

Official Plan Overview

TLAB Orientation

Jeffrey Cantos, OP Project Manager
February 10, 2017



Overview



Why the Official Plan matters



Official Plan components



Employment Areas



Neighbourhoods

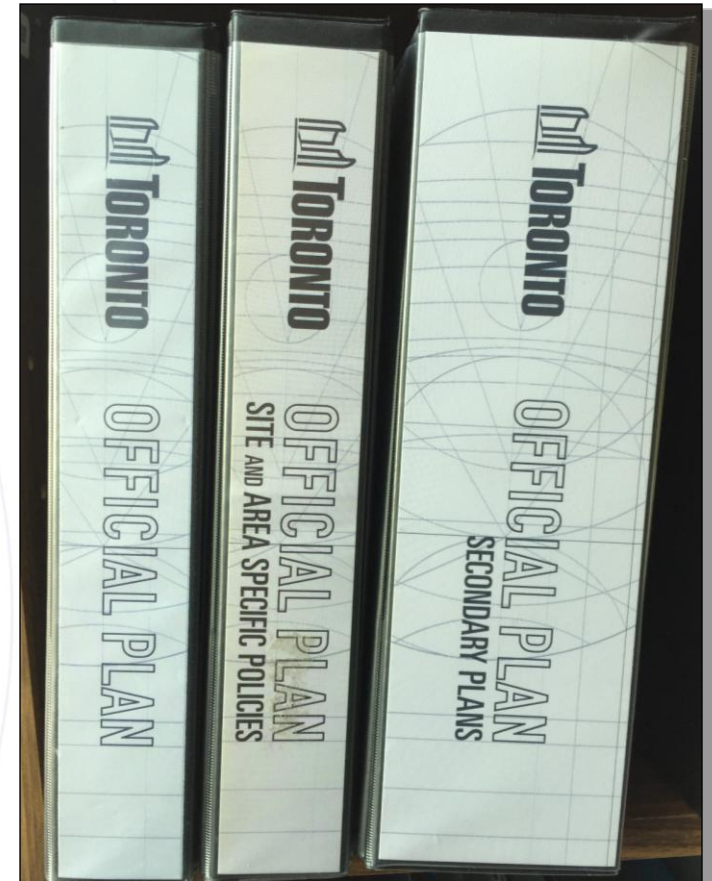


Planning Act Tests

(Minor Variance and Consent)



Q & A

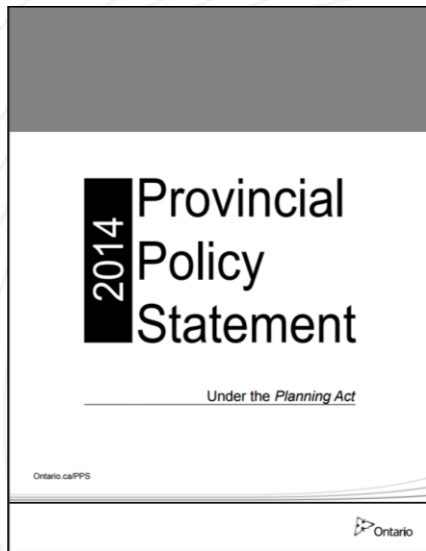




Why the Official Plan matters



- 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



Official Plan components

The Official Plan is contained in 3 binders:

Binder 1: Policies and Mapping (Chapters 1-5)

Binder 2: Secondary Plans (Chapter 6)

Binder 3: Site and Area Specific Policies
(Chapter 7)

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



1

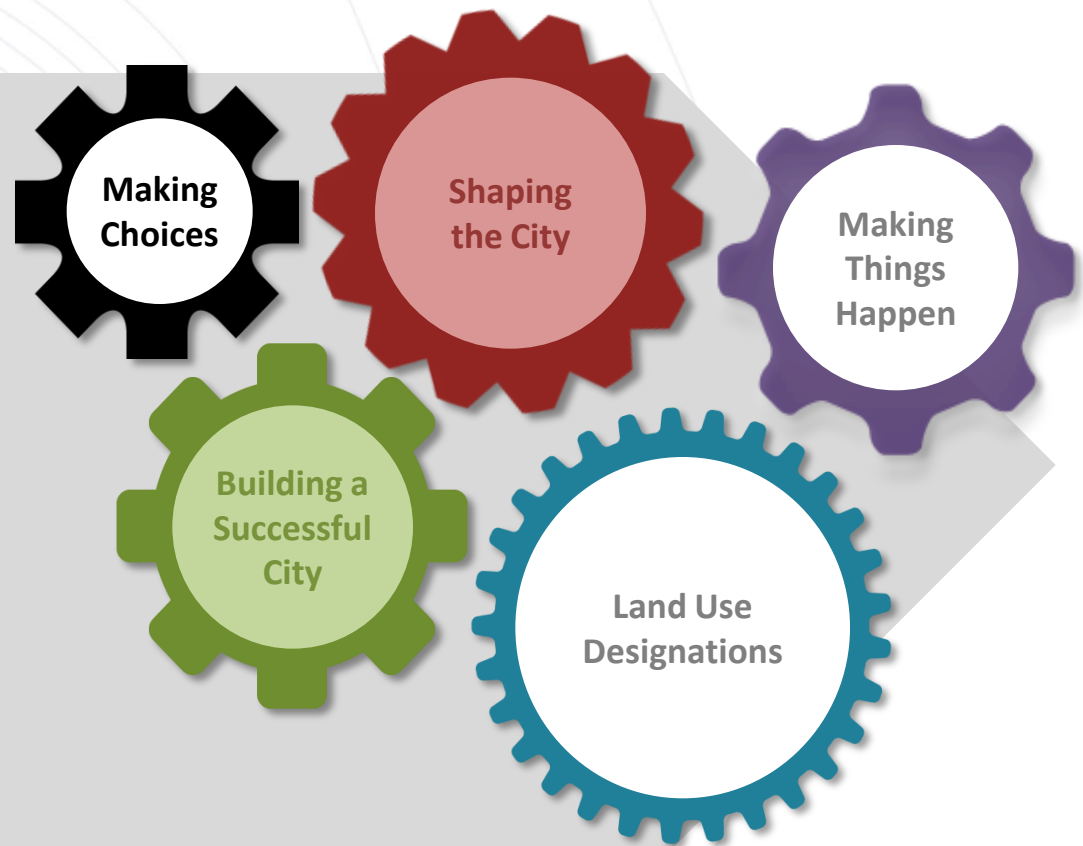
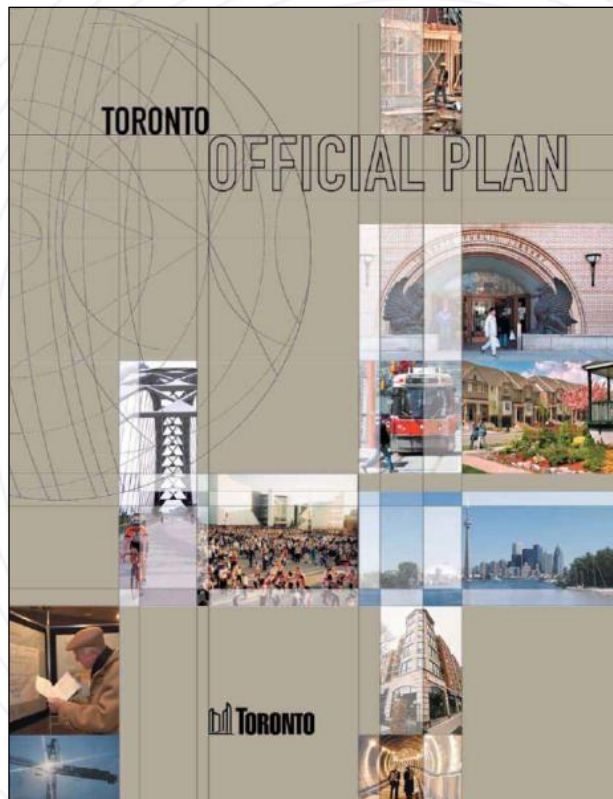
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3



Official Plan components

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





Chapter 1



Principles for a successful city:

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

Chapter 2



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



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

Chapter 5



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

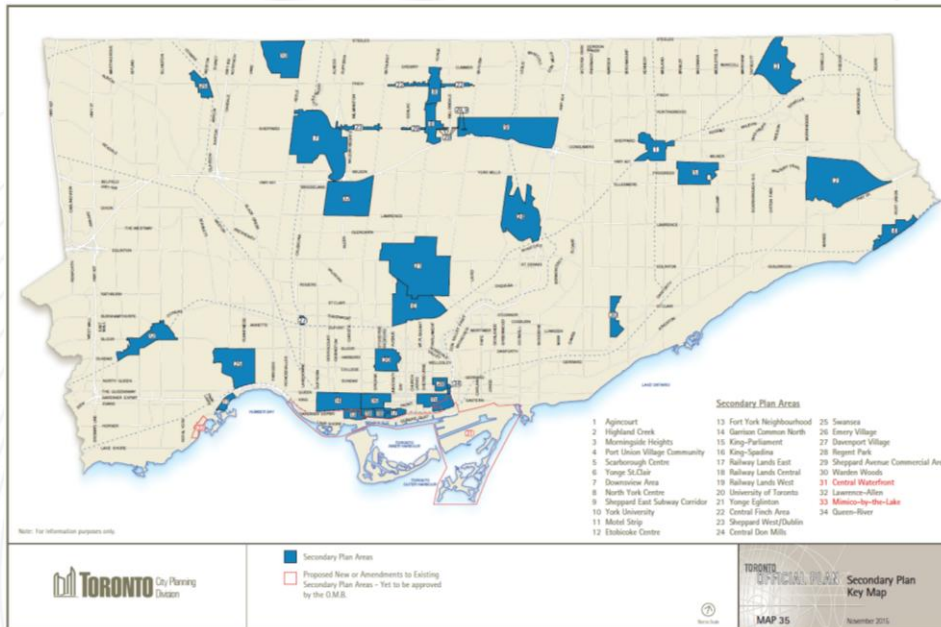
Chapter 4



- Neighbourhoods
- Apartment Neighbourhoods
- Parks and Open Space Areas
- Utility Corridors
- Mixed Use Areas
- Employment Areas
- Regeneration Areas
- Institutional Areas



Official Plan components

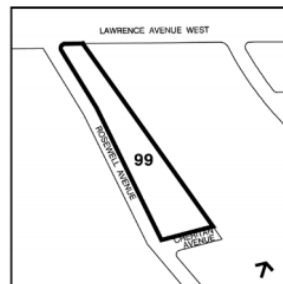


Chapter 6 and 7

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

99. 451 Rosewell Avenue

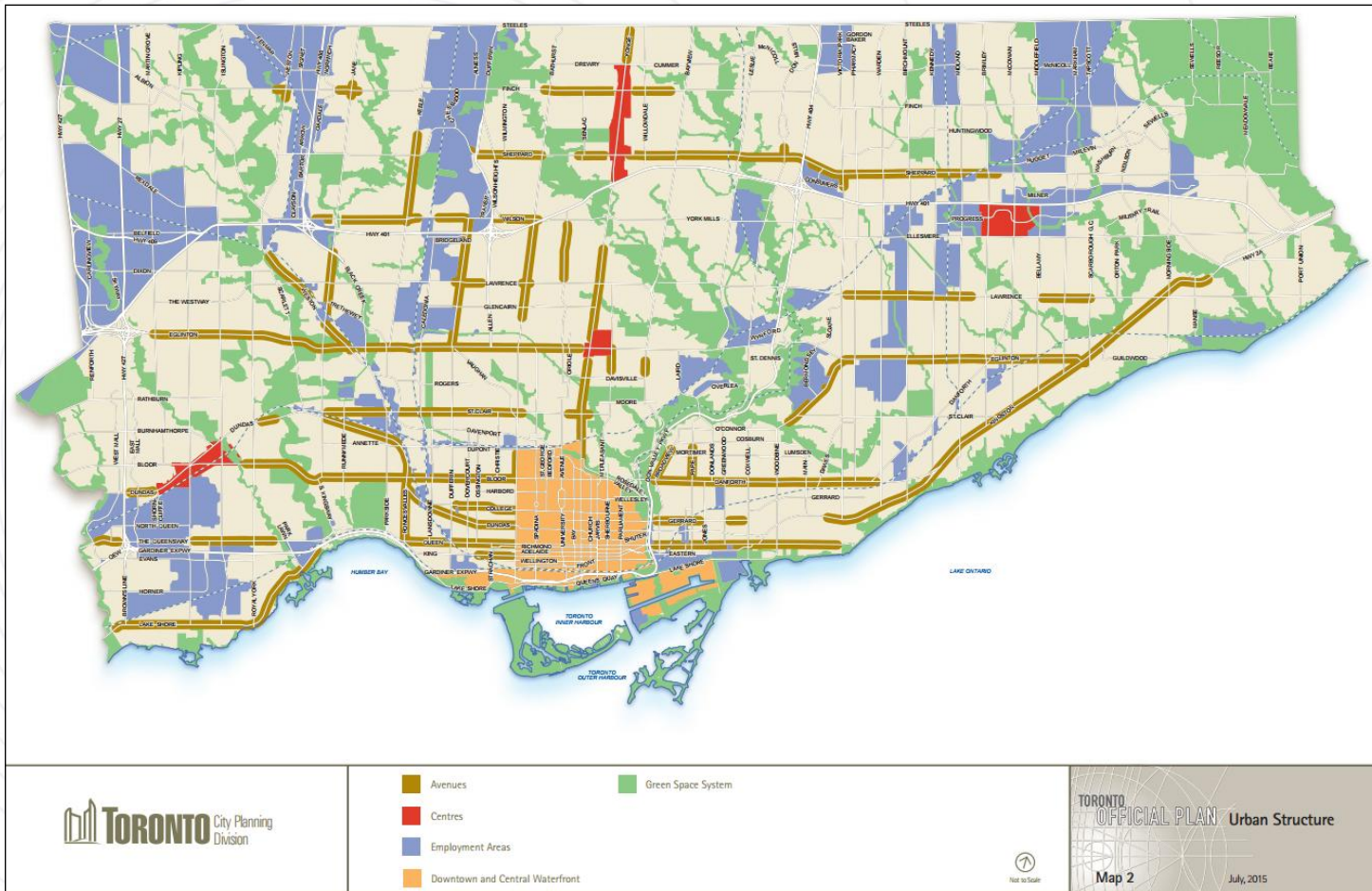
The demolition of the existing apartment buildings and construction of new apartment buildings with a common underground parking garage is permitted.



SAMPLE SASP

Official Plan components

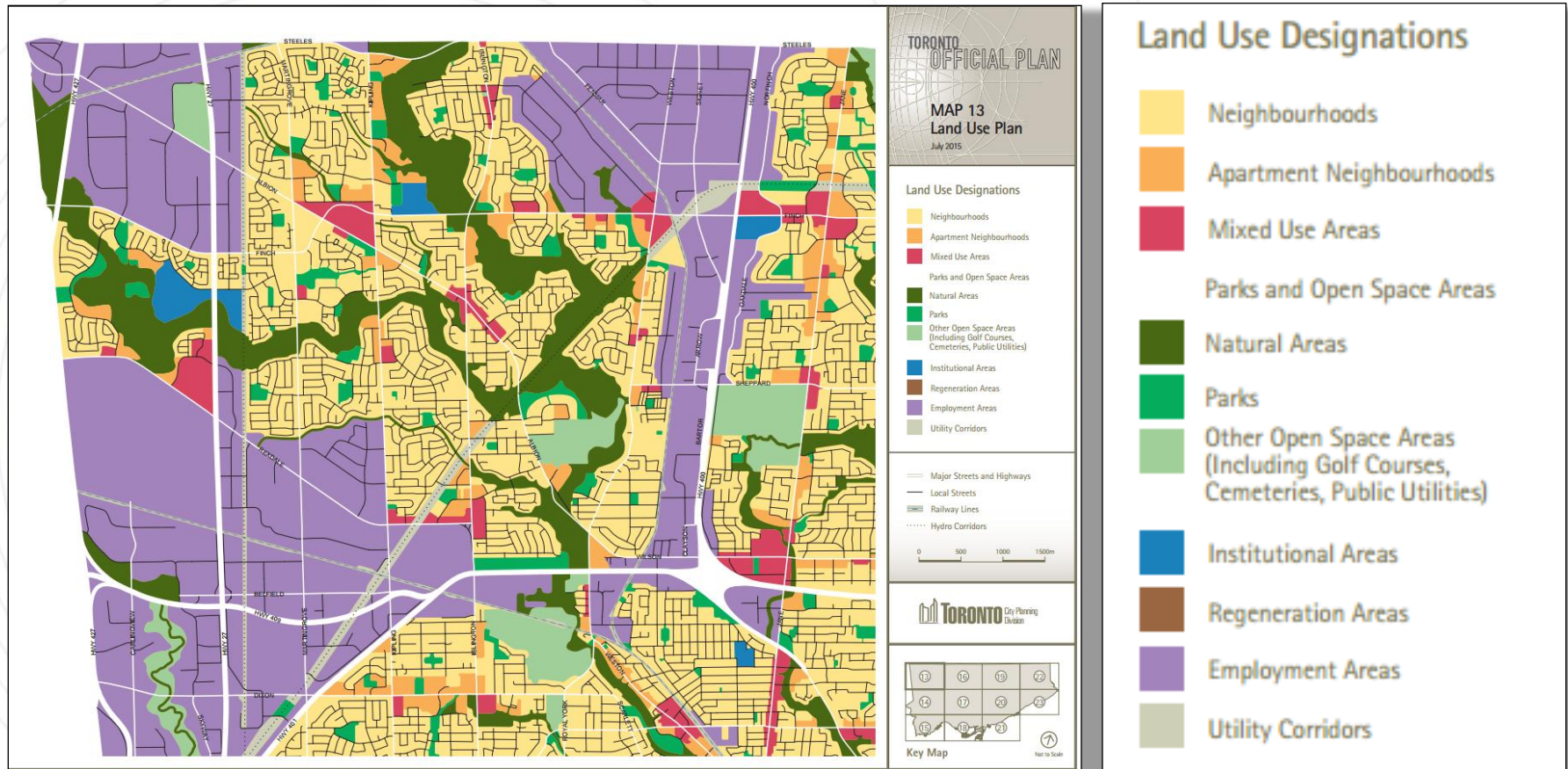
Map 2 Urban Structure Map





Official Plan components

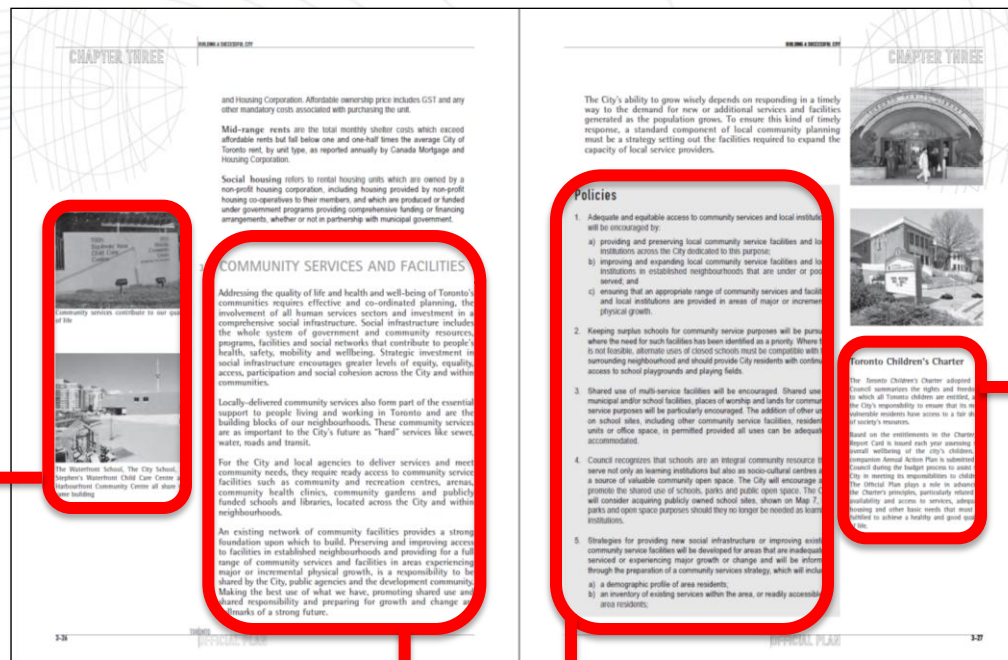
Land Use Plan (designations maps)





Official Plan components

How to read the Official Plan



Contextual
examples

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

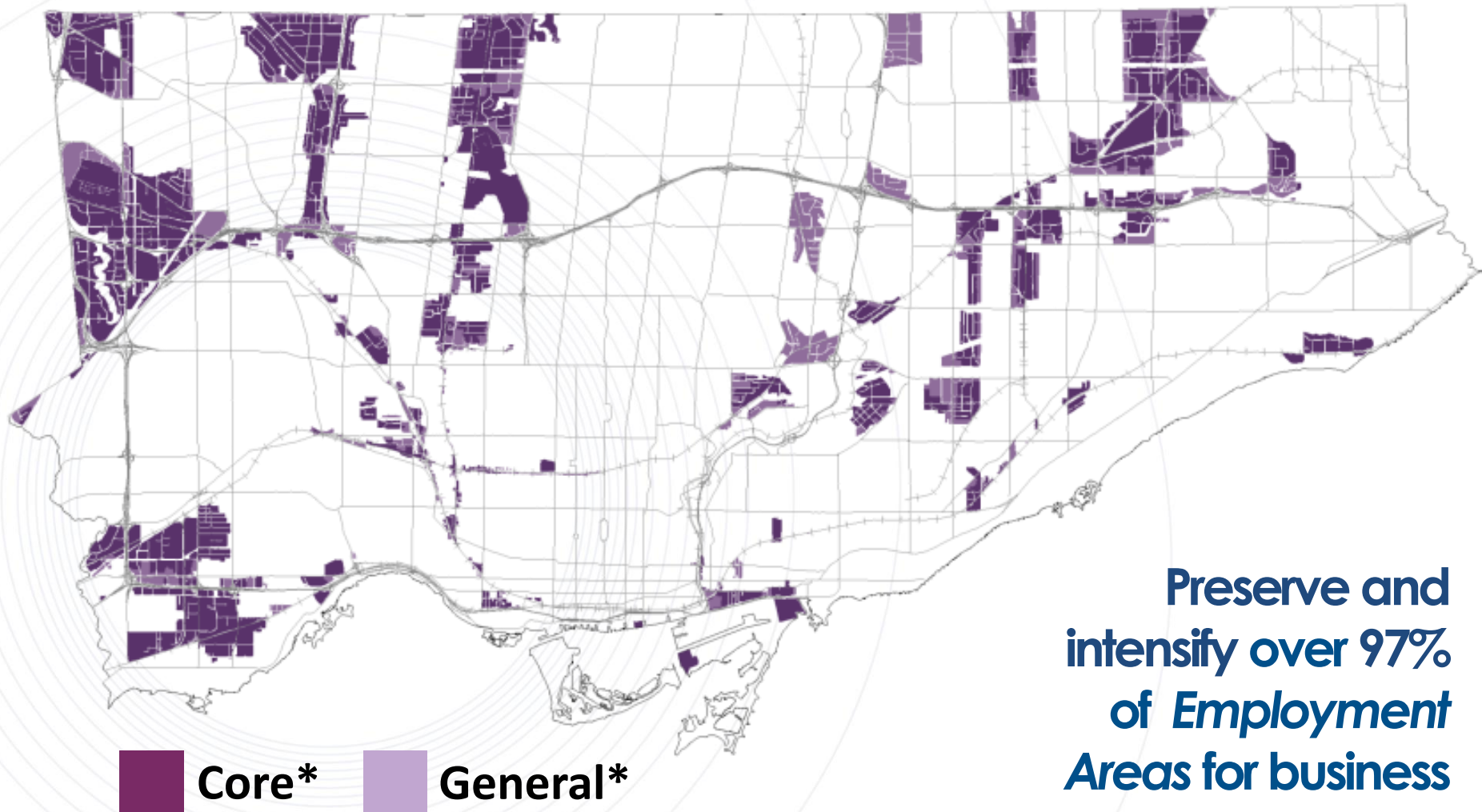
Statutory Phase

2nd Phase

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



Employment Policy: purpose and intent



**Preserve and
intensify over 97%
of *Employment
Areas* for business**

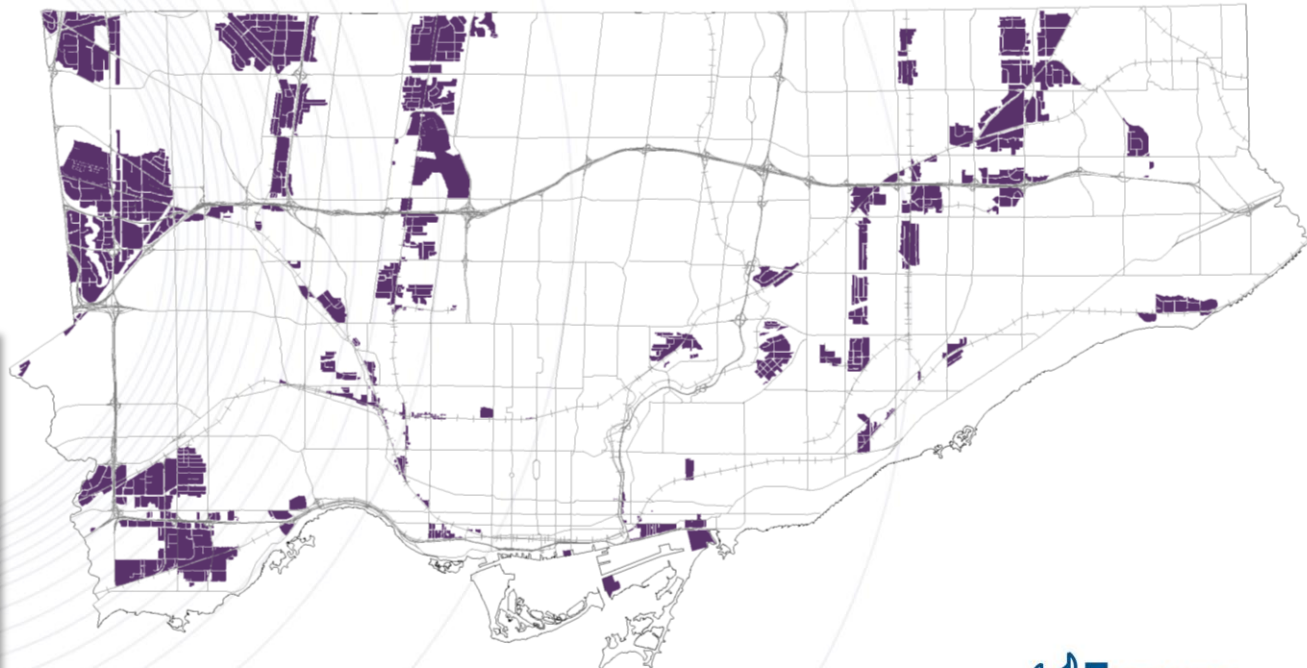
*New designations were brought in force by OMB on December 20, 2016, with some specific uses still under appeal



Core Employment Areas



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





General Employment Areas



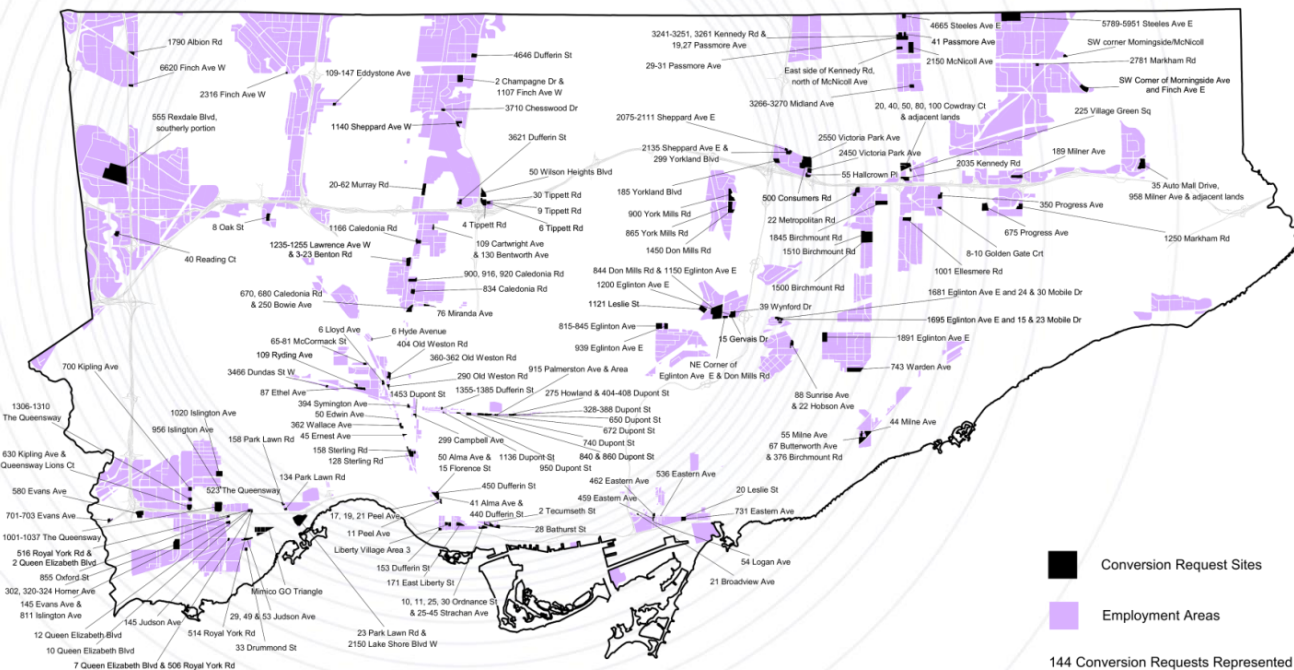
- 26% of all Employment Areas
- Permits all Core Employment uses plus retail, restaurants, and fitness centres



Sensitive land uses



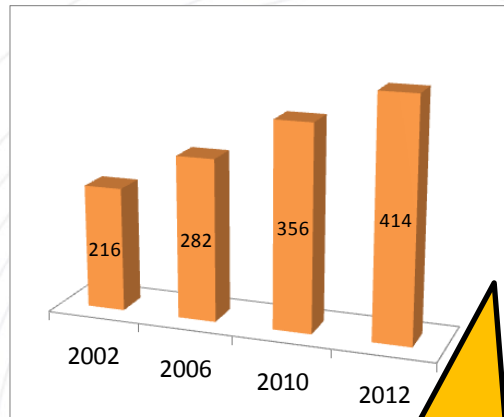
- 146 requests to convert Employment Areas for “sensitive” land uses – primarily residential development





Places of Worship

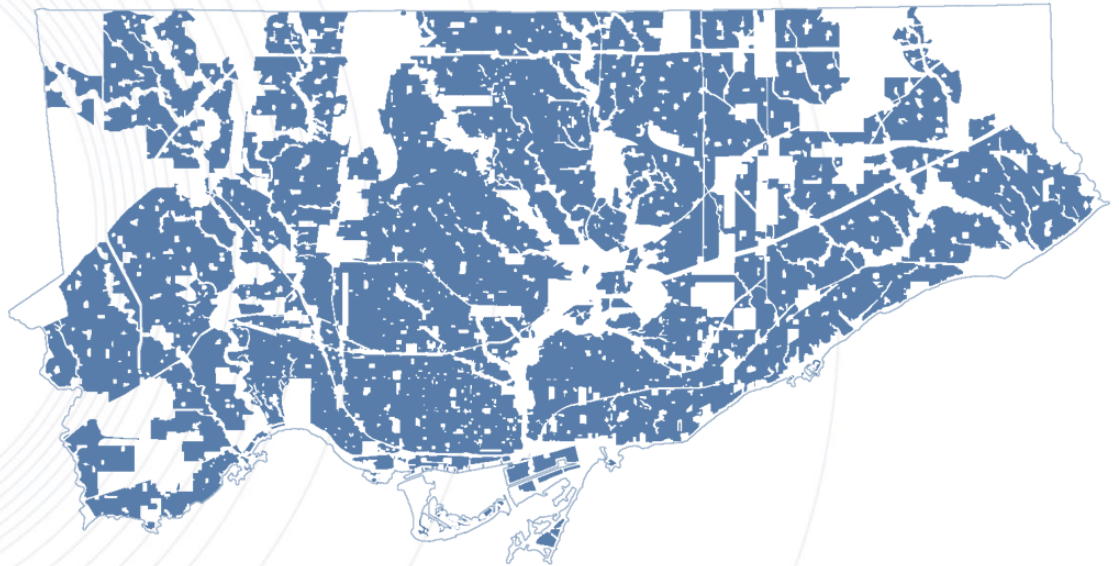
Places of Worship in Employment Areas



Source:
Toronto
Employment
Survey

2015 Data: 489

- OPA 231 **does not permit** 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*;
 - only permitted by through a City initiated Municipal Comprehensive Review; and
 - the introduction of a use permitted in *General Employment Area* into a *Core Employment Area*
 - **not a minor variance.**



Minor variances in *Employment Areas*

Deputy Mayor's Manufacturing Roundtable, Recommendation #2:

ED33.9	ACTION	Adopted on Consent		Ward: All
Deputy Mayor's Manufacturing Roundtable Summary Report				
City Council Decision				
City Council on August 25, 26, 27 and 28, 2014, adopted the following:				
1.	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.			
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.			
3.	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.			
5.	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.			
6.	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.			

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.

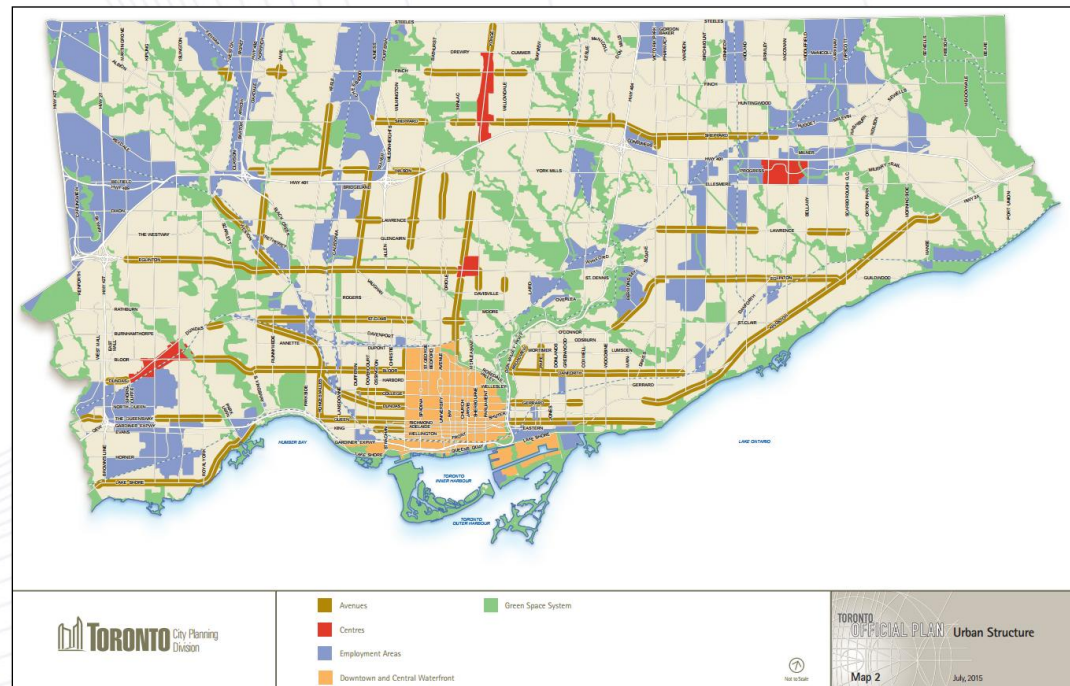


Neighbourhoods: Stable, not static

- 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

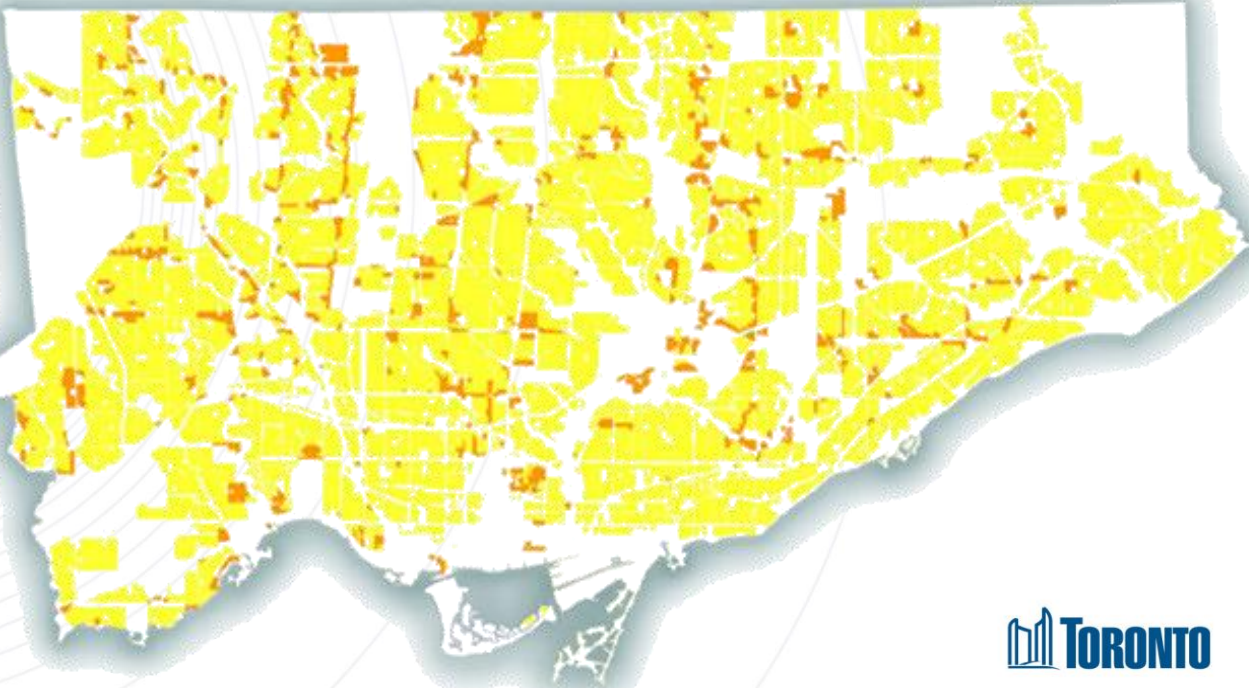




Neighbourhoods



- 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)





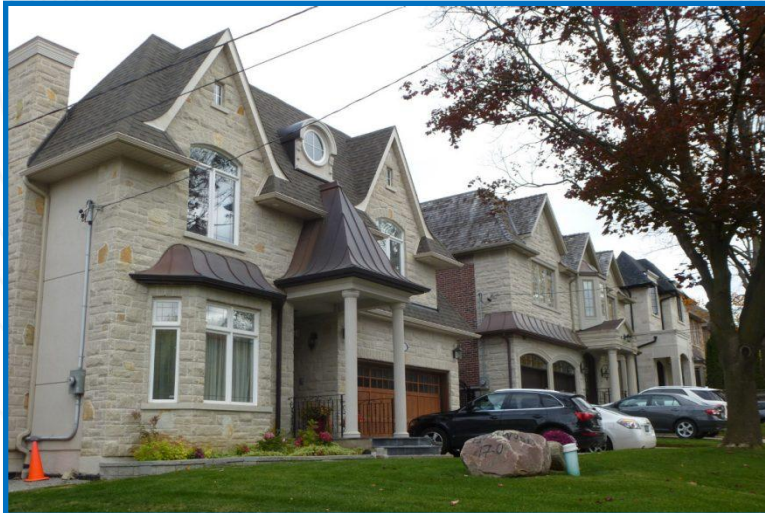
Neighbourhoods Development Criteria

(Policy 5, a - h)



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;





Neighbourhoods Development Criteria

(Policy 5, a - h)



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);





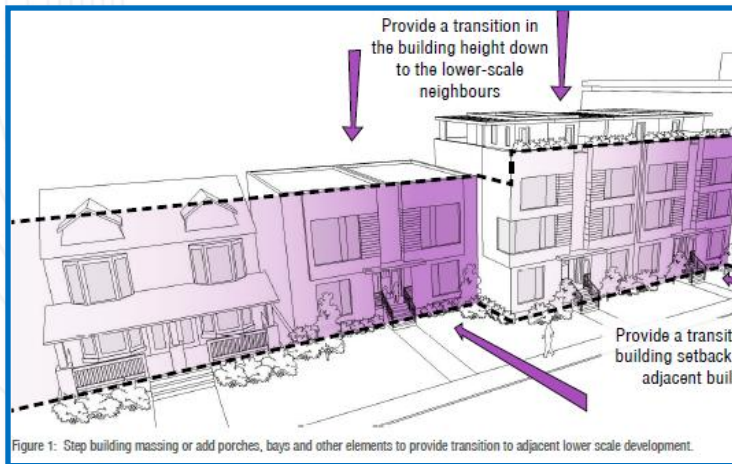
Neighbourhoods Development Criteria

(Policy 5, a - h)



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;





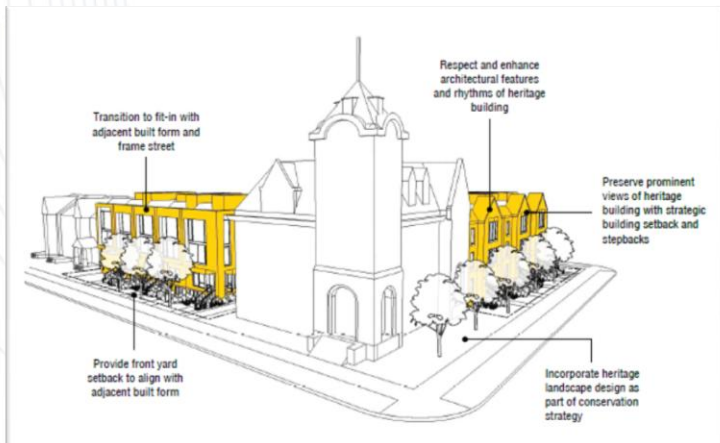
Neighbourhoods Development Criteria

(Policy 5, a - h)



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

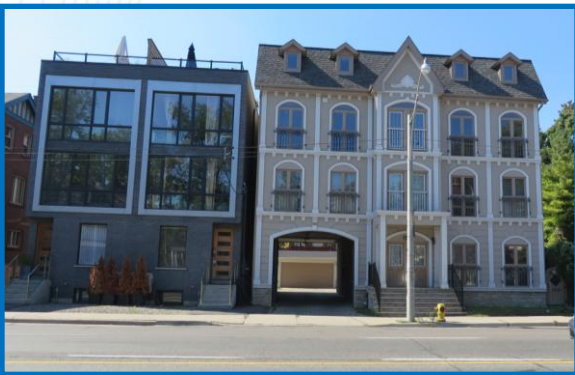




Intensification within *Neighbourhoods*



- 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)



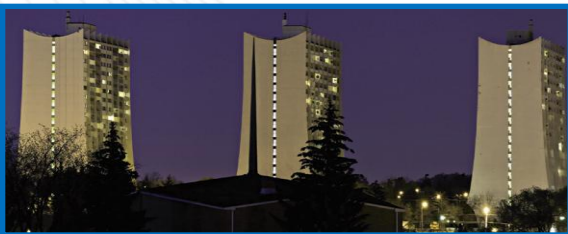
- Proposals to intensify sites on major streets in *Neighbourhoods* are not encouraged (Policy 7)



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)

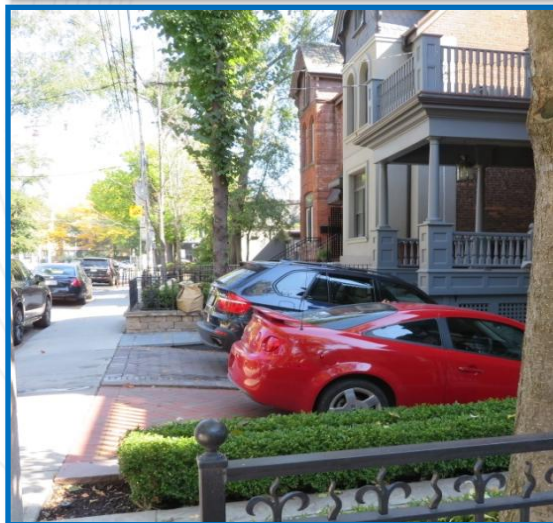
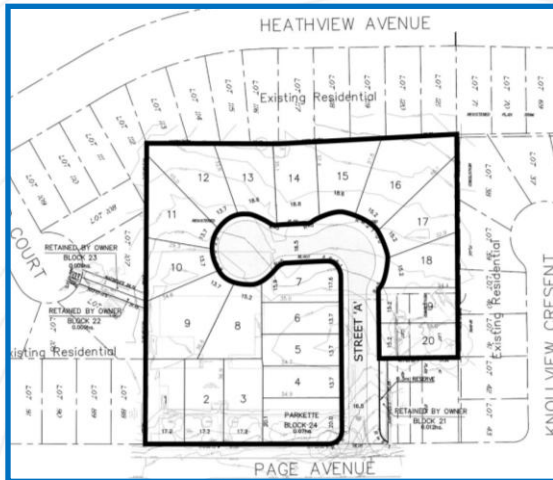
- *Apartment Neighbourhoods* infill is to meet criteria and improve site conditions
- Ensures better compatibility when new development is near *Neighbourhoods*
- Implements Tower Renewal program by encouraging improvements to existing apartment buildings and sites



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



Facts & Figures

Details of development proposal, physical context



Planning Policies

Provincial Policy Statement, Growth Plan, Official Plan

City Planning Evaluation & Recommendation



Law

Zoning Bylaw, Other Bylaws, Council decisions, Ontario Municipal Board, Committee of Adjustment



People

Applicant, City Departments & Agencies, Local Community, Other Stakeholders