
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
Managing Forecasted Growth through Intensification

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

• 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)

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

• 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
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
Updating the Official Plan's Environmental Policies

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”