

Re: PH14.4

# Growth Plan (2019) Conformity and Municipal Comprehensive Review Work Plan (Item PH14.4)

June 15, 2020 - Planning and Housing Committee

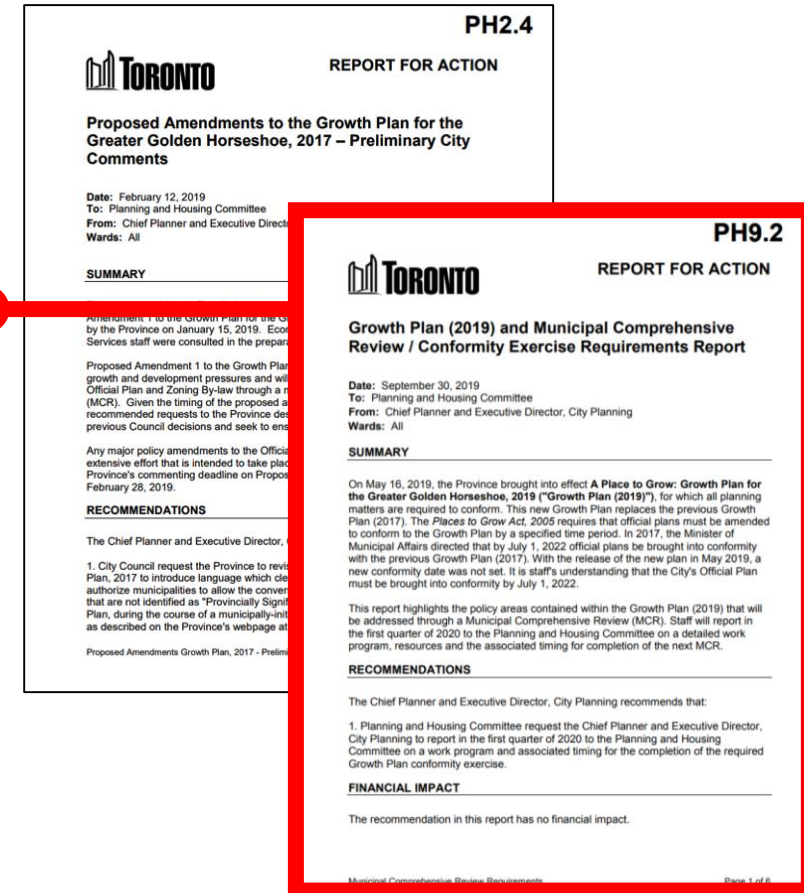
**Gregg Lintern MCIP RPP**

Chief Planner and Executive Director, City Planning Division



# Provincially Legislated Requirements

- ***Planning Act*** and ***Places to Grow Act*** require municipalities to review official plans
  - Growth Plan (2019) requirements: **Item PH9.2**
  - Conformity date: **July 1, 2022**
- Municipal Comprehensive Review (MCR)
  - Council adopts and Minister approves



Previous staff reports:  
February 2019 and September 2019

# Work Plan “highlights”

- Attachment 5
- Municipal Comprehensive Review
  - Multi-year work program
  - 6 major work “streams”
- Engagement Strategy
  - Mix of in-person and virtual town halls

Attachment 5: Conformity and MCR Work Plan - at a glance

TASK LIST	Estimated Year of Completion		
	2020-2021	2021-2022	2022
<b>Managing Forecasted Growth through Intensification</b>			
Major Transit Station Areas (Phases 1, 2, and 3) -Land use, Delineation and Density Assignment	*	*	*
Request for Lower Major Transit Station Areas densities		*	
Local Area Studies, where necessary, e.g. Keele-St. Clair		*	*
Protected Major Transit Station Areas, e.g. Keele-Finch	*	*	*
Additional Major Transit Station Areas			*
Urban Growth Centres			*
Other Strategic Growth Areas		*	*
Land Needs Assessment			*
<b>Protecting Employment Areas</b>			
Land Uses in Employment Areas -Prohibit certain land uses (residential), prohibit or limit other sensitive land uses; prohibit or establish size thresholds for major retail uses		*	
Minimum density targets for Employment Areas -Minimum density targets to be measured in jobs per hectare			*
<b>Considering Employment Area Conversions</b>			
Recommended 1-year window to receive conversion requests		*	*
Potential conversion request fee	*		
<b>Updating the Official Plan's Environmental Policies</b>			
Review and develop policies	*	*	
<b>Engagement Strategy</b>			
Develop and execute engagement strategy	*	*	*
<b>Additional Policy Matters</b>			
-Additional policy matters to be reviewed and amended		*	*

# Managing Forecasted Growth through Intensification

- Ministry of Municipal Affairs and Housing is currently reviewing population and job forecasts

Attachment 5: Conformity and MCR Work Plan - at a glance

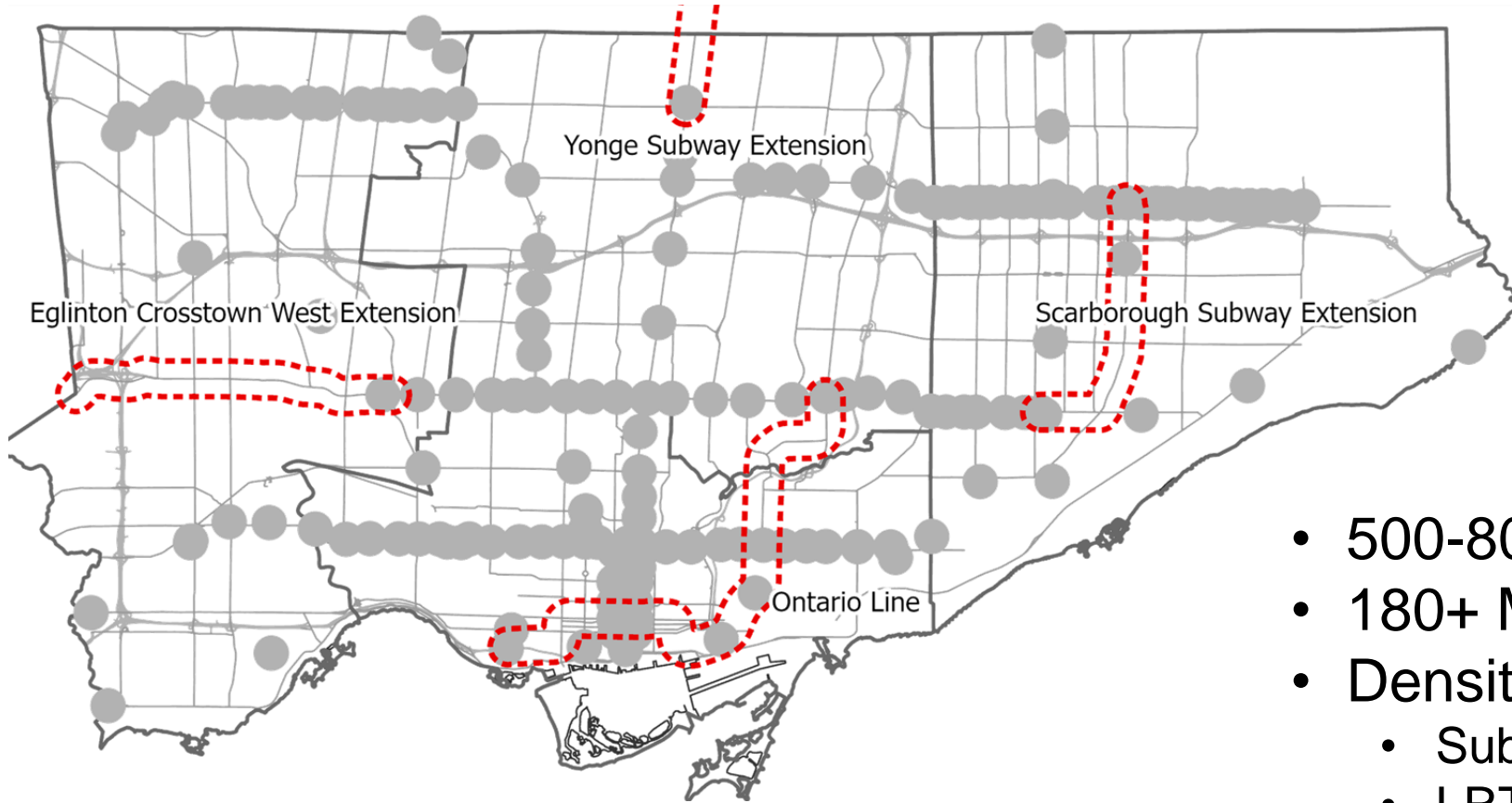
TASK LIST	Estimated Year of Completion		
	2020-2021	2021-2022	2022
<b>Managing Forecasted Growth through Intensification</b>			
Land use, intensification and density management	*	*	*
Request for Lower Major Transit Station Area densities	*	*	*
Local Area Studies, where necessary, e.g. Kew-Finch	*	*	*
Protected Major Transit Station Areas, e.g. Kew-Finch	*	*	*
Additional Major Transit Station Areas	*	*	*
Urban Growth Centres	*	*	*
Other Strategic Growth Areas	*	*	*
Land Needs Assessment	*	*	*
<b>Protecting Employment Areas</b>			
Prohibit certain land uses (residential, prohibit or limit other sensitive land uses, prohibit or establish size thresholds for major retail uses)	*	*	*
Minimum density targets for Employment Areas	*	*	*
Minimum density targets to be measured in 400m per hectare	*	*	*
<b>Considering Employment Area Conversions</b>			
Recommendation 1-year window to receive conversion requests	*	*	*
Potential conversion request fee	*	*	*
<b>Updating the Official Plan's Environmental Policies</b>			
Review and develop policies	*	*	*
<b>Engagement Strategy</b>			
Develop and execute engagement strategy	*	*	*
<b>Other Policy Matters</b>			
Additional policy matters to be reviewed and amended	*	*	*

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- Multiple components

- Major Transit Station Areas (MTSA)
- Protected Major Transit Station Areas (PMTSA)
- Request for Lower Targets
- Local Area Studies
- Lands Needs Assessment (LNA)
- Urban Growth Centres (UGC)
- Strategic Growth Areas (SGA)

# Major Transit Station Areas (MTSA)



Attachment 5: Conformity and MCR Work Plan - at a glance

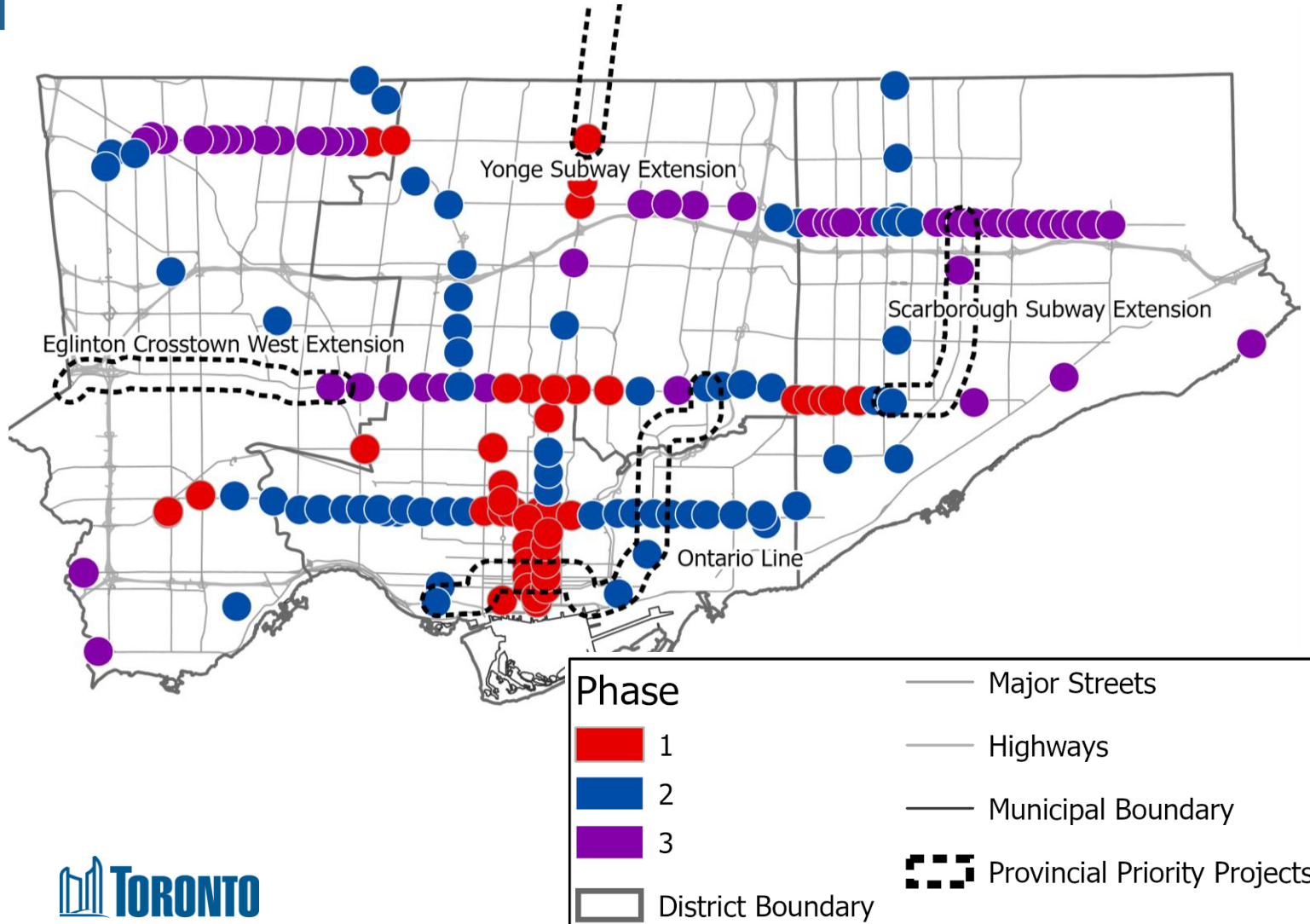
TASK LIST	Estimated Year of Completion
<b>Managing Forecasted Growth Through Identification</b>	
Major Transit Station Areas (Phases 1, 2, and 3)	• • •
Land Use, Transportation and Density Alignment	• • •
Request for Lower Major Transit Station Area densities	• • •
Local Area Studies, where necessary, e.g. Kew-Finch	• • •
Protected Major Transit Station Areas, e.g. Kew-Finch	• • •
Protected Major Transit Station Areas, e.g. Kew-Finch	• • •
<b>Other Growth Initiatives</b>	
Other Strategic Growth Areas	• • •
Land Needs Assessment	• • •
<b>Protecting Employment Areas</b>	
Land Uses in Employment Areas	• • •
Prohibit certain land uses (residential, prohibit or limit other sensitive land uses, prohibit or establish size thresholds for major retail uses)	• • •
Minimum density targets for Employment Areas	• • •
Minimum density targets to be measured in 400 m buffers	• • •
<b>Considering Employment Area Conversions</b>	
Recommend 1-year window to receive conversion requests	• • •
Potential conversion request fee	• • •
<b>Updating the Official Plan's Environmental Policies</b>	
Review and develop policies	• • •
<b>Engagement Strategy</b>	
Develop and execute engagement strategy	• • •
<b>Other Policy Matters</b>	
Additional policy matters to be reviewed and amended	• • •

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## MTSA:

- 500-800 metres around stations
- 180+ MTSAs
- Density targets:
  - Subway: 200 people + jobs per hectare
  - LRT: 160 people + jobs per hectare
  - GO: 150 people + jobs per hectare

# MTSA Prioritization



Attachment 5: Conformity and MCR Work Plan - at a glance

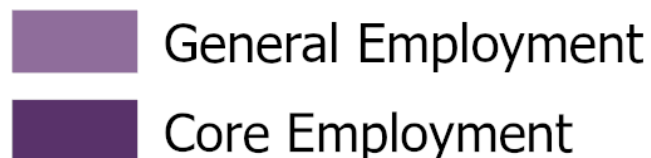
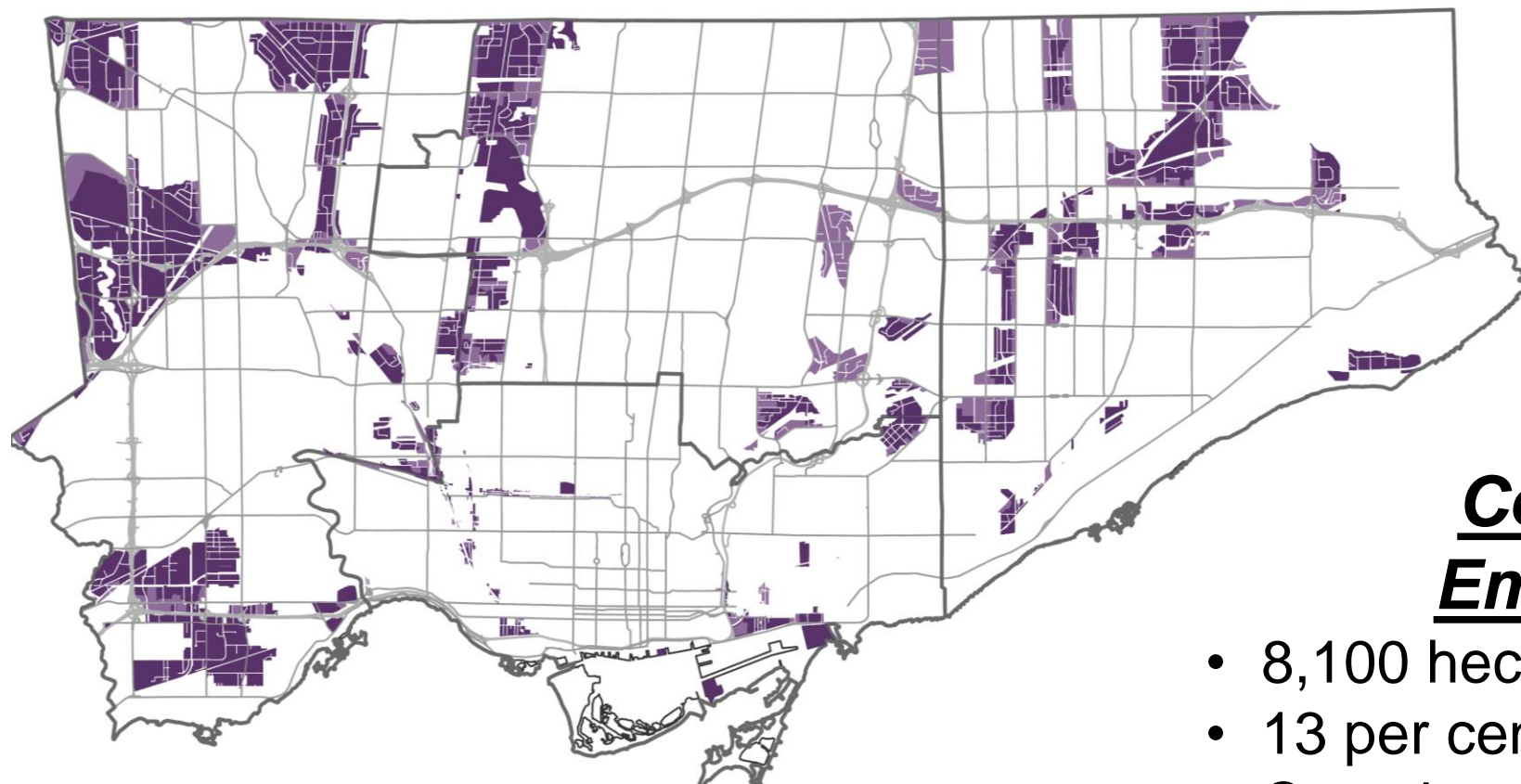
TASK LIST	Estimated Year of Completion
<b>Managing Forecasted Growth Through Intensification</b>	
Major Transit Station Areas (Phases 1, 2, and 3)	• • •
Land Use, Transportation and Density Assessment	• • •
Request for Lower Major Transit Station Area densities	• • •
Local Area Studies, where necessary, e.g. Kew-Finch	• • •
Protected Major Transit Station Areas, e.g. Kew-Finch	• • •
Protected Major Transit Station Areas	• • •
Urban Growth Centres	• • •
Other Strategic Growth Areas	• • •
Land Needs Assessment	• • •
<b>Protecting Employment Areas</b>	
Land Uses in Employment Areas	• • •
Prohibit certain land uses (residential, prohibit or limit other sensitive land uses, prohibit or establish size thresholds for major retail uses)	• • •
Minimum density targets for Employment Areas	• • •
Minimum density targets to be measured in 400 per hectare	• • •
<b>Considering Employment Area Conversions</b>	
Recommend 1-year window to review conversion requests	• • •
Potential conversion request fee	• • •
<b>Updating the Official Plan's Environmental Policies</b>	
Review and develop policies	• • •
<b>Engagement Strategy</b>	
Develop and execute engagement strategy	• • •
<b>Other Policy Matters</b>	
Additional policy matters to be reviewed and amended	• • •

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- Phased approach that considers:
  - Areas exceeding established targets
  - Completed studies
  - Inclusionary Zoning
  - Other criteria



# Protecting *Employment Areas*



## Core and General Employment Areas

- 8,100 hectares
- 13 per cent of all lands in the City
- Contains 27 per cent (420,000+) of all jobs across the City

Attachment 5: Conformity and MCR Work Plan - at a glance

TASK LIST	Estimated Year of Completion		
	2020-2021	2021-2022	2022
<b>Managing Forecasted Growth through Intensification</b>			
Major Transit Station Areas (Phases 1, 2, and 3)	•	•	•
Land Use, Transportation and Density Alignment			
Request for Lower Major Transit Station Area densities		•	•
Local Area Studies, where necessary, e.g. Kew-Finch		•	•
Protected Major Transit Station Areas, e.g. Kew-Finch	•	•	•
Additional Major Transit Station Areas			•
Urban Growth Centres			•
Other Strategic Growth Areas		•	•
Land Needs Assessment			•
Land Uses in Employment Areas		•	
Prohibit certain land uses (residential), prohibit or limit other sensitive land uses, prohibit or establish size thresholds for major retail uses		•	
Minimum density targets for Employment Areas			•
Minimum density targets to be measured in dBA per hectare			•
Recommend 1 year window to review conversion requests		•	•
Potential conversion request fee	•	•	•
<b>Updating the Official Plan's Environmental Policies</b>			
Review and develop policies	•	•	•
<b>Employment Strategy</b>			
Develop and execute engagement strategy	•	•	•
<b>Other Policy Matters</b>			
Additional policy matters to be reviewed and amended		•	•

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# Considering Employment Area Conversions

- Staff will receive conversion requests for Council's consideration
- In-effect conversion policies will be applied (Attachment 3)
- Council decisions on conversions are final
  - Not subject to appeal

Attachment 5: Conformity and MCR Work Plan - at a glance

TASK LIST	Estimated Year of Completion		
	2020-2021	2021-2022	2022
<b>Managing Forecasted Growth Through Intensification</b>			
Major Transit Station Areas (Phases 1, 2, and 3)	*	*	*
Land Use, Transportation and Density Alignment			
Request for Lower Major Transit Station Area densities		*	
Local Area Studies, where necessary, e.g. Keele-St. Clair		*	*
Protected Major Transit Station Areas, e.g. Keele-Finch	*	*	*
Additional Major Transit Station Areas			*
Urban Growth Centres			*
Other Strategic Growth Areas		*	*
Land Needs Assessment			*
<b>Protecting Employment Areas</b>			
Land Uses in Employment Areas		*	
Prohibit certain land uses (residential), prohibit or limit other sensitive land uses, prohibit or establish size thresholds for major retail uses			
Minimum density targets for Employment Areas			*
Minimum density targets to be measured in 480 car lots			
<b>Considering Employment Area Conversions</b>			
Potential conversion request fee	*		
Updating the Official Plan's Environmental Policies			
<b>Employment Strategy</b>			
Develop and update employment strategy	*	*	*
<b>Other Policy Matters</b>			
Additional policy matters to be reviewed and amended		*	*

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# Updating the Official Plan's Environmental Policies



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TASK LIST	Estimated Year of Completion		
	2020-2021	2021-2022	2022
<b>Managing Forecasted Growth Through Intensification</b>			
Major Transit Station Areas (Phases 1, 2, and 3)	x	x	x
Land use, Destination and Density Assignments	x	x	x
Request for Lower Major Transit Station Areas densities	x	x	x
Local Area Studies, where necessary, e.g. Kew-Finch	x	x	x
Protected Major Transit Station Areas, e.g. Kew-Finch	x	x	x
Additional Major Transit Station Areas	x	x	x
Urban Growth Centres	x	x	x
Other Strategic Growth Areas	x	x	x
Land Needs Assessment	x	x	x
<b>Protecting Employment Areas</b>			
Land Uses in Employment Areas	x	x	x
Prohibit certain land uses (residential), prohibit or limit other sensitive land uses, provide or establish size thresholds for major retail uses	x	x	x
Minimum density targets for Employment Areas	x	x	x
Minimum density targets to be measured in jobs per hectare	x	x	x
<b>Consolidating Employment Area Governance</b>			
Recommendations to year within to receive council approval	x	x	x
<b>Updating the Official Plan's Environmental Policies</b>			
Review and develop policies	x	x	x
<b>Develop and execute engagement strategy</b>	x	x	x
<b>Other Policy Matters</b>			
Additional policy matters to be reviewed and amended	x	x	x

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## Environment

- Address climate change
- Develop conservation policies

# Report Recommendations

- Approve approach and work plan
- Publicly commence MCR on August 4, 2020
- Receive conversion requests and apply in effect policies
- Review options on introducing a fee associated with conversion “requests”