3. BUILDING A SUCCESSFUL CITY

Building a successful city means making choices that improve our quality of life. As our City grows and matures, we can create a more beautiful environment, healthy and vibrant communities and greater prosperity. All our communities will be planned to support Toronto’s diverse households with safe and appropriate housing, services, environments and streets where we can raise and care for children and others we care for, earn a living and transition from one phase in life to another. We must meet the needs of today without compromising the ability of future generations to meet their needs.

The policies in this Chapter will guide our growth by integrating social, economic and environmental perspectives in our decision making to create an attractive Toronto with a strong economy and complete communities. The policies will help bring to life our vision of a successful city by focusing on the built environment, the human environment, the natural environment, economic health and new neighbourhoods. All applications for development will be evaluated against the policies and criteria in this Chapter to ensure that we make the best possible development choices.

City-building involves balancing social, economic and environmental needs and priorities. As a result, change may sometimes emphasize or recognize one of these elements rather than the others. Such changes should be considered only after the trade-offs between clear social, economic and environmental impacts and benefits have been identified, acknowledged, analyzed and publicly debated.

This Chapter complements the policies in Chapters Two and Four by providing direction to matters that can improve our everyday lives: high quality buildings that inspire us and make us feel proud, parks and open spaces we can enjoy, liveable neighbourhoods, clean air and water and a strong economy.

3.1 THE BUILT ENVIRONMENT

In order to remain economically competitive in today’s global economy, a city must be more than functional. It has to work well, but it also must be beautiful, vibrant, safe and inclusive. Great cities do not happen by accident – they are designed and orchestrated so that individual private and public developments work together to create cohesive blocks, neighbourhoods and districts. Good urban design is not just an aesthetic overlay, but an essential ingredient of city-building. Good urban design is good business and good social policy.

Civic pride is infectious. The City and the private sector should work together as partners in creating a great city and achieving Toronto’s architectural and urban design potential. The City can play its part by organizing, designing, maintaining and improving the streets, parks and public buildings. The private sector can do its part by building the
structures and landscapes that define and support these public places. This Plan demands that both the public and private sectors commit to high quality architecture, landscape architecture and urban design, environmentally sustainable design, consistent with energy efficiency standards.

### 3.1.1 THE PUBLIC REALM

Beautiful, comfortable, safe and accessible streets, parks, open spaces and public buildings are a key shared asset. These public spaces draw people together, creating strong social bonds at the neighbourhood, city and regional level. They convey our public image to the world and unite us as a city. They set the stage for our festivals, parades and civic life as well as for daily casual contact. Public space creates communities.

This Plan recognizes how important good design is in creating a great city. Great cities are judged by the look and quality of their squares, parks, streets and public spaces and the buildings which frame and define them. People flock to the world’s great cities not just to enjoy the culture, but to wander the streets, to explore their parks and plazas, to enjoy the street life, to shop and to people watch. The same characteristics and qualities that make these cities great places to visit also make them great places to live. What do these places share in common? All are very urban, high density, mixed use, mixed income, transit and pedestrian oriented vibrant places.

Great cities not only have great buildings – but the buildings work together to create great streets, plazas, parks and public places. Great cities inspire and astonish. Whether it’s a bustling shopping street lined by vibrant shop windows and sidewalk cafes, an intimate, residential, tree-lined street, or a public plaza in the central business district – everywhere you look there is evidence that the place has been designed. The buildings, both public and private, work together to create the “walls” for the city’s great outdoor “rooms”.

#### Policies
1. Quality architectural, landscape and urban design and construction will be promoted by:
   a) committing the funds necessary to create and maintain high quality public buildings, structures, streetscapes and parks that reflect the broad objectives of this Plan;
   b) using design competitions and advisory design review panels to seek design excellence and promote public interest in design quality for public works;
   c) using advisory design review panels to seek design excellence and promote public interest in the design quality of new development;
   d) ensuring new development enhances the quality of the public realm; and
The "Complete Streets" approach recognizes that there is no single way in which to make a street "complete". It depends on numerous factors whose relative importance varies according to the character and context of each particular street. While it may not be viable or appropriate to accommodate every type of user or use on every street, the overall objective is to create a well-functioning street network that is planned and designed to provide safe access and efficient operation for all street activities and functions. Guidelines for applying the "Complete Streets" approach will be developed to assist in resolving and balancing the competing demands placed upon the use of street rights-of-way and applied when streets are constructed, reconstructed or otherwise improved.

The Development Infrastructure Policy and Standards provide direction for the design of public local streets and includes criteria for when private streets may be considered appropriate, as well as supporting design standards.

e) encouraging the use of skilled professionals in the design and construction process.

2. Creativity and excellence in architecture, landscape and urban design will be encouraged in private developments through programs such as the Urban Design Awards.

3. The enjoyment of the valleys and ravines will be protected by ensuring that adjacent development, particularly building height and massing, will preserve harmonious views and vistas from the valley.

4. The natural features of the City, such as the Lake Ontario shoreline, the Lake Iroquois escarpment, woodlots, ravines and valley lands, will be connected to the surrounding city by improving physical and visual access from adjacent public spaces and by designing these into a comprehensive open space network.

5. City streets are significant public open spaces which connect people and places and support the development of sustainable, economically vibrant and complete communities. New and existing City streets will incorporate a Complete Streets approach and be designed to perform their diverse roles by:
   a) balancing the needs and priorities of the various users and uses within the right-of-way, including provision for:
      i. the safe and efficient movement of pedestrians of all ages and abilities, cyclists, transit vehicles and users, goods and services vehicles, emergency vehicles, and motorists across the network;
      ii. space for other street elements, such as utilities and services, trees and landscaping, green infrastructure, snow and stormwater management, wayfinding, boulevard cafes, marketing and vending, and street furniture; and
      iii. ensuring the safety of vulnerable groups such as women, children, seniors and people with disabilities by implementing the Toronto Safer City Guidelines, or an updated version thereof;
   b) improving the quality and convenience of active transportation options within all communities by giving full consideration to the needs of pedestrians, cyclists and public transit users;
   c) reflecting differences in local context and character;
   d) providing building access and address, as well as amenities such as view corridors, sky view and sunlight; and
   e) serving as community destinations and public gathering places.

6. Sidewalks and boulevards will be designed to provide safe, attractive, interesting and comfortable spaces for pedestrians by:
   a) providing well designed and co-ordinated tree planting and landscaping, pedestrian-scale lighting, and quality street furnishings and decorative paving as part of street improvements; and
   b) locating and designing utilities within streets, within buildings or underground, in a manner that will minimize negative impacts on the natural pedestrian and visual environment and enable the planting and growth of trees to maturity.

7. Toronto’s concession road grid is a major organizing element to be
Maps 7a and 7b identify a selection of important views across the City, however this selection of views is not exhaustive. These maps are living documents which may be added to or modified from time-to-time, through an Official Plan Amendment.

Safety design guidelines will be applied in the review of all development proposals. Environmental design for safety principles will be promoted through public education and support for community safety audits.

BEFORE

AFTER

The two different worlds of the York Street pedestrian passageway

maintained, improved and recognized in public design initiatives. To improve mobility and recreational opportunities where these streets are interrupted by topographical features or utility corridors, pedestrian and bicycle routes should be established across these features.

8. Scenic routes with public views of important natural or human-made features should be preserved and, where possible, improved by:
   a) maintaining views and vistas as new development occurs;
   b) creating new scenic routes or views when an opportunity arises; and
   c) increasing pedestrian and cycling amenities along the route.

9. Views from the public realm to prominent buildings, structures, landscapes and natural features are an important part of the form and image of the City. Public works and private development will maintain, frame and, where possible through project design, create views from the public realm to important natural and human-made features as identified on Maps 7a and 7b.

10. Views from the public realm to prominent buildings, structures, landscapes and natural features identified on Maps 7a and 7b are important and are described in Schedule 4. Additional views from the public realm to prominent buildings, structures, landscapes and natural features may be added to Maps 7a and 7b and Schedule 4 through amendment to the Official Plan.

11. Public works and private development will maintain views from the public realm to the skylines of the Downtown and Central Waterfront, North York Centre, and Scarborough Centre shown on Maps 7a and 7b. These views are dynamic and are expected to evolve over time to include new buildings constructed within the Downtown and Central Waterfront, the North York Centre and the Scarborough Centre.

12. Public buildings will be located and designed to promote their public status on prominent, visible and accessible sites, including street intersections, and sites that end a street view or face an important natural/cultural feature. Open space associated with public buildings will be designed to enhance the quality setting for the building and support a variety of public functions associated with its program.

13. Universal physical access to publicly accessible spaces and buildings will be ensured by:
   a) creating a connected network of streets, parks and open spaces that are universally accessible, including sidewalks with unobstructed pathways and curb cuts at corners on all City streets;
   b) requiring that plans for all new buildings and additions meet the City’s accessibility guidelines; and
   c) retrofitting over time all existing City owned buildings that are open to the public and open spaces to make them universally accessible and encouraging the owners of private buildings and spaces to do likewise through public education and retrofit programs.

14. Design measures which promote pedestrian safety and security will be applied to streetscapes, parks, other public and private open spaces, and all new and renovated buildings.
15. Interior shopping malls, underground concourses, plaza walkways, and private mid-block connections will be designed to complement and extend, but not replace, the role of the street as the main place for pedestrian activity. They should be accessible, comfortable, safe and integrated into the local pattern of pedestrian movement with direct, universal physical and visual access from the public sidewalk and clear path-finding within. Additional infrastructure needed for the building of new communities will be laid out and organized to reinforce the importance of public streets and open space as the structural framework that supports high quality city living.

16. New streets will be designed to:
   a) provide connections with adjacent neighbourhoods;
   b) promote a connected grid of streets that offers safe and convenient travel options;
   c) extend sight lines and view corridors;
   d) divide larger sites into smaller development blocks;
   e) provide access and addresses for new development;
   f) allow the public to freely enter without obstruction;
   g) implement the Complete Streets approach to develop a street network that balances the needs and priorities of the various users and uses within the right-of-way;
   h) improve the visibility, access and prominence of unique natural and human-made features; and
   i) provide access for emergency vehicles.

17. New streets should be public streets. Private streets, where they are appropriate, should be designed to integrate into the public realm and meet the design objectives for new streets.

18. New city blocks and development lots within them will be designed to:
   a) have an appropriate size and configuration for the proposed land use, scale of development and intended form of buildings and open space;
   b) promote street-oriented development with buildings fronting onto street and park edges;
   c) provide adequate room within the block for parking and servicing needs; and
   d) allow for incremental, phased development.

19. New parks and open spaces will be located and designed to:
   a) connect and extend, wherever possible, to existing parks, natural areas, and other open spaces such as school yards;
   b) provide a comfortable setting for community events as well as individual use;
   c) provide appropriate space and layout for recreational needs, including forms of productive recreation such as community gardening; and
   d) emphasize and improve unique aspects of the community’s natural and human-made heritage.

20. New parks and other public open spaces such as schoolyards should front onto a street for good visibility, access and safety.

Toronto’s Pedestrian Charter

The Toronto Pedestrian Charter was adopted by Council in May 2002. It reflects the principle that a city’s walkability is one of the most important measures of the quality of its public realm, and of its health and vitality. It outlines:

- the urban design principles that ensure that walking is safe, comfortable, convenient and direct for people of all ages and abilities;
- actions the City can take to create an urban environment in all parts of the City that encourages and supports walking as a form of travel, exercise and recreation; and,
- the social, environmental and economic benefits of creating a pedestrian-friendly urban environment.

The objectives of the Toronto Pedestrian Charter are consistent with the goals of the Official Plan to create a more vibrant, beautiful, prosperous and liveable City.
3.1.2 BUILT FORM

Our personal enjoyment of our streets and open spaces depends largely on the visual quality, activity, comfortable environment, and perception of safety in those spaces. Most of the qualities are influenced directly by the built form of adjacent buildings.

Most of Toronto is already built with at least one generation of buildings. For the most part, future development will be built on infill and redevelopment sites and will need to fit in, respecting and improving the character of the surrounding area. On large sites, in redevelopment areas and in other areas whose physical contexts are no longer appropriate, new planning contexts will be created to ensure that each new development in these areas adds up to more than the sum of parts.

Over the next several decades the majority of the new growth will take place in the areas of the City where intensification is appropriate – in the Downtown, the Centres, and along the Avenues. This is an extraordinary opportunity to build the next generation of buildings and to create an image of Toronto that matches its status as one of the great cities of North America.

Great cities are built one building at a time, with each new building making a contribution to the overall urban design of the City. Developers and architects have a civic responsibility to create buildings that not only meet the needs of the clients, tenants and customers, but also the needs of the people who live and work in the area who will encounter the building in their daily lives.

Toronto’s streets, parks and open spaces are defined by the façades of many buildings. The façade presents the building to the public, telling people about the building, what it is, where to enter, and what the character and functions of interior uses are. The individual façades of buildings that form the edge of a street or a park are read together as a common wall that defines the public realm and are part of the physical expression of Toronto’s collective vision, identity and history. Developments must be conceived not only in terms of the individual building site and program, but also in terms of how that site, building and its façades fit within the existing and/or planned context of the neighbourhood and the City. Each new building should promote and achieve the overall objectives of the Plan.

**Policies**

1. New development will be located and organized to fit with its existing and/or planned context. It will frame and support adjacent streets, parks and open spaces to improve the safety, pedestrian interest and casual views to these spaces from the development by:
   a) generally locating buildings parallel to the street or along the edge of a park or open space with a consistent front yard setback. On a corner site, the development should be located...
along both adjacent street frontages and give prominence to the corner. If located at a site that ends a street corridor, development should acknowledge the prominence of that site;

b) locating main building entrances so that they are clearly visible and directly accessible from the public sidewalk;

c) providing ground floor uses that have views into and, where possible, access to, adjacent streets, parks and open spaces; and

d) preserving existing mature trees wherever possible and incorporating them into landscaping designs.

2. New development will locate and organize vehicle parking, vehicular access, service areas and utilities to minimize their impact on the property and on surrounding properties and to improve the safety and attractiveness of adjacent streets, parks and open spaces by:

a) using shared service areas where possible within development block(s) including public and private lanes, driveways and service courts;

b) consolidating and minimizing the width of driveways and curb cuts across the public sidewalk;

c) integrating services and utility functions within buildings where possible;

d) providing underground parking where appropriate;

e) limiting surface parking between the front face of a building and the public street or sidewalk; and

f) integrating above-ground parking structures, where permitted or appropriate, with building design, and having usable building space at grade facing adjacent streets, parks and open spaces.

3. New development will be massed and its exterior façade will be designed to fit harmoniously into its existing and/or planned context, and will limit its impact on neighbouring streets, parks, open spaces and properties by:

a) massing new buildings to frame adjacent streets and open spaces in a way that respects the existing and/or planned street proportion;

b) incorporating exterior design elements, their form, scale, proportion, pattern and materials, and their sustainable design, to influence the character, scale and appearance of the development;

c) creating appropriate transitions in scale to neighbouring existing and/or planned buildings for the purpose of achieving the objectives of this Plan;

d) providing for adequate light and privacy;

e) adequately limiting any resulting shadowing of, and uncomfortable wind conditions on, neighbouring streets, properties and open spaces, having regard for the varied nature of such areas; and

f) minimizing any additional shadowing and uncomfortable wind conditions on neighbouring parks as necessary to preserve their utility.

4. New development will be massed to define the edges of streets,

Existing and Planned Contexts

The existing context of any given area refers to what is there now. The planned context refers to what is intended in the future. In stable areas, such as Neighbourhoods and Apartment Neighbourhoods, the planned context typically reinforces the existing context. In growth areas, such as Centres and Avenues, the planned context generally anticipates change.

Height and density aspects of the planned context of new development will be assessed on the basis of the Plan’s policies, including Secondary Plans and site and area specific policies. Where there are no height and density limits in the Plan, height and density limits of area zoning that implements the Plan will be a benchmark for assessment of those aspects of the planned context. Where there are no height and density limits in the Plan and no area zoning implementing the Plan, height and density aspects of the planned context will be determined on the basis of an area review such as that undertaken to implement Subsection 2.2.3.3 b) of the Plan. In this case, in determining an application, Council will have due regard for the existing and planned contexts. In instances of apparent inconsistency between existing and planned contexts when interpreting the built form policies as they relate to height and density, the planned context will prevail.

Transition

Appropriate transition in scale can be achieved with many geometric relationships and design methods in different combinations including angular planes, stepping height limits, appropriate location and orientation of the building, the use of setbacks and stepbacks of building mass. The larger the difference in scale of development the greater the need for transition.
CHAPTER THREE

Exterior Design - Character, Scale and Appearance

The façade is the exterior parts of a building visible to the public, and its exterior design contributes to a more beautiful and engaging Toronto. The exterior design of a façade is the form, scale, proportion, pattern and materials of building elements including its doors, roofs, windows and decorative elements, such as cornices and belt-course. The harmonious relationship of a new façade to its context can be achieved with contemporary expression provided that the existing context, proportions, forms, sizes and scale are fully respected and appropriate materials are used. A new façade need not be a simple replication of adjacent building facades.

The exterior design of a façade at grade, closest to the pedestrian environment, is an important design consideration to help new development support the public realm and fit with the existing and/or planned context. In particular, the nature, scale and placement of doors as well as the placement, type and treatment of windows on the façade, taking into account the character and functions of interior uses, play an important role in supporting a safe, accessible and vibrant public realm.

These aspects of the exterior design of a building are a fundamental part of the City’s review under Site Plan Control.

3.1.3 BUILT FORM - TALL BUILDINGS

Tall buildings currently exist in many parts of the City, in the Downtown, in the Centres, along parts of the waterfront, at some subway stops and in clusters around the City. These individual buildings and groups of buildings can be seen rising above the forest cover and the City’s low scaled residential and employment areas.

Tall buildings are desirable in the right places but they don’t belong everywhere. When appropriately located and designed, tall buildings can support and draw attention to the city structure, visually reinforcing our civic centres and other areas of civic importance. In the context of Toronto’s relatively flat topography, tall buildings help define the City’s image. When the quality of architecture and site design is emphasized, tall buildings become important city landmarks. By concentrating development on a small part of the site, they can also provide high quality publicly accessible open spaces and areas for community services and amenity.
When poorly located and designed tall buildings can physically and visually overwhelm adjacent streets, parks and neighbourhoods. They can block sunlight, views of the sky and create uncomfortable wind conditions in adjacent streets, parks and open space and create traffic congestion. The open space created on poorly designed sites is often residual, unsafe and uncomfortable to use.

Tall buildings are only one form of intensification. Most of the proposed intensification in this Plan is anticipated to be achieved with street oriented, grade related or mid-rise building types that define and support sunny, comfortable and vital streets, parks and open spaces. Tall buildings, typically buildings whose height is greater than the width of the adjacent road allowance, are generally limited to parts of the Downtown Centres, and other areas in which they are permitted by a Secondary Plan, an area specific policy, a comprehensive zoning by-law, site specific policies in effect as of the approval date of this Official Plan or site specific zoning that pre-dates approval of this Plan. Tall buildings will only be permitted in other areas on the basis of appropriate planning justification consistent with the policies of this Plan.

**Policies**

Tall buildings come with larger civic responsibilities and obligations than other buildings. To ensure that tall buildings fit within their existing and/or planned context and limit local impacts, the following additional built form principles will be applied to the location and design of tall buildings:

1. Tall buildings should be designed to consist of three parts, carefully integrated into a single whole:
   a) base building – provide definition and support at an appropriate scale for adjacent streets, parks and open spaces, integrate with adjacent buildings, minimize the impact of parking and servicing uses;
   b) middle (shaft) – design the floor plate size and shape with appropriate dimensions for the site, locate and orient it on the site and in relationship to the base building and adjacent buildings in a manner that satisfies the provisions of this Section; and
   c) top – design the top of tall buildings to contribute to the skyline character and integrate roof top mechanical systems into the design.

2. Tall building proposals will address key urban design considerations, including:
   a) meeting the built form principles of this Plan;
   b) demonstrating how the proposed building and site design will contribute to and reinforce the overall City structure;
   c) demonstrating how the proposed building and site design relate to the existing and/or planned context;
   d) taking into account the relationship of the site to topography and other tall buildings;

**Design Charrette**

One of the best ways to work through all of the issues associated with a tall building development proposal is to conduct a comprehensive design charrette. A charrette is a multi-day design workshop held on or near the development site during which all of the project stakeholders are assembled to work through a number of design issues. Typically, the developer is responsible for assembling a team consisting of urban designers, architects, landscape architects, urban transportation experts, residents, local business leaders and City staff. The charrette permits a number of design alternatives to be explored very quickly and to receive instant feedback. The charrette culminates in a final presentation during which the alternatives are presented and discussed, and the consensus plan is selected.
3.1.4 PUBLIC ART

Public art installations, both publicly and privately owned, make walking through the City’s streets, open spaces and parks a delight for residents, workers and visitors alike. Public art has broad appeal and can contribute to the identity and character of a place by telling a story about the site’s history. It creates a landmark and celebrates the cultural diversity and creativity of our communities. A partnership between the public and private sectors is to be nurtured to transform Toronto into a large public art gallery with installations throughout the City.

Policies

1. The creation of public art that reflects our cultural diversity and history will be promoted by:
   a) adopting a Public Art Master Plan;
   b) promoting the Toronto Public Art Reserve Fund and actively soliciting gifts of cash, and gifts in-kind to the City to implement the Public Art Master Plan;
   c) encouraging public art initiatives on properties under the jurisdiction of the City, its agencies, boards and commissions;
   d) dedicating one per cent of the capital budget of all major municipal buildings and structures to public art; and
   e) encouraging the inclusion of public art in all significant private sector developments across the City.

3.1.5 HERITAGE CONSERVATION

Toronto’s cultural heritage can be seen in the significant buildings, properties, districts, landscapes and archaeological sites found throughout the city. Their protection, wise use and management demonstrate the City’s goal to integrate the significant achievements of our people, their history, our landmarks, and our neighbourhoods into a shared sense of place and belonging for its inhabitants.

The City’s significant heritage properties tell stories about the forces and events that have shaped Toronto. They reveal the City’s historical geography; a lakefront terrain carved by rivers and valleys that 11,000 years ago first allowed our First Nations to hunt and fish, and later farm. The Plan policies call for an engagement protocol with First Nations and the Métis for heritage properties and archaeological sites that may be of interest to them, as well as ensuring that information is provided to First Nations and Métis where archaeological resources are found to be First Nations or Métis in origin.
Our cultural heritage includes both the tangible and intangible values and attributes of the distinct towns, villages and cities that have come together to create the Toronto we know today. They enable us to reflect upon the diversity of our communities and neighbourhoods, and our distinct role as a provincial capital. The scale, number and significance of our cultural heritage resources is described in an on-going process of identification, evaluation and preservation that includes a Heritage Register and a comprehensive mapping of the City’s archaeologically sensitive areas and sites. The identification of heritage properties that tell our City’s stories is an on-going process.

Our heritage properties represent a collective past and their protection, use and adaptive reuse also enrich our daily experience of the City; from commuting through Union Station and dining at the Distillery District, to hiking the Humber River and Rouge Valleys, which were important trade routes and the sites of large and vibrant First Nations settlements. We celebrate communally in squares in front of the Scarborough and North York Civic Centres and City Hall. Consciously or unconsciously, our heritage resources are part of our daily experience of our City.

Cultural Heritage is an important component of sustainable development and place making. The preservation of our cultural heritage is essential to the character of this urban and liveable city that can contribute to other social cultural, economic and environmental goals of the City. As a result, heritage conservation is integrated within the policies in many other sections of this Official Plan. The heritage policies of this Plan not only promote the preservation of important heritage buildings and structures but also the public views of them for the enjoyment of Torontonians. Schedule 4 describes the significance of each of the views of important heritage properties shown on Maps 7A and 7B.

The conservation of natural heritage is also an important element of heritage conservation in Toronto. The Official Plan provides for the conservation of Toronto’s urban forest, ravines and river valleys in policies protecting the Natural Heritage System contained in Section 3.4 and Map 9 of the Plan. The conservation of important heritage resources includes those policies protecting Toronto’s Natural Heritage Areas.

As Toronto continues to grow and intensify this growth must recognize and be balanced with the ongoing conservation of our significant heritage properties, views, natural heritage system, and landscapes. In this context, the regulatory tools available to the City will be used to conserve the significant cultural heritage values and attributes of our heritage properties. Conservation of cultural heritage resources not only enriches our lives, it is an important shared responsibility and a prominent civic legacy that we must leave for future generations.
Policies

1. The Heritage Register will be maintained by the City Clerk, or his or her designate and will include all properties and Heritage Conservation Districts of cultural heritage value or interest that are designated under Parts IV and V of the Ontario Heritage Act, and will include all non-designated properties that have been identified through consultation with the City’s heritage committee and approved by Council for their inclusion. The Heritage Register will be publicly accessible.

2. Properties and Heritage Conservation Districts of potential cultural heritage value or interest will be identified and evaluated to determine their cultural heritage value or interest consistent with provincial regulations, where applicable, and will include the consideration of cultural heritage values including design or physical value, historical or associative value and contextual value. The evaluation of cultural heritage value of a Heritage Conservation District may also consider social or community value and natural or scientific value. The contributions of Toronto’s diverse cultures will be considered in determining the cultural heritage value of properties on the Heritage Register.

3. Heritage properties of cultural heritage value or interest properties, including Heritage Conservation Districts and archaeological sites that are publicly known will be protected by being designated under the Ontario Heritage Act and/or included on the Heritage Register.

4. Properties on the Heritage Register will be conserved and maintained consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada, as revised from time to time and as adopted by Council.

5. Proposed alterations, development, and/or public works on or adjacent to, a property on the Heritage Register will ensure that the integrity of the heritage property’s cultural heritage value and attributes will be retained, prior to work commencing on the property and to the satisfaction of the City. Where a Heritage Impact Assessment is required in Schedule 3 of the Official Plan, it will describe and assess the potential impacts and mitigation strategies for the proposed alteration, development or public work.

6. The adaptive re-use of properties on the Heritage Register is encouraged for new uses permitted in the applicable Official Plan land use designation, consistent with the Standards and Guidelines for the Conservation of Historic Places in Canada.

7. Prior to undertaking an approved alteration to a property on the Heritage Register, the property will be recorded and documented by the owner, to the satisfaction of the City.

8. When a City-owned property on the Heritage Register is no longer required for its current use, the City will demonstrate excellence in the conservation, maintenance and compatible adaptive reuse of the property.

9. When a City-owned property on the Heritage Register is sold, leased or transferred to another owner, it will be designated under the Ontario Heritage Act. A Heritage Easement Agreement will
be secured and monitored, and public access maintained to its heritage attributes, where feasible. This policy may not apply to City-owned properties in Heritage Conservation Districts that are not considered to be individually significant.

10. A heritage management plan will be adopted by Council. The heritage management plan will be a comprehensive and evolving strategy for the identification, conservation and management of all properties on the Heritage Register, unidentified and potential heritage properties.

11. A protocol will be developed to co-ordinate and direct actions of the City and its agents in the event that a property on the Heritage Register is threatened by an emergency such as a fire, flood, willful damage or other unanticipated events. This protocol will address the conservation of the heritage property once the primary life and safety objectives of evacuating and ensuring public safety have been completed.

12. Designated heritage properties will be protected against deterioration by neglect through the enforcement of heritage property standards by-laws.

13. In collaboration with First Nations, Métis and the Provincial Government, the City will develop a protocol for matters related to identifying, evaluating and protecting properties and cultural heritage landscapes on the Heritage Register, archaeological sites and artifacts where they may be of interest to First Nations or Métis.

14. Potential and existing properties of cultural heritage value or interest, including cultural heritage landscapes and Heritage Conservation Districts, will be identified and included in area planning studies and plans with recommendations for further study, evaluation and conservation.

RAISING HERITAGE AWARENESS

15. The development of neighbourhood heritage initiatives will be encouraged to promote an understanding of local history and how our neighbourhoods and open spaces have evolved.

16. Properties on the Heritage Register and publicly known archaeological sites and artifacts will be promoted through educational programs, museums, local celebrations and other programming opportunities.

17. Commemoration of lost historical sites will be encouraged whenever a new private development or public work is undertaken in the vicinity of historic sites, such as those where major historical events occurred, important buildings or landscape features have disappeared or where important cultural activities have taken place. Interpretation of existing properties on the Heritage Register will also be encouraged.

INCENTIVES

18. Incentives for the conservation and maintenance of designated heritage properties will be created and made available to heritage property owners.
19. Conservation and maintenance of designated heritage properties funded in whole or in part through incentives such as grants, tax rebates or other mechanisms will achieve excellence in conservation, consistent with Council adopted standards and guidelines.

20. Publicly funded institutions such as universities, schools and hospitals will be required to enter into a Heritage Easement Agreement as a condition of accepting heritage conservation or maintenance incentives.

21. Additional gross floor area may be permitted in excess of what is permitted in the Zoning By-law for lands designated Mixed Use Areas, Regeneration Areas, Employment Areas, Institutional Areas or Apartment Neighbourhoods for a heritage building or structure on a designated heritage property that is part of a new development, provided that:
   a) the application includes the conservation of a heritage building or structure on a property designated under the Ontario Heritage Act;
   b) additional gross floor area specifically provided through this policy will not exceed that of the heritage building or structure being retained;
   c) the additional floor area will not detract from the heritage property and will not conflict with any other Official Plan policies;
   d) excellence in the conservation of the values, attributes, character and three-dimensional integrity of the heritage property including the buildings or structures thereon is achieved and additional density will not be granted for the incorporation of facades or isolated building elements into new development;
   e) where the property is within a Heritage Conservation District, the proposed development conforms to the Heritage Conservation District plan and/or any guidelines for that district; and
   f) the conserved heritage building or structure is protected in a Heritage Easement Agreement and the agreement and necessary by-laws are enacted prior to approval of the site plan for the entire development.

HERITAGE IMPACT ASSESSMENTS

22. Heritage Impact Assessment will address all applicable heritage conservation policies of the Official Plan and the assessment will demonstrate conservation options and mitigation measures consistent with those policies. A Heritage Impact Assessment shall be considered when determining how a heritage property is to be conserved.

23. Heritage Impact Assessment will evaluate the impact of a proposed alteration to a property on the Heritage Register, and/or to properties adjacent to a property on the Heritage Register, to the satisfaction of the City.

24. Heritage Impact Assessment will be required for the proposed demolition of a property on the Heritage Register. Where demolition of a property adjacent to a property on the Heritage Register is proposed, the City may require a study on the implications of
the demolition on the structural integrity of the property on the Heritage Register.

25. In addition to a Heritage Impact Assessment, the City may request a Heritage Property Conservation Plan to address in detail the conservation treatments for the subject heritage property. The City may also request a Heritage Interpretation Plan to promote a heritage property or area, to the public.

DEVELOPMENT ON PROPERTIES ON THE HERITAGE REGISTER

26. New construction on, or adjacent to, a property on the Heritage Register will be designed to conserve the cultural heritage values, attributes and character of that property and to mitigate visual and physical impact on it.

27. Where it is supported by the cultural heritage values and attributes of a property on the Heritage Register, the conservation of whole or substantial portions of buildings, structures and landscapes on those properties is desirable and encouraged. The retention of facades alone is discouraged.

28. The owner of a designated heritage property will be encouraged to enter into a Heritage Easement Agreement where the City considers additional protection beyond designation desirable due to the location, proposed alteration, and/or the nature of that property.

29. Heritage buildings and/or structures located on properties on the Heritage Register should be conserved on their original location. However, where it is supported by the cultural heritage values and attributes of a property on the Heritage Register a heritage building may be relocated within its property or development site where:
   a) the heritage building or structure is not attached to or adjoining another building or structure;
   b) the location, orientation, situation or view of the heritage building is not identified in the Official Plan or as a cultural heritage value or attribute of the property, and/or the proposed relocation will not negatively affect the cultural heritage values or attributes of the property;
   c) the portion of the heritage building or structure that contains the identified cultural heritage values and attributes is being conserved in its entirety and will not be demolished, disassembled and/or reconstructed;
   d) the relocation on site does not conflict with any applicable Heritage Conservation District plans;
   e) a Heritage Property Conservation Plan is submitted that demonstrates that the removal and relocation of the building or structure within its existing property will not pose any physical risk to the heritage building and/or structure, its cultural heritage values and attributes, to the satisfaction of the City; and
   f) these and any other related conditions are secured in a Heritage Easement Agreement prior to removal and relocation on site.

Heritage Impact Assessments enable the City to obtain information about the potential impacts a development or alteration may have on a property on the Heritage Register. A Heritage Impact Assessment shall consider and have regard for the property’s cultural heritage values and attributes as identified by Council and will provide a basis for establishing how impacts may be mitigated or avoided, whether the impacts are acceptable, and how the cultural heritage values and attributes will be conserved.

A Heritage Property Conservation Plan is a detailed technical description of how the conservation strategy contained in an approved Heritage Impact Assessment will be implemented. It may also be requested to assist in the review of complex restoration projects. The conservation plan is expected to build on the information provided in the HIA. It generally contains, but is not limited to, the following:

   a) A description of the approved conservation strategy as contained in a referenced HIA, including treatments and principles to be applied to the cultural heritage resources being conserved;
   b) Identification of any proposed changes to previously approved strategies;
   c) Detailed scope of work including an updated condition assessment, all necessary technical and engineering studies or reports, architectural and restoration plans and drawings, and a full written description of proposed interventions accompanied by a detailed cost estimate;
   d) A strategy for the monitoring and protection of the heritage property, and adjacent heritage properties, during construction;
   e) Schedule for conservation work, inspection, maintenance, and phases;
   f) Sign guidelines and plans, lighting plans and detailed landscape plans, as required by the City; and
   g) Recommendations for short or long term maintenance and the qualifications for anyone responsible for conservation work.
Mitigation of identified physical and visual impacts may be achieved by the implementation of recommendations set out in a Heritage Property Conservation Plan or Heritage Impact Assessment and can include considerations such as scale, massing, materials, height, building orientation and location relative to the heritage property.

Council has adopted Heritage Conservation Districts in Toronto: Procedures, Policies and Terms of Reference for the study and planning of all Heritage Conservation Districts in the City.

**HERITAGE CONSERVATION DISTRICTS**

30. Potential Heritage Conservation Districts will be identified and evaluated to determine their significance and cultural heritage values, in a Heritage Conservation District study. Heritage Conservation Districts that have been evaluated to be significant for their cultural heritage value will be designated and conserved.

31. Heritage Conservation District studies and plans will, among other things:
   a) be conducted in accordance with Council adopted guidelines and terms of reference;
   b) include protocols for amendment and periodic review; and
   c) include provisions addressing the relationship between the Heritage Conservation District Plan and the Official Plan and provincial policy within the context of the Heritage Conservation District Plan’s directions for conserving the cultural heritage values and character of the Heritage Conservation District, its attributes, and the properties within it, including but not limited to identifying any required changes to the Official Plan and zoning by-law.

32. Impacts of site alterations, developments, municipal improvements, and/or public works within or adjacent to Heritage Conservation Districts will be assessed to ensure that the integrity of the districts’ heritage values, attributes, and character are conserved. This assessment will be achieved through a Heritage Impact Assessment, consistent with Schedule 3 of the Official Plan, to the satisfaction of the City.

33. Heritage Conservation Districts should be managed and conserved by approving only those alterations, additions, new development, demolitions, removals and public works in accordance with respective Heritage Conservation District plans.

**ARCHAEOLOGICAL RESOURCES**

34. The Archaeological Management Plan will be implemented and maintained to manage archaeological resources and areas of archaeological potential.

35. Development and site alteration will be permitted on lands containing archaeological resources or areas of archaeological potential only where the archaeological resources have been assessed, documented and conserved. Any alterations to known archaeological sites will only be performed by licensed archaeologists.

36. Preservation in situ is the preferred conservation strategy for an archaeological site. Where mitigative measures and/or alternative development approaches would not feasibly allow for in situ conservation, archaeological resources may be subject to excavation whereby the information and artifact assemblages are safeguarded in an alternative location, to the City’s satisfaction.

37. Where an archaeological site or resource is found to have cultural heritage value, and is being conserved, in situ conservation should be secured in a heritage easement agreement.

38. Upon receiving information that lands proposed for development
may include archaeological resources or constitute an area of archaeological potential, the owner of such land will undertake studies by a licensed archaeologist to:

a) assess the property in compliance with Provincial Standards and Guidelines for Consulting Archaeologists, and to the satisfaction of the City;

b) assess the impact of the proposed development on any archaeological resources;

c) identify methods to mitigate any negative impact that the proposed development may have on any archaeological resources, including methods of protection on-site or interpretation and curating; and

d) provide to the City a Provincial concurrence letter recognizing the completion of the Archaeological Assessment where one is issued by the Province.

39. Where archaeological resources are encountered or documented, as part of a development application or public work, and found to be First Nations or Métis in origin:

a) the City will provide a copy of the Stage 1 and 2 Archaeological Assessment report(s) to those First Nations or Métis with the closest cultural affiliation as identified by the City to those resources, and in whose traditional territories the archaeological resources were found prior to the development proceeding;

b) engagement by the proponent and their licensed archaeologist with the First Nation or Métis with the closest cultural affiliation as identified by the City and in whose traditional territory the significant archaeological resources are situated, should occur to obtain input on appropriate conservation or interpretation approaches; and

c) publicly owned lands with significant archaeological resources of First Nations or Métis origin may be deemed not suitable for development.

40. Archaeological discoveries, and their cultural narratives, should be interpreted for the public through innovative architectural and/or landscape architectural design, public art installations, or other public realm projects associated with the site.

41. The City will provide a repository to take possession of all archaeological artifacts and records of archaeological assessment activities undertaken in the City, for the purpose of maintenance, research and exhibition.

42. The City may require an Archaeological Assessment for marine archaeological remains and artifacts, to be conducted by a licensed marine archaeologist, when a development is proposed in the water or along the waterfront and/or shoreline.

CULTURAL HERITAGE LANDSCAPES

43. Potential cultural heritage landscapes will be identified and evaluated to determine their significance and cultural heritage values. Significant cultural heritage landscapes will be included on the Heritage Register and/or designated under either Part IV or Part V of the Ontario Heritage Act.
CHAPTER THREE

The City will establish a citywide guideline for identifying and evaluating potential cultural heritage landscapes prior to including individual cultural heritage landscapes on the Heritage Register or designating them under the Ontario Heritage Act. Such a guideline will be adopted by Council and will include direction for the clear delineation of the boundaries of cultural heritage landscapes at the time of their listing or designation, as appropriate.

Views of prominent heritage properties are important. Those views can support the prominence and surroundings of heritage properties, and raise awareness of them. The view of a heritage property may also support or relate to the cultural heritage values and attributes of a property on the Heritage Register, where this is documented in a designation bylaw or view study.

The policies for the protection of views to heritage properties of this section should also be read with specific regard for the view policies in Section 3.1.1 of this Plan, where applicable.

44. The view to a property on the Heritage Register as described in Schedule 4 will be conserved unobstructed where the view is included on Map 7a or 7b.

45. The Queens Park Legislative Assembly, Old City Hall and City Hall are public ceremonial sites of exceptional importance and prominence. Protection of views from the public realm to these three properties, identified on Maps 7a and 7b, will include the prevention of any further intrusions visible above and behind the building silhouette, as well as protecting the view to the buildings from any further obstruction. The identified views from the public realm, to and beyond these properties, will be conserved.

46. A Heritage Impact Assessment may be required where a development application may have an impact on a view described on Schedule 4, Section A as a heritage building, structure or landscape identified on Map 7a or 7b, to the satisfaction of the City. Views identified on Maps 7a and 7b may also need to be assessed for their potential cultural heritage value.

47. Religious heritage properties constitute a substantial portion of the City’s cultural and architectural heritage. Those religious heritage properties that remain in active use for worship purposes will be subject to the policies of this Section of the Plan which, in the event of any conflict, will take precedence over the other policies of this Plan.

48. Religious properties may be listed on the Heritage Register and designated under Parts IV and V of the Ontario Heritage Act. The designating by-law will be consistent with the policies of this Official Plan.

49. The liturgical elements of any religious heritage property in active use for worship will be excluded from the heritage conservation provisions of this Plan. For the purposes of this section, “liturgical element” means a building element, ornament or decoration that is a symbol or material thing traditionally considered by a religious organization to be part of the rites of public worship.

50. Faith groups will advise the City as to the identified liturgical elements to be identified in the designating by-law.

51. So long as the place of worship remains in active use for religious purposes interior alterations related to the rites of worship including removal, alteration or installation of structures, fixtures and/or liturgical elements will not be subject to the heritage policies of this Plan.

52. If a heritage review is required for the interior alterations not related to the rites of worship it will be undertaken by the City and faith groups with the mutual goal of conserving the property’s cultural heritage values and respecting and protecting the faith
group’s rites of worship.

53. The City will, in consultation with faith groups, establish a protocol to implement these policies.

Heritage Conservation Definitions

For the purposes of Section 3.1.5 the following definitions will apply:

**Adjacent:** means those lands adjoining a property on the Heritage Register or lands that are directly across from and near to a property on the Heritage Register and separated by land used as a private or public road, highway, street, lane, trail, right-of-way, walkway, green space, park and/or easement, or an intersection of any of these; whose location has the potential to have an impact on a property on the heritage register; or as otherwise defined in a Heritage Conservation District Plan adopted by by-law.

**Alteration:** is any change to a property on the Heritage Register in any manner including its restoration, renovation, repair or disturbance, or a change, *demolition or removal of an adjacent* property that may result in any change to a property on the Heritage Register.

**Conserved:** means the identification, protection, management and use of built heritage resources, cultural heritage landscapes and archaeological resources in a manner that ensures their cultural heritage value or interest is retained under the *Ontario Heritage Act*. This may be achieved by the implementation of recommendations set out in a conservation plan, archaeological assessment and/or Heritage Impact Assessment. Mitigative measures and/or alternative development approaches can be included in these plans and assessments. Conservation and conserve have corresponding meanings.

**Cultural Heritage Landscape:** a defined geographical area that may have been modified by human activity and is identified as having cultural heritage value or interest by a community, including an Aboriginal community. The area may involve features such as structures, spaces, archaeological sites or natural elements that are valued together for their interrelationship, meaning or association. Examples may include, but are not limited to, heritage conservation districts designated under the *Ontario Heritage Act*, villages, parks, gardens, battlefields, mainstreets and neighbourhoods, cemeteries, trailways, viewsheds, natural areas and industrial complexes of heritage significance, and areas recognized by federal or international designation authorities (e.g. a National Historic Site or District designation, or a UNESCO World Heritage Site).

**Demolition:** is the complete destruction of a heritage structure and property from its site, including the disassembly of structures and properties on the Heritage Register for the purpose of reassembly at a later date.
**Integrity:** as it relates to a heritage property or an archaeological site/resource, is a measure of its wholeness and intactness of the cultural heritage values and attributes. Examining the conditions of integrity requires assessing the extent to which the property includes all elements necessary to express its cultural heritage value; is of adequate size to ensure the complete representation of the features and processes that convey the property’s significance; and the extent to which it suffers from adverse affects of development and/or neglect. Integrity should be assessed within a Heritage Impact Assessment.

**Removal:** is the complete and permanent dislocation of a heritage resource from its site, including relocation of structures to another property.

**Significant:** in regard to cultural heritage and archaeology, resources that have been determined to have cultural heritage value or interest for the important contribution they make to our understanding of the history of a place, an event, or a people.

### 3.2 THE HUMAN ENVIRONMENT

Strong communities are the foundation of a healthy city. It is necessary for the economic health of our cities to have communities where Torontonians are engaged, children are valued, diversity is celebrated and residents have equitable access to housing, support services and recreational opportunities. Vibrant and healthy communities are a defining element of the human ecology of a city, where each of us is connected to and affected by, the welfare of our neighbours.

Over time, the Plan’s land use strategy will influence the pattern of development that affects access to open space, jobs, housing opportunities, food, public transit and services. Other development policies addressing housing, community services and facilities, parks and open space, and the arts are needed in support of that strategy and to ensure that our future is one of social interaction, integration and well-being.

### 3.2.1 HOUSING

Adequate and affordable housing is a basic requirement for everyone. Where we live and our housing security contribute to our well-being and connect us to our community. Current and future residents must be able to access and maintain adequate, affordable and appropriate housing. The City’s quality of life, economic competitiveness, social cohesion, as well as its balance and diversity depend on it.

Specific policies are needed when a particular kind of housing, whether it be type, tenure or level of affordability, is not sufficiently supplied by the market to meet demand or maintain diversity in the housing stock.
Housing gains are needed through new supply and, where new supply is inadequate, existing housing must be maintained.

The current production of ownership housing, especially condominium apartments, is in abundant supply. What is needed is a healthier balance among high rise ownership housing and other forms of housing, including purpose-built rental housing, affordable rental housing and affordable low-rise ownership housing for larger households with children and multi-family households. Policies, incentives and assistance are needed in order to respond to the City’s unmet housing needs, especially mid-range and affordable rental housing. More than half of Toronto households rent, yet little new affordable rental housing is being built.

We need to address four areas:

- **Stimulating production of new private sector rental housing supply**
  All levels of government need to do all they can to create a business environment in which private rental housing, especially at affordable and mid-range rents, is an attractive investment. This includes federal and provincial tax reform as well as the provision of municipal incentives.

- **Preserving what we have**
  As long as there is insufficient new supply to meet the demand for rental housing, our existing stock of affordable rental housing is an asset that must be preserved. In this sense, rental housing is not unlike our heritage buildings - we need to do all we can to prevent the loss or deterioration of units.

- **Making efficient and effective use of the City’s own housing resources to achieve a range of housing objectives**
  The private sector cannot meet the housing needs of our most vulnerable populations or those in need of rent-geared-to-income housing. Our social housing stock is aging and making better use of these resources will present both challenges and opportunities in the coming decades.

- **Working in partnership to take advantage of emerging opportunities**
  Addressing many of the City’s housing challenges will require working in partnership with the other levels of government as well as the private and non-profit sectors. We must be positioned to take advantage of key opportunities, especially senior government housing supply programs, to encourage new affordable and social housing production.

### Policies

1. A full range of housing, in terms of form, tenure and affordability, across the City and within neighbourhoods, will be provided and maintained to meet the current and future needs of residents. A full range of housing includes: ownership and rental housing, affordable and mid-range rental and ownership housing, social...
housing, shared and/or congregate-living housing arrangements, supportive housing, emergency and transitional housing for homeless people and at-risk groups, housing that meets the needs of people with physical disabilities and housing that makes more efficient use of the existing housing stock.

2. The existing stock of housing will be maintained, improved and replenished. The City will encourage the renovation and retrofitting of older residential apartment buildings. New housing supply will be encouraged through intensification and infill that is consistent with this Plan.

3. Investment in new rental housing, particularly affordable rental housing, will be encouraged by a co-ordinated effort from all levels of government through implementation of a range of strategies, including effective taxation, regulatory, administrative policies and incentives.

4. Where appropriate, assistance will be provided to encourage the production of affordable housing either by the City itself or in combination with senior government programs and initiatives, or by senior governments alone. Municipal assistance may include:
   a) in the case of affordable rental housing and in order to achieve a range of affordability, measures such as: loans and grants, land at or below market rates, fees and property tax exemptions, rent supplement and other appropriate assistance; and
   b) in the case of affordable ownership housing provided on a long term basis by non-profit groups, especially affordable low rise family housing, measures such as: land at or below market rate, fees exemption and other appropriate forms of assistance with priority given to non-profit and non-profit co-operative housing providers.

5. Significant new development on sites containing six or more rental units, where existing rental units will be kept in the new development:
   a) will secure as rental housing, the existing rental housing units which have affordable rents and mid-range rents; and
   b) should secure needed improvements and renovations to the existing rental housing to extend the life of the building(s) that are to remain and to improve amenities, without pass-through costs to tenants. These improvements and renovations should be a City priority under Section 5.1.1 of this Plan where no alternative programs are in place to offer financial assistance for this work.

6. New development that would have the effect of removing all or a part of a private building or related group of buildings, and would result in the loss of six or more rental housing units will not be approved unless:
   a) all of the rental housing units have rents that exceed mid-range rents at the time of application, or
   b) in cases where planning approvals other than site plan are sought, the following are secured:
      i. at least the same number, size and type of rental housing units are replaced and maintained with rents similar to those
Since adopting the Final Report of the Mayor’s Homelessness Action Task Force in 1999, the City has taken action to encourage the production of new rental housing, including more affordable rental housing. These actions have included a "housing first" policy for surplus municipal lands, the establishment of a Capital Revolving Fund for Affordable Housing and a Let’s Build Program, a new multi-residential property tax rate, and exemptions of fees and charges for new affordable non-profit rental housing and a Municipal Housing Facility By-law. Council also enacted a by-law permitting second suites in single and semi-detached houses across the City.

In addition to the City’s actions, there needs to be a significant shift in the policy and the tax environment to ensure a well performing housing market that provides an adequate level of new supply, healthy vacancy rates and stable rents. The market cannot fully respond under the current circumstances. Recognizing that a co-ordinated approach is needed involving all levels of government, as well as the private and nonprofit sectors, Council endorsed a Rental Action Plan in July 2001.

This Rental Action Plan, developed in consultation with rental builders and investors, identified a range of measures to encourage both private and non-profit rental production. The Action Plan calls on the Federal Government to address a range of taxation and mortgage insurance issues. The focus of provincial actions are taxation, regulatory matters, and the need for outreach and education. The Action Plan also identifies steps for the City of Toronto, such as allowing for more housing, including rental housing.

7. Redevelopment of social housing properties, including those which propose a mix of housing including varying levels of rental assistance, varying housing types and forms and/or the inclusion of affordable ownership housing options, that would have the effect of removing a social housing building or related group of buildings containing one or more social housing units, will secure:
   a) full replacement of the social housing units;
   b) replacement social housing units at rents similar to those at the time of the application, including the provision of a similar number of units with rents geared to household income; and
   c) an acceptable tenant relocation and assistance plan addressing provision of alternative accommodation for tenants at similar rents, including rent-g geared-to-income subsidies, right-of-first-refusal to occupy one of the replacement social housing units and other assistance to mitigate hardship.

8. The conversion to condominium, or the severance or subdivision, of any building or related group of buildings, containing six or more rental housing units will not be approved unless:
9. Large residential developments provide an opportunity to achieve a mix of housing in terms of types and affordability. On large sites, generally greater than 5 hectares in size:

a) a minimum of 30 per cent of the new housing units will be in forms other than single-detached and semi-detached houses, such as row housing, triplexes and multi-unit residential buildings; and

b) in accordance with and subject to Section 5.1.1 of this Plan where an increase in height and/or density is sought, the first priority community benefit will be the provision of 20 per cent of the additional residential units as affordable housing. This affordable housing contribution may take the form of affordable housing constructed on-site or the conveyance of land in the development to the City for the purpose of affordable housing, or, at the discretion of the City:

i. with the agreement of the developer, affordable housing units constructed near the development site or elsewhere in the City;

ii. the conveyance of land to the City for the purpose of affordable housing near the proposed development site; or

iii. cash in lieu for the purpose of constructing affordable housing in or near the proposed development site.

10. Second units will be encouraged in order to increase the supply and availability of rental housing across the city and within neighbourhoods. Second units may be provided within a primary dwelling in a detached or semi-detached house or townhouse. Second units may also be provided in a building that is ancillary to a detached or semi-detached house or townhouse where it can
be demonstrated that it will respect and reinforce the existing physical character of the neighbourhood.

**Housing Definitions**

**Rental housing** is a building or related group of buildings containing one or more rented residential units, including vacant units that have been used for rented residential purposes, and units that are being or have last been used for rented residential purposes in equity co-operative or co-ownership housing, but does not include condominium-registered or life-lease units.

**Rental property** means the land upon which rental housing is located.

A **related group of buildings** are buildings that are under the same ownership and on the same parcel of land as defined in section 46 of the Planning Act, as may be amended from time to time or form part of the same development application.

**Affordable rental housing and affordable rents** means housing where the total monthly shelter cost (gross monthly rent including utilities – heat, hydro and hot water – but excluding parking and cable television charges) is at or below one times the average City of Toronto rent, by unit type (number of bedrooms), as reported annually by the Canada Mortgage and Housing Corporation.

**Affordable ownership housing** is housing which is priced at or below an amount where the total monthly shelter cost (mortgage principal and interest – based on a 25-year amortization, 10 per cent down payment and the chartered bank administered mortgage rate for a conventional 5-year mortgage as reported by the Bank of Canada at the time of application – plus property taxes calculated on a monthly basis) equals the average City of Toronto rent, by unit type, as reported annually by the Canada Mortgage and Housing Corporation. Affordable ownership price includes GST and any other mandatory costs associated with purchasing the unit.

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

**Social housing** refers to rental housing units which are owned by a non-profit housing corporation, including housing provided by non-profit housing co-operatives to their members, and which are produced or funded under government programs providing comprehensive funding or financing arrangements, whether or not in partnership with municipal government.
3.2.2 COMMUNITY SERVICES AND FACILITIES

Addressing the quality of life and health and well-being of Toronto’s communities requires effective and co-ordinated planning, the involvement of all human services sectors and investment in a comprehensive social infrastructure. Social infrastructure includes the whole system of government and community resources, programs, facilities and social networks that contribute to people’s health, safety, mobility and wellbeing. Strategic investment in social infrastructure encourages greater levels of equity, equality, access, participation and social cohesion across 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 “hard” services like sewer, 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 gardens and publicly funded schools and libraries, located across the City and within neighbourhoods.

An existing network of community facilities provides a strong foundation upon which to build. Preserving and improving access to facilities in established neighbourhoods and providing for a full range of community services and facilities in areas experiencing major or incremental physical growth, is a responsibility to be shared by the City, public agencies and the development community. Making the best use of what we have, promoting shared use and shared responsibility and preparing for growth and change are hallmarks of a strong future.

The City’s ability to grow wisely depends on responding in a timely way to the demand for new or additional services and facilities generated as the population grows. To ensure this kind of timely response, a standard component of local community planning must be a strategy setting out the facilities required to expand the capacity of local service providers.

**Policies**

1. Adequate and equitable access to community services and local institutions will be encouraged by:
   a) providing and preserving local community service facilities and local institutions across the City dedicated to this purpose;
   b) improving and expanding local community service facilities and local institutions in established neighbourhoods that are under or poorly served; and
   c) ensuring that an appropriate range of community services and facilities and local institutions are provided in areas of major or incremental physical growth.
2. Keeping surplus schools for community service purposes will be pursued where the need for such facilities has been identified as a priority. Where this is not feasible, alternate uses of closed schools must be compatible with the surrounding neighbourhood and should provide City residents with continued access to school playgrounds and playing fields.

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

4. Council recognizes that schools are an integral community resource that serve not only as learning institutions but also as socio-cultural centres and a source of valuable community open space. The City will encourage and promote the shared use of schools, parks and public open space. The City will consider acquiring publicly owned school sites, shown on Map 7, for parks and open space purposes should they no longer be needed as learning institutions.

5. Strategies for providing new social infrastructure or improving existing community service facilities will be developed for areas that are inadequately serviced or experiencing major growth or change and will be informed through the preparation of a community services strategy, which will include:
   a) a demographic profile of area residents;
   b) an inventory of existing services within the area, or readily accessible to area residents;
   c) identification of existing capacity and service gaps in local facilities;
   d) identification of local priorities;
   e) recommended range of services and co-location opportunities; and
   f) identification of funding strategies including, but not limited to, funds secured through the development approval process, the City’s capital and operating budgets and public/private partnerships.

6. Community services strategies and implementation mechanisms will be required for residential or mixed use sites generally larger than 5 hectares and all new neighbourhoods, in order to inform the range of facilities needed to support development.

7. The inclusion of community services facilities will be encouraged in all significant private sector development across the City through development incentives and public initiatives.

Toronto Children’s Charter

The Toronto Children’s Charter adopted by Council summarizes the rights and freedoms to which all Toronto children are entitled, and the City’s responsibility to ensure that its most vulnerable residents have access to a fair share of society’s resources.

Based on the entitlements in the Charter, a Report Card is issued each year assessing the overall wellbeing of the city’s children. A companion Annual Action Plan is submitted to Council during the budget process to assist the City in meeting its responsibilities to children. The Official Plan plays a role in advancing the Charter’s principles, particularly related to availability and access to services, adequate housing and other basic needs that must be fulfilled to achieve a healthy and good quality of life.
3.2.3 PARKS AND OPEN SPACES

Our exceptional system of green spaces helps make Toronto a healthy and livable City. The City’s Green Space System, made up of parks and open spaces, the natural heritage system and a variety of privately managed but publicly accessible spaces, is an integral part of our quality of life and social well-being. It provides opportunities for recreation, relaxation and experiencing nature in peace and quiet and contributes to Toronto’s competitive advantage as a place to invest.

Our parks, open spaces and natural areas are a diverse and complex system. From local and district parks to the large City parks that punctuate the City’s waterfront and river valleys; from parks offering passive respite to those that bustle with active recreation and cultural opportunities; from schoolyards to cemeteries to urban plazas; from trails to mid-block connections; and community gardens; each piece of the system adds value to the whole.

As Toronto grows and changes, the parks and open space system will need to expand. But our green infrastructure is no different than our roads and sewers. Maintenance and reinvestment in what we have is as important to city-building and our quality of life as adding new land to the inventory. Whether expanding the system, or improving and maintaining it, the challenge is to do so in a way that considers not only the diversity and complexity of the parks and open space system, but also considers the diverse and complex needs of people and neighbourhoods across the City and the physical and financial constraints on our ability to expand.

Policies

1. Toronto’s system of parks and open spaces will continue to be a necessary element of city-building as the City grows and changes. Maintaining, enhancing and expanding the system requires the following actions:
   a) adding new parks and amenities, particularly in growth areas and maintaining, improving and expanding existing parks;
   b) designing high quality parks and their amenities to promote user comfort, safety, accessibility and year-round use and to enhance the experience of “place”, providing experiential and educational opportunities to interact with the natural world;
   c) protecting access to existing publicly accessible open spaces, as well as expanding the system of open spaces and developing open space linkages; and
   d) promoting and using private open space and recreation facilities, including areas suitable for community or allotment gardening, to supplement the City’s parks, facilities and amenities.

2. Parkland acquisition strategies, including decisions about whether to accept parkland or cash as a condition of development, will take into account a range of factors:
   a) amount of existing parkland as illustrated on Maps 8(A) and (B);
b) parkland characteristics and quality;
c) providing safe, stimulating and engaging play spaces for children;
d) existing natural features of the site;
e) existing amenities and facilities;
f) population change, demographic and social characteristics;
g) anticipated development;
h) amount of publicly accessible open space;
i) opportunities to link parks and open spaces;
j) urban form; and
k) land availability and cost.

The City’s park planning areas are shown on Map 8(C). The information on Map 8(B) for these park planning areas will be used to require, wherever possible, that new parkland be provided when development occurs in areas of low parkland provision.

3. The effects of development from adjacent properties, including additional shadows, noise, traffic and wind on parks and open spaces will be minimized as necessary to preserve their utility.

4. All development will be subject to the dedication of 5 per cent of lands for parks purposes for residential development and 2 per cent for all other uses unless the alternative parkland dedication rate applies.

5. An alternative parkland dedication rate of 0.4 hectares per 300 units will be applied to proposals for residential development and for the residential portion of mixed use development as follows:
   a) the development proposal is in a priority area where Council has identified a need for parkland and enacted an Alternative Parkland Dedication By-law;
   b) for sites less than 1 hectare in size, the parkland dedication will not exceed 10 per cent of the development site, net of any conveyances for public road purposes;
   c) for sites 1 hectare to 5 hectares in size, the parkland dedication will not exceed 15 per cent of the development site, net of any conveyances for public road purposes;
   d) for sites greater than 5 hectares in size, the parkland dedication will not exceed 20 per cent of the development site, net of any conveyances for public road purposes;
   e) in no case will the parkland dedication, cash-in-lieu, or combination thereof, be less than 5 per cent of the development site or the value of the development site, net of any conveyances for public road purposes;
   f) where the size, shape or location of the proposed parkland is deemed by Council to be unsuitable for parks or public recreation purposes, Council may require cash-in-lieu. The value of cash-in-lieu will not exceed:
      i. 10 per cent of the value of the development site, net of any conveyances for public road purposes, for sites less than 1 hectare in size;
      ii. 15 per cent of the value of the development site, net of any conveyances for public road purposes, for sites 1 hectare to 5 hectares in size; and

Types of Parks

In January 2002, Council endorsed the Parkland Acquisition Strategic Directions Report to guide the acquisition of new parkland by the City. That report organized the City’s parkland system into two primary categories as follows: Local Parkland, which is primarily intended to serve communities within a reasonable walking distance; and City-wide Parkland, which is intended to serve residents from across the City. These broad categories of parkland can be further divided into four park types as follows:

Local Parkland

Parkettes: Generally smaller parks with seating and other passive recreation amenities.

Local Parks: Parks that offer a range of neighbourhood-oriented passive and active recreational opportunities.

City-wide Parkland

District Parks: Generally larger, complex parks that draw population from beyond the local community and contain general and specialized passive and recreational opportunities.

City Parks: Parks that provide unique or specialized passive and active recreation amenities, which draw users from across the City.
iii. 20 per cent of the value of the development site, net of any conveyances for public road purposes, for sites over 5 hectares in size;

g) to maximize opportunities to obtain parkland, the dedication of land is preferred to a dedication of cash-in-lieu, especially on sites 1 hectare or greater in size;

h) any payment of cash-in-lieu of land to be conveyed through the alternative rate provision in excess of 5 per cent of the site area will be used to acquire parkland that is accessible to the area in which the development is located or to improve parks in the vicinity of the development; and

i) this alternative parkland dedication will not be applied by the City until January 1, 2008. For any complete building permit application that complies with applicable zoning, received prior to January 1, 2008, the City will apply the alternative parkland dedication of the predecessor municipal Official Plan. A complete building permit application is considered to be an application submitted to the Chief Building Official for an above grade building permit which substantially complies with all technical requirements of the Building Code Act and includes the payment of all applicable fees. Any Alternative Parkland Dedication By-law enacted by the City prior to January 1, 2008 will conform to these transition policies.

6. The specific combination of land and/or cash-in-lieu of land will be determined by the City as part of the consideration of each specific proposal. In areas of low parkland provision, being the lowest two quintiles shown on Map 8[B], priority will be given to the creation or improvement of parkland that, wherever possible, is located in or accessible to the park planning area in which the development providing the required parkland contribution is located.

7. Where on-site parkland dedication is not feasible, an off-site parkland dedication that is accessible to the area where the development site is located may be substituted for an on-site dedication, provided that:

a) the off-site dedication is a good physical substitute for any on-site dedication;

b) the value of the off-site dedication is equal to the value of the on-site dedication that would otherwise be required; and

c) both the City and the applicant agree to the substitution.

8. The location and configuration of land to be conveyed should:

a) be free of encumbrances unless approved by Council;

b) be sufficiently visible and accessible from adjacent public streets to promote the safe use of the park;

c) be of a usable shape, topography and size that reflects its intended use;

d) be consolidated or linked with an existing or proposed park or green space or natural heritage system where possible; and

e) meet applicable Provincial soil regulations and/or guidelines for residential/parkland uses.

9. Any previously authorized agreements for use of the alternative parkland dedication rate legally in effect at the time of adoption of the Plan are deemed to comply with this Plan.
3.3 BUILDING NEW NEIGHBOURHOODS

Once a decision has been made to develop an area as a new neighbourhood, a comprehensive planning framework is required. New neighbourhoods will usually need new infrastructure, streets, parks and local services to support new development and connect it with the surrounding fabric of the City. They must also function as communities, not just housing. The general approach to planning new neighbourhoods follows, but more detailed guidance will be found in other parts of the Plan.

Policies

1. New neighbourhoods will have a comprehensive planning framework reflecting the Plan’s city-wide goals as well as the local context. The framework should include:
   a) the pattern of streets, development blocks, open spaces and other infrastructure, including adequate space for planting of trees;
   b) the mix and location of land uses;
   c) a strategy to provide parkland and to protect, enhance or restore natural heritage;
   d) a strategy to provide community services and local institutions;
   e) a strategy to provide affordable housing;
   f) a strategy for energy conservation, peak demand reduction, resilience to power disruptions and small local integrated energy solutions that incorporate renewables, district energy, combined heat and power or energy storage;
   g) a strategy for stormwater management and water conservation; and
   h) a strategy for waste management.

2. New neighbourhoods will be viable as communities. They should have:
   a) a community focal point within easy walking distance of the neighbourhood’s residents and workers;
   b) a fine grain of interconnected streets and pedestrian routes that define development blocks;
   c) a mix of uses and a range of building types;
   d) high quality parks, community recreation centres, open space and public buildings; and
   e) services and facilities that meet the needs of residents, workers and visitors.

3. New neighbourhoods will be carefully integrated into the surrounding fabric of the City. They will have:
   a) good access to transit and good connections to the surrounding streets and open spaces;
   b) uses and building scales that are compatible with surrounding development;
3.4 THE NATURAL ENVIRONMENT

Strong communities and a competitive economy need a healthy natural environment. Clean air, soil and water and abundant trees, parks and open spaces, underlie our health and well-being and attract people to work and invest in the City. Building the City while protecting and enhancing the natural environment is the aim of good stewardship. The natural environment is complex. It does not recognize boundaries and there are limits to the stresses resulting from human activity that it can absorb. To be good stewards of the natural environment we must acknowledge that it has no boundaries and we must respect its limits.

By promoting growth in locations and in forms that support the use of transit, we will reduce energy consumption and air pollution caused by auto use. Through better sustainable design and construction practices we can save energy and reduce the impacts of stormwater run-off. Environmental considerations must also be part of our everyday decision making because interaction with the environment is constant. The impacts of growth on the natural environment must be anticipated and assessed if we are to have a healthy environment.

The impacts of a changing climate need to be fully considered in new development and redevelopment activities, in our stewardship of the natural environment and in infrastructure planning and watercourse management. Future weather studies undertaken by the City indicate an expected increase in the magnitude and frequency of heat waves and intense precipitation events. The weather changes associated with climate change must inform new ways of planning and design to promote a healthy natural environment and safe, resilient communities.

Human settlement has dramatically changed the landscape of Toronto. Our remaining natural heritage features and functions require special attention. They are an evolving mosaic of natural habitats that supports the variety of nature in the City and provide important ecosystem functions. The City’s significant natural heritage features and functions are shown as the natural heritage system on Map 9. The natural heritage system is important to the City, both within and beyond our boundaries, and needs to be protected for the long term. It is made up of areas where protecting, restoring and enhancing the natural features and functions should have high priority in our city-building decisions. We must be careful to assess the impacts of new development in areas near the natural heritage system. The size of this adjacent impact zone will vary across the City, depending on the local characteristics of the natural heritage system and adjacent areas. The natural heritage system shown on Map 9 is an evolving natural system.
that may grow beyond these boundaries. There are other areas with natural heritage value that are not shown on the map. As well, there may be other such areas in the future that will have to be identified and protected.

The urban forest is essential to the City’s character. More than three million trees dominate our ravines, line our boulevards and beautify our parks. They provide shade and habitat, help clean the air, contribute to the green links between our streets, neighbourhoods, employment areas and parks, and support ecosystem diversity. City-building and development pressures, however, can create a difficult environment in which to sustain the urban forest canopy. We must not only protect the existing urban forest, but also enhance it, especially by planting native trees and trees that increase canopy coverage and diversity, or other non-invasive species where urban conditions may limit the survival of native species.

Protecting Toronto’s natural environment and urban forest should not be compromised by growth, insensitivity to the needs of the environment, or neglect. To this end, proposals for new development may need to be accompanied by a study assessing their impact on the natural environment. We must also be ready to seize opportunities to restore, enhance and extend the natural heritage system through new developments or partnerships with other agencies and institutions.

This Plan looks at the natural environment as a series of “layers”. The natural heritage system shown on Map 9 is one layer and hazard lands regulated by the Toronto Region and Conservation Authority are another. In turn, the policies for the Green Space System and the Parks and Open Space Areas designation provide a clearer guide to the limits on development contemplated for some key elements of the natural environment.

### Policies

1. To support strong communities, a competitive economy and a high quality of life, public and private city-building activities and changes to the built environment, including public works, will be environmentally friendly, based on:
   a) protecting and improving the health of the natural ecosystem, by:
      i. minimizing air, soil and water pollution;
      ii. recognizing rainwater and snowmelt as a resource to improve the health of Toronto’s watercourses and the near shore zones of Lake Ontario;
      iii. managing the quantity and improving the quality of stormwater and groundwater infiltration and flows;
      iv. cleaning-up contaminated soils, sediment, groundwater, watercourses and buildings;
      v. mitigating the unacceptable effects of noise and light; and
      vi. minimizing the release and proliferation of invasive species and mitigating their impacts;

### The TRCA: The City’s Partner in Managing the Natural Environment

The Toronto and Region Conservation Authority plays an important role in managing Toronto’s natural environment. The Authority:

- safeguards, manages and restores watercourses, lakes, woodlands, wetlands and natural habitat;
- protects life and property from flooding and erosion through watershed planning, monitoring and maintenance efforts and its regulation under the Conservation Authorities Act; and
- provides educational and recreational opportunities for the public.

The Authority’s “Living City” vision focuses on three objectives: healthy watercourses and shorelines; regional biodiversity; and sustainable communities.

The TRCA was a partner in the City’s Natural Heritage Study which provided the basis for identifying the natural heritage system for the Plan, as well as advancing TRCA’s Living City vision. The Plan sets the stage for the City and TRCA to continue its partnership to create a healthy and sustainable integration of natural ecosystems and human communities in the City and the region beyond.

### Managing Wet Weather Flow

Wet weather flow (stormwater and snowmelt) has degraded Toronto’s environment as the City has developed, particularly because it pollutes rivers and the lake and also because it causes flooding and erodes the streams and valleys.

A Wet Weather Flow Management Master Plan with associated policies and guidelines was developed to improve the way that wet weather flow is handled. This Master Plan provides a broad context from which to review all municipal undertakings and development activities affecting wet weather flow. Its key principles are:

- that rainwater and snowmelt is a valuable resource;
- that wet weather flow should be managed on a watershed basis; and
- that wet weather flow is most effectively managed where it falls, before it enters the sewers, watercourses or the Lake.
Identifying Hazard Lands

Hazard Lands are areas which because of their susceptibility to flooding or unstable slopes or soils, will be hazardous to life and property if developed. To implement the provincial policy direction of prohibiting development in hazard lands, the floodplain, the top-of-bank and the toe-of-slope have to be identified in different situations and locations across the City. The TRCA reviews technical reports related to flooding or geotechnical slope stability.

The floodplain is the area adjoining a watercourse which has been or may be subject to flooding hazards. In many cases, the side slope of the valley helps to contain floodwaters.

The top-of-bank is the break at the top and the toe-of-slope is the break at the bottom of the side slope of a valley, bluff, or landform that distinguishes them from the surrounding landscape. Where the slope is unstable, the location of the stable top-of-bank will be estimated to allow for future erosion, using a variety of methods, including field investigations and geotechnical studies.

2. New development will include stormwater management in accordance with best management practices. This should include source control and on-site facilities to manage stormwater where rain and snow fall, and to ensure it does not produce a net increase in stormwater flows or degrade stormwater quality. On-site facilities are not always feasible, in which case alternative management solutions will be considered.
3. A study will be required, when appropriate, to assess a proposed development’s impact on the natural environment and propose measures to reduce negative impacts on and where possible improve, the natural environment.

4. Abandoned wells will be properly decommissioned, and subsurface construction activities near sensitive surface and groundwater features will minimize impacts on groundwater flows.

5. **Decision by L.P.A.T. not yet determined:** Development is prohibited within the floodplain, except for buildings and structures in *Special Policy Areas* shown on Maps 10 and 11, which must be protected from flooding to at least the 350-year flood level.

6. Areas within the floodplain may only be used for activities that:
   a) retain existing topography;
   b) protect, restore or improve existing natural features and functions;
   c) do not result in unacceptable risks to life or property; and
   d) minimize the need to mitigate and remediate floods, erosion and damage to the natural ecosystem.

7. Utilities or services may be located within, or cross the floodplain, including:
   a) transportation and above-ground utilities, which may be permitted only to cross the floodplain if there is no reasonable alternative; and
   b) underground utilities, flood or erosion control, stormwater management, and conservation.

8. Development will be set back from the following locations by at least 10 metres, or more if warranted by the severity of existing or potential natural hazards:
   a) the top-of-bank of valleys, ravines and bluffs;
   b) toe-of-slope of valleys, ravines and bluffs;
   c) other locations where slope instability, erosion, flooding, or other physical conditions present a significant risk to life or property; and
   d) other locations near the shoreline which may be hazardous if developed because of flooding, erosion or dynamic beach processes.

   Minor additions to existing development, replacement structures and ancillary structures are exempt from this policy.

9. Alteration of the existing slope of a valley, ravine or bluff or shoreline for the purpose of accommodating development will not be permitted.

10. Land below the top-of-bank, or other hazard lands, may not be used to calculate permissible density in the zoning by-law or used to satisfy parkland dedication requirements.

11. Development is generally not permitted in the natural heritage system illustrated on Map 9. Where the underlying land use designation provides for development in or near the natural heritage system, development will:
   a) recognize natural heritage values and potential impacts on the

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**Regulating Hazards**

The City has limited discretion in the regulation and management of areas subject to natural hazards. Provincial policy generally directs development to areas outside of hazard lands, especially areas subject to flooding, erosion and dynamic beach hazards. The policy further imposes strict requirements for development that may be permitted in a floodplain.

Development is permitted in *Special Policy Areas* which are parts of the community that have historically existed in the floodplain, where stringent control of development would result in significant social and economic hardships to the community and where official plan policies have been approved by both the Ministers of Natural Resources and Forestry and Municipal Affairs and Housing. Large areas of the Portlands and south of Eastern Avenue, Hogg’s Hollow near Yonge and York Mills, Rockcliffe Park near Weston and Black Creek and Jane-Wilson are *Special Policy Areas*.

Comprehensive approaches to development, redevelopment or infrastructure projects, such as the lower Don flood protection project, that assist in reducing flood hazard will be encouraged.

The most important documents for managing hazards in Toronto are the Provincial Policy Statement (2014), the Ministry of Natural Resources and Forestry’s Technical Guide to River and Stream Systems: Flooding Hazard Limit, and the Toronto and Region Conservation Authority’s Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 166/06), which it administers in accordance with its Living City Policies.
natural ecosystem as much as is reasonable in the context of other objectives for the area; and
b) minimize adverse impacts and when possible, restore and enhance the natural heritage system.

12. Consents to sever land or approval of plans of subdivision will not be permitted for any parcel of land that is entirely within or part of the natural heritage system unless:
a) the land is being conveyed to the Toronto and Region Conservation Authority or other public agencies;
b) [Decision by L.P.A.T. not yet determined: the land is within an approved Special Policy Area]; or
c) an assessment of the impacts to the natural heritage system has been satisfactorily completed.

13. All proposed development in or near the natural heritage system will be evaluated to assess the development’s impacts on the natural heritage system and identify measures to mitigate negative impact on and/or improve the natural heritage system, taking into account the consequences for:
a) terrestrial natural habitat features and functions including wetlands and wildlife habitat;
b) known watercourses and hydrologic functions and features;
c) significant physical features and land forms;
d) riparian zones;
e) buffer areas and functions;
f) vegetation communities and species of concern; and

g) aquatic features and functions including the shoreline of Lake Ontario.

To assist this evaluation, an impact study may be required in accordance with guidelines established for this purpose.

14. Areas of land or water within the natural heritage system with any of the following characteristics are particularly sensitive and require additional protection to preserve their environmentally significant qualities:
a) habitats for vulnerable, rare, threatened or endangered plant and/or animal species and communities that are vulnerable, threatened or endangered within the City or the Greater Toronto Area; or
b) rare, high quality or unusual landforms created by geomorphological processes within the City or the Greater Toronto Area; or
c) habitats or communities of flora and fauna that are of a large size or have an unusually high diversity of otherwise commonly encountered biological communities and associated plants and animals; or
d) areas where an ecological function contributes appreciably to the healthy maintenance of a natural ecosystem beyond its boundaries, such as serving as a wildlife migratory stopover or concentration point, or serving as a water storage or recharge area.
Development or site alteration, with the exception of trails, where appropriate, and conservation, flood and erosion control projects, is not permitted on lands within the natural heritage system that exhibit any of these characteristics. Activities will be limited to those that are compatible with the preservation of the natural features and ecological functions attributed to the areas. New or expanding infrastructure should be avoided unless there is no reasonable alternative, adverse impacts are minimized and natural features and ecological functions are restored or enhanced where feasible. An impact study, as referred to in Policy 12, will be required for any proposed undertaking in those areas not already the subject of an Environmental Assessment under the *Environmental Assessment Act*. Known areas exhibiting these environmentally significant characteristics are shown on Map 12A. Where these areas extend onto lands above the top of bank which have underlying zoning permissions, the lands may be used to calculate permissible density in the zoning bylaw. An impact study, as referred to in policy 12, will be required for any proposed development adjacent to these areas. Any proposed development will avoid these areas, minimize negative impacts and, when possible, restore and enhance the ecological functions attributed to these areas.

15. Provincially significant natural heritage features will be protected by:

- a) prohibiting development or site alteration in provincially significant wetlands;
- b) prohibiting development or site alteration in significant portions of the habitat of threatened or endangered species and fish habitat, except in accordance with provincial and federal requirements;
- c) only permitting development or site alteration in the following locations if it has been demonstrated, through a study, that there will be no negative impacts on the natural features or the ecological functions for which the area is identified:
  - i. lands adjacent to provincially significant wetlands, or significant portions of the habitat of threatened or endangered species;
  - ii. lands adjacent to fish habitat; and
  - iii. in or on lands adjacent to provincially significant areas of natural and scientific interest, woodlands, valleylands and wildlife habitat; and
- d) avoiding new or expanding infrastructure unless there is no reasonable alternative, negative impacts are minimized and natural features and ecological functions are restored or enhanced where feasible.

Provincially significant wetlands and areas of natural and scientific interest identified by the Province are shown on Map 12B. Where development is proposed adjacent to these areas, their boundaries will be more precisely determined. The Province may identify additional areas to which these policies apply.

16. Protecting, restoring and enhancing the natural heritage system will recognize the joint role of, and opportunities for, partnerships among public and private landowners, institutions and organizations.

The Natural Heritage System and Inventory (continued)

- terrestrial natural habitat types, including forest, wetland, successional, meadow, and beaches and bluffs;
- significant aquatic features and functions;
- vegetation communities and species of concern; and
- significant biological features that are directly addressed by Provincial policy, such as Areas of Natural and Scientific Interest.

The natural heritage system is illustrated on Map 9, which is not a statutory map. When development is proposed on or near lands shown as part of the natural heritage system, the proposed development’s impact on the system is to be evaluated and an impact study may be required. As part of the evaluation, the natural heritage features on or near the property in question and their location will be more precisely defined.

The City of Toronto and the Toronto and Region Conservation Authority have developed an Inventory, as part of a Natural Heritage Study, which identifies and contains data on the various components of the natural heritage system and provides strategic direction for improving the natural ecosystem and increasing biodiversity. This inventory information, and any other relevant information provided through impact studies, will be made public, subject to statutory constraints, and used to evaluate development proposals and identify priority locations where the system should be protected, restored and enhanced.

The City has undertaken a program of further study and fieldwork to confirm and identify areas within the natural heritage system that are particularly sensitive and require additional protection to preserve their environmentally significant qualities. These areas are shown on Map 12A. Most provincially significant wetlands and areas of natural and scientific interest that have been identified by the Province are shown on Map 12B. Where development is proposed adjacent to these areas, their boundaries will be more precisely determined and any negative impacts will be identified through an impact study as referred to in Policy 12.

Further study and fieldwork will continue to update and refine the natural heritage system inventory and assist in identifying strategic directions for improving natural ecosystems, promoting biodiversity and increasing resiliency.
Toronto Green Roof By-law

Green roofs help reduce the urban heat island effect and associated energy use, manage stormwater runoff, reduce pollutants entering our waterways, improve air quality and beautify our city. Green roofs also provide an opportunity to create habitat and enhance biodiversity in the urban fabric of the City.

The Green Roof By-law has been in effect since January 31, 2010. It requires the construction of green roofs on most types of new large building development. All green roofs in Toronto, including those required under the By-law, are required to meet minimum standards which are defined in the Toronto Green Roof Construction Standard.

Bird-Friendly

Toronto is on a major migratory flyway and during the annual spring and fall migration the City experiences a significant influx of migrating birds. Most migrating bird species are unable to adapt to urban conditions and become confused by a combination of the lights and glass of buildings. They are attracted by the lights while flying at night, land and then fly into the glass of buildings which reflect trees and sky in the daytime. Bird ‘collisions’ or ‘strikes’ have become a serious issue in Toronto and to address this, the City prepared the Bird Friendly Development Guidelines and requires bird-friendly design in all new development subject to site plan approval.

Light Pollution

Light pollution in the form of glare, light trespass, over lighting and sky glow can reduce visibility for pedestrians and vehicles and have a negative impact on the health of humans, birds and the natural environment. Light pollution has also drastically limited our view of the stars in the night sky. Properly designed lighting is efficient and effective, providing light exactly where it needs to be for safety and security and results in energy savings and reduced greenhouse gas emissions. Controlling light spillage can also result in darker environments for sleeping, less light at night that may attract migratory birds and less disturbance for fauna in natural areas. Effective lighting improves the quality of urban life for everyone.

17. Lakefilling projects in Lake Ontario will be supported only where:
   a) the land created will be used for natural habitat, public recreation or essential public works;
   b) the project has been the subject of an Environmental Assessment which ensures that water quality and quantity and terrestrial and aquatic habitat will be protected or enhanced; and
   c) the project does not create new or aggravate existing natural hazards.

18. Minor lakefilling activities will be supported only for the purposes of:
   a) stabilizing slope and shoreline to protect existing development and not to facilitate new development, or intensification or alteration of existing development;
   b) creating or enhancing aquatic habitat;
   c) naturalizing the shoreline;
   d) improving water quality; or
   e) where appropriate, providing public access to the water’s edge.

19. Innovative energy producing options, sustainable design and construction practices and green industry will be supported and encouraged in new development and building renovation through:
   a) the use of innovative green spaces such as green roofs and designs that reduce the urban heat island effect and enhance urban ecology;
   b) innovative methods of stormwater management including stormwater attenuation and re-use and use of green infrastructure;
   c) advanced water conservation and efficiency methods;
   d) advanced energy conservation and efficiency technologies and processes that contribute towards an energy neutral built environment including:
      i. establishing and extending district heating and cooling facilities and connections;
      ii. renewable energy systems including wind and solar power
      iii. small local integrated energy solutions such as combined heat and power and energy storage;
      iv. active and passive design measures that conserve energy and reduce peak demand; and
      v. back-up power systems to improve resiliency to power interruptions; and
   e) designs that facilitate waste reduction, recycling and other innovative management technologies and practices.

20. Development, redevelopment and infrastructure that will assist in achieving green house gas emissions reductions, consistent with international, national and municipal targets will be encouraged.

21. Major facilities such as airports, transportation/rail infrastructure, corridors and yards, waste management facilities and industries and sensitive land uses such as residences and educational and health facilities will be appropriately designed, buffered and/or
3.5  TORONTO’S ECONOMIC HEALTH

Toronto’s diverse economy has been our strength over many years. It has helped us to weather economic downturns and has been the source of opportunities for the incubation of new enterprises. This strong economic base has provided a wealth of opportunity for the City’s growing labour force and has been a factor in attracting new residents from elsewhere in Canada and from around the world. Increasing global connectivity of key firms and clusters, along with new economic opportunities and connections brought to Toronto by immigrants from around the world, mean that Toronto’s economy is “plugged into” the rest of the world in ways hardly imaginable 30 years ago.

Council has adopted an Economic Development Strategy designed to build on our strengths and address weaknesses in our economic outlook. The actions that arise from this Strategy will be revised over time as conditions in markets and in the work force change. What role does the Official Plan play in sustaining and improving Toronto’s economic health?

As a plan to guide the long term physical growth of the City, the Official Plan will help create economic opportunity in the way that it directs growth, guides land use activity and the construction of new buildings. It can also improve our economic health by supporting improvements to the foundations of economic competitiveness.

By designating areas suitable for population and job growth, this Plan creates opportunities for development to accommodate diverse business ventures Downtown, in the Centres, along the Avenues and in the Employment Areas. By moving away from specialized single-use districts and emphasizing the mixing of urban activities, this Plan sets out flexible and adaptive policies to meet the changing economic conditions of the future and create a vibrant City.

Biodiversity

Biodiversity refers to the rich variety of life forms and the critical roles they play within varied ecosystems. Ecological health is related to healthy biodiversity. The greater the biodiversity of a defined geographic area, the greater the ecological health and resiliency of that area. Policies protecting and enhancing the natural heritage system are a key pillar of biodiversity conservation within Toronto. The biodiversity found in small green spaces, street trees, green roofs, community gardens, hydro corridors, cemeteries, and backyards also play an important role in our urban ecosystem. The City of Toronto’s Biodiversity Series provides detailed information on the flora and fauna found in the City, fostering awareness and stewardship of local biodiversity.
3.5.1 CREATING A STRONG AND DIVERSE CIVIC ECONOMY

[Decision by L.P.A.T. not yet determined: Toronto’s economy is thriving, but continued efforts are required to attract new business and jobs, maintain the diversity of our economic base and maintain a healthy municipal tax base. Policies of the Plan to achieve this include:

- Promotion of transit-oriented office growth in the Downtown and Central Waterfront, the Centres, and within walking distance of rapid transit stations;
- Retention of Employment Areas exclusively as stable places of business and economic activities;
- Providing locations for the retail commercial and institutional sectors to meet the needs of our City and Region’s growing population; and
- Promoting the cultural sector as an important element of our economy.

Almost half of the City’s current jobs, and a majority of its future jobs, are in offices. The Greater Toronto Area could be adding millions of square metres of office space over the coming decades, and, given existing road congestion, it is essential to promote office growth on rapid transit lines throughout the City and Region. The Official Plan directs office growth, and in particular the development of large freestanding office buildings, to the Downtown and Central Waterfront, the Centres, and within 500 metres of rapid transit stations. At the same time, existing office space in these transit-rich areas needs to be sustained, not demolished to make way for new residential buildings. Where a residential development is proposed on sites with over 1000 square metres of employment space in these areas served by rapid transit where residential uses are already permitted, the development must also result in an increase of employment space.

Toronto’s Employment Areas have great potential for additional employment growth through the incubation of new business, the nurturing of small business to become large business, attracting new and expanding employment clusters, and intensifying the form of development in our employment lands. To grow employment and investment the Plan promotes, and the City currently provides, both tax incentives and priority processing for new and expanding office buildings and industries. These incentives augment the supports for economic growth in Toronto already provided by: a well-educated and skilled labour force, access to financial capital, a strong research and development sector, advanced communications networks, a dynamic business climate, and an enviable quality of life in safe, inclusive neighbourhoods.]
**Policies**

1. Toronto’s economy will be nurtured and expanded to provide for the future employment needs of Torontonians and the fiscal health of the City by:
   a) maintaining a strong and diverse economic base;
   b) contributing to a broad range of stable full-time employment opportunities for all Torontonians;
   c) maintaining a healthy tax base for the City;
   d) promoting export-oriented employment;
   e) attracting new and expanding employment clusters that are important to Toronto’s competitive advantage;
   f) offering globally competitive locations for national and international business and offering a wide choice of sites for new business;
   g) promoting international investment in Toronto;
   h) providing incubation space for new start-up firms to establish themselves and grow;
   i) supporting employment and economic development that meets the objectives of Toronto’s Workforce Development Strategy, including people-based planning and the Vision Statement on Access, Equity and Diversity and promoting infrastructure and support programs to ensure that all Torontonians, particularly equity-seeking groups, such as racialized youth, persons with disabilities, single mothers and new comers, especially refugees, have equitable access to employment opportunities; and
   j) recognizing the full diversity of employment activities that are increasingly taking place in non-traditional employment areas, such as homes and public spaces, and strengthening the necessary regulatory frameworks and policies to support this employment.

2. A multi-faceted approach to economic development in Toronto will be pursued that:
   a) stimulates transit-oriented office growth in the Downtown and the Central Waterfront, the Centres and within walking distance of existing and approved and funded subway, light rapid transit and GO stations in other Mixed Use Areas, Regeneration Areas and Employment Areas;
   b) protects Employment Areas as stable places of business;
   c) provides appropriate locations and opportunities for new retail and service establishments;
   d) encourages the expansion of health and educational institutions, and improving transit access to them; and
   e) promotes the Cultural Sector as an important element of our civic economy.

3. A balanced growth of jobs and housing across the City will be pursued to:
   a) maintain a complete community;
   b) reduce the need for long distance commuting and lessen regional road congestion; and
   c) increase the proportion of travel by transit, walking and cycling.
4. Programs and incentives will be established to grow employment and investment consistent with the policies of this Official Plan, particularly targeting key economic clusters and the development of offices and industries. These programs will include both fiscal incentives and the priority processing of development applications.

5. Investment on the part of public agencies or through partnership agreements will ensure that key infrastructure will be maintained, improved and extended to support current and future employment needs in the following areas:
   a) roads and public transit;
   b) water and sewer lines;
   c) reliable supply of energy sources including electricity, natural gas, district energy centres and cooling systems;
   d) telecommunications networks; and
   e) access to Pearson International and Billy Bishop Airports.

6. [Decision by L.P.A.T. not yet determined: New office development will be promoted in Mixed Use Areas and Regeneration Areas in the Downtown and Central Waterfront and Centres, and all other Mixed Use Areas, Regeneration Areas and Employment Areas within 500 metres of an existing or approved and funded subway, light rapid transit or GO station. Secondary Plans and Site and Area Specific Policies may establish policies providing for minimum standards for commercial development within 500 metres of an existing or approved and funded subway, light rapid transit or GO station.]

7. [Decision by L.P.A.T. not yet determined: Major freestanding office buildings with 10,000 square metres or more of gross floor area, or the capacity for 500 jobs or more, should be located in Mixed Use Areas, Regeneration Areas and Employment Areas within the Downtown and Central Waterfront and the Centres, and/or within 500 metres of an existing or an approved and funded subway, light rapid transit or GO station.]

8. In planning for new subways, light rapid transit and GO routes, the location of established and potential new office concentrations will be considered.

9. [Decision by L.P.A.T. not yet determined: New development that includes residential units on a property with at least 1,000 square metres of existing non-residential gross floor area used for offices is required to increase the non-residential gross floor area used for office purposes where the property is located in a Mixed Use Area or Regeneration Area within:
   a) the Downtown and Central Waterfront;
   b) a Centre; or
   c) 500 metres of an existing or an approved and funded subway, light rapid transit or GO train station.

Where site conditions and context do not permit an increase in non-residential office gross floor area on the same site, the required replacement of office floor space may be constructed on a second site, prior to or concurrent with the residential development. The second site will be within a Mixed Use Area or Regeneration Area in
3.5.2 CREATING A CULTURAL CAPITAL

A great city offers and promotes a vibrant cultural life. It recognizes the contribution the arts make to the quality of life of its residents. For Toronto to become one of the great cities of the 21st century, we will need to nurture leading-edge imagination and build on the strength of our rich diversity of cultural expression. A flourishing cultural life is a magnet attracting new residents to the City and convincing existing residents to stay.

Arts and cultural activities, including expressions of popular culture, crafts and multiculturalism associated with everyday activities, enrich the day-to-day quality of life of Toronto’s residents and workers and play an important role in the look and feel of the City, our collective identity and the image we project beyond Toronto’s borders. Our cultural industries are also an important sector of our local economy. Strategic municipal support for our cultural capital will contribute to a healthy City economy, promote cultural tourism and help us to be competitive in attracting and keeping businesses, particularly in the relatively mobile knowledge-based industries.

The City’s Culture Plan will position Toronto as a “Creative City”, a leading international culture capital. The Official Plan policies support these efforts.

Cultural Industries

Cultural industries have their origin in individual creativity, skill and talent and have a potential for wealth and job creation through the generation and advancement of intellectual property, including: design, broadcasting, film video and photography, music and the visual and performing arts, publishing, software, computer games and electronic publishing.
There is a critical role for the City to play in keeping existing and creating new performance venues, studios, rehearsal and administrative spaces, galleries and museums. We can also continue to welcome film production and location filming throughout Toronto. Community arts endeavours in the hundreds of libraries and community, cultural and recreation centres should also be supported in order to provide opportunities for people of all ages and cultural backgrounds to experience arts and cultural activities and explore their creativity. Some of our surplus municipal properties could be dedicated to arts and cultural centres while we encourage other levels of government to do likewise.

**Policies**

1. A full range of arts and cultural activities, from community-based endeavours to nationally prominent institutions, will be promoted and supported in Toronto to express the cultural diversity of our communities.

2. The arts and cultural community will have access to City owned facilities and properties, including surplus properties, for non-profit community arts performance venues, arts education and training programs, studio, rehearsal, storage and administrative space.

3. The inclusion of new, not-for-profit arts and cultural facilities in development will be promoted through development incentives and public initiatives.

4. The arts and cultural community will be encouraged to participate in local design and beautification efforts.

5. Concentrations of cultural activities will be promoted to create arts districts and corridors that can collectively draw visitors and revitalize communities.

6. **Decision by L.P.A.T. not yet determined:** Cultural enterprises and employment are significantly clustered within King Spadina Secondary Plan area, King Parliament Secondary Plan area and the Liberty Village Area of the Garrison Common North Secondary Plan. The stock of non-residential floor space in these areas will be preserved and expanded to encourage the continued growth of cultural industries.

**3.5.3 THE FUTURE OF RETAILING**

**Decision by L.P.A.T. not yet determined:** The pattern of retail activity in Toronto has evolved over time and includes a full spectrum of convenience stores in neighbourhoods, traditional ‘main street’ shopping streets, small plazas, large shopping malls, big box stores and ‘power centres’ and specialty retail districts like Yorkville that are also tourist destinations. The retail sector has seen some dramatic shifts in the past 30 years and there is every reason to believe that the next three decades will see more change. The Plan therefore provides the flexibility for owners of retail properties to adapt to changing conditions.
circumstances. The population of Toronto is going to grow and so will the retail sector. The Plan provides for the expansion of the retail sector to serve the growing population in different forms and settings. However, as the population of Toronto grows and our land base remains the same, it is essential to make the best use of available land with retail provided within multi-storey buildings with less emphasis on surface parking.

Regardless of whether a retail development is a neighbourhood convenience plaza or a power centre at the edge of employment lands, it is important to provide a high quality public realm and private setting with improved public amenities, and development in a form that is a fit with the context and the surrounding areas.

As retail grows in some areas, it may close in others. The impact of the loss of retail commercial space as a result of redevelopment could, in some instances, negatively affect local residents. They may face longer trips, the loss of walkable shopping options, or the loss of an informal meeting place. In other cases the lost retail space may hardly be missed. Its closure may follow underperformance of the space as a result of changes in shopping patterns or demographics in its local market. Development applications and local area studies should address the potential impact of the loss of space and consider possible mitigation, including providing replacement retail space as part of the new development. This assessment should consider whether residents will have good access to convenience shopping for essential needs such as food and pharmaceuticals. The replacement of retail space needs to be part of the overall evaluation. At the same time any new retail space should be commercially viable if it is to be included in the new development, and in some circumstances it may make sense to provide the replacement space in addition to the amount of space for other uses that would be needed to make the development viable.

**Policies**

1. A strong and diverse retail sector will be promoted by:
   a) permitting a broad range of shopping opportunities for local residents and employees in a variety of settings;
   b) [Decision by L.P.A.T. not yet determined: supporting specialty retailing opportunities that attract tourists to, and residents of, the Greater Toronto Area;]
   c) encouraging and supporting effective business associations in retailing areas;
   d) supporting retail opportunities in a form that promotes pedestrian and transit use; and
   e) encouraging stores selling fresh food in areas currently lacking pedestrian access to fresh food.]

2. [Decision by L.P.A.T. not yet determined: Retailing areas will be improved by:
a) providing a high quality public realm which promotes local identity and is comfortable and connected to a network of public streets serving pedestrians, cyclists, transit, cars and trucks;
b) encouraging high quality retail development of a type, density and form that is integrated with the existing and planned context of the area;
c) improving public amenities such as transit and parking facilities, street furniture and landscaping;
d) encouraging retailing in more intensive formats; and
e) encouraging connections to the PATH system in the Downtown and other grade separated public walkways associated with subways which complement and extend the system of public streets.

3. [Decision by L.P.A.T. not yet determined: Street related retail at the base of larger developments with a fine grain of entrances should be provided in Centres, on streets adjacent to higher order transit, on Avenues, and important pedestrian streets to promote pedestrian use. Where retail buildings have been set back with parking between the street and the sidewalk, new infill street-related retail development is encouraged to be constructed adjacent to the public sidewalk to promote pedestrian and transit use.]

4. [Decision by L.P.A.T. not yet determined: Retail development on large sites should be designed to promote street related retail, promote pedestrian and transit use and limit traffic impacts on existing neighbourhoods and employment uses by:
   a) dividing the large site with a fine grain of public streets, and shared driveways designed to meet the roles of City streets, and to divide the block in to appropriate scaled development blocks;
b) providing safe and comfortable pedestrian connections between the retail stores, the parking areas and the public sidewalks at the edge of the site;
c) providing safe and comfortable pedestrian connections between retail developments on adjacent sites;
d) phasing development to define and support public streets; and
e) organizing servicing uses away from pedestrian areas and adjacent land uses.]

5. In order to provide local opportunities for small businesses and maintain the safety, comfort and amenity of shopping areas, zoning regulations for ground floor commercial retail uses in new buildings in new neighbourhoods or in Mixed Use Areas along pedestrian shopping strips where most storefronts are located at the streetline, may provide for a maximum store or commercial unit size [Decision by L.P.A.T. not yet determined: and minimum first-storey height] based on the following considerations:
   a) the prevailing sizes of existing stores and commercial units in the area;
b) other indicators of opportunities for small business, such as vacancies in existing stores and commercial units;
c) the provision of a range of store and commercial unit sizes to meet the range of local needs including day-to-day convenience shopping and other household goods and services;
d) the potential impact of large vacant stores and commercial units at the ground floor level on the safety and comfort of the strip for pedestrians;

e) the need for ‘eyes on the street’;

f) the rhythm and flow of storefronts on the strip; and

g) the potential for the building design, particularly the street façade, to address the safety, comfort and amenity of the shopping area.

In commercial heritage conservation districts where the prevailing floorplate size is an important feature of the district’s heritage character, the zoning regulations for ground floor commercial retail uses in new buildings must provide for a maximum store or commercial unit size based on the foregoing considerations, and consistent with the heritage conservation district plan.

6. **Decision by L.P.A.T. not yet determined:** When retail commercial uses in Mixed Use Areas and commercial plazas in Neighbourhoods and Apartment Neighbourhoods are redeveloped, the following considerations will be used either to determine the amount of retail commercial space that must be provided in the new development in order to alleviate the potential impact of the loss of retail commercial space on the local community, particularly access to food stores and other stores that meet its convenience needs, or to justify not retaining or replacing any of the existing space:

a) the availability of alternative means to meet the convenience needs of the local community, including:

i. existing stores and retail commercial space;

ii. opportunities for retail commercial development in Mixed Use Areas, particularly opportunities on nearby Avenues;

b) the desirability of retaining options for walking to convenience shopping and other alternatives to the automobile;

c) the importance of providing, where feasible and appropriate, continuous ground floor retail commercial space for the amenity and attractiveness of pedestrian shopping strips; and

d) the feasibility, where appropriate, of providing the retail commercial space in addition to the amount of space for other uses that would be needed to make the development viable.

To allow for flexibility in future occupancy of the redeveloped site, the zoning should permit ground floor space to be occupied by retail commercial uses and where feasible grade-related space should be designed so that it can be occupied by either residential or retail commercial uses.

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**The Local Community**

When assessing the potential impacts of the loss of commercial space on the local community, a key consideration is that residents should have good access to shopping to meet their convenience needs. At the same time, it must also be recognized that the market areas of convenience retail uses vary across the City depending on the local transportation framework. Consequently, the local community being assessed will be larger in areas where lower densities still require extensive auto use to shop for convenience needs. In the post-war suburbs this may include the area within about 2 kilometres of the space being lost (based on the observation that most residents within the City live within 2 kilometres of a supermarket larger than 20,000 square feet).

On the other hand, in areas where walking is a viable or necessary means to shop for convenience needs, the local community will be smaller. Walking to shop may be more viable in high density areas or those with pedestrian shopping streets. In areas with higher proportions of seniors or low income residents walking to shop may be necessary.