Planning and Growth Management Committee

City Planning Update
May 31, 2017

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Chief Planner & Executive Director of City Planning
AGENDA:
1. 2016 Annual Report
2. How Does the City Grow?
3. Growing Up
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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 10,000 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
- 2,257 new development projects received
- 11 heritage conservation districts under study
- 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.

- 13,444 residents consulted through outreach
- 304 non-statutory community consultations
- 625 staff reports involving city planning and notices of motion
- 1.75 million page views of city planning website

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
- 12 design review panel meetings
- 29 official plan amendments
- 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 required 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 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:**
  - ETOBICOKE YORK: 71
  - NORTH YORK: 69
  - SCARBOROUGH: 35
  - TORONTO EAST YORK: 103

- **Committee of adjustment applications:**
  - ETOBICOKE YORK: 1,087
  - NORTH YORK: 1,239
  - SCARBOROUGH: 480
  - TORONTO EAST YORK: 1,388

- **Heritage permit applications:**
  - ETOBICOKE YORK: 110
  - NORTH YORK: 123
  - SCARBOROUGH: 35
  - TORONTO EAST YORK: 1,989

ANNUAL REPORT
TORONTO CITY PLANNING
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 I) 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 enhances 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 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
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 this 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,” as well as other areas in the city designated as “Mixed Use Areas and Employment Areas.” 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 2.49 million people and 1.72 million jobs in the city of Toronto by 2041.

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 2,985,000. The most recent estimate of the city’s 2016 population by Statistics Canada is 2,876,005. 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 Householder 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 24 years, the City Planning Division has conducted the Toronto Employment Survey, collecting employment information...
Toronto Housing Starts and Completions

Source: Canada Mortgage and Housing Corporation, Housing Now - Ontario Reports
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

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 is well on its way to housing the population growth forecasted by the Growth Plan.
Toronto Development Activity in Growth Areas

**Proposed Residential Units**
- All Other Areas: 39%
- Other Mixed Use Areas: 19%
- Avenues: 13%
- Centres: 20%
- Downtown & Central Waterfront: 10%

**Proposed Non-Residential GFA**
- All Other Areas (excluding Employment Areas): 41%
- Employment Areas (outside other Growth Areas): 31%
- Other Mixed Use Areas: 9%
- Avenues: 7%
- Centres: 3%

81% is in the Growth Areas of the OP

90% is in the Growth Areas of the OP
Average Project Size Over Time

- **Average Number of Units per Residential Project**
- **Average Total GFA of All Projects**

*Submission Year:*
- 2002
- 2003
- 2004
- 2005
- 2006
- 2007
- 2008
- 2009
- 2010
- 2011
- 2012
- 2013
- 2014
- 2015
- 2016

*Average GFA (sqm) per Project:*
- 0
- 5,000
- 10,000
- 15,000
- 20,000
- 25,000
- 30,000

*Average Number of Units per Residential Project:*
- 0
- 50
- 100
- 150
- 200
- 250
- 300
- 350
- 400

*Average Total GFA of All Projects:*
- 0
- 5,000
- 10,000
- 15,000
- 20,000
- 25,000
- 30,000

*Legend:*
- Red: Average Number of Units per Residential Project
- Blue: Average Total GFA of All Projects
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Growing Up: Planning for Children in New Vertical Communities
The Guidelines at Thee Scales

Neighborhood  Building  Unit
Neighbourhood Guidelines
Unit Guidelines

3.1 Entrance & Storage

3.2 Laundry

3.3 Kitchen & Dining

3.4 Living room

3.5 Bedrooms

3.6 Balcony & Terrace

THREE BEDROOMS
approx. 106m² (1140sf)
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.
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Planning and Growth Management Committee

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