

Attachment 4

City of Toronto Official Plan Five-Year Review
Neighbourhoods and Environmental Policies
Consultation Summary Report
Appendix C – Public Open House Meeting Summaries



Prepared by Lura Consulting for:
The City of Toronto
December 2014



**City of Toronto Official Plan Review –
Neighbourhood and Environment Consultations**

Public Open House #1

*North York Civic Centre, 5100 Yonge Street
November 18, 2014
6:30 p.m. to 9:00 p.m.*

Public Meeting Summary

Five Public Open House meetings were organized by City Planning to inform participants of the proposed changes to the Official Plan’s neighbourhood and environment policies and to obtain feedback from members of the public. The meetings encouraged broad public participation in the revision of the City’s neighbourhood and environment policies, and included several opportunities for participants to provide comments and feedback including in person, online and email submissions. The following provides a summary of the feedback collected from Public Open House #1. Please be advised this is not a verbatim summary.

Attendance	12
Presentations	<ol style="list-style-type: none"> 1. Draft Healthy Neighbourhoods, <i>Neighbourhoods</i>, and <i>Apartment Neighbourhoods</i> Policies – Gerry Rogalski, Senior Planner, City Planning Division 2. Draft Environmental Policies – Jane Welsh, Project Manager, Environmental Planning, and Jane Weninger, Senior Planner, Environmental Planning

Key Items Raised

The key issues raised during the discussion were:

Healthy Neighbourhoods, Neighbourhoods, and Apartment Neighbourhoods Policies

Section 2.3.1 Healthy Neighbourhoods

- Apartment neighbourhoods should be re-characterized as dynamic high-rise areas prime for reinvestment and diversification as opposed to “built-out and physically stable areas” as identified in Policy 2, Section 2.3.1.

Section 3.2.1 Housing

- A percentage of existing rental units should be allocated to Toronto Community Housing Corporation / affordable housing when improvements are being made to ensure affordable rental units are retained.

Section 4.1 Neighbourhoods

- More clarity should be provided on acceptable built form which borders residential neighbourhoods to ensure that the character of existing established neighbourhoods is

protected from large developments and the impacts of intensification.

- The meaning of “proximity” needs to be clarified in policy 4.1.5 relating to Delineating the Geographic Neighbourhood.
- There was a preference for allowing consideration of laneway housing.

Mixed Use Area Designation

- Mixed Use Area designated lands should be identified in the Official Plan in terms of named properties complete with addresses and mapped in an Appendix.

Environmental Policies

- Challenges are being experienced by some developers regarding implementation of the environmental and energy policies. There is interest in working collaboratively with the City and agencies to implement sustainable development.
- Concern was expressed for the challenges posed by building size constraints when implementing sustainable elements in new development.
- The City needs to look at enhancing sustainable technologies and techniques on *Avenues* for both commercial /retail and residential properties and to include heritage and smaller properties.
- Participants discussed whether trails would be permitted on lands designated as Environmentally Significant Areas (ESAs).
- Participants were interested in how the Official Plan addresses related environmental issues such as waste, cycling and bike lanes.

Questions and Comments

A summary of the discussion is provided below. Questions are noted with **Q**, responses are noted by **A**, and comments are noted by **C**.

Healthy Neighbourhoods, Neighbourhoods, and Apartment Neighbourhoods Policies

C. The Healthy Neighbourhood policies are heading in the right direction. We want to ensure we have protection for existing residential neighbourhoods. When it comes to neighbourhoods, the context of the ‘neighbourhood’ is not defined in specific terms such as setback, stepback, heights, transportation, etc. This will be a challenge for implementation. For example, there is a shopping centre near a neighbourhood with no transportation study to incorporate the bordering arterial roads. In this example, the existing established residential neighbourhood will be significantly impacted by intensification. I would like to see more guidance on the definition of “neighbourhood” character for this type of development.

A. There is a policy in the Mixed Use Area designation that indicates the need to provide a gradual transition of scale and density towards existing residential neighbourhoods. This means stepping down of buildings towards and setbacks from these neighbourhoods.

C. The neighbourhood policies are not specific enough to withstand development / redevelopment in terms of setbacks and stepbacks (i.e. angular planes) especially related to side yards and backyards.

There are too many areas pertaining to major / minor arterials, which are not covered by *Avenues*, that are open to excessive development.

C. Another concern is when a developer respects the setback but cantilevers on the upper floors over the property line. Developments must not be allowed to cantilever over pedestrian sidewalks or over setbacks (i.e. 600-620 The East Mall).

C. With respect to Policy 2 in Section 2.3.1 (Healthy Neighbourhoods), many apartment neighbourhoods are not “built out” or “stable” (as indicated on page 13) and there is room for development. Apartment neighbourhoods should be re-characterized as dynamic high-rise areas prime for reinvestment and diversification.

C. Applications in apartment neighbourhoods related to developing multiple buildings present challenges and should require additional studies including transportation.

C. Regarding the Housing policies (3.2.1), a percentage of units should be allocated to Toronto Community Housing Corporation / affordable housing when existing rental units are being improved.

Environmental Policies

Q. You have great environmental policies and there are developers that want to put some of these environmental aspects in place but right now there is a disconnect between the policy and implementation. How is this process going to lessen the gap? For example, how do I get Toronto Hydro to allow my project to tie into the electrical grid for backup power so we can work together? How do we get the rest of the City to allow us to contribute to sustainability?

A. We must continue the conversation. Hosting events, like you are already doing, will bring the key players together to continue the conversation.

Q. With respect to sustainability, how do we deal with size constraints? For example, how do we deal with development along *Avenues* where we have small buildings or lot sizes? The policies are wonderful and they work well for large developments but they need to work for all facets of planning. What about smaller neighbourhood developments which need to see sustainable development immediately. Smaller sites are challenged.

A. The areas along *Avenues* consist of a lot of discrete development that occurs over a very long period of time. For large sites that are comprehensively planned, it is much easier to implement sustainable measures such as district energy installations.

Q. What can and cannot be included in Official Plan policies in terms of environment, sustainability and climate change? This discussion appears to relate to land and building development and is not as focused on what we can put in place to encourage local businesses to act in a certain manner or what incentives can be put into place, etc. Where does that fall within the scope of environmental planning within the City?

A. The Official Plan covers everything in terms of the City’s actions. Tonight city staff are talking about how the City should grow. The Environment and Energy group at the City has various programs (i.e.

incentives, loans, training, etc.). Every undertaking and by-law at the City has to conform to and implement the Official Plan. Environmental policies provide an umbrella to support many programs and strategies that implement those policies (e.g. stormwater management, Toronto Green Standard, etc.).

Q. As an example, if someone wants to address organic waste and how the City could better manage it, where would that go in the Official Plan? How would that be addressed?

A. In Policy 1(g) of Section 3.3 you would find the foundation policy addressing waste and the need to incorporate a strategy for waste and water management and conservation. Another place to find additional information is in the sidebars in the Official Plan that reference a number of the City's strategies and tools that implement the Official Plan.

Q. How does the City address cycling and bike lanes?

A. Council has adopted policies relating to a more robust bicycle network and adopted a Bike Plan in 2001 which has not been fully implemented. Over the last few years there has been a push for new bike lanes and improved bike lane/bike way designs. The policies relating to pedestrian movement, goods movement, and bike policies form part of the Transportation policies adopted by Council in August, 2014. The transit policies will be forthcoming in early 2015.

Q. Would an ESA designation allow for an off-road bike trail to pass through it?

A. Potentially, yes. The approach is to rationalize the trails to ensure they are not damaging the natural features and functions of the ESA. The City has been working with stakeholder groups, including mountain bike groups, to work together to determine where trails should go. The City needs to be able to protect the ESA and create a rationalized system of trails.

Q. In Earl Bales Woodlot would it be prohibited to put in a multi-use paved trail?

A. The City would have to assess where the optimal location for the trail would be. A multi-use trail wouldn't necessarily be prohibited.

Q. Does the City have an ability to cull animals if they become excessive in terms of population? For example, there is a coyote problem in the Humber River.

A. That is not within the jurisdiction of the City but under the jurisdiction of the Ministry of Natural Resources and Forestry. Toronto Animal Services would work with the Ministry but an overpopulation issue would not be addressed in the Official Plan.

Q. Are there any policies on vertical gardening in urban residential centres?

A. There is an Employment Lands policy that indicates vertical agriculture is a permitted use in Core Employment Areas. We are adding Healthy Neighbourhoods policies to address underutilized areas for 'Towers in the Park' to encourage food gardens on underutilized portions of landscaped open space. There are some by-law restrictions in terms of where you can grow food for commercial sale. If it is for personal use there is no restriction.

Q. Would garden space be deemed an amenity space?

A. Yes, if a condominium corporation decided they wanted to implement it. When you build a multi-residential building over a certain size you have to provide common outdoor space. That could be on

ground level or on the rooftop.

C. The City needs to look at enhancing sustainable technologies and techniques on *Avenues* for both commercial /retail and residential properties as well as heritage and smaller properties. The proposed Official Plan policies need to help landowners facilitate better outcomes by applying grants, special incentive programs, relief on heights, density and other planning issues so as to go through a Committee of Adjustment process successfully and economically.

**City of Toronto Official Plan Review –
Neighbourhood and Environment Consultations**

Public Open House #2

*Scarborough Civic Centre, 150 Borough Drive
November 20, 2014
6:30 p.m. to 9:00 p.m.*

Public Meeting Summary

Five Public Open House meetings were organized by City Planning to inform participants of the proposed changes to the Official Plan’s neighbourhood and environment policies and to obtain feedback from members of the public. The meetings encouraged broad public participation in the revision of the City’s neighbourhood and environment policies, and included several opportunities for participants to provide comments and feedback including in person, online and email submissions. The following provides a summary of the feedback collected from Public Open House #2. Please be advised this is not a verbatim summary.

Attendance	5
Presentations	<ol style="list-style-type: none"> 1. Draft Healthy Neighbourhoods, <i>Neighbourhoods</i>, and <i>Apartment Neighbourhoods</i> Policies – Gerry Rogalski, Senior Planner, City Planning Division 2. Draft Environmental Policies – Jane Welsh, Project Manager, Environmental Planning, and Jane Weninger, Senior Planner, Environmental Planning

Key Items Raised

The key issues raised during the discussion were:

Healthy Neighbourhoods, Neighbourhoods, and Apartment Neighbourhoods Policies

Section 4.2 Apartment Neighbourhoods

- It is important to maintain open space around apartment neighbourhoods.

Other

- There should be a way to monitor and evaluate the implementation of the Official Plan on a neighbourhood level in relation to measuring quality of life as neighbourhoods evolve.
- There is concern for increased wind speeds around high-rise developments.

Environmental Policies

- It is important to educate the community, including children and youth, on the background and intents of the environmental policies.
- There is interest in protecting views from Lake Ontario to the shore line (Scarborough Bluffs).

- Climate and energy policies in the Official Plan should make reference to real weather events to show strong evidence of why the policies are required.
- The opportunities for obtaining funding for parks improvements were discussed.
- Issues of enforcement of environmental policies were discussed such as encroachment into ravine areas.

Questions and Comments

A summary of the discussion is provided below. Questions are noted with **Q**, responses are noted by **A**, and comments are noted by **C**.

Healthy Neighbourhoods, Neighbourhoods, and Apartment Neighbourhoods Policies

Q. Regarding Policy 10 in Section 2.3.1 that addresses small-scale commercial development, does that only relate to apartment buildings or can it be applied to other institutional developments? For example, consider a public school that is downsizing and having the opportunity to put a community service into the school.

A. Currently the draft policy is focused on the apartment neighbourhoods only.

Q. Regarding the Tower Renewal Initiative, is the City getting buy-in from the owners of these properties?

A. The policies relating to Tower Renewal fall in two categories. One category is about encouraging the property owners to make the improvements. The other category is on the infill development side. On the infill development side there is a whole process involved and the planners and Council negotiate improvements on the buildings. The City works with most of the major landowners, both from the public and private sector, and we find there is good uptake on the City initiatives as part of Tower Renewal. Typically the property owner will test a new technology in one building. Once the technology goes well the property owner will replicate it throughout their portfolio of properties when their capital budgets allows. The City is having success.

Q. Apartment buildings use a lot of water. If you raised the price of water in an apartment building, couldn't you force the property owner to make the improvements and save the money on water?

A. In the last five or six years, water costs have gone up by about 9% per year. The City has had property owners come to staff and say they need advice on how to conserve water. Our staff will review the property owners' utility records for a few years and compare their performance against other similar buildings so they can see their conservation potential compared to their competition. The City also has some financing tools for property owners that can support implementation.

Q. Are all the apartment towers in the City heated by natural gas?

A. The majority of buildings use gas-heated hot water radiators. There are some buildings that are electrically heated by baseboards.

Q. In apartment neighbourhoods, people will use whatever outside space they can find in the summer. How can we protect these open spaces that are privately owned from being sold or from infill?

A. Policy 3 in Section 4.2 refers to infill development. Tower Renewal and Community Planning staff have suggested refinements to the wording in these policies to ensure that we are more effective in maintaining a certain amount of open space and amenities and to determine where and how infill will occur.

C. Wind around high-rise developments is an issue.

C. The City should include a mechanism to keep track of how effectively the Official Plan is being implemented on a neighbourhood-level. This would be beneficial, so that as neighbourhoods grow and evolve the amenities are able to grow with them. This could take the form of an impartial scorecard so neighborhoods can keep score of the quality of life.

Q. With respect to infill development on an apartment site, does that refer to adding additional apartments?

A. The building type would vary depending on the site and the property owner's interest. Sometimes we have cases where a site can accommodate some infill development. There are other large sites such as Parkway Forest with many apartment buildings and blocks of townhomes owned by one landowner. Infill was added in terms of a number of towers in Parkway Forest. Policy 4, Section 4.2 indicates that the City may require a change to the overall development framework to accommodate infill development that meets the objective of the Plan. Infill development can range from small to large developments. The challenge is to ensure the right type and level of infill occurs on appropriate sites. Sometimes no infill is appropriate.

Q. Are you addressing traffic in the infill areas?

A. Usually there is a transportation study associated with an individual development.

Environmental Policies

Q. Is Toronto Hydro on board with the completion of an Energy Strategy for new large developments?

A. Yes, they have seen the draft Environmental policies. They have an Integrated Resource Plan for the Central Downtown Toronto they are currently consulting on that includes ideas about addressing energy use and peak demand.

Q. Regarding the Energy Strategy policy, does that only relate to new developments or can it be applied retroactively to existing communities? It would be a great incentive for existing communities to make upgrades and be aware of their footprint.

A. The Energy Strategy policy applies to new large development or development in a Community Energy Plan area when applying for an Official Plan amendment, Zoning By-law amendment, or Plan of Subdivision. Older buildings can conduct energy audits. The concept of the Community Energy Plan looks at different ways to address energy consumption.

Q. A big issue is that a lot of development happens in places where there are not a lot of opportunities to apply the Section 37 community benefit contribution. You have Wards with a lot of development in them but not a lot of public space that can be earmarked for community improvements. With Section

37 community benefit contribution, the money can only go towards capital improvements as opposed to ongoing programs. How can we address that with the Official Plan? I come from Guildwood area and Guildwood Park does not benefit from Section 37 because it's in the wrong place.

A. Section 37 community benefit contribution is triggered by a major increase in density or height. Ward 20 would be the largest area for Section 37. It was often used for improving existing park land. Other examples of how Section 37 money can be used include improvements to affordable housing, childcare centres, community centres, improvements to third party agencies (school boards), etc. The money isn't spread uniformly across the City. There needs to be some sort of relationship between the development that is happening and the surrounding Ward or community.

C. When I talk to people at other parks organizations, they talk about how Section 37 is a great benefit for their park. There is inequity because we don't have that same access.

A. The main tool for accessing funds for park improvements is not Section 37. At one point it was the main tool but in 2006 the City's parks levy was doubled for most developments. The parks levy goes into different pots. Half of the levy funds have to be used in the same geographic area as the development and the other half can be spread around the City for other parks improvement in parks deficient areas.

C. As the Environmental policies become more targeted and granular, it's important for the public to understand the background of these policies so there isn't a disconnect between the City trying to do the right thing and other Torontonians who don't recognize the importance. As more layers of regulation and policy come in place it's important for people to understand why these layers exist. The City needs to continue to find ways to engage the public, especially children and youth.

A. That is part of our intent by creating the Biodiversity series. We want to help people understand the value of biodiversity in Toronto. The Toronto District School Board makes the booklets available in their classrooms and they are available at Toronto Public Libraries.

C. One concern I have is to make sure that development on the Scarborough Bluffs does not stick out visually. Having a good view of the shoreline from the water is important.

A. The view of the Scarborough Bluffs is protected through the new views and Heritage policies of the Official Plan.

C. Enforcing the policies is the biggest issue we have. For example, there are people encroaching on ravines and park land. You need to put some teeth behind these policies. It has to be consistent and not arbitrary.

A. There is the ravine protection by-law that is a tool to protect important natural features that are vulnerable to degradation due to removal of trees, changes in grade or lack of management. The City is also working to manage the impacts of encroachment and inform the public about the impacts.

Q. Would there be signage for the new designated ESAs? If the status of an area changes community members will need to know. This could also help to prevent issues such as littering and encourage proper use of the ESA.

A. Yes. The idea is educate everyone about the importance of these natural areas so we work collectively towards protecting them.

C. I am supportive of the energy and climate change policies but we need the buy-in from politicians in order to implement the policies.

C. You have to pay attention to flooding and wind when it comes to natural areas and development. I can think of various streets in my community (Highland Creek) where there are trenches on the side of the road. Apparently the whole street used to be a river. When we do infill development I hope there are processes in place to ensure developers are doing their due diligence to make sure that they are hedging against the sensitive areas and weather patterns.

C. Regarding the climate and energy policies, I suggest you link the policies to actual weather events showing what the effects are of flooding, etc. due to climate change. This would give proof and irrefutable evidence of why the policy is required.

A. There is a climate modelling report called Toronto's Future Weather and Climate Driver Study which aims to help understand what projections on future climate mean for the City of Toronto.

C. I wonder if the calculations are wrong for stormwater management.

A. The Toronto Green Standard requires that a development has to retain on-site the first 5 mm from each rainfall, or 50% of the total average annual rainfall depth. Developments have to manage that amount of water on-site either through soft landscaping or water collection.

Q. Does the City address noise pollution in these policies?

A. There is an existing policy. It is mostly handled by the City noise by-laws. It is more related to noise and vibration separation. It is covered by a different tool.

**City of Toronto Official Plan Review –
Neighbourhood and Environment Consultations**

Public Open House #3

*Metro Hall, 55 John Street
November 24, 2014
6:30 p.m. to 9:00 p.m.*

Public Meeting Summary

Five Public Open House meetings were organized by City Planning to inform participants of the proposed changes to the Official Plan’s neighbourhood and environment policies and to obtain feedback from members of the public. The meetings encouraged broad public participation in the revision of the City’s neighbourhood and environment policies, and included several opportunities for participants to provide comments and feedback including in person, online and email submissions. The following provides a summary of the feedback collected from Public Open House #3. Please be advised this is not a verbatim summary.

Attendance	35
Presentations	<ol style="list-style-type: none"> 1. Draft Healthy Neighbourhoods, <i>Neighbourhoods</i>, and <i>Apartment Neighbourhoods</i> Policies – Gerry Rogalski, Senior Planner, City Planning Division 2. Draft Environmental Policies – Jane Welsh, Project Manager, Environmental Planning, and Jane Weninger, Senior Planner, Environmental Planning

Key Items Raised

The key issues raised during the discussion were:

Healthy Neighbourhoods, Neighbourhoods, and Apartment Neighbourhoods Policies

Section 2.3.1 Healthy Neighbourhoods

- Planning for pedestrians and cyclists should be a priority.
- A sidebar should be included to reference other Sections in the Official Plan that address cycling.

Section 4.1 Neighbourhoods

- A specific rather than general prohibition on house-behind-a-house development should be made.
- “Proximity” should refer to no greater than 500 metres in the sidebar for delineating the geographic neighbourhood.

Section 4.2 Apartment Neighbourhoods

- Affordable rental housing in apartment neighbourhoods is a major issue.
- Tenants should be engaged in rolling out improvements to apartment neighbourhoods.

- Infill development is not always appropriate and open spaces should be protected.
- Dog parks should not be accommodated in public parks/ravines and instead should be located on private condominium/apartment property.
- Ensuring inclusion of adequate community amenities when increasing density in an area (schools, libraries, community centres) is a priority.

Environmental Policies

Natural Heritage and Biodiversity

- Natural heritage impact studies should look at future use, growth and development and should be updated and reviewed for subsequent development proposals.
- *Avenues* should not be designated adjacent to provincially significant areas.
- Minimizing encroachment and impacts of recreational activities in natural areas (e.g. dog parks, mountain biking) is a priority. Questions were raised on level of enforcement.
- Promoting of the importance of biodiversity and natural heritage (e.g. radio and television) and the connection to health is a priority.
- Stronger policies on invasive species should be included in the Official Plan.

Environmentally Significant Areas (ESAs)

- Restoration should take place after maintenance is undertaken on infrastructure in valleys and ravines.
- The City should build on the natural heritage system / ESAs with each review of the Official Plan and what opportunities are presented.

Climate Change and Energy

- Permeability and mitigating the heat island effect are priority issues related to climate change (e.g. concerns generated by mall parking lots).
- Shade trees (to reduce heat island effect), gardens, and greenspace should be enhanced for both enhancing the public realm and the environmental benefits.
- Biodiverse native plants/grasses and urban agriculture should be encouraged on green roofs and lawns.

Questions and Comments

A summary of the discussion is provided below. Questions are noted with **Q**, responses are noted by **A**, and comments are noted by **C**.

Healthy Neighbourhoods, Neighbourhoods, and Apartment Neighbourhoods Policies

Q. Some wording exists in the Official Plan that describes mixed use areas as neighbourhoods but the policies are very different. When is there going to be a review of the mixed use areas section of the Official Plan? There needs to be a scheduled time when the sections related to mixed use are reviewed, particularly for the purpose of strengthening neighbourhood character and giving them some protected status rather than purely a growth function.

A. Under Section 26 of The Planning Act there are matters that must be reviewed – for example,

employment land and heritage. Elements of mixed use development will be addressed through the urban design policies relating to *Avenues* and mid-rise buildings. Consultation is currently underway to inform the urban design policies.

Q. Could these draft policies that were presented also be appealed at the Ontario Municipal Board?

A. Yes it is possible that these policies or an aspect of them will be appealed by someone in the City.

Q. Are the amendments to Apartment Neighbourhoods and Neighbourhoods policies related to population growth?

A. Apartment Neighbourhoods and Neighbourhoods are not designated for major growth. In terms of Apartment Neighbourhoods, infill development is appropriate in certain locations subject to specific criteria.

Q. The City needs thousands of units of rental housing. Why is that not being taken into account in these policy modifications?

A. We have a growth plan and it is an environmentally-based plan where the growth is taking place in specific areas where there is transit (downtown, in the *Centres* and along the *Avenues*). As more transit lines are built, there will be more growth along those lines. Affordable housing is an issue. The City was building affordable housing when there were Federal and Provincial programs. In 1995, the City lost sustained funding.

C. If you convert the first two floors in an apartment tower for community and small-scale commercial uses, etc., you are reducing the number of rental units available. People live on the first floor. What are we going to do with the people that are thrown out of these units?

A. Yesterday in the Provincial legislature a second reading was passed on a bill for inclusionary zoning. Inclusionary zoning would give the City the power to ensure that a fixed percentage of new units in a building are affordable rental housing.

C. When New York City made 20% of units in luxury condominiums as affordable rental housing they created segregation among the residents.

A. In Vancouver they have the model of inclusionary zoning and it appears to be working.

Q. I like the idea behind prohibiting house-behind-a-house development. However, a developer's lawyer could argue that the City hasn't excluded building a townhouse behind a townhouse and therefore house-behind-a-house development should be allowed. Have you anticipated that argument? Have you considered a specific prohibition as opposed to a general prohibition on this type of development?

A. Currently the policy is drafted as one residential building on a lot. It would preclude subdividing townhouses. The City has had some losses at the Ontario Municipal Board that this draft policy is trying to address.

Q. Regarding the prohibition on house-behind-a-house development, how does that interact with the Second Suites by-law?

A. It wouldn't affect the Second Suites by-law. Anyone is still permitted to put on an addition or

renovation for a second unit in a home. The City has issues with putting separate dwelling units in the backyard of a lot.

Participants provided the following suggestions:

Section 2.3.1 Healthy Neighbourhoods

- Planning for pedestrians and cyclists should be a priority. A sidebar should be included to reference other Sections in the Official Plan that address cycling.
- Traffic congestion is a challenge.

Section 3.2.1 Housing

- There was concern for the loss of affordable rental housing above retail stores on main streets due to the development of high-rise condominiums.
- Some level of pass-through costs to tenants for rental housing improvements may be acceptable as retrofits might not be achievable otherwise.

Section 4.1 Neighbourhoods

Participants suggested:

- “Proximity” should refer to no greater than 500 metres as described in the sidebar for delineating the geographic neighbourhood.
- A neighbourhood should be defined broadly to capture unusual features which may not be included in an exhaustive list (e.g. ravine feature may define a neighbourhood).

Section 4.2 Apartment Neighbourhoods

Participants suggested:

- Affordable rental housing in apartment neighbourhoods is a major issue.
- Tenants should be engaged in rolling out improvements to apartment neighbourhoods.
- Food deserts could be addressed by encouraging greenhouse enterprises in addition to gardens to serve more people.
- Infill development is not always appropriate and open spaces should be protected.
- Dog parks should not be accommodated in public parks/ravines and instead should be located on private condominium/apartment property.
- Ensuring inclusion of adequate community amenities when increasing density in an area (schools, libraries, community centres) is a priority.

Environmental Policies

Q. What is a bio-retention swale?

A. A bio-swale is a feature that soaks up water using plants and low lying vegetation. There is a great example of one being built at Coxwell Ave. and Gerrard St.

Q. Will any of the environmental policies prevent glass condominiums from being built? A University of Toronto professor says all these glass condominiums are an environmental liability and yet they are still being built.

A. As part of the planning process the City asks developers to submit a design stage energy model

indicating 15% improvement over the Building Code. This requirement gets developers to think about how they might design better. These are performance targets that developers must meet but the City doesn't specify how much glass can be used. A lot of the glass condominiums you see were approved before these requirements were put in place.

Q. Regarding lake filling, do you consider extending the island airport runway as essential public works?

A. That is a good question. That issue would have to be considered in the application process.

C. I was at a Ministry of Natural Resources event in Muskoka and they identify concrete, glass and steel as high emissions materials for buildings. If you are trying to limit greenhouse gases there is a big need to move to more resilient materials for buildings. Also, I don't like the idea that every large development is considered for energy strategies when small private properties cover many acres of the City. Small developments should also be encouraged to create energy strategies.

C. I would like the policies to better address water quality.

C. We talk about the environment and healthy neighbourhoods but we don't actually talk about health. How the downtown and peripheral neighbourhoods are being built actually transgress health. For example, traffic arteries are being intensified and more people are living at the site of traffic pollution. There are many development proposals in areas that have low air quality.

Q. As we address climate change and the environment, bikes have not been mentioned in these policies. Are they only addressed in the transportation plan?

A. The Official Plan is read as a whole. There is a whole tranche of active transportation and cycling policies that were enacted by Council in August as part of the Transportation Policies Official Plan review.

C. I suggest adding a sidebar to reference other policies where bike lanes are addressed.

Participants provided the following suggestions:

Natural Heritage and Biodiversity

- Natural heritage impact studies should look at future use, growth and development and be updated and reviewed for subsequent development proposals.
- *Avenues* should not be designated adjacent to provincially significant areas.
- Minimizing encroachment and impacts of recreational activities in natural areas (e.g. dog parks, mountain biking) is a priority. Questions were raised on level of enforcement of encroachment.
- Promoting the importance of biodiversity and natural heritage (e.g. radio and television) and the connection to health is a priority.
- Stronger policies on invasive species should be included in the Official Plan.
- The City should consider adopting the Provincial Natural Heritage Reference Manual (NHRM) instead of trying to explain why its policies/processes comply with the NHRM.
- More tree planting is needed, and ensure there is adequate space for large tree growth.
- Planting more shade trees and ensuring adequate space for large tree growth is a priority.

Environmentally Significant Areas (ESAs)

- Restoration should take place after maintenance is undertaken on infrastructure in valleys and ravines.
- The City should build on the natural heritage system / ESAs with each review of the Official Plan and when opportunities are presented.

Climate Change and Energy

- Permeability and mitigating the heat island effect are priority issues related to climate change (e.g. concerns generated by mall parking lots).
- Shade trees (to reduce heat island effect), gardens, and greenspace should be enhanced for both enhancing the public realm and the environmental benefits.
- Biodiverse native plants/grasses and urban agriculture should be encouraged on green roofs and lawns.
- The City should consider financial incentives for white roofs. (Note: the City's Eco-roof Incentive Program provides funding for 'cool' roofs)
- Climate change mitigation and adaptation solutions from other jurisdictions should be incorporated (e.g. Edmonton, Montreal, Europe).
- The City should address the importance of supporting good health in areas where people congregate.

Section 3.4 The Natural Environment

- There was support for the policies in Section 3.4.
- A sidebar should be included on flood risks and Black Creek Channel / Jane St. Bridge.
- Sustainable Design: A sidebar should be included to profile the Metrolinx Kodak site which will have a large green roof and community proposal for solar district power generation.

Section 4.7 Regeneration Areas

- A community benefits model should be included to ensure job creation in regeneration areas.

**City of Toronto Official Plan Review –
Neighbourhood and Environment Consultations**

Public Open House #4

*Etobicoke Civic Centre, 399 The West Mall
November 27, 2014
6:30 p.m. to 9:00 p.m.*

Public Meeting Summary

Five Public Open House meetings were organized by City Planning to inform participants of the proposed changes to the Official Plan’s neighbourhood and environment policies and to obtain feedback from members of the public. The meetings encouraged broad public participation in the revision of the City’s neighbourhood and environment policies, and included several opportunities for participants to provide comments and feedback including in person, online and email submissions. The following provides a summary of the feedback collected from Public Open House #4. Please be advised this is not a verbatim summary.

Attendance	63
Presentations	<ol style="list-style-type: none"> 1. Draft Healthy Neighbourhoods, <i>Neighbourhoods</i>, and <i>Apartment Neighbourhoods</i> Policies – Gerry Rogalski, Senior Planner, City Planning Division 2. Draft Environmental Policies – Jane Welsh, Project Manager, Environmental Planning, and Jane Weninger, Senior Planner, Environmental Planning

Key Items Raised

The key issues raised during the discussion were:

Healthy Neighbourhoods, Neighbourhoods, and Apartment Neighbourhoods Policies

Section 2.3.1

- Policy 11 which encourages food gardens in underutilized areas and mobile food vendors is supported by many participants; however garden maintenance, water access and security issues are important considerations.

Section 3.2.1 Housing

- Affordable rental housing should be maintained and protected (including protection from conversion to condominiums).

Section 4.1 Neighbourhoods

- There is support for Policy 5 that addresses respecting and reinforcing existing physical character in established neighbourhoods.
- Neighbourhood character continues to be eroded by minor variances granted at the Committee of Adjustment (e.g. above-grade first floor entrances on homes are a concern and should be

prevented).

- Sunlight and privacy for residential neighbourhoods are important criteria when considering new development applications.

Section 4.2 Apartment Neighbourhoods

- Building height should remain the same or lower than what currently exists for new multi-residential apartment buildings.
- There is support for Policy 3b that addresses infill development which respects the scale of existing apartment buildings.

Other

- Mixed Use Areas should not be designated without community consultation.
- Policy language needs to be strengthened to have more weight when reviewed at the Ontario Municipal Board.

Environmental Policies

Natural Heritage, Biodiversity and ESAs

- Better protection of the natural habitat and public access is required for Mimico Creek.
- James Gardens should be considered for ESA designation.
- The protected areas of Colonel Sam Smith Park should be expanded to include wooded areas.
- Create more open spaces and parks on the waterfront.
- Prevention of and repair to damage in ravines and natural areas from flooding events should be a priority.

Climate Change

- There is concern for lack of permeable surfaces on both existing and new residential developments as well as large parking lots which cannot manage large amounts of run-off.

Other

- Environmental initiatives should require an accompanying maintenance plan and budget including funding sources to ensure they can be carried out in the long term.

Questions and Comments

A summary of the discussion is provided below. Questions are noted with **Q**, responses are noted by **A**, and comments are noted by **C**.

Healthy Neighbourhoods, Neighbourhoods, and Apartment Neighbourhoods Policies

Q. Most school properties are publicly-owned through the school board or the City. There should be a policy that preserves and protects vacant school properties for open space uses or future school uses. As the population grows the City will need more schools. Why doesn't the City preserve these properties that are already publicly-owned?

A. The Education Act requires school boards to offer surplus properties to other public agencies to see if

there is a need (i.e. first right of refusal) before selling them to anyone else.

C. The City shouldn't be selling public land. The City should be protecting it for open space uses or affordable housing. Seniors and nursing homes will also be in demand and school sites could be used for these purposes.

C. Neighbourhood character is being eroded. We need a rule that the Ontario Municipal Board (OMB) will listen to the City and the community.

C. Your proposed changes to the Neighbourhood policies seem fine. The problem is when the Committee of Adjustment approves minor variances of 30-40% more than what is permitted in the Official Plan. It doesn't matter what is in the Official Plan if the Committee of Adjustment can overrule it.

A. Section 45 of the Planning Act indicates that a decision must meet the following four tests at the Committee of Adjustment: (1) Is the variance minor? (2) Is the variance desirable for the appropriate development of the lands in question? (3) Is the general intent and purpose of the Zoning By-law maintained? (4) Is the general intent and purpose of the Official Plan maintained? The first two tests are more subjective. Planning staff have heard this feedback all across the City.

Q. With respect to Apartment Neighbourhoods, how does replacing "underutilized space" with "sufficient space" strengthen the protection offered to communities in light of development pressures (Policy 3, Section 4.2)?

A. The change was put forward because the City was having issues with interpretation of the meaning of "underutilized". The City put specific criteria right into the policy (i.e.: sunlight, privacy, etc.). We are also adding a criterion that infill will respect the scale including height and massing of the existing apartment buildings on the site.

Q. Does the house-behind-a-house policy apply to laneways? Would that policy prohibit laneway structures from becoming residences?

A. The policy was not intended to apply to laneways. There is a growing desire to look at laneway housing in the City. There are some areas where it makes sense because there is a history of laneway housing and there are existing services (i.e.: water, sewers, and electricity). Flaws in the wording were pointed out in earlier consultations and staff will be addressing this.

Q. I like the policies about respecting neighbourhood character. Will those policies protect the neighbourhood from developers dividing larger lots in half to build new houses? Often we see new homes being built and there has been no space left for trees.

A. Policy 5 currently requires new development to respect and reinforce the existing neighbourhood character. In your example, lot sizes in the area would have to be looked at as well as scale of the building and how it fits on the site. The policies are meant to make new development fit with the existing character.

Q. As soon as Humbertown was approved every other building application in the area wants to increase its height. Why is this happening?

A. With respect to the property to the north of Humbertown (i.e.: the 3 and 4 storey walk-up units between Royal York and the Kingsway), there was an application that was filed a year ago. Councillor

Lindsay Luby directed that a study of the area be undertaken. The first phase of that study was completed. The next step is to sit down with Councillor and get an understanding of whether a more detailed review is required.

Q. How were the new condominiums on the South Kingsway built so close to the sidewalk? It is very dangerous.

A. Along the *Avenues* and main streets, there is a desire to have mid-rise buildings that are at or close to the property line. That is the objective in creating that urban scale and character.

C. There should be more restrictions on blocking sunlight to other residences.

A. Developers must build in accordance with the zoning by-laws. Etobicoke is a thriving and desirable part of the city. Some people will go to the Committee of Adjustment and seek variances. Staff will look at the applications and evaluate the area. They will do site visits and will make a professional determination of whether they have comments to provide to the Committee of Adjustment.

Q. The Provincial government used to maintain rental housing and did not permit changing existing rental housing into condominiums. In the area near Humbertown there is a tremendous amount of rental housing. If you lose this housing, where are you going to put these people that can't afford to live in condominiums?

A. The current Official Plan prohibits condominium conversions. The City also has rental housing replacement policies. If anyone wants to tear down a building with six or more units, the units have to be replaced at the same size, type and affordability levels.

Q. In the Apartment Neighbourhood Tower Renewal policies (Policy 7, 9, 10, 11), language includes the word "encourage". How do you encourage a property owner to do something if it's not mandated?

A. The Tower Renewal Office works with around 1,200 older apartment buildings across the city. 80% of apartment buildings are privately owned and Tower Renewal works to build partnerships and relationships with the property owners and managers. There are a number of programs that the Tower Renewal Office currently offers that provide support and financing for retrofits and improvements.

Q. In Policy 5, Section 3.2.1, the City has changed the wording from "may" to "should" regarding securing improvements to rental housing units without pass-through costs to tenants. Why would there be pass-through costs to tenants?

A. The City doesn't have the legal right to say "must" in the policy. In Section 37 of the Planning Act, the developer has to elect to provide a community benefit. The amendment from "may" to "should" is making it a City priority. Otherwise the cost of renovations and improvements could be passed through to existing tenants in the form of rent increases.

C. Regarding infill development that respects the existing neighbourhood character, my concern is the relationship of the front door of a house to the street. There are a lot of above-grade entrances in my neighbourhood. I don't see this being addressed in the amendments. It is a real issue impacting the character of our streetscapes in Long Branch. The Committee of Adjustment is approving variances that are not in keeping with existing character.

A. You are referring to replacement housing. Policy 5, Section 4.1 of the Plan addresses respecting the existing neighbourhood character. It includes criteria such as height, scale and massing. The policy is there but people apply for variances. A new zoning by-law was introduced last year that says the maximum height that the front door can be from the ground is 1.2 metres (less than one storey). The City is able to write stronger reports to the Committee of Adjustment and hopefully there will be more success in bringing down the first floor height.

Q. What is in the Official Plan that defines the maximum building height on arterial roads?

A. The maximum height of a building on an arterial road varies according to the width of the road. It is generally a 1:1 relationship. The intent is not to shadow the sidewalk. There are mid-rise guidelines and performance standards. Through the Urban Design consultation the City is going to be putting some of the critical rules for mid-rise buildings on the *Avenues* into the Official Plan. The majority of arterial roads are designated as neighbourhoods and are to be treated the same as the interior roads in terms of the scale of development that is permitted.

C. Areas are being designated as mixed use without consultation with the community. (e.g. Roncesvalles, Bloor West Village). Why can't the community dictate to the developers how we want to see the city developed? The City needs more teeth at the Ontario Municipal Board.

Environmental Policies

Q. Mimico Creek is not recognized for protection in the Official Plan amendment. Can the City do anything about that?

A. Mimico Creek is identified as part of the natural heritage system and is protected by natural heritage policy and land use designations. The purpose of the current Official Plan amendment is to identify the connections between Lake Ontario and the Greenbelt. Mimico Creek does not connect to the Greenbelt so it cannot be identified as a connection. Mimico Creek has the same level of protection as all of the other rivers in Toronto.

C. The City allows major development to the south in areas adjacent to the valley with very little public access. There is really no protection. There are 40-storey buildings on the adjacent table land and very close to the top of the bank. The area is not getting the protection it needs. We would like to see greater setbacks, better public access, and better habitat protection.

Q. Why is James Gardens not identified as an ESA?

A. If you think there is an area that should be investigated, please indicate that to City staff. There are four criteria in the Official Plan that have to be met for an area to be designated an ESA. Areas of land or water within the natural heritage system must include any of the following characteristics: (1) rare and endangered species, (2) habitats of unusually large size or high diversity, (3) rare or unusual landforms, and (4) provide important ecological functions such as serving as a stopover location for migratory wildlife.

C. There are many issues associated with vegetable gardens: security and theft, water access, disposal facilities, winter appearance, investment in tools. The City needs to find out what is realistic for allotment gardens. We don't need to be digging up lawns to put in gardens.

C. All environmental initiatives need an accompanying maintenance plan including a budget. For example, there are many bike trails that need pruning but it is not being done, likely for budgetary reasons.

Q. What constitutes minor lakefilling? Would the island airport runway extension be considered minor?

A. The airport runway extension would fall under major lakefilling.

C. There should not be a ban on lake filling as it presents opportunities for innovative solutions that can make the City better.

Q. I would like some clarity on the wording in Section 3.4.13 on Environmentally Significant Areas. Specifically it refers to developments being prohibited, certain activities being allowed and proposed undertakings being allowed subject to impact studies. How are the different types of development defined and what is the mandatory content of the impact study?

A. The City is proposing amendments to strengthen the policy. Currently, development is not permitted and the City would like to also not permit site alteration. Development means anything considered development under the Planning Act. The guidelines for impact study for development are on the City's website. Infrastructure may be permitted. The City has infrastructure in the valley systems. If that infrastructure has to be maintained or replaced it would have to be permitted, subject to an impact study.

Q. There is going to be a major stormwater management project in Colonel Sam Smith Park which is designated as an ESA. Is this major stormwater management infrastructure permitted within an ESA?

A. The City has to allow for infrastructure. An Environmental Assessment would have to be carried out taking into consideration the natural features and functions. The City would have to do restoration of the disturbed area of the site as well.

Q. Stormwater systems cost millions of dollars. In your presentation you mentioned bio-swales on new developments. How is the City going to address existing developments and parking lots? What about a general policy for source solutions such as permeable surfaces for stormwater management?

A. The City's Wet Weather Flow Master Plan was a huge study and as a result the City is looking at implementation changes. Through the Toronto Green Standard, every site plan is required to contain 5 mm of every small rainfall event. Also, a great example of a bio-swale is being built at Coxwell Ave. and Gerrard St.

Q. There is a statement on light pollution in the draft policy changes. What does it mean and what is the purpose?

A. We need light for safety, but we don't need the glare. The idea is to point the light in a certain way to reduce the glare and to shield it. In terms of buildings, we don't need to light up the sky. Light pollution refers to light that spills away from where it needs to be.

Q. Have you considered the light pollution from signage?

A. Signs are under the Sign By-law. The By-law addresses light pollution in a number of ways: up-

lighting is prohibited; signs must be shut off at the close of business or by 11:00 PM; light spillage is restricted to 6.4 LUX when adjacent to sensitive land uses; and the maximum permitted brightness is 500 NITS (no brighter than the night sky).

Q. There is a lot of discussion on energy conservation in the policies. Glass is not as effective as concrete or brick as a building material in our cold climate. Can you address that in these policies?

A. The City introduced a requirement under the Toronto Green Standard for developments to submit a design stage energy model report indicating 15% better performance than the Ontario Building Code. The Ontario Building Code is already very progressive.

Q. Climate change is bringing more storms. I am worried about damage to the ravines. Beautiful trees are being uprooted and damage is immense.

A. There are very large areas that City has to manage. Certain areas are given priority based on protection of infrastructure, private property, natural hazards, etc. That is evaluated on an ongoing basis. After a flooding event, new areas would be monitored. The Forestry Division looks at trees in natural areas in addition to street trees. If there are specific concerns you know of the City can look into it.

Q. Glass towers are killing thousands of birds. Is there any policy to stop that?

A. The Toronto Green Standard is implemented through site plan approval. Under the Toronto Green Standard, new buildings are required to meet 'bird friendly' performance criteria. There is also the Lights Out program which is a voluntary program whereby many large office buildings and the CN Tower voluntarily turn their lights out during migratory season.

Q. In my neighbourhood I am seeing houses being built at twice the size of what existed before, with very large roof area. There is going to be a tremendous amount of runoff that the ditches cannot manage. Can we mandate the Committee of Adjustment to slow down on these approvals?

A. Those matters are covered in the zoning by-law which addresses things like amount of landscaped open space, driveway width, etc. The City does not have control over the Committee of Adjustment or Ontario Municipal Board. City staff can write to the Committee if there are egregious applications.

Q. There is a proposal for a development called The Terrace. It is a proposal for two towers over 40 storeys high. The wind tunnel effect will be significant. Migratory bird and butterfly routes will be cut off. How can we put a stop to this when the area is zoned for it?

A. The site you refer to is in one of the City's four designated growth centres. It is beside the Islington subway station. It is an area identified for directing growth and intensification. The development is meeting the City's Official Plan policies.

C. The need for more hydro power will be significant. Traffic circulation needs to be studied. Subway stations will be saturated and there will be no more parking for people who want to use the subway. This is a very diverse community. People will be affected by the constant construction and there is no access to shopping centres and amenities nearby. I don't see the support for designating the area for growth.

**City of Toronto Official Plan Review –
Neighbourhood and Environment Consultations**

Public Open House #5

*East York Civic Centre, 850 Coxwell Avenue
December 1, 2014
6:30 p.m. to 9:00 p.m.*

Public Meeting Summary

Five Public Open House meetings were organized by City Planning to inform participants of the proposed changes to the Official Plan’s neighbourhood and environment policies and to obtain feedback from members of the public. The meetings encouraged broad public participation in the revision of the City’s neighbourhood and environment policies, and included several opportunities for participants to provide comments and feedback including in person, online and email submissions. The following provides a summary of the feedback collected from Public Open House #5. Please be advised this is not a verbatim summary.

Attendance	16
Presentations	<ol style="list-style-type: none"> 1. Draft Healthy Neighbourhoods, <i>Neighbourhoods</i>, and <i>Apartment Neighbourhoods</i> Policies – Paul Bain, Project Manager, City Planning Division 2. Draft Environmental Policies – Jane Welsh, Project Manager, Environmental Planning, and Jane Weninger, Senior Planner, Environmental Planning

Key Items Raised

The key issues raised during the discussion were:

Healthy Neighbourhoods, Neighbourhoods, and Apartment Neighbourhoods Policies

Section 4.1 Neighbourhoods

- House-behind-a-house development, particularly on through lots, is a big concern. The policy language should be strengthened to prevent that type of development.

Section 4.2 Apartment Neighbourhoods

- Traffic impacts to existing neighbourhoods from infill development on apartment sites are a big problem. The City needs to protect existing neighbourhoods and open greenspaces.

Environmental Policies

Stormwater Management

- The Official Plan needs to address stormwater management in more detail, particularly for individual residential properties. The Toronto Green Standard should be applied to residential development, or other incentives and creative solutions for requiring permeable surfaces should

be implemented (e.g. a certification process for permeable surfaces as part of the development application process).

- Providing payment in lieu of stormwater management on a site should not be permitted.

Natural Heritage and Environmentally Significant Areas (ESAs)

- Recreational uses often conflict with preserving the natural environment. Paved trails in some natural areas should not be permitted.

Other

- An ecosystem approach should be applied to the Official Plan that focuses on impacts to the fixed materials and flows in an ecosystem.
- There is strong support for bio-swales and green roofs.
- It is important to ensure the City has adequate staffing and budget based on the impacts of the proposed changes to the Official Plan (e.g. having additional ESA designations will require more resources if they are to be effectively managed).

Questions and Comments

A summary of the question and answer period is provided below. Questions are noted with **Q**, responses are noted by **A**, and comments are noted by **C**.

Healthy Neighbourhoods, Neighbourhoods, and Apartment Neighbourhoods Policies

Q. The word “encourage” is used frequently in these policies. Why can’t the City use stronger language?

A. “Encourage” is used in a policy when the City doesn’t have the legal basis to require a specific action.

Q. With respect to Policy 11 of Section 2.3.1 which encourages mobile food vendors particularly in areas where residents do not have convenient walking access to sources of fresh food, what incentive does the City provide?

A. Support is provided through the Tower Renewal Office. The City could provide licensing, connect with community groups and show there is market in a specific area.

Q. If someone wants to redesign an apartment building penthouse unit to create multiple units, would that trigger a Section 37 community benefit?

A. Yes it could. But the amount of money an applicant would contribute would be minor.

Q. Regarding house-behind-a-house development, there are a lot of deep through lots in this area. There have been situations where the owners are granted rear access through the Transportation Department and are able to turn a garage into a home. How is the City going to tighten the language on this policy?

A. The case of through lots that border two streets hasn’t been raised yet during the consultations. Under the current Official Plan, if there are several other houses on the street with rear access, it might be permitted.

C. The language in the Official Plan needs to be clearer so that a developer knows certain areas are not permitted for infill development and intensification. Traffic infiltration through existing neighbourhoods is a big problem. The City needs to protect the existing neighbourhoods and open spaces.

A. The City doesn't support all infill development. We have heard through the consultation process that the infill policies need to be stronger. Draft Policy 3 in Section 4.2 includes retention of indoor and outdoor amenity space and landscaped open space. The Official Plan also prohibits the disposal of any City-owned park land.

Q. In East York, there are a lot of semi-detached houses. When I look at the Official Plan, you can't build a semi-detached house in the area even though it is part of the existing neighbourhood character. Are semi-detached homes included in the scope of this review?

A. The Policy 4.1.5 in the Plan indicates that the City will consider the prevailing characteristic of the neighbourhood (i.e. lot size, dwelling type, etc.). If there are already semi-detached houses in the neighbourhood, they would be permitted. If the neighbourhood has entirely single family detached houses, then semi-detached houses would not align with the existing character of the neighbourhood.

Q. Is noise a consideration in the amendments? The City has a noise by-law and it doesn't work. A big issue is the vibrations from trucks crossing streetcar tracks.

A. There are existing policies about noise but they pertain to adjacency of sensitive uses, such as residential neighbourhoods and places of worship, from heavy noise corridors such as rail lines or highways. The City has hired a noise consultant to look at several sites along major transportation corridors.

C. Regarding Policy 1, Section 2.3.1, more clarity is needed when referring to neighbourhoods as "physically stable areas".

Environmental Policies

C. I've always supported intensification and infill development, but not to the point where all permeable surfaces are eliminated.

A. The zoning by-law has a requirement for soft landscaping based on the lot frontage (e.g. for a lot frontage of 6-15 metres, a minimum of 50% of a front yard must be landscaping, with a minimum of 75% of the landscaping as soft landscaping). New development is required to meet the Toronto Green Standard which is a set of performance requirements including tree planting, water infiltration, high-albedo surfaces.

Q. Is the City going to look at stormwater utility charges as part of this review?

A. Stormwater utility charges are not part of the Official Plan review. Toronto Water would look at stormwater utility charges. The City does have fairly aggressive stormwater standards for new development under the Toronto Green Standard.

C. I was involved in the Wet Weather Flow Steering Committee in 2003. There is a current practice where developers make payment in lieu to deal with stormwater. The Official Plan should do more to address stormwater. Every time it rains 2.5 mm over a 3 hour period, the main sewage treatment plant

overflows. We have a system that has frequent flooding.

A. The Official Plan does address stormwater management and it also refers to the Wet Weather Flow Management Master Plan in Section 3.4. The performance measures from the Wet Weather Flow Management Master Plan are captured in the Toronto Green Standard

Q. What is the definition of ‘development’ and ‘new development’? For example, the East Don trail is being added to a wilderness area. Is the City required to abide by the setbacks from the toe of slope?

A. *Development* refers to anything subject to a planning application. Trails are not subject to a planning application. These policies are designed to apply to structures.

Q. In East York many bungalows are being redeveloped into two-storey homes with bigger footprints. Is that considered ‘development’? Many properties don’t seem to plant shade trees or accommodate water infiltration.

A. New residential development is required to provide a certain amount of soft landscaping under the zoning by-law. If trees are removed, developers are required to replace them on the lot under the private tree by-law.

C. For trails, the City requires trails to be hard surface and a certain number of metres wide. Recreational uses often conflict with preserving the natural environment.

A. The requirement to provide accessible trails comes from Provincial legislation and the City has to comply. The Parks Division is trying to balance accessibility requirements with protection.

C. There should be a requirement for downspouts to be disconnected and drain where the soft landscaping is located. When the City is looking at an application, there should be a requirement that roof runoff is able to be accommodated on that lot, especially in new development and redevelopment sites.

C. There should be incentives for choosing permeable materials for driveways.

C. The Toronto Green Standard should be applied to single family homes.

A. The Toronto Green Standard only applies to larger developments with 5 or more units.

C. If the City can’t apply the Toronto Green Standard to residential homes because of resources constraints, other solutions should be considered. For example, why not have the homeowner pay for a certification that the lot and building design will infiltrate roof runoff? Make the certification part of the application process so everyone understands it has to be done.

C. We need to look at the bigger picture. Neighbourhoods are not separate from the environment. We are all part of one ecosystem. I don’t see the word “ecosystem” in these policies. We are all part of one living system.

C. I want to express strong support for bio-swales and green roofs. There is a disconnect between the language in the Official Plan and implementation. The Official Plan needs to consider the bigger picture, an ecosystem approach. The ecosystem approach also includes strong encouragement for citizen

involvement. Citizens are an important part of the ecosystem.

A. Map 1 in Chapter 2 shows the City in the greater bioregion. The Official Plan recognizes that Toronto is part of the larger regional ecosystem, including the Oak Ridges Moraine, Niagara Escarpment, regional transportation connections, etc. It is part of the framework for how we grow our city.

C. The ecosystem approach distinguishes between fixed elements and flows. Flows (e.g. air, water, noise, energy) haven't been dealt with well in the Plan.

Q. The staff report on ESAs indicates that a study is underway to develop management strategies for ESAs which are managed by the City. Some ESAs have longstanding stewardship groups. Will these groups be consulted in developing the management strategies? How do we get involved?

A. Currently the City is doing background work to provide the basis for the management plans. Parks, Forestry, and Recreation will implement the process for developing the management plans. The Planning Division is not directly involved in that aspect. The best way to get involved is to contact the Parks supervisor.

Q. Are the bird-friendly guidelines a requirement on new buildings or only a guideline?

A. They are a requirement as of January 1st, 2010. The performance measures from the bird-friendly guidelines are in the Toronto Green Standard. Anything going through the site plan process since 2010 would have to meet the requirements. Council also passed a stronger requirement for City-owned buildings.

Q. The ESAs and the natural heritage system are managed by the Parks Division but many of these areas have adjacent properties that might be managed by a different department. Impacts can spill over into the sensitive areas. For example, lighting up the Prince Edward Viaduct could impact migratory birds. How are sensitive areas protected in light of these adjacent land use conflicts?

A. If there is development involved, it would go through the development process and the policies would be applied. The current ESA policy indicates that no development is permitted within ESAs. We are proposing to enhance the policies to include no site alteration and to require a study for any development adjacent to ESA. The other part of the ESA and natural heritage policies speaks to permitted uses or activities. The policy states that activities will be compatible with preservation of the natural features and functions.

Q. How do the ESAs relate to TRCA watershed plans? They don't always seem to be connected. Also, what is the priority of protecting endangered species in ESAs? Some ESAs have a higher level of priority.

A. Most of the valley system is owned by the TRCA but managed by the City Parks, Forestry and Recreation Division. There shouldn't be a disconnect because the City is doing the management. In terms of protection of endangered species, that is one criteria used to identify an ESA. It is also in the Provincial Policy Statement. The City is required to ensure that endangered species are protected. Designating an area as an ESA starts to make the area a priority. The City is also communicating to the public the significance of these natural areas.

Q. The number of Forestry staff have been considerably reduced over the past four years. Is the City going to gain more staff and budget in order to manage these additional proposed ESAs?

A. It is up to community members to make that viewpoint heard during consultations on budget. The Planning Division cannot make that recommendation.

C. I suggest you ask the City divisions affected by proposed Official Plan changes to look at the impacts of the changes as part of an implementation strategy. The City also needs to look at the structure of their divisions to manage appropriately. There is some lack of communication (e.g. a naturalized ravine area was mowed over). We need a different approach to managing the ESAs.

City of Toronto Official Plan Five-Year Review
Neighbourhoods and Environmental Policies
Consultation Summary Report
Appendix D – Online Feedback Submissions



Prepared by Lura Consulting for:
The City of Toronto
December 2014



**Official Plan Review – Neighbourhoods and Environmental Policies
Online Feedback Submissions**

The following verbatim online feedback submissions were received between November 1, 2014 and December 5, 2014 as part of the consultation process for the Official Plan Review of neighbourhoods and environmental policies.

Healthy Neighbourhoods, Neighbourhoods, and Apartment Neighbourhoods

1. What are the strengths of Toronto’s Neighbourhoods and Apartment Neighbourhoods? What are some of the challenges they face?

Strengths	Challenges
<ul style="list-style-type: none"> ▪ Mature tree canopy ▪ Proximity to diverse services and shopping ▪ Proximity to parks and ravines ▪ Neighbourhoods are mixed i.e. single family dwellings and low rise apartment buildings ▪ Walkability and access to public transit in some neighbourhoods 	<ul style="list-style-type: none"> ▪ Public transit infrastructure and development ▪ Old infrastructure ▪ Confined space for public service enhancements including storm water ponds, bike lanes, etc. ▪ No valley setbacks or buffers ▪ Budget demands ▪ Low rise apartments and smaller houses are torn down for (less affordable) high-rise developments or very large single family dwellings ▪ Local residents in apartments across the city face soaring rents, and in too many cases conditions in their apartments that are below municipal standards for apartment buildings. ▪ The challenge is getting the Tenants and the Landlords to care about the places they live in. ▪ Lack of access to green space near high rise apartments. ▪ Continuous increases in rents combined with declining incomes. ▪ Local services that are part of strong communities (e.g. parks, schools) are at/over capacity. ▪ Overdevelopment is threat to established communities. ▪ Improving quality of housing stock (single family and multi-family) while maintaining unique neighbourhood characteristics (avoid ‘cookie cutter’ development)

- Where there is a mix of housing and ample food supply and variety, non-daunting built form - as in; human scale from the street, and green space, the community seems peaceful and connected. Drive through communities do not seem to have this sense of "self". A mono-culture at either end of the economic scale leads to fragmentation of the community. The main

challenge is the academic goal of planning versus the reality of what really occurs. I think developers are currently the planners for the City.

- In our Neighbourhood we have an apartment building with an entrance that looks a disgrace. Some of the community asked the landlord/owners if the community could help to fix it up and they agreed. The community had volunteers and they dug a garden in the front and did plantings (all donated). This enhanced the front of the building. Volunteers took care of the garden but the tenants didn't care and the garden was ruined. Also the landlord really didn't care either. The challenge is getting the Tenants and the Landlords to care about the places they live in.
- Need more small retail, parkettes, green infrastructure (daylight creeks , use swales)
- Protecting one from the other is important especially in the context of existing apartment neighbourhoods that were recognized as poorly planned and located in the past 40-50 years. These areas and the existing conflicts need to be addressed first and certainly before any intensification of these apartment neighbourhoods is considered.

2. What issues or concerns (if any) do you have with the draft policies for Healthy Neighbourhoods, Neighbourhoods, and Apartment Neighbourhoods?

- The draft policies are a good start, broad in nature (diverse) and cover the major areas of needed improvement.
- My concern is that Toronto is going to grow exponentially in population--I feel Toronto and outlying areas have grown way to fast in population and land size already.
- The draft policies do not call on the provincial government to give the city more powers to create affordable housing. I.e. inclusionary zoning powers. The draft policies do not call on the provincial government to give the city more powers to give financial penalties to landlords who are in con-compliance with the city's apartment standard work orders. I.e. tell the province the city needs a way to automatically fine landlords who are in non-compliance.
- There is a serious problem in that the Committees of Adjustment approve variances that are significantly more than are permitted by the Official Plan.
- The amendments ignore older neighbourhoods and concentrate on high-rise towers. This ignores issues of gentrification of older working class and low-income areas. A major problem is the continuous increase of rents and the flat-lining of incomes or even declining of incomes. You cannot talk about rental apartments without talking about the income of working people as well as pensions of seniors and welfare rates for many tenants in the private market. The draft policies may be well-intentioned in the repair of rental buildings and the transforming of building into energy efficient buildings. However as the law stands now any capital expenditures can be passed onto the tenants through Above Guideline Increases. Also if utilities costs are included in the rental lease, landlords may well see a decrease in their costs but tenants may not see a decrease in their rents. There is also a possible loss of rental units if high-rise towers add commercial or community services to their buildings. Where would those tenants go? In recent years many tenants have had lockers or storage units replaced by new rental units with little or no compensation either in terms of financial compensation or alternate space. The importance of having a certain percentage of units in new residential developments is a key point in the Plan. However this does not solve the problem of income segregation as seen in various

American cities. It also does not address the issue of vacancy decontrol or even rent control free units due to the exemption of units built after Nov. 1 1991.

- As noted above a good example of such an apartment neighbourhood is Secord, Barrington, Lumsden and Eastdale in the former East York. It was based on the notion of an extended roadway (Lumsden and which remains unconstructed), so as to allow traffic to flow to Victoria Park and the proposed Scarborough Expressway ramps. With these unfinished roads all traffic to and from the apartment neighbourhood is forced through the pre-existing 100 year old, low density neighbourhood which is totally wrong, disruptive and not compatible with the existing neighbourhood.

3. What policy changes or additions would you suggest?

- Sunlight policy should be included. Shadow studies as mentioned are too loosely defined and abused.
- Mandate that all new developments need to have affordable housing included in its design, whenever possible under restrictions given by the City of Toronto Act or the Planning Act. That the city will create a proactive inspection and enforcement policy to ensure that landlords are keeping their buildings up to municipal standards.
- Address the issues of gentrification, Above Guideline Increases for capital expenditures, Vacancy decontrol, and exemptions for new rental units post- Nov. 1991. Improve the maintenance of building through existing property standards by increasing the size and power of enforcement offices. Re-instate Orders Prohibiting Rent Increases which prevented landlords from increasing rent charges if the buildings or units had outstanding work orders against them.
- It should be clearly articulated in the new OP that in these poorly located 40 to 50 year old apartment neighbourhoods intensification cannot be considered unless there is a clear and comprehensive plan in place to restore the character to the pre-existing neighbourhood so that it is in place and fully protected from the many negative impacts prior to any further intensification in the Apt. Neighbourhood.
- Work with TDSB & then update Official Plan to encourage growth where there is space in local schools (use TDSB's limit of 1.6km for younger children & 2.2km for older, or such other measures as the TDSB uses in its transportation policy). Do not permit development where the local schools are full. Schools now public service facilities which are to be used efficiently & bussing kids out of their communities do not use schools efficiently, does not promote walkability, & does not build strong communities. Do not allow any intensification (apartment infill, Avenue designation) near or adjacent to the natural heritage.

4. What are the important factors to be considered when infill development is proposed on an apartment site?

- Amount of Green Space for play and food, Stormwater Collection and Treatment, Best Overall Building Standards, Safe and Accessible Connections to the Community
- Maintain a human scale on apartments (fewer monolithic blocks) and ensure ground level retail servicing local residents (especially green grocers)
- That the infrastructure can handle it without externalizing the costs to the other citizens. That they are not cast into shadows, overlook, light pollution and nocturnal noise.

- Ensuring that existing residents are not unduly inconvenienced by the development, mandate a policy that forces that the benefits of the development (jobs, housing) are shared among the people currently living in the Apartment neighbourhood.
- Infill should not be allowed to have lower property standards. They should not increase traffic density, decrease space that is used informally by neighbourhoods. The infrastructure necessary for infill development should not create a burden on the already existing buildings.
- Major sustainable energy content.
- [In reference to example of old apartment sites poorly located near residential neighbourhoods]: It [infill development] cannot happen in the above circumstances so that by comparison it is consistent with the construction of new apt neighbourhood, which is only logical. Currently the OP is not clear that in these odd circumstances it could be interpreted by the OMB that these existing apt neighbourhoods have a different status and that the continuation of a recognized poor plan would in fact be exempt, and could be intensified.
- Capacity of the neighbourhood to absorb new development. It will have a negative impact on any nearby natural heritage feature. Use landscaping to return all precipitation from the site to the ground & do not divert it into sewers, particularly for sites near the natural heritage.

Natural Heritage and Biodiversity

1. What are the main priorities for protection and enhancement of natural heritage and biodiversity in Toronto?

- Making sure that every opportunity for building wildlife habitat/natural areas in to every nook and cranny the city is a priority. Every park, large or tiny, should have a naturalized area for kids to explore nature. Every asphalt or cement surface should have a bio-swale for water runoff.
- Controlling spread of invasive species and diseases. Managing encroachments into natural areas. Managing permitted use of natural areas. Succession planting.
- Prevent loss of habitat across city. Launch educational campaigns about the negative effect of litter on wildlife. Implement plastics bans/bottle deposit system to reduce litter. Also concerned about the loss of orchard areas in Sam Smith Park/Humber College Lakeshore lands.
- Native plantings of trees and shrubs for migratory birds. Shoreline protection. Keep in mind that the area around the shoreline is of huge importance to wildlife and shouldn't be developed-- what they did in the Motel Strip is unforgivable--that area should never have been developed -- what a travesty! Reflective glass windows are a deathtrap for migratory birds and should be prohibited.
- Removal of undesirable plant life and education regarding the negative impacts of lawns. Light pollution and glass amendments for bird life.
- Make a concerted effort to protect as much Natural area as possible. This would include stricter environmental risk assessments.
- Urban tree canopy and related urban forest policies. This now includes obtaining products from the urban forest under the Urbanwood Utilisation Initiative of Economic Development Division. This means getting higher economic use out of all urban wood products (art, furniture) lumber

and Biomass wood chip energy in District, Co-generation and/or thermal energy including City buildings.

- Use a precautionary approach in protecting the natural heritage. Go native - This includes all city plantings, including ornamental. Urban agriculture should feature native plants (eg 3 sisters of corn, beans & squash). Seed should be sourced from local plants--may need to expand High Park greenhouse native plant capacity at the expense of non-native plants. Stay current--From new species at risk to new understanding of the natural heritage's limitations, the field is developing fast. Ensure plans and policies are sufficiently flexible.

2. What issues or concerns (if any) do you have with the draft policies?

- Stormwater - there needs to be more of an emphasis on the source - permeable surfaces, bio-swales etc. rather than on big, expensive, highly engineered end-of-pipe solutions - that will build more resiliency in to the system as a whole
- Functions of buffers: Reduction of encroachment, reduction of light and noise, space for tree-fall, protection of root zones, enhancement of woodland interior, allowance for hunting habits of cats and dogs, location for trails, attenuation of runoff (Natural Heritage Reference Manual Table 13.1) Most natural areas in Toronto were identified after roads and lots were established, and the natural areas reach right to the roads or lot lines. Within parks the natural areas may abut turf grass, which is non-native vegetation. Consequently in Toronto natural areas do not have buffers. Alternate means such as fences 30m outside the natural area will almost always be required to fulfill the functions of buffers.

3. What policy changes would you suggest?

- Include specific reference to litter management/bylaw enforcement/education
- I'd like to see a lot less mowing in parks-parks are mowed constantly whether there is any grass to cut or not. This is a huge waste of fossil fuel. I'd like to see more areas naturalized and fewer areas landscaped.
- Segment studies are important.
- In Section 4.8 the policy states "universities, colleges and hospitals are encouraged to create campus plans in consultation with nearby communities..." I feel they should not be given the option to consult, it should be a requirement.
- Install Integrated Resource Management and Green Infrastructure policy and design as core values
- Recommend incorporating set-backs (buffers) from Natural Features when redevelopment happens.
- Since Toronto is on the flight path of migratory birds I'd rewrite the building code to decrease the amount of glass that could be used on high-rises (and other structures).
- That open spaces be off limits for the purposes of intensification in existing apartment neighbourhoods that have been poorly designed in the last 40 to 50 years as already noted.
- Sidebar Page 3-27: "Because development is expected to occupy most other lands, natural heritage systems in designated growth areas, in contrast to such systems in non-settlement areas, may need to be implemented with more prescriptive or restrictive land use designations and zones. Permitted uses in such a natural heritage system should be limited to those that

support low-impact activities (e.g., walking, nature study, conservation as is identified in the PPS).” (Natural Heritage Reference manual Section 3.4.6.2) Well-maintained natural turf grass in Toronto has a capacity of 700 hours annually. Natural heritage features are less resilient and cannot be subject to similar maintenance (e.g. fertilizing) and therefore would have a capacity less than 700 hours annually. Nature study and conservation can be expected to require all the available hours. This means other park activities must be located elsewhere. A park master plan developed through the lens of the Natural Heritage Reference Manual (NHRM) can determine activities suitable for the natural heritage and adjacent areas in the park (see Buffers); the site to which recreation and social activities will be displaced should also be determined. The NHRM provides much guidance on the possible indirect effects of development and possible mitigation measures, including suggestions for monitoring to determine if the mitigation measures are effective. (High Park includes all of the life habitats except significant valley lands, plus a fire-dependent ecosystem not mentioned in the Manual, and would provide a useful case study.) The City’s Natural Heritage Study Guideline could be enhanced by incorporating some of this advice, especially with respect to indirect impacts.

- **New Sidebar near existing Policy 14 Lands Adjacent to Provincially Significant Areas:** The Provincial Natural Heritage Reference Manual (2010) provides guidance for protecting provincially significant natural heritage features and identifies land widths adjacent to natural heritage features where a study is required to demonstrate that there will be no negative impacts. The Manual allows cities to choose other approaches for determining lands widths where a study is required provided they demonstrate no negative impacts on adjacent natural features or functions. Where the City has carried out a study to demonstrate that there will be no negative impacts on adjacent natural features and functions shown on Map 12B, and the proposed development meets Tier 1 of the Toronto Green Standard, including measures to reduce bird collisions, a study to demonstrate that there will be no negative impacts is not required. Provincially significant areas which have been identified by the Ministry of Natural Resources and confirmed by the City are shown on Map 12B. Lands Adjacent to Provincially Significant Areas. The Provincial Natural Heritage Reference Manual (2010) provides guidance for protecting provincially significant natural heritage features and identifies land widths adjacent to natural heritage features where a study is required to demonstrate that there will be no negative impacts. Impacts can be classified as direct or indirect. Examples of indirect impacts include human disturbance, invasion by non-native species, and the effects of noise on wildlife. Development adjacent to natural areas will have a negative impact which must be mitigated by fencing off the natural area, adequately enforcing by-laws, and redirecting recreational and social activity elsewhere or development cannot occur. Where the City has carried out a study to demonstrate that there will be no negative impacts on adjacent natural features and functions shown on Map 12B, and the proposed development meets Tier 1 of the Toronto Green Standard, including measures to reduce bird collisions, a study to demonstrate that there will be no negative impacts may be reduced in scope. An impact assessment does not ensure that development proposals will be approved; it is simply one piece of information required to make possible informed planning decisions that are consistent with the PPS. Provincially significant areas which have been identified by the Ministry of Natural Resources and confirmed by the City are shown on Map 12B.

- Comments “Additional ways to achieve the desired outcomes required by the PPS may exist, but if approaches other than those recommended in this manual are used, the onus is on the proponent of those approaches to demonstrate that they are consistent with the PPS.” (Natural Heritage Reference Manual (NHRM) Section 1.1) In other words, the NHRM describes the default from which deviations must be explained. “Planning authorities may adopt other approaches relevant to the local situation provided that they can be demonstrated to achieve or exceed the same objectives as those in the PPS.” (NHRM Section 1.1.2) Some recommendations e.g. buffers may be difficult to implement in Toronto so other approaches will be necessary. “Appendix C.1.1 (of the NHRM) provides examples of potential impacts associated with various development activities, as well as some possible mitigation techniques. Although the assessment of potential impacts should be quantitative, in some situations this will not be possible. Impacts may be short-term (e.g., siltation arising from construction) or long-term (e.g., loss of habitat). Impacts can also be classified as direct (e.g., woodland cutting/clearing) or indirect. Examples of indirect impacts include reduction in forest interior habitat due to fragmentation or loss of forest edge; the potential for increased access because of road creation; human disturbance; the introduction of predators such as cats; invasion by non-native species; and the effects of noise on wildlife. The Significant Wildlife Habitat Decision Support System (see appendix B.1.2) provides excellent descriptions of potential impacts on wildlife habitat.” (NHRM Section 13.5.2.7) “In situations in which comprehensive planning studies or natural heritage systems have been completed with site level information, the need for a detailed assessment may be reduced, and a more focused assessment may provide an adequate evaluation of potential impacts. Regardless of the assessment undertaken, the level of detail must be sufficient to demonstrate that there will be no negative impacts on the natural features or their ecological functions.” (NHRM Section 13.4) “An impact assessment does not ensure that development proposals will be approved; it is simply one piece of information required to make possible informed planning decisions that are consistent with the PPS.” (NHRM Section 3.5) Note that development adjacent to the natural heritage will have a negative impact as it will increase the recreation pressure on already overused features (see Sidebar Page 3-27). Mitigation must include effective protection of the natural heritage from this pressure. Mitigation may be possible but will be resource-intensive.

Environmentally Significant Areas (ESAs)

1. Do the proposed ESAs ensure an appropriate level of protection for key features of the City’s natural heritage system?

- The extra areas of Colonel Sam Smith are important as Humber expands into sensitive areas.
- Include the areas of Sam Smith Park both north and south of waterfront trail (areas known as "North Creek" and "Dogwood Thickets").
- I live close to the lake and I know that many people are using pesticides and fertilizer which eventually enter Lake Ontario. Clean water is key to a healthy environment. Also shorelines are awash in plastic garbage. The City should align itself with the Provincial government to prohibit overuse of plastic containers.

- If they are supported with assistance and education on private lands.
- Given the significance of Colonel Sam Smith Park as a habitat for migrating birds and butterflies the designated area should be expanded upon. This would include protecting 2 forested areas on the north-east side of the park near Humber College. There is a creek bed which flows through this area and there are several mature trees in the area. The other area is located slightly north-east of the playing field near the Humber College grounds.

2. What issues or concerns (if any) do you have with the proposed ESAs?

- Areas are too small and there aren't enough of them.
- Colonel Samuel Smith ESA identified area is not large enough.
- My only issue with the ESA of Sam Smith Park is that it is not quite broad enough to protect the areas sensitive to the migratory birds.
- In regards to Colonel Samuel Smith Park, more attention should be given to providing buffer zones for migratory birds and butterflies.
- All golf courses should be non-toxic bio-diversity havens and planned or converted to the highest standards (e.g. Audubon Green Golf and many more).
- As time goes on and intensification continues, ESAs will be even more important assets to be retained at all costs.
- Questions:
 - 1. What is the protocol for ensuring ESA's are current? E.g. new species at risk, new habitats for SAR
 - 2. What is the protocol for ensuring the activities which are limited to those compatible with the natural functions actually are compatible with the natural functions?
 - Trails should be outside ESA's (trail study) & outside provincially significant natural heritage (Natural Heritage Reference Manual (NHRM))
 - 3. How are (city) Natural Heritage Impact Study guidelines kept current? At present there is no recognition of indirect impacts (see NHRM) and each proposal is evaluated without recognizing the cumulative impact of development near the natural heritage (see PPS "Negative impact means...degradation...due to single, multiple or successive development or site alteration activities section 6) ("Additional ways to achieve the desired outcomes required by the PPS may exist, but if approaches other than those recommended in this manual are used, the onus is on the proponent of those approaches to demonstrate that they are consistent with the PPS." (NHRM section 1.1) "Planning authorities may adopt other approaches relevant to the local situation provided that they can be demonstrated to achieve or exceed the same objectives as those in the PPS." (NHRM section 1.1.2)
 - 4. How are community groups with an interest in the natural heritage identified & consulted? (Some such groups are city-wide; some are local. Residents' associations may not reflect the local expertise of the naturalist clubs the NHRM recommends that planning authorities consult.)
 - 5. How is Urban Forestry's knowledge (restoration crews are very knowledgeable) incorporated into ESA planning?

- 6. How is OP 3.4.1 a) vi) “protecting and improving the health of the natural ecosystem by minimizing the release and proliferation of invasive species and mitigating their impacts” incorporated into ESA planning? (e.g. minimize edges, do not introduce topsoil)
- 7. What are provisions for buffers? (see NHRM e.g. to ensure no incompatible activities from edges, to allow for tree fall & to protect tree roots from trampling, invasives?)
- 8. How does planning communicate with the rest of City to ensure 3.4.13 “activities will be limited to those compatible with the natural functions” is actually applied?
- 9. How does the City ensure compliance with other environmental legislation and regulations e.g. Migratory Birds Convention Act (S. 5.1(1) No person or vessel shall deposit a substance that is harmful to migratory birds, or permit such a substance to be deposited, in waters or an area frequented by migratory birds or in a place from which the substance may enter such waters or such an area—abandoned fishing line fits this description); Regulation 6. Subject to subsection 5(9), no person shall (a) disturb, destroy or take a nest, egg, nest shelter, eider duck shelter or duck box of a migratory bird—construction during nesting season disturbs)

3. What changes would you suggest?

- Colonel Samuel Smith Park is a must for inclusion in the ESA list but there should be more of the park than your map shows - areas north of the waterfront trail like the North Creek area, the dogwoods, the large and small bowls should also be included. The park is very important for birds on their spring and fall migration. They stop, rest, and feed thereafter or before tackling the lake crossing. Large numbers of songbirds pass through and the park, especially in the areas I just mentioned, are magnets for birders and photographers. We also have rabbits, coyotes, fox, and even on the odd occasion a deer use these areas.
- The ESAs should increase in size and in number. In comparison to how much land has been lost in the past couple of decades, the amount proposed is miniscule. In my local park (Colonel Samuel Smith) the north-west corner slated for development by Humber College welcome centre should be defined as an ESA as that area has been left to evolve on its own over a period of many years, making it very valuable to wildlife. Also the entire "spit" (the area created by landfill south of the bike path) area should be designated as an ESA.
- As has been strongly suggested by the Friends of Sam Smith Park, two other areas need to be included in the ESA designation, especially given the 4th criteria outlined by the City. Those areas are described by FOSS as the Dogwood Thickets and the North Creek. As a regular park user and amateur birder, I do concur with the need to protect as much as possible of these two other spots given how supportive the thicket and creek are to varied migratory species.
- There is a recreational sports field own by the city of Toronto which is adjacent to the Colonel Samuel Smith Park. This sports field is rarely used. This park land could be landscaped as butterfly and birds gardens, thereby providing food and habitat for local species and providing an area for local residents to enjoy. There is a 4-acre woodlot adjacent to south/east corner of Kipling and Lakeshore, which is a 4 minute walk to Colonel Samuel Smith Park. It is zoned institutional land. Many migratory birds nest in this area and it is also a habit for several animal

and butterfly species. I suggest the City of Toronto recognizes this area as a buffer zone and should make a concerted effort to protect the trees in this area.

- ESA's Official Plans "An official plan should acknowledge that it may not reflect the most up-to-date information on the location and boundaries of significant features that are identified or approved by MNR as set out in the PPS." (Natural Heritage Reference Manual, Table 12-1).

Climate Change Resiliency and Energy

1. What are the main priorities for the City related to climate change and energy?

a) Climate Change

- Flooding, erosion, loss of old trees , spread of invasive species and disease.
- Prohibiting high-rise apartments to be built that require massive amounts of fuel to heat and cool. Transit. All apartments and condominiums should have metering of hydro to prevent waste.
- Replacement of our aging tree stock. Pushing forward on studies around permeable pavers, turf driveways (the only place grass makes sense), more encouragement of food plants - trees included. Education in gardening and not just native plants but also successful non-invasive imported plants that feed honey bees and other pollinators and are many of our food plants.
- Institute carbon charge for all car, truck, buses, etc. into downtown.

b) Energy

- Limited use of new technology, difficulty and challenges of retrofits, grid capacity.
- Particularly where new development has made future use of solar power impossible - a monetary contribution specifically for promoting alternative energy in other locations within the community.
- Institute absolute carbon budget for all new and major retrofits. Imperative that Building codes ensure efficiency and energy generation. Instead of west facing all glass window towers must have design with awnings, reject solar overheating grab solar gain with building integrated solar thermal and PV.
- Comprehensive District Energy and Community Energy planning in all environmental policies and must integrate sustainable energy (efficiency & renewable) into those policies. District Energy.
- Energy conservation initiatives. Move to clean renewable fuels as soon as technology and the economics permit.
- We need Comprehensive District Energy and Community Energy planning in all environmental policies and must integrate sustainable energy (efficiency & renewables) into those policies.

2. What issues or concerns (if any) do you have with the draft policies?

- My main concern with policies to reduce energy use and increase climate change resilience is that they will be applied to the detriment of preserving local biodiversity. E.g. planting shade trees in city boulevards is good, but if Norway maples are the only shade trees that will survive

in boulevard conditions then native vegetation which may include grasses, forbs and shrubs should be planted instead.

3. What policy changes would you suggest?

- Strong by-laws preventing businesses from have their doors propped open in the summer when the AC is on for instance. By-laws from preventing waste in general. Implementing through education a culture of conservation which is enforced via by-laws.
 - The city needs to push landlords and the provincial powers to I.e. sub-metering in non-retro-fitted/ poor applanced apartments.
- Prohibit the building of concrete and glass structures that use enormous amounts of energy to cool and heat.

Other Comments

- The OMB needs to be removed as arbitrator in Toronto planning matters. Barring that momentous diminishment of a powerful professional food chain which seems unlikely, the current structure should be changed from its overwhelming cost. The Harris induced direction of requiring an expert in each and every matter before that board is a horrible form of silencing community and enrichment of a very few. Equally frightening is a City Board without sufficient oversight. City Planning, whether due to, or not due to, being guided by the OMB is not a trusted entity and without oversight this perception will lead to further cynicism and detachment.
- From Attachment 2: Draft Revisions to Official Plan Environmental Policies Item 39. Section 3.4 Natural Environment is amended by the addition of a new sidebar inserted near Policy 3.4.14as follows: "Lands Adjacent to Provincially Significant Areas The Provincial Natural Heritage Reference Manual (2010) provides guidance for protecting provincially significant natural heritage features and identifies land widths adjacent to natural heritage features where a study is required to demonstrate that there will be no negative impacts. The Manual allows cities to choose other approaches for determining lands widths where a study is required provided they demonstrate no negative impacts on adjacent natural features or functions. Where the City has carried out a study to demonstrate that there will be no negative impacts on adjacent natural features and functions shown on Map 12B, and the proposed development meets Tier 1 of the Toronto Green Standard, including measure to reduce bird collisions, a study to demonstrate that there will be no negative impacts is not required." Comment:: I find the above paragraph ("Where the City has carried out . . .") troubling. To what type of study does this refer? Is this a study which would be undertaken for a specific building site, or is it a study which would be undertaken on a large scale, for an entire Natural Feature area? The Natural Heritage Reference Manual does allow municipalities to "choose other approaches" for determining land widths where a study is required, but surely that clause in the Natural Heritage Reference Manual was never meant to limit "other approaches" to just this one approach. This is far too restrictive and could be open to abuse.

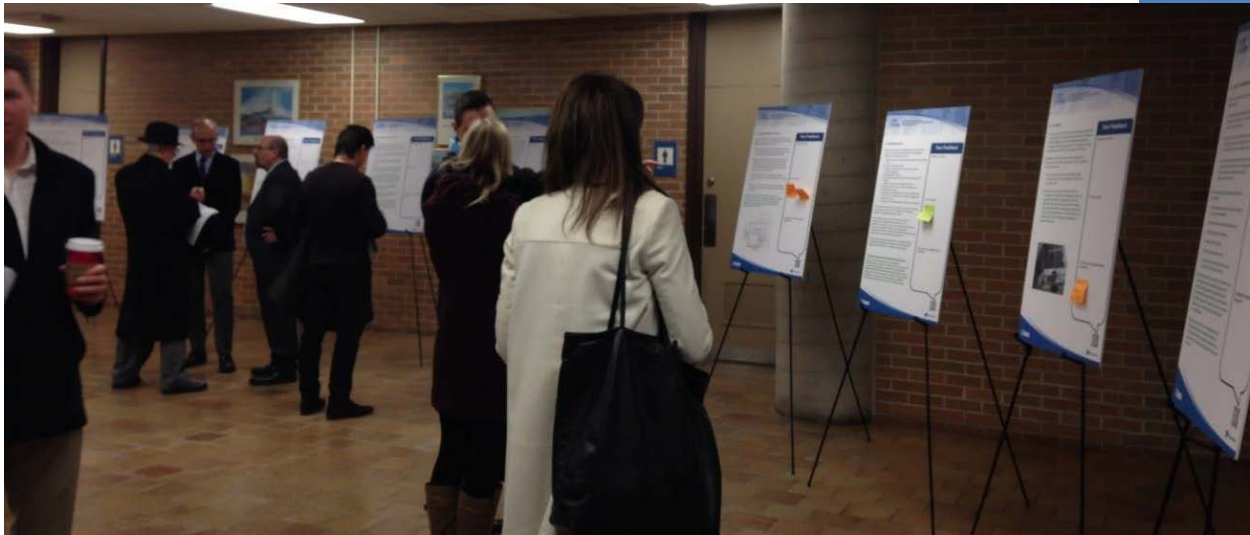
Item 32. Section 3.4 Natural Environment is amended by the addition of a new sidebar entitled Buffers inserted near policy 12 as follows: "Buffers. Buffers are strips of land that are

contiguous to a natural feature and help to protect its natural functions from the negative impacts of adjacent development. Lands set aside for buffers are generally kept in a vegetated state and can include existing vegetated areas and areas that can be vegetated. Buffer widths vary depending on the sensitivity and functions of the natural feature and the proposed development. Buffer widths may be greater than set-backs required from hazard lands. Where development is proposed adjacent to natural features, buffer widths should be established through an impact study. Guidelines will be established to assist in identifying buffer widths." Comment: This is a good start. However, who will be doing the impact study? A buffer is a vegetated area, but it does not have to be devoid of buildings. Natural Heritage Reference Manual Section 4.2.2 Developing Municipal Approaches for Determining the Extent of Adjacent Lands " . . . if planning authorities wish to define certain areas of their jurisdiction (e.g., existing built-up areas) for alternative adjacent lands widths, they need to be confident that the range of permitted uses, the natural heritage characteristics of the area, the existing development pattern and other factors will ensure that there will be no negative impacts, as defined in the PPS, beyond the proposed adjacent lands width." This qualification (allowing existing built up areas to be included in the adjacent land) would make it easier to fit new development into an already developed urban area. In these areas, it would not be practical to tear down a couple of blocks of existing buildings, in order to create a buffer zone to protect a natural heritage feature. The trick is to create a buffer zone which contains a balance of small built forms and large mature trees. One arborist whom I consulted said that a buffer zone around an urban forest should provide 50% canopy. The Natural Heritage Reference Manual also states that an EIS should be done and a buffer area should be established quite near to the beginning of the application process. This needs to be stated in Official Plan policy, otherwise buffer areas will never be established, and the EIS will continue to be tacked onto the ends of applications, or even after the OMB hearing! (example: 1844 Bloor St West)

Item 34. Section 3.4 Natural Environment is amended by inserting a new heading: "Environmentally Significant Areas". Comment: I'm very pleased to see the recommended designation of 68 more ESAs. However, all is not well. This is not a comment about one of the proposed revisions. Rather, it is a discussion of the problems which result when the Avenue designation and the Mid-Rise Performance Standards are applied to our neighborhoods without giving careful enough consideration to the needs of the environment. I hope that this conflict can be solved, while we are in the process of this Official Plan review. Avenue designation. We need to be careful not to apply the Avenue designation to streets which are too close to Natural Features, especially ANSIs and ESAs. Example: Bloor Street West, between Keele Street and Ellis Park Drive. I was not involved in the writing of the earlier version of the Official Plan, so I don't know how it was determined that this section of Bloor Street should be an Avenue. Based on outcome, I would guess that the City looked at Bloor Street, saw that it was a major east-west street, saw that the subway line runs parallel to it, and decided that this met the requirements for an "Avenue". But what about High Park? High Park is the home of an ANSI and two ESAs. These protected natural areas comprise more than two thirds of the park's area. They are not meant for recreational use, let alone the heavy recreational use which results from increased density. (reference: Parks Plan 2013 - 2017) The ANSI and the ESAs should be protected from

overuse and inappropriate use. Instead, because Bloor Street is an Avenue, more and more density is being allowed. The protected areas are at risk. Mid-Rise Performance Standards. Another consequence of the Avenue designation on Bloor Street is the arrival of Mid-Rise buildings. Performance Standard # 8A: Side Property Line: Continuous Street Walls "Mid-rise buildings should be built to the side property lines, to create continuous facades along the Avenues, and avoid blank side walls." The problem with this Performance Standard is the requirement that, on an Avenue, the buildings should extend from side-lot-line to side-lot-line. This does not allow any space for the planting of trees on the site. This is a problem when the Avenue in question is on the border of an urban forest. An arborist and an environmental scientist have both told me that, in order to be healthy, an urban forest needs a buffer zone. A buffer zone is a vegetated area which would surround the forest on all four sides. It should provide 50 % canopy. It should be comprised of mature trees. No study has yet been done to determine the optimum width for High Park's buffer zone. An educated guess would be 100 metres. The function of a buffer zone is to protect the interior of the forest and the edges. Without a buffer, there are changes in the microclimate, invasive species take root at the edges, and heat, noise, pollution and light are able to penetrate further into the forest's interior. The buffer zone does not need to be devoid of buildings in order to perform its protective function. (reference: Natural Heritage Reference Manual, Section 4.2.2 as quoted above) The 1844 Bloor West condo building is an example of a development built within the park's buffer zone. Buildings situated in the buffer area need to have a small enough footprint that there will be room to plant trees on the site. Planting trees in pots or trenches does not provide enough room for the roots. They will never achieve their mature size and height. Large, mature trees provide the most canopy, and are therefore the most beneficial to the community. (reference: Every Tree Counts) Preconstruction, and before demolition, the 1844 Bloor West site had the desired balance between built form and vegetation. The buildings were single family homes or small apartment buildings. There were many mature trees between the buildings. The original trees will be replaced with a few trees in pots, and by several green roof areas on the building. When complete, the canopy on the 1844 site will have been reduced from 50 % to 10 %. Also, replacement trees will be planted inside High Park. At first glance, this seems like a good idea. However, it is not. Trees planted inside the park cannot protect the edge of the park. The 1844 site is a large one, with a frontage of 91 metres. The buffer zone is being lost for that entire lot. This results in a gap in the protective buffer zone. There seems to be some confusion about Bloor Street. Environmentally, Bloor Street is not, itself, a buffer. A buffer is a vegetated area. Bloor Street runs through a buffer area. The buffer area continues to do its job, even though a road passes through it.

City of Toronto Official Plan Five-Year Review
Neighbourhoods and Environmental Policies
Consultation Summary Report
Appendix E – Additional Written Feedback Submissions



Prepared by Lura Consulting for:
The City of Toronto
December 2014





LAKESHORE PLANNING COUNCIL CORP.

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lpcc.lakeshoreplanningcouncil@gmail.com

December 1, 2014

TO: Ms. Jane Weninger, Sr. Planner
Environmental Planning
City of Toronto
Metro Hall, 22nd Floor
55 John St.
Toronto, ON
M5V 3C6

Dear Ms. Weninger:

Re: Toronto OPA – Environmentally Significant Areas – Colonel Sam Smith Park

We refer to the proposed Toronto Official Plan Amendment to add additional Environmentally Significant Areas (ESA's) to the City's natural heritage system. It is noted that the lake-fill portion, south of the waterfront trail, of Colonel Sam Smith Park in South Etobicoke is being considered for ESA designation. We are very supportive of this proposal.

However, we understand from the "Friends of Sam Smith Park" (FOSS) residents' group that there are two additional bird-rich ESA areas located within Colonel Sam Smith Park which should also be considered for OPA ESA designation: **North Creek** and **Dogwood Thickets**. A copy of the FOSS map showing the location of these two ESA sites is attached for your convenience. We understand FOSS has provided you with additional information on bird-sightings in these areas.

North Creek is a small, historically important, wooded creek that runs down to a marsh on the west side of the sports oval. It is bordered by a spruce woodlot, shrubs and meadow.

Dogwood Thickets is a newly enlarged woodlot on the east side of the sports oval. In 2010 and 2011, volunteers added new bird-friendly shrubs and trees to the existing woodlot. Those include Silver Maple, Serviceberry, Red Osier Dogwood, Hawthorn, Tamarack, White Spruce, Balsam Poplar, Cedar, Raspberries and Elderberries. This area has become the "hot spot" in Sam Smith Park for birders and photographers.

We strongly support the inclusion of **North Creek** and **Dogwood Thickets** as ESA's within Colonel Sam Smith Park in the proposed Toronto Official Plan Amendment.

Sincerely,

(signed)
Timothy Dobson, OALA, ISA, Landscape Architect & Arborist
Chairman
Lakeshore Planning Council Corp.

**Colonel Samuel Smith
Park, South Etobicoke**

Supplementary
*"environmentally
sensitive areas"* that
should be added to
the proposed park
ESA designation area
south of the red line
(*"Waterfront Trail"*)

"Dogwood Thickets"
mixed berry bushes &
shrubs, fir &
deciduous trees

"North Creek"
wetlands,
woodlot,
meadow area

Image © 2014 DigitalGlobe

GOO





Official Plan Review
City Planning, Policy & Research
Metro Hall, 23rd Floor
City of Toronto
55 John Street
Toronto, Ontario, M5V 3C6

December 2, 2014

Comments on the Toronto Official Plan Draft Environmental Policies

CCFEW welcomes the many positive changes in the draft environmental policies in Toronto's official plan. We are particularly pleased with the consideration for migratory species, buffer zones and the dramatic increase in designated Environmentally Sensitive Areas. We have a few suggestions to make the policies even better.

First, as we recommended to the Planning and Growth Management Committee earlier this year, we strongly urge you to designate the Humber and Don River Valleys and Etobicoke Creek as Greenbelt Urban River Valleys rather than the less significant River Valley Connection designation indicated in the draft policy. Although the valleys are already protected in theory, this would add an extra layer, making it a little more difficult for “lets make a deal” development proposals and other variances. It also brings the Greenbelt into the City from the Eastern border to the West, reinforcing the importance of those natural systems to our city's environmental health.

It is very encouraging to see the increased number of Environmentally Sensitive Areas designated. Of particular interest to us is the one proposed at Colonel Samuel Smith Park. We support the recommendation of the Friends of Sam Smith Park to include two locations north of the waterfront trail: The Dogwood Thickets and the North Creek Woods. The park contains a remarkable diversity of habitats within a very small geographic area. It has become recognized as one of the most important migratory bird locations in Toronto. The [eBird database](#) shows records of 254 different bird species at the park, making it the third most important bird “hotspot” in Toronto behind Tommy Thompson Park and the Toronto Islands. The majority of the birds and bird species using the park are migrants, and most of the migrant songbirds are concentrated in the areas north of the currently proposed ESA. There is significant migratory bird habitat even further north in the park, but we hesitate to recommend ESA designation there because it is still our hope that Jackson Creek might eventually be daylighted in those areas.

The two recommended additions are illustrated on this map, produced by Friends of Sam Smith:



Another area we recommend for consideration as an ESA is the northeastern portion of Humber Bay Park East, outlined in red in this satellite image. This area contains a mix of deciduous trees, shrubs, meadow and a diversity of shoreline habitats that make it an important stopover for a wide variety migrant bird species. This area will only become more important as residential intensification continues along nearby Lake Shore Blvd W and Parklawn Road.



The final area we believe is worthy of consideration as an ESA, is the area outlined here in the lower Etobicoke Creek valley, between Horner Avenue and Lake Shore Blvd. W. This is a rather large mixed forest in the creek valley dominated by mature Hemlock and White Pine. It is a fine example of a forest type that is uncommon within the City of Toronto.

Thank you for your consideration of these suggestions.



Sincerely,

Brian Bailey
President,
Citizens Concerned About the Future of the Etobicoke Waterfront (CCFEW)
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Paul Bain, Project Manager, Official Plan Review
Strategic Initiatives, Policy and Analysis
City Planning Division
pbain@toronto.ca
T: 416-392-8781

December 3, 2014

Re: Official Plan Review, Policies for Environment and Healthy Neighbourhoods

Dear Mr. Bain:

Toronto Park People is an independent charity working with the City, community members, and the private sector to improve Toronto's parks. We were happy to take part in the community consultation for the Official Plan review for Environment and Healthy Neighbourhoods policies on November 24, 2014. We think City Staff have done excellent work in strengthening our environmental policies through the inclusion of both policies and language on green infrastructure, climate change resiliency, and biodiversity.

We do have some suggestions. These suggestions recognize the importance of community volunteers in environmental stewardship, the potential of hydro corridors throughout the city as naturalized corridors, and opportunities for environmental education.

Volunteer stewardship

Section 2.3.2 Toronto's Green Space System and Waterfront includes some good language around establishing cooperative partnerships. We believe specific language that promotes local volunteers and solidifies the City's commitment to working with community volunteers in environmental stewardship is key not only to environmental education and health, but to furthering a sense of connection and responsibility to the environment. Building these connections to community volunteers is an important priority in the City's Parks Plan and Forestry Plan.

For example, under 2.3.2.1.d it could read: "establishing co-operative partnerships **and community volunteer opportunities** in the stewardship of lands and water."

Under the benefits of the green space system, bullet number five could be altered to include language around volunteers and mental health: "improve **human mental and physical health** by offering opportunities for passive and active recreation, community gardens and environmental education **and volunteer stewardship.**"

Hydro Corridors

We would suggest inclusion of language related to hydro corridors separate from their brief mention in the sidebar on Biodiversity.



Toronto Alliance for
Better Parks

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Hydro corridors have the potential to act as important green corridors linking natural features and neighbourhoods across the entire city. They present a largely untapped resource for both the creation of public amenity and increased biodiversity through naturalization projects that create new habitat for wildlife. There are also excellent opportunities for growing healthy food. Currently these hydro corridors are largely filled with manicured grass, which presents little benefit to the natural environment and does not further the city's goals of increasing biodiversity, natural connections, urban agriculture, environmental education, and building stronger, engaged communities.

Language could be included within the Official Plan to speak to these overall goals and for the City to seek out opportunities for agreements with Hydro One for improvements, leasing opportunities to the City, agencies, or community groups in hydro corridors. Many of these improvements and ongoing stewardship could be done through community and non-profit partnerships.

The new language on hydro corridors could be included as a new sidebar under section 2.3.2 Toronto's Green Space System and Waterfront, much as the new sidebar on River Valley Connections has been created. Additionally, a new policy in this section could speak to the importance of seeking out opportunities to improve the natural environment in hydro corridors in partnership with Hydro One, community groups, and other interested parties.

Food growing opportunities

We are happy to see the City include a policy to promote food growing and mobile food vendors on underutilized landscaped open space under Section 2.3.1 Healthy Neighbourhoods. We would urge the inclusion of language related to promoting opportunities and partnerships for environmental education and programming related to food.

Section 2.3.1.11 could read: "Gardens for growing food on underutilized portions of landscaped open space and mobile food vendors, ***as well as environmental education and programming related to these activities***, are encouraged, particularly in areas where residents do not have convenient walking access to sources of fresh food."

We thank City Staff for their work on the Official Plan review and for this opportunity to provide comments on the draft policies.

Sincerely,

A handwritten signature in black ink, appearing to read 'Dave Harvey', is placed over a light grey rectangular background.

Dave Harvey, Executive Director
Toronto Park People



BUILDING A GREATER GTA
Building Industry and Land
Development Association

December 3, 2014

Mr. Paul Bain
Project Manager, City Planning
City of Toronto, City Hall
100 Queen Street West
Toronto, Ontario
M5H 2N2

Dear Mr. Bain,

**Re: City of Toronto's Official Plan Five Year Review
BILD Comments on the Urban Design - Policy Directions, Draft Healthy
Neighbourhoods, Neighbourhoods and Apartment Neighbourhoods**

The Building Industry and Land Development Association is in receipt of the July 3rd Staff Report for the *Urban Design Policy Directions for Consultation* and the May 20th Staff Report for the *Draft Policies for Healthy Neighbourhoods, Neighbourhoods, and Apartment Neighbourhoods*, and we offer you the following comments as part of the review's public consultation process.

Firstly, we acknowledge and appreciate that in October, City Staff presented and provided an opportunity to discuss each of the aforementioned review sections. Our meeting was productive and we value staff's expressed commitment to our group. We look forward to meeting with staff again, when appropriate.

(1) Urban Design – Policy Directions for Consultation

On behalf of the BILD Toronto Chapter members at-large, we appreciate City Staff acknowledging this as the start of an extensive consultation exercise with City, as the actual draft Urban Design policies are forthcoming. Based on the general policy directions that we have today, we offer the following preliminary commentary:

Section 1: Seeing the bigger picture

We note from the staff report that a revised policy may be provided which could clarify the role of urban design guidelines in the review of development applications.

We recognize that this review may also include re-evaluating the Official Plan policies for “shadow” and “wind” in an effort to mitigate any adverse impacts that a proposed development would have, if approved.

Historically, guidelines and the policies with respect to “shadow” and “wind” have been afforded some degree of flexibility in its interpretation and application. This has to some

degree accommodated the many nuances that arise during the development of complex projects. Our members encourage this degree of flexibility to continue, especially as the complexity of infill projects grows. We would caution that any proposal to substitute more rigid standards in place of the principle that shadows be “adequately limited,” could result in an undesirable loss of flexibility.

In this regard, we support in principle, the direction to provide additional flexibility to encourage development along the Avenues and to promote a walkable City.

Our members have indicated that any new policy which seeks to clarify the role of design guidelines and parts of the forthcoming revised urban design policies (i.e. “shadow” and “wind”) should consider a balanced approach to the role of urban design in relation to other equally important matters and interests, i.e. other City departments, commenting agencies and economic factors affecting a development project.

In an effort to provide more clarity, our members believe that the City could provide additional language to assist the public and internal staff on how to interpret the policies and apply them in practical situations, in keeping with the overall theme of “seeing the bigger picture.”

Section 3: Guiding built form

We recognize that within these urban design policies the City will be including low-rise and mid-rise development criteria, along the lines of the existing tall building policies in Section 3.1.3. We appreciate that a consultation meeting with BILD members took place on December 2nd for this review. Based on this meeting, BILD Toronto Chapter will prepare additional comments, which we will be submitted under separate cover in advance of the May 2015 deadline.

In general, we believe the current tall buildings policies are appropriate and are not unnecessarily prescriptive. We believe that the current policy approach to tall buildings should be extended to low-rise and mid-rise buildings, if added to the Official Plan, and that the tall building policies not be significantly changed. They have worked well.

Section 4: Enhancing parks and open spaces

As first noted in our May 27th letter to Urban Design staff during the review of privately-owned publicly-accessible spaces (POPS), we believe that as a matter of public good, there is an inherent value in creating positive synergies between the private and public realm. As experts in implementation, our members recognize the value and in creating well-designed open spaces and are committed to this form of design excellence.

Subsequent to the approval of the POPS initiative, BILD has heard from its members that the application of POPS should be carefully considered on a site-specific basis, as it will not be appropriate or feasible in all development sites. For example, in residential developments, our members are concerned by liability issues with delivering POPS, as well as the challenges they may bring with providing outdoor amenity requirements in condo developments.

In an effort to promote the delivery of POPS in a feasible way, our members believe that the City should offer incentives to the development industry, such as parkland cash-in-lieu offsets or other incentives.

URBAN DESIGN - RECOMMENDATIONS:

- Provide additional language to assist the public and internal staff on how to interpret the policies and apply them in practical situations, while keeping the overall theme of “seeing the bigger picture.”
- Apply a balanced approach to any revisions to urban design policies in order to reduce competing interests among the various city departments, commenting agencies and economic factors affecting a development project.
- Where appropriate, include incentives to enhance the overall goals and objectives of urban design e.g. provide parkland cash-in-lieu offsets for POPS.

(2) Draft Healthy Neighbourhoods, Neighbourhoods & Apartment Neighbourhoods

We recognize that these 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*.

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

We acknowledge that the City is challenged by competing interests in the protection of the established neighbourhoods and the projected growth in the City. In principle, our members believe that the review of these draft policies provides an opportunity to strengthen the existing policies by truly revamping the neighbourhood policies. More specifically, the City has the ability to modernize the landscape of these neighbourhoods by supporting mixed-use and intensification in these areas, while still being sensitive to the existing build context.

Additionally, our members seek further clarification and rationale for the draft policy to allow only one house on one lot, as we believe that it would preclude modest forms of intensification that may be appropriate on certain streets and in certain areas, and would be supportive of the housing and intensification objectives of the Growth Plan.

In the absence of encouraging appropriate growth in neighbourhoods, the City could be subjected to all types of high-density development applications that may be undesired by City Planning in existing neighbourhoods, but potentially supportable through applicable Provincial legislation.

At our October consultation meeting, staff indicated that the Plan promotes development along the Avenues where transit exists. Our members believe that transit isn't the only service that residents of Toronto are interested in. They are also interested in being close to schools and parks, which are located in existing neighbourhoods.

Our members believe that in order to plan for growth and have the fabric of the inner City evolve, we need to work with all the land-use areas, not just along the Avenues. Therefore, more than simple refinements of the policies as they exist today are necessary.

NEIGHBOURHOODS - RECOMMENDATIONS:

- Maintain the sensitivity to the existing built form, but expand the variety of permissions in neighbourhoods by incorporating mixed-use and intensification opportunities, that are deemed appropriate through staff review. Additionally, permit complementary housing types such as seniors' housing in the Neighbourhoods designation.
- Reconsider the revised policy to prohibit more than one house on one lot.

Thank you for the opportunity to submit comments as part of the Official Plan review. Please feel free to contact the undersigned if you have any comments or concerns.

Sincerely,



Danielle Chin, MCIP, RPP
Senior Planner

CC: Gary Switzer, *BILD Toronto Chapter Chair*
Paula Tenuta, *Vice President, Policy & Government Relations, BILD*
BILD Toronto Chapter Members



BUILDING A GREATER GTA
Building Industry and Land
Development Association

December 8, 2014

Mr. Paul Bain
Project Manager, City Planning
City of Toronto, City Hall
100 Queen Street West
Toronto, Ontario
M5H 2N2

Dear Mr. Bain,

**Re: City of Toronto's Official Plan Five Year Review
BILD Comments on the Draft Environmental & Environmental Significant Areas Policies**

The Building Industry and Land Development Association is in receipt of the July 11th Staff Report for the Draft Environmental Policies, and we offer you the following comments with respect to this review.

We acknowledge the report outlines draft policies that are intended to assist the City in meeting the challenges presented by climate change as well as updating policies for energy conservation and efficiency, biodiversity, natural heritage, hazard lands, environmentally-significant areas, provincially-significant areas, lakefilling and green infrastructure. We also recognize the industry's role in contributing to the City's objective to be a leader in environmental initiatives over the coming decades.

BILD is committed to promoting sustainable development and green building (new and renovation) because Toronto is the place where we live, work and play – it's our City too. This is evidenced by the good work of our Green Leadership Committee which continues to work with our members on the education and promotion of sustainable development practices. BILD was also front-and-center during the Toronto Green Standard consultations where we submitted comments to City staff and to Planning & Growth Management Committee throughout its review in 2012 and 2013.

We appreciate the recommendation of Chief Planner and Executive Director, City Planning that the City engage directly with BILD as part of the comprehensive consultation on the draft proposed changes to the City's Environmental Policies, and they did, having held meetings with our Toronto Chapter in the Fall, 2014.

While our industry embraces its role in mitigating climate change, improving energy conservation and leading sustainable development through the good work of our members, our members have had their fair share of implementation challenges when it comes to the enhanced building standards.

When considering the addition of new built environment, built form, new neighbourhood and natural heritage policies, we would request that any obligations on builders which fall outside the Toronto Green Standard exercise be met with further discussion between the City and the industry in order to fully understand the impact of additional sustainability-related obligations by the industry and in regard to any new restrictions on the development of certain properties now identified within the framework of the proposed policies.

For example (to name a few):

- Where policies are proposed to require the assessment of opportunities for energy conservation and the ultimate mechanism for reporting through a Community Energy Plan;
- Where it is proposed that Guidelines be established for re-evaluating buffer widths;
- Additions to the Natural Heritage System outside those which are known to be included in the Province's Greenbelt Mapping, Provincially Sensitive Areas or those areas currently known to be NHR areas per the City's own mapping;

Identification of *hazard lands*;

As we move towards modernized approaches to sustainable development and climate change mitigation, we acknowledge that the City has introduced revisions to its policies for the natural environment whereby the impact of a changing climate is to be considered in new development and redevelopment activities.

Any additional information on how this consideration could be achieved would also be helpful to our membership. We have taken some initial steps here, having participated in a recent stakeholder information session with the City in November. We would like this discussion to continue as we work to find reasonable ways to work together to develop systems that make our shared goals achievable in terms of the mitigation of climate change issues.

ENVIRONMENTAL – RECOMMENDATIONS:

- Please provide us with any additional information the City has describing how the ESA impact guidelines will be established and the timeframe for this review.
- Please provide us with any additional information on the proposed Energy Strategy requirement and include the undersigned on future correspondence on the outcome of the public consultation report, scheduled for early 2015.
- We would request additional consultation at an appropriate juncture for the forthcoming plans and reviews associated with these policy sections.

Thank you for the opportunity to submit comments as part of the Official Plan review. Please feel free to contact the undersigned if you have any comments or concerns.

Sincerely,



Danielle Chin, MCIP, RPP
Senior Planner

CC: Gary Switzer, BILD Toronto Chapter Chair
Paula Tenuta, Vice President, Policy & Government Relations, BILD
Mara Samardzic, Planner, Policy and Government Relations, BILD
BILD Toronto Chapter Members

Following are ANALOGICA's preliminary comments on Planning Staff's currently proposed policy revisions to s 2.3.1, 3.2.1, 4.1 and 4.2 of the Toronto Official Plan, as they appear in ATTACHMENT 2 of the staff report dated 20 May 2014:

2.3.1 HEALTHY NEIGHBOURHOODS

Introductory Text. Syntax. In the second paragraph, replace "**Most of existing apartment buildings are located within ...**" with "**Most of Toronto's existing apartment buildings are located within ...**". Also replace "... and landscape space take up/occupy entire site" with "... and landscape space take up/occupy the entire site".

New Policies 1 and 2. Formulation. Why should *Apartment Neighbourhoods* be characterized as "built-out" but not *Neighbourhoods*, especially since Policy 2 (as currently proposed) encourages additional development in *Apartment Neighbourhoods* wherever space can be found to squeeze it in? Better to reformulate both policies as follows:

1. *Neighbourhoods* are low density residential areas considered to be physically stable. 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 higher density residential areas considered to be physically stable. Development within *Apartment Neighbourhoods* will be consistent with this objective and will respect the criteria contained in Policies 4.2.2 and 4.2.3 as well as other relevant sections of this Plan.

Addition of the reference to Policy 4.2.3 obviates any need to include the remainder of proposed Policy 2, which should be deleted.

Revised Policy 5. Syntax. The policy is not properly referenced in ATTACHMENT 2.

Revised Policy 7. Syntax. The first word in new item "c)" should be lower case, in keeping with existing items.

New Policy 10. Formulation. Encouraging small-scale commercial, community and institutional uses in apartment buildings and on apartment building properties in *Neighbourhoods*, in addition to *Apartment Neighbourhoods*, could be problematical. Better to delete the reference to apartment buildings and properties in *Neighbourhoods*, leaving just *Apartment Neighbourhoods*.

3.2.1 HOUSING

Revised Policy 5. Formulation. The last sentence in "b)" should be re-

worded and placed in a sidebar: **"The City will consider the improvements and renovations referred to in Policy 3.2.1.5 b) to be a priority under Section 5.1.1 of this Plan where no alternative means of achieving them is in place."**

4.1 NEIGHBOURHOODS

New Sidebar. Grammar and Formulation. Revise punctuation of second sentence: **"A geographic neighbourhood will be delineated by considering the context in proximity to the development site, including: zoning; prevailing dwelling type and scale; street pattern; pedestrian connectivity; and natural and human-made dividing features."** Include this sentence in Revised Policy 5 as a separate paragraph, between the "prevailing building type" paragraph and the "house-behind-a-house" paragraph (instead of in the proposed new sidebar).

Introductory Text and Policy 1. Substance. The qualifier "walk-up" when applied to 4-storey apartment buildings in *Neighbourhoods* should NOT be abandoned since it supplies a planning rationale for limiting the height of apartment buildings to 4 storeys (rather than 5 or more) in *Neighbourhoods*. The ostensible confusion about supposedly not permitting elevators in such buildings (alleged on p 7 of the May 20th staff report) can easily be remedied - without weakening the policy - by means of a sidebar clarification confirming that elevators are permitted in all *Neighbourhood* building types.

Revised Policy 3. Substance and Formulation. The qualifier "incidental to" regarding commercial uses on major streets in *Neighbourhoods* should NOT be deleted since it indicates that any commercial uses must be subordinate to the primary residential use rather than a stand alone commercial enterprise serving a larger area that ought to be located within a *Mixed Use* designation. Moreover, the proposed replacement "serve the needs of area residents" in the second sentence is redundant since those very words already appear in the third sentence - no useful purpose would be served by including it twice.

Existing Policy 4. Substance. Consider adding a new sentence to Policy 4 so that the policy reads "Apartment buildings legally constructed prior to the approval date of this Official Plan are permitted in *Neighbourhoods*. **However, new apartment buildings will not be permitted, except walk up apartments no higher than four storeys located in geographic neighbourhoods that already have apartment buildings permitted by the Zoning By-law."**

Revised Policy 5 e). Syntax. Change **"prevailing design and elevation of the driveways and garages"** to **"prevailing design and elevation of driveways and garages;"**

Revised Policy 5. Substance. What is the *policy rationale* for limiting the

restriction on below-grade garages to those integral to a residence (as opposed to all garages, including those separated from a residence)?

New paragraph added to Policy 9. Syntax. Revise "... **in accordance with Policy 4.1.5**" to "... **in accordance with Policy 5**" for consistency with other such references; ie, references to policies in the same section (cf the existing reference to Policy 5 - rather than Policy 4.1.5 - in Policy 7 in s 4.1).

4.2 APARTMENT NEIGHBOURHOODS

Introductory Text. Grammar. Revise "**In smaller sites infill opportunities in Apartment Neighbourhoods can be as simple as ...**" to "**On small sites, infill opportunities in Apartment Neighbourhoods can be as simple as ...**".

Revised Policy 3. Syntax and Formulation. As currently formulated, the word "an" in the second sentence should be enclosed in parentheses to be consistent with "building(s)".

More importantly, the policy should not encourage additional development wherever enough space can be found to squeeze it in, but rather only in instances where existing sites have enough open space surplus to the needs and requirements of existing residential development to comfortably accommodate an addition while adhering to principles of good urban design, including but not limited to adequate spatial separation. A sidebar should reference these principles as per City standards.

Relatedly, the policy should require not just a "good quality of life" (relative to what?) but rather a requirement to maintain or improve the existing quality of life. As presently formulated, the policy allows existing *amounts* of indoor and outdoor amenity space, landscaped open space, sunlight and privacy to *decrease* so long as some of each is maintained. The policy should be comprehensively reformulated to ensure that such attributes are *maintained or improved* rather than impliedly allowing them to be degraded.

Revised Policy 3 i). Formulation. Either delete "**from the public realm**" or else, preferably, revise to "**from adjacent properties and the public realm**".

Revised Policy 3 1) and following. Syntax and grammar. Various syntactical deficiencies (resulting in faulty parallel structure) should be corrected.

New Policy 4. Grammar. Both instances of "which" should be replaced by "that" in order to clearly communicate restrictive intent rather than descriptive attribute.

ATTACHMENT 2 also has a number of typographical errors not specifically referenced in this communication. The next iteration needs to be properly

proof read. In this regard, the note at the beginning of ATTACHMENT 2 "The revised policies are in bold" should be deleted since that only applies to ATTACHMENT 1 (which itself is riddled with syntactical errors). Also, re-numbering instructions are screwed up (cf original Policy 2) and the draft OPA is inconsistently formulated (eg, variously item-numbered as "a)", "b)", "c)", ... vs "1.", "2.", "3.", ...).

Please feel free to contact me regarding the above. It would be preferable if, this time, we could collaboratively resolve issues at the outset and thereby avoid an appeal such as proved necessary some eight years ago (when submissions on behalf of ratepayers were effectively ignored until after appeals had been filed).

Regards,

George

c William Roberts

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Sent by e-mail

December 5, 2014

Gerry Rogalski
Senior Planner
Strategic Initiatives Policy and Analysis
City Planning
Metro Hall
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Toronto ON M5V 3C6

Dear Mr. Rogalski:

GBNA Comments to City of Toronto on Draft Policies for Healthy Neighbourhoods, Neighbourhoods, and Apartment Neighbourhoods

I enclose comments from the Greater Beach Neighbourhood Association (GBNA) on the draft Official Plan policies for Healthy Neighbourhoods, Neighbourhoods, and Apartment Neighbourhoods.

The comments track the questions on the Discussion Guide.

Also enclosed is information about GBNA.

Thank you for the opportunity to comment on the proposed policies.

Please contact me if you have any questions.

Sincerely,

Jan Hykamp

Jan Hykamp
President

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Suite 111
Toronto ON, M4E 1R3

www.gbna-toronto.com

GBNA Comments to City of Toronto on Draft Policies for Healthy Neighbourhoods, Neighbourhoods and Apartment Neighbourhoods

December 5, 2014

1. What are the strengths of Toronto's Neighbourhoods and Apartment Neighbourhoods? What are some of the challenges they face?

- Strengths:
 - Official Plan (OP) goal to maintain and strengthen the factors which make Toronto's *Neighbourhoods* livable places.

- Challenges:
 - The effects on neighbourhoods of incremental development with increased heights and densities obtained through site specific rezonings and minor variances.
 - Any increases granted in the height and/or density of a development seem to quickly become the benchmark for the height and density of future developments, and this, in turn, leads to rapid and significant changes to the character of neighbourhoods.
 - Gentrification of neighbourhoods, which leads to lack of affordability and diminishes the demographic diversity of neighbourhoods.
 - This appears to be inconsistent with principle 1.1.1.(b) of the 2014 Provincial Policy Statement, which states that

Healthy, liveable and safe communities are sustained by:

...

b) accommodating an appropriate range and mix of residential (including second units, affordable housing and housing for older persons),

- This also appears to be inconsistent with section 2.3.1. (Healthy Neighbourhoods) of the OP, which states that

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 ...

- Significant challenges are presented in achieving the requirement of Policy 3(a) of Section 2.3.1. of the OP that developments in *Mixed Use Areas* be compatible with adjacent *Neighbourhoods*.

This is because the concept of “neighbourhood” will often include, and be influenced by, developments on adjacent major streets. Such developments may affect adjacent neighbourhoods in the same manner as adjacent schools, parks, and community centres.

- In particular, the loss of rental units on major streets adjacent to *Neighbourhoods* can affect the overall demographic mix of the area of which a *Neighbourhood* is a part and, as a result, change the character of the area.
- In this regard, it is worrying that small scale redevelopments along *Avenues* tend to be “condo-residential”, often replacing affordable rental units. Current policies on rental unit replacement appear to be ineffective in the cumulative loss of small number of units by cumulative small scale redevelopment.

2. What issues or concerns (if any) do you have with the draft policies for Healthy Neighbourhoods, Neighbourhoods and Apartment Neighbourhoods?

- There appears to be little in the proposed amendments that will address the incremental effects of development with increased heights and densities, which have the potential to result in significant changes to the character of neighbourhoods.

As noted above, the increased height and density of a new development seems to quickly become the benchmark for future heights and densities, and this, in turn, leads to rapid and significant changes to the character of neighbourhoods.

- The proposed amendments do not appear to address the effect on the implementation of OP policies of the assembly of lots in a neighbourhood. This has the potential to skew the application of OP policies, for the following reasons.
 - The larger lots are themselves not typical of the prevailing lots in the neighbourhood, and thus may result in developments that are likewise not typical of the prevailing heights, densities, etc. in the neighbourhood.
 - Provincial and OP policies favouring intensification inevitably lead to multi-unit (condominium) developments on the larger lots resulting from land assembly.

- Proposed Policy 2 of Section 2.3.1. of the OP highlights rental housing as a valuable aspect of *Apartment Neighbourhoods*.

However, rental housing may also be an important component of *Neighbourhoods* and adjacent *Mixed Use Areas*, and we therefore suggest that rental housing in these areas also be highlighted in the OP Healthy Neighbourhood Policies.

- Concerning Policy 4.1.5., we acknowledge the difficulty in delineating the extent of the “neighbourhood” which a new development must respect and reinforce.

However, the utility of the proposed reference to "geographic" neighbourhood will depend on the criteria for delineating the factors to be considered in defining a "geographic" neighbourhood.

- We are concerned that the criteria proposed for the sidebar appear to be very general, and are likely a codification of the factors currently used in implementing Policy 4.1.5.

The criteria may thus lead to continued uncertainty about the implementation of Policy 4.1.5.

- We are also concerned that, given the importance of the criteria used in evaluating the concept of “geographic neighbourhood”, the utility of the factors set out in the side bar may be diminished by the fact that, being located in a side bar, they are not formally a “policy” of the OP.

- This is made clear by Policy 3 of section 5.6 (Interpretation) of the OP which makes a clear distinction between OP “policy” and the contents of sidebars.

The shaded text within Chapters One to Five contains the policies of the Official Plan. Unshaded text and sidebars within Chapters One to Five are provided to give context and background and assist in understanding the intent of policies but are not policy (emphasis added)

- We would therefore suggest that these criteria be included in a policy of the OP (rather than in a side bar).

3. What policy changes or additions would you suggest?

- Address the distortion in the application of OP *Neighbourhood* policies that results when lots are assembled. (see above)
- Address the effect on the character of neighbourhoods whereby increased height or density (granted through site specific rezonings or minor variances) become the benchmark for future development applications (which seek the same, or greater, height and density). (see above)
- Increased strength for policies to promote adequate mix of housing (particularly rental housing) and demographic diversity in *Neighbourhoods*. (see above)

About GBNA

- Greater Beach Neighbourhood Association (GBNA) is an umbrella group of multiple resident associations in the Greater Beach area of the City of Toronto. GBNA believes in responsible property development policies and practices.
- In 2012 a number of resident associations in Ward 32 in the City of Toronto covering the greater Beach area from Coxwell Avenue to Victoria Park Avenue and from Lake Ontario to the railway corridor south of Danforth Avenue came together to form GBNA. GBNA is a non-profit umbrella organization representing our community in matters related to the land-use planning policies that influence development in our neighbourhoods, including their administration and impact on infrastructure and services.
- GBNA's member groups include:
 - Beach Triangle Residents Association
 - Kew Beach Neighbourhood Association
 - Toronto Beach East Residents Association
 - Friends of Glen Davis Ravine
 - Norwood Park Residents Association
 - Beach Waterfront Community Association
 - Balmy Beach Neighbourhood Association
- GBNA's objectives include:
 1. working with elected and non-elected members of the City and Provincial government as well as the media to ensure that public policies are compatible with our neighbourhoods and the needs of our residents,
 2. standing together as a group to ensure that any property development and redevelopment is in keeping with the Official Plan, Zoning By-Laws and other applicable legislation, policies or guidelines irrespective of the local association area in which an application is made,
 3. working together to ensure genuine participation by our residents in the review of the City's Official Plan and in the formulation of other development policies and practices affecting our area, and
 4. working with other like organizations across Toronto and the Province to coordinate residents' viewpoints and positions across City and Provincial levels of government.

Dear Kerri and Paul,

Toronto Women's City Alliance (TWCA) would like to submit the following comments regarding the proposed policy changes to Sections 2.3.1, Healthy Neighbourhoods, 3.2.1, Housing, and 4.1, Neighbourhoods

Sections 2.3.1 Healthy Neighborhoods

We strongly support the policies to refurbish and improve apartment neighbourhoods.

We recognize that staff commented comprehensively and positively on the human aspects of neighbourhoods, yet, the proposed policies are totally dehumanized. The essence of a neighbourhood is a place of safety and support for all people who live there, [including women, transpeople, youth, seniors and other marginalized groups](#). The neighbourhood is where families raise their children, make a living, care for each other and grow older. Aging in place – i.e. in your neighbourhood - is promoted as the best approach to our changing demographics. Both Neighbourhoods and Apartment Neighbourhoods need to meet these values to ensure harmonious diversity, a full range of commercial and social services, and to avoid ghettoization into rich and poor neighbourhoods. These underlying values need to be reflected in [the](#) policies.

We are therefore proposing to insert at the beginning of policy 2.3.1. 1 Neighbourhoods and Apartment Neighbourhoods are primary communities that are planned to support Toronto's diverse households with safe and appropriate housing, services, roads and environments, thus enabling residents to raise and care for children and dependents, make a living, as well as transition from one phase in life to another.

Section 3.2.1, Housing

Toronto's relentlessly rising housing costs make shelter unaffordable for more and more households. The growth of the waiting list for social housing to almost 100 000 is proof of this crisis. It affects especially single parent, immigrant or otherwise marginalized women-led households, who have to make do with substantially lower incomes than men- led or 2 income households. Toronto needs strong policies to address this crisis. Encouraging and counting on legislative changes at the provincial level, and as the only way for Toronto to comply with the Provincial Housing Policy Statement, TWCA proposes the following policies:

Amend Policy 3.2.1.9 (large sites) to read:

In developments of 100 or more units, 25% of the proposed residential units shall be affordable rental or homeownership housing; “affordable” shall mean not exceeding 30% of moderate and low household incomes respectively.

New Policy: 3.2.1.10

No discriminatory and restrictive criteria shall be applied to the location of supportive and shelter housing.

Section 4.1, Neighbourhoods

Concerns for safety, while shared with all vulnerable groups such as children, youth, persons with disabilities, elderly or members of visible minorities, especially affect women and transpeople. Women and transpeople suffer sexual assault and harassment far more than men, resulting in unequal access to the city. This reality needs to be addressed in urban design as well as neighbourhood policies. We therefore propose the following

additional subsection to 4.1.5 (development in neighbourhoods)

i) safety guidelines established in the Safer City Guidelines, or an updated version thereof.

Please let us know, should you wish to discuss these concerns further.

Reggie Modlich, on behalf of the
TWCA Planning Team

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Mon Dec 8th 2014

Re: Defining and restricting “mixed use” areas to protect stable residential neighbourhoods

Dear Paul:

After attending several Official Plan Review meetings and reviewing the current City of Toronto Official Plan and the Ontario government’s “Place to Grow” policy document, it is apparent that mixed use areas as currently defined pose a threat to stable residential neighbourhoods like Humber Valley Village.

With little to no definition or guidance provided in the Official Plan or the Places to Grow policy, city planners and the Ontario Municipal Board are left to their own devices to interpret the suitability of rezoning applications and neighbourhoods like mine must negotiate the planning process without knowing the rules of the game.

I am seeking protection for stable residential neighbourhoods from excessive intensification related to redevelopment of bordering Mixed Use or Apartment Neighbourhoods.

The only guidelines, policies or performance standards that I was able to find within the Official Plan to protect stable Residential Neighbourhoods relate to the following statements in common found in Chapter 4.5 “Mixed Use Areas” and in Chapter 4.2 “Apartment Neighbourhoods” which state:

“locate and mass new buildings to provide a transition between development intensity and scale, as necessary to achieve the objectives of this Plan., through means such as providing appropriate setbacks, and/or stepping down of heights, particularly towards lower scale neighbourhoods; “

“locate and mass new buildings so as to limit shadow impacts on adjacent Neighbourhoods, particularly during the spring and fall equinoxes;”

“locate and mass new buildings to frame the edges of the streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;”

Unfortunately, these policies were found to be ineffective when Planning Staff reviewed the Humbertown redevelopment application and eventually sided with the developer.

I have reviewed the Provincial "Places to Grow Growth Plan for the Greater Golden Horseshoe" (2006 Office Consolidation, January 2012) as referenced by Planning Staff when reviewing the Humbertown application only to find that it contains no guidelines policies or performance standards designed to protect stable residential neighbourhoods other than that described in Section 2.2.3 entitled "General Intensification"

"f) achieve appropriate transition of built form to adjacent areas"

In addition I was unable to find any guidelines, policies or performance standards which attempt to govern redevelopment of Mixed-Use or Apartment Neighbourhoods which are bordered or bisected by major or minor arterial roads, collectors and/or residential streets. Surely the guidelines and policies governing the redevelopment of these sites should be more restrictive than those allowed in the "Avenues" studies.

As such, it is left to City Planners associated with the application to determine what is reasonable in terms of redevelopment of Mixed Use and/or Apartment Neighbourhood applications. I wish to insure that they have the policies and performance standards necessary to avoid unnecessary damage to the stable residential neighbourhood. Without such policies and guidelines it will not be possible to protect stable neighbourhoods.

Yours sincerely

Jeremy Skinner

.cc <http://fluidsurveys.com/s/OPNeighbourhoodEnvironmentPolicies/>
.cc opreview@toronto.ca

P.S.

I recommend that a statement be added to the Official Plan Chapter 4.5 entitled Mixed Use which declares that with adoption of the 2002 Official Plan many lands which hosted larger shopping centres, strip malls and/or retail lined streets had their land designation changed from Commercial to Mixed Use so as to encourage revitalization and utility of these lands. Please refer to Maps 13 to 23 entitled "Land Use" to identify which lands are designated as "Mixed-Use".

GENERAL MODIFICATIONS

Status of each item indicated in boldface italics

2.3.1 HEALTHY NEIGHBOURHOODS

- A. *Modifications* to second paragraph of the *proposed addition* to existing non-statutory text on page 24 of staff report 20 May 2014.

Most of Toronto's 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 the entire site. In some areas ...

Outstanding item

- B. *Modifications* to policies, including *proposed revisions* on pages 24-25 of staff report 20 May 2014.
1. *Neighbourhoods* are low density residential areas considered to be physically stable △. 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 higher density residential areas considered to be physically stable. Development within Apartment Neighbourhoods will be consistent with this objective and will respect the criteria contained in Policies 4.2.2 and 4.2.3 as well as in other relevant sections of this Plan, including in particular Sections 3.1.2 and 3.1.3.
 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*; △
 - d) orient and screen lighting and amenity areas so as to minimize impacts on adjacent properties in those Neighbourhoods;
 - e) locate, enclose and screen service areas, parking accesses to underground parking and any surface parking so as to minimize impacts on adjacent properties in those Neighbourhoods; and
 - f) 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 modification 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 priority 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 ^ 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.

Outstanding item

3.2.1 HOUSING

- C. Modifications to proposed replacement policies on page 26 of staff report 20 May 2014.
2. The existing stock of housing will be maintained, improved[^] and replenished. The City will encourage the renovation and retrofitting of older multi-unit 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 [^] existing rental housing units that 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 building(s) that are to remain, without pass-through costs to tenants.

New Sidebar adjacent to Policy 3.2.1.5

Achieving Improvements and Renovations

The City will consider the improvements and renovations referred to in Policy 3.2.1.5 b) to be a priority under Section 5.1.1 of this Plan when no alternative means of achieving them is in place[^].

Outstanding item

4.1 NEIGHBOURHOODS

- D. *Proposed revisions to non-statutory text and Policy 1 specified on page 26 of staff report 20 May 2014.*

The qualifier "walk-up" when applied to 4-storey apartment buildings in *Neighbourhoods* should **not** be abandoned since it supplies a planning rationale for limiting the height of apartment buildings to 4 storeys (rather than 5, 6 or more) in *Neighbourhoods*. The ostensible confusion about supposedly not permitting elevators in such buildings (alleged on p 7 of the May 20th staff report) can easily be remedied - without weakening the policy - by means of a sidebar or non-statutory text clarification confirming that elevators are permitted in all *Neighbourhood* building types.

Outstanding item

- E. *Proposed revisions to Policy 3 specified on page 27 of staff report 20 May 2014.*

The qualifier "incidental to" regarding commercial uses on major streets in *Neighbourhoods* should **not** be deleted since it indicates that any commercial uses must be subordinate to the primary residential use rather than a stand alone commercial enterprise serving a larger area that ought to be located within a *Mixed Use* designation. Moreover, the proposed replacement "serve the needs of area residents" in the second sentence is redundant since those very words already appear in the third sentence - no useful purpose would be served by including the same words twice.

Outstanding item

- F. Modification to Policy 4.

Apartment buildings legally constructed prior to the approval date of this Official Plan are permitted in *Neighbourhoods*. However, new apartment buildings will not be permitted, except walk up apartments no higher than four storeys located on the major streets shown on Map 3 or in geographic neighbourhoods that already have apartment buildings permitted by the Zoning By-law.

Outstanding item

- G. Modifications to Policy 5, including proposed revisions on page 27 of staff report 20 May 2014.

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 ^ elevations of ^ driveways and garages relative to grade;
 - 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
- i) 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 (or related attribute, such as dwelling type, scale, elevation, pattern, lot size, etc) 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.

A geographic neighbourhood will be delineated by considering the context within the Neighbourhood in proximity to the development site, including: zoning; dwelling type and scale; street pattern; lot size and configuration; pedestrian connectivity; and natural and human-made dividing features. When delineating a geographic neighbourhood, lots fronting onto a major street shown on Map 3 should be distinguished from lots in the interior.

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

Outstanding item

H. Modifications to proposed addition to Policy 9 on page 27 of staff report 20 May 2014.

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 in accord 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, screen, and wherever possible enclose, service areas, garbage storage and parking, including access to any underground parking, so as 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 5. Otherwise, the proposed development will consist of purpose built, walk-up housing no higher than four storeys, designed in accordance with the above requirements and constructed so as to support existing residential development in proximity to the site.

Outstanding item

4.2 APARTMENT NEIGHBOURHOODSI. Modifications to *proposed addition to non-statutory text on page 29 of staff report 20 May 2014.*

On small 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 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, and preserving 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.

J. Modifications to *proposed replacement Policy 3 and additional Policy 4 on pages 29-30 of staff report 20 May 2014.*

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 one or more existing apartment buildings that has sufficient surplus space to accommodate ^ new buildings(s) while providing good quality of life for both new and existing residents ^. Infill development, including additions to an existing apartment building, that may be permitted on a site containing one or more existing apartment buildings 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 and maintain adequate separation distances between buildings 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 ^ privacy, ^ areas of landscaped open space, and adequate sunlight to units, on amenity spaces and on open spaces, 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 buiding apartments, promote grade related units with front gardens, stoops, porches etc that take direct access[^] from public sidewalks, accessible opens spaces and park edges;
- i) provide adequate on-site, below grade, shared vehicular parking for both new and existing development, with any surface parking and access to underground parking appropriately screened from the public realm and adjacent residences;
- 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, and parking ramps within the building ^ wherever possible;
- l) minimize curb cuts and encourage shared loading, parking access and ramps ^;

- m) improve waste storage and waste diversion facilities, including enclosing all new, and any existing outdoor, waste storage areas within a building, to improve aesthetics, health and safety, and waste diversion rates;
 - 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.
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 that meets the objectives of this Plan.

Outstanding item

2014.11.27

City of Toronto Official Plan Five-Year Review
Neighbourhoods and Environmental Policies
Consultation Summary Report
Appendix F – Staff Reports Detailing Draft Policy Changes



Prepared by Lura Consulting for:
The City of Toronto
December 2014





**STAFF REPORT
ACTION REQUIRED**

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

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

SUMMARY

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

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.

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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:

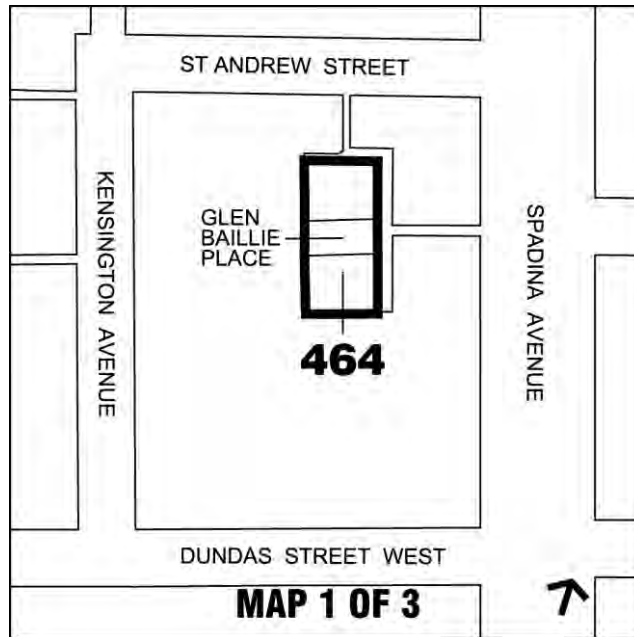
"House-behind-a-house development is not permitted, and only one residential building will be located on a lot. Below-grade garages that are integral to a residence are discouraged."
6. Policy 4.1.9 is amended by adding the following new paragraph at the end of the policy:

"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:

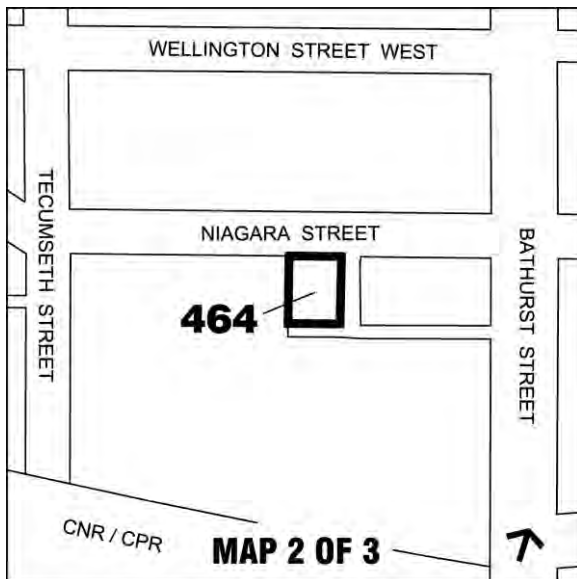
**"464. 2-15 Glen Baillie Place
79-87 Niagara Street
9-23 St. Patricks Square**

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.'



STAFF REPORT ACTION REQUIRED

Official Plan Review: Draft Environmental Policies

Date:	July 11, 2014
To:	Planning and Growth Management Committee
From:	Chief Planner and Executive Director, City Planning Division
Wards:	All
Reference Number:	P:\2014\Cluster B\PLN\PGMC\PG14115

SUMMARY

This report presents draft environmental policies for the purpose of public consultation as part of the Five Year Review of the Official Plan. While the City has achieved significant success under the existing Official Plan policies, amendments are required in order to fulfill Council's objectives with respect to climate change and to bring the Official Plan into conformity with the 2014 Provincial Policy statement. Statements and maps that address the City's conformity requirements under the provincial Greenbelt Act are also included.

The report outlines draft policies intended to assist the City in meeting the challenges presented by climate change as well as updating policies for energy conservation and efficiency, biodiversity, natural heritage, hazard lands, environmentally significant areas, provincially significant areas, lakefilling and green infrastructure. Updated sidebars that provide further information and background regarding the City's environmental initiatives as well as proposed updates to portions of the Official Plan's text are also proposed.

Taken together, the draft policies are intended to strengthen and build upon the strong environmental vision contained throughout the Official Plan and enhance the policy framework to enable the City to continue being a leader in environmental initiatives over the coming decades.

The draft policies have been formulated to incorporate and implement Council motions and directives regarding the City's natural environment and climate change requirements. They also 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 numerous divisional internal stakeholders within the

City as well as with our partners the Toronto Region and Conservation Authority (TRCA). Attachment 1 to this report shows the draft policies incorporated into the current Official Plan's text and policies. Attachment 2 shows the proposed draft policies on their own. Following conclusion of the consultation on the draft policies, staff will report back in early 2015 on the results of the consultation and will present proposed policies for Committee and Council's consideration.

RECOMMENDATIONS

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

1. City Council receive the draft Official Plan policies appended to this report in Attachments 1 and 2 to be used as the basis for public consultation.
2. City Council direct the Chief Planner and Executive Director, City Planning Division to conduct open house(s) in each community council district of the City and continue to meet with key stakeholders including BILD, to obtain comments and feedback regarding the draft changes to the policies contained in Attachments 1 and 2.
3. City Council direct City Planning Division staff to report back in the second quarter of 2015 on the findings of the public consultation and proposed policies which will form the basis of further consultation.

Financial Impact

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

DECISION HISTORY

At its meeting on July 15, 16 and 17, 2008, City Council adopted the Climate Change Adaptation Strategy report from the Toronto Environment Office and the recommendation to the Chief Planner and Executive Director to incorporate explicit goals for adaptation of infrastructure and buildings into Toronto's Official Plan.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2008.PE13.1>

At its meeting on February 6, 2012, City Council adopted the report from the Chief Planner and Executive Director, City Planning, which summarized the completed Stage 1 consultations for the Five Year Official Plan and Municipal Comprehensive Reviews, 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>

To date a number of 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. New Official Plan policies for the Employment lands were adopted by Council in December 2013 and were recently approved by the Province in July 2014. 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 and in June Planning and Growth Management Committee considered draft policies regarding Healthy Neighbourhoods, *Neighbourhood* and *Apartment Neighbourhoods*. Committee will be considering draft policy directions for changes to the urban design policies of the Official Plan at its August meeting.

Also before Committee is a separate report on amendments to Map 12 of the Official Plan to add Environmentally Significant Areas across the city. This report has been brought forward separately due to the level of detail involved.

BACKGROUND

Since the Official Plan came into effect in 2006, the City of Toronto has consistently been a leader in environmental policies and initiatives. In 2009, City Council approved the Toronto Green Standard, a two-tier set of environmental performance measures applied during the planning process to create more sustainable developments and help build a resilient city. Also, in 2009 Council adopted the City's Green Roof By-law, making Toronto the first City in North America to have a by-law to require and govern the construction of green roofs on new development. Other leading environmental initiatives that have been launched under the current policies of the Official Plan include Bird Friendly Design Guidelines, Best Practices for Effective Lighting, the Biodiversity booklet series and Guidelines for Biodiverse Green Roofs.

In addition to the above, City Council adopted a strategy in 2008 for climate change adaptation as well as placed an increasing emphasis on the creation of a city that is resilient to the projected effects of climate change. In order to fulfill Council's direction in these and other environmental areas, revised and/or new Official Plan policies are required.

Provincial Policy Framework

The Province of Ontario has also placed increased emphasis on the environment through the Growth Plan for the Greater Golden Horseshoe, the 2014 Provincial Policy Statement and the enactment of the Greenbelt Plan as follows:

Growth Plan for the Greater Golden Horseshoe

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 the environment are in conformity with the Provincial Growth Plan.

Provincial Policy Statement 2014

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 City of Toronto participated in the review and update of the PPS which contains new policies that address climate change, the promotion of green energy and conservation as well as policies pertaining to green infrastructure. City Council's planning decisions are required to be consistent with the PPS.

Although the Official Plan's environmental policies are generally consistent with the 2014 Provincial Policy Statement, the proposed changes contained within this report reflect the PPS' increased emphasis on the protection of biodiversity, energy conservation and efficiency and climate change.

Greenbelt Plan

The Greenbelt Plan was enacted by the province in 2005 and is considered a cornerstone of the Growth Plan for the Greater Golden Horseshoe. The Greenbelt Plan identifies where urbanization should not occur in order to provide permanent protection to the agricultural land base and the ecological features and functions occurring within this landscape. In addition to providing permanent agricultural and environmental protection, the Greenbelt contains important natural resources and supports a wide range of recreational and tourism uses.

Under the *Greenbelt Act, 2005*, City Council's planning decisions related to lands identified within the Greenbelt are required to conform to the Greenbelt Plan. Municipalities with lands within the Greenbelt are also required to update their Official Plans to reflect the requirements of the Greenbelt Plan as well as provide mapping showing the boundaries of the Greenbelt Area, the Protected Countryside and the Natural Heritage System. The draft text and proposed maps identified in this report illustrate how the City will meet these provincial requirements.

COMMENTS

Draft Amendments to Chapter 1 Making Choices

As shown in Attachment 2, draft proposed changes to Chapter 1 include updates to terms and language as well as the inclusion of a new sidebar on page 1-2 describing Council's climate change, clean air and sustainable energy action plan, which was adopted after the Official Plan came into effect in 2006. In addition, the vision is proposed to be amended to incorporate resiliency and natural heritage.

Draft Amendments to Chapter 2 Shaping the City

Section 2.1: Building a More Livable Urban Region includes a proposed draft new sidebar that describes the Greenbelt area and its role as well as the importance of river valley connections. In accordance with the provincial conformity requirements, changes are proposed to be made in the future to Map 1: Regional Connections, to graphically show the Greenbelt and its elements within the GTA and identify river valley connections outside the Greenbelt. This change will be made at a future date when amendments are made to existing and potential transportation corridors. Policy 1k) of Section 2.1 is also proposed to be amended to recognize the role of river valleys that connect the Greenbelt to Lake Ontario, which are important to the long term health of the Greenbelt.

In accordance with Council's climate change initiatives, policy 2 of Section 2.2.2 *Centres* is proposed to be amended by adding a new policy (m) requiring Secondary Plans for *Centres* to consider opportunities for energy conservation, peak demand reduction, resilience to power disruptions, and small local integrated energy solutions that incorporate renewables, district energy, combined heat and power or energy storage through preparation of a Community Energy Plan.

A similar policy regarding energy conservation, improved resilience to power disruptions, and small integrated local energy solutions intended to implement the outcome of *Avenue* studies is proposed to be added to Policy 2a) of Section 2.2.3 *Avenues*. A new sidebar describing Community Energy Plans is proposed to be added to Section 2.2.2. Both this and the preceding policy regarding energy in *Centres* were developed in consultation with staff from the Environment and Energy Division.

Edits, deletions and additions to the text of Section 2.3.2 Toronto's *Green Space System* and Waterfront are proposed to update terms and provide consistency and clarity. A new sidebar is proposed to be added in this section explaining the importance of the Rouge Valley area and its role within Toronto's *Green Space System*. A new sub-policy that seeks to maintain and enhance the natural heritage value of lands nearer along the water's edge by protecting existing habitat and, where appropriate, restoring and enhancing habitat is proposed to be added to Policy 6 of Section 2.3.2. A new side bar is proposed to explain the importance of river valleys that run through Toronto and link the Greenbelt to Lake Ontario. A new policy 11 is proposed to indicate that these river valley connections will be recognized through public information, stewardship and awareness

programs and partnerships with public and private landholders, institutions and organizations.

Changes in accordance with the City's conformity requirements under the Greenbelt Plan are proposed to Map 2: Urban Structure to show the Greenbelt Protected Countryside and identify river valleys that run through Toronto and connect the Greenbelt to Lake Ontario. Policies that reflect the requirements of the Greenbelt Plan (2005) and a map showing the boundaries of the Greenbelt Natural Heritage System will be brought forward at a future date through a Site and Area Specific Policy.

Draft Amendments to Chapter 3: Building a Successful City

Chapter 3 plays a significant role in outlining Council's environmental policy objectives which apply City-wide to new neighbourhoods and built form, parks and open space and the natural environment. The policies contained within Chapter 3 have provided a valuable framework for the development of many innovative programs including the Toronto Green Standard and the Green Roof By-law. All of the proposed amendments to the policies of this chapter, described in detail in Attachment 2 and summarized below are intended to be consistent with and reinforce the objectives of the new PPS, aim to implement the City's climate change, energy and air quality objectives and enhance protection of the natural heritage system.

Sections 3.1 The Built Environment, 3.1.2 Built Form and 3.3 Building New Neighbourhoods

The proposed revisions to Sections 3.1 The Built Environment, 3.1.2 Built Form and 3.3 Building New Neighbourhoods as shown in Attachment 2, are intended to apply consistent language around environmentally sustainable design and construction practices. The draft proposed changes also introduce consideration for the impacts of climate change, promote the notion of "resilience" and use of green infrastructure in terms of city building and support energy conservation and efficiency through the promotion of renewable and alternative energy systems in accordance with Council's climate change initiatives and the 2014 PPS.

A new policy (g) has been added under Section 3.1.2 Built Form, to address the entrapment of air flow from buildings to improve local air quality. A new Policy 7 has been added to this section to address the impacts of climate change and more extreme weather in the design of new buildings and infrastructure and the use of green infrastructure.

A new sub policy (f) has been added under Section 3.3 Building New Neighbourhoods, to include a strategy for energy conservation, resilience to power disruptions, and integrated energy solutions that incorporate renewable and alternative energy systems into the development of comprehensive planning frameworks developed by the City. Also a new sub-policy (g) is proposed to include a strategy for waste and water management and conservation.

Section 3.4 Natural Environment

As shown in Attachment 2, draft revisions to the policies of this section are proposed to incorporate Council's direction with regard to energy conservation, air quality and climate change, as well as update the policies, text and sidebars regarding hazard lands, natural heritage, provincially significant areas, environmentally significant areas and lakefilling policies. New sidebars describing the Green Roof By-law, Biodiversity, Bird Friendly design, Light Pollution, Buffers and Lands Adjacent to Provincially Significant Areas are also proposed in order to provide greater clarity to Council's initiatives in these areas as well as interpretive advice. A summary of the above described policies, text and sidebars is provided below.

Natural Heritage, Hazards and Environmentally and Provincially Significant Areas

As described in Attachment 2, policy 3.4.1 is proposed to be amended by including consideration for seasonal movements of migrating species, energy consumption, greenhouse gas emissions and a new sub-policy (3.4.1g) that promotes the use of green infrastructure.

Based on feedback from the TRCA, a new policy b) has been added to 3.4.8 to require a set back from the toe-of-slope of valleys, ravines and bluffs and a new hazard policy has been added to prevent alterations to an existing slope of a valley, ravine or bluff for the purpose of accommodating new development. Regarding environmentally significant areas, City Planning staff have undertaken work to identify additional areas across the City and more protective approaches since the Official Plan came into effect and the results of this work are reflected in Policy 3.4.13, which has been amended to prohibit site alteration within these areas and by requiring an impact study for any proposed development near environmentally significant areas that may extend onto lands with underlying zoning permissions.

As required by Provincial Policy, Provincially significant areas are addressed in Policy 3.4.14, which is proposed to be amended to prevent site alteration in areas of natural and scientific interest and only permit site alteration on adjacent lands if it can be demonstrated through a study that there will be no negative impacts.

The lakefilling policies (3.4.16 & 3.4.17) have been amended to clarify and reinforce that lakefilling projects will only be supported for natural habitat, public recreation or essential public works and only if the project does not create new or aggravate existing hazards. Minor lakefilling will only be supported to protect existing development and not to facilitate new development or intensification or alteration of existing development.

Sidebars on TRCA: The City's Partner in Managing the Natural Environment, Identifying Hazard Lands and Regulating Hazards have been updated. New text and sidebars have been added to emphasize new concepts related to "Buffers" and "Lands Adjacent to Provincially Significant Areas" to provide improved interpretation of the natural environment policies and the Natural Heritage Inventory sidebar has been updated

to reflect a recent study undertaken by the City to identify and protect environmentally significant areas (ESAs). A new sidebar titled "Energy Conservation, Air Quality and Climate Change" is proposed to be added under Section 3.4 to identify Council's initiatives regarding climate change as well as describe changes related to climate change that need to be considered in new development and redevelopment activities.

Map 12 is proposed to be amended to include environmentally significant areas across the City through a separate report on environmentally significant areas that is before the Committee at the same meeting. Map 12 will be renumbered to Map 12A. A new Map 12B has been added to show provincially significant areas that have been identified by the Province and confirmed by the City.

Policy 18 has been reordered and revised to more explicitly address resiliency and alternative energy systems in accordance with Council policy. Policy 20 encouraging connection to district heating and cooling is proposed to be deleted and incorporated into the revised policy 18.

Draft Amendments to Chapter 4 Land Use Designations

Land use designations are a key implementation tool for protecting the City's natural environment by directing growth away from the City's protected natural areas most of which are contained within lands designated as *Parks and Open Space Areas*. In addition to providing protection, the *Parks and Open Space Areas* policies also provide criteria for limited, development supportive to the function of *Parks and Open Space Areas*. Revisions are proposed to policy 4.3.3b) to identify the need for any new development allowed for in *Natural Areas* to be designed to restore and enhance existing vegetation and other natural heritage features. The Development Criteria under policy 4.3.6 are proposed to be amended to ensure that any development provided for will maintain or improve connectivity between natural heritage features.

Section 4.5 *Mixed Use Areas* and Section 4.8 *Institutional Areas* are proposed to be amended to consider energy conservation, resilience to power disruptions, renewables and alternative energy systems when undertaking development. Section 4.7 *Regeneration Areas* is also proposed to be amended to encourage completion of a Community Energy Plan when undertaking a Secondary Plan for a *Regeneration Area*. These proposed draft amendments reflect Council's direction regarding climate change.

Draft Amendments to Chapter 5 Implementation: Making Things Happen

Amendments to the second paragraph in the sidebar in Section 5.1.3 'Site Plan and Exterior Sustainable Design' to delete the words "in October 2009 City Council adopted " is proposed along with the removal of the words "adopted by City Council October 2009" in policy 3 of Section 5.1.3 Site Plan Control. A new sidebar on the Toronto Green Standard is proposed to be added to Section 5.1.3. Section 5.2.1 Secondary Plans, Policy 4 is proposed to be amended to encourage development of a Community Energy Plan to address energy conservation, resilience to power disruptions and renewable and alternative energy systems when undertaking a secondary plan.

Proposed Mapping Amendments

As previously noted, changes are proposed to Map 2: Urban Structure to show the Greenbelt Protected Countryside and identify river valleys that run through Toronto and connect the Greenbelt to Lake Ontario. Map 12 will be renumbered to Map 12A and a new Map 12B will be added to show provincially significant areas that have been identified by the Province and confirmed by the City.

Proposed Amendments to Schedules 1, 2 and 3

Schedule 3 'Complete Applications' is proposed to be amended to request completion of an Energy Strategy for new large development or development in a Community Energy Plan area when applying for an Official Plan amendment, Zoning By-law amendment, or Plan of Subdivision. An Energy Strategy would identify opportunities for energy conservation, peak demand reduction; resilience to power disruptions and small local integrated energy solutions incorporating renewables, district energy, combined heat and power or energy storage. These changes are intended to implement the proposed policy changes regarding energy conservation and efficiency outlined above.

Next Steps

Staff propose to give notice of the proposed amendments to the environmental policies and will conduct four combined open/house public meetings, one in each community council area, in November 2014. These meetings will be coordinated with consultation being carried out for proposed amendments to Map 12 to add environmentally significant areas that is also before this committee. Following consultation on the proposed amendments, staff will report back to the committee on the outcome of the consultations and final proposed amendments which will be the subject of final consultations in the first half of 2015.

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ATTACHMENTS

- Attachment 1: Incorporation of the Draft Environmental Policies Into the Existing Official Plan Policy Framework
- Attachment 2: Draft Revisions to Official Plan Environmental Policies
- Attachment 3: Proposed Changes to Map 2: Urban Structure
- Attachment 4: Proposed Map 12B: Provincially Significant Areas

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Attachment 1: Incorporation of the Draft Environmental Policies Into the Existing Official Plan Policy Framework

This attachment shows how the draft policies would be incorporated into the existing policy framework. The revised policies are in bold.

CHAPTER 1: MAKING CHOICES

1. MAKING CHOICES

Toronto is a great city! It has evolved into a special place that people care about deeply. It is a wonderful city in which to live, offering a diversity and richness of urban life that nurtures creativity, entrepreneurial spirit and a concern for each other and for future generations. Together, these characteristics have shaped a city that attracts people from every corner of the world.

What kind of city will Toronto be in the 21st century?

This is an important question affecting us all. Toronto faces a complex and challenging future and the decisions we make today will shape the kind of city we will live in tomorrow.

This Official Plan is about making the right choices and shaping Toronto's collective future. The Plan is about getting the fundamentals right. It is about having a clear vision for the City - grounded in durable principles that assure a successful future.

Successful cities are key to a healthy future. They are the cities that will attract investment with their high quality of life. As Canada's largest city and Ontario's capital, Toronto's future prospects are of national and provincial significance.

Building a successful Toronto means that we have to make sustainable choices about how we grow. We have to see connections and understand the consequences of our choices. We have to integrate environmental, social and economic perspectives in our decision making. We have to meet the needs of today without compromising the ability of future generations to meet their needs.

There is no such thing as an isolated or purely local decision. Each of us make choices every day about where to live, work, play, shop and how to travel. They seem like small choices, but together and over time the consequences of these choices can affect everyone's quality of life. That's why planning matters.

Toronto will grow. Our choice is not whether we grow, but how well we grow. Making Toronto better should always come before making Toronto bigger, but we will get bigger.

This Plan sets its sights on building a consensus around change by painting a picture of the City's future. Building a future for Toronto does not mean changing everything. The Plan's land use designations covering about 75 per cent of the City's geographic area will strengthen the existing character of our neighbourhoods, ravines, valleys and our open space system. These areas are not expected to accommodate much growth, but they will mature and evolve. Most of the new growth over the next 30 years will occur in the land use designations covering the remaining 25 per cent of the City's geographic area. These are the areas of real opportunity where change can contribute to a better future and where we can realize the greatest social, environmental and economic benefits.

This Official Plan rests on strong foundations that can weather the test of time. It builds on the vision of those who have helped us travel from our early roots as a settlement on the shores of Lake Ontario to a vibrant and modern city. It is grounded in principles of:

- diversity and opportunity;
- beauty;
- connectivity; and
- leadership and stewardship.

The vision of the Plan is about creating an attractive and safe city that evokes pride, passion and a sense of belonging - a city where people of all ages and abilities can enjoy a good quality of life.

A city with:

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

2. PRINCIPLES FOR A SUCCESSFUL TORONTO

A City of Connections

A connected city recognizes that all aspects of our daily lives are linked and that we have to understand relationships and interdependencies to ensure future success. The choices we make about where we live, how we travel, where we work, shop and play all impact on and are affected by the choices of others. Everything is connected to everything in some way. Toronto's future is one where connections are understood and where:

- we meet the needs of today without compromising the ability of future generations to meet their needs;
- people understand the environmental, social and economic consequences of their individual choices;
- the City's natural features and watercourses are protected and regenerated, forming a vital and integral part of the urban landscape;
- a connected green space **system** links our parks and open spaces;
- there is a fast, convenient and high-quality transit system linking areas of housing and employment and also providing access to goods and services, health care, education and recreation;
- mixed use is seen as the best way to "move less";
- City services are delivered efficiently through a growth-supportive infrastructure system; and
- we each think globally and act locally.

New Sidebar (page 1-2):

Council's Climate Change, Clean Air and Sustainable Energy Action Plan

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

Toronto's Greenhouse Gas and Smog Emissions Reduction Target is 80% by 2050, from 1990 levels of approximately 22 million tonnes per year. To reach this target, Toronto will need to continue to be a leader in providing sustainable transportation choices and energy efficient buildings.

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

CHAPTER 2: SHAPING THE CITY

2.1: BUILDING A MORE LIVEABLE URBAN REGION

Toronto cannot plan in isolation or expect to stand alone in dealing with the effects of urban growth. Our view of the quality of urban life tends to be based on the local conditions in our own neighbourhoods. These conditions are in turn affected by events happening in the larger region. The quality of the air, water, services and region-wide transport systems all affect the quality of life in our neighbourhood, where we work and where we play. The way in which growth and change are managed in Toronto must mesh with that of our neighbours because we are integrally linked in many ways:

- The competitive position of Toronto as a business location reflects the diversity and strength of the broader regional economy. In turn, the competitiveness of the GTA economy is shaped by the unique functions found within the City. For example, linkages connect research and innovation activities within Toronto to production and distribution functions throughout the GTA.
- Traffic does not stop at our borders. The region's prosperity depends on an excellent integrated regional transportation system, featuring direct, transfer-free, inter-regional transit service, road and rail networks that move goods efficiently and excellent access to key locations in the regional economy, such as Pearson International Airport.
- Toronto is part of the larger biophysical region that is bordered to the north by the Oak Ridges Moraine, on the west by the Niagara Escarpment and to the south by Lake Ontario. The major watersheds found in this larger region connect Toronto to many other communities **and to natural ecosystems beyond our boundaries**. Trunk water and wastewater lines also connect municipalities throughout the GTA.
- When planning for housing in Toronto, we must look to the needs of the whole region. We have to offer a broader choice of housing type, tenure and affordability, both within Toronto and beyond.
- With concentrations of new immigrants, post-secondary students and seniors, Toronto has a unique social profile within the GTA, in part due to the concentration of rental, particularly subsidized rental apartments and human services. We have to work with other municipalities to co-ordinate the delivery of human services across the GTA.
- Because Toronto has evolved as the focal point for specialized services for the whole region, in fields as diverse as education, health, culture, entertainment, tourism and retailing, the City will continue to play an important role in the life of all GTA residents.

Greenbelt

The Greenbelt protects agricultural and environmentally sensitive lands that surround the Greater Toronto Area from urban development. It includes over 1.8 million acres (7300 km²) of land including the Niagara Escarpment, the Oak Ridges Moraine and the Protected Countryside. River valleys that run through existing and approved urban areas, and connect the Greenbelt to inland lakes and the Great Lakes, are important to the long-term health of the Greenbelt.

Policies

1. Toronto will work with neighbouring municipalities and the Province of Ontario to address mutual challenges and to develop a framework for dealing with growth across the GTA which:
 - a) focuses urban growth into a pattern of compact centres and corridors connected by an integrated regional transportation system, featuring frequent, direct, transfer-free, inter-regional transit service;
 - b) makes better use of existing urban infrastructure and services;
 - c) results in better water quality through water conservation and wastewater and stormwater management based on watershed principles;
 - d) reduces auto dependency and improves air quality;
 - e) increases the efficiency and safety of the road and rail freight networks in the movement of goods and services;
 - f) encourages GTA municipalities to provide a full range of housing types in terms of form, tenure and affordability, and particularly encourages the construction of rental housing in all communities;
 - g) increases the supply of housing in mixed use environments to create greater opportunities for people to live and work locally;
 - h) recognizes Pearson International Airport as a major hub in the regional economy and improves access for passenger travel and air cargo for all GTA residents and businesses, including convenient transit access to Downtown Toronto;
 - i) recognizes the importance of Union Station as the major hub in the regional transit system;
 - j) improves the competitive position of the Toronto regional economy internationally and creates and sustains well-paid, stable, safe and fulfilling employment opportunities for all individuals; and
 - k) protects, enhances and restores the region's system of green spaces and natural heritage features **and functions** and the natural corridors that connect these features, **recognizes the role of river valleys** that connect the **Greenbelt to Lake Ontario** and-protects the region's prime agricultural land.

Map 2: Urban Structure is amended by adding the boundaries of the Greenbelt Protected Countryside within Toronto and by identifying the Don and Humber Rivers and Etobicoke Creek as River Valley Connections. Note: Morningside Creek south of Steeles Avenue, which is identified as a River Valley Connection in the Greenbelt Plan does not connect directly to Lake Ontario, is not identified as a river valley connection on Map 2.

2.2.2: CENTRES: VITAL MIXED COMMUNITIES

Policies

1. A priority for managing growth in the City is the establishment of vibrant transit-supportive mixed use *Centres*, shown on Map 2.

2. Each *Centre* will have a Secondary Plan that will:
- a) set out local goals and a development framework consistent with this Plan;
 - b) establish policies for managing change and creating vibrant transit-based mixed use *Centres* tailored to the individual circumstances of each location, taking into account the *Centre's* relationship to *Downtown* and the rest of the City;
 - c) create a positive climate for economic growth and commercial office development;
 - d) support residential development with the aim of creating a quality living environment for a large resident population, including encouraging a full range of housing opportunities in terms of type, tenure, unit size and affordability;
 - e) assess the adequacy of parks and open space within the *Centre* and develop a strategy for acquiring new and enhancing existing parkland through appropriate measures, including parkland dedication policies;
 - f) assess the adequacy of existing community services, facilities and local institutions and establish a strategy for the timely provision of service and facility enhancements and new facilities to meet the needs of the growing population;
 - g) support the use of existing public investment in transit and other municipal assets, and create strong pedestrian and cycling linkages to transit stations;
 - h) identify future public investment in transit facilities, streets and other infrastructure, parks, community facilities and local amenities to support population and employment growth;
 - i) set out the location, mix and intensity of land uses within the *Centre*;
 - j) establish a high quality public realm featuring public squares, parks and public art;
 - k) support the potential for growth within the *Centre* and protect adjacent *Neighbourhoods* from encroachment of larger scale development by:
 - i) establishing firm boundaries for the development area;
 - ii) ensuring an appropriate transition in scale and intensity of activity from within the *Centre* to surrounding *Neighbourhoods*; and
 - iii) connecting the *Centre* with the surrounding City fabric through parks, trails, bikeways, roads and transit routes; and
 - l) be accompanied by zoning to implement the Secondary Plan that will incorporate transit-supportive development guidelines and in particular, within convenient walking distance of an existing or planned rapid transit station, establish:
 - i) minimum development densities as well as maximum development densities;
 - ii) maximum and minimum parking standards;
 - iii) restrictions on auto-oriented retailing and services; and
 - iv) establish appropriate holding zones in those *Centres* where it has been demonstrated that full development build-out is dependent on the construction and extension of major roads, transit or other services; and
 - m) assess opportunities for:**
 - i) energy conservation, including peak demand reduction;**
 - ii) resilience to power disruptions; and**

- iii) **small local integrated energy solutions that incorporate renewables, district energy, combined heat and power or energy storage through preparation of a Community Energy Plan.**

Community Energy Planning

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

2.2.3 AVENUES: REURBANIZING ARTERIAL CORRIDORS

Policies

2. To facilitate and shape growth, each *Avenue* Study will engage local residents, businesses, the TTC and other local stakeholders and will set out:
 - a) investments in community improvements by public agencies or public/private partnerships that are needed to support city living and make the area attractive for residents and businesses including:
 - i) streetscape improvements;
 - ii) transportation improvements such as transit priority measures, improved connections to rapid transit stations, bikeways and walkways;
 - iii) parks and open space, community and rooftop gardens and community services and facilities; and
 - iv) upgraded water or sewer infrastructure;
 - v) **opportunities for energy conservation including peak demand reduction, improved resilience to power disruptions, and small local integrated energy solutions**

2.3.2 TORONTO'S GREEN SPACE SYSTEM AND WATERFRONT

Toronto is connected by a wonderful system of green space – from beaches and bluffs, through deep ravines, to parks and cemeteries. This system is vital to both our quality of life and to the health of **natural ecosystems both within and beyond our boundaries**. The *Green Space System* is comprised of those lands with a *Parks and Open Space Areas* designation which are large, have significant natural heritage or recreational value and which are connected. They should be protected, improved and added to whenever feasible.

Toronto's waterfront, ravines, watercourses, parks and other open spaces connect to form an extensive web of green space across the City. The waterfront, which extends from Marie Curtis Park in the west to Rouge Beach Park in the east, is a major feature of the *Green Space System*. It includes parks, beaches, wetlands, bluffs, neighbourhoods and cultural and entertainment destinations. Over time, lands on the water's edge should become a network of publicly accessible open spaces, offering a range of leisure

activities connected by a continuous waterfront trail. Creating a clean and green waterfront that is safe and healthy will contribute to a better environment for the City as a whole.

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

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

Policies

1. Actions will be taken to improve, preserve and enhance the Green Space System by:
 - a) improving public access and enjoyment of lands under public ownership;
 - b) maintaining and increasing public access to privately owned lands, where appropriate;
 - c) restoring, creating and protecting a variety of landscapes; and
 - d) establishing co-operative partnerships in the stewardship of lands and water.
2. Public agencies and Torontonians will be encouraged to support the protection, enhancement and restoration of links within and between elements of the Green Space System.
3. The Green Space System will be expanded by linking additional parks and open spaces by:
 - a) acquiring such linkages, where feasible; and
 - b) acquiring lands, or easements over lands, associated with private development which can be connected to the System for the extension of recreational trails or which have important natural heritage value.
4. The sale or disposal of publicly owned lands in the Green Space System will be discouraged. No City owned land in the Green Space System will be sold or disposed of. However, City owned land in the Green Space System may be exchanged for other nearby land of equivalent or larger area and comparable or superior green space utility.
5. Within the Green Space System, development will not result in the loss of public space.

6. Increased public enjoyment and use of lands along the water's edge will be promoted by ensuring that future development and actions on the part of both the public and private sectors, including the Toronto Port Authority, the Toronto Waterfront Revitalization Corporation and the Toronto and Region Conservation Authority, will help to achieve the following objectives:
 - a) minimize physical and visual barriers between the City and Lake Ontario;
 - b) increase and improve public access to lands along the water's edge and between parts of the waterfront;
 - c) improve water quality and the quality of beaches;
 - d) improve the public realm with more parks, public squares and natural settings that please the eye and lift the spirit and support a sense of belonging to the community;
 - e) increase the availability, choice and awareness of recreational opportunities and public activities throughout the year;
 - f) protect, improve and where possible extend the Martin Goodman/Waterfront Trail as a continuous waterfront route for cyclists, pedestrians and people with disabilities; and
 - g) maintain and enhance the natural heritage value of lands near or along the water's edge by protecting existing habitat and, where appropriate, restoring and enhancing habitat.**

7. Private development and public works on lands along the water's edge or in its vicinity will:
 - a) improve public spaces in the waterfront; and
 - b) maintain and increase opportunities for public views of the water, and supports a sense of belonging to the community.

8. The physical and visual continuity of the waterfront corridor will be maintained and enhanced.

9. The sale or disposal of publicly owned lands on the water's edge will be discouraged.

10. The year-round recreational use of unique regional resources such as Toronto Island Park and Rouge Park will be encouraged.

- 11. The important ecological and hydrological functions that river valley connections provide to the Greenbelt will be recognized through public information, awareness and stewardship programs and partnerships with public and private landowners, institutions and organizations.**

New Sidebar (Page 2-24)

Rouge Valley Area

The Rouge Valley area is an important part of Toronto's Green Space System. It forms part of a continuous ecological corridor that runs through the City and

connects the natural systems of Lake Ontario to the Oak Ridges Moraine. Governments and citizen organizations have long worked together to protect the unique natural and cultural heritage resources found within this area.

Lands within the Rouge Valley are designated as Greenbelt Protected Countryside and are subject to the policies of the Greenbelt Plan (2005). In recognition of the significance of the Rouge Valley, the federal government has established a national park which will extend from Lake Ontario to the Oak Ridges Moraine and includes the Rouge Valley area of Toronto. The Rouge National Urban Park Management Plan sets out a long-term vision for and guides the management and operations of the park.

New Sidebar Section 2.3.2

River Valley Connections

River valleys that run through Toronto and link the Greenbelt to Lake Ontario provide ecological and hydrological functions that are important to the long term health of the Greenbelt. The Greenbelt Plan (2005) encourages municipalities and conservation authorities to continue with stewardship, restoration and appropriate park and trail initiatives within and abutting these river valley connections but they are not part of the regulated area of the Greenbelt.

CHAPTER 3: BUILDING A SUCCESSFUL CITY

3.1 THE BUILT ENVIRONMENT

In order to remain economically competitive in today's global economy, a city must be more than functional. It has to work well, but it also must be beautiful, vibrant, safe and inclusive. Great cities do not happen by accident – they are designed and orchestrated so that individual private and public developments work together to create cohesive blocks, neighbourhoods and districts. Good urban design is not just an aesthetic overlay, but an essential ingredient of city-building. Good urban design is good business and good social policy.

Civic pride is infectious. The City and the private sector should work together as partners in creating a great city and achieving Toronto's architectural and urban design potential. The City can play its part by organizing, designing, maintaining and improving the streets, parks and public buildings. The private sector can do its part by building the structures and landscapes that define and support these public places. This Plan demands that both the public and private sectors commit to high quality architecture, landscape architecture and urban design, consistent with **environmentally sustainable design and energy efficiency standards.**

3.1.2 BUILT FORM

Policies

3. New development will be massed and its exterior façade will be designed to fit harmoniously into its existing and/or planned context, and will limit its impact on neighbouring streets, parks, open spaces and properties by:
 - a) massing new buildings to frame adjacent streets and open spaces in a way that respects the existing and/or planned street proportion;
 - b) incorporating exterior design elements, their form, scale, proportion, pattern and materials, and their sustainable design, to influence the character, scale and appearance of the development;
 - c) creating appropriate transitions in scale to neighbouring existing and/or planned buildings for the purpose of achieving the objectives of this Plan;
 - d) providing for adequate light and privacy;
 - e) adequately limiting any resulting shadowing of, and uncomfortable wind conditions on, neighbouring streets, properties and open spaces, having regard for the varied nature of such areas;
 - f) minimizing any additional shadowing and uncomfortable wind conditions on neighbouring parks as necessary to preserve their utility; and
 - g) **minimizing the entrapment of air flow resulting from built form along the street and in enclosed adjacent open spaces to ensure cross-ventilation and improve local air quality**

5. New development will provide amenity for adjacent streets and open spaces to make these areas attractive, interesting, comfortable and functional for pedestrians by providing:
 - a) a improvements to adjacent boulevards and sidewalks respecting sustainable design elements, which may include one or more of the following: trees, shrubs, hedges, plantings or other ground cover, **high-albedo surface materials**, permeable paving materials, **bio-retention swales**, street furniture, curb ramps, waste and recycling containers, **energy efficient lighting** and bicycle parking facilities;
 - b) co-ordinated landscape improvements in setbacks to create attractive transitions from the private to public realms;
 - c) weather protection such as canopies, and awnings;
 - d) landscaped open space within the development site;
 - e) landscaped edges of surface parking lots along streets, parks and open spaces to define the street edge and visually screen the parked autos;
 - f) safe pedestrian routes and tree plantings within surface parking lots; and
 - g) public art, where the developer agrees to provide this, to make the building and its open spaces more attractive and interesting.

6. Every significant new multi-unit residential development will provide indoor and outdoor amenity space for residents of the new development. Each resident of such

development will have access to outdoor amenity spaces such as balconies, terraces, courtyards, rooftop gardens and other types of outdoor spaces.

7. New development will address the impacts of climate change and extreme weather in the design of buildings and infrastructure, and incorporate the use of green infrastructure.

3.3 BUILDING NEW NEIGHBOURHOODS

Policies

1. New neighbourhoods will have a comprehensive planning framework reflecting the Plan's city-wide goals as well as the local context. The framework should include:
 - a) the pattern of streets, development blocks, open spaces and other infrastructure;
 - b) the mix and location of land uses;
 - c) a strategy to provide parkland and to protect, enhance or restore natural heritage;
 - d) a strategy to provide community services and local institutions;
 - e) a strategy to provide affordable housing;
 - f) **a strategy for energy conservation, peak demand reduction, resilience to power disruptions, and small local integrated energy solutions that incorporate renewable, district energy, combined heat and power or energy storage; and**
 - g) **a strategy for waste and water management and conservation.**

3.4 THE NATURAL ENVIRONMENT

Strong communities and a competitive economy need a healthy natural environment. Clean air, soil and water and abundant trees, parks and open spaces, underlie our health and well-being and attract people to work and invest in the City. Building the City while protecting and enhancing the natural environment is the aim of good stewardship. The natural environment is complex. It does not recognize boundaries and there are limits to the stresses resulting from human activity that it can absorb. To be good stewards of the natural environment we must acknowledge that it has no boundaries and we must respect its limits.

By promoting growth in locations and in forms that support the use of transit, we will reduce energy consumption and air pollution caused by auto use. Through **sustainable design and construction practices** we can save energy and reduce the impacts of stormwater run-off. Environmental considerations must also be part of our everyday decision making because interaction with the environment is constant. The impacts of growth on the natural environment must be anticipated and assessed if we are to have a healthy environment. **Furthermore, the impacts of a changing climate need to be fully considered in new development and redevelopment activities. Future weather studies undertaken by the City indicate an expected increase in the magnitude and frequency of heat waves and intense precipitation events. The weather changes**

associated with climate change must inform new ways of planning and design to promote a healthy natural environment and safe, resilient communities.

Our natural heritage features and functions require special attention. They are an evolving mosaic of natural habitats that supports the variety of nature in the City. The City's significant natural heritage features and functions are shown as the natural heritage system on Map 9. The natural heritage system is made up of areas where protecting, restoring and enhancing the natural features and functions should have high priority in our city-building decisions. We must be careful to assess the impacts of new development in areas near the natural heritage system. The size of this adjacent impact zone will vary across the City, depending on the local characteristics of the natural heritage system and adjacent areas. The natural heritage system shown on Map 9 is an evolving natural system that may grow beyond these boundaries. There are other areas with natural heritage value that are not shown on the map. As well, there may be other such areas in the future that will have to be identified and protected.

The urban forest is essential to the City's character. More than three million trees dominate our ravines, line our boulevards and beautify our parks. They provide shade and habitat, help clean the air, contribute to the green links between our streets, neighbourhoods, employment areas and parks, and support ecosystem diversity. City building and development pressures, however, can create a difficult environment in which to sustain the urban forest canopy. We must not only protect the existing urban forest, but also enhance it, especially by planting native trees and trees that increase canopy coverage and diversity.

Protecting Toronto's natural environment and urban forest should not be compromised by growth, insensitivity to the needs of the environment, or neglect. To this end, proposals for new development may need to be accompanied by a study assessing their impact on the natural environment. We must also be ready to seize opportunities to restore, enhance and extend the natural heritage system through new developments or partnerships with other agencies and institutions.

This Plan looks at the natural environment as a series of "layers". The natural heritage system shown on Map 9 is one layer and hazard lands regulated by the Toronto Region and Conservation Authority are another. In turn, the policies for the Green Space System and the Parks and Open Space Areas designation provide a clearer guide to the limits on development contemplated for some key elements of the natural environment.

Sidebars:

Delete sidebar on Page 3-23 "Toronto's Environmental Plan"

Delete sidebar on Page 3-24 "Managing Water Consumption"

Delete and Replace Sidebar on Page 3-25 "Managing Air Quality" with the following:

Energy Conservation, Air Quality and Climate Change

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

Local air quality is often poorer near major highways and roadways due to traffic volumes and vehicle emissions and in areas where local pollution becomes entrapped by built form. The expected future weather changes for Toronto include higher temperatures and prolonged heat waves which could worsen smog and air pollution and lead to an increase in health impacts and mortality rates. Strategies and guidelines will provide new integrated solutions to address energy use opportunities, local air quality and climate change.

Delete and Replace Sidebar on Page 3-24 " The TRCA: The City's Partner in Managing the Natural Environment" as follows:

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

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

- safeguards, manages and restores rivers, lakes, woodlands, wetlands and natural habitat;**
- protects life and property from flooding and erosion through watershed planning efforts; and**
- provides educational and recreational opportunities for the public.**

The Authority's "Living City" vision focuses on three objectives: healthy rivers and shorelines, regional biodiversity and sustainable living. The TRCA was a partner in a Natural Heritage Study which provided the basis for identifying the natural heritage system for the Plan, as well as advancing TRCA's Living City vision. The Plan sets the stage for the City and TRCA to continue its partnership to create the healthy and sustainable integration of natural ecosystems and human communities in the City and the region beyond.

Policies (NOTE: All Policies in Section 3.4 are to be Reordered and as such Renumbered into Specific Thematic Areas the numbers referenced below pertain to the existing in-force order of the policies)

1. To support strong communities, a competitive economy and a high quality of life, public and private city-building activities and changes to the built environment, including public works, will be environmentally friendly, based on:
 - a) protecting and improving the health of the natural ecosystem, by:
 - i) minimizing air, soil and water pollution;
 - ii) recognizing rainwater and snowmelt as a resource to improve the health of Toronto's watercourses and the near shore zones of Lake Ontario;
 - iii) managing the quantity and improving the quality of stormwater and groundwater infiltration and flows;
 - iv) cleaning-up contaminated soils, sediment, groundwater, rivers and buildings;
 - v) mitigating the unacceptable effects of noise **and light**; and
 - vi) minimizing the release and proliferation of invasive species and mitigating their impacts;
 - b) **sustaining**, restoring and enhancing the health and integrity of the natural ecosystem, supporting bio-diversity in the City and targeting ecological improvements, paying particular attention to:
 - i) **locations of habitat** for native flora and fauna and aquatic species;
 - ii) water and sediment quality;
 - iii) landforms, ravines, watercourses, wetlands and the shoreline and associated biophysical processes;
 - iv) natural linkages between the natural heritage system and other green spaces;
 - vi) **seasonal movements of migrating species**;
 - vii) **opportunities for habitat provided by the built environment**; and
 - viii) **the potential impacts of a changing climate on biodiversity and ecosystem health**.
 - c) addressing environmental stresses caused by the consumption of natural resources, by reducing:
 - i) the amount of solid waste requiring disposal in landfill and by promoting programs for reducing, reusing, recycling and composting;
 - ii) consumption of water and generation of wastewater;
 - iii) energy consumption **and greenhouse gas emissions**; and
 - iv) reliance on carbon-based fuels for energy;
 - d) preserving and enhancing the urban forest by:
 - i) providing suitable growing environments for trees;
 - ii) increasing tree canopy coverage and diversity, especially of long-lived native and large shade trees; and
 - iii) regulating the injury and destruction of trees;
 - e) reducing the risks to life, health, safety, property, and ecosystem health that are associated with flooding, unstable slopes and erosion and contaminated lands **and considering the potential impacts of climate change that may increase the risk associated with natural hazards**;
 - f) reducing the adverse effects of stormwater and snow melt based on a hierarchy of watershed-based wet weather flow practices which recognize that wet weather

- flow is most effectively managed where it falls, supplemented by conveyance, then end-of-pipe solutions; and
- g) promoting green infrastructure to complement infrastructure.**

Hazard

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

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

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

Replacement structures and **ancillary** structures are exempt from this policy."

NEW 9 – all subsequent policies will be numbered accordingly.

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

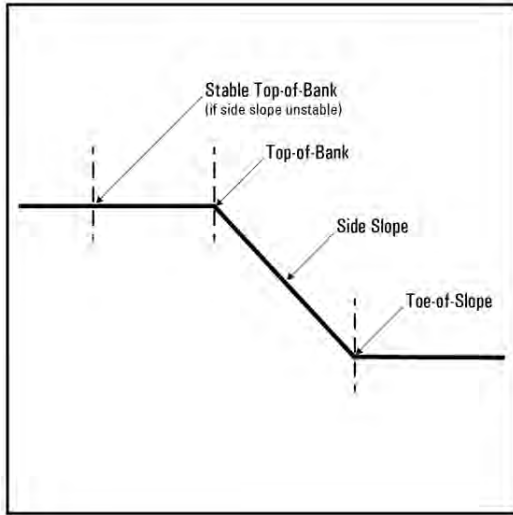
Delete and Replace Sidebar on page 3-25 "Identifying Hazard Lands" with the following:

Identifying Hazard Lands

Hazard Lands are areas which because of their susceptibility to flooding or unstable slopes or soils, will be hazardous to life and property if developed. To implement the general direction of prohibiting development to protect hazard lands, the floodplain, the top-of-bank and the toe-of-slope have to be identified in different situations and locations across the City.

The floodplain is the area adjoining a watercourse that has been or may be covered by floodwater generated by severe storms. The side slope of valleys that contain watercourses help to contain floodwaters.

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



Delete and Replace Sidebar on page 3-26 "Regulating Hazards" with the following

Regulating Hazards

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

Development is permitted in *Special Policy Areas* which are parts of the community that have historically existed in the floodplain and where stringent control of development would result in significant social and economic hardships to the community. Large areas of the Portlands and south of Eastern Avenue, Hoggs Hollow near Yonge and York Mills, Rockcliffe Park near Weston and Black Creek and Jane-Wilson are *Special Policy Areas*.

The most important documents for managing hazards in Toronto are the Provincial Policy Statement (April 2014), and the Toronto and Region Conservation Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 166/06), which it administers in accordance with its Living City Policies.

Add a new Sidebar near existing Policy 12 in section 3.4 as follows:

Buffers

Buffers are strips of land that are contiguous to a natural feature and help to protect its natural functions from the negative impacts of adjacent development. Lands set aside for buffers are generally kept in a vegetated state and can include existing vegetated areas and areas that can be vegetated. Buffer widths vary depending on

the sensitivity and functions of the natural feature and the proposed development. Buffer widths may be greater than set-backs required from hazard lands. Where development is proposed adjacent to natural features, buffer widths should be established through an impact study. Guidelines will be established to assist in identifying buffer widths.

12. All proposed development in or near the natural heritage system will be evaluated to assess the development's impacts on the natural heritage system and identify measures to mitigate negative impact on and/or improve the natural heritage system, taking into account the consequences for:
- a) terrestrial natural habitat features and functions including wetlands and wildlife habitat;
 - b) known watercourses and hydrologic functions and features;
 - c) significant physical features and land forms;
 - d) riparian zones;
 - e) **buffer areas and functions;**
 - f) vegetation communities and species of concern; and
 - g) significant aquatic features and functions including the shoreline of Lake Ontario.

To assist this evaluation, an impact study may be required in accordance with guidelines established for this purpose.

Environmentally Significant Areas

Map 12 renumbered to Map 12A

13. Areas of land or water within the natural heritage system with any of the following characteristics are particularly sensitive and require additional protection to preserve their environmentally significant qualities:
- a) habitats for vulnerable, rare, threatened or endangered plant and/or animal species and communities that are vulnerable, threatened or endangered within the City or the Greater Toronto Area; or
 - b) rare, high quality or unusual landforms created by geomorphological processes within the City or the Greater Toronto Area; or
 - c) habitats or communities of flora and fauna that are of a large size or have an unusually high diversity of otherwise commonly encountered biological communities and associated plants and animals; or
 - d) areas where an ecological function contributes appreciably to the healthy maintenance of a natural ecosystem beyond its boundaries, such as serving as a wildlife migratory stopover or concentration point, or serving as a water storage or recharge area.

Development or site alteration is not permitted on lands within the natural heritage system that exhibit any of these characteristics. Activities will be limited to those that are compatible with the preservation of the natural features and ecological

functions attributed to the areas. **New or expanding infrastructure should be avoided unless there is no reasonable alternative and negative impacts are minimized.** An impact study, as referred to in (to be renumbered) Policy 12, will be required for any proposed undertaking in those areas not already the subject of an Environmental Assessment under the Environmental Assessment Act.

Where known environmentally significant areas shown on Map 12A extend onto lands which have underlying zoning permission, these areas may be used to calculate permissible density in the zoning bylaw. An impact study, as referred to in (to be renumbered) Policy 12, will be required for any proposed development near these areas. Any proposed development will avoid these areas, minimize negative impacts and, when possible, restore and enhance the ecological functions attributed to these areas.

Known areas exhibiting these environmentally significant characteristics are shown on Map 12A."

Revise Existing Sidebar on Page 3-27 "The Natural Heritage System and Inventory" by deleting the last two paragraphs and replacing them with the following text:

The City has undertaken a program of further study and fieldwork which confirms and identifies areas within the natural heritage system that are particularly sensitive and require additional protection to preserve their environmentally significant qualities. These areas are shown on Map 12A. Development and site alteration is not permitted in these areas. Where development is proposed adjacent to these areas, their boundaries will be more precisely determined and any negative impacts will be identified through an impact study as referred to in (to be renumbered) Policy 12.

Provincially significant areas that have been identified by the Province and confirmed by the City are shown on Map 12B. Development and site alteration is not permitted in these areas. Development and site alteration is only permitted on adjacent lands if it has been demonstrated through a study as referred to in (to be renumbered) Policy 14 that there will be no negative impacts.

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

14. Provincially significant natural heritage features will be protected by:

- a) prohibiting development or site alteration in provincially significant wetlands, **areas of scientific interest** or significant portions of the habitat of threatened or endangered species;

- b) only permitting development **or site alteration** in the following locations if it has been demonstrated, through a study, that there will be no negative impacts on the natural features or the ecological functions for which the area is identified:
 - i) lands adjacent to provincially significant wetlands or significant portions of the habitat of threatened or endangered species;
 - ii) in or on lands adjacent to fish habitat; and
 - iii) in or on lands adjacent to provincially significant woodlands, valleylands **and** wildlife habitat, and areas of natural and scientific interest.

Add a new Sidebar near existing Policy 14 in Section 3.4 as follows:

Lands Adjacent to Provincially Significant Areas

The Provincial Natural Heritage Reference Manual (2010) provides guidance for protecting provincially significant natural heritage features and identifies land widths adjacent to natural heritage features where a study is required to demonstrate that there will be no negative impacts. The Manual allows cities to choose other approaches for determining lands widths where a study is required provided they demonstrate no negative impacts on adjacent natural features or functions.

Where the City has carried out a study to demonstrate that there will be no negative impacts on adjacent natural features and functions shown on Map 12B, and the proposed development meets Tier 1 of the Toronto Green Standard, including measures to reduce bird collisions, a study to demonstrate that there will be no negative impacts is not required.

Provincially significant areas which have been identified by the Ministry of Natural Resources and confirmed by the City are shown on Map 12B.

Lakefilling

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

17. Minor lakefilling activities will **only** be supported for the purposes of:
 - a) stabilizing slope and shoreline **to protect existing development and not to facilitate new development, or intensification or alteration of existing development;**
 - b) creating or enhancing aquatic habitat;
 - c) naturalizing the shoreline;

- d) improving water quality; or
- e) where appropriate, providing public access to the water's edge.

Sustainable Design

18. Innovative energy producing options, **sustainable design and construction practises** and green industry will be supported and encouraged in **new development**, and building renovation through:
- a) **the use of** innovative green spaces such as green roofs and designs that reduce the urban heat island effect "and enhance urban ecology;
 - b) **innovative methods of storm water management;**
 - c) advanced water conservation and efficiency methods;
 - d) **advanced energy conservation and efficiency technologies "and processes that contribute towards an energy neutral built environment" including:**
 - "i) **establishing and extending district heating and cooling facilities and connections;**
 - i) **renewable energy systems including wind and solar power**
 - ii) **small local integrated energy solutions such as combined heat and power and energy storage**
 - iii) **active and passive design measures that conserve energy and reduce peak demand**
 - iv) **back-up power systems to improve resiliency to power interruptions."**
 - e) designs that facilitate waste reduction, recycling and other innovative management technologies and practices.

Delete Current in-force Policy 3.4.20 and renumber subsequent policies accordingly.

Add a New Sidebar "Green Roof Bylaw" as follows:

Toronto Green Roof Bylaw

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

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

Add a New Sidebar "Bird Friendly" as follows:

Bird-Friendly

Bird ‘collisions’ or ‘strikes’ are a serious issue in Toronto as the City is located on a major migratory flyway. During the annual Spring and Fall migration periods, the City experiences a significant influx of migratory birds. Most migratory bird species are unable to adapt to living in cities and during their biannual flyovers they become confused by the combination of the effects of glass and light pollution in the urban environment. Urban night lighting attracts birds, similar to moths’ attraction to a flame, which increases the density of migratory birds in urban areas resulting in a higher number of bird collisions in daylight hours. Daytime strikes occur because birds cannot perceive images reflected in glass as reflections, and thus will fly into windows that they think are trees or sky.

In order to address this problem, the City of Toronto introduced the innovative *Bird Friendly Development Guidelines*. Since then a number of cities in Canada and the U.S. have followed suit in developing their own guidelines. Toronto now requires bird-friendly design in all new development subject to site plan approval.

Add a New Sidebar "Light Pollution" as follows:

Light Pollution

Lighting is a vitally important component of urban life. However, light pollution in the form of glare, light trespass, overlighting and sky glow will actually worsen visibility and the urban environment for city inhabitants. Controlling and reducing wasted light results in energy savings and reduced greenhouse gas emissions. There is growing evidence that human health benefits from a completely dark sleeping environment. In urban locations features of the night sky, such as the Milky Way, are no longer visible, a quality-of-life issue that places us in the universe. Migratory birds are negatively affected by excessive light at night.

Properly designed lighting provides safety and security, so the city may be safely navigated and engaged at night. Well designed lighting uses energy efficiently and minimizes the negative effects on human and nocturnal animal life. Effective lighting improves the quality of urban life for everyone.

Add a New Sidebar "Biodiversity in Toronto" as follows:

Biodiversity

Biodiversity refers to the variability among living organisms in all ecosystems, and the ecological relationships of which they are a part; this includes diversity within species, between species and of ecosystems. An analogy of a spider’s web is often used to illustrate biodiversity, with many strands complexly interconnected and

related to a greater whole. Ecological health is related to healthy biodiversity. The greater the biodiversity of a defined geographic area, the greater the ecological health of that area. An ecosystem decreases in stability as its complexity is reduced.

In general, cities' impact on the natural environment far outreaches their geographical footprint. The ecological impact of urban areas contributes significantly to biodiversity loss at a local and regional level. Cities are key to successful reduction of biodiversity loss.

Policies protecting and enhancing the natural heritage system are a key pillar of biodiversity conservation within Toronto. However, as biodiversity exists throughout the entire city and small green spaces, street trees, green roofs, community gardens, hydro corridors, cemeteries, and privately owned backyards and gardens all play an important role in our urban ecosystem.

A Biodiversity Strategy will identify the ways in which these components of the urban ecosystem function together and the important roles they can play in enhancing and supporting local biodiversity.

Through educational, collaborative and informative stewardship-building initiatives such as the City of Toronto's *Biodiversity Series*, the City is working to develop a common goal of reducing local biodiversity loss, which will have a positive effect on our regional ecosystem.

CHAPTER 4: LAND USE DESIGNATIONS

4.3 PARKS AND OPEN SPACE AREAS

Policies

1. *Parks and Open Space Areas* are the parks and open spaces, valleys, watercourses and ravines, portions of the waterfront, golf courses and cemeteries that comprise the City's *Green Space System*. They comprise the areas shown on Maps 13-23 shown as *Natural Areas, Parks and Other Open Space Areas*.
3. The areas shown as *Natural Areas* on Maps 13-23 will be maintained primarily in a natural state, while allowing for:
 - a) compatible recreational, cultural and educational uses and facilities that minimize adverse impacts on natural features and functions; and
 - b) conservation projects, public transit, public works and utilities for which no reasonable alternatives are available, and that are designed to have only minimal adverse impacts on natural features and functions **and that restore and enhance existing vegetation and other natural heritage features.**
6. Any development provided for in *Parks and Open Space Areas* will:
 - a) protect, enhance or restore trees, vegetation and other natural heritage features **and maintain or improve connectivity between natural heritage features;**

4.5 MIXED USE AREAS

2. In *Mixed Use Areas* development will:

- a) create a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community;
- b) provide for new jobs and homes for Toronto's growing population on underutilized lands in the *Downtown*, the *Central Waterfront*, *Centres*, *Avenues* and other lands designated *Mixed Use Areas*, creating and sustaining well-paid, stable, safe and fulfilling employment opportunities for all Torontonians;
- c) locate and mass 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 appropriate setbacks and/or a stepping down of heights, particularly towards lower scale *Neighbourhoods*;
- d) locate and mass new buildings so as to adequately limit shadow impacts on adjacent *Neighbourhoods*, particularly during the spring and fall equinoxes;
- e) locate and mass new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- f) provide an attractive, comfortable and safe pedestrian environment;
- g) have access to schools, parks, community centres, libraries, and childcare;
- h) take advantage of nearby transit services;
- i) provide good site access and circulation and an adequate supply of parking for residents and visitors;
- j) locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences;
- k) provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development; and
- (l) provide for energy conservation peak demand reduction, resilience to power disruptions, and small local integrated energy solutions that incorporate renewables, district energy, combined heat and power or energy storage.**

4.7 REGENERATION AREAS

2. For each *Regeneration Area* a framework for new development will be set out in a Secondary Plan. Development should not proceed prior to approval of a Secondary Plan. The Secondary Plan will guide the revitalization of the area through matters such as:

- a) urban design guidelines related to the unique character of each *Regeneration Area*;
- b) a **green infrastructure** strategy to plan for tree planting, **bio-retention swales**, **green roofs**, improvements to existing parks and the acquisition of new parks, open spaces;
- c) a community improvement strategy to identify and implement needed improvements to streets, sidewalks, boulevards, parks and open spaces;

- d) a community services strategy to monitor the need for new community services and facilities and local institutions as new residents are introduced and to ensure they are provided when needed;
- e) a heritage strategy identifying important heritage resources, conserving them and ensuring new buildings are compatible with adjacent heritage resources;
- f) environmental policies to identify and ensure that any necessary cleanup of lands and buildings is achieved, that potential conflicts between industrial and residential, other sensitive land uses or live/work uses are mitigated, and that policies for the staging or phasing of development are considered, where necessary;
- g) transportation policies that encourage transit, walking and cycling in preference to private automobile use and ensure the movement of people and goods as the number of businesses, employees and residents increase; and
- h) a Community Energy Plan to address:**
 - i) energy conservation including peak demand reduction;**
 - ii) resilience to power disruptions; and**
 - small local integrated energy solutions that incorporate renewables, district energy, combined heat and power or energy storage.**

4.8 INSTITUTIONAL AREAS

5. Universities, colleges and hospitals will be encouraged to create campus plans in consultation with nearby communities that will:
 - a) identify heritage buildings and landscapes, accessible open spaces, natural areas and important views to be conserved and integrated;
 - b) be compatible with adjacent communities;
 - c) create visual and physical connections that integrate campuses with adjacent districts of the City;
 - d) identify the network of pedestrian routes to be maintained, extended and improved;
 - e) examine existing transportation modes and create policies and programs that emphasize the use of public transit, walking and cycling over automobile travel;
 - f) minimize traffic infiltration on adjacent neighbourhood streets;
 - g) provide bicycle parking for employees, students and visitors and sufficient off-street automobile parking;
 - h) identify development sites to accommodate planned growth and set out building envelopes for each site;
 - i) identify lands surplus to foreseeable campus needs that can be leased for other purposes; and
 - (j) provide for energy conservation, peak demand reduction, resilience to power disruptions; and small local integrated energy solutions that incorporate renewables, district energy, combined heat and power or energy storage**

CHAPTER 5 IMPLEMENTATION: MAKING THINGS HAPPEN

Add a New Sidebar "Toronto Green Standard" as follows: Toronto Green Standard

The *Toronto Green Standard* (TGS) is a two-tier set of performance measures related to sustainable site and building design for new public and private development. The performance measures help implement the Natural Environment Official Plan policies and address environmental challenges facing the City of Toronto including:

- **Air Quality**
- **Climate Change and greenhouse gas emissions**
- **Water quality and efficiency**
- **Ecology**
- **Solid Waste**

The TGS performance measures contribute to a greener, more sustainable City. TGS developments are innovative in design, energy and water efficient and provide high quality outdoor space.

The Tier 1 standard is required through City Planning's development approvals and inspections process. New planning applications have been required to document compliance with Tier 1 environmental performance measures since January 31, 2010. Tier 2 is a higher, voluntary set of performance requirements with financial incentives. Projects certified as Tier 2 meet a set of core and optional targets and are recognized by the City of Toronto as outstanding examples of environmentally sustainable design.

SECTION 5.1.3 SITE PLAN CONTROL

Sidebars:

Amend the third paragraph of the sidebar on page 5-6 "Site Plan and Sustainable Exterior Design", so that it reads as follows:

The Toronto Green Standard, which sets performance targets for new construction to improve air and water quality, reduce greenhouse gas emissions and enhance the natural environment. Some of these targets can be directly achieved by incorporating sustainable design features into the plans and drawings submitted as part of the site plan approval process.

Policies

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

SECTION 5.2.1 SECONDARY PLANS: POLICIES FOR LOCAL GROWTH OPPORTUNITIES

Policies

4. City-building objectives for Secondary Planning areas will identify or indicate the following:
 - a) overall capacity for development in the area, including anticipated population;
 - b) opportunities or constraints posed by unique environmental, economic, heritage, cultural and other features or characteristics;
 - c) affordable housing objectives;
 - d) land use policies for development, redevelopment, intensification and/or infilling;
 - e) urban design objectives, guidelines and parameters;
 - f) necessary infrastructure investment with respect to any aspect of:
transportation services, environmental services, community and social facilities, cultural, entertainment and tourism facilities, pedestrian systems, parks and recreation services, or other local or municipal services;
 - g) opportunities for energy conservation, peak demand reduction, resilience to power disruptions, and small local integrated energy solutions that incorporate renewables, district energy, combined heat and power or energy storage, through development of a Community Energy Plan**
 - h) where a Secondary Planning area is adjacent to an established neighbourhood or neighbourhoods, new development must respect and reinforce the existing physical character and promote the stability of the established neighbourhoods;
and

SCHEDULE 3: APPLICATION REQUIREMENTS

Amend Schedule 3 to include the following requirements for Official Plan amendments, Zoning By-Law amendments, Plan of Subdivision as follows:

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

Attachment 2: Draft Proposed Revisions to Official Plan Environmental Policies

Proposed draft amendments to the Official Plan policies pertaining to Climate Change and Energy, Natural Heritage, Greenbelt, Biodiversity

CHAPTER 1: Making Choices

1. Section 1: Making Choices Page, 1-2, second paragraph starting with, ‘The vision of the Plan.....A city with:’ is amended by deleting the sixth bullet and adding the following new bullets as follows:
 - "a healthy natural environment including clean air, soil, energy and water
 - infrastructure and socio-economic systems that are resilient to disruptions and climate change
 - a connected system of natural features and ecological functions that support biodiversity and contribute to civic life."
2. Section 2: Principles for a Successful Toronto, A City of Connections, Page 1-4, is amended by replacing the word "network" with the word "system" in the fourth bullet.
3. Add a new sidebar to Page 1-2, following the sidebar on the 'Strategic Plan' as follows:

"Council's Climate Change, Clean Air and Sustainable Energy Action Plan

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

Toronto's Greenhouse Gas and Smog Emissions Reduction Target is 80% by 2050, from 1990 levels of approximately 22 million tonnes per year. To reach this target, Toronto will need to continue to be a leader in providing sustainable transportation choices and energy efficient buildings.

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

CHAPTER 2: Shaping the City

4. Shaping the City, Section 2.1: Building a More Liveable Urban Region (Page 2-1), Section 2.1, third bullet, second sentence is amended by deleting the word "ecologically" and adding the words "and to natural ecosystems beyond our boundaries" to the end of the sentence, so that the amended sentence reads as follows:

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

5. Section 2.1 is amended by adding a new side bar titled *Greenbelt* as follows:

"Greenbelt

The Greenbelt protects agricultural and environmentally sensitive lands that surround the Greater Toronto Area from urban development. It includes over 1.8 million acres (7300 km²) of land including the Niagara Escarpment, the Oak Ridges Moraine and the Protected Countryside. River valleys that run through existing and approved urban areas, and connect the Greenbelt to inland lakes and the Great Lakes, are important to the long-term health of the Greenbelt.

Note: *Map 1: Regional Connections* will be amended at a future date to illustrate the Greenbelt Protected Countryside and the River Valley Connections shown in Schedule 1 of the Greenbelt Plan (2005) and the major watersheds."

6. Section 2.1, Policy 2.1 (k) is amended by:
deleting the words "the natural ecosystem" and replacing with "and functions"; and adding the words "recognizes the role of river valleys that connect the Greenbelt to Lake Ontario" before the words " and protects the region's prime agricultural land" so that the sub policy now reads as follows:

"k) protects, enhances and restores the region's system of green spaces and natural heritage features and functions and the natural corridors that connect these features, recognizes the role of river valleys that connect the Greenbelt to Lake Ontario and-protects the region's prime agricultural land."

7. Section 2.2.2Centres: Vital Mixed Use Communities, Policy 2 is amended by adding new bullet as follows:

"(m) assess opportunities for:
a. energy conservation, including peak demand reduction;

- b. resilience to power disruptions; and
- c. small local integrated energy solutions that incorporate renewables, district energy, combined heat and power or energy storage through preparation of a Community Energy Plan."

8. Section 2.2.2 is amended by adding a new sidebar as follows:

"Community Energy Planning

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

9. Section 2.2.3 Avenues: Reurbanizing Arterial Corridors, Policy 2a) is amended by adding the following new sub-section:

"v) opportunities for energy conservation, peak demand reduction, improved resilience to power disruptions, and small local integrated energy solutions."

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

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

The non-policy text is amended by replacing the third paragraph with the following:

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

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

11. Section 2.3.2 Toronto's Green Space System and Waterfront, Policy 6 is amended by adding the following new subsection g), as follows:

"g) maintain and enhance the natural heritage value of lands near or along the water's edge by protecting existing habitat and, where appropriate, restoring and enhancing habitat."

12. A new sidebar titled *Rouge Valley Area* is inserted adjacent to section 2.3.2 as follows:

"Rouge Valley Area

The Rouge Valley area is an important part of Toronto's Green Space System. It forms part of a continuous ecological corridor that runs through the City and connects the natural systems of Lake Ontario to the Oak Ridges Moraine. Governments and citizen organizations have long worked together to protect the unique natural and cultural heritage resources found within this area.

Lands within the Rouge Valley are designated as Greenbelt Protected Countryside and are subject to the policies of the Greenbelt Plan (2005). In recognition of the significance of the Rouge Valley, the federal government has established a national park which will extend from Lake Ontario to the Oak Ridges Moraine and includes the Rouge Valley area of Toronto. The Rouge National Urban Park Management Plan sets out a long-term vision for and guides the management and operations of the park."

13. Section 2.3.2 Toronto's Green Space System and Waterfront, is amended by adding a new policy 11 is added to section 2.3.2 as follows:

"The important ecological and hydrological functions that river valley connections provide to the Greenbelt will be recognized through public information, awareness and stewardship programs and partnerships with public and private landowners, institutions and organizations."

14. A new sidebar is added adjacent to section 2.3.2 as follows:

"River Valley Connections

River valleys that run through Toronto and link the Greenbelt to Lake Ontario provide ecological and hydrological functions that are important to the long term health of the Greenbelt. The Greenbelt Plan (2005) encourages municipalities and conservation authorities to continue with stewardship, restoration and appropriate park and trail initiatives within and abutting these river valley connections but they are not part of the regulated area of the Greenbelt."

15. Map 2: Urban Structure is amended by adding the boundaries of the Greenbelt Protected Countryside within Toronto and by identifying the Don and Humber Rivers and Etobicoke Creek as River Valley Connections.

CHAPTER 3: Building a Successful City

16. Section 3.1 The Built Environment, last paragraph of the non-policy text is amended by adding the words, "environmentally sustainable design" so that the revised non-policy text will read:

"This Plan demands that both the public and private sectors commit to high quality architecture, landscape and urban design, consistent with "environmentally sustainable design and" energy efficiency standards."

17. Section 3.1.2 Built Form is amended by adding a new Policy 3 (g) to address local air quality improvements as follows:

"g) minimizing the entrapment of air flow resulting from built form along the street and in enclosed adjacent open spaces to ensure cross-ventilation and improve local air quality."

18. Section 3.1.2 Built Form is amended by amending Policy 5 a) to read as follows:

"a) improvements to adjacent boulevards and sidewalks respecting sustainable design elements, which may include one or more of the following: trees, shrubs, hedges, plantings or other ground cover, "high-albedo surface materials," permeable paving materials, "bio-retention swales," street furniture, curb ramps, waste and recycling containers, "energy efficient" lighting and bicycle parking facilities;"

19. Section 3.1.2 Built Form is amended by adding a new Policy 7 as follows:

"7. New development will address the impacts of climate change and extreme weather in the design of buildings and infrastructure, and incorporate the use of green infrastructure."

20. Section 3.3 Building New Neighbourhoods, Policy 1, is amended by adding a new sub-policy f and g, as follows:

"f) a strategy for energy conservation, peak demand reduction, resilience to power disruptions, and small local integrated energy solutions that incorporate renewable, district energy, combined heat and power or energy storage;
g) a strategy for waste and water management and conservation."

21. Section 3.4 Natural Environment is amended by deleting the 'Toronto's Environmental Plan' and the 'Managing Water Consumption' sidebars.

22. Section 3.4 Natural Environment, non-policy text, second paragraph is amended by deleting the reference to Page 3-24 "green design" and replace it with the words "sustainable design and construction practices". and by adding new text following the end of the second paragraph as follows::

"Furthermore, the impacts of a changing climate need to be fully considered in new development and redevelopment activities. Future weather studies undertaken by the City indicate an expected increase in the magnitude and frequency of heat waves and intense precipitation events. The weather changes associated with climate change must inform new ways of planning and design to promote a healthy natural environment and safe, resilient communities."

23. Section 3.4 Natural Environment, is amended by deleting the side bar 'Managing Air Quality' and replacing it with the following new sidebar:

"Energy Conservation, Air Quality and Climate Change

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

Local air quality is often poorer near major highways and roadways due to traffic volumes and vehicle emissions and in areas where local pollution becomes entrapped by built form. The expected future weather changes for Toronto include higher temperatures and prolonged heat waves which could worsen smog and air pollution and lead to an increase in health impacts and mortality rates. Strategies and guidelines will provide new integrated solutions to address energy use opportunities, local air quality and climate change."

24. Section 3.4 Natural Environment is amended by deleting the sidebar '*The TRCA: The City's Partner in Managing the Natural Environment*' and replacing it with the following:

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

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

- safeguards, manages and restores rivers, lakes, woodlands, wetlands and natural habitat;

- protects life and property from flooding and erosion through watershed planning efforts; and
- provides educational and recreational opportunities for the public.

The Authority's "Living City" vision focuses on three objectives: healthy rivers and shorelines, regional biodiversity and sustainable living. The TRCA was a partner in a Natural Heritage Study which provided the basis for identifying the natural heritage system for the Plan, as well as advancing TRCA's Living City vision. The Plan sets the stage for the City and TRCA to continue its partnership to create the healthy and sustainable integration of natural ecosystems and human communities in the City and the region beyond."

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

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

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

"b) sustaining, restoring and enhancing the health and integrity of the natural ecosystem, supporting bio-diversity in the City and targeting ecological improvements, paying particular attention to:"

adding the words "locations of" to the beginning of sub policy 3.4.1b) i) so it reads as follows:

"i) locations of habitat for native flora and fauna and aquatic species"; and

adding three new sub policies to policy 3.4.1b) so it reads as follows:

"v) seasonal movements of migrating species
vi) opportunities for additional habitat provided by the built environment
vii) the potential impacts of a changing climate on biodiversity and ecosystem health."; and

adding the words "and greenhouse gas emissions" to the end of sub policy 3.4.1c) iii) so it reads as follows:

"iii) energy consumption and greenhouse gas emissions."; and

adding the words "and considering the potential impacts of climate change that may increase the risk associated with natural hazards" to the end of policy 3.4.1e) so it reads as follows:

"e) reducing the risks to life, health, safety, property and ecosystem health that are associated with flooding, unstable slopes, erosion and contaminated

lands and considering the potential impacts of climate change that may increase the risk associated with natural hazards."; and

adding a new policy 3.4.1g) as follows:

"g) promoting green infrastructure to complement infrastructure."

27. Section 3.4 Natural Environment is amended by adding a new heading entitled: "Hazard" before policy 8.

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

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

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

Replacement structures and ancillary structures are exempt from this policy."

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

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

30. Section 3.4 Natural Environment, the sidebar *Identifying Hazard Lands* is amended by:

- a) replacing the word "general" with "provincial";
- b) replacing the words "to protect" with the word "in";
- c) replacing the word "and" before the word "top-of-bank" with a comma;
- d) inserting the words "and the toe-of-slope" before the words "have to be identified in different situations and locations across the City";
- e) inserting the words "In many cases, the side slope of valleys helps to contain floodwaters." to the end of the second paragraph;
- f) inserting the words "and the toe-of-slope is the break at the bottom" before the words " of the side slope of a valley, bluff, or landform...";

- g) inserting the word "stable" before the words " top-of-bank will be estimated to allow for future erosion..."; and
- h) inserting a diagram to illustrate top-of-bank, stable top-of-bank, toe-of-slope and side slope.

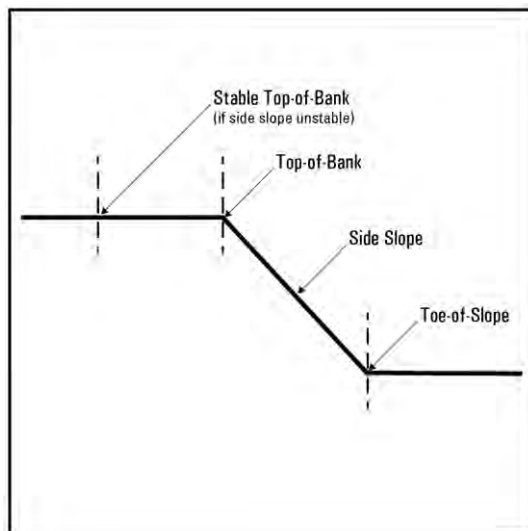
So that the amended sidebar reads as follows:

"Identifying Hazard Lands

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

The floodplain is the area adjoining a watercourse that has been or may be covered by floodwater generated by severe storms. In many cases, the side slope of valleys helps to contain floodwaters.

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



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

"Regulating Hazards

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

Development is permitted in *Special Policy Areas* which are parts of the community that have historically existed in the floodplain and where stringent control of development would result in significant social and economic hardships to the community. Large areas of the Portlands and south of Eastern Avenue, Hoggs Hollow near Yonge and York Mills, Rockcliffe Park near Weston and Black Creek and Jane-Wilson are *Special Policy Areas*.

The most important documents for managing hazards in Toronto are the Provincial Policy Statement (April 2014), and the Toronto and Region Conservation Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 166/06), which it administers in accordance with its Living City Policies."

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

"Buffers

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

33. Section 3.4 Natural Environment, Policy 12 c) is amended by deleting the words "or buffer areas and functions", adding a new subsection d) "buffer areas and functions," and renumbering the subsequent subsections.
34. Section 3.4 Natural Environment is amended by inserting a new heading: "Environmentally Significant Areas".
35. Section 3.4 Natural Environment is amended by renumbering Map 12 to Map 12A.

36. Section 3.4 Natural Environment, the second paragraph in Policy 13, is amended by:
- i) inserting the words "or site alteration is not permitted" before the words "on lands within the natural heritage system that exhibit any of these characteristics";
 - ii) inserting the words "New or expanding infrastructure should be avoided unless there is no reasonable alternative and negative impacts are minimized" before the words "An impact study, as referred to in Policy 12...." .
 - iii) adding a new paragraph "Where known environmentally significant areas shown on Map 12A extend onto lands which have underlying zoning permission, these areas may be used to calculate permissible density in the zoning bylaw. An impact study, as referred to in policy 12, will be required for any proposed development near these areas. Any proposed development will avoid intrusions into these areas, avoid negative impacts and, where possible, restore and enhance the ecological functions attributed to these areas."; and
 - iv) replacing the words "will be" with the word "are".

So that the amended section reads as follows:

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

Where known environmentally significant areas shown on Map 12A extend onto lands which have underlying zoning permission, these areas may be used to calculate permissible density in the zoning bylaw. An impact study, as referred to in policy 12, will be required for any proposed development near these areas. Any proposed development will avoid these areas, minimize negative impacts and, when possible, restore and enhance the ecological functions attributed to these areas.

Known areas exhibiting these environmentally significant characteristics are shown on Map 12A."

37. Section 3.4 Natural Environment, the sidebar entitled "*The Natural Heritage System and Inventory*" is amended by replacing the last two paragraphs with the text below. A new Map 12B "Provincially Significant Areas", which shows provincially significant areas that have been identified by the Ministry of Natural Resources and confirmed by the City is inserted.

"The City has undertaken a program of further study and fieldwork which confirms and identifies areas within the natural heritage system that are particularly sensitive

and require additional protection to preserve their environmentally significant qualities. These areas are shown on Map 12A. Development and site alteration is not permitted in these areas. Where development is proposed adjacent to these areas, their boundaries will be more precisely determined and any negative impacts will be identified through an impact study as referred to in policy 12.

Provincially significant areas that have been identified by the Province and confirmed by the City are shown on Map 12B. Development and site alteration is not permitted in these areas. Development and site alteration is only permitted on adjacent lands if it has been demonstrated through a study referred to in policy 14 that there will be no negative impacts.

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

38. Section 3.4 Natural Environment, Policy 14 is amended by:

- i) inserting the words "areas of natural and scientific interest " before the words "or significant portions of the habitat of threatened or endangered species" in subsection a);
- ii) adding the words "or site alteration" before the words "in the following locations if it has been demonstrated..." in subsection b);
- iii) replacing the comma between the words "valleylands" and "wildlife habitat" with the word "and" from subsection b)iii); and
- iv) deleting the words "and areas of natural and scientific interest" from subsection b)iii).

So that the amended policy reads as follows:

"14. Provincially significant natural heritage features will be protected by:

- a) prohibiting development or site alteration in provincially significant wetlands, "areas of scientific interest" or significant portions of the habitat of threatened or endangered species;
- b) only permitting development "or site alteration" in the following locations if it has been demonstrated, through a study, that there will be no negative impacts on the natural features or the ecological functions for which the area is identified:
 - i) lands adjacent to provincially significant wetlands or significant portions of the habitat of threatened or endangered species;
 - ii) in or on lands adjacent to fish habitat; and
 - iii) in or on lands adjacent to provincially significant woodlands, valleylands "and" wildlife habitat, and areas of natural and scientific interest."

39. Section 3.4 Natural Environment, is amended by the addition of a new sidebar inserted near Policy 3.4.14 as follows:

"Lands Adjacent to Provincially Significant Areas

The Provincial Natural Heritage Reference Manual (2010) provides guidance for protecting provincially significant natural heritage features and identifies land widths adjacent to natural heritage features where a study is required to demonstrate that there will be no negative impacts. The Manual allows cities to choose other approaches for determining lands widths where a study is required provided they demonstrate no negative impacts on adjacent natural features or functions.

Where the City has carried out a study to demonstrate that there will be no negative impacts on adjacent natural features and functions shown on Map 12B, and the proposed development meets Tier 1 of the Toronto Green Standard, including measure to reduce bird collisions, a study to demonstrate that there will be no negative impacts is not required."

40. Section 3.4 Natural Environment, is amended by inserting new heading entitled Lakefilling before Policy 16.
41. Section 3.4 Natural Environment, Policy 16 is amended by:
 - a) inserting the words "natural habitat," before the words "public recreation" and deleting the work "purposes" in sub policy a);
 - b) adding the words "and terrestrial and aquatic habitat" before the words " will be protected or enhanced in sub policy b)."; and
 - c) adding a new sub policy "c) the project does not create new or aggravate existing natural hazards."

So that the amended policy reads as follows:

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

- a) the land created will be used for natural habitat, public recreation, or essential public works;
 - b) the project has been the subject of an Environmental Assessment which ensures that water quality and quantity and terrestrial and aquatic habitats will be protected or enhanced; and
 - c) the project does not create new or aggravate existing natural hazards."
42. Section 3.4 Natural Environment, Policy 17 is amended by:
 - i) inserting the word "only" before the words " be supported for the purpose of:"; and
 - ii) inserting the words "to protect existing development and not to facilitate new development, or the intensification or alteration of existing development" at the end of sub policy a).

So that the amended policy reads as follows:

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

- a) stabilizing slope and shoreline to protect existing development and not to facilitate new development, or intensification or alteration of existing development;
- b) creating or enhancing aquatic habitat;
- c) naturalizing the shoreline;
- d) improving water quality; or
- e) where appropriate, providing public access to the water's edge."

43. Section 3.4 Natural Environment is amended by inserting a new heading entitled "Sustainable Design" before Policy 18 and by amending Policy 18 by:

- i) adding "sustainable design and construction practices" and "new development" and deleting the word "redevelopment" so that the amended policy reads as follows:

"18. Innovative energy producing options, sustainable design and construction practises and green industry will be supported and encouraged in new development and building renovation through:"

44. Section 3.4 Natural Environment, Policy 18 Sub-sections a) through f) are amended to incorporate additions as follows:

- a) "the use of" innovative green spaces such as green roofs and designs that reduce the urban heat island effect "and enhance urban ecology";
- b) innovative methods of storm water "management";
- c) advanced water conservation and efficiency methods;
- d) advanced energy conservation and efficiency technologies "and processes that contribute towards an energy neutral built environment" including:
 - "i) establishing and extending district heating and cooling facilities and connections;
 - ii) renewable energy systems including wind and solar power
 - iii) small local integrated energy solutions such as combined heat and power and energy storage
 - iv) active and passive design measures that conserve energy and reduce peak demand
 - v) back-up power systems to improve resiliency to power interruptions."
- e) designs that facilitate waste reduction, recycling and other innovative management technologies and practices.

Delete: e) the use of advanced energy efficient technologies and processes that are consistent with high energy efficiency standards, design features and construction practices, and reduce light pollution;

45. Section 3.4 Natural Environment, is amended by deleting Policy 20 'New development is encouraged to connect to district heating and cooling facilities where feasible'.

46. Section 3.4 Natural Environment, is amended by adding the following new sidebars:

"Toronto Green Roof Bylaw

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

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

Bird-Friendly

Bird 'collisions' or 'strikes' are a serious issue in Toronto as the City is located on a major migratory flyway. During the annual Spring and Fall migration periods, the City experiences a significant influx of migratory birds. Most migratory bird species are unable to adapt to living in cities and during their biannual flyovers they become confused by the combination of the effects of glass and light pollution in the urban environment. Urban night lighting attracts birds, similar to moths' attraction to a flame, which increases the density of migratory birds in urban areas resulting in a higher number of bird collisions in daylight hours. Daytime strikes occur because birds cannot perceive images reflected in glass as reflections, and thus will fly into windows that they think are trees or sky.

In order to address this problem, the City of Toronto introduced the innovative *Bird Friendly Development Guidelines*. Since then a number of cities in Canada and the U.S. have followed suit in developing their own guidelines. Toronto now requires bird-friendly design in all new development subject to site plan approval.

Light Pollution

Lighting is a vitally important component of urban life. However, light pollution in the form of glare, light trespass, overlighting and sky glow will

actually worsen visibility and the urban environment for city inhabitants. Controlling and reducing wasted light results in energy savings and reduced greenhouse gas emissions. There is growing evidence that human health benefits from a completely dark sleeping environment. In urban locations features of the night sky, such as the Milky Way, are no longer visible, a quality-of-life issue that places us in the universe. Migratory birds are negatively affected by excessive light at night.

Properly designed lighting provides safety and security, so the city may be safely navigated and engaged at night. Well designed lighting uses energy efficiently and minimizes the negative effects on human and nocturnal animal life. Effective lighting improves the quality of urban life for everyone.

Add a New Sidebar "Biodiversity in Toronto" as follows:

Biodiversity

Biodiversity refers to the variability among living organisms in all ecosystems, and the ecological relationships of which they are a part; this includes diversity within species, between species and of ecosystems. An analogy of a spider's web is often used to illustrate biodiversity, with many strands complexly interconnected and related to a greater whole. Ecological health is related to healthy biodiversity. The greater the biodiversity of a defined geographic area, the greater the ecological health of that area. An ecosystem decreases in stability as its complexity is reduced.

In general, cities' impact on the natural environment far outreaches their geographical footprint. The ecological impact of urban areas contributes significantly to biodiversity loss at a local and regional level. Cities are key to successful reduction of biodiversity loss.

Policies protecting and enhancing the natural heritage system are a key pillar of biodiversity conservation within Toronto. However, as biodiversity exists throughout the entire city and small green spaces, street trees, green roofs, community gardens, hydro corridors, cemeteries, and privately owned backyards and gardens all play an important role in our urban ecosystem.

A Biodiversity Strategy will identify the ways in which these components of the urban ecosystem function together and the important roles they can play in enhancing and supporting local biodiversity.

Through educational, collaborative and informative stewardship-building initiatives such as the City of Toronto's *Biodiversity Series*, the City is working to develop a common goal of reducing local biodiversity loss, which will have a positive effect on our regional ecosystem.

CHAPTER 4: Land Use Designations

47. Section 4.3 Parks and Open Space Areas, Policy 1 is amended by replacing the words "green open space network" with the words "Green Space System".
48. Section 4.3 Parks and Open Space Areas, Policy 3b) is amended by replacing the word "and" with a comma and by adding the words "and that restore and enhance existing vegetation and other natural heritage features." so that the sub-section reads as follows:
- "b) conservation projects, public transit, public works and utilities for which no reasonable alternatives are available, that are designed to have only minimal adverse impacts on natural features and functions and that restore and enhance existing vegetation and other natural heritage features."
49. Section 4.3 Parks and Open Space Areas, Policy 6a) is amended by adding the words "and maintain or improve connectivity between natural heritage features" so that the policy reads as follows:
- "a) protect, enhance or restore trees, vegetation and other natural heritage features and maintain or improve connectivity between natural heritage features:"
50. Section 4.5 Mixed Use Areas, Policy 2 is amended by adding a new sub-section l) as follows:
- "(l) provide for energy conservation, peak demand reduction, resilience to power disruptions, and small local integrated energy solutions that incorporate renewables, district energy, combined heat and power or energy storage"
51. Section 4.7 Regeneration Areas Policy 2, sub-section b), is amended by deleting the words "greening" with "green infrastructure" and adding the words "bio-retention" and "green roofs" so that the revised policy reads as follows:
- "b) a "green infrastructure" strategy "that includes" tree planting, bio-retention swales, green roofs, improvements to existing parks and the acquisition of new parks, open spaces;"
52. Section 4.7 Regeneration Areas is amended by adding new sub-section (h) as follows:
- "h) a Community Energy Plan to address:
- i) energy conservation including peak demand reduction;
 - ii) resilience to power disruptions; and
 - vi) small local integrated energy solutions that incorporate renewables, district energy, combined heat and power or energy storage."

53. Section 4.8 Institutional Areas, Policy 5) is amended by adding a new subsection j) as follows:

"(j) provide for energy conservation, peak demand reduction; resilience to power disruptions; and small local integrated energy solutions that incorporate renewables, district energy, combined heat and power or energy storage"

CHAPTER 5: Implementation: Making Things Happen

54. Section 5.1.3 Site Plan Control, the sidebar entitled "Site Plan and Sustainable Exterior Design" third paragraph is amended by removing the words "In October 2009, City Council adopted" to read as follows:

"The Toronto Green Standard, which sets performance targets for new construction to improve air and water quality, reduce greenhouse gas emissions and enhance the natural environment..."

55. Section 5.1.3 Site Plan Control, Policy 3 is amended by deleting the words, "adopted by City Council October 2009."

56. Section 5.1.3 Site Plan Control is amended by adding a new sidebar as follows:

"Toronto Green Standard

The *Toronto Green Standard* (TGS) is a two-tier set of performance measures related to sustainable site and building design for new public and private development. The performance measures help implement the Natural Environment Official Plan policies and address environmental challenges facing the City of Toronto including:

- Air Quality
- Climate Change and greenhouse gas emissions
- Water quality and efficiency
- Ecology, and
- Solid Waste.

The TGS performance measures contribute to a greener, more sustainable City. TGS developments are innovative in design, energy and water efficient and provide high quality outdoor space.

The Tier 1 standard is required through City Planning's development approvals and inspections process. New planning applications have been required to document compliance with Tier 1 environmental performance measures since January 31, 2010. Tier 2 is a higher, voluntary set of performance requirements with financial incentives. Projects certified as Tier 2 meet a set of core and optional targets and are recognized by the City of Toronto as outstanding examples of environmentally sustainable design."

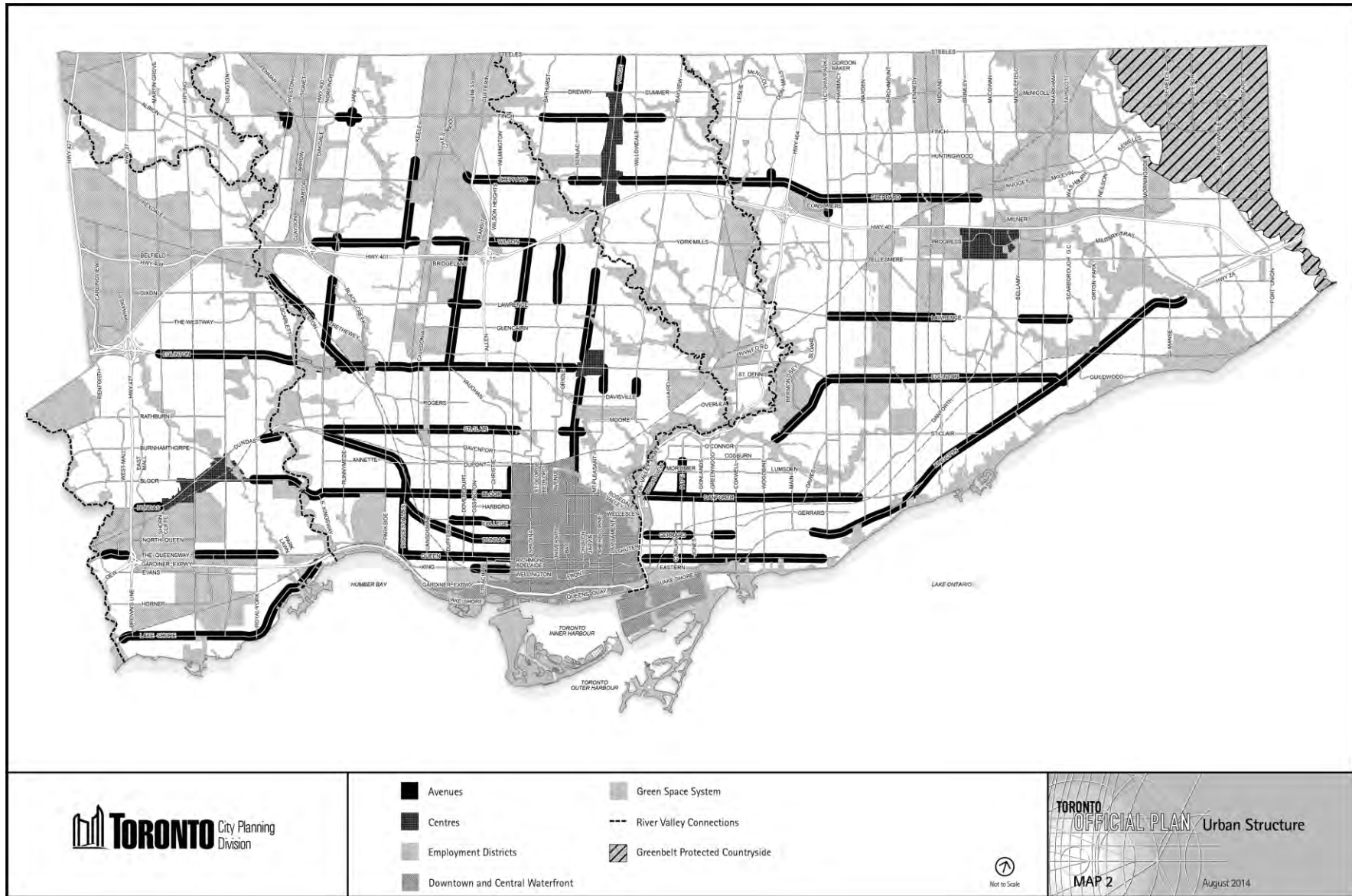
57. Section 5.2.1 Secondary Plans: Policies For Local Growth Opportunities, Policy 4, is amended by adding a new policy h) as follows:

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

58. Schedule 3, Application Requirements is amended to include a request for an Energy Strategy in order to identify opportunities for energy conservation, peak demand reduction, resilience to power disruptions, and small local integrated energy solutions that incorporate renewables, district energy, combined heat and power or energy storage for amendments to Official Plan and Zoning Bylaw and Plan of Subdivision, as follows:

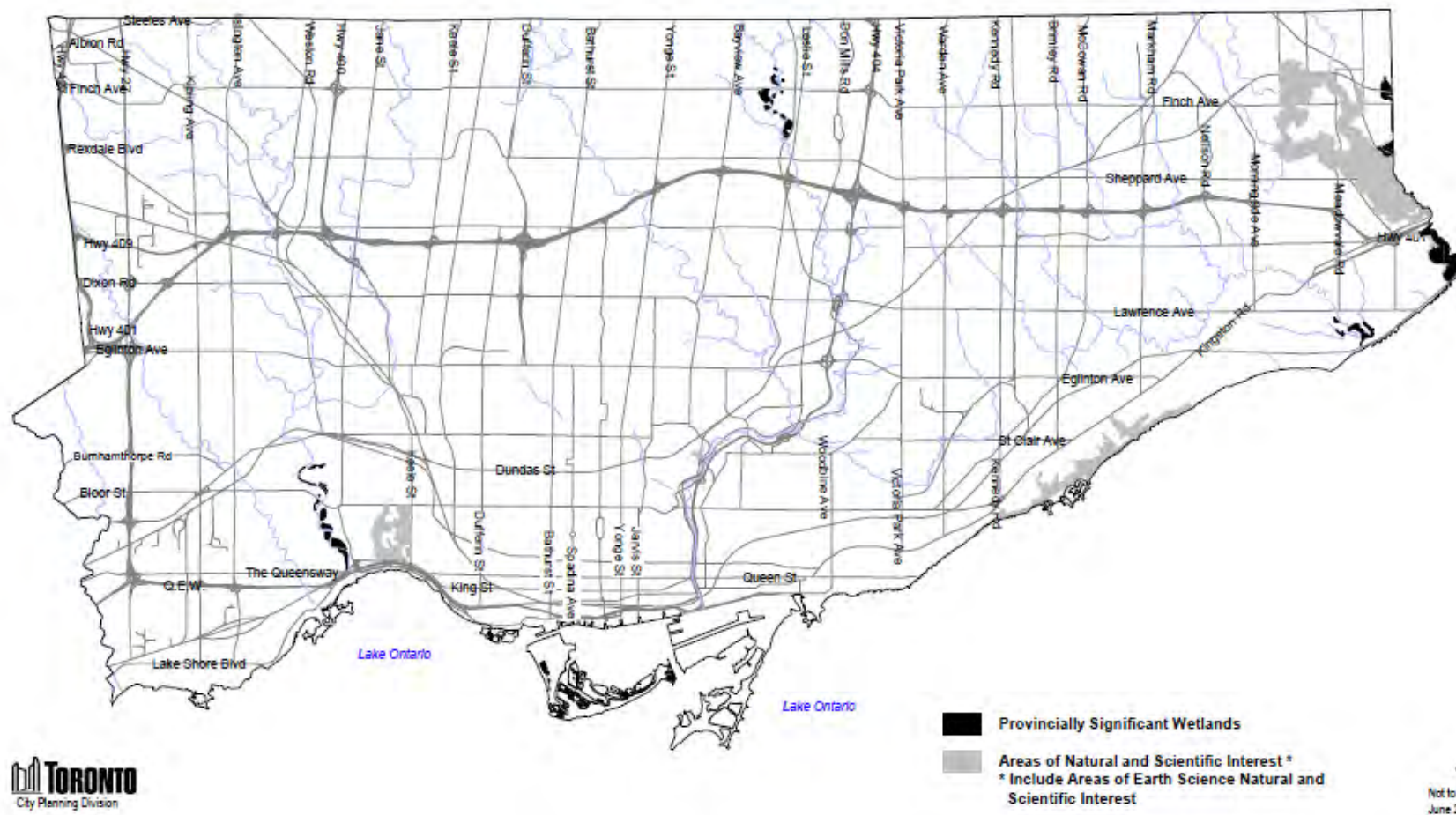
"Energy Strategy - for large development proposals or for development proposals within a Community Energy Plan area."

Attachment 3: Proposed Changes to Map 2: Urban Structure



Attachment 4: Proposed Map 12B: Provincially Significant Areas

New Map 12B: Provincially Significant Wetlands and ANSI's





**STAFF REPORT
ACTION REQUIRED**

Environmentally Significant Areas – Proposed Official Plan Amendment

Date:	July 10, 2014
To:	Planning and Growth Management Committee
From:	Chief Planner and Executive Director, City Planning
Wards:	All
Reference Number:	P:\2014\Cluster B\PLN\PGMC\PG14082

SUMMARY

Environmentally Significant Areas (ESAs) are critical areas within the City's natural heritage system. They contain habitats of large size or unusually high diversity, provide habitats for rare species; contain rare landforms, and serve as stop over locations or concentration points for migratory wildlife. These natural treasures are particularly significant and sensitive and are given the highest level of protection in the Official Plan. Development is not permitted in ESAs and activities are limited to those that are compatible with the preservation of their natural features and ecological functions.

At the time of approval of the Official Plan, the City agreed to identify ESAs on Map 12 using information that was available at the time and committed to identify additional ESAs across the City, using criteria in the Official Plan, and to designate these areas on Map 12. This report proposes an amendment to designate sixty-eight (68) new ESAs on Map 12 and amend the boundaries of fourteen (14) existing ESAs. Each area proposed for designation or boundary revision has been studied in detail to verify that it meets Official Plan criteria and to determine appropriate boundaries. Documentation and maps for each area proposed for designation will be made available on the City Planning website in advance of public consultation.

It is recommended that four (4) combined open house/community meetings be held during November 2014 to review the proposed amendment. A report on the outcome of the consultation and a final proposed amendment will be submitted to Planning and Growth Management Committee in the first half of 2015.

RECOMMENDATIONS

The Chief Planner and Executive Director of City Planning recommends that:

1. The Chief Planner and Executive Director of City Planning be authorized to conduct an open house and community meeting in each community council area of the City in November 2014 and meet with key stakeholders including TRCA, MNR and other key environmental stakeholders to obtain comments and feedback regarding the proposed amendment contained in Attachment Two.
2. The Chief Planner and Executive Director of City Planning report back to Planning and Growth Management Committee on the outcome of the public consultation by mid 2015.
3. City Planning, Toronto Water, Transportation Services and Parks, Forestry and Recreation continue to work together to develop best management practices to minimize negative impacts from infrastructure projects within or adjacent to ESAs.

Financial Impact

The recommendations in this report have no financial impact.

The Deputy City Manager and Chief Financial Officer has reviewed this report and agrees with the financial impact information.

DECISION HISTORY

At its meeting on April 12, 13 and 14, 2005, City Council approved a modification to the Official Plan that required areas of land or water within the natural heritage system that were particularly sensitive to be identified on a map in the Official Plan and a policy to protect these areas to be added to the Official Plan. Eighteen environmentally significant areas (ESAs) were identified on Map 12 of the Official Plan, based on information that was available at that time, and a new policy 13 was added to Section 3.4 of the Official Plan which provided four criteria for identifying ESAs and identified how these areas would be protected. Sidebar text was included to indicate that further study and field work would be carried out to identify ESAs in other parts of the City using criteria provided in policy 13 and these areas would be added to Map 12 through an amendment to the Official Plan.

<http://www.toronto.ca/legdocs/2005/minutes/council/050412.pdf>

BACKGROUND

Environmentally significant areas (ESAs) are exceptionally important areas within the City's natural heritage system. They contain habitats of large size or unusually high diversity; provide habitats for rare species; contain rare landforms; and serve as stop over locations or concentration points for migratory wildlife. These natural treasures are particularly significant and sensitive and require additional protection to preserve their environmentally significant qualities. In addition to their ecological importance, these areas also provide unique opportunities for people to experience and learn about nature, provide quiet places of refuge and a range of landscape experience that goes beyond manicured parkland.

Identification of ESAs has a long history in Toronto. The former City of Toronto, the former City of Scarborough and Toronto and Region Conservation Authority (TRCA) (formerly the Metropolitan Toronto and Region Conservation Authority) each undertook studies to identify ESAs for municipal protection but only the former City of Toronto designated ESAs in the Official Plan. The general intent is to try and ensure the conservation and sustainability of significant species and habitats at the local and regional scale. This approach is similar to the designation of significant areas at the provincial scale such as provincially significant wetlands (PSWs) and Areas of Natural and Scientific Interest (ANSIs). While there tends to be overlap between provincially and locally designated natural features, local designations can also capture areas that have a high degree of local significance.

Between 2006 and 2012 the City Planning Division commissioned a program of study and field investigation to identify areas within the natural heritage system throughout the City that meet one of the four Official Plan criteria. The study approach and an overview of the results is described in a report titled Environmentally Significant Areas (ESAs) in the City of Toronto (2012) prepared by North-South Environmental Inc., Dougan & Associates and Beacon Environmental.
http://www1.toronto.ca/City%20of%20Toronto/City%20Planning/Zoning%20&%20Environment/Files/pdf/E/esa_report_volume1_sept2012.pdf.

Areas for investigation were identified through review of studies carried out by TRCA (formerly MTRCA), the former City of Toronto, the former City of Scarborough as well as studies undertaken by the Toronto Field Naturalists. Other studies and data from TRCA and the Ministry of Natural Resources (MNR) were also reviewed and targeted air photo interpretation was undertaken. Potential ESAs across the City were identified and field surveys were carried out in each area to screen for qualifying features and determine significant area boundaries. The majority of field surveys were carried out between 2009 and 2012. Some field surveys were carried out in 2006 and 2008, as part of other studies to verify provincially significant areas and existing ESAs. All field assessments followed provincial protocols. Each site was visited on at least one occasion. Some sites were visited more than once. Where areas of interest were located on private land, permission from the owner was obtained prior to access or, if permission was not or could not be obtained, surveys were conducted from adjacent lands. The results of the field surveys

were compared to the four criteria provided in policy 13 of Section 3.4 of the Official Plan. Interpretation guidelines were developed in order to apply the criteria consistently across sites as part of the current study and to provide guidance for consistent application of the criteria to verify or identify new ESAs in the future.

Seventy-six (76) new sites in the City of Toronto were investigated. Five (5) sites did not contain qualifying features. The status of two (2) sites could not be determined because access could not be obtained and sufficient data could not be obtained from other sources. These sites could not be evaluated as proposed ESAs but may be evaluated at a later date if information about the site becomes available. One (1) site is located in an area that will be subject to filling as part of the Don Mouth Naturalization and Port Lands Flood Protection Environmental Assessment and therefore is not proposed for designation on Map 12. All eighteen (18) existing ESAs were investigated to confirm that they continue to meet the Official Plan ESA criteria and identify adjacent areas that contain qualifying features and meet one of the Official Plan criteria.

Sixty-eight (68) new sites meet at least one of the Official Plan ESA criteria and are proposed to be designated on Map 12 of the Official Plan. The boundaries of fourteen (14) existing ESAs are proposed to be extended. The locations of existing ESAs and areas proposed for designation as ESAs, in each community council area, are shown in Attachment One. A total of 2,698 ha or 4% of the City's land area (66,750 ha) meets one of the four Official Plan criteria.

Provincial Policy Framework

Provincial Policy Statement 2014

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 and supports the protection of natural features and areas, requires natural heritage systems to be identified in certain areas of the province and identifies provincially significant natural heritage features that require protection. City Council's planning decisions are required to be consistent with the PPS. The amendment proposed in this report is consistent with the PPS.

Greenbelt Plan (2005)

The Greenbelt Plan (2005) is considered a cornerstone of the Growth Plan for the Greater Golden Horseshoe. The Greenbelt Plan identifies where urbanization should not occur in order to provide permanent protection to the agricultural land base and the ecological features and functions occurring within this landscape. In addition to providing permanent agricultural and environmental protection, the Greenbelt contains important natural resources and supports a wide range of recreational and tourism

uses. City Council's planning decisions related to lands identified within the Greenbelt are required to conform to the Greenbelt Plan. Within the City of Toronto, portions of the Rouge Valley are designated as Greenbelt Protected Countryside. Some of the proposed ESAs are located within the Greenbelt Protected Countryside. The proposed amendment does not conflict with the Greenbelt Plan.

COMMENTS

Sixty-eight (68) new ESAs are proposed to be added to Map 12 and the boundaries of fourteen (14) existing ESAs are proposed to be extended (Attachment One). All of the areas proposed for designation are located within the natural heritage system or designated Parks and Open Space. Most are located entirely within areas regulated by the Ravine and Natural Feature Protection (RNFP) bylaw and TRCA's Regulation of Development, Interference with Wetlands, and Alteration to Shorelines and Watercourses (Regulation 166/06). The majority of the areas proposed for designation are located on land owned by the TRCA and managed by the City.

Under policy 13 of Section 3.4, development is not permitted in ESAs and activities are limited to those that are compatible with the preservation of the natural features and ecological functions attributed to these areas. An impact study is required for any proposed undertakings that are not already the subject of an Environmental Assessment. In addition to impacts from development, ESAs can also be negatively affected by site alteration, including changes to grade and removal of vegetation. In order to help protect their environmentally significant qualities, policy 13 of Section 3.4 is proposed to be amended to prohibit site alteration within ESAs. A separate report on proposed amendments to Official Plan environmental policies is before the committee at the same meeting.

The purpose and intent of designating the areas shown in Attachment One as ESAs on Map 12 of the Official Plan are discussed below.

Review by City Divisions

Areas proposed for ESA designation were reviewed by Parks, Forestry and Recreation, Toronto Water and Transportation Services to determine implications for existing and proposed facilities and infrastructure and future management needs.

No new capital facilities are proposed in areas that meet the ESA criteria in the 10 year Parks capital plan. Most Parks' related projects (166 of 188) are state of good repair and trail reconstruction. The majority of ESAs are located on natural parklands managed by Parks, Forestry and Recreation Division. With the City's population expected to grow by an additional 360,000 residents by 2031, one of the challenges will be to ensure that these significant natural areas continue to function and flourish for the long term. Many existing and proposed ESAs are affected to varying degrees by invasive species, ad hoc paths, encroachments and dumping of garbage and would benefit from enhanced management. A study is underway to develop management strategies for each ESA area

managed by Parks, Forestry and Recreation. The results of this study will be used to guide and prioritize future management activities in these areas.

Many of the areas that meet the ESA criteria are located in river valleys that may also contain water infrastructure such as sanitary sewers and storm water management facilities that will need to be maintained and upgraded over time. Some new water infrastructure is also proposed to be located within existing and proposed ESAs over the next 25 years including seventeen (17) naturalized storm water management ponds and ten (10) underground storm water management facilities. These storm water management facilities are part of the City's Wet Weather Flow Master Plan which was developed to mitigate impacts associated with urban runoff and improve water quality in watercourses. In addition, there are five (5) existing water treatment plant facilities, some of which will require capital improvements in the future, and thirty-two (32) above ground and twenty-five (25) below ground storm water management facilities proposed within 500 m of existing and proposed ESAs.

A number of public roads pass through or adjacent to ESAs. These roads will continue to be maintained or reconstructed in their current alignment over time. Six (6) facilities operated by Transportation Services are located within 500 meters of existing or proposed ESAs however none are located immediately adjacent. There are no new transportation facilities proposed within areas that meet the ESA criteria in the 5 year capital plan.

In order to provide for necessary infrastructure and protect ESA features and functions, policy 13 of Section 3.4 requires that new infrastructure proposed within ESAs that is not already the subject of an environmental assessment prepare an impact study. Amendments are proposed through a separate report on Official Plan environmental policies that is before the committee at the same meeting, to strengthen policy 13 by requiring new or expanding infrastructure to avoid ESAs unless there is no reasonable alternative and negative impacts are minimized. Best management practices will also be developed to identify planning, design and construction practices that will minimize the negative impacts of any new or expanding infrastructure which cannot be avoided.

Environmentally Significant Areas on Private Land

Some areas that meet the ESA criteria are located on privately owned land. Most of these areas are found at or below the top-of-bank on lands designated as Parks and Open Space Natural Areas and regulated by the RNFP bylaw and TRCA. Official Plan policies restrict development in these areas and removal of vegetation and changes to grade are regulated. Designating these areas as ESA is a refinement of the existing land use designation, which already restricts development, by fine-tuning the location and identifying the value of these already protected areas.

The boundaries of ESAs follow natural features and may sometimes extend above the top of bank onto lands that have underlying zoning permission. Amendments are proposed to policy 13 through a separate report on Official Plan environmental policies that is also

before the committee at the same meeting, to require an impact study for any development near these areas and to require new development to avoid these areas, minimize negative impacts and, when possible, restore and enhance the ecological functions attributed to these areas. Where known ESAs extend above the top-of-bank onto lands which have underlying zoning permissions, the areas above the top-of-bank may be used to calculate permissible density in the Zoning Bylaw.

Attachment One to this report provides maps which show the general location of areas proposed for ESA designation but not at a scale to discern property lines. For information purposes, detailed mapping for each proposed ESA will be made available on the City's website and at the open house and community meetings along with detailed descriptions of each site including its significant qualities and the Official Plan criteria fulfilled.

Next Steps

Staff propose to give notice of the proposed amendments to Map 12 and will conduct four combined open house/community meetings, one in each community council area, in November 2014. These meetings will be coordinated with consultation being carried out for proposed amendments to the Official Plan environmental policies that are provided in a separate report that is also before this committee at the same meeting. Following consultation on the proposed amendments to Map 12, staff will report back to the committee on the outcome of the consultations and final proposed amendment in the first half of 2015.

CONTACT

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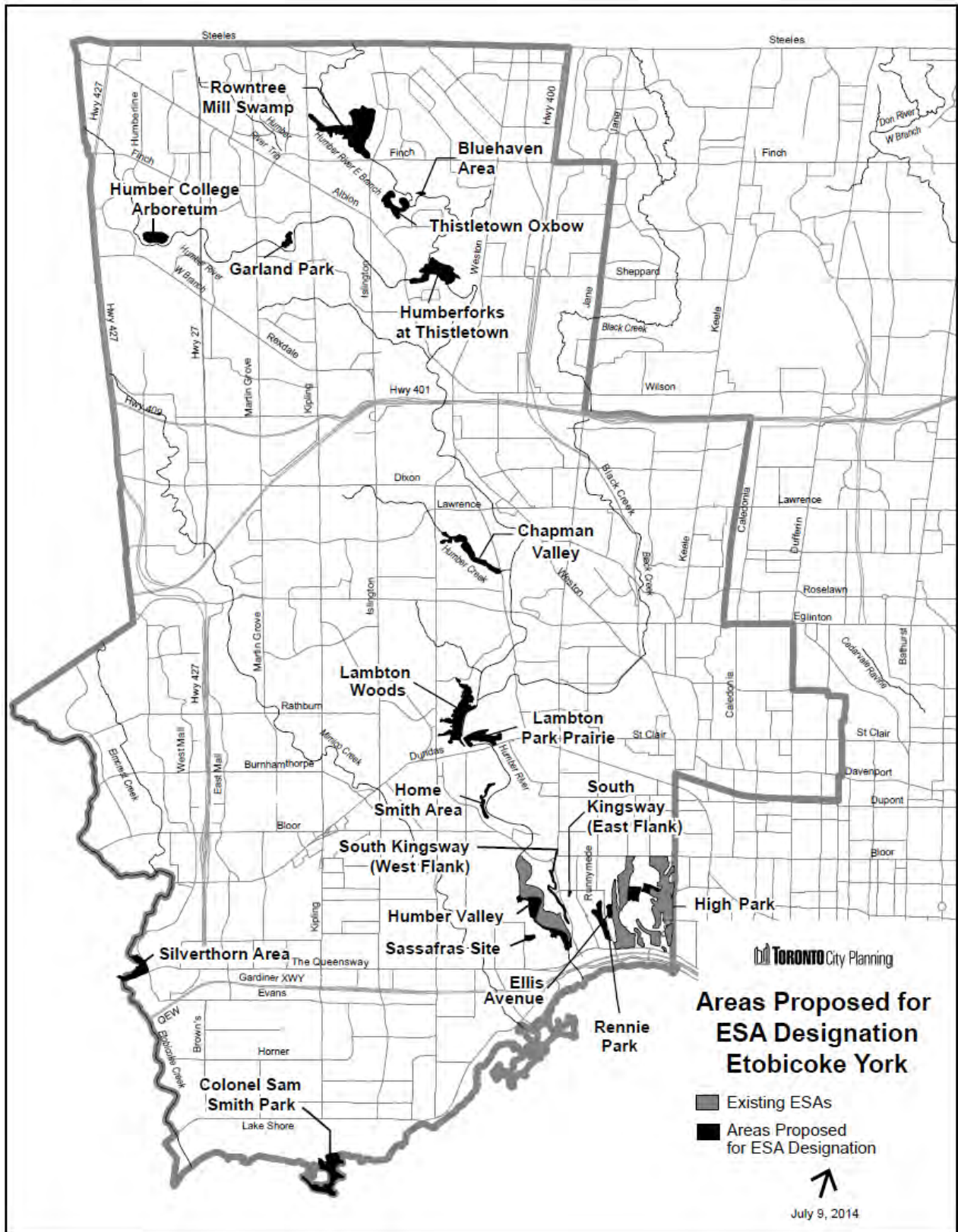
Jennifer Keesmaat, MES, MCIP, RPP
Chief Planner and Executive Director
City Planning Division

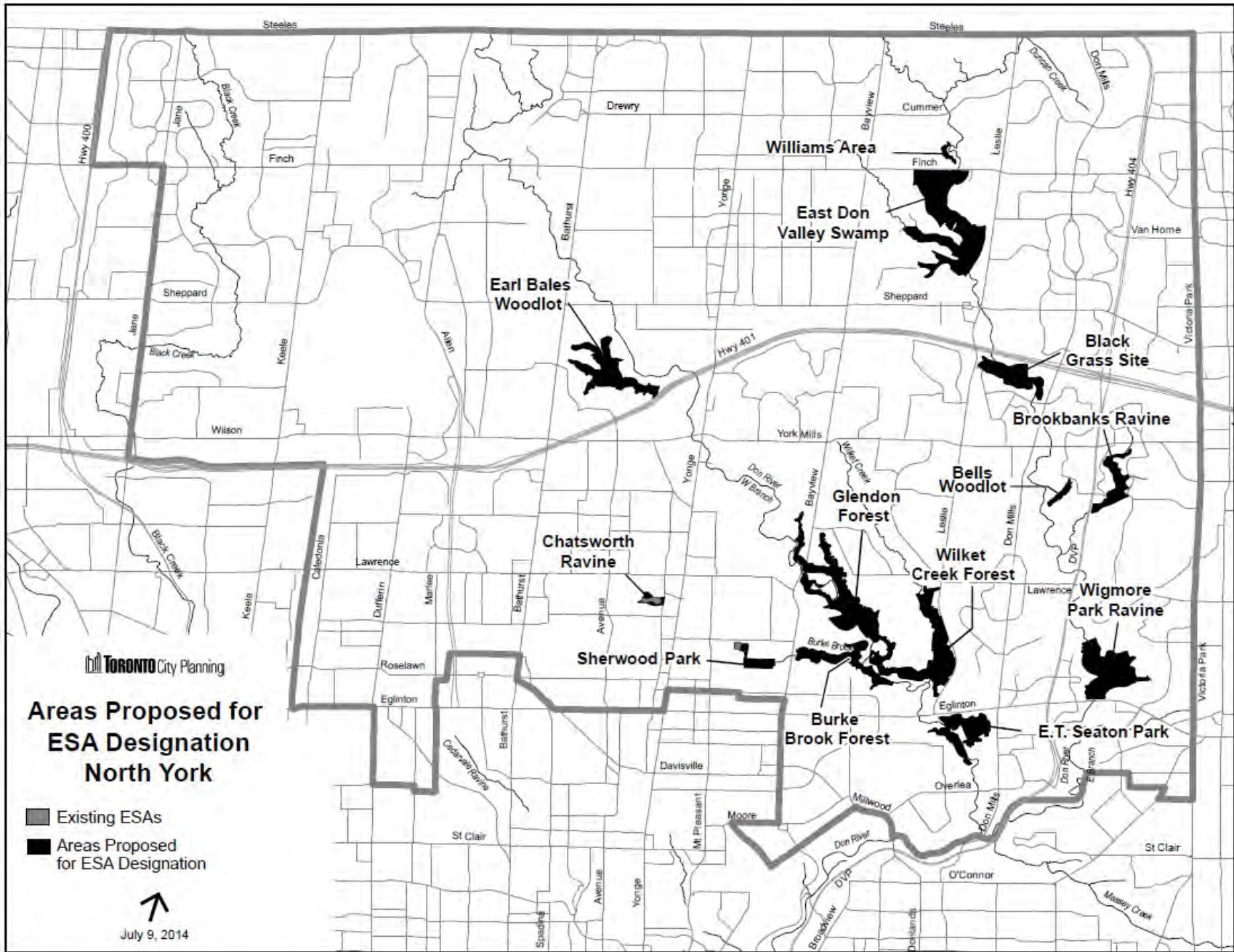
ATTACHMENTS

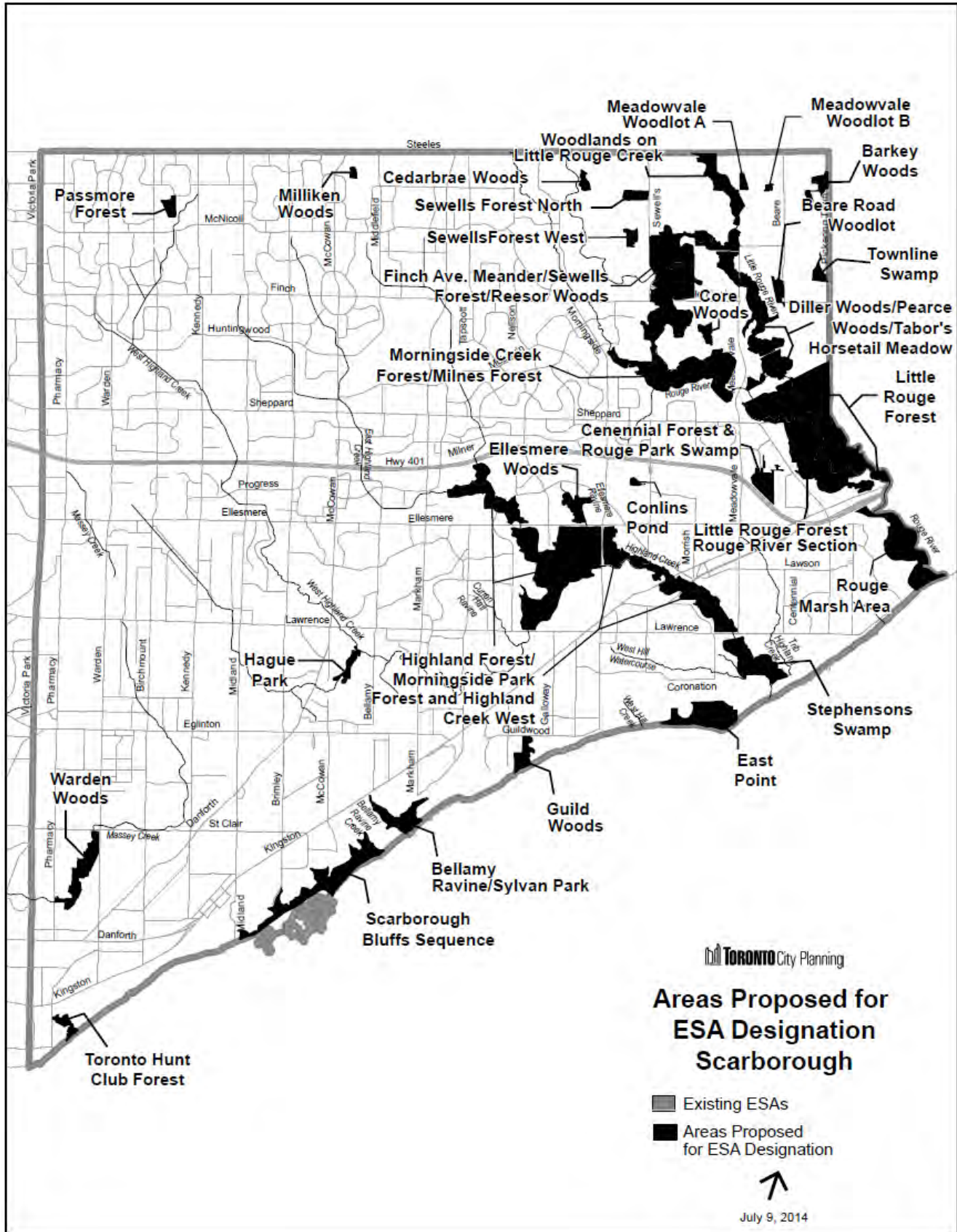
Attachment One: Areas Proposed for ESA Designation
Attachment Two: Draft Official Plan Amendment

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Attachment One: Areas Proposed for ESA Designation







Attachment Two: Draft Official Plan Amendment

**AMENDMENT NO. 262 TO THE OFFICIAL PLAN
ENVIRONMENTALLY SIGNIFICANT AREAS IN THE CITY OF TORONTO**

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

1. Map 12 is amended by replacing the existing Map 12 with the Map 12 shown below.



Not to Scale 