

City Planning Division - Study Work Program Update

Date: February 10, 2023

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 84 completions and approvals in 2022, highlighting a broad range of city building work across Toronto. The report also provides a forecast for the Division's 2023 Study Work Program.

The Study Work Program Update highlights City Planning initiatives that are creating conditions for the delivery of new housing (both market and affordable) as an integrated part of mixed use, complete communities that include services and infrastructure to support daily life. The Division's work is aligned with the Housing Action Plan priorities, as directed by City Council, and supports the delivery of more housing across the city, with an emphasis on expanding opportunities and requirements for safe and affordable housing to better meet the needs of existing and future residents, including newcomers, young people, and Black, Indigenous and equity deserving communities who are disproportionately impacted by the housing affordability crisis.

Through its housing initiatives and other projects, the Division continues to examine how its city building work can advance social equity and economic inclusion; encourage appropriate kinds of growth and development across Toronto; and guide investment in community improvements and infrastructure. The Division also actively aligns its Study Work Program with the City's Corporate Strategic Plan's four Strategic Priorities, including affordable housing, mobility, quality of life, and climate change and resilience.

In 2022, City Planning delivered topic-specific reports on Expanding Housing Options in Neighbourhoods (EHON), final delineations for Protected Major Station Areas (PMTSA) where inclusionary zoning can be implemented, and approvals for Housing Now and Modular Housing. The Division also delivered planning frameworks and implementation strategies to guide future investment and development approval across the city, including Mount Dennis, Keele – St. Clair, Yonge Street North, Sheppard Willowdale, Midtown, and Liberty Village; and, topic and area-specific zoning, such as Zoning By-law amendments to implement the Scarborough Subway Extension and Ontario Line.

City Planning continued to advance the Official Plan Growth Plan Conformity and Municipal Comprehensive Review (MCR) exercise, with final policy updates addressing environment and climate change, and employment areas and conversions. Key research and analysis included the Land Needs Assessment (LNA) required as part of the MCR, and the Toronto Employment Survey. The Division also completed the first phase of the Transit Design Guide, intended to inform design excellence for new transit infrastructure.

A substantial amount of work was advanced in response to ongoing legislative changes made by the Province that have impacted local planning, development review and growth funding in recent years, with more changes expected in 2023. Deliverables in 2022 included the new Community Benefits Charge By-Law; an implementation strategy for transforming the development review service to reduce processing timelines and improve outcomes; and, submissions on the *More Homes Built Faster Act, 2022* (Bill 23). In responding to the ever shifting legislative landscape, the Division continues to promote the City's and public interest, and manage uncertainties and risks to its Study Work Program as new demands are placed on finite resources. The Division will continue to prioritize resources to deliver on its city building agenda, and update and advise Council on the impacts of legislative change.

Looking ahead to 2023, the Study Work Program captures a range of city building activities under the Corporate Strategic Plan's four Strategic Priorities, with an emphasis on those that will support an increase in the supply of housing, including more affordable housing, as part of an integrated approach to building complete and inclusive communities.

Affordable Housing and More Housing Options - the Division will accelerate its work to facilitate new housing across Toronto through the roll-out of improvements to the development review service, and initiatives such as Housing Now, EHON, and reviews of the zoning by-law, design guidelines and waterfront plans to optimize density. These initiatives are aligned with directions for the Housing Action Plan, which will be brought to Executive Committee in March 2023.

Keeping Toronto Moving - mobility is a foundational component for a growing, liveable city, and involves integrating large-scale and local connections across modes, in the public realm and through development. The Division will continue to articulate and advance city building objectives around the Province's priority transit projects and future station areas, including along the Ontario Line and Scarborough Subway Extension. The Division will also advance the City's own priority transit expansion projects, such as the Waterfront East LRT (WELRT), and area-based mobility planning and policy implementation.

Investing in people and neighbourhoods – the Division will continue working in areas experiencing change, with final reporting on Update Downsview, the Little Jamaica Initiative, and other area studies; and progress reports on ongoing studies such as Our Scarborough Centre. In addition, City Planning will advance a range of planning initiatives along the waterfront, and cultural heritage studies across the city. In undertaking this work, the Division will continue to centre equity in city building conversations and expand its community partnerships to strengthen collaborative study

processes. Study outcomes will establish clear objectives and requirements for growth that delivers a range of new housing options, alongside a mix of uses and supporting community infrastructure that makes our city a desirable place to live, invest and do business.

Taking Action on Climate Change and Building Resilience – the Division will continue its leadership role in tackling climate change and building a more resilient city, including by advancing the uptake of near-zero emissions for new development with implementation of a Toronto Green Standard (TGS) Communication Strategy, and addressing embodied carbon. As an outcome of Bill 23, City Planning will continue to work with the Province to develop regulations under Section 108.1 of the *City of Toronto Act* to allow the City to develop a new Green Standard By-Law.

RECOMMENDATIONS

The Chief Planner and Executive Director 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 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 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 Reconciliation Action Plan, Toronto Action Plan to Confront Anti-Black Racism, Housing Action Plan, Poverty Reduction Strategy, Newcomer Strategy, Social Procurement Policy, SafeTO: A Community Safety and Well-Being Plan, Resilience Strategy, Strong Neighbourhoods Strategy, Youth Equity 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 safe, secure and affordable housing, childcare, indoor and outdoor public spaces, active transportation facilities, public transit and employment opportunities, contribute to and can be positively impacted by the planning studies, initiatives and outcomes 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 in October 2015, in response to the Committee's request to improve awareness of the magnitude of the Division's Study Work Program. Starting in 2021 the Division's annual update was provided in Q1 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:

<https://www.toronto.ca/legdocs/mmis/2022/ph/bgrd/backgroundfile-174785.pdf>

BACKGROUND

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 support development review by providing clarity on city building objectives and permissions for development in different parts of the city, while development activities and trends 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 community better and meet city building objectives for an inclusive city, the way City Planning approaches its work and delivers its two services continues to evolve. Changes to public consultation in response to virtual engagement requirements triggered by the pandemic is a recent example of the Division adapting new practices, as is the roll-out of a new operating model for development review, which will reduce processing timelines for housing approvals and improve city building outcomes. Effective public service is always in motion, exploring options and activities that can strengthen service delivery capabilities. 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, and is reported annually to Planning and Housing Committee. This includes area studies and Secondary Plans, Transportation Master Plans, Cultural Heritage Resource Assessments (CHRAs) and HCD Plans, 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 implementing the Official Plan, the blueprint for city building and a key component of the City's strategic planning framework. The Official Plan seeks to ensure that Toronto grows and evolves as an inclusive, equitable and resilient city with housing, infrastructure, services and economic opportunities that allow a diversity of people and businesses to thrive. These objectives are integrated in Toronto's Corporate Strategic Plan (2019), which reflects City Council's vision, the Official Plan and the City's service-focused strategies, plans, initiatives and emerging priorities. The Corporate Strategic Plan focuses multi-year planning and budgeting across divisions on four priorities, which include affordable housing, mobility, quality of life, and climate change and resiliency.

As a living document, the Study Work Program 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 the size of Toronto requires a rationale for prioritization that is founded upon implementing the Official Plan, with consideration for 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; and,
- timelines for decision on key Council priorities.

Through its Study Work Program, City Planning recognizes the pressing need for more housing as a strategic priority for the Mayor and City Council, and is working with city building partners inside and outside of City Hall to advance those initiatives that unlock potential for more housing opportunities and supporting community infrastructure as part of complete communities across Toronto.

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

More Housing for More People across Toronto

Toronto, like other municipalities across Ontario and Canada, is experiencing a housing crisis. According to the 2021 Census, 373,965 households (about 1 in 3 of Toronto's households) experienced affordability issues. With market rental and ownership housing growing increasingly unaffordable, delivering more housing across the entire housing spectrum, with a particular focus on affordable rental housing, is critical to supporting Toronto's diverse economy and welcoming newcomers. Further, delivering housing across the spectrum will help key workers, lower-income, marginalized and vulnerable individuals and families access more safe, healthy and adequate homes.

Housing affordability impacts individual households across the city, and has a collective impact on Toronto's future success. The City of Toronto's quality of life, economic competitiveness, social cohesion and diversity depend on current and future residents being able to access and maintain adequate, affordable and appropriate housing. Quality of life for future generations of Torontonians hinges on the City supporting the development of complete and sustainable communities – with access to local parks, community centres, libraries and child care facilities as well as essential hard infrastructure – in tandem with faster development of more homes.

The dialogue around housing need often focuses on supply – and City Planning has advanced a number of initiatives through its Study Work Program to support the delivery

of new housing – and expanded housing options across Toronto, because the type of housing that is delivered matters as much as the volume. For example:

- Area-based planning studies are generating outcomes in the form of secondary plans and zoning regulations that establish permissions and conditions for delivering a mix of new housing, and the supporting community infrastructure and services that are essential to supporting a high quality of life for residents as the city grows. Guided by the vision and policies of the Official Plan, these targeted studies often focus on designated growth areas such as the Official Plan's Centres, but are increasingly addressing redevelopment opportunities across the city, including along new transit lines, in new sub-centres like Downsview, along the waterfront and other places with growth potential such as mall sites. Redesignating lands to permit more housing is also being considered across the city, including but not limited to the edges of *Neighbourhoods* and along major streets. Together, these planning studies are unlocking residential opportunities as part of mixed-use, complete communities across the city.
- EHON is an initiative that is advancing permissions for 'missing middle' housing, ranging from duplexes to low-rise walk-up apartments, in low-rise residential neighbourhoods across the city. These expanded permissions support a more equitable approach to growth that sees *Neighbourhoods* remaining vibrant and providing more Torontonians with legal, affordable, safe and accessible housing options. At 35% of the city's land area, accommodating gentle density in *Neighbourhoods*, alongside more focused growth in the city's Downtown, Centres, Avenues and emerging growth areas, is an important part of the housing and growth agenda.
- The inclusionary zoning initiative is establishing mandatory affordable housing for certain new developments around transit stations. Following Council approval of inclusionary zoning policies and regulations in 2021, City Planning has continued to advance implementation by bringing forward final PMTSA delineations, undertaking stakeholder consultations on draft implementation guidelines and developing a communications and education plan for socializing this important initiative. These advancements will now be considered within the context of Bill 23, which proposed limitations on affordable housing requirements that differ from the City's inclusionary zoning framework which was adopted under the Provincial policies prior to the introduction of Bill 23.
- Housing Now is an initiative to activate City-owned sites for the development of affordable housing within mixed-income, livable communities near transit. Launched in 2019, the initiative is jointly led by City Planning, CreateTO and the Housing Secretariat, and includes 21 sites with over 14,600 new housing units, over 5,400 of which are affordable rental units. The initiative demonstrates the City's leadership and commitment to leveraging its own assets as part of the housing solution.
- A new operating model for City Planning's development review service continues to be rolled out, with new organizational structures, streamlined processes, and new technology that together will reduce approval timelines for housing and other development, and improve city building outcomes. While Council already approves

double the number of housing units than are built annually, the new operating model aims to ensure that the City has an integrated development review service that effectively advances good development from concept through to approvals.

Achieving a supply of housing that meets the broad spectrum of needs within the city requires multiple policy and program actions. City Planning's Study Work Program aligns with the Housing Action Plan, which will be brought to Executive Committee in March 2023 and will identify priorities for the 2022-2026 term of Council to enable housing construction to achieve or exceed the Provincial housing target of 285,000 new homes in the City of Toronto over the next 10 years. The Housing Action Plan will include new work streams and existing items in City Planning's Study Work Program scheduled for reporting to Committee/Council in 2023.

2022 Study Work Program Deliverables

In 2022, City Planning completed 84 items of which 78 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 23 items under City Building Studies, 1 item under City-wide Urban Design Guidelines and 5 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 appeals, forecasts and modelling, environmental implementation and special projects to deliver new housing, expand housing options across the city, and support waterfront revitalization.

A list of the Division's completions and approvals in 2022 is provided in Attachment 1.

Defining Elements of the Study Work Program

The 2022 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 2022 represent the culmination of multi-phased projects involving inter-divisional collaboration and broad community participation.

The Division's 2023 Study Work Program, 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, with a particular focus on initiatives that support the delivery of new housing and expanded housing options across the city.

Maintaining and Creating Housing that is Affordable, and Providing More Housing Options

In 2022, City Planning continued its work on the Council-approved inclusionary zoning policy framework, including:

- bringing forward final recommendations for delineating 96 PMTSAs where inclusionary zoning can be implemented;
- advancing additional area-specific analysis on inclusionary zoning requirements;
- completing stakeholder consultations on Draft Implementation Guidelines; and,
- preparing an Inclusionary Zoning Communications and Education Plan.

City Planning also advanced the EHON initiative, with interim reporting on the Beaches-East York Pilot, Major Streets, Multiplexes, and Neighbourhood Retail and Services. As part of the EHON initiative, City Planning delivered final recommendations for policies and zoning to permit Garden Suites in most residential zones across Toronto. The Housing Now initiative also moved forward with final zoning approvals for three sites, representing over 2,700 new housing units supported by other city building investments; technical work and consultation on 12 other sites; and, supporting post-approval work on sites with in-force zoning. Additionally, City Planning played a key role in advancing the approval of a Modular Housing site, and worked with the Housing Secretariat to support the City's first Renoviction Policy. Council's adoption of a new regulatory framework for multi-tenant houses in 2022 is another major achievement, and represents the culmination of 14 years of work by City Planning and its partners to advance this initiative.

In 2023, City Planning will continue to focus its efforts on housing policy and program implementation, including through a new Housing Action Plan for the 2022-2026 term of Council, which is being developed in collaboration with the Housing Secretariat and will establish a path to achieving or exceeding the Provincial housing target of 285,000 new homes in the City of Toronto over the next 10 years, with an emphasis on affordable housing. The Housing Action Plan will introduce new work streams and capture existing work streams scheduled for reporting to Committee/Council in 2023, including:

- final recommendations for two EHON projects (Major Streets and Multiplexes);
- interim reporting on the EHON Beaches-East York Pilot;
- Neighbourhood Change and Intensification Research being undertaken as part of EHON;
- updates on affordable housing opportunities in Villiers Island and the Quayside community;
- reports on accelerating approvals for affordable housing and finding new tools to secure affordable housing and deliver complete communities; and,
- recommended changes to the Residential Rental Property Demolition and Conversion Control By-law, Chapter 667 of the Municipal Code, to align with the City's new Centralized Affordable Rental Housing Access System.

Additionally, City Planning will bring forward final recommendations for six Housing Now sites in 2023, and advance housing objectives through other initiatives identified below, including area-based planning studies, new Chapter 1 policies for the Official Plan, and

a review of mid-rise performance standards for rear transitions. City Planning will continue to work closely with its inter-divisional partners to support the delivery of new housing, including through growth planning initiatives and development review.

Keeping Toronto Moving

Mobility planning is an integrated component of many city building initiatives, and involves developing local multi-modal transportation networks and facilities to serve Toronto's communities and connect to regional mobility. In 2022, City Planning completed Transportation Master Plans for Yonge Street North and the Park Lawn Road and Lake Shore Boulevard West area, in partnership with Transportation Services. City Planning also brought forward final recommendations to advance city building objectives related to Provincial priority transit projects, including through Zoning By-Law Amendments for the Ontario Line and Scarborough Subway Extension, and final negotiating terms for the East Harbour Transit Oriented Community (TOC) proposal, being advanced by the Province and their commercial partner. City Planning also worked with the Transit Expansion Office to bring forward updates and authorization requests for advancing the City's priority transit expansion projects, namely the Eglinton East Light Rail Transit (EELRT) and the WELRT, and final zoning for the Finch-Kennedy Smart Track station.

In 2023, City Planning will continue to bring forward transformative transportation policies and mobility strategies as part of area studies for Mount Dennis, Update Downsview and Yorkdale. City Planning will also play an important role in articulating and advancing city building objectives related to the Province's priority transit projects and the TOC program, such as for East Harbour and other future station areas along the Provincial subway project corridors. The Division will continue its work with the Transit Expansion Office to advance the City's own priority transit expansion projects, such as the WELRT.

Investing in People and Neighbourhoods

In 2022, City Council approved planning frameworks that will guide residential growth and investment in employment opportunities, the public realm, and community services and facilities in various areas of the city, including Danforth Avenue (Segment 2), Keele – St. Clair, Midtown, Mount Dennis, Sheppard Willowdale, the University of Toronto St. George Campus and Yonge Street North. Area planning was also advanced through interim reporting on planning frameworks for Downsview, Jane Finch, and Woodside Square. As part of a comprehensive approach to city building, directions for improving infrastructure, parks and community facilities to support growth were also approved for Midtown, Liberty Village and Downtown, and City Planning delivered CHRAs for Danforth Avenue (Segment 2) and Mount Dennis, as well as an HCD Plan for Parkdale, and an update on Phase One of the Toronto Heritage Survey.

City Planning completed or contributed to several items to advance city building and investment in the waterfront including: updates on the Next Phase of Waterfront Revitalization, the Western Waterfront Master Plan, and affordable housing in Villiers Island; an initial report on phased rezoning for the Villiers Island Precinct; an implementation framework for the new Quayside community; a flood protection plan for

the Broadview-Eastern area; and a report on City priorities and process for the redevelopment of Ontario Place.

In 2023, City Planning will continue to support the development of complete communities through comprehensive city building studies that establish frameworks to enhance opportunities for housing, place-making, growth-supported investment and social equity in all areas of the city. This includes final reporting on Update Downsview, the Little Jamaica Initiative, the Bloor West Village Avenue Study, the Kingston Road and Guildwood GO Area Study, and Woodside Square; implementing zoning for Mount Dennis and Midtown (Phase 2); and, progress reports on Our Scarborough Centre Study, the University of Toronto Scarborough Campus Secondary Plan, the Sheppard Avenue East Subway Corridor Secondary Plan Review, and the Upper Jarvis Neighbourhood Study. In addition, City Planning will advance a range of planning initiatives along the waterfront, and various CHRAs and HCD studies and plans. City Planning's capacity to undertake heritage planning studies may, however, be impacted in 2023-2024 as the Division focuses on assessing the existing 4,000 Listed properties on the Heritage Register, which if not designated or removed within two years cannot be added again for five years under the provisions of Bill 23.

Tackling Climate Change and Building Resilience

In 2022, City Planning brought forward Official Plan Amendment 583 (OPA 583) which includes updated Official Plan policies to protect the natural environment, support and enhance biodiversity, and address climate change. OPA 583 brings the Official Plan into conformity with Provincial policies, and reflects past Council directions adopted through the updated TransformTO Net Zero Strategy, TGS Version 4, the 2019 declaration of a Climate Emergency, and the Long Term Waste Management Strategy.

In 2023, City Planning will continue its work on climate change mitigation and resilience, including advancing the uptake of near-zero emissions for new development with implementation of a TGS Communication Strategy and addressing embodied carbon. As an outcome of Bill 23, City Planning will continue to work with the Province to develop regulations under Section 108.1 of the *City of Toronto Act*, which will allow the City to develop a new Green Standard By-Law.

Additional Initiatives Supporting City Building

In 2022, 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 2023.

Our Plan Toronto: In 2022, City Planning continued to advance Our Plan Toronto, the City's provincially required Official Plan Growth Plan Conformity exercise and MCR. This review is a city-wide initiative focused on addressing where growth should go, and what is needed to support, healthy, complete communities that are thriving and inclusive. As part of the Review, City Council adopted final reports on updated environment and climate change policies (as referenced above), employment policies and land use conversions, and delineations for 115 Major Transit Station Areas (MTSAs) and PMTSAs where inclusionary zoning can be applied.

In 2023, City Planning will continue advancing Our Plan Toronto, including a revised Official Plan Chapter 1 that will establish Indigenous planning principles, along with the 2051 vision for the city and principles for growth. Staff will also bring forward final reports related to the remaining *Employment Area* conversion requests and permitted uses in *Employment Areas*.

On the Monitoring and Projections Front: In 2022, City Planning published the 2021 Toronto Employment Survey bulletin, which along with the previous year's survey findings, provides detailed data-driven insights into Toronto's economy activity during the COVID-19 pandemic, and benchmarks to help the City build back better. The Toronto Employment Survey continues to serve as an important resource for informing evidence-based recommendations on a range of initiatives to Council, particularly with regard to land use planning and economic development.

City Planning also delivered the Land Needs Assessment (LNA) in support of the MCR. The LNA is a study required by the Province to determine whether there is sufficient land to accommodate forecasted population and employment growth as set out by A Place to Grow, the Provincial Growth Plan for the Greater Golden Horseshoe. The LNA serves as a critical input to the City's growth management and intensification strategy. The LNA identified that the potential housing supply in the city is more than double the amount of housing required to accommodate the forecasted population growth between 2016 and 2051, and recognized there are short- and mid-term housing issues requiring concerted action now, related to affordability, construction, approvals, charges, interest rates and inflation. The LNA study concluded that the City of Toronto can accommodate the forecasted employment growth, but to do so, the municipality will need to retain and intensify its currently designated *Employment Areas*.

In 2023, City Planning will refine the LNA study in parallel with the ongoing work on the MCR. Future work will consider additional residential potential resulting from conversion requests and their potential impacts on neighbouring employment uses, alignment with affordable housing objectives, and growth in proximity to the growing transit network. The 2022 Toronto Employment Survey bulletin will provide analysis of the city's economic activity and jobs as it moves forward from the initial impacts of COVID-19 pandemic. The Development Pipeline 2022 bulletin will examine how and where Toronto has been growing over the past five and a half years, track progress toward the municipal housing target and the Provincial Growth Plan, and describe how the city will continue to develop in the near future.

On the Design Front: In 2022, City Planning completed the first phase of the Transit Design Guide, intended to inform design excellence for new transit infrastructure so that it contributes positively to the city's public realm and the surrounding context. The Guide brings clarity and consistency around the City's expectations for the design of transit infrastructure and supports the City in its dialogue with the Province and transit agencies. City Planning also continued to deliver design expertise for built form and public realm improvements as part of larger planning studies that support a growing city, including through the Urban Design Guidelines for Danforth Avenue (Segment 2), the Liberty Village Public Realm and Community Services and Facilities Strategy, and the Priority Downtown Parks and Public Realm Opportunities report.

In 2023, City Planning will complete the city-wide Thermal Comfort Study, which will result in updated guidance related to thermal comfort in the public realm, through City guidelines, standards and policies. The Division will also review the mid-rise performance standards for rear transitions, within the context of the City's existing Mid-Rise Building Performance Standards, which support appropriate reurbanization across Toronto. In addition, area-based Urban Design Guidelines will be advanced for Our Scarborough Centre, Mount Dennis, Woodside Square, the Kingston Road Guildwood GO Area, Bloor West Village, the University of Toronto St. George Campus, and the Portland PIC District.

On the OLT Front: In 2022, City Planning continues to manage numerous OLT appeals for development applications and area-based study files. Appeals on several files were completed, including for the Central Waterfront Secondary Plan (Phase 5: Port Lands), OPA 231 Site Specific Settlements (2018-2022) (regarding Employment Areas), and Zoning By-law 569-2013 appeals related to specific residential zones and topics (schools).

In 2023, OLT processes are expected to continue or conclude for several secondary plans and area studies including for Danforth Avenue Segment 2, Mimico Judson Secondary Plan, King Parliament, King Spadina, and the Sherway Area; OPAs 231 and 536; and various aspects of Zoning By-law 569-2013. 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.

Responding to Provincial Legislation

In 2022, the Division led the City's response to ongoing legislative changes from the Province under the *COVID-19 Economic Recovery Act, 2020* (Bill 197), the *More Homes for Everyone Act, 2022* (Bill 109), and other statutes released under the Province's Housing Supply Action Plan. The City's responses included interdivisional reports on the new Community Benefits Charge and Alternative Parkland Dedication Rate, as well as an implementation plan for transforming the Division's development review service to reduce processing timelines and improve outcomes through process improvements, technology upgrades and a new team-based organizational structure. While transformation efforts have been ongoing since the End-to-End Review of the Development Review Process Report was adopted by Council in 2019, implementation became particularly imperative in the face of new legislated timeline provisions introduced through Bill 109. In 2022, the Division also provided comments on legislative changes the Province introduced under separate commenting registries, including with regard to Bill 23; the Provincial Policy Statement (PPS) and Growth Plan for the Greater Golden Horseshoe review; proposed changes to the Ontario Wetland Evaluation System; proposed Greenbelt Plan Ecological Offsetting Policies; and, proposed Regulations to the *Conservation Authorities Act*.

In 2023, City Planning will continue responding to legislative changes by the Province, including Bill 23 and its anticipated implementing Regulations, which delivered extensive changes to the policy-led planning and land development system in Ontario with concerning impacts on key issues like housing affordability and growth funding.

The Division will also participate in consultations on other provincial plans, policies and regulations that impact local planning, such as the proposed merging of the Growth Plan for the Greater Golden Horseshoe with the PPS.

In the face of this constantly evolving legislative landscape, City Planning remains committed to promoting the City's and public interest, and managing the uncertainties and risks to its Study Work Program. However, the Division's ability to respond to the level of change brought forward by the Province in recent years does not come without consequences. The Division has adapted quickly to changes introduced through Bill 109, which require new dedicated resources (approved by Council) and shifted priorities, in order to be implemented successfully. Absorbing further legislative changes and reviews in the year ahead will create added pressure on Divisional resources. Throughout 2023, City staff will continue to update and advise Council on the impacts of Bill 23 as it advances, as well as any other legislative changes advanced by the Province.

Actively Managing Development Activity and Approvals for New Housing

Alongside the City Building and Policy Development service, City Planning actively manages a dynamic Development Review service that is delivering planning recommendations, decisions and approvals for a remarkable range of development at varying scales across Toronto.

In 2022, City Planning received 721 development applications (new and supporting) and 3,386 applications at the Committee of Adjustment. The Committee of Adjustment scheduled 97 hearings on 3,920 applications and issued 234 consent certificates, while the Toronto Local Appeal Body (TLAB) held 269 hearings. Heritage Planning received and released 2,175 permits, which is nearly double the volume compared to 2021. City Planning also advanced 11,395 residential units and 135,418 square metres of non-residential gross floor area with the issuance of Notice of Approval Conditions for Site Plan Control. In addition, City Planning prepared 55 Councillor Motions for the assignment of \$46.7M in Section 37/45 funds, and brought forward 401 reports – 156 preliminary reports, 120 final reports and 125 request for direction reports - on OPA and Zoning applications.

Even as City Planning is actively engaged in implementing a new operating model to improve organizational structures, streamline processes, and introduce new technology across the development review service, an on-going challenge is moving from approvals through construction activity to occupancy. As Development Pipeline reports have highlighted over the past five years, Council continues to approve twice as many residential units than are built. The delivery of what is approved involves many factors including the size of the project, construction and financing costs, and availability and access to materials and labour, which impact developers' decisions on when to bring supply to construction. City Planning does not control this end of the development pipeline, however, through the transformation of the development review service and improved governance of the City's development-related regulatory framework, City Planning continues to advance Council priorities related to housing and city building.

Looking Ahead: Beyond 2023 and Other Items

Attachment 3 to this report includes a preliminary list of active projects anticipated for completion or approval beyond 2023. 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 represents 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 in the Study Work Program, City Planning will continue advancing the implementation Toronto's Official Plan vision and the strategic priorities of Toronto's Corporate Strategic Plan with a special focus on initiatives that support the delivery of housing, expanded housing options across the city, and supporting community infrastructure, all while transforming the development review service and responding to the evolving legislative framework for planning in Ontario.

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SIGNATURE

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

ATTACHMENTS

Attachment 1: City Planning Study Work Program (2022)
Attachment 2: City Planning Study Work Program (2023 Forecast)
Attachment 3: City Planning Study Work Program (Beyond 2023 and Hold Items)

Attachment 1: City Planning Study Work Program (2022)

The following attachment includes studies or initiatives that have been completed or approved in 2022. The following classifications are used:

- **Milestone Complete** denotes when a major public milestone is achieved, usually a report to City Council via one of its Committees or Community Councils.
- **Approved** denotes 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	Milestone Complete	Approved
Broadview and Eastern Flood Protection Environmental Assessment - Implementation Strategy		X
Danforth Avenue Planning Study (Segment 2 - Don Valley to Coxwell Avenue) - City-Initiated Official Plan Amendment and Urban Design Guidelines - Final Report		X
Jane Finch Initiative - Ideas Report and Phase 2 Directions		X
Mount Dennis Planning Framework Study - Consultant's Final Report		X
Mount Dennis Secondary Plan - Final Report		X
Our Plan Toronto: Keele - St. Clair Local Area Study - Final Recommendations Report		X
Ready, Set, Midtown: Implementation Strategies - Final Report		X
Ready, Set, Midtown: Zoning Review - City Initiated Zoning By-law Amendments for Neighbourhoods Designated Lands within the Avenue Midtown Transit Station Area - Final Report		X
Sheppard Willowdale Secondary Plan - Final Report		X
University of Toronto St. George Campus Secondary Plan - Official Plan Amendment Application - Final Report		X
Update Downsview Study - Status Report		X
Villiers Island Precinct Phased Rezoning Study - Initial Report		X
Western Waterfront Masterplan - Status Update		X
Woodside Square Planning Review - Proposals Report		X
Yonge Street North Planning Study - City-Initiated Official Plan Amendment - Final Report		X

Transportation Planning

Project	Milestone Complete	Approved
Advancing City Priority Transit Expansion Projects - Eglinton East Light Rail Transit and Waterfront East Light Rail Transit		X
Assessment of the East Harbour Transit Oriented Communities Proposal		X
City-Initiated Zoning By-law Amendments to Implement Scarborough Subway Extension - Final Report		X
City-Initiated Zoning By-law Amendments to Implement Ontario Line - Final Report		X
East Harbour Transit Oriented Communities Proposal		X
Finch-Kennedy Smart Track Station - City-Initiated Zoning By-law Amendments - Final Report		X
Park Lawn Lake Shore Transportation Master Plan and Legion Road - Final Report		X
Yonge Street North Planning Study -- Transportation Master Plan - Update		X

Total City Building complete/approved in 2022: 23

Service Level percent complete in 2021: 128%

Heritage Conservation: Service Level 5

Project	Milestone Complete	Approved
Danforth Avenue (Segment 2) Cultural Heritage Resource Assessment		X
Inclusion on the City of Toronto's Heritage Register - Dundas-Carlaw Properties (Ward 14)		X
Mount Dennis CHRA		X
Parkdale Main Street Heritage Conservation District Plan		X
Toronto Heritage Survey - Phase One and Heritage Planning Process Update		X

Total Heritage Conservation complete/approved in 2022: 5

Service Level percent complete in 2022: 100%

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

Project	Milestone Complete	Approved
Transit Design Guide		X

Total Urban Design Guidelines (City-wide) complete/approved in 2022: 1

Service Level percent complete in 2022: 100%

Additional Initiatives

Legislative Review

Project	Milestone Complete	Approved
Bill 109 Implementation Report		X
City of Toronto Review of Bill 109: More Homes for Everyone Act, 2022		X
Growth Funding Tools - Alternative Parkland Dedication Rate - Interim Report		X
Growth Funding Tools: Community Benefits Charge		X
City of Toronto Review of Bill 23: More Homes Built Faster Act, 2022		X
City staff Comments on the Provincial Policy Statement and Growth Plan for the Greater Golden Horseshoe Review	X	
City staff Comments on Ontario Wetland Evaluation System	X	
City staff Comments on Greenbelt Plan	X	
City staff Comments on Ecological Offsetting Policies	X	
City staff Comments on Conservation Authorities Act Regulations	X	

Official Plan (City-wide)

Project	Milestone Complete	Approved
Development in Proximity to Rail: Amendment to the Official Plan - Final Report		X
Inclusionary Zoning - Additional Specific Area-Based Analysis - Status Update		X
Inclusionary Zoning - Communications and Public Education Plan		X
Inclusionary Zoning: Consultation Update on Implementation Guidelines		X
Our Plan Toronto: Employment Area Conversion Requests - Preliminary Assessments Group 1		X
Our Plan Toronto: Employment Area Conversion Requests - Preliminary Assessments Group 2		X
Our Plan Toronto: Employment Area Conversion Requests - Preliminary Assessments Group 3		X
Our Plan Toronto: Draft Official Plan Employment Policies and Chapter 1 Directions for Consultation		X
Our Plan Toronto: Recommended Official Plan Amendment for City-wide Employment Policies and Conversion Requests - Final Report		X
Our Plan Toronto: Draft Environment and Climate Change Official Plan Policy Updates		X

Project	Milestone Complete	Approved
Our Plan Toronto: Final Environment and Climate Change Official Plan Policy Updates		X
Our Plan Toronto: Bloor-Danforth Corridor Draft Delineations for Protected Major Transit Station Areas		X
Our Plan Toronto: Draft Major Transit Station Area Delineations - 57 Protected Major Transit Station Areas and 40 Major Transit Station Areas		X
Our Plan Toronto: Protected Major Transit Station Area Delineations - Downtown and City-wide Interpretation Policies - Final Report		X
Our Plan Toronto: City-wide 115 Proposed Major Transit Station Area/Protected Major Transit Station Area Delineations - Final Report		X
Our Plan Toronto: Update on Growth Plan Conformity and Municipal Comprehensive Review		X

Zoning By-law

Project	Milestone Complete	Approved
Front Yard Parking		X
Ready, Set, Midtown: Zoning Review - Final Report and Zoning By-law Amendment for Midtown 'Villages'		X
Zoning for Payday Loan Establishments		X
Zoning Conformity for Official Plan Employment Areas: Phase 2 Work Plan		X

Forecasts and Modelling

Project	Milestone Complete	Approved
2021 Toronto Employment Survey		X
Employment by Place of Work - Phase 3		X
Our Plan Toronto: Land Needs Assessment		X

Special Projects

Project	Milestone Complete	Approved
EHON - Beaches-East York Pilot Update		X
EHON - Garden Suites - Final Report		X
EHON - Major Streets - Interim Report		X
EHON - Multiplex Study - Proposals Report		X
EHON - Neighbourhood Retail and Services Study Final Report Phase One		X
EHON - Update Report		X

Project	Milestone Complete	Approved
Housing Now - 140, 150, 156, 158 and 160 Borough Drive - City Initiated Official Plan Amendment and Zoning By-Law Amendment - Final Report		X
Housing Now - 770 Don Mills - City Initiated Zoning By-Law Amendment and Draft Plan of Subdivision - Final Report		X
Housing Now - 805 Don Mills - City Initiated Zoning By-Law Amendment and Draft Plan of Subdivision - Final Report		X
Modular Housing Initiative: Phase Two - 175 Cummer Avenue - City Initiated Rezoning - Final Report		X
Ontario Place Redevelopment - Priority Areas for Collaboration and Development Approvals Process		X
Priority Downtown Parks and Public Realm Opportunities		X
Quayside Business and Implementation Plan		X
Removal of Harbour Lead Line and Keating Rail Yard		X
Status Update on Achieving Additional Affordable Housing in Villiers Island		X
Strategy to Protect Tenants in Rental Buildings with Fewer than Six Units		X
Union Station Enhancement Program		X
Update on the Next Phase of Waterfront Revitalization		X

Community Services and Facilities Strategies

Project	Milestone Complete	Approved
Liberty Village Public Realm and Community Services and Facilities Study - Update Report		X

OLT Hearings on Study Work

Project	Milestone Complete	Approved
Central Waterfront Secondary Plan Appeals - Phase 5: Port Lands		X
OPA 231 - Site Specific Settlements, 2018-2022		X
Zoning By-law Appeals - Phase 2: Residential zones review (narrow lots and height definitions related issue)	X	
Zoning By-law Appeals - Topic specific: schools (UofT)		X

Total Additional Initiatives complete/approved in 2022: 55

Attachment 2: City Planning Study Work Program (2023 Forecast)

The following is a draft preliminary forecast of studies or initiatives currently underway and targeted for completion in 2023. This forecast is subject to change based on emerging Council priorities.

City Building: Service Level 18

Bloor West Village Avenue Study - Planning Framework
Kingston Road Guildwood GO Area Study & Urban Design Guidelines
Little Jamaica Initiative
Mount Dennis Zoning and Urban Design Guidelines
Ontario Place Update - Including Detail on Preliminary Planning Applications and Real Estate Matters
Our Scarborough Centre Study & Urban Design Guidelines: Phase 2-4 Proposals Report
Ready, Set, Midtown: Zoning Review - Final Report and Zoning By-law Amendment Phase 2
Review of Sheppard Avenue East Subway Corridor Secondary Plan
Update Downsview Study - Status Report
Update Downsview Study - Final Report
Woodside Square Planning Review - Final Report & Urban Design Guidelines
University of Toronto Scarborough Campus Secondary Plan Proposals Report
Upper Jarvis Neighbourhoods Study
Villiers Island Rezoning Study, Precinct Plan Update, and Official Plan Modification
Western Waterfront Masterplan - Update

Transportation Planning

East Harbour Transit Oriented Communities Proposal - Final Negotiated Arrangements
General TOC Update Report
Higher Order Transit Network Plan
Highland Creek Village OPA (Transportation Updates)
Mount Dennis Secondary Plan Transportation Implementation Strategy
Scarborough Junction: Regeneration and TOC Study
Yorkdale Transportation Master Plan

Heritage Conservation: Service Level 5

Bloor West Village HCD Study
Bloor Yorkville CHRA
Gerrard Carlaw CHRA
Jane-Finch CHRA
Kensington Market HCD Plan
West Queen West HCD Plan

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

Mid-Rise Transitions
Thermal Comfort Study

Additional Initiatives

Official Plan (City-wide)

Our Plan Toronto: Chapter 1 Vision Statement for 2051, Principles for a Successful and Inclusive City and Indigenous Planning Perspectives - Final Report
Our Plan Toronto: Potential Revisions for Expanding the Permitted uses within Employment Areas – Final Report
Our Plan Toronto: Remaining Requests to Convert Employment Areas - Final Report

Zoning By-law

Framework for the Review of Licensing and Zoning Regulations for Restaurants, Bars and Entertainment Venues - Final Report
Outdoor Patios on Private Property
Zoning Conformity to OPA 231 - Full Conformity

Forecasts & Modelling

2022 Toronto Employment Survey
Development Pipeline 2022
Employment by Place of Work - Phase 4
Our Plan Toronto: Land Needs Assessment - Phase 4
Planning Research Online

Special Projects

Housing Action Plan Priorities for 2022-2026
Accelerating Approvals for Affordable Housing
Advancement of Rapid Housing Initiative
Finding New Tools to Secure Affordable Housing and Deliver Complete Communities
Bloor West Village Avenue Study – Urban Design Guidelines
Chapter 667 amendments to align with Centralized Affordable Rental Housing Access System
Committee of Adjustment application requirements for Zoning Reviews and Zoning Waivers
Davisville Yard / McBrien Site Feasibility Study - Phase 1
Durham-Scarborough BRT TPAP Addendum
EHON - Beaches-East York Pilot - Update Report
EHON - Major Streets - Proposals Report
EHON - Major Streets - Final Report
EHON - Multiplex Study - Final Report

EHON - Neighbourhood Change and Intensification Research
Exhibition Place Master Plan Implementation
Housing Now: 40 Bushby Drive
Housing Now: 140 Merton Street
Housing Now: 1250 Eglinton Avenue West
Housing Now: 1631 Queen St. E.
Housing Now: 2023 Annual Report
Housing Now: Bloor-Kipling Block 3, 6, 7
Housing Now: Bloor Islington
Housing Now: Parkdale Hub - Re-Zoning
IMIT 2022 Review
Port Lands Flood Protection Update
Villiers Island Phasing Strategy & Business and Implementation Plan
Villiers Island – Affordable Housing Update
Quayside Affordable Housing Status Update
Removal of Harbour Lead Line and Keating Rail Yard - Update
Third-party review of Committee of Adjustment
University of Toronto St. George Campus Urban Design Guidelines
Update on the Next Phase of Waterfront Revitalization
Urban Design Guidelines - Port Lands PIC District
Waterfront East LRT Business Case

Environmental Implementation

Toronto Green Standard Update – Advancing Net Zero Emissions in New Development

OLT Hearings on Study Work

Danforth Avenue Planning Study Segment 2 - OLT Appeals
Defense of OPA 558 at OLT (Affordable Definitions)
King Parliament Secondary Plan OLT Appeals
King Spadina Secondary Plan Appeals
Mimico Judson Secondary Plan Appeals
OPA 231 - Site Specific Appeals at LPAT
OPA 536 Appeal
Sherway Area Secondary Plan OLT Appeals
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: vehicle fuel station and propane facilities

Attachment 3: City Planning Study Work Program (Beyond 2023 and Hold Items)

The following is a draft preliminary list of active studies with preliminary completion dates anticipated beyond 2023, 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 Plan Secondary Plan Review - Proposals Report	Active
Agincourt Secondary Plan	Hold
Baby Point HCD Plan	Active
Belmont-Hillsboro HCD	Hold
Bloor Street Study: St. Helens Avenue to Perth Avenue SASP	Active
Bloor Street West and Spadina Avenue - Four Corners Study and Indigenous-led Engagement	Active
Bloor Street West Study (Christie to Lansdowne Review) - Phase 2	Hold
Bloor West Village Avenue Study - Final Report and SASP/ Zoning By-law	Active
Bloor Yorkville Secondary Plan - Final Report	Active
Bloor Yorkville Secondary Plan - Proposed Secondary Plan	Active
Cabbagetown Southwest HCD Plan	Active
Centennial College Master Plan	Active
Chinatown CHRA	Active
Chinatown Study (Spadina/Dundas)	Active
City Hall Physical Model Restoration	Active
College Street Planning Study - Rusholme Road to Lansdowne Avenue	Hold
College Street West Study, Bathurst Street to Lansdowne Avenue	Hold
Concorde Gate/Place Study	Active
Coronation Employment Area Opportunity and Mobility Study	Active
Danforth Avenue Planning Study Segment 2 - Phase 2	Active
Davisville Yard/McBrien Site Feasibility Study Phase 2	Active
Development Permit System - Implementation	Hold
Disposal of Land in Parks and Open Space Areas and the Green Space System for Certain Infrastructure and Conservation Projects - Final Report	Active
Dufferin Street Secondary Plan OLT Appeals	Active
Dundas West Study (between Gore Vale Ave and Sterling Road) - Phase 1	Hold
Eglinton/McCowan TOC Area Study	Active
EHON - Neighbourhood Retail and Services Study Final Report	Active
Fort York Heritage Conservation District Plan	Hold
Gerrard-Carlaw Planning Study	Active
Glencairn Subway Station Planning Study	Active
Golden Mile Secondary Plan - OLT Appeals	Active

Work Program Item	Status
Green Standard By-Law	Hold
Growing Green Streets Implementation Strategy	Active
Harbord Village Phase 3 HCD	Hold
Historic Main Street Properties - Guidelines/Best Practices for Conserving and Enhancing	Active
Historic Yonge HCD LPAT Appeal	Active
Historical Watercourse Restoration - Feasibility Review	Active
Housing Now - 2444 Eglinton Ave. E.	Hold
Housing Now - 251 Esther Shiner Blvd	Active
Housing Now - Danforth Barns	Active
Housing Now: 2700 Eglinton West	Active
Housing Now: 4040 Lawrence Avenue East	Active
Inclusionary Zoning - Bill 23 Changes, Additional Specific Area-Based Analysis	Active
Inclusionary Zoning - Final Implementation Guidelines	Active
Jane Finch Initiative - Proposed Secondary Plan and Urban Design Guidelines	Active
Jenet, Wade, Paton Compatibility Study	Hold
Kennedy Mobility Hub	Hold
King-Spadina HCD Plan LPAT Appeal	Active
Lake Shore Boulevard West Corridor Review	Hold
Liberty Village Public Realm and Community Services and Facilities Study - Final Report	Active
Little Jamaica CHRA	Active
McCleary District Precinct Plan - (Port Lands)	Active
Midtown Monitoring	Active
Minimum Parking Requirements Monitoring Report	Active
North York Centre Secondary Plan Review	Active
Oakwood-Vaughan Planning Strategy	Active
OPA 231 - Site Specific Settlements, 2023-2026	Active
Our Plan Toronto: Parks and Open Spaces Official Plan Policies - Final Report	Active
Our Scarborough Centre Study and Urban Design Guidelines, Phase 2-4: Final Report	Active
Parkdale Main Street HCD Plan OLT Appeal	Active
Partial Settlement to Official Plan Special Policy Areas - Hoggs Hollow	Active
Planning Incentives for Office Replacement (Phase 2)	Active
Polson Quay Precinct Plan	Hold
Prioritizing Affordable Housing in the Development Application Review Process	Active
Queen St West (Bathurst - Roncesvalles) Phase 1 Appeals	Active
Queen Street East (Riverside) Heritage Conservation District Study	Hold
Scarborough Centre CHRA	Active
Separation Distance and Zones Review for Crematoriums	Hold
Sheppard Avenue Commercial Area Secondary Plan - OLT Appeals	Active
Sheppard/McCowan Regeneration and TOC Study	Hold

Work Program Item	Status
Sunshine Valley HCD	Hold
Technical Review of Green Roof Bylaw	Active
The Bentway Parks Public Realm Plan	Active
The Junction Phase 1 HCD Study	Active
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 - Accelerate Implementation	Active
Transit Design Guide Update	Active
University of Toronto Queen's Park Precinct CHRA	Hold
University of Toronto Scarborough Campus (UTSC) Secondary Plan & Urban Design Guidelines	Active
Urban Design Guidelines and Streetscape Plan for Sheppard Lansing and the Sheppard Willowdale Secondary Plan Areas	Active
Waterfront Population and Employment Estimate - Infrastructure Calibration Study	Active
West Annex Phase 2 HCD	Hold
Weston Phase 2 HCD Study	Active
Weston Village Planning Framework Study - Parke Street to Wilby Crescent/Wright Avenue	Active
Wilson Visioning Study, between Jane Street and Hwy 400	Active
Wychwood HCD Plan Review	Hold
Yonge St Clair Apartment Neighbourhood Framework - Phase 1	Active
Yonge Street North Community Services & Facilities Implementation Strategy	Active
Yonge Street North Planning Study - City-Initiated Official Plan Amendment - OLT Hearing	Active
Yonge Street North Urban Design Guidelines	Active
Yorkdale Mall Redevelopment - Appeals	Active
Zoning By-law Appeals - Accessible Parking	Active
Zoning By-law Appeals - Topic specific: group homes and rooming houses (special residential)	Hold
Zoning By-law Appeals - Topic specific: places of worship	Hold
Zoning By-law Update for Bicycle Parking Requirements	Active
Zoning for Basements	Active