

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

**Date:** January 15, 2024

**To:** Planning and Housing Committee

**From:** Interim 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 68 completions and approvals in 2023, including a broad range of city building work across Toronto. The report also provides a forecast for the Division's 2024 Study Work Program.

The Study Work Program Update highlights City Planning-led initiatives to manage the city's growth and the physical form – including how it looks, feels and moves, and the opportunities it provides in terms of housing, jobs and services to all its residents. The Division's Study Work Program supports the City's equity strategies and is aligned with the Corporate Strategic Plan's four Priorities: housing, mobility, quality of life, and climate change and resilience. The Study Work Program is further shaped by the targets and priorities in the Housing Action Plan 2022-2026 and the directions captured in the recent report on the 'Generational Transformation of Toronto's Housing System to Urgently Build More Affordable Homes'.

City Planning stands alongside its interdivisional partners in pursuing all available tools to address the housing crisis. The policies, plans and programs advanced by the Division encourage responsible development to increase the supply of housing within complete, inclusive and resilient communities that have the necessary infrastructure to support growth. Partnerships with the provincial and federal governments are critical to deliver that vision. Intergovernmental housing initiatives announced throughout 2023, and other initiatives to improve the City's long-term financial sustainability are essential to achieving the city building objectives that underlie City Planning's Study Work Program.

The Division's achievements in 2023 reflect the coalescing of efforts around housing. City Planning took lead and partner roles in delivering the City's Housing Pledge, Housing Action Plan, report on the Generational Transformation of Toronto's Housing System, Recommended Framework for the Community Infrastructure and Housing Accelerator tool, and proposals under the Federal Housing Accelerator Fund and Province's Building Faster Fund. The Division also delivered the Final Report on Multiplexes – approving permissions for multiplexes city-wide, and advanced the Mid-

rise Transition Review to provide more flexibility in housing forms. Under the Housing Now Initiative, three Zoning By-law Amendments were completed to leverage City-owned land for new affordable housing as part of complete communities. The Division also delivered planning frameworks and implementation strategies to guide future investment and development in major growth areas across Toronto, including a Final Report for Woodside Square and progress reports for Our Scarborough Centre, Downsview and future communities along the Waterfront.

The Division's other city building work in 2023 included advancing the Official Plan Growth Plan Conformity and Municipal Comprehensive Review (MCR), with final policy updates addressing the definition of "areas of employment" and final recommendations on 116 employment area conversions. Key research and analysis included the fourth phase of the Land Needs Assessment (LNA) required as part of the MCR, and the annual Toronto Employment Survey. City Planning also delivered Zoning By-law amendments to support commercial uses like restaurants and entertainment venues as part of vibrant neighbourhoods and released the Toronto Green Standards Version 4 (TGS v4) incorporating a cap on embodied emissions for new developments. On the mobility front, the Division completed the Prioritization of Higher Order Transit Projects assessing how well the City's transit network responds to growth.

In 2023, the Division continued to lead the City's response to Provincial legislative changes, including the *Proposed Provincial Planning Statement (PPS)*, *Helping Homebuyers, Protecting Tenants Act, 2023* (Bill 97), and *Transportation for the Future Act, 2023* (Bill 131), which focused on affordable housing, employment areas and funding tools. In responding to the ever-shifting legislative landscape, the Division continues to promote the City's and public's interest and manage uncertainties and risks to its service delivery as new legislative 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 2024, the Study Work Program continues to capture a range of city building activities, with an emphasis on initiatives that support an increase in housing supply and improving housing affordability, as part of an integrated approach to building complete and inclusive communities.

*Affordable Housing and More Housing Options* – in 2024, the Division will advance its work to facilitate new housing across Toronto and fulfil commitments associated with the Federal Housing Accelerator Fund (HAF) Application. As part of the Expanding Housing Options in Neighbourhoods (EHON) initiative, City Planning will complete Prevailing By-laws for Multiplexes, the EHON Major Streets Final Report, and Avenues Policy Review. The Division will also bring forward Zoning By-law Amendments for three Housing Now sites, and advance reports on optimizing density and affordable housing along the Waterfront. Pending Provincial approval of the City's Protected Major Transit Stations Areas (PMTSAs) (adopted by Council in 2022), City Planning will proceed with bringing forward Implementation Guidelines for Inclusionary Zoning and zoning to reflect the new densities.

*Investing in People and Neighbourhoods* – the Division will continue its work on major growth areas, with final reporting on the Jane Finch Initiative, Bloor Yorkville,

Scarborough Centre, Update Downsview, and the Community Services and Facilities Study for Liberty Village. In addition, City Planning will advance a range of initiatives along the waterfront including zoning and policy direction for Villiers Island, a Public Realm Plan for Under the Gardiner, and an update on improvements to Billy Bishop Airport. Guidance on neighbourhood change and preservation will continue as the Division delivers Heritage Conservation District (HCD) Plans and Cultural Heritage Resources Assessments (CHRAs) for Bloor West Village, Jane and Finch and Kensington Market amongst others. City Planning will also deliver items with city-wide significance, such as a revised Chapter 1 of the Official Plan, an Office Space Needs Study and Community Benefits Charge Implementation Guidelines for In-kind Matters.

*Keeping Toronto Moving* - the Division will continue to bring forward transformative transportation policies and mobility strategies as part of area-based studies and play an important role in shaping the transit network and the Province's Transit Oriented Communities program by delivering the Transit Design Guide Update, Durham Scarborough BRT TPAP Addendum, and the East Harbour Transit Oriented Communities proposal - Final Negotiated Arrangements.

*Tackling Climate Change and Building Resilience* – the Division will continue its work on climate change mitigation and resilience by advancing the Toronto Green Standard Version 5 (TGS V5) to accelerate carbon reduction in new development. City Planning will also report on the feasibility of mapping Toronto's historic watercourses.

## **RECOMMENDATIONS**

---

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

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

## **FINANCIAL IMPACT**

---

There are no financial implications resulting from the recommendations included in this report. 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.

The Chief Financial Officer and Treasurer has reviewed this report and agrees with the information as presented in the Financial Impact Section.

## **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/2023/ph/bgrd/backgroundfile-234510.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 five Community Planning Districts serving four Community Councils and five functional units: Strategic Initiatives, Policy & Analysis, Zoning and Committee of Adjustment, Transportation Planning, Urban Design and the Waterfront Secretariat.

To serve the community better and meet city building objectives for an inclusive and resilient city, the way City Planning approaches its work and delivers its two services continues to evolve. Public consultation in the post-pandemic era has included a return to in-person events while maintaining virtual participation opportunities that allow flexibility for more people to be involved in city building and earlier, more responsive public input. The development review process continues to evolve with organizational and resource realignment, and the use of new and enhanced technology to expedite planning approvals. Effective public service is continually evolving, 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, special initiatives related to housing, Transportation Master Plans, Cultural Heritage Resource Assessments (CHRAs) and Heritage Conservation District (HCD) Plans, city-wide Urban Design Guidelines, the 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, climate adaptive and resilient city with housing, infrastructure, services and economic opportunities that enable 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 Council, Corporate and Divisional 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.

The Division's current emphasis on housing initiatives is one example of how the Study Work Program adapts to the city's most pressing needs.

## **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**

---

### **Realizing a Housing System Shift for the City of Toronto**

Impacts of the housing crisis are being felt by Torontonians across the housing continuum and income bands, with 1 in every 3 households experiencing affordability issues (based on 2021 Census data). As noted in the *Perspective on the Rental Housing Roundtable* report, Toronto is facing two housing crises – a more familiar one where there is a lack of deeply affordable and supportive housing for low-income marginalized and vulnerable residents; and a more recent one in which rising rents have made it increasingly unaffordable for middle income earners to live in the city. The lack of affordable housing is jeopardizing the City's social, economic, and cultural growth and prosperity, and the very fabric of Toronto's success as a welcoming place for all. In this context, City Planning is working alongside other Divisions and Agencies to enable

the delivery of more housing and improve housing affordability for lower and middle income households to reduce pressures throughout the entire housing system.

Council adopted the City's Housing Pledge in 2023, which commits to achieving a provincial housing target of 285,000 new homes over the next 10 years. Strategies to achieve the Housing Pledge are laid out in the City's Housing Action Plan and HousingTO 2020-2030 Action Plan, which include a comprehensive suite of actions to better enable market, non-market and mixed income housing production in communities across the city. The HousingTO Action Plan and subsequent directions from Council to support a 'Generational Transformation of Toronto's Housing System', further identified a target for delivering 65,000 rent-controlled homes, comprising 6,500 rent-geared-to-income, 41,000 affordable rental, and 17,500 rent-controlled market units, as part of the 285,000 new homes. The new targets represent a housing system shift for Toronto, which underlies City Planning's work, including the Study Work Program.

City Planning is advancing all legislatively available tools to help tackle the housing crisis and supporting the City's response to new partnership and funding opportunities with the federal and provincial governments. The following provides an overview of initiatives being advanced through City Planning's Study Work Program to enable the delivery of more housing as part of inclusive, resilient and complete communities:

- *Area-based planning studies* and the resulting secondary plans and zoning regulations are establishing permissions and conditions for delivering a mix of new housing, and the community infrastructure and services that are essential to supporting a high quality of life for residents. Ongoing area-based studies that are unlocking the potential of major growth areas include Update Downsview and Our Scarborough Centre. As an outcome of the MCR and the redesignation of select *Employment Areas* to *Regeneration Areas*, City Planning is expecting to also initiate 11 comprehensive area studies to identify new planning frameworks for these areas to enable new housing alongside a broad mix of commercial, light industrial, parks and open space, institutional, live/work and utility uses in an urban form. The MCR also resulted in a number of sites being redesignated from *Employment Areas* to *Mixed Use Areas*, which do not require study and can be redeveloped, subject to Zoning Bylaw Amendments and Site Plan Control Applications.
- *New and updated zoning standards and design guidelines* are providing more options for new housing in all parts of the city. Examples include new zoning permissions for multiplexes in all Toronto's low-rise neighbourhoods, and updated design standards for Mid-rise Transitions. The new standards enable gentle intensification that provides more Torontonians with legal, affordable, safe and accessible housing options, while addressing sustainability, equity and neighbourhood vitality.
- *Through Housing Now*, City Planning develops zoning for City-owned sites to optimize height and density and position these assets to deliver substantial affordable housing within complete communities. With 10 approvals to date, these properties are estimated to produce over 15,000 new homes with over 5,000 being affordable rental homes.

- *Following Council's adoption of PMTSAs in 2022, City Planning is completing additional area specific analysis and will be developing guidelines to implement inclusionary zoning, pending Provincial approval of the PMTSAs.*
- *The Division also continues to optimize and streamline the development review processes to expedite approvals for new housing. Process improvements, organizational and resource re-alignment including the establishment of the Development and Growth Service Area, as well as new and enhanced technology solutions are helping to shorten application processing timelines allowing more residential units to be approved for construction.*

These initiatives highlight the Division's role in achieving the City's housing targets through policies and implementation aimed at enabling the development of more housing, including affordable housing, and supporting a housing system shift. The Division continues to promote responsible development and growth that contributes to the kind of communities and neighbourhoods Torontonians want, while advocating for the necessary planning and financial tools to deliver that vision.

## **2023 Study Work Program Deliverables**

In 2023, City Planning completed 68 items of which 50 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 delivered 12 items under City Building Studies, 2 item under City-wide Urban Design Guidelines and 2 items under HCD Studies/Plans. The 2023 Service Level achievements are typical of the first year of a new Council term and follow a record high of deliverables in 2022, the fourth year in the previous term. The forecast of studies and initiatives currently underway and targeted for completion in 2024 represents a substantial number of items, including ones with adjusted timelines resulting from additional consultations over this past year.

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 that address a range of emerging needs and opportunities for city building.

A list of the Division's completions and approvals in 2023 is provided in Attachment 1.

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

The 2023 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 2023 represent the culmination of multi-phased projects involving inter-divisional collaboration and broad community participation.



The Division's 2024 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 focus on enabling the delivery of new housing, including affordable housing, and investment in community infrastructure and services to support growth.

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

In 2023, City Planning reaffirmed its commitment to housing policy and program implementation through the Council-approved Housing Action Plan, developed in collaboration with the Housing Secretariat. Housing Action Plan priorities advanced by City Planning in 2023 included four reports on Expanding Housing Options in Neighbourhoods (EHON), including the Multiplex Study Final Report, Beaches-East York Pilot Update Report, Major Streets Proposals Report, and Zoning By-law Simplification and Modernization for Low-rise Residential Zones Phase 1 Final Report. Final zoning approvals for three Housing Now sites were also approved, supporting the delivery of 352 new housing units and other city building investments on public land. City Planning also completed technical work and consultation on eight other Housing Now sites, and post-approval work for sites with in-force zoning.

To improve the City's process for maintaining the existing rental housing stock, City Planning completed Amendments to Chapter 667 of the Municipal Code to require the use of the City's Centralized Affordable Rental Housing Access System. Throughout 2023, City Planning played a critical role in advancing the City's response to new opportunities to partner with the Provincial and Federal governments on housing. City Planning played a lead role in delivering the Housing Pledge, Recommended Framework for the new Community Infrastructure and Housing Accelerator tool, and proposals under the Federal Housing Accelerator Fund and the Province's Building Faster Fund.

In 2024, City Planning will continue to advance initiatives under the Council-approved Housing Action Plan and commitments associated with the Federal HAF application. Key items for the year ahead include the Avenues Policy Review and zoning permissions for as-of-right mid-rise developments on *Avenues* as well as zoning amendments to incorporate the remaining low rise residential lands into Zoning By-Law 569-2013. As part of the EHON initiative, City Planning will bring forward the Multiplex Prevailing By-laws Final Report, a Ward 23 Multiplex Study, the Major Streets Final Report and the Retail Final Report. City Planning will also proceed with supporting the delivery of affordable housing and complementary community infrastructure through Zoning By-law amendments for three Housing Now sites, and reports on Inclusionary Zoning - Bill 23 Changes, Additional Specific Area-Based Analysis, Inclusionary Zoning - Final Implementation Guidelines and the Community Benefits Charge: Implementation Guidelines for In-Kind matters.

### **Investing in People and Neighbourhoods**

In 2023, City Council advanced planning frameworks that will guide the development of complete communities, with inclusive forms of residential growth and investment in

employment opportunities, the public realm, and community services and facilities. These planning frameworks included the Woodside Square Planning Review Final Report, Zoning By-Law Amendments for Select Low-rise Areas in Midtown, and interim reports on planning frameworks for major growth areas, including Scarborough Centre and Downsview. Along the Waterfront, City Planning also delivered reports addressing affordable housing in Villiers Island and a report on Port Lands Flood Protection. City Planning continued to lead the review of the Province's development application for Ontario Place and the associated Official Plan and Zoning By-law Amendment.

Additional work undertaken by City Planning to support commercial uses as part of complete communities included Zoning By-Law Amendments to ease restrictions on Outdoor Patios on Private Property, a Final Report on the Framework for the Review of Licensing and Zoning Regulations for Restaurants, Bars and Entertainment Venues, and a current conditions review of strip plazas. City Planning also completed a Heritage Conservation District (HCD) Plan for Cabbagetown Southwest and initiated a multi-phased implementation of the Province's Bill 23, the *More Homes Built Faster Act, 2022*, which included amendments to the *Ontario Heritage Act*.

In 2024, 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. This will include final reports on the Jane Finch Initiative, Bloor West Village Avenue Study, Bloor Yorkville Secondary Plan, Our Scarborough Centre Study, Update Downsview Study, Liberty Village Public Realm and Community Services and Facilities Study, and initial proposals and progress reporting on 11 other area-based studies across the city. City Planning will also carry out implementation work on in-force secondary plans including Zoning By-law Amendments for Apartment Neighbourhoods Designated Lands in Midtown and a report on TOcore's Downtown Plan Monitoring Framework.

City-wide zoning initiatives will include zoning conformity for Economic Health Policies and the Policies, Designations and Mapping for Employment Areas (OPA 231), and Zoning Regulations for Residential Basements. Regarding heritage, City Planning will deliver HCD plans for Kensington Market and West Queen West, HCD studies for Weston Phase 2 and Bloor West Village, and CHRAs for Jane-Finch and Scarborough Centre. Along the Waterfront, City Planning will advance a report addressing affordable housing in Quayside. City Planning will also provide a Public Realm Plan for Under the Gardiner, an update on improvements to Billy Bishop Toronto City Airport, and progress reports addressing Villiers Islands' Rezoning Study, Official Plan Modification, Precinct Plan, and Business and Implementation Plan.

## **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 networks. In 2023, City Planning completed a Transportation Master Plan for Yorkdale in partnership with Transportation Services, and a Business Case for the Waterfront East LRT in partnership with the Transit Expansion Division, the Toronto Transit Commission and Waterfront Toronto. At

a city-wide level, City Planning reported on an initial assessment of the corridors on the Official Plan's Map 4 Higher Order Transit Corridors. The report assesses how well the City's existing and under-development transit network responds to growth across Toronto and addresses the equity needs of different populations, setting up for a second stage fuller review of future corridors included on Map 4.

In 2024, City Planning will continue to bring forward transformative transportation policies and mobility strategies as part of area-based studies, including the Renew Sheppard Planning Study and Highland Village OPA. The Division will continue to play an important role in shaping the transit network and the Province's Transit Oriented Communities program by delivering the Transit Design Guide Update, Durham Scarborough BRT TPAP Addendum, and the East Harbour Transit Oriented Communities proposal – Final Negotiated Arrangements. City-wide bicycle parking and accessible parking standards will also be considered as part of the Zoning By-law Parking Standard Review.

### **Tackling Climate Change, Biodiversity Loss, and Building Resilience**

In 2023, City Planning brought forward an update to the Toronto Green Standard Version 4 (TGS v4) to incorporate a cap on embodied emissions for new development. This is a critical component of the City's efforts to achieve zero emissions buildings by 2030 as set out in TransformTO. In so doing, Toronto became the first city in North America to require a cap on embodied carbon for municipally-owned facilities. City Planning also prepared a joint report with Urban Forestry on Growing Space for Trees, which recognized the importance of trees to address the climate and biodiversity crisis and identified a number of strategies to protect and enhance the tree canopy while supporting infill housing.

In 2024, City Planning will continue its work on climate change mitigation and resilience, including advancing Toronto Green Standard Update Version 5 (TGSv5) to accelerate carbon reduction in new developments. City Planning will also report on the TRCA's Etobicoke Creek Watershed Plan and the feasibility of mapping Toronto's historic watercourses.

### **Additional Initiatives Supporting City Building**

In 2023, 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 2024.

**Our Plan Toronto:** In 2023, City Planning continued to advance Our Plan Toronto, which is the City's Official Plan Growth Plan Conformity exercise and Municipal Comprehensive Review (MCR). The Division's work in 2023 included six reports addressing 116 Employment Area Conversion Requests, and two reports responding to Provincial legislative changes made to the *Planning Act* through Bill 97 (*Helping Homebuyers, Protecting Tenants Act, 2023*) that amend the definition of "area of employment" and introduce a transition provision for land uses that are excluded from the definition.

In 2024, City Planning's work on Our Plan Toronto will include final reports on the Chapter 1 Vision Statement for 2051, Principles for a Successful and Inclusive City and Indigenous Planning Perspectives; Potential Revisions for Expanding Provincial Planning Statement conformity; Parks and Open Space and Infrastructure and Utility Projects in Parks and Open Space; and Area of Employment Official Plan Amendments, which are being prepared in response to Bill 97 (*Helping Homebuyers, Protecting Tenants Act*, 2023). City Planning will also advance Deferred Employment Area Conversion Requests and Phase 2 of Planning Incentives for Office Replacement. As an outcome of the MCR City Planning is expecting to also initiate comprehensive local area studies on 11 areas converted from *Employment Areas* to *Regeneration Areas*.

**Monitoring and Projections:** In 2023, City Planning staff presented the Development Pipeline 2022 Q2 bulletin, providing an overview of all development projects with approval or construction activity between January 1, 2017 and June 30, 2022. Analysis showed that the City's growth was on track with the Provincial Growth Plan forecasts and demonstrated that Council continues to approve more residential units than are built. The Bulletin profiled the increasing number of proposed purpose-built rental units over the past five and a half years.

City Planning also published the 2022 Toronto Employment Survey bulletin, which provides data-driven insights on Toronto's economy activity and the post-pandemic recovery. It reported that the City has regained about 3 in 10 of the jobs lost due to the COVID-19 pandemic. The Toronto Employment Survey has now been in operation for 40 years and continues to serve as an important resource for informing evidence-based recommendations on a range of initiatives to Council, particularly regarding land use planning and economic development.

City Planning also delivered the final phase of the Land Needs Assessment (LNA), a study required by the Province as part of the MCR 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 concluded that the City has more than sufficient potential housing supply to accommodate the forecasted population and to achieve the City's Municipal Housing Target. The LNA also found that to accommodate forecasted employment growth, areas currently designated as *Employment Areas* will need to be retained and intensified.

In 2024, City Planning will publish detailed analyses of City growth, development activity and jobs through the Development Pipeline 2023 and the Toronto Employment Survey 2023. Housing Occupancy Trends 2021 will reveal household and housing trends and changes in Toronto over the past twenty years from the 2021 Census. City Planning will also deliver the Office Space Needs Study, analyzing current office market conditions, assessing the benefits and risks of converting office space to alternative uses, and exploring policy options that would balance office needs in the short-term and long-term while ensuring the City's economic role remains competitive and resilient.

**On the Design Front:** In 2023, City Planning completed Phase 1 and 2 of the Mid-rise Transitions review, which originated as part of the Housing Action Plan. The review is focused on updating performance standards for mid-rise buildings to provide more flexibility to achieve this building type in more locations, create more housing units and

a wider range of housing options, support sustainable building design, and allow for more economical construction methods.

In 2024, City Planning will complete the City-wide Thermal Comfort Study providing updated guidance on the design of new development to ensure quality and comfort in the public realm throughout all seasons as Toronto's communities continue to intensify. In addition, area-based Urban Design Guidelines will be advanced for the Bloor West Village Avenue Study, Port Lands PIC District and University of Toronto St. George Campus in support of delivering new investment and housing opportunities in these communities.

**On the OLT Front:** In 2023, City Planning continued to manage numerous OLT appeals for development applications and area-based study files. Appeals on several files were completed, including for the Mimico Judson Secondary Plan, Sheppard Willowdale Secondary Plan, King Spadina Secondary Plan, Dufferin Street Secondary Plan, and Yorkdale Mall Redevelopment. City Planning also concluded hearings, subject to a small number of site-specific appeals, related to affordable housing definitions in OPA 558 and settlements on Zoning By-law appeals related to specific residential apartments and commercial zones.

In 2024, OLT processes are expected to continue or conclude for several secondary plans, and area studies including Queen Street West Phase One and Sherway Area Secondary Plan, as well as heritage conservation district (HCD) plans for Historic Yonge, King Spadina and Parkdale Main Street. City Planning is also expecting to proceed with appeals related to Rail Infrastructure and Public Safety in OPA 536, and Zoning By-law appeals specific to schools. Overall, OLT proceedings on study outcomes continue to generate significant and unpredictable 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 2023, the Division led the City's response to ongoing Provincial legislative changes under the *Proposed Provincial Planning Statement* (PPS), Bill 97 (*Helping Homebuyers, Protecting Tenants Act, 2023*), and Bill 131 (*Transportation for the Future Act, 2023*), which focused on affordable housing, employment areas and funding tools. City Planning also delivered a report to the Planning and Housing Committee and a letter to the Province in support for the return of lands to the Greenbelt through Bill 136 (*Greenbelt Statute Law Amendment Act, 2023*).

City Planning continues to adapt and account for the need to respond to changing legislation but the unpredictability and short commenting timelines ranging from 30-60 days create barriers to providing a fulsome response and takes away from the Division's capacity to complete other Study Work initiatives that are integral to city building. In an effort to protect the City's and public's interest, City Planning attempts to mitigate the additional pressures of rapidly changing legislation through resource reallocation while calling for more active consultation in the legislative and regulation drafting process from other orders of government.

## **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 2023, City Planning received 411 development applications (new and supporting) and scheduled 96 Committee of Adjustment hearings on 2,773 applications and issued 239 consent certificates, while the Toronto Local Appeal Body (TLAB) held 184 hearings. Heritage Planning received and released 1,873 permits with 49% of them being approved in less than 14 days. City Planning also advanced 18,432 residential units and 376,825 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 34 Councillor Motions for the assignment of \$12.3M in Section 37/45 funds, and as of November 2023 brought forward 287 reports – 105 final reports and 182 request for direction reports - on OPA and Zoning applications.

The City continues to implement a new operating model for development review, including a teams-based organizational structure, process improvements and new technology to support housing delivery. Despite shortened application review periods and efforts to expedite approvals, advancing from permitting through to construction and occupancy remains a challenge. Successive Development Pipeline reports over a five-year period have highlighted that Council approves approximately twice as many residential units than are built each year. 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 do its part to enable the delivery of more housing.

## **Looking Ahead: Beyond 2024 and Other Items**

Attachment 3 to this report includes a preliminary list of active projects anticipated for completion or approval beyond 2024. 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 enable the delivery of housing and improve housing affordability. City Planning will continue its work alongside organizational transformation within Development & Growth Services, an evolving legislative framework for planning in Ontario, and other initiatives to improve the City's long-term financial sustainability and enable the City to invest in the critical infrastructure needed to support new housing as part of inclusive, resilient complete communities.

## **CONTACT**

---

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

Jana Neumann, Senior Planner, Strategic Initiatives, Policy & Analysis, City Planning, 416-392-4988, [Jana.Neumann@toronto.ca](mailto:Jana.Neumann@toronto.ca)

Dahab Ibrahim, Assistant Planner, Strategic Initiatives, Policy & Analysis, City Planning, 416-397-4137, [Dahab.Ibrahim@toronto.ca](mailto:Dahab.Ibrahim@toronto.ca)

## **SIGNATURE**

---

Kerri A. Voumvakis  
Interim Chief Planner and Executive Director  
City Planning

## **ATTACHMENTS**

---

Attachment 1: City Planning Study Work Program (2023)  
Attachment 2: City Planning Study Work Program (2024 Forecast)  
Attachment 3: City Planning Study Work Program (Beyond 2024 and Hold Items)

## Attachment 1: City Planning Study Work Program (2023)

The following attachment includes studies or initiatives that were completed or approved in 2023. 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 an Ontario Land Tribunal (OLT) hearing, or with a documented response to a provincial agency.

### City Building: Service Level 18

#### Secondary Plans and Area Studies

| Projects  | Ward   | Milestone Complete | Approved |
|---|--------|--------------------|----------|
| Downsview Draft Secondary Plan and Draft Community Development Plan Priorities - Status Report                                      | 6      |                    | X        |
| Ontario Place Official Plan Amendment and Zoning By-law Amendment - Status Report   | 10     |                    | X        |
| Our Scarborough Centre Study & Urban Design Guidelines: Phase 2-4 Proposals Report  | 21, 24 |                    | X        |
| Ready, Set, Midtown: Zoning Review - City Initiated Zoning By-law Amendments for Select Low-rise Areas - Decision Report - Approval | 12, 15 | X                  |          |
| Woodside Square Planning Review - Final Report  | 23     |                    | X        |

#### Special Projects

| Projects   | Ward | Milestone Complete | Approved |
|--|------|--------------------|----------|
| Davisville Yard / McBrien Site Feasibility Study - Phase 1 | 12   | X                  |          |
| EHON - Multiplex Study - Final Report                      | All  |                    | X        |
| EHON - Beaches-East York Pilot - Update Report             | 19   |                    | X        |
| EHON - Major Streets - Proposals Report                    | All  |                    | X        |
| Strip Plazas Current Conditions                            | All  | X                  |          |



## Transportation Planning

| Projects  | Ward | Milestone Complete | Approved |
|---|------|--------------------|----------|
| Prioritization of Higher Order Transit Projects | All  |                    | X        |
| Yorkdale Transportation Master Plan             | 8    |                    | X        |

**Total City Building complete/approved in 2023: 12**

**Service Level percent complete in 2023: 67%**

## Heritage Conservation: Service Level 5

| Projects                           | Ward | Milestone Complete | Approved |
|------------------------------------|------|--------------------|----------|
| Bill 23 Update - Heritage Register | All  | X                  |          |
| Cabbagetown Southwest HCD Plan     | 13   | X                  |          |

**Total Heritage Conservation complete/approved in 2023: 2**

**Service Level percent complete in 2023: 40%**

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

| Projects                       | Ward | Milestone Complete | Approved |
|--------------------------------|------|--------------------|----------|
| Mid-Rise Transitions           | All  | X                  |          |
| Mid-Rise Transitions (Phase 2) | All  | X                  |          |

**Total Urban Design Guidelines (City-wide) complete/approved in 2023: 2**

**Service Level percent complete in 2023: 200%**

## Additional Initiatives

| Legislative Review Projects   | Ward | Milestone Complete | Approved |
|---|------|--------------------|----------|
| Bill 97 – Area of Employment Official Plan Amendments - Proposals Report                | All  |                    | X        |
| City Additional Comments on the Province's Proposal to Return Lands to the Greenbelt    | All  |                    | X        |
| City Comments on Provincial Bill 134 Proposed Definition of Affordable Residential Unit | All  |                    | X        |
| City Comments on the Proposed Provincial Planning Statement                             | All  |                    | X        |
| City Comments on the Province's Proposal to Return Lands to the Greenbelt               | All  |                    | X        |

| <b>Projects</b>  | <b>Ward</b> | <b>Milestone Complete</b> | <b>Approved</b> |
|--|-------------|---------------------------|-----------------|
| City staff Comments on Bill 131 - Transportation for the Future Act                    | All         |                           | X               |
| City staff Comments on Bill 97 - Helping Homebuyers, Protecting Tenants Act, 2023      | All         |                           | X               |
| City staff Comments on Province's new Building Faster Fund                             | All         |                           | X               |
| Feedback on Potential Provincial Regulation(s) on Municipal Rental Replacement By-laws | All         |                           | X               |

### **Official Plan (City-wide)**

| <b>Projects</b>  | <b>Ward</b> | <b>Milestone Complete</b> | <b>Approved</b> |
|--|-------------|---------------------------|-----------------|
| Official Plan Amendment for Bill 97 Transition - Authorizing the Continuation of Institutional and Commercial Uses in Employment Areas | All         |                           | X               |
| Our Plan Toronto: Employment Area Conversion Requests Status Update  | All         |                           | X               |
| Our Plan Toronto: Recommendations on Five Deferred Employment Area Conversion Requests - Final Report                                  | All         |                           | X               |
| Our Plan Toronto: Recommendations on Forty-Five Employment Area Conversion Requests - Final Report                                     | All         |                           | X               |
| Our Plan Toronto: Recommendations on One Deferred Employment Area Conversion Requests - Final Report                                   | All         |                           | X               |
| Our Plan Toronto: Recommendations on Seventy Employment Area Conversion Requests and Chapter 7 Site and Area Specific Policy Review    | All         |                           | X               |
| Our Plan Toronto: Recommendations on the East Harbour Employment Area Conversion Request - Final Report                                | All         |                           | X               |

### **Zoning By-law**

| <b>Projects</b>  | <b>Ward</b> | <b>Milestone Complete</b> | <b>Approved</b> |
|--|-------------|---------------------------|-----------------|
| Framework for the Review of Licensing and Zoning Regulations for Restaurants, Bars and Entertainment Venues - Final Report | All         |                           | X               |
| Housing Action Plan: City-wide Zoning performance standards to implement as-of-right mid-rise development on Avenues       | All         |                           | X               |

| <b>Projects</b>   | <b>Ward</b> | <b>Milestone Complete</b> | <b>Approved</b> |
|---|-------------|---------------------------|-----------------|
| Housing Action Plan: Zoning By-law Simplification and Modernization for Low-Rise Residential Zones – Phase I Final Report | All         |                           | X               |
| Outdoor Patios on Private Property  | All         |                           | X               |
| Zoning By-law Amendment to Permit Laneway Suites in Yorkville   | All         |                           | X               |

### Forecasts and Modelling

| <b>Projects</b>                                   | <b>Ward</b> | <b>Milestone Complete</b> | <b>Approved</b> |
|---|-------------|---------------------------|-----------------|
| Development Pipeline 2022 Q2                      | All         |                           | X               |
| Employment by Place of Work - Phase 4             | All         |                           | X               |
| Our Plan Toronto: Land Needs Assessment - Phase 4 | All         |                           | X               |
| Toronto Employment Survey - 2022                  | All         |                           | X               |

### Special Projects

| <b>Projects</b>   | <b>Ward</b> | <b>Milestone Complete</b> | <b>Approved</b> |
|---|-------------|---------------------------|-----------------|
| 2023 Housing Action Plan Priorities for 2022-2026   | All         |                           | X               |
| A Housing Pledge for the City of Toronto  | All         |                           | X               |
| Generational Transformation of Toronto's Housing System to Urgently Build More Affordable Homes             | All         | X                         |                 |
| Accelerating Approvals for Affordable Housing   | All         | X                         |                 |
| Chapter 667 amendments to align with Centralized Affordable Rental Housing Access System                    | All         |                           | X               |
| Finding New Tools to Secure Affordable Housing and Deliver Complete Communities                             | All         | X                         |                 |
| Housing Now Initiative - 2023 Progress Update   | All         |                           | X               |
| Housing Now: 140 Merton Street  | 12          |                           | X               |
| Housing Now: 5207 Dundas Street West  | 3           |                           | X               |
| Housing Now: Parkdale Hub - (1303, 1313, 1325, 1337, 1345 Queen Street West and 212, 220, 224 Cowan Avenue) | 4           |                           | X               |

| <b>Projects</b>   | <b>Ward</b> | <b>Milestone Complete</b> | <b>Approved</b> |
|---|-------------|---------------------------|-----------------|
| Ontario Place Redevelopment - Declaration of Surplus                                | 10          | X                         |                 |
| Port Lands Flood Protection – Update  | 14          |                           | X               |
| Recommended Framework for the Community Infrastructure and Housing Accelerator Tool | All         |                           | X               |
| Third-party review of Committee of Adjustment                                       | All         | X                         |                 |
| Villiers Island – Affordable Housing Update   | 14          |                           | X               |
| Waterfront East LRT Business Case   | 10,14       |                           | X               |

### **Environmental Implementation**

| <b>Projects</b>  | <b>Ward</b> | <b>Milestone Complete</b> | <b>Approved</b> |
|--|-------------|---------------------------|-----------------|
| Toronto Green Standard V4 – Update (Embodied Carbon Cap) | All         |                           | X               |
| Growing Space for Trees Proposals Report                 | All         | X                         |                 |

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

| <b>Projects</b>  | <b>Ward</b> | <b>Milestone Complete</b> | <b>Approved</b> |
|--|-------------|---------------------------|-----------------|
| Defense of OPA 558 at OLT (Affordable Definitions)   | All         | X                         |                 |
| Dufferin Street Secondary Plan OLT Appeals   | 8           |                           | X               |
| King Spadina Secondary Plan Appeals  | 10          |                           | X               |
| Mimico Judson Secondary Plan Appeals   | 3           | X                         |                 |
| Sheppard Willowdale Secondary Plan- OLT appeals  | 18          |                           | X               |
| Sherway Area Secondary Plan OLT Appeals  | 3           | X                         |                 |
| Yorkdale Mall Redevelopment - Appeals  | 8           |                           | X               |
| Zoning By-law Appeals - Phase 3: Residential Apartment zone (revisions to permit townhouses) | All         | X                         |                 |
| Zoning By-law Appeals - Phase 4: CR and CRE zones hearing completion/settlement              | All         | X                         |                 |

**Total Additional Initiatives complete/approved in 2023: 52**

## Attachment 2: City Planning Study Work Program (2024 Forecast)

The following is a draft preliminary forecast of studies or initiatives currently underway and targeted for completion in 2024. This forecast is subject to change based on emerging Council priorities.

### City Building: Service Level 18

#### Secondary Plans and Area Studies

| Projects  | Ward |
|---|------|
| Bloor Street Study: St. Helens Avenue to Perth Avenue SASP  | 9    |
| Bloor Street West and Spadina Avenue - Four Corners Study and Indigenous-led Engagement                   | 11   |
| Bloor West Village Avenue Study - Final Report and SASP/ Zoning By-law                                    | 4,9  |
| Bloor Yorkville Secondary Plan – Proposals Report   | 11   |
| Bloor Yorkville Secondary Plan - Final Report   | 11   |
| Deferred Employment Area Conversion Requests  | All  |
| East Harbour Transit Oriented Communities Proposal - Final Negotiated Arrangements                        | 14   |
| EHON: Major Streets - Final Report  | All  |
| EHON: Multiplex Prevailing By-laws Final Report   | All  |
| EHON: Local Neighbourhood Retail and Services Phase 2 - Proposals Report                                  | All  |
| EHON: Local Neighbourhood Retail and Services Phase 2 – Final Report                                      | All  |
| Glencairn Subway Station Planning Study Phase 1   | 8    |
| Housing Action Plan: As-of-right zoning for Avenue Studies with no implementing zoning – Proposals Report | All  |
| Housing Action Plan: Avenues Policy Review – Proposals Report   | All  |
| Jane Finch Initiative - Secondary Plan and Urban Design Guidelines – Final Report                         | 6, 7 |
| Little Jamaica Initiative – Final Report  | All  |
| McCleary District Precinct Plan (Port Lands)  | 14   |

| <b>Projects</b>   | <b>Ward</b> |
|---|-------------|
| Oakwood-Vaughan Planning Strategy   | 12          |
| Our Scarborough Centre Study and Urban Design Guidelines, Phase 2-4 - Final Report  | 21, 24      |
| Quayside Affordable Housing and Land Transactions Status Update   | 10          |
| Ready, Set, Midtown: Zoning Review - City Initiated Zoning By-law Amendments for Apartment Neighbourhoods Designated Lands - Final Report | 12,15       |
| Regeneration Area studies resulting from Council's adoption of OPA 591 pending Ministerial approval                                       | All         |
| TOcore: Downtown Plan Monitoring Framework  | 10, 11, 13  |
| Transit Design Guide Update   | All         |
| Under Gardiner Public Realm Plan  | All         |
| University of Toronto Scarborough Campus Secondary Plan - Proposals Report  | 25          |
| Upper Jarvis Neighbourhoods Study   | 13          |
| Villiers Island Density Study – Status Update   | 14          |
| Villiers Island - Business and Implementation Plan  | 14          |
| Villiers Island Rezoning Study, Precinct Plan Update, and Official Plan Modification  | 14          |
| Visioning Study for Wilson Avenue between Highway 400 and Jane Street   | 7           |
| Yonge St Clair Apartment Neighbourhood Framework - Phase 1  | 12          |

### **Transportation Planning**

| <b>Projects</b>  | <b>Ward</b> |
|--|-------------|
| East Harbour Transit Oriented Communities Proposal - Final Negotiated Arrangements | 14          |
| Highland Creek Village OPA (Transportation Updates)                                | 25          |
| Renew Sheppard Planning Study - Transportation Report                              | 17, 18      |

| <b>Projects</b>  | <b>Ward</b> |
|--|-------------|
| Zoning By-law Parking Standard Review - Bicycle Parking, Accessible Parking, Loading & Monitoring Report | All         |

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

| <b>Project</b>               | <b>Ward</b> |
|------------------------------|-------------|
| Bloor West Village HCD Study | 4           |
| Jane-Finch CHRA              | 6, 7        |
| Kensington Market HCD Plan   | 11          |
| Scarborough Centre CHRA      | 21          |
| West Queen West HCD Plan     | 9,10        |
| Weston Phase 2 HCD Study     | 5           |

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

| <b>Project</b>        | <b>Ward</b> |
|-----------------------|-------------|
| Thermal Comfort Study | All         |

#### **Additional Initiatives**

##### **Official Plan (City-wide)**

| <b>Project</b>  | <b>Ward</b> |
|---|-------------|
| Bill 97 – Area of Employment Official Plan Amendments - Final Report  | All         |
| Inclusionary Zoning - Bill 23 Changes, Additional Specific Area-Based Analysis  | All         |
| Inclusionary Zoning - Final Implementation Guidelines   | All         |
| Our Plan Toronto: Chapter 1 Vision Statement for 2051, Principles for a Successful and Inclusive City and Indigenous Planning Perspectives - Final Report | All         |
| Our Plan Toronto: Parks and Open Spaces Official Plan Policies - Final Report   | All         |
| Our Plan Toronto: Potential Revisions for Expanding Provincial Planning Statement conformity – Final Report   | All         |

| <b>Project</b>  | <b>Ward</b> |
|---|-------------|
| Partial Settlement to Official Plan Special Policy Areas - Hoggs Hollow   | 15          |
| Updating Policies for Infrastructure and Utility Projects in Parks and Open Space Areas: Draft Official Plan Amendment – Final Report | All         |

### **Zoning By-law**

| <b>Project</b>   | <b>Ward</b> |
|--|-------------|
| Zoning Conformity to OPA 231 - Full Conformity   | All         |
| Zoning regulations for residential basements – Proposals Report                                  | All         |
| Housing Action Plan: Incorporating low rise residential lands into ZBL 569-2013 Proposals Report | All         |

### **Forecasts and Modelling**

| <b>Project</b>                   | <b>Ward</b> |
|----------------------------------|-------------|
| Development Pipeline - 2023      | All         |
| Housing Occupancy Trends 2021    | All         |
| Toronto Employment Survey - 2023 | All         |

### **Special Projects**

| <b>Projects</b>  | <b>Ward</b> |
|--|-------------|
| Authority to Enter into a Project Delivery Agreement with Waterfront Toronto for the Construction of the Keating Channel Pedestrian Bridge | 10, 14      |
| Billy Bishop Toronto City Airport Update   | 10          |
| Bloor West Village Avenue Study – Urban Design Guidelines  | 4           |
| Committee of Adjustment application requirements for Zoning Reviews and Zoning Waivers   | All         |
| Community Benefits Charge: Implementation Guidelines for In-Kind matters   | All         |
| Durham-Scarborough BRT TPAP Addendum   | 21, 24, 25  |
| Exhibition Place Master Plan Implementation  | 10          |
| Housing Now Initiative - 2024 Progress Update  | All         |



| <b>Projects</b>   | <b>Ward</b> |
|---|-------------|
| Housing Now: 1631 Queen Street East   | 19          |
| Housing Now: Bloor-Islington (3326 and 3330 Bloor Street West and 1240 and 1226 Islington Avenue) | 3           |
| Housing Now: Bloor-Kipling Block 3  | 3           |
| IMIT 2022 Review  | All         |
| Next Phase of Waterfront Revitalization - Update on Intergovernmental Discussions                 | All         |
| Office Space Needs Study  | All         |
| Planning Incentives for Office Replacement (Phase 2)  | All         |
| Port Lands PIC District- Urban Design Guidelines  | 14          |
| Third-party review of Committee of Adjustment – Implementation Update                             | All         |
| University of Toronto St. George Campus Urban Design Guidelines                                   | 11          |
| Ward 23 Multiplex Study – Final Report  | 23          |

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

| <b>Projects</b>   | <b>Ward</b> |
|---|-------------|
| Liberty Village Public Realm and Community Services and Facilities Study - Final Report | 4,10        |

### **Environmental Implementation**

| <b>Projects</b>  | <b>Ward</b> |
|--|-------------|
| Etobicoke Creek Watershed Plan – for City Council endorsement                              | 2, 3        |
| Historical Watercourse Restoration - Feasibility Review                                    | All         |
| Toronto Green Standard Update Version 5 - Accelerating Carbon Reduction in New Development | All         |

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

| <b>Projects</b>               | <b>Ward</b> |
|-------------------------------|-------------|
| Historic Yonge HCD OLT Appeal | 11, 13      |

| <b>Projects</b>  | <b>Ward</b> |
|--|-------------|
| King-Spadina HCD Plan OLT Appeal   | 10          |
| OPA 536 Appeal   | All         |
| Parkdale Main Street HCD Plan OLT Appeal                                   | 4           |
| Queen St West (Bathurst - Roncesvalles) Phase 1 Appeals                    | 10, 4       |
| Zoning By-law Appeals - Topic specific: schools (elementary and secondary) | All         |

### Attachment 3: City Planning Study Work Program (Beyond 2024 and Hold Items)

The following is a draft preliminary list of active studies with preliminary completion dates anticipated beyond 2024, 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 Items   | Ward   | Status |
|--|--------|--------|
| Agincourt Plan Secondary Plan Review - Proposals Report  | 22     | Active |
| As-of-right zoning for mid-rise buildings along Avenues where an Avenue Study has resulted in an Official Plan Amendment or Urban Design Guidelines but with no implementing zoning - Final report | All    | Active |
| Baby Point HCD Plan  | 4      | Active |
| Belmont-Hillsboro HCD Study  | 11     | Hold   |
| Bloor Street West Study (Christie to Lansdowne Review) - Phase 2   | 9, 11  | Hold   |
| Bloor Yorkville CHRA   | 11     | Active |
| Centennial College Master Plan   | 24     | Active |
| Chinatown CHRA   | 10, 11 | Hold   |
| Chinatown Study (Spadina/Dundas)   | 10, 11 | Active |
| College Street Planning Study - Rusholme Road to Lansdowne Avenue  | 9      | Hold   |
| College Street West Study, Bathurst Street to Lansdowne Avenue   | 9, 10  | Hold   |
| Concorde Gate/Place Study  | 16     | Active |
| Coronation Employment Area Opportunity and Mobility Study  | 25     | Active |
| Danforth Avenue Planning Study Segment 2 - OLT Appeals   | 14     | Active |

| <b>Work Program Items</b>  | <b>Ward</b> | <b>Status</b> |
|--|-------------|---------------|
| Danforth Avenue Planning Study Segment 2 - Phase 2                                       | 14          | Active        |
| Davisville Yard/McBrien Site Feasibility Study Phase 2                                   | 12          | Hold          |
| Defense of OPA 558 at OLT (Affordable Definitions), Phase 2 site-specific appeals        | All         | Active        |
| Downsview - Downsview West District Plan   | 6           | Active        |
| Downsview - Taxiway West District Plan   | 6           | Active        |
| Dundas West Study (between Gore Vale Ave and Sterling Road) - Phase 1                    | 9           | Hold          |
| Eglinton/McCowan TOC Area Study  | 20          | Active        |
| EHON - Neighbourhood Change and Intensification Research                                 | All         | Active        |
| Expanding Mixed Use Areas (Chapter 4)  | All         | Active        |
| Gerrard-Carlaw Planning Study  | 14          | Active        |
| Glencairn Subway Station Planning Study Phase 2  | 8           | Active        |
| Glencairn Subway Station Planning Study Phase 3  | 8           | Active        |
| Golden Mile Secondary Plan - OLT Appeals   | 16, 20, 21  | Active        |
| Green Standard By-Law  | All         | Active        |
| Growing Green Streets Implementation Strategy  | All         | Active        |
| Harbord Village Phase 3 HCD Study  | 11          | Hold          |
| Historic Main Street Properties - Guidelines/Best Practices for Conserving and Enhancing | All         | Hold          |
| Housing Action Plan: Apartment Infill Study Final Report                                 | All         | Active        |
| Housing Action Plan: Avenues Policy Review – Final Report                                | All         | Active        |

| <b>Work Program Items</b>  | <b>Ward</b> | <b>Status</b> |
|--|-------------|---------------|
| Housing Action Plan: Commercial-Residential Zoning for new Mixed Use Areas segments Proposals Report                           | All         | Active        |
| Housing Action Plan: Incorporating low rise residential lands into ZBL 569-2013 Final Report                                   | All         | Active        |
| Housing Action Plan: Zoning By-law Simplification and Modernization for Low-Rise Residential Zones – Phase II Proposals Report | All         | Active        |
| Housing Action Plan: Zoning Review for Transition Zones  | All         | Active        |
| Housing Now: 1250 Eglinton Avenue West   | 8           | Active        |
| Housing Now: 251 Esther Shiner Boulevard   | 17          | Active        |
| Housing Now: 2700 Eglinton Avenue West   | 5           | Active        |
| Housing Now: 40 Bushby Drive   | 24          | Active        |
| Housing Now: 4040 Lawrence Avenue East   | 24          | Active        |
| Housing Now: Bloor- Kipling Blocks 6 &, 7  | 3           | Active        |
| Housing Now: Danforth Barns  | 19          | Active        |
| Jenet, Wade, Paton Compatibility Study   | 4, 9        | Hold          |
| Kennedy Mobility Hub   | 20, 21      | Hold          |
| King Parliament Secondary Plan OLT Appeals   | 10, 13      | Active        |
| Kingston Road Guildwood GO Area Study & Urban Design Guidelines  | 24          | Active        |
| Lake Shore Boulevard West Corridor Review  | 3           | Active        |
| Little Jamaica CHRA  | 8,12,9,5    | Active        |
| Midtown Monitoring   | 8, 12, 15   | Active        |
| Mount Dennis Secondary Plan - Appeals  | 5           | Active        |

| <b>Work Program Items</b>   | <b>Ward</b> | <b>Status</b> |
|---|-------------|---------------|
| Mount Dennis Secondary Plan Transportation Implementation Strategy  | 5           | Active        |
| Mount Dennis Zoning and Urban Design Guidelines   | 5           | Active        |
| North York Centre Secondary Plan Review   | 18          | Active        |
| Official Plan Updates to Support Inclusive Growth – Updating Neighbourhoods and Apartment Neighbourhoods Policies (Chapter 4) | All         | Active        |
| OPA 231 - Site Specific Appeals at OLT  | All         | Active        |
| OPA 231 - Site Specific Settlements, 2023-2026  | All         | Active        |
| Planning Research Online - Phase 3  | All         | Active        |
| Polson Quay Precinct Plan   | 14          | Hold          |
| Port Lands Flood Protection Update  | 14          | Active        |
| Queen Street East (Riverside) Heritage Conservation District Study  | 14          | Active        |
| Regeneration Area studies resulting from Council's adoption of OPAs 644, 653 - pending Ministerial approval                   | All         | Active        |
| Removal of Harbour Lead Line and Keating Rail Yard - Update   | 14          | Active        |
| Report Back: A New Regulatory Framework for Multi-tenant Houses   | All         | Active        |
| Review of Sheppard Avenue East Subway Corridor Secondary Plan   | 17          | Active        |
| Scarborough Junction: Regeneration and TOC Study  | 20          | Active        |
| Separation Distance and Zones Review for Crematoriums   | All         | Hold          |
| Sheppard/McCowan Regeneration and TOC Study   | 23          | Hold          |

| <b>Work Program Items</b>  | <b>Ward</b> | <b>Status</b> |
|--|-------------|---------------|
| Sunshine Valley HCD Study  | 19          | Hold          |
| Technical Review of Green Roof Bylaw   | All         | Active        |
| The Junction Phase 1 HCD Study   | 4           | Active        |
| University Avenue CHL  | 10, 11      | Active        |
| University of Toronto Queen's Park Precinct CHRA   | 10, 11      | Hold          |
| University of Toronto Scarborough Campus (UTSC) Secondary Plan & Urban Design Guidelines                           | 25          | Active        |
| Urban Design Guidelines and Streetscape Plan for Sheppard Lansing and the Sheppard Willowdale Secondary Plan Areas | 18          | Active        |
| West Annex Phase 2 HCD Study   | 11          | Active        |
| Western Waterfront Masterplan - Update   | 3,4         | Active        |
| Weston Village Planning Framework Study - Parke Street to Wilby Crescent/Wright Avenue                             | 5           | Active        |
| Wychwood HCD Plan Review   | 12          | Hold          |
| Wynford-Concorde Mobility Strategy   | 16          | Active        |
| Yonge Street North Community Services & Facilities Implementation Strategy   | 18          | Hold          |
| Yonge Street North Planning Study - City-Initiated Official Plan Amendment - OLT Hearing                           | 18          | Active        |
| Yonge Street North Urban Design Guidelines   | 18          | Active        |
| Zoning By-law Appeals - Accessible Parking   | All         | Active        |
| Zoning By-law Appeals - Topic specific: funeral homes, crematoria and cemeteries                                   | All         | Active        |
| Zoning By-law Appeals - Topic specific: group homes and rooming houses (special residential)                       | All         | Active        |

| <b>Work Program Items</b>  | <b>Ward</b> | <b>Status</b> |
|--|-------------|---------------|
| Zoning By-law Appeals - Topic specific:<br>parking                                     | All         | Active        |
| Zoning By-law Appeals - Topic specific:<br>places of worship                           | All         | Active        |
| Zoning By-law Appeals - Topic specific:<br>vehicle fuel station and propane facilities | All         | Active        |