



## STAFF REPORT ACTION REQUIRED

### Official Plan Review: Draft Policies for Healthy Neighbourhoods, Neighbourhoods, and Apartment Neighbourhoods

<b>Date:</b>	May 20, 2014
<b>To:</b>	Planning and Growth Management Committee
<b>From:</b>	Chief Planner and Executive Director, City Planning Division
<b>Wards:</b>	All
<b>Reference Number:</b>	P:\2014\Cluster B\PLN\PGMC\PG14068

#### SUMMARY

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This reports presents draft policies with respect to the Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods* sections of the Official Plan for the purpose of public consultation as part of the Five Year Review of the Official Plan. The draft policies are intended to strengthen and clarify the existing policies that protect the character and scale of existing established residential communities within *Neighbourhoods* and *Apartment Neighbourhoods*.

The draft policies add clarity to the policy framework as it pertains to a number of areas including limited infill development on sites with an existing apartment building(s) in *Neighbourhoods* and *Apartment Neighbourhoods* where there is sufficient surplus space to accommodate additional development while preserving amenities for residents of existing apartment buildings.

The draft policies also implement the City's Tower Renewal Initiative by encouraging small scale retail, institutional uses and community facilities on sites with high rise apartment buildings surrounded by large open space and isolated from community, institutional and retail facilities. The draft policies encourage the renovation and retrofitting of older multi-residential apartment buildings.

The draft policies have been formulated to address issues raised as a result of feedback received at the initial series of public open houses at the commencement of the Five Year Review of the Official Plan in the fall of 2011, consultations with the Tower Renewal Office and internal consultations within the City Planning Division.

## RECOMMENDATIONS

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

1. City Council direct that the draft Official Plan policies appended to this report in Attachments 1 and 2 be used as the basis for public consultation.
2. City Council direct staff to conduct open house(s) in each community council district of the City and meet with key stakeholders including resident and ratepayer associations and BILD to obtain comments and feedback regarding the draft changes to the policies for residential areas contained in Attachments 1 and 2.
3. City Council direct staff to report back in the first quarter of 2015 on the findings of the public consultation and proposed policies resulting from the consultations.

### Financial Impact

There are no financial impacts resulting from the adoption of this report.

### DECISION HISTORY

At its meeting on July 6, 7 and 8, 2010, City Council endorsed a number of recommendations related to the implementation of the City-wide Tower Renewal Initiative. Council requested the Chief Planner and Executive Director, City Planning to report on the Official Plan and zoning by-law changes required to facilitate the Tower Renewal Program.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2010.EX45.52>

At its meeting of May 29, 2014, the Planning and Growth Management Committee will consider proposed amendments to the City-wide Zoning Bylaw 569-2013 to establish a new "RAC" zone district. In the RAC zone a variety of retail, service and intuitional uses would be permitted on the ground floor of the apartment buildings.

At its meeting on February 6, 2012, City Council adopted the report from the Chief Planner and Executive Director, City Planning, summarizing the completed Stage 1 consultations for the Five Year Official Plan and Municipal Comprehensive Reviews, and which identified thematic areas for policy amendments to be considered as part of the work program for Stage 2 of the Official Plan Review. Council also requested the Chief Planner and Executive Director, City Planning, to prepare reports containing proposed Official Plan amendments by thematic areas and directed staff to first address matters required to be part of the Official Plan Review under S. 26 of the Planning Act, such as Growth Plan conformity, employment lands policies and heritage policies.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.PG10.8>

Many policy components of the Official Plan Review have been advanced. New Official Plan heritage policies (OPA 199), were adopted by Council in April 2013, approved by the Province in October 2013, and are currently before the Ontario Municipal Board. The new Official Plan policies for the employment lands and for Growth Plan conformity were adopted by Council in December 2013 and are awaiting a Provincial decision. Official Plan Amendment 214, to include affordable housing in a condominium registered unit as a Section 37 community benefit, is already in force. At the Planning and Growth Management Committee meeting of April 10, 2014, Committee considered the initial round of draft revisions to the Official Plan transportation policies. City Planning Division staff are now preparing draft Official Plan revisions for policy areas not required to be reviewed under S. 26 of the Planning Act such as Plan policies pertaining to residential neighbourhoods, urban design and the environment.

## **BACKGROUND**

Toronto is a city of diverse residential neighbourhoods each with its distinct characteristics, street layout and streetscape, and the general ambiance created in a large measure by the differences in the land topography and the time of development of a particular neighbourhood.

The *Neighbourhoods* and *Apartment Neighbourhoods* Official Plan objectives and policies are intended to maintain and protect established residential areas and to ensure that new development fits well within the existing surrounding urban context and supports the Official Plan vision for diversity of Toronto's residential communities.

Since 2006 when the Ontario Municipal Board approved the Official Plan for the amalgamated Toronto, the Plan policies for residential areas have been tested through the review of development applications, a variety of planning studies and feedback received from the development industry, planning consultants, various interest groups and the general public. The existing policies have also been tested many times in Ontario Municipal Board hearings. These experiences with the Plan policies for lands designated as *Neighbourhoods* and *Apartment Neighbourhoods* have indicated which policies work well, which need to be changed and where there is a need for more clarity. Generally, the Plan policies respecting residential communities have been successful. As a result the contemplated revisions seek to strengthen and clarify the policy framework. In addition, the City has undertaken special initiatives, such as the renewal of existing apartment towers that should be reflected in the Official Plan as part of this review.

### **Provincial Policy Framework**

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong, healthy and resilient communities; wise use and management of resources and protecting public health and safety. The PPS recognizes

that local context and character is important. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe. The current Official Plan policies for 'Healthy Neighbourhoods', *Neighbourhoods* and *Apartment Neighbourhoods* are in conformity with the Provincial Growth Plan and consistent with the Provincial Policy Statement.

## COMMENTS

### Draft Amendments to Section 2.3.1 Healthy Neighbourhoods

#### New Policy Dealing with Stability of *Apartment Neighbourhoods*

The Healthy Neighbourhoods section of the existing Official Plan considers lands designated as *Neighbourhoods* and *Apartment Neighbourhoods* to constitute the residential neighbourhoods of the City. The current policies do not differentiate between them. Policy 1 in this section provides that *Neighbourhoods* and *Apartment Neighbourhoods* are considered to be physically stable areas and all development within them will be consistent with this objective and will reinforce the existing physical character of these areas.

While *Neighbourhoods* and *Apartment Neighbourhoods* are physically stable areas, a considerable amount of infill development has occurred on sites within *Apartment Neighbourhoods*. The City's Tower Renewal Initiative has recognized that physical and social renewal is necessary for many clusters of apartment buildings and that infill development has the potential to be an agent for some of that change. In other income areas of the City, infill development on sites with existing apartment buildings is also occurring under the criteria set out in Section 4.2.3 of the Plan.

It is therefore proposed to have the initial policy dealing with constant physical stability apply only to lands designated as *Neighbourhoods*, and that a new policy address the complexity of *Apartment Neighbourhoods*. The new policy (Policy 2) will provide that *Apartment Neighbourhoods* are built out and physically stable neighbourhoods and that any new development in *Apartment Neighbourhoods* will continue to be considered under the Development Criteria set out in Policy 4.2.2 of the Plan. The new policy will also provide that sensitive infill development on sites containing an existing apartment building(s) can occur where there is sufficient space to accommodate additional buildings while still providing a good quality of life for both new and existing tenants including: retention of indoor and outdoor amenity space and landscaped open space, maintaining sunlight and privacy for residential units and maintaining sunlight on outdoor amenity space and landscaped open space. Infill does not simply mean filling in the 'Park' on a

site with a 'Tower in a Park'. The draft policy recognizes that there are valuable rental housing apartment buildings in *Apartment Neighbourhoods* that may need physical and social renewal and transformation to improve the living environment.

#### Extending the Local Network of Streets

Policy 4 in the Healthy Neighbourhoods Section of the Plan sets out ways in which the functioning of the local networks of streets in *Neighbourhoods* and *Apartment Neighbourhoods* will be improved. The policy deals with the existing fabric of local streets. In recent years the City has approved the redevelopment of *Neighbourhoods* and *Apartment Neighbourhoods* such as Regent Park, Lawrence Heights and Parkway Forest. Many of these areas had been lacking a local network of streets that were well-integrated into the City's street grid. A new subsection (Policy 5) is proposed to be added to advocate the improvement of the local network of streets by providing new streets that extend the local street network into larger sites.

#### Partnerships to Better Utilize Apartment Amenity Areas

Policy 7 in the Healthy Neighbourhoods Section of the Plan speaks to improving community and neighbourhood amenities in areas where this is needed, with a focus on public amenities. The Tower Renewal Initiative concluded that there was an opportunity to better program and utilize existing indoor and outdoor amenity spaces for residents in apartment buildings, and this could be done through partnerships between the building owners, residents and local agencies. A new subsection is proposed to be added to Policy 7 to provide that community and neighbourhood amenities will also be enhanced by encouraging and developing partnerships to better utilize common indoor and outdoor amenity areas for the use of residents in apartment properties to supplement public facilities.

#### New Policies to Implement the Tower Renewal Initiatives

Three new policies are proposed to be added to Section 2.3.1 of the Official Plan, the Healthy Neighbourhoods policies, in order to implement Council's adopted Tower Renewal Initiatives. A major objective of the Tower Renewal Initiative is, through building retrofit and operations, to physically improve the physical conditions and environmental sustainability of existing apartment towers, and improve facilities for tenant's recreational activities. A new policy (Policy 9) is proposed to be added to encourage the owners of existing apartment buildings, through financial programs and other means, to achieve greater energy and water conservation, improve waste diversion practices, improve safety and security, improve building operations, and improve indoor and outdoor amenities for the residents use.

Many apartment building properties are relatively isolated from the nearest retail stores, community services and local institutions that serve them. Often transit service is not frequent during the day and these facilities are not within easy walking distance. At the same time there is often a genuine pent-up entrepreneurial energy in these buildings. The

Official Plan currently provides for small-scale retail, service and office uses that serve the needs of area residents in *Apartment Neighbourhoods*. A new policy (Policy 10) is proposed to not just permit, but to actively encourage small-scale commercial, community and institutional uses on the ground floor of apartment buildings and on apartment building properties to serve area residents, particularly in areas where residents do not have convenient walking access to these goods and services.

There are neighbourhoods, including apartment clusters, where there may be convenience stores nearby selling packaged drinks and snacks, but there are no retail outlets selling 'fresh food' within walking distance or easy transit travel. At the same time, many apartment buildings have abundant landscaped open space, part of which could be used for food gardening. Where the private sector has been reluctant to establish permanent food stores, mobile vendors could visit on set days to sell fresh fruits and vegetables to area residents. A new policy (Policy 11) is therefore proposed to be added to the Healthy Neighbourhoods section of the Plan to encourage food gardens on underutilized portions of landscaped open space and mobile food vendors in areas where residents do not have convenient pedestrian access to fresh food.

### **Proposed Amendments to Section 3.2.1 Housing**

#### Encouraging the Renovation of Older Multi-residential Buildings

Currently Policy 2 in Section 3.2.1, Housing provides for the maintenance and replenishment of the existing stock of housing and increasing housing stock through intensification and residential infill that is consistent with the Official Plan. As part of the Tower Renewal Initiative, the City is encouraging the renovation and retrofitting of older multi-residential apartment buildings in the City and that objective is proposed to be added to Policy 2.

#### Securing and Improving Existing Rental Units Maintained as Part of a New Development

Policy 5 in Section 3.2.1 of the Official Plan addresses situations where a new development is proposed on a site with six or more rental units and the existing rental units are being maintained in the new development. The current policy provides that the existing rental units with affordable and mid-range rents will be secured and any needed improvements and renovations to those units 'may' be secured through Section 37 without pass-through costs to the tenants. Proposed changes to this policy state that the renovations and improvements to the existing units 'should' be secured in this manner, and add that the renovation of recreational amenities should also be secured.

The City has requested the Province for legislative changes that would permit a dedicated financing program for the renewal of clusters of eligible apartment towers. That legislation has yet to be enacted. Under these circumstances the revised policy would also set out that the improvements and renovations to the existing rental units and recreational amenities should be a City priority under Section 5.1.1 of the Plan, the

Section 37 policies where no alternative financial assistance program is in place for this work. These renovations could be one of several S. 37 priorities for a site.

The City has approached the Province for a separate Tower Renewal funding formula, which has not yet been approved by the Province. Until the Province approves this funding formula, the policy has the City putting needed improvements to existing units as one priority in S. 37 negotiations.

## **Draft Amendments to Section 4.1 Neighbourhoods**

A primary objective of the Official Plan is to ensure that new development in established *Neighbourhoods* will respect and reinforce the existing physical character of the neighbourhood. Section 4.1 sets out a number of physical aspects of existing neighbourhoods to be respected and reinforced in new development. The Plan's policies promoting physical stability in *Neighbourhoods*, have been generally effective in preventing redesignation and redevelopment for development of a greater and inappropriate scale. However, there are a number of policies where clarification of the policy intent can further strengthen the protection of the physical character of established *Neighbourhoods*.

### **Walk-up Apartments**

In the existing policy 4.1 of the Plan, 'interspersed walk-up apartments that are not higher than four storeys' are permitted on lands within a *Neighbourhoods* designation. The term 'walk-up apartment' was intended to portray a generic architectural form. Instances have arisen where the interpretation of this policy has been interpreted to mean that an apartment building with four or fewer storeys that has an elevator would not be permitted on lands within a *Neighbourhoods* designation. This was not the intent, and elevators would be desirable in new low-rise apartments to enhance physical accessibility. Policy 4.1 is proposed to be amended to delete the descriptive term 'walk-up', and simply permit interspersed apartment buildings that are no higher than four storeys.

### **Small Scale Retail, Service and Office Uses in *Neighbourhoods***

Policy 4.3 of the Official Plan provides for new small-scale retail, service and office uses that are 'incidental to and support *Neighbourhoods*' on major streets by way of a zoning by-law amendment and subject to key criteria to maintain the residential amenity of the surrounding *Neighbourhood*. The original purpose of this policy was to provide services and goods near residential neighbourhoods to allow residents to walk to a convenience store, bank or doctors office near their home. Since the Plan came into force in 2006 there have been few instances of new retail, service or office uses on major roads in *Neighbourhoods*. There has also been some uncertainty as to the criterion that such uses be 'incidental to and support' *Neighbourhoods*. Staff propose that the term 'incidental to and support *Neighbourhoods*' be deleted and replaced with the term 'serve the needs of area residents' to clarify the intent. It is recognized that not all patrons of small-scale retail, service and office uses in *Neighbourhoods* will reside nearby, but the retail, service

and offices uses will nevertheless provide opportunities for neighbourhood residents to shop or take care of personal needs.

#### Specifically Prohibiting the Construction of a 'House Behind a House' on the Same Lot

In recent years the City has been at the Ontario Municipal Board on applications to build a second house in the rear yard of a lot with an existing detached house. Policy 4.1.5 of the Official Plan requires new development to respect and reinforce aspects of the physical character of a *Neighbourhood* that include the setback of buildings from the street, the prevailing patterns of yard setbacks and landscaped open space which a 'house behind a house' would rarely implement. At least one Ontario Municipal Board panel, in approving a second house on a lot, has noted that the Official Plan does not prohibit such a development.

The construction of a second house in the backyard of an existing dwelling is not supportable because of:

- overlook upon and a lack of privacy for residents of adjacent lots;
- difficulty in providing City services to the backyard unit;
- not respecting the character of the neighbourhood in terms of density, landscaped open space, and prevailing patterns of building setbacks;
- inferior access and wayfinding for emergency services; and
- a decrease in the permeable surface space available for stormwater management.

The draft revisions to the *Neighbourhoods* policies include an addition to Policy 4.1.5 to state that "house behind a house" development is not permitted and only one residential building will be located on a lot.

#### Below-Grade Integral Garages

In some *Neighbourhoods* in the City, replacement dwellings are constructed with driveways that have a steep downward slope leading to garages integrated below-grade into the dwelling house. These driveways present several problems. During extreme rainfalls the water flows into and floods the garage. While many of these homes have pumps to prevent flood damage, when a storm cuts off electricity the pumps do not function and the homes flood if a backup generator is not available and functioning. In *Neighbourhoods* where below-grade integral garages are being introduced, they affect the physical character of the area. The 'ground floor' is raised and the scale of the homes often exceeds that of the surrounding homes.

The current *Neighbourhoods* policies do not cite the prevailing design and elevation of the driveway and garage as a criterion to consider when assessing whether a new home respects and reinforces the physical character of the neighbourhood. In addition nor is



there any direct reference to below-grade integral garages in the current Official Plan policies. This has created difficulties for staff in Ontario Municipal Board hearings on such developments. The draft revisions to the *Neighbourhoods* policies add to policy 4.1.5 that the 'prevailing design and elevation of driveways and garages' is to be considered when assessing if a development in an established *Neighbourhood* respects and reinforces the existing physical character. The draft revisions also discourage the construction of below-grade integral garages. The new city-wide Zoning By-law similarly prohibits below grade integral garages in low scale residential neighbourhoods.

#### Delineating the Geographic Neighbourhood in Policy 4.1.5

Policy 4.1.5 of the Official Plan provides that development in established *Neighbourhoods* will respect and reinforce the existing physical character of the neighbourhood and lists the aspects of the development that will be considered against the neighbourhood patterns. However, there has not always been agreement over what constitutes the 'neighbourhood' and what to consider when assessing the bounds of the 'neighbourhood' that the new development is to respect. Policy 4.1.5 is proposed to be revised to make reference to a 'geographic' neighbourhood and a new sidebar is proposed to clarify that the geographic neighbourhood will be delineated by considering such factors as: zoning, prevailing dwelling type and scale, lot size, street pattern, pedestrian connectivity and natural and human-made dividing features.

#### Clarifying the Intent of Policy 4.1.9

Policy 4.9 of the Official Plan deals with infill development in *Neighbourhoods* where the development site varies from the local pattern in terms of lot size, configuration and / or orientation. This policy was directed at sites formerly used for non-residential uses such as an industry, an institution such as a school, or a retail store within a *Neighbourhood*. Given the configuration and orientation of these types of sites it is often not possible to replicate the patterns of the geographic neighbourhood in terms of the size and configuration of lots, the prevailing building type, setbacks of buildings and prevailing patterns of side and rear yard setbacks and landscaped open space. The intent of the policy was to guide infill development on lots where existing neighbourhood patterns could not be replicated, but where existing neighbourhood patterns could be replicated the development would be considered under Policy 4.1.5 of the Plan. Policy 4.1.5 requires infill development to respect and reinforce the existing physical character of the neighbourhood. There is some ambiguity in the wording of the existing Policy 4.1.9, and applicants have advocated for the application of this policy even where the configuration of the parcel would allow the infill development to replicate the existing physical patterns in the *Neighbourhood* as required by Policy 4.1.5. The revised draft policy 9 is proposed to clarification that in situations where infill development projects can respect and reinforce the existing lot patterns and other aspects of the physical character of the neighbourhood, the applications will be reviewed in accordance with Policy 4.1.5.

## **Proposed Amendments to Section 4.2 Apartment Neighbourhoods**

Policy 3 of Section 4.2 sets out the criteria for infill development on sites within *Apartment Neighbourhoods* that have an existing apartment building(s). The existing policy provides that compatible infill development may be permitted on a site containing an existing apartment that has sufficient underutilized space to accommodate infill development while providing a good quality of life for new and existing residents. There has been considerable discussion on certain sites where infill development is proposed as to what constitutes 'underutilized space' and what elements of a good quality of life are important for new and existing residents. The first paragraph of the policy is proposed to be revised to simply say sufficient space is needed to accommodate the infill development and define some of the aspects of the good quality of life that should be maintained for both new and existing residents.

Policy 3 of Section 4.2 sets out the criteria to be considered when an infill development proposal is being assessed on a site with an existing apartment building(s). The policy is proposed to also apply to additions to the existing apartment building(s) on the site as well as new buildings. An important new criterion has been added that the new infill building(s) and additions will respect the scale, including height and massing, of the existing apartment building(s) on the site. Other criterion that have been added reflect the Tower Renewal Initiative or build upon opportunities for shared servicing for the new and existing developments on the site. These include:

- Minimizing curb cuts
- Encouraging shared loading, parking access and ramps, and placing ramps within the building mass where this is possible
- Improving waste storage and waste diversion facilities and enclosing waste storage areas within a building wherever possible
- Providing renovations and retrofits where necessary to extend the life of the existing buildings.

A new policy 4 is proposed to be added to Section 4.2 to deal with infill development on large sites with multiple existing buildings. These sites may require a change to the overall development framework to accommodate infill development that meets the objective of the Plan. The new Policy 4 would provide that on these larger sites a framework of additional public streets, shared driveways, new parkland and shared open space may be required to create infill development sites that implement the Plan.

## **Proposed Site and Area Specific Policy for Small Downtown Neighbourhood Pockets**

There are small vestigial pockets of low rise dwellings designated as *Neighbourhoods* in the Downtown that are surrounded by areas with different Official Plan designations and a greater scale of development. These *Neighbourhood* pockets are located on Glen Baillie Place in the Kensington Market area, 79-87 Niagara Street in the Niagara neighbourhood and 9-23 St. Patrick's Square in Queen West. Because there is no larger neighbourhood context in the surrounding area for the application of the Official Plan

policies, a draft site and area specific policy is proposed to clarify that development in these unique *Neighbourhoods* pockets will respect and reinforce the established low-rise character of these areas containing houses of two or three storeys in height, which are consistently set back from the street line.

## **CONTACT**

Kerri Voumvakis, Director  
Strategic Initiatives, Policy & Analysis  
City Planning Division  
Tel. No. (416) 392-8148  
Fax No. (416) 392-3821  
E-mail: kvoumvak@toronto.ca

Paul Bain, Project Manager  
Strategic Initiatives, Policy & Analysis  
City Planning Division  
Tel. No. (416) 392-8781  
Fax No. (416) 392-3821  
E-mail: pbain@toronto.ca

## **SIGNATURE**

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Jennifer Keesmaat, MES, MCIP, RPP  
Chief Planner and Executive Director  
City Planning Division

## **ATTACHMENTS**

Attachment 1: Incorporation of the draft policies into the existing policy framework  
Attachment 2: Draft Official Plan Amendments

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## ATTACHMENT 1 Incorporation of the draft policies into the existing policy framework.

The revised policies are in bold

### 2.3.1 HEALTHY NEIGHBOURHOODS

The diversity of Toronto's neighbourhoods, in terms of scale, amenities, local culture, retail services and demographic make-up, offers a choice of communities to match every stage of life. Our neighbourhoods are where we connect with people to develop a common sense of community. They are also an important asset in attracting new business to the City and new workers for growing businesses. Whether these neighbourhoods are low scale or predominantly apartments, the goals found here apply equally to all neighbourhoods and are to be considered in concert with the policies found in Chapter Four.

By focusing most new residential development in the *Centres*, along the *Avenues*, and in other strategic locations, we can preserve the shape and feel of our neighbourhoods. However, these neighbourhoods will not stay frozen in time. The neighbourhoods where we grew up and now raise our children help shape the adults and the society we become. Some physical change will occur over time as enhancements, additions and infill housing occurs on individual sites. A cornerstone policy is to ensure that new development in our neighbourhoods respects the existing physical character of the area, reinforcing the stability of the neighbourhood.

Established neighbourhoods will benefit from directing growth to the *Centres* and the *Avenues* by enjoying better transit service, greater housing choices, increased shopping opportunities, an improved pedestrian environment and other advantages that these growth areas provide. Accessibility to transit service varies considerably across the City, creating challenges to meeting the objective of reducing reliance on the private automobile. Transit accessibility for our neighbourhoods can be improved by investing in transit service along the *Avenues* as well as along the major streets that serve the neighbourhoods. At the boundary points between the neighbourhoods and the growth areas, development in the mixed use area will have to demonstrate a transition in height, scale and intensity as necessary to ensure that the stability and general amenity of the adjacent residential area are not adversely affected.

We can work together in our neighbourhoods to create a healthier Toronto by reducing waste, better managing stormwater runoff, greening our communities, reducing harmful emissions and conserving energy and water. We must also work to ensure that our community services are improved to reflect the changing faces of our communities as Toronto evolves socially and demographically.

When we think of our neighbourhoods we think of more than our homes. Our trees, parks, schools, libraries, community centres, child care centres, places of worship and

local stores are all important parts of our daily lives. Increasingly, people work in their neighbourhoods, both in home offices and in local stores and services.

All communities should benefit from and share the rewards and advantages of living in Toronto. Some neighbourhoods need to be strengthened to ensure a better quality of life for their residents. There may be gaps in community-based facilities and services.

Some buildings may need to be upgraded, the neighbourhood may be poorly integrated with its surroundings, or residents may face hardship, social vulnerability or difficulty in accessing essentials such as healthy foods. Strategies and specific measures may be needed to revitalize and improve these neighbourhoods to address such issues.

Each revitalization strategy may address factors such as improving community-based services, developing new parks, improving streets, sidewalks, bikeways and pathways or building community capacity to enhance the broader social infrastructure. Strategies to improve these neighbourhoods will vary with local conditions. Some may be led by the City while others may be community-led. To support these efforts the neighbourhood may be designated a Community Improvement Area.

**Toronto has over a thousand older apartment buildings that are in need of physical renewal, greening and in some instances, social transformation. The City has established the Tower Renewal Initiative to encourage the retrofit these older apartment buildings and improve the quality of life of their residents. Policies to implement this initiative are found in Sections 2.3.1, 3.2.1 and 4.2 of the Plan.**

**Most existing apartment buildings are located within built up *Apartment Neighbourhoods* which are stable areas where only limited infill development is anticipated. Usually, apartment building(s) together with ancillary outdoor recreation facilities, pedestrian walkways, parking lots, service areas and landscape space take up/occupy entire site. In some areas these sites are located in close proximity to each other and form clusters or larger apartment neighbourhoods. There may be sites within *Apartment Neighbourhoods* that contain space that is surplus to the needs and requirements of existing residential development. In these situations infill development may be considered provided it is consistent with the Plan's objectives for residential urban living and is undertaken in accordance with the relevant Plan policies.**

### **Policies**

- 1. *Neighbourhoods* are considered to be physically stable areas. Development within *Neighbourhoods* will be consistent with this objective and will respect and reinforce the existing physical character of buildings, streetscapes and open space patterns in these areas.**
- 2. *Apartment Neighbourhoods* are built-out and physically stable areas. Development in *Apartment Neighbourhoods* will occur in accordance with the criteria in Policy 4.2.2 and other relevant sections of this Plan. However, on sites**

**containing one or more existing apartment building(s) sensitive infill development may take place where there is sufficient space to accommodate additional buildings while providing a good quality of life for both new and existing tenants, including retaining indoor and outdoor amenity space and landscaped open space, maintaining sunlight and privacy for residential units, and maintaining sunlight on outdoor amenity space and landscaped open space, provided such infill is in accordance with the criteria in policies 4.1.10, 4.2.3 and other policies of this Plan. *Apartment Neighbourhoods* contain valuable rental housing apartment buildings that often need physical and social renewal and transformation to achieve an improved living environment.**

**3.** Developments in *Mixed Use Areas, Regeneration Areas* and *Apartment Neighbourhoods* that are adjacent or close to *Neighbourhoods* will:

- a) be compatible with those *Neighbourhoods*;
- b) provide a gradual transition of scale and density, as necessary to achieve the objectives of this Plan through the stepping down of buildings towards and setbacks from those *Neighbourhoods*;
- c) maintain adequate light and privacy for residents in those *Neighbourhoods*;
- and
- d) attenuate resulting traffic and parking impacts on adjacent neighbourhood streets so as not to significantly diminish the residential amenity of those *Neighbourhoods*.

**4.** Intensification of land adjacent to neighbourhoods will be carefully controlled so that neighbourhoods are protected from negative impact. Where significant intensification of land adjacent to a *Neighbourhood* or *Apartment Neighbourhood* is proposed, Council will determine, at the earliest point in the process, whether or not a Secondary Plan, area specific zoning by-law or area specific policy will be created in consultation with the local community following an *Avenue Study*, or area based study.

**5.** The functioning of the local network of streets in *Neighbourhoods* and *Apartment Neighbourhoods* will be improved by:

- a) maintaining roads and sidewalks in a state of good repair;
- b) investing in the improvement of bus and streetcar services for neighbourhood residents;
- c) minimizing through traffic on local streets;
- d) discouraging parking on local streets for non-residential purposes; **and**
- e) **providing new streets that extend the local street network into larger sites, to provide access and frontage for existing and future development.**

**6.** Environmental sustainability will be promoted in *Neighbourhoods* and *Apartment Neighbourhoods* by investing in naturalization and landscaping improvements, tree planting and preservation, sustainable technologies for stormwater management and energy efficiency and programs for reducing waste and conserving water and energy.

7. Community and neighbourhood amenities will be enhanced where needed by:

- a) improving and expanding existing parks, recreation facilities, libraries, local institutions, local bus and streetcar services and other community services;
- b) creating new community facilities and local institutions, and adapting existing services to changes in the social, health and recreational needs of the neighbourhood; **and**
- c) **encouraging and developing partnerships to better utilize common indoor and outdoor amenity areas for the use of residents in apartment properties to supplement public facilities.**

8. In identified neighbourhoods, revitalization strategies will be prepared through resident and stakeholder partnerships to address such matters as:

- a) improving local parks, transit, community services and facilities;
- b) improving the public realm, streets and sidewalks;
- c) identifying opportunities to improve the quality of the existing stock of housing or building a range of new housing;
- d) identifying priorities for capital and operational funding needed to support the strategy; and
- e) identifying potential partnerships and mechanisms for stimulating investment in the neighbourhood and supporting the revitalization strategy.

**9. The owners of existing apartment buildings will be encouraged to:**

- a) **achieve greater conservation of energy and reduce green house gas emissions;**
- b) **achieve greater conservation of water resources;**
- c) **improve waste diversion practices;**
- d) **improve safety and security;**
- e) **improve building operations; and**
- f) **improve indoor and outdoor facilities for social, educational and recreational activities.**

**10. Small-scale commercial, community and institutional uses are encouraged at grade in apartment buildings and on apartment building properties in *Neighbourhoods* and *Apartment Neighbourhoods*, to better serve area residents, particularly in areas where residents do not have convenient walking access to a wide range of goods, services and community facilities.**

**11. Gardens for growing food on underutilized portions of landscaped open space and mobile food vendors are encouraged, particularly in areas where residents do not have convenient walking access to sources of fresh food.**

### 3.2.1 HOUSING

Adequate and affordable housing is a basic requirement for everyone. Where we live and our housing security contribute to our well-being and connect us to our community. Current and future residents must be able to access and maintain adequate, affordable and appropriate housing. The City's quality of life, economic competitiveness, social cohesion, as well as its balance and diversity depend on it.

Specific policies are needed when a particular kind of housing, whether it be type, tenure or level of affordability, is not sufficiently supplied by the market to meet demand or maintain diversity in the housing stock. Housing gains are needed through new supply and, where new supply is inadequate, existing housing must be maintained.

The current production of ownership housing, especially condominium apartments, is in abundant supply. What is needed is a healthier balance among high rise ownership housing and other forms of housing, including purpose-built rental housing, affordable rental housing and affordable low-rise ownership housing for large households with children and multi-family households. Policies, incentives and assistance are needed in order to respond to the City's unmet housing needs, especially mid-range and affordable rental housing. More than half of Toronto households rent, yet no new rental housing is being built in quantity.

We need to address four areas:

- Stimulating production of new private sector rental housing supply.  
All levels of government need to do all they can to create a business environment in which private rental housing, especially at affordable and mid-range rents, is an attractive investment. This includes federal and provincial tax reform as well as the provision of municipal incentives.
- Preserving what we have as long as there is no new supply to meet the demand for rental housing, our existing stock of affordable rental housing is an asset that must be preserved. In this sense, rental housing is not unlike our heritage buildings - we need to do all we can to prevent losses.
- Making efficient and effective use of the City's own housing resources to achieve a range of housing objectives the private sector cannot meet the housing needs of our most vulnerable populations or those in need of rent-geared-to income housing. Our social housing stock is aging and making better use of these resources will present both challenges and opportunities in the coming decades.
- Working in partnership to take advantage of emerging opportunities addressing many of the City's housing challenges will require working in partnership with the other levels of government as well as the private and non-profit sectors. We must be positioned to take



advantage of key opportunities, especially senior government housing supply programs, to encourage new affordable and social housing production.

#### Policies

1. A full range of housing, in terms of form, tenure and affordability, across the City and within neighbourhoods, will be provided and maintained to meet the current and future needs of residents. A full range of housing includes: ownership and rental housing, affordable and mid-range rental and ownership housing, social housing, shared and/or congregate-living housing arrangements, supportive housing, emergency and transitional housing for homeless people and at-risk groups, housing that meets the needs of people with physical disabilities and housing that makes more efficient use of the existing housing stock.

2. The existing stock of housing will be maintained, **improved** and replenished. **The City will encourage the renovation and retrofitting of older multi-residential apartment buildings.** New housing supply will be encouraged through intensification and infill that is consistent with this Plan.

3. Investment in new rental housing, particularly affordable rental housing, will be encouraged by a co-ordinated effort from all levels of government through implementation of a range of strategies, including effective taxation, regulatory, administrative policies and incentives.

4. Where appropriate, assistance will be provided to encourage the production of affordable housing either by the City itself or in combination with senior government programs and initiatives, or by senior governments alone. Municipal assistance may include:

a) in the case of affordable rental housing and in order to achieve a range of affordability, measures such as: loans and grants, land at or below market rates, fees and property tax exemptions, rent supplement and other appropriate assistance; and

b) in the case of affordable ownership housing provided on a long term basis by non-profit groups, especially affordable low rise family housing, measures such as: land at or below market rate, fees exemption and other appropriate forms of assistance; and

c) with priority given to non-profit and non-profit co-operative housing providers.

5. Significant new development on sites containing six or more rental units, where existing rental units will be kept in the new development:

a) will secure as rental housing, the existing rental housing units which have affordable rents and mid-range rents; and

b) **should** secure any needed improvements and renovations to the existing rental **housing units and associated amenities to extend the life of the buildings without pass-through costs to tenants. These improvements and renovations should be a City priority under Section 5.1.1 of this Plan where no alternative financial assistance program is in place for this work.**

## 4.1 NEIGHBOURHOODS

Toronto's hundreds of *Neighbourhoods* contain a full range of residential uses within lower scale buildings, as well as parks, schools, local institutions and small-scale stores and shops serving the needs of area residents. Lower scale residential buildings in Toronto's *Neighbourhoods* consist of detached houses, semi-detached houses, duplexes, triplexes and townhouses as well as interspersed **apartment buildings** that are four storeys or less. Over the past half-century, scattered high-rise apartment buildings were constructed in the midst of otherwise low scale residential neighbourhoods. The existing higher scale apartments are recognized but no new ones are permitted in areas designated as *Neighbourhoods*.

More recently, as the economy has changed, thousands of Torontonians have begun working from their homes, creating valuable economic activity, enhancing safety by providing "eyes on the street", and reducing trips to work. These home occupations are provided for in *Neighbourhoods* across the City. Historical development patterns have also added to the variety of local educational uses in *Neighbourhoods*. Policies regarding the suitable integration of schools within the context of *Neighbourhoods* are an important consideration for ensuring quality of life.

### Policies

1. *Neighbourhoods* are considered physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed **apartment buildings** that are no higher than four storeys. Parks, low scale local institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in *Neighbourhoods*.

Low scale local institutions play an important role in the rhythm of daily life in *Neighbourhoods* and include such uses as: schools, places of worship, community centres, libraries, day nurseries and private home daycare, seniors and nursing homes and long-term care facilities, public transit facilities, utility and telecommunications installations, and public services and facilities provided by the local, provincial and federal governments on neighbouring residents.

2. Schools will provide open space for outdoor student activities and landscaping and will be designed and operated to limit noise, privacy and traffic impacts development for these sites, and for intensification on existing apartment sites in *Neighbourhoods*

3. Small-scale retail, service and office uses are permitted on properties in *Neighbourhoods* that legally contained such uses prior to the approval date of this Official Plan. New small-scale retail, service and office uses that **serve the needs of area residents** and that are compatible with the area and do not adversely impact adjacent residences may be permitted through an amendment to the Zoning By-law, where required, on major streets shown on Map 3, with the exception of portions of streets

which have reversed lot frontages. To maintain the residential amenity of *Neighbourhoods*, new small-scale retail, service and office uses will:

- a) serve the needs of area residents and potentially reduce local automobile trips;
- b) have minimal noise, parking or other adverse impacts upon adjacent or nearby residents; and
- c) have a physical form that is compatible with and integrated into the *Neighbourhood*.

4. Apartment buildings legally constructed prior to the approval date of this Official Plan are permitted in *Neighbourhoods*.

### **Development Criteria in Neighbourhoods**

The stability of our *Neighbourhoods*' physical character is one of the keys to Toronto's success. While communities experience constant social and demographic change, the general physical character of Toronto's residential *Neighbourhoods* endures. Physical changes to our established *Neighbourhoods* must be sensitive, gradual and generally "fit" the existing physical character. A key objective of this Plan is that new development respect and reinforce the general physical patterns in a *Neighbourhood*.

Scattered throughout many *Neighbourhoods* are properties that differ from the prevailing patterns of lot size, configuration and orientation. Typically, these lots are sites of former non-residential uses such as an industry, institution, retail stores, a utility corridor, or are lots that were passed over in the first wave of urbanization. In converting these sites to residential uses, there is a genuine opportunity to add to the quality of *Neighbourhood* life by filling in the "gaps" and extending streets and paths. Due to the site configuration and orientation, it is often not possible or desirable to provide the same site standards and pattern of development in these infill projects as in the surrounding *Neighbourhood*. Special infill criteria are provided for dealing with the integration of new.

5. Development in established *Neighbourhoods* will respect and reinforce the existing physical character of the **geographic** neighbourhood, including in particular:

- a) patterns of streets, blocks and lanes, parks and public building sites;
- b) size and configuration of lots;
- c) heights, massing, scale and dwelling type of nearby residential properties;
- d) prevailing building type(s);
- e) **prevailing design and elevation of the driveways and garages**
- f) setbacks of buildings from the street or streets;
- g) prevailing patterns of rear and side yard setbacks and landscaped open space;
- h) continuation of special landscape or built-form features that contribute to the unique physical character of a **geographic** neighbourhood; and
- h) conservation of heritage buildings, structures and landscapes.

No changes will be made through rezoning, minor variance, consent or other public action that are out of keeping with the physical character of the **geographic** neighbourhood.

The prevailing building type will be the predominant form of development in the **geographic** neighbourhood. Some *Neighbourhoods* will have more than one prevailing building type. In such cases, a prevailing building type in one **geographic** neighbourhood will not be considered when determining the prevailing building type in another **geographic** neighbourhood.

**House behind a house development is not permitted and only one residential building will be located on a lot. Below-grade garages that are integral to a residence are discouraged.**

6. Where a more intense form of development than the prevailing building type has been approved on a major street in a *Neighbourhood*, it will not be considered when reviewing prevailing building type(s) in the assessment of development proposals in the interior of the *Neighbourhood*.

7. Proposals for intensification of land on major streets in *Neighbourhoods* are not encouraged by the policies of this Plan. Where a more intense form of residential development than that permitted by existing zoning on a major street in a *Neighbourhood* is proposed, the application will be reviewed in accordance with Policy 5, having regard to both the form of development along the street and its relationship to adjacent development in the *Neighbourhood*.

8. Zoning by-laws will contain numerical site standards for matters such as building type and height, density, lot sizes, lot depths, lot frontages, parking, building setbacks from lot lines, landscaped open space and any other performance standards to ensure that new development will be compatible with the physical character of established residential *Neighbourhoods*.

9. Infill development on properties that vary from the local pattern in terms of lot size, configuration and/or orientation in established *Neighbourhoods* will:

- a) have heights, massing and scale appropriate for the site and compatible with that permitted by the zoning for adjacent and nearby residential properties;
- b) provide adequate privacy, sunlight and sky views for residents of new and existing buildings by ensuring adequate distance and separation between building walls and using landscaping, planting and fencing to enhance privacy where needed;
- c) front onto existing or newly created public streets wherever possible, with no gates limiting public access; and
- d) locate and screen service areas and garbage storage to minimize the impact on existing and new streets and residences.

**In situations where infill development projects can respect and reinforce the existing lot patterns and other aspects of the physical character of the geographic neighbourhood, the applications will be reviewed in accordance with Policy 4.1.5.**

10. Where development is proposed on a site with an existing apartment building in *Neighbourhoods*, the new development must be grade-related and must also meet the criteria regarding infill development in *Apartment Neighbourhoods*.

#### **New Sidebar:**

#### **Delineating the Geographic Neighbourhood**

**Policy 4.1.5 requires development in established *Neighbourhoods* to respect and reinforce the existing physical character of the geographic neighbourhood. A geographic neighbourhood will be delineated by considering the context in proximity to the development site, including: zoning, prevailing dwelling type and scale, lot size, street pattern, pedestrian connectivity and natural and human-made dividing features.'**

### **4.2 APARTMENT NEIGHBOURHOODS**

Rental apartment and condominium buildings already contain almost half of the dwelling units in Toronto at the millennium.

Many of these buildings are clustered in areas already developed as apartment neighbourhoods. In these established *Apartment Neighbourhoods*, improving amenities, accommodating sensitive infill, where it can improve the quality of life and promoting environmental sustainability are key considerations. Residents in *Apartment Neighbourhoods* should have a high quality urban environment, safety, quality services and residential amenities.

*Apartment Neighbourhoods* are distinguished from low-rise *Neighbourhoods* because a greater scale of buildings is permitted and different scale-related criteria are needed to guide development. Built up *Apartment Neighbourhoods* are stable areas of the City where significant growth is generally not anticipated. There may, however, be opportunities for additional townhouses or apartments on underutilized sites and this Plan sets out criteria to evaluate these situations.

**On smaller sites infill opportunities in *Apartment Neighbourhoods* can be as simple as a building addition or a new building on an underutilized part of the lot such as surface parking lot. On larger sites, determining an infill building site may require planning for new and extended public realm including new streets or shared driveways, preservation of existing landscape and recreation features as part of integrating older apartments with new development in a manner that improves the quality of life for all.**

#### **Policies**

1. *Apartment Neighbourhoods* are made up of apartment buildings and parks, local institutions, cultural and recreational facilities, and small-scale retail, service and office

uses that serve the needs of area residents. All land uses provided for in the *Neighbourhoods* designation are also permitted in *Apartment Neighbourhoods*.

### **Development Criteria in Apartment Neighbourhoods**

2. Development in *Apartment Neighbourhoods* will contribute to the quality of life by:

- a) locating and massing new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of this Plan, through means such as providing setbacks from, and/or a stepping down of heights towards, lower-scale *Neighbourhoods*;
- b) locating and massing new buildings so as to adequately limit shadow impacts on properties in adjacent lower-scale *Neighbourhoods*, particularly during the spring and fall equinoxes;
- c) locating and massing new buildings to frame the edge of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- d) including sufficient off-street motor vehicle and bicycle parking for residents and visitors;
- e) locating and screening service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences;
- f) providing indoor and outdoor recreation space for building residents in every significant multi-unit residential development;
- g) providing ground floor uses that enhance the safety, amenity and animation of adjacent streets and open spaces; and
- h) providing buildings that conform to the principles of universal design, and wherever possible contain units that are accessible or adaptable for persons with physical disabilities.

3. Significant growth is not intended within developed *Apartment Neighbourhoods*. However, compatible infill development may be permitted on a site containing an existing apartment **building** that has **sufficient space to accommodate one or more new buildings while providing good quality of life for both new and existing residents, including: retaining indoor and outdoor amenity space and landscaped open space, maintaining sunlight and privacy for residential units, and providing sunlight on outdoor amenity space and landscaped open space. Infill development including additions to an existing apartment building that may be permitted on a site containing an existing apartment building(s) will:**

- a) meet the development criteria set out in Section 4.2.2;
- b) **respect the scale, including height and massing, of the existing apartment building(s) on the site;**
- c) **maintain or replace and improve indoor and outdoor residential amenities on the site, including, wherever possible, equipping and managing indoor and outdoor amenity space to encourage use by residents;**

- d) provide **all residents, including existing residents** with access to the community benefits where additional height and/or density is permitted and community benefits are provided pursuant to Section 5.1.1 of this Plan;
  - d) **maintain sunlight to units and open space**, privacy and areas of landscaped open space for both new and existing residents;
  - f) organize development on the site to frame streets, parks and open spaces in good proportion, provide adequate sky views from the public realm, and create safe and comfortable open spaces;
  - g) front onto and provide pedestrian entrances from an adjacent public street wherever possible;
  - h) **in the lower floors of midrise and tall apartment buildings promote grade related units with front gardens, stoops, and porches that take direct access from public sidewalks, accessible open spaces and park edges;**
  - i) provide adequate on-site, below grade, shared vehicular parking for both new and existing development, with any surface parking appropriately screened **from the public realm;**
  - j) preserve and/or replace important landscape features and walkways and create such features where they did not previously exist;
  - k) consolidate **and integrate** loading, servicing and delivery facilities **within the building wherever possible;**
  - l) **minimize curb cuts, encourage shared loading, parking access and ramps. Place parking ramps within the building mass wherever possible;**
  - m) **improve waste storage and waste diversion facilities including enclosure of outdoor waste storage areas, to improve aesthetics, health and safety and waste diversion rates. Waste storage areas should be enclosed within a building;**
  - o) **provide renovations and retrofits wherever necessary to extend the life of the existing buildings to be retained; and**
  - p) **reduce energy and water consumption in existing buildings through renovations, retrofits and changes to management practices.**
4. **On larger sites which have the opportunity for more than one new building, a framework of additional public streets, shared driveways, new parkland and shared open space may be required to create infill development sites which meet the objectives of this Plan.**

ATTACHMENT 2 Draft Official Plan Amendments  
The revised policies are in bold

**Draft Revisions to Official Plan Policies Pertaining to Healthy Neighbourhoods,  
Neighbourhoods, *Apartment Neighbourhoods***

Section 2.3.1 Healthy Neighbourhoods

- a) Add the following paragraphs at the end of the non-statutory:

Toronto has over a thousand older apartment buildings, many of which are in need of physical renewal, greening, and in some instances social transformation. The City has established the Tower Renewal Initiative to encourage the retrofit of these older apartment buildings and improve the quality of life of their residents. Policies to implement this initiative are found in Sections 2.3.1, 3.2.1 and 4.2 of the Plan.

Most of existing apartment buildings are located within built up *Apartment Neighbourhoods* which are stable areas where only limited infill development is anticipated. Usually, apartment building(s) together with ancillary outdoor recreation facilities, pedestrian walkways, parking lots, service areas and landscape space take up/occupy entire site. In some areas these sites are located in close proximity to each other and form clusters or larger apartment neighbourhoods. There may be sites within *Apartment Neighbourhoods* that include space that is surplus to the needs and requirements of existing residential development. In these situations infill development may be considered provided it is consistent with the Plan's objectives for residential urban living and is undertaken in accordance with the relevant Plan policies.'

- b) Delete Policy 1 and replace it with the following new Policies 1 and 2. Renumber Policies 3, 4, and 5 as 4, 5 and 6.
- '1. *Neighbourhoods* are considered to be physically stable areas. Development within *Neighbourhoods* will be consistent with this objective and will respect and reinforce the existing physical character of buildings, streetscapes and open space patterns in these areas.'
2. *Apartment Neighbourhoods* are built-out and physically stable areas. Development in *Apartment Neighbourhoods* will occur in accordance with the criteria in Policy 4.2.2 and other relevant sections of this Plan. However, on sites containing one or more existing apartment building(s) sensitive infill development may take place where there is sufficient space to accommodate additional buildings while providing a good quality of life for both new and existing tenants, including retaining indoor and outdoor amenity space and landscaped open space, maintaining sunlight and privacy for residential units, and maintaining sunlight on outdoor amenity space and landscaped open space, provided such infill is in



- accordance with the criteria in policies 4.1.10, 4.2.3 and other policies of this Plan. *Apartment Neighbourhoods* contain valuable rental housing apartment buildings that often need physical and social renewal and transformation to achieve an improved living environment.
- c) Delete the word 'and' at the end of subsection c) and add it at the end of subsection d), and add a new subsection e) as follows:
    - e) providing new streets that extend the local street network into larger sites, to provide access and frontage for existing and future development.'
  - d) Renumber Policy 6 as Policy 7, delete the word 'and' at the end of subparagraph a), replace period at the end of subparagraph b) with a semi-colon and the word 'and' and add a new subsection c)
 

'Community and neighbourhood amenities will be enhanced where needed by:....

    - c) Encouraging and developing partnerships to better utilize common indoor and outdoor amenity areas for the use of residents in apartment properties to supplement public facilities.
  - e) Renumber existing Policy 7 as Policy 8 and add new policies 9, 10 and 11.
- '9. The owners of existing apartment buildings will be encouraged to:
- a) achieve greater conservation of energy and reduce green house gas emissions;
  - b) achieve greater conservation of water resources;
  - c) improve waste diversion practices;
  - d) improve safety and security;
  - e) improve building operations; and
  - f) improve indoor and outdoor facilities for social, educational and recreational activities.'
- '10. Small-scale commercial, community and institutional uses are encouraged at grade in apartment buildings and on apartment building properties in *'Neighbourhoods'* and *Apartment Neighbourhoods*, to better serve area residents, particularly in areas where residents do not have convenient walking access to a wide range of goods, services and community facilities.'
- '11. Gardens for growing food on underutilized portions of landscaped open space and mobile food vendors are encouraged, particularly in areas where residents do not have do not have convenient walking access to sources of fresh food.'

### Section 3.2.1 Housing Policies

Note that other amendments to the housing policy section will be forthcoming that may affect future numbering. These draft revisions to Section 3.2.1 are for the purpose of implementing the Tower Renewal Initiative.

- f) Delete Policies 2 and 5 of Section 3.2.1 and replace them with the following:
  - 2. The existing stock of housing will be maintained, improved, and replenished. The City will encourage the renovation and retrofitting of older multi-residential apartment buildings. New housing supply will be encouraged through intensification and infill that is consistent with this Plan.'
  - 5. Significant new development on sites containing six or more rental units, where existing rental units will be kept in the new development:
    - a) will secure as rental housing, the existing housing units which have affordable rents and mid-range rents
    - b) should secure any needed improvements and renovations to the existing rental housing units and associated amenities to extend the life of the buildings without pass-through costs to tenants. These improvements and renovations should be a City priority under Section 5.1.1 of this Plan where no alternative financial assistance program is in place for this work.

### **Draft Revisions to Section 4.1**

- 1. Section 4.1, *Neighbourhoods* is amended by adding the following new sidebar adjacent to Policy 4.1.5:

#### **"Delineating the neighbourhood**

Policy 4.1.5 requires development in established *Neighbourhoods* to respect and reinforce the existing physical character of the geographic neighbourhood. A geographic neighbourhood will be delineated by considering the context in proximity to the development site, including: zoning, prevailing dwelling type and scale, lot size, street pattern, pedestrian connectivity and natural and human-made dividing features."

- 2. Section 4.1, *Neighbourhoods* is amended by deleting the term "walk-up apartments" from the second sentence of the non-statutory text and replacing it with the term "apartment buildings".
- 3. Policy 4.1.1 is amended by deleting the term "walk-up apartments" and replacing it with the term "apartment buildings".

4. Policy 4.1.3 is amended by deleting the words "are incidental to and support *Neighbourhoods*" and replacing them with the words "serve the needs of area residents".
  
5. Policy 4.1.5 is amended by:
  - i) adding the word 'geographic' before the word 'neighbourhood' wherever it appears; and
  - ii) adding the following new sub-policy e), and re-numbering subsequent sub-policies as f) to i) accordingly:
 

"e) prevailing design and elevation of the driveways and garages;"
  - iii) adding the following new paragraph at the end of the policy:
 

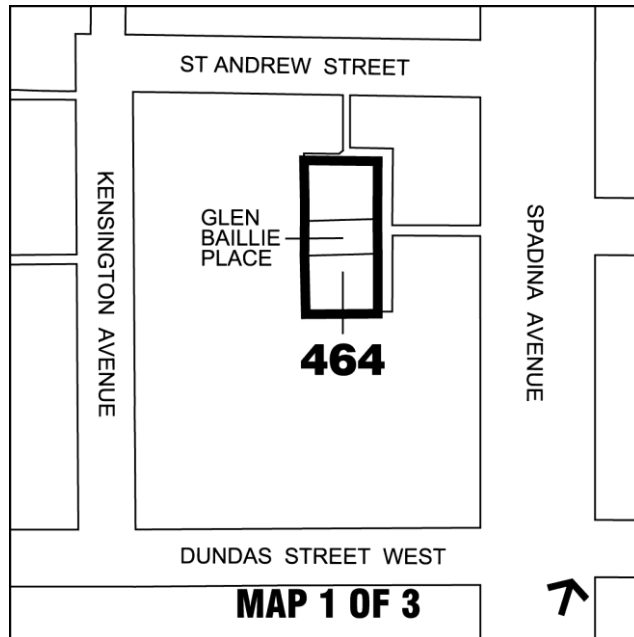
"House-behind-a-house development is not permitted, and only one residential building will be located on a lot. Below-grade garages that are integral to a residence are discouraged."
  
6. Policy 4.1.9 is amended by adding the following new paragraph at the end of the policy:
 

"In situations where infill development projects can respect and reinforce the existing lot patterns and other aspects of the physical character of the geographic neighbourhood, the applications will be reviewed in accordance with Policy 4.1.5."
  
7. Chapter 7, Site and Area Specific Policies is amended by adding Site and Area Specific Policy No. 464 for those lands known municipally in 2013 as 2-15 Glen Baillie Place; 79-87 Niagara Street; and 9-23 St. Patricks Square, as follows:
 

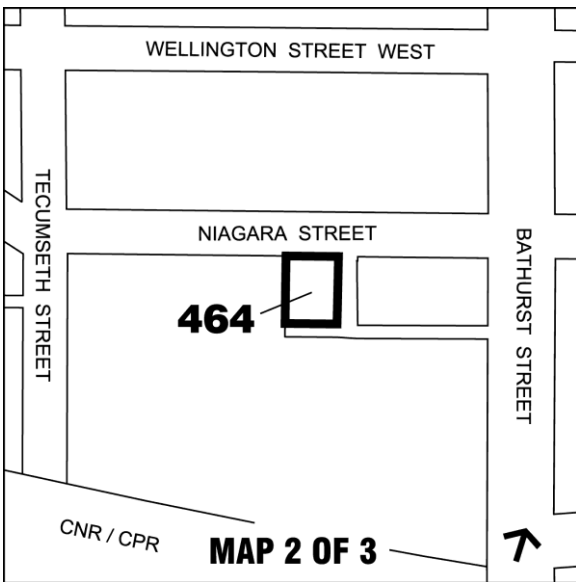
**"464. 2-15 Glen Baillie Place  
79-87 Niagara Street  
9-23 St. Patricks Square**

Development will respect and reinforce the stability and established low-rise character of these areas containing houses of two or three storey in height, consistently setback from the street line.

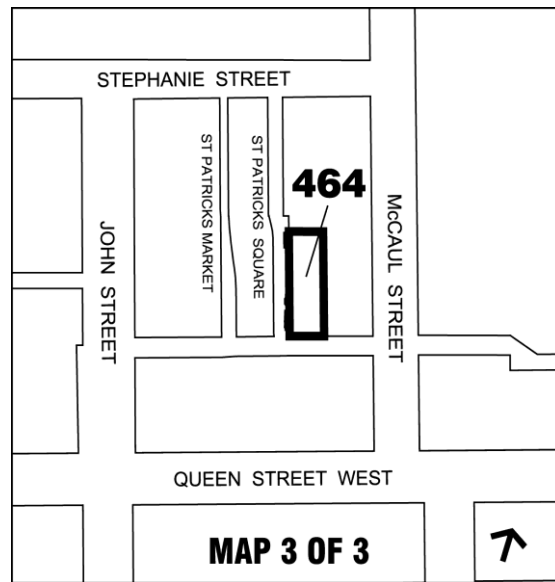
Map 1 of 3



Map 2 of 3



Map 3 of 3"



## Section 4.2 Apartment Neighbourhoods

g) Add a new paragraph at the end of the non- statutory (non-shaded) text:

'In smaller sites infill opportunities in *Apartment Neighbourhoods* can be as simple as a building addition or a new building on an underutilized part of the lot like a surface parking lot. On larger sites, determining an infill building site may require planning for new and extended public realm including new streets or shared driveways, preservation of existing landscape and recreation features as part of integrating older apartments with new development in a manner that improves the quality of life for all.'

h) Delete Policy 3 of Section 4.2 and replace it with the following:

3. Significant growth is not intended within developed *Apartment Neighbourhoods*. However, compatible infill development and additions to existing apartment buildings may be permitted on a site containing an existing apartment building(s) that has sufficient space to accommodate one or more new buildings while providing good quality of life for both new and existing residents, including: retaining indoor and outdoor amenity space and landscaped open space, maintaining sunlight and privacy for residential units, and providing sunlight on outdoor amenity space and landscaped open space. Infill development including additions to an existing apartment building that may be permitted on a site containing an existing apartment building(s) will:
- a) meet the development criteria set out in Section 4.2.2;
  - b) respect the scale, including height and massing, of the existing apartment building(s) on the site;
  - c) maintain or replace and improve indoor and outdoor residential amenities on the site, including, wherever possible, equipping and managing indoor and outdoor amenity space to encourage use by residents;
  - d) provide all residents, including existing residents with access to community benefits where additional height and/or density is permitted and community benefits are provided pursuant to Section 5.1.1 of this Plan;
  - e) maintain sunlight to units and open space, privacy, and areas of landscaped open space for both new and existing residents;
  - f) organize development on the site to frame streets, parks and open spaces in good proportion, provide adequate sky views from the public realm and create safe and comfortable open spaces;
  - g) front onto and provide pedestrian entrances from an adjacent public streets wherever possible;
  - h) in the lower floors midrise and tall building apartments, promote grade related units with front gardens, stoops, porches etc that take direct access, from public sidewalks, accessible open spaces and park edges;

- i) provide adequate on-site, below grade, shared vehicular parking for both new and existing development, with any surface parking appropriately screened from the public realm;
  - j) preserve and/or replace important landscape features and walkways and create such features where they did not previously exist;
  - k) consolidate and integrate loading, servicing and delivery facilities within the building mass wherever possible;
  - l) minimize curb cuts and encourage shared loading, parking access and ramps. Place parking ramps within the building wherever possible;
  - m) improve waste storage and waste diversion facilities including enclosure of outdoor waste storage areas, to improve aesthetics, health and safety and waste diversion rates. Waste storage areas should be enclosed within a building.
  - n) Provide renovations and retrofits wherever necessary to significantly extend the life of the existing buildings to be retained; and
  - o) reduce energy and water consumption in existing buildings through renovations, retrofits and changes to management practices.
- i) Add new policy 4:
- '4. On larger sites which have the opportunity for more than one new building a framework of additional public streets, shared driveways, new parkland and shared open space may be required to create infill development sites which meet the objectives of this Plan.'