

Planning and Growth Management Committee

City Planning Update
May 31, 2017

Jennifer Keesmaat

Chief Planner & Executive Director of City Planning

AGENDA:

1. 2016 Annual Report
2. How Does the City Grow?
3. Growing Up

2016

The year "2016" is rendered in a large, dark grey, sans-serif font. The "0" is a lighter shade of grey. A vertical rectangular inset image is placed over the "1", showing a night view of a city street with a brick-paved walkway, modern buildings, and streetlights.

ANNUAL REPORT TORONTO CITY PLANNING

CONTENTS 2016

creating spaces to walk, cycle, ride and drive

08

2016 NUMBERS

Highlighting the City of Toronto's planning numbers which include inputs, people, process and outputs.

10

CITY PLANNING DIVISION

Touching on many aspects of the City, from site-specific local issues to city-wide and regional issues.

18

COMMITTEE OF ADJUSTMENT

Making decisions on applications for minor variance, consent, and expansion to non-conforming uses.



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 m²

green roof areas built or under construction



21

projects seeking TGS Tier 2 status



12

civic realm improvements completed



11

public art installations unveiled

2016

ANNUAL REPORT
TORONTO CITY PLANNING

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

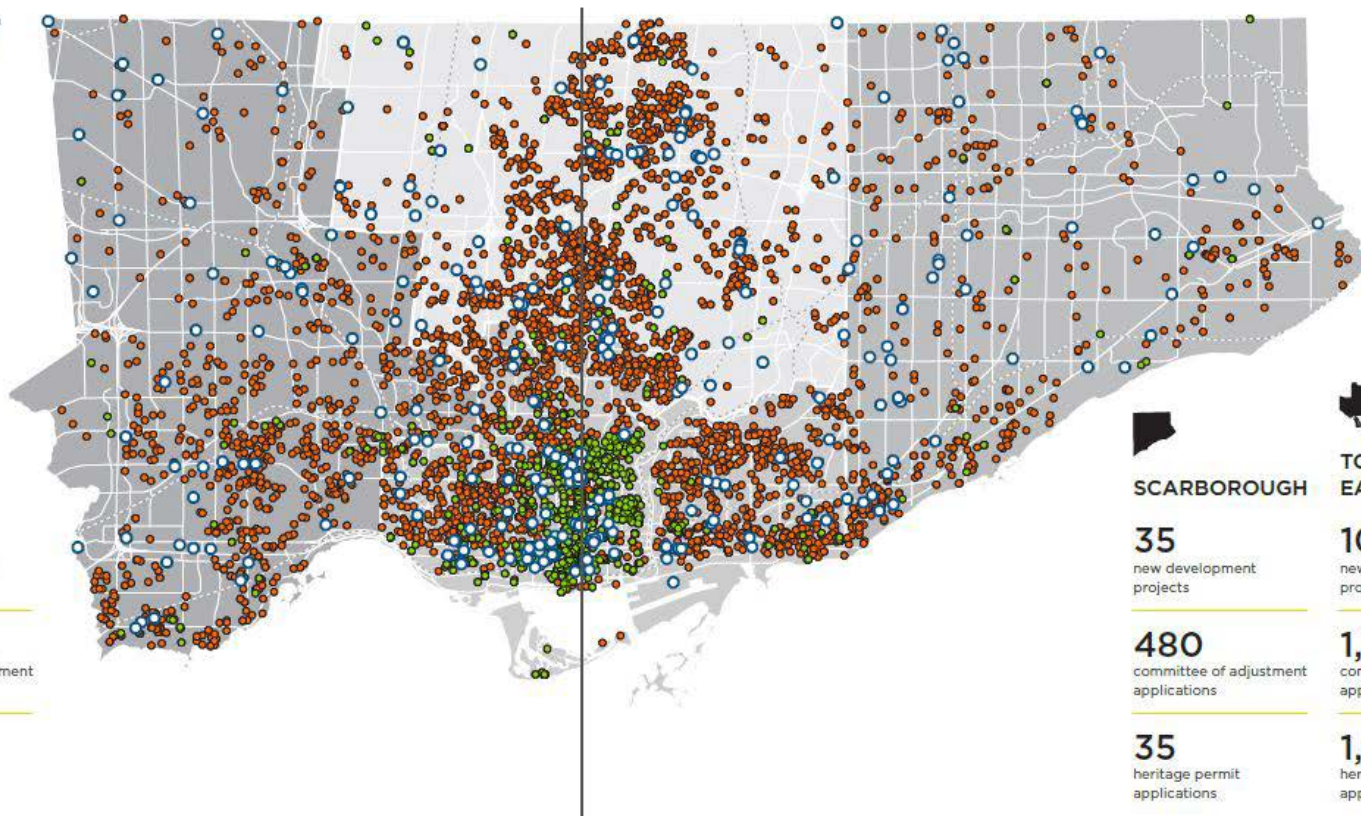
new development
projects

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

2016

ANNUAL REPORT
TORONTO CITY PLANNING



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

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.



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

Community Planning
—
Transportation Planning
—
Urban Design
—
Strategic Initiatives,
Policy & Analysis
—
Heritage



RELEVANT
CITY DIVISIONS
—
Engineering &
Construction Services
—
Parks, Forestry
and Recreation
—
Transportation Services

EXTERNAL
PARTNERS
boards and
agencies

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.

2016

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THE QUAD AT YORK UNIVERSITY



Wide Sidewalks

accommodate street trees and seating

Internal Courtyards

provide protected open space to residents

110 m² 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 m² Retail

activates the main street frontages

\$400,000 Public Art

secured for the facades of both buildings



This bulletin illustrates how the city has developed and how it may continue to grow over time. It summarizes information from the City of Toronto's Land Use Information System II, providing an overview of all projects with any development activity between January 1, 2012 and December 31, 2016. This development pipeline data is supplemented by other data sources such as Canada Mortgage and Housing Corporation, Statistics Canada and the Toronto Employment Survey.

Highlights

Toronto is growing with strong development prospects helping to bring more people and jobs into the city.

- From 2012 to 2016, 363,859 residential units and 19.53 million m² of non-residential GFA were proposed in the city of Toronto.
- There are 52,500 more units and 1.59 million m² more non-residential GFA in this pipeline compared to that reported on in the last *How Does the City Grow?* bulletin. New projects submitted in 2016 are proposing more development than the average over the previous five years and revisions to older projects have increased in size.
- 81% of new residential development is proposed in areas targeted for growth by the City's Official Plan.
- 272,004 residential units and 6.44 million m² of non-residential GFA proposed have not yet been built.
- The most growth was proposed in the *Downtown & Central Waterfront*, with 39% of the units and 41% of the non-residential GFA proposed in the city.
- Among the *Centres*, *Yonge-Eglinton Centre* has the most residential activity with 36% of the units proposed in the *Centres*. *North York Centre* led non-residential development with 44% of all non-residential activity in the *Centres*.
- 31% of the proposed non-residential GFA is in the *Employment Areas*.
- 43% of the proposed residential units are located in an area covered by a *Secondary Plan*.
- As the city's Urban Growth Centres develop, they are progressing towards meeting the Province's density targets. Most of that density is due to residential growth.



April 2017

How Does the City Grow?

Introduction

Toronto is Canada's most populous city, the focal point of development and growth and the heart of the Greater Toronto Area (GTA). For many years now, Toronto has experienced a surge of both residential and non-residential development. This annual bulletin examines how and where the city has been growing over the past five years and how it will continue to develop in the near future.

Toronto's Official Plan, which came into force in June 2006, is the guide for development in the city over the next few decades. Its central geographic theme is to direct growth to appropriate areas and away from the city's stable residential neighbourhoods and green spaces. The locations recognized as being most appropriate for residential and employment growth are those identified in the Official Plan's Urban Structure Map as *Avenues*, *Centres*, *Downtown*,¹ as well as other areas in the city designated as *Mixed Use Areas* and *Employment Areas*.² The Official Plan's Urban Structure Map is included in this bulletin as Map 1 on page 2.

Population and Employment

It is important to understand Toronto's growth in the context of its population and employment. The Growth Plan for the Greater Golden Horseshoe, brought into force by the Provincial Government

in June 2006, manages growth and development throughout the region that stretches around Lake Ontario from Niagara Falls to Peterborough, with Toronto at its centre. The Growth Plan, as amended in 2013, forecasts 3.40 million people and 1.72 million jobs in the city of Toronto by 2041.³

The city's population is on track with the population forecasts in the Growth Plan. The forecast background study supporting the Growth Plan anticipated a 2016 population including Census undercoverage of 2,865,000. The most recent estimate of the city's 2016 population by Statistics Canada is 2,876,095.⁴ This estimate surpasses the forecasted population by over 11,000 people.

Statistics Canada also reports where people are working. These data include people working at home and those with no usual place of work. Prior to 2011, this information was collected through the long-form Census. In 2011, the voluntary National Household Survey (NHS) was used to collect the Place of Work data. Due to the differences in data collection methods, the NHS data cannot be compared to the Census data. With the return of the long-form Census for the 2016 Census, superior analysis will be possible once results become available in late 2017.

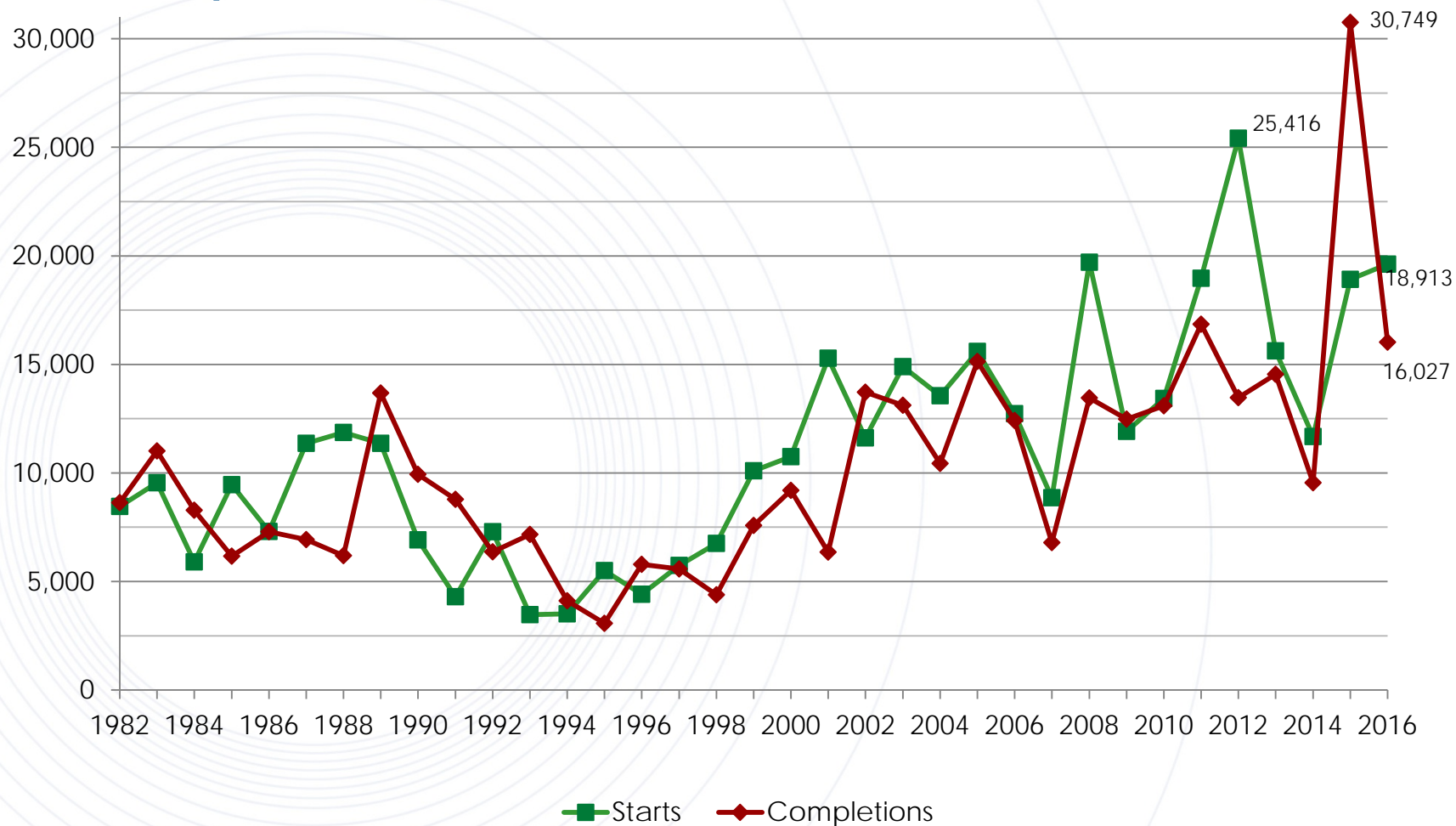
Each year for the past 34 years, the City Planning Division has conducted the Toronto Employment Survey, collecting employment information

How Does the City Grow?

Update 2017



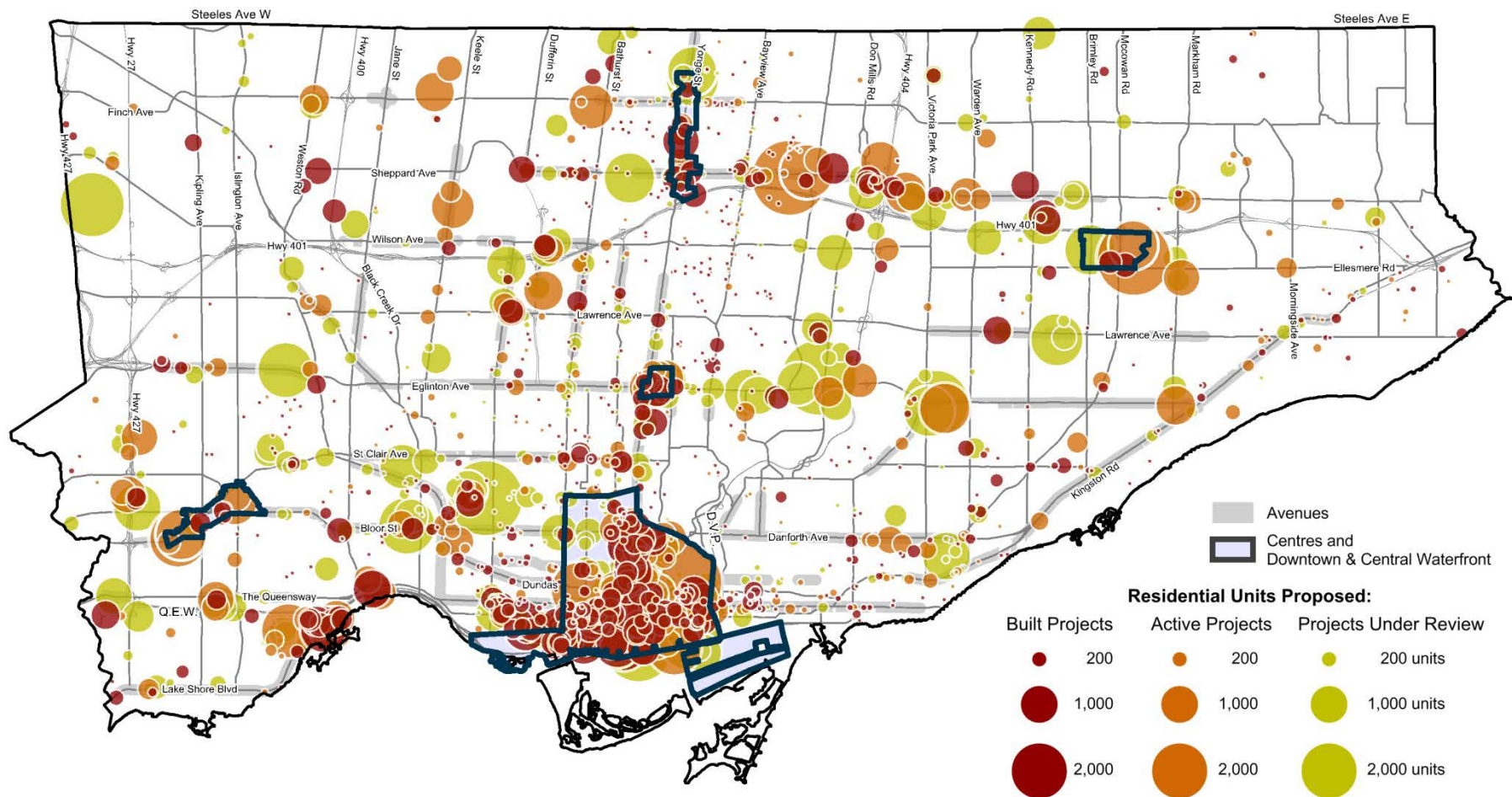
Toronto Housing Starts and Completions





Proposed Residential Development

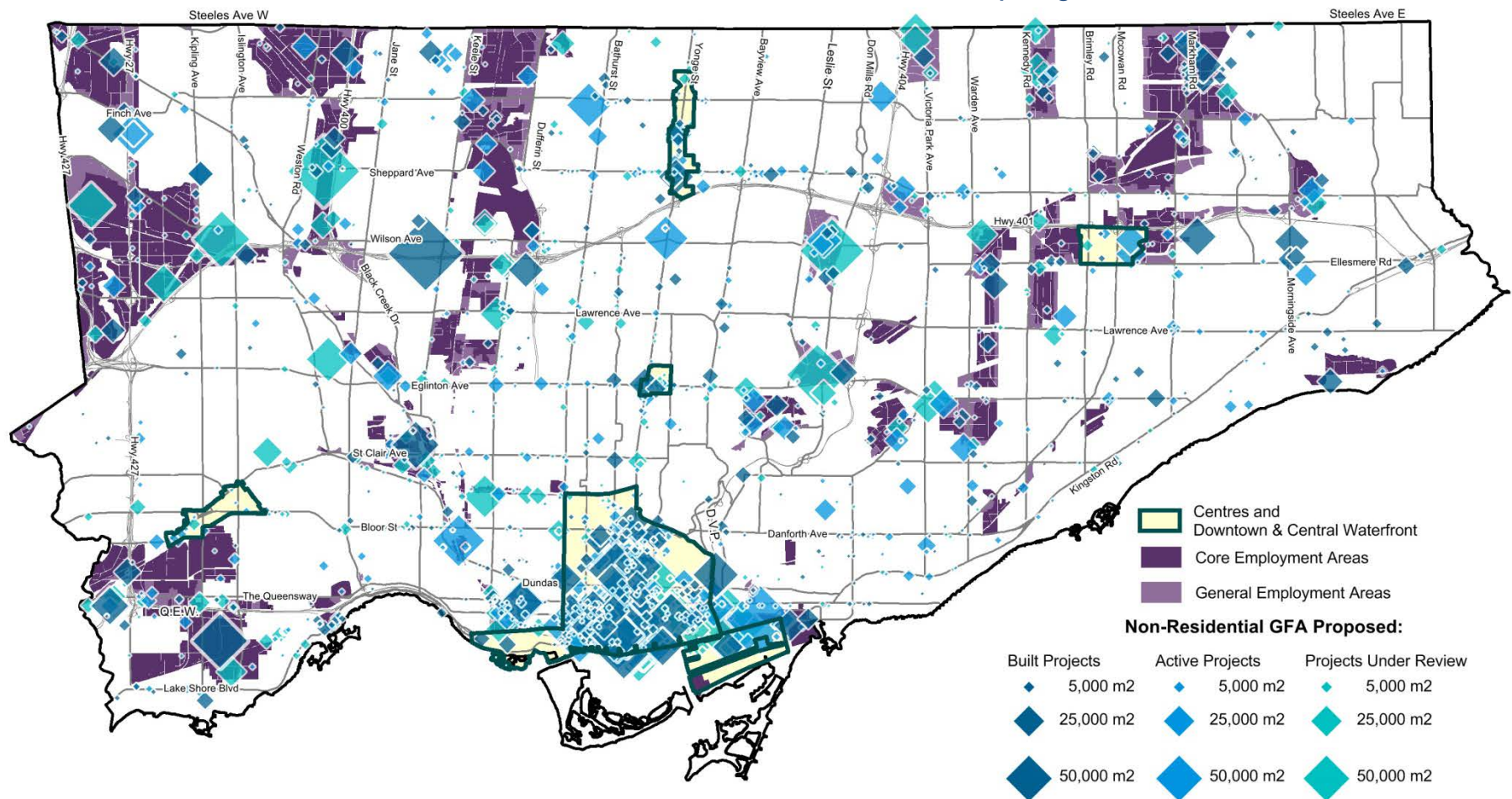
1,530 Projects  363,859 residential units
29.2 million m² of residential GFA





Proposed Non-Residential Development

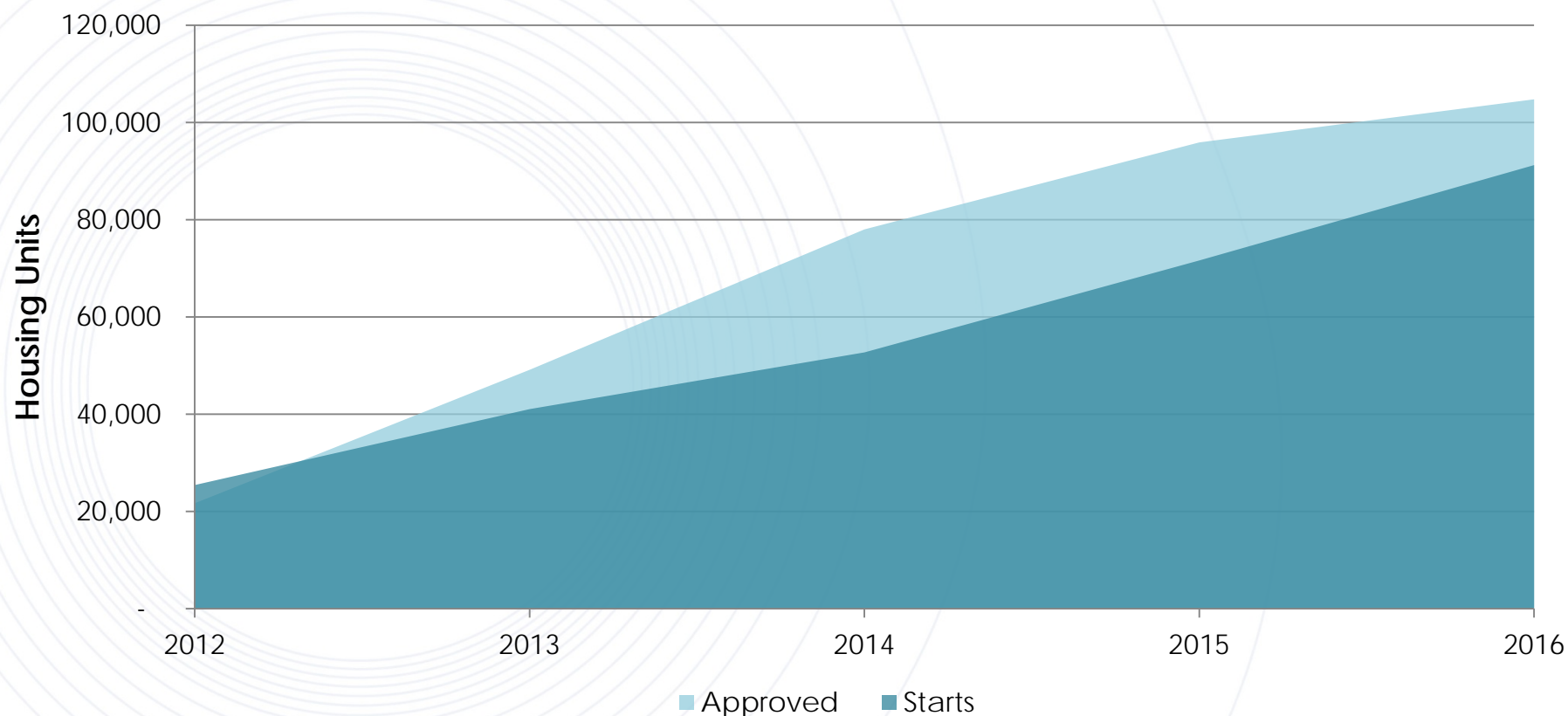
1,434 Projects → 9.53 million m² of non-residential GFA
(2.92 million m² in Employment Areas)





Residential Approvals have outpaced Residential Starts over the last 5 years

Cumulative Housing Unit Approvals versus Housing Units Starts in Toronto
from 2012 to 2016

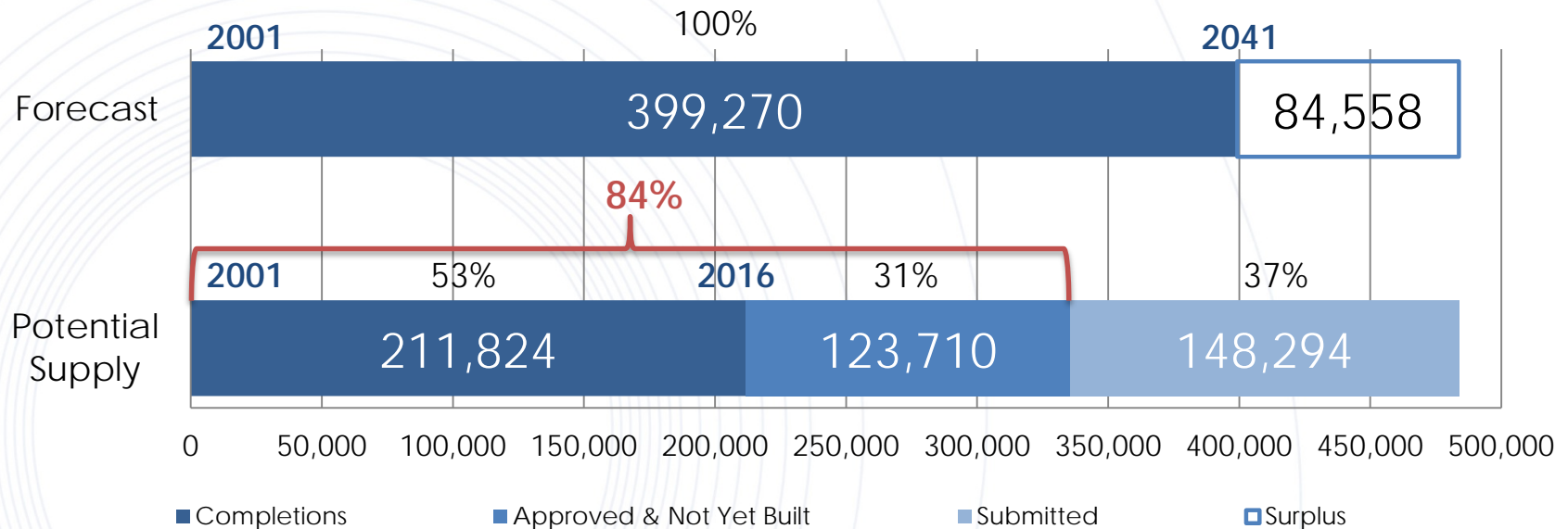


Sources: City Planning Division, Land Use Information II (approvals) and CMHC, *Housing Now – Ontario Reports* (starts).
Note: approved units are those in development projects that received their first Planning approval in the year listed.



Growth Plan Forecast

Toronto's housing growth is on track



Toronto is well on its way to housing the population growth forecasted by the Growth Plan

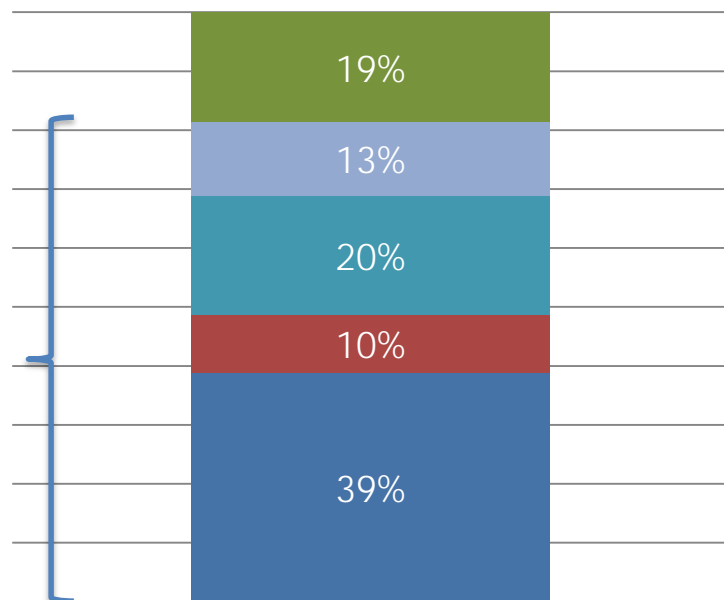
Completions are units for which all the proposed construction work on a dwelling unit has been performed. Units approved and not yet built are those in development projects that have received at least their first Planning approval. Submitted units are those in projects which have not yet been approved or refused and those which are under appeal.



Toronto Development Activity in Growth Areas

Proposed Residential Units

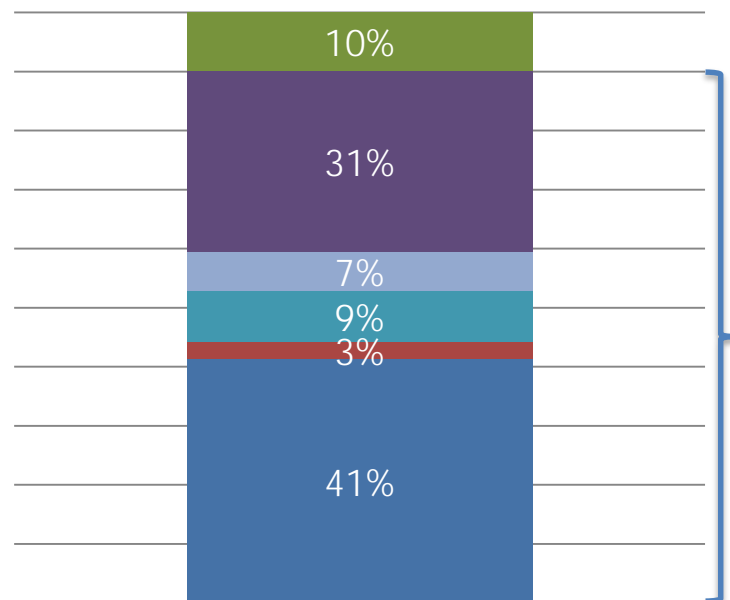
81% is
in the
Growth
Areas
of the
OP



- All Other Areas
- Other Mixed Use Areas
- Avenues
- Centres
- Downtown & Central Waterfront

Proposed Non-Residential GFA

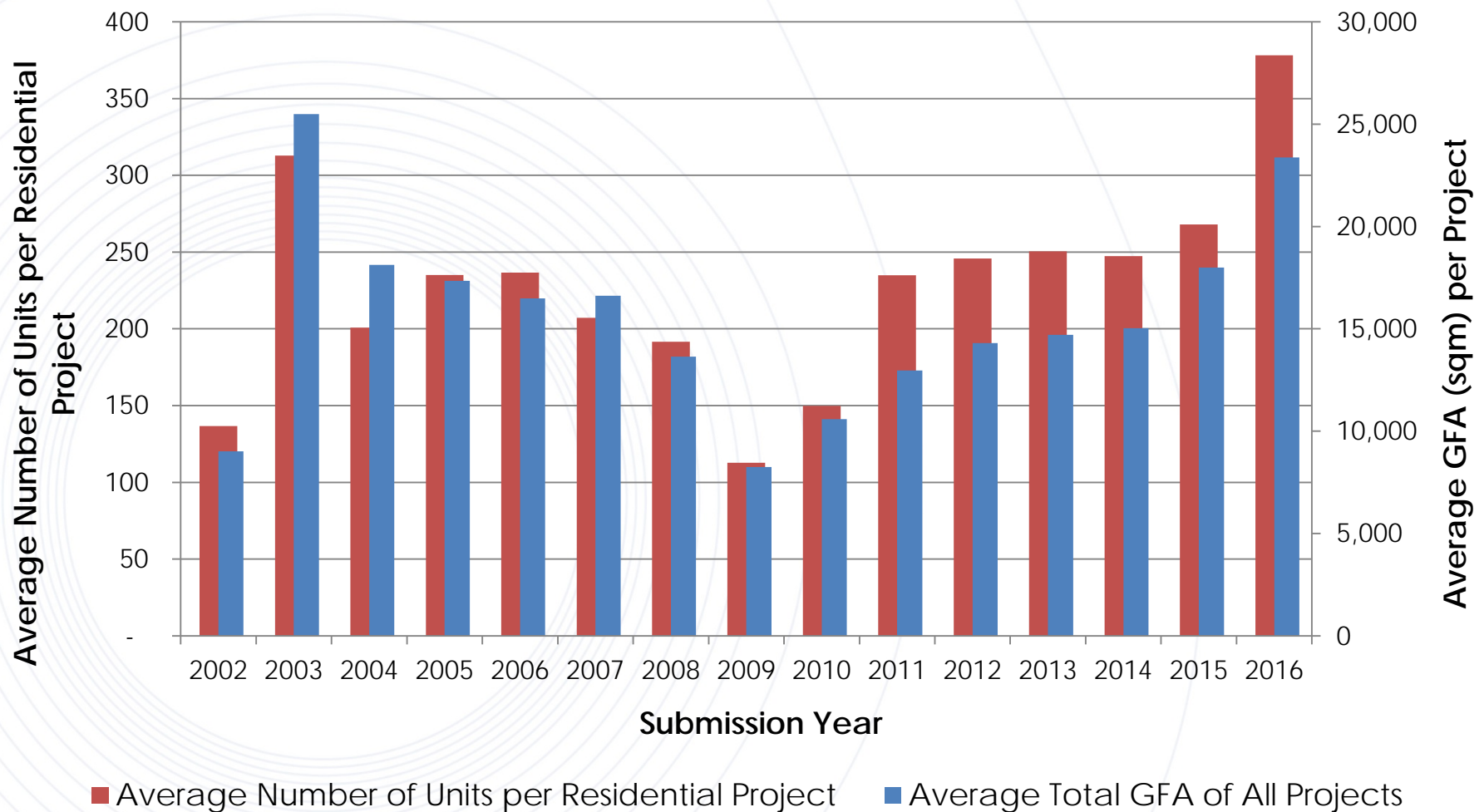
90% is
in the
Growth
Areas
of the
OP



- All Other Areas (excluding Employment Areas)
- Employment Areas (outside other Growth Areas)
- Other Mixed Use Areas
- Avenues
- Centres
- Downtown & Central Waterfront



Average Project Size Over Time





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How Does the City Grow?

Update 2017



PLANNING FOR CHILDREN IN
NEW VERTICAL COMMUNITIES

Growing **Up**

DRAFT
URBAN DESIGN
GUIDELINES

2017

 **Toronto**

Growing Up: Planning for Children in New Vertical Communities



The Guidelines at Three Scales



Neighbour-
hood



Building



Unit



Neighbourhood Guidelines



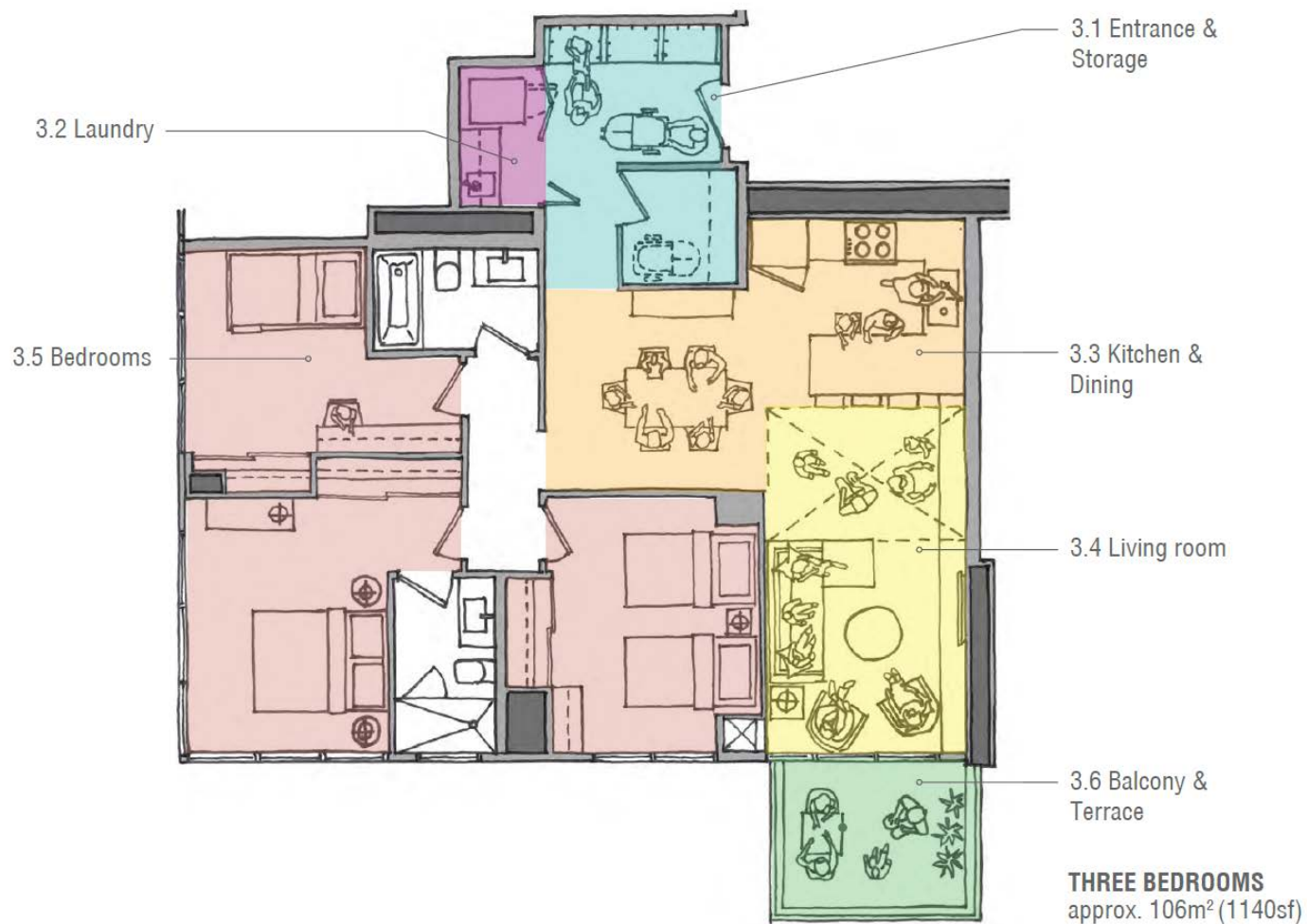


Building Guidelines





Unit Guidelines





Next Steps

- Consultation with the design and development community will continue through individual applications and workshops.
- Inform future Official Plan updates or Secondary Plans (TOCore, Yonge Eglinton).
- Report back to City Council on monitoring and implementation in 2019.

Planning and Growth Management Committee

PG21.1 - City Planning Update
May 31, 2017

Jennifer Keesmaat

Chief Planner & Executive Director of City Planning