

# PH11.4 Attachment 1

## ATTACHMENT 1 RECOMMENDED PUBLIC REALM OFFICIAL PLAN AMENDMENT

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~ -20~

### To adopt Amendment 479 to the Official Plan of the City of Toronto respecting the Public Realm Policies

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

Whereas Council of the City of Toronto has provided information to the public, held a public meeting in accordance with Section 17 of the *Planning Act* and held a special public meeting in accordance with the requirements of Section 26 of the *Planning Act*;

The Council of the City of Toronto enacts:

1. The attached Amendment No. 479 to the Official Plan of the City of Toronto is hereby adopted.

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

**Frances Nunziata,**  
Speaker

**Ulli S. Watkiss**  
City Clerk

(Seal of the City)

**ATTACHMENT 1  
RECOMMENDED PUBLIC REALM OFFICIAL PLAN AMENDMENT**

City of Toronto By-law No. ~-20~

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**AMENDMENT NO. 479 TO THE OFFICIAL PLAN  
OF THE CITY OF TORONTO**

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The following text constitutes Amendment No. 479 to the Official Plan of the City of Toronto:

Section 3.1.1 The Public Realm, is amended by:

1. Deleting the non-policy preamble text and replacing it with the following:

"The public realm is the fundamental organizing element of the city and its neighbourhoods and plays an important role in supporting population and employment growth, health, liveability, social equity and overall quality of life. It is a key shared asset that draws people together and creates strong social bonds at the neighbourhood, city and regional level. The public realm and the buildings that frame it convey our public image to the world and unite us as a city. They contribute to Toronto's cultural heritage and are fundamental to defining our urban form and character. They set the stage for our festivals, parades and civic life as well as for daily social interaction. Quality design of our public spaces enhance people's sense of community identity.

Each element of the public realm has its own roles and responsibilities. When designed together, these elements form a well-connected, walkable, attractive, safe, functional and accessible network which supports communities at a range of scales and characters. Development will enhance and extend, where appropriate, a high quality public realm and support the creation of complete communities inclusive of public streets, parks and open spaces for every scale of city building. The public realm policies provide guidance on the roles and key relationships between elements of the public realm as well as direction on the expansion, enhancement and maintenance of the public realm through development review and capital projects."

2. Adding the following policy as a new Policy 1:

"The public realm is comprised of all public and private spaces to which the public has access. It is a network that includes, but is not limited to, streets and lanes, parks and open spaces, and the parts of private and public buildings that the public is invited into."

3. Adding the following policy as a new Policy 2:

"The public realm will:

- a) provide the organizing framework and setting for development;
- b) foster complete, well-connected walkable communities and employment areas that meet the daily needs of people and support a mix of activities;

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- c) support active transportation and public transit use;
- d) provide a comfortable, attractive and vibrant, safe and accessible setting for civic life and daily social interaction;
- e) contribute to the identity and physical character of the City and its neighbourhoods;
- f) provide opportunities for passive and active recreation;
- g) be functional and fit within a larger network; and
- h) contribute to the City's climate resilience."

4. Adding the following policy as a new Policy 3:

"The City, together with its partners, will seek opportunities to expand and enhance the public realm in order to:

- a) support existing and future populations;
- b) contribute to a high quality of life for people of all ages and abilities; and
- c) anticipate growth and changing needs."

5. Adding the following policy as a new Policy 4:

"Consultation, partnerships and collaboration with Indigenous communities will be encouraged in the planning, design and development of new, expanded or improved streets, parks and open spaces. This may include the celebration and recognition of Indigenous culture and history, along with cultural and natural heritage, through place-making, naming, wayfinding, monuments, interpretive features, public art, partnerships and programming."

6. Renumbering existing Policy 1 as new Policy 5 and amending it as follows:

- a. Deleting the word "architectural, landscape and urban" from the first sentence;
- b. Adding the word "a" after the word "maintain" in sub-policy (a);
- c. Replacing the words "buildings, structures, streetscapes and parks that reflect the broad objectives of this Plan" with the word "realm" in sub-policy (a);
- d. Replacing the word "seek" with the word "encourage" in sub-policies (b) and (c);
- e. Deleting sub-policy (d) and renumbering sub-policy (e) as sub-policy (d);
- f. Adding the word "; and" to the end of the renumbered sub-policy (d); and
- g. Adding the following sub-policy as a new sub-policy (e):

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"e) encouraging creativity and design excellence through programs such as urban design awards."

7. Deleting existing Policy 2.
8. Renumbering existing Policy 5 as new Policy 6 and amending it as follows:
  - a. Adding the following sub-policy after Policy 6(a)(i) and renumbering subsequent sub-policies accordingly:

"(ii) space for trees, landscaping and green infrastructure;"
  - b. Deleting the words "trees and landscaping, green infrastructure," from the renumbered sub-policy (a)(iii); and
  - c. Replacing the words "vulnerable groups such as women, children, seniors and people with disabilities by implementing the Toronto Safer City Guidelines, or an updated version thereof" with the words "users of all ages and abilities" in renumbered sub-policy (a)(iv).
9. Renumbering existing Policy 16 as new Policy 8 and amending it as follows:
  - a. Reordering sub-policy (b) as sub-policy (a), adding the words "-like network" after the word "grid", and renumbering the subsequent sub-policies accordingly;
  - b. Adding the words "provide and" at the beginning of sub-policy (h);
  - c. Adding the word "frontage," after the words "improve the" in sub-policy (h);
  - d. Deleting the word "unique" from sub-policy (h); and
  - e. Adding the words "including parks, cemeteries, school yards and campus lands" after the words "human-made features" in sub policy (h).
10. Renumbering existing Policy 17 as new Policy 9 and amending it as follows:
  - a. Replacing the word "should" with the word "will" in the first sentence;
  - b. Adding the words "unless otherwise deemed appropriate by the City" after the words "public streets" in the first sentence;
  - c. Adding the words "deemed to be appropriate" after the words "where they are" in the second sentence;
  - d. Replacing the word "should" with the word "will" in the second sentence;
  - e. Adding the words "connect to and" after the words "be designed to" in the second sentence;
  - f. Adding the word "broader" after the words "integrate into the" in the second sentence;

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- g. Replacing the word "realm" with the words "street network" in the second sentence; and
  - h. Adding the word "public" after the words "objectives for new" in the second sentence.
- 11. Adding the following new sidebar adjacent to Policy 9:

"Public streets are vital to the City's ability to preserve access and address for development, provide mobility options for residents and connect to essential public services such as garbage collection, emergency services access, utility infrastructure and snow removal and storage. The City's standards for the design of streets ensure that these public services can be provided over time in an efficient, safe, secure and equitable manner. Public streets can be managed, maintained and upgraded to respond to growth and development."
- 12. Adding the following policy as a new Policy 10:

"Lanes provide an important function as off-street access for vehicles, parking and servicing. As part of the public realm, lanes will be public and opportunities for lane enhancements should be identified as part of the development approval process. Where appropriate, lanes should be designed with consideration for safe, accessible and comfortable pedestrian and cyclist movement."
- 13. Adding the following policy as a new Policy 11:

"Private shared driveways, where deemed to be appropriate by the City, will be publicly accessible, designed as part of the broader public street and lane network, and meet the design objectives for public lanes."
- 14. Renumbering existing Policy 15 as new Policy 12 and amending it as follows:
  - a. Deleting the words "shopping malls, underground" from the first sentence;
  - b. Pluralizing the word "plaza" and deleting the word "walkways" in the first sentence;
  - c. Adding the words "pedestrian mews," after the word "plazas" in the first sentence;
  - d. Deleting the word "private" before the words "mid-block connections" in the first sentence;
  - e. Adding the words ", whether private or publicly owned," after the words "mid-block connections" in the first sentence;
  - f. Adding the word "public" after the words "role of the" in the first sentence;
  - g. Pluralizing the word "street" and adding the words ", parks and open spaces" before the words "as the main" in the first sentence;

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- h. Adding the words "civic life and" after the words "main place for" in the first sentence;
  - i. Replacing the word "accessible" with the words "designed for users of all ages and abilities" in the second sentence;
  - j. Replacing the word "pattern" with the word "network" in the second sentence;
  - k. Deleting the words ", universal physical and visual" from the second sentence;
  - l. Replacing the words "path-finding" with the words "way-finding" in the second sentence; and
  - m. Deleting the last sentence.
15. Renumber existing Policy 6 as new Policy 13 and amending it as follows:
- a. Replacing the word "pedestrians" with the words "users of all ages and abilities," in the first sentence;
  - b. Adding a comma and deleting the word "and" after the word "planting" in sub-policy (a);
  - c. Adding the words "amenity spaces, setbacks, green infrastructure," after the word "landscaping" in sub-policy (a);
  - d. Deleting the words "and quality" after the word "lighting," in sub-policy (a);
  - e. Deleting the word "and" at the end of sub-policy (a);
  - f. Adding a comma after the word "natural" in sub-policy (b);
  - g. Deleting the period and adding the word "; and" to the end of sub-policy (b);
  - h. Adding the following new sub-policy (c):
    - "c) providing unobstructed, direct and continuous paths of travel in all seasons with an appropriate width to serve existing and anticipated pedestrian volumes."
16. Adding the word "lanes," after the word "streetscapes," in Policy 14.
17. Deleting existing Policy 18 and replacing it with the following new Policy 15:
- "New and existing city blocks and development lots within them will be designed to:
- a) expand and enhance the public realm network;
  - b) have an appropriate size and configuration for the proposed land use, scale of development and intended form of buildings and open space;

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- c) enhance the walking and cycling networks by minimizing block lengths where appropriate, providing new and enhanced pedestrian and cycling connections, and integrating development with the local pedestrian and cycling networks;
- d) promote street-oriented development with buildings fronting onto and having access and address from street and park edges;
- e) provide adequate room within the development lot or block for parking and servicing needs, including the provision and extension of public lanes for service and delivery access where technically feasible and appropriate;
- f) identify opportunities and provide for the integration of green infrastructure; and
- g) allow for incremental, phased development."

18. Adding the following policy as a new Policy 16:

"The preservation, long-term growth and increase in the amount of healthy trees will be a priority for all new development. Development proposals will demonstrate how the protection, provision and maintenance of trees and their growing spaces above and below ground will be achieved."

19. Deleting existing Policies 3 and 4 and replacing them with the following new Policy 17:

"Access and enjoyment of the natural features of the City, such as the Lake Ontario shoreline, the Lake Iroquois escarpment, woodlots, ravines and valley lands, will be enhanced and protected by:

- a) improving physical and visual access from adjacent public streets, parks and open spaces and designing these into a comprehensive public realm network;
- b) ensuring that adjacent development, including new streets, parks and open spaces, building location, height, massing and organization, will preserve and enhance access, views and vistas between these natural features and the public realm;
- c) providing for public access along, into and through these natural open spaces, where appropriate; and
- d) minimizing shadows to preserve their utility and ecological health"

20. Renumbering existing Policy 19 as new Policy 18 and amending it as follows:

- a. Adding the following policy as a new sub-policy (b) and renumbering subsequent sub-policies accordingly:

"b) consider opportunities for future expansion of the park or open space onto adjacent sites with redevelopment potential;"

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- b. Adding the words "with wind and sunlight conditions that promote use and enjoyment of the space" after the words "comfortable setting" in renumbered sub-policy (c);
  - c. Replacing the words "as well as individual use" with the words "and by users of all ages and abilities" in renumbered sub-policy (c)
  - d. Replacing the words "space and layout for recreational needs, including forms of" with the words "spaces for a variety of active and passive recreation, as well as" in renumbered sub-policy (d);
  - e. Adding the words "identity and character, including" after the words "of the community's" in renumbered sub-policy (e).
21. Deleting existing Policy 20 and replacing it with the following new Policy 19:
- "Parks and publicly accessible open spaces such as POPS and schoolyards should be made prominent, visible, functional and accessible by:
- a) locating parks and publicly accessible open spaces on appropriate public street frontages to establish direct visual and physical access; and
  - b) promoting buildings that face parks and open spaces and have active uses along the frontages."
22. Adding the following policy as a new Policy 20:
- "Privately Owned Publicly-Accessible Spaces (POPS) are spaces that contribute to the public realm but remain privately owned and maintained. POPS do not replace the need for new public parks and open spaces. POPS provided through development will:
- a) generally be publicly accessible and may include temporary commercial uses which animate the POPS;
  - b) be designed and programed for users of a variety of ages and abilities to serve the local population;
  - c) be sited in highly visible locations;
  - d) be sited and designed to be seamlessly integrated and connected into the broader public realm;
  - e) include new trees, seating, public art, landscaping and integration of stormwater capture where appropriate;
  - f) include the City's POPS signage identifying the space as being publicly-accessible; and



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- g) be informed by the City's Urban Design Guidelines for Privately Owned Publicly-Accessible Spaces."

23. Adding the following policy as a new Policy 21:

"A public square is a special open space type primarily defined at its edges by streets and/or civic buildings. Its unique urban form with high visibility and access allows it to be a social and civic gathering space that provides opportunities for social interaction, entertainment, cultural events and flexible programming that enhance the daily lives of residents and workers. Public squares are a desirable form of open space because of their spaciousness, prominence and easy access. Public squares should be designed to:

- a) be integrated with the broader public realm at a scale appropriate for the surrounding context;
- b) have significant street frontage and direct pedestrian connections to the public sidewalk;
- c) support a variety of programming such as flexible hardscaped areas, gardens and lawns, fountains or other water features, concert facilities and stages, public buildings and washrooms, small outdoor game areas, seating areas and places to eat, depending on their size and location;
- d) support temporary facilities such as small-scale retail kiosks and vendors, temporary markets, performance and exhibit spaces, and a range of other facilities."

24. Renumbering existing Policy 8 as new Policy 22 and amending it as follows:

- a) Adding the words "are streets," after the words "Scenic routes" in the first sentence;
- b) Adding the word "and" after the words "human-made features" in the first sentence;
- c) Replacing the word "new" with the words "or extending" before the words "scenic routes" in sub-policy (b); and
- d) Adding the words "facilities and" after the words "pedestrians and cycling" in sub-policy (c).

25. Renumbering existing Policy 11 as new Policy 23 and amending it as follows:

- a) Adding the words "*Etobicoke Centre*," after the words "*North York Centre*," in the first sentence; and
- b) Adding the words ", the *Etobicoke Centre*" after the words "*North York Centre*" in the second sentence.

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26. Renumbering existing Policy 9 as new Policy 24.
27. Renumbering existing Policy 10 as new Policy 25.
28. Renumbering existing Policy 12 as new Policy 26 and amending it as follows:
  - a. Adding the following sentences to the beginning of the policy:

"Civic buildings are buildings that contain, in whole or in part, programs or services funded by the public including libraries, schools and recreation facilities. They are an important part of the public realm and a focus of community activity.";
  - b. Replacing the words "Public buildings" with the word "They" in the third sentence;
  - c. Replacing the word "and" with a comma after the word "located" in the third sentence;
  - d. Adding the words "and massed" after the word "designed" in the third sentence;
  - e. Deleting the comma after the words "intersections" in the third sentence;
  - f. Replacing the word "face" with the words "are adjacent to" in the third sentence;
  - g. Replacing the forward slash with the word "or" after the words "important natural" in the third sentence; and
  - h. Deleting the word "quality" after the words "to enhanced the" in the last sentence.
29. Renumbering existing Policy 13 as new Policy 27 and amending it as follows:
  - a. Replacing the words "Universal physical access" with the word "Access" in the first sentence;
  - b. Adding the words "and maintaining" after the word "creating" in sub-policy (a);
  - c. Deleting the words "that are universally accessible, including sidewalks" from sub-policy (a);
  - d. Replacing the word "pathways" with the words "pedestrian clearways" in sub-policy (a);
  - e. Replacing sub-policy (b) with the following new sub-policy:

"b) requiring that plans for all new and altered buildings, transit facilities and public works meet City and Provincial accessibility standards;"
  - f. Deleting the word "universally" from sub-policy (c); and
  - g. Adding the words "to users of all ages and abilities," after the word "accessible" in sub-policy (c).

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Schedule 3 Application Requirements, is amended by:

1. Deleting the words "Tree Preservation" from the "Arborist Tree Preservation Report" requirement.
2. Adding the following explanatory text to the "Arborist Report" requirement:

"- for properties with existing trees and/or trees within 6 metres of all property lines. A technical report that identifies the location, species, size and condition of trees and describes maintenance strategies and protection measures to be implemented."
3. Adding the following "Soil Volume Plan" requirement:

**"Soil Volume Plan** – for all properties. Plan and section drawings with information such as below grade slab elevations and building setbacks, demonstrating that adequate soil volume suitable to support plant growth is being provided on site, and is being accommodated in the building structure."
4. Indicating under the Zoning By-Law, Plan of Subdivision, Consent to Sever and Site Plan Control Approval headings that those applications may require a "Soil Volume Plan".
5. Adding the following "Tree Protection Plan" requirement:

**"Tree Protection Plan** - for properties with existing trees and/or trees within 6 metres of all property lines. A plan prepared in conjunction with an arborist report that identifies the location, species and size of trees, identifies the extent of injury, where applicable, and illustrates details of protection measures including the location of protective barriers."
6. Indicating under the Zoning By-Law, Plan of Subdivision, Consent to Sever and Site Plan Control Approval headings that those applications may require a "Tree Protection Plan".
7. Adding the following "Block Context Plan" requirement:

**"Block Context Plan** – for all properties. Written and drawn plans that demonstrate how the proposed development will be designed and planned to fit in the existing and/or planned public realm and built form context."
8. Indicating under the Official Plan, Zoning By-Law, Plan of Subdivision, Consent to Sever and Site Plan Control Approval heading that those applications may require a "Block Context Plan".