

## **City Planning Division - Study Work Program Update**

**Date:** December 17, 2021

**To:** Planning and Housing 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 its Study Work Program. It outlines the Division's 68 completions and approvals in 2021, highlighting a broad range of city building work across Toronto. The report also provides a forecast for the Division's 2022 Study Work Program.

The Study Work Program Update highlights City Planning's contribution to Toronto's recovery story, working with other divisions, agencies and residents to build back better with a greater focus on resilient and equitable complete communities. The Division is actively examining how its city building work can better deliver planning outcomes that advance social equity and economic inclusion for current and future residents; encourage appropriate kinds of growth and development across Toronto; and guide investment in community improvements and infrastructure. The overarching driver is to focus City Planning's integrated and cross-disciplinary city building approach in support of a more inclusive and climate adaptive city.

In 2021 City Planning advanced studies and initiatives aligned with the City's Corporate Strategic Plan's four Strategic Priorities on affordable housing, mobility, quality of life, and climate change and resiliency. Deliverables included affordable housing policy and programs, such as inclusionary zoning and approvals for Housing Now, Modular Housing and Rapid Housing sites; modernizing parking standards to help reduce auto dependency and contribute to building more sustainable and healthy communities; planning frameworks and implementation strategies to guide future investment, for example, the King-Parliament Secondary Plan, Geary Works Planning Study, and the Downtown Parks and Public Realm Plan; and environmental initiatives, such as Toronto Green Standard Update, to support city-building resiliency and adaptation practices.

City Planning also provided key research and analytics, such as the Right-Sizing Housing and Generational Turnover bulletin and Toronto Employment Survey findings, to support evidence-based recommendations to City Council on policy and programs. A substantial work program also advanced in response to various provincial legislative and regulatory requirements including the Official Plan Growth Plan Conformity and Municipal Comprehensive Review, the new Community Benefits Charge and changes

to heritage designation processes. Design expectations to influence better design and development outcomes were championed with the publication of the Mall Redevelopment Guide and monitoring findings from the Townhouse and Low-Rise Apartment Guidelines.

Looking ahead to 2022, the Study Work Program captures a range of city building activities under the Corporate Strategic Plan's 4 Strategic Priorities, and reflects the Division's shared responsibility to sustain and create more complete and inclusive communities, and improve options for greater local living for future generations.

*Affordable Housing and More Options* - facilitating new housing across Toronto will continue to be a key priority for the Division through timely development review, initiatives such as Housing Now, Modular Housing and Rapid Housing, Expanding Housing Options in Neighbourhoods and Inclusionary Zoning implementation. The Division will continue to support the development of all forms of housing, with an emphasis on affordable housing across the market and in every neighbourhood of the city.

*Keeping Toronto Moving* - mobility is a foundational component for a growing, liveable city. The Division will continue to emphasize the importance of mobility and connectivity integration at both the large scale, such as transit expansion projects, and the local scale through coordinated public realm planning that is responsive to multi-modal needs. In practice, this means continuing to articulate and advance city building objectives, including transit equity and design excellence, around Provincial Priority Project lines and station planning; and continuing to work on local area studies, such as the Sheppard Corridor Monitoring Study and the Yorkdale Transportation Study.

*Investing in people and neighbourhoods* – the Division will continue working in inner suburban communities and areas experiencing change, such as the Keele-St. Clair Planning Study, the Little Jamaica Initiative, Weston Village Planning Framework Study, the Jane Finch Initiative, Update Downsview, Scarborough and North York Centres, and Port Lands implementation. The Division will continue to expand its community partnerships to strengthen collaborative study processes and shared outcomes. Centering equity in city-building conversations has become more important than ever. The Division's new Equity Toolkit will support this work by providing staff with action-oriented resources to engage effectively with equity-deserving communities.

*Taking Action on Climate Change and Building Resilience* – a changing climate is the background context to all present and future planning. Complete communities must be climate resilient, incorporating sustainable site and building designs that address the City's environmental pressures, including air and water quality and energy efficiency, and the stewardship and enhancement of Toronto's natural areas. The Division will continue its leadership role in the City's efforts to tackle climate change and build a more resilient city. This includes supporting initiatives such as Port Lands Flood Protection, the implementation of Ravine and Biodiversity Strategies and Transform TO, updating Official Plan policies and the evolution of the Toronto Green Standard.

## **RECOMMENDATIONS**

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The Chief Planner and Executive Director recommends that:

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

## **FINANCIAL IMPACT**

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The recommendation in this report has no financial impact. Outcomes of planning studies and initiatives can ultimately create positive conditions for new opportunities, investment and assessment growth across Toronto, and increased prosperity for all Torontonians.

## **EQUITY STATEMENT**

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The Study Work Program has been assessed for potential impacts on Indigenous, Black, and equity-deserving or vulnerable populations 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: the Toronto Action Plan to Confront Anti-Black Racism, Priority Calls for Indigenous Reconciliation, HousingTO 2020-2030 Action Plan, Poverty Reduction Strategy, Social Procurement Policy, Strong Neighbourhoods Strategy, Youth Engagement Strategy 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;
- enable a broader range of locally-based employment;
- support active transportation and transit to improve access to employment and other opportunities, and promote better health outcomes;
- identify improved and expanded community infrastructure such as daycares, parks, libraries, community centres and agency space that can improve the quality of life for current and future residents; and
- integrate sustainability through design in future developments to conserve energy, manage storm water, reduce urban heat island and improve biodiversity, creating a more resilient city for future generations.

Indigenous, Black, and equity-deserving or vulnerable populations of Toronto who require access to affordable housing and 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**

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The City Planning Division began providing updates on its Study Work Program through the former Planning and Growth Management Committee in October 2015, in response to the Committee's request to improve awareness of the magnitude of the Division's Study Work Program. 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.

Last year's Study Work Program Update report can be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2021.PH20.2>

## **BACKGROUND**

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### **City Planning's Two Services**

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 four Community Planning Districts and five functional units: Strategic Initiatives, Policy & Analysis, Zoning and Committee of Adjustment, Transportation Planning, Urban Design and Waterfront Secretariat.

To serve the public better, and build and maintain public trust, how City Planning approaches its work and delivers its two services continues to evolve. The overhaul of the consultation approach in response to virtual engagement requirements triggered by the pandemic is a recent example of the Division adapting new practices. Effective public service is always in motion, exploring options and activities that can strengthen service delivery capabilities to the public. City Planning will continue to implement new, innovative ways in deploying its resources to respond to emerging opportunities and issues in a changing city.

### **Study Work Program**

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 initiatives which are reported annually to Council's 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 waterfront revitalization, community service and facilities strategies, area-specific urban design guidelines, or work related to green design standards, and monitoring growth and demographics.

### **Study Work Program's 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 seeks to ensure that Toronto 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.

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

Through its Study Work Program, City Planning is working 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 aligned with the Corporate Strategic Plan's 4 Strategic Priorities on affordable housing, mobility, quality of life, and climate change and resiliency.

### **Completions and Approvals**

The City Planning Division tracks a Study Work Program item as “complete” 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 an Ontario Land Tribunal (OLT) hearing or with a response to a Provincial ministry or agency.

## COMMENTS

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### Many and More Inclusive Voices

There is no doubt that COVID-19 is a trend accelerator, revealing just how deeply some of Toronto's most persistent equity challenges are woven into the city's social fabric and reflected in spatial patterns, impacting people's physical, mental and socio-economic wellbeing. While many of these challenges are familiar, the intensity and unevenness of their impacts magnified by the pandemic require a thoughtful, engaging approach with partners inside and outside of City Hall and directly with communities. Centering equity in city building conversations has become more important than ever.

As the City looks ahead post-COVID-19, it is important to ensure that the perspectives and experiences of Indigenous peoples, women, people with diverse gender identities and sexual orientations, persons with disabilities, low-income households, Black and racialized groups, renters, and vulnerable seniors and youth are represented in planning processes and outcomes.

Building on earlier work, this past year City Planning continued to strengthen its efforts on equity-focussed engagement through its Study Work Program. A primary focus has been welcoming broader audiences and more voices into place-making and place-keeping discussions from co-study design opportunities to co-lead consultations and shared outcomes. For example:

- The Little Jamaica Initiative is supported by a Working Group of the Confronting Anti-Black Racism Partnership and Accountability Circle and will inform discussions and actions intended to support and celebrate this cultural planning area. The Partnership and Accountability Circle is an advisory body of the City's Confronting Anti-Black Racism Unit and comprised of 12 Black Torontonians from across the city, who represent youth, elders and sectoral leaders of African descent, and help guide and support the implementation of the Toronto Action Plan to Confront Anti-Black Racism.
- Our Plan Toronto (the City's Official Plan Review) is executing an inclusive and comprehensive engagement strategy featuring a Community Leaders' Circle composed of over 30 representatives who are affiliated with community, advocacy, and Indigenous groups working in communities across the city and a youth engagement strategy focussed on climate change.
- The Jane Finch Initiative has partnered with the Jane Finch Centre, the neighbourhood's United Way anchor agency, as the engagement lead and is advancing study work through a Community Advisory Committee, which included

selection of members through a civic lottery approach to address diversity and inclusion, and an Indigenous engagement strategy focused on Indigenous residents, Indigenous-serving agencies, and treaty holders and traditional caretakers of Tkaronto.

Inclusive community engagement provides an opportunity for individuals to share their thoughts and ideas on change in their communities; help identify opportunities and challenges that change brings; and build relationships, trust and transparency between the City and the public. City Planning recently launched an Equity Toolkit to support individuals designing and delivering consultation and engagements with equity-deserving groups. The Toolkit provides guidance across five themes: how to set goals and measure impact; how to reach a more diverse public; how to identify paths to community ownership and power sharing; how to lead an equitable meeting; and how to communicate with communities. The Toolkit is designed as a living platform that can be expanded and improved over time

Community engagement with more voices and greater diversity of lived experience results in new and innovative ideas, better decisions, stronger communities, and cohesive and coherent plans through which government, non-government organizations, community groups and private sector partners can drive equitable, people-oriented outcomes.

## **2021 Study Work Program Deliverables**

In 2021, City Planning completed 68 items of which 61 have been approved. With respect to 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 19 items under City Building Studies, 2 items under City-wide Urban Design Guidelines and 4 items under HCD Studies/Plans.

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.

A list of the Division's completions and approvals in 2021 is provided in Attachment 1.

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

The 2021 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 2021 represent the culmination of multi-phased projects involving inter-divisional collaboration and broad community participation.

The Division's 2022 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, as further focussed through the City's Recovery and Rebuild lens.

## **Maintaining and creating housing that is affordable, and providing more options**

In 2021, City Planning brought forward final recommendations for Inclusionary Zoning, Definitions of Affordable Rental and Ownership Housing, and Multi-Tenant Housing. The Housing Now Initiative moved forward with final zoning approvals for 3 sites, technical work and consultation on 6 other sites, and activation of Phase 3 and pipeline sites. City Planning was also a key partner in the City's Modular Housing and Rapid Housing Initiatives with 3 sites and 4 sites, respectively, receiving initial approvals.

City Planning also advanced Expanding Housing Options in Neighbourhoods (EHON) with reporting on Garden Suites, Beaches East York Pilot, the Multiplex Study, and research on Neighbourhood Change and Intensification. In addition, City Planning recommended amendments to the laneway suite permissions resulting from the Division's laneway suite review and monitoring work. Laneway suites contribute to increasing the supply of rental housing and provide additional housing options for a variety of household configurations, and people in different stages of life.

In 2022, City Planning will continue its focussed efforts on housing policy and program implementation. Recommendations on various Housing Now sites, EHON projects (Garden Suites, Multiplex Housing, Local Neighbourhood Commercial and Neighbourhood Major Streets) and multi-tenant housing will come forward for Committee/Council consideration. The Division will also respond to Council's request for a communications and public education plan and additional area-based analysis for Inclusionary Zoning.

## **Keeping Toronto moving**

In 2021, City Planning brought forward final recommendations to update the City's current standards for automobile and bicycle parking to help better manage auto dependency and contribute to building more sustainable and healthy communities.

In addition, City Planning advanced various mobility components for Christie's, Allen East District, the Yonge Street North and Our Scarborough Centre planning studies, and collaborated with Transportation Services on its Park Lawn Lake Shore Transportation Master Plan. City Planning also worked on city-building objectives related to provincial priority transit projects, including the Ontario Line and Scarborough Subway Extension, and the Province's Transit Oriented Communities (TOC) program, such as the East Harbour site and other sites along the southern component of the Ontario Line.

In 2022, City Planning will continue to play an important role in articulating and advancing city-building objectives related to the Province's priority transit projects and TOC program. 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 a range of projects, including the Finch Goods Movement Study and a broader parking strategy.



## **Investing in people and neighbourhoods**

In 2021, City Council's approval of various study outcomes, such as the Bloor-Kipling (Six Points) Block Context Plan, King-Parliament Secondary Plan and Zoning By-law, Geary Works Planning Study and Christie's Secondary Plan, Zoning By-law and Urban Design Guidelines, delivered updated local planning frameworks to guide residential growth and investment in employment opportunities, the public realm, and community services and facilities to support existing and future residents and workers in these areas. And as part of a comprehensive approach to city building, City Planning also delivered cultural heritage resource assessment for Mount Dennis, Geary Avenue and Bloor-Sterling, and partnered with Economic Development and Culture on developing a Cultural Districts Program that seeks to strengthen local culture and communities, supports small businesses and retail, and promotes community-owned spaces.

City Planning also completed or contributed to several items to advance city building and investment in the waterfront including: a general update on Waterfront Revitalization and an outlook on a next phase; an update on Villiers Island and the Port Lands; a Tommy Thompson Park update (with Parks, Forestry and Recreation and the Toronto Region Conservation Authority); an update on the City's engagement with the Province on the Province's multi-year process to redevelop Ontario Place (with the City Manager's Office); and a report on the completed Broadview and Eastern Flood Protection Environmental Assessment.

In 2022, City Planning will continue to support the development of complete communities through comprehensive city building studies that establish frameworks to enhance opportunities for place-making, growth-supported investment and social equity in all areas of the city. This includes final reporting on the Mount Dennis Planning Framework Study, Keele-St. Clair Local Area Study and Woodside Square - OP Special Study Area, and progress reports on the Jane Finch Initiative, Update Downsview and the Little Jamaica Initiative. Work will also focus on updating planning frameworks for North York and Scarborough Centres, as well as 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 a range of planning initiatives, including along the waterfront and in Midtown, as well as various cultural heritage landscape assessments, Heritage Conservation District studies and plans.

## **Tackling climate change and building resilience**

In 2021, City Planning brought forward Toronto Green Standard (TGS) Version 4 for Council's adoption. TGS is an important tool to promote sustainable site and building design, mitigate climate change, and promote climate adaptation and resilience. Tier 1 is a mandatory requirement of the planning approval process and this past year saw certification of 25 Tier 2 (voluntary) projects. Implementation of the TGS through new development also contributes towards achieving the City's greenhouse gas emission reduction targets as set out in Transform TO.

City Planning's also advanced other work to address climate change and building resilience. Examples include planning permissions to enable expansion of Enwave Deep Lake Water Cooling system intake through City-owned lands; requiring 100% of

parking spaces to be Electric Vehicle ready in the updated Zoning By-law's parking standards; partnering with the Toronto Atmospheric Fund on two studies to assess building material emissions (embodied emissions) to inform future TGS targets; and preparing a youth engagement strategy focussed on Climate Change as part of Our Plan TO consultations on Environment and Climate Change.

In 2022, City Planning will respond to Council's requests on TGS branding and Electric Vehicle Performance Measures; continue Our Plan TO's Environment and Climate Change work program; and advance on-going initiatives with partner divisions and agencies in support of Transform TO - Critical Steps for Net Zero by 2040.

### **Responding to Provincial legislation**

In 2021, City Planning advanced Our Plan Toronto, the City's Official Plan Growth Plan Conformity and Municipal Comprehensive Review (MCR). City Planning also co-led an interdivisional work program responding to legislative changes to development charges, alternative parkland dedication and the new Community Benefits Charges (CBC) enacted through the *COVID-19 Economic Recovery Act, 2020* (Bill 197). Each review includes a comprehensive stakeholder engagement process and represents a collaborative effort across the broader Toronto Public Service.

The Province's *More Homes, More Choice Act, 2019* (Bill 108) amendments to the *Ontario Heritage Act* (OHA) and related regulations that came into effect on July 1, 2021, impacted how the City undertakes heritage planning, including items on the Study Work Program. Many of the OHA amendments will require Council to make decisions, specifically in relation to designations, alterations and demolitions, within very tight timelines (90 days) and all appeals go to Ontario Land Tribunal. In response to the most substantive legislative changes in 15 years, City Planning, Clerks and Legal Services are recalibrating the City's business operations and amended the Municipal Code to address the new requirements for designations within 90 days of complete applications for Official Plan and Zoning amendments and subdivision, and new permit submission requirements to ensure the City is able to continue to meet its heritage conservation objectives. In addition, City Planning responded to the Province's proposed Updates to the Ontario Heritage Toolkit (a primary guidance document for users of the OHA), which were posted on the Environmental Registry of Ontario in June.

In 2022, City Planning and partner divisions will bring forward recommendations to update the City's Development Charges and Alternative Parkland Dedication by-laws and a new CBC By-law to meet the two-year transition timeline set out in the provincial legislation (i.e. by September 2022). Likewise, City Planning will bring forward recommendations in response to provincial legislative requirements related to the Official Plan Growth Plan Conformity and MCR, as outlined in the Council-approved MCR Work Plan (Item PH14.4), and will advance numerous Official Plan amendments to identify Protected Major Transit Station Areas in order to advance the implementation of Inclusionary Zoning.

## **Additional Initiatives Supporting City Building**

In 2021, 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 2022.

**On the research front:** In 2021, City Planning published the Right-Sizing Housing and Generational Turnover bulletin examining housing suitability, right-sizing, turnover and downsizing in Toronto. The Bulletin estimates how much new housing stock may be needed in the future if recent trends continue, and how much additional population could be housed in older generations' dwellings when those dwellings turn over to younger generation. The Neighbourhood Change and Intensification bulletin examined the impacts of a range of zoning changes to show how zoning could help to increase housing choice and access to low-rise housing across the city. The 2020 Toronto Employment Survey and Development Pipeline 2021 bulletins provided detailed data-driven insights into Toronto's economy and development activity in the depths of the pandemic impacts, providing benchmarks to help the City build back better. Bulletin findings provided key inputs to support evidence-based recommendations on a range of initiatives to City Council and the City's submissions on proposed legislative and regulatory changes by the Province.

In 2022 City Planning will complete the Lands Needs Assessment in support of the City's Municipal Comprehensive Review of the Official Plan to conform to the Provincial Growth Plan. Publication of the 2021 Toronto Employment Survey bulletin will provide analysis of the City's economic activity and jobs as it moves forward from the pandemic's impacts, while the Development Pipeline 2022 bulletin will examine how and where Toronto has been growing over the past five years and how it will continue to develop in the near future.

**On the design front:** In 2021, City Planning brought forward the Townhouse & Low-Rise Apartment Guidelines Monitoring report providing analysis of the Guidelines' implementation over a two-year period, and highlighting the Guidelines' effectiveness in positively influencing the design of townhouse and low-rise apartment building applications to achieve the Public Realm and Built Form policies of the Official Plan. In addition, larger planning studies, such as the Christie's and Allen East District, were accompanied by complementary Urban Design Guidelines providing more detailed frameworks for built form and public improvements in these areas. City Planning also reported on the Eglinton West Planning and Streetscape Study, the King-Spadina Public Realm Strategy and the Downtown Parks and Public Realm Plan, each setting out a strategy and actions to advance a range of public realm improvements in support of a growing city.

City Planning also published the Mall Redevelopment Guide in recognition of the city building opportunities and the increasing interest in repositioning mall sites for a greater range of uses. The Guide provides principles, supported by precedent photographs, illustrations and demonstration plans, to inform the redevelopment of mall sites into and as a part of, complete communities that include a mix of uses, are compact, transit supportive, and provide the necessary physical and social infrastructure to meet the daily needs of residents, employees and visitors.

City Planning with CreateTO reinforced the commitment and requirements for design excellence as part of the Housing Now Initiative. Final rezoning reports now include recommendations that formalize the role of the Design Brief, which is a set of site-specific performance standards that establish the site plan elements, materiality and landscape treatments, to be addressed by developer partners in their Site Plan Control applications. Elevating the expectation for high quality design at the rezoning stage provides increased clarity on the City's design expectations at Site Plan, and should streamline the design process for developer partners.

In 2022, City Planning will complete a Transit Design Guide informing design excellence for new transit stations. 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 OLT front:** In 2021 appeals on several files continued, including the Amendments brought forward as part of the 2011 Five Year Official Plan / Municipal Comprehensive Review and the City's Zoning By-law 569-2013. Council-adopted settlements to OPA 231's retail policies, OPA 320 (Neighbourhood and Apartment Neighbourhood policies) and Zoning By-law appeals related to residential zones were approved. The OLT also issued decisions on the Garden District and St. Lawrence Neighbourhood heritage conservation districts.

In 2021 OLT proceedings began on various secondary plans, including Sherway (adopted in Q4, 2019), King Spadina (adopted in Q1 2020) and King Parliament (adopted in Q2 2021). Other study-related appeals were resolved including ones on the Port Lands Planning Framework (adopted in Q4 2017), ConsumersNext Secondary Plans (adopted in Q1, 2018) and the Tall Building Setbacks in the Downtown OPA and By-law (adopted in Q4 2016).

In 2022, OLT processes will continue across several secondary plans, heritage conservation district plans, various aspects of the City's Zoning By-law 569-2013, such as schools and accessible parking, and OPA 231 regarding Employment Areas (adopted in Q4 2013). Appellants for the approximately 80 appeals to OPA 231 requested almost 300 OLT hearing dates, of which only 15 hearing dates were scheduled in 2021. Overall, OLT proceedings on study outcomes continue to generate significant workload after Council's decision, with the timeline between a Council decision and an OLT outcome typically representing multiple years.

### **Actively Managing Development Activity**

City Planning's multidisciplinary, integrated approach ensures that activities in its two main services - Development Review, Decision and Implementation, and City Building and Policy Development - support each other. Comprehensive planning frameworks developed with advice, insights from experiences and partnerships with Toronto's residents, communities and businesses are valuable tools to managing development activity and improving quality of life.

The pandemic has not deterred development activity in Toronto. Between January and October 2021, City Planning received 535 development applications (new and

supporting) and 3,281 applications at the Committee of Adjustment. A 56% and 34% year-over-year increase, respectively. The Committee of Adjustment scheduled 398 hearings on 3,500 applications and issued 214 consent certificates, while the TLAB held 296 hearings. Heritage Planning received 1,148 permits for review and released 1,356 permits. City Planning also advanced 10,177 units and 271,273 square metres of non-residential gross floor area with the issuance of Notice of Approval Conditions for Site Plan Control. In addition, City Planning brought forward 290 reports - 129 preliminary reports, 87 final reports and 74 request for direction reports - on Official Plan Amendment and Zoning applications through the first 7 Council / Community Council cycles in 2021.

Every month recommendations and decisions are delivering planning approvals for a remarkable range of development at varying scales and covering a full range of uses across Toronto. An on-going challenge is moving from approvals through construction activity to occupancy. As the Development Pipeline 2021 report highlights Council continues to approve more residential units than are built. The delivery of what is approved involves many factors including the size of the project, cost of land, materials and labour, which impact decisions as when to bring supply to construction. City Planning does not control this end of the development pipeline, however, by advancing updated planning frameworks, City Planning can streamline planning approvals for development by providing clear direction on the type of city building encouraged and discouraged in a particular area.

Coupled with updated planning frameworks, City Planning is invested in the Concept 2 Keys (C2K) program seeking to transform the development review process by improving organizational structures, processes and technology. The work undertaken by C2K and divisional partners involves implementing improvements that are accountable, collaborative, performance-based and service-oriented. With a number of concurrent work streams initiated, C2K program deliverables will contribute to on-going improvements in support of more effective and timely development application review processes and city building outcomes.

### **Looking Ahead: Beyond 2022 and Other Items**

Attachment 3 to this report includes a preliminary list of active projects anticipated for completion or approval beyond 2022. 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.

### **Moving Forward**

City Planning's Study Work Program 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.

The Study Work Program is a living document responding to emerging issues and priorities facing the city. Through its active management approach, the Division prioritizes 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.

## **CONTACT**

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

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

## **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 (2021)  
Attachment 2: City Planning Study Work Program (2022 Forecast)  
Attachment 3: City Planning Study Work Program (Beyond 2022 and Hold Items)

## Attachment 1: City Planning Study Work Program (2021)

The following attachment includes studies or initiatives that have been completed or approved in 2021. 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
Allen East District Plan - Final Report		X
Bloor-Kipling (Six Points) Block Context Plan - Final Report		X
Bloor Street Study: St. Helens Avenue to Perth Avenue Planning Framework - Final Report		X
Changing Lanes: The City of Toronto's Review of Laneway Suites - Monitoring Program and Zoning By-law Amendments - Final Report		X
Christie's Secondary Plan, Zoning By-law and Urban Design Guidelines - Final Report		X
Eglinton West Planning and Streetscape Study - Final Report		X
Geary Avenue Corridor Study - Final Report		X
Keele - St. Clair Local Area Study - Directions Report		X
Keele - St. Clair Local Area Study - Draft OPA Report		X
King-Parliament Secondary Plan and Zoning By-law - Final Report		X
King-Spadina Public Realm Strategy - Final Report		X
Midtown Implementation Strategies - Interim Report		X
Ready, Set, Midtown: Zoning Review - Status Report		X

<b>Project</b>	<b>Complete</b>	<b>Approved</b>
TOcore Implementation Strategy - Downtown Parks and Public Realm Plan		X

### **Transportation Planning**

<b>Project</b>	<b>Complete</b>	<b>Approved</b>
East Harbour Transit Oriented Communities Proposal - Initial Report		X
East Harbour Transit Oriented Communities Proposal - Status Update		X
GO Expansion - Spadina Front Station	X	
Zoning Bylaw Parking Standard Review - Initial Report		X
Zoning Bylaw Parking Standard Review - Final Report		X

**Total City Building complete/approved in 2021: 19**  
**Service Level percent complete in 2021: 106%**

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

<b>Project</b>	<b>Complete</b>	<b>Approved</b>
Bloor Street Study Cultural Heritage Resource Assessment: St. Helen's Avenue to Perth Avenue		X
Geary Avenue Cultural Heritage Resource Assessment		X
Queen Street East - Leslieville Cultural Heritage Resource Assessment		X
Developing a Cultural Districts Program		X

**Total Heritage Conservation complete/approved in 2021: 4**  
**Service Level percent complete in 2021: 80%**

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

<b>Project</b>	<b>Complete</b>	<b>Approved</b>
Townhouse & Low-Rise Apartment Guidelines Monitoring		X



<b>Project</b>	<b>Complete</b>	<b>Approved</b>
Mall Redevelopment Guide	X	

**Total Urban Design Guidelines (City-wide) complete/approved in 2021: 2**  
**Service Level percent complete in 2021: 200%**

**Additional Initiatives**

**Legislative Review**

<b>Project</b>	<b>Complete</b>	<b>Approved</b>
Bill 197 ( <i>COVID-19 Economic Recovery Act, 2020</i> ) and Growth-Related Funding Tools Update		X
City Response to Bill 13, <i>the Supporting People and Business Act, 2021</i> (Schedule 19 - <i>Planning Act</i> changes)	X	

**Official Plan (City-wide)**

<b>Project</b>	<b>Complete</b>	<b>Approved</b>
Disposal of Land in Parks and Open Space Areas and the Green Space System for Certain Infrastructure and Conservation Projects: Draft Official Plan Amendment		X
Draft Delineations for the Protected Major Transit Station Areas within the Downtown Secondary Plan and Draft Citywide Major Transit Station Areas (MTSA) Policy Directions		X
Inclusionary Zoning Official Plan Amendment, Zoning By-law Amendment and Draft Implementation Guidelines		X
Official Plan Amendment on Updating the Definitions of Affordable Rental and Ownership Housing		X
Our Plan Toronto: Major Transit Station Area Draft Delineations - Lower Density Target Requests		X

## Zoning By-law

Project	Complete	Approved
A New Regulatory Framework for Multi-tenant Houses – Final Report	X	
Framework for the Review of Licensing and Zoning Regulations for Restaurants, Bars and Entertainment Venues - Preliminary Report		X
Zoning Conformity for Official Plan Employment Areas - Phase 1 Final Report and Phase 2 Update	X	

## Demographic, Economic, Social, Environmental Modelling

Project	Complete	Approved
2020 Toronto Employment Survey		X
Development Pipeline 2021		X
Neighbourhood Change and Intensification Bulletin		X
Right-Sizing Housing and Generational Turnover		X

## Projects

Project	Complete	Approved
Community Improvement Plan for the Renovation and Rehabilitation of Commercial Properties		X
Broadview and Eastern Flood Protection Environmental Assessment		X
Don Mills Centre OPA - Final Report		X
EHON - Beaches-East York Pilot Project - Initial Report		X
EHON - Garden Suites - Proposals Report		X
EHON - Multiplex Study - Interim Report		X
Estate Lots in Etobicoke Neighbourhoods - Final Report		X
Expropriation of 11 Parliament Street - Stage 1		X

<b>Project</b>	<b>Complete</b>	<b>Approved</b>
Housing Now - 150 Queen's Wharf Road Zoning By-law - Final Report		X
Housing Now - 405 Sherbourne Street Zoning By-law Amendment for - Final Report		X
Housing Now - Annual Progress Update and Launch of Phase Three Sites		X
Housing Now - Bloor Kipling Blocks 1, 2 & 5 Zoning By-law Amendment - Final Report		X
Next Phase of Waterfront Revitalization		X
Ontario Place Redevelopment Update		X
Port Lands Work Program		X
Pedestrian Level Wind Study - Terms of Reference	X	
Planning Recreation Facilities for the Don Mills Communities		X
Tommy Thompson Park Update		X

### **Environmental Implementation**

<b>Project</b>	<b>Complete</b>	<b>Approved</b>
Toronto Green Standard Review and Update		X

### **Community Services and Facilities Strategies**

<b>Project</b>	<b>Complete</b>	<b>Approved</b>
TOcore CSF Implementation Strategy: Grange Precinct Phase 1 Report		X

### **OLT Hearings on Study Work**

<b>Project</b>	<b>Complete</b>	<b>Approved</b>
ConsumersNext Secondary Plan		X
Garden District Heritage Conversation District		X

Project	Complete	Approved
OPA 231 Employment Zones Conformity - Phase 1		X
OPA 231 Phase 3, Retail policies		X
OPA 320 - Defense of neighbourhoods and apartment neighbourhoods policies - Phase 2 - Site Specifics		X
Port Lands Appeals - Phase 1		X
St. Lawrence Neighbourhood Heritage Conservation District		X
TOcore - Updating Tall Building Setbacks in the Downtown - City Initiated Official Plan Amendment and Zoning By-law Amendments		X
Zoning By-law Appeals - Phase 2: Residential zones review (narrow lots and height definitions related issue)	X	

**Total Additional Initiatives complete/approved in 2021: 43**

## Attachment 2: City Planning Study Work Program (2022 Forecast)

The following is a draft preliminary forecast of studies or initiatives currently underway and targeted for completion in 2022. This forecast is subject to change based on emerging Council priorities. There are also fewer opportunities to bring forward reports next year given it is a municipal election year and the current 2022 Committee/Council schedule runs to July.

### City Building: Service Level 18

Bloor Street Study: St. Helens Avenue to Perth Avenue SASP - Final Report
Bloor West Village Avenue Study - Implementation
Bloor Yorkville Secondary Plan - Proposals Report
Bloor Yorkville Secondary Plan - Final Report
Centennial College Master Plan - Final Report
Chinatown Study (Spadina/Dundas) - Initial Report
Danforth Avenue Planning and Complete Street Study - Final Report
Davisville Yard / McBride Site Feasibility Study - Phase 1 Report
Downsview Secondary Plan Update - Preliminary Report
Godstone Context Plan
Jane Finch Initiative - Ideas Report
Keele - St. Clair Local Area Study - Final Report
Liberty Village Public Realm and Community Facilities Study - Final Report
Little Jamaica Initiative - Interim Report
Midtown Implementation Strategies - Final Report
Mount Dennis Planning Framework Study - Final Report
Mount Dennis Implementation Strategy
North Yonge Secondary Plan Implementation
Olde East York Village
Our Scarborough Centre Study & Urban Design Guidelines - Final Report

Queen-Cowan Precinct Plan (Parkdale Hub)
Ready, Set, Midtown: Zoning Review - Final Report
Review of Sheppard Avenue East Subway Corridor Secondary Plan
Sheppard Avenue Commercial Areas (East) Secondary Plan Review, Phase 2 - OPA Part 1
University of Toronto Scarborough Campus (UTSC) Secondary Plan & Urban Design Guidelines
University of Toronto Secondary Plan - Final Report
Villiers Island Precinct Phased Rezoning Study - Initial Report
Villiers Island Precinct Phased Rezoning Study - Final Report
Woodside Square - OP Special Study Area & Urban Design Guidelines
Yonge St Clair Apartment Neighbourhood Framework - Phase 1
Yorkdale Application Mall Lands Study - Proposals Report

### **Transportation Planning**

Durham-Scarborough BRT Business Case
East Harbour Transit Oriented Communities Proposal - Update Report
King Street Pilot implementation and monitoring
Eglinton East LRT Business Case
Finch Goods Movement Study
Sheppard Corridor Monitoring Study
SmartTrack - Bloor Lansdowne Station
SmartTrack - East Harbour (Unilever) Station
SmartTrack - Finch Station
SmartTrack - Liberty Village Station
SmartTrack - St Clair West Station
Surface Transit Network Plan

TOcore transportation follow-up projects
Transit Project Priority Assessment
Union Station Enhancement Program
Waterfront East LRT Business Case
Yonge Street North Planning Study - Transportation Master Plan - Update
Yorkdale Transportation Study

**Heritage Conservation: Service Level 5**

Bloor West Village Heritage Conservation District Study
Bloor Yorkville Cultural Heritage Resource Assessment
Danforth Avenue (Broadview to Coxwell) Cultural Heritage Resource Assessment
Kensington Market Heritage Conservation District Plan
Mount Denis Cultural Heritage Resource Assessment
Parkdale Main Street Heritage Conservation District Plan
Scarborough Centre Cultural Heritage Resource Assessment
Toronto Heritage Survey - Interim Report
West Queen West Heritage Conservation District Plan

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

Transit Design Guide
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**Additional Initiatives**

**Legislative Review**

Community Benefits Charge - Interim Report
Community Benefits Charge - Final Report

## Official Plan (City-wide)

Disposal of Land in Parks and Open Space Areas and the Green Space System for Certain Infrastructure and Conservation Projects - Final Report
Draft Protected Major Transit Station Areas - Bloor Danforth
Draft Protected Major Transit Station Areas - Remaining City-wide
Employment Area conversion requests - preliminary assessments - Group 1
Employment Area conversion requests - preliminary assessments - Group 2
Employment Area conversion requests - preliminary assessments - Group 3
Environment and Climate Change Official Plan Policies - Proposals Report
Environment and Climate Change Official Plan Policies - Final Report
Inclusionary Zoning - Additional Specific Area-Based Analysis
Inclusionary Zoning - Communications and Public Education Plan
Parks and Open Spaces Official Plan Policies - Proposals Report
Parks and Open Spaces Official Plan Policies - Final Report
Review and Zoning By-law for Setbacks from Rail Corridor - Final Report
Update on Municipal Comprehensive Review

## Zoning By-law

Framework for the Review of Licensing and Zoning Regulations for Restaurants, Bars and Entertainment Venues - Final Report
A New Regulatory Framework for Multi-tenant Houses – Further Report
Licensing and Zoning Regulations for Kennels - Report
Zoning Conformity Review of Official Plan Employment Lands, Phase 2 - Preliminary Report

## Demographic, Economic, Social, Environmental Modelling

2021 Toronto Employment Survey
Development Pipeline 2022



Employment by Place of Work - Phase 3
Growth Plan Land Needs Assessment

**Projects**

Bloor West Village Avenue Study - Urban Design Guidelines
Broadview and Eastern Flood Protection Environmental Assessment - Implementation Strategy
Building Better Streetscape
Committee of Adjustment Review
EHON - Garden Suites Review
EHON - Local Neighbourhood Commercial
EHON - Major Streets
EHON - Multiplex Housing Study
EHON - Update Report
Housing Now - 158 Borough Drive
Housing Now - 1631 Queen Street East
Housing Now - 770 Don Mills Road
Housing Now - 805 Don Mills Road
Housing Now - Annual Progress Update
Housing Now - Bloor Islington
Mimico Land Assembly for Waterfront Trail
Planning Research Online
PLFP Operating Budget Impacts
Port Lands Villiers Island Business and Implementation Plan
Western Waterfront Masterplan - Update & Proposed Work Plan

## Environmental Implementation

Toronto Green Standard - Branding
Toronto Green Standard - Electric Vehicle Performance Measures

## OLT Hearings on Study Work

Central Waterfront Secondary Plan Appeals - Phase 3: Lower Yonge
Central Waterfront Secondary Plan Appeals - Phase 5: Port Lands
Dufferin Street Secondary Plan
Golden Mile Secondary Plan
Historic Yonge Heritage Conservation District
King Parliament Secondary Plan
King Spadina Secondary Plan
Mimico Judson Secondary Plan
OPA 231 - Site Specific Appeals
Sherway Secondary Plan
Zoning By-law 569-2013 - Accessible Parking
Zoning By-law 569-2013 - Phase 3: Residential Apartment zone (revisions to permit townhouses)
Zoning By-law 569-2013 - Phase 4: CR and CRE zones hearing
Zoning By-law 569-2013 - Topic specific: funeral homes, crematoria and cemeteries
Zoning By-law 569-2013 - Topic specific: schools (elementary and secondary)
Zoning By-law 569-2013 - Topic specific: schools (UofT)
Zoning By-law 569-2013 - Topic specific: vehicle fuel station and propane facilities

### Attachment 3: City Planning Study Work Program (Beyond 2022 and Hold Items)

The following is a draft preliminary list of active studies with preliminary completion dates anticipated beyond 2022, 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.

<b>Work Program Item</b>	<b>Status</b>
Agincourt Secondary Plan Review	Hold
Agincourt Cultural Heritage Resource Assessment	Hold
Baby Point Heritage Conservation District Plan	Active
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
Cabbagetown Southwest Heritage Conservation District Plan	Active
City Hall View, Old City Hall and St. James Views	Hold
College Street Planning Study - Rusholme Rd. to Lansdowne Ave.	Hold
Concorde Gate/Place Study	Active
Coronation Employment Area Review	Hold
Cultural Heritage Landscape Guidelines	Hold
Development Permit System - Implementation	Hold
Distillery District Heritage Conservation District Plan	Hold
Downsview Secondary Plan Update	Active
Downtown East OPA - OLT Appeal	Hold
Dufferin: Eglinton to Lawrence - Phase 1	Hold

<b>Work Program Item</b>	<b>Status</b>
Dufferin Triangle Study	Hold
Dundas West Study (Gore Vale Ave and Sterling Road) - Phase 1	Hold
Eglinton East LRT Planning Study (Phase 1)	Hold
Eglinton West LRT Commuter Parking	Hold
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
Front Yard Parking	Hold
Gerrard Carlaw Cultural Heritage Resource Assessment	Active
Gerrard Carlaw Transit-oriented Precinct Plan	Active
Glebe Manor Estates Heritage Conservation District Study	Hold
Harbord Village Phase 3 Heritage Conservation District Study	Hold
Hilton Avenue Heritage Conservation District Plan	Hold
Historic Main Street Properties - Guidelines / Best Practices for Conserving and Enhancing	Hold
Hotel Study	Hold
Housing Now - 2444 Eglinton Avenue East	Active
Housing Now - 251 Esther Shiner Boulevard	Active
Housing Now - Bloor Kipling Blocks 2, 6 and 7	Active
Housing Now - Danforth Barns	Active
Housing Now - 2700 Eglinton Avenue West	Active
Housing Now - 40 Bushby Drive	Active
Housing Now - 4040 Lawrence Avenue East	Active
Housing Now - East Bayfront Block R6	Active

<b>Work Program Item</b>	<b>Status</b>
Indigenous Heritage Engagement	Active
Imagination, Manufacturing, Innovation and Technology Review	Active
Jane Finch Initiative - Phase 3 Policy & Plans	Active
Jane Finch Cultural Heritage Resource Assessment	Active
Jenet, Wade, Paton Compatibility Study	Hold
Keating Channel Precinct Plan (East) Review	Hold
Kennedy Mobility Hub	Hold
King-Spadina Heritage Conservation District Plan – OLT Appeal	Active
Kingston Road Guildwood GO Area Study & Urban Design Guidelines	Active
Lakeshore West Corridor Review	Active
Lawrence Park West Heritage Conservation District Study	Hold
Leaside Cultural Heritage Resource Assessment	Hold
Liberty Village Cultural Heritage Resource Assessment	Hold
Little Jamaica Initiative	Active
Little Jamaica Cultural Heritage Resource Assessment	Active
McCleary District Precinct Plan (Port Lands)	Active
North York Centre Secondary Plan Review	Active
North Downtown Yonge OLT Appeals - Phase 2	Hold
Partial Settlement to Official Plan Special Policy Areas - Hoggs Hollow	Active
Planning Incentives for Office Replacement	Active
Polson Quay Precinct Plan	Hold
Queen Street East Heritage Conservation District Study	Hold
Queen Street East - Riverside Planning and Urban Design Guidelines	Hold
Queensway Area Study (Between Islington & Kipling, south side)	Hold
Ramsden Park Cultural Heritage Resource Assessment	Active

<b>Work Program Item</b>	<b>Status</b>
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
Sheppard Avenue Commercial Areas (East & West) Secondary Plan Review, Urban Design Guidelines & Streetscape Plan	Active
Strategy to Protect Tenants in Rental Buildings with Fewer than Six Units	Active
Technical Review of Green Roof Bylaw	Active
Thermal Comfort Study	Active
The Junction Phase 1 Heritage Conservation District Study	Hold
TOcore CSF Implementation Strategy: Phase 1 Alexandra Park-Scadding Court Precinct Plan	Active
TOcore CSF Implementation Strategy: Phase 2 Grange Precinct Plan	Active
Toronto Green Standard - Embodied Emissions Performance Measures	Active
University of Toronto Queen's Park Precinct Cultural Heritage Resource Assessment	Hold
Wells Hill Avenue Heritage Conservation District Plan	Hold
West Annex Heritage Conservation District Study	Hold
Westhampton Area Study	Hold
Weston Phase 2 Heritage Conservation District Study	Active
Weston Village Planning Framework Study - Parke Street to Wilby Crescent/Wright Avenue	Active
Wilson Visioning Study	Active
Wychwood Heritage Conservation District Plan Review	Active

<b>Work Program Item</b>	<b>Status</b>
Yonge-Eglinton Secondary Plan - Land Use Planning Framework Monitoring	Hold
Zoning Regulations for Basements	Active
Zoning By-law Appeals - Topic specific: group homes and rooming houses (special residential)	Hold
Zoning By-law Appeals - Topic specific: parking	Hold
Zoning By-law Appeals - Topic specific: places of worship	Hold