

annual **2017**
report.
TORONTO CITY PLANNING

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MESSAGE FROM THE CHIEF PLANNER

Toronto is about inclusion and diversity. We've made our mark on the global stage as a city of hope, opportunity, and tolerance. This commitment to openness has fueled our competitiveness, attracting talent and investment from around the world, making us one of the fastest growing cities in North America.

We also know this growth and investment comes with challenges. If not checked, growth can exacerbate inequality, stifle diversity, and overload our infrastructure.

2017 was a year to take stock of where we've been and think about where we need to go. City Planning thrives on the energy and passion of an action oriented Division. It's a group of people committed to making a difference and building the City, detail by detail – and I'm extremely proud of the work we do, every day. Whether it is reviewing development applications, managing Committee of Adjustment files, managing complex studies, attending public meetings, going to Local Planning Appeal Tribunal hearings, or dealing with heritage conservation, our dedicated team does a fantastic job of representing our organization on the front lines in a knowledgeable and professional manner.

The past twelve months have been characterized by significant transformation. This year's Annual Report focuses on how we put plans in place today, to prepare us for tomorrow. Specifically, we've taken a closer look at some of our area planning frameworks, transportation plans, and policies that were developed to achieve better city building outcomes.

Many of our area frameworks will define growth and investment for years to come. Across the 416Suburbs, we've focused on creating more equitable communities and delivering strategic transit investments where we need them most. Our work in Toronto's urban centres emphasizes accommodating growth in lockstep with the infrastructure investments required to support new density.

In 2017, the Province announced legislation that will dramatically transform the way planning takes place in Ontario. With the introduction of the Local Planning Appeal Tribunal, municipalities will have more control over planning decisions. For the first time, we're becoming more "masters in our own house", and City Planning has put in the hard work to better position Toronto to respond to these new responsibilities.

By taking a nuanced and contextual approach to our work, City Planning delivers outcomes that reflect the unique challenges and unlock the opportunities of Toronto's neighbourhoods. We've wrapped up work on a number of marquee projects including TOcore, Yonge Eglinton (Final Reports), and Port Lands (approved). These plans are emblematic of creating influential policies that will strengthen our position in a changing environment.

Our transportation network is the lifeblood of the city. When this network expands more evenly across the city, access to opportunity will become more abundant. In 2017, City Planning advanced transportation work across the city including SmartTrack, the Scarborough Subway Extension, and the Downtown Relief Line, as well as transportation studies for TOcore, Midtown in Focus,

Consumers Next and Keele-Finch Plus. This is about building out a network that blankets the entire city, and delivers critical regional connections.

Historically, Toronto has tried to balance the familiarity of the status quo, with a responsibility to lead rather than follow. It's a tension between our Canadian modesty and our desire to demonstrate how to do things right. Over the past 5 years, we've learned about the importance of influence and how to reposition the role of City Planning in broader conversations about Toronto. We're at a moment where we need to ask ourselves, what kind of city do we want to be?

We have clarity and focus around the challenges that lay ahead. Today, we're moving forward with a mandate, and, together with our partners, we will be tackling some of Toronto's most pressing issues – transit, affordable housing, and legislative reform. For me, these are some of the most important things we can address. If we get it right, we'll be moving closer to the aspirational city we all know Toronto can be.



A stylized, handwritten signature in blue ink, appearing to read 'G. Lintern'.

GREGG LINTERN

Chief Planner & Executive Director



CITY PLANNING

OUR DIVISION IS COMMITTED TO BUILDING ONE OF THE WORLD'S MOST SUCCESSFUL CITIES.

We are focused on fostering the conditions that support livability, innovation, equity, and inclusiveness for all. The Official Plan is a document that translates a vision for the city into tangible principles that shape how the city grows. It is grounded in city building principles such as diversity and opportunity, beauty, connectivity, and leadership and stewardship. Through deep collaboration with community members, we can build a more prosperous Toronto.

In 2017, City Planning steered transformative city building projects at both the city-wide and local level. Using the framework of the Official Plan, the Division provided objective advice and recommendations to Council that were informed by extensive public consultation, research, and analysis. In 2017, the several city building studies were conducted across Etobicoke York, North York, Scarborough, and Toronto and East York. Overall, the Division brought forward the highest number of studies to Council for consideration since the Division began tracking the study work program.

The Division is composed of four Community Planning districts, Urban Design, Transportation Planning, Strategic Initiatives, Policy and Analysis, Zoning and Committee of Adjustment, and the Waterfront Secretariat. Each forms a critical component of the Division's effectiveness in implementing planning policy, engaging with residents and directing investment to sustain growth. To demonstrate how involved City Planning was in serving Toronto, the 2017 Annual Report profiles each Section.



CITY PLANNING MISSION STATEMENT

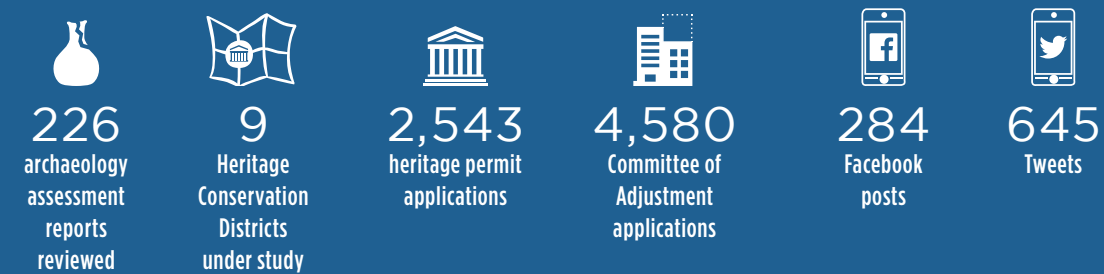
As leaders and partners in an innovative culture, we build a great city through excellence in planning and influential policy. We implement Toronto's Official Plan for a sustainable, connected city of neighbourhoods where life and business flourish.

CITY PLANNING CHARTER

We Plan TO by taking a leading role in city building. **We Plan TO** by creating policy that balances a city-wide vision and neighbourhood interests. **We Plan TO** by facilitating a culture of learning. **We Plan TO** by embracing innovation. **We Plan TO** by pursuing partnerships with other City Divisions, Council and the public. **We Plan TO** by continually working to broaden participation in city building.

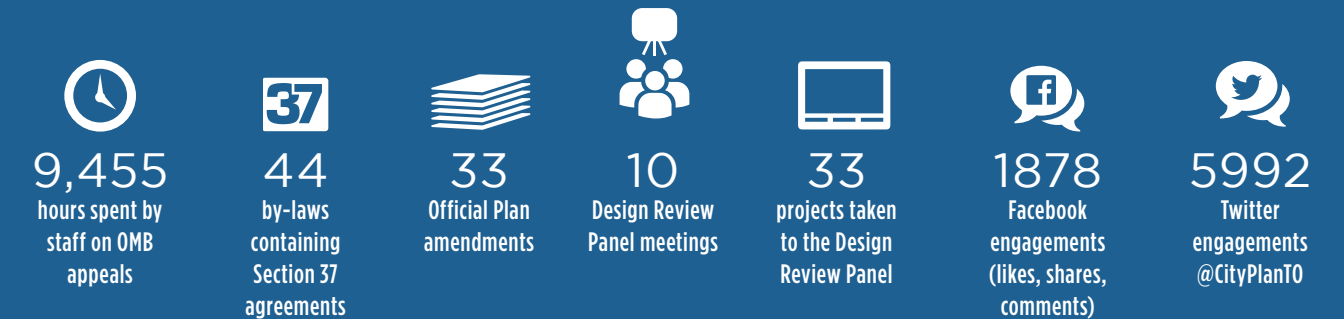
INPUT

Toronto City Planning is driven by the inputs it receives on a daily basis from the public, developers, Committees, and Council. The volume of work handled by City Planning is unprecedented among municipalities in Canada.



PROCESS

Robust and meaningful conversations with stakeholders are at the core of the planning process. Through collaboration, we work to implement the pillars of the Official Plan, balance community interests and strengthen liveability in Toronto.



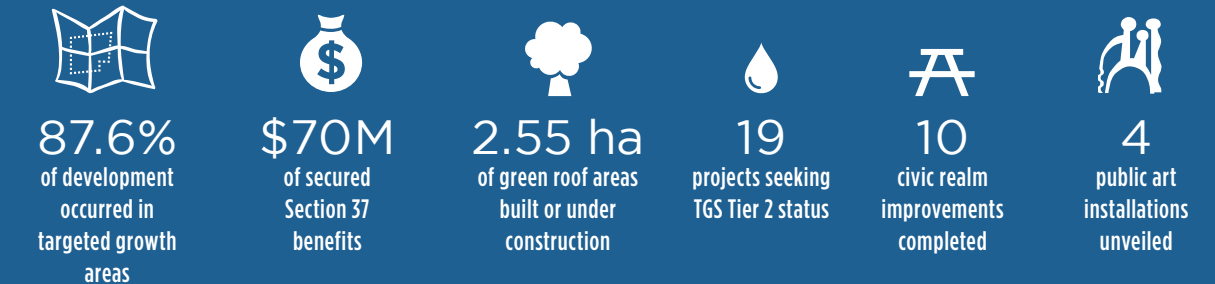
PEOPLE

In 2017, we continued to broaden the reach of our traditional consultation through the use of innovative methods to engage new audiences and transform our approach to public consultation.

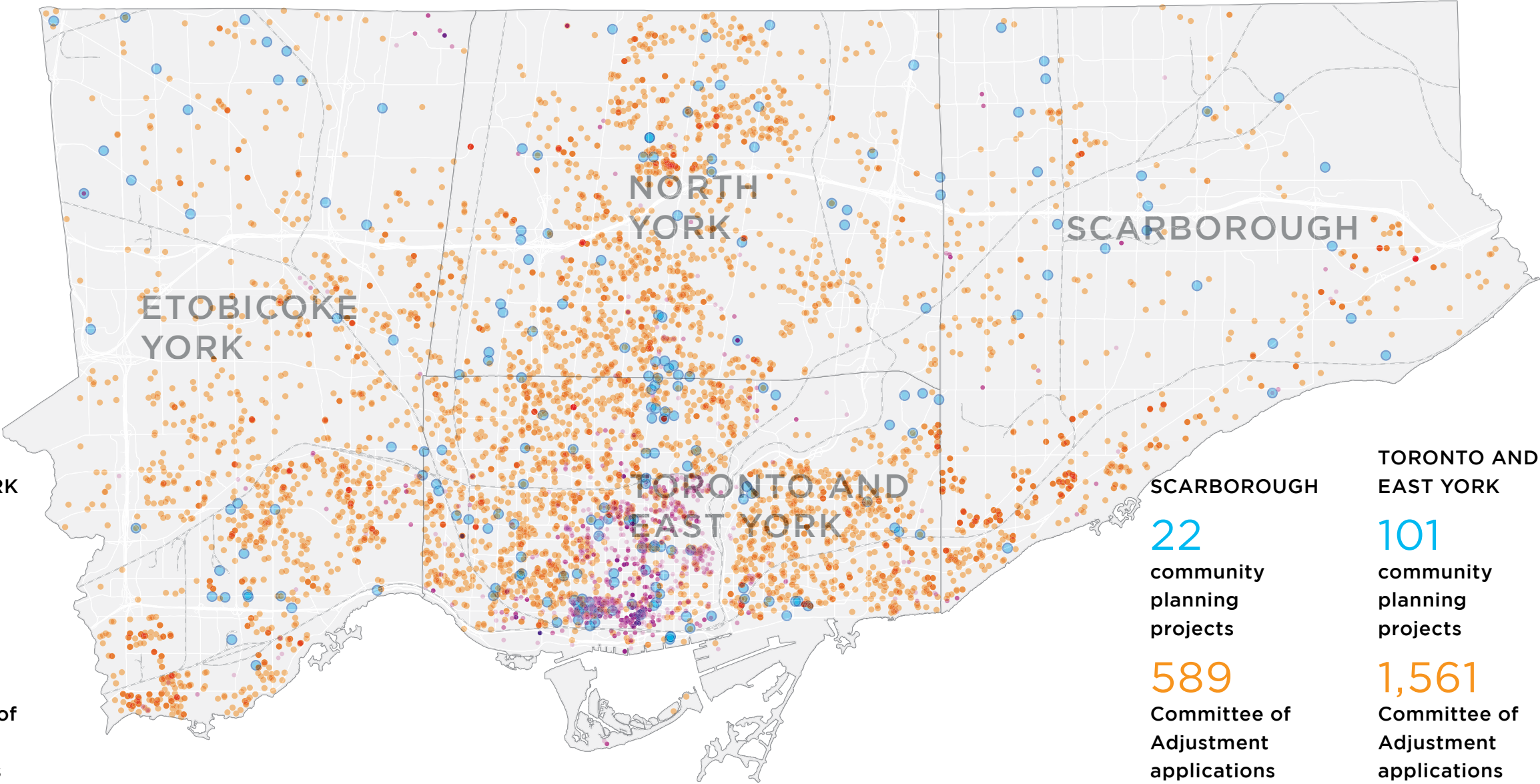


OUTPUT

Inputs into City Planning are shaped by our team and the public to form the tangible elements of city building that define the outputs of our Division. Toronto's future growth, resilience, and success are fundamentally impacted by the work we do.



DEVELOPMENT REVIEW



ETOBICOKE YORK

36
community
planning
projects

1,203
Committee of
Adjustment
applications

116
heritage permit
applications

NORTH YORK

49
community
planning
projects

1,227
Committee of
Adjustment
applications

153
heritage permit
applications

This development activity map highlights the City’s new projects, Committee of Adjustment applications and heritage permits over the past year across each of our four Planning Districts.

- community planning projects
- Committee of Adjustment applications
- heritage permit applications

SCARBOROUGH

22
community
planning
projects

589
Committee of
Adjustment
applications

59
heritage permit
applications

TORONTO AND
EAST YORK

101
community
planning
projects

1,561
Committee of
Adjustment
applications

2,281
heritage permit
applications



ZONING & COMMITTEE OF ADJUSTMENT

The Zoning and Committee of Adjustment Section is responsible for the development of zoning regulations to address emerging city-wide policy matters, and it oversees the operations and processing of minor variance and consent applications in four Committee of Adjustment districts.

In 2017, staff in the Zoning Section were focused on outstanding appeals to the city’s comprehensive Zoning By-law (569-2013), as well as a number of challenging city-wide zoning initiatives including permitting short-term rentals.

The six panels of the Committee of Adjustment are quasi-judicial bodies comprised of citizen members appointed by City Council. The committee hears and makes decisions on applications for minor variance and consent to sever land. The Committee of Adjustment is the planning approval process that the public most often engages with, either as an applicant or as a resident. In 2017, Committee of Adjustment staff received 4,580 applications, which is almost 100% more than eight years ago. This increase in volume, and application complexity, is largely driven by a continued high demand for new smaller scale infill development and additions to existing low-rise housing.

4,580
total Committee of
Adjustment applications

+31%
increase in the number of
applications since 2013

BY-LAW 569-2013

As the city evolves, implementing effective city-wide zoning regulations and efficiently managing the Committee of Adjustment are increasingly important for planning and development in Toronto. In the last few years, the number of zoning issues affecting the city as a whole, and the volume of minor variance and consent applications received, have steadily increased. As the pace of development accelerates, we are examining ways to be proactive and address these challenges.

A priority for the Zoning Section is full implementation of Zoning By-law 569-2013, the amalgamated City's first harmonized zoning by-law, which is still subject to many appeals. For clarity, and to emphasize that we are one city, it is vital that the City's zoning regulations are in single comprehensive by-law. While hearings at the Ontario Municipal Board will continue for at least the next year, staff are working with Legal Services and appellants to mediate and settle as many appeals as possible.

As we intensify and, in particular, as some of the older housing stock is replaced, more homeowners and builders will appear before one of six Committee of Adjustment panels. We will continue to modernize the ways applicants and the public interface with the Committee of Adjustment, including website enhancements for greater process transparency and usability. In 2018, we will also focus on the organizational structure of the Committee of Adjustment to improve its operational capacity for processing greater application volumes.



COMMUNITY PLANNING SCARBOROUGH

Land use planning activities were increasingly centred on the big six transit initiatives for the Scarborough District, namely: the Scarborough Subway Extension, SmartTrack/Regional Express Rail, Eglinton East Crosstown LRT, Eglinton East LRT, Durham–Scarborough BRT, and GO train electrification. As these initiatives progressed, interest in investment along these transportation corridors grew. Along the Eglinton Crosstown LRT, the Golden Mile Secondary Plan study was launched to create a vision for this future transit oriented community. Three applications involving large site and significant commercial development and approximately 7,000 residential units were submitted within the study area and are being considered within the emerging vision of the study.

Development interest from the west is continuing to spill over to the Scarborough District along Kingston Road, resulting in applications and approvals for mid-rise projects. Along Sheppard Avenue East, development applications for tall buildings and the redevelopment of Agincourt Mall with up to 5,000 residential units and significant commercial uses identified the need to begin a Framework Review of the Agincourt Secondary Plan commercial precinct.

Significant interest in employment development occurred with the low industrial vacancy rates in the Scarborough District. Given the locational advantages of being close to three 400-series highways, interest in industrial logistics facilities grew and applications were submitted.

47
planning applications
received

589
Committee of Adjustment
applications

+35%
increase in Committee of
Adjustment applications
since 2013

59
heritage permit
applications processed

7,000
residential units applied
for between three
developments within the
Golden Mile Secondary
Plan study area



25 THUNDER GROVE

25 Thunder Grove is an excellent example of City Planning taking the lead to get out ahead of change by developing a model for infill affordable housing. The Scarborough District worked in partnership with the non-profit sector and other City Divisions to take advantage of emerging opportunities to encourage new affordable rental housing. This is an important city building objective that supports both the Housing policies of the Official Plan and the then-emerging Council priorities such as the Affordable Housing Open Door Program. Based on these opportunities, City Planning staff offered to lead a cross-functional and interdivisional team with staff from City Planning (Community Planning, Urban Design, SIPA) and SDFA (the Tower Renewal Program) to provide input on the proposal.

A design charrette was held with both the City and applicant teams to collaborate on an appropriate infill vision for this site. Through the charrette process, several guiding principles and a high-level design concept were jointly established for the infill development of this site. In June 2016, a zoning by-law amendment application was submitted for an infill development proposal for a lower 12-storey rental apartment building, which was generally the same as the concept developed at the charrette. The City Planning Division worked closely with other City partners, including the Affordable Housing Office, to secure the proposed rental units at affordable rent levels and the existing units as rental housing. A number of improvements and renovations were also secured that will improve site conditions for both new and existing residents. In June 2017, City Council approved the rezoning application.



COMMUNITY PLANNING NORTH YORK

North York's central location within the city and region, as well as its connectivity to public transit and 400-series highway access, has made it an area attractive for growth and change. North York is home to some of Toronto's largest employment and retail areas that draw workers and visitors from across the region. The future Eglinton Crosstown LRT and extension of the University–Spadina subway line are driving public and private sector investment.

To ensure planning frameworks are in place to proactively manage future growth, City Planning staff are advancing comprehensive area studies and design guidelines. These policies will plan for the physical and social infrastructure required to accommodate transit-supportive development along transit lines. Area studies that were advanced in 2017 included areas along the Eglinton Crosstown Line, namely Don Mills Crossing and Laird in Focus, as well as the Keele-Finch Plus Study adjacent to the recently opened Finch West subway station.

Many of the District's most significant development applications continue to occur within walking distance of existing or planned transit stations: Parkway Forest, Concord Park Place, Lawrence Heights Revitalization (Phase 1), and along Yonge Street. North York's central location and desirable quality of life continues to attract development in the form of mid-rise buildings along Avenues. These trends also presented themselves through the 1,264 Committee of Adjustment applications received by the North York District.

119
planning applications
received

1,227
Committee of Adjustment
applications

+21%
increase in Committee of
Adjustment applications
since 2013

153
heritage permit
applications processed



ALLENBURY GARDENS

Social housing replacement was the catalyst for the Allenbury Gardens' revitalization, transforming this Toronto Community Housing Corporation (TCHC) townhouse complex into an urban, mixed-income community of tall, mid-rise and townhouse buildings with a new public park, mid-block connectors, and accessible open spaces. It is the result of a comprehensive revitalization plan responding to significant city building objectives, within walking distance of Don Mills subway station.

Alленbury Gardens is located west of Highway 404, north of Sheppard Avenue East. New development includes 127 replacement social housing units and 900 new market residential units. The revitalization plan capitalizes on the site's proximity to the Don Mills Mobility Hub, Fairview Mall, and other amenities by locating taller buildings near these assets, and transitioning down in height and scale to the townhouses in the existing neighbourhood to the north.

A new public park is the focus of Allenbury Gardens and will act as a connector with the neighbourhood to the north. A network of open spaces, including a gateway open space at the north west corner of the site, integrates the new development within the surrounding community. Also supporting the public realm are streetscape enhancements and the small scale retail uses permitted within the ground floor of a mid-rise building in Phase 1; a private daycare is anticipated to be located in the retail space.

Alленbury Gardens' revitalization demonstrates the effectiveness of creating a planning strategy at a neighbourhood scale. Official Plan and Zoning by-law amendments, Urban Design Guidelines and a Master Site Plan were approved by City Council in March 2013. Together they outline the vision for Allenbury Gardens' revitalization and guide its implementation. Phase 1 construction is nearing completion; Phase 2 construction is scheduled to begin in Spring 2018.



COMMUNITY PLANNING ETOBICOKE YORK

Representing the assembly of diverse communities in the west of the City ranging from Emery Village to Rexdale, Islington Village to Bloor West Village, and Mimico to Long Branch, Etobicoke York is experiencing development growth in all areas including Employment, Mid-Rise along the Avenues, and Tall Buildings in Etobicoke Centre and Humber Bay Shores.

Etobicoke York is re-urbanizing through the redevelopment of mixed use sites, accommodating a range of uses in close proximities. Intensification of the Avenues is occurring with appropriate growth in population and commercial uses along the main streets to support and enhance the evolution of the district. Transit initiatives are linking the Etobicoke York communities to the greater City and to the Region through ongoing transit infrastructure projects such as SmartTrack stations, the Finch West LRT, and the Eglinton West LRT. Development is bringing with it new parks and community facilities, such as the York Recreation Centre and the new Albion Library, enhancing the quality of life for residents now and into the future.

84
planning applications
received

1,203
Committee of Adjustment
applications

+41%
increase in Committee of
Adjustment applications
since 2013

116
heritage permit
applications processed



ETOBICOKE CIVIC CENTRE DESIGN COMPETITION

The Etobicoke Civic Centre Design Competition, initiated by City Planning, was a highly successful collaborative process with our city building partners—Build Toronto (now CreateTO), Real Estate Services, Environment and Energy, Facilities Management, and the Competition’s Professional Advisors.

The new site of the Civic Centre will be the heart of Etobicoke Centre at the intersection of Bloor Street West, Dundas Street West, and Kipling Avenue where a significant transformation is taking place through the Six Points Reconfiguration project.

This significant city building opportunity creates a community hub of cultural, social, administrative, and recreational uses. The Design Competition program included Municipal Offices, Community Service Space, Community Council Chambers, a Civic Square, a new Toronto Public Library District Branch, a Daycare Centre, and a Community Recreation Centre.

The two stage Design Competition resulted in submissions by 20 local and international design teams. Four teams were short listed and proceeded to Stage 2:

- Adamson Associates Architects, Henning Larsen Architects, PMA Landscape Architects
- Diamond Schmitt Architects, Michael Van Valkenburgh Associates
- KPMB Architects, West 8 Urban Design & Landscape Architecture
- Moriyama & Teshima Architects, MacLennan Jaunkalns Miller Architects, FORREC Ltd.

The Jury adjudicated the entries with the criteria to create a distinct identity for the community, embodying design excellence, functionally integrating uses, maximizing amenity and beauty in the public realm, and enhancing pedestrian and cyclist movement in the area while prioritizing pedestrian connectivity.

The team of Adamson Associates Architects (Toronto), Henning Larsen Architects (Copenhagen), and PMA Landscape Architects (Toronto) submitted the winning proposal and will be proceeding to Site Investigations, Schematic Design, and Design Development, the results of which will be reported back to Council in 2019.



COMMUNITY PLANNING TORONTO & EAST YORK

In 2017 the Toronto and East York District focussed on important community infrastructure needed to support vibrant city living. New parks, daycares, and community facility investments were secured through large-scale proposals such as The Well on the former Globe and Mail site and the Honest Ed's site at Bloor and Bathurst. Council's approval of the Port Lands Planning Framework for 325 hectares (800 acres) along Toronto's waterfront includes new parks and community facilities, while the adoption of the Proposal Report for TOcore: Planning Toronto's Downtown highlights the critical importance of ensuring necessary supporting physical and social infrastructures are in place to support an intensifying downtown. At the neighbourhood scale, City-initiated zoning amendments to increase the minimum front setback required for buildings in the Village of Yorkville will protect and enhance its vibrant public realm, supporting informal gathering areas and pedestrian amenities.

On the application front, Toronto and East York Community Council considered various projects that will deliver affordable housing, improvements to community facilities and services, and new employment space. Collectively the District's studies along with its development approval recommendations are helping to create new interest and opportunities in communities across Toronto and East York District.

203
planning applications
received

1,561
Committee of Adjustment
applications

+30%
increase in Committee of
Adjustment applications
since 2013

2,281
heritage permit
applications processed

325 ha
along Toronto's waterfront
within the Council-
approved Port Lands
Planning Framework



MIRVISH VILLAGE

Since the 1940s, the southwest corner of the intersection of Bloor Street West and Bathurst Street has been home to two important local establishments; Honest Ed's and Mirvish Village. The redevelopment of Honest Ed's and Mirvish Village, approved by City Council in April 2017, strikes a balance between the appropriate intensification of land on a transit corridor, the delivery of numerous community benefits and improvements, and the preservation of the area's unique heritage attributes and character.

The project contains a range of new retail spaces, a new outdoor public market, and over 800 rental apartment units, 40% of which are 2 and 3 bedroom units, and over 10% of which are affordable rental. A new public park, a new Privately Owned Publicly-Accessible Space, and the redesign of Markham Street to prioritize

pedestrians, cyclists and retail activity will connect the range of uses proposed throughout the site. The project also includes a new daycare and a new city-owned home for A Different Booklist, an independent, multicultural bookstore and community facility specializing in African & Caribbean culture.

The previous character of the site is recognized through the incorporation of 24 heritage buildings into the development, a public art programme, and a heritage interpretation plan.

The site's comprehensive approach to city building evolved over a period of 18 months, through significant consultation with an active and engaged the local community and Councillors, collaboration with the developer, Westbank, and the efforts of numerous City staff.



TRANSPORTATION

Urban mobility continues to be one of the most significant issues affecting livability in the City of Toronto. Transportation Planning staff are professionals who combine a wide array of skillsets including transportation, design, and land use planning to improve transportation choices, create vibrant public spaces, and foster economic prosperity. Our work includes the strategic planning and design of rapid transit initiatives, long-term master plans, travel forecasting and modelling, and supporting the development review process.

2017 was another year of continued growth for our Section where we advanced many transformative projects. These include the King Street Pilot, SmartTrack, the Scarborough Subway Extension, the Relief Line, TOcore, Midtown in Focus, Consumers Next, and Keele–Finch Plus.



EGLINTON EAST LRT

The Eglinton East LRT is more than a transit line: It contributes to an active corridor that will unlock real estate development, employment opportunities, and community aspirations along the corridor. The planning study will set a vision for segments of the Eglinton East LRT (EELRT) and identify economic and social development objectives that can be achieved through planning policy, building infrastructure, and creating public space. The EELRT work program also supports the University of Toronto Scarborough Campus (UTSC) Secondary Plan process, which is currently underway. The UTSC Secondary Plan has a vision for a pedestrian and transit-oriented urban node with an enhanced public realm.

The EELRT is an extension of the Eglinton Crosstown LRT to UTSC providing local transit accessibility for Scarborough residents. Further, the EELRT is an important addition to Toronto's rapid transit network, providing a stronger connection between University of Toronto St. George campus and UTSC. The project expands on the previously approved Scarborough-Malvern LRT.

Investments in better transit contribute to the creation of complete communities that meet people's needs for daily living, provide transportation choice, and reduce auto-dependency. Consultation is an important part of advancing the Eglinton East LRT and ensuring that it contributes to placemaking in Scarborough. Starting in Fall 2017, consultation with the community and stakeholders includes innovative programs like youth engagement, videos, online interact mapping, and surveys.

11 km
of new rapid transit in
Scarborough

>40,000
residents who live within
walking distance of the
route today

Up to 18
new stops, including
connections to SmartTrack
GO Regional Express Rail,
Bloor-Danforth Subway
Line 2 and the Scarborough
Subway Extension



URBAN DESIGN

The practice of urban design focuses on the city's physical form at every scale. The Urban Design Section is committed to this practice to ensure successful city building.

This year, the four District teams have been responding to the influx of applications and appeals made prior to Ontario Municipal Board reform, as well as contributing to all the area and city-wide studies.

Heritage Preservation Services' contributions include the King–Spadina Heritage Conservation District, protecting over 275 heritage properties and advancing a contextually-informed policy framework to conserve and enhance the area's cultural heritage value.

The Civic Design team hosted the biannual Toronto Urban Design Awards as well as a commemoration for Design Review Panel members. This team also produced a Public Art brochure, the Green Streets Guidelines, and continue to work on capital projects and the Official Plan Public Realm policy update.

Our Graphics and Visualization team focussed on visualization using GIS tools, which included piloting a virtual reality environment for Yonge and Eglinton, a dashboard for tracking consent application in Long Branch and a 3D zoning by-law scenario. Each pilot delivered quality enhancements, data accuracy, and increased productivity.



GROWING UP: PLANNING FOR CHILDREN IN NEW VERTICAL COMMUNITIES

Toronto's unprecedented growth has resulted in vertical development representing 90% of new housing. Sizes of new units are decreasing, challenging families to carve out a lifestyle that meets their children's needs. How can these dense urban environments support families and nurture children? With the aim of addressing changing housing needs and the range of issues that affect quality of life in vertical development, in 2017 City Planning completed Growing Up: Planning for Children in New Vertical Communities.

Growing Up introduces a way of looking at new development as more than just tall buildings, but rather as the potential to be complete vertical communities. Growing Up generated an innovative study and a set of draft guidelines that highlight the importance of integrated community services and amenities, the need for a

comfortable and safe public realm and the creation of a range of housing options. The study and draft urban design guidelines have inspired innovative design concepts and evocative imagery which has garnered media coverage across North America.

Growing Up takes a comprehensive approach to building a child-friendly city by providing direction at three scales: the neighbourhood, the building and the unit. The objective of the guidelines is to instigate a culture-shift in the design of vertical communities by encouraging city-builders to plan from the perspective of a child. Implementation of Growing Up will begin to future-proof new housing stock through design that addresses Torontonians' changing household needs. The draft guidelines were adopted unanimously by City Council in June 2017 and are in use today.



STRATEGIC INITIATIVES, POLICY & ANALYSIS

City Planning's Strategic Initiatives, Policy & Analysis (SIPA) Section plays a leading role in developing and implementing the land use, environmental, community services, and housing policies of the City Planning Division. Through a long-term perspective and a focus on collaboration, SIPA helps ensure the Division and the City of Toronto effectively and consistently implement Toronto's Official Plan.

The Section monitors emerging city-wide trends to provide proactive policy support internally within the Division and to external partners. In addition, SIPA seeks to ensure that city building considerations are reflected in the work of other Divisions and advances interdivisional corporate initiatives.

SIPA provides support to Council with policy advice on provincial initiatives such as growth management, Planning Act reform, and the emerging Inclusionary Zoning regulations. In 2017, SIPA played a significant role in coordinating the City's response to Bill 139, the Building Better Communities and Conserving Watersheds Act, 2017.



BILL 139

Strategic Initiatives, Policy & Analysis staff contributed significant knowledge and insight to provincial efforts to reform the land use appeal system in Ontario which culminated in Bill 139, the Building Better Communities and Conserving Watersheds Act, 2017. Bill 139 works together with Planning Act changes introduced by Bill 73, The Smart Growth for Our Communities Act, 2015, and recently updated provincial policies and plans such as the PPS (2014) and the Growth Plan for the Greater Golden Horseshoe (2017). The Bill fundamentally shifts how the province views the land use planning appeal system by amending a number of existing Acts such as the Planning Act, the City of Toronto Act, the Ontario Municipal Board Act, and the Conservation Authorities Act and replacing the Ontario Municipal Board with a Local Planning Appeal Tribunal (LPAT) through the new Local Planning Appeal Tribunal Act.

The LPAT Act and amendments to the Planning Act together streamline and re-focus the appeal process by: giving greater weight to decisions of Council by limiting evidence on major planning application appeals to submissions that were on record before Council made its decision; limiting

the LPAT's authority to overturn a municipal decision where the decision is consistent with and conforms with provincial policies and plans; establishing a new and more scoped two-step appeal process for major planning application appeals, including mandatory case management; sheltering municipally initiated Official Plan amendments providing statutory updates to the OP from appeal; placing a two-year moratorium on amendments to newly approved Secondary Plans; and providing detailed statutory rules regarding the conduct of hearings for appeals resulting in hearings that will be more like applications/motions than trials.

The Bill is intended to reduce the number of appeals by limiting what can be brought before the LPAT, reduce the length and cost of hearings by introducing timelines and require the LPAT to look at new ways to settle appeals by avoiding a hearing process and eliminating lengthy and confrontational examinations and cross-examinations of witnesses by parties and their lawyers at oral hearings. The LPAT establishes a new standard of review and will function more as a true appeals body.



WATERFRONT SECRETARIAT

The Waterfront Secretariat leads the Toronto Waterfront Revitalization Initiative on behalf of the City of Toronto. Partnerships with many other groups help deliver the infrastructure needed to attract investment to waterfront precincts. Secretariat staff work with federal and provincial partners and Waterfront Toronto to ensure the right structures, agreements, and supports are in place to advance revitalization in the Designated Waterfront Area (DWA). Extensive collaboration ensures that the right approvals and agreements are in place to drive revitalization.

The Secretariat's key functions include administering project funding, approving long-term funding proposals, coordinating development activities, and minimizing risk exposure for the government partnership.



PORT LANDS PLANNING FRAMEWORK & FLOOD PROTECTION

A bold vision has been established for the Port Lands as a sustainable mixed-use community. In 2017, two significant milestones were achieved for the area's revitalization: Council approval of the Port Lands Planning Framework and commencement of the Port Lands Flood Protection project. Together, these symbiotic initiatives set a global precedent for city building, actively shaping the transformation of a predominantly industrial area equivalent in size to the core of downtown Toronto to vibrant new neighbourhoods and employment areas. Toronto's prosperity is increasingly vulnerable to shocks and stresses ranging from climate change to deepening economic inequality, and the Planning Framework and Flood Protection project embed resiliency into the foundation of revitalization.

The Planning Framework is a product of many years of research and engagement. Its scope and complexity provides a steadfast approach for shaping development in the short, medium, and long-term.

The Framework's flexibility further strengthens its capacity to proactively address Toronto's changing economic, social, ecological, and cultural needs.

The viability of the Port Lands transformation is contingent on implementation of flood protection infrastructure; development cannot begin until flood protection is in place. In June 2017, the Federal, Provincial, and Municipal Governments committed to \$1.25 billion in funding for flood protection. The project involves re-naturalizing the Don River Mouth and establishing additional channels and infrastructure throughout the area to manage water flow. This year, construction began on a portion of the project.

Framework and Flood Protection implementation will proceed concurrently. This will include continuing capital work and the development of precinct plans, technical studies, and business and implementation plans.



CHIEF PLANNER'S OFFICE

The Chief Planner's Office (CPO) helps steer the City Planning Division through key city building challenges and helps identify innovative drivers for change. By collaborating with the Planning Sections, other City Divisions, industry professionals, and community leaders, the CPO helps guide the Division and City through pressing issues and strategic initiatives. Using the City Planning Strategic Plan, the office helps direct and implement a series of practical strategies and actions that look to set a strong foundation for planning and organizational operations. Another key function is its role in outreach and engagement. The CPO has supported a variety of pioneering engagement opportunities that have helped drive the city building agenda in our City which includes the Chief Planner Roundtable, the Planning Review Panel, Planners in Public Spaces, the Youth Engagement Strategy, Growing Conversations, and a series of formal and informal speaking events.



TORONTO PLANNING REVIEW PANEL

In November 2017, the 28 members of the inaugural Toronto Planning Review Panel completed their two year term. The Panel was established in 2015 through a civic lottery that saw invitations sent to random households across the city. The final group of panelists were selected at random from among the people who volunteered to participate, controlling for age, geography, ethnicity, and housing tenure. The goal was to ensure a greater diversity of voices have a say in how our city grows and changes through the creation of a standing consultative body that is representative of all of Toronto's diversity. Over the course of its mandate, the Panel provided input into a range of initiatives, including the Townhouse and Low-Rise Apartment Guidelines, TOcore, the Scarborough Transportation Master Plan, and the Rail Deck Park Official Plan amendment. Here's how the Panel summed up their experience in their own words:

“ We, the members of the Inaugural Toronto Planning Review Panel, believe it is important for you to know the strengths of our experience:

The team catered to different communication styles to allow everyone to have a channel that is comfortable for their input to be formulated and heard.

The diversity of Panelists allowed for fresh perspectives and knowledge to be shared, and reaffirmed our pride in being Torontonians. We are an example of how diversity in practice can actually work.

The Indigenous learning session started a conversation around respect, acknowledging important identities and histories, as well as grounding to the land and spirituality. It opened the door to discussing long-term relationships with Indigenous peoples, and translated into long-term relationships with one another.

We were encouraged to speak up and contribute, giving us the opportunity to feel that our opinions and input were valid. ”

In 2018, the Division welcomed a new crop of 32 panelists for the second iteration of the Planning Review Panel.



STAFF RECOGNITION

		THOMAS REES ALLISON REID KELLY REID KRISTINA REINDERS JOSHUA REIS JENNIFER RENAUD AL REZOSKI HANS RIEKKO CASSIDY RITZ GIOVANNA RIZZO ANDRE ROBICHAUD GERRY ROGALSKI MEGAN ROLPH SEAN ROONEYMARY ROSSI EMILY ROSSINI
	NASIM ADAB JANE ADAMS VINCE ALFANO ERIC ALLEN KELLY ALLEN SWATHIKA ANANDAN KATHRYN ANDERSON JOHN ANDREEVSKI TAMARA ANSON-CARTWRIGHT DANIEL ANTONACCI OLIVIA ANTONEL MATTHEW ARMSTRONG RENRICK ASHBY JAMIE ATKINSON ANDREW AU	JENNIFER ROTH DENISE RUNDEL MICHAEL SAKALOUSKAS SABRINA SALATINO ANDRIA SALLESE RYAN SANTIAGO CAROLINE SAMUEL CARLA SCHREIBER THOMAS SCHWERDTFEGER YASMINA SHAMJI DIANE SILVER ELLEN SIMKINS JEFFREY SINCLAIR DAVID SIT TRAVIS SKELTON KELLY SNOW ELLEN STANDRET ANGELA STEA KIRSTEN STEIN KIM STEMSHORN
MATTHEW AUSTIN KATHERINE BAILEY NATHANIEL BAKER NISH BALASUBRAMANIAM LASZLO BANO SAMUEL BAPTISTE MARIAN BARSOUM BARBARA BARTOSIK JOSHUA BASSETT RICHARD BECK STEVEN BELL JOE BELLINI LORNE BERG DIANA BIRCHALL JULIE BOGDANOWICZ NATHAN BORTOLIN CHERYL BOUZIDE-MCKEE BRYAN BOWEN SHAWNA BOWEN CARLY BOWMAN MYRON BOYKO BRAD BRADFORD JASON BRAGG JASON BRANDER BARRY BROOKS ANDREA BROUGHTON PAULINA BROZEK DEREK BRUNELLE DAVID BRUTTO HELEN BULAT GREGORY BYRNE EMILY CALDWELL CORWIN CAMBRAY JOHN CANNING JEFF CANTOS BRIAN CARADONNA FRANK CARIDI VICTORIA CARUSO PHILIP CARVALINO REYNOLD CASKEY GIULIO CASCATO PATRICK CHAN TAMMOOR CHAUDHARY RAN CHEN MARK CHLON JOANNA CHLUDZINSKA JENNY CHOI DEANNA CHORNEY BRENDEN CLAPP JYM CLARK SONIA CONNELL MICHELLE CORCORAN ALEX COREY VANESSA COVELLO CAROLINE CREGAN NEIL CRESSWELL SALVATORE CRIMI RUSSELL CROOKS EDNA CUVIN KATRIEN DARLING MATTHEW DAVIS LORNA DAY RAGINI DAYAL LEO DESORCY CATHY DESSAILLY DIPAK DHRONA DAN DIBARTOLO	BEN DIRAIMO STEVEN DIXON LINDA DOUGLAS MARIA DOYLE MIKE DRACHEWYCH IGOR DRAGOVIC DAVID DRIEDGER LILLIAN D'SOUZA WILMA D'SOUZA MICHELLE DRYLIE JOHN DUNCAN KELLY DYNES MAAJA EICHFUSS-CLARKE ROSEMARY EUSTACE SATAREH FADAAE BRENT FAIRBAIRN PAUL FARISH ANDREW FARNCOMBE CATHERINE FERGUSON ALAN FILIPUZZI DAVID FITZPATRICK KRISTEN FLOOD EMILIA FLORO LORI FLOWERS CELINE FOREHT STEVE FORRESTER FRANK FORTUNATO DEBBIE FOWLER JULIAN FRASCA LIOA FREEDMAN KEVIN FRIEDRICH DANIEL FUSCA VICTORIA FUSZ JOE GALATI LUISA GALLI PAUL GALVIN VANATHY GANESHARAJAH FRANCELIA GEORGE MARIO GIAMBATTISTA CHRISTIAN GILES SHERRY GOLDSTEIN KATE GOSLETT VICTOR GOTTWALD PINELOPI GRAMATIKOPOULOS EMILY GRECO TREVOR GREENMAN STELLA GUSTAVSON MICHAEL HAIN DAWN HAMILTON CHRIS HARLING LYNNE HARVEY KIRK HATCHER SARAH HENSTOCK CHRISTINA HEYDORN KATE HILL SHARON HILL ROD HINES DIANE HO ULRICA HO GREGORY HOBSON-GARCIA BARBARA HOLT ANTHONY HOMMIK STEPHANIE HONG SHARON HONG BRETT HOWELL MONIKA HOXHA ELISE HUG SUSAN HUGHES CAROLYN HUMPHREYS DAVID HUNTER HELENE IARDAS HEATHER INGLIS-BARON CHARISSA IOGNA NICOLE IVANOV TRISTA JAMES PAUL JOHNSON KELLY JONES CHRISTOPHER JOVELLANOS CATHERING JUNG DEWAN KARIM TIM KEARNEY MARK KEHLER ALAN KERR SEANNA KERR NITA KHATRI CAROLINE KIM JOANNA KIMONT LISA KING KAARI KITAWI SUSAN KITCHEN ANTHONY KITTEL JEREMY KLOET DAVID KNEE-CHONG MICHELLE KNIERIEM KYLE KNOECK PERRY KOROUYENIS LIZ KOURI JACK KRUBNIK GEORGIA KUICH MLADEN KUKIC JESSICA KWAN FRANCIS KWASHIE NATASHA LAING BENSON LAM EDDY LAM SAI-MAN LAM VALEN LAU SVETLANA LAVRENTIEVA JANET LEE KEVIN LEE PEGGY LEE KLAUSLEHMANN GREGG LINTERN YISHAN LIU ARTHUR LO JOSIE LOBE ALEXANDRA LOCKHART MIKE LOGAN LAURA LONEY JOSEPH LUK ALKA LUKATELA JOHN LYON LYNDA MACDONALD MARY MACDONALD NATALIE MACFARLANE ANITA MACLEOD WILLE MACRAE LEONTINE MAJOR PAUL MAKI AILEEN MANI ERIC MANN SIPO MAPHANGOH FAMIDA MARAI MIHAELA MARCU GUY MATTHEW VALERIA MAURIZIO SUSAN MCPALPINE LISA MCDONALD JAMIE MCEWAN LIZ MCFARLAND SHEILA MCGUIGAN STEPHEN MCKENNA KAREN MCNABNEY TODD MCNAUGHTON MARYBETH MCTEAGUE RISHAB MEHAN ALLISON MEISTRICH JOHN MICHAELIDIS DORIS MICHELEANNE MIGHTON VIVIAN MIHKELSON NICOLE MILROSE ANDREW MISIAK MICHAEL MIZZI HANIFF MOHAMMED KATHRYN MOORE BENJAMIN MORELL ANNALISA MORRA DOUG MUIRHEAD PAUL MULE SVLVIA MULLASTE RAM NAGULESWARAN JAYNE NAIMAN KARA NAKLICKI JOE NANOS ANN-MARIE NASR POURYA NAZEMI REBECCA NG DAN NICHOLSON BRUNA NIGRO TRAJCE NIKOLOV MICHAEL NOBLE NASIM NOROUZI CARL NOVIKOFF DAVID OIKAWA ANDREA OLD HEATHER OLIVER KRISTIN OLSON ANDREA OPPEDISANO JOHN O'REILLY SARAH OVENS CYNTHIA OWUSU-GYMAH GIANLUCA PALMIERI GEORGE PANTAZIS TONI PAPA GARY PAPAS JAMES PARAKH LINDSAY PARISIEM PHILIP PARKER KEVIN PARSON SHERRY PEDERSEN XUE PEI ITAI PELEG AVIVA PELT SCOTT PENNINGTON JANE PERDUE CAROLA PEREZ-BOOK JAMES PERTTILA KAREN-ANN PEZZACK LAURA PFEIFER SARAH PHIPPS PAUL POSILOVIC SUSANNE PRINGLE PAULA PREGENT MARIAN PREJEL ADAM PRESSICK BOB PURCELL NARMADHA RAJAKUMAR COLIN RAMDIAL SIMONA RASANU DULINI RATNAYAKE ZELUKO RAZUMIC ANDREA REANEY	

New Staff

Toronto City Planning welcomed 56 new staff over the course of the year, adding a diversity of talent to our Division.

We Plan TO Award Winners

The City Planning Division celebrated nine ‘We Plan TO’ award winners for their exceptional professionalism, innovation and commitment to Toronto.

Retirees

To all those staff who retired this year, Toronto City Planning wishes to express our special appreciation for their years of dedicated service.

IMAGE CREDITS

Note: Images not referenced here are property of the City of Toronto.

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