



January 22, 2025

10th floor, West Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2
Attention: Nancy Martins

RE: PH18.10 - City Planning and Development Review Divisions - Study Work Program Update

Dear Chair, Councillor Gord Perks, and Members, Planning and Housing Committee,

The Federation of North Toronto Residents' Associations (FoNTRA) understands the importance of a pro-active planning function to the long-term health of the whole City, ensuring thriving and complete communities. Despite the ever shifting legislative landscape, the Study Work Program is a vital tool in maintaining positive direction amid ongoing pressures and change.

City Planning has faced the biggest threat to its ability to manage development applications with the province's legislative changes for planning and heritage under Bill 23, Bill 108, Bill 109, Bill 138, Bill 185, Bill 212. Meeting the compressed processing deadlines for regular applications and preparing for hearings following an increased number of planning appeals has put pressure on the essential City-wide and area planning agenda.

The Study Work Program has been heavily affected by the requirement to update and advise Council on the impacts of legislative change, and adjust policy accordingly. One would only wish that the herculean effort required by the City to understand and adjust to the tsunami of change was reciprocated by the Province in making timely decisions following the City's response. The MTSA jobs and employment definition reports is a good example – two and a half years after the City met the provincially imposed deadline, you are still waiting for a decision on inclusive zoning!

The 2025 Study Work Program captures a range of city building activities, with an emphasis on those that will support an increase in the supply of housing, including more affordable housing, as part of an integrated approach to building complete and inclusive communities.

City planning activities basically consist of two streams: creating plans (the Study Work Program), and review of development applications (development review), which are somewhat, but incompletely, aligned in the new Divisions. The Study Work Program, which includes such activities as Official Plan Reviews, Secondary Plans, Zoning By-law Updates, Heritage Conservation District (HCD) Studies, Community Heritage Resource Assessments (CHRA) and Design Guidelines, is critical in order to advance the City's strategic priorities, and develop and review policy to ensure an appropriate response to development applications. It is also vital in dealing with a provincial government that does not respect the authority and jurisdiction of the City.

The development of secondary plans that take transportation and other required infrastructure needs into account, along with the availability of parkland, schools, social service requirements, heritage studies, zoning reviews, and neighbourhood-specific Design Guidelines are critical. It is important to get ahead of development applications with completed plans, as demonstrated in both Midtown (OPA 405) and Downtown (OPA 406), even if they do get "up-zoned" by the Province.

However, examination of the Study Work Program updates from 2020 to 2025 does reveal some concerning trends. The waiting list for studies and plans is long, and getting longer. This trend appears to be especially true for heritage related studies, including HCD studies/plans, and CHRAs, and City-Wide and Area Guidelines. We have compiled the Study Work Program data for 2020 to 2025 for these categories by status (Completed, Forecast, Active and Hold) using the update reports - see attached.

This summary chart of activity in Heritage Planning indicates that several studies have fallen back from Active to Hold, continue to be on Hold, and several more have disappeared. Heritage studies are important to assist in maintaining the physical and cultural character of communities. The 2024 results included the completion of the Kensington Market HCD, which demonstrates how heritage planning can embrace the intangible (cultural heritage), as well as the tangible (architectural heritage) of the neighbourhood, which has received strong interest and support across the City.

The result of the inaction on many of these projects such as CHRAs and neighbourhood guidelines is that established neighbourhoods like Leaside, Lawrence Park, Summerhill, and Ramsden Park are left without policies and tools to protect their built form.

In summary, we are extremely supportive of the efforts of both City Planning Divisions, and recommend

- **that City Planning and Development Review Divisions ensure that Studies, Plans and Guidelines directed to City building including those that revitalize and protect neighbourhood character, i.e. HCDs, CHRAs, and Neighbourhood Guidelines, are prioritized.**

Respectfully submitted,

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Geoff Kettel
Co-Chair, FoNTRA

Co-Chair, FoNTRA

CC. Jason Thorne, Chief Planner and Executive Director, City Planning Division
Valesa Faria, Executive Director, Development Review Division
Leah Birnbaum, Senior Planner, Strategic Initiatives, Policy & Analysis, City Planning,
Dahab Ibrahim, Planner, Strategic Initiatives, Policy & Analysis, City Planning,
Mary MacDonald, Senior Manager, Heritage Planning, City Planning Division

Attachment: Study Work Program – Heritage Conservation Plans/Guidelines 2020 to 2025

The Federation of North Toronto Residents' Associations (FoNTRA) is a non-profit, volunteer organization comprised of over 30 member organizations. Its members, all residents' associations, include at least 170,000 Toronto residents within their boundaries. The residents' associations that make up FoNTRA believe that Ontario and Toronto can and should achieve better development. Its central issue is not *whether* Toronto will grow, but *how*. FoNTRA believes that sustainable urban regions are characterized by environmental balance, fiscal viability, infrastructure investment and social renewal.

**City Planning Study Work Program –
Heritage Conservation Plans/Guidelines
2020 to 2025 Status Reports***

Heritage Planning Project	2020	2021	2022	2023	2024	Forecast 2025	Future
Agincourt CHRA	Hold	Hold	Hold	-			
Beaconsfield HCD Study	Hold	Hold	Hold	-			
Belmont-Hillsboro HCD Study	Hold	Hold	Hold	Hold		Hold	Hold
Bloor West Village HCD Study	Forecast	Forecast	Forecast	Forecast	Active	Active	
Bloor-Yorkville CHRA	Active	Active	Forecast	Forecast		Active	
Bloor-Sterling CHRA	-	Forecast	Approved	-			
Cabbagetown SW HCD Plan	Active/ Approved	Forecast	Active	Milestone complete			
Chinatown CHRA			Active	Active		Hold	Hold
Danforth Avenue CHRA (Broadview to Coxwell)	Active	Forecast	Approved	-			
Distillery District HCD Plan	Active	Forecast	Hold	-			
Geary Ave. CHRA			Approved	-			
Elm Street CHRA	Active	Hold	-	-			
Fort York HCD Study	Active	Hold	Hold	Hold			
Garden District HCD Plan	LPAT	LPAT	Approved	-			

	Hearing	Hearing					
Gerrard-Carlaw CHRA	Active	Hold	Active	Forecast			
Glebe Manor Estates HCD Study	Hold	Hold	Hold	-			
Jane-Finch CHRA	-	Active	Active	-	Active		
Harbord Village Phase 3 HCD Study	Hold	Hold	Hold	Hold		Hold	Hold
Hilton Ave. HCD Study	-	Hold	Hold	-			
Historic Yonge HCD Plan – LPAT/OLT Hearing	Active	Active	Forecast	Active			
Indigenous Heritage Engagement	Active	Forecast	-	-			
Jane-Finch CHRA					Milestone complete		
Kensington Market HCD Plan	Forecast	Forecast	Forecast	Forecast	Milestone complete		
King-Spadina HCD Plan LPAT/OLT Hearing	Active	Active	Active	Active			
Lawrence Park West HCD Study	Hold	Hold	Hold	-			
Leaside CHRA	Hold	Hold	Hold	-			
Liberty Village CHRA	Active	Active	Hold	-		Active	
Mount Dennis CHRA	Active	Forecast	Approved	-			
Oakwood Vaughan/Little Jamaica CHRA			Active	Active		Active	Active
Parkdale Main Street HCD Plan	Forecast/ Approved	Forecast	Approved	-			

Queen Street East (Riverside) HCD Study	Hold	Hold	Hold	Hold		Active	Active
Queen Street East – Leslieville CHRA			Approved	-			
Ramsden Park CHRA			Active	-			
Rosedale HCD Plan Review	Forecast	Forecast	-	-			
Scarborough Centre CHRA	Active	Forecast	Forecast	Active	Active	Active	
St Lawrence Neighbourhood Phase 2 HCD	Hold	Hold	Approved	-			
Summerhill CHRA	Hold	Hold	Hold	-			
Sunshine Valley HCD Study	Active	Hold	Hold	Hold		Hold	Hold
Teiaiaagon-Baby Point HCD	Active	Active	Active	Active	Approved		
The Junction Phase 1 HCD study	Active	Forecast	Hold	Active		Active	
University Avenue CHL						Active	
Univ. of Toronto QP Precinct CHRA			Hold	-		Hold	Hold
Univ. of Toronto Scarborough CHRA							Hold
Wells Hill Avenue HCD Study	Active	Hold	Hold	-			Active
West Annex Phase 2 HCD Study	Hold	Hold	Hold	Hold		Active	
West Queen West HCD Plan	Forecast/Approved	Forecast	Forecast	Forecast	Approved		
Weston Phase 2 HCD Study	Forecast	Forecast	Active	Active	Approved		

LPAT Hearings							
Weston In Gear CHRA							Active
Wychwood HCD Plan Review	Active	Forecast	Active	Hold		Hold	Hold
City-wide/Area Guidelines							
Cultural Heritage Landscape Guidelines	Active	Hold	Hold	-			
Historic Main Street Properties – Guidelines/best practices for conserving and enhancing	Hold	Forecast	Hold	Active		Hold	Hold
Neighbourhood Design Guidelines Template	Forecast	Hold	-	-			
Develop a Cultural Districts Program	-	-	Approved	-			
Toronto Heritage Survey – Phase 1 and Heritage Planning Process update	-	-	Approved	-			
Bill 23 Update Heritage Register				Milestone complete	Active	Active	

*Forecast = currently underway and targeted for completion by year end

Active = preliminary completion dates beyond the year

Hold = potential study on hold

Source: Attachments to City Planning Study Work Program Reports to Planning and Housing Committee – Jan. 2020, Jan. 2021, Jan. 2022, Feb. 2023, Jan. 2024, Jan 2025