



PGM – February 24, 2015

**Jennifer Keesmaat**

Chief Planner & Executive Director of City Planning

# annual **2014** report.

# annual 2014 report.

TORONTO CITY PLANNING

## INPUT

City Planning is driven by the inputs it receives on a daily basis from the public, developers, Committees, and Council. The volume of work handled by City Planning is unprecedented among municipalities in Canada.



204

development projects received



3,683

committee of adjustment applications



2,082

heritage permit applications



twenty

planning and growth management committee work program requests



6,266

planning and heritage applications in 2014

## PEOPLE

In 2014, we worked to broaden the reach of our traditional consultation through the use of innovative methods and technologies. To build on these successes, we launched Growing Conversations, an initiative that aims to engage new audiences and transform our approach to public consultation.

291

non-statutory community consultations

13,133

residents consulted



20,000+

@jen\_keesmaat / @CityPlanTO twitter followers

two

chief planner roundtables



200,000

interactions with our zoning by-law site



1,100+

planners in public spaces (PIPS) participants



400

participants in chief planner roundtables

1.3 million

page views of city planning website

sixteen

planners in public spaces (PIPS) events

## PROCESS

Robust and meaningful conversations with stakeholders are at the core of the planning process. Through collaboration we work to implement the pillars of the Official Plan, balance community interests, and strengthen liveability in Toronto.



504

reports to committees & council

46

section 37 agreements

twelve

design review panels

30

official plan amendments



34

city building studies



75,000+

employment survey respondents



404

OMB committee of adjustment appeals submitted

27

OMB development application appeals submitted



45

projects reviewed by design panel

## OUTPUT

Inputs into City Planning are shaped by our team and the public to form the tangible elements of city building that define the outputs of our Division. Toronto's future growth, resilience, and success are fundamentally impacted by the work we do.

21,476

approved residential units

72%

heritage permit applications approved in 3 days

1,981,059m<sup>2</sup>

of green roofs approved since 2010

160

approved projects

250,000

annual tonnes of eCO<sub>2</sub> emissions saved from the Toronto Green Standard



14

civic improvement projects completed

697,508m<sup>2</sup>

approved non-residential space

\$38 million

section 37 community benefits secured

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# planning for people

Planning for the people of Toronto is what we do. The places Torontonians call home – where we live, our neighbourhoods, and our city – are all fundamentally impacted by City Planning.

WHERE WE  
RESIDE  
AND WORK

THE  
LEGACY WE  
LEAVE

HOW WE  
MOVE

HOW WE  
LIVE

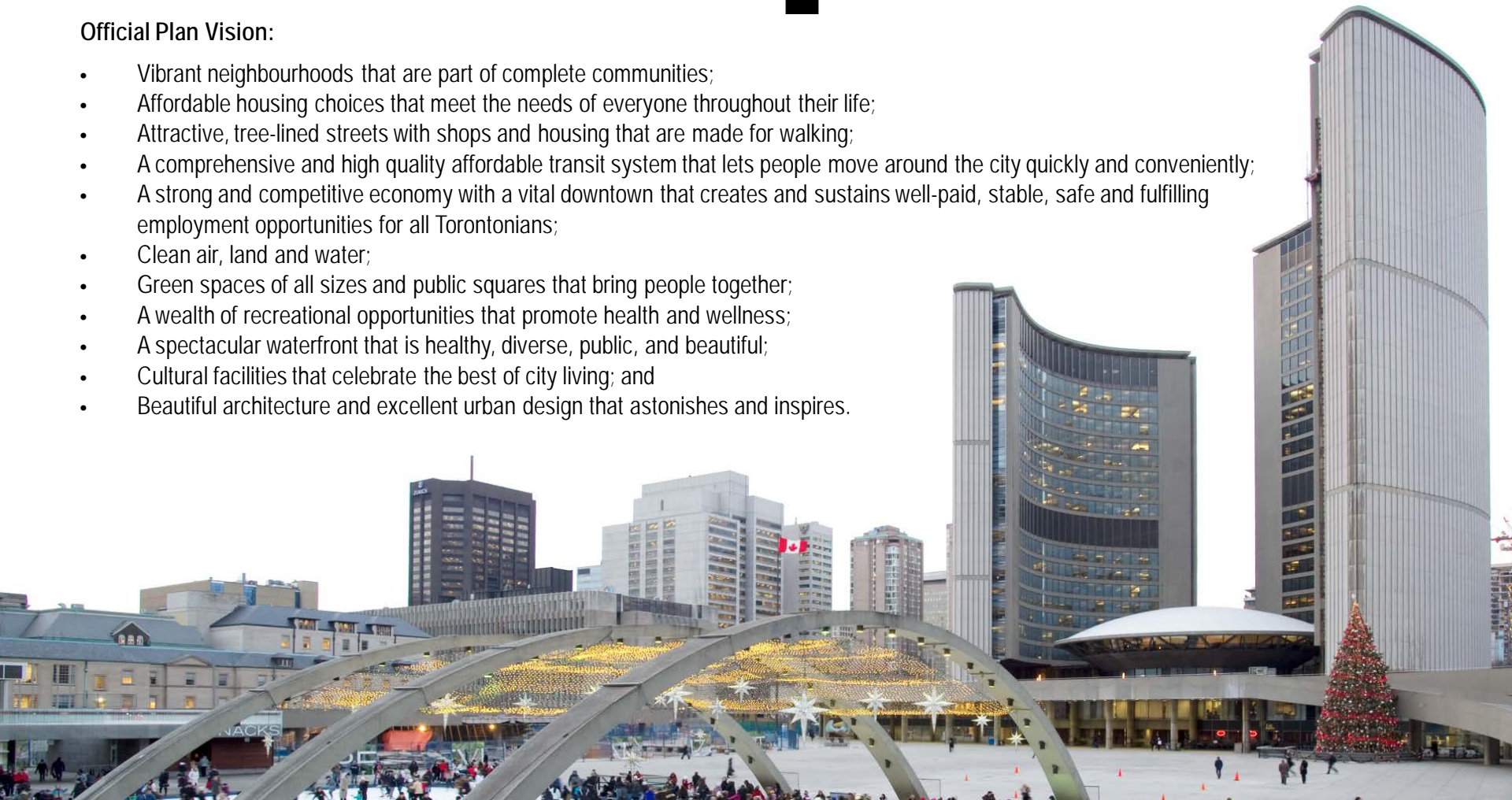
MEMORABLE  
PLACES



# the official plan

## Official Plan Vision:

- Vibrant neighbourhoods that are part of complete communities;
- Affordable housing choices that meet the needs of everyone throughout their life;
- Attractive, tree-lined streets with shops and housing that are made for walking;
- A comprehensive and high quality affordable transit system that lets people move around the city quickly and conveniently;
- A strong and competitive economy with a vital downtown that creates and sustains well-paid, stable, safe and fulfilling employment opportunities for all Torontonians;
- Clean air, land and water;
- Green spaces of all sizes and public squares that bring people together;
- A wealth of recreational opportunities that promote health and wellness;
- A spectacular waterfront that is healthy, diverse, public, and beautiful;
- Cultural facilities that celebrate the best of city living; and
- Beautiful architecture and excellent urban design that astonishes and inspires.



# community planning

Neil Cresswell, Director of Community Planning, West  
Allen Appleby, Director of Community Planning, North  
Raymond David, Director of Community Planning, East  
Gregg Lintern, Director of Community Planning, South

Application Review  
Committee of Adjustment



# community planning

South Niagara  
Planning Study

Port Lands  
Planning  
Framework

Concord  
Park Place

Six Points  
Interchange

Dufferin  
Street Avenue  
Study

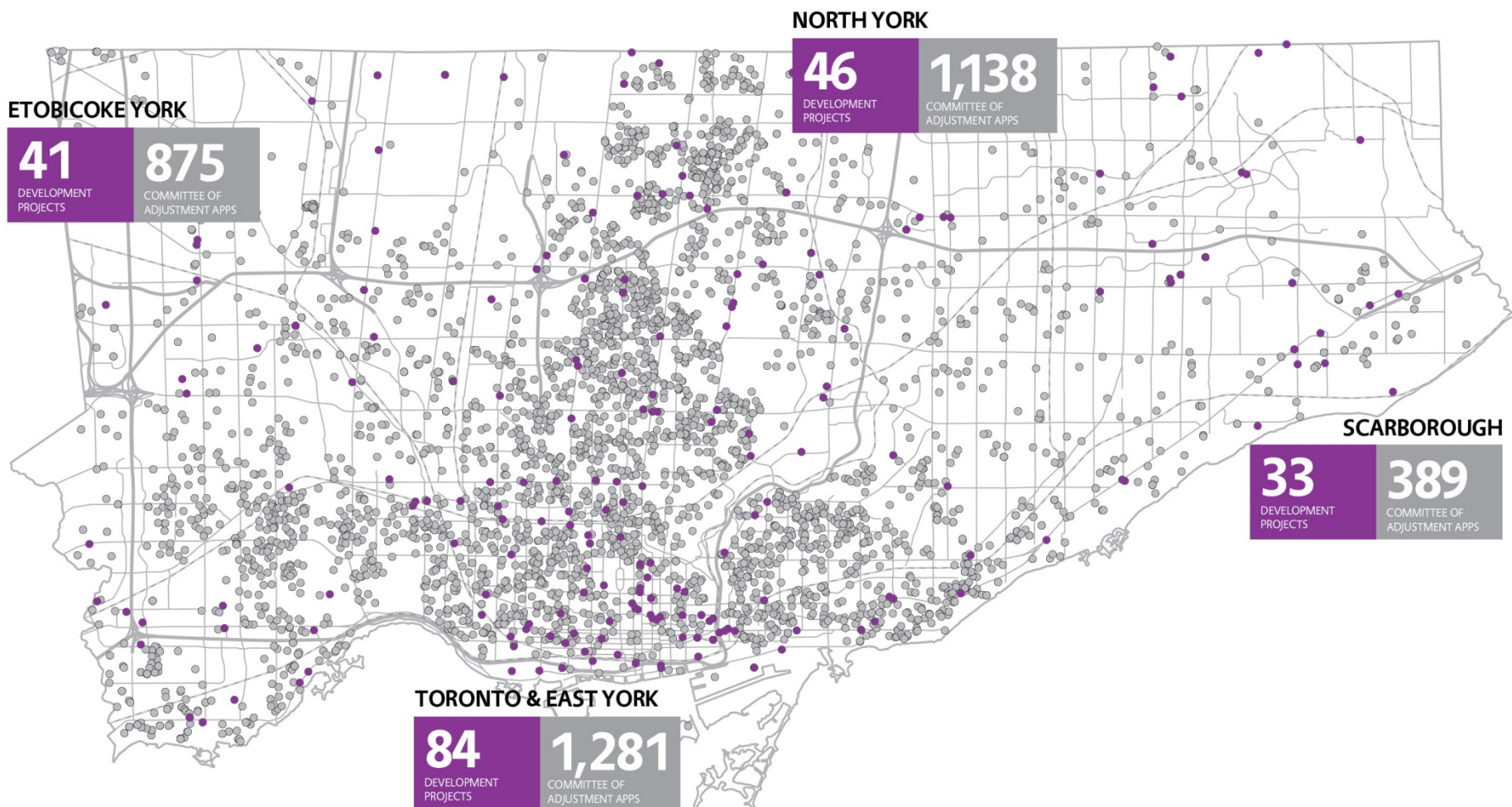
Dupont  
Street Study

McCowan  
Precinct Plan





# 2014 development applications

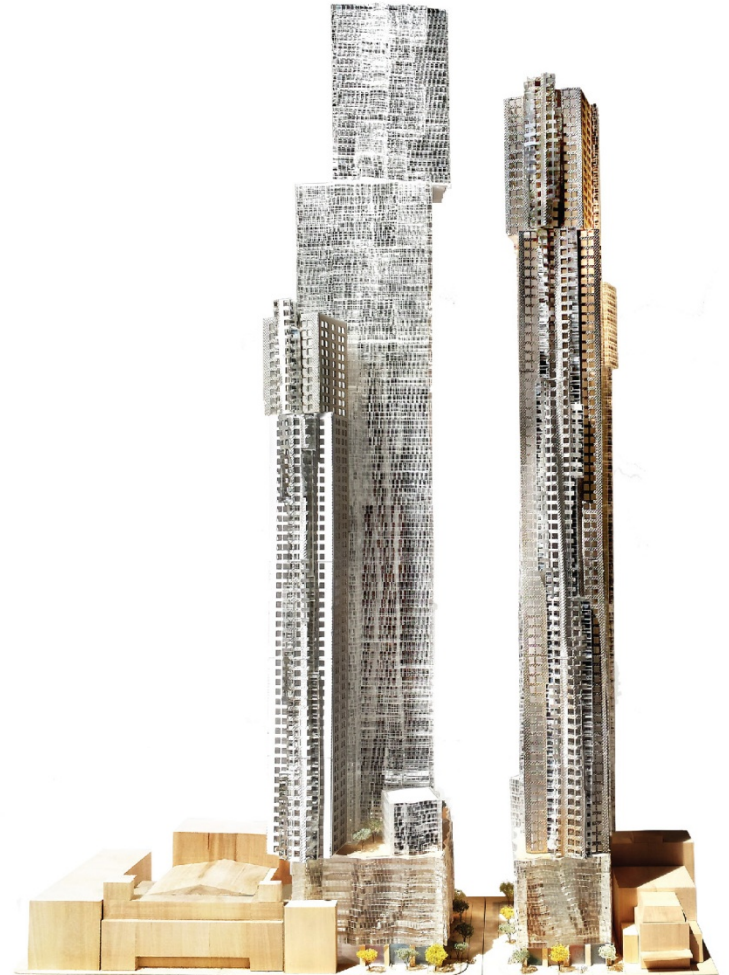


# Mirvish+Gehry Proposal

The Mirvish+Gehry proposal – a joint collaboration between Projectcore Inc., David Mirvish, and Canadian-born architect Frank Gehry – stimulated a lively debate across the city and beyond in 2014. As the project was unprecedented in many ways, City Planning had to work actively with the developer to bring the project to reality while preserving the area's cultural and heritage assets.



Initial Submission



Final Submission

# urban design



Harold Madi, Director of Urban Design

Graphics & Visualization

Civic Design

Heritage Preservation Services

Public Art

Design Review



# urban design

Midtown in  
Focus

Heritage  
Preservation  
Services

City-Wide  
3D Model

Civic  
Improvement

Public Art

Privately Owned  
Publicly-Accessible Spaces



# transportation planning

Tim Laspa, Director of Transportation Planning

Transit Implementation Unit  
Metrolinx Transit Program



# transportation planning

Eglinton  
Connects

Feeling  
Congested?

Relief Line  
Project  
Assessment





# waterfront **secretariat**

David Stonehouse, Director of Waterfront Secretariat

Waterfront Renewal



# waterfront **secretariat**

Lower Don  
Flood Protection

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# strategic initiatives, policy & analysis

Kerri Voumvakis, Director of Strategic Initiatives, Policy & Analysis

Business Performance & Standards  
Community Policy  
Environmental Planning  
Official Plan & Zoning By-law  
Research & Information  
Strategic Initiatives



# strategic initiatives, policy & analysis

TOcore: Planning  
Toronto's Downtown

Official Plan  
Review

Residential  
Commercial Zone





# strategic initiatives, policy & analysis

Ward  
Profiles

Rental Housing  
Policy

Toronto Employment  
Survey



# divisional initiatives

**31**

internal training sessions held

**844**

people engaged through Growing  
Conversations

**13,133**

residents consulted by City Planning



Growing Conversations & Youth Engagement Strategy



eServices



Training and Professional Development Committee



Committee of Adjustment Steering Committee



City Planning Division Administrative Support Summit



# inter-divisional initiatives

**14**

civic realm improvements implemented,  
helping to create complete streets

**350**

staff from multiple divisions attended the  
complete streets symposium

**400+**

in-person and online participants at  
chief



Complete Streets



Inter-Divisional Committee on Tower Neighbourhood Renewal



Chief Planner Roundtables



Expert Speakers



Joint TCH – City Development Steering Committee

# 5/5 initiatives



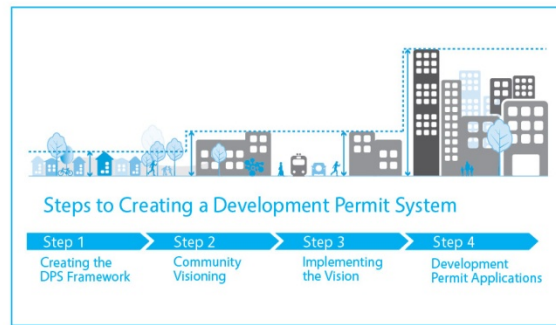
1/5 GREAT STREETS



2/5 INTEGRATED MOVEMENT



3/5 COMPLETE COMMUNITIES



4/5 INNOVATIVE PLANNING TOOLS



5/5 OWN YOUR CITY

# 2014 staff recognition

## ● 2014 New Staff

## ● 2014 We Plan TO Award Winners

## ● 2014 Retirees

CELESTE BORGHESE  
SHEILA BOUDREAU  
GRANSAILL  
CARLY BOWMAN  
MYRON BOYKO  
BRENDAN BOYLE  
JASON BRANDER  
BARRY BROOKS  
ANDREA BROUGHTON  
PAULINA BROZEK  
DEREK BRUNELLE  
HELEN BULAT  
**TIM BURKHOLDER**  
GREGORY BYRNE  
PAUL BYRNE  
EMILY CALDWELL  
CORWIN CAMBRAY  
JOHN CANNING  
JEFFREY CANTOS  
FRANK CARIDI  
AVERY CARR  
VICTORIA CARUSO  
PHILIP CARVALINO  
**GIULIO CESCATO**  
WING TAK  
PATRICK CHAN  
RAN CHEN  
MARK CHLON  
JENNY CHOI  
**DEANNA CHORNEY**  
BRENDEN CLAPP  
SONIA CONNELL  
DAVID COOPER  
MICHELLE CORCORAN  
VANESSA COVELLO  
ANGUS CRANSTON  
NEIL CRESSWELL  
RUSSELL CROOKS  
SEBASTIAN CUMING  
**EDNA CUVIN**  
ANNA CZAJKOWSKI  
**JOE D'ABRAMO**  
MARCIA DANIEL  
KATHRINE DARLING  
RAYMOND DAVID  
MATTHEW DAVIS  
**LORNA DAY**  
RAGINI DAYAL  
LEO DESORCY  
CATHERINE DESSAILLY  
DIPAK DHORNA  
BEN DI RAIMO  
FARHANA DIN  
PASCAL DOUCET  
LINDA DOUGLAS

NASIM ADAB  
JANE ADAMS  
VINCE ALFANO  
KELLY ALLEN  
KATHRYN ANDERSON  
JOHN ANDREEVSKI  
DANIEL ANTONACCI  
OLIVIA ANTONEL  
ALLEN APPLEBY  
ANGELO ARETUSI  
**MATTHEW ARMSTRONG**  
RENICK ASHBY  
ANDREW AU  
COLLEEN AULD  
PAUL BAIN  
FRED BALL  
LASZLO BANO  
SAMUEL BAPTISTE  
MARIAN BARSOUM  
BARBARA BARTOSIK  
IRENE BAUER  
**LUISA BAUTISTA**  
CHRYSOULA BAZOS  
RICHARD BECK  
GIUSEPPE BELLINI  
LORNE BERG  
**DIANA BIRCHALL**  
JULIE BOGDANOWICZ

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GIUSEPPE BELLINI  
LORNE BERG  
**DIANA BIRCHALL**  
JULIE BOGDANOWICZ

MICHAEL DRACHEWYCH  
DAVID DRIEDGER  
CHRIS DUNN  
NOREEN DUNPHY  
KELLY DYNES  
BRIGITTE ERNEWEIN  
ROSEMARY EUSTACE  
**PAUL FARISH**  
**ANDREW FARNCOMBE**  
CATHERINE FERGUSON  
**DAVID FITZPATRICK**  
EMILIA FLORO  
LORI FLOWERS  
CELINE FOREHT  
STEVE FORRESTER  
FRANK FORTUNATO  
DEBORAH FOWLER  
LIRA FREEDMAN  
KEVIN FRIEDRICH  
DANIEL FUSCA  
**BRIAN GALLAUGHER**  
LUIZA GALLI  
PAUL GALVIN  
**VANATHY GANESHARAJAH**  
FRANCELA GEORGE  
MARIO GIAMBATTISTA  
ROBERT GIBSON  
CHRISTIAN GILES  
SHOSHAWNA GINSBERG  
BOWEN SHERRY GOLDSTEIN  
HAMISH GOODWIN  
VICTOR GOTTFELD  
**KAITLYN GRAHAM**  
PINELOPI GRAMATIKOPOULOS  
EMILY GRECO  
**STELLA GUSTAVSON**  
MICHAEL HAIN  
CHRIS HARLING  
LYNNE HARVEY  
KIRK HATCHER  
JAMES HELIK  
SARAH HENSTOCK  
SHARON HILL  
KATHRYN HILL-MONTAGUE  
RODERICK HINES  
DIANE HO  
GREGORY HOBSON-GARCIA  
LARRY HODGSON  
BARBARA HOLT  
ANTHONY HOMMIK  
**SHARON HONG**  
STEPHANIE HONG  
**BRETT HOWELL**  
MONIKA HOXHA  
ELISE HUG  
SUSAN HUGHES  
CAROLYN HUMPHREYS  
DAVE HUNTER  
HELENE IARDAS  
HEATHER INGLIS  
BARON CHARISSA IOGNA  
NICOLE IVANOV  
TRISTA JAMES  
YASMINA JIWAN-SHAMJI  
PAUL JOHNSON  
LAURALYN JOHNSTON  
KELLY JONES  
TIM KEARNEY  
JENNIFER KEESMAAT  
**MARK KEHLER**  
ALAN KERR  
**SEANNA KERR**  
NITA KHATRI  
CAROLINE KIM  
JOANNA KIMONT  
LISA KING  
BILL KIRU  
SUSAN KITCHEN  
**JEREMY KLOET**  
KYLE KNOECK  
PARASKEVAS KOROUYENIS  
**VIVIAN KOTILA**  
EMILY KRAUSE  
JACK KRUBNIK  
GEORGIA KUICH  
FRANCIS KWASHIE  
NATASHA LAING  
EDDY KAR WAH LAM  
SAI-MAN LAM  
**PETER LANGDON**  
TIMOTHY LASPA  
JANET LEE  
**KEVIN LEE**  
MICHAEL LEE  
PEGGY LEE  
KLAUS LEHMANN  
GREGG LINTERN  
JOHN-BARRY LIVINGSTONE  
JOSEPHINE LOBE  
**MICHAEL LOGAN**  
LAURA LONEY  
CHIU LUK  
JOSEPH LUK  
ALKA LUKATELA  
DANIEL LUONG  
PATRICIA LUTCHMAN  
JOHN LYON  
**LYNDA MACDONALD**  
MARY MACDONALD  
NATALIE MACFARLANE  
ANITA MACLEOD  
WILLIAM MACRAE  
**HAROLD MADI**  
LEONTINE MAJOR  
PAUL MAK  
ASTRO YING WAH MAN  
SIPO MAPHANGOH  
FAMIDA MARAI  
MIHAELA MARCU  
CATHY MARTELLI  
DEWAN MASUD KARIM  
GUY MATTHEW  
CHRISTOPHER MAY  
SUSAN MCALPINE  
JAMES MCEWAN  
SHEILA MCGUIGAN  
STEPHEN MCKENNA  
KAREN MCNABNEY  
TODD MCNAUGHTON  
MARY MCTEAGUE  
ALLISON MEISTRICH  
CANDICE MENEZES  
JOHN MICHAELIDIS  
**DORIS MICHEL**  
**GARY RICHARD MIEDEMA**  
DEANNE MIGHTON  
KATHERINE MIHALJEVIC  
**ESTER MIHKELSON**  
NICOLE MILROSE  
CHARLENE MIRANDA  
JAMNADA MISTRY  
CAROLYN MOHAMED  
HANIFF MOHAMMED  
TARA MOHAMMED  
PETER MOORE  
LUIGINO MORETTO  
ANNALISA MORRA  
NADEIDA MROCHKOVSKAIA  
DOUGLAS MUIRHEAD  
SYLVIA MULLASTE  
RAM NAGULESWARAN  
JAYNE NAIMAN  
JOE NANOS  
**ANN-MARIE NASR**  
AMES NEILSON  
REBECCA NG  
DANIEL NICHOLSON  
MICHELLE NICHOLSON  
BRUNA NIGRO  
CARL NOVIKOFF  
DAVID OIKAWA  
ANDREA OLD  
MATTHEW OMOLAYOLE  
**ANDREA OPPEDISANO**  
JOHN O'REILLY  
DAWN OSTERBAUER  
SARAH OVENS  
CYNTHIA OWUSU-GYIMAH  
YEORYIOS PANTAZIS  
**TONI PAPA**  
GARY PAPAS  
JAMES PARAKH  
**CHEVANESE PARKER-**  
**ASHLEY**  
PHILIP PARKER  
KEVIN PARSON  
SHERRY PEDERSEN  
XEI PEI  
AVIVA PELT

ANE PERDUE  
CAROLA PEREZ-BOOK  
**JAMES PERTTULA**  
KAREN PEZZACK  
SARAH PHIPPS  
MARIA PINTO  
LYNN POOLE  
**PAUL POSILOVIC**  
MARIAN PREJEL  
**MATTHEW PREMIU**  
EDWARD PRESTA  
SUSANNE PRINGLE  
BOB PURCELL  
COLIN RAMDIAL  
DULINI RATNAYAKE  
BRIANNA RATZLAFF  
ZELIKO RAZUMIC  
ANDREA REANEY  
THOMAS REES  
ALLISON REID  
KRISTINA REINDERS  
JENNIFER RENAUD  
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CHRIS RONSON  
MARY ROSSI  
EMILY ROSSINI  
DENISE RUNDLE  
MARY SABATINO  
**ANU SAINI**  
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SYLVIA SHEPHERD  
TOBIN SHEPS  
DIANE SILVER  
ELLEN SIMKINS  
JEFFERY SINCLAIR  
TRAVIS SKELTON  
HELEN SKOURAS  
SUSAN SMALLWOOD  
KELLY SNOW  
TERESA SOOKRAH  
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KIRSTEN STEIN  
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DAVID STONEHOUSE  
SHAYNA STOTT  
KYLE STRIK  
ANNETTE SUKHAJ  
NORM SULTMANIS  
ADRIANA SUYCK  
LARISSA SVIRPLYS  
NIGEL TAHAIR  
OREN TAMIR  
HENRY TANG  
LARA TARLO  
ALEX TEIXEIRA  
SASHA TERRY  
ALAN THEOBALD  
KATHRYN THOM  
BEVERLY THOMAS  
SANDRA THOMSON  
HAILEY TOFT  
GARVIN TOM  
**VERONICA TORRES**  
CARLA TSANG  
JASON TSANG  
THERESA TUMIDAJSKI  
GRAIG UENS  
LORRAINE UNETT  
KERRI UNGER  
CHRISTIAN VENTRESCA  
MICHAEL VIDONI  
STEPHANIE VOLPENTESTA  
**KERRI VOUMVAKIS**  
SUE VUKOVIC  
DEREK WALTHO  
WILLIAM WARREN  
MARTYN WAYNE  
GARRY WEILER  
MICHAEL WEHKIND  
JANE WELSH  
JANE WENINGER  
MARIANNE WERTEPNY  
GREG WHITFIELD  
VICTORIA WITKOWSKI  
CECILIA WONG  
DERRICK WONG  
ALLISON WOO  
MICHAEL WRIGHT  
EDMOND WU  
SALLY YAN  
MICHAEL YU  
RONG YU  
ADOLFO ZANGARI  
GUY ZIMMERMAN  
**ANNELY ZONENA**  
JELENA ZORIC  
PAUL ZULIANI

# strategicplan

2013-2018



“As leaders and partners in an innovative culture, we build a great city through excellence in planning and influential policy. We implement Toronto’s Official Plan for a sustainable, connected city of neighbourhoods where life and business flourish.” - City Planning Mission Statement

## City Planning Charter

We Plan TO by taking a leading role in city building.

We Plan TO by creating policy that balances a city-wide vision and neighbourhood interests.

We Plan TO by facilitating a culture of learning.

We Plan TO by embracing innovation.

We Plan TO by continually working to broaden participation in city building.

We Plan TO by pursuing partnerships with other City Divisions, Council, and the public.



PGM – February 24, 2015

**Jennifer Keesmaat**

Chief Planner & Executive Director of City Planning

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