



## REPORT FOR ACTION

**City Planning Division – Study Work Program**

Date: January 2, 2020

To: Planning and Housing Committee

From: Chief Planner and Executive Director, City Planning

Wards: All

**Folder Number:** 19 120442 STE 10 TM

**SUMMARY**

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This report provides the City Planning Division's annual update on its Study Work Program. The report outlines the Division's 62 completions and approvals in 2019. These completions demonstrate the Division's commitment to advancing the Strategic Priorities identified in the City of Toronto Corporate Strategic Plan, 2019, through a proactive approach to prioritizing and managing a range of complex planning issues, including deliverables related to:

*Maintaining and creating housing that's affordable:* In partnership with the Housing Secretariat and CreateTO, in 2019 City Planning advanced the Housing Now initiative to create affordable housing and mixed-use, mixed-income, transit-oriented communities on City-owned sites. City Planning also advanced policies related to Inclusionary Zoning and dwelling rooms, and zoning related to second suites and municipal shelters for Council approval.

*Keeping Toronto moving:* Following the Province's introduction of Bill 107 - *Getting Ontario Moving Act*, City Planning has and will continue to play an important role in the articulation and advancement of city-building objectives related to provincial priority transit projects. City Planning also advanced Transportation Master Plans in support of large studies including the Golden Mile Secondary Plan and an evaluation of the King Street Transit Pilot.

*Investing in people and neighbourhoods:* City Planning supports the development of complete communities through large-scale city building and infrastructure studies. Council's adoption of the Don Mills Crossing, Laird in Focus and Sherway Area Secondary Plans establishes local planning frameworks to guide ongoing investment in employment opportunities and community services and facilities to support existing and future residents in these areas.

*Tackling climate change and building resilience:* Working with interdivisional and agency partners, City Planning developed the Toronto Biodiversity Strategy to support healthier, more robust biodiversity and increase awareness of nature in Toronto.

*Responding to changes in Provincial legislation:* In 2019, the Division responded to significant changes in Provincial legislation to ensure the City is positioned to deliver sustainable infrastructure - ranging from watermains and public roads to parkland and child care centres - and create complete communities that enhance quality of life city-wide.

Looking ahead in 2020, the Study Work Program reflects Council's direction and the Division's commitment to advancing a suite of activities in response to Toronto's affordable housing challenges; further strengthening the alignment between local planning frameworks and transit investment; and constructive engagement with the Province to understand and begin to implement changes resulting from Bill 107 - *Getting Ontario Moving Act*, Bill 108 - *More Homes, More Choice Act*, Bill 138 - *Plan to Build Ontario Together Act*, and changes to the Provincial Policy Statement and the Growth Plan, 2019.

In addition, larger planning studies, such as the newly-initiated Woodside Square Planning Review, the Gerrard-Carlaw Transit-oriented Precinct Plan, the Mount Dennis Planning Framework Study, the Christie's Planning Study and the Yorkdale Application Mall Lands Study will continue to be a focus for 2020. A range of implementation and financial strategies that support the objectives of larger planning studies are also ongoing. City Planning will continue with local area studies and a range of planning initiatives, including the Kensington Market Heritage Conservation District Plan, that establish frameworks to enhance opportunities for place-making, growth-supported investment and social equity in all areas of the city.

## **RECOMMENDATIONS**

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

1. Planning and Housing Committee receive this report for information.

## **FINANCIAL IMPACT**

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The recommendations in this report have no financial impact. Outcomes of planning studies and initiatives that provide forward-looking frameworks for growth ultimately create positive conditions for new investment and assessment growth across Toronto.

## **DECISION HISTORY**

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The City Planning Division began providing updates on its Study Work Program through the former Planning and Growth Management Committee (PGMC) in October 2015. On May 11, 2016, the Chief Planner and Executive Director prepared a report for the PGMC to respond to a request for a list of ongoing City Planning reports and studies. The request was made to improve the awareness of the magnitude of the City Planning Division's Study Work Program. On September 8, 2016, PGMC requested the Chief

Planner and Executive Director to report yearly in September on the Division's Study Work Program Update with the exception of an election year when the report is to be submitted to the last meeting prior to the election. To account for work completed since the Division's last report to Council in July 2018, the 2019 Study Work Program report includes completions and approvals from the second half of 2018 (Attachment 1).

In addition, to better align the Study Work Program with the calendar year and budget cycle, this report includes completions and approvals for 2019 (Attachment 2) and identifies projects forecast for completion or approval in 2020 (Attachment 3). This report will be considered by the Planning and Housing Committee in January 2020. Going forward, the Division's annual update will be provided in January.

Previous Study Work Program reports to Planning and Growth Management Committee can be found at the links, below:

July 2018: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.PG31.8>  
Oct. 2017: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.PG23.1>  
Sept. 2016: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG14.4>  
May 2016: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG12.4>

## COMMENTS

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### City Planning Study Work Program

The City Planning Division delivers a range of activities organized in two main services:

- Development Review, Decision and Implementation
- City Building and Policy Development

All sections of City Planning contribute to the delivery of the two services. The work undertaken by the Division spans development review, heritage planning and Committee of Adjustment to forecasting, policy development, policy implementation and studies. It also includes City Planning's contributions to initiatives led by partner divisions and agencies. This work is carried out by the four Community Planning Districts and the functional units (Strategic Initiatives, Policy & Analysis, Transportation Planning, Urban Design, Zoning and Committee of Adjustment).

City Planning's Study Work Program is one component of the City Building and Policy Development service. The Study Work Program captures a range of city building activities which are reported annually to Planning and Housing Committee. Large study undertakings include area studies and Secondary Plans, Transportation Master Plans, Heritage Conservation Districts, city-wide urban design guidelines, Official Plan review and responses to changes in Provincial legislation. Other activities address local geographies such as community service and facilities strategies, area-specific urban design guidelines, or work related to green design standards and monitoring growth and demographics.

## Strategic Lens

The Study Work Program applies a strategic lens to the City's role as land use planning authority by advancing implementation of the Official Plan, the City's blueprint for city building. The Official Plan ensures that the City evolves, improves and realizes its full potential, and is a key component of the City's strategic planning framework. Toronto's Corporate Strategic Plan, 2019, integrates City Council's vision, the Official Plan and the City's service-focused strategies, service plans, initiatives, and emerging priorities. The Corporate Strategic Plan enables a multi-year view where service planning and budgeting align and advance the Official Plan and Council's priorities.

The Study Work Program is a living document which is responsive to Divisional, Corporate and City-wide priorities. New initiatives are added to the Study Work Program either through requests from City Council or as identified by the Division in response to new strategic priorities, public investment, growth pressures, shifts in demographic and economic conditions or legislative changes. In 2019 for example, City Planning advanced Council's new Housing Now Initiative in partnership with the Housing Secretariat and CreateTO. On the legislative front, the Province enacted Bill 108 - *More Homes, More Choice Act*, which required ongoing active engagement from the City to ensure Council's concerns were identified.

Delivering on these initiatives in a city as large as Toronto requires a rationale for prioritization that is founded upon implementing Council's Official Plan vision. In determining which items to prioritize for completion, City Planning considers the following:

- Integration with city building activity and Official Plan vision
- Alignment with strategic reinvestment
- Identification of key trends or addressing policy pressures
- Mandated reviews and legislative changes
- Timelines for decision on key Council priorities

In addition to this list of priorities, in 2019, the Division prioritized implementation strategies for long-term plans to realize plan objectives. Examples include ongoing implementation of the Yonge-Eglinton Official Plan Amendment (OPA 405) and the Downtown Plan Official Plan Amendment (OPA 406). Although study work is complete and both amendments are in full force and effect, implementation strategies associated with each amendment aim to identify specific targets and priorities. They may also include feasibility studies for larger capital projects. Implementation strategies also outline what planning, financial or other tools will be used to bring forward complex elements of planning frameworks that may involve other divisions (such as Transportation Services, Toronto Water, Parks Forestry & Recreation and others) and outside stakeholders (such as the Toronto and Region Conservation Authority and Metrolinx). Implementation strategies are significant Study Work Program items and are crucial to ensuring that the analysis and effort involved in completing studies result in tangible changes, as approved by Council.

## **Completions and Approvals**

The City Planning Division tracks a Study Work Program item as “completed” when it has achieved a major public milestone, usually a report to City Council via one of its Committees or Community Council. The completion of a milestone is the measure by which the Division tracks its Service Levels. An item may continue to generate workload should there be requests from City Council for additional work or consultation prior to its final consideration and approval by Council. At the request of the former Planning and Growth Management Committee, the Division now tracks items as “approved.” For most items, an “approved” status is achieved when it has been adopted by City Council. However, other items continue to generate workload after Council's decision and would be deemed “approved” at the conclusion of a major Local Planning Appeal Tribunal (LPAT) hearing or with a response to a provincial agency.

## **Updating the 2018 Completions and Approvals Forecast**

On July 23, 2018, the 2018 Study Work Program Update was adopted by City Council. The report was timed to align with the end of the 2014-2018 Council term and accounted for 57 completed items, of which 31 had been approved. The report also included 45 items forecast for completion or approval by the end of the year to capture ongoing work in the second half of 2018. By the end of 2018, an additional 14 items were completed, of which five had been approved. In total in 2018, 71 items were completed, of which 36 were approved. Remaining items were carried over to the 2019 Study Work Program. Attachment 1 provides a list of completed and approved items in the second half of 2018.

## **Year-in-Review: 2019 Completions and Approvals (as of December 20, 2019)**

As of December 20, 2019, City Planning completed 62 items of which 45 have been approved. A list of the Division's completions and approvals in 2019 is provided in Attachment 2. In addition to completions against Service Levels, City Planning undertakes a range of additional initiatives, including legislative review, Official Plan and Zoning By-law updates and special projects. Completion and approval data for additional initiatives is also shown in Attachment 2.

Table 1: 2019 Completions and Approvals

<b>Study Type</b>	<b>Service Level</b>	<b>Completions</b>	<b>Approvals</b>	<b>Total</b>	<b>% Complete Against Service Level Target</b>
City Building Studies	18	6	16	22	122%
Heritage Conservation Districts Studies/Plans	5		5	5	100%
City-wide Urban Design Guidelines	1	1		1	100%

Examples of 2019 completions illustrating the broad range of projects across the Division include: Scarborough Centre Focused Review (Phase 1), Don Mills Secondary Plan, Fort York Bridge, King Street Transit Pilot Implementation and Monitoring, City-wide Heritage Survey Feasibility Study, Exhibition Place Cultural Heritage Landscape Assessment, Sherway Area Secondary Plan, and the Port Lands Zoning Review.

### **2019 Defining Elements of the Study Work Program**

The 2019 Study Work Program represents the Division's work to deliver study work related to the City of Toronto's strategic priorities, including housing, mobility, liveable neighbourhoods and resilience, while understanding and adjusting to changing Provincial legislation. Many of the items completed in 2019 represent the culmination of multi-phased projects involving inter-divisional collaboration in addition to robust public engagement through a variety of consultation methods.

### **Maintaining and Creating Housing that's Affordable**

In December 2018, City Council identified 11 City-owned properties to the new Housing Now Initiative with the objective of creating affordable housing and mixed-use, mixed-income, transit-oriented communities. City Planning, partnering with the Housing Secretariat and CreateTO, are tasked with preparing zoning frameworks that provide for a recommended housing mix, uses, community facilities and the physical form of development. Prioritizing four properties in 2019, City Planning led both public consultation and an inter-divisional review process, resulting in zoning by-law amendments and other recommendations. City Council adopted the first in a series of reports in November 2019. This work accelerates the planning and approvals stage for each project, and prepares the properties for the construction and occupancy of much-needed affordable housing.

A series of Official Plan and Zoning By-law updates related to housing policy and permissions were approved in 2019. Early in the year, responding to changes in

Provincial policy, City Planning advanced as-of-right zoning for secondary suites City-wide. This initiative is one of many in the City's tool kit to address housing needs across the city. It helps to create additional secondary suites and rental housing stock, and is intended to be part of modernizing the Zoning By-law to reflect contemporary living options in designated *Neighbourhoods*.

Zoning revisions for municipal shelters were also adopted City-wide. While they are a short-term measure, municipal shelters make an important contribution to housing stock in the city. The Zoning By-law Amendment adopted in early 2019 removes conditions restricting the location of municipal shelters in order to ensure adaptability for the City in addressing the growing demand for shelter services.

In June 2019, Council adopted an Official Plan Amendment to address the loss of dwelling rooms through redevelopment. This amendment supports the provision of a full range of housing across the city, including affordable housing. Updated Official Plan policy includes a series of requirements related to the protection of dwelling rooms and signals the City's intent to seek opportunities to achieve the full replacement and longer-term affordability of these units.

Through Changing Lanes, the City-initiated Official Plan Amendment and Zoning By-law Amendment, permissions for Laneway Suites to areas adjacent to public laneways zoned for low-rise residential uses was expanded City-wide, creating as-of-right permission in support of rental housing and providing additional housing options for households at different ages and life stages.

Throughout 2019, City Planning has been advancing its work on Inclusionary Zoning as a policy tool to increase the supply of affordable housing for low to moderate income households. City Planning consulted broadly on proposed policy directions for Inclusionary Zoning, informed by draft Housing Need and Demand Analysis and Financial Feasibility Analysis reports. Consultation activities included 15 stakeholder meetings, four public meetings, 12 Do-It-Yourself Workshops led by community groups, the development of an Inclusionary Zoning video featuring housing stories of Toronto renters, an online survey with over 475 respondents and an international speakers event. In September 2019, the Province made amendments to the *Planning Act* to limit where municipalities can implement Inclusionary Zoning to Protected Major Transit Station Areas (PMTSAs) or areas where a Development Permit System (DPS) has been ordered by the Minister of Municipal Affairs and Housing. A status update report on Inclusionary Zoning Official Plan policies is expected at Planning and Housing Committee in early 2020.

### **Keeping Toronto Moving**

Work on a comprehensive transit network expansion program has been a significant priority for City Planning over the past several years, as indicated by the Study Work Program. The introduction of Bill 107 - *Getting Ontario Moving Act* by the Provincial government in early 2019 has implications for the Division's transit planning work. With the introduction of four provincial priority subway projects, City Planning continued to complete work on several studies related to these transit projects in 2019. Provincial decision-making will continue to impact the Division's Study Work Program through

2020. Additional information about how City Planning will continue to advance transit-related work is included later in this report.

In addition to the transit file, City Planning advanced Transportation Master Plans in support of large studies including the Don Mills Crossing and Golden Mile Secondary Plans. Following an evaluation of the King Street Transit Pilot by City Planning and its partners, in April 2019, Council authorized that King Street continue to operate as a Transit Priority Corridor between Bathurst Street and Jarvis Street. As the busiest surface transit corridor in the city, integrated transit and public realm planning on King Street will continue to support public life and economic prosperity Downtown.

### **Investing in People and Neighbourhoods**

City Planning supports the development of complete communities through large-scale city building and infrastructure studies. With Provincial approval of the Yonge-Eglinton Secondary Plan Official Plan Amendment (OPA 405) and the Downtown Plan Official Plan Amendment (OPA 406) in June 2019, the Division continued its focus on implementation of these now in-force planning frameworks. Through its ongoing work on a series of implementation strategies related to infrastructure - including parks and community services and facilities - and area-specific Secondary Plans (King-Spadina Secondary Plan and King-Parliament Secondary Plan) and Zoning By-law updates (Priority Retail Streets Zoning By-law), City Planning continues to provide strong direction to link growth and the provision of infrastructure in two of Toronto's Urban Growth Centres.

In June 2019, Council adopted a report on the results of the City-wide Heritage Survey Feasibility Study. In a development context with increasing demands for heritage evaluation and protection, a standardized and systematic "Toronto Heritage Survey" will support timely and transparent decision-making while engaging Torontonians in the proactive identification of cultural heritage resources that residents, neighbourhoods and communities value.

The Division also undertakes studies that address the local impacts of growth. These studies are situated on the *Avenues*, in *Apartment Neighbourhoods* and *Neighbourhoods*. While smaller in scale, these studies directly engage with local populations by addressing concerns related to proposed development, built heritage resources and the need for new community services and facilities or other infrastructure. Some of these studies result in a Site and Area Specific Policy (Lawrence Avenue West Built Form Study), a Planning Framework (St. Clair Avenue West and Bathurst Street Area Planning Framework Study), a Cultural Heritage Resource Assessment (Laird Drive CHRA) or area-specific Urban Design Guidelines (Danforth Avenue Study Urban Design Guidelines).

### **Tackling Climate Change and Building Resilience**

In October 2019, City Council unanimously adopted the Toronto Biodiversity Strategy, which aims to support healthier, more robust biodiversity and increase awareness of nature in Toronto. The Biodiversity Strategy was developed in partnership with the Parks, Forestry and Recreation, Environment and Energy Divisions, and the Toronto



and Region Conservation Authority (TRCA). Extensive consultation was conducted in 2019 through a series of 12 events that were attended by members of the public and experts alike. The Strategy outlines 23 specific actions that integrate existing and proposed work across City divisions and the TRCA to maximize protection, enhancement and awareness of biodiversity.

## **Responding to Changes in Provincial Legislation**

### **A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019**

In January 2019 the Ministry of Municipal Affairs and Housing released the proposed "A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019." City Planning submitted Council-endorsed comments to the Province in February 2019, including a request for additional employment areas within the Provincially Significant Employment Zone (PSEZ) framework. Following the release of the final Growth Plan, 2019 in May, City Planning reported to Planning and Housing Committee in October on the policy areas that will require work to bring the Official Plan into conformity. This includes managing forecasted growth through intensification, protecting employment lands, considering requests to convert employment lands, and developing environmental policies.

City Planning continues to advance the work on Major Transit Station Areas (MTSAs) as a component of Growth Plan conformity. In early 2020, City Planning will report on an approach to prioritizing how the MTSAs will be delineated and assigned targets including identifying potential Protected Major Transit Station Areas (PMTSAs).

### **Bill 108 - More Homes, More Choice Act**

In May 2019, the Province introduced Bill 108 - *More Homes, More Choice Act*. Bill 108 will repeal the tools municipalities currently use to secure community infrastructure, including Section 37 (density bonusing), Section 42 (parkland dedication), Section 51.1 (parkland dedication – plan of subdivision), and the growth-related park and capital infrastructure component of Development Charges. These tools will be replaced by a single charge – the Community Benefits Charge (CBC). Municipalities must enact the CBC by by-law to continue to recoup costs to meet growth-related community infrastructure and parkland demands. In June and December 2019, Council adopted reports prepared by City Planning and partner divisions on the challenges associated with these legislative changes.

The Province is also releasing regulations related to the CBC, which will outline the maximum percentage of land value for the charge – a cap that the municipality cannot exceed. Final regulations will also provide greater detail on the Community Benefits Strategy, which will be required to enact a CBC by-law. As of the drafting of this report, these final regulations have not been released.

### **Provincial Policy Statement, 2019**

In July 2019, the Provincial government released proposed changes to the Provincial Policy Statement (PPS), in support of the "More Homes, More Choice: Ontario's

Housing Supply Action Plan.” In October 2019, Council adopted a City Planning report providing a review of and comments on the proposed changes. As the PPS sets the foundation for the City's Official Plan policy, City Planning's review focuses on the alignment of PPS language and the City's priorities and policy directions. The Province has yet to changes to the PPS. In 2020, City Planning will continue to work with the Province to ensure the proposed changes to the PPS 2019 support the delivery of complete, healthy, liveable neighbourhoods and communities across Toronto.

## **Looking Ahead: 2020 Forecast**

In 2020, City Planning will continue to manage and deliver a robust Study Work Program that addresses the City's strategic priorities.

Enabling the creation of affordable housing will continue to be a priority in 2020, with the Housing Now Initiative moving into its next phase of work. Two statutory meetings are anticipated in early 2020 for the City-initiated Zoning By-law Amendments at 705 Warden Avenue and 50 Wilson Heights Boulevard. In addition, work on two new sites at Bloor Street and Kipling Avenue and Bloor Street and Islington Avenue is underway.

A number of large-scale, multi-year City Building studies are targeting completion in 2020, including the Golden Mile Secondary Plan, Keele-Finch Plus Secondary Plan and Jane Finch Study - Phase 1. Additional large-scale studies are on the horizon for 2020 or by the end of the current term of Council (e.g. Bombardier lands at Downsview).

Regarding transit planning, City Planning will continue to play an important role in articulating and advancing city-building objectives related to Provincial priority projects. The Division will also continue to lead planning work related to other City transit priorities, such as the Eglinton East LRT extension and Waterfront LRT projects. As well, studies examining land use directions related to major transit investments, including the Golden Mile Secondary Plan, the Christie's Planning Study, the Scarborough Centre Focused Review and similar transit station area planning studies will continue in 2020.

The City-wide Retail Best Practices manual - currently being developed to align with Economic Development and Culture's Retail Main Streets Study - will report in early 2020, identifying criteria for retail design excellence City-wide. The recently approved methodology included in the City-wide Heritage Survey Feasibility Study will be implemented through seven ongoing Cultural Heritage Resource Assessments. Six Heritage Conservation District Studies and Plans are also expected to complete in 2020.

Legislative review will continue to be a priority for the Division. City Planning will continue to engage with inter-divisional partners on work related to the implementation of regulations under Bill 108 - *More Homes, More Choice Act*, including the preparation of a Community Benefits Strategy, Community Benefits Charge (CBC) by-law preparation and report to Council in accordance with the transition date to be set by the Province. Further work will be required if, as anticipated, the CBC by-law is appealed to the Local Planning Appeal Tribunal. CBC appeal rights are a provision that was added by the Province through Bill 138 - *Plan to Build Ontario Together Act* (introduced in

November 2019). Ongoing and additional work related to Bill 108 and Bill 138 will be captured on the 2020 Study Work Program, as necessary.

## **Drivers of Future Work: Renewal of Large-Scale Sites and Provincial Legislation**

The Study Work Program is responsive to emerging issues and priorities facing the city. This work regularly assesses how all areas of the city can benefit from and share the rewards and advantages of living in Toronto. The renewal of large-scale sites throughout the city provides the Division with opportunities to undertake comprehensive assessments of transportation networks, affordable housing needs, community services and facilities strategies, built form analysis, public realm plans, heritage assessments and infrastructure strategies. Whether a site is the subject of a development application that seeks to diversify a large retail area (Agincourt Secondary Plan Review), intensify land previously used for industrial purposes (Christie's Planning Study), or enhance an existing Cultural Heritage Landscape (Exhibition Place Master Plan), this work will focus on ensuring a better quality of life for all Torontonians.

As noted earlier in this report, understanding and responding to shifting Provincial legislation occupied significant staff time in 2019. The Division will continue its ongoing engagement with inter-divisional and Provincial staff to advance Council priorities as draft regulations related to Bill 108 are released. City Planning will continue to be responsive to these changes and address emerging Provincial requirements in its planning frameworks. In addition, bringing the Official Plan into conformity with an updated Provincial Policy Statement and the Growth Plan, 2019, will require continued focus on establishing a methodology for the delineation of Major Transit Station Areas (MTSAs), Zoning By-law updates, incorporation of Provincially Significant Employment Zones (PSEZs), and implementation and financial strategies to support planning frameworks.

## **Other Items and Requests**

Attachment 4 to this report includes a preliminary list of active projects anticipated for completion or approval beyond the two-year prioritized Study Work Program. Attachment 4 also includes items on hold that may be derived from additional requests of the Division from motions made by City Council and its Committees. Studies may be on hold as result of resource constraints to undertake the work or potential duplication with broader studies. Hold items may be brought forward to the list of Active items based on a shift in Divisional or City-wide priorities or availability of resources. It should be noted that even with additional resources, the capacity of the Division to plan, consult on and manage growth and change across Toronto has its practical limits.

## **Conclusion**

In 2019, City Planning delivered a robust and diverse Study Work Program. The studies being undertaken by the Division represent a workload touching all aspects of city building. Achieving 62 completions and approvals also reflects the involvement of multiple stakeholders from other City Divisions and agencies, as well as community partners.

The Study Work Program for 2020 (Attachment 3) captures 142 items. As noted above, Attachment 4 includes a preliminary list of active projects and projects on hold with target dates beyond 2020. This volume of work is actively managed by City Planning to advance the implementation Toronto's Official Plan vision and advance the strategic priorities of Toronto's Corporate Strategic Plan, 2019. This report highlights how the City Planning Division prioritizes these demands and points to the studies that will shape the work of the Division moving forward. Strengthening existing partnerships and building a partnership culture throughout the Division will be contributing factors in City Planning's ability to actively address a range of city building challenges across Toronto.

## **CONTACT**

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## **SIGNATURE**

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City Planning Division

## **ATTACHMENTS**

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- Attachment 1: Completions and Approvals in the Second Half of 2018
- Attachment 2: City Planning Study Work Program (2019)
- Attachment 3: City Planning Study Work Program (2020 Forecast)
- Attachment 4: City Planning Study Work Program (Beyond 2020 and Hold Items)

## Attachment 1: Completions and Approvals in the Second Half of 2018

The following attachment includes studies or initiatives that were completed in the second half of 2018, following the end of the July 2018 meeting of Council. Service Level summaries included below identify the number of completions and approvals to July 2018, the number of additional completions and approvals in the second half of 2018, and the total number of completions and approvals for 2018.

### City Building: Service Level 18

#### Secondary Plans and Area Studies

Project	Complete	Approved
Avenue Rd./Davenport Rd. Study	Y	
Eglinton/Laird Focus Area Review Proposals	Y	
Davisville Village Zoning Study	Y	
Roncesvalles Avenue/Dundas Street West Review	Y	

#### Avenue Studies

Project	Complete	Approved
Danforth Avenue Planning Study (Coxwell Avenue to Victoria Park Avenue)		Y

#### Transportation Planning

Project	Complete	Approved
Eglinton/Laird Transportation Focus Review	Y	
Keele-Finch Plus Transportation Assessment	Y	

City Building Completions/Approvals to July 2018: **32**

City Building Completions/Approvals in the Second Half of 2018: **7**

Total City Building Completions/Approvals in 2018: **39**

## Heritage Conservation: Service Level 5

Project	Complete	Approved
Baby Point Heritage Conservation District Study		Y
Casa Loma Heritage Conservation District Study		Y
Danforth Avenue Cultural Heritage Resource Assessment (Coxwell Avenue to Victoria Park Avenue)		Y

Heritage Conservation Completions/Approvals to July 2018: **0**

Heritage Conservation Completions/Approvals in the Second Half of 2018: **3**

Total Heritage Conservation Completions/Approvals in 2018: **3**

## Additional Initiatives

### Projects

Project	Complete	Approved
Commercial Façade CIP	Y	
IMIT CIP Update	Y	

## LPAT Hearings on Study Work

Project	Complete	Approved
Central Waterfront Secondary Plan Appeals - Phase 4: Bring CWSP into the Official Plan		Y

## Urban Design Guidelines (Area Specific)

Project	Complete	Approved
Roncesvalles Study - Urban Design Guidelines	Y	

Additional Initiatives Completions/Approvals to July 2018: **24**

Additional Initiatives Completions/Approvals in the Second Half of 2018: **4**

Total Heritage Conservation Completions/Approvals in 2018: **28**

## Attachment 2: City Planning Study Work Program (2019)

The following attachment includes studies or initiatives that have been completed or approved in 2019. An asterisk (\*) represents an item that has been carried forward from the 2018 Work Program. The following classifications are used:

- Report **Complete** when a major public milestone is achieved, usually a report to City Council via one of its Committees or Community Councils.
- Item is **Approved** when the item has been adopted by City Council, the conclusion of a Local Planning Appeal Tribunal hearing, or with a documented response to a provincial agency.

### City Building: Service Level 18

#### Secondary Plans and Area Studies

Project	Complete	Approved
Agincourt Planning Framework Review - Phase 2		Y
Bathurst-Fisherville Context Plan Study	Y	
Don Mills Crossing Secondary Plan - Final Report*		Y
Gerrard-Carlaw Transit-oriented Precinct Plan - Status Report	Y	
King-Parliament Secondary Plan - Proposals Report	Y	
Laird in Focus Secondary Plan - Final Report		Y
Lawrence Avenue West Built Form Study		Y
Main-Danforth Planning Framework		Y
North York Centre Review - Phase 1	Y	
Provincial Approval of Midtown (OPA 405) & Downtown (OPA 406) Plans		Y
Port Lands Zoning Review	Y	
Scarborough Centre Focused Review - Phase 1		Y

Project	Complete	Approved
Sherway Area Secondary Plan - Final Report*		Y
St. Clair Ave. West and Bathurst St. Area Planning Framework Study		Y
TCHC Firgrove Master Plan		Y

**Avenue Studies**

Project	Complete	Approved

**Environmental Assessments (Supporting Transportation Services)**

Project	Complete	Approved

**Transportation Master Plans**

Project	Complete	Approved
Don Mills Crossing Transportation Master Plan*		Y
St. Clair Ave. West Transportation Master Plan*	Y	

**Transportation Planning**

Project	Complete	Approved
Automated Vehicles Tactical Plan and Readiness 2022		Y
Eglinton East LRT Design and Cost Estimate		Y
Eglinton West LRT Concept Refinement		Y
King Street Pilot Implementation and Monitoring		Y



Project	Complete	Approved
Waterfront Transit - Queen's Quay to Union Station Options		Y

**Total City Building complete/approved in 2019: 22**  
**Service Level percent complete in 2019: 122%**

**Heritage Conservation: Service Level 5**

Project	Complete	Approved
Cabbagetown Southwest Heritage Conservation District Study*		Y
Don Mills Cultural Heritage Resource Assessment		Y
Exhibition Place Cultural Heritage Landscape Assessment		Y
Laird Drive Cultural Heritage Resource Assessment		Y
Main Danforth Cultural Heritage Resource Assessment		Y

**Total Heritage Conservation complete/approved in 2019: 5**  
**Service Level percent complete in 2019: 100%**

**Urban Design Guidelines (City-wide): Service Level 1**

Project	Complete	Approved
Pet Friendly Design Guidelines	Y	

**Total Urban Design Guidelines (City-wide) complete/approved in 2019: 1**  
**Service Level percent complete in 2019: 100%**

## Additional Initiatives

### Legislative Review

Project	Complete	Approved
Bill 138 - Preliminary City Comments		Y
Provincial Policy Statement Review		Y
Response to Proposed Amendment 1 to the Growth Plan		Y

### Official Plan (City-wide)

Project	Complete	Approved
Dwelling Room Official Plan Policy - Final report and Recommended Amendment		Y
Dwelling Room Official Plan Policy - Results of Consultation and Revised Policy	Y	
Five Year Official Plan Review: Recommended Amendment to the Urban Design Built Form and Public Realm Policies		Y
Inclusionary Zoning Policy Framework - Proposed Policy Directions	Y	
Inclusionary Zoning Policy Framework - Results of Consultation	Y	

### Zoning By-law

Project	Complete	Approved
As-of-Right Zoning for Secondary Suites		Y
Increasing As-of-Right Permissions for Municipal Shelters		Y
Technical Amendments to Zoning By-law 569-2013	Y	
TOcore Priority Retail Streets Zoning By-law Update		Y
Zoning By-law Appeals - Short-term Rentals	Y	

## Demographic, Economic, Social, Environmental Modelling

Project	Complete	Approved
Employment by Place of Work - Phase 1	Y	
Housing Occupancy Trends	Y	

## Projects

Project	Complete	Approved
Cask Force*		Y
Changing Lanes		Y
City-wide Heritage Survey Feasibility Study		Y
City-wide Parkland Strategy		Y
Committee of Adjustment Panel Size and Structure		Y
End-to-End Review of Development Process		Y
Fort York Bridge		Y
Housing Now - 140 Merton Street		Y
Housing Now - 777 Victoria Park Avenue		Y
Report on Section 37 Funds Secured and Spent in 2016 to 2018	Y	

## Environmental Implementation

Project	Complete	Approved
Toronto Biodiversity Strategy*		Y

## LPAT Hearings on Study Work

Project	Complete	Approved
Defense of OPA 231 - Conversion Policies and Employment Forecasts	Y	

Project	Complete	Approved
Mimico-by-the-Lake Secondary Plan - Phase 2 and 3		Y
OPA 320 – Defense of Neighbourhoods and Apartment Neighbourhoods Policies		Y
OPA 320 – Mediation of Neighbourhoods and Apartment Neighbourhoods Policies		Y
Sheppard Avenue Commercial Areas West Secondary Plan Review - Phase 2		Y
St. Lawrence Neighbourhood Heritage Conservation District	Y	
Steeles Redlea Regeneration Study		Y

**Community Services and Facilities Strategies**

Project	Complete	Approved

**Urban Design Guidelines (Area Specific)**

Project	Complete	Approved
Danforth Avenue Study Urban Design Guidelines		Y

**Total Additional Initiatives complete/approved in 2019: 34**

### Attachment 3: City Planning Study Work Program (2020 Forecast)

The following is a draft preliminary forecast of studies or initiatives currently underway and targeted for completion by the end of 2020. This forecast is subject to change based on emerging Council priorities.

#### City Building: Service Level 18

#### Secondary Plans and Area Studies

Agincourt Secondary Plan Review
Allen District Plan
Bloor Yorkville Secondary Plan - Final Report
Christie's Planning Study - Status Update
Christie's Plannig Study - Final Report
City Hall View, Old City Hall and St. James Views OPA
Danforth Avenue Planning and Complete Street Study (Broadview Avenue to Victoria Park Avenue) - Preliminary Report
Danforth Avenue Planning and Complete Street Study (Broadview Avenue to Victoria Park Avenue) - Final Report
Downsview Lands Reimagined - Phase 1
Eglinton West LRT Study
Etobicoke Centre - Block Context Plan Study
Exhibition Place Master Plan
Gardiner and Lake Shore Boulevard East EA Public Realm Strategy
Geary Avenue Corridor Study
Godstone Context Plan
Golden Mile Secondary Plan
Jane-Finch Planning Study - Phase 1
Keele Finch Plus: Final Report

King-Parliament Secondary Plan Review - Final Report
King-Spadina Secondary Plan - Final Report
Lakeshore West Corridor Review
Midtown - Implementation Strategies - Interim Report
Midtown Implementation Strategies - Final Report
Midtown Zoning Review
Mount Dennis Planning Framework Study
Next Phase of Waterfront Revitalization
North Yonge Secondary Plan Implementation
Olde East York Village
Queen St West (Bathurst - Roncesvalles) - Phase 1
Queen-Cowan Precinct Plan
Review of the Jane/Finch Area - Phase 1
Scarborough Centre Focused Review - Phases 2-4
Sheppard Avenue Commercial Areas (East) Secondary Plan Review - Phase 1
Sheppard/Don Mills Context Plan Study
South of Eastern Strategic Direction
St. Clair Ave. West and Keele/Old Weston Road Study
Trench and Davisville Yard Feasibility Study - Phase 1
University of Toronto Secondary Plan
University of Toronto Scarborough Campus (UTSC) Secondary Plan
Westhampton Area Study
Wilson Visioning Study
Yonge/St. Clair Planning Framework

Yorkdale Application Mall Lands Study - Proposals Report

### **Avenue Studies**

### **Environmental Assessments (Supporting Transportation Services)**

North York Centre South Service Road Environmental Assessment Addendum

ReImagine Yonge

### **Transportation Master Plans**

Park Lawn-Lake Shore Area Transportation Master Plan

Yonge Street North Planning Study Transportation Master Plan - Update

### **Transportation Planning**

City-wide Mobility Strategy

Dundas Street West Corridor Study - Kipling Station to Etobicoke Creek

Durham-Scarborough BRT Business Case

Eglinton East LRT Planning Study - Phase 1

Goods Movement Study / Strategy

RER Procurement - Bloor Lansdowne Station

RER Procurement - Spadina Front Station

Sheppard Corridor Monitoring Study, 2019

Sheppard Transit Analysis (Agincourt, Consumers Next)

SmartTrack Procurement - East Harbour (Unilever) Station

SmartTrack Procurement - Finch Station

SmartTrack Procurement - Gerrard Station

SmartTrack Procurement - Lawrence Station
SmartTrack Procurement - Liberty Village Station
SmartTrack Procurement - St Clair West Station
Surface Transit Priority Measures
TOcore: Street Typology Study
Transit Design Guidelines
Union Station Enhancement Program
Union Station Rail Corridor East
Yorkdale Transportation Study

**Heritage Conservation: Service Level 5**

Bloor West Village Heritage Conservation District Study
Kensington Market Heritage Conservation District Plan
Parkdale Main Street Heritage Conservation District Plan
Rosedale Heritage Conservation District Plans Review
West Queen West Heritage Conservation District Plan
Weston Phase 2 Heritage Conservation District Study

**Urban Design Guidelines (City-wide): Service Level 1**

Growing Up Guidelines - Final Report
Neighbourhoods Design Guideline Template
Retail Best Practices Manual



## **Additional Initiatives**

### **Legislative Review**

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### **Official Plan (City-wide)**

Housing Policy Review of Affordable Home Ownership Definition
Inclusionary Zoning Policy Framework - Recommended OPA and Affordable Home Ownership Definition
Inclusionary Zoning - Potential Number of Units and Affordability
List of Large or Other Sites for Affordable Housing
Transportation Policy Review - Phase 2
Review and Zoning By-law for Setbacks from Rail Corridor

### **Zoning By-law**

Technical Amendments to Zoning By-law 569-2013
Zoning By-law Update - Former York
Zoning By-law 2.0 - Missing Middle
Zoning for Multi-tenant Housing (includes Zoning for Dwelling Room Accommodation)

### **Demographic, Economic, Social, Environmental Modelling**

Condominium Monitor
Growth Plan Conformity
Growth Plan Forecasts Review 2018
Employment by Place of Work - Phase 2

## Projects

Approach and Improvements to Address Evictions
Bosselman Update / Pedestrian Level Wind Study Terms of Reference - Phase 1
Hotel Study
Housing Now - 50 Wilson Heights Boulevard
Housing Now - 705 Warden Avenue
Housing Now Initiative
Music Venues - City-wide Study and Zoning
North Yonge Subway Extension
Port Lands Villiers Island Business and Implementation Plan
Secondary Suites Brochure / Guide
Sidewalk Toronto Due Diligence Review
Strategy to Protect Tenants in Rental Buildings with Fewer than Six Units
University Avenue - Pre-Feasibility Study
Updating Zoning By-law Office Consolidation: Includes Online Zoning By-law Modernization and Integration Project - Feasibility Study
Waterfront Toronto Consents

## Environmental Implementation

Design Guidelines to address Air Quality/Climate Change
Ravine Strategy Implementation Report
Resilient City Policy Framework - Phase 1

## LPAT Hearings on Study Work

Central Waterfront Secondary Plan Appeals - Phase 3: Lower Yonge
ConsumersNext Secondary Plan
Danforth Avenue Planning Study - Coxwell Ave to Victoria Park Ave
Defense of OPA 231 - Phase III, Retail policies
Dufferin Street Secondary Plan
Garden District Heritage Conservation District Plan
Historic Yonge Heritage Conservation District Plan
King-Spadina Heritage Conservation District Plan
Mediation of OPA 231 - Phase III, Retail policies)
Mediation of OPA 231 - Office Replacement policies
Mimico Judson Secondary Plan
OPA 231 - Site Specific Appeals
OPA320 – Defense of Neighbourhoods and Apartment Neighbourhoods Policies - Phase 2 - Site Specifics
Planning Incentives for Office Replacement - Phase 2
Port Lands Appeals - Phase 1
Queen River Secondary Plan
Zoning By-law Appeals - Accessible Parking
Zoning By-law Appeals - Phase 2: Residential zones review (narrow lots and height definitions related issue)
Zoning By-law Appeals - Phase 3: Residential Apartment zone (revisions to permit townhouses)
Zoning By-law Appeals - Phase 4: CR and CRE zones hearing completion/settlement
Zoning By-law Appeals - Topic specific: building height and horizontal limits (mechanical penthouses)

Zoning By-law Appeals - Topic specific: funeral homes, crematoria and cemeteries
Zoning By-law Appeals - Topic specific: group homes and rooming houses (special residential)
Zoning By-law Appeals - Topic specific: parking
Zoning By-law Appeals - Topic specific: places of worship
Zoning By-law Appeals - Topic specific: schools (elementary and secondary)
Zoning By-law Appeals - Topic specific: schools (UoT)
Zoning By-law Appeals - Topic specific: vehicle fuel station and propane facilities

**Community Services and Facilities Strategies**

Golden Mile CSF Study
TOcore CSF Implementation Strategy

**Urban Design Guidelines (Area Specific)**

Bayview Avenue (North) Townhouse Guidelines
Urban Design Guidelines - Port Lands PIC District

## Attachment 4: City Planning Study Work Program (Beyond 2020 and Hold Items)

The following is a draft preliminary list of active studies with preliminary completion dates anticipated beyond 2020, or potential studies that are on hold. Studies may be on hold as a result of more pressing resource assignments, potential duplication with broader pieces of work or lack of alignment with the criteria and strategic priorities mentioned earlier in this report. Items on hold can be activated over time as capacity becomes available with the completion of prioritized items, or circumstances arise that lend a new urgency to advancing the item.

<b>Work Program Item</b>	<b>Status</b>
Zoning By-law - Adding RAC sites that are currently Holes	Hold
Agincourt Cultural Heritage Resource Assessment	Hold
Baby Point Heritage Conservation District Plan	Active
Bathurst Street Avenue Study - Phase 1	Hold
Beaconsfield Heritage Conservation District Study	Hold
Belmont-Hillsboro Heritage Conservation District Study	Hold
Bloor Street (Christie to Lansdowne Review) - Phase 2	Hold
Bloor Yorkville Cultural Heritage Resource Assessment	Active
Cabbagetown Southwest Heritage Conservation District Plan	Active
Cash-in-Lieu of Residential Parking	Hold
Central Waterfront Secondary Plan Appeals - Phase 5: Port Lands	Active
Chinatown Study (Spadina/Dundas)	Hold
College Street Planning Study - Rusholme Road to Lansdowne Avenue	Hold
College Street West Study, Bathurst Street to Lansdowne Avenue	Hold
Cultural Heritage Landscape Guidelines	Active
Danforth Avenue (Broadview to Coxwell) Cultural Heritage Resource Assessment	Active
Development Permit System - Implementation	Hold

<b>Work Program Item</b>	<b>Status</b>
Distillery District Heritage Conservation District Plan	Active
Downtown East OPA - LPAT Appeal	Hold
Downtown Plan - Land Use Planning Framework Monitoring	Hold
Dufferin: Eglinton to Lawrence - Phase 1	Hold
Dundas West Study (between Gore Vale Ave and Sterling Road) - Phase 1	Hold
Eglinton West LRT Commuter Parking	Hold
Eglinton West LRT Planning Study	Hold
Elm Street Cultural Heritage Resource Assessment	Active
Employment by Place of Work - Phase 3	Active
Establish zoning parameters for School/Community Hub development	Hold
Finch Goods Movement Study	Active
Fort York Heritage Conservation District Study	Active
Garrison Common Secondary Plan CS&F Study	Hold
Gerrard Carlaw Cultural Heritage Resource Assessment	Active
Gerrard-Carlaw Transit-oriented Precinct Plan - Final Report	Active
Glebe Manor Estates Heritage Conservation District Study	Hold
Growth Plan Land Needs Assessment	Active
Harbord Village Phase 3 Heritage Conservation District Study	Hold
Hilton Avenue Heritage Conservation District Plan	Active
Historic Main Street Properties - Guidelines/Best Practices for Conserving and Enhancing	Hold
Indigenous Heritage Engagement	Active
Keating Channel Precinct Plan (East) Review	Hold
Keating Channel Precinct Plan Review	Active

<b>Work Program Item</b>	<b>Status</b>
Lawrence Park West Heritage Conservation District Study	Hold
Leaside Cultural Heritage Resource Assessment	Hold
Liberty Village Cultural Heritage Resource Assessment	Active
McCleary District Precinct Plan - (Port Lands)	Active
Mount Dennis Cultural Heritage Resource Assessment	Active
North Downtown Yonge Defense - Phase 2	Active
North Downtown Yonge LPAT Defence - Phase 2	Hold
OP Review - Housing Policies - (Families) Phase 1	Hold
OPA 231 Employment Zones Conformity Review - Phases 2, 3 and 4	Active
Ossington Avenue Bar and Restaurant Study	Hold
Parks and Open Spaces Official Plan Policies - Final Report	Hold
Parks and Open Spaces Official Plan Policies - Proposals Report	Hold
Polson Quay Precinct Plan	Hold
Queen St. E. Heritage Conservation District Study	Hold
Queen Street East - Riverside Planning and Urban Design Guidelines	Hold
Queensway Area Study (Between Islington & Kipling, south side)	Hold
Resilient City Policy Framework Phase 2	Hold
Scarborough Centre Cultural Heritage Resource Assessment	Active
Separation Distance and Zones Review for Crematoriums	Hold
Sheppard Avenue East Subway Corridor Secondary Plan Review	Hold
St. Lawrence Neighbourhood Phase 2 Heritage Conservation District Plan	Hold
Summerhill Cultural Heritage Resource Assessment	Hold
Sunshine Valley Heritage Conservation District Study	Active

<b>Work Program Item</b>	<b>Status</b>
Technical Review of Green Roof Bylaw	Active
The Junction Phase 1 Heritage Conservation District Study	Active
Wells Hill Avenue Heritage Conservation District Plan	Active
West Annex Heritage Conservation District Study	Hold
Weston Village Planning Framework Study - Parke Street to Wilby Crescent/Wright Avenue	Active
Woodside Square - OP Special Study Area	Active
Wychwood Heritage Conservation District Plan Review	Active
Yonge-Eglinton Secondary Plan - Land Use Planning Framework Monitoring	Hold
Zoning By-law Appeals - Topic specific: drive-through and eating establishments	Hold