



STAFF REPORT ACTION REQUIRED

City – Wide Official Plan Amendment Regarding the Growth Plan for the Greater Golden Horseshoe

Date:	April 17, 2009
To:	Planning and Growth Management Committee
From:	Gary Wright, Chief Planner and Executive Director
Wards:	All
Reference Number:	Pg090015

SUMMARY

On June 16, 2006 the Provincial Growth Plan for the Greater Golden Horseshoe came into effect under the authority of the *Places to Grow Act, 2005* (the Act). Under the Act, municipalities within the Greater Golden Horseshoe are required to bring their respective Official Plans into conformity with the Growth Plan by June 2009. In order to bring the Official Plan into conformity with the Growth Plan an Official Plan Amendment is required to address the areas of non-conformity identified by the Province.

This report recommends an amendment to the Official Plan to bring the Official Plan into conformity with the Provincial Growth Plan.

RECOMMENDATIONS

The City Planning Division recommends that Council:

1. Amend the Official Plan substantially in accordance with the draft official plan amendment attached as Attachment 1.
2. Authorize the City Solicitor to make such stylistic and technical changes to the draft official plan amendment as may be required.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

A number of reports have been submitted to Planning and Growth Management Committee outlining the development of the Provincial Growth Plan and the City's actions with respect to bringing the Official Plan into conformity with the Growth Plan.

Electronic versions of these reports can be found at the following web links:

<http://www.toronto.ca/legdocs/2004/agendas/council/cc040928/plt6rpt/cl005.pdf>
<http://www.toronto.ca/legdocs/2005/agendas/council/cc050412/plt3rpt/cl009.pdf>
<http://www.toronto.ca/legdocs/2005/agendas/council/cc050412/plt3rpt/cl014.pdf>
<http://www.toronto.ca/legdocs/2006/agendas/council/cc060131/plt1rpt/cl004.pdf>
<http://www.toronto.ca/legdocs/2006/agendas/council/cc060925/plt6rpt/cl010.pdf>

At its meeting of February 4, 2009 Planning and Growth Management Committee directed staff to hold consultation meetings with interested parties and members of the public regarding the City's proposed actions to bring the Official Plan into conformity with the Growth Plan. An electronic version of this report can be found at the following web link:

<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-18337.pdf>.

At its meeting of April 14, 2009, PGM directed staff to schedule the statutory public meeting regarding the Growth Plan conformity amendments. An electronic version of this report can be found at:

<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-19888.pdf>

ISSUE BACKGROUND

The Growth Plan for the Greater Golden Horseshoe came into effect on June 16, 2006. Although the Growth Plan is not intended to replace municipal official plans, the Province considers them key in implementing the Growth Plan's policies and intent. Municipalities in the Greater Golden Horseshoe are required to bring their respective official plans into conformity with the Growth Plan by June 2009.

The City of Toronto is on-track to meet the Province's conformity deadline. The City's Official Plan is well positioned from a general policy perspective to be in conformity with the Growth Plan. However, the Province advised the City by way of a letter dated July 28, 2008 that additional work in three policy areas of the Official Plan was required in order to obtain complete conformity. These policy areas include:

1. Population and Employment forecasts: the Province advised that the Growth Plan's population and employment forecasts as shown on Schedule 3 of the Growth Plan for the City of Toronto are to be recognized in the Official Plan;

2. Urban Growth Centres: the Province advised that the Growth Plan's gross density target of 400 residents and jobs per hectare for the City's Urban Growth Centres is to be specified in the Official Plan as a minimum density target for *Centres* and the *Downtown*;
3. Employment Areas: the Province advised that Policy 4 of Section 4.6 of the Official Plan does not conform to the Growth Plan.

The attached draft Official Plan Amendment (Attachment 1) contains amendments to the Official Plan to address the Province's above conformity requirements.

COMMENTS

The proposed attached Official Plan Amendment and the proposed policy revisions were based on ongoing consultations between City Planning staff and Provincial staff as well as feedback received from the public at a series of public consultations held in March 2009. Four consultation sessions were held in March 2009. The majority of the comments and questions staff received during the consultative process involved the proposal to delete Policy 4. Generally the comments made were supportive of the direction although the legal representative for Home Depot Holdings Limited expressed their client's opposition to the proposed deletion of Policy 4. Supportive comments for the proposed deletion were heard at 3 of the 4 meetings held.

Subsequent to the April 14, 2009 Planning and Growth Management Committee meeting Planning staff were verbally advised that staff from the Ministry of Energy and Infrastructure and Ministry of Municipal Affairs and Housing have comments on the draft Official Plan Amendment. Planning staff will be meeting with staff from the two Ministry's to discuss their comments in detail. Modifications to the draft official plan amendment that may be necessary to address these comments will be addressed in a supplemental report to Planning and Growth Management Committee in advance of the statutory public meeting scheduled for May 6, 2009.

CONCLUSION

This report implements Planning and Growth Management Committee's direction from its meeting on April 14, 2009 and provides for an official plan amendment to bring the Official Plan into conformity with the Provincial Growth Plan.

CONTACT

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SIGNATURE

Gary Wright
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City Planning Division

ATTACHMENTS

Attachment 1: Draft Official Plan Amendment No. 72

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Authority: Planning and Growth Management Report No. ~, Clause No. ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

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;

WHEREAS the Council for the City of Toronto, at its meeting of ~ 20~, 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 ~ day of ~, A.D. 20~.

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 replace 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:

- “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 will accommodate from 1.64 million jobs to as many as 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.”
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 accordingly so that the amended 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 of 400 residents and jobs per hectare in the *Centres* and the *Downtown*.”.
5. Chapter 4, Section 4.6, *Employment Areas* Policy 4 is deleted.