



2016



**ANNUAL REPORT**  
TORONTO CITY PLANNING



# TORONTO

a magnet for growth



## CHIEF PLANNER'S MESSAGE



# **TORONTO IS A MAGNET FOR GROWTH**

Over the next two and a half decades, Toronto is expected to increase in size from 2.6 million to 3.4 million residents — adding a population roughly the size of Winnipeg. The fact that so many people want to live and work in Toronto is a tremendous source of strength for our City.

The cranes that dot the skyline stand as a testament to our City's confidence and vibrancy. As Toronto continues to grow, investments in vital physical and social infrastructure must keep pace with the exceptional private sector investment that we see in our City. In 2016, we advanced a number of landmark decisions that will forever shape the way we grow and evolve as a City, enhancing liveability over the long term. We've begun monumental work to address the urgent need to secure open space in one of the most park-deficient areas of the City — downtown. While Rail Deck Park is about ensuring the livability of our City, and creating a signature public space, it is also

about serving the 350,000 people who work in the core, and the millions of tourists who visit the City each year. As we've learned through our TOcore analysis and policy work, we need a new central destination for all of Toronto that links together emerging neighbourhoods like CityPlace with new development to the north, such as The Well.

City Planning also made significant progress advancing our transit network, by creating a plan — approved in principle by City Council in June, 2016 — that focuses on key city building goals of serving people, strengthening places, and supporting prosperity. It includes SmartTrack, the Scarborough Subway Extension, Eglinton West LRT, Eglinton East LRT, Waterfront LRT and the first phase of the Relief Line. All of these transit projects are in various stages of development, and a big part of 2016 involved working with Mayor Tory, Councillors, key stakeholders and the public to move each of them forward. By taking a network approach to building transit, our goal is to ensure that Torontonians will have the choice — and the opportunity — to get from everywhere to everywhere on great transit in the future.

This year's 2016 Annual Report takes a closer look at how Toronto City Planning shaped policy and projects for better city building outcomes.

**Specifically, we've highlighted interventions where staff identified opportunities to make tangible improvements to the public realm, size and scale of a project, neighbourhood and block connections and community amenities.** While we spend a considerable amount of time on broad policy considerations, we also need to get into the weeds to make those policies real.

The intensity of change in our City today puts much of our work into hyper speed. Every once in a while we wonder when it might let up, when we might get a chance to step back and spend a bit of time evaluating the changes that we see around us. But it didn't let up in 2016. We kept our noses to the grindstone, and amidst the chaos of a rapidly changing city, we sought, every day, to remember that we can make our City better, more sustainable, and more inclusive for all, if we collectively put our minds to it.

I'm proud of the work you will see in the following pages, and honoured to work with such dedicated planners, divisional partners and city builders.

**Jennifer Keesmaat**  
Chief Planner & Executive Director

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creating spaces to walk, cycle, ride and drive

**08**

## 2016 NUMBERS

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**10**

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**18**

## COMMITTEE OF ADJUSTMENT

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**23**

## SCARBOROUGH COMMUNITY COUNCIL

Home to over 625,000 residents, represented by 10 wards that span approximately 19,000 hectares.



**29**

## NORTH YORK COMMUNITY COUNCIL

A culturally rich District ranging from dense urban centres to stable low-rise residential communities.



**39**

## ETOBICOKE YORK COMMUNITY COUNCIL

A diversified community with more residents now living in multi-unit buildings than detached houses.



**45**

## TORONTO EAST YORK COMMUNITY COUNCIL

The City's fastest growing District that encompasses Toronto's pre-amalgamation boundary and East York.

**50**

## EXECUTIVE COMMITTEE

Recommendations on priorities, plans, intergovernmental relations, and financial integrity of Toronto.

**60**

## PLANNING AND GROWTH MANAGEMENT COMMITTEE

Recommendations on planning, growth and development matters that have city-wide impacts.

# INPUT ↓

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



**294**

archaeology assessment reports reviewed



**278**

new development projects received



**2,257**

heritage permit applications



**11**

heritage conservation districts under study



**625**

staff reports involving city planning and notices of motion



**4,194**

committee of adjustment applications

# PEOPLE ↑↑

In 2016, we continued to broaden the reach of our traditional consultation through the use of innovative methods, i.e. *Growing Conversations* – an initiative that engages new audiences and transforms our approach to public consultation.



**304**

non-statutory community consultations



**13,444**

residents consulted through outreach



**218%**

increase in visits to online application information centre



**275**

references in the news



**1.75 million**

page views of city planning website



**26**

new staff

# PROCESS ↔

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



**9,646**

hours spent by staff on OMB appeals



**41**

by-laws containing Section 37 agreements



**29**

official plan amendments



**12** design review panel meetings



**41**

projects taken to the design review panel

# OUTPUT ↗

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



**71%**

of development occurring in targeted growth areas



**\$38M**

of secured Section 37 benefits



**48,840 m<sup>2</sup>**

green roof areas built or under construction



**11**

public art installations unveiled



**21**

projects seeking TGS Tier 2 status



**12**

civic realm improvements completed

43° 42' N 79° 24' W



# CITY PLANNING

## DIVISION

THE WORK OF OUR DIVISION TOUCHES ON MANY ASPECTS OF THE CITY, FROM SITE-SPECIFIC LOCAL ISSUES TO CITY-WIDE AND REGIONAL ISSUES. THROUGH THE FRAMEWORK OF THE OFFICIAL PLAN, CITY PLANNING MAKES RECOMMENDATIONS TO COUNCIL ON A DIVERSE SERIES OF CITY BUILDING OBJECTIVES.



In 2016 alone, the Division led 250 reports to Council and its Committees, provided support on another 200, and in total was referenced over 1,050 times.

To illustrate how City Planning serves Toronto's citizens, the 2016 Annual Report highlights interactions with Community Councils, Planning and Growth Management Committee, Executive Committee and Committee of Adjustment. These public meetings form a critical component

of the municipal democratic process by hearing deputations, considering advice from staff and making recommendations to Council. In addition, City Planning often interacts with numerous other Agencies, Boards and Commissions that make decisions and provide recommendations on planning-related issues. City Planning always strives to provide objective advice that adheres to the principles of Toronto's Official Plan and is informed by substantial research, consultation and analysis.

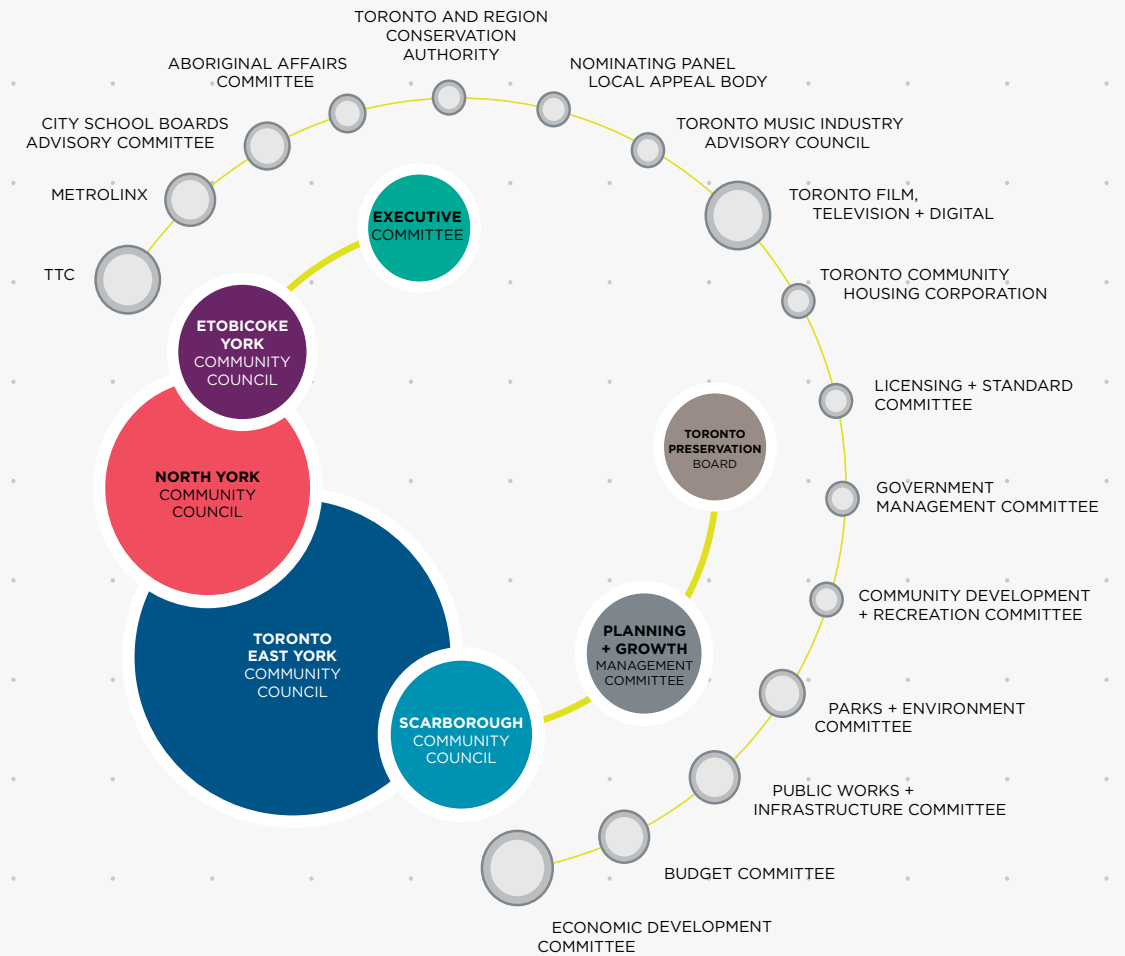


As leaders and partners in an innovative culture, we build a great city through excellence in planning and influential policy. We implement Toronto's Official Plan for a sustainable and connected city of neighbourhoods where life and business flourish.

**MISSION STATEMENT**



**CITY PLANNING INTERACTIONS**



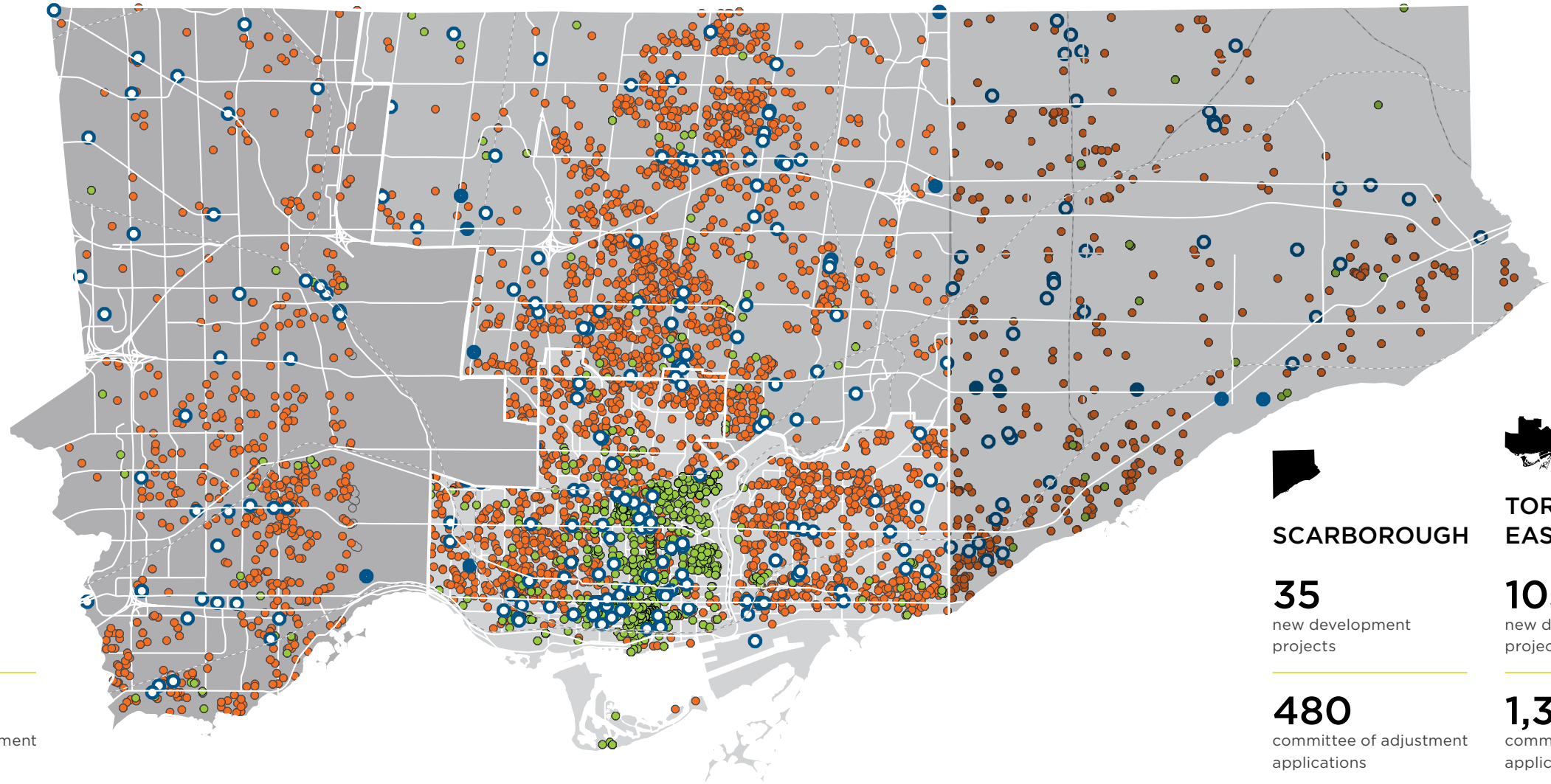




# 2016 DEVELOPMENT REVIEW

This development map highlights the City's new projects, Committee of Adjustment applications and heritage permits over the past year across each of our four Planning Districts.

- new development projects
- committee of adjustment
- heritage permits



**ETOBICOKE  
YORK**

**71**  
new development projects

**1,087**  
committee of adjustment applications

**110**  
heritage permit applications



**NORTH  
YORK**

**69**  
new development projects

**1,239**  
committee of adjustment applications

**123**  
heritage permit applications



**SCARBOROUGH**

**35**  
new development projects

**480**  
committee of adjustment applications

**35**  
heritage permit applications



**TORONTO  
EAST YORK**

**103**  
new development projects

**1,388**  
committee of adjustment applications

**1,989**  
heritage permit applications

43° 42'N 79° 24'W



# COMMITTEE OF ADJUSTMENT

THE COMMITTEE OF ADJUSTMENT IS A QUASI-JUDICIAL BODY MADE UP OF CITIZEN MEMBERS APPOINTED BY CITY COUNCIL. THE COMMITTEE HEARS AND MAKES DECISIONS ON APPLICATIONS FOR MINOR VARIANCE, CONSENT AND EXPANSION TO LEGAL NON-CONFORMING USES.



The Committee of Adjustment is also the planning approval process that the public most often engages with, either as an applicant or as a resident interested in a near-by application.

**RECORD BREAKING VOLUMES**

The Committee of Adjustment experienced record breaking application volumes again in 2016. The Committee received 4,194 minor variance and consent applications, which is close to a

30% increase in applications in just three years. Not only are there more applications, many of the proposals have increased in complexity. This increase in volume and complexity is largely being driven by the strong real estate market and continued demand for low-rise housing within Toronto. Whether it be households looking to undertake major renovations and grow in place, or the redevelopment of land by professional builders, the interest in seeking Zoning By-law variances has never been greater.

# MEDIATION

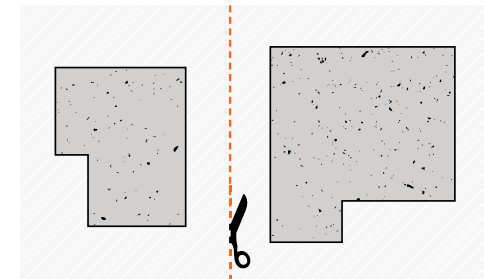
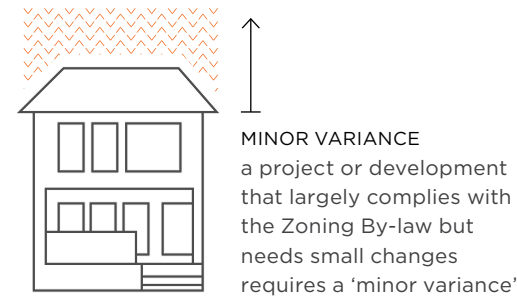
## PILOT PROJECT

Starting in 2017 as a pilot project, the Committee of Adjustment will offer mediation, which will be optional and free of charge.

Mediation will be available for all minor variance and consent applications and will be offered before or after the Committee hears a matter. The program will use a third party mediator and professional planner to assist disputing parties reach a voluntary, mutually-acceptable solution for some or all of the issues in dispute for minor variance and consent applications. This program is intended to foster collaboration between disputing parties and increase the likelihood of a settlement, thereby decreasing the number of expensive and time consuming appeals.

**+30%**  
increase in applications  
over the past three years

**4,200~**  
minor variance and  
consent applications  
in 2016



## A Collaborative Process City Building Partners



**APPLICATION MATERIALS ONLINE** — As of June 30, 2016 all Committee of Adjustment application materials, written submissions, and comments from City Divisions and external commenting Agencies for active applications, are posted to the Application Information Centre (“AIC”) which is accessible online.

**PUBLIC EDUCATION** — City Planning has produced a new brochure on the Committee of Adjustment process. It is designed to educate people on the Committee’s purpose and processes, and how residents can effectively engage with it. Hard copies were distributed to Committee of Adjustment District offices and City Councillors in 2016, and will be distributed more widely, in both hard copy and digital form in 2017.

**AUDIOVISUAL RECORDING OF HEARINGS** — By the end of 2016, Committee of Adjustment hearings taking place in North York Civic Centre, Etobicoke Civic Centre, Scarborough Civic Centre and City Hall were audio visually recorded. Copies of the recordings are available to members of the public from City staff for a nominal fee. Moving forward, Council has directed staff to report on the feasibility of live streaming these meetings.



# SCARBOROUGH

## COMMUNITY COUNCIL

SCARBOROUGH IS HOME TO OVER 625,000 RESIDENTS  
REPRESENTED BY 10 WARDS THAT SPAN  
APPROXIMATELY 19,000 HECTARES.

Numerous items were brought forward for Council consideration which addressed land use planning matters. High profile projects included the Golden Mile Study, the Steeles-Redlea Regeneration Study and new development proposals along Kingston Road and Eglinton Avenue. The Scarborough subway alignment and associated land use planning implications were also a primary focus in 2016. In November, City Council voted to proceed with the next phase of planning for the subway and the future Eglinton East LRT extension.

Scarborough is increasingly attracting growing families seeking low-rise housing options, resulting in numerous redevelopment and major renovation

projects. In 2015 and 2016, an average of approximately 480 Committee of Adjustment applications were received – representing a 25% increase over volumes from two years prior.

None of these key city building initiatives could have progressed without the input and expertise of staff from across the Division, including Community Planning, Urban Design, Transportation and Graphics & Visualization. Their professional advice and dedicated teamwork has helped to improve the design of buildings, improve the public realm and helped to convey complicated information using sophisticated and eye-catching graphics.

# KINGSTON ROAD IS EVOLVING

The Kingston Road Revitalization Study was completed in 2009 along a three kilometre stretch from Victoria Park Avenue to Birchmount Road. The goal was to help promote re-urbanization and reinvestment along Kingston Road through implementing amendments to the Official Plan and Zoning By-law.

Positive outcomes are now being realized as a result of the Study which has helped set the stage for a number of important new developments currently in various stages of review and approval. Importantly, the Study established clarity through 'as of right' zoning permissions, new urban design guidelines and requirements for streetscape improvements.

Through planning approvals, the City will achieve an enhanced streetscape with more active retail uses at grade. It will also create architecturally interesting buildings that provide the appropriate transition to adjacent neighbourhoods through angular planes, step-backs, setbacks, building orientation and landscaping.



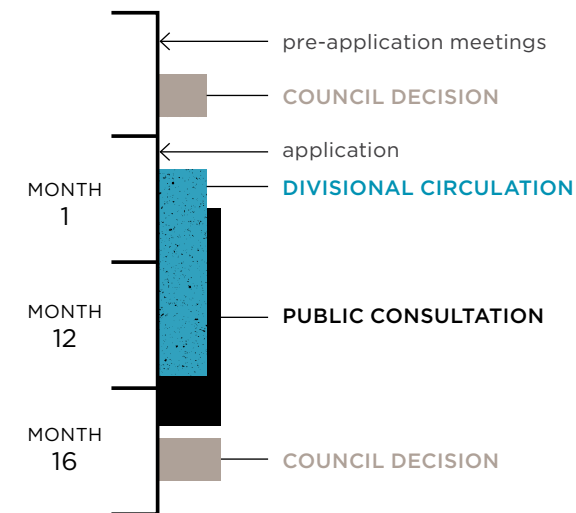
**0**  
OMB appeals by applicants or the public

**150+**  
additional bicycle parking spaces

**73%**  
of new 2-3 bedroom units adding to the supply of family-sized units

**321**  
total new mid-rise and townhouse units along Kingston Road

**25,000+**  
square-feet of ground related retail added



## A Collaborative Process City Building Partners



**COMMUNITY PLANNING** – Working collaboratively with the City’s internal Divisions, Community Planning acts as the primary lead when reviewing and providing recommendations to Council on development proposals. Their role includes active public consultation, negotiation, Ontario Municipal Board hearings and resolving differences between City Divisions. In this leadership role, Community Planning also works actively to ensure that the principles and objectives laid out in Toronto’s Official Plan and the Kingston Road Revitalization Study are adhered to as the community continues to evolve.

**TRANSPORTATION PLANNING** – As one of Community Planning’s key partners, staff in Transportation Planning provide expertise in the review of site specific planning studies and broader area wide studies such as the Scarborough Centre Master Transportation Plan. Their contributions inform recommendations going forward on transportation related matters.

**URBAN DESIGN** – Urban Design plays a key role in helping to shape the character of each development proposal. Urban Designers ensure that developments are compatible with the surrounding neighbourhoods, are designed to ensure an excellent public realm and streetscape, and create an environment that is both safe and inviting.

**GRAPHICS & VISUALIZATION** – City building outcomes strongly benefit from the direct involvement of the Graphics and Visualization team on many aspects of the development review process. This talented group of individuals assists with the preparation of planning reports, 3D modelling, Ontario Municipal Board exhibits and guidelines that are under development.

# KINGSTON ROAD IS EVOLVING



**1088-1118 Kingston Road**  
142 units under construction



**1316-1320 Kingston Road**  
30 units under review



**1340 Kingston Road**  
16 units under construction



**1346 Kingston Road**  
80 units under construction



**1390 Kingston Road**  
41 units under review



**1548 Kingston Road**  
12 units under review



# NORTH YORK

## COMMUNITY COUNCIL

REPRESENTED BY THE NORTH YORK COMMUNITY COUNCIL,  
THIS CULTURALLY RICH DISTRICT RANGES IN CHARACTER FROM DENSE  
URBAN CENTRES TO STABLE LOW-RISE RESIDENTIAL COMMUNITIES.

North York benefits from its central location within the region, as well as connectivity afforded by 400-series highway access and past transit investments along the Yonge, University, and Sheppard subway lines. It is also home to some of Toronto's largest employment and retail areas, that draw workers and visitors from across the region.

The future Eglinton Crosstown LRT and extension of the University-Spadina subway line are driving public and private sector investment. To ensure planning frameworks are in place to proactively manage future growth, City Planning staff are advancing comprehensive area studies and design guidelines. These policies will plan for the physical and social infrastructure required to accommodate transit-supportive development along transit lines. Priorities in 2016 included area studies initiated along the Eglinton Crosstown Line, namely

Don Mills Crossing and Laird in Focus, as well as the Keele-Finch Plus Study adjacent to a future subway station.

Many of the District's most significant development applications occurred within walking distance of existing or planned transit stations: Parkway Forest, Concord Park Place, Lawrence Heights Revitalization (Phase 1) and along Yonge Street. North York's central location and desirable quality of life continues to attract development in the form of mid-rise buildings along Avenues. These trends also presented themselves through the 1,239 Committee of Adjustment applications received by North York District, a record-high, driven largely by infill development within neighbourhoods. In total, North York Community Council considered 347 agenda items in 2016 - one third of which involved City Planning.

# THE QUAD

## AT YORK UNIVERSITY



cycling infrastructure and community bike centre

**60**

affordable student beds secured for fifteen years

**1.24**

hectare park

**1.79**

hectares of land dedicated for future elementary school and community centre

**\$150K**

contribution to future daycare facility

**\$200K**

contribution to community recreation facility

**\$250K**

off-site parkland improvements

Situated at an important gateway location south of the York University campus, and in close proximity to the York University subway station, the Quad is the first new development within the University's Southwest Precinct.

The first phase of construction of the Quad consists of two six-storey courtyard buildings for student housing. The development supports the vision for the adjacent Pond Road through the inclusion of active retail uses, a generously scaled public realm and the use of street trees and landscaping.

The courtyard buildings create opportunities for active uses - indoor and outdoor - along the street and open space edges. A two-storey glass bridge anchors a strong entrance feature, improves local safety with light and overlooks the surrounding publicly accessible walkways and spaces. The integration of a public art contribution by Nicholas Baier "Ivy" into the buildings' outer skin at key locations enlivens architecture and creates an attractive and highly visible gateway to the campus at Roy McMurtry Green.

The first phase of construction anticipates occupancy for the fall semester in 2017.



## A Collaborative Process

### City Building Partners



**COMMUNITY PLANNING** — The Quad is an innovative partnership between City Planning and its partners, Campus Suites and York University. The partners worked collaboratively on the draft Southwest Precinct Plan, which includes design concepts and development guidelines for the implementation of public infrastructure (streets, parks, open spaces and potential community facilities), as well as land uses and built form of new infill development in the Southwest Precinct.

**URBAN DESIGN** — The new development provides more than student residences; it will contribute to a vibrant, comfortable and safe public realm with a fine-grained network of new and future streets, mid-block pedestrian connections and publicly accessible open spaces. These improvements will create much needed connections between the campus and the existing residential neighbourhood to the south.

**TRANSPORTATION PLANNING** — Despite its proximity to the future York University Subway Station and high frequency bus transit service at the York University Transit Hub, the Southwest Precinct currently lacks a fine grained network of public streets and pedestrian and cycling routes. The Quad provides an opportunity to introduce new transportation infrastructure improvements, a well-functioning street network, and provides safe access to mobility options for both pedestrians and cyclists.

**STRATEGIC INITIATIVES, POLICY & ANALYSIS** — The 2009 Secondary Plan indicates a need to balance evolving University requirements and creating a complete community. The Quad offers an opportunity to realize this through the affordable and private student housing and community facilities that are planned for. Necessitating a novel approach, the 60 affordable beds will be reserved for students who qualify for the highest levels of OSAP.



# THE QUAD AT YORK UNIVERSITY



## Wide Sidewalks

accommodate street trees and seating

## Internal Courtyards

provide protected open space to residents

## 110 m<sup>2</sup> Community Bike Centre

promotes active transit

## 6-storey Mid-Rise Buildings

allow solar access to sidewalks and greenspace

## 812 Students

accommodated in 487 units, including 60 affordable bedrooms

## Section 37 Contributions

towards a local community recreation facility and day care centre

## 2,500 m<sup>2</sup> Retail

activates the main street frontages

## \$400,000 Public Art

secured for the facades of both buildings

# FREDERICK CONNELL HOUSE

Situated in the area northeast of Sheppard Avenue East and Leslie Street, the property at 10 Buchan Court is designated under Part IV of the Ontario Heritage Act for its design, associative and contextual value.

The property is comprised of a well-crafted Georgian Revival style country estate house designed by Toronto architects Mathers and Haldenby, overlooking gardens to the south originally designed by landscape architect Edwin Kay. Commissioned by Frederick Martin Connell, the house was completed in 1938, and sold in 1943 to Colonel W. Eric Phillips who renamed the property “Wynyates Farms” and occupied the house for two decades. The property was sold to North York General Hospital in 1965 following Phillips death.

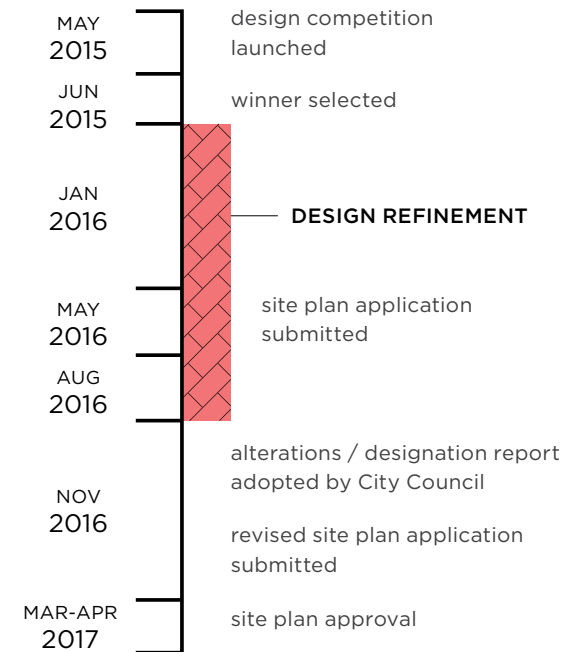
The project will provide a new, leading edge outpatient mental health care facility, consolidating a wide range of previously dispersed mental health outpatient programs for young women, youth, and children under one roof. Following a design competition launched by North York General Hospital, Montgomery Sisam Architects was selected in June 2015 for their winning submission entitled ‘A House and Garden for Healing’. The design takes full advantage of the non-institutional setting of the heritage property, providing bright sunlit rooms, an outdoor dining room and seating areas on the restored south facing veranda, all overlooking therapeutic gardens and walking paths.



**585 m<sup>2</sup>**  
existing hospital building

**6,000**  
outpatient visits serving youth and children for mental health services annually

**\$7 MILLION**  
project entirely donor-funded



## A Collaborative Process City Building Partners 10 Buchan Court



**HERITAGE PLANNING CHALLENGES** – The project required reconciling important conservation objectives with essential program requirements. Heritage Preservation Services and Community Planning staff worked closely with the applicant to ensure the new two-storey addition was designed in a compatible and sensitive manner, accepting the removal of the existing north wing and garage to provide the additional floor area required. Critically, the design retains the heritage attributes on the three primary elevations of the house visible from the public realm and the adjacent gardens. Given the planned use for the building, designing both new and existing spaces to be universally accessible was of paramount importance and required resolving both grading and elevation issues. The project was further challenged by timing and budget constraints that required continuous forward movement of the planning review process to support a successful fundraising campaign.

## FREDERICK CONNELL HOUSE



10 BUCHAN COURT, NORTH YORK

**POSITIVE OUTCOMES OF A COLLABORATIVE CITY BUILDING PROCESS** — *The successful approval of 10 Buchan Court, and the strong commitment of the many leading players involved, has helped transform an important heritage asset into a vital contributor to the future health and well being of the City. First and foremost, the development represents a first-of-its-kind facility in Canada that will deliver outpatient mental health care in a home-like environment with the objective of reducing the stigma of mental illness. It also secures the conservation and long term protection of a vulnerable vacant heritage building and landscape through adaptive reuse. And finally, the project's innovative competitive design selection process will serve as a best practice model for the development of future health care institutional buildings.*