



STAFF REPORT ACTION REQUIRED

Official Plan Five Year Review: Final Recommendation Report - Amendments to the Official Plan Environmental Policies and Designation of Environmentally Significant Areas

Date:	September 15, 2015
To:	Planning and Growth Management Committee
From:	Chief Planner and Executive Director, City Planning Division
Wards:	All
Reference Number:	P:\2015\ClusterB\PLN\PGMC\PG15109

SUMMARY

This report presents recommended environmental policies and the designation of 68 new and the expansion of 14 existing Environmentally Significant Areas (ESA). The proposed changes to the environmental policies are the result of extensive consultation with stakeholders including environmental groups, community associations, the general public, the development industry, City Divisions including Parks, Forestry and Recreation, Toronto Water, Public Health, Environment and Energy, the Toronto and Region Conservation Authority (TRCA) and with the Ministries of Municipal Affairs and Housing (MMAH), and Environment and Climate Change (MOECC). The proposed ESA designations are the result of detailed review of previous studies and extensive field surveys carried out between 2009 and 2012.

The recommended Official Plan amendment appended to this report as Attachment 1a contains a series of specific, strategic policy revisions to strengthen, refine and clarify existing policies, address Council direction on Climate Change and bring the Official Plan into conformity with the 2014 Provincial Policy Statement. The recommended amendments to the existing text, policies and mapping will enhance the policies related to energy, biodiversity, natural environment, environmentally significant areas, water, natural hazards, lake filling and green infrastructure and assist the City to address climate change. Attachment 2 illustrates how the Official Plan will read if the amendments proposed in Attachment 1a are adopted.

Pursuant to Section 26 of the *Planning Act* and in accordance with Council's direction at its June 10, 2015 meeting, this report and the proposed Official Plan Amendment was tabled at the September 16, 2015 meeting of the Planning and Growth Management Committee and is the

subject of a statutory Public Meeting at the Planning and Growth Management Committee's October 8, 2015 meeting. The Statutory Open House to consider the recommended policies was held on June 18, 2015.

RECOMMENDATIONS

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

1. Amend the Official Plan substantially in accordance with the recommended Official Plan Amendment appended as Attachment 1a.
2. Authorize the City Solicitor to make such stylistic and technical changes to the recommended Official Plan Amendment as may be required.
3. Declare by resolution to the Minister of Municipal Affairs and Housing that this Official Plan Amendment:
 - i) conforms with Provincial Plans or does not conflict with them;
 - ii) has regard to the matters of Provincial Interest in Section 2 of the *Planning Act*; and
 - iii) is consistent with policy statements issued under subsection 3(1) of the *Planning Act*.

Financial Impact

There are no financial impacts associated with this report.

DECISION HISTORY

At its meeting on September 16, 2015, Planning and Growth Management Committee directed that the report dated August 18, 2015 containing proposed amendments to the Official Plan environmental policies be distributed to the public and considered at a special statutory public meeting to be held on October 8, 2015 as per Council's previous instruction. The report can be found at <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.PG6.4>.

At its meeting on June 10, 2015, Council adopted the report from the Chief Planner and Executive Director, City Planning, entitled 'Official Plan Review: Results of Public Consultations, Revised Environmental Policies and Proposed Designation of Environmentally Significant Areas' and directed City Planning staff to conduct an open house on June 18, 2015 and submit a Final Recommendations report to the September 2015 meeting of the Planning and Growth Management Committee for consideration at a statutory Public Meeting at the October 2015 meeting of Planning and Growth Management Committee. The report can be found at: <http://app.toronto.ca/tmmis/viewagendaitemhistory.do?item=2015.PG4.5>

At its meeting on August 7, 2014, Planning and Growth Management Committee adopted a report from the Chief Planner and Executive Director, City Planning, entitled 'Environmentally Significant Areas – Proposed Official Plan Amendment' and directed City Planning staff to undertake

consultations on the draft Environmentally Significant Area (ESA) designations, conduct open houses in each Community Council district and meet with key stakeholders including the Ministry of Natural Resources and Forestry (MNRF) and the TRCA. The 68 proposed ESAs and 14 proposed expansions to existing ESAs were identified through city-wide study. The report can be found at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.PG35.18>

At its meeting on August 25, 26, 27 and 28, 2014, Council adopted the report from the Chief Planner and Executive Director, City Planning, entitled 'Official Plan Review: Draft Environmental Policies' and directed City Planning staff to undertake public consultations on the basis of the draft policies. Council directed City Planning staff to conduct open houses in each Community Council District of the City, meet with key stakeholders including the Building Industry and Land Development association (BILD), and engage experts in climate change and resiliency in a dedicated roundtable to obtain comments and feedback regarding the draft changes to the environmental policies. The report can be found at: <http://app.toronto.ca/tmmis/viewagendaitemhistory.do?item=2014.PG35.19>

BACKGROUND

Provincial Policy Framework

The Province of Ontario has 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.

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 includes 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.

While the Official Plan's environmental policies are generally consistent with the 2014 Provincial Policy Statement, the revisions to the environmental policies in the proposed amendment reflect the PPS' increased emphasis upon the protection of natural heritage, water, biodiversity, energy conservation and efficiency and climate change.

Growth Plan for the Greater Golden Horseshoe (2006)

The Growth Plan for the Greater Golden Horseshoe (Growth Plan) 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. The current Official Plan policies for the environment are in conformity with the Provincial Growth Plan.

Greenbelt Plan (2005)

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 protection to agricultural land and natural areas, the Greenbelt Plan also supports a wide range of recreational and tourism uses.

Under the *Greenbelt Act, 2005* City Council's planning decisions related to lands 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 maps showing the boundaries of the Greenbelt Area, the Protected Countryside and the Natural Heritage System.

Municipal official plans are required to contain policies that reflect the requirements of the Greenbelt Plan. The City's proposed Official Plan amendment to address conformity requirements with the Greenbelt Plan is provided in a report titled 'Official Plan Five Year Review: Amendments to the Official Plan Environmental Policies and Proposed Designation of Environmentally Significant Areas – Final Recommendation Report' which is also before the Committee at its September 16, 2015 meeting.

Co-ordinated Review

The Province has recently completed a review of the Provincial Policy Statement and is currently undertaking a co-ordinated 10 year review of the Growth Plan, the Greenbelt Plan, the Oak Ridges Moraine Conservation Plan and the Niagara Escarpment Plan. Proposed amendments to the Plans are expected to be released in the fall of 2015.

Consultation Process

The recommended Official Plan amendment appended as Attachment 1a is the culmination of an extensive review of the current Official Plan policies that address the environment as part of the Five-Year Review of the Official Plan environmental policies and the proposed ESA designations. The review commenced with an initial round of public consultations in 2011, internal consultations within the City Planning Division and with other City Divisions, and consultations with our partners at the TRCA. The feedback and comments received during this initial consultation program assisted staff in refining existing policies and incorporating additional policies to address priorities identified during the consultation and review process. An extensive public consultation process was carried out in 2014 including four public consultation forums (one in each Community Council District), five open houses (one in each of Etobicoke-York, North York, East York, Toronto and Scarborough), two roundtables (one on climate change and one on the environment), as well as meetings with the Building Industry and Land Development Association (BILD) and representatives of the Confederation of Residents and Ratepayer Associations (CORRA) and the Federation of North Toronto Residents Associations (FONTRA). Meetings were also held with representatives of MMAH and further

input was sought from TRCA and City Divisions. The June 18th Open House was the Statutory Open House required as part of the Five Year Review of the Official Plan.

June 18, 2015 Open House

On June 18th, City Planning staff hosted an Open House to present and receive feedback on the proposed revisions to the environmental policies and proposed designation of ESAs.

Information on the Open House was widely distributed via posting on the Official Plan dedicated webpage, a notice published in the Toronto Star, advertisements run on Spacing Magazine's Toronto website and the newsletter of the Ontario Landscape Architects Association. As well, email and mail invitations were sent out to all organizations and individuals who requested to be notified of the reports and meetings related to the Official Plan Review. In addition, notice was emailed to over 4,000 subscribers to the Electronic Updates of the Official Plan Review. Twenty people attended the Open House.

COMMENTS

What We Heard

The proposed amendments to the environmental policies and city-wide designation of ESAs were well received. Most of the comments and suggestions for further refining and strengthening the proposed changes to the environmental policies were raised during the earlier consultation rounds.

As with the earlier consultations, comments received at the June 18th Open House and in written submissions received afterwards reiterated support for stronger policies to protect the environment, address climate change and resiliency, and reduce the impact of development on the environment, particularly around energy planning and storm water management. Consistent with previous consultations, suggestions were also provided for expanding the Toronto Green Standards. Other comments and questions pertained mostly to management of significant natural areas and stormwater and some general remarks on the Official Plan's approach to the City's growth management and transportation.

Written comments received from the MMAH requested further refinements to the policy on provincially significant areas to make it consistent with the 2014 Provincial Policy Statement. Written comments received from TRCA requested further refinements on remediation of flood hazard, ESAs, compensation for ecosystem services and buffer limits. A summary of the June 18, 2015 Open House and copies of written comments received are provided in Attachment 3.

Proposed Amendments

A summary of proposed amendments to the Official Plan environmental policies and ESA designations, including further refinements made as a result of feedback received during and after the June 18, 2015 Open House, is provided below. The proposed changes enhance existing policies that are already working well, bring the Official Plan into conformity with the 2014 PPS

and address Council's 2008 direction to incorporate explicit climate change goals.

<http://app.toronto.ca/tmmis/viewagendaitemhistory.do?item=2008.pe13.1>

The recommended Amendment is provided in Attachment 1a. Attachment 2 illustrates how the amended environmental policies and text will look in the Official Plan. More detailed maps showing areas proposed for ESA Designation in each Community Council District are provided in Attachments 4a, b, c, and d.

a) Chapter 1: Making Choices

Chapter One articulates a vision for the kind of City that we want to create and outlines the principles for a successful City. Aspirational statements about a clean and healthy environment, resilience to climate change and a connected natural system and the ravine system are added to the vision. A sidebar is added which describes Council's Climate Change, Clean Air and Sustainable Energy Action Plan; the type of future weather expected and the need to design buildings, infrastructure and the public realm, and manage natural resources, to be resilient to changing weather.

b) Chapter 2: Shaping the City

Chapter Two describes the city's position in the regional context, describes the urban structure of the City and sets out the strategy for managing growth. Section 2.1 which addresses our regional context is amended to recognize the Greenbelt and recognize that Toronto watersheds connect us to natural ecosystems beyond our boundaries. Map 1: *Regional Connections* will be amended to graphically illustrate the Greenbelt and its elements at a later date when amendments are made to Map 1 to show existing and potential transportation corridors as part of proposed amendments to the transportation policies forthcoming in 2016.

New policies 2.2.2.2 m) and n) are added to require Secondary Plans for *Centres* to assess opportunities for energy conservation, resilience and small local integrated energy solutions and for green infrastructure. A similar policy for *Avenues* is added to policy 2.2.3.2 a). A sidebar describing Community Energy Plans is added to Section 2.2.2.

Section 2.3.2 provides policies for Toronto's *Green Space System and Waterfront*. Proposed revisions to the text are made to update terms and provide consistency and clarity. Section 2.3.2 is amended to strengthen and support the role of the *Green Space System*. Policy 3a) is revised to clarify that land may be added to the *Green Space System* for reasons other than creating linkages. New policy 6g) 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. Minor changes to policy 10 recognize the proposed Rouge National Urban Park. A sidebar is added to describe the importance of the Rouge Valley area and the proposed Rouge National Urban Park. The sidebar is further refined to clarify that only public lands are included in the Rouge National Urban Park.

c) Chapter 3: Building a Successful City

Chapter 3 contains policies to guide decision making based on the Plan's goals and includes the City's environmental policy objectives for new neighbourhoods and built form, parks and open space and the natural environment. The policies within Chapter 3 provide the foundation for many innovative initiatives including the Toronto Green Standard, the Green Roof By-law and the protection of ESAs.

i) Section 3.1 The Built Environment and 3.3 Building New Neighbourhoods

The proposed revisions to Sections 3.1 and 3.3 are intended to apply consistent language around environmentally sustainable design and construction practices. A sidebar on 'Green Infrastructure', which is consistent with the definition found in the 2014 PPS, was added to Section 3.1.

Policy 3.3a) is amended to require adequate space for planting of trees in *New Neighbourhoods* and new policies 3.3.1 f) - h) are added to require strategies for energy conservation, resilience to power disruptions, and integrated energy solutions that incorporate renewable and alternative energy systems as well as water management and conservation and waste management as part of a comprehensive planning framework for *New Neighbourhoods*.

Policy revisions previously proposed for Section 3.1.2 Built Form to address entrapment of air flow related to built form along the street, the use of high albedo surface materials, bioretention swales and energy efficient lighting will be brought forward in the report on Urban Design policy changes as part of the Five-Year Official Plan Review.

ii) Section 3.4 The Natural Environment

The draft policies of Section 3.4 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, ESAs and lakefilling. Revisions are made to the text of section 3.4 *The Natural Environment* to emphasize that the City's natural heritage system is significant both within and beyond Toronto and requires long term protection. The fourth paragraph about the urban forest is further refined by clarifying that non-native, non-invasive species may be planted when urban conditions limit the survival of native species.

Existing sidebars on 'Toronto's Environmental Plan' and 'Managing Water Consumption' have been deleted. The sidebar titled 'Managing Air Quality' is largely replaced with a new sidebar 'Energy Conservation, Air Quality and Climate Change' 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. The sidebars 'The TRCA: The City's Partner in Managing the Natural Environment', 'Identifying Hazard Lands' and 'Regulating Hazards' are updated. New sidebars added to describe 'Watercourse and Infrastructure Management', 'Buffers', the 'Toronto Green Roof Bylaw', 'Bird-Friendly', 'Light Pollution' and 'Biodiversity' are added to provide greater clarity around Council's initiatives in these areas as well as interpretive advice. A draft proposed sidebar on 'Lands Adjacent to Provincially Significant Areas' which duplicates information provided in the Provincial Natural Heritage Reference Manual is deleted. The sidebar 'Regulating Hazards' is further refined to encourage comprehensive approaches to

development or infrastructure that assist in reducing flood hazard. The 'Buffers' sidebar is further refined to clarify that buffers may extend beyond lands required to set back development from natural hazards.

Policy 3.4.1 is revised to include consideration for cleaning up water courses, mitigating the unacceptable effects of light, sustaining the health of the natural ecosystem, including locations of both terrestrial and aquatic flora and fauna. New policies 3.4.1 b) vi - viii are added to ensure consideration of seasonal movements of migrating species, opportunities for habitat provided by the built environment, and potential impacts of a changing climate on ecosystem health. Policy 3.4.1 c) iii) is amended to support reductions in greenhouse gas emissions and sub policy e) is amended to give consideration to the potential impacts of climate change on natural hazards. New policy 3.4.1 g) is added to address the objectives in the 2014 PPS regarding protecting, improving and restoring the quality of water and drinking water sources. Policy 3.4.1 h) is added to promote the use of green infrastructure.

Policy 3.4.8 is amended to add toe-of-slope to the list of features requiring set-back. Reference to alterations to existing development is deleted because it is addressed in the zoning bylaw and the word 'accessory' has been changed to 'ancillary' to be consistent with the zoning bylaw. In response to comments on the previous draft, reference to 'minor' and 'additions to existing development' is reinserted and will be defined through the zoning bylaw. A sidebar diagram is added to illustrate the location of toe-of-slope. A new policy 3.4.9 is added to prevent alterations to the existing slope of a valley, ravine or bluff for the purpose of accommodating new development. Policy 3.4.16 is amended to clarify situations when lakefilling projects in Lake Ontario will be supported. Policy 3.4.17 is amended to define circumstances when minor lakefilling will be supported.

Policies 3.4.13 and 3.4.14 are refined to provide further direction on the protection and management of locally and provincially significant areas: new or expanding infrastructure, for which there is no reasonable alternative, will avoid these areas unless there is no reasonable alternative; and site alteration in ESAs will be avoided with the exception of trails and conservation, flood or erosion control. Policy 3.4.13 is further refined to ensure the wording throughout the policy is consistent. Policy 3.4.14 is amended to make it consistent with the 2014 PPS and is further refined in response to comments from Ministry of Municipal Affairs and Housing (MMAH). Map 12 (Attachment 1b) is renumbered and amended to add 68 new ESAs across the City and expand the boundaries of 14 existing ESAs. During the consultations, staff received requests to expand five of the proposed ESAs to include adjacent lands and consider three new areas as ESAs. These areas will be investigated and areas found to meet the ESA criteria will be proposed for addition to Map 12A at a later date. A new map 12B (Attachment 1c) is added to show provincially significant wetlands and areas of natural and scientific interest that have been identified by the Province. The title of Map 12B is further refined.

Policy 3.4.18 is revised to articulate innovative methods of stormwater management including stormwater attenuation and re-use and use of green infrastructure. Policy 20 is merged with policy 18 and revised to more explicitly address resiliency and alternative energy systems in accordance with Council policy.

d) 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 allow for limited development which is compatible, minimizes adverse impacts on natural features and meets the Development Criteria in Parks and Open Space Areas. Policies are amended enhance protection for natural heritage features.

i) Parks and Open Space Areas

Policy 4.3.3b) is revised to indicate that infrastructure projects that must pass through *Natural Areas* will be designed to restore and enhance natural heritage features. The Development Criteria under policy 4.3.6 is amended to ensure that any development provided for will maintain or improve connectivity between natural heritage features.

ii) Mixed Use Areas and Institutional Areas

Section 4.5 *Mixed Use Areas* and Section 4.8 *Institutional Areas* are amended to consider energy conservation, resilience to power disruptions, renewables and alternative energy systems when undertaking development and to consider opportunities for green infrastructure including tree planting, stormwater management systems and green roofs. Section 4.7 *Regeneration Areas* is amended to encourage completion of a Community Energy Plan when undertaking a Secondary Plan for a *Regeneration Area*. These amendments are consistent with Council's direction regarding climate change.

e) Chapter 5: Implementation: Making Things Happen

i) Site Plan Control

Policy 3 in Section 5.1.3 is amended to remove reference to the date of Council approval and the third paragraph of the sidebar 'Site Plan and Exterior Sustainable Design' is amended to update the description of the Toronto Green Standard.

ii) Secondary Plans: Policies for Local Growth Opportunities

Section 5.2.1 Secondary Plans, Policy 4 is amended to encourage green infrastructure and the 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.

f) Maps

Map 12 is renumbered and amended to identify the locations of ESAs across the City. A new Map 12B is added to show locations of provincially significant wetlands and areas of natural and scientific interest that have been identified by the Province.

g) Schedules

Schedule 3 *Complete Applications* is amended to request completion of an Energy Strategy for Official Plan and Zoning Bylaw Amendments and Plan of Subdivision.

CONCLUSION AND NEXT STEPS

This report summarizes comments received at and following the Statutory Open House held on June 18, 2015 to review proposed amendments to the Official Plan environmental policies and ESA designations and describes further refinements made to those policies as a result of comments received. The recommended amendments to the environmental policies and ESA designations contained in Attachment 1a to this report are the result of an extensive review and consultation process which commenced in 2012.

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ATTACHMENTS

Attachment 1a: Proposed Official Plan Environmental Policies
Attachment 1b: Proposed Changes to Map 12: Environmentally Significant Areas
Attachment 1c: Proposed New Map 12B: Provincially Significant Wetlands and Areas of Natural Scientific Interest
Attachment 2: Incorporation of the Draft Environmental Policies into the Existing Official Plan Policy Framework
Attachment 3: Open House Consultation Meeting Summary and Written Comments
Attachment 4a: Areas Proposed for ESA Designation in Etobicoke York District
Attachment 4b: Areas Proposed for ESA Designation in North York District
Attachment 4c: Areas Proposed for ESA Designation in Toronto and East York District

Attachment 4d: Areas Proposed for ESA Designation in Scarborough District

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Attachment 1a: Proposed Official Plan Environmental Policies

CITY OF TORONTO

BY-LAW No. -2015

To adopt Amendment 262 to the Official Plan of the City of Toronto with respect to the Environmental Policies and Designation of Environmentally Significant Areas.

Whereas authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P.13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided information to the public, held a public meeting in accordance with Section 17 of the *Planning Act* and held a special public meeting in accordance with the requirements of Section 26 of the *Planning Act*;

The Council of the City of Toronto enacts:

1. The attached Amendment No. 262 to the Official Plan of the City of Toronto is hereby adopted.

Enacted and passed on _____, 2015

Frances Nunziata
Speaker

Ulli S. Watkiss
City Clerk

(Seal of the City)

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

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

CHAPTER 1: Making Choices

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

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

And by adding the following as a new eleventh bullet: "a ravine system that offers wilderness, respite, recreation, beauty and a link to our past."

2. 2: Principles for a Successful Toronto, *A City of Connections*, Page 1-4, is amended by replacing the word "network" with the word "system" in the fourth bullet.
3. Add a new sidebar to Page 1-2, following the sidebar on the 'Strategic Plan' as follows:

"Climate Change, Clean Air and Sustainable Energy Action Plan

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

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

CHAPTER 2: Shaping the City

4. Section 2.1 Building a More Liveable Urban Region, Policy 2.1 (k) is amended by: deleting the words "the natural ecosystem" and replacing with "and functions"; so that the sub-section 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 and the region's prime agricultural land."
5. Section 2.2.2 Centres: Vital Mixed Use Communities, Policy 2 is amended by adding two new sub-sections as follows:
- "m) assess opportunities for:
- i. energy conservation, including peak demand reduction;
 - ii. resilience to power disruptions;
 - iii. small local integrated energy solutions that incorporate renewables, district energy, combined heat and power or energy storage through preparation of a Community Energy Plan; and
- "n) assess opportunities for green infrastructure including tree planting, community gardens, stormwater management systems and green roofs."
6. Section 2.2.2 Centres: Vital Mixed Use Communities is amended by adding a new sidebar titled *Community Energy Planning* as follows:
- "Community Energy Planning
- Community Energy Planning (CEP) is an area-based approach to energy planning that models energy needs for existing and future development. The CEP will identify opportunities to conserve energy and reduce demand and emissions, including the energy component in water, solid waste and transportation choices."
7. Section 2.2.3 Avenues: Reurbanizing Arterial Corridors, Policy 2 is amended by adding the words "including green infrastructure" to sub section 2a)i) so that it now reads as follows:
- "(i) streetscape improvements including green infrastructure;"
8. Section 2.2.3 Avenues: Reurbanizing Arterial Corridors, Policy 2 and by adding the following new sub-section v):
- "v) opportunities for energy conservation, including peak demand reduction, improved resilience to power disruptions and high efficiency local generation and distribution."
9. Section 2.3.2 Toronto's Green Space System and Waterfront, is amended by replacing the words 'our natural ecosystem' in the first paragraph, second sentence of the non-policy text with the words "natural ecosystems both within and beyond our boundaries." so that it now reads as follows:
- "This system is vital both to our quality of life and to the health of natural ecosystems both within and beyond our boundaries."
- and by replacing the third paragraph with the following:

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

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

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

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

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

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

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

12. Section 2.3.2 Toronto's Green Space System and Waterfront, Policy 10 is amended by replacing the words "Rouge Park" with the words "Rouge National Urban Park" so that the policy now reads:

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

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

"Rouge Valley Area

The Rouge Valley area is an important part of Toronto's Green Space System. It forms part of a continuous ecological corridor that runs through the City and connects the natural systems of Lake Ontario to the Oak Ridges Moraine.

Lands within the Rouge Valley are designated as Greenbelt Protected Countryside and are subject to the policies of the Greenbelt Plan (2005). In recognition of the significance of the

Rouge Valley, the federal government has established a national park which will extend from Lake Ontario to the Oak Ridges Moraine and includes public land within the Rouge Valley area of Toronto. The Rouge National Urban Park Management Plan sets out a long-term vision for and guides the management and operation of the park."

CHAPTER 3: Building a Successful City

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

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

15. Section 3.1.2 Built Form is amended by adding a new sidebar titled *Green Infrastructure* near policy 7 as follows:

"Green Infrastructure

Green infrastructure means natural and human-made elements that provide ecological and hydrological functions and processes. Green infrastructure may include components such as natural heritage features and systems, parklands, stormwater management systems, street trees, urban forests, natural channels, permeable surfaces, and green roofs."

16. Section 3.3 Building New Neighbourhoods, Policy 1a), is amended by adding the words "including adequate space for planting of trees" so that the policy now reads:

"a) the pattern of streets, development blocks, open spaces and other infrastructure, including adequate space for planting of trees;"

17. Section 3.3 Building New Neighbourhoods, Policy 1, is amended by adding new sub-sections f), g) and h) as follows:

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

g) a strategy for stormwater management and water conservation; and

h) a strategy for waste management."

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

19. Section 3.4 Natural Environment, non-policy text, Page 3-24 second paragraph is amended by deleting the reference to "green design" and replacing with the words "sustainable

design and construction practices." and by adding a new paragraph following the second paragraph as follows:

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

20. Section 3.4 Natural Environment, non-policy text, Page 3-24 third paragraph is amended by:

- a) adding the new sentence "Human Settlement has dramatically changed the landscape of Toronto." to the beginning of the paragraph;
- b) in the second sentence adding the word "remaining" after the word "Our" and by adding the following words to the end "and provide important ecosystem functions";
- c) inserting a new sentence following the third sentence: "The natural heritage system is important to the City both within and beyond our boundaries and needs to be protected for the long term."; and
- d) in the fourth sentence deleting the words "The natural heritage system" and replacing them with the word "It".

So that the amended paragraph reads as follows:

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

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

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

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

"Energy Conservation, Air Quality and Climate Change

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

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

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

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

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

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

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

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

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

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

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

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

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

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

27. Section 3.4 Natural Environment, Policy 3.4.1 b) i) is amended by adding the words "locations of" and "both terrestrial and aquatic" so it reads as follows:

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

28. Section 3.4 Natural Environment, Policy 3.4.1 b) is amended by adding four new sub-sections and renumbering them as follows:

"iii) ground and surface water contributions to natural features;"
iv) landforms, ravines, watercourses, wetlands and the shoreline and associated biophysical processes;
v) natural linkages between the natural heritage system and other green spaces;
vi) seasonal movements of migrating species
vii) opportunities for additional habitat provided by the built environment
viii) the potential impacts of a changing climate on biodiversity and ecosystem health."

29. Section 3.4 Natural Environment, Policy 3.4.1 c) iii) is amended by adding the words "and greenhouse gas emissions" to the end so it reads as follows:

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

30. Section 3.4 Natural Environment, Policy 3.4.1 e) is amended by adding the words "and considering the potential impacts of climate change that may increase the risk associated with natural hazards" to the end so 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"

31. Section 3.4 Natural Environment, Policy 3.4.1 is amended by adding a new policy g) as follows:

"g) protecting, improving or restoring the quality and quantity of water and drinking water sources; and"

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

"h) promoting green infrastructure to complement infrastructure."

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

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

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

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

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

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

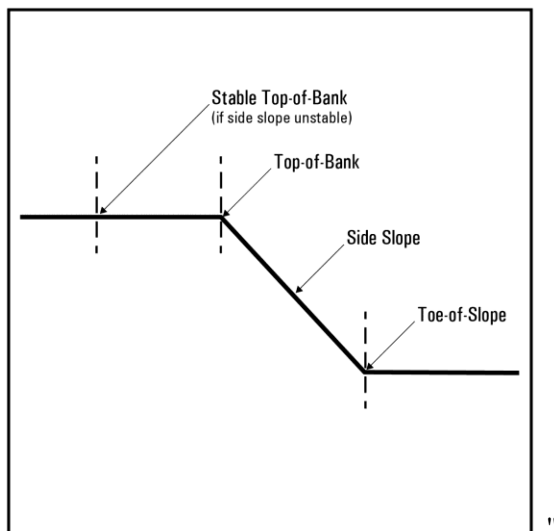
35. Section 3.4 Natural Environment, the sidebar *Identifying Hazard Lands* is amended by deleting the text and replacing it with the following text so that the amended sidebar reads as follows:

"Identifying Hazard Lands

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

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



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

"Regulating Hazards

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

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

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

The most important documents for managing hazards in Toronto are the Provincial Policy Statement (2014), the Ministry of Natural Resources and Forestry's Technical Guide to River and Stream Systems: Flooding Hazard Limit, and the Toronto and Region Conservation Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 166/06), which it administers in accordance with its Living City Policies."

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

"Watercourse and Infrastructure Management

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

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

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

"Buffers

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

greater than set-backs required from hazard lands. Where development is proposed adjacent to natural features, buffer widths should be established through an impact study. Guidelines will be established to assist in identifying buffer widths."

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

"h) aquatic features and functions including the shoreline of Lake Ontario"
41. Section 3.4 Natural Environment is amended by renumbering Map 12 to Map 12A.
42. Section 3.4 Natural Environment, the second paragraph in Policy 13, is amended by:
 - i) inserting the words "or site alteration, with the exception of trails and conservation, flood and erosion control projects, is not permitted" before the words "on lands within the natural heritage system that exhibit any of these characteristics";
 - ii) inserting the words "New or expanding infrastructure will avoid these areas unless there is no reasonable alternative, adverse impacts are minimized and natural features and ecological functions are restored or enhanced where feasible" before the words "An impact study, as referred to in Policy 12...." .
 - iii) adding a new paragraph "Where known environmentally significant areas shown on Map 12A extend onto lands above top of bank which have underlying zoning permissions, 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 adjacent to these areas. Any proposed development will avoid these areas, minimize 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, with the exception of trails and conservation, flood and erosion control projects, is not permitted on lands within the natural heritage system that exhibit any of these characteristics. Activities will be limited to those that are compatible with the preservation of the natural features and ecological functions attributed to the areas. New or expanding infrastructure should be avoided unless there is no reasonable alternative, adverse impacts are minimized and natural features and ecological functions are restored or enhanced where feasible. An impact study, as referred to in Policy 12, will be required for any proposed undertaking in those areas not already the subject of an Environmental Assessment under the Environmental Assessment Act.

Where known environmentally significant areas shown on Map 12A extend onto lands above the top of bank which have underlying zoning permissions, 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 adjacent to these areas. Any proposed development will avoid these areas, minimize negative impacts and, when possible, restore and enhance the ecological functions attributed to these areas. Known areas exhibiting these environmentally significant characteristics are shown on Map 12A."

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

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

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

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

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

Provincially significant natural heritage features will be protected by:

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

- d) avoiding new or expanding infrastructure unless there is no reasonable alternative, negative impacts are minimized and natural features and ecological functions are restored or enhanced where feasible.

Most provincially significant wetlands and areas of natural and scientific interest that have been identified by the Province are shown on Map 12B. Where development is proposed adjacent to these areas, their boundaries will be more precisely determined. The Province may identify additional areas to which these policies apply."

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

- a) inserting the words "natural habitat," before the words "public recreation" and deleting the word "purposes" in sub-section a);
- b) adding the words "and terrestrial and aquatic habitat" before the words "will be protected or enhanced in sub-section b)."; and
- c) adding a new sub-section "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."

46. 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-section 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."

47. Section 3.4 Natural Environment Policy 18 is amended by adding "sustainable design and construction practices" and "new development" and deleting the word "redevelopment" so that the amended policy reads as follows:

"18. Innovative energy producing options, sustainable design and construction practises and green industry will be supported and encouraged in new development and building renovation through:"

48. 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 stormwater management including stormwater attenuation and re-use and use of green infrastructure;";
- c) advanced water conservation and efficiency methods;
- d) "advanced energy conservation and efficiency technologies and processes that contribute towards an energy neutral built environment including:
 - i) establishing and extending district heating and cooling facilities and connections;
 - ii) renewable energy systems including wind and solar power
 - iii) small local integrated energy solutions such as combined heat and power and energy storage;
 - iv) active and passive design measures that conserve energy and reduce peak demand; and
 - v) back-up power systems to improve resiliency to power interruptions."
- 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;

49. 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".

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

"Toronto Green Roof Bylaw

Green roofs help reduce the urban heat island effect and associated energy use, manage stormwater runoff, reduce pollutants entering our waterways, improve air quality and

beautify our city. Green roofs also provide an opportunity to create habitat and enhance biodiversity in the urban fabric of the City.

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

"Bird-Friendly

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

"Light Pollution

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

"Biodiversity

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

CHAPTER 4: Land Use Designations

51. 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".
52. 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;"
53. 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:"
54. 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."
55. Section 4.5 Mixed Use Areas, Policy 2, is amended by adding a new sub-section m) as follows:
- "(m) provide opportunities for green infrastructure including tree planting, stormwater management systems and green roofs."
56. Section 4.7 Regeneration Areas, Policy 2, sub-section b) is amended by deleting the words "greening" and "tree planting," and adding the word "and" so that the policy reads as follows:
- "(b) a strategy to plan for improvements to existing parks and the acquisition of new parks and open spaces;"
57. Section 4.7 Regeneration Areas, Policy 2, is amended by adding a new sub-section c) as follows and renumbering the subsequent sub-sections:
- "b) a green infrastructure strategy including tree planting, stormwater management systems and green roofs;"

58. Section 4.7 Regeneration Areas is amended by adding new sub-section (i) as follows:

"i) 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."

59. 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; and"

60. Section 4.8 Institutional Areas, Policy 5) is amended by adding a new subsection (k) as follows:

"(k) identify opportunities for green infrastructure including tree planting, stormwater management systems and green roofs."

CHAPTER 5: Implementation: Making Things Happen

61. Section 5.1.3 Site Plan Control, the sidebar entitled "Site Plan and Sustainable Exterior Design" third paragraph is amended by removing the words "In October 2009, City Council adopted", deleting the comma and deleting the word "which" so that the third paragraph reads as follows:

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

62. Section 5.1.3 Site Plan Control, Policy 3 is amended by deleting the words, "adopted by City Council October 2009."

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

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

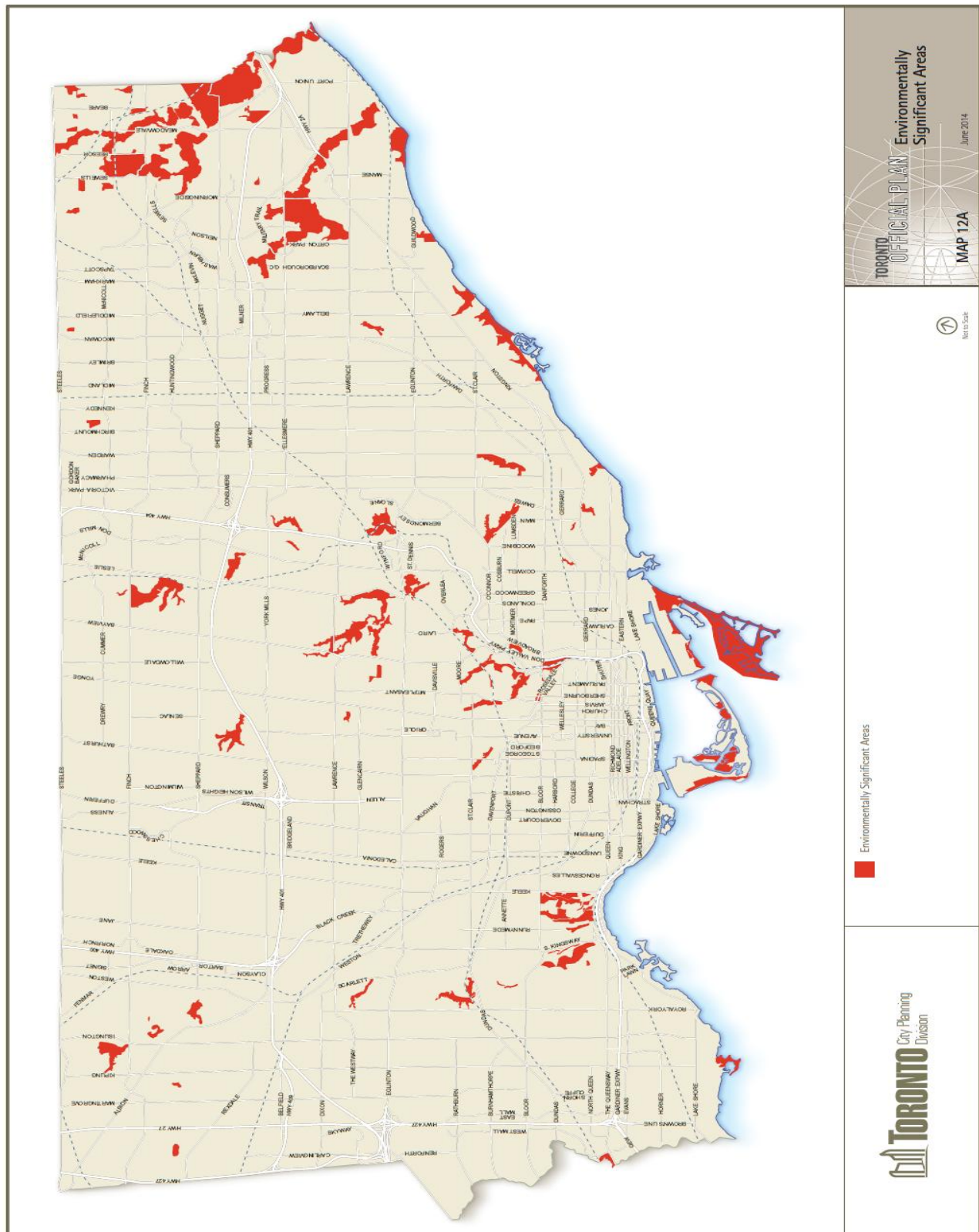
64. Section 5.2.1 Secondary Plans: Policies For Local Growth Opportunities, Policy 4, is amended by adding a new policy (g) as follows and renumbering the subsequent subsection:

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

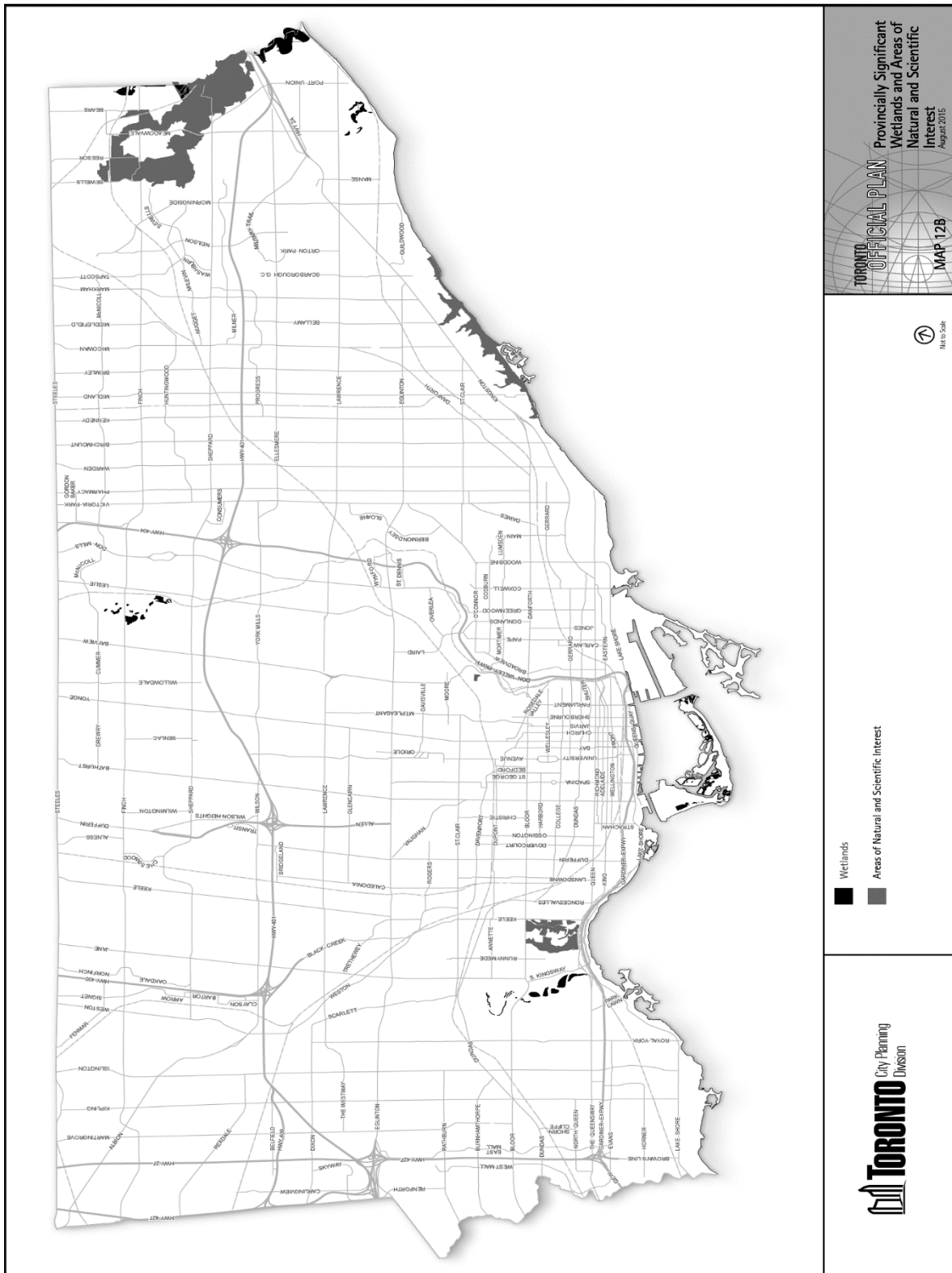
65. Schedule 3, Application Requirements is amended by adding a new requirement to prepare an Energy Strategy for amendments to Official Plan and Zoning Bylaw and Plan of Subdivision, as follows:

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

**Attachment 1b: Proposed Changes to Map 12: Environmentally Significant Areas
(For more detail see Attachment 4)**



Attachment 1c: Proposed New Map 12B: Provincially Significant Wetlands and Areas of Natural and Scientific Interest



Attachment 2: Incorporation of the Draft Environmental Policies into the Existing Official Plan Policy Framework

The revised policies that were considered by PGMC in June 2014 are in bold. The underlined and bold text indicates changes that reflect input from the later 2014/early 2015 consultations. The double underline text indicates changes that reflect input from the June/July 2015 consultations.

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 ravine system that offers wilderness, respite, recreation, beauty and a link to our past;**
- 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):

Climate Change, Clean Air and Sustainable Energy Action Plan

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

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

CHAPTER 2: SHAPING THE CITY

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

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 and protects the region's prime agricultural land.

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, 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;
- m) **assess opportunities for:**
 - i) **energy conservation, including peak demand reduction;**
 - ii) **resilience to power disruptions;**
 - iii) **small local integrated energy solutions that incorporate renewables, district energy, combined heat and power or energy storage through preparation of a Community Energy Plan; and**
- n) **assess opportunities for green infrastructure including tree planting, community gardens, stormwater management systems and green roofs.**

New Sidebar Section 2.2.2

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 **including green infrastructure**;
 - ii) transportation improvements such as transit priority measures; improved connections to rapid transit stations, bikeways and walkways;

- iii) parks, open space, community and rooftop gardens and community services and facilities;
- iv) upgraded water or sewer infrastructure; and
- v) **opportunities for energy conservation including peak demand reduction, improved resilience to power disruptions, and high efficiency local generation and distribution.**

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

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:**
- a) acquiring linkages between existing parks and open spaces, 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.**
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, Waterfront Toronto 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.**
10. The year-round recreational use of unique regional resources such as Toronto Island Park and Rouge **National Urban Park** will be encouraged.

New Sidebar, Section 2.3.2

Rouge Valley Area

The Rouge Valley area is an important part of Toronto's Green Space System. It forms part of a continuous ecological corridor that runs through the City and connects the natural systems of Lake Ontario to the Oak Ridges Moraine. Lands within the Rouge Valley are designated as Greenbelt Protected Countryside and are subject to the policies of the Greenbelt Plan. In recognition of the significance of the Rouge Valley, the federal government has established a national park which extends from Lake Ontario to the Oak Ridges Moraine and includes public land within the Rouge Valley area of Toronto. The Rouge National Urban Park Management Plan sets out a long-term vision for and guides the management and operations of the park.

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, **environmentally sustainable design and energy efficiency** and work together to prepare for the impacts of climate change.

New Sidebar, Green Infrastructure. Section 3.1.2

Green infrastructure refers to natural and human-made elements that provide ecological and hydrological functions and processes. Components may include natural heritage features and systems, parklands, stormwater management systems, street trees, urban forests, natural channels, permeable surfaces, and green roofs.

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, **including adequate space for planting of trees;**
 - 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;**
 - g) **a strategy for storm water management and water conservation; and**
 - h) **a strategy for waste management.**

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.

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

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

The urban forest is essential to the City's character. Over four million trees dominate our ravines, line our boulevards and beautify our parks and neighbourhoods. 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, or **other non-invasive species where urban conditions may limit the survival of native species.**

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

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

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

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, **watercourses** 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, **both terrestrial and aquatic**;
 - ii) water and sediment quality;
 - iii) **ground and surface water contributions to natural features**;

- iv) landforms, ravines, watercourses, wetlands and the shoreline and associated biophysical processes;
 - v) natural linkages between the natural heritage system and other green spaces;
 - vi) **seasonal movements of migrating species;**
 - vii) **opportunities for 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 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 suited to a changing climate; 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;
- g) **protecting, improving or restoring the quality and quantity of water and drinking water sources; and**
- h) **promoting green infrastructure to complement infrastructure.**
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:
- a) the top-of-bank of valleys, ravines and bluffs;
 - b) **toe-of-slope of valleys, ravines and bluffs;**
 - c) other locations where slope instability, erosion, flooding, or other physical conditions present a significant risk to life or property; and
 - d) other locations near the shoreline which may be hazardous if developed because of flooding, erosion or dynamic beach processes.

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

New Policy 9 – all subsequent policies will be numbered accordingly.

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

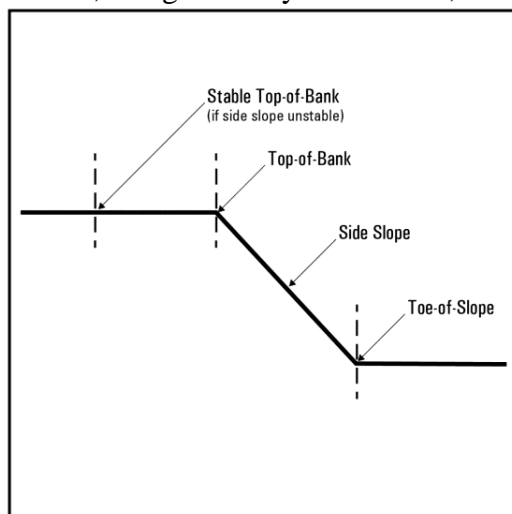
Delete and replace portions of the Sidebar on page 3-25 "Identifying Hazard Lands" as indicated below:

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** 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 TRCA reviews technical reports related to flooding or geotechnical slope stability.**

The floodplain is the area adjoining a watercourse **which** has been or may be **subject to flooding hazards**. In many cases, the side slope of valleys 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 portions of the Sidebar on page 3-26 "Regulating Hazards" as indicated below:

Regulating Hazards

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

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

Comprehensive approaches to development, redevelopment or infrastructure projects, such as The Lower Don Flood Protection Project, that assist in reducing flood hazard will be encouraged.

The most important documents for managing hazards in Toronto are the Provincial Policy Statement (2014), **the Ministry of Natural Resources and Forestry's Technical Guide to River and Stream Systems: Flooding Hazard Limit** and the Toronto and Region Conservation Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 166/06), which it administers in accordance with its **Living City Policies**.

Add a new Sidebar near existing policy 7, Section 3.4 as follows:

Watercourse and Infrastructure Management

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

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

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

Buffers

Buffers are strips of land that are contiguous to natural features and help to protect natural functions from the negative impacts of adjacent development. Buffers may extend beyond lands required to set back development from natural hazards. Lands set aside for buffers are generally kept in a vegetated state and can include existing vegetated areas and areas that can be vegetated. Buffer widths vary depending on the sensitivity and functions of the natural feature and the proposed development. 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.

Policies

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) **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.

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 alterations with the exception of trails and conservation, flood and erosion control projects, is not permitted** on lands within the natural heritage system that exhibit any of these characteristics. Activities will be limited to those that are compatible with the preservation of the natural features and ecological functions attributed to the areas. **New or expanding infrastructure will avoid these areas unless there is no reasonable alternative, adverse impacts are minimized and natural features and ecological functions are restored or enhanced where feasible.** 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 above top of bank which have underlying zoning permissions, 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 or in adjacent to these areas. Any proposed development will avoid these areas, minimize negative impacts and, when possible, restore and enhance the ecological functions attributed to these areas.

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

Delete and replace the last two paragraphs of the sidebar "The Natural Heritage System and Inventory" on p 3-27 with the following:

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

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

New Map 12B: Provincially Significant Wetlands and Areas of Natural and Scientific interest is added

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

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

Provincially significant wetlands and areas of natural and scientific interest that have been identified by the Province are shown on Map 12B. **Where development is proposed adjacent to these areas, their boundaries will be more precisely determined. The Province may identify additional areas to which these policies apply.**

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;
- 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.**

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.

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 stormwater management including stormwater attenuation and re-use and use of green infrastructure;**
- c) advanced water conservation and efficiency methods;
- d) **advanced energy conservation and efficiency technologies "and processes that contribute towards an energy neutral built environment" including:**
 - i) **establishing and extending district heating and cooling facilities and connections;**
 - 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; and**
 - iv) **back-up power systems to improve resiliency to power interruptions; and"**
- e) designs that facilitate waste reduction, recycling and other innovative management technologies and practices.

Delete Policy 3.4.20 and renumber subsequent policies accordingly.

New Sidebar, Section 3.4

Toronto Green Roof Bylaw

Green roofs help reduce the urban heat island effect and associated energy use, manage stormwater runoff, reduce pollutants entering our waterways, improve air quality and beautify our city. They 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.

New Sidebar, Section 3.4

Bird-Friendly

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

New Sidebar, Section 3.4

Light Pollution

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

New Sidebar, Section 3.4

Biodiversity

Biodiversity refers to the rich variety of life forms and the critical roles they play within varied ecosystems. Ecological health is related to healthy biodiversity. The greater the biodiversity of a defined geographic area, the greater the ecological health and resiliency of

that area. Policies protecting and enhancing the natural heritage system are a key pillar of biodiversity conservation within Toronto. The biodiversity found in small green spaces, street trees, green roofs, community gardens, hydro corridors, cemeteries, and backyards also all play an important role in our urban ecosystem. The City of Toronto's *Biodiversity Series* provides detailed information on the flora and fauna found in the City, fostering awareness and stewardship of local biodiversity.

CHAPTER 4: LAND USE DESIGNATIONS

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 or 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

Policies

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;
- (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, and**
- m) provide opportunities for green infrastructure including tree planting, stormwater management systems and green roofs.**

4.7 REGENERATION AREAS

Policies

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 strategy to plan for improvements to existing parks and the acquisition of new parks and open spaces;**
 - c) **a green infrastructure strategy including tree planting, stormwater management systems and green roofs,**
 - d) a community improvement strategy to identify and implement needed improvements to streets, sidewalks, boulevards, parks and open spaces;
 - e) 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;
 - f) a heritage strategy identifying important heritage resources, conserving them and ensuring new buildings are compatible with adjacent heritage resources;
 - g) 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; and
 - h) 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

- i) **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

Policies

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;
 - (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; and**
 - k) identify opportunities for green infrastructure including tree planting, stormwater management systems and green roofs.**

CHAPTER 5: IMPLEMENTATION: MAKING THINGS HAPPEN

5.1.3 Site Plan Control

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.**

Sidebar

Replace the third paragraph of the Sidebar on page 5-6 "Site Plan and Sustainable Exterior Design" with the following:

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

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 **including green infrastructure**, 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; and**
 - 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.

SCHEDULE 3: APPLICATION REQUIREMENTS

Amend Schedule 3 to include the following requirement 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 3: Open House Consultation Meeting Summary and Written Comments

1. June 18, 2015 Open House

a) Public Notice

A combination of public notice and invitations were used to promote the June 18th public Open House:

- A notice publicizing the open house was placed in the Toronto Star
- A notice was sent via E-Update to approximately 400 subscribers for news on the Official Plan review process
- Letters and emails were sent to all person and groups who had requested to be informed of Official Plan Review events and reports and environment policies or environmentally significant areas, including people who had signed up at community meetings held in 2014
- Notice to all City Councillors for inclusion in community newsletters and emails to interested constituents.
- A notice was placed Spacing magazine
- A notice was placed in the newsletter of the Ontario Landscape Architects Association
- Notice was placed on the City Planning Environment page (insert link) website

b) Consultation Materials

A number of resources were developed to facilitate participation in the consultation process. These resources were made available at the Open House and online.

c) Information Panels and Maps

Display panels were developed with the revised draft policy changes, including the changes made as a result of the 2014 consultations, and space for participants to provide their feedback directly on the panels. These panels were on display at the Open House and were available for viewing on the project.

d) Interactive Maps

The City's web-enabled interactive map showing existing and proposed ESAs was available on a laptop during the Open House for participants to view areas of interest in more detail. A display panel featuring a map of the existing and proposed ESAs was also available for viewing.

e) Information Resources

A brochure on Environmentally Significant Areas and the City's Biodiversity Series booklets were made available as supplementary educational material.

f) Open House Format

The format of the meetings was designed to encourage information sharing and discussion through a number of different methods:

Open House Portion - Staff from City Planning, Parks Forestry and Recreation, Toronto Water and Environment and Energy Office were available to provide additional information and answer questions about the display panels. Participants were also able to provide comments directly on the panels with sticky notes. The panels can be viewed on the City Planning website. www.toronto.ca/planning/environment/. Comments provided directly on the panels are provided in Appendix 1 below.

Presentation – a presentation was given by City Planning staff to provide an overview of the proposed changes to the draft Environmental policies. The presentation can be viewed on the City Planning website: www.toronto.ca/planning/environment/

Questions of Clarification - following the presentation, participants were able to ask any further questions of clarification regarding the draft policy changes that were not addressed in the presentation or through individual conversations during the open house component.

Online Engagement – participants were encouraged to provide feedback directly to the Official Plan Review email address opreview@toronto.ca.

2. Written Comments

After the meeting, written comments were received from Ministry of Municipal Affairs and Housing (MMAH) and Toronto and Region Conservation Authority (TRCA). Copies of these comments are provided in Appendix 2 below.

3. Summary of Key Feedback

Feedback on the revised draft policies was received through verbal and written comments at the June 18th meeting. Key feedback is summarized below.

The majority of participants at the open house, and the earlier consultations, supported the direction of the proposed enhancements to the environmental policies and the city-wide designation of ESAs. Most of the comments and suggestions for further refining and strengthening the proposed changes to the environmental policies were raised during the earlier consultation rounds.

Comments received at the June 18th open house and in written submissions received afterwards reiterated support for stronger policies to protect the environment, address climate change and resiliency, reduce the impact of development on the environment, particularly around energy planning, storm water management and the need for Green Standards for renovations and applications with less than 5 units. Other comments and questions pertained mostly to management of significant natural areas and stormwater and some general remarks on the Official Plan's approach to the City's growth management and transportation.

Written comments received from the MMAH requested further changes to the wording of a policy to make it more consistent with the 2014 Provincial Policy Statement. Written comments received from TRCA requested further refinements on remediation of flood hazard, ESAs, compensation for ecosystem services and buffer limits.

Written Comments Attached to Display Panels at Open House

Panel 4: Vision

"Any Concerns?"

- *The economy may be spread rather than downtown oriented*

"How would you Refine What is Proposed?"

- *A ravine system that also acts as connective tissue as well as respite space*

Panel 6: Climate Change and Energy

"Any Concerns?"

- *Storm water management should be "wetlands"*

"How would you Refine What is Proposed?"

- *Benchmarking/reporting of energy consumption on ward and neighbourhood level*
- *Transit infrastructure that is green. Avenues that are linear greenways*

Panel 7: Green Space System

"How would you Refine What is Proposed?" and Re: Rouge Valley Area sidebar

- *"Ecological corridors" good! What about other river valley systems?*

Panel 8: Green Infrastructure

"Any Concerns?" (Building New Neighbourhoods)

- *Renew or emphasis on surface permeability for developments up river. Important for storm water management and storm water infrastructure*
- *Need Green Building Standards for renovations to buildings with less than 5 units*
- *What about fixing old neighbourhoods?*

Panel 9:

"How would you Refine What is Proposed?"

- *Swimming? Blue flag beaches? Dogs and ecoli*

Panel 10: Hazards and Lakefilling

"Any Concerns?"

- *Define essential public works more closely as to create a hurdle for 'airport expansion etc'*

"How would you Refine What is Proposed?"

- 16a) *Land filling should be used to create transportation infrastructure as well as N.H.*

Panel 11: Environmentally Significant Areas

"Any Concerns?"

- *Ensure there is a robust review of impact studies*

Panel 13: Natural Environment

"How would you Refine What is Proposed?"

- *Buffers should be vegetated using native species*

Panel 14: Natural Environment

"Any Concerns?"

- *Need to reduce lit advertising. Billboards are pollution*

"How would you Refine What is Proposed?"

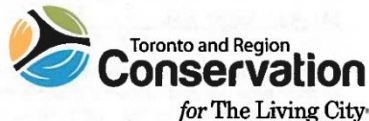
- *Toronto provides migratory habitat stopover. Some birds are diurnal migrants and some migrate at night*
- *We think of children's habitat as more or equally important as that of birds*

Panels 15 and 16: Sustainable Design

"How would you Refine What is Proposed?"

- *City design as sustainable holistic concept. The City as eco-organism*
- *Regeneration areas' parks and open spaces should include some newly created 'natural areas'*
- *Trees are great but other native vegetation should be used e.g., prairie meadow*

Written Comments Received After Open House



July 30, 2015

CFN 49276

BY MAIL & E-MAIL (kvoumva@toronto.ca)

Ms. Kerri Voumvakis
Director, Strategic Initiatives, Policy & Analysis
City of Toronto
Metro Hall, 22nd Floor
55 John Street
Toronto, ON M5V 3C6

Dear Ms. Voumvakis:

**Re: City of Toronto 2015 Official Plan Review
Proposed Revisions to Environmental Policies**

Thank you for involving Toronto and Region Conservation Authority (TRCA) staff in the City of Toronto's official plan review process. TRCA appreciates being invited to comment on the proposed revised policies and trusts that this collaborative effort will result in the shared objectives of the City and the TRCA being met.

We understand from the April 15, 2015 City staff report that the proposed Official Plan Amendment will be brought to City Council for approval in September and will bring the Official Plan into conformity with the 2014 Provincial Policy Statement. Meanwhile, conformity requirements under the *Greenbelt Act* will be addressed through a separate Official Plan Amendment going to the Planning and Growth Management Committee also in September 2015. Further, the draft environmental policy revisions previously identified for Section 3.1.2, Built Form, will be brought forward through the report on Urban Design policy changes later under the five-year OP review. The staff report also conveys that the proposed revised policies are intended to assist the City in meeting the challenges of climate change and to strengthen existing policies on energy conservation and efficiency, biodiversity, natural heritage, natural hazards, environmentally significant areas (ESAs), provincially significant areas, lake filling, and green infrastructure.

TRCA staff commends the City on the proposed revisions to the environment policies. Overall, the current draft does an outstanding job of incorporating considerations for protecting and enhancing a natural system of protected areas augmented by opportunities for green infrastructure and stormwater management renewal in the redeveloping portions of the City's landscape. Our previous comments in our emailed correspondence of June 27, 2014 have largely been addressed through proposed revisions regarding natural heritage, natural hazards, stormwater management and green infrastructure. The addition of these elements to the OP policies and sidebars are necessary for building a resilient City undergoing redevelopment and intensification in the context of a changing climate. Two of our comments that were not addressed are reiterated at the end of this letter for your consideration (9 and 10).

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There are also some new but minor comments that we offer as a public commenting body, technical service provider and resource management agency to municipalities, and as a regulatory agency affecting planning and development under the *Conservation Authorities Act*. TRCA's own policy document, the Living City Policies for Planning and Development in the Watersheds of TRCA (LCP), seeks the protection and enhancement of the Natural System, made up of natural hazards, water resources, natural features and areas, and areas of potential natural cover or buffers. These policies also seek to integrate the natural and built environments, maximizing opportunities for ecosystem services from across the entire landscape.

The comments for your consideration in refining the proposed revised policies being brought to Council in September are as follows:

1. **Rouge Valley Area (new sidebar), Section 2.3.2** - We look forward to reviewing the newly proposed policies affecting the Rouge River watershed in the next iteration of proposed revisions to the OP policies as the City undertakes its Greenbelt Plan conformity exercise. In that exercise, the revised policies should incorporate a requirement for a minimum 30-metre buffer from the stable top of bank of the Rouge Valley for all new development under the *Planning Act* (e.g., zoning amendments, subdivisions, consents, etc.) in the Rouge River watershed (both inside and outside of the Greenbelt Plan Area), as envisioned by the Rouge Park Management Plan for this important watershed.
2. **Preamble, Section 3.4** – The third last paragraph speaks to enhancing the urban forest, *"especially by planting native trees and trees that increase canopy coverage and density."* This seems to suggest that native trees do not increase canopy cover or diversity. Please consider revising the wording to state: *"especially by planting native trees and other non-invasive species (where urban conditions may limit the survival of native species) to increase canopy coverage and diversity."* We understand that the City uses Norway Maple street trees which invade and out-compete other species where the urban forest may be connected to the larger natural heritage system. An alternate hearty, but non-invasive, tree species should be substituted to enhance the urban forest and help prevent the spread of invasives to the natural heritage system.
3. **Regulating Hazards (revised sidebar), Section 3.4** – We appreciate the addition of this sidebar that explains the conservation authority role in natural hazard management and the provincial role in Special Policy Areas; however, we suggest that a corresponding policy is warranted that promotes the remediation of flood and erosion hazards in tandem with major proposals for redevelopment. A good example of this, of course, is the Lower Don, and there may be other opportunities in areas such as Jane-Wilson.
4. **Watercourse and Infrastructure Management (new sidebar), Section 3.4** – In addition to these works being consistent with federal, provincial and TRCA requirements, they should be consistent with the City's requirements, such as those in the Ravine and Natural Feature Protection By-law and the OP (see comment further to this below).
5. **Environmentally Significant Areas, Section 3.4, Policy 13** – This policy states that an impact study will be required for any proposed undertaking in those areas not already the subject of an environmental assessment (EA). In TRCA's experience, environmental studies for projects falling under an EA process are not always completed to a sufficient level of detail to determine local ecological impacts to ESAs or other natural features, (e.g. the Master Plan for Taylor Massey Creek, Don and Waterfront CSO EA). In these projects, some aspects of environmental study that would be captured under the OP's impact study requirements if the project fell under the planning process were deferred to later stages, where the avoidance of sensitive areas was no longer a viable option.

Although we understand that infrastructure projects falling under an EA process are not subject to the OP policies, the City as a proponent of its own EAs could have regard for the OP policies on environmental impact studies in ESAs and the larger natural heritage system. To strive for this consistency would be in accordance with Section 1.2.1 of the Provincial Policy Statement which requires a coordinated, integrated and comprehensive approach to infrastructure planning across other orders of government, agencies and boards. Moreover, 7.4.4.1 a) of the TRCA's LCP recommends the coordination of *Planning Act*, *Environmental Assessment Act*, and Master Plan processes to facilitate strategic infrastructure placement and design that avoids cumulative impacts and seeks opportunities for improvements to the natural system.

We would be pleased to discuss appropriate wording within the OP policies with you.

6. **Environmentally Significant Areas, Section 3.4, Natural Environment, Policy 13** – This section states that development and infrastructure should avoid these areas, and that natural features and ecological functions should be restored and enhanced where feasible. We recommend that the policy be clarified to state that compensation will be required for the loss of ecosystem services.
7. **Environmentally Significant Areas, Map 12A** – Please note on the map and in the text that ANSIs and wetlands are the only features and areas from the PPS for which provincial significance is determined by the Province. The provincial significance of valleylands and woodlands is determined by municipalities in accordance with the PPS and the Natural Heritage Reference Manual. We recommend that a note on Map 12A, and on the OP's map of the Natural Heritage System, could state, "May include provincially significant features and areas."
8. **Scarborough Environmentally Significant Areas Map** – You may wish to check the western boundary of the East Highland Creek Forest. It should extend out to Markham Road.
9. **Previous Comments on 10-metre setback Policy 3.4.8** – in our previous comments, we recommended the addition of e), as bolded below:

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.
- e) limits of significant vegetation as determined through a Natural Heritage Impact Study**

In the LCP and as reflected in current practice, TRCA typically stakes the limit of vegetation contiguous to the top of bank as the limit from which a buffer should begin. The policy for 10-metre setbacks in 3.4.8 a) to d) does not recognize that the buffer should begin from the greater of the two constraints (hazard and vegetation). Could the City incorporate some policy wording that will recognize that the buffer should begin from the greatest landward extent of hazards and vegetation? In this regard, the statement in the Buffers sidebar, "Buffers may include lands required to set back development from natural hazards" could be revised to say "Buffers may be required in addition to development setbacks from natural hazards."

10. **Previous comments on exemptions from 10-metre setback Policy 3.4.8** - Further, our previous comments included the concern that ancillary structures and replacement structures are exempt for policy 3.4.8 for a 10-metre setback from the stable top of bank. Could the City incorporate some policy wording that would create the opportunity for replacement structures and ancillary structures to be pulled back from the stable top of bank to the extent possible?

We trust these comments are clear and are of assistance. Should you have any questions or wish to discuss any of the above, please feel free to contact me or Mary-Ann Burns at extension 5763.

Yours truly,



for: Steven Heuchert, MCIP, RPP, MRTPI
Senior Manager, Development Planning and Regulation
Planning and Development
Extension 5311

cc: By email
Jane Welsh, City of Toronto
Jane Weninger, City of Toronto
Norman DeFraeye, City of Toronto
Carolyn Woodland, TRCA
Dena Lewis, TRCA
Renee-Afoom Boateng, TRCA

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July 9, 2015

Ms. Kerri Voumvakis
Director
Strategic Initiatives, Policy & Analysis
City Planning Division
Metro Hall
55 John Street, 22nd Floor
Toronto ON M5V 3C6

Dear Ms. Voumvakis,

**RE: Toronto Official Plan Five-Year Review
Revised Environmental Policies (Proposed OPA, April 15, 2015)
MMAH File No. 20-DP-2002-11010**

The Ministry of Municipal Affairs and Housing (MMAH) staff have had the opportunity to review the revised Environmental policies and proposed Official Plan Amendment (OPA) that have been prepared as part of the City's five-year Official Plan Review. It is our understanding City staff will prepare a final recommendations report to be considered by the Planning and Growth Management Committee in September 2015.

MMAH provided One-Window pre-consultation comments on the draft policies by letter dated January 2, 2015 and met with City staff on March 5, 2015 to discuss the comments.

Overall, we are pleased that the revised Environmental policies satisfactorily address the majority of MMAH's comments relating to the Provincial Policy Statement, 2014 (PPS) and key themes of natural heritage, biodiversity, energy conservation and efficiency, green infrastructure and climate change.

We note the City's Greenbelt Plan conformity requirements under the *Greenbelt Act, 2005* will now be addressed through a separate Official Plan Amendment to be brought forward in September 2015. We would like to be kept apprised as the City proceeds with its Greenbelt Plan conformity exercise.

Page 1 of 3

Upon review of the revised policy for provincially significant natural heritage features (Policy 3.4.14), the proposed changes have not fully addressed our comments to ensure it is consistent with Section 2.1, Natural Heritage policies of the PPS.

Policy 2.1.7 is a new policy in the 2014 PPS which replaces previous policy 2.1.3.a) related to habitat of endangered and threatened species, and provides for land use planning applications under the *Planning Act* to align with the regulatory tools under the *Endangered Species Act, 2007*. Policy 2.1.6 for fish habitat is an existing PPS policy (renumbered from Policy 2.1.5) recognizing provincial and federal legislation for the purposes of fisheries protection in Ontario and related scientifically established standards such as water quality criteria for protecting lake trout populations. These policies prohibit development and site alteration in fish habitat and habitat of endangered species and threatened species, except where permitted by provincial or federal legislation. The proposed Policy 14, however, does not provide this PPS discretion.

To be consistent with the 2014 PPS, MMAH recommends that Section 3.4, Natural Environment, Policy 14 to be further revised as follows (note the **bold text** indicates requested additions/changes and the strikethrough indicates requested deletions):

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

~~Most~~ Provincially significant wetlands and areas of natural and scientific interest that have been identified by the Province are shown on Map 12B. Where development is proposed adjacent to these areas, their boundaries will be more

precisely determined. The Province may identify additional areas to which these policies apply."

As noted above, we also recommend deleting the word, "Most" at the beginning of the final paragraph given that the policy is now specific to just the provincially significant wetlands and areas of natural and scientific interest, to clarify that Map 12B does represent these features that have been identified by the Province to date. We recommend that the associated sidebar "The Natural Heritage System and Inventory" on page 3-27 be revised accordingly as well.

We look forward to continuing to work with City staff in proceeding with the proposed Official Plan amendment for the updated environmental policies.

Should you have any further questions, please contact Louis Bitonti, Senior Planner at 416-585-6563 or the undersigned at 416-585-6053.

Yours truly,



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Acting Manager, Community Planning and Development
Municipal Services Office- Central

cc. Jane Welsh, (Acting) Project Manager, Strategic Initiatives, Policy & Analysis, City of Toronto
Paul Bain, Project Manager, Strategic Initiatives, Policy & Analysis, City of Toronto
Jackie Burkart, Ministry of Natural Resources and Forestry
Chunmei Liu, Ministry of the Environment and Climate Change, MOECC

Written Submission via Email

Official Plan Review—Environmental Policies
June 18, 2015

Chapter 1 Making Choices

"A city with

• a ravine system that offers wilderness, respite, recreation, beauty and a link to our past;

- *Wilderness and recreation are usually incompatible within the green space available in such a heavily populated city as Toronto. The choice is wilderness or recreation.*

2.3.2.

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

- *Recreational use (conservation and nature study excepted) is usually incompatible with the preservation of natural heritage features.*

3.2

Non-policy text 3.24

24. Section 3.4 Natural Environment, non-policy text, Page 3-24 third paragraph is amended by:

- a) adding "Human Settlement has dramatically changed the landscape of Toronto." to the beginning of the paragraph;
- *Pre-European settlement changed the landscape of Toronto ie by burning the prairies. European settlement or settlement in the European mode dramatically changed the landscape. (See John Riley, The Once and Future Great Lakes)*

3.4

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

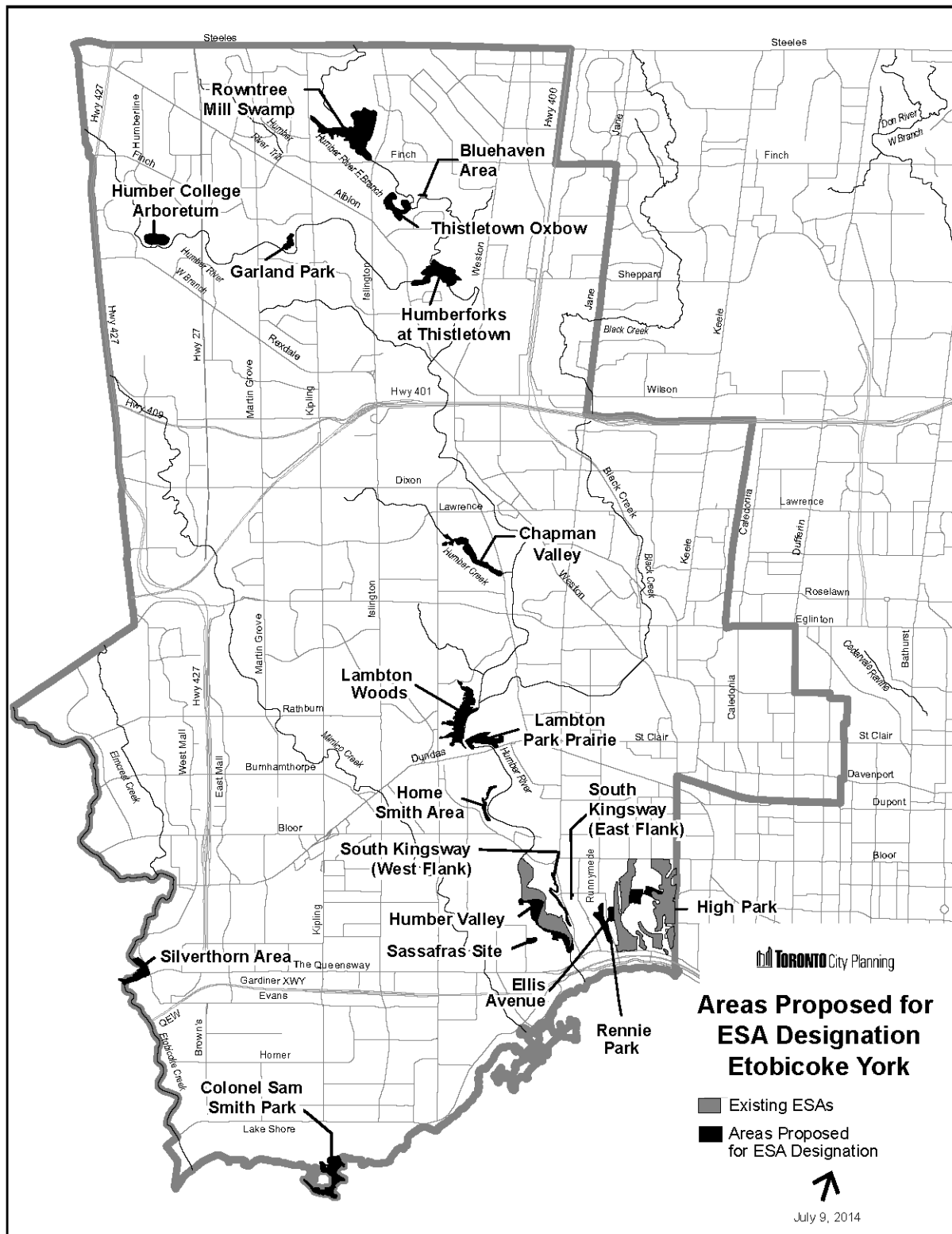
d) areas where an ecological function contributes appreciably to the healthy maintenance of a natural ecosystem beyond its boundaries, such as serving as a wildlife migratory stopover or concentration point, or serving as a water storage or recharge area.

Development or site alterations with the exception of trails and conservation, flood and erosion control projects, is not permitted on lands within the natural heritage system that exhibit any of these characteristics. Activities will be limited to those that are compatible with the preservation of the natural features and ecological functions attributed to the areas. **New or expanding infrastructure should be avoided unless there is no reasonable alternative, adverse impacts are minimized and natural features and ecological functions are restored or enhanced where feasible.** An impact study, as referred to in (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.

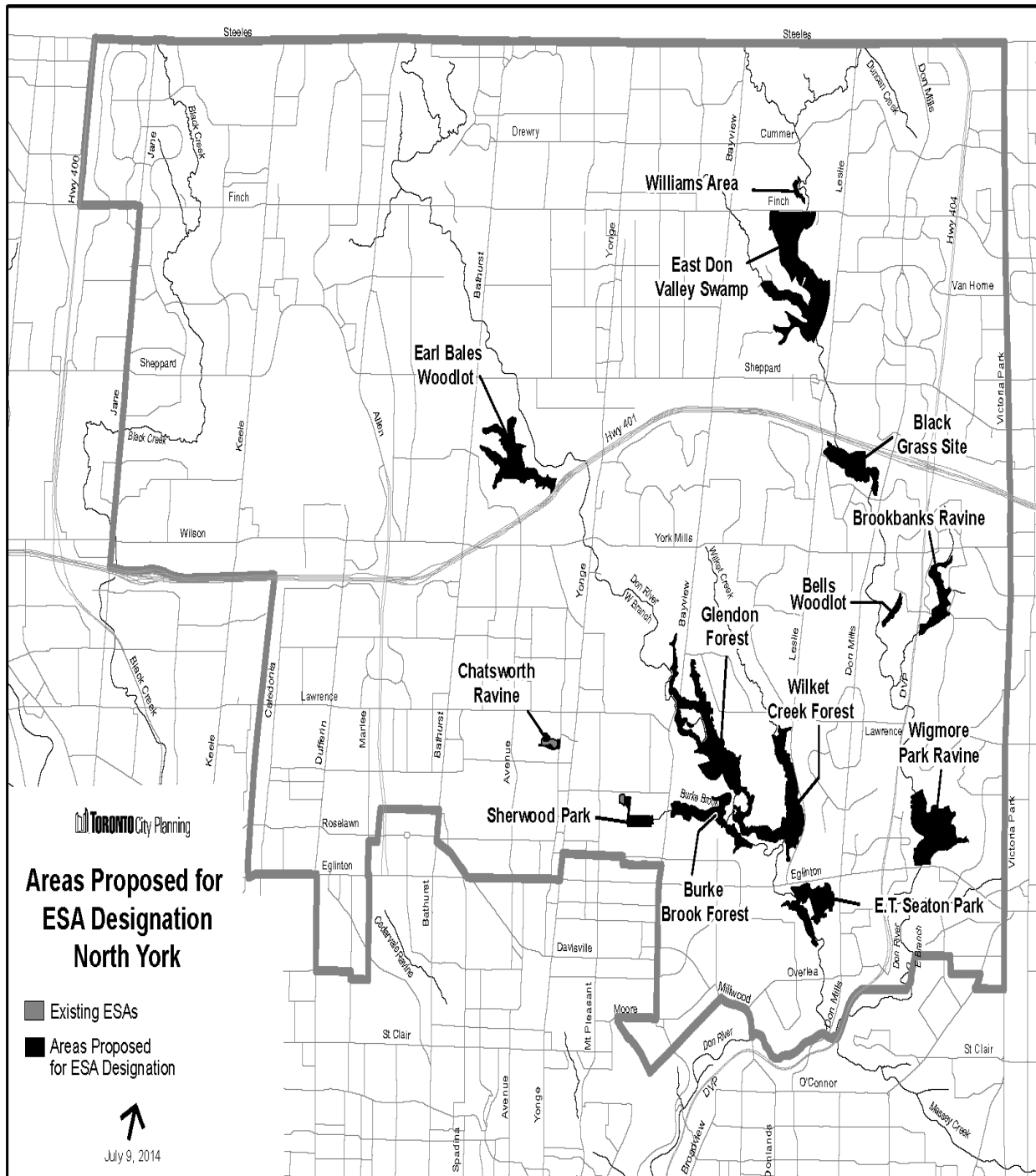
- *Inclusion of ban on site alteration—excellent!*
- *Trails should be routed around ESAs. Trails have a negative impact on the ecological function of ESAs (increased fragmentation, reduced interior and increased edge, increased opportunities for inappropriate use, increased avenues for invasive species introduction). If trails are located outside ESAs, they can be widened as necessary to accommodate accessibility without encroaching on the ESA.*
- *Environmental policies should be broadly drafted. In this sense the first sentence of the above paragraph of the original O.P. 3.4.13 (with the exception of the addition re site alteration) is better.*
 - *The social importance of environmental protection is obvious, yet the nature of the environment does not lend itself to precise codification....In the context of environmental protection legislation, a strict requirement of drafting precision might well undermine the ability of the legislature to provide for a comprehensive and flexible regime. As the Law Reform Commission suggests, then, generally framed pollution prohibitions are desirable from a public policy perspective. (Podolsky v. Cadillac Fairview Corp., 2013 ONCJ 65, paragraph 69)*

14. Provincially significant natural heritage features will be protected by:
prohibiting development or site alteration in provincially significant wetlands, or
SIGNIFICANT portions of the habitat of threatened or endangered species;
- *PPS 2014 protects habitat (defined in the policy) while PPS 2005 protects significant habitat (see PPS 2014 2.1.7 and PPS 2005 2.1.3 (a))*

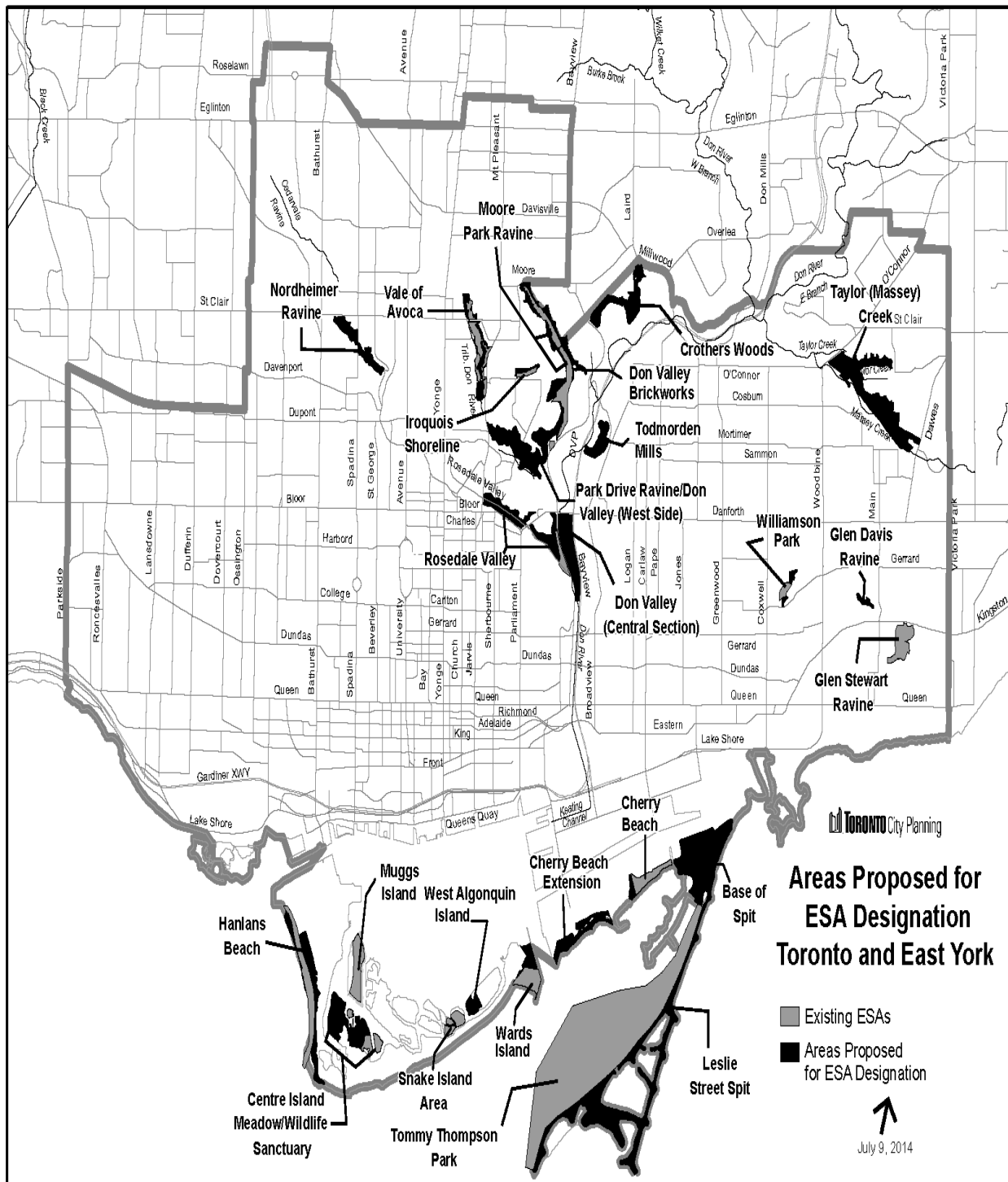
Attachment 4a: Areas Proposed for ESA Designation in Etobicoke York District



Attachment 4b: Areas Proposed for ESA Designation in North York District



Attachment 4c: Areas Proposed for ESA Designation in Toronto and East York District



Attachment 4d: Areas Proposed for ESA Designation in Scarborough District

