



REPORT FOR ACTION

City Planning Division - Study Work Program Update

Date: January 5, 2021

To: Planning and Housing Committee

From: Chief Planner and Executive Director, City Planning

Wards: All

SUMMARY

This report provides the City Planning Division's annual update on its Study Work Program. It outlines the Division's 58 completions and approvals in 2020, highlighting a remarkable variety of city building work. The report also provides a forecast for the Division's 2021 Study Work Program.

Although this past year has not been business as usual given COVID-19 impacts, the collaborative effort with divisions across the Toronto Public Service, external agencies and community partners enabled City Planning to advance studies and initiatives in support of the City's 2019 Corporate Strategic Plan and its four Strategic Priorities on affordable housing, mobility, quality of life, and climate change and resiliency. These include affordable housing policy and programs, such as inclusionary zoning and Housing Now; new planning frameworks to guide longer term investment and growth, for example, the Golden Mile and Keele Finch Plus secondary plans; zoning initiatives including expanding permissions for outdoor patios to support bars and restaurants as part of Toronto's recovery efforts; environmental initiatives such as the Ravine Implementation Strategy; and guidelines, including the Retail Design Manual, to influence better design and development outcomes across the city.

Looking ahead, the 2021 Study Work Program reflects Council's direction and the Division's commitment to advancing a suite of activities in response to Toronto's recovery and rebuild efforts. This includes:

- responding to affordable housing challenges with recommendations on Inclusionary Zoning, Housing Now sites, Expanding Housing Options in Neighbourhoods and support for Phase 2 of the Modular Housing Initiative;
- enhancing opportunities for place-making, growth-supported investment and social equity in all areas of Toronto, by bringing forward reports on various studies including the Mount Dennis Planning Framework Study, the Jane Finch Initiative, Little Jamaica Phase 1, the King-Parliament Secondary Plan Review, Bloor West

Village Heritage Conservation District Study, the Christie's Planning Study and the University of Toronto Scarborough Campus Secondary Plan;

- delivering environment-focussed tools, such as an update to the Toronto Green Standard, to further advance sustainable site and building design and city-building resiliency practices;
- providing key research and analytics, such as the Right-Sizing Housing Bulletin and Toronto Employment Survey and Development Pipeline findings, to support evidence-based recommendations to City Council on policy and programs;
- modernizing regulatory tools, including zoning for multi-tenant housing, to support the objective of 'building back better' in all areas of the city; and
- moving forward on addressing the various provincial legislative and regulatory requirements including the Official Plan Municipal Comprehensive Review and the Community Benefits Charge.

This report also responds to City Council's June 2020 request on what new planning strategies and frameworks should be incorporated into the City's planning processes so the impacts of the COVID-19 pandemic are considered in all future planning for the City of Toronto. This report emphasizes "a complete community lens" as a useful framing device for understanding the existing challenges, service gaps and disparities that vary across Toronto's neighbourhoods, which COVID-19 has further magnified. By applying a complete community lens, the City and its partners can more fully understand how proposed plans, policies and actions are responding to existing gaps and stimulating positive opportunities in local communities. Ultimately, planning strategies and frameworks that adopt a complete community approach can be an effective at integrating various objectives and actions into cohesive and coherent plans through which government, non-government organizations, community groups and private-sector development partners can drive positive population-serving outcomes.

RECOMMENDATIONS

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

1. Planning and Housing Committee receive this report for information.

FINANCIAL IMPACT

The recommendation in this report has no financial impact. Outcomes of planning studies and initiatives developed with insight, advice, experience and partnerships with Toronto's residents, communities and businesses can ultimately create positive conditions for new opportunities, investment and assessment growth across Toronto and increased prosperity for all Torontonians.

EQUITY STATEMENT

The Study Work Program has been assessed for potential impacts on equity-seeking groups and vulnerable residents of Toronto. The Study Work Program identifies various studies and initiatives that advance a number of the City of Toronto's equity strategies and commitments, including: HousingTO 2020-2030 Action Plan, Poverty Reduction Strategy, Social Procurement Policy, Strong Neighbourhoods Strategy, the Toronto Action Plan to Confront Anti-Black Racism, Tower Renewal and the Toronto Seniors Strategy.

Initiatives and studies that contribute to updated planning frameworks can:

- provide opportunities for a greater mix of housing choices including affordable housing;
- support active transportation and transit, thereby improving access to employment and other opportunities and promoting better health outcomes; and
- identify improved and expanded community infrastructure such as daycares, schools, parks, libraries, community centres and agency space that can improve the quality of life for current and future residents.

Equity-seeking groups and vulnerable residents of Toronto who require access to affordable housing, access to affordable childcare, access to indoor and outdoor public spaces, access to employment opportunities, access to public transit, safety and security can be positively impacted by planning outcomes informed by studies and initiatives identified in City Planning's Study Work Program.

DECISION HISTORY

The City Planning Division began providing updates on its Study Work Program through the former Planning and Growth Management Committee (PGMC) in October 2015. On May 11, 2016, the Chief Planner and Executive Director prepared a report for the PGMC to respond to a request for a list of ongoing City Planning reports and studies. The request was made to improve 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 the election. Starting last year the Division's annual update was provided in January to better align the Study Work Program update with the calendar year and budget cycle.

Previous Study Work Program reports can be found at the links, below:

Jan. 2020: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.PH12.3>
July 2018: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.PG31.8>
Oct. 2017: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.PG23.1>
Sept. 2016: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG14.4>
May 2016: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2016.PG12.4>

This report also responds to Member Motion MM22.22 adopted at City Council's June 29 and 30, 2020 meeting, requesting Chief Planner and Executive Director, City Planning to report in Q1, 2021, on what new planning strategies and frameworks should be incorporated into the City's planning processes so that the impacts of the COVID-19 pandemic are considered in future planning for the City of Toronto. The link to the Member Motion is:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.MM22.22>

BACKGROUND

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, with activities in one service supporting the other. For example, Official Plan policy and zoning regulations shape development review, while development activities inform research projects and policy review. The result is an integrated approach to city planning with the Division's work spanning development review, heritage planning and Committee of Adjustment to forecasting, policy development, policy implementation, zoning and studies. It also includes City Planning's contributions to initiatives led by partner divisions and agencies. This work is carried out by the four Community Planning Districts and the functional units (Strategic Initiatives, Policy & Analysis, Zoning and Committee of Adjustment, Transportation Planning and Urban Design).

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 Housing Committee. This includes area studies and Secondary Plans, Transportation Master Plans, Heritage Conservation Districts, city-wide urban design guidelines, Official Plan review and responses to changes in Provincial 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.

Completions and Approvals

The City Planning Division tracks a Study 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 a milestone is the measure by which the Division tracks its Service Levels. An item 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. The Division also 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 Local Planning Appeal Tribunal (LPAT) hearing or with a response to a Provincial ministry or agency.

COMMENTS

Strategic Lens

The Study Work Program applies a strategic lens to the City's role as the land use planning authority by advancing implementation of the Official Plan, the City's blueprint for city building. The Official Plan ensures that the City evolves, improves and realizes its full potential, and is a key component of the City's strategic planning framework.

Toronto's Corporate Strategic Plan, 2019, integrates City Council's vision, the Official Plan and the City's service-focused strategies, service plans, initiatives and emerging priorities. The Corporate Strategic Plan enables 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 Study Work Program either through requests from City Council or as identified by the Division in response to new strategic priorities, public investment, growth pressures, shifts in demographic and economic conditions or legislative changes. In 2020 for example, City Planning advanced Council's new Modular Housing Initiative in partnership with the Housing Secretariat and CreateTO. On the legislative front, the Province posted a regulatory proposal relating to a Community Benefits Authority coming out of Bill 138, *the Plan to Build Ontario Together Act*, which required ongoing active engagement from the City.

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

- Integration with city building activity and Official Plan vision
- Alignment with strategic reinvestment
- Identification of key trends or addressing policy pressures
- Mandated reviews and legislative changes
- Timelines for decision on key Council priorities

In 2021, Study Work Program items that contribute to Toronto's recovery and rebuild will be prioritized by the Division.

Recovery and Rebuild

COVID-19 has magnified the unevenness of Toronto's economic boom over the past 30 plus years and existing socio-economic challenges such as inequity and affordability. At its October 27, 2020 meeting, City Council adopted the City Manager's 'Towards Recovery and Building a New Toronto' report highlighting the impacts of COVID-19 on Toronto and responding to the report from the Toronto Office of Recovery and Rebuild

(TORR), 'COVID-19: Impacts and Opportunities'. The City Manager's report acknowledges that public services must recognize that:

"building back better also means learning from the past and starting sustainable improvements that make a difference for future generations. Our recovery efforts must take a long-term view towards building the city we want for those who will call Toronto home decades from now."

Through its 2021 Study Work Program, City Planning will work with city building partners inside and outside of City Hall to contribute to Toronto's recovery and rebuild activity by focussing on studies and initiatives that support implementation of TORR recommendations aligned with the Corporate Strategic Plan's 4 Strategic Priorities on affordable housing, mobility, quality of life and climate change and resiliency.

Complete Communities

At its June 2020 meeting, City Council requested City Planning to report on what new planning strategies and frameworks should be incorporated into the City's planning processes so that the impacts of the COVID-19 pandemic are considered in future planning for the City of Toronto.

A complete community lens provides a useful framing device for understanding the existing challenges and opportunities that vary across Toronto. For example, the disproportionate impacts of COVID-19 on racialized and other equity-seeking communities has deepened the inequalities that are already experienced by many residents, neighbourhoods and communities. Planning strategies and frameworks that adopt a complete community approach can be effective at integrating various objectives and actions into cohesive and coherent plans through which government, non-government organizations and community groups, as well as private-sector developers, can drive positive population-serving outcomes.

The Province's Growth Plan 2020 defines complete communities as: "Places such as mixed-use neighbourhoods or other areas within cities, towns, and settlement areas that offer and support opportunities for people of all ages and abilities to conveniently access most of the necessities for daily living, including an appropriate mix of jobs, local stores, and services, a full range of housing, transportation options and public service facilities. Complete communities are age-friendly and may take different shapes and forms appropriate to their contexts." The Official Plan's Chapter 3, Building a Successful City, emphasizes the importance of integrating social, economic and environmental perspectives in planning outcomes to create complete communities in Toronto.

The COVID-19 pandemic has highlighted the importance of the City of Toronto and its partners continuing to utilize a complete community lens when advancing planning and development processes in order to more fully understand how proposed plans, policies and actions are addressing existing gaps and stimulating positive opportunities in local communities. In addition to traditional planning tools, a community development plan that combines local social development and economic opportunity strategies and complements updates to the land use planning framework can also make a valuable

contribution towards addressing the historic unevenness of growth and opportunities in Toronto's neighbourhoods.

A complete community lens can also help to identify, align and sequence activities across divisional and partner strategies, such as the Parkland Strategy, Strong Neighbourhoods Strategy and Tower Renewal, providing a focussed, calibrated approach for an area. To this end, deliberate initial steps in identifying local organizations, businesses, stakeholders and voices to ensure a cross-section of the community is engaged in shaping the planning of their community is key to successfully aligning people- and place-focused initiatives into an integrated complete community framework for an area.

The recently launched Jane-Finch Initiative provides an example of this approach and how the Division's area-based planning processes are aligned to the work of other divisions in responding to social-economic inequalities experienced by a local community, which the impacts of COVID-19 have further deepened.

A Complete Community Approach in Practice: At its June 29, 2020 meeting, City Council adopted the 'Jane-Finch Initiative - Community Development Plan and Updated Land Use Planning Framework' report to commence a collaborative community planning initiative and associated resident, stakeholder and Indigenous engagement processes in the Jane-Finch area.

The Jane-Finch Initiative is about planning for the future of the area and how best to leverage the investment in light rail transit for the benefit of local communities. The goal is to develop an integrated plan for the area that advances social equity and economic inclusion for current and future residents, encourages the appropriate kinds of growth and development in the area, and guides investment in community improvements.

The Initiative is a strategic collaboration between the three lead divisions - Social Development, Finance and Administration, Economic Development and Culture and City Planning - and involves three integrated streams of work:

- Stream 1: Engagement with residents, stakeholder groups and businesses, as well Indigenous communities and African, Caribbean and Black communities, to identify needs, priorities and aspirations;
- Stream 2: Community Development Plan providing a framework to guide change and growth in the community and advance initiatives to further enhance social cohesion, community safety, inclusive economic opportunities and stronger neighbourhoods; and
- Stream 3: Land Use Planning Framework Update with Official Plan policies and zoning to shape the development of a transit-supportive complete community, and to identify the community facilities and other infrastructure needed to support anticipated growth and respond to any long-standing issues in the community.

The community development plan and the updated land use planning framework are intended to be companion documents that would work in tandem to further advance

social equity and economic inclusion for current and future residents, manage future growth and development, and guide investment in infrastructure and services. Together they represent an integrated complete community approach with community engagement at the heart of the Initiative.

Year-in-Review: 2020 Completions and Approvals

In 2020, City Planning completed 58 items of which 37 have been approved. A list of the Division's completions and approvals in 2020 is provided in Attachment 1. In addition to completions against Service Levels, City Planning undertakes a range of additional initiatives, including legislative review, Official Plan and Zoning By-law updates and special projects. Completion and approval data for additional initiatives is also shown in Attachment 1.

With respect to the pre-pandemic approved Service Levels for City Building Studies (18), City-wide Urban Design Guidelines (1) and Heritage Conservation District (HCD) Studies/Plan (5), the Division successfully delivered 14 items under City Building Studies, 2 items under City-wide Urban Design Guidelines and 3 items under HCD Studies/Plans. The impact of COVID-19 on City Planning's Study Work Program, including the initial pause then shift from in-person to virtual meetings and the corporate hiring slowdown to address budget constraints, cascading through to 2020 Service Level achievement is not unexpected. As outlined below and in this report's Attachment 2, the forecast of studies and initiatives currently underway and targeted for completion by the end of 2021 represents a substantial number of items including those items with adjusted timelines due to COVID-19.

Defining Elements of the Study Work Program

The 2020 Study Work Program represents the Division's work to deliver studies and initiatives related to the City of Toronto's strategic priorities, including housing, mobility, liveable neighbourhoods and resilience, while understanding and adjusting to changing Provincial legislation. Many of the items completed in 2020 represent the culmination of multi-phased projects involving inter-divisional collaboration and broad community participation.

The Division's 2021 Study Work Program, as outlined in Attachment 2, will continue to advance implementation of Toronto's Official Plan vision and the strategic priorities of Toronto's Corporate Strategic Plan, 2019, as further focussed through the City's Recovery and Rebuild lens including implementation of the TORR recommendations.

Maintaining and creating housing that is affordable

In 2020, City Planning brought forward proposed Official Plan Amendments for Inclusionary Zoning and Affordable and Mid-Range Rent definitions with additional consultation, and launched an accelerated work program on Expanding Housing Options in Neighbourhoods (EHON) with an initial report on Garden Suites, one of four priority projects. In addition, City Planning in partnership with the Housing Secretariat and CreateTO advanced the Housing Now Initiative to create affordable housing and mixed-use, mixed-income, transit-oriented communities on City-owned sites, including

final zoning approvals for 50 Wilson Heights Boulevard and 705 Warden Avenue, and activation of several Phase 2 sites. City Planning was also a key partner in the City's Modular Housing Initiative with 11 Macey Avenue and 150 Harrison Street moving from concept to construction.

In 2021, City Planning will continue its focussed efforts on housing policy and program implementation. Recommendations on Inclusionary Zoning, Affordable and Mid-Range Rent Official Plan definitions, various Housing Now sites, EHON's four priority projects (garden suites, multi-plexing, main streets and the Beaches-East York Pilot) and zoning for multi-tenant housing will come forward for Committee/Council consideration.

Keeping Toronto moving

In 2020, City Planning worked on city-building objectives related to provincial priority transit projects, including the Ontario Line. City Planning also advanced a Transportation Master Plan in support of the Golden Mile Secondary Plan, and collaborated with Transportation Services and the Toronto Transit Commission on various mobility components for the Christie's Planning Study, the Keele Finch Plus Secondary Plan, the Exhibition Place Master Plan, and the Freight and Goods Movement Strategy.

In 2021, City Planning will continue to play an important role in articulating and advancing city-building objectives related to the Province's priority transit projects. The Division will continue to lead planning work and studies related to other City-initiated transit priorities, the Sheppard Corridor Monitoring Study, the Surface Transit Network Plan, the Yorkdale Transportation Study and the Yonge Street North Planning Study's Transportation Master Plan. City Planning will also collaborate with Transportation Services on the City-wide Mobility Strategy, the Finch Goods Movement Study and the Park Lawn Lakeshore Transportation Master Plan.

Investing in people and neighbourhoods

In 2020, City Council's adoption of the Golden Mile, King-Spadina and Keele Finch Plus secondary plans, Exhibition Place Master Plan, and Queen Street West Study (Bathurst Street to Roncesvalles Avenue) delivered updated local planning frameworks to guide residential growth and investment in employment opportunities and community services and facilities to support existing and future residents and workers in these areas. City Planning also reviewed planning studies and heritage studies completed over the last five years to align the City's Heritage Register with Council's direction on being more proactive in identifying heritage properties. The outcome of this one-year strategic project was the December 2020 Council approval of six reports recommending 966 properties for listing on the City's Heritage Register including properties in three Heritage Conservation District Study areas: Cabbagetown Southwest, Parkdale Main Street and West Queen West.

In 2021, City Planning will continue to support the development of complete communities through comprehensive city building studies. This includes Christie's Planning Study, Jane-Finch Initiative (Phases 1 and 2), Mount Dennis Planning Framework Study, Keele - St. Clair Local Area Study and Woodside Square - OP

Special Study Area. Work will also focus on finalizing recommended plans to guide future growth and investment for University of Toronto's St. George and Scarborough campuses and Centennial College, important educational, employment and innovation centres.

In addition, City Planning will advance local area studies and a range of planning initiatives, including the Geary Avenue Corridor Study, Parkdale-UHN lands (Phase 1), Allen District Plan, Danforth Avenue Planning and Complete Street Study (Broadview Avenue to Victoria Park Avenue) and various cultural heritage landscape assessments, Heritage Conservation District studies and plans, that establish frameworks to enhance opportunities for place-making, growth-supported investment and social equity in all areas of the city. Implementation strategies that support the outcome of recent larger planning studies are also ongoing such as TOcore Parks and Public Realm Plan - Implementation Framework, and Midtown Implementation Strategies and Zoning Review.

Tackling climate change and building resilience

In 2020, City Planning in partnership with Parks, Forestry and Recreation (PFR) delivered the Ravine Implementation Strategy that guides the management of the ravines and ensures ravine protection is balanced with their use and enjoyment. This work aligned with the Council's 2019 adoption of the Toronto Biodiversity Strategy to support healthier, more robust biodiversity and increase awareness of nature in Toronto developed by City Planning in collaboration with PFR and divisional and agency partners.

In 2021, City Planning will advance a technical review of Green Roof Bylaw and an update of the Toronto Green Standard for Committee/Council's consideration. Both are important tools to promote sustainable site and building design. Implementation of the By-law and Standard through new development also contributes towards achieving the City's greenhouse gas emission reduction targets as set out in TransformTO.

Responding to Provincial legislation

In 2020, City Planning responded to significant changes in Provincial legislation including the proposed Community Benefits Authority regulation and proposed amendments to the Growth Plan for the Greater Golden Horseshoe, 2019. This includes on-going work resulting from subsequent changes to Bill 108 enacted through Bill 197, *COVID-19 Economic Recovery Act, 2020*. In addition, City Council adopted a recommended approach and work plan for the Official Plan Growth Plan Conformity and Municipal Comprehensive Review (MCR). City Planning also brought forward a recommended new Employment Areas Conversion Request User Fee for any conversion requests that are not associated with Official Plan Amendment applications.

In 2021, City Planning will advance various work programs in response to provincial legislative requirements including the Community Benefits Charge, Official Plan Growth Plan Conformity and MCR, and Alternative Park Land requirements.

Additional Initiatives Supporting City Building

In 2020, City Planning delivered a range of Study Work Program items to support better decision-making and outcomes on city building matters, which will continue in 2021.

On the research front: In 2020, City Planning published its 'Condominiums: Two Decades of New Housing' bulletin documenting Toronto's condominium development trends and the rapid growth of this form of housing since 2002. Committee reports on the 2019 Toronto Employment Survey and Development Pipeline 2020 bulletins provided detailed data driven insights into Toronto's economy and development activity, respectively.

In 2021, findings from both the 2020 Toronto Employment Survey and the Development Pipeline 2021 will be key inputs to support evidence-based recommendations to City Council as part of Toronto's recovery and rebuild activities. City Planning will also publish a Right-Sizing Housing bulletin examining changing household characteristics and development trends, and the impact they have on housing across Toronto.

On the design front: In 2020, City Planning brought forward a Final Recommendation Report on the Growing-Up: Planning for Children in New Vertical Communities Urban Design Guidelines, which provide direction on how new development can better function for larger households at three scales: the unit, the building and the neighbourhood. The Report also provided analysis of the Guidelines' implementation over a two-year period, and highlighted the Guidelines' impact on raising awareness about how rapidly intensifying cities can develop as inclusive and welcoming environments for their youngest citizens. Council also adopted the Retail Design Manual, a collection of best practices that provide guidance on developing successful, adaptable ground floor retail spaces in new development. In addition, larger planning studies, such as the Golden Mile Secondary Plan and the Christie's Planning Study, were accompanied by complementary Urban Design Guidelines providing more detailed frameworks for built form and public improvements in these areas.

In 2021, City Planning will complete a Transit Design Guide informing design excellence for new transit stations and a two-year monitoring report on Townhouse & Low-Rise Apartment Guidelines. In addition, area-based Urban Design Guidelines will advance concurrent with planning studies including the Centennial College Master Plan and University of Toronto Scarborough Campus Secondary Plan.

On the LPAT front: appeals on several files continued in 2020 with additional LPAT dates into 2021, including the Amendments brought forward as part of the 5 Year Official Plan / Municipal Comprehensive Review, the City's Zoning By-law, the Port Lands, the Central Waterfront Secondary Plan, King-Spadina Heritage Conservation District Plan and Dufferin Street Secondary Plan. Other study-related appeals were resolved including ones on Queen River, Mimico-Judson, Don Mills Crossing secondary plans, the St. Lawrence Neighbourhood Conservation District Plan and the OPA for the Danforth Avenue Planning Study (Coxwell Avenue to Victoria Park Avenue) while others were scoped enabling portions of the amendments to come into effect, such as ConsumersNext Secondary Plan.

In 2021, LPAT processes will commence for other secondary plans approved by Council, including Sherway and King Spadina. Overall, LPAT proceedings on study outcomes continue to generate significant workload after Council's decision, with the timeline between a Council decision and a LPAT outcome being further extended as a result of the cancellation of many 2020 LPAT proceedings due to COVID-19.

Looking Ahead: Beyond 2021 and Other Items

Attachment 3 to this report includes a preliminary list of active projects anticipated for completion or approval beyond 2021. This includes significant work program achievements by mid-2022, including reporting on the Community Benefits Charge, and Official Plan Growth Plan Conformity and MCR. Attachment 3 also includes items on hold that may be derived from additional requests of the Division from motions made by City Council and its Committees. 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 a shift in Divisional or City-wide priorities or availability of resources. It should be noted that even with additional resources, the capacity of the Division to plan, consult on and manage growth and change across Toronto has its practical limits.

Conclusion

In 2020, City Planning delivered a robust and diverse Study Work Program. The studies being undertaken by the Division represent a workload touching all aspects of city building, and reflects the involvement of multiple stakeholders from other City Divisions and agencies, as well as community partners.

In delivering items on the Study Work Program, City Planning is advancing the implementation Toronto's Official Plan vision and the strategic priorities of Toronto's Corporate Strategic Plan, 2019, as further focussed through the City's Recovery and Rebuild activities including implementation of the TORR recommendations. To this end, it is critical that the Study Work Program is responsive to emerging issues and priorities facing the city, and that the Division prioritize studies and initiatives that contribute to ensuring that all areas of the city can benefit from and share the rewards and advantages of living in Toronto.

This report highlights the studies that will shape the work of the Division moving forward. With the impact of COVID-19 across all sectors of the economy and the need to accelerate work to support those areas and communities disproportionately impacted, strengthening partnerships within the Toronto Public Services and beyond will be a contributing factor in City Planning's ability to actively and effectively address a range of city building challenges across Toronto.

CONTACT

Kerri Voumvakis, Director, Strategic Initiatives, Policy & Analysis, City Planning, Tel. 416-392-8148, E-mail: Kerri.Voumvakis@toronto.ca

Corwin Cambray, Manager, Strategic Initiatives, Policy & Analysis, City Planning, Tel. 416-338-1910, Email: Corwin.Cambray@toronto.ca

SIGNATURE

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

ATTACHMENTS

Attachment 1: City Planning Study Work Program (2020)
Attachment 2: City Planning Study Work Program (2021 Forecast)
Attachment 3: City Planning Study Work Program (Beyond 2021 and Hold Items)

Attachment 1: City Planning Study Work Program (2020)

The following attachment includes studies or initiatives that have been completed or approved in 2020. The following classifications are used:

- 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 a Local Planning Appeal Tribunal hearing, or with a documented response to a provincial agency.

City Building: Service Level 18

Secondary Plans and Area Studies

Project	Complete	Approved
Queen Street West Study - Bathurst Street to Roncesvalles Avenue - Final Report		Y
King-Spadina Secondary Plan - Final Report		Y
Sheppard / Don Mills Context Plan Study - Final Report		Y
Yonge / St. Clair Planning Framework - Final Report		Y
Danforth Avenue Planning and Complete Street Study - Phase 2 - Preliminary Report	Y	
Jane-Finch Initiative - Community Development Plan and Updated Land Use Planning Framework - Initial Report	Y	
Sheppard Avenue Commercial Areas (East) Secondary Plan Review, Phase 1 - Background	Y	
Exhibition Place Master Plan - Phase 1 Proposals Report		Y
Golden Mile Secondary Plan Study - Proposals Report	Y	
Golden Mile Secondary Plan Study - Final Report		Y
Christie's Planning Study - Status Report	Y	
Christie's Planning Study - Proposals Report	Y	
Keele Finch Plus Secondary Plan - Final Report		Y

Transportation Planning

Project	Complete	Approved
Freight and Goods Movement Strategy		Y

Total City Building complete/approved in 2020: 14
Service Level percent complete in 2020: 78%

Heritage Conservation: Service Level 5

Project	Complete	Approved
Cabbagetown Southwest Heritage Conservation District Study - Recommended Property Listing		Y
Parkdale Main Street Heritage Conservation District Study - Recommended Property Listing		Y
West Queen West Heritage Conservation District Study - Recommended Property Listing		Y

Total Heritage Conservation complete/approved in 2020: 3
Service Level percent complete in 2019: 60%

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

Project	Complete	Approved
Growing Up: Planning for Children in New Vertical Communities Urban Design Guidelines - Final Recommendation Report		Y
Retail Design Manual - Final Recommendation Report		Y

Total Urban Design Guidelines (City-wide) complete/approved in 2020: 2
Service Level percent complete in 2020: 200%

Additional Initiatives

Legislative Review

Project	Complete	Approved
City Response to Regulatory Proposal relating to the Community Benefits Authority		Y
Proposed Amendments to the Growth Plan for the Greater Golden Horseshoe, 2019 - Preliminary City Comments		Y

Official Plan (City-wide)

Project	Complete	Approved
Growth Plan Conformity and Municipal Comprehensive Review - Work Plan		Y
Inclusionary Zoning Draft Official Plan Amendment and Zoning By-law Amendment	Y	
Official Plan Review: Transportation - Recommended Official Plan Amendment		Y
Proposed Official Plan Amendment to the City's Affordable and Mid-Range Rent Definitions	Y	
Development in Proximity to Rail: Draft Official Plan Amendment and Proposed Zoning Amendment Approach	Y	
Official Plan Review: Municipal Affairs and Housing issued Notices of Decision approving OPA 479 (Public Realm) and OPA 480 (Built Form) Official Plan Policies		Y

Zoning By-law

Project	Complete	Approved
Zoning By-law Appeals - Topic specific: drive-through and eating establishments	Y	
Zoning By-law Appeals - Topic specific: building height and horizontal limits (mechanical penthouses)	Y	
Review and Consolidation of the Former City of York Zoning By-law 1-83 - Final Report		Y

Project	Complete	Approved
Temporary Use Zoning By-law to Expand Permissions for Outdoor Patios for Bars and Restaurants		Y
Technical Amendments to Zoning By-law 569-2013 Resulting From the Recent Technical Amendments to York Zoning By-law 1-83 and for Retail Store Permissions in Employment Industrial Office Zones		Y
Creating the Regulatory and Compliance Framework for Multi-tenant Houses across Toronto (Initial Report)	Y	

Demographic, Economic, Social, Environmental Modelling

Project	Complete	Approved
Condominiums: Two Decades of New Housing	Y	
Employment by Place of Work - Phase 2	Y	
2019 Toronto Employment Survey		Y
Development Pipeline 2020		Y

Projects

Project	Complete	Approved
Expanding Housing Options in Neighbourhoods - Work Plan	Y	
Expanding Housing Options in Neighbourhoods - Garden Suites Review - Initial Report	Y	
Housing Now Initiative - Annual Progress Report		Y
Housing Now Initiative - 705 Warden Avenue - Zoning Amendment and Draft Plan of Subdivision - Final Report		Y
Housing Now Initiative - 50 Wilson Heights Boulevard - Zoning Amendment and Draft Plan of Subdivision - Final Report		Y
Modular Housing Initiative, Phase 1 - 11 Macey Avenue and 150 Harrison Street		Y

Project	Complete	Approved
Approach and Improvements to Address Residential Rental Evictions	Y	
Waterfront Toronto Consent to Borrow and Encumber Assets Extension Request		Y
Authority to Enter Into a Project Delivery Agreement with Waterfront Toronto for the Construction of Lake Shore Boulevard East, Don River to Carlaw Avenue		Y
Update on Waterfront Toronto's Quayside Project		Y
Planning Research Online - Phase 1	Y	

Environmental Implementation

Project	Complete	Approved
Ravine Strategy Implementation Report		Y

LPAT Hearings on Study Work

Project	Complete	Approved
Mediation of OPA 231 (Office replacement policies)	Y	
Mediation of OPA 231 (Phase III, Retail policies)	Y	
Queen River Secondary Plan		Y
Don Mills Crossing Secondary Plan		Y
Danforth Avenue Planning Study - Coxwell Avenue to Victoria Park Avenue		Y
ConsumersNext Secondary Plan	Y	
Mimico Judson Secondary Plan		Y
St. Lawrence Neighbourhood Heritage Conservation District		Y

Community Services and Facilities Strategies

Project	Complete	Approved
Golden Mile CS&F Study		Y

Total Additional Initiatives complete/approved in 2020: 39

Attachment 2: City Planning Study Work Program (2021 Forecast)

The following is a draft preliminary forecast of studies or initiatives currently underway and targeted for completion by the end of 2021. This forecast is subject to change based on emerging Council priorities.

City Building: Service Level 18

Secondary Plans and Area Studies

Allen District Plan - Final Report
Bloor Street Study – St. Helens Avenue to Perth Avenue - Final Report
Bloor Yorkville Secondary Plan - Final Report
Centennial College Master Plan - Final Report
Christie's Planning Study - Final Report
City Hall View, Old City Hall and St. James Views OPA - Final Report
Coronation Employment Area Review
Danforth Avenue Planning and Complete Street Study (Broadview Avenue to Victoria Park Avenue) - Final Report
Davisville Yard / McBride Site Feasibility Study - Phase 1
Eglinton West Planning and Streetscape Study
Etobicoke Centre - Block Context Plan for Housing Now sites
Geary Avenue Corridor Study - Final Report
Godstone Context Plan
Jane-Finch Initiative: Phase 2 Proposal Report
Keele - St. Clair Local Area Study
King-Parliament Secondary Plan Review - Final Report
Lakeshore West Corridor Review
Liberty Village Public Realm and Community Facilities Study
Little Jamaica Comprehensive Planning Framework Study

Midtown - Implementation Strategies - Interim Report
Midtown Zoning Review - Proposals Report
Mount Dennis Planning Framework Study
North Yonge Secondary Plan Implementation
Olde East York Village
Parkdale - UHN lands (Phase 1)
Queen-Cowan Precinct Plan
Review of Sheppard Avenue East Subway Corridor Secondary Plan
TOcore Parks and Public Realm Plan - Implementation Framework
University of Toronto Secondary Plan (St. George Campus) - Final Report
University of Toronto Scarborough Campus (UTSC) Secondary Plan - Final Report
Woodside Square - OP Special Study Area
Yonge St Clair Apartment Neighbourhood Framework - Phase 1
Yorkdale Application Mall Lands Study - Proposals Report

Transportation Master Plans (with Transportation Services)

Park Lawn-Lake Shore Area Transportation Master Plan
Yonge Street North Planning Study Transportation Master Plan - Update

Transportation Planning

City-wide Mobility Strategy
Durham-Scarborough BRT Business Case
Finch Goods Movement Study
GO Expansion Procurement - Spadina Front Station
Sheppard Corridor Monitoring Study

SmartTrack Procurement - Bloor Lansdowne Station
SmartTrack Procurement - East Harbour (Unilever) Station
SmartTrack Procurement - Finch Station
SmartTrack Procurement - Liberty Village Station
SmartTrack Procurement - St Clair West Station
Surface Transit Network Plan
Union Station Enhancement Program
Union Station Rail Corridor East
Yorkdale Transportation Study

Heritage Conservation: Service Level 5

Baby Point Heritage Conservation District Plan
Bloor West Village Heritage Conservation District Study
Bloor-Sterling Cultural Heritage Resource Assessment
Cabbagetown Southwest Heritage Conservation District Plan
Danforth Avenue (Broadview to Coxwell) Cultural Heritage Resource Assessment
Distillery District Heritage Conservation District Plan
Kensington Market Heritage Conservation District Plan
Mount Dennis Cultural Heritage Resource Assessment
Parkdale Main Street Heritage Conservation District Plan
Rosedale Heritage Conservation District Plans Review
Scarborough Centre Cultural Heritage Resource Assessment
West Queen West Heritage Conservation District Plan
Weston Phase 2 Heritage Conservation District Study
Wychwood Heritage Conservation District Review

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

Historic Main Street Properties - Guidelines/Best Practices for Conserving and Enhancing
Townhouse & Low-Rise Apartment Guidelines Monitoring
Transit Design Guide

Additional Initiatives

Legislative Review

Community Benefits Charge - Interim Report
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Official Plan (City-wide)

Housing Policy Review of Affordable Home Ownership Definition - Recommended Official Plan Amendment
Inclusionary Zoning Policy Framework - Recommended Official Plan Amendment
Development in Proximity to Rail - Recommended Official Plan Amendment and Zoning Amendment Approach
Parks and Open Spaces Official Plan Policies - Proposals Report

Zoning By-law

Front Yard Parking
OPA 231 Employment Zones Conformity Phase 1
OPA 231 Employment Zones Conformity Phase 2
Zoning for Multi-tenant Housing (includes Zoning for Dwelling Room Accommodation)

Demographic, Economic, Social, Environmental Modelling

Right-Sizing Housing Bulletin
2020 Toronto Employment Survey
Development Pipeline 2021

Downtown Plan - Land Use Planning Framework Monitoring
Employment by Place of Work - Phase 3

Projects

Bloor West Village Avenue Study - Implementation
Bosselman Update / Pedestrian Level Wind Study Terms of Reference - Phase 1
Don Mills Centre Official Plan Amendment
Expanding Neighbourhood Options in Neighbourhoods (EHON) - Beaches-East York Pilot
EHON - Garden Suites Review - Final Report
EHON - Major Streets
EHON - Multiplexing
EHON - Neighbourhood Change Research
Housing Now - 2444 Eglinton Ave. E.
Housing Now - 150 Queen's Warf Rd
Housing Now - 158 Borough Drive
Housing Now - 1631 Queen St. E.
Housing Now - 405 Sherbourne Street
Housing Now - Bloor Islington
Housing Now - Bloor Kipling
Indigenous Heritage Engagement
Laneway Suites - Monitoring Program
Modular Housing Initiative - Phase 2
Planning Research Online - Phase 2
Port Lands Floor Protection Operating Budget Impacts
Port Lands Villiers Island Business and Implementation Plan

Port Lands Work Program
Strategy to Protect Tenants in Rental Buildings with Fewer than Six Units
University Avenue - Pre-Feasibility Study
Waterfront Strategic Review Update
Zoning By-law Modernization - Feasibility

Environmental Implementation

Technical Review of Green Roof Bylaw
Toronto Green Standard Update

LPAT Hearings on Study Work

Central Waterfront Secondary Plan Appeals - Phase 3: Lower Yonge
Central Waterfront Secondary Plan Appeals - Phase 5: Port Lands
ConsumersNext Secondary Pan - Site Specific Appeals
Defense of OPA 231 - Phase III, Retail policies
Dufferin Street Secondary Plan
Garden District Heritage Conservation District Plan
Historic Yonge Heritage Conservation District Plan
King-Spadina Secondary Plan
King-Spadina Heritage Conservation District Plan
Planning Incentives for Office Replacement - Phase 2
OPA 231 - Site Specific Appeals
OPA 320 – Defense of Neighbourhoods and Apartment Neighbourhoods Policies - Phase 2 - Site Specifics
Sherway Secondary Plan
Zoning By-law Appeals - Accessible Parking

Zoning By-law Appeals - Phase 2: Residential zones review (narrow lots and height definitions related issue)
Zoning By-law Appeals - Phase 3: Residential Apartment zone (revisions to permit townhouses)
Zoning By-law Appeals - Phase 4: CR and CRE zones hearing completion/settlement
Zoning By-law Appeals - Topic specific: funeral homes, crematoria and cemeteries
Zoning By-law Appeals - Topic specific: parking
Zoning By-law Appeals - Topic specific: schools (elementary and secondary)
Zoning By-law Appeals - Topic specific: schools (UoT)

Community Services and Facilities Strategies

TOcore CSF Implementation Strategy

Attachment 3: City Planning Study Work Program (Beyond 2021 and Hold Items)

The following is a draft preliminary list of active studies with preliminary completion dates anticipated beyond 2021, 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 and strategic priorities 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.

Work Program Item	Status
Agincourt Secondary Plan Review	Hold
Agincourt Cultural Heritage Resource Assessment	Hold
Baby Point Heritage Conservation District Plan	Hold
Bathurst Street Avenue Study - Phase 1	Hold
Bayview Avenue (North) Townhouse Guidelines	Hold
Beaconsfield Heritage Conservation District Study	Hold
Belmont-Hillsboro Heritage Conservation District Study	Hold
Bloor Yorkville Cultural Heritage Resource Assessment	Active
Bloor Street (Christie to Lansdowne Review) - Phase 2	Hold
Cash-in-Lieu of Residential Parking	Hold
Chinatown Study (Spadina/Dundas)	Hold
College Street Planning Study - Rusholme Road to Lansdowne Avenue	Hold
College Street West Study, Bathurst Street to Lansdowne Avenue	Hold
Community Benefits Charge - Strategy & By-law	Active
Cultural Heritage Landscape Guidelines	Hold
Development Permit System - Implementation	Hold
Downtown East OPA - LPAT Appeal	Hold
Dufferin: Eglinton to Lawrence - Phase 1	Hold

Work Program Item	Status
Dufferin Triangle Study	Hold
Dundas West Study (between Gore Vale Ave and Sterling Road) - Phase 1	Hold
Eglinton East LRT Planning Study (Phase 1)	Active
Eglinton West LRT Commuter Parking	Hold
Elm Street Cultural Heritage Resource Assessment	Hold
Employment by Place of Work - Phase 3	Active
Establish Zoning Parameters for School/Community Hub development	Hold
Etobicoke Centre Secondary Plan Study	Hold
Exhibition Place Master Plan Implementation	Active
Fort York Heritage Conservation District Study	Hold
Garrison Common Secondary Plan CS&F Study	Hold
Gerrard Carlaw Cultural Heritage Resource Assessment	Active
Gerrard-Carlaw Transit-oriented Precinct Plan - Final Report	Active
Glebe Manor Estates Heritage Conservation District Study	Hold
Growth Plan Conformity	Active
Growth Plan Land Needs Assessment	Active
Harbord Village Phase 3 Heritage Conservation District Study	Hold
Hilton Avenue Heritage Conservation District Plan	Hold
Housing Now - 251 Ester Shiner Boulevard	Active
Jane-Finch Cultural Heritage Resource Assessment	Active
Jane-Finch Initiative: Phase 3 Policy & Plans	Active
Keating Channel Precinct Plan (East) Review	Hold
Keating Channel Precinct Plan Review	Active

Work Program Item	Status
Kennedy Mobility Hub	Hold
Lawrence Park West Heritage Conservation District Study	Hold
Leaside Cultural Heritage Resource Assessment	Hold
Liberty Village Cultural Heritage Resource Assessment	Active
Midtown Implementation Strategies - Final Report	Active
McCleary District Precinct Plan - (Port Lands)	Hold
Neighbourhood Design Guidelines Template	Hold
North Downtown Yonge LPAT Defence - Phase 2	Hold
OPA 231 Employment Zones Conformity Review - Phases 2, 3 and 4	Hold
Our Scarborough Centre: Phases 2-4	Active
Parks and Open Spaces Official Plan Policies - Final Report	Active
Polson Quay Precinct Plan	Hold
Queen-Cowan Precinct Plan (Parkdale Hub)	Active
Queen St. E. Heritage Conservation District Study	Hold
Queen Street East - Riverside Planning and Urban Design Guidelines	Hold
Queensway Area Study (Between Islington & Kipling, south side)	Hold
Separation Distance and Zones Review for Crematoriums	Hold
St. Lawrence Neighbourhood Phase 2 Heritage Conservation District Plan	Hold
Summerhill Cultural Heritage Resource Assessment	Hold
Sunshine Valley Heritage Conservation District Study	Hold
Villiers Island Precinct Phased Rezoning Study	Active
Wells Hill Avenue Heritage Conservation District Plan	Hold
West Annex Heritage Conservation District Study	Hold

Work Program Item	Status
Weston Village Planning Framework Study - Parke Street to Wilby Crescent/Wright Avenue	Hold
Westampton Area Study	Hold
Wilson Visioning Study	Hold
Yonge-Eglinton Secondary Plan - Land Use Planning Framework Monitoring	Hold
Zoning By-law Appeals - Topic specific: vehicle fuel station and propane facilities	Active
Zoning By-law Appeals - Topic specific: places of workshop	Hold