



## STAFF REPORT ACTION REQUIRED

### Official Plan Five Year Review: Final Recommendation Report on the Greenbelt Plan Conformity Official Plan Amendment

<b>Date:</b>	May 19, 2016
<b>To:</b>	Planning and Growth Management Committee
<b>From:</b>	Chief Planner and Executive Director, City Planning Division
<b>Wards:</b>	All
<b>Reference Number:</b>	P:\2016\Cluster B\PLN\PGMC\PG16049

#### SUMMARY

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This report presents the City-initiated recommended amendments to bring the Official Plan into conformity with the Greenbelt Plan, as required by the Section 9 of the *Greenbelt Act* (2005), and other related environmental planning initiatives. The proposed policy changes are the result of public consultations which took place with respect to the draft amendments to the Official Plan with respect to the Greenbelt Plan which have helped to further refine the proposed policies.

The report proposes amendments to Chapter 2 of the Official Plan, Site and Area Specific Policies (SASP) 135 and 141. The recommended amendments include the results of consultation with the public, City Divisions, The Toronto Zoo, the Toronto and Region Conservation Authority (TRCA), the Ministry of Municipal Affairs and Housing and First Nations carried out in late 2015 and early 2016. The Statutory Open House was held on December 1, 2015. The proposed Official Plan Amendment is appended to this report as Attachment 1. Attachment 2 illustrates how the Official Plan would read if the amendments proposed in Attachment 1 are adopted.

The amendment brings the Official Plan into conformity with the 2005 Greenbelt Plan by identifying the Greenbelt Protected Countryside on Map 2. It also amends SASP 141 to reflect Greenbelt Plan policies, including providing detailed direction about how natural and hydrologic features and functions should be protected; clarifying requirements for new or expanding infrastructure and protecting existing agricultural buildings and uses. Site and Area Specific Policy 141 is also being amended to reflect key policy goals of the 1994 Rouge Park Plan with respect to protecting the area adjacent to the top of bank

which helps to protect the ecological integrity of the Rouge Valley and provides for compatible park functions, all in accordance with the Greenbelt Plan. Amendments to Site and Area Specific Policy 141 also describe how the City will work with Parks Canada on the Rouge National Urban Park. Chapter 2 is being amended to identify Greenbelt River Valley Connections on Map 2 and to recognize their important role in connecting the Greenbelt Area to Lake Ontario and identify how the City and others can work together to help residents of Toronto understand the importance of these connections. Site and Area Specific Policy 135 is also being amended by removing publicly owned lands that fall within the Greenbelt Protected Countryside to ensure there is no conflict with SASP 141.

The recommended changes are consistent with the Greenbelt Plan and support the Official Plan's goals to protect and enhance natural features and functions and work with neighbouring municipalities and others to create a framework which protects and enhances the region's system of greenspaces and natural corridors. The changes also support the Site and Area Specific 141 policy goal of protecting, restoring and enhancing the natural ecosystem and cultural heritage resources of the Rouge Valley.

The proposed amendments were tabled at the May 11, 2016 meeting of Planning and Growth Management Committee enabling the public to have sufficient time to review and comment on the proposed amendments. This report will be subject to a special statutory Public Meeting at the June 15, 2016 Planning and Growth Management Committee.

## **RECOMMENDATIONS**

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**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 1.
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 the Official Plan Amendment set out in Attachment 1:
  - a) conforms with Provincial Plans or does not conflict with them;
  - b) has regard to the matters of Provincial Interest in Section 2 of the Planning Act; and
  - c) is consistent with policy statements issued under subsection 3(1) of the Planning Act.

## **Financial Impact**

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

## **DECISION HISTORY**

At its meeting on May 11, 2016, Planning and Growth Management Committee directed that the report from the Chief Planner and Executive Director, City Planning entitled 'Official Plan Five Year Review – Greenbelt Plan Conformity Official Plan Amendment' dated April 19, 2016 containing proposed amendments to bring the Official Plan into conformity with Greenbelt Plan and other related environmental planning initiatives be distributed to the public and considered at a special statutory public meeting to be held on June 15, 2016 as per Council's previous instruction. The report can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG12.6>

At its meeting on September 30, 2015, City Council adopted the report from the Chief Planner and Executive Director, City Planning entitled 'Official Plan Five Year Review – Greenbelt Plan Conformity: Draft Official Plan Amendment' and directed the City Planning staff to conduct an open house in the fall of 2015 and to continue to meet with stakeholders to obtain comments and feedback regarding the draft Official Plan Amendment and report back on the results of the public consultation and with a proposed Official Plan Amendment for consideration at a statutory public meeting of the Planning and Growth Management Committee in the first quarter of 2016.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2015.PG6.5>

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 consultation on the basis of the draft policies. The report included proposed amendments to Chapter 2: *Shaping the City* that described the Greenbelt, recognized the ecological and hydrological function of river valleys that connect the Greenbelt to Lake Ontario and showed the location of the Greenbelt Protected Countryside and river valley connections on Map 2: *Urban Structure*. The report can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.PG35.19>.

## **December 1, 2015 Open House Consultation**

On December 1, 2015 City Planning staff hosted an Open House to present and receive feedback on the proposed Greenbelt Plan Conformity Official Plan amendment. Information on the Open House was widely distributed via posting on the Official Plan Five Year Review dedicated webpage and by advertisement in the Toronto Star and the Scarborough Mirror. In addition, email invitations were sent to all organizations and individuals who requested to be notified of reports and meetings related to the Official Plan Review. Notice was emailed to over 4,300 subscribers to the Electronic Updates of the Official Plan Review and 700 fliers were hand delivered to the local community in the vicinity of Alvin Curling Public School. Six (6) persons attended the Open House.

## **COMMENTS**

### **Feedback from December 1, 2015 Open House**

The proposed changes to bring the Official Plan into conformity with the Greenbelt Plan and update SASP 141 were well received. Participants asked questions about how Greenbelt Plan policies would apply; about the Rouge National Urban Park and about existing and proposed uses in or near the Rouge Valley. The frequent comment received during the meeting supported including existing agricultural land in the Greenbelt Natural Heritage System. Summary notes from the December 1, 2015 Open House are provided in Attachment 4.

It should be noted that Federal jurisdiction, legislation and policies will provide the primary basis for land use management on land within the Rouge National Urban Park. That is owned by Parks Canada. City policies will continue to apply on City and TRCA owned land, such as road rights-of-way and the Toronto Zoo, and privately owned land.

### **Additional Feedback**

Following the Open House, additional submissions were received from members of Friends of the Rouge Watershed. Their comments focus on the proposed Greenbelt Natural Heritage System and include retaining the existing Greenbelt Natural Heritage System, as shown in the Greenbelt Plan, with minor refinements for improved accuracy, and adding public lands along the Morningside Tributary between Morningview Trail and Steeles Avenue. Revisions made to the proposed Greenbelt Natural Heritage System are described in the Proposed Amendments section below. The Morningside Tributary north of Morningview Trail is not part of the Greenbelt Area and cannot be added to the Greenbelt Natural Heritage System; however, the entire Morningside Tributary valley is within the Official Plan natural heritage system, designated and zoned "natural" and regulated under the Ravine and Natural Feature Protection bylaw and by the Toronto and Region Conservation Authority (TRCA).

Subsequent to the Open House, staff contacted First Nation organizations including the Mississauga of the New Credit, Six Nations of the Grand River, the Metis Nation of Ontario, the Mississauga of Scugog Island, and the Huron-Wendat to advise of the proposed Official Plan Amendment. Comments were received from the Huron-Wendat First Nation. The comments, which address their interest in archaeological and cultural heritage sites, many of which are known to exist in the Rouge Valley and in or near the Humber and Don River valleys, are largely addressed in the recently updated Heritage Conservation policies in section 3.1.5 of the Official Plan. Refinements to provide further clarity have been made to policy 2.3.2.11 in Chapter 2 and SASP 141 policy b iii).

On October 7, 2015 City and TRCA staff conducted a visit of sites adjacent to the Rouge Valley to review conditions adjacent to the top of bank.

## Proposed Amendments

Further to the Planning and Growth Committee meeting held on May 11, 2016, two technical amendments have been made to the recommended Official Plan Amendment:

- i) *Map 1: Area Subject to Site and Area Specific Policy* has been amended to better illustrate the areas subject to the 30 m setback policy; and
- ii) Policy d) has been amended to make reference to the areas subject to the 30 m setback policy as shown on Map 1.

Based on the comments received at the Open House and through additional feedback, modifications and additions were incorporated into the proposed Official Plan Amendment presented in the 2015 staff report. These modifications and additions are summarized below, incorporated into the recommended Official Plan Amendment included as Attachment 1 to this report and shown as bold underlined text in Attachment 2 to this report.

### A) Chapter 2: Shaping the City

Chapter 2 describes the City's position in the regional context, sets out the urban structure of the City and the strategy for directing growth within that structure. Section 2.1: *Building a More Livable Urban Region* describes how Toronto will work with neighbouring municipalities, the Province and Metrolinx to address mutual challenges.

A minor amendments has been made to policy 2.1.1(k) to substitute the word 'role' for 'function' so that the policy now speaks to recognition of the role of river valleys that connect the Greenbelt to Lake Ontario. Amendments have been made to policy 2.3.2.11 to add park and trail connections as one of the important roles for Greenbelt River Valley Connections and to include First Nations due to their interest in cultural and archaeological resources in these river valleys.

### B) Mapping Amendments

Map 1: *Regional Connections* will be amended at a future date, to graphically illustrate the Greenbelt and its elements throughout the Greater Toronto Area. This will occur when amendments are made to Map 1 to show existing and potential transportation corridors currently under review.

Amendments have been made to Map 2: *Urban Structure*, Map 22: *Land Use Plan*, and Schedule 1: *Existing Minor Streets with Right-of-Way Widths Greater Than 20 Metres* to remove and add street segments as follows:

- Map 2: *Urban Structure* to remove "Littles Road from Steeles Avenue to south end" and "Passmore Avenue from Beare Road to west end" as described in Schedule 1;

- Map 22: *Land Use Plan* to remove "Littles Road from Steeles Avenue to south end" as described in Schedule 1" and portions of Passmore Avenue; and
- Schedule: *1 Existing Minor Streets with Right-of-Way Widths Greater Than 20 Metres* to remove: "Littles Road from Steeles Avenue to south end" and "Passmore Avenue from Beare Road to west end"; and to add: "Twyn Rivers Drive from Sheppard Avenue to City boundary" with planned right-of-way width of 27 metres and "Finch Avenue Diversion from Reesor Road to Sewells Road" with planned right-of-way width of 27 metres.

These mapping amendments accord with Council's approval of the transfer of the land to Parks Canada for inclusion in the Rouge National Urban Park (RNUP) and transfer of land from TRCA to the City for future transportation infrastructure (including multi-use trails and safety upgrades), which can be accessed at the following link:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.EX38.4>

#### C) Site and Area Specific 135

Site and Area Specific 135: *Lands Bounded by the Rouge River Valley to the North, Sheppard Avenue to the South, Morningside Avenue to the West and Conlins Road Allowance to the East* is proposed to be amended to remove the lands which are located within the Greenbelt from the policy and the policies renamed.

#### D) Site and Area Specific Policy 141

Site and Area Specific Policy 141 Map 1: *Area Subject to Site and Area Specific Policy* has been modified to delete Passmore Avenue from Beare Road to its west end, consistent with the above referenced amendments to Map 2: *Urban Structure* and Schedule 1: *Planned Right-of-Way Widths Greater Than 20 Metres*.

Amendments have been made to SASP 141 a) to change the term 'features' to 'resources' to be consistent with other text, and to indicate that in addition to natural and cultural values, this policy also supports knowledge and understanding of agricultural values. A minor amendment has been made to policy a) ii) to refer to 'diverse flora and fauna' which is more accurate. A new policy 141 a) iii) has been added to indicate that the City will work with Parks Canada to support, implement and promote the policy objectives of the Rouge National Urban Park as well as other applicable Parks Canada plans and policies and to implement the Greenbelt Plan. 'Cultural resources' have been added to policy a) v) and examples provided. Policy a) vi) has been amended indicate that recreation and tourism uses should be compatible with the Rouge National Urban Park and the Toronto Zoo. Changes have been made to policy a) viii) to clarify the 'existing' agricultural uses are permitted, to update terms, to add 'off-road biking' as a recreational use and to better define the type of 'recreational' uses that are not compatible.

Additions have been made to 141 b) and policies renumbered. Wording of policy b) i) has been updated to be consistent with current terminology. Policy b) ii) has been divided into two separate policies, one for cultural heritage and one for archaeology; the

reference to 'Community Preservation Panel', which is unnecessary, has been deleted; and the term 'aboriginal' has been replaced with 'First Nations and Metis'. Consistent with the 1994 Rouge Park Plan and to assist in protecting the significant natural features found on the slopes and preventing erosion, a new policy b) v) has been added to indicate that, where private property extends into the valley, agencies will work with land owners to maintain and enhance natural heritage features. Policies b) vi) and b) vii) have been amended to ensure that new development, site alteration and infrastructure will minimize actions that could adversely impact on water quality and natural features consistent with the Greenbelt Plan. Words such as "to the extent possible" and "encourage public agencies" have been deleted to remove uncertainty.

Policy 141 c), which encourages the continued maintenance of the Rouge Valley by public agencies, has been amended to clarify that the division and disposal of land will only be permitted if the land is being conveyed to TRCA or Parks Canada for parks or conservation purposes or if the land is being conveyed to the City or the owner of existing or approved infrastructure. This amendment is needed to allow portions of existing City-owned rights-of-way, which have been approved for transfer to Parks Canada and which are crossed by existing infrastructure, such as existing rail and hydro corridors and gas lines, to be transferred to the infrastructure owners. Parks Canada has advised that they cannot accept lands with above-ground infrastructure and the City cannot retain these lands. In order to allow the rights-of-way to be conveyed to Parks Canada for inclusion in the National Park as approved by Council, the land crossed by infrastructure will need to be conveyed to the owners of existing infrastructure which already have rights over these lands. This policy also provides for land to be transferred to the City for infrastructure approved by Council, such as the TRCA owned lands in road rights-of-way identified in the amendments to Schedule 2 below, that will be transferred to the City prior to transfer of the balance of the lands to Parks Canada for inclusion in the Rouge National Urban Park.

A new policy d) has been added and all subsequent policies renumbered accordingly. Policy d) states that new development adjacent to the Rouge Valley will be set back 30 m from the stable top-of-bank and that every effort will be made to put this land into public ownership. This policy is consistent with direction provided in the Rouge Park Plan, is supported by the Greenbelt Plan and will assist in protecting the nationally-recognized Rouge Valley from impacts of adjacent intensification by providing the opportunity to maintain and, possibly, increase the extent of vegetation adjacent to sensitive areas such as the top-of-bank and provide an adequate buffer to reduce the potential need for reconstruction/stabilization of valley walls in the event of slope erosion, stream undercutting and valley wall slumpage.

Renumbered policy 141e) has been amended to add the requirement that any use of 27m rights-of-way will maintain the rural character of existing two lane roads.

Policies 141 f), g) and h) have been reorganized and renumbered and clarified to align with the Greenbelt Plan.

Changes have also been made to update terms such as 'active recreation facilities' instead of 'active sports fields' and simplify language by deleting vague terms such as 'without limiting the generality of the foregoing' and 'generally ensure'.

## B) Mapping Amendments

Map 2: *Greenbelt Natural Heritage System* has been amended in response to comments from MMAH, TRCA and comments at and following the December 1, 2015 Open House. The proposed Greenbelt Natural Heritage System now reflects the Natural Heritage System shown in Schedule 4 of the Greenbelt Plan (2005), except for refinements to remove a portion of land on the east side of Meadowvale Road which is zoned Open Space Recreational, is within the Zoo boundary and used by the Zoo and which does not contain any key natural heritage or hydrologic features. The title of Map 2 has been simplified and the illustration of features within the Greenbelt Natural Heritage System has been made clearer.

## CONCLUSION AND NEXT STEPS

This report presents the recommended amendments to the Official Plan, SASP 135 and SASP 141 to bring the Official Plan into conformity with the Greenbelt Plan (2005) and other related environmental planning initiatives.

## CONTACTS

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## SIGNATURE

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Chief Planner and Executive Director  
City Planning Division



## **ATTACHMENTS**

Attachment 1: Proposed Official Plan Amendment

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

Attachment 3: Existing Site and Area Specific Policy 141 Area in Comparison to the Greenbelt Protected Countryside

Attachment 4: Notes from December 1, 2015 Open House

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**Attachment 1: Proposed Official Plan Amendment**

**CITY OF TORONTO**

**BY-LAW No. -2016**

**To adopt Amendment 346 to the Official Plan of the City of Toronto with respect to Conformity with the Provincial Greenbelt Plan (2005) and Greenbelt River Valley Connections.**

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. \_\_\_\_ to the Official Plan of the City of Toronto is hereby adopted.

Enacted and passed on \_\_\_\_\_, 2016

Frances Nunziata  
Speaker

Ulli S. Watkiss  
City Clerk

(Seal of the City)

## AMENDMENT NO 346 TO THE OFFICIAL PLAN OF THE CITY OF TORONTO

The following text and schedule constitute Amendment No. 346 to the Official Plan for the City of Toronto:

### Chapter 2: Shaping the City

#### Section 2.1 Building a More Liveable Urban Region

1. Section 2.1, Policy 1 is amended by deleting the words "develop a" and replacing them with the words "implement the Provincial" and Policy 1 (k) is amended by deleting the words "the natural ecosystem" and replacing with "and functions"; adding the words "recognizes the role of river valleys" before the words "that connect"; adding the words "the Greenbelt to Lake Ontario" before the words "and protects the region's prime agricultural land." so that the policy now reads as follows:

"Toronto will work with neighbouring municipalities, the Province of Ontario and Metrolinx to address mutual challenges and to implement the Provincial framework for dealing with growth across the GTA which...:

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

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

"Greenbelt

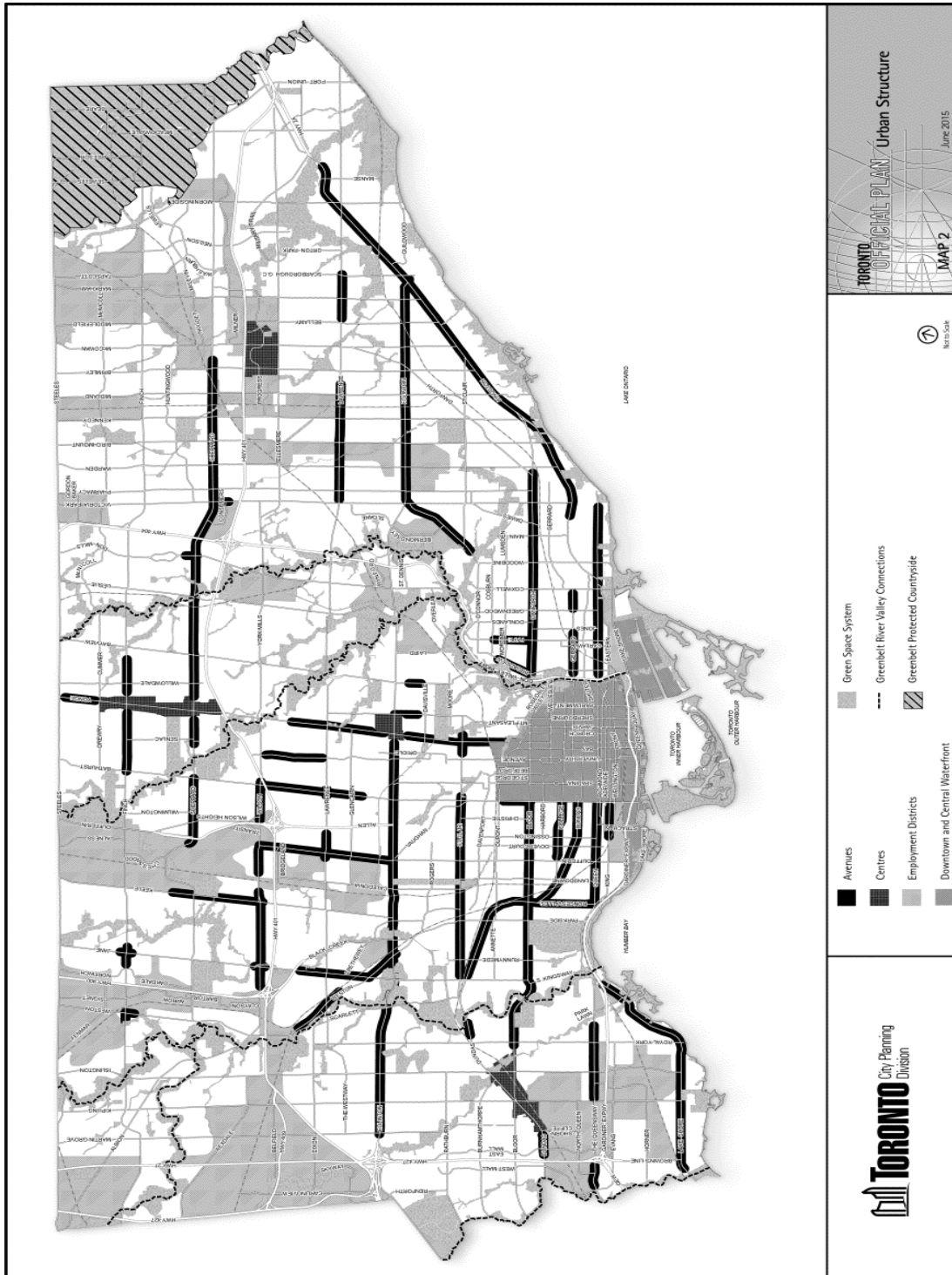
The Greenbelt protects agricultural and environmentally sensitive land within and around the Greater Toronto Area from urban development. It protects over 1.8 million acres (7300 km<sup>2</sup>) of land including the Niagara Escarpment, the Oak Ridges Moraine and the Protected Countryside. River valleys that run through existing and approved urban areas and link the Greenbelt to Lake Ontario and other inland lakes provide ecological and hydrological functions that are important to the long-term health of the Greenbelt."

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

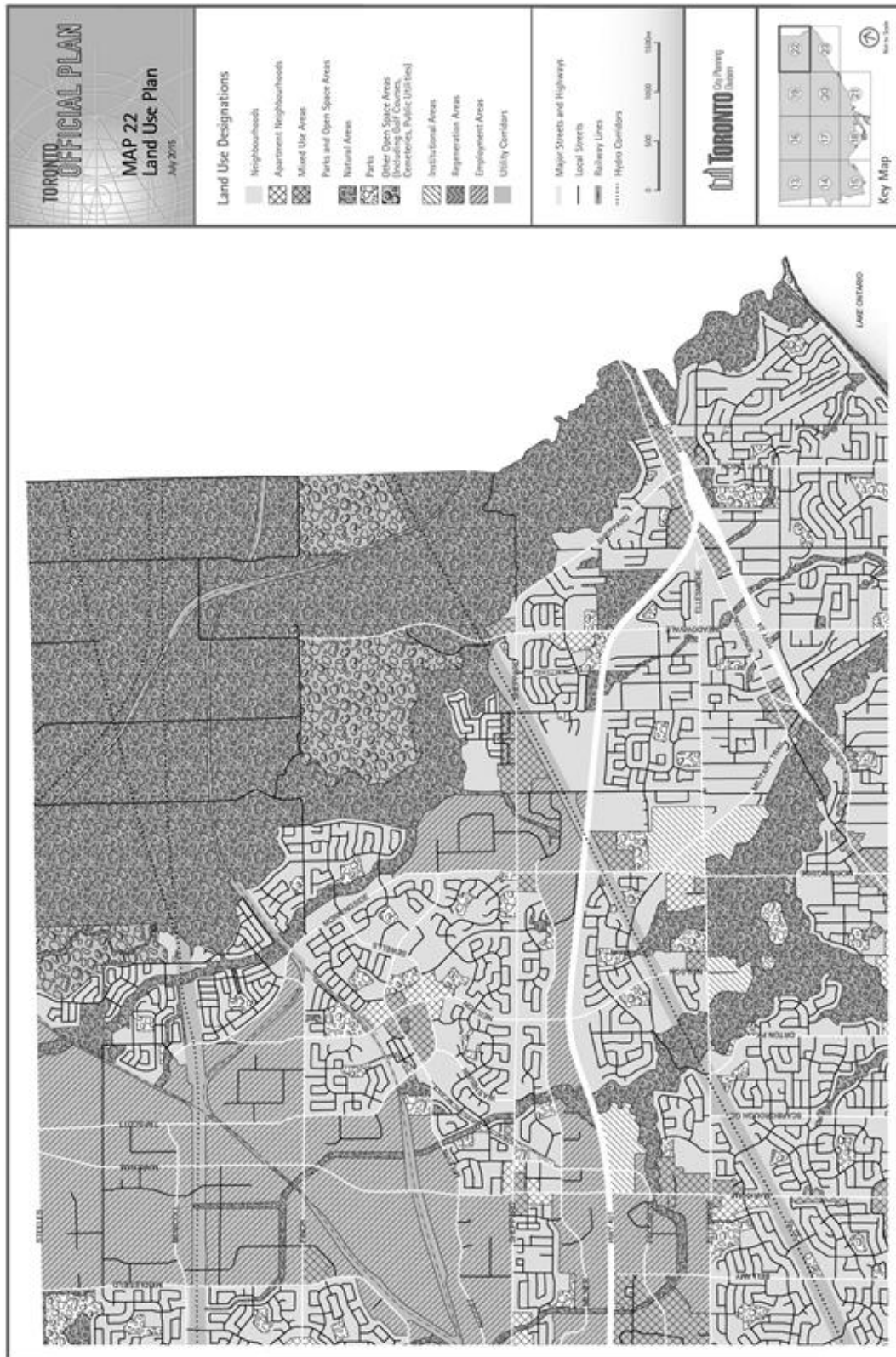
"The important ecological and hydrological functions and park and trail connections that *Greenbelt River Valley Connections* provide will be recognized through public information, awareness and stewardship programs and partnerships with public and private landowners, First Nations, institutions and organizations."

4. Map 2: Urban Structure is amended by adding two structural elements to the legend entitled '*Greenbelt Protected Countryside*' and '*Greenbelt River Valley Connection*'; and by adding the boundaries of the '*Greenbelt Protected Countryside*' and identifying the Don and Humber Rivers and Etobicoke Creek as '*Greenbelt River Valley Connections*' and by removing Littles Road from Steeles Ave to its south end and by removing Passmore Ave from Littles Road to its west end and Passmore Avenue from Beare Road to its west end.
5. Map 22: Land Use Plan is amended by removing Littles Road between Steeles Avenue and Passmore Avenue and portions of Passmore Avenue within the Rouge Valley Area.
6. Schedule 1: is amended by removing Littles Road from Steeles Avenue to its south end; removing Passmore Avenue from Beare Road to its west end; adding Twyn Rivers Drive from Sheppard Avenue to the City boundary with a planned right-of-way width of 27 m; and by adding Finch Avenue Diversion from Sewells Road to Reesor Road with a planned right-of-way width of 27 m.

## Map 2: Urban Structure



## Map 22: Land Use Plan

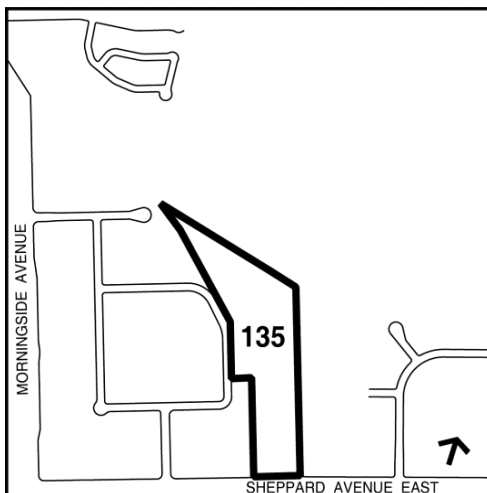


### Site and Area Specific Policy 135

1. Site and Area Specific Policy 135 is amended by replacing the title “Lands Bounded by the Rouge River Valley to the North, Sheppard Avenue to the South, Morningside Avenue to the West and Conlins Road Allowance to the East” with the Title “8304 Sheppard Avenue East”.
2. Deleting policy b) i) and the preamble to policy c) and renumbering policy c) i) to b) iii) and policy c) ii) to b) iv) so the policy now reads:

- “a) Only uses within the *Employment Areas* designation that are compatible with the Toronto Zoo are permitted.
- b) Amendments to the Zoning By-law may be subject to Holding (H) provisions. The Holding (H) provision may be removed in whole or in part by an amendment to the Zoning By-law when satisfactory arrangements are in place with respect to the following:
- i) the design of those parts of any proposed development and site utilization that can be seen from the Toronto Zoo site will be in harmony with the Toronto Zoo and adjoining developments, but proposed buildings need not be of the same scale or design as buildings on the Toronto Zoo site;
  - ii) all air emissions, noise, vibrations, odours, dust and glare, likely to be generated by the development and site utilization are not detrimental to the Toronto Zoo, adjoining developments and land uses in the neighbourhoods which adjoin the *Employment Areas*;
  - iii) development may occur within 10 metres of the stable top-of-bank of the adjacent valley, subject to the provisions of the zoning by-law; and
  - iv) prior to site plan approval, the policies in Section b) i), ii) and iii) above must be satisfied.”

3. Removing lands north of the Scarborough Trailpath Trail so that the Site and Area Specific map looks like the following:



## Site and Area Specific Policy 141

1. The title of SASP 141 is amended by replacing the title "Lands North of Twyn Rivers Drive, East of Staines Road" with the title "Rouge Valley Area".
2. The SASP map is amended by expanding the area subject to SASP 141 to include the Greenbelt Protected Countryside south of Steeles Avenue and by deleting Littles Road and portions of Passmore Avenue so that the map looks like the map in Appendix 1.
3. A new map title is added as follows "Map 1: Area Subject to Site and Area Specific Policy"
4. Policy a) preamble is amended by replacing the word "features" with "resources"; deleting the phrase "to ensure protection of these features"; replacing the word "and" after "natural" with a comma; adding the words "and agricultural" before the word "values"; replacing the word "Park" with the word "Valley"; and replacing the phrase "specifically as follows:" with the phrase "This policy objective is supported as follows:" so that the policy now reads as follows:

"a) The objective of this area specific policy is to protect, restore and enhance the natural ecosystem and cultural heritage resources; to use innovative planning, management and land use techniques; to promote knowledge and understanding of the natural, cultural and agricultural values of the Rouge Valley Area; and to provide opportunities for appropriate recreational enjoyment. This policy objective is supported as follows:"

5. Policy a) i) is amended by deleting the word "Upper" before the word "Rouge" and by adding the words "Valley" after the word "Rouge".
6. Policy a) ii) is amended by replacing the words "woodlots, environmentally significant areas" with the words "key natural heritage and key hydrologic features (as listed in Table 1)"; and by inserting the word "native" after word "diverse" so the policy now reads:

" ii) to protect, link, expand and enhance key natural heritage and key hydrologic features (as listed in Table 1) and associated areas of diverse native flora and fauna;"
7. A new policy a) iii) is added that reads:

"iii) to work with Parks Canada to support, promote and implement the principles and objectives of the Rouge National Urban Park Management Plan and other applicable Parks Canada plans and policies and to implement the Greenbelt Plan;"



8. Policy a) iv) is amended by deleting the comma after the word "Toronto" and by deleting the words "the Region of York";
9. Policy a) iv) is renumbered to policy v) and amended by adding the word "cultural" and a comma after the word "significant" and by adding a comma and inserting the words " including significant structures, landscapes and archaeological sites," , so the policy now reads:

"v) to protect significant cultural, archaeological and historical resources, including significant structures, landscapes and archaeological sites, by emphasizing heritage conservation and education;"

10. Policy v) is renumbered to policy v) i) and the words "identified by the Rouge Alliance as co-ordinated through the Rouge Park staff and Toronto and Region Conservation Authority" and replaced with the words "that are compatible with the Rouge National Urban Park", so the policy now reads:

"vi) to provide appropriate and environmentally acceptable active and passive recreational and tourism uses that are compatible with the Rouge National Urban Park and the Toronto Zoo;"

11. Policy vi) is renumbered to vii).

12. Policy a) vii) is renumbered to policy v) iii). The first paragraph is amended by adding the word "existing" before the word "agricultural" and by replacing the word "plantings" with the words "ecological restoration". The second paragraph is amended by deleting the words "horticultural facilities and related botanical gardens", adding the words "off-road biking" after the word "equestrian", changing the word "fisheries" to "fishing" adding the words "interpretation of" before the word "archaeological", adding the words "and Federal" after the word "Provincial", replacing the words "regional scale active sports fiends , in particular, those having" with the words "recreational uses that required servicing, such as". The policy now reads:

"viii) to permit uses that are compatible with the objectives of this area specific policy, such as Natural Science, Educational Interpretive, Zoological, Recreational, Curatorial and Research Uses and Associated Facilities; nature viewing uses; existing agricultural uses, including crop farming, livestock and demonstration farming; existing golf course; existing residential uses, residential uses on lots of record; bed and breakfast operations ancillary to residential uses; and conservation management uses, including conservation works, slope stabilization works and ecological restoration.

For the purpose of clarity, the term "recreational" as used in this site specific policy includes uses such as, campgrounds, equestrian, off-road biking and hiking trails, fishing, natural science educational and research facilities including

- demonstration farms, interpretation of archaeological sites designated by the Provincial and Federal Government, historic resource uses, wildlife habitat enhancement and observation areas. However, the word “recreational” does not provide for major recreational uses that require servicing, such as illuminated playing fields or spectator seating facilities."
13. Policy b) preamble is amended by replacing the words "involved in the implementation of "with "subject to".
  14. Policy b) i) is deleted and replaced by the following:

"i) maintain, enhance or restore aquatic and terrestrial habitats and communities of native species"
  15. Policy b) ii) is deleted and replaced with the following policies b) ii) and iii):

"ii) assist and support the identification of properties in public and private ownership in the area, having potential cultural heritage value to be evaluated for possible inclusion on the City's Heritage Register through listing or designation under the *Ontario Heritage Act*;

iii) work with appropriate agencies and First Nations or Metis to determine opportunities to share archaeological research and findings in accordance with the City's Archaeological Management Plan and the Rouge National Urban Park Management Plan;"
  16. Policy b) iii) is renumbered to b) iv) and amended by replacing the word "Park" after the word "Rouge" with the word "Valley".
  17. A new policy b) v) is added as follows:

"v) where private property extends into the valley, work cooperatively with land owners in maintaining and enhancing natural heritage features;"
  18. Policy b) iv) is renumbered to b) vi) and amended by replacing the word "proper" with "best" replacing the words "so as not to increase the potential for erosion and to maintain and, to the extent possible, improve the quality of water within the watercourses and endure that" with the words " for any new development or site alteration, including minimizing vegetation removal, grading and soil compaction, sediment erosion and impervious surfaces, so as to improve water quality and maintain or restore natural flow regimes in watercourses to the greatest possible extent", by adding a period and capitalizing the word "any", and by adding the word "permitted" before the words "on tableland" and adding the words " and will not be located within any key natural heritage or key hydrologic features or their vegetation protection zones" so the policy now reads:

- "vi) ensure, in association with appropriate agencies, that best storm water management practices are employed for any new development or site alteration, including minimizing vegetation removal, grading and soil compaction, sediment erosion and impervious surfaces, so as to improve water quality and maintain or restore natural flow regimes in watercourses to the greatest possible extent. Any new storm water management ponds will only be permitted on table land and will not be located within any key natural heritage or key hydrologic features or their vegetation protection zones;"
19. A new policy b) vii) is added as follows:
- vii) ensure that new, or expanding infrastructure is planned, designed, constructed and operated to minimize negative impacts and disturbance of the existing landscape including, but not limited to, impacts caused by light, intrusion, noise and road salt;"
20. A new policy b) vi) is added as follows:
- "viii) ensure that new or expanding infrastructure avoids key natural heritage or key hydrologic features unless there is no reasonable alternative and planning, design and construction practices will not negatively impact ecological features and their functions and the quality and quantity of ground and surface water, and, where feasible, will maintain or improve connectivity;"
21. Policy b) v) is renumbered to policy b) ix).
22. Policy b) vi) is renumbered b) x) and amended by deleting the word "generally".
23. Policy b) vii) is renumbered to policy b) xi) and amended by deleting the word "Upper" before the word "Rouge" and by adding the word "Valley" after the word "Rouge".
24. Policy viii) is renumbered to b) xii).
25. Policy b) ix) is renumbered to policy b) xiii).
26. Policy c) is amended by replacing the word "encourage" after the word "To" with the word "ensure" and by replacing the words "for purposes other than utilities, transportation or recreational concepts approved by Council" after the word "consent" and with the words "and/or the sale or disposal of land will be prohibited, unless:
- i) the land is being conveyed to TRCA or Parks Canada for parks or conservation purposes; or
  - ii) the land is being conveyed to the City, for infrastructure approved by Council, or to the owner of existing or approved infrastructure. "
- So the policy now reads:

"c) To ensure the continued maintenance of the area by public agencies, the division of lands by consent and/or the sale or disposal of land will be prohibited, unless:

- i) the land is being conveyed to TRCA or Parks Canada for parks or conservation purposes; or
- ii) the land is being conveyed to the City, for infrastructure approved by Council, or to the owner of existing or approved infrastructure.

Notwithstanding, a maximum of two new lots plus a remnant parcel, each to contain one single detached dwelling, is permitted on the east side of Kirkham's Road, located north of Lot 1 R.P. 3425, north of the lands known as 5 Kirkham's Road, and shown as Area 'A'."

27. A new policy d) is added as follows and subsequent policies are renumbered:

"d) Development on lands adjacent to the Rouge Valley, including those lands shown on Map 1 within the Rouge Valley Area and the Adjacent Rouge Valley Lands, will be set back a minimum of 30 metres from the stable top-of-bank. All efforts will be made to achieve a conveyance of the land within 30 metres of the stable top-of-bank, together with the land below the stable top-of-bank, into public ownership."

28. Existing policy d) is renumbered e) and amended by adding the two sentence "Existing uses and uses permitted by this policy may be connected to existing municipal water services. Extension of municipal water or sewage services may occur in case of health issues or to service existing uses or their expansion." After the first sentence and by inserting the words "but may be used to accommodate multi-use trails" at the end of the second sentence and by adding a new sentence to the end of the policy that reads "The rural character of existing two lane roads will be maintained." so the policy now reads:

"e) Development provided for by the Site and Area Specific Policy may occur in the absence of municipal services. Existing uses and uses permitted by this policy may be connected to existing municipal water services. Extension of municipal water or sewage services may occur in case of health issues or to service existing uses or their expansion. 27-metre rights-of-way will not be used to accommodate four lane roads but may be used to accommodate multi-use trails. The rural character of existing two lane roads will be maintained."

29. A new policy f) is added as follows:

"f) Development or site alteration is not permitted in key natural heritage or key hydrologic features, including any associated vegetation protection zones, with the exception of:

- i) forest, fish and wildlife management;

- ii) conservation and flood or erosion control projects that are demonstrated to be in the public interest;
  - iii) infrastructure projects that are the subject of an environmental approval; and
  - iv) small-scale structures for recreational use, provided negative impacts are minimized."
30. Existing policy e) is renumbered to policy g) and amended by deleting the words "An assessment of environmental impact" and replacing with the words "A natural heritage impact study"; and by inserting a comma after the word "amendment" and replacing the words "within the lands and this assessment" with the words " and may be required for consent or site plan approval"
31. A new policy h) is added as follows:
- " h) Within the natural heritage system, development and site alteration, will demonstrate that:
- i) there will be no negative effects on the key natural heritage or key hydrologic features identified in Table 1;
  - ii) a natural vegetation protection zone will be provided that is at least 30 metres or greater to protect key natural heritage and key hydrologic features and their functions from the impacts of the proposed change and associated activities that may occur before, during and after construction and, where possible, restore or enhance the features and/or its function;
  - iii) connectivity between key natural heritage and hydrologic features located within 240 metres of each other will be maintained or enhanced for the movement of native plants and animals across the landscape;
  - iv) the removal of other natural features should be avoided and incorporated into the planning and design of the proposed use wherever possible;
  - v) the disturbed area of the site will not exceed 25 percent; the impervious area will not exceed 10 percent of the total developable area and at least 30 percent of the total developable area of the site will remain or be returned to natural self-sustaining vegetation; and
  - vi) buildings or structures for recreational use may occupy up to 25 percent of the total developable area of the site provided they are planned to optimize compatibility with the natural surroundings.

The boundaries of all key natural heritage and key hydrologic features and minimum vegetation protection zones will be confirmed at the time of any proposed development or site alteration.

32. A new policy i) is added as follows:

"i) Expansions to existing agricultural buildings and structures, farm and non-farm dwellings together with accessory uses, and residential uses are permitted within key natural heritage features provided there is no alternative and the

expansion, alteration or establishment is directed away from the feature to the maximum extent possible; and the impact of the expansion or alteration on the features or its functions is minimized to the maximum extent possible."

33. A new policy j) is added as follows:

"j) New agricultural buildings or structures for agricultural related secondary uses are not subject to Policy 141(h); however, such development is required to provide a minimum vegetation protection zone of 30 metres from key natural heritage or key hydrologic features. Such new agricultural uses may be exempt from establishing a condition of self-sustaining vegetation if the land is and will continue to be used for agricultural purposes."

34. A new policy k) is added as follows:

"k) Notwithstanding policy a) viii) above, all official plan amendments and zoning bylaws enacted prior to December 16, 2004 shall be allowed to continue."

35. A new policy l) is added as follows:

"l) Where there is a conflict between this Site and Area Specific Policy and Site and Area Specific Policy 122, Site and Area Specific Policy 122 shall prevail."

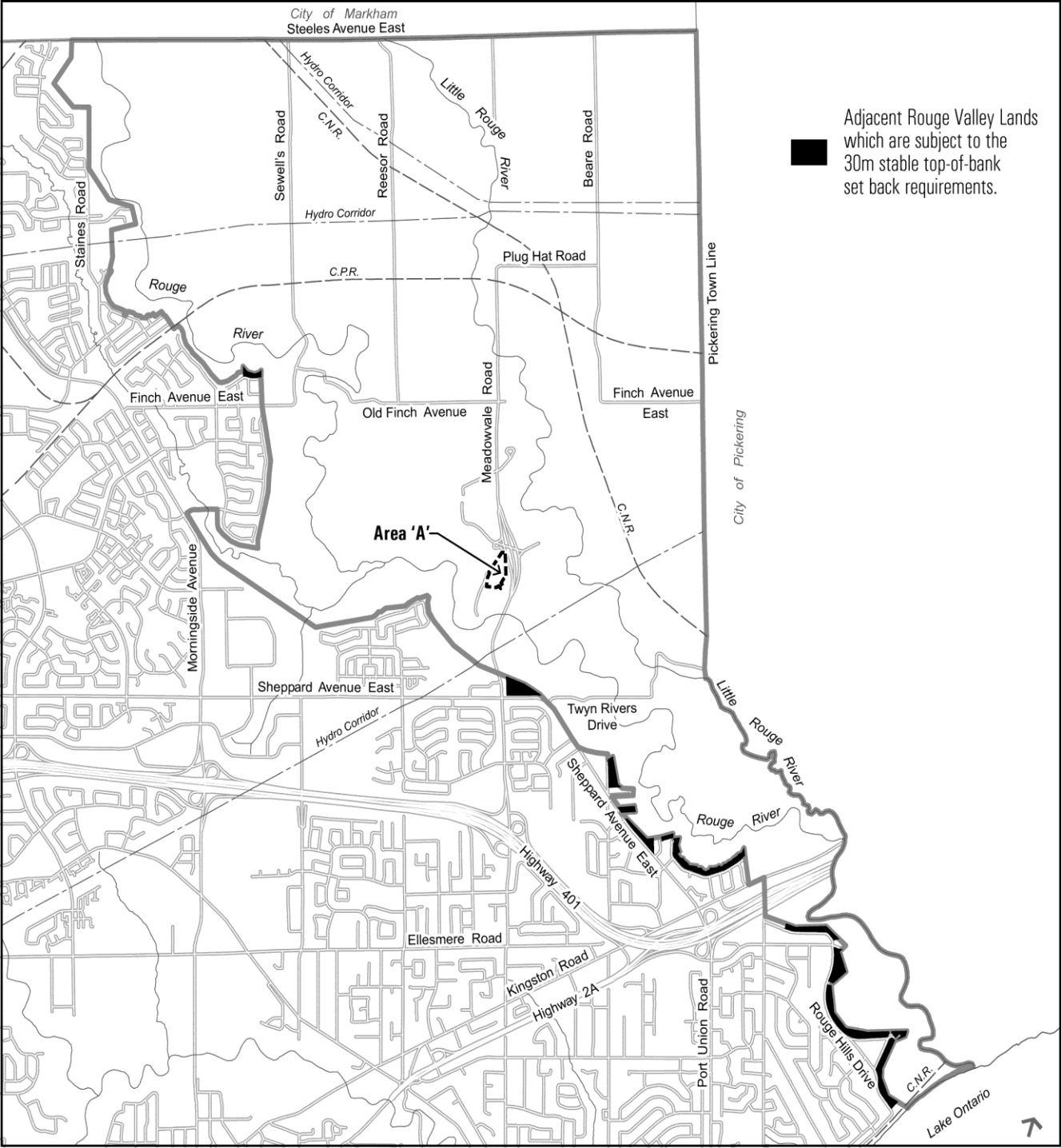
36. A new Table 1 is added as follows:

**Table 1: Minimum Vegetation Protection Zones Key Natural Heritage and Key Hydrologic Features**

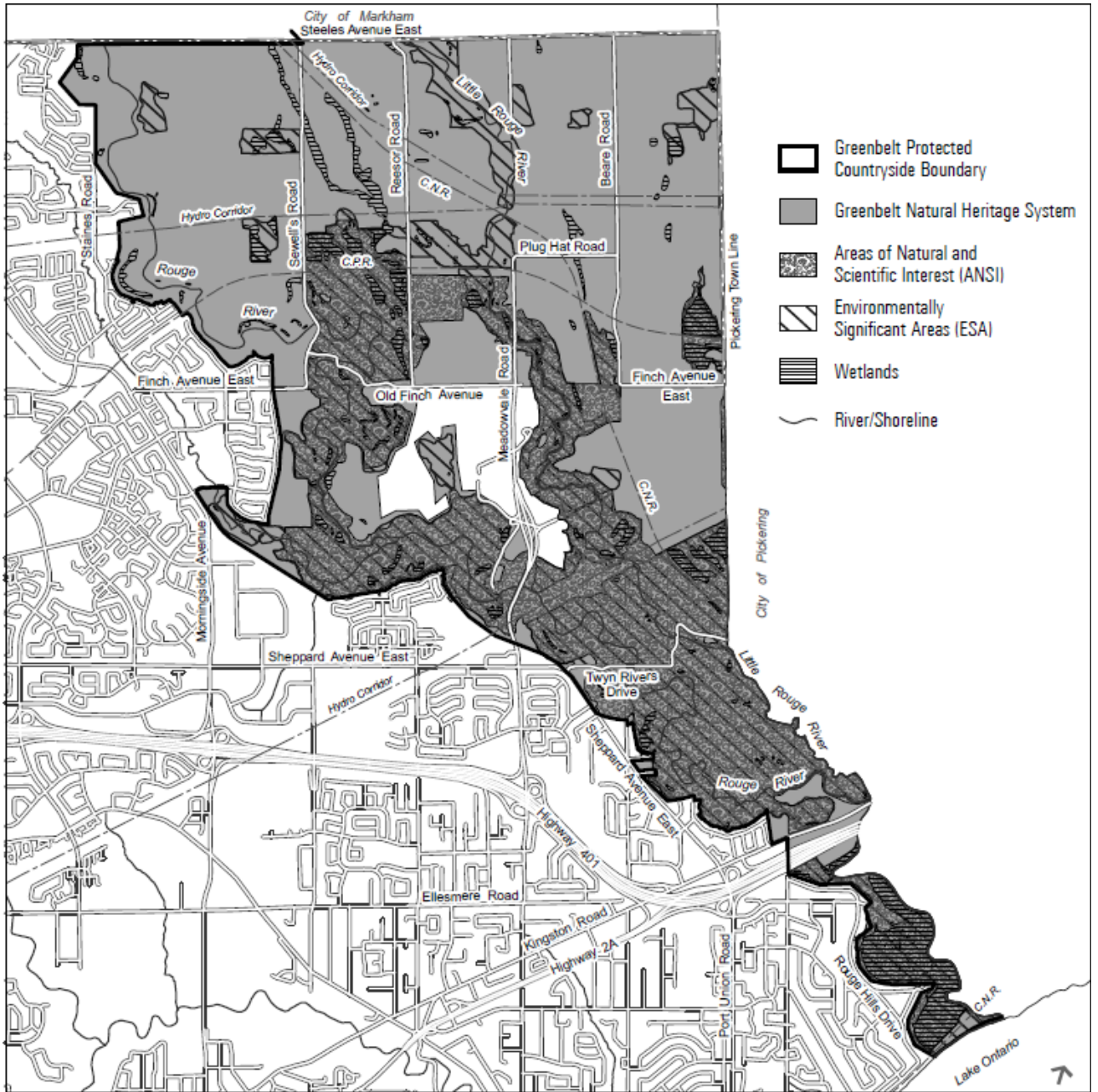
Key Natural Heritage and Key Hydrologic Features*	Minimum Vegetation Protection Zone
Wetlands, Significant woodlands Fish habitat, Permanent and intermittent streams, Lakes (and their littoral zones), Seepage areas and springs	30 metres
Significant habitat of endangered species, threatened species and special concern species, Life Science Areas of Natural and Scientific Interest (ANSIs), significant valleylands, significant wildlife habitat, Sand barrens, savannahs and tallgrass prairies; Alvars, Environmentally Significant Areas.	minimum vegetation protection zone to be determined at the time of any proposed development

\*Refer to Ministry of Natural Resources and Forestry's "Technical Definitions and Criteria for Key Natural Heritage Features in the Natural Heritage System of the Protected Countryside" for criteria for identification of key natural heritage and hydrologic features. Refer to Official Plan policy 3.4.13 for criteria for identification of Environmentally Significant Areas. Known features and shown in Map 2.

**Map 1: Proposed Amendments to Site and Area Specific Policy 141 Map**



## Map 2: Greenbelt Natural Heritage System



Note: vegetation protection zones are not shown on the above map



## Attachment 2: Incorporation of Draft Policies into Official Plan Policy Framework

This attachment shows how the proposed Official Plan Amendment policies would be incorporated into the existing policy framework of the Official Plan. The proposed policies that were considered by Planning and Growth Management Committee at their meeting of September 30, 2015 are in bold. The bold underlined text indicates proposed changes and additional policies.

### CHAPTER 2: SHAPING THE CITY

#### Section 2.1 Building a More Liveable Urban Region

##### Policies

1. Toronto will work with neighbouring municipalities, the Province of Ontario and Metrolinx to address mutual challenges and to **implement the Provincial** framework for dealing with growth across the GTA which:
  - k) protects, enhances and restores the region's system of green spaces and natural heritage features **and functions** and the natural corridors that connect these features, **recognizes the role of river valleys** that connect **the Greenbelt Area to Lake Ontario** and protects the region's prime agricultural land.

New Sidebar (section 2.1)

##### **Greenbelt**

**The Greenbelt protects agricultural and environmentally sensitive land within and around the Greater Toronto Area from urban development. It protects over 1.8 million acres (7300 km<sup>2</sup>) of land including the Niagara Escarpment, the Oak Ridges Moraine and the Protected Countryside. The Protected Countryside extends into Toronto in the Rouge Valley. River valleys that run through existing and approved urban areas, and link the Greenbelt to Lake Ontario and other inland lakes, provide ecological and hydrological functions that are important to the long-term health of the Greenbelt.**

#### **2.3.2 TORONTO'S GREEN SPACE SYSTEM AND WATERFRONT**

11. **The important ecological and hydrological functions and park and trail connections that *Greenbelt River Valley Connections* provide will be recognized through public information, awareness and stewardship programs and partnerships with public and private landowners, First Nations, institutions and organizations.**

***Map 2: Urban Structure* is amended by adding two structural elements to the legend entitled 'Greenbelt Protected Countryside' and 'Greenbelt River Valley Connection'; and by adding the boundaries of the 'Greenbelt Protected Countryside' and identifying the Don and Humber Rivers and Etobicoke Creek as 'Greenbelt River Valley Connections'; and by**

**removing 'Littles Road from Steeles Avenue to south end' and 'Passmore Avenue from Beare Road to west end'.**

## LAND USE PLAN

**Map 22: Land Use Plan is amended by removing Littles Road and portions of Passmore Avenue.**

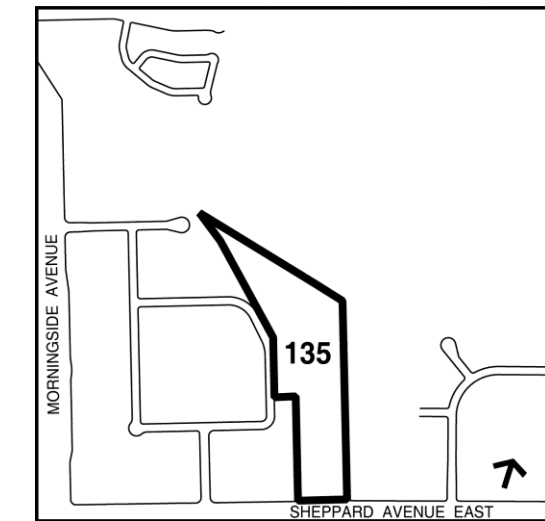
## SCHEDULE 1: EXISTING MINOR STREETS WITH RIGHT-OF-WAY WIDTHS GREATER THAN 20 METERS

**Schedule 1 is amended by removing Littles Road from Steeles Avenue to its south end; removing Passmore Avenue from Beare Road to its west end; adding Twyn Rivers Drive from Sheppard Avenue to its east end with a planned right-of-way width of 27 m; and by adding Finch Avenue Diversion from Sewells Road to Reesor Road with a planned right-of-way width of 27 m.**

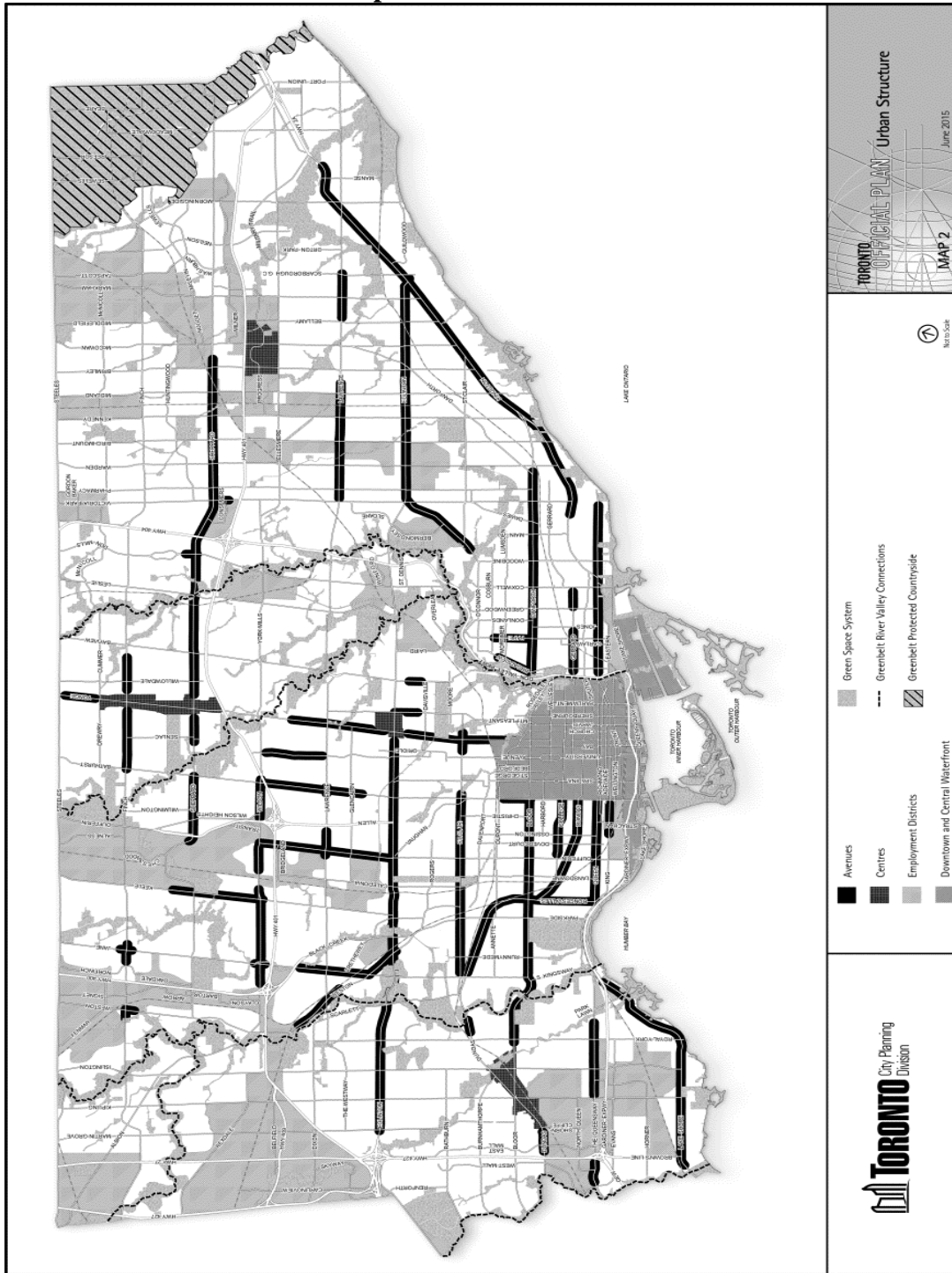
## **SITE AND AREA SPECIFIC POLICY 135: LANDS BOUNDED BY THE ROUGE RIVER VALLEY TO THE NORTH, SHEPPARD AVENUE TO THE SOUTH, MORNINGSIDE AVENUE TO THE WEST AND CONLINS ROAD ALLOWANCE TO THE EAST**

**Site and Area Specific Policy 135 is amended by:**

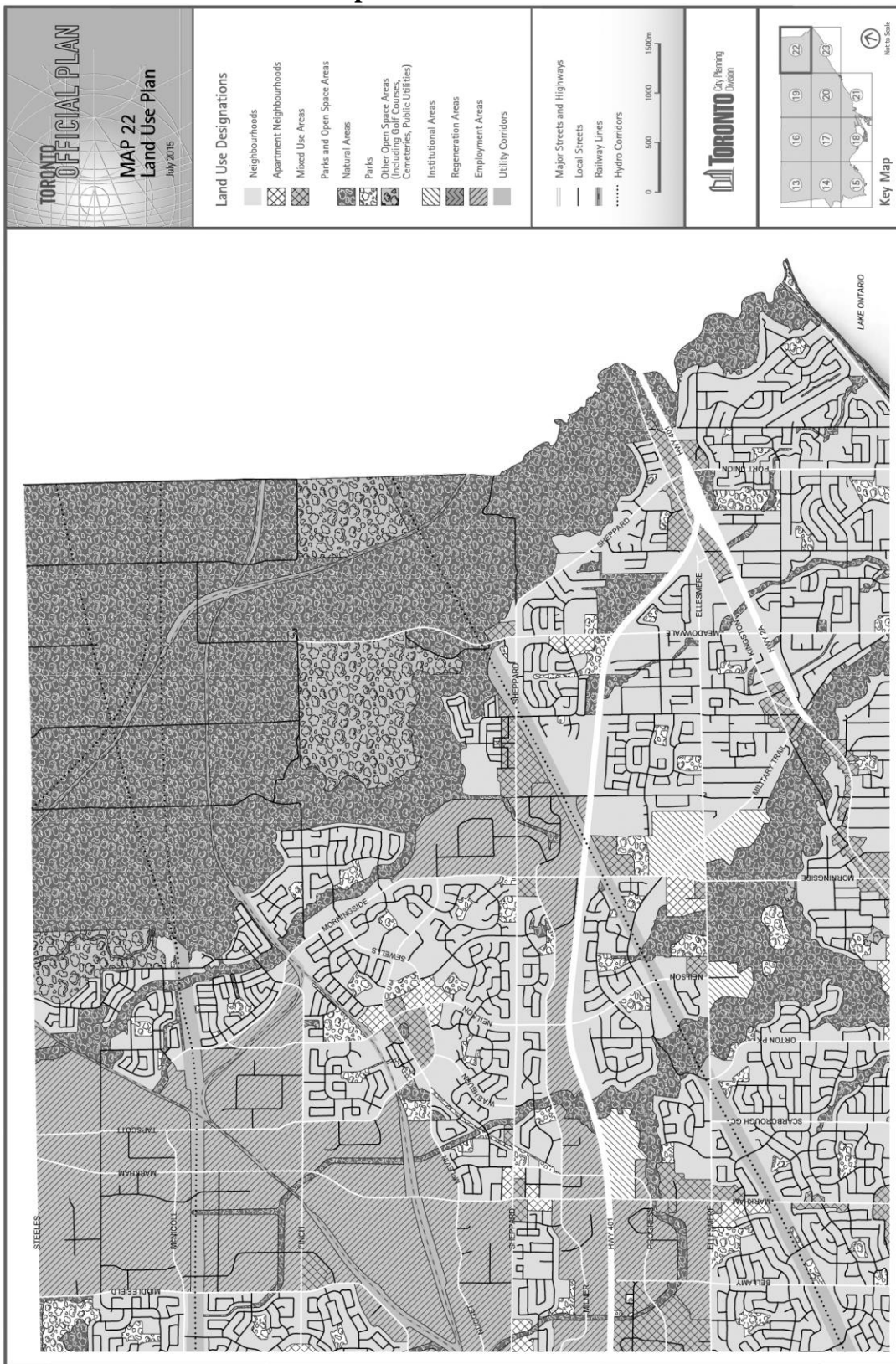
- i) removing the lands north of the Scarborough Railpath Trail so that the policy only applies to Parcel 'A' lands know as 8304 Sheppard Avenue East;**
- ii) changing the title of the policy to "8304 Sheppard Avenue East";**
- iii) deleting policy b) i);**
- iv) deleting the preamble to policy c); and**
- v) renumbering policies c) i) and c) ii).**



**Map 2: Urban Structure**



# Map 22: Land Use Plan

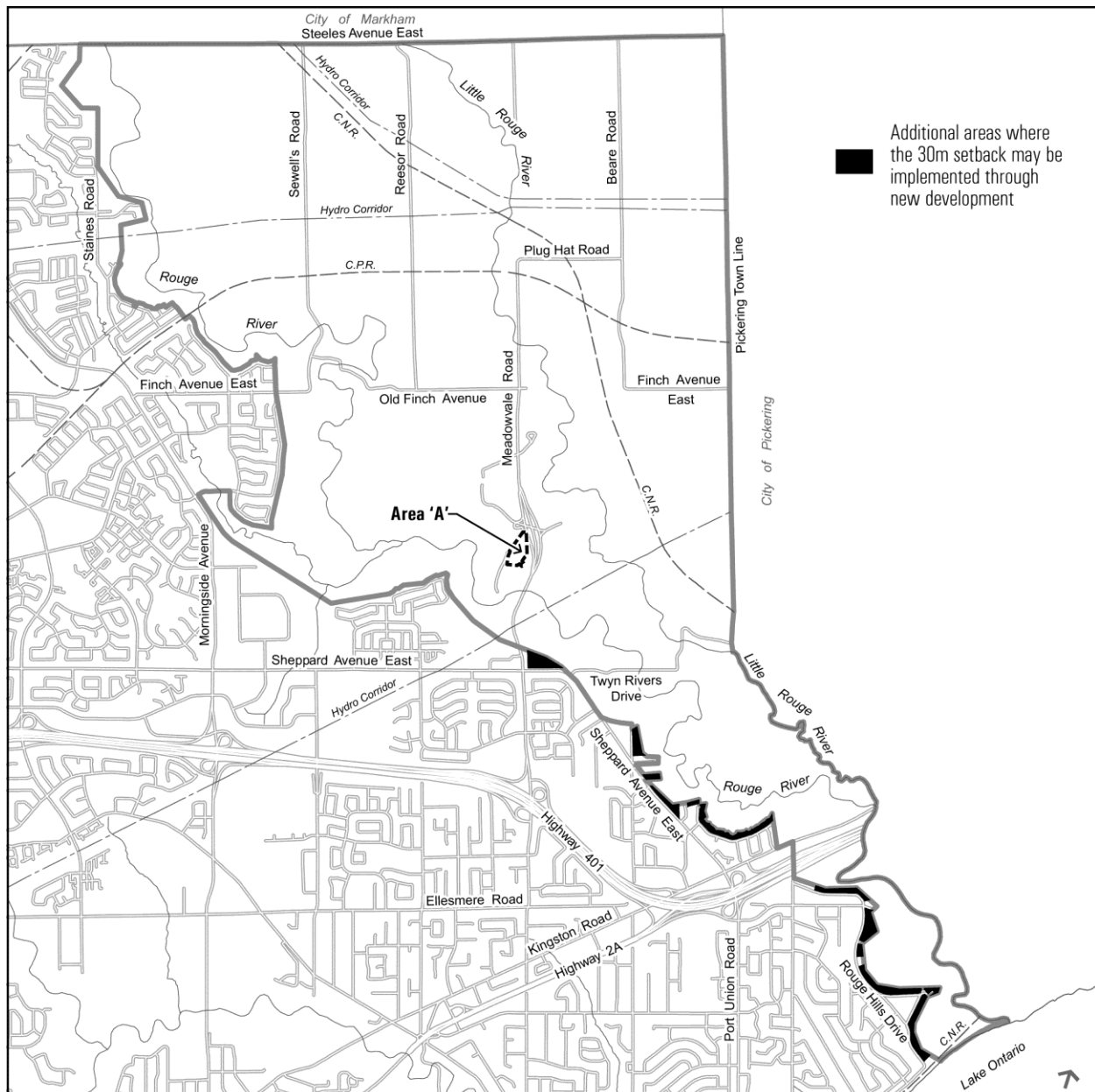


## CHAPTER 7: SITE AND AREA SPECIFIC POLICIES

### 141. Rouge Valley Area

141 a) The objective of this area specific policy is to protect, restore or enhance the natural ecosystem and cultural heritage **resources**; to use innovative planning, management and land use techniques; to promote knowledge and understanding of the natural, cultural **and agricultural** values of the Rouge Valley; and to provide opportunities for appropriate recreational enjoyment. **This policy objective is supported as follows:**

**Replace map showing area subject to SASP 141 with the map shown below.**



### Map 1: Area Subject to Site and Area Specific Policy

- i) to promote, preserve and enhance the Rouge **Valley** as an integrated natural heritage area;
  - ii) to protect, link, expand and enhance **key natural heritage and key hydrologic features (as listed in Table 1)** and associated areas of diverse **native** flora and fauna;
  - iii) **to work with Parks Canada to support, promote and implement the principles and objectives of the Rouge National Urban Park Management Plan and other applicable Parks Canada plans and policies and to implement the Greenbelt Plan;**
  - iv) to ensure the continued maintenance of a natural separator between the City of Toronto and the Region of Durham;
  - v) to protect significant **cultural**, archaeological and historical resources, **including significant structures, landscapes and archaeological sites** by emphasizing heritage conservation and education;
  - vi) to provide appropriate and environmentally acceptable active and passive recreational and tourism uses **that are compatible with the Rouge National Urban Park and the Toronto Zoo;**
  - vii) to permit regional recreational, tourism and cultural activities of this area without exceeding the environmental carrying capacity of the Rouge ecosystem; and
  - viii) to permit uses that are compatible with the objectives of this area specific policy, such as Natural Science, Educational Interpretive, Zoological, Recreational, Curatorial and Research Uses and Associated Facilities; nature viewing uses; **existing** agricultural uses, including crop farming, livestock and demonstration farming; existing golf course; existing residential uses, **including** existing residential uses on lots of record; bed and breakfast operations ancillary to residential uses; and conservation management uses, including conservation works, slope stabilization works and **ecological restoration**. For the purpose of clarity, the term “recreational” as used in this site specific policy includes uses such as, campgrounds, equestrian, **off-road biking** and hiking trails, **fishing**, natural science educational and research facilities including demonstration farms, **interpretation of** archaeological sites designated by the Provincial **and Federal** Government, historic resource uses, wildlife habitat enhancement and observation areas. However, the word “recreational” does not provide for major **recreational uses that require servicing, such as** illuminated playing fields or spectator seating facilities.
- b) All agencies and parties **subject to** this area specific policy will be guided by a comprehensive resource management **program** which, will:
- i) **maintain, enhance or restore aquatic and terrestrial habitats and communities of native species;**
  - ii) assist and support the **identification of** properties in **public** and private ownership in the area, **having potential cultural heritage value to be evaluated for**

**possible inclusion on the City's Heritage Register through listing or designation under the *Ontario Heritage Act*;**

- iii) work with appropriate agencies **and First Nations or Metis** to determine **opportunities to share** archaeological **research and** findings in accordance with the City's *Archaeological Management Plan* and the *Rouge National Urban Park Management Plan*;
- iv) encourage natural science, educational, curatorial and research facilities that further the understanding of the attributes of the Rouge **Valley**;
- v) **where private property extends into the valley, work cooperatively with land owners in maintaining and enhancing natural heritage features;**
- vi) ensure, in association with appropriate agencies, that **best** storm water management practices are employed **for any new development or site alteration, including minimizing vegetation removal, grading and soil compaction, sediment erosion and impervious surfaces, so as to improve water quality and maintain or restore natural flow regimes in watercourses to the greatest possible extent.** Any new storm water management ponds will only be **permitted** on table land **and will not be located within any key natural heritage or key hydrologic features or their vegetation protection zones**;
- vii) **ensure that new, or expanding infrastructure is planned, designed, constructed and operated to minimize negative impacts and disturbance of the existing landscape including, but not limited to, impacts caused by light, intrusion, noise and road salt;**
- viii) **ensure that new or expanding infrastructure avoids key natural heritage or key hydrologic features unless there is no reasonable alternative and planning, design and construction practices will not negatively impact ecological features and their functions and the quality and quantity of ground and surface water, and, where feasible, will maintain or improve connectivity;**
- ix) integrate and link compatible recreational uses in the area in a co-ordinated trail program;
- x) **ensure** that any new permanent buildings or structures are not visible from the valley lands and that scenic views are protected;
- xi) selectively encourage the regeneration of cleared areas and planting of native tree species and other native vegetation to enhance the natural heritage characteristics of the Rouge **Valley**;
- xii) encourage public acquisition of appropriate sites within the lands; and

- xiii) demonstrate sensitivity to these objectives in the design and implementation of their facilities and undertakings.
- c) To **ensure** the continued maintenance of the area by public agencies, the division of lands by consent **and/or the sale or disposal of land will be prohibited, unless:**
  - i) the land is being conveyed to TRCA or Parks Canada for parks or conservation purposes; or**
  - ii) the land is being conveyed to the City, for infrastructure approved by Council, or to the owner of existing or approved infrastructure.**

Notwithstanding, a maximum of two new lots plus a remnant parcel, each to contain one single detached dwelling, is permitted on the east side of Kirkham's Road, located north of Lot 1 R.P. 3425, north of the lands known as 5 Kirkham's Road, and shown as Area 'A'.

**d) Development on lands adjacent to the Rouge Valley, including those lands shown on Map 1 within the Rouge Valley Area and the Adjacent Rouge Valley Lands, will be set back a minimum of 30 metres from the stable top-of-bank. All efforts will be made to achieve a conveyance of the land within 30 metres of the stable top-of-bank, together with the land below the stable top-of –bank, into public ownership."**

- e) Development provided for by the Site and Area Specific Policy may occur in the absence of municipal services. **Existing uses and uses permitted by this policy may be connected to existing municipal water services. Extension of municipal water or sewage services may occur in case of health issues or to service existing uses or their expansion.** 27-metre rights-of-way will not be used to accommodate four lane roads **but may be used to accommodate multi-use trails. The rural character of existing two lane roads will be maintained.**
- f) **Development or site alteration is not permitted in key natural heritage or key hydrologic features, including any associated vegetation protection zones, with the exception of:**
  - a) **forest, fish and wildlife management;**
  - b) **conservation and flood or erosion control projects that are demonstrated to be in the public interest;**
  - c) **infrastructure projects that are the subject of an environmental approval; and**
  - d) **small-scale structures for recreational use, provided negative impacts are minimized.**
- g) **A natural heritage impact study will be prepared for each official plan and zoning bylaw amendment, and may be required for consent or site plan approval, and will be reviewed through the public participation process prior to Council making a decision.**



- h) Within the natural heritage system, development and site alteration, will demonstrate that:**
- i. there will be no negative effects on the key natural heritage or key hydrologic features identified in Table 1;**
  - ii. a natural vegetation protection zone will be provided that is at least 30 metres or greater to protect key natural heritage and key hydrologic features and their functions from the impacts of the proposed change and associated activities that may occur before, during and after construction and, where possible, restore or enhance the features and/or its function;**
  - iii. connectivity between key natural heritage and hydrologic features located within 240 metres of each other will be maintained or enhanced for the movement of native plants and animals across the landscape;**
  - iv. the removal of other natural features should be avoided and incorporated into the planning and design of the proposed use wherever possible;**
  - v. the disturbed area of the site will not exceed 25 percent; the impervious area will not exceed 10 percent of the total developable area and at least 30 percent of the total developable area of the site will remain or be returned to natural self-sustaining vegetation; and**
  - vi) buildings or structures for recreational use may occupy up to 25 percent of the total developable area of the site provided they are planned to optimize compatibility with the natural surroundings.**

**The boundaries of all key natural heritage and key hydrologic features and minimum vegetation protection zones will be confirmed at the time of any proposed development or site alteration.**

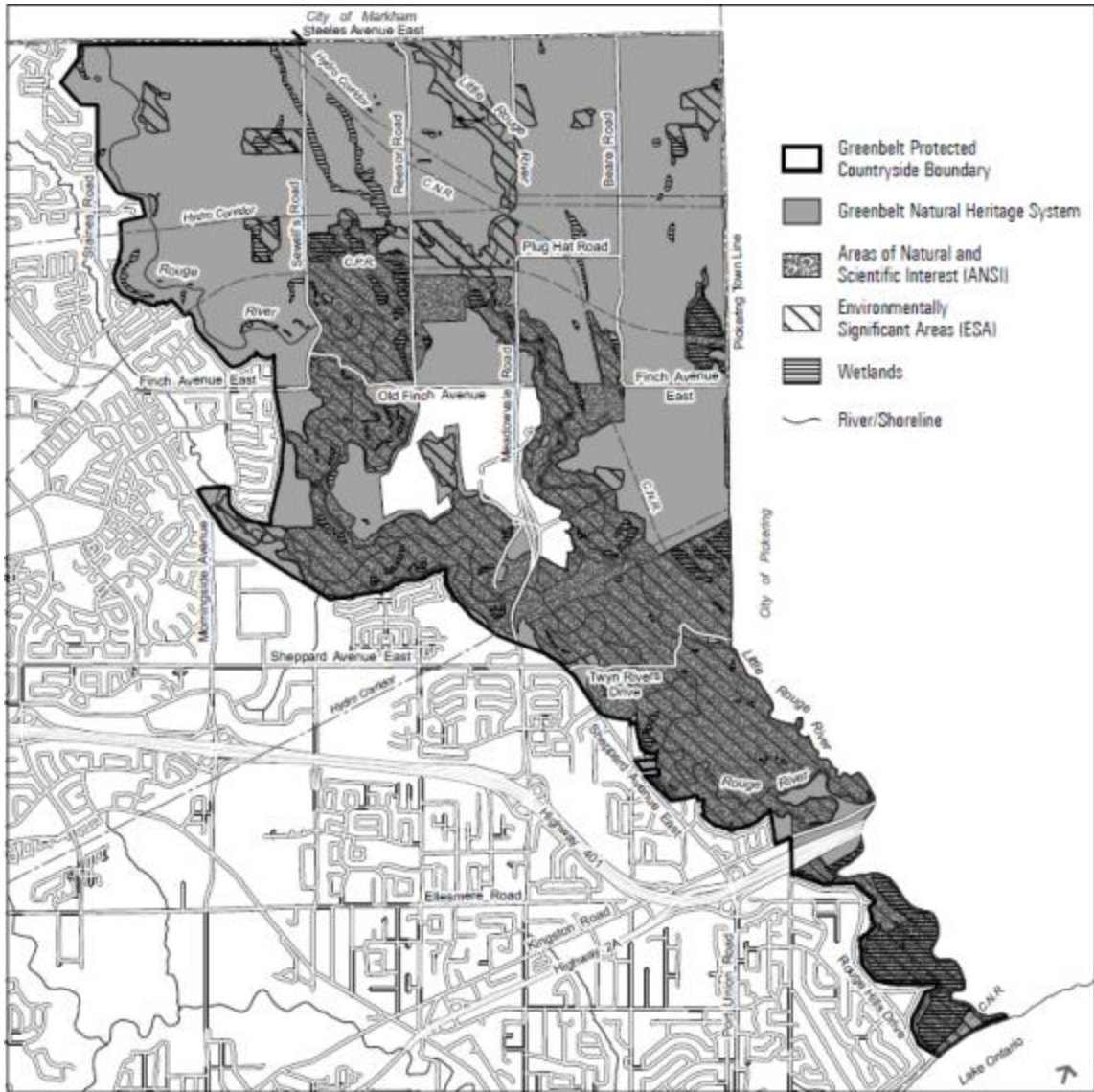
- i) Expansions to existing agricultural buildings and structures, farm and non-farm dwellings together with accessory uses, and residential uses may be permitted within key natural heritage features provided there is no alternative and the expansion, alteration or establishment is directed away from the feature to the maximum extent possible; and the impact of the expansion or alteration on the features or its functions is minimized to the maximum extent possible;**
- j) New agricultural buildings or structures for agricultural related secondary uses are not subject to Policy 141(h); however, such development is required to provide a minimum vegetation protection zone of 30 metres from key natural heritage or key hydrologic features. Such new agricultural uses may be exempt from establishing a condition of self-sustaining vegetation if the land is and will continue to be used for agricultural purposes.**
- k) Notwithstanding policy a) viii) above, all official plan amendments and zoning bylaws enacted prior to December 16, 2004 shall be allowed to continue.**
- l) Where there is a conflict between this Site and Area Specific Policy and Site and Area Specific Policy 122, Site and Area Specific Policy 122 shall prevail.**

**Table 1: Minimum Vegetation Protection Zones for Key Natural Heritage and Key Hydrologic Features**

<b>Key Natural Heritage and Key Hydrologic Features*</b>	<b>Minimum Vegetation Protection Zone</b>
Wetlands, Significant woodlands Fish habitat, Permanent and intermittent streams, Lakes (and their littoral zones), Seepage areas and springs	30 metres
Significant habitat of endangered species, threatened species and special concern species, Life Science Areas of Natural and Scientific Interest (ANSIs), significant valleylands, significant wildlife habitat, Sand barrens, savannahs and tallgrass prairies; Alvars, Environmentally Significant Areas.	minimum vegetation protection zone to be determined at the time of any proposed development

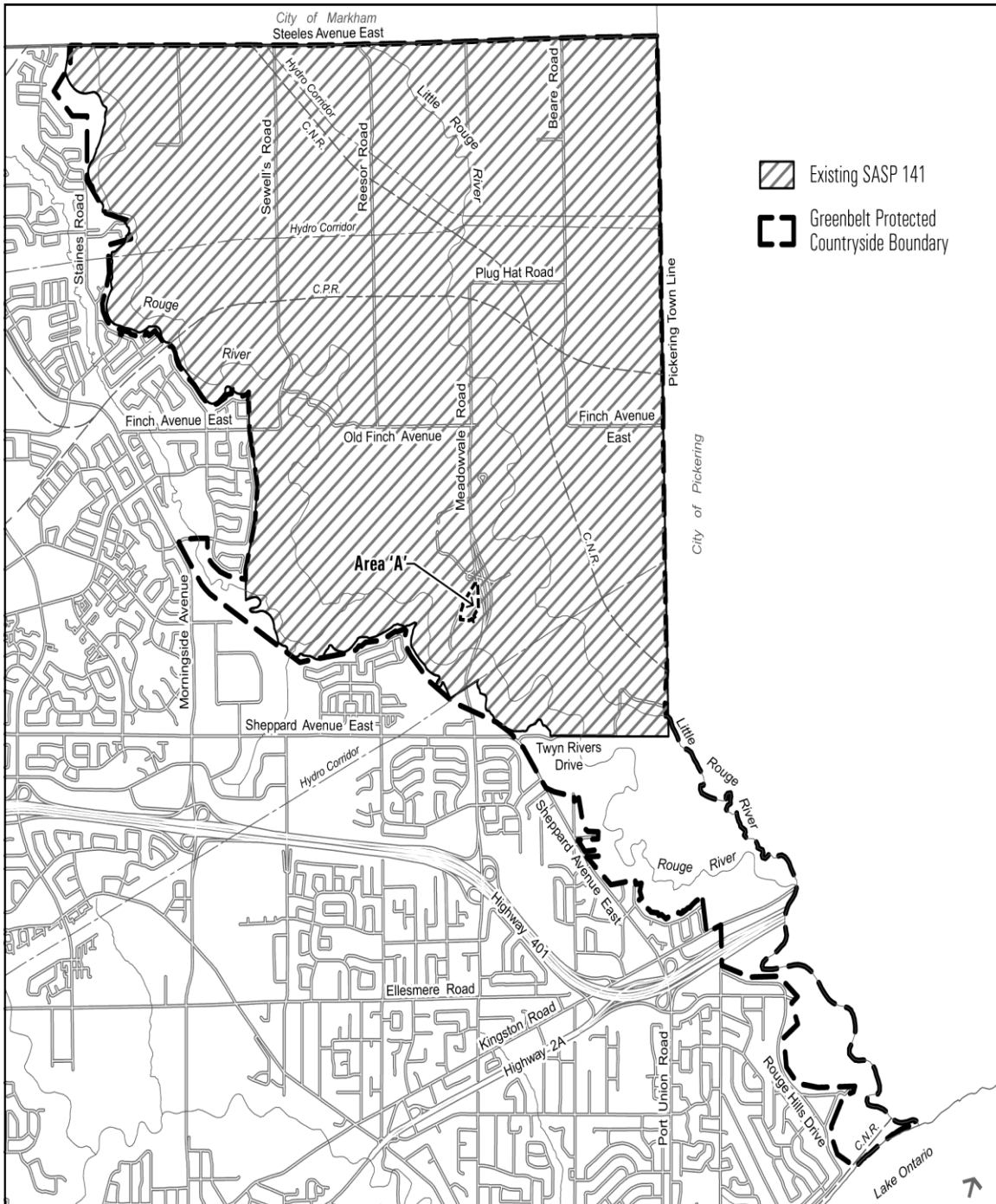
\* Refer to Ministry of Natural Resources and Forestry's "Technical Definitions and Criteria for Key Natural Heritage Features in the Natural Heritage System of the Protected Countryside" for criteria for identification of key natural heritage and hydrologic features. Refer to Official Plan policy 3.4.13 for criteria for identification of Environmentally Significant Areas. Known features are shown in Map 2.

**Map 2: Greenbelt Natural Heritage System**



**Note: vegetation protection zones are not shown on the above map**

### Attachment 3: Existing Site and Area Specific Policy 141 Area in Comparison to Greenbelt Protected Countryside



## **Attachment 4: Notes from December 1, 2015 Open House**

Greenbelt Plan and Rouge Valley Area Official Plan Amendment Open House

Time: 7:00 – 8:30pm

Date: December 1, 2015

Location: Alvin Curling Public School, 50 Upper Rouge Trail, Scarborough

Attendees: 6

Following a presentation by staff, the following issues were raised:

### **1.0 Greenbelt Plan**

Q. Section 3.2.6 (The Rouge River Watershed and Park) of the Greenbelt Plan should be reviewed to ensure conformity

A. Put 1994 Rouge Park Management Plan "Park Zoning" overlay on SASP 141 mapping and compare to proposed natural heritage system. Some areas not shown as natural areas should be reviewed and reconsidered. They may have been restored.

Q. Are there policies to limit paving of parking areas – keep them gravel surfaced?

A. Policies in the Greenbelt Plan limit the amount of disturbed area and impervious surface.

Q. What is the proposal for water and sewer infrastructure in the Rouge? Greenbelt Plan discourages partial servicing.

A. There is no water or sewer infrastructure proposed for the Rouge in the city's capital plan. Servicing may be required for uses such as a new facility at the Zoo. Under the proposed OPA, uses that are permitted can be connected.

Q. Morningside tributary is ecologically rich. Why is Morningside Creek not part of the Greenbelt? Why are other rivers/creeks such as Highland Creek not designated as Greenbelt river valleys? Nature is reacting to new connectivity with areas naturalized along the lakefront, so it's forming another greenbelt. The river valleys should be a part of this.

A. Morningside Creek is a managed channel that contains extensive storm water management infrastructure.

Q. The proposed OPA identifies tributaries that directly connect the Greenbelt to Lake Ontario - the Don and Humber Rivers and Etobicoke Creek - as Greenbelt River Valley Connections. The City recognizes the ecological importance of all its valleys and ravines and is developing a Ravine Strategy to manage these resources for the long term.

## **2.0 Rouge National Urban Park**

Q. Does the Rouge National Park have status yet?

A. The RNUP legislation has been approved but municipal and provincial lands have not yet been transferred.

Q. Does Parks Canada have to follow EA processes for servicing?

A. The City owns infrastructure within road allowance and must follow provincial EA process.

## **3.0 Uses in Rouge Area**

Q. What lands are owned by the City at the Zoo?

A. TRCA owns most of the land. The Zoo, the City and the TRCA have a long term licence to operate to Zoo on TRCA land. Some land is City-owned and includes the main parking lot and administrative buildings. The 'display areas' are on lands licenced to the Zoo.

Q. Toronto Wildlife Centre – The facility should be located somewhere else. Wildlife that is not native to the Rouge Valley might be released into the area.

A. The proposed Wildlife Centre facility on Steeles Ave East will treat wildlife from across the 905. Their current location at Downsview Park is very stressful for the patient animals. Rehabilitated wildlife will be released into the wild in the same location that it was originally found.

Q. Are there any applications on the Lespeak property at Meadowvale and Sheppard? There's a shortage of facilities around the Zoo, in particular parking. RNUP will make it worse. Parks Canada should put their welcome facility on the Lespeak lands, buy it out from the developer. This would reduce conflict and congestion in the area.

A. The OMB previously approved development including two 12 storey apartment buildings and some office/commercial/retail on this property. There have been some recent inquiries.

Q. What is the status of the biogas facility? Would the biogas facility be subject to Greenbelt Plan policies respecting percentage of permeable surface?

A. The biogas facility has been approved by the Province under the Renewable Energy Act but is not yet built. Applications under the REA are not required to go through the planning approval process so the City cannot apply the Greenbelt Plan policies.

## **4.0 Other**

Q. Line 9 crosses the Rouge Valley. If Littles Road is closed, can it still be used to access Line 9 if there is a spill?

A. Little's Road will no longer be identified as a City road in the Official Plan and will be legally closed and transferred to Parks Canada but the physical road can still remain.

Q. Should Line 9 be realigned? Perhaps move it to the Steeles Avenue right of way? This would make it easier to contain a spill.

A. There would be a lot of factors to consider if Line 9 was to be relocated.

Formal Meeting was adjourned at 8:30 p.m.