



# Official Plan Overview

## **TLAB** Orientation

## Jeffrey Cantos, OP Project Manager February 10, 2017



# Overview





Official Plan components



**Employment Areas** 



Neighbourhoods



## **Planning Act Tests** (Minor Variance and Consent)







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# Why the Official Plan matters

 The OP provides City Council's vision for the city for the next 20-30 years



• The Provincial Policy Statement (4.7)

The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans.

• Planning decisions are required to be consistent with the PPS



The Official Plan is contained in 3 binders:



**<u>Binder 1</u>**: Policies and Mapping (Chapters 1-5)

**Binder 2**: Secondary Plans (Chapter 6)

<u>Binder 3</u>: Site and Area Specific Policies (Chapter 7)

http://www1.toronto.ca/planning/chapters1-5.pdf



The Official Plan (Binder 1) is comprised of five chapters







Principles for a successful city:

- diversity and opportunity;
- beauty;
- connectivity; and
- leadership and stewardship



Structural principles that help guide growth and change, while protecting neighbourhoods and green spaces.

Policies on connectivity and the integrated land use and transportation network help achieve citywide goals.



## Chapter 3 Building a Successful City

General policy directions that guide our decision making on various policy areas



Implementation tools and policies needed to fulfill the Official Plan's objectives.

Neighbourhoods

Utility Corridors

Mixed Use Areas

Employment Areas Regeneration Areas Institutional Areas

Apartment Neighbourhoods

Parks and Open Space Areas

**Chapter 4** 

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Land Use

Designations

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## Chapter 6 and 7

 Secondary Plans and Site and Area
Specific policies provide detailed policy direction that is geographically based



Map 2 Urban Structure Map



## Land Use Plan(designations maps)





## How to read the Official Plan

Contextual examples and Housing Corporation. Affordable ownership price includes GST and an other mandatory costs associated with purchasing the unit.

Mid-range rents are the total monthly shelter costs which exceed affordable rents but fail below one and one-half times the average City of Toronto rent, by unit type, as reported annually by Canada Mortgage and Housing Corporation.

Notain housing release to release housing uncessment are ormed by non-profit ouning cooperatives to their members, and which are produced or funded inder government programs providing comprehensive funding or financing mangements, whother or not in partnership with municipal government.

#### COMMUNITY SERVICES AND FACILITIES

Addressing the quarky of fire and health and well-being of Tomotivcommunities requires effective and co-ordinated planning, the workbrenet of all human nervices sectors and interactivent includes competencies could interactivents. Section interactivent includes programs, facilities and social networks that contribute to people's readily, articly, multiply and well-being. Strategic investment in acidal infrastructure recoursing sparsate levels of equity, equality, articly, and social networks areas uses the City and within communities.

Locally-delivered community services also form part of the essential support to people living and working in Toronto and are the building blocks of our neighbourhoods. These community services are as important to the City's future as "hand" services like servet water, roads and transit.

For the City and local agencies to deliver services and meet community needs, they require ready access to community service facilities such as community and recreation centres, arenas, community health clinics, community guardens and publicly funded schools and libraries, located across the City and within neighbourhoods.

foundation upon which to huld. Preserving and improving accerto facilities in extablished neighborhoods and providing for a full snape of community services and facilities in areas experiencing agator or incremental physical gravity, is a responsibility to be shared by the City, subit agencies and the development community taking the bests and of shart we have, promoting shared use and taking the best and of shart we have, promoting shared use and the start of the start of the start of the start of the function of the start of the start of the start of the start of the function of the start of the start of the start of the start of the function of the start of the start of the start of the start of the function of the start of the sta BARLANN & DECISION

e: Cby's ability to grow winely depends on responding in a timely go to the demand for new or additional services and facilities nerated as the population grows. To ensure this kind of timely gome, a standard component of local community planning at be a strategy setting out the facilities required to expand the pacity of local service providers.

### Policies

te encouraged by: providing and preserving local community service facilities and institutions across the City dedicated to this purpose;

institutions in established neighbourhoods that are under or served; and c) ensuing that an appropriate range of community services and fu and local institutions are provided in areas of major or incre-

Keeping surplus schools for community service purposes will be purswhere the need for such facilities has been identified as a priority. Where is not forsible, atternate uses of closed schools must be compatible with surrounding neighbourhood and hould provide City residents with contin access to school playgrounds and playing fields.

Shared use of multi-service facilities will be encouraged. Shared un municipal and/or shool facilities, places of worship and lands for comms service purposes will be particularly encouraged. The addition of other on school sites, including other community service facilities, reside units or office space, is permitted provided all uses can be adequa accommodated.

nct recognizes that schools are an integral community resource to end only an issue and a school and a school could and a school could and entres surce of valuable community open space. The City will encourage a note the shared use of schools, parts and public open space. The C consider acquiring publicly owned school after, shown on Map 7, as and open space purposes should they no longer be needed as learn futions.

 Strategies for providing new social infrastructure or improving an community service facilities will be developed for areas that are inades periviced or experimenting many gravith or change and will be infi through the preparation of a commanity services strategy, which will in a) a demographic profile of area modertiti.
B) an inventory of existing services within the area, or readily access area residence.

# Explanatory sidebar text

## Policies (shaded text)



## Non-policy commentary

# Official Plan 5-year review



- The Province requires municipalities to review official plans every five years
- Municipal Comprehensive Reviews are required for employment lands

	THEMATIC AREA	STA	TUS
_	Transportation, phase I	In fo	orce
	Heritage	In force, except specific sites	
	Employment Lands	OPA 231 partially in	force, part at OMB
	Environment	In force OPA 320 at OMB	
	Neighbourhoods		
	Urban Design	Phase 1 policy drafting phase	
	Housing	Phase 1, In force	Phase 2, Ongoing
		Transportation, phase I Heritage Employment Lands Environment Neighbourhoods Urban Design	Transportation, phase I   In force, exception     Heritage   In force, exception     Employment Lands   OPA 231 partially in     Meighbourhoods   OPA 320     Urban Design   Phase 1 policy

# Employment Policy: purpose and intent



\*New designations were brought in force by OMB on December 20, 2016, with some specific uses still under appeal

## Core Employment Areas



- 74% of all Employment Areas
- Permitted use: Office, Manufacturing, Transportation, Utilities, Media, others



## General Employment Areas



- 26% of all Employment Areas
- Permits all Core Employment uses plus retail, restaurants, and fitness centres





# Sensitive land uses



146 requests to convert
Employment Areas for "sensitive"
land uses – primarily residential
development





# Places of Worship

Places of Worship in Employment Areas



- OPA 231 <u>does not permit</u> places of worship in Employment Areas
- Permitted in all designations, as shown in blue





# Conversion of employment lands



- A conversion is:
  - the redesignation of an Employment Area;
  - the introduction of a use that is not permitted in an *Employment Area;*
  - <u>only permitted</u> by through a City initiated Municipal Comprehensive Review; and
  - the introduction of a use permitted in General Employment Area into a Core Employment Area
  - <u>not a minor variance</u>.



# Minor variances in Employment Areas

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ANNING A GREAT CITY, **TO**GETHER

### Deputy Mayor's Manufacturing Roundtable Summary Report

#### **City Council Decision**

City Council on August 25, 26, 27 and 28, 2014, adopted the following:

- City Council direct the General Manager. Economic Development and Culture to formally request the Chief Executive Officer, Hydro One, the General Manager, Toronto Water, the Chief Executive Officer, Toronto Hydro, and the Chief Executive Officer, Enbridge Gas, in consultation with Deputy City Manager Cluster B, to examine more timely and pervasive methods to inform businesses within employment lands of routine utility shut offs, the duration of the shut off, and reasons as to why the shut off is occurring.
- City Council provide standing direction to City Legal and appropriate City staff to appeal decisions of the Committee of Adjustment to the Ontario Municipal Board which do not conform with the Official Plan's Employment Areas policies.
- City Council continue to protect lands, designated Employment Areas, by maintaining the designations it approved when it considered the Five Year Review of the Official Plan, which is reflected in Official Plan Amendment No. 231.
- 4. City Council direct the General Manager. Toronto Employment and Social Services, in consultation with the General Manager. Economic Development and Culture, to report to the Economic Development Committee in the first quarter of 2015 on the development of a strategy that would foster collaboration between the manufacturing sector and local post-secondary educational institutions with the goal of filling labour market needs both now and in the future.
- City Council direct the General Manager, Toronto Employment and Social Services to report to the Economic Development Committee in the first quarter of 2015 on the feasibility of extending the Partnership to Advance Youth Employment Program (PAYE) to the manufacturing sector.
- City Council direct the General Manager, Toronto Employment and Social Services to write to the appropriate Ontario and Federal government counterparts advocating for more informative labour market data in order to better match skills to jobs.

# Deputy Mayor's Manufacturing

**Roundtable**, Recommendation #2:

City Council provide standing direction to City Legal and appropriate City staff to appeal decisions of the Committee of Adjustment to the Ontario Municipal Board which do not conform with the Official Plan's Employment Areas policies.



# Neighbourhoods: Stable, not static

- The Plan's growth strategy directs residential growth to
  - Centres, Avenues and Downtown
  - land designated as Mixed Use Areas



### Map 2: Urban Structure

The growth strategy preserves the shape and feel of neighbourhoods

# Neighbourhoods



### Neighbourhoods

Apartment Neighbourhoods

The Neighbourhoods and Apartment Neighbourhoods land use designations apply to the majority of Toronto



## Neighbourhoods Policy: purpose and intent



- Contextual stability
- New development is to
  - Respect the existing physical character of the area, and
  - Reinforce the stability of the neighbourhood



# Neighbourhoods and new development



• The designation sets out the dwelling types that are permitted in Neighbourhoods across the city (Policy 1)











**Respect and reinforce** the existing physical character of the neighbourhood, including in particular:

a) patterns of streets, blocks and lanes, parks and public building sites;

b) size and configuration of lots;







**Respect and reinforce** the existing physical character of the neighbourhood, including in particular:

c) heights, massing, scale & dwelling type of nearby residential properties;

d) prevailing building type(s);







**Respect and reinforce** the existing physical character of the neighbourhood, including in particular:

e) setbacks of buildings from the street or streets;

f) prevailing patterns of rear & side yard setbacks & landscaped open space;







**Respect and reinforce** the existing physical character of the neighbourhood, including in particular:

g) continuation of special landscape or built-form features that contribute to the unique physical character of a neighbourhood; and

h) conservation of heritage buildings, structures and landscapes.





# Example: Consent Application - sever a 50 ft. frontage lot to create two 25 ft. lots



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# Intensification within Neighbourhoods





- Existing buildings on a major street will not be considered when reviewing the prevailing building type in the evaluation of proposals located in the Neighbourhood interior (Policy 6)
- Proposals to intensify sites on major streets in Neighbourhoods are not encouraged (Policy 7)



# OP 5-year review (Neighbourhoods)







Official Plan Amendment 320

- clarifies and strengthens the in-force policies: Healthy Neighbourhoods, Neighbourhoods and Apartment Neighbourhoods
- adopted by Council and approved by the Minister with minor modifications
- is under appeal to the OMB



## Key Changes (Healthy Neighbourhoods)





- Apartment Neighbourhoods infill is to meet criteria and improve site conditions
- Ensures better compatibility when new development is near Neighbourhoods
- Implements Tower Renewal program by encouraging improvements to existing apartment buildings and sites

TOP: as-built LEFT: proposal



# Key Changes (Neighbourhoods)



- Refined to better ensure development respects and reinforces the existing physical character of the geographic neighbourhood
- Guides how geographic neighbourhood is delineated, with focus on both the immediate and broader contexts
- Expands development criteria to include density, driveways and garages
- Defines prevailing as "most frequently occurring"



# PLANNING ACT TESTS

## MINOR VARIANCE:

 General Intent and Purpose of the Official Plan is maintained

## • CONSENT:

- Proposed severance conforms to the Official Plan

## Employment Areas

- Protects and preserves our finite land resource
- Ensures existing operating businesses can continue to operate without sensitive land uses nearby

## Neighbourhoods

- Respects existing physical character
- Reinforces neighbourhood stability



# Determining the Public Interest

