

City Planning and Development Review Divisions - Study Work Program Update

Date: January 8, 2025

To: Planning and Housing Committee

From: Chief Planner and Executive Director, City Planning and Executive Director,
Development Review

Wards: All

SUMMARY

This report provides the annual update on the Study Work Program from the City Planning and Development Review divisions. It outlines the divisions' 62 completions and approvals in 2024, including a broad range of city building work across Toronto. The report also provides a forecast for the divisions' 2025 Study Work Program.

The Study Work Program Update highlights initiatives led by the City Planning and Development Review divisions to manage the city's growth and its physical form, and the opportunities these initiatives provide for increased access to housing, jobs and services for all Toronto residents.

The Study Work Program supports the City's equity strategies and is aligned with the Official Plan's four principles of reconciliation, access, equity and inclusion.

This year's update reflects work from both divisions as the study work program and budgets remain intertwined.

In 2024, the City Planning and Development Review divisions completed 62 items. With respect to service levels, the divisions delivered 21 items under City Building Studies (service level: 18), 1 item under City-wide Urban Design Guidelines (service level: 1) and 5 items under Heritage Conservation District (HCD) Studies/Plans (service level: 5). 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, forecasts and modelling, environmental implementation, special projects, heritage conservation, Ontario Land Tribunal (OLT) appeal-related work, and ongoing Official Plan implementation. 35 of these additional initiatives were completed or approved in 2024.

City Planning and Development Review are actively examining how their city building work can better deliver planning outcomes that advance social equity and economic

inclusion for current and future residents; encourage appropriate kinds of growth and development across Toronto; and guide investment in community improvements and infrastructure. The overarching driver is to focus the divisions' integrated and cross-disciplinary city building approach in support of a more inclusive and climate adaptive city.

Both divisions stand alongside their divisional partners in pursuing all available tools to address the housing crisis. The policies, plans and programs advanced by the divisions 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 delivering that vision.

The Divisions' 2024 achievements spanned a wide range of topics, supporting the Official Plan's goals of advancing reconciliation, taking action on climate change, addressing housing demand, and removing barriers.

The adoption of a new Chapter One to the Official Plan gives the divisions an updated set of guiding values, brought to life through initiatives such as the naming of Ooqwemin Minising and Biidaasige Park. Climate action is also a priority, with efforts such as updating the Toronto Green Standard timelines and improving watershed health. To address housing supply, the divisions advanced work to implement inclusionary zoning, use City-owned lands for housing, and updated the Official Plan to encourage more mixed-use development close to transit.

In 2025, study work will prioritize unlocking permissions for more housing to be built more quickly. The divisions will report on several area studies including for Chinatown, Kingston Road/Guildwood, Glencairn and Lake Shore West. Ongoing work to update the Official Plan will focus on expanding *Mixed Use Areas* and updating *Neighbourhoods* and *Apartment Neighbourhoods* policies while zoning by-law updates will ensure that more housing can be delivered as-of-right across the city.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning and the Executive Director, Development Review recommend 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 studies and initiatives that advance a number of the City's equity strategies and commitments, including: the Reconciliation Action Plan, Toronto Action Plan to Confront Anti-Black Racism, HousingTO 2020-2030 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 effects, 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 the Study Work Program.

DECISION HISTORY

City Planning 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 work in this area. Starting in 2021 the division's annual update was provided in Q1 to better align with the calendar year and budget cycle.

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

<https://secure.toronto.ca/council/agenda-item.do?item=2024.PH9.6>

BACKGROUND

One Team Culture: City Planning and Development Review

City Planning and Development Review share the objective of creating a well planned, vibrant, and inclusive Toronto by managing the growth and physical form of the city.

City Planning Division

The primary role of the City Planning Division is to develop Toronto's planning framework. It does so by leading city-wide policy development, including the Official Plan and city-wide Zoning Bylaw, exercising authority respecting heritage conservation, championing design excellence, delivering innovative research initiatives on land use issues, and administering the Committee of Adjustment. City Planning staff provide expert planning advice on housing, zoning, environmental sustainability, waterfront governance, community and economic development, urban design, heritage, and transportation, and support Development Review and other City divisions.

Development Review Division

The mandate of the Development Review Division is to expedite the review of development applications submitted to the City with a focus on getting more homes, notably affordable homes, built faster within complete communities. The division ensures that development projects are delivered in a manner that supports good planning, conforms to approved City policies and supports Provincial policies. To achieve these objectives, the division brings together multi-disciplinary teams of community planning, development engineering, transportation review and other staff who directly contribute to and support the development application review process. Consolidating key development review functions into a single division supports streamlined decision-making, improved transparency and accountability, better coordination and collaboration across commenting groups, more efficient business practices and processes, improved service delivery for staff and applicants and faster delivery of affordable housing within complete communities.

The work of the City Planning and Development Review divisions is inextricably linked, as both divisions contribute to the delivery of two primary services:

- City Building & Policy Development, and
- Development Review, Decision and Implementation.

Activities in one area of service support 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 through the work of both divisions.

Study Work Program

The 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, 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 Official Plan underscores all the work in the City Planning and Development Review divisions. Its vision, recently updated to reflect current challenges and realities, will be realized, not only through the work of City Planning and Development Review, but also through strategic alignment with other corporate initiatives including the equity strategies mentioned above.

Study Work is a key implementing tool for the Official Plan and its core principles of reconciliation, access, equity and inclusion. The Official Plan envisions four bold, actionable goals to guide decisions and growth over the coming decades. Toronto will be:

- **A city of complete communities:** Toronto will have more safe, walkable, mixed income, complete communities that create a sense of place, reduce disparities, and enable all residents to conveniently access the necessities of daily life, including affordable housing, sustainable transportation such as transit and cycling, employment, education, healthcare, nature and local amenities.
- **A sustainable and resilient city:** Toronto will reach net zero and become more resilient to climate change, demonstrated in our land use planning decisions, infrastructure investments, extensive transit and cycling networks, restored biodiversity, and integrated perspectives, including Indigenous views on land protection. Toronto will use its growth wisely, strategically linking growth to transit and other public investments.
- **The most inclusive city in the world:** Toronto will continue to be a city that recognizes diversity as its strength and welcomes people of all backgrounds through opportunities for a better life, pathways to prosperity, and cultural diversity. An inclusive and caring city is one that prioritizes the well-being and dignity of all its residents, where every person feels supported and empowered to participate in community life, regardless of background or circumstance.
- **A city that contributes to a just future for Indigenous Peoples:** Toronto will work with honesty and integrity to create and repair relationships to support truth, justice,

and reconciliation with Indigenous Peoples. Toronto will be a city where Indigenous worldviews, cultures, and ways of life are respected and celebrated.

By setting priorities for directing growth, analyzing servicing, preserving heritage, shaping development, and updating policy, the projects in the Study Work Program bring these goals to life. New initiatives are added to the Study Work Program either through requests from City Council or as they are identified by the divisions 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 that items be prioritized based on 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 divisions' emphasis on housing initiatives in recent years is one example of how the Study Work Program adapts to the city's most pressing needs.

Study Work Completions and Approvals

City Planning and Development Review track a Study Work Program item as "complete" when it has achieved a major public milestone, usually a report to City Council or a Committee of Council. The completion of a milestone is the measure by which the divisions track their service levels. An item may continue to generate workload should there be requests from Committees or City Council for additional work or consultation prior to its final consideration and approval by Council. The divisions also track 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

2024 Study Work Program Deliverables

The 2024 Study Work Program represents the divisions' work to deliver studies and initiatives that implement Toronto's Official Plan and bring its priorities of reconciliation, access, equity and inclusion to life. This work takes place in an environment of change, as divisions adjust and respond to changing Provincial legislation.

In 2024, City Planning and Development Review completed 62 items of which 48 have been approved. The divisions met or exceeded all their service levels in 2024: 21 for City Building Studies (service level: 18), 1 for City-wide Urban Design Guidelines (service level: 1) and 5 for Heritage Conservation District (HCD) Studies/Plans (service level: 5). Many of the items completed in 2024 represent the culmination of multi-

phased projects involving inter-divisional collaboration and broad community participation.

In addition to completions against service levels, City Planning and Development Review undertake 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. 35 of these additional initiatives were completed or approved in 2024.

2024 was a year of transition for both divisions as the Development Review Division was established, and the City Planning Division adapted to significant structural change. A list of the Divisions' completions and approvals in 2024 is provided in Attachment 1.

Addressing Housing Demand:

Responding to the demand for housing remains a top priority and the City has advanced several initiatives under the Housing Action Plan (HAP) and the Expanding Housing Options in Neighbourhoods (EHON) initiative to make changes to the City's Official Plan, Zoning By-law and Urban Design Guidelines to enable more housing in neighbourhoods. The HAP includes a number of action items that address mid-rise development and Mixed Use Areas along major streets, Avenues, in transition zones and in major growth areas. These initiatives build on each other to facilitate growth at all scales, unlocking more housing types along the Major Streets and Avenues, while identifying more opportunities throughout the city for taller buildings, and providing choice for residents. In 2024, City Planning and Development Review updated the City's policies and zoning permissions with new built form and public realm standards, and implemented as-of-right zoning permissions to make it easier, faster, and more cost-effective to build mid-rise buildings.

As part of the ongoing work to bring [Inclusionary Zoning](#) into practice, staff brought forward to Committee draft delineations of seven Major Transit Station Areas (MTSAs) and two Protected Major Transit Station Areas (PMTSAs) for consultation in working towards preparing a final Official Plan Amendment under Section 26 of the *Planning Act*.

Maximizing the use of City-owned lands to address the housing crisis proceeded in 2024 including the approval of the [Housing Now](#) site at Bloor-Islington which will provide approximately 1,415 new dwelling units, of which, approximately 471 new affordable rental units will be targeted. The City's new Public Developer Delivery model, approved by City Council in July 2024, accelerates the creation of non-market, affordable rental homes for low- and moderate-income residents on City-owned lands. 11 Brock Avenue is the first affordable housing project delivered through this model and will create approximately 42 new rent-geared-to-income and supportive homes for people experiencing or at risk of homelessness. 35 Bellevue Avenue is another site advancing under the new model, which benefitted from a City-led expedited development review process. This project will provide at least 78 affordable housing units with supports to maintain people's health, wellbeing, and housing stability.

Additional sites which will provide a significant number of new housing units were also approved in 2024, such as Quayside Blocks 1 and 2 with approximately 2,811 residential units, including 458 affordable rental units.

Policy work for particular areas of the city also brought more lands into *Mixed Use Areas* designations to allow for higher density development, including significant new housing. Major city building initiatives such as [Ookwemin Minising](#) (formerly Villiers Island) and the [Renew Sheppard Secondary Plan](#) were completed in 2024 to update existing and create new planning frameworks for parts of the city experiencing significant development pressures. The Renew Sheppard Secondary Plan supports a mix of land uses and policy directions to transform the area from an auto-dependent environment to a pedestrian-oriented environment with an improved and expanded public realm.

The new island, Ookwemin Minising, will be the first mixed-use residential community emerging through the transformation of the Port Lands, designed to accommodate approximately 16,000 residents and 3,000 jobs. Defined by the re-naturalized Don River, it will develop into a sustainable and complete community as part of Toronto's broader waterfront revitalization.

Through initiatives such as these, both divisions were able to establish greater clarity in policy, allowing Development Review to make quicker decisions on applications, and unlocking housing as one of many components of complete communities across the city.

In 2025, planning for housing will continue with area studies including the [McCleary District Precinct Plan](#), [Our Scarborough Centre](#) secondary plan review, several Housing Now sites, and efforts to resolve issues before the OLT to bring approved plans into force. These initiatives will set city building expectations as well as streamline approvals by establishing greater as-of-right permissions, ultimately shortening the amount of time needed to advance through the development application review process.

Improving Access and Inclusion:

As the city grows, it is imperative that we address the inequities that create barriers for people and ensure that the positive impacts of investment and development are shared with, and focused on, traditionally under-funded communities. Two area-based studies approved in 2024, [Update Downsview](#) and the [Jane Finch Initiative](#), aimed to re-think the way we plan for growth by linking land use planning with community development priorities. New secondary plans and associated strategies for both areas align people- and place-focused initiatives to advance social equity and economic inclusion for current and future residents and workers, encourage the appropriate kinds of growth and development, and guide investment in community infrastructure. Companion community development plans, led by Social Development, Finance and Administration and Economic Development and Culture divisions, set actions and priorities to ensure that economic opportunities are inclusive, to combat displacement, and to build communities that are inclusive, resilient, and accessible, with a focus on Indigenous, Black, and equity-deserving communities.

Ongoing work related to [Expanding Housing Options in Neighbourhoods \(EHON\)](#) supports the principles of the Official Plan, not only by expanding housing options and choice but also by reducing barriers to accessing daily needs through encouraging the development of complete, walkable communities city-wide. In 2024, Council adopted an Official Plan Amendment to permit townhouses and small-scale apartment buildings up to 60 units along the major streets in *Neighbourhoods* and considered a proposed zoning approach to permit small-scale retail, service and office uses on residentially-zoned properties.

In 2025, improving access and inclusion will remain a key thread running through all of the work of City Planning and Development Review. Reports are anticipated on implementing the Community Benefits Charge for in-kind matters, area study work for [Weston](#), and [Chinatown](#), and ongoing work to implement Inclusionary Zoning.

Advancing Reconciliation:

In 2024, Council adopted a new [Chapter One to the Official Plan](#). The new Chapter One focuses on advancing reconciliation, setting a vision for the city to 2051, and adopting principles for a successful and inclusive Toronto. Chapter One now serves as a statement of values against which the divisions can assess everything that they do from everyday administrative practices to recommendations to Council, to new initiatives, to future amendments to the Plan.

Toronto's [Reconciliation Action Plan](#) identifies several actions for City Planning including a Reconciliation audit to revise new policies, improve relationships with treaty and territorial partners, and identify opportunities for Indigenous placemaking and placekeeping initiatives in new development. Updating Chapter One of the Official Plan to explicitly state the City's intention to better understand the realities of Indigenous Peoples, including urban Indigenous communities, and to be more responsive to their needs, is a critical step in the journey toward meaningful reconciliation.

The naming of [Ookwemin Minising](#) (formerly Villiers Island) and Biidaasige Park represents both a symbolic and concrete step in turning words into actions that contribute to truth, justice, and reconciliation. The process itself – a collaborative engagement to discover, reflect on, and determine Indigenous names for the new island in the Port Lands – was as meaningful as the names themselves. The naming process demonstrates that the City can shift power and priorities with respect for Indigenous worldviews, ways of knowing, cultural protocols, ceremonies, self-determination and leadership. While Indigenous place naming is a significant part of advancing Indigenous cultural revitalization on the waterfront, it is but a small step in a long journey; one that will continue throughout the coming years.

Reconciliation will continue to motivate all of the divisions' work in 2025 with a few initiatives specifically focused on creating and repairing relationships with Indigenous Peoples including the Bloor Street West and Spadina Avenue - Four Corners Study.

Taking Action on Climate Change and its Impacts:

A significant step toward meeting our climate action goals was the completion of Phase 1 of the [Net Zero Transition Study](#) which assessed the feasibility of advancing Toronto Green Standard (TGS) requirements to reduce greenhouse gas emissions for 2025. This work will be rolled into the Version 5 update of the Toronto Green Standard to ensure that the City is on track to reach net zero by 2040.

Protecting and enhancing the health of Toronto's watersheds is a critical component of climate resilience. In developing the Etobicoke Creek Watershed Plan, modeling was conducted to better understand the impacts of future weather models to the ecosystem health of the watershed. Implementation of the watershed plan will better integrate climate adaptation planning with land use decisions and natural area restoration programs.

Other work related to taking on climate change and its impacts includes area-specific public realm studies which aim to improve walkability, improve and expand parkland, increase the tree canopy and provide opportunities for greening the public realm. Public realm plans were adopted in 2024 for [Liberty Village](#) and Under Gardiner.

2025 will bring further work to address climate change and its impacts including the [Thermal Comfort Study](#), an update on Port Lands flood protection, and ongoing updates to the Toronto Green Standard and the Green Roof bylaw. Staff will also explore the replacement of endangered species habitat on public lands, potential restoration opportunities for historical watercourses, and, together with internal and external partners, publish the Embodied Carbon Management Toolkit for Municipalities.

Aligned Initiatives that Support City Building:

In 2024, City Planning and Development Review delivered a range of Study Work Program items to support better decision-making and outcomes on city building matters. These include projects related to forecasting and modeling, urban design, heritage conservation, Ontario Land Tribunal (OLT) work, and ongoing work to implement the Official Plan:

Forecasts and Modelling:

In 2024, City Planning presented the [2023 Development Pipeline](#), a research bulletin providing a summary of development activity over the past five years and offering insights into the city's growth and potential urban changes ahead. The 2023 Development Pipeline was the largest recorded to date and contains 800,889 residential units and 13,958,670 m² of non-residential gross floor area.

City Planning also published the [2023 Toronto Employment Survey](#) bulletin, reporting on its annual city-wide field survey of 75,000 business establishments. In 2023, the Toronto Employment Survey recorded 1,535,290 jobs city-wide, an increase of 3.4 percent from 2022, and just 2.2 percent lower than the pre-pandemic total of 1,569,800 in 2019. In 2023, 7,580 new establishments opened in the city.

The [Housing Occupancy Trends 2001-2021](#) research bulletin uses custom tabulations from Statistics Canada to examine the influence of demographic, social and market trends on housing occupancy in Toronto between 2001 and 2021. Ongoing monitoring of household occupancy trends provides background information to support the continued monitoring, review and development of Official Plan policies and assists other City divisions by informing their housing programs and initiatives.

In 2025, City Planning will deliver modelling of potential residential housing yields from the Expanding Housing Options in Neighbourhoods (EHON) initiatives, estimates of intensification in *Neighbourhoods*, updated reporting on city-wide development activity via the 2024 Development Pipeline, and will carry out the 2025 Toronto Employment Survey.

Urban Design in Focus:

In 2024 City Planning and Development Review completed the [Update to the Mid-Rise Building Design Guidelines](#), following work in recent years to monitor progress, engage with stakeholders, and update the guidelines. The updated performance standards for mid-rise buildings 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. City-wide design guidelines also support recommendations and decisions on Toronto's zoning standards.

In 2025, the divisions will bring forward several area-specific design guidelines including for [Kingston Road Guildwood GO](#), [Scarborough Centre](#), [Port Lands PIC District](#), and Bloor West Village, as well as a public realm master plan for the [Kennedy Station Area](#). The [Thermal Comfort Study](#) will provide city-wide guidance on providing for comfortable conditions in the public realm throughout the year.

Heritage Conservation:

In 2024, City Planning and Development Review advanced several Heritage Conservation District plans including [Teiaiagon-Baby Point](#), [West Queen West](#) and the [Weston Phase II HCD study](#). Heritage Planning staff undertook extensive engagement with First Nations and Métis communities with rights and interests in the area for the Teiaiagon-Baby Point HCD Plan which also advanced the City's Reconciliation Action Plan actions to support Indigenous place-keeping.

City Planning with Development Review brought forward a Cultural Heritage Resource Assessment for the Jane Finch area as part of the comprehensive work to plan for change in that area with the introduction of the Finch West LRT.

Looking ahead to 2025, the divisions will continue heritage assessment in Bloor-Yorkville, Liberty Village, Little Jamaica, The Junction, Scarborough Centre, West Annex and others while advancing the high priority Bill 23 Heritage Register project.

At the Ontario Land Tribunal:

In 2024, City Planning and Development Review continued to manage numerous OLT appeals for development applications and area-based study files. Appeals on several complex files were resolved which brought into force and effect the Golden Mile Secondary Plan and four Heritage Conservation Districts (Cabbagetown Southwest, Historic Yonge, King-Spadina and Parkdale Main Street which also resulted in 340 listed heritage properties being designated under the Ontario Heritage Act). City Planning and Development Review also concluded site-specific appeals in West Queen West and Parkdale.

In 2025, OLT processes are expected to continue or conclude for several secondary plans, and area studies including Jane Finch, Update Downsview, King Parliament, Yonge North, and Mount Dennis as well as several topic-specific appeals to the zoning by-law. OLT proceedings on study outcomes continue to generate significant workload with the timeline between a Council decision and an unpredictable OLT outcome typically representing multiple years.

Setting the Stage for Implementation:

Many items in the Study Work Program examine the processes and mechanisms through which the Official Plan is implemented. Understanding changing needs and changing economic realities sets us up to respond to challenges and to support new options for delivering more housing as well as inclusive economic growth.

In 2024, City Planning, in partnership with Economic Development and Culture, developed a new city-wide Community Improvement Plan (CIP) to Replace the IMIT program. The CIP will enable the Economic Development and Growth in Employment (EDGE) Incentive Program to support the new construction or major renovation of buildings in targeted employment sectors through Tax Increment Equivalent Grants, while also including an element for Brownfield Remediation Tax Assistance. The intent is to attract and retain employers, increase high-quality jobs, and stimulate inclusive growth and investment across Toronto. Equitable hiring and training requirements have been embedded into the CIP, fostering pathways to economic inclusion for under-represented communities and ensuring that the benefits of development extend beyond the core to historically underserved areas, enhancing community wealth and local resilience across Toronto.

In 2024, City Planning completed the first two phases of a three-phase [Office Study](#) which will, following stakeholder engagement and OLT mediation on the policy directions, lead to market-responsive recommendations related to office conversion, replacement requirements, and options for alternative non-residential employment uses and affordable housing.

City Planning is studying the current and potential future role of Toronto's commercial plazas through its [Plaza Point of View \(POV\): Strip Plaza Study](#). Initial findings have highlighted how strip plazas support ethnic entrepreneurs, contribute to a diverse economy, and help serve local communities but are increasingly facing redevelopment pressures. In response to this trend the study is considering emerging directions for

policy, programs, and initiatives to mitigate the loss of non-residential space and business displacement, as well as to support and enhance the functions strip plazas provide today.

Ongoing review of City policies and updating permissions in areas of higher growth sets the City up to deliver more housing faster. The [Ready, Set, Midtown: Zoning Review](#) for Apartment Neighbourhoods implements the policies of the Yonge-Eglinton Secondary Plan through zoning permissions. City Council has adopted by-laws for this purpose in phases, including those for the 'Villages' Character Areas and select low-rise *Neighbourhoods*. In 2024, Council adopted recommended zoning by-law amendments to implement Secondary Plan policies for select lands designated *Apartment Neighbourhoods*, and certain designated *Parks and Open Space Areas*.

Through the [Housing Action Plan](#), Council directed City Planning to review the Official Plan to ensure that it aligns with the need for more housing in areas that can accommodate more residential opportunities. The [Avenues Policy Review](#) is part of this work and examines opportunities to enable more housing by updating the vision and policy direction for how Avenues will develop, extending and potentially introducing new Avenues, exploring opportunities to streamline study requirements for new development along Avenues, and considering opportunities to create areas of transition between Avenues and *Neighbourhoods*. Following this proposals report, staff are undertaking public and stakeholder consultation on the proposed policy directions and will report back with recommended amendments to the Official Plan.

In early 2024, City Planning reported on progress toward implementing recommendations to improve the ability of stakeholders to participate in the Committee of Adjustment process and public hearings, while upholding the principals of natural justice and fairness and fulfilling the Committee's statutory obligations. City Planning has continued to progress work on recommendations provided through the Committee of Adjustment Review and on potential changes to the Committee of Adjustment Service Model Delivery Review, both of which will be reported on in 2025.

City Planning also updated various *Employment Area*-related policies to bring the Official Plan into alignment with the provincial definition of "area of employment" in the Planning Act, as amended. In response, the Province filed Regulation 396/24 on October 18, 2024, which does not allow the City to enact OPA 668 (transition for uses no longer included in the provincial definition) nor OPA 680 (alignment of Official Plan with the provincial definition). These areas and the businesses that operate within them depend on a land use framework that protects them from encroachment of sensitive land uses and ensures a stable and predictable business environment. The City will continue to take a strategic approach to managing the City's employment areas which are crucial to the region's economy – as demonstrated by the historically low vacancy rate in employment areas that is often below 1%.

Alignments to the Official Plan throughout the City

Planning is a broad discipline and has implications in the work of many divisions outside of City Planning and Development Review. As stated in Chapter One of the Official Plan, "further implementation plans and strategies that address other important

components of the city are needed to bring the Plan to life.” In 2024, several of these were brought forward from strengthening Toronto’s [night economy](#) to [regulating multi-tenant housing](#).

Led by Economic Development and Culture, [Sidewalks to Skylines: An Action Plan for Toronto's Economy \(2025-2035\)](#) was adopted in 2024. The Action Plan aligns with Toronto’s Official Plan, which supports Toronto’s leadership role in building a more liveable, inclusive region, championing Toronto’s competitive position as a business location which reflects the diversity and strength of the broader regional economy.

Also adopted in 2024 was [Culture Connect: an Action Plan for Culture in Toronto \(2025-2035\)](#). Implementation will include collaborative effort between divisions, including City Planning and Development Review. The Official Plan was noted as a supportive tool toward implementation of the Action Plan for Culture as it recognizes that everyone should have access to what they need to flourish in their day-to-day lives, including convenient and safe access to arts and culture as well as entertainment venues.

Other alignments to the Official Plan and the work of City Planning and Development Review include the upcoming third [Toronto Seniors Strategy](#) which will include strategies for supporting Naturally Occurring Retirement Communities (NORCs). These strategies will be developed, in part, through links to the Official Plan and its direction that communities be designed so that seniors can age in place, independently access services, and maintain active and engaged lifestyles.

Development Activity and Approvals for New Housing

Alongside the City Building and Policy Development service, now housed primarily in City Planning, the new Development Review division actively manages and delivers on planning recommendations, decisions, and approvals for a remarkable range of development at varying scales across Toronto.

In 2024 Development Review, together with City Planning:

- received 337 development applications (new and supporting);
- held 192 Community Consultation Meetings;
- received 470 pre-application consultation (PAC) meeting requests;
- as of November 2024, brought forward 159 Final Reports, 38 Appeal Reports and 87 Request for Direction Reports - on OPA and Zoning applications;
- approved 25,936 residential units and 551,544 square metres of non-residential gross floor area with the issuance of Notice of Approval Conditions for Site Plan Control;
- prepared 54 Councillor Motions for the assignment of \$17.9M in Section 37/45 funds;
- scheduled 95 Committee of Adjustment hearings on 2,801 applications;
- issued 276 consent certificates;
- Toronto Local Appeal Body (TLAB) held 106 hearings; and
- Heritage Planning received 1662 and cleared 2058 permits with 51% of them being approved in fewer than 14 days.

Continuous improvement of the City's development review process, which began in March 2020 through the former C2K Office, has advanced into a more mature and permanent governance structure. This includes the establishment of the Development & Growth Services (DGS) Service Area in 2023 and the recently established Development Review division. Organizational structure change, process improvements and technology upgrades continue to roll out to ensure optimal functioning of the development review process as the City responds to existing and evolving legislative changes as well as the converging housing and climate crises.

Looking Ahead: Beyond 2025 and Other Items

Attachment 3 to this report includes a preliminary list of active projects anticipated for completion or approval beyond 2025. Attachment 3 also includes items on hold from additional requests of the division from motions made by City Council and its Committees. Studies may be on hold as result of sequencing with other city building activities, changing legislative frameworks 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 divisions to plan, consult on and manage growth and change across Toronto has its practical limits.

The City Planning and Development Review Study Work Program represents a workload touching all aspects of city building and reflects the involvement of multiple stakeholders from other divisions and agencies, as well as community partners. As two divisions, City Planning and Development Review will continue to collaborate and refine their working relationship in 2025, including the exercise of developing the Study Work Program. City Planning and Development Review will continue to implement the visions of Toronto's Official Plan with a special focus on delivering housing and improving housing affordability within inclusive, resilient, complete communities.

CONTACT

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ATTACHMENTS

Attachment 1: Study Work Program (2024)
Attachment 2: Study Work Program (2025 Forecast)
Attachment 3: Study Work Program (Beyond 2025 and Hold Items)

Attachment 1: Study Work Program (2024)

The following attachment includes studies or initiatives that were completed or approved in 2024. 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.

1. City Building: Service Level 18

Total complete/approved in 2024: 21

Percent complete in 2024: 100%

Secondary Plans and Area Studies:

Projects	Ward	Milestone Complete	Approved
EHON - Major Streets - Final Report	ALL		X
Jane Finch Initiative - Secondary Plan and Urban Design Guidelines – Final Report	7		X
McCleary District Precinct Plan Study Update	14	X	
North York at the Centre Background Report	18	X	
Ready, Set, Midtown: Zoning Review - City Initiated Zoning By-law Amendments for Apartment Neighbourhoods Designated Lands - Final Report	12,15		X
Renew Sheppard East Secondary Plan - Final Report	17, 18		X
Under Gardiner Public Realm Plan	ALL		X
Update Downsview Study - Final Report	6		X
Villiers Island Precinct - City-Initiated Official Plan and Zoning By-law Amendment - Decision Report - Approval	14		X

Community Services and Facilities Strategies:

Projects	Ward	Milestone Complete	Approved
Liberty Village Public Realm Strategy - Final Report	4, 10	X	

Environmental Implementation:

Projects	Ward	Milestone Complete	Approved
Toronto Green Standard: Net Zero Transition Study Update	ALL		X

Official Plan (City-wide)

Projects	Ward	Milestone Complete	Approved
Housing Action Plan: Avenues Policy Review – Proposals Report	ALL		X

Zoning By-law:

Projects	Ward	Milestone Complete	Approved
EHON: Retail Final Report (ZBLA)/EHON: Local Neighbourhood Retail and Services Phase 2 – Final Report	ALL	X	
EHON: Retail Proposals Report / EHON: Local Neighbourhood Retail and Services Phase 2 - Proposals Report	ALL		X
Housing Action Plan: As-of-Right Zoning for Mid-rise Buildings on Avenues and Updated Rear Transition Performance Standards – Proposals Report	ALL		X
Housing Action Plan: As-of-Right Zoning for Mid-rise Buildings on Avenues and Updated Rear Transition Performance Standards - Final Report	ALL		X
Housing Accelerator Fund: Expanding Permissions in Neighbourhoods for Six Units and Four Storeys – Preliminary Report	ALL		X
Expanding Housing Options in Neighbourhoods - Garden Suites Monitoring Program - Update	ALL	X	

Transportation Planning:

Projects	Ward	Milestone Complete	Approved
East Harbour Transit Oriented Communities Proposal: Conclusion of Negotiations and Draft Plan of Subdivision, and Approach to Next Stage	14		X
Highland Creek Village Transportation Master Plan - Official Plan Amendment: Decision Report – Approval	25		X
Renew Sheppard Planning Study - Transportation Report	17, 18		X

2. Heritage Conservation: Service Level: 5

Total complete/approved in 2024: 5

Percent complete in 2024: 100%

Projects	Ward	Milestone Complete	Approved
Jane-Finch CHRA	6, 7	X	
Teiaiaagon-Baby Point HCD Plan	4		X
West Queen West HCD Plan	9, 10		X
Weston Phase 2 HCD Study	5		X
Kensington Market HCD Plan	11	X	

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

Total complete/approved in 2024: 1

Percent complete in 2024: 100%

Projects	Ward	Milestone Complete	Approved
Update to the Mid-Rise Building Design Guidelines	ALL		X

4. Additional Initiatives: Total complete/approved in 2024: 35

Area Specific Urban Design Guidelines

Projects	Ward	Milestone Complete	Approved
Eglinton GO Area Urban Design Guidelines – Final Report	20		X

Environmental Implementation

Projects	Ward	Milestone Complete	Approved
Etobicoke Creek Watershed Plan – for City Council endorsement	ALL		X

Forecasts and Modelling

Projects	Ward	Milestone Complete	Approved
2023 Toronto Employment Survey	ALL		X
Development Pipeline 2023	ALL		X
Housing Occupancy Trends, 2001-2021	ALL		X

Official Plan (City-wide)

Projects	Ward	Milestone Complete	Approved
Bill 97 – Area of Employment Official Plan Amendments – Final Report	ALL		X
Our Plan Toronto: Chapter 1 Vision Statement for 2051, Principles for a Successful and Inclusive City and Indigenous Planning Perspectives - Final Report	ALL		X
Our Plan Toronto: Protected Major Transit Station Areas & Major Transit Station Areas (9 Stations) Proposal Report	ALL		X
Updating Policies for Infrastructure and Utility Projects in Parks and Open Space Areas: Draft Official Plan Amendment – Final Report	ALL		X

OLT Hearings on Study Work

Projects	Ward	Milestone Complete	Approved
Cabbagetown Southwest HCD Plan OLT Appeal	13		X
Golden Mile Secondary Plan - OLT Appeals	16, 20, 21		X
Historic Yonge HCD OLT Appeal	11, 13		X
King-Spadina HCD Plan OLT Appeal	10		X
OPA 536 Appeal	ALL	X	
Parkdale Main Street HCD Plan OLT Appeal	4		X
West Queen West SASP- SASP 556 (OPA445) Appeal	10,4		X

Zoning By-law

Projects	Ward	Milestone Complete	Approved
Housing Action Plan: Incorporating Low-rise Residential Lands into Zoning By-law 569-2013 Preliminary Report	ALL		X
Review of Zoning Regulations for Solar Panels, Heat Pumps, and Energy Storage Devices - Preliminary Report	ALL		X
Zoning for Residential Basements - Preliminary Report	ALL		X

Special Projects

Projects	Ward	Milestone Complete	Approved
11 Brock Avenue - City-led Priority Housing Projects development	4		X
35 Bellevue Avenue - Zoning By-law Amendment - Decision Report - Approval	11		X
257-259 and 291 Lake Shore Boulevard East, 2 Small Street and 200 Queens Quay East (Quayside Blocks 1 and 2) - ZBA Application - Decision Report - Approval	10		X
Authority to Enter Into a Project Delivery Agreement with Waterfront Toronto for the Construction of the Keating Channel Pedestrian Bridge	10, 14		X
Billy Bishop Toronto City Airport (BBTCA) Runway End Safety Area and the Tripartite Agreement	10		X
Committee of Adjustment Third Party Review Recommendations - Implementation Update	ALL	X	
Durham-Scarborough BRT TPAP Addendum	21, 24, 25	X	
EHON - Beaches-East York Pilot Project – OPA and ZBA - Decision Report - Approval	19	X	
Housing Now: Bloor-Islington (3326 and 3330 Bloor Street West and 1240 and 1226 Islington Avenue)	3		X
IMIT 2022 Review	ALL		X
Minor Variances for Additional Height and Density on Related Zoning By-law Amendments	ALL	X	
Next Phase of Waterfront Revitalization - Update on Intergovernmental Discussions	ALL		X
Office Space Needs Study - Status Report	ALL	X	
Ookwemin Minising and Biidaasige Park: Naming the New Island and Park in the Port Lands	14		X
Prospects for Plazas: PlazaPOV Study Emerging Directions Paper	ALL	X	
Response to Including New Approval Conditions for Rental Demolition Applications	ALL		X

Attachment 2: Study Work Program (2025 Forecast)

The following is a draft preliminary forecast of studies or initiatives currently underway and targeted for completion in 2025. This forecast is subject to change based on emerging Council priorities.

City Building: Service Level 18

Secondary Plans and Area Studies:

2025 Forecast	Ward
Agincourt Plan Secondary Plan Review - Proposals Report	22
Bloor Street West and Spadina Avenue - Four Corners Study and Indigenous-led Engagement	11
Bloor West Village Avenue Study	4,9
Bloor Yorkville Secondary Plan - Proposed Secondary Plan / Bloor Yorkville Secondary Plan –Report	11
Chinatown Planning Framework	10, 11
Concorde Gate/Place Study	16
Coronation Employment Area Opportunity and Mobility Study	25
Danforth Avenue Planning Study Segment 2 - Phase 2	14
Downsview - Taxiway West District Plan	6
Glencairn Subway Station Planning Study Phase 1 & 2	8
Kingston Road Guildwood GO Area Study & Urban Design Guidelines	24, 25
Lake Shore Boulevard West Avenue Study	3
McCleary District Precinct Plan - (Port Lands)	14
North York at the Centre Options and Directions Report	18
Oakwood-Vaughan Planning Strategy-Proposals Report	9, 12
Our Scarborough Centre Study and Urban Design Guidelines, Phase 2-4 - Proposals Report	21, 24
Scarborough Junction: Regeneration and TOC Study	20
TOcore: Downtown Plan Monitoring Framework	10, 11, 13
University of Toronto Scarborough Campus Secondary Plan - Proposals Report & Urban Design Guidelines	25
Upper Jarvis Neighbourhoods Study	13
Visioning Study for Wilson Avenue between Highway 400 and Jane St.	7
Western Beaches Public Realm Plan Update	3,4

Official Plan (City-wide):

2025 Forecast	Ward
Deferred Employment Area Conversion Requests	ALL
Expanding Mixed Use Areas (Chapter 4)	ALL
Housing Action Plan: Avenues Policy Review – Final Report	ALL
Official Plan Updates to Support Inclusive Growth – Updating Neighbourhoods and Apartment Neighbourhoods Policies (Chapter 4)	ALL

Transportation Planning:

2025 Forecast	Ward
East Harbour TOC Next Phase Negotiations	14
Prioritization of Higher Order Transit Corridors - Review of Official Plan Map 4	ALL
Transit Design Guide Update	ALL
Wynford-Concorde Mobility Strategy	16
Zoning By-law Parking Standard Review - Bicycle Parking, Accessible Parking, Loading & Monitoring Report	All

Zoning By-law:

2025 Forecast	Ward
EHON: Multiplex Prevailing By-laws Final Report	ALL
Housing Accelerator Fund: Expanding Permissions in Neighbourhoods for Six Units and Four Storeys – Final Report	ALL

Heritage Conservation: Service Level 5

2025 Forecast	Ward
Bill 23 Update - Heritage Register Phase 2	ALL
Bloor West Village HCD Study	4
Bloor Yorkville CHRA	11
Liberty Village CHRA	10
Scarborough Centre CHRA	21
The Junction Phase 1 HCD Study	4
University Avenue CHL	10, 11
West Annex Phase 2 HCD Study	11

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

2025 Forecast	Ward
Thermal Comfort Study	ALL

Additional Initiatives**Area Specific Urban Design Guidelines:**

2025 Forecast	Ward
Bloor West Village Avenue Study – Urban Design Guidelines	4
Port Lands PIC District- Urban Design Guidelines	14
University of Toronto St. George Campus Urban Design Guidelines	11
Urban Design Guidelines and Streetscape Plan for Sheppard Lansing and the Sheppard Willowdale Secondary Plan Areas	18
Yonge Street North Urban Design Guidelines	18

Environmental Implementation:

2025 Forecast	Ward
Endangered Species Habitat Replacement on Public Lands	ALL
Growing Space for Trees - Final Report	ALL
Historical Watercourse Restoration - Feasibility Review	ALL
Toronto Green Standard Update Version 5 - Accelerating Carbon Reduction in New Development	ALL

Forecasts and Modelling:

2025 Forecast	Ward
Development Pipeline 2024 Bulletin	ALL
Planning Research Online - Phase 3	ALL
Toronto Employment Survey 2024	ALL

Official Plan (City-wide):

2025 Forecast	Ward
Inclusionary Zoning - Final Implementation Guidelines	ALL
Inclusionary Zoning – Updates to Regulation, Additional Specific Area-Based Analysis	ALL
Our Plan Toronto: Parks and Open Spaces Official Plan Policies - Final Report	ALL
Our Plan Toronto: Recommendations on the East Harbour Employment Area Conversion Request - Final Report (Update)	14
Provincial Planning Statement 2024 Conformity Exercise	ALL

OLT Hearings on Study Work:

2025 Forecast	Ward
Danforth Avenue Planning Study Segment 2 - OLT Appeals	14
Defense of OPA 558 at OLT (Affordable Definitions), Phase 2 site-specific appeals	ALL
Defense of OPA 633 (Jane Finch Secondary Plan) at the OLT	7
EHON Major Streets Final Report- Appeals	ALL
King Parliament Secondary Plan OLT Appeals	10, 13
Mount Dennis Secondary Plan – Appeals	5
OPA 231 - Site Specific Appeals at OLT	ALL
OPA 231 - Site Specific Appeals at OLT Mediation	ALL
Yonge Street North Planning Study - City-Initiated Official Plan Amendment - OLT Hearing	18
Zoning By-law Appeals - Accessible Parking	ALL
Zoning By-law Appeals - Topic specific: Funeral homes, crematoria and cemeteries	ALL

2025 Forecast	Ward
Zoning By-law Appeals - Topic specific: Parking	ALL
Zoning By-law Appeals - Topic specific: Places of worship	ALL
Zoning By-law Appeals - Topic specific: Schools (elementary and secondary)	ALL
Zoning By-law Appeals - Topic specific: Vehicle fuel station and propane facilities	ALL

Special Projects:

2025 Forecast	Ward
Committee of Adjustment Third Party Review Recommendations - Implementation Update (Further Update Report)	ALL
Committee of Adjustment Service Model Delivery Review	ALL
Community Benefits Charge: Implementation Guidelines for In-Kind matters	ALL
Danforth Avenue By-law Review: Victoria Park to Medford Avenue	20
EHON - Neighbourhood Change and Intensification Research	ALL
Exhibition Place Master Plan Implementation	10
Housing Now: 1631 Queen Street East	19
Housing Now: 40 Bushby Drive	24
Housing Now: Bloor-Kipling Block 3	3
Kennedy Station Public Realm Master Plan	20, 21
Ookwemin Minising Business and Implementation Plan	14
Port Lands Flood Protection Update	14
Rental Replacement Implementation Guidelines	ALL
Thermal Comfort Study Pilot Project - Kennedy Station Area Public Realm Master Plan	20,21
Thermal Comfort Study Pilot Project - Weston Study	5
Third-party review of Committee of Adjustment – Implementation Update	ALL
Tree Protection Application Materials and Commenting Practice Review and Reset	ALL
Ward 23 Multiplex Study – Final Report	23

Zoning By-law:

2025 Forecast	Ward
Housing Action Plan: Apartment Infill Study Preliminary Report	ALL
Housing Action Plan: Commercial-Residential Zoning for new Mixed Use Areas segments Proposals Report	ALL
Housing Action Plan: Incorporating low rise residential lands into ZBL 569-2013 Proposals Report	ALL

2025 Forecast	Ward
Housing Action Plan: Incorporating low rise residential lands into ZBL 569-2013 Final Report (Etobicoke York, North York and Scarborough Districts Final Reports)	ALL
Housing Action Plan: Zoning By-law Simplification and Modernization for Low-Rise Residential Zones – Phase II Proposals Report	ALL
Multi-Tenant Houses - Land Economics Study Findings	ALL
Report Back: A New Regulatory Framework for Multi-tenant Houses (Report Back after Year 1)	ALL
Zoning regulations for residential basements – Proposals Report	ALL
Zoning Regulations for Solar Panels, Heat Pumps, and Energy Storage Devices- Update	ALL

Attachment 3: Study Work Program (Beyond 2025 and Hold Items)

The following is a draft preliminary list of active studies with preliminary completion dates anticipated beyond 2025, 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 – beyond 2025	Ward	Status
13 Regeneration Area studies resulting from Council's adoption of OPAs 591, 644, 653, OPA 591 approved by Minister, others awaiting Ministerial approval.	ALL	Active
Agincourt Secondary Plan	22	Hold
As-of-Right Zoning for PMTSAs and MTSAs (pending Provincial decision on Official Plan policies)	ALL	Hold
Belmont-Hillsboro HCD Study	11	Hold
Bloor Street Study: St. Helens Avenue to Perth Avenue SASP	9	Hold
Bloor Street West Study (Christie to Lansdowne Review) - Phase 2	9, 11	Hold
Build Up Brown's Line	3	Active
Centennial College Master Plan	24	Hold
Chinatown CHRA	10	Hold
Davisville Yard/McBrien Site Feasibility Study Phase 2	12	Active
Don Mills Regeneration Area Study	16	Active
Downsview - Downsview West District Plan	6	Active
Dundas West Study (between Gore Vale Ave and Sterling Road) - Phase 1	9	Hold
Gerrard-Carlaw Planning Study	14	Hold
Glencairn Subway Station Planning Study Phase 3	8	Active
Green Standard By-Law	ALL	Hold
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: As-of-right zoning for Avenue Studies with no implementing zoning - Final report	ALL	Hold
Housing Action Plan: As-of-right zoning for Avenue Studies with no implementing zoning - Proposals Report	ALL	Hold
Housing Action Plan: Zoning Review for Transition Zones - Proposals Report	ALL	Hold

Work Program Items – beyond 2025	Ward	Status
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: 4040 Lawrence Avenue East	24	Active
Housing Now: Bloor-Kipling Blocks 6 & 7	3	Active
Housing Now: Danforth Barns	19	Active
Incentives for Office Replacement (Phase 2)	ALL	Hold
Indigenous Heritage Engagement Project (IHEP)	ALL	Active
Islington Village: Review of policies in the Etobicoke Centre Secondary Plan and related Etobicoke Centre Urban Design Guidelines	3	Active
Jenet, Wade, Paton Compatibility Study	4, 9	Hold
Land Use Information System 3	ALL	Active
Low-rise Apartments: Historic Context Statement	ALL	Active
Midtown Monitoring	8, 12, 15	Active
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
Oakwood-Vaughan/Little Jamaica CHRA	8,12,9,5	Active
OPA 231 - Site Specific Settlements, 2023-2026	ALL	Active
Partial Settlement to Official Plan Special Policy Areas - Hoggs Hollow	15	Hold
Polson Quay Precinct Plan	14	Hold
Queen Street East (Riverside) Heritage Conservation District Study	14	Active
Removal of Harbour Lead Line and Keating Rail Yard - Update	14	Active
Ryding Lands Local Area Study (Regen)	5	Active
Separation Distance and Zones Review for Crematoriums	ALL	Hold
Sheppard/McCowan Regeneration and TOC Study	23	Active
Strip Plaza Study Implementation	ALL	Active
Sunshine Valley HCD Study	19	Hold
Technical Review of Green Roof Bylaw	ALL	Active
University of Toronto Queen's Park Precinct CHRA	10, 11	Hold
University of Toronto Scarborough CHRA	25	Hold
Wells Hill Avenue HCD Plan	12	Active
Weston in Gear CHRA	5	Active
Weston in Gear Planning Study	5	Active
Wychwood HCD Plan Review	12	Hold
Yonge Street North Community Services & Facilities Implementation Strategy	18	Active

Work Program Items – beyond 2025	Ward	Status
Zoning By-law Appeals - Topic specific: group homes and rooming houses (special residential)	ALL	Hold
Zoning Conformity to OPA 231 - Full Conformity - Interim Report	ALL	Hold