

Authority: Planning and Growth Management Committee Item PG7.2, as adopted by City of Toronto Council on November 3 and 4, 2015

**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.**

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. 262 to the Official Plan of the City of Toronto is adopted.

Enacted and passed on November 4, 2015.

Frances Nunziata,  
Speaker

Ulli S. Watkiss,  
City Clerk

(Seal of the City)

**AMENDMENT NO. 262 TO THE OFFICIAL PLAN  
OF THE CITY OF TORONTO**

The following text and schedule constitute Amendment No. 262 to the Official Plan for the City of Toronto:

**CHAPTER 1: Making Choices**

1. Section 1 Making Choices, Page 1-2, second paragraph starting with, 'The vision of the Plan...A city with:' is amended by deleting the sixth bullet and adding the following new bullets as follows:

- "a healthy natural environment including clean air, soil, energy and water;
- infrastructure and socio-economic systems that are resilient to disruptions and climate change;
- a connected system of natural features and ecological functions that support biodiversity and contribute to civic life;"

And by adding the following as a new eleventh bullet:

- "a ravine system that offers wilderness, respite, recreation, beauty and a link to our past."
2. Section 2 Principles for a Successful Toronto, *A City of Connections*, Page 1-4, is amended by replacing the word "network" with the word "system" in the fourth bullet.

3. Add a new sidebar to Page 1-2, following the sidebar on the 'Strategic Plan' as follows:

**"Climate Change, Clean Air and Sustainable Energy Action Plan**

Climate change is one of the biggest challenges facing our planet. Toronto is committed to addressing this challenge through leadership and providing a sustainable future for all Torontonians. The City's Climate Change Action Plan (2007) outlines the City's response to climate change and poor air quality. Actions on climate change include reducing harmful emissions and building a clean, resilient City.

Our weather is changing. The City expects hotter, drier summers, more heat waves; warmer and milder winters; and fewer, but much more intense, summer rainfall events. These changes will impact how we design City buildings, infrastructure and the public realm to be resilient to changing weather and how we manage our forests and natural resources."

**CHAPTER 2: Shaping the City**

4. Section 2.1: Building a More Liveable Urban Region (Page 2-1), Section 2.1, third bullet, first sentence is amended by deleting the words "by the Oak Ridges Moraine, on

the west by the Niagara Escarpment" and adding the words "west, and east by the Greenbelt, which includes the Niagara Escarpment, the Oak Ridges Moraine, and the Protected Countryside". The second sentence is amended by deleting the word "ecologically" and adding the words "and to natural ecosystems beyond our boundaries" to the end of the sentence, so that the amended bullet reads as follows:

- "Toronto is part of the larger biophysical region that is bordered to the north, west and east by the Greenbelt, which includes the Niagara Escarpment, the Oak Ridges Moraine, and the Protected Countryside, and to the south by Lake Ontario. The major watersheds found in this larger region connect Toronto to many other communities and to natural ecosystems beyond our boundaries. Trunk water and wastewater lines also connect municipalities throughout the GTA."

5. Section 2.2.2 Centres: Vital Mixed Use Communities, Policy 2 is amended by adding two new subsections as follows:

"m) assess opportunities for:

- i) energy conservation, including peak demand reduction;
- ii) resilience to power disruptions;
- iii) small local integrated energy solutions that incorporate renewables, district energy, combined heat and power or energy storage through preparation of a Community Energy Plan; and

n) assess opportunities for green infrastructure including tree planting, stormwater management systems and green roofs."

6. Section 2.2.2 Centres: Vital Mixed Use Communities is amended by adding a new sidebar titled *Community Energy Planning* as follows:

"Community Energy Planning

Community Energy Planning (CEP) is an area-based approach to energy planning that models energy needs for existing and future development. The CEP will identify opportunities to conserve energy and reduce demand and emissions, including the energy component in water, solid waste and transportation choices."

7. Section 2.2.3 Avenues: Reurbanizing Arterial Corridors, Policy 2 is amended by adding the words "including green infrastructure" to subsection 2a) i) so the policy now reads as follows:

"i) streetscape improvements including green infrastructure;"

8. Section 2.2.3 Avenues: Reurbanizing Arterial Corridors, Policy 2 and by adding the following new subsection v):

"v) opportunities for energy conservation including peak demand reduction, improved resilience to power disruptions and high efficiency local generation and distribution."

9. Section 2.3.2 Toronto's Green Space System and Waterfront, is amended by replacing the words 'our natural ecosystem' in the first paragraph, second sentence of the non-policy text with the words "natural ecosystems both within and beyond our boundaries." so the text now reads as follows:

"This system is vital both to our quality of life and to the health of natural ecosystems both within and beyond our boundaries."

and by replacing the third paragraph with the following:

"The *Green Space System* provides many benefits for the City. These lands:

- form the core of the City's natural ecosystems providing habitat for flora and fauna and including most of our significant natural heritage features and functions;
- help sustain our natural environment by cleaning the air, recharging groundwater, cleaning our watercourses and limiting damage that might arise from flooding and soil erosion;
- include natural and hydrological connections that link Lake Ontario to the larger biophysical region and its ecological systems;
- provide a variety of landscapes for reflection, contemplation and appreciation of nature;
- improve human health by offering opportunities for passive and active recreation, community gardens and environmental education; and
- offer unique tourism and entertainment destinations attracting visitors from across the region and elsewhere."

10. Section 2.3.2 Toronto's Green Space System and Waterfront, Policy 3 is amended by deleting the words "linking additional parks and open spaces by:" and by replacing subsection a) with the following "a) acquiring linkages between existing parks and open spaces, where feasible; and" so that the policy now reads as follows:

"3. The Green Space System will be expanded by:

- a) acquiring linkages between existing parks and open spaces, where feasible; and"

11. Section 2.3.2 Toronto's Green Space System and Waterfront, Policy 6 is amended by adding the following new subsection g) as follows:
- "g) maintain and enhance the natural heritage value of lands near or along the water's edge by protecting existing habitat and, where appropriate, restoring and enhancing habitat."
12. Section 2.3.2 Toronto's Green Space System and Waterfront, Policy 10 is amended by replacing the words "Rouge Park" with the words "Rouge National Urban Park" so that the policy now reads:
- "10. The year-round recreational use of unique regional resources such as Toronto Island Park and Rouge National Urban Park will be encouraged."
13. A new sidebar titled *Rouge Valley Area* is inserted adjacent to Section 2.3.2 as follows:
- "Rouge Valley Area
- The Rouge Valley area is an important part of Toronto's Green Space System. It forms part of a continuous ecological corridor that runs through the City and connects the natural systems of Lake Ontario to the Oak Ridges Moraine. Lands within the Rouge Valley are designated as Greenbelt Protected Countryside and are subject to the policies of the Greenbelt Plan (2005). In recognition of the significance of the Rouge Valley, the federal government has established a national park which extends from Lake Ontario to the Oak Ridges Moraine, including lands within the Rouge Valley area of Toronto. The Rouge National Urban Park Management Plan sets out a long-term vision for and guides the management and operation of lands within the park."

### **CHAPTER 3: Building a Successful City**

14. Section 3.1 The Built Environment, last paragraph of the non-policy text is amended by adding the words, "environmentally sustainable design" so that the revised non-policy text will read:
- "This Plan demands that both the public and private sectors commit to high quality architecture, landscape and urban design, consistent with environmentally sustainable design and energy efficiency standards."
15. Section 3.1.2 Built Form is amended by adding a new sidebar titled 'Green Infrastructure' near policy 7 as follows:
- "Green Infrastructure
- Green infrastructure means natural and human-made elements that provide ecological and hydrological functions and processes. Green infrastructure may include components such as natural heritage features and systems, parklands, stormwater management systems, street trees, urban forests, natural channels, permeable surfaces, and green roofs."

16. Section 3.3 Building New Neighbourhoods, Policy 1a) is amended by adding the words "including adequate space for planting of trees" so that the policy now reads:
- "a) the pattern of streets, development blocks, open spaces and other infrastructure, including adequate space for planting of trees;"
17. Section 3.3 Building New Neighbourhoods, Policy 1, is amended by adding new subsections f), g) and h) as follows:
- "f) a strategy for energy conservation, peak demand reduction, resilience to power disruptions and small local integrated energy solutions that incorporate renewables, district energy, combined heat and power or energy storage;
- g) a strategy for stormwater management and water conservation; and
- h) a strategy for waste management."
18. Section 3.4 Natural Environment is amended by deleting the 'Toronto's Environmental Plan' and the 'Managing Water Consumption' sidebars.
19. Section 3.4 Natural Environment, non-policy text, Page 3-24 second paragraph is amended by deleting the reference to "green design" and replacing with the words "sustainable design and construction practices." and by adding a new paragraph following the second paragraph as follows:
- "The impacts of a changing climate need to be fully considered in new development and redevelopment activities, in our stewardship of the natural environment and in infrastructure planning and watercourse management. Future weather studies undertaken by the City indicate an expected increase in the magnitude and frequency of heat waves and intense precipitation events. The weather changes associated with climate change must inform new ways of planning and design to promote a healthy natural environment and safe, resilient communities."
20. Section 3.4 Natural Environment, non-policy text, Page 3-24 third paragraph is amended by:
- a) adding the new sentence "Human Settlement has dramatically changed the landscape of Toronto." to the beginning of the paragraph;
- b) in the second sentence adding the word "remaining" after the word "Our" and by adding the following words to the end "and provide important ecosystem functions";
- c) inserting a new sentence following the third sentence: "The natural heritage system is important to the City both within and beyond our boundaries and needs to be protected for the long term."; and

- d) in the fourth sentence deleting the words "The natural heritage system" and replacing them with the word "It".

So that the amended paragraph reads as follows:

"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 support 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. The size of this adjacent impact zone will vary across the City, depending on the local characteristics of the natural heritage system and adjacent areas. The natural heritage system shown on Map 9 is an evolving natural system that may grow beyond these boundaries. There are other areas with natural heritage value that are not shown on the map. As well, there may be other such areas in the future that will have to be identified and protected."

21. Section 3.4 Natural Environment, non-policy text, Page 3-24 fourth paragraph last sentence is amended by adding a comma followed by the words "or other non-invasive species where urban conditions may limit the survival of native species" so the amended sentence now reads as follows:

"We must not only protect the existing urban forest, but also enhance it, especially by planting native trees and trees that increase canopy coverage and diversity, or other non-invasive species where urban conditions may limit the survival of native species."

22. Section 3.4 Natural Environment is amended by deleting the sidebar 'Managing Air Quality' and replacing it with Energy Conservation, Air Quality and Climate Change of it so that it reads as follows:

"Energy Conservation, Air Quality and Climate Change

The Environmental Plan (2000) recommended that the City develop a comprehensive strategy to make Toronto's air clean and free of harmful levels of pollutants. *The Climate Change, Clean air and Sustainable Energy Action Plan, Ahead of the Storm: Preparing Toronto for Climate Change* and *The Power to Live Green: Toronto's Sustainable Energy Strategy* sequentially build upon the Environmental Plan. Together, these strategies, along with City-specific future weather studies, provide a City-wide road map to significantly reduce greenhouse gas emissions, manage the impacts of climate change and improve air quality.

Local air quality is often poorer near major highways and roadways due to traffic volumes and vehicle emissions and in areas where local pollution becomes entrapped by built form. The expected future weather changes for Toronto include higher temperatures

and prolonged heat waves which could worsen smog and air pollution and lead to an increase in health impacts and mortality rates. Strategies and guidelines will provide new integrated solutions to address energy use opportunities, local air quality and climate change."

23. Section 3.4 Natural Environment is amended by replacing portions of the sidebar 'The TRCA: The City's Partner in Managing the Natural Environment' so that it reads as follows:

"The TRCA: The City's Partner in Managing the Natural Environment

The Toronto and Region Conservation Authority plays an important role in managing Toronto's natural environment. The Authority:

- safeguards, manages and restores watercourses, lakes, woodlands, wetlands and natural habitat;
- protects life and property from flooding and erosion through watershed planning, monitoring and maintenance efforts and its regulation under the Conservation Authorities Act; and
- provides educational and recreational opportunities for the public.

The Authority's "Living City" vision focuses on three objectives: healthy watercourses and shorelines, regional biodiversity and sustainable communities.

The TRCA was a partner in the City's *Natural Heritage Study* which provided the basis for identifying the natural heritage system for the Plan, as well as advancing TRCA's Living City vision. The Plan sets the stage for the City and TRCA to continue its partnership to create the healthy and sustainable integration of natural ecosystems and human communities in the City and the region beyond."

24. Section 3.4 Natural Environment, Policy 3.4.1 a) iv) is amended by adding the word "watercourses" so it reads as follows:

"iv) cleaning-up contaminated soils, sediment, groundwater, watercourses and buildings;

25. Section 3.4 Natural Environment, Policy 3.4.1 a) v) is amended by adding the words "and light" so that it reads as:

"v) mitigating the unacceptable effects of noise and light; and"

26. Section 3.4 Natural Environment, Policy 3.4.1 b) is amended by replacing the word "preserving" with "sustaining" so that it reads as follows:

- "b) sustaining, restoring and enhancing the health and integrity of the natural ecosystem, supporting bio-diversity in the City and targeting ecological improvements, paying particular attention to:"
27. Section 3.4 Natural Environment, Policy 3.4.1 b) i) is amended by adding the words "locations of" and "both terrestrial and aquatic" so it reads as follows:
- "i) locations of habitat for native flora and fauna, both terrestrial and aquatic;"
28. Section 3.4 Natural Environment, Policy 3.4.1 b) is amended by adding four new subsections and renumbering as follows:
- "iii) ground and surface water contributions to natural features;
- iv) landforms, ravines, watercourses, wetlands and the shoreline and associated biophysical processes;
- v) natural linkages between the natural heritage system and other green spaces;
- vi) seasonal movements of migrating species;
- vii) opportunities for additional habitat provided by the built environment; and
- viii) the potential impacts of a changing climate on biodiversity and ecosystem health."
29. Section 3.4 Natural Environment, Policy 3.4.1 c) iii) is amended by adding the words "and greenhouse gas emissions" to the end so the policy reads as follows:
- "iii) energy consumption and greenhouse gas emissions; and"
30. Section 3.4 Natural Environment, Policy 3.4.1 e) is amended by adding the words "and considering the potential impacts of climate change that may increase the risk associated with natural hazards" to the end so the policy reads as follows:
- "e) reducing the risks to life, health, safety, property and ecosystem health that are associated with flooding, unstable slopes, erosion and contaminated lands and considering the potential impacts of climate change that may increase the risk associated with natural hazards;"
31. Section 3.4 Natural Environment, Policy 3.4.1 is amended by adding a new policy g) as follows:
- "g) protecting, improving or restoring the quality and quantity of water and drinking water sources; and"

32. Section 3.4 Natural Environment, Policy 3.4.1 is amended by adding a new policy "h" as follows:

"h) promoting green infrastructure to complement infrastructure."

33. Section 3.4.8 Natural Environment is amended by adding a new subsection "b) toe-of-slope of valleys, ravines and bluffs"; and renumbering the following subsection, and by deleting the words "or alterations" and replacing the word "accessory" with the word "ancillary" as follows:

"Development will be set back from the following locations by at least 10 metres, or more if warranted by the severity of existing or potential natural hazards:

- a) the top-of-bank of valleys, ravines and bluffs;
- b) toe-of-slope of valleys, ravines and bluffs;
- c) other locations where slope instability, erosion, flooding, or other physical conditions present a significant risk to life or property; and
- d) other locations near the shoreline which may be hazardous if developed because of flooding, erosion or dynamic beach processes.

Minor additions to existing development, replacement structures and ancillary structures are exempt from this policy."

34. Section 3.4. Natural Environment is amended by adding a new policy 9 and renumbering the remaining policies:

"9. Alteration of the existing slope of a valley, ravine or bluff or shoreline for the purpose of accommodating new development will not be permitted."

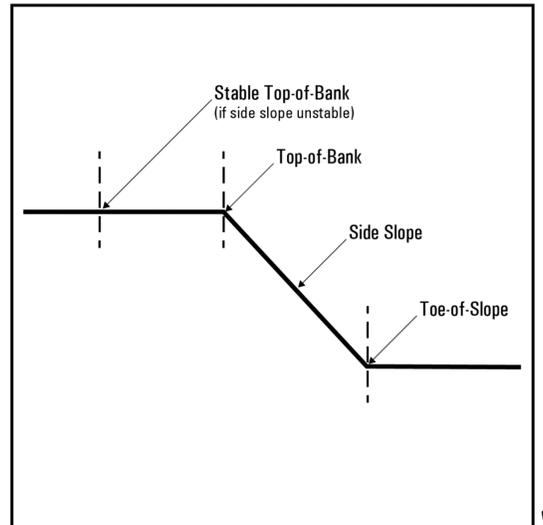
35. Section 3.4 Natural Environment, the sidebar *Identifying Hazard Lands* is amended by deleting the text and replacing it with the following text so that the amended sidebar reads as follows:

"Identifying Hazard Lands

Hazard Lands are areas which because of their susceptibility to flooding or unstable slopes or soils, will be hazardous to life and property if developed. To implement the provincial policy direction of prohibiting development in hazard lands, the floodplain, the top-of-bank and the toe-of-slope have to be identified in different situations and locations across the City. The TRCA reviews technical reports related to flooding or geotechnical slope stability.

The floodplain is the area adjoining a watercourse which has been or may be subject to flooding hazards. In many cases, the side slope of the valley helps to contain floodwaters.

The top-of-bank is the break at the top and the toe-of-slope is the break at the bottom of the side slope of a valley, bluff, or landform that distinguishes them from the surrounding landscape. Where the slope is unstable, the location of the stable top-of-bank will be estimated to allow for future erosion, using a variety of methods, including field investigations and geotechnical studies.



36. Section 3.4 Natural Environment is amended by deleting the text under 'Regulating Hazards' and replacing it with the following text:

"Regulating Hazards

"The City has limited discretion in the regulation and management of areas subject to natural hazards. Provincial policy generally directs development to areas outside of hazard lands, especially areas subject to flooding, erosion and dynamic beach hazards. The policy further imposes strict requirements for development that may be permitted in a floodplain.

Development is permitted in *Special Policy Areas* which are parts of the community that have historically existed in the floodplain, where stringent control of development would result in significant social and economic hardships to the community and where site specific policies have been approved by both the Ministers of Natural Resource and Forestry and Municipal Affairs and Housing. Large areas of the Portlands and south of Eastern Avenue, Hoggs Hollow near Yonge and York Mills, Rockcliffe Park near Weston and Black Creek and Jane-Wilson are *Special Policy Areas*.

Comprehensive approaches to development, redevelopment or infrastructure projects, such as the lower Don flood protection project, that assist in reducing flood hazard will be encouraged.

The most important documents for managing hazards in Toronto are the Provincial Policy Statement (2014), the Ministry of Natural Resources and Forestry's Technical Guide to River and Stream Systems: Flooding Hazard Limit, and the Toronto and Region

Conservation Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 166/06), which it administers in accordance with its Living City Policies."

37. Section 3.4 is amended by adding a new sidebar entitled 'Watercourse and Infrastructure Management' as follows:

"Watercourse and Infrastructure Management

Watercourses have significant erosive forces which can cause damage to valley lands and subsurface infrastructure. Rebuilding portions of water courses, using natural channel systems principles, increases their stability and protects public safety and infrastructure. Valley lands may also contain important City infrastructure such as gravity based waste water collection systems, which require maintenance and expansion to protect public health and serve population growth.

All of these works are carried out in accordance with provincial, federal and TRCA requirements and are designed to restore and enhance, where feasible, the natural features and functions of the ravines and valley lands."

38. Section 3.4 Natural Environment is amended by the addition of a new sidebar entitled *Buffers* inserted near policy 12 as follows:

"Buffers

Buffers are strips of land that are contiguous to natural features and help to protect its natural features and functions from the negative impacts of adjacent development. Buffers may extend beyond lands required to set back development from natural hazards. Lands set aside for buffers are generally kept in a vegetated state and can include existing vegetated areas and areas that can be vegetated. Buffer widths vary depending on the sensitivity and functions of the natural feature and the proposed development. Buffer widths may be greater than set-backs required from hazard lands. Where development is proposed adjacent to natural features, buffer widths should be established through an impact study. Guidelines will be established to assist in identifying buffer widths."

39. Section 3.4 Natural Environment, Policy 12 d) is amended by deleting the words "or buffer areas and functions", adding a new subsection e) "buffer areas and functions" and renumbering the subsequent subsections so the policy reads as follows:

"d) riparian zones;

e) "buffer areas and functions;"

40. Section 3.4 Natural Environment, Policy 12 f) is amended by deleting the word "significant" and renumbering it so the policy reads as follows:

"h) aquatic features and functions including the shoreline of Lake Ontario"

41. Section 3.4 Natural Environment is amended by renumbering Map 12 to Map 12A.
42. Section 3.4 Natural Environment, Policy 13 second and third paragraphs are amended by:
- i) inserting the words "or site alteration, with the exception of trails, where appropriate, and conservation, flood and erosion control projects, is not permitted" before the words "on lands within the natural heritage system that exhibit any of these characteristics";
  - ii) inserting the words "New or expanding infrastructure will avoid these areas unless there is no reasonable alternative, adverse impacts are minimized and natural features and ecological functions are restored or enhanced where feasible" before the words "An impact study, as referred to in Policy 12....".
  - iii) replacing the third paragraph with the words " Known areas exhibiting these environmentally significant characteristics are shown on Map 12A. Where these areas extend onto lands above the top of bank which have underlying zoning permissions, the lands may be used to calculate permissible density in the zoning bylaw. An impact study, as referred to in policy 12, will be required for any proposed development adjacent to these areas. Any proposed development will avoid these areas, minimize negative impacts and, when possible, restore and enhance the ecological functions attributed to these areas.

So that the amended section reads as follows:

"Development or site alteration, with the exception of trails, where appropriate, and conservation, flood and erosion control projects, is not permitted on lands within the natural heritage system that exhibit any of these characteristics. Activities will be limited to those that are compatible with the preservation of the natural features and ecological functions attributed to the areas. New or expanding infrastructure should be avoided unless there is no reasonable alternative, adverse impacts are minimized and natural features and ecological functions are restored or enhanced where feasible. An impact study, as referred to in Policy 12, will be required for any proposed undertaking in those areas not already the subject of an Environmental Assessment under the Environmental Assessment Act.

Known areas exhibiting these environmentally significant characteristics are shown on Map 12A. Where these areas extend onto lands above the top of bank which have underlying zoning permissions, the lands may be used to calculate permissible density in the zoning bylaw. An impact study, as referred to in policy 12, will be required for any proposed development adjacent to these areas. Any proposed development will avoid these areas, minimize negative impacts and, when possible, restore and enhance the ecological functions attributed to these areas."

43. Section 3.4 Natural Environment, the sidebar entitled 'The Natural Heritage System and Inventory' is amended by replacing the last two paragraphs with the text below:

"The City has undertaken a program of further study and fieldwork to confirm and identify areas within the natural heritage system that are particularly sensitive and require additional protection to preserve their environmentally significant qualities. These areas are shown on Map 12A. Most provincially significant wetlands and areas of natural and scientific interest that have been identified by the Province are shown on Map 12B. Where development is proposed adjacent to these areas, their boundaries will be more precisely determined and any negative impacts will be identified through an impact study as referred to in Policy 12.

Further study and fieldwork will continue to update and refine the natural heritage system inventory and assist in identifying strategic directions for improving natural ecosystems, promoting biodiversity and increasing resiliency."

44. A new Map 12B 'Provincially Significant Wetlands and Areas of Natural and Scientific Interest', which shows provincially significant areas that have been identified by the Province is inserted.

45. Section 3.4 Natural Environment, Policy 14 is deleted and replaced with the following:

"Provincially significant natural heritage features will be protected by:

- a) prohibiting development or site alteration in provincially significant wetlands;
- b) prohibiting development or site alteration in significant portions of the habitat of threatened or endangered species and fish habitat, except in accordance with provincial and federal requirements;
- c) only permitting development or site alteration in the following locations if it has been demonstrated, through a study, that there will be no negative impacts on the natural features or the ecological functions for which the area is identified:
  - i) lands adjacent to provincially significant wetlands, or significant portions of the habitat of threatened or endangered species;
  - ii) lands adjacent to fish habitat; and
  - iii) in or on lands adjacent to provincially significant areas of natural and scientific interest, woodlands, valleylands and wildlife habitat; and
- d) avoiding new or expanding infrastructure unless there is no reasonable alternative, negative impacts are minimized and natural features and ecological functions are restored or enhanced where feasible.

Provincially significant wetlands and areas of natural and scientific interest identified by the Province are shown on Map 12B. Where development is proposed adjacent to these

areas, their boundaries will be more precisely determined. The Province may identify additional areas to which these policies apply."

46. Section 3.4 Natural Environment, Policy 16 is amended by:

- a) inserting the words "natural habitat," before the words "public recreation" and deleting the word "purposes" in subsection a);
- b) adding the words "and terrestrial and aquatic habitat" before the words " will be protected or enhanced" in subsection b)."; and
- c) adding a new subsection "c) the project does not create new or aggravate existing natural hazards."

So that the amended policy reads as follows:

"Lakefilling projects in Lake Ontario will be supported only where:

- a) the land created will be used for natural habitat, public recreation, or essential public works;
- b) the project has been the subject of an Environmental Assessment which ensures that water quality and quantity and terrestrial and aquatic habitats will be protected or enhanced; and
- c) the project does not create new or aggravate existing natural hazards."

47. Section 3.4 Natural Environment, Policy 17 is amended by:

- i) inserting the word "only" before the words "for the purpose of:"; and
- ii) inserting the words "to protect existing development and not to facilitate new development, or the intensification or alteration of existing development" at the end of subsection policy a).

So that the amended policy now reads as follows:

"Minor lakefilling activities will be supported only for the purposes of:

- a) stabilizing slope and shoreline to protect existing development and not to facilitate new development, or intensification or alteration of existing development;
- b) creating or enhancing aquatic habitat;
- c) naturalizing the shoreline;
- d) improving water quality; or

- e) where appropriate, providing public access to the water's edge."
48. Section 3.4 Natural Environment Policy 18 is amended by adding "sustainable design and construction practices" and "new development" and deleting the word "redevelopment" so that the amended policy reads as follows:
- "18. Innovative energy producing options, sustainable design and construction practises and green industry will be supported and encouraged in new development and building renovation through:"
49. Section 3.4 Natural Environment, Policy 18 Subsections a) through f) are replaced with the following:
- "a) the use of innovative green spaces such as green roofs and designs that reduce the urban heat island effect and enhance urban ecology;
  - b) innovative methods of stormwater management including stormwater attenuation and re-use and use of green infrastructure;
  - c) advanced water conservation and efficiency methods;
  - d) advanced energy conservation and efficiency technologies and processes that contribute towards an energy neutral built environment including:
    - i) establishing and extending district heating and cooling facilities and connections;
    - ii) renewable energy systems including wind and solar power;
    - iii) small local integrated energy solutions such as combined heat and power and energy storage;
    - iv) active and passive design measures that conserve energy and reduce peak demand; and
    - v) back-up power systems to improve resiliency to power interruptions; and
  - e) designs that facilitate waste reduction, recycling and other innovative management technologies and practices."
50. Section 3.4 Natural Environment is amended by deleting Policy 20 "New development is encouraged to connect to district heating and cooling facilities where feasible." and renumbering subsequent policies accordingly.

51. Section 3.4 Natural Environment is amended by adding the four new sidebars entitled: 'Toronto Green Roof Bylaw', 'Bird Friendly', 'Light Pollution' and 'Biodiversity'.

"Toronto Green Roof Bylaw

Green roofs help reduce the urban heat island effect and associated energy use, manage stormwater runoff, reduce pollutants entering our waterways, improve air quality and beautify our city. Green roofs also provide an opportunity to create habitat and enhance biodiversity in the urban fabric of the City.

The Green Roof Bylaw has been in effect since January 31, 2010. It requires the construction of green roofs on most types of new large building development. All green roofs in Toronto, including those required under the Bylaw, are required to meet minimum standards which are defined in the Toronto Green Roof Construction Standard."

"Bird-Friendly

Toronto is on a major migratory flyway and during the annual spring and fall migration the City experiences a significant influx of migrating birds. Most migrating bird species are unable to adapt to urban conditions and become confused by a combination of the lights and glass of buildings. They are attracted by the lights while flying at night, land and then fly into the glass of buildings which reflect trees and sky in the daytime. Bird 'collisions' or 'strikes' have become a serious issue in Toronto and to address this, the City prepared the *Bird Friendly Development Guidelines* and requires bird-friendly design in all new development subject to site plan approval."

"Light Pollution

Light pollution in the form of glare, light trespass, over lighting and sky glow can reduce visibility for pedestrians and vehicles and have a negative impact on the health of humans, birds and the natural environment. Light pollution has also drastically limited our view of the stars in the night sky. Properly designed lighting is efficient and effective, providing light exactly where it needs to be for safety and security and results in energy savings and reduced greenhouse gas emissions. Controlling light spillage can also result in darker environments for sleeping, less light at night that may attract migratory birds and less disturbance for fauna in natural areas. Effective lighting improves the quality of urban life for everyone."

"Biodiversity

Biodiversity refers to the rich variety of life forms and the critical roles they play within varied ecosystems. Ecological health is related to healthy biodiversity. The greater the biodiversity of a defined geographic area, the greater the ecological health and resiliency of that area. Policies protecting and enhancing the natural heritage system are a key pillar of biodiversity conservation within Toronto. The biodiversity found in small green spaces, street trees, green roofs, community gardens, hydro corridors, cemeteries, and backyards also play an important role in our urban ecosystem. The City of Toronto's

*Biodiversity Series* provides detailed information on the flora and fauna found in the City, fostering awareness and stewardship of local biodiversity."

#### **CHAPTER 4: Land Use Designations**

52. Section 4.3 Parks and Open Space Areas, Policy 1 is amended by replacing the words "green open space network" with the words "Green Space System" so that the policy now reads as follows:
- "1. *Parks and Open Space Areas* are the parks and open spaces, valleys, watercourses and ravines, portions of the waterfront, golf courses and cemeteries that comprise the City's *Green Space System*. They comprise the areas shown on Maps 13-23 shown as *Natural Areas, Parks and Other Open Space Areas*."
53. Section 4.3 Parks and Open Space Areas, Policy 3b) is amended by replacing the word "and" with a comma and by adding the words "and that restore and enhance existing vegetation and other natural heritage features." so that the subsection now reads as follows:
- "b) conservation projects, public transit, public works and utilities for which no reasonable alternatives are available, that are designed to have only minimal adverse impacts on natural features and functions and that restore and enhance existing vegetation and other natural heritage features;"
54. Section 4.3 Parks and Open Space Areas, Policy 6 a) is amended by adding the words "and maintain or improve connectivity between natural heritage features" so that the policy reads as follows:
- "a) protect, enhance or restore trees, vegetation and other natural heritage features and maintain or improve connectivity between natural heritage features:"
55. Section 4.5 Mixed Use Areas, Policy 2 is amended by adding a new subsection l) as follows:
- "l) provide opportunities for energy conservation, peak demand reduction, resilience to power disruptions and small local integrated energy solutions that incorporate renewables, district energy, combined heat and power or energy storage."
56. Section 4.5 Mixed Use Areas, Policy 2, is amended by adding a new subsection m) as follows:
- "m) provide opportunities for green infrastructure including tree planting, stormwater management systems and green roofs."

57. Section 4.7 Regeneration Areas, Policy 2, subsection b) is amended by deleting the words "greening" and "tree planting," and adding the word "and" so that the policy reads as follows:
- "b) a strategy to plan for improvements to existing parks and the acquisition of new parks and open spaces;"
58. Section 4.7 Regeneration Areas, Policy 2, is amended by adding a new subsection c) as follows and renumbering the subsequent subsections:
- "b) a green infrastructure strategy including tree planting, stormwater management systems and green roofs;"
59. Section 4.7 Regeneration Areas is amended by adding new subsection i) as follows:
- "i) a Community Energy Plan to address:
- i) energy conservation, including peak demand reduction;
  - ii) resilience to power disruptions; and
  - iv) small local integrated energy solutions that incorporate renewables, district energy, combined heat and power or energy storage."
60. Section 4.8 Institutional Areas, Policy 5) is amended by adding a new subsection j) as follows:
- "j) provide opportunities for energy conservation, peak demand reduction; resilience to power disruptions; and small local integrated energy solutions that incorporate renewables, district energy, combined heat and power or energy storage; and"
61. Section 4.8 Institutional Areas, Policy 5 is amended by adding a new subsection k) as follows:
- "k) identify opportunities for green infrastructure including tree planting, stormwater management systems and green roofs."

## **CHAPTER 5: Implementation: Making Things Happen**

62. Section 5.1.3 Site Plan Control, the sidebar entitled "Site Plan and Sustainable Exterior Design" third paragraph is amended by removing the words "In October 2009, City Council adopted", deleting the comma and deleting the word "which" so that the third paragraph reads as follows:
- "The Toronto Green Standard sets performance targets for new construction to improve air and water quality, reduce greenhouse gas emissions and enhance the natural environment. Some of these targets can be directly achieved by incorporating sustainable

design features into the plans and drawings submitted as part of the site plan approval process."

63. Section 5.1.3 Site Plan Control, Policy 3 is amended by deleting the words, "adopted by City Council October 2009", so that the policy now reads:

"3. To help achieve environmentally sustainable development, the City may use subsection 114(5)(2)(iv) and (v) of the City of Toronto Act, 2006 to secure the following sustainable design features in development that address exterior building and site matters in Tier 1 of the Toronto Green Standard:"

64. Section 5.2.1 Secondary Plans: Policies For Local Growth Opportunities, Policy 4, is amended by adding the words "including green infrastructure" to policy f) so that it reads as follows:

"f) necessary infrastructure investment with respect to any aspect of: transportation services, environmental services including green infrastructure, community and social facilities, cultural, entertainment and tourism facilities, pedestrian systems, parks and recreation services, or other local or municipal services;"

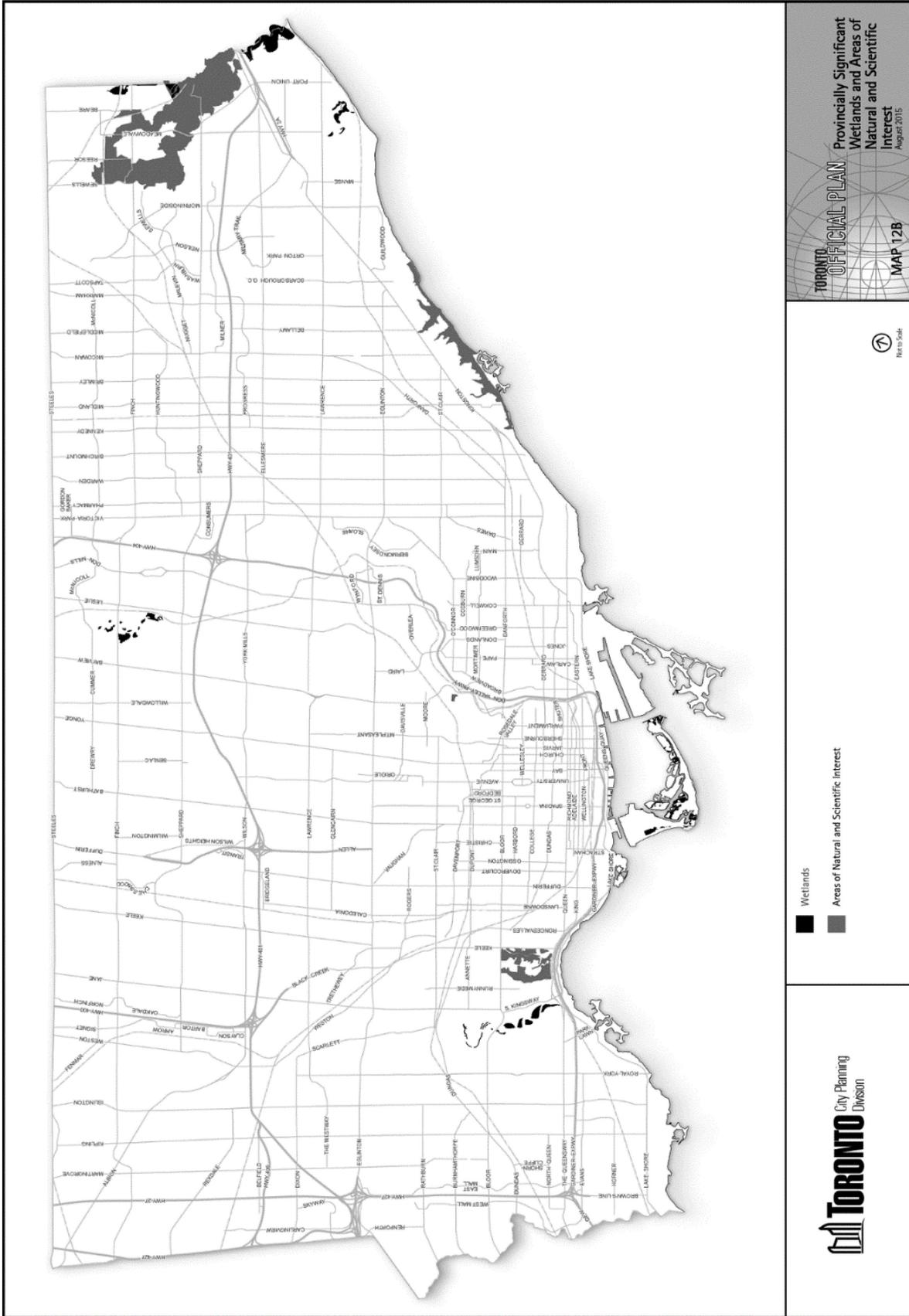
65. Section 5.2.1 Secondary Plans: Policies For Local Growth Opportunities, Policy 4, is amended by adding a new policy g) as follows and renumbering the subsequent subsection:

"g) opportunities for energy conservation, peak demand reduction, resilience to power disruptions, and small local integrated energy solutions that incorporate renewables, district energy, combined heat and power or energy storage, through development of a Community Energy Plan, and"

66. Schedule 3, Application Requirements is amended by adding a new requirement to prepare an Energy Strategy for amendments to Official Plan and Zoning Bylaw and Plan of Subdivision, as follows:

"Energy Strategy - for large development proposals or for development proposals within a Community Energy Plan area."





**TORONTO OFFICIAL PLAN**  
 Provincially Significant Wetlands and Areas of Natural and Scientific Interest  
 August 2015  
**MAP 12B**

North Arrow

Wetlands  
 Areas of Natural and Scientific Interest

**Toronto** City Planning Division