EY31.4_Final Report HPANCH Study_June 6_2018_Lenka Holubec

Dear Councillours,

I appreciate having this opportunity to address proposed Draft Official Plan Amendment No. 419 & Site and Area Specific Policy No. 551 in respect to High Park Apartment Neighbourhood Study and the Final Report.

As a participant of both, BWVA Study's LAC and HPANCH Study Working Group, I am aware of an enormous amount of efforts invested into these Secondary Studies by the City Staff.

The outcome of these Studies, especially High Park Apartment Neighbourhood Area Character Study and the proposed draft Official Plan Amendment No. 419 & Site and Area Specific Policy No. 551, is critical for future preservation High Park Natural Heritage System for the long term.

Today, it seems that there is notoriety of High Park as being one of the most significant natural resources in Toronto and a city-wide Natural Heritage destination and wildlife habitat.

Yet, when it comes to development in some of the city's most attractive areas, in proximity or adjacent to some of the city's most valuable and unique Natural Heritage and remaining biodiversity hotspots, we somewhat make ourselves believe that we can have it all without paying for the consequences.

See - Map 1._Biodiversity Strategy for Toronto Potential Habitat Supporting Biodiversity About 11,000 ha or 17% of our land area (64,100 ha) is in the ravine/natural heritage system. A total of 2,698 ha or about 4% of the city's land area is identified as environmentally significant (equivalent to 19 High Parks).

The proposed Draft Official Plan Amendment No. 419 & Site and Area Specific Policy No. 551 stipulates density increase in High Park's Natural Heritage immediate proximity as ***" an addition of approximately 30% of gross floor area, and accompanying population density spread across the entire High Park Apartment Neighbourhood" which can be translated into potentially about 3000 new residents in the Study Area**** See more in Background Information

Such increase would lead to a dramatic increase of user demands on a nearby Natural Heritage, overuse and acceleration of degradation potentially reaching of *"tipping point" .*

Provincial Policy Statement 2014 is asking that proponents of development demonstrate that there will be no negative impacts on the natural heritage, natural heritage features and ecological function due to single, multiple or successive development.

The Official Plan Amendment OP 262 (ESA_OP 262_bylaw1158 the Environmental Policies and Designation of Environmentally Significant Areas)was adopted by City Council in 2015 and approved by the Province in May 2016) has reflected the PPS' increased emphasis upon the protection of natural heritage, water, biodiversity, energy conservation and efficiency and climate change.

OP 3.4

"Human settlement has dramatically changed the landscape of Toronto. Our remaining 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 and provide important ecosystem functions. The City's significant natural heritage features and functions are shown as the natural heritage system on Map 9. The natural heritage system is important to the City, both within and beyond our boundaries and needs to be protected for the long term. It 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."

High Park was considered being one of the most significant natural heritage destinations from the onset of Ecosystem Approach concept developed in Toronto in the early nineties.

"High Park consists of approximately 162 hectares of natural landscape including woodlands, creeks and ravines in addition to variety of recreational facilities. It is one of the most significant natural areas along the Metropolitan Waterfront. Due to its size and proximity to Lake Ontario, it contains varied plant communities which provide diverse habitat for wildlife. Policies aim to strengthen the role of High Park as a valuable natural and recreational resource within Metropolitan Toronto and improve linkages to the Metropolitan Waterfront."

Metropolitan Waterfront Plan, prepared by Metropolitan Planning Department, Feb 1994
http://trca.on.ca/trca-user-uploads/MetropolitanWaterfrontPlan.pdf

At this point, the information needed to determine extent of potential indirect cumulative impacts and to guide sustainable density of HPANCH and BWVA Study Areas is not available. This makes adopting the proposed draft Official Plan Amendment No. 419 & Site and Area Specific Policy No. 551 as proposed not consistent with PPS 2014.

Neither is available a concrete strategy of measures how to mitigate indirect, cumulative and residual impacts due to increased demands on Natural Heritage and overuse.

NHIS (Natural Heritage Impact Study) supplied for BWVA Study and HPANCH Study (Addendum) by Dougan&A Consulting is actually acknowledging that they cannot predict indirect cumulative impacts due to increase of density:

"5. Mitigation of indirect impacts on offsite features due to potential increase in usership is complex and requires coordinated management, policy enforcement and cooperation affecting many parties…

Addendum for HPANCH Study

6. The potential for indirect impacts to nearby natural heritage features, such as the High Park Oak Woodland ANSI, has been a major concern of stakeholders throughout the project process. Mitigation measures to address indirect and cumulative impacts are not detailed in this repot as implementation of these measures is complex, requiring coordinated management, policy enforcement and cooperation affecting many parties.

6.2 Consideration of Indirect and Cumulative Impacts

The magnitude of indirect and cumulative impacts from new development in the HPAN are largely

dependent on the projected population growth in the BWVA corridor, the HPAN, and their use of High Park and thus are difficult to predict."

The concept and actual designation of Environmentally Significant Areas is also being recognized as in **Draft Biodiversity Strategy for Toronto** as crucial for sustaining the city biodiversity - biodiversity hotspots.

*"**The highest biodiversity in Toronto occurs within the Natural Heritage System (Map 1) which includes the city's significant natural heritage features and functions including habitats such as forest, wetlands, meadows, beaches and bluffs that provide shelter, food sources, and breeding areas for hundreds of species of plants and animals. The natural heritage system also supports the city's 86 ESAs which are primarily located within valleys, ravines and along the waterfront** – areas which also function as important migration corridors through the city and beyond our boundaries. Habitat size is important. Relatively large areas of natural habitat are particularly important because they contain, or have the potential to contain, high quality habitats such as interior forest which are fundamental to preserving and enhancing native biodiversity such as Carolinian forest species. **Examples of relatively large tracts of high quality habitat are found in the Rouge Valley, Tommy Thompson Park, High Park, Toronto Islands and Lambton Park Prairie."***

http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.PE28.1
A Draft Biodiversity Strategy for Toronto *This item will be considered by Parks and Environment Committee on July, 2018*

Chronic overuse resulting from high density development in Natural Heritage proximity is difficult if not impossible to mitigate even if adaptive and best management strategies are in place, detailed and funded.

The impacts of overuse are compounded over time, complex and extremely detrimental to ecological function of Natural Heritage and designated natural features.

Mitigation of overuse and inappropriate use (use not compatible with ecological function of ESA/ANSI as defined by OP) requires very involved management plan and strategies combined with political provisions. Fundamental decisions would have to made regarding High Park use, review of existing DOLA, Cherry Blossom Event, prohibited areas (pets, people), fencing, Tommy Thomson Park management regiment, restricting of high impacts recreational activities, etc.

This kind of a detailed strategy would need to accompany all potential development proposals in HPANCH Study and BWVA Study Area.

High level of disturbance already exists along all key natural features as pointed out by Dougan&A in their desktop Natural Heritage Study which was part of BWVA Study last fall 2017.

High Park needs the best management strategies and changes of use regiment along OP policies to protect ESA to cope with the present level of impacts inflicted by user demands.

Report from 2012 when portions of High Park were designated as ESA found ANSI in good condition. There is no doubt that overuse resulting from increasing density in High Park's proximity and daily high impact use by dog walkers and other public is impacting ESA/ANSI, its ecological function and causing biodiversity to decline.

Wildlife particularly is vulnerable to human disturbance, noise, light and off leash dogs.

Mitigation of chronic overuse is very complex and requires to be based on science based field studies over a prolong period of time.

Conclusion:

The draft Official Plan Amendment No. 419 & Site and Area Specific Policy No. 551 as proposed is not consistent with PPS 2014. It does not satisfy PPS 2014 requirement asking proponents of development demonstrate that there will be no negative impacts on the natural heritage, natural heritage features and ecological function due to single, multiple or successive development.

This is in conflict with PPS 2014 intent to preserve designated Natural Heritage for the long term.

EY31.4_Final Report HPANCH Study_June 6_Background Infromation_Lenka Holubec

"Since early 90th, there was a growing awareness in the City of Toronto of having to protect remaining valuable natural areas – ecosystem approach to prevent undermining and destroying of these irreplaceable assets.

"Too often in the past, we have considered green space as an afterthought, what was left over after development took its course. We now realize that if any natural spaces are to remain, we must take a pro-active approach to saving them".

Metropolitan Waterfront Plan, prepared by Metropolitan Planning Department, Feb 1994
http://trca.on.ca/trca-user-uploads/MetropolitanWaterfrontPlan.pdf

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Facts to consider in respect to:

HPANCH Study's proposed DRAFT OFFICIAL PLAN AMENDMENT TO THE OFFICIAL PLAN OF THE CITY OF TORONTO No.419 and Site and Area Specific Policy 551:

Existing and Potential density in High Park Apartment Neighbourhood Study

Existing Density 9,385* Pop/Ha 478

*Includes population increase from 51 Quebec Ave. 2x25 storey development to be completed in mid-2019. This increase potentially could be higher than 835 Pop, rather around 1000. Present population number is based on 2016 Census information 8,500 approx.

Potential Increase from infill development stipulated along HPANCH Study is up to 30% of the existing density, including 51 Quebec population increase.

HPANCH Study WG#6, May 7, 2018

Existing Density and Potential Increase for Entire Study Area

Existing Density and Potential Increase For Entire Study Area (19.6 Ha)

	Existing (includes estimate for Grenadier Square*)	Potential (Increase from infill development)
GFA	Approx. 470,000m^2	Less than 150,000m^2
FSI	3.04	+/- 1.0
Population	9,385 *	Up to 30% approx.

http://www.toronto.ca/legdocs/mmis/2018/ey/bgrd/backgroundfile-115346.pdf

High Park Apartment Neighbourhood Area Character Study – Final Report

"Resulting Infill Opportunities

Staff tested the development criteria proposed by the SASP 551 and estimate that the proposed policies could result in up to an additional 100,000 to 150,000m2 of gross floor area, representing maximum a floor space index increase of approximately 1.0x the land area for the entire High Park Apartment Neighbourhood Area. ***This represents an addition of approximately 30% of gross floor area, and accompanying population density spread across the entire High Park Apartment Neighbourhood."***

This could be translated into a potential population increase of more than 3,000 people bringing density eventually to 600 - 700 Pop/Ha levels.

For comparison, today's downtown's St. James Town Apartment Neighbourhood density is 766 Pop/Ha.

Based on the City's Official Plan, five urban growth centers were identified in Toronto, with a density target of 400 residents and jobs combined per hectare that each of these centers must meet by 2031.

The five growth Centres laid out in the Official Plan are Downtown Toronto (including Central Waterfront), Etobicoke Centre (Dundas West around Kipling and Islington Stations), North York Centre (Yonge Street between Sheppard and Finch), Scarborough Centre (Brimley and McCowan Avenues between the 401 and Ellesmere), and Yonge-Eglinton. Downtown is treated separately from the other four Centres, but nevertheless, each one must meet the density growth target of 400 jobs.

Considering the fact that HPANCH Study area is not being defined in OP as "Growth Centre" but Apartment Neighbourhood, existing density over 500 residents per hectare to be reached by 2019 when 51 Quebec is completed, seems already too high.

On June 6 EYCC will be considering Draft proposed Site and Area Specific Policy for High Park Apartment Character Study

If adopted by the Council, this could allow for "Potential Increase from Infill Development Up to 30% approx.", which can be translated into about 3000 new residents into the Study Area.

This could a blueprint for significant intensification of the Study Area, not for "sensitive" or "compatible" infill development as stipulated in High Park Apartment Neighbourhood Area Character Study – Final Report.

Two current development applications in HPANCH Study Area combined are asking for an increase of approx. 50% above the existing density – translated into about 5000 more population.

This Draft proposed Site and Area Specific Policy for High Park Apartment Character Study is setting a target up to 30% increase. This is may not be too far from what developers have aimed for, since they likely boosted their Ask quite a bit to get what they want at the end.

Such intensification will result in a dramatic increase of user demands on Natural Heritage in High Park and **redevelopment also has the potential to reduce water volumes to these Natural Heritage system through retention of water on site and decreased infiltration.**

NHIS Addendum to BWVA Study, Dougan&A

Loss of unencumbered soils:

"Soils within the HPAN study area which do not have parking structures below are referred to as "unencumbered soils", whereas soils with parking areas below are "encumbered soils". The disadvantage of encumbered soil areas is that the parking structures require periodic maintenance, which may require the removal of all overburden, including vegetation. Also, some tree species require deeper soils in which to root, and the limited soil depth over underground parking garages may confine root growth, and in some cases render roots more vulnerable to frost damage. The presence of underground structures may also limit water infiltration, as these structures allow surface level water holding capacity but may impede the ability for rainwater to infiltrate deeper to recharge groundwater (TO Water 2018).

Unencumbered soils, therefore, are important for the long-term development of trees and tree canopy. If new developments are proposed which further reduce the amount of unencumbered soils present within the HPAN study area, the long-term potential for urban forest canopy enhancement will also be reduced.

- Chronic and increasing overuse and cumulative impacts of human disturbance undermine the ecological function of designated natural areas in many ways:

- fragmentation of wildlife habitat

- high stress to wildlife inflicted through increasing number of visitors and their pets presence resulting in lowered reproduction rate, direct harm and decreased foraging, lowered abundance and declining species

-trampling of sensitive natural areas, ad hoc trails, erosion

-introduction of invasive species

-declining biodiversity of flora and fauna, degradation of designated natural features

- mitigation of a chronic and increasing overuse is difficult if not impossible

-potentially reaching of tipping point Parks Plan 2013-2017 "***Natural environments have a threshold (or "tipping point") for disruption beyond which severe and possibly irreversible damage is done to ecological health.*** "

Potential impacts on watershed leading to changes of water quantity and quality this way negatively impacting ecological function of the area, aquatic habitat and wildlife dependant on this habitat.

From a perspective of Natural Heritage policies such intensification and resulting dramatic increase of demands on Natural Heritage is not consistent with PPS 2014 intent to preserve natural heritage and natural heritage features for the long term.

PPS 2014

2.1.8 Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

d) in regard to ***other natural heritage features and areas, degradation that threatens the health and integrity of the natural features or ecological functions for which an area is identified due to single, multiple or successive development*** *or site alteration activities.*

Ecological function: *means the natural processes, products or services that living and non-living environments provide or perform within or between species, ecosystems and landscapes. These may include biological, physical and socio-economic interactions.* "

-Parks Plan, 2013-2017

http://www.toronto.ca/legdocs/mmis/2013/pe/bgrd/backgroundfile-57282.pdf

"Natural areas are vulnerable to heavy use, as they have low 'wear tolerance' and natural ecosystems deteriorate relatively quickly under conditions of overuse.

Natural environments have a threshold (or "tipping point") for disruption beyond which severe and possibly irreversible damage is done to ecological health. *Knowing where thresholds exist and when*

they are reached is important for understanding and managing the impacts of use. It allows for the development of early warning systems to identify at-risk locations so that timely action can protect them.

The use of parkland needs to be compatible with its physical capacities. Parks, Forestry and Recreation currently has little data on how many people use city parks, how parks are used, and how high levels of use impact parks. This makes it challenging to prevent issues that might arise and as a result problems are dealt with case-by-case, often once damage has already been done."

-The initial BWVA Study Deskop Investigation concluded high disturbance along all Key Natural Features in High Park (Fall 2017)

-From Parks Usership Surveys follows that:

"People living closer to the park tended to visit more often. Among observed park users, 43% lived within 0.25 mile, and another 21% lived between 0.25 and 0.5 mile of the park. Only 13% of park users lived more than 1 mile from the park. *Of local residents, 38% living more than 1 mile away were infrequent park visitors, compared with 19% of those living less than 0.5 mile away"*
Distance Traveled to Visit the Park https://www.ncbi.nlm.nih.gov/pmc/articles/PMC1805017/

"Most park users (81%) live within one mile of the parks, and only 19 percent of park users live more than one mile from the park. This is a key finding"
https://www.rand.org/content/dam/rand/pubs/technical_reports/2006/RAND_TR357.pdf

-Dogs impacts natural areas in many ways:

Impacts include:

1. Physical and temporal displacement – The presence of dogs causes wildlife to move away, temporarily or permanently reducing the amount of available habitat in which to feed, breed and rest. Animals become less active during the day to avoid dog interactions. Furthermore, the scent of dogs repels wildlife and the effects remain after the dogs are gone. 2. Disturbance and stress response – Animals are alarmed and cease their routine activities. This increases the amount of energy they use, while simultaneously reducing their opportunities to feed. Repeated stress causes long-term impacts on wildlife including reduced reproduction and growth, suppressed immune system and increased vulnerability to disease and parasites. 3. Indirect and direct mortality – Dogs transmit diseases (such as canine distemper and rabies) to and from wildlife. Loose dogs kill wildlife. 4. Human disease and water quality impacts - Dog waste pollutes water and transmits harmful parasites and diseases to people.

Impacts of dogs on wildlife and water quality
https://www.researchgate.net/publication/301800852_Impacts_of_dogs_on_wildlife_and_water_quality

- High Park is mostly designated as ESA/ANSI – Environmentally Significant Area/Area of Natural and Scientific Interest, where the impacts on hydrologic features, natural features and ecological function are to be expected and a high level of disturbance is being manifested already as a consequence of the recent past developments.

-Chronic overuse is difficult if not impossible to mitigate

-The Allowable Use Intensity

"The carrying capacity of land is understood here to mean a land's inherent ability to sustain over time both the integrity of its natural systems and the land uses dependent upon them. *It implies that there is a point in any system after which the ability to regenerate is exceeded by demands on the system, and a cumulative net loss results. In terms of park and recreation planning, carrying capacity may be extended in meaning to suggest that no cumulative net losses occur in any of the resource values of a unit (natural, cultural, aesthetic, or recreational) due to human use (activities or facility development). Many seemingly insignificant effects tend to be permanent and cumulative, and the legislative intent (in the Public Resources Code) is to avoid long term degradation of a resource-based park system.* ***The difficulty arises in establishing such a capacity and quantifying it in terms of attendance limits.*** *Significant resource damage can occur instantly by one individual or by many people over a long period of time.* ***Different types and patterns of recreational use may also contribute toward resource and social impacts.*** *These impacts can be reduced or avoided by taking management actions and initiating proper mitigation measures."*

-High Park Oak Woodlands Provincial Life Science ANSI Fact Sheet 2009/10/15

"High Park is located just north of the Lake Ontario shoreline, on the dry soils of a sand plain.

It represents the last sizeable natural area remaining on Toronto's Iroquois sand plain. Historically, the study area supported spectacular open oak woodlands or savannahs and pine barrens, with rich assemblages of prairie grasses and forbs.

Grenadier Pond, one of the City of Toronto's only remaining lakeshore marshes, occupies most of the western side of the park (Varga 1989).

High Park is one of the most significant natural areas in Toronto, especially in terms of its vegetation communities and rare flora. *This LS-ANSI captures a wide diversity of native ecosystems, which include mature upland forests of black oak, white oak, red oak, black cherry, red maple, hemlock, white birch, beech, white ash, and white pine, as well as successional forests and cultural communities. The study area also contains bottomland forest and wetland communities, such as thicket swamps, meadow marsh, shallow marsh and submerged and floating-leaved aquatic.*

This LS-ANSI provides habitat to a number of significant flora and fauna species, including 271 flora species and 71 fauna species. *These species include Carolinian species restricted to the southern portion of Ontario, prairie and savannah associate species, wetland-dependent species, area-sensitive wetland and forest species, and species rarely found in urbanized contexts.* ***The presence of such a list of species is unusual in southern Ontario, particularly within an urban landscape matrix."***

CONDITION: GOOD 2009/10/15"

-In fall of 2017, BWVA Study Desktop Investigation, Natural Heritage, concluded HIGH DISTURBANCE along all Key Natural Features in High Park and impacts on hydrologic features.

-Migratory Birds in the City of Toronto (Dougan & Associates, 2009):

"Over the past 17 years the most common migrant bird groups in Toronto have been warblers, shorebirds and sparrows. ***The most consistent and greatest migratory bird concentrations identified with this data are natural areas on the lakeshore. The Toronto Islands, Tommy Thompson Park and High Park together account for more than 70% of the TOC's migrant bird records for the period between 1990 and 2007.*** *Most of the remaining concentration areas are associated with some of the larger natural areas within the City, mainly located along the lakeshore and within the West Don and Humber Creek ravine systems."*

https://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=1&ved=0ahUKEwjW7qrYjrvbAhVrw4MKHZTbDp4QFggnMAA&url=http%3A%2F%2Fciteseerx.ist.psu.edu%2Fviewdoc%2Fdownload%3Bjsessionid%3DE99EDAB68A55B817B96ABD9C4E30A2EE%3Fdoi%3D10.1.1.366.4215%26rep%3Drep1%26type%3Dpdf&usg=AOvVaw2x8memG0D73nl5WppfEZNl

Relevant Policies:

Provincial Policy Statement 2014 Policy Highlights:

Natural Heritage

"Nature is bountiful. It is also fragile and finite.

Ontario's natural heritage resources are valuable and finely balanced. They have a finite capacity to support development and land use change".

Provincial Policy Statement 2014:
"2.1.1 Natural features and areas shall be protected for the long term.

2.1.2 The diversity and connectivity of natural features in an area, and the long-term ecological function and biodiversity of natural heritage systems, should be maintained, restored or, where possible, improved, recognizing linkages between and among natural heritage features and areas, surface water features and ground water features.

2.1.8 Development and site alteration shall not be permitted on adjacent lands to the natural heritage features and areas identified in policies 2.1.4, 2.1.5, and 2.1.6 unless the ecological function of the adjacent lands has been evaluated and it has been demonstrated that there will be no negative impacts on the natural features or on their ecological functions.

Negative impacts: means

a) in regard to policy 1.6.6.4 and 1.6.6.5**, degradation to the quality and quantity of water, sensitive surface water features and sensitive ground water features, and their related hydrologic functions, due to single, multiple or successive development.** Negative impacts should be assessed through

environmental studies including hydrogeological or water quality impact assessments, in accordance with provincial standards;

b) in regard to policy 2.2, **degradation to the quality and quantity of water, sensitive surface water features and sensitive ground water features, and their related hydrologic functions, due to single, multiple or successive development** or site alteration activities;

c) in regard to **fish habitat, any permanent alteration to, or destruction of fish habitat,** except where, in conjunction with the appropriate authorities, it has been authorized under the Fisheries Act; and

d) in regard to **other natural heritage features and areas, degradation that threatens the health and integrity of the natural features or ecological functions for which an area is identified due to single, multiple or successive development** or site alteration activities.

Ecological function: means the natural processes, products or services that living and non-living environments provide or perform within or between species, ecosystems and landscapes. These may include biological, physical and socio-economic interactions.

The City Official Plan and Amendment OP262 - Official Plan Five Year Review: Final Recommendation Report - Amendments to the Official Plan Environmental Policies and Designation of Environmentally Significant Areas

Chapter 4 Land Use
"The natural heritage system is important to the City, both within and beyond our boundaries, and needs to be protected for the long term. It 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."

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."

http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.PG7.2

Official Plan Five Year Review: Final Recommendation Report - Amendments to the Official Plan Environmental Policies and Designation of Environmentally Significant Areas

City Council Decision
City Council on November 3 and 4, 2015, adopted the following:

CITY OF TORONTO
BY-LAW No. 1158-2015
To adopt Amendment No. 262 to the Official Plan of the City of Toronto with respect to the

Environmental Policies and Designation of Environmentally Significant Areas.

This report presents recommended environmental policies and the designation of 68 new and the expansion of 14 existing Environmentally Significant Areas (ESA). The proposed changes to the environmental policies are the result of extensive consultation with stakeholders including environmental groups, community associations, the general public, the development industry, City Divisions including Parks, Forestry and Recreation, Toronto Water, Public Health, Environment and Energy, the Toronto and Region Conservation Authority (TRCA) and with the Ministries of Municipal Affairs and Housing (MMAH), and Environment and Climate Change (MOECC). The proposed ESA designations are the result of detailed review of previous studies and extensive field surveys carried out between 2009 and 2012.

The recommended Official Plan amendment appended to this report as Attachment 1a contains a series of specific, strategic policy revisions to strengthen, refine and clarify existing policies, address Council direction on Climate Change and bring the Official Plan into conformity with the 2014 Provincial Policy Statement.

The recommended amendments to the existing text, policies and mapping **will enhance the policies related to energy, biodiversity, natural environment, environmentally significant areas, water, natural hazards, lake filling and green infrastructure and assist the City to address climate change.** Attachment 2 illustrates how the Official Plan will read if the amendments proposed in Attachment 1a are adopted.

BACKGROUND

Provincial Policy Framework

The Province of Ontario has 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.

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 includes 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.**

While the Official Plan's environmental policies are generally consistent with the 2014 Provincial Policy Statement, the revisions to the environmental policies in the proposed amendment reflect the PPS' increased emphasis upon the protection of natural heritage, water, biodiversity, energy conservation and efficiency and climate change.

Growth Plan for the Greater Golden Horseshoe (2006)

The Growth Plan for the Greater Golden Horseshoe (Growth Plan) 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. The current Official Plan policies for the environment are in conformity with the Provincial Growth Plan.

3.4 The Natural Environment to emphasize that the City's natural heritage system is significant both within and beyond Toronto and requires long term protection. The fourth paragraph about the urban forest is further refined by clarifying that non-native, non-invasive species may be planted when urban conditions limit the survival of native species.

New sidebars added to describe 'Watercourse and Infrastructure Management', 'Buffers', the 'Toronto Green Roof Bylaw', 'Bird-Friendly', 'Light Pollution' and 'Biodiversity' are added to provide greater clarity around Council's initiatives in these areas as well as interpretive advice. A draft proposed sidebar on 'Lands Adjacent to Provincially Significant Areas' which duplicates information provided in the Provincial Natural Heritage Reference Manual is deleted.

Policy 3.4 1 is revised to include consideration for cleaning up water courses, mitigating the unacceptable effects of light, sustaining the health of the natural ecosystem, including locations of both terrestrial and aquatic flora and fauna. New policies 3.4.1 b) vi - viii are added to ensure consideration of seasonal movements of migrating species, opportunities for habitat provided by the built environment, and potential impacts of a changing climate on ecosystem health. Policy 3.4.1 c) iii) is amended to support reductions in greenhouse gas emissions and sub policy e) is amended to give consideration to the potential impacts of climate change on natural hazards. New policy 3.4.1 g) is added to address the objectives in the 2014 PPS regarding protecting, improving and restoring the quality of water and drinking water sources. Policy 3.4.1 h) is added to promote the use of green infrastructure.

Policy 3.4.18 is revised to articulate innovative methods of stormwater management including stormwater attenuation and re-use and use of green infrastructure. Policy 20 is merged with policy 18 and revised to more explicitly address resiliency and alternative energy systems in accordance with Council policy.

d) 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 allow for limited development which is compatible, minimizes adverse impacts on natural features and meets the Development Criteria in Parks and Open Space Areas. Policies are amended enhance protection for natural heritage features.

ii) Secondary Plans: Policies for Local Growth Opportunities
Section 5.2.1 Secondary Plans, Policy 4 is amended to encourage green infrastructure and the 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.

https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/official-plan-review/

The public consultation process for the Environmental Policies and Environmentally Significant Areas is now complete.

City Council approved OPA 262 in November 2015. Details of the meeting including background information, reports and communications can be viewed in the agenda item history.

Approval Process

OPA 262 was approved by the Province in May 2016. There were no appeals to the amendment and it is now in full force and effect.

Growth Plan for the Greater Golden Horseshoe, 2017
May 2017

http://placestogrow.ca/index.php?Itemid=14&id=430&option=com_content&task=view#1.2

1.2.3 How to Read this Plan

Relationship with the Provincial Policy Statement (PPS)

The PPS provides overall policy directions on matters of provincial interest related to land use and *development* in Ontario, and applies to the *GGH*, except where this Plan or another provincial plan provides otherwise.

Like other provincial plans, this Plan builds upon the policy foundation provided by the PPS and provides additional and more specific land use planning policies to address issues facing specific geographic areas in Ontario. **This Plan is to be read in conjunction with the PPS. The policies of this Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.** Where the policies of this Plan address the same, similar, related, or overlapping matters as policies in the PPS, applying the more specific policies of this Plan satisfies the requirements of the more general policies in the PPS. In contrast, where matters addressed in the PPS do not overlap with policies in this Plan, those PPS policies must be independently satisfied.

As provided for in the Places to Grow Act, 2005, this Plan prevails where there is a conflict between this Plan and the PPS. **The only exception is where the conflict is between policies relating to the natural**

environment or human health. In that case, the direction that provides more protection to the natural environment or human health prevails.

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http://cloca.ca/resources/Outside%20documents/Natural%20Heritage%20Policies%20of%20the%20Provincial%20Policy%20Statement%20MNR%202010.pdf

NATURAL HERITAGE REFERENCE MANUAL for Natural Heritage Policies of the Provincial Policy Statement 2014

13.00 Addressing Impacts of Development and site Alteration

13.2 Determining Negative Impacts

To determine negative impacts on a significant natural heritage feature or area, the cumulative negative impacts from development or site alteration activities (e.g., impacts that adversely affect the stability of the feature and its ability to continue) must be considered against the integrity of the feature. The current and future ecological functions of the natural feature or area as they relate to the surrounding natural heritage system (e.g., connectivity) must be considered as well.

The PPS definition for "negative impacts" does not state that all impacts are negative, nor does it preclude the use of mitigation to prevent, modify or alleviate the impacts to the significant natural heritage feature or area. For example, demonstration of no negative impacts on a significant woodland through mitigation measures may be contemplated, provided that factors such as the successional status
and replaceability of the woodland components and functions within a reasonable time frame (e.g., 20 years) are considered.

13.4 Determining an Appropriate Level of Assessment

Determining an appropriate level of assessment for an EIS or equivalent study should be measured by factors that include the following:
…
Any field observations and investigations are scheduled to occur when the feature would be expected to be visible, if present.

A detailed assessment is appropriate, however, in cases in which:

-the potential impacts of a proposal are unknown and a precautionary approach is needed;
-impacts on natural heritage features are likely to occur;
-appropriate impact mitigation techniques may not be readily available;
-the significance level of the natural heritage feature is high;
-the planning stage for the proposed development is advanced;
-the proposal may lead to multiple or successive development or site alteration activities; and

-the potential development would result in the elimination of a significant natural heritage feature.

13.5 Impact Assessment Process

An impact assessment is more than a description of constraints on a property.

It is an evaluation that must anticipate the implications of changes in land use and the interaction of these changes with the features and functions of an area. This requires a thorough inventory of abiotic conditions, flora and fauna; documentation of vegetation; analysis of the interrelationships among the biotic and abiotic elements of a site (i.e., its ecology); and determination of the effect the proposed changes will have on the existing conditions.

Most importantly, an EIS or equivalent study must determine whether the likelihood of negative impacts (as defined by the PPS) occurring on the natural features or their ecological functions is definite or probable if the development proceeds under a given proposed design.

Decision makers need this information to determine the need for modifications to proposed plans, buffers and other mitigation strategies and to fairly evaluate the cost of a land use change. Ultimately, impact assessment information is required to achieve decisions that are consistent with the PPS.

13.5.2.7 Assessing Potential Negative Impacts

Appendix C.1.1 provides examples of potential impacts associated with various development activities, as well as some possible mitigation techniques. Although the assessment of potential impacts should be quantitative, in some situations this will not be possible**. Impacts may be short-term (e.g., siltation arising from construction) or long-term (e.g., loss of habitat). Impacts can also be classified as direct (e.g., woodland cutting/clearing) or indirect.**

Examples of indirect impacts include reduction in forest interior habitat due to fragmentation or loss of forest edge; the potential for increased access because of road creation; human disturbance; the introduction of predators such as cats (or dogs); invasion by non-native species; and the effects of noise on wildlife.

A number of factors should be considered in assessing potential impacts, including:
-**the spatial extent, magnitude, frequency and duration of the impacts;**
-**the extent and degree to which adjacent lands will be affected;**
-potential impacts on specific features and functions; and
-whether the impacts are likely to result in cumulative impacts (for information on the assessment of cumulative impacts

13.5.2.8 Identifying Mitigation Measures and Residual **Impacts**

While avoidance of impacts is preferred, mitigation involving implementation measures to prevent or reduce undesirable impacts may be used, provided that they are consistent with the PPS.

The identification and implementation of mitigation measures are the responsibility of the proponent. Satisfactory implementation of mitigation measures can be enforced, for example, through conditions of approval for plans of subdivisions. The proponent should demonstrate that the mitigation measures it has identified will ensure that no negative impacts will occur on the natural features or on the ecological functions for which the area is identified.

13.5.4.1 Mitigation through Design of Land Uses

The first step toward avoiding negative impacts is to develop designs that have the least potential for affecting natural features.

Design should also account for many other planning considerations, for example:
- minimizing distances to employment and shopping;
- providing densities supportive of public transit; and
- adhering to local road standards.

It is recognized that minimizing environmental impacts is just one consideration of design.

Policies 2.1.4 and 2.1.6 of the PPS are clear, however, in their requirement of no negative impacts on natural features. Planning authorities must make minimizing environmental impacts a high priority in the design process for proposed developments adjacent to natural features to be consistent with the PPS.

13.5.5 Review of Assessment
The proponent submits an impact assessment to the planning authority. **The planning authority reviews the assessment to determine whether it is acceptable in terms of the completeness of the inventory and description of features, the thoroughness of the evaluation of potential negative impacts, the adequacy of the mitigation measures and monitoring programs identified, and so on.** In cases in which an approval authority does not have the capacity or expertise to review the EIS, the authority may commission a qualified professional to carry out a peer review.

13.5.6 Planning Authority Decision
In making its decision about a proposed development, the planning authority would consider the results of the assessment review, along with other relevant PPS policy (see section 2.3). The planning authority's decision can be contingent on the revision of the development proposal and/or the attachment of conditions. For example, approval may be contingent on the implementation of specific mitigation and/or monitoring measures. Alternatively, approval may be granted only after extensive revisions of the proposal.

- **approve** the development application;
- **require revision of the proposed development** to avoid impacts that the planning authority deems unacceptable;
-**impose conditions of approval**, where empowered under the Planning Act, to address certain already identified issues in more detail or to address new issues raised during the assessment process; or
-refuse the application

In situations in which mitigation measures cannot prevent negative impacts on the natural features or on the ecological functions for which the area is identified, an application should be refused.

Glossary:

biodiversity: the variability among organisms from all sources, including terrestrial, marine and other aquatic ecosystems, and the ecological complexes of which they are part; this includes diversity within species, between species and of ecosystems. (Adapted from Ontario's Biodiversity Strategy – see section 15)

buffer: an area or band of permanent vegetation, preferably consisting of native species, located adjacent to a natural heritage feature and usually bordering lands that are subject to development or site alteration. The purpose of the buffer is to protect the feature and its functions by mitigating impacts of the proposed land use and allowing an area for edge phenomena to continue (e.g., allowing space for edge trees and limbs to fall without damaging personal property, area for roots of edge trees to persist, area for cats to hunt without intruding into the feature). The buffer may also provide area for recreational trails and provides a physical separation from new development that will discourage encroachment. (Adapted from a definition in Fisher and Fischenich, 2000, citing Castelle et al., 1994)

cumulative effects: the sum of all individual effects occurring over space and time, including those that will occur in the foreseeable future.

ecological integrity: the condition of an ecosystem in which (a) the structure, composition and function are unimpaired by stresses from human activity, (b) natural ecological processes are intact and self-sustaining and (c) ecosystem evolution is occurring naturally. Ecological integrity includes hydrological integrity. (Adapted from the definition in the Oak Ridges Moraine Conservation Plan)

mitigation: the prevention, modification or alleviation of impacts on the natural environment, and – specifically in the context of policies 2.1.4 and 2.1.6 and the definitions in the PPS – the prevention of negative impacts. Mitigation also includes any action intended to enhance beneficial effects.

precautionary approach: an approach that is designed to prevent environmental degradation where there are threats of serious or irreversible damage or lack of full scientific certainty. (adapted from

Principle 15 – 1992 UNEP Rio Declaration on Environment and Development)

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http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.PE28.1

A Draft Biodiversity Strategy for Toronto
This item will be considered by Parks and Environment Committee on 2018.

Parks and Environment Committee consideration on July 12, 2018
PE28.1

Excerpts:

Major Natural Systems:

"Toronto's interest in Biodiversity is also part of a larger global initiative focused on prioritizing biodiversity conservation in cities. 'Cities and Biodiversity Outlook' is a global analysis of how urban land expansion will impact biodiversity and ecosystems stemming from the 2010 UN Convention on Biological Diversity (see Appendix B).

In the urban context, biodiversity refers to the variety and richness of living organisms as well as habitat diversity found in and on the edge of human settlements (Muller, 2010).

Biodiversity can be visualized as an interconnected web of life – the variability among living organisms from all sources, including terrestrial and aquatic ecosystems. Biodiversity includes diversity within and between species and of ecosystems."

*"**The highest biodiversity in Toronto occurs within the Natural Heritage System (Map 1) which includes the city's significant natural heritage features and functions including habitats such as forest, wetlands, meadows, beaches and bluffs that provide shelter, food sources, and breeding areas for hundreds of species of plants and animals. The natural heritage system also supports the city's 86 ESAs which are primarily located within valleys, ravines and along the waterfront** – areas which also function as important migration corridors through the city and beyond our boundaries. Habitat size is important. Relatively large areas of natural habitat are particularly important because they contain, or have the potential to contain, high quality habitats such as interior forest which are fundamental to preserving and enhancing native biodiversity such as Carolinian forest species. **Examples of relatively large tracts of high quality habitat are found in the Rouge Valley, Tommy Thompson Park, High Park, Toronto Islands and Lambton Park Prairie."***

Toronto has been proactive in protecting these areas through Official Plan policies and ravine and tree bylaws (see Appendix A: Policy and Governance) in prohibiting development in the most sensitive areas, protecting adjacent tablelands and protecting the tree canopy. ***The challenge is how to:***

• enhance, expand and grow habitat that provides refuge and nourishment for the variety of species, especially species of local concern and species at risk;
• restore our degraded natural areas;

• raise awareness of the plants and animals that live here; and
• identify what actions all of us can take to encourage biodiversity to flourish."

Vision

Imagine a Toronto with flourishing natural habitat and an urban environment made safe for a great diversity of wildlife. Envision a city whose residents treasure their daily encounters with the remarkable and inspiring work of nature, and the variety of plants and animals who share this world. Take pride in a Toronto that aspires to be world leader in the development of urban initiatives that will be critical to the preservation of our flora and fauna. Biodiversity Series, 2011.

Principles
The Strategy is based on the following principles:

1. ***Biodiversity is fundamental to the health of natural ecosystems and humans*** *Biodiversity has ecological, economic, social and cultural value. Strong communities and a competitive economy need a healthy natural environment.*

2. ***Biodiversity has an intrinsic value in itself that must be respected and protected*** *Biodiversity is essential to life on earth and its intrinsic value exists regardless of its value to humans.*

3. ***Integrate Biodiversity into all aspects of city life*** *There are many things that we can do as a City to support biodiversity through everyday actions, municipal policies and regulations.*

4. ***Focus on habitat Abundant, well-connected, functioning habitat that provides places to live, forage, shelter and reproduce is the foundation of healthy biodiversity.***

5. Use evidence-based planning Sound policies and actions should be supported by the best available scientific information but must also be nimble to respond quickly to new information.

6. Incorporate the knowledge, innovations and practices of indigenous *communities The knowledge and expertise of Indigenous communities will be sought in development, implementation and review of the Biodiversity Strategy.*

7. Collaborate with a broad range of partners *Biodiversity transcends political boundaries and needs to involve a broad range of stakeholders including agencies, community groups, academic institutions, amateur scientists, schools, businesses, environmental organizations and the public in order to achieve success.*

8. Consider climate change Climate change impacts*, including among other things, increased summer drought and more intense rainfall, needs to be considered in all biodiversity initiatives in order to effectively address short and long term functional needs of habitat and biodiversity.*

9. Measure success The state of biodiversity and the success of biodiversity initiatives will be measured using appropriate short and long term monitoring methods.

The Challenge

The following provides an overview of challenges posed to a healthy robust biodiversity in the City.

Loss of Habitat and Connections:

Urbanization has resulted in habitat fragmentation and loss that has significantly impacted Toronto's natural heritage, which has reduced the region's carrying capacity for native biodiversity. Two centuries of pollution and poor environmental stewardship have dramatically changed Lake Ontario, the creeks, rivers and wetlands in Toronto. Pollution from salt, silt and road runoff and continuous erosion from large volumes of water is a serious threat to the aquatic ecosystem of our streams and the lake. Many creeks and wetlands have been buried and filled in, like Taddle Creek and Ashbridges Marsh and roads and railways severed connections between natural areas. Forested riparian zones (vegetated banks and floodplain) have been decimated.

Air pollution and overuse of natural areas by humans and off-leash dogs is putting additional stress on native flora and fauna, especially many sensitive species resulting in a loss of biodiversity.

Loss of Species:
Many species of wildlife native to Toronto have disappeared or are in at risk of disappearing, and local common species could be at risk if their habitats are further lost, fragmented or degraded.

Birds
Pesticide use, climate change, habitat loss, outdoor cats and collisions with structures have resulted in a significant population decline in birds. Hundreds of migratory birds die each year by colliding with windows that reflect adjacent green spaces. At least 64 of the 162 species of birds that were killed by collisions with buildings have been identified as species at risk (as documented by the Fatal Light Awareness Program (FLAP)."
End of Excerpt

Studies:

https://www.google.com/url?sa=t&rct=j&q=&esrc=s&source=web&cd=1&cad=rja&uact=8&ved=0ahUKEwibqP7Enu3aAhUJo4MKHX4VDU4QFggpMAA&url=https%3A%2F%2Fmunkschool.utoronto.ca%2Fimfg%2Fuploads%2F221%2Fimfg_perspectives___moore_%2528feb_2013%2529.pdf&usg=AOvVaw3AKco9TTX7feWg54b_Jyy3

IMFG perspectives No.2/2013

Trading Density for Benefits: Section 37 Agreements in Toronto

Trading Density for Benefits:
Toronto and Vancouver Compared
Aaron A. Moore

Fellow, Institute on Municipal Finance and Governance

WEB www.munkschool.utoronto.ca/imfg/

Excerpts:

"It is notable that Toronto's use of density bonusing, through S37 agreements, diverges from the systematic approaches used in other jurisdictions."

"While City Council as whole has the final say on all zoning by-law amendments, ward councillors typically have a great deal of discretion in the negotiations."

"Section 37 of the Ontario Planning Act offers limited guidance to municipalities in terms of how they should use the tool."

Abstract

This paper describes and evaluates the process for negotiating and distributing density for benefit agreements (DBAs) in Toronto and Vancouver.

Density for benefit agreements allow municipalities to secure cash contributions or amenities from developers in return for allowing developers to exceed currently prevailing height and density restrictions.

The City of Toronto secures such contributions through Section 37 agreements, while Vancouver uses agreements known as Community Amenity Contributions. This paper examines how the two cities determine the values of these agreements; what type of benefits the cities secure from developers; how the cities determine which type of benefits to secure; and who benefits from the agreements. It also compares the use of such agreements in the two cities to the three most common rationales invoked to justify their use: sharing the wealth created by development, funding related infrastructure upgrades, and compensating those negatively affected by the development.

The analysis shows that the process of negotiating DBAs is inherently lacking in transparency and that there are valid arguments either for abolishing DBAs altogether, or for replacing them with alternative tools such as inclusionary housing provisions.

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https://yorkspace.library.yorku.ca/xmlui/bitstream/handle/10315/30269/MESMP02347.pdf?sequence=1

Density Bonusing and Development in Toronto

By Peter Pantalone

A Major Paper submitted to the Faculty of Environmental Studies *in partial fulfillment of the*

Requirements for the degree of Master in Environmental Studies, York University Ontario, Canada; July 28, 2014

ABSTRACT

*" **Height and density bonusing is a planning tool that municipalities in Ontario have authority to use by***

virtue of Section 37 of the provincial Planning Act, which allows a municipality to grant a developer

bonus height or density beyond that allowed by prevailing zoning restrictions in exchange for the

provision of community benefits.

In Toronto, a major building boom has brought more than a decade of high-rise construction, mostly for new condominium towers and to a lesser extent new office buildings. Rising land values, a buoyant real estate market, and population and employment growth have created an ever-increasing incentive for developers to seek approval to build buildings taller and denser than envisioned by City Planners, local politicians, and the public at large. In order to obtain some degree of public benefit from this private development boom, the City of Toronto has extensively applied Section 37 to secure community benefits such as parkspace improvements, public art, and funds for new daycare facilities and affordable housing.

To date, the City of Toronto has secured over $350 million through Section 37 agreements, as well as hundreds of in-kind benefits that likely double the total value of the City's Section 37 revenues to approximately $700 million.

Although density bonusing policies have been in place in Ontario since 1990, this planning tool continues to be fraught with criticism that such bonusing opens the door to "let's make a deal planning" between developers and municipal actors, and permits community opposition to be silenced through legalized bribery."

News Articles:

https://www.thestar.com/business/2018/03/31/could-downsview-one-of-the-citys-last-remaining-blank-canvases-be-torontos-next-it-neighbourhood.html

Could Downsview — one of the city's last remaining blank canvases — be Toronto's next 'it' neighbourhood?

"You can do housing that is inherently more affordable (at Downsview) simply because the land is not so valuable," he said, noting that most of Toronto's ambition and growth is being crowded into three downtown wards near the lake.

***"What we really need desperately in the inner suburbs is some significant growth,"* said urban planner and author Ken Greenberg**

http://spacing.ca/toronto/2017/04/18/lorinc-libs-planning-mistakes-fuelling-gtas-real-estate-madness/

LORINC: Why the Libs' planning mistakes are fuelling the GTA's real estate madness
April 18, 2017 | By John Lorinc

"As every real estate agent knows, the price spikes have been greatly fueled by the hobbled state of transit development in the GTA, with the most extreme inflation occurring — surprise! surprise! — in the vicinity of subway stops and within the commuter sheds of GO stations.

Yet for reasons that surpass understanding, the Liberals have refused to thoroughly integrate the two gigantic GTA planning exercises — one for the Greater Golden Horseshoe growth plan, the other for Metrolinx's Big Move (a.k.a. the Regional Transportation Plan) — that have been inching glacially through their respective consultation processes over the past year.

The result is that the province is ignoring opportunities to use those much-touted transit investments to really push GTA municipalities to intensify around new subway, LRT and SmartTrack stops, or in the vicinity of the GO stations now being converted to all-day/two-way 15-minute service (regional express rail).

Those kinds of policies, widely in use in Europe and other jurisdictions that ***actually practice transit-oriented development, would go a long way towards mitigating the two extremes Toronto's residential market: over-development in a few key zones and insane price wars on single-family homes in most other places."***

3

Density of Major Growth Areas

INDICATOR

People and jobs per hectare in the Downtown, the Centres and the city as a whole

KEY QUESTION

Are the Downtown and the Centres achieving targeted densities?

WHY IT MATTERS

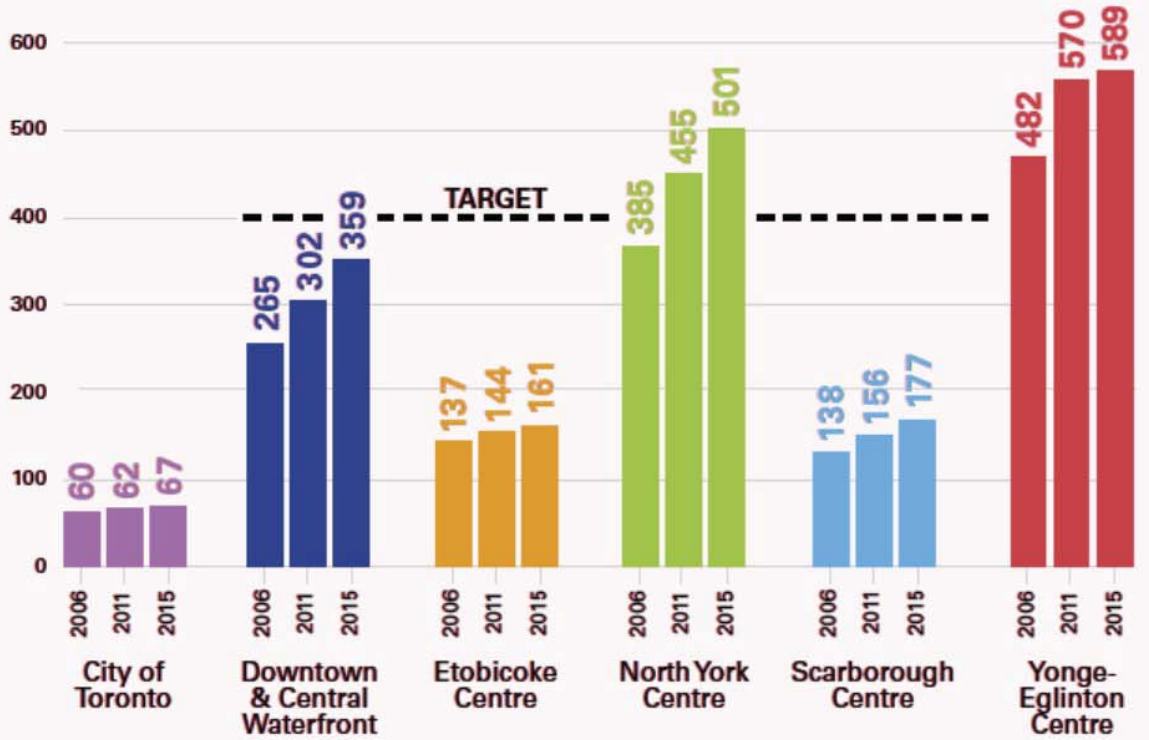
The Downtown and the Centres are identified as areas for intensification in the framework for reurbanization established in the Official Plan, a framework which aligns with the policy direction and density targets established through the Province's Growth Plan for the Greater Golden Horseshoe. Concentrating jobs, housing and services in these areas creates dynamic mixed use settings that serve as city and regional focal points and locations for transit and infrastructure improvements.

RESULTS

The Downtown, Yonge-Eglinton Centre and North York Centre are well on their way, or have already met, the target of 400 people and jobs per hectare by 2031. Etobicoke Centre and Scarborough Centre started from much lower densities; some intensification has taken place and additional intensification is anticipated in their Secondary Plans. It is worth noting that the Downtown and Central Waterfront cover a much larger area than the Centres, including large expanses of parkland and low density housing.

People and Jobs Combined Per Hectare (2006, 2011, 2015)

Source: Toronto Employment Survey (2006, 2011, 2015) and Census (2006, 2011)

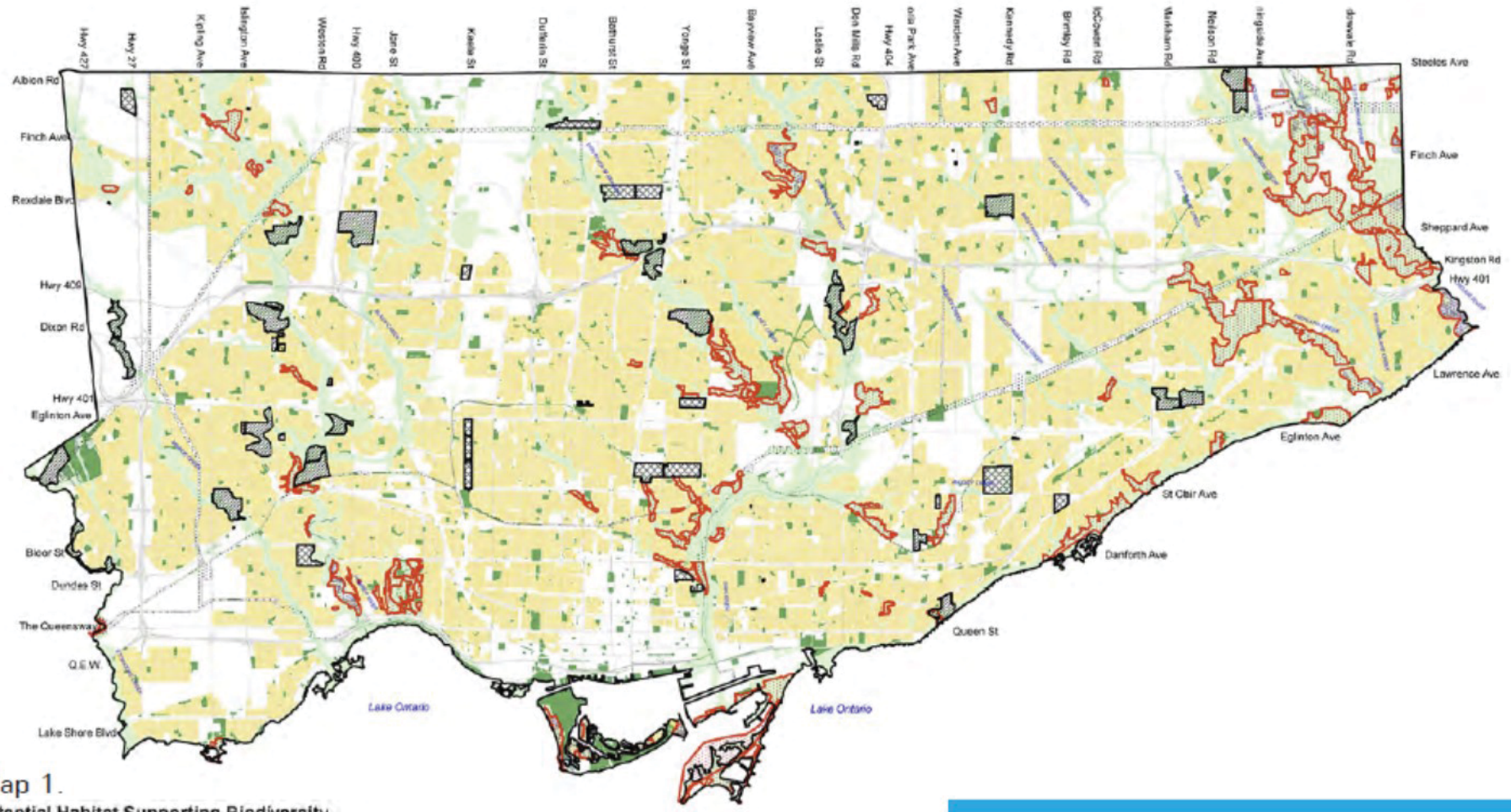


400

target number of people and jobs per hectare by 2031 for Downtown and the Centres

35%

increase in people and jobs per hectare in the Downtown over the past decade



Map 1.

Potential Habitat Supporting Biodiversity

- Natural Heritage System
- Utility Corridors
- Neighbourhoods
- Parks & Open Spaces
- Golf Courses
- Cemeteries
- Provincially Significant Wetlands
- ESAs

TORONTO City Planning

Not to Scale

About 11,000 ha or 17% of our land area (64,100 ha) is in the ravine/natural heritage system. A total of 2,698 ha or about 4% of the city's land area is identified as environmentally significant (equivalent to 19 High Parks).


Legend
Waterfront Green Space System
Limits of Waterfront Environmental Impact Zone (WEIZ)
Regional Waterfront Parklands
Lower Don River Flood Plain Special Policy Area
General Note:
Lands are held in a variety of public and private ownerships. Identification of lands does not imply right of public access or use.
Note:
1. Lands on Ward's and Algonquin Islands, vested in the Province of Ontario, and described in the Schedule to the Toronto Islands Residential Community Stewardship Act 1993.
Lake Ontario
Inner Harbour
Outer Harbour
Toronto Islands
Tommy Thompson Park
Humber Bay Park
Col. Samuel Smith Park
Marie Curtis Park
High Park
Western Beaches
Marilyn Bell Park
Exhibition Place
Ontario Place
Coronation Park
THC Waterfront Park
Ashbridge's Bay Park
Eastern Beaches
Rosetta McClain Gardens
Scarborough Heights Park
Bluffer's Park
Cathedral Bluffs Park
Dutta Park
Sylvan Park
Guildwood Park
East Point Park
Rouge Beach Park
Schedule 1
Waterfront Green Space System
Metropolitan Waterfront Plan
METRO PLANNING
February 1994