
**AMENDMENT NO. ~~~ TO THE OFFICIAL PLAN
OF THE CITY OF TORONTO**

Section 3.1.1 The Public Realm, is amended by:

1. Deleting the non-policy preamble text and replacing it with the following:

"The public realm is the fundamental organizing element of the city and its neighbourhoods, and plays an important role in supporting population growth, liveability, social equity and overall quality of life.

Beautiful, comfortable, safe, functional and accessible streets, parks, open spaces and public buildings are a key shared asset. These public spaces draw people together, creating strong social bonds at the neighbourhood, city and regional level. They convey our public image to the world and unite us as a city, contribute to our cultural heritage and define our urban form and character. They set the stage for our festivals, parades and civic life as well as for daily social interaction. Quality public spaces enhance people's sense of community and belonging.

For every scale of city building, this Plan is intended to ensure the development of a high quality public realm and complete communities inclusive of an appropriate supply of parks and open spaces. A well-connected, walkable, attractive and vibrant, safe and accessible public realm will be ensured through site design and urban design standards."

2. Adding the following policy as a new Policy 1:

"The public realm is comprised of all public and private spaces to which the public has access. It comprises a network that includes, but is not limited to, streets, sidewalks and pedestrian connections, parks and open spaces, the public portions of civic buildings and other publicly owned and publicly accessible lands."

3. Adding the following policy as a new Policy 2:

"The City, together with its partners, will seek opportunities to expand and enhance the public realm in order to support existing and future populations to provide a high quality of life for people of all ages and abilities."

4. Adding the following policy as a new Policy 3:

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"The public realm will be designed to:

- a) provide the organizing framework and setting for development;
- b) foster complete, well-connected walkable communities and employment areas that meet the daily needs of people and support a mix of activities;
- c) support active transportation and public transit use;
- d) support quality of life for people of all ages and abilities;
- e) provide an enjoyable, attractive and vibrant, safe and accessible setting for civic life and daily social interaction;
- f) define the identity and physical character of the City;
- g) provide opportunities for passive and active recreation;
- h) be functional and fit within a larger network; and
- i) integrate green infrastructure and low impact development to increase the City's resilience."

5. Renumbering existing Policy 1 as new Policy 4 and amending it as follows:

- a. Deleting the word "architectural, landscape and urban" from the first sentence;
- b. Adding the word "a" after the word "maintain" in sub-policy (a);
- c. Replacing the words "buildings, structures, streetscapes and parks that reflect the broad objectives of this Plan" with the word "realm" in sub-policy (a);
- d. Deleting sub-policy (d) and renumbering sub-policy (e) as sub-policy (d);
- e. Adding the word "; and" to the end of the renumbered sub-policy (d); and
- f. Adding the following sub-policy as a new sub-policy (e):
 - "e) encouraging creativity and design excellence through programs such as the Urban Design Awards."

6. Deleting existing Policy 2.

7. Renumbering existing Policy 7 as new Policy 6.

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8. Renumbering existing Policy 16 as new Policy 7.
9. Adding the following policy as a new Policy 8:

"New streets will be designed to provide frontage, visibility, access and prominence to parks and open spaces including natural features, cemeteries, school yards and campus lands to improve their safe use."
10. Deleting existing Policy 17 and replacing it with the following new Policies 9, 10 and 11:
 - "9. New streets will be public streets and will serve as the primary organizing element and access for new developments.
 10. Laneways provide an important function as off-street access for vehicles and servicing. As part of the public realm, laneways should be public and opportunities for laneway enhancements should be identified as part of the development approval process. Where feasible and appropriate, laneways should be designed with consideration for safe, accessible and comfortable pedestrian and cyclist movement.
 11. Shared driveways, where deemed to be appropriate, will serve a limited function as service access to loading and parking facilities, and should be publicly accessible and designed to integrate into the public realm."
11. Adding the following new sidebar adjacent to new Policy 9:

"Public streets are vital to the City's ability to preserve access and connectivity to residents for essential public services such as garbage collection, emergency services access, utility infrastructure and snow removal and storage. The City's standards for the design of streets ensure that these public services can be provided in an efficient, safe and secure manner. Public streets can be managed, maintained and upgraded to respond to growth and development."
12. Renumbering existing Policy 15 as new Policy 12 and amending it as follows:
 - a. Adding the word "laneways" after "plaza walkways," in the first sentence;
 - b. Deleting the word "private" before the words "mid-block connections" in the first sentence;
 - c. Adding the word "public" before the word "street" in the first sentence; and
 - d. Deleting the last sentence.

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13. Renumber existing Policy 6 as new Policy 13 and amending it as follows:

- a. Adding a comma and deleting the word "and" after the word "planting" in sub-policy (a);
- b. Adding the words "amenity spaces, setbacks, green infrastructure," after the word "landscaping" in sub-policy (a);
- c. Deleting the words "and quality" after the word "lighting," in sub-policy (a);
- d. Deleting the word "and" at the end of sub-policy (a);
- e. Adding a comma after the word "natural" in sub-policy (b);
- f. Adding the word ";and" to the end of sub-policy (b);
- g. Adding the following new sub-policy (c):
"c) providing unobstructed, direct and continuous paths of travel in all seasons with an appropriate width to serve existing and anticipated pedestrian flow."

14. Adding the word "laneways," after the word "streetscapes," in Policy 14.

15. Deleting existing Policy 18 and replacing it with the following new Policy 15:

"Development of new and existing city blocks and development lots within them will be designed to:

- a) expand and enhance the public realm network;
- b) have an appropriate size and configuration for the proposed land use, scale of development and intended form of buildings and open space;
- c) enhance walkability by minimizing block lengths where appropriate, maximizing pedestrian connections, and integrating public realm elements;
- d) promote street-oriented development with buildings fronting onto street and park edges;
- e) provide adequate room within the development lot or block for parking and servicing needs, including the provision and extension of public laneways for service and delivery access where technically feasible and appropriate;
- f) identify opportunities and provide for the integration of green infrastructure; and

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g) allow for incremental, phased development."

16. Adding the following policy as a new Policy 16:

A mature tree canopy enhances the identity, character and comfort of streets, parks and open spaces, and contributes to the urban forest. The long-term growth and increase in the amount of healthy trees will be a priority for all new development. Development proposals will demonstrate how the provision, maintenance and protection of trees and their growing spaces above and below ground will be achieved.

17. Deleting existing Policies 3 and 4 and replacing them with the following new Policy 17:

"Access and enjoyment of the natural features of the City, such as the Lake Ontario shoreline, the Lake Iroquois escarpment, woodlots, ravines and valley lands, will be enhanced and protected by:

- a) improving prominence, physical and visual access from adjacent public streets, parks and spaces and designing these into a comprehensive public realm network;
- b) ensuring that adjacent development, particularly building location and organization will preserve and enhance views and vistas to and from these natural features;
- c) providing for public access along, into and through these natural open spaces, where appropriate; and
- d) minimizing shadows to preserve their utility and ecological health."

18. Renumbering existing Policy 19 as new Policy 18 and amending it as follows:

- a. Adding the words "and wind and sunlight conditions to promote use and enjoyment" after the words "comfortable setting" in sub-policy (b);
- b. Deleting the word "use" and pluralising the word "individual" at the end of sub-policy (b);
- c. Deleting the words "and layout" from sub-policy (c);
- d. Pluralising the word "space" in sub-policy (c);
- e. Adding the words "a variety of" before the words "recreational needs," in sub-policy (c); and

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- f. Adding the words "active and passive recreation, as well as" after the words "including forms of" in sub-policy (c).
19. Deleting existing Policy 20 and replacing it with the following new Policy 19:

"Parks and publicly accessible open spaces such as POPS and schoolyards should be made visible, prominent and accessible by:

 - a) locating parks and publicly accessible open spaces on appropriate public street frontages to establish direct visual and physical access;
 - b) providing appropriate building and site design to present a public front to the parks and open spaces, and promoting active uses on the frontages; and
 - c) increasing access and safety through passive surveillance."
20. Adding the following policy as a new Policy 20:

"Privately owned publicly accessible open spaces (POPS) are spaces which the public are invited to use, but which remain privately owned and maintained. POPS provide opportunities for expanding the public realm by creating new open space and connecting existing streets, parks and open spaces. POPS do not replace the need for new public parks and open spaces. The provision of POPS as part of a development will not be in lieu of parkland dedication. Development is encouraged to provide POPS that:

 - a) are publicly accessible;
 - b) are designed for users of all ages and abilities;
 - c) are sited in highly visible locations and designed to serve the local population;
 - d) are sited and designed to be seamlessly integrated and connected into the broader public realm;
 - e) include new trees, seating and landscaping where possible;
 - f) prioritize child-specific elements, where appropriate;
 - g) include the City's POPS signage identifying the space as being publicly-accessible; and

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- h) be informed by the City's Urban Design Guidelines for Privately Owned Publicly-Accessible Space."

21. Adding the following policy as a new Policy 21:

"A public square is a social and civic gathering space, often adjacent to a civic or public building, that provides opportunities for social interaction, entertainment, cultural events and flexible programming that enhance the daily lives of residents and workers. Public squares are a desirable form of open space because of their spaciousness, prominence and easy access. Public squares should be designed to:

- a) be integrated with the broader public realm at a scale appropriate for the surrounding context;
- b) have significant street frontage with a defining boundary and direct pedestrian connections to the public sidewalk;
- c) support a variety of programming such as flexible hardscaped areas, gardens and lawns, fountains or other water features, concert facilities and stages, public buildings and washrooms, small outdoor game areas, seating areas and places to eat, depending on their size and location;
- d) support temporary facilities such as small-scale retail kiosks and vendors, temporary markets, performance and exhibit spaces, and a range of other facilities."

22. Renumbering existing Policy 8 as new Policy 22 and adding the words ", including streets," after the words "Scenic routes".

23. Renumbering existing Policy 11 as new Policy 23.

24. Renumbering existing Policy 9 as new Policy 24.

25. Renumbering existing Policy 10 as new Policy 25.

26. Renumbering existing Policy 12 as new Policy 26 and amending it as follows:

- a. Adding a comma after the word "located" in the first sentence;
- b. Deleting the word "and" after the word "located" in the first sentence;
- c. Adding the words "and massed" after the word "designed" in the first sentence; and

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- d. Deleting the word "quality" after the words "enhanced the" in the second sentence.

27. Renumbering existing Policy 13 as new Policy 27 and amending it as follows:

- a. Adding the words "and maintaining" after the word "creating" in sub-policy (a);
- b. Replacing the word "pathways" with the words "pedestrian clearways" in sub-policy (a);
- c. Adding the words "and altered" after the words "for all new" in sub-policy (b); and
- d. Replacing the words "and additions" with the words ", transit facilities and public works" in sub-policy (b).

Schedule 3 Application Requirements, is amended by:

1. Deleting the words "Tree Preservation" from the "Arborist Tree Preservation Report" requirement.
2. Adding the following explanatory text to the "Arborist Report" requirement:

"- for properties with existing trees and/or trees within 6 metres of all property lines. A technical report that identifies the location, species, size and condition of trees and describes maintenance strategies and protection measures to be implemented."
3. Adding the following "Soil Volume Plan" requirement after the "Arborist Report" requirement:

"Soil Volume Plan – for all properties. Plan and section drawings with information such as below grade slab elevations and building setbacks, demonstrating that adequate soil volume suitable to support plant growth is being provided on site, and is being accommodated in the building structure."
4. Identifying the Zoning By-Law, Plan of Subdivision, Consent to Sever and Site Plan Control Approval as applications requiring a "Soil Volume Plan".
5. Adding the following "Tree Protection Plan" requirement after the "Soil Volume Plan" requirement:

"Tree Protection Plan - for properties with existing trees and/or trees within 6 metres of all property lines. A plan prepared in conjunction with an arborist report that identifies the location, species and size of trees, identifies the extent

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of injury, where applicable, and illustrates details of protection measures including the location of protective barriers."

6. Identifying the Zoning By-Law, Plan of Subdivision, Consent to Sever and Site Plan Control Approval as applications requiring a "Tree Protection Plan".
7. Adding the following "Block Context Plan" requirement after the "Planning Rationale" requirement:

"Block Context Plan – for all properties. Written and drawn plans that demonstrate how the proposed development will be designed and planned to fit in the existing and/or planned public realm and built form context."

8. Identifying the Official Plan, Zoning By-Law, Plan of Subdivision, Consent to Sever and Site Plan Control Approval as applications requiring a "Block Context Plan".