

Authority: Planning and Growth Management Item 25.2, adopted as amended,
by City of Toronto Council on May 25, 26 and 27, 2009
Enacted by Council: May 27, 2009

CITY OF TORONTO

BY-LAW No. 563-2009

**To adopt Amendment No. 72 to the Official Plan of the City of Toronto respecting all the
lands in the City of Toronto.**

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 the Council for the City of Toronto, at its meeting of May 25, 26 and 27, 2009,
determined to amend the Official Plan for the City of Toronto adopted by
By-law No. 1082-2002; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and
has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. Amendment No. 72 to the City of Toronto Official Plan, consisting of the attached text
shown on Schedule "A" is hereby adopted pursuant to the *Planning Act*, R.S.O. 1990,
c.P. 13, as amended.

ENACTED AND PASSED this 27th day of May, A.D. 2009.

DAVID R. MILLER,
Mayor

ULLI S. WATKISS
City Clerk

(Corporate Seal)

SCHEDULE “A”

The Official Plan of the City of Toronto is amended as follows:

1. Chapter 2, Section 2.1, Building a More Liveable Urban Region is amended by deleting the existing sidebar on Page 2-1 entitled: “Toronto’s Growth Prospects” and replacing it with the following:

“Toronto’s Growth Prospects

The Greater Golden Horseshoe (GGH - shown on Figure 1) is one of the fastest growing regions in North America, and by 2031 is forecast to be home to 11.5 million people and 5.5 million jobs. Of these totals, 27% of the GGH’s forecasted total population and 30% of its forecasted total jobs will be accommodated within the City of Toronto. This Plan presents a policy framework that will prepare the City to realize and possibly exceed the population and employment forecasts. Successfully accommodating this growth will depend on the success of this Plan in creating dynamic transit-oriented mixed use Centres and Avenues as well as protecting and investing in the City’s existing supply of lands designated for employment uses.”

2. Chapter 2, Section 2.1, Building a More Liveable Urban Region is amended by inserting the following unshaded text under the last bulleted paragraph on Page 2-2:

“• Toronto is also part of the Greater Golden Horseshoe and is subject to the Province’s Growth Plan for the Greater Golden Horseshoe. The Growth Plan provides growth management policy direction and its underlying legislation requires that Official Plans and all decisions by planning authorities conform to its policies and intent. Both the Growth Plan and this Plan emphasize that all population and employment growth will be accommodated by protecting lands designated for employment uses, focusing intensification within appropriate areas, building complete communities and creating transit-supportive neighbourhoods.”

3. Chapter 2, Section 2.1, Building a More Liveable Urban Region, Policy 3 is deleted and replaced with the following new policies 3, 4 and 5:

“3. Toronto will accommodate 3.08 million residents by 2031. This Plan provides a land use policy framework that accommodates all the housing required to achieve this forecast.

4. Toronto is planned to accommodate 1.64 million jobs by 2031. Through the implementation of the policies of this Plan and intensification of employment uses within the City’s *Employment Districts* as shown on Map 2, Toronto can accommodate up to 1.84 million jobs by 2031. This Plan provides a land use policy framework that protects all the lands that are required to meet this range of forecasts.

5. To ensure a diverse economic base and provide fulfilling and well-paid employment opportunities for Toronto residents, all lands designated as *Employment Areas* within the *Employment Districts* as shown on Map 2 of this Plan are required to achieve the City's range of employment forecasts by 2031. No lands designated *Employment Areas* within the *Employment Districts* as shown on Map 2 will be considered for conversion to non-employment uses, including major retail uses, without the completion of a Municipal Comprehensive Review to be undertaken every five years as part of a full review of this Plan.”
4. Chapter 2, Section 2.2, Structuring Growth in the City: Integrating Land Use and Transportation, Policy 2 is amended by adding a new sub-Policy (a) and re-lettering the subsequent sub-policies a) to i) accordingly so that the new Policy 2 (a) will read as follows:
 - “2. Growth will be directed to the *Centres*, *Avenues*, *Employment Districts* and the *Downtown* as shown on Map 2 in order to:
 - (a) achieve a minimum combined gross density target of 400 jobs and residents per hectare in the *Centres* and the *Downtown*. Through the process of delineating the boundaries of the *Centres*, as required by the Growth Plan, should the existing combined gross density as of June 2006 be found to be higher, this higher figure will be considered the minimum combined gross density target for that *Centre*.”
5. Chapter 4, Section 4.6, *Employment Areas* Policy 4 is deleted and Policy 5 is renumbered to Policy 4 accordingly.
6. Chapter 5, Section 5.4 Monitoring and Assessment Policy 2 is amended to read as follows:
 - “2. The need to review and revise this Plan will be considered every five years to ensure the continue relevance of the Plan's policies and objectives in light of changing social, economic, environmental, legislative and fiscal circumstances. This assessment will include a Municipal Comprehensive Review of the City's *Employment Areas* located within the *Employment Districts* as shown on Map 2. The assessment will also examine achievements of the Plan's growth management strategy, the quality of the living and working environments created, the impact of growth in population and employment upon the services and quality of life enjoyed by residents and workers and Toronto's evolving relationship with the broader urban region, among other matters. The need for new implementation initiatives will also be considered at least every five years, or sooner as circumstances warrant.”