

intensification along a new transit line can spur additional ridership and facilitate local development. A Secondary Plan for an expanding post-secondary institution can integrate the campus with the city fabric and unlock employment and recreation opportunities for all city residents. Similarly, comprehensive planning frameworks on large pieces of surplus public lands or in *Regeneration Areas* can ensure a proactive outcome on the implementation of important City interests like employment opportunities, parks, transportation infrastructure and community services and facilities as the underutilized lands evolve into intensified new neighbourhoods. Study funding represents a small fraction of the overall direct investment and can help deliver durable and memorable places that are often the high-value legacies of these large public investments.

3. Identification of Key Trends or Addressing Policy Pressures

The Official Plan is a high level policy document intended to guide decision making over the long term. Implementation measures and/or policy adjustments enable City Council to actively respond to varied and changing conditions within Toronto. A key activity in support of the study work program is the regular monitoring and assessment undertaken by City Planning pursuant to Section 5.4. of the Plan. These activities serve as a basis for assessing progress towards achieving the objectives of the Plan and include analysis of social, economic and environmental trends, population forecasting, changing travel patterns and social infrastructure provision.

This monitoring and assessment program can reveal emerging priority areas that should be addressed through study to fill a policy gap in the Official Plan or program activity of a partner division. Alternatively, monitoring activities could demonstrate the success of a particular policy objective, be it growth management, rental housing replacement or employment activity, or lead to refinements that would engender future success. Most importantly, these activities underpin the evidenced-based planning analysis that informs City Planning's recommendations to Council and its Committees.

4. Mandated Reviews and Legislative Changes

The *Planning Act* mandates that the Official Plan is reviewed every five years. The City is required to ensure the Official Plan conforms to Provincial Plans, has regard for matters of Provincial interest and is consistent with Provincial Policy Statements. The *Planning Act* also requires that the City review its Official Plan policies dealing with areas of employment, including the designation of lands as areas of employment. Study work program activities associated with the Official Plan review, particularly the statutory portions of the Review, are prioritized to ensure that the City remains on track to meet Provincially-mandated growth targets for population and employment under the *Places to Grow Act*. Often these activities are responses to proposed or enacted amendments to the legislative framework under which the use and development of land is regulated including amendments or reviews to the *Planning Act*, *Development Charges Act* and *City of Toronto Act*. Changes in legislation directly influence the Official Plan policy framework and in some cases grant new powers to the City that can be used strategically to advance the Plan's objectives.

5. Timelines for Decision on key Council Priorities

City Council can seek advice on its key priorities that may require activity to be co-ordinated by City Planning. Similarly, City Planning can play a supporting role and provide planning input into an activity being lead by another Division. Often the timelines for reporting back to Council on its key priorities require study work program adjustments in order to allocate resources to carry out priority-related work and prepare recommendations to inform Council's decision making process. This is of particular importance when the decision is driven by timeframes of senior levels of government.

Achieving Success

As of the end of Q3, 2015, City Planning completed 40 items on its 2015 study work program. A completion is counted with a public milestone related to the project, usually a report to City Council via one of Council's standing committees is achieved. Larger and more complex projects can have a number of components or phases with public milestones.

The completions that were led by City Planning range from an area study and Site and Area Specific Policy to facilitate intensification near a subway station (*Tippet Road Regeneration Areas Study*), to the creation of a Secondary Plan for the Queen River neighbourhood, to reporting the results of the 2014 Toronto Employment Survey and *How Does the City Grow? – Update 2015*. City Planning was also responsible for the analysis and preparation of the City's response to Bill 73 (*Planning Act* and *Development Charges Act* amendments) and successful in securing an Ontario Municipal Board Order enacting Official Plan Amendment 199 for new Heritage policies for the Official Plan. In addition, the Madison Avenue Heritage Conservation District Plan has been adopted.

City Planning has also partnered with numerous corporate partners supporting the City Manager's office in delivering a report on expanded gaming at Woodbine Race Track and has partnered with Transportation Services in completing a Functional Planning Study for the St. Clair Avenue West Railway Underpass Structure and Road Improvements. Attachment 1 identifies the items completed as of Q3, 2015, by Service Level along with additional activities forming part of the Division's study work program.

Ultimately, the outcomes of City Planning's study work program include planning policy frameworks and implementation strategies that plant the seeds for the future success and liveability of the City over the long term and that success is measured over decades. The dynamic growth being experienced in Downtown Toronto continues a transformation put in motion with City Council's adoption of the Central Area Plan in the mid-1970s which re-introduced the idea that downtown should include a mix of housing and commercial uses. Similarly, new neighbourhoods and increasing investment along the Sheppard subway line are shaped by the policy framework provided for by the Sheppard East Corridor Secondary Plan, originally approved in 1996.

The Division broadly tracks the success of the Official Plan's growth management framework and various implementation strategies and reports regularly on them to City Council. City Planning's annual update to City Council on development activity ("How Does the City Grow?") found that between 2010 and 2014, 83% of all residential development was proposed within areas designated for growth in the Official Plan. It also found that 20% of all development was proposed in existing Secondary Plan areas. Since 2010 when the Green Roof By-law was enacted, 198,059 m² of green roofs have been approved and constructed and it is estimated that 250,000 tonnes of CO₂ emissions have been saved since the adoption of the Toronto Green Standard in 2007.

These metrics provide a snap shot demonstrating how City Planning activities bring forward planning frameworks and strategies that guide growth and change to implement the Official Plan. The Division is also developing a new series of Key Performance Indicators (KPIs) that will further strengthen its ability to track targeted Official Plan and Divisional outcomes, including the effectiveness of the Official Plan Policies. The intent of these indicators is to provide a quantifiable and updatable system of tracking the performance of the Division, recognizing that the complexity of the study work program is not fully captured through existing metrics.

Looking Ahead

Work on study work program items to be completed in 2016 is well underway as it relates to procurement, analysis, public consultation events and OMB hearing preparations.

A focus of the study work program slated for completion in 2016 reflects the key challenges facing Toronto at this time: transit and transportation planning and the provision of infrastructure in high growth areas. The work is being undertaken at both the city-wide and local scale and is aligned with the Official Plan's Urban Structure with higher growth areas seeing more activity than those which are more stable. The study work program continues to advance policy that balances the city-wide vision of the Official Plan with neighbourhood interests while continually working to broaden participation in City Building.

In addition to transit project assessments for new transit initiatives (Scarborough Subway Extension and Relief Line), elements of the work program are looking at integrating land use and transportation where new lines are approved or being constructed (Finch Avenue West, Golden Mile Focus Area). Work to be completed in 2016 will take an integrated approach to planning and infrastructure in existing or emerging high growth areas (Downtown West - Liberty Village, Sherway Gardens, Consumers Road). In addition to addressing the area specific infrastructure needs, other initiatives will look through a city-wide lens on supporting infrastructure (Parkland Acquisition Strategy, Families in Vertical Communities). Next year will also see ongoing deliverables and rolling implementation on key structural components of the TOcore study of Toronto's downtown.

The study work program will also advance urban design guidance with the preparation of city-wide urban design guidelines for reinforcing neighbourhood character and area-specific work in Kensington Market, Davisville Village and Sheppard Avenue. Heritage Conservation District Plans will be completed for Fort York, Queen Street East and Yonge Street.

The Official Plan Review will continue with completions scheduled for a review of Housing Policies, focusing on large sites, the final phase of the Transportation Policies review as well as a review of Parks and Open Space Policies. A number of study-related Ontario Municipal Board hearings are scheduled for 2016 to defend City Council's decisions on important city-wide matters (Harmonized Zoning By-law, Employment Policies and Development Permit System) as well as local planning frameworks (Dupont Street Corridor, Downtown East, Queen-River Secondary Plan).

These highlights along with additional assessment and monitoring activities demonstrate the range of activities that City Planning is targeting for City Council's consideration in 2016. Attachment 2 provides the preliminary 2016 Study Work Program Forecast. A full forecast of the initiatives targeted for completion by the end of 2016 will be finalized at the conclusion of the 2015 City Council cycles. It is important to recognize that items currently targeted for a 2016 completion may be adjusted as studies are further scoped, timeframes are finalized or new items are prioritized to implement Council direction. This is the typical year-to-year active management of the Division's study work program which seeks to align staffing and resources across a broad range of study work program items, some of which are multi-year in nature.

Resourcing

The City Planning Division delivers the Study Work Program through a combination of staff across its sections and a capital budget used to procure professional consulting services. City Planning's capital budget for studies is primarily funded by Development Charges. As part of the 2014 Budget, City Council increased City Planning's Service Level for City Building Studies from 13 to 18 studies per year and added a new Service Level for HCD Plans/Studies – 3 in 2014 and 5 in 2015 and thereafter. City Council also directed the Deputy City Manager to include the necessary resources in the 2014 Budget.

The Division successfully delivered on these new Service Levels in 2014 and is on track to meet these Service Levels in 2015. The Division is not proposing any service level changes with respect to studies in 2016. The workload associated with the Study Work Program and new initiatives originating by City Council continues to generate significant pressures on the Division's resources. Any new study requests will be prioritized based on the criteria identified earlier in this report.

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SIGNATURE

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Attachment 1: City Planning Study Work Program (2015)
Attachment 2: City Planning Study Work Program (2016 Forecast)

Attachment 1 – City Planning Study Work Program (2015)

Service Level Activities		
City Building	Complete	Forecast
Area Studies		
Ellesmere East Employment Node Study	✓	
Tippett Road Regeneration Area Study	✓	
Review of Deck Zoning Permissions - Sheppard/Weston Subdivision	✓	
Steeles/Redlea Regeneration Area Study	✓	
St. Clair Avenue West (Avenue Road to Spadina Avenue) Area Specific Policy Review	✓	
Downtown East Official Plan Amendment	✓	
Kensington Market Restaurant and Bar Study	✓	
Bathurst Quay Precinct Plan – Phase 1	✓	
Review of Driveway Widening – Weston Road		✓
Mimico-Judson Regeneration Areas Study		✓
Finch Avenue West LRT Corridor Profile Report and Planning Approach		✓
Sheppard Avenue East LRT Corridor Profile Report and Planning Approach		✓
TOcore: Planning Toronto's Downtown – Phase 1 Summary Report		✓
Secondary Plan Studies		
Queen-River Secondary Plan Study	✓	
Avenue Studies		
Dufferin Street Avenue Study - Implementation		✓
Environmental Assessments (Supporting Transportation Services)		
Gardiner East EA Preferred Alternative	✓	
TTC Bus Garage at McNicoll (TPAP)	✓	
Schedule B EA from Emery Village Transportation Master Plan		✓
Liberty New Street EA		✓
Transportation Master Plans		
Dufferin Street Avenue Study - Transportation Master Plan	✓	
Transportation Planning		
St. Clair Avenue West Railway Underpass Structure and Road Improvements Functional Planning Study - Phase 1	✓	
Steeles/Redlea Transportation Study	✓	
Metrolinx Yonge Relief Network Study	✓	
SmartTrack – Overall Project Review		✓
SmartTrack – Ridership Model		✓
SmartTrack – Eglinton Corridor Feasibility Study: Phase 1		✓
Sheppard East Corridor Monitoring and Residential Travel Survey		✓
Railpath Second Phase Feasibility Study – (Dundas -Strachan)		✓
Total City Building (Service Level: 18 - 83% Complete)	15	13

Heritage Conservation	Complete	Forecast
Heritage Conservation District Studies		
Yonge Street Heritage Conservation District Study	✓	
Heritage Conservation District Plans		
Madison Avenue Heritage Conservation District Plan	✓	
St. Lawrence Heritage Conservation District Plan		✓
Garden District Heritage Conservation District Plan		✓
Yonge Street Heritage Conservation District Plan		✓
Total Heritage Conservation (Service Level: 5 – 20% Complete)	2	3

Urban Design Guidelines – City-Wide	Complete	Forecast
Midrise Performance Standards Review	✓	
Townhouse and Lowrise Apartment Building Guidelines		✓
Total City-Wide Urban Design Guidelines (Service Level: 1 – 100% Complete)	1	1

Additional Initiatives	Complete	Forecast
Legislative Review		
Review of Proposed Provincial Legislation - Bill 73	✓	
Official Plan Greenbelt Conformity Review and Policy Changes – Phase 1	✓	
Official Plan - City Wide		
Housing Policy Review of Affordable Home Ownership Definition - Phase 1	✓	
OP Five Year Review of Healthy Neighbourhoods: Neighbourhoods: Apartment Neighbourhoods Policy Review - Phase 1	✓	
Housing Potential Analysis	✓	
Small-Area Population and Household Projections for the Official Plan Review and Municipal Comprehensive Review	✓	
OP Five Year Review of Environment, Natural Heritage and PPS Conformity	✓	
Official Plan Amendment to Designate 68 New Environmentally Sensitive Areas	✓	
Section 37 Report on Benefits Secured	✓	
OP Five Year Review of Healthy Neighbourhoods: Neighbourhoods and Apartment Neighbourhood Policy Review -- Phase 2		✓
Office Incentive Enhancement		✓
Zoning By-law – City Wide		
City-wide Rooming House Review		✓
Demographic, Economic, Social, Environmental Monitoring		
Trends in Housing Occupancy – 2011 Census Update		✓

Provincial Plans		
Greenbelt Plan Conformity – Phase 1		✓
Projects		
Rouge National Urban Park	✓	
Woodbine Expanded Gaming	✓	
City Patterns/Cultural Landscape	✓	
Notice Sign Redesign	✓	
SmartTrack Population/Office Projections	✓	
Waterfront Strategic Review	✓	
Schools as Community Assets	✓	
Community/Cultural Hub – Mount Dennis	✓	
Mimico-by-the-Lake Secondary Plan – City Actions to Support Revitalization		✓
Mayor's Open Door Affordable Housing Program		✓
City-wide Ravine Strategy		✓
Environmental Implementation		
Bird Friendly Design Best Practices		✓
Cost Benefit Analysis of Toronto Green Standard Performance Measures for Street Trees		✓
OMB Hearings on Study Work		
Official Plan Amendment 199 – Heritage Policies	✓	
McCowan Precinct Plan	✓	
St. Clair Avenue West: Keele Street to Scarlett Road		✓
Central Waterfront Secondary Plan		✓
Community Services and Facilities Studies		
Tippett Road Regeneration Area CS&F Study	✓	
Steeles – Redlea Regeneration Area CS&F Study	✓	
Urban Design Guidelines – Site Specific		
Forest Hill Urban Design Guidelines	✓	
Bayview Townhouse Guidelines (HWY 401 to Post Road)		✓
Bathurst Street Urban Design Guidelines		✓
Dufferin Street Urban Design Guidelines (Lawrence to HWY 401)		✓
Total Additional Initiatives	22	15

Attachment 2 – City Planning Study Work Program (2016 Forecast)

The following is a draft preliminary forecast of studies or initiatives currently underway and targeted for completion by the end of 2016. This forecast is subject to change based on emerging Council priorities.

Service Level Activities
City Building
Area Studies
Baby Point Gates BIA Study
ConsumersNext - Phase 1 Summary Report
Eglinton/Don Mills Focus Area Review – Phase 1
TOcore: Planning Toronto's Downtown -- Retail Strategy Phase 1
TOcore: Planning Toronto's Downtown -- Office/Institutional
TOcore: Planning Toronto's Downtown – Phase 2 Summary Report
Dufferin Street and Wilson Regeneration Area Study
Spadina Avenue Character Area
Humbertown Land Use Review – Phase 2
Bathurst Quay Precinct Plan – Phase 2 (Block Study)
Queen St West (Bathurst - Roncesvalle) Phase 1
Bloor/Dufferin Community Hub (Master Plan)
Danforth Planning Study --- Area 1
Queen Street East Leslie Street to Coxwell Avenue Planning Study
Review of Official Plan Policies for Bathurst Street and Raglan Ave
Davisville Village Zoning Study
Exhibition Place Parking Study
Hillside Greening Project
College Street Institutional Area
Lower Yonge Precinct Plan (Phase 2)
St. Lawrence Development Potential Analysis and Official Plan Amendment
Distillery District/Triangle Lands
Four Corners Study – Bathurst and Bloor
King-Spadina Official Plan Amendment Phase 2
Port Lands Transportation and Servicing Master Plan
Port Lands Planning Framework
Villiers Island Precinct Plan (Phase 1)
South of Eastern Strategic Direction (Phase 1)
Secondary Plan Studies
Yonge-Eglinton Secondary Plan Review Phase 1
North Yonge Secondary Plan Implementation
Sheppard Avenue Commercial Areas (West) Secondary Plan Review

Garrison Common Secondary Plan Review Phase 1	
Sherway Area Study	
Golden Mile Focus Area Secondary Plan – Economic and Market Analysis	
Avenue Studies	
Broadview Avenue Study	
Bloor Street West Avenue Study	
Environmental Assessments (Supporting Transportation Services)	
Yonge Street/401 Interchange Feasibility Study (Phase 1)	
North York Centre South Service Road Environmental Assessment Addendum	
Yonge Street (North York Centre) Redesign Phase 1	
Relief Line Transit Project Assessment Process	
Scarborough Subway Extension Transit Project Assessment Process	
St. Clair West Traffic Congestion EA Study	
Gardiner East EA: Alternative Designs	
Downsview Major Road Environmental Assessment	
Transportation Master Plans	
TOcore: Planning Toronto's Downtown – Transportation Phase 1	
Highland Creek Village Transportation Master Plan	
Scarborough Centre Transportation Master Plan	
Transportation Planning	
East Bayfront Interim Transit Study	
Official Plan Review – "Feeling Congested?"	
Total City Building	49
Heritage Conservation	
Heritage Conservation District Studies	
Queen Street East Heritage Conservation District Study	
Distillery District Heritage Conservation District Study	
Kensington Market Heritage Conservation District Study	
West Queen West Heritage Conservation District Study	
Heritage Conservation District Plans	
King Spadina Heritage Conservation District Plan	
Fort York Heritage Conservation District Plan	
Total Heritage Conservation	6
Urban Design Guidelines – City-Wide	
Neighbourhood Design Guideline Template	
Tall Building Guidelines – Super Tall Buildings	
Complete Streets (Phase 1)	
Total City-Wide Urban Design Guidelines	3

Additional Initiatives
Legislative Review
Response to Provincial Proposed Changes pertaining to the Ontario Municipal Board
Review of Proposed Legislative Amendments to the Growth Plan and Greenbelt Plan Acts
Official Plan - City Wide
Section 45 Community Benefit Policies and Procedures
Housing Policy Review – Affordable Ownership Definition OPA
Official Plan Housing Policy Review of Large Site Policy – Phase 1
Policy and Zoning By-law Review for Setbacks from Rail Corridors
Amendments to Lower Don Special Policy Area
Five Year Official Plan Review: Proposed Amendments to the Urban Design Built Form Policies
Review of Proposed Amendments to the Parks and Open Space Policies of the Official Plan – Phase 1
Concrete Batching Strategy
Policy for Pedestrian Retail Areas
Development Permit System Implementation Framework
Zoning By-law – City-Wide
Consolidate Zoning By-law "Holes" -- Phase 1
Development Activity Monitoring
Planning Research Online/LUIS II
Demographic, Economic, Social, Environmental Monitoring
Living in Toronto Survey
Employment by Place of Work
Provincial Plans – Supporting Metrolinx
Metrolinx Regional Transportation Plan Review
Lakeshore East – GO Electrification: Third Track and Grade Separation
Metrolinx RER Lake Shore East Corridor
Metrolinx RER Barrie Corridor
Metrolinx RER Davenport Diamond
Metrolinx RER Caledonia Station EA
Metrolinx RER Kitchener Corridor
Metrolinx RER Stouffville Corridor
Projects
City-wide Parkland Acquisition Strategy – Phase 1
Neighbourhood Investment Areas/Tower Renewal Investment Strategy
TCHC Revitalization Strategy
Billy Bishop Airport Expansion Review
Port Lands Acceleration Initiative – Flood Protection
Growing Up: Planning for Children in New Vertical Communities
Six Points Reconfiguration Detailed Design
Parking Standard Reduction Review
North York Centre Office Review

Community Hubs
Schools Planning and PAR Review
Environmental Implementation
Green Roof Inventory
Resilient City Policy Framework – Phase 1
Green Street Guidelines and Infrastructure Framework
Application of Tier2 Toronto Green Standard Guidelines to City-owned Facilities
Environmentally Sensitive Areas Management Zones
OMB Hearings on Study Work
Development Permit System
OPA 231 – General Employment Policies
Zoning By-law 569-2013
Queen-River Secondary Plan
St. Clair Avenue West Area Specific Policy Review
North Downtown Yonge Street
Mimico-by-the-Lake Secondary Plan
Downtown East Official Plan Amendment
Dupont Street Corridor
Community Services and Facilities Studies
ConsumersNext CS& F Study
TOcore: Planning Toronto's Downtown CS&F Study
Yonge Eglinton CS&F Study – Phase 1
Urban Design Guidelines – Site Specific
Broadview Avenue Urban Design Guidelines
Neighbourhood Urban Design Guidelines Pilot – Long Branch
Neighbourhood Urban Design Guidelines Pilot -- Willowdale
Total Additional Initiatives
55