



### City Planning Division - Study Work Program Update

Date: June 12, 2018

To: Planning and Growth Management Committee

From: Chief Planner and Executive Director, City Planning

Wards: All

#### SUMMARY

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This report provides the City Planning Division's annual update on the Study Work Program. The report outlines the Division's 57 completions and approvals to-date in 2018 and projected completions to the end of the Council term. These completions demonstrate the Division's proactive approach to prioritizing and managing a range of complex planning issues, including large-scale city building studies, policy development, and deliverables related to building housing, transit planning and infrastructure. It also demonstrates the Division's responsiveness to new Provincial planning initiatives.

Looking ahead to 2019, the Study Work Program will reflect Council's direction and the Division's commitment to bring forward implementation strategies to support the policies and objectives of larger planning studies. Conformity with Provincial legislation, which includes review of the Official Plan's conformity with the 2017 Growth Plan including work relating to Major Transit Station Areas has been added to the Study Work Program. Also added are items related to policy development to enable the City to utilize new powers related to Inclusionary Zoning.

City Planning will also continue with local area studies and a range of planning initiatives that establish frameworks to enhance opportunities for place-making, growth-supported investment and social equity in all areas of the city.

#### RECOMMENDATIONS

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The Chief Planner and Executive Director, City Planning recommends that:

1. The Planning and Growth Management Committee receive this report for information.

## FINANCIAL IMPACT

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There are no financial implications resulting from this report.

## DECISION HISTORY

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The City Planning Division began providing updates on its Study Work Program through Planning and Growth Management Committee (PGMC) in October 2015. On May 11, 2016, the Chief Planner and Executive Director prepared a report for the Planning and Growth Management Committee to respond to a request for a list of the outstanding City Planning reports and studies. The request was made to improve the awareness of the magnitude of the City Planning Division's study work program. On September 8, 2016, PGMC requested the Chief Planner and Executive Director, City Planning to report yearly in September, on the Division's Study Work Program Update with the exception of an election year when the report is to be submitted to the last meeting prior to election.

Previous Study Work Program reports to Planning and Growth Management Committee can be found at the links, below:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG10.5>

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG12.4>

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG14.4>

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.PG23.1>

## COMMENTS

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### City Planning Study Work Program

The City Planning Division delivers a range of activities organized in two main services:

- Development Review, Decision and Implementation;
- City Building and Policy Development.

All sections of City Planning contribute to the delivery of the two services, which combine to generate the overall divisional workload. The work undertaken by the Division spans development review, heritage planning and Committee of Adjustment to forecasting, policy development, policy implementation and studies. This work is carried out by the four Community Planning Districts and the functional units (Strategic Initiatives, Policy & Analysis, Transportation Planning, Urban Design, Zoning and Committee of Adjustment).

City Planning's Study Work Program is one component of the City Building and Policy Development service. The Study Work Program captures a range of city building

activities which are reported annually to Planning and Growth Management Committee. Large study undertakings include secondary and precinct plans, *Regeneration Area* studies, transportation master plans, Heritage Conservation Districts, city-wide urban design guidelines, Official Plan Review and responses to Provincial initiatives including proposed new legislation. Other activities address local geographies such as community service and facilities strategies, area-specific urban design guidelines, or work related to green design standards and monitoring growth and demographics.

The Study Work Program applies a strategic lens to the City's role as land use planning authority by advancing implementation of the Official Plan, the City's blueprint for city building. The Official Plan is a key component of the Integrated Planning and Performance Framework outlined in City Council's Strategic Actions 2013-2018. The Strategic Actions enable a multi-year view where service planning and budgeting align and advance the Official Plan and Council's priorities.

The Study Work Program is a living document which is responsive to Divisional, Corporate and City-wide priorities. New initiatives are added to the work program either through requests from City Council or as identified by the Division in response to new public investment, growth pressures, shifts in demographic and economic conditions or legislative changes. In 2018 for example, the Province released its proposed Inclusionary Zoning regulation which required a response from the City to ensure Council's concerns were identified.

Delivering on these initiatives in a city as large as Toronto requires a rationale for prioritization that is founded upon implementing the Official Plan's vision. In determining which items to prioritize for completion, City Planning considers the following:

1. Integration with City Building Activity and Official Plan Vision
2. Alignment with Strategic Reinvestment
3. Identification of Key Trends or Addressing Policy Pressures
4. Mandated Reviews and Legislative Changes
5. Timelines for Decision on Key Council Priorities

In addition to this list of priorities, the Division will proceed with implementation strategies for long-term plans to realize the plans' objectives. Some examples of this include the Port Lands follow-on projects and TOcore Parks and Public Realm Implementation Strategy. Although the initial study work has been completed, the purpose of these study work program items is to identify specific targets and priorities. They may also include feasibility studies for larger capital projects. Implementation strategies also outline what planning, financial or other tools will be used to bring forward complex elements of planning frameworks that may involve other divisions (such as Transportation Services, Toronto Water, Parks Forestry & Recreation and others) and outside stakeholders (such as the Province and Metrolinx). Implementation Strategies are significant work program items and are crucial to ensuring that the analysis and effort involved in completing studies result in tangible changes, as approved by Council.

The City Planning Division tracks a work program item as “completed” when it has achieved a major public milestone, usually a report to City Council via one of its

Committees or Community Council. The completion of this milestone is the measure by which the Division tracks its service levels. Items may continue to generate workload should there be requests from City Council for additional work or consultation prior to its final consideration and approval by Council. At the request of the Planning and Growth Management Committee, the Division now tracks items as “approved”. For most items, an “approved” status is achieved when it has been adopted by City Council. However, other items continue to generate workload after Council's decision and would be deemed “approved” at the conclusion of a major Ontario Municipal Board hearing or with a response to a provincial agency.

### **Year-to-Date: 2018 Completions and Approvals (as of June 7, 2018)**

As of June 7, 2018, City Planning completed 57 items of which 29 have been approved. A full list of the Division's achievements to date is provided in Attachment 1. The list below provides information on completions by Service Levels, showing the remaining items projected to be completed by the final meeting of this term of Council:

- City Building Studies (Service Level 18): 32 completions, 10 remaining.
- Heritage Conservation District Studies/Plans (Service Level 5): 0 completions, 6 remaining.
- City-Wide Urban Design Guidelines (Service Level 1): 1 completions, 0 remaining.

Examples of 2018 completions include: Don Mills Crossing Proposed Official Plan Amendment, the Townhouse and Low-rise Apartment Guidelines, SmartTrack Stage 4 Report and the Agincourt Mall Planning Framework Review - Phase 1.

Forty-five completions are forecasted for the remainder of the Council term, of these 28 will result in a report by City Planning or a report in conjunction with another Division. Other items relate to appeals before the Local Planning Appeal Tribunal, which have stemmed from Study Work Program items. This forecast is reflective of the conclusion of Council meetings in July due to the 2018 election. Work will continue on Study Work Program items in the second half of 2018 and will be brought forward in early 2019 for reports to the appropriate committee.

Targeted 2018 completions up until the end of this term of Council include: the Danforth Planning Study - Area 1, Alternatives to On-Street Parking, Keele Finch Plus Directions and the Downsview Major Road Environmental Assessment. Additionally, two HCD studies are anticipated to be brought to the Toronto Preservation Board in July: Baby Point and Casa Loma.

### **2018 Defining Elements of the Study Work Program**

The 2018 Study Work Program represents the Division's continued work to deliver study work related to a broad range of planning issues. Many of the items on the 2018 Study Work Program represent the culmination of multi-phased projects which have involved significant inter-divisional and inter-governmental collaboration as well as engagement with thousands of members of the public through a variety of traditional and innovative forms of consultation.

## *Repositioning Land Use Through Large Area Studies*

In the first half of 2018, City Planning reported on the final Official Plan Amendments for TOcore, Yonge-Eglinton, ConsumersNext, Don Mills Crossing and the Unilever Precinct. These plans each address quality of life and economic opportunities, balancing residential and non-residential uses, transit networks and a range of other built form, community facility and infrastructure matters. Importantly, they build stronger linkages between population and employment growth and the timely and coordinated provision of growth-related infrastructure.

## *Growth Plan Conformity*

The *Growth Plan*, as amended in 2017, forecasts 3.40 million people and 1.72 million jobs in the City of Toronto by 2041. As part of the Growth Plan, the City is required to establish minimum density targets for all Major Transit Station Areas (MTSAs) (including subway, LRT and GO rail) with the intent of optimizing walkability to stations and public investment in transit. City Planning must review the feasibility of meeting the Provincial targets for the over 164 MTSAs in Toronto, report on the approach to achieving conformity and conduct planning studies to support density targets and permitted uses. Work required to advance this comprehensive review will be reported out to Planning and Growth Management Committee in the first quarter of 2019. This represents a significant opportunity to link growth permissions with the provision of affordable housing and transit.

## *Transit Planning: Alignment, Feasibility and Land Use*

The comprehensive transit planning work continues to make up a significant component of the Study Work Program. These studies involve staff across other Divisions. Transit planning includes consideration of the hard infrastructure, through preliminary route planning, engineering and station design as well as new planning frameworks to encourage growth and community building to leverage investment in rapid transit. In 2018, City Planning will have reported on 12 transit items including the Eglinton East LRT, SmartTrack and RER Stage 4. Furthermore a number of the City Building studies are underway that are examining land use direction related to transit investment including the Eglinton/Laird and Agincourt Focussed Review Phase 1.

## *Maintaining a Local Lens on Growth and Change*

The Study Work Program includes a number of studies that address local and smaller-scale impacts of growth. These studies are situated on the *Avenues*, in *Apartment Neighbourhoods* and *Neighbourhoods*. Although local in scale, these studies can have a significant impact for Torontonians in that they are responsive to smaller geographic areas, address concerns related to proposed developments, heritage inventory and the need for new community facilities or other infrastructure. Some of these studies will result in a Site and Area Specific Policy (such as the Area-Based Character Study for High Park Apartment Neighbourhood), or special zoning based on a unique use such as the Craft Breweries Zoning Review Implementation.

## **Looking Ahead: 2019 Forecast**

Many items forecasted for completion in 2019 are underway. As with previous years, a full forecast will be finalized at the conclusion of the 2018 City Council cycle and reported out to PGMC in the new term of Council. This forecast will take into account additional items added by Council and the scheduling of LPAT hearings.

The overall number of items forecasted for 2019 is 148. This number is greater than the total number of items forecasted to be delivered in 2018, partially due to the number of potential Council meetings scheduled in 2019. In 2019 a number of City Building studies are expected to be completed including the Golden Mile Secondary Plan Phase 2, Queensway Area Study and Jane Finch Secondary Plan Phase 1. Built Form, Implementation and Infrastructure Strategies for TOcore, Yonge-Eglinton and the Port Lands will also be completed. New draft Official Plan policies related to Inclusionary Housing and Built Form and Public Realm policies will be completed in 2019. The new City-wide Pet Friendly Design Guidelines will be completed as will seven Heritage Conservation District Studies and Plans.

Planning studies for transit lines such as Eglinton East and West LRT will be reported in the first half of the year; and a number of Transit assessments, transportation master plans and transportation planning studies are underway, which are listed in Attachment 2.

Studies will include additional analysis of heritage resources and zoning requirements so that City Building Studies include consideration of these in density targets, as the City achieves Growth Plan conformity.

## **Drivers of Future Work: a City-Wide Lens**

The Study Work Program is responsive to emerging issues and priorities facing the city. The Division will also assess how other areas of the city can benefit from and share the rewards and advantages of living in Toronto. This work will involve applying a social equity and inclusion lens in forthcoming study work. As identified in the Official Plan, some neighbourhoods may need to be strengthened to ensure a better quality of life for their residents. In 2018, the Division is initiating the Mount Dennis Planning Study and will be providing input to the forthcoming Request for Expressions of Interest for the revitalization of four Toronto Community Housing communities. In each of these cases, studies will involve leveraging the benefits of transit investment and local assets to engage in place-making projects, improve access and opportunity to housing and employment options, access to services community facilities and amenities and improve connectivity locally and across the city.

As reported in May 2018, the Growth Plan sets out a number of requirements that will have an impact on the City Planning Division's 2019-2022 work program. A significant amount of work will need to be undertaken to address the legislated requirement to bring the Official Plan into conformity with the Growth Plan 2017 and to advance the required zoning by-law and implementation frameworks. The city-wide exercise to review density targets for Major Transit Station Areas, which will include accelerating and advancing zoning frameworks, will occupy significant staff resources. The Division

is continuing its ongoing engagement with multidisciplinary teams to advance other Council objectives such as affordable housing, shelters, poverty reduction and revitalization of social housing communities (with Toronto Community Housing).

City-wide, new development applications are being received for renewal and intensification of large retail areas. Both Yorkdale Mall and Agincourt Mall are examples with more expected in the coming years. These applications have a broader Study Work Program impact; the scale of the proposals necessitate a comprehensive review of transportation and infrastructure, built form, housing issues, parkland provision and community services and facilities.

The City Planning Division has also aligned its study work with other complementary corporate city-wide study processes. The most notable of these is currently the Parkland Strategy. The Parkland Strategy is a 20-year plan that will guide long-term planning for new parks and expansion and improved access to existing parks. It will aid in the decision-making and prioritization of investment in parkland across the city. The Division is providing strategic input on this document which will inform the Official Plan Amendment to the Parks and Open Space policies and alternative rate by-law.

## **Other Items and Requests**

In 2016, the Planning and Growth Management Committee requested a complete list of all other requests of City Planning beyond the two-year prioritized Study Work Program. This list was presented to Planning and Growth Management Committee at its meeting of September 8, 2016. These items are identified in the Study Work Program but not scheduled for completion in 2018 or 2019 (Attachment 3). Items on hold may be derived from additional requests of the Division from motions made by City Council and its Committees.

### *Attachment 3: Study Work Program - Beyond the Current Council Term*

Attachment 3 lists items that are on the Study Work Program with anticipated completion in 2020 or beyond. This includes the Polson Quay Precinct Plan, Scarborough Centre Focused Review and the Finch Goods Movement Study. This list also includes potential studies that are on hold. Studies may be on hold as result of resource constraints to undertake the work, or potential duplication with broader studies. Hold items may be brought forward to the list of Active items based on availability of resources or a shift in Divisional or City-wide priorities.

## Conclusion

Over the 2014-2018 Council Term, City Planning has consistently managed a robust and diverse Study Work Program. The studies being undertaken by the Division represent a workload touching all aspects of city building. Achieving the completions and approvals (57 to-date in 2018) also reflects the involvement of multiple stakeholders from other City Divisions; engaging city staff from outside City Planning has been an approach which is reflected in positive outcomes for the Study Work Program.

The Study Work Program, including Active Projects from Attachment 1, and the total projects in Attachments 2-3 capture 242 items. This volume of work is actively managed by City Planning to advance the implementation Toronto's Official Plan vision. This report highlights how the City Planning Division prioritizes these demands and points to the studies that will shape the work of the Division over the long-term.

## CONTACT

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## SIGNATURE

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Gregg Lintern, MCIP, RPP  
Chief Planner and Executive Director  
City Planning Division

## ATTACHMENTS

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Attachment 1: City Planning Study Work Program (2018)  
Attachment 2: City Planning Study Work Program (2019 Forecast)  
Attachment 3: City Planning Study Work Program (Beyond 2019 and Hold Items)



## Attachment 1: City Planning Study Work Program (2018)

The following attachment includes studies or initiatives that have been completed or approved or are targeted for completion by the end of the July 2018 meeting of Council. In the case of projects without a report to Committee, the forecast is to the end of 2018. An asterisk (\*) represents an item that has been carried forward from the 2017 Work Program. The following classifications are used:

- **Forecast** when an item is active and tracking towards a report or LPAT hearing.
- Report **Complete** when a major public milestone is achieved, usually a report to City Council via one of its Committees or Community Councils.
- Item is **Approved** when the item has been adopted by City Council, the conclusion of an Ontario Municipal Board hearing, or with a documented response to a provincial agency.

### City Building: Service Level 18 Secondary Plans and Area Studies

Project	Forecast	Complete	Approved
Agincourt Mall Planning Framework Review – Phase 1		Y	
Area-Based Character Study for High Park Apartments Neighbourhood		Y	
Bathurst Quay Neighbourhood Plan/Official Plan Amendment*		Y	
City Hall View, Old City Hall and St. James Views OPA	Y		
ConsumersNext - Final			Y
Don Mills Crossing - Proposals Report*		Y	
Eglinton/Laird Focus Area Review Proposals*	Y		
Keele Finch Plus Directions	Y		
Roncesvalles Avenue/Dundas Street West Review	Y		

Project	Forecast	Complete	Approved
Scarborough Centre Public Art Master Plan*			Y
South of Eastern Strategic Direction (Phase 1)	Y		
St. Jamestown CIP	Y		
TOcore: "Building for Liveability" built form study			Y
TOcore: Energy Strategy			Y
TOcore: Planning Toronto's Downtown - Final OPA			Y
TOcore: Planning Toronto's Downtown -- Office/Institutional			Y
TOCore: Planning Toronto's Downtown Parks and Public Realm Plan			Y
Unilever Precinct Plan		Y	
Yonge-Eglinton Secondary Plan Final OPA		Y	

**Avenue Studies**

Project	Forecast	Complete	Approved
Bloor West Village Avenue Study		Y	
Danforth Planning Study - Area 1	Y		

## Environmental Assessments (Supporting Transportation Services)

Project	Forecast	Complete	Approved
Downsview Major Road Environmental Assessment*	Y		
Transform Yonge Street EA		Y	

## Transportation Master Plans

Project	Forecast	Complete	Approved
Consumers Next TMP*			Y
Don Mills Crossing TMP		Y	
Scarborough Centre TMP - Phase 2*			Y

## Transportation Planning

Project	Forecast	Complete	Approved
Eglinton East LRT - UTSC Integration			Y
Eglinton East LRT Concept Refinement			Y
Eglinton East LRT Northern Extension			Y
Eglinton/Laird Transportation Focus Review	Y		
Keele-Finch Plus Transportation Assessment	Y		
RER - Bloor-Lansdowne Station Stage 4 Report			Y
RER - Spadina-Front Station Stage 4 Report			Y

Project	Forecast	Complete	Approved
SmartTrack - Finch Station Stage 4 Report			Y
SmartTrack - Gerrard Station Stage 4 Report			Y
SmartTrack - Lawrence Station Stage 4 Report			Y
SmartTrack - Liberty Village Station Stage 4 Report			Y
SmartTrack - St. Clair West Station Stage 4 Report			Y
SmartTrack - Unilever Station Stage 4 Report			Y
TOcore: Planning Toronto's Downtown Transportation Strategy			Y
Waterfront Transit Reset Phase 2*			Y
Yonge-Eglinton Secondary Plan Transportation Assessment		Y	

**Total City Building complete/approved to date: 32**

**Total City Building Forecast: 10**

**Service Level percent complete to date: 178%**

### **Heritage Conservation: Service Level 5**

Project	Forecast	Complete	Approved
Baby Point Heritage Conservation District Study	Y		
Casa Loma Heritage Conservation District Study	Y		
Don Mills Cultural Heritage Resource Assessment	Y		
Laird Cultural Heritage Resource Assessment	Y		

Project	Forecast	Complete	Approved
Danforth Avenue Cultural Heritage Resource Assessment	Y		
Exhibition Place Cultural Heritage Landscape Assessment	Y		

**Total Heritage Conservation District complete/approved to date: 0**

**Total Heritage Conservation Forecast: 6**

**Service Level percent complete to date: 0%**

### **Urban Design Guidelines (City-wide): Service Level 1**

Project	Forecast	Complete	Approved
Townhouse and Low-rise Apartment Guidelines*			Y

**Total Urban Design Guidelines (City-wide) complete/approved to date: 1**

**Total Urban Design Guidelines (City-wide) Forecast: 0**

**Service Level percent complete to date: 100%**

### **Additional Initiatives**

#### **Legislative Review**

Project	Forecast	Complete	Approved
Implementation of Bill 139 Provisions			Y
Implementation of Bill 73 Provisions	Y		
Inclusionary Zoning Proposed Regulations			Y

#### **Official Plan (City-wide)**

Project	Forecast	Complete	Approved
Amendments to Lower Don Special Policy Area		Y	
Draft Dwelling Room Official Plan Policy - Phase 1		Y	

Project	Forecast	Complete	Approved
Five Year Official Plan Review: Proposed Amendments to Public Realm Policies - Draft Policies		Y	
Five Year Official Plan Review: Draft Amendment to the Urban Design Built Form Policies (Phase 3 - Official Plan Amendment)		Y	
Draft Official Plan Amendment on Second Units		Y	
Official Plan Review - Second Units	Y		

### Zoning By-law

Project	Forecast	Complete	Approved
Alternatives to On-Street Parking	Y		
As-of-Right Zoning for Secondary Suites	Y		
CR Zoning	Y		
Craft Breweries Zoning Review Implementation	Y		
Options to Increase As-of-Right Permissions for Shelters		Y	
RAC Updating / Zoning By-law Holes	Y		
Technical Amendments to Zoning By-law 569-2013	Y		
Zoning By-law Amendments to Implement Eglinton Crosstown LRT and Finch West LRT		Y	
Zoning By-law Holes - Phase 1	Y		

### Demographic, Economic, Social, Environmental Modelling

Project	Forecast	Complete	Approved
Growth Plan Forecasts Review		Y	
Living in the City Survey*		Y	

## Projects

Project	Forecast	Complete	Approved
Changing Lanes		Y	
Commercial Façade CIP	Y		
IMIT CIP Update	Y		
POPS Guidelines Implementation		Y	
Queen Street West By-law #'s 1049-2013 & 1050-2013 Review			Y
Report Back on CofA Mediation Pilot Program		Y	
Sidewalk Toronto		Y	
Six Points Animation	Y		

## Environmental Implementation

Project	Forecast	Complete	Approved
Draft Biodiversity Strategy	Y		
Options to Encourage Green Infrastructure for Residential Properties with fewer than 5 units	Y		

## LPAT Hearings on Study Work

Project	Forecast	Complete	Approved
Appeals to Zoning By-law 569-2013: TDSB and TCDSB Community Hub Uses	Y		
Central Waterfront Secondary Plan Appeals - Phase 3: Lower Yonge	Y		
Central Waterfront Secondary Plan Appeals - Phase 4: Bring CWSP into the Official Plan	Y		
Central Waterfront Secondary Plan Appeals - Phase 1	Y		
Defense of OPA 231 at LPAT (Conversion Policies and Employment Forecasts)	Y		

Project	Forecast	Complete	Approved
Defense of OPA 231 at LPAT (Phase 1B: Compatibility and Mitigation)	Y		
Defense of OPA 231 at LPAT (Phase C Sensitive Uses)	Y		
Mediation of OPA 231 at LPAT (Office replacement policies)	Y		
Mimico Judson Secondary Plan - LPAT Appeal	Y		
Mimico-by-the-Lake Secondary Plan - LPAT Appeal (Phase 2 and 3)	Y		
North Downtown Yonge Defence - Phase 1		Y	
Steeles Redlea Regeneration Study Appeal	Y		
OPA320 – Defense of neighbourhoods and apartment neighbourhoods policies	Y		
West Annex Phase 1 HCD LPAT Appeal		Y	
Zoning By-law LPAT 2017 - Phase 2	Y		

### Community Services and Facilities Strategies

Project	Forecast	Complete	Approved
ConsumersNext - CS&F Study - Phase 2			Y
Don Mills Crossing - CS&F Study		Y	
Eglinton Laird CS&F Study	Y		
TOcore - CS&F Strategy			Y
Yonge-Eglinton CS&F Study - Phase 1		Y	
Yonge-Eglinton Secondary Plan - CS&F Study - Phase 2		Y	



**Urban Design Guidelines (Area Specific)**

Project	Forecast	Complete	Approved
Davenport Triangle Review - Built Form			Y
Roncesvalles Study - Urban Design Guidelines	Y		

**Total Additional Initiatives complete/approved to-date: 24**

**Total Additional Initiatives forecast: 29**

## Attachment 2: City Planning Study Work Program (2019 Forecast)

The following is a draft preliminary forecast of studies or initiatives currently underway and targeted for completion by the end of 2019. This forecast is subject to change based on emerging Council priorities.

### City Building: Service Level 18

#### Secondary Plans and Area Studies

Agincourt Planning Framework Review - Phase 2
Avenue Rd./Davenport Rd. Study
Bloor Street (Christie to Lansdowne Review) - Phase 2
Bloor Yorkville OPA - Phase 1
Don Mills Crossing Official Plan Amendment
Dundas West Study (between Gore Vale Ave and Sterling Road) - Phase 1
Exhibition Place Revitalization - Phase 1
Golden Mile Secondary Plan
Jane and Finch Secondary Plan - Phase 1
Keating Channel Precinct Plan Review
Keele Finch Plus Final
King Spadina OPA - Phase 2
Main/Danforth Planning Framework.
North Yonge Secondary Plan Implementation
Olde East York Village
Planning Study for Mount Dennis, between Ray Avenue and Humber Boulevard
Port Lands Planning Framework Follow Up Studies
Port Lands Zoning Review
Queen St West (Bathurst - Roncesvalles) - Phase 1

Queen Visioning (Yonge-River)
Queensway Area Study (Between Islington & Kipling, south side)
Review of plaza sites along Finch West LRT corridor
Sheppard Avenue Commercial Areas West Secondary Plan Review - Phase 2
Sherway Area Study - Phase 2
Spadina Ave. Character Area
St. Lawrence Official Plan Amendment
Station Area Planning study - Gerrard/Carlaw
TOcore PPRP Implementation Framework
TOcore: Built Form Studies
University of Toronto Scarborough Campus (UTSC) Secondary Plan
University of Toronto Secondary Plan
Wilson Visioning Study
Yonge-Eglinton Secondary Plan - Implementation Strategies
Yonge/St. Clair Secondary Plan Review
Yorkdale Application Mall Lands Study

### **Avenue Studies**

Bathurst Avenue Study
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### **Environmental Assessments (Supporting Transportation Services)**

Transform Yonge - Review
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### **Transportation Master Plans**

Comprehensive Transportation Master Plan - Park Lawn/Lake Shore Area
St. Clair West Traffic Congestion Transportation Master Plan

## Transportation Planning

Automated Vehicles Strategy
Durham-Scarborough BRT Business Case
Eglinton East LRT Design and Cost Estimate
Eglinton East LRT Planning Study (Phase 1)
Eglinton West LRT Business Case
Eglinton West LRT Commuter Parking
Eglinton West LRT Concept Refinement
Eglinton West LRT Planning Study
Eglinton West LRT TPAP
Finch West LRT Corridor Nodes Studies
Goods movement study/strategy
King Street Pilot implementation and monitoring
Relief Line North Business Case
Relief Line North Project Assessment - Business Case
Relief Line Project Assessment (TPAP) (North)
Relief Line Project Assessment (TPAP) (South)
Relief Line South Project Assessment - 30% Design
RER - Grade Separations
RER Procurement - Bloor Lansdowne Station
RER Procurement - Spadina Front Station
Scarborough Rapid Transit Network Business Case
Scarborough Subway Extension Design
Sheppard transit analysis (Agincourt, Consumers Next)
SmartTrack Procurement - East Harbour (Unilever) Station

SmartTrack Procurement - Finch Station
SmartTrack Procurement - Gerrard Station
SmartTrack Procurement - Lawrence Station
SmartTrack Procurement - Liberty Village Station
SmartTrack Procurement - St Clair West Station
Surface Transit priority measures
Transportation Demand Management and Congestion Management
Union Station Rail Corridor East
Union Station to Queen's Quay transit options evaluation (Waterfront Transit Reset)
Yonge Subway Extension – 30% design
Yorkdale Transportation Study

**Heritage Conservation: Service Level 5**

Bloor West Village Heritage Conservation District Study
Cabbagetown Southwest Heritage Conservation District Study
Fort York Heritage Conservation District Study
Queen St. E. Heritage Conservation District Study
Wychwood HCD Plan Review
Weston Phase 2 Heritage Conservation District Study
Belmont-Hillsboro Heritage Conservation District Study
Lawrence Park West Heritage Conservation District Study
Sunshine Valley Heritage Conservation District Study
The Junction Phase 1 Heritage Conservation District Study
Beaconsfield Heritage Conservation District Study
Harbord Village Phase 3 Heritage Conservation District Study

West Annex Heritage Conservation District Study
Distillery District Heritage Conservation District Plan
Fort York Heritage Conservation District Plan
Kensington Market Heritage Conservation District Plan
Parkdale Main Street Heritage Conservation District Plan
West Queen West Heritage Conservation District Plan
St. Lawrence Neighbourhood Phase 2 Heritage Conservation District Plan

### **Urban Design Guidelines (City-wide): Service Level 1**

Neighbourhoods Design Guideline Template
Pet Friendly Design Guidelines
Transit Urban Design Guidelines

### **Additional Initiatives**

#### **Official Plan (City-wide)**

Growth Plan 2017 Policy Assessment
Housing Policy Review of Affordable Home Ownership Definition - OPA
Inclusionary Housing Policy Framework - Draft Policies
Official Plan Housing Policy Review of Large Site Policy - Phase 1
Official Plan Review - Transportation Policy Review - Phase 2
Review and Zoning Bylaw for Setbacks from Rail Corridor
Review of 10,000 square metre Threshold in Section 37 Policy
Review of Proposed Amendments to the Parks and Open Space Policies of the Official Plan - Phase 1
Urban Structure Review (Phase 1)

## **Zoning By-law**

DPS - Implementation
Multi-tenant Housing Proposed Zoning Approach - Phase 2
Multi-tenant Housing Review Implementation
Right to Sunlight
Zoning By-law Update (former York)

## **Provincial Plans (Supporting Metrolinx)**

Metrolinx Transit Projects - Station and Infrastructure Review and Co-ordination
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## **Demographic, Economic, Social and Environmental Modelling**

Condominium Monitor
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## **Projects**

Cash-in-Lieu of Residential Parking
Cask Force
City-wide Heritage Survey Feasibility Study
Citywide Parkland Acquisition Strategy Phase 2
End to End Review of Development Process
First Parliament Implementation
Fort York Bridge
Gardiner East EA Public Realm Implementation Strategy
Hotel Study
Lower Don Lands Utility Consultant
Music Venues - City-wide Study and Zoning
Planning Incentives for Office Replacement (Phase 2)

Policy for pedestrian retail areas - Phase I
Port Lands Villiers Island Business and Implementation Plan
Rail Deck Park Ideas Competition
Section 45 Community Benefit Policies and Procedures
Sidewalk Toronto Due Diligence Review
TCHC Revitalization Sites
TOcore Section 37 Study
TOcore: Street Typology
TOcore/Yonge-Eglinton Alternative Rate By-laws

### **Environmental Implementation**

Resilient City Policy Framework - Phase 1
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### **LPAT Hearings on Study Work**

OPA 320 – Mediation of neighbourhoods and apartment neighbourhoods policies
Downtown East OPA - LPAT Appeal
Garden District HCD LPAT Appeal
Historic Yonge HCD LPAT Appeal
King-Spadina HCD Plan LPAT Appeal
North Downtown Yonge LPAT Appeal – Phase 2
St. Lawrence Neighbourhood HCD LPAT Appeal
Queen River Secondary Plan LPAT Appeal

### **Community Services and Facilities Studies**

Keele Finch Plus CS&F - Phase 1
TOcore CS&F Implementation Strategy



Keele Finch Plus CS&F - Phase 1
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Golden Mile CS&F Study
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**Urban Design Guidelines (Area Specific)**

Golden Mile Urban Design Guidelines
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Neighbourhood Urban Design Guidelines Pilot - Willowdale
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Urban Design Guidelines - Port Lands PIC districts
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Yonge/St. Clair Secondary Plan Review (Built Form policies)
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### Attachment 3: City Planning Study Work Program (Beyond 2019 and Hold Items)

The following is a list of active studies with preliminary completion dates anticipated beyond 2019, or potential studies that are on hold. Studies may be on hold as a result of more pressing resource assignments, potential duplication with broader pieces of work or lack of alignment with the criteria mentioned earlier in this report. Items on hold can be activated over time as capacity becomes available with the completion of prioritized items, or circumstances arise that lend a new urgency to advancing the item.

<b>Work Program Item</b>	<b>Status</b>
3d Modelling Visualization for new and proposed buildings	Hold
Agincourt CHRA	Hold
Bathurst St. and Raglan Review	Hold
Beaconsfield HCD Study	Hold
Belmont-Hillsboro HCD Study	Hold
Bosselman Update	Active
Central Waterfront Secondary Plan Appeals - Phase 5: Port Lands	Active
City-wide alternative parkland dedication rate	Active
College Street Land Use Review	Hold
Community Hubs	Hold
Danforth Avenue Planning Study - Phase 2 (Don Valley to Coxwell)	Active
Davisville Tracks Decking	Hold
Davisville Yard Decking	Hold
Dufferin Triangle Study	Hold
Dufferin: Eglinton to Lawrence - Phase 1	Hold
East Toronto CS&F Strategy	Hold
Employment by Place of Work	Hold
Etobicoke Lakeshore Streetscape	Hold

<b>Work Program Item</b>	<b>Status</b>
Finch Goods Movement Study	Active
Garrison Common Secondary Plan CS&F Study	Active
Garrison Common Secondary Plan Review - Phase 1	Hold
Growth Plan Forecasts Review 2018	Active
Harbord Village Phase 3 HCD Study	Hold
Kennedy Mobility Hub	Hold
Lawrence Park West HCD Study	Hold
Leaside CHRA	Hold
Liberty Village and Surrounding Area Transportation Review	Hold
Liberty Village CHRA	Hold
McCleary District Precinct Plan - (Port Lands)	Active
Mr. Christie's Planning Framework	Hold
Neighbourhood Investment Areas/Tower Renewal Investment Strategy	Hold
North York Centre South Service Road Environmental Assessment Addendum	Hold
OP Review - Housing Policies - (Families) Phase 1	Hold
Planning Framework Study for Weston Village, generally between Parke Street and Wilby Crescent/Wright Avenue	Hold
Policy Review Urban Agriculture	Hold
Polson Quay Precinct Plan	Active
Queen Street East - Riverside Planning and Urban Design Guidelines	Hold
reGEN TO	Active
Resilient City Policy Framework Phase 2	Active
Revitalize Yonge St	Hold

<b>Work Program Item</b>	<b>Status</b>
Scarborough Centre Focused review	Active
South Niagara CIP	Hold
St. Lawrence Neighbourhood Phase 2 HCD Plan	Hold
Summerhill CHRA	Hold
Sunshine Valley HCD Study	Hold
Technical Review of Green Roof Bylaw	Active
The Junction Phase 1 HCD Study	Hold
TOcore Transportation Follow-up Projects	Active
West Annex HCD Study	Hold