



SECTION FIVE:  
MAKING IT HAPPEN



**PROVIDING FLEXIBILITY IN LAND USE**  
THE DEVELOPMENT PERMIT SYSTEM ALLOWS CERTAINTY IN MATTERS RELATING TO BROADER CITY BUILDING OBJECTIVES

**1) A SIMPLIFIED APPROACH TO LAND USE REGULATION**

The Central Waterfront will have three types of land use designations (Map E on page 52):

- Parks, Open Space and Public Use Areas are areas for use as parks, open spaces and plazas, and can include compatible community, recreation, cultural and entertainment facilities.
- Development Areas are blocks of land that may be subdivided into smaller areas for a wide variety of mixed-use development ranging from industries to housing to community services and parks, from offices to stores to hotels and restaurants. Heritage buildings in this designation can be used for Development Area uses.
- Existing Use Areas are areas currently covered by planning controls that are consistent with the direction put forward in this Plan. These lands will continue to be governed by existing Official Plan and zoning controls.

**2) DESIGNATING THE CENTRAL WATERFRONT AS A DEVELOPMENT PERMIT AREA**

2.1\_Under Section 70.2 of the Planning Act, a municipality may, if permitted by provincial Regulation, establish a Development Permit system to control development. This system allows a streamlined municipal approval process by consolidating the current zoning, site plan control and minor variance processes into one process. The Development Permit system offers a more flexible approach to zoning by allowing a broader range of uses, incentives or alternative requirements if certain performance standards can be satisfied.

While providing flexibility in land use, the Development Permit system also allows certainty in matters relating to broader city building objectives. This is well suited to the Central Waterfront, where innovation and creativity will be required to transform large tracts of underutilized lands while ensuring that public objectives are met.

2.2\_Unless there is a specific exemption, a Development Permit is required prior to undertaking any development, public or private, within a Development Permit Area.

2.3\_Where deemed appropriate by Toronto City Council, the City may enter into agreements to ensure performance of any requirements set out in this Plan.

2.4\_The Central Waterfront, as delineated on Map E (page 52), is proposed to be designated a Development Permit Area. Within this area, Toronto City Council will enact Development Permit By-laws to apply to all lands except lands designated Existing Use Area. The By-laws will apply to one or more Central Waterfront precincts and may elaborate on the following:

(i) a streets and blocks structure that supports a broad range of development and provides appropriate connections to adjacent precincts and communities;

(ii) the general range of height and massing of buildings within the precinct, and criteria under which additional height and changes in massing may be achieved;

(iii) permitted land uses as well as discretionary uses and conditions under which they may be permitted;

(iv) certain classes of development or uses that are exempt;

(v) permitted temporary uses and their intended duration;

(vi) provisions to defer development until specified conditions are met, including necessary servicing or municipal works, transportation improvements and facilities, and/or environmental remediation or mitigation measures;

(vii) the continued use, enlargement or extension of a legal non-conforming use or a change in use of a legal non-conforming use, provided that the proposal is desirable, avoids hardship, will have no unacceptable impacts on adjoining properties and is consistent with the policies of this Plan;

(viii) environmental conditions and requirements, including those related to water and sewers, flood protection, soil cleanup, groundwater protection, stormwater management, natural heritage features and functions, and construction-phase environmental impacts;

(ix) a comprehensive set of environmental performance standards for public and private infrastructure, buildings and activities including, but not limited to, energy efficiency, reduction of CO<sub>2</sub> emissions, water conservation, clean air and the three Rs (reduce, reuse and recycle);

(x) provisions for securing the retention of heritage buildings within new developments and an archaeological review of high-potential sites prior to development;

(xi) lands on which affordable housing targets can be achieved;

(xii) provisions for the location, extent and phasing of local and regional parks, open spaces, trails and access linkages;

(xiii) the location, extent and phasing of elementary schools and high schools, libraries, community and recreation centres, day care, other community facilities and services and emergency services;



PROMOTE DESIGN  
EXCELLENCE

(xiv) urban design provisions dealing with the unique microclimatic conditions of the waterfront, quality of waterfront streets, the public realm, urban plazas, parks, schools, other community services and facilities, and signage;

(xv) the phasing of development in order to ensure a balance between a critical mass of residents and employment opportunities;

(xvi) provisions for protecting and securing necessary road and transit alignments; and

(xvii) terms for the revocation of a Development Permit that has not led to a building permit within a specified time frame, delegation of approval powers and provisions for appeal.

### 3) SUBDIVISION OF LANDS

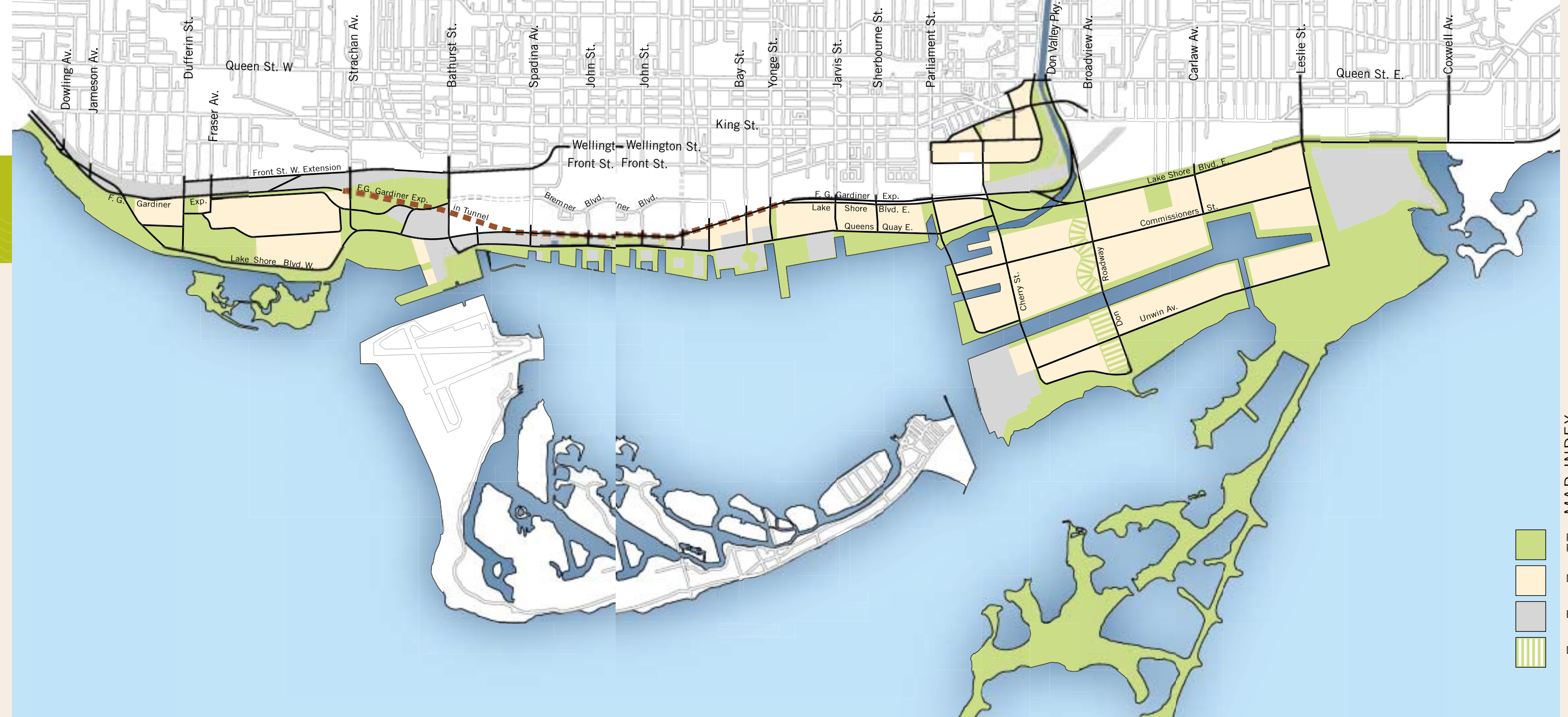
The subdivision of lands within precincts may occur through a simplified Plan of Subdivision and the lifting of Part Lot Control, or the taking of public streets directly and lifting Part Lot Control where an underlying Plan of Subdivision already exists.

### 4) ENCOURAGING EXCELLENCE IN DESIGN

Excellence in design will be promoted through design competitions and design review panels. These processes will encourage the participation of both the local and international design community.

# CENTRAL WATERFRONT PART II PLAN LAND USE PLAN

MAP E:



MAP INDEX:

- PARKS, OPEN SPACE & PUBLIC USE AREA
- DEVELOPMENT AREA
- EXISTING USE AREA
- DON GREENWAY

## 5) DESIGNATING THE CENTRAL WATERFRONT AS A COMMUNITY IMPROVEMENT PROJECT AREA

The Central Waterfront is proposed to be designated a Community Improvement Project Area under Section 28 of the Planning Act. In order to expedite revitalization efforts, Community Improvement Plans will be developed to identify specific revitalization projects.

The Community Improvement Project Area designation allows the City to provide grants or loans for rehabilitating private land or buildings. It also helps focus government funding and investment on well-defined, pre-approved community improvement projects and initiatives such as brownfield redevelopment, heritage restoration, affordable housing, soil and groundwater remediation, infrastructure, parkland acquisition, façade improvements and/or general community beautification projects.

## 6) TIMELY IMPLEMENTATION AND ENVIRONMENTAL ASSESSMENT

6.1\_Environmental remediation, flood protection measures, early construction of transit infrastructure, district heating and cooling capability and the timely provision of community services and facilities will be essential to achieving the revitalization of the Central Waterfront.

6.2\_Approvals of Central Waterfront projects will be facilitated through a harmonized provincial and federal environmental assessment process. Through this comprehensive approach, individual projects and the revitalized Central Waterfront as a whole can make significant contributions to Toronto's environmental and sustainability goals.

## 7) INTERPRETATION OF THE PLAN

7.1\_The Central Waterfront Part II Plan consists of Sections IV and V, Maps A to E and Schedules A and B.

7.2\_Maps A, B and D cover an area beyond the boundary of the Central Waterfront and will prevail over any existing Part I and Part II Plans for the matters covered in these maps.

7.3\_Maps One to Four are part of the Plan for the purpose of illustration only and are not to be interpreted as prescriptive.

7.4\_Appendix I is part of the Plan for the purpose of illustration only and is not to be interpreted as prescriptive.

7.5\_The City Centre Airport and Toronto Islands are not part of the Plan.

7.6\_Illustrations and photos are part of the Plan for the purpose of illustration only and are not to be interpreted as prescriptive.

7.7\_The transportation alignments, Parks, Open Space and Public Use Areas and Development Areas shown in this Plan are intended to provide a basic framework for the Central Waterfront. Minor adjustments and additions to any of these elements may be made without amendment.

7.8\_The text and maps of Part I of the Official Plan of the former City of Toronto continue to apply except in cases where the text and maps are in conflict with this Part II Plan, in which case the text and maps of this Part II Plan shall prevail.

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SECTION SIX:  
SCHEDULES + APPENDIX