



Planning 101

What is City Planning?

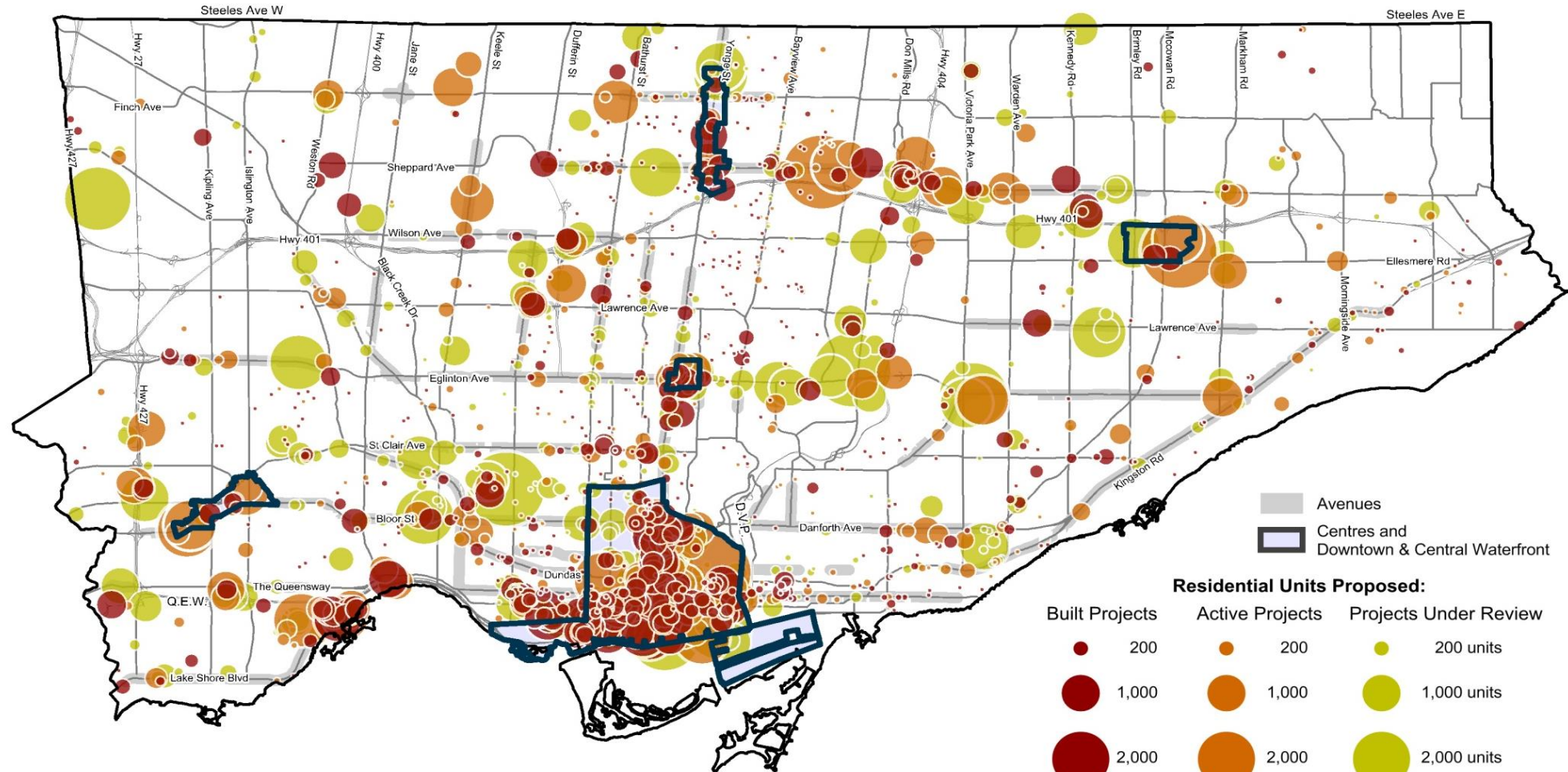
City Planners write policy and make recommendations on proposed new development to City Council with the objective of managing growth, change, and physical form of the City while balancing City-wide objectives with public, private and community interests.



City-Wide Growth

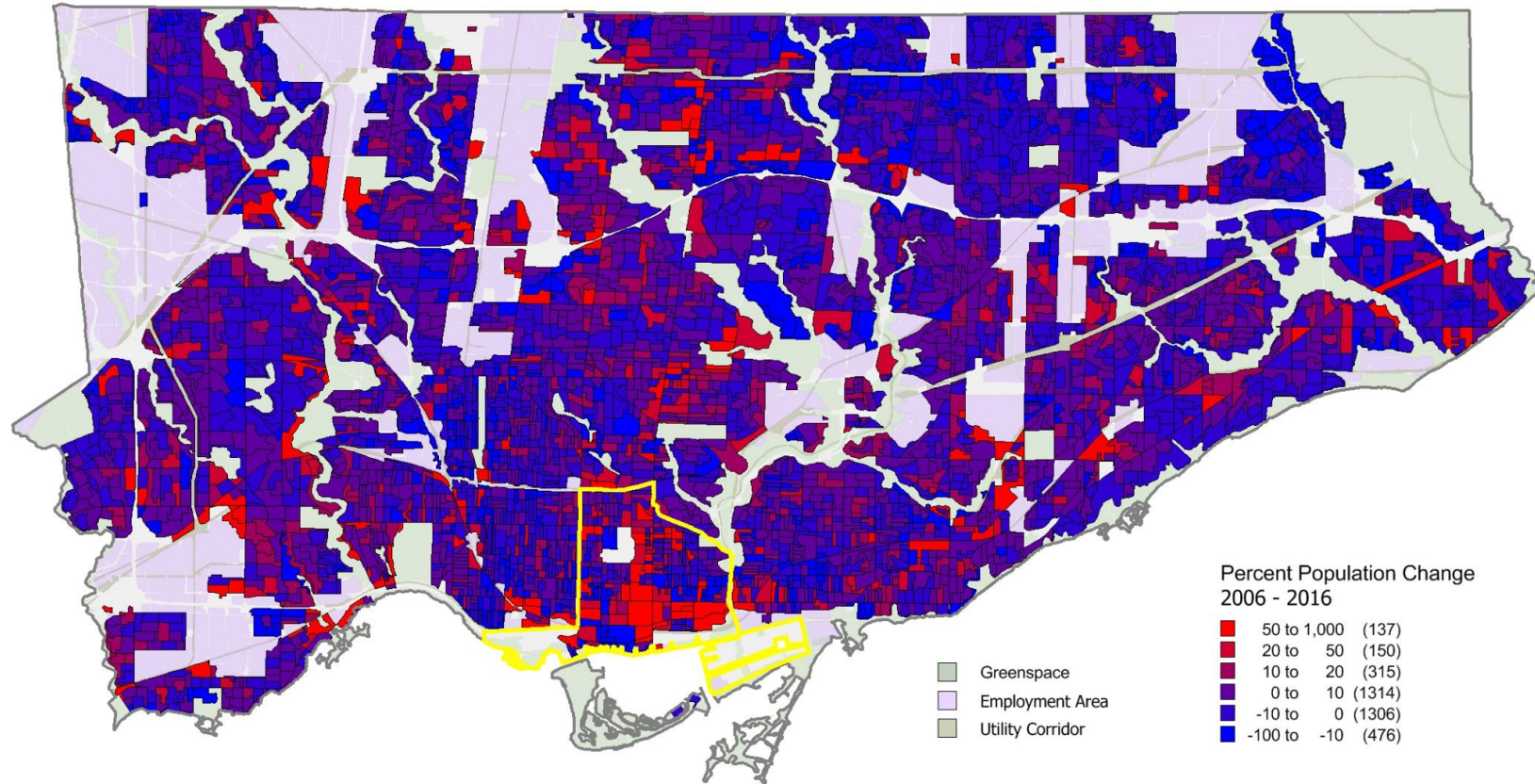


Proposed Residential Development



Source: City of Toronto, *How Does the City Grow? Update 2017*

Population Change 2006 to 2016



2,731,571 people

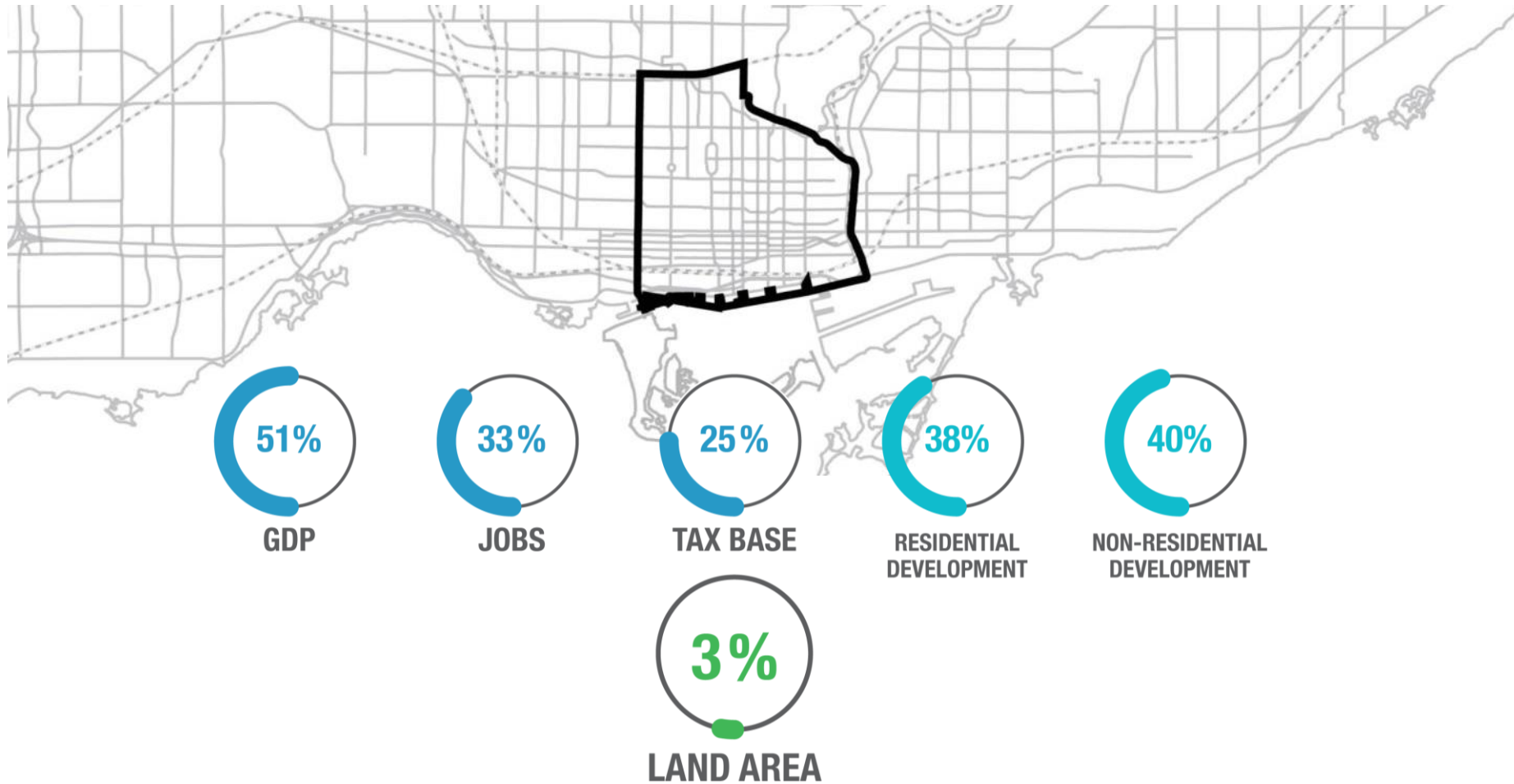


62% of growth is outside Downtown

Downtown Growth



The Role of the Downtown



Residential Growth



2011
census population
199,000



2016
census population
238,000

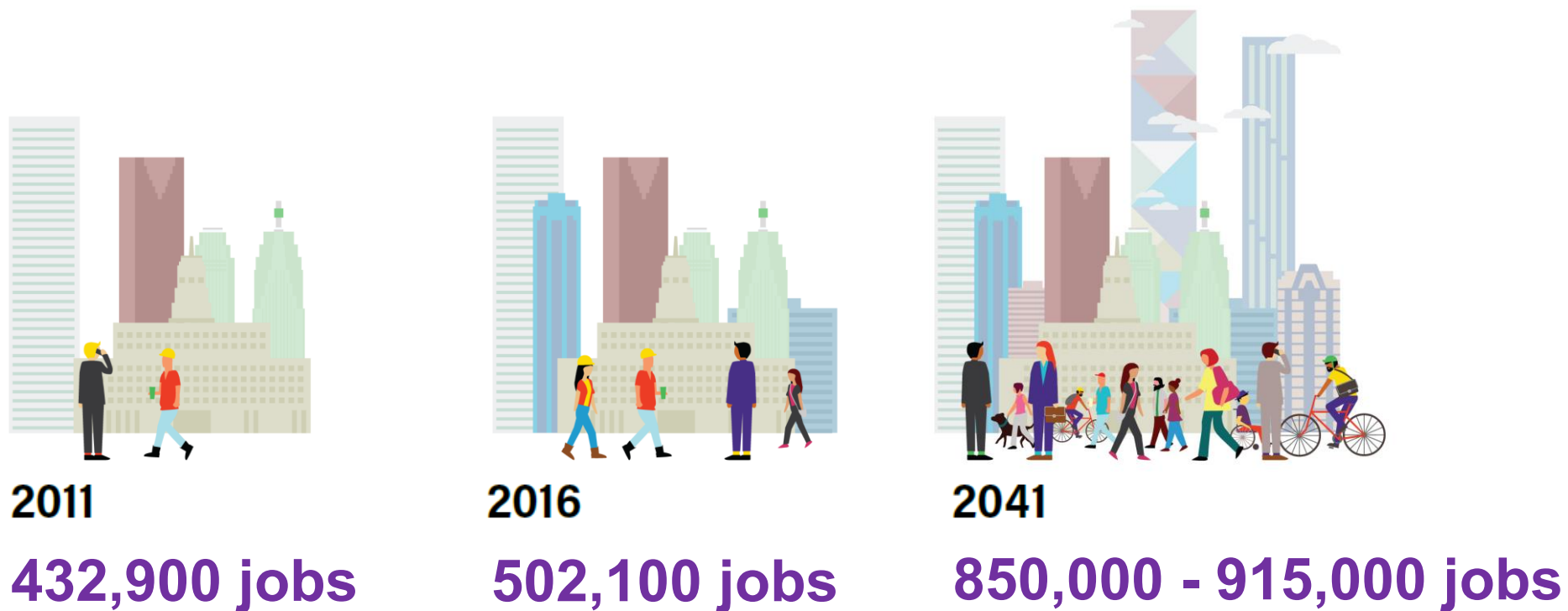


2041
projected population
475,000

7,500+

new RESIDENTS
moving Downtown per year

Employment Growth



13,800+ new JOBS
Downtown per year

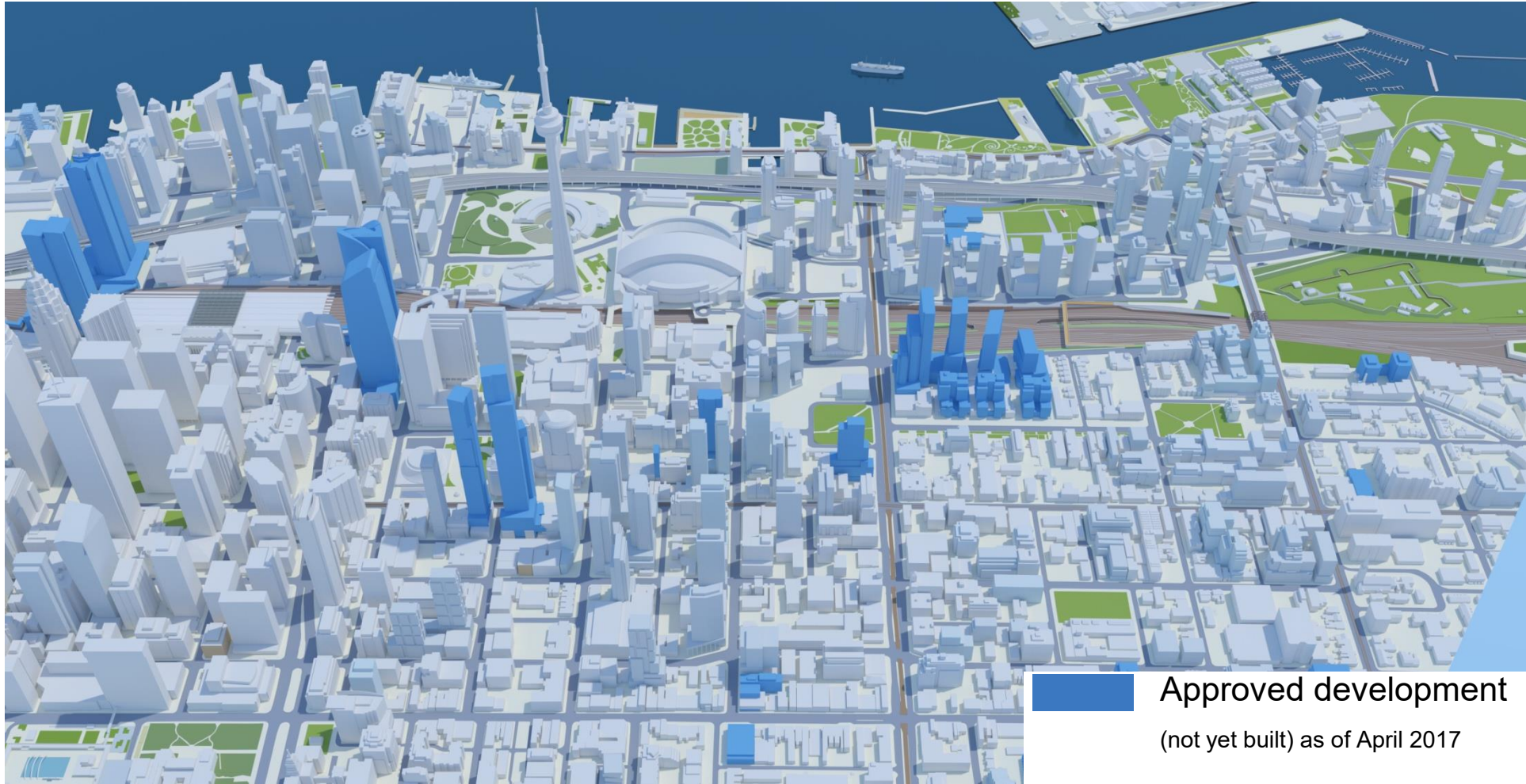
Downtown 2006



Downtown 2017

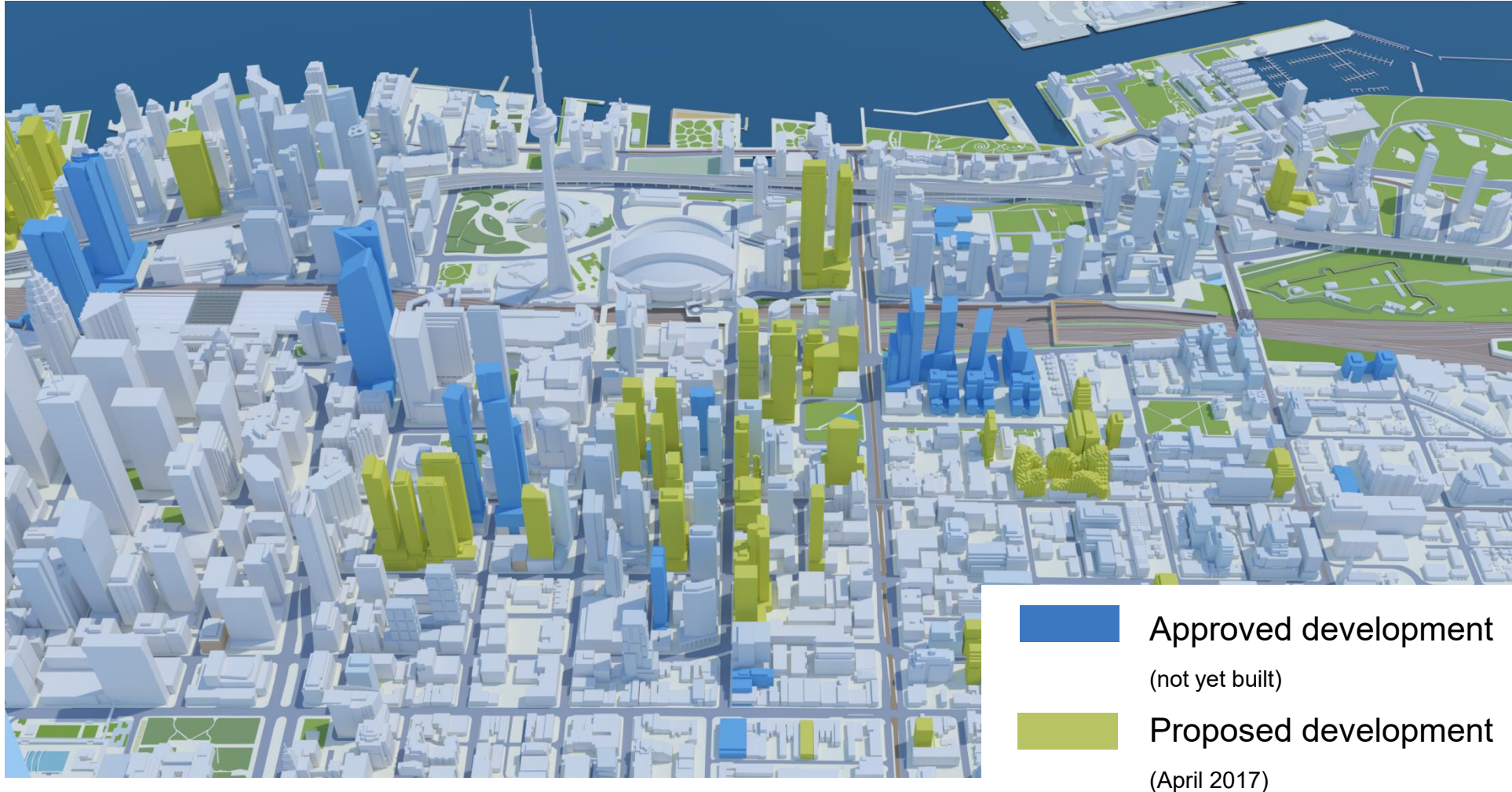


Downtown Beyond 2017



Approved development
(not yet built) as of April 2017

Downtown Beyond 2017

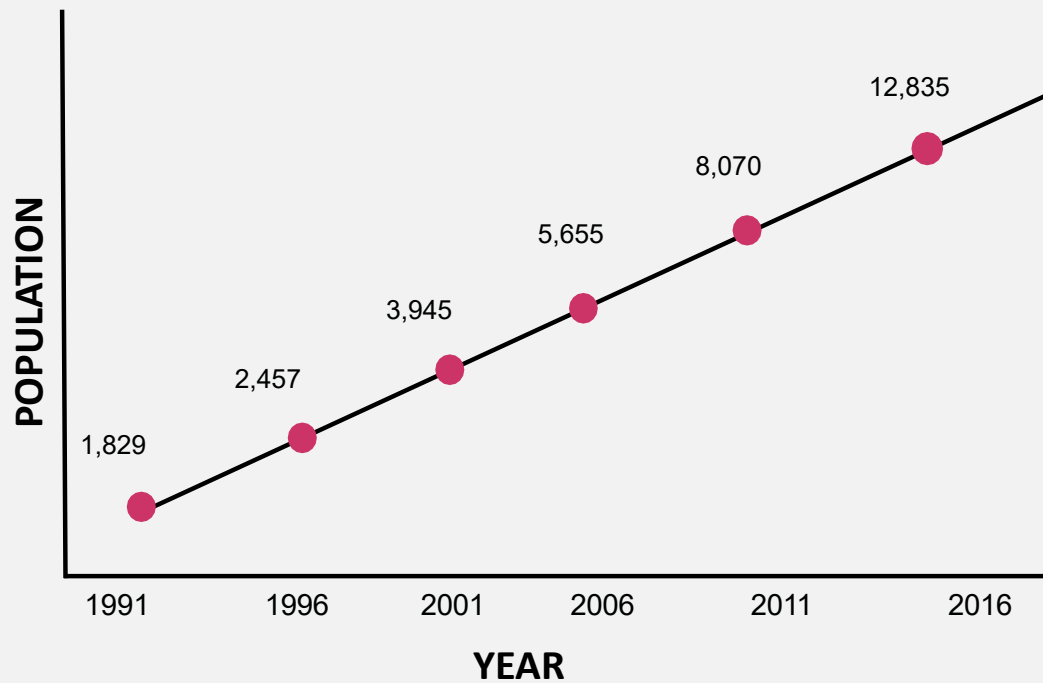


King-Parliament Growth

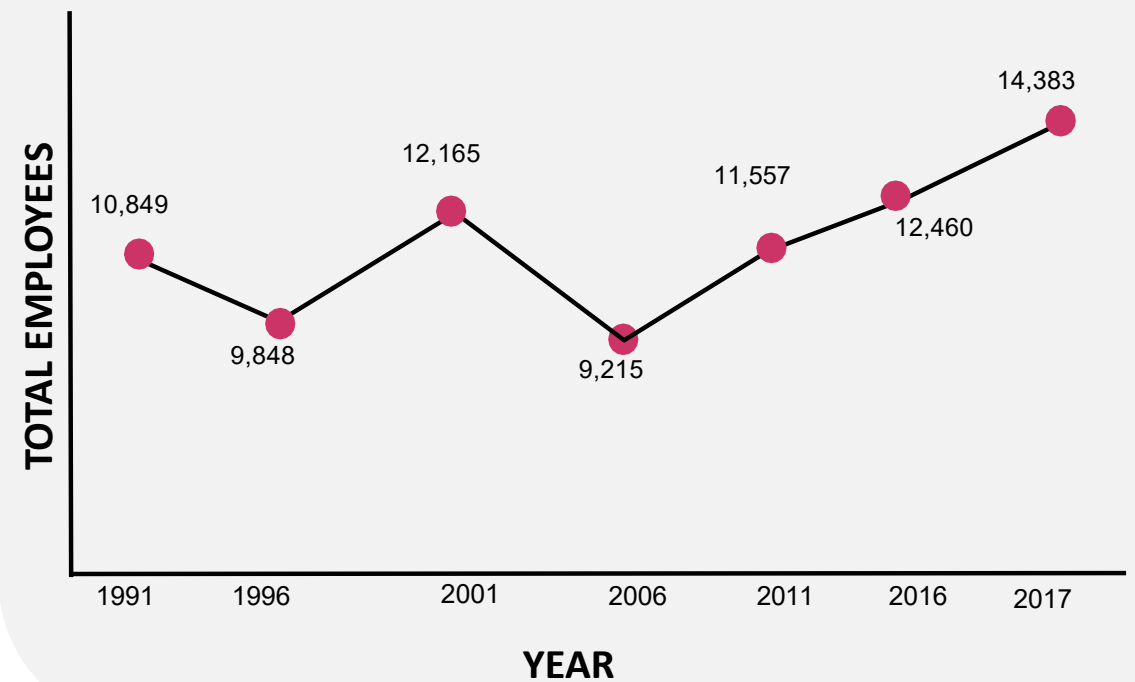


King-Parliament Growth

Residential Growth



Employment Growth



The City Planning Division: Organizational Structure



Division Organization



Community Planning:

- Application Review
- Committee of Adjustment
- Heritage Preservation
- Graphics and Visualization
- Zoning By-law Review

Transportation:

- Transit Planning
- Cycling
- Road design

Waterfront Secretariat

- Waterfront Renewal

Urban Design:

- Design Review
- Public Art
- Civic design

Strategic Initiatives, Policy & Analysis:

- Business performance and Standards
- Community Policy
- Environmental Planning
- Official Plan Review
- Research and Information

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.



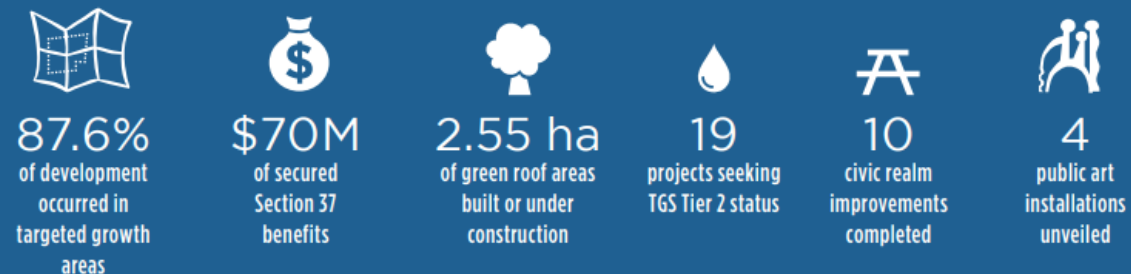
PEOPLE

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.



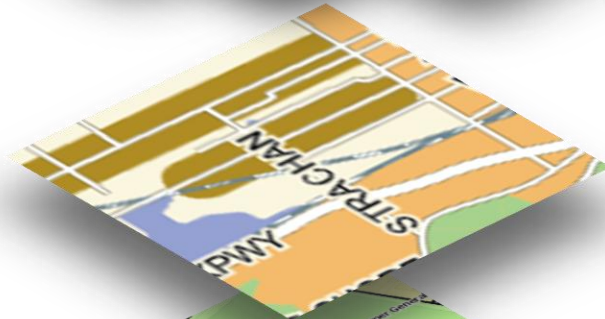
The Planning Policy Framework



Layers of Policy



Provincial Policy
(Ontario)



The City of Toronto
Official Plan



Zoning By-laws

Ontario Planning Framework

The Planning Act



- Governs Planning in Ontario.
- Requires Municipalities to develop an Official Plan.
- Provides for planning tools, such as Zoning By-laws.
- Establishes approval processes for land development and requirements for public consultation.

Places to Grow (2017)



- Anticipates compact, vibrant and complete communities.
- A strong and competitive economy.
- Conservation of valuable natural resources of land, air and water for current and future generations.
- Use of existing and new infrastructure to support efficient growth.

Provincial Policy Statement (2014)



- Aims to optimize the use of land, resources and public investment in infrastructure and public service facilities.
- Encourages healthy, liveable and safe communities, a range and mix of housing types and densities, a mix of long term employment areas, efficient use of infrastructure, compact development form.

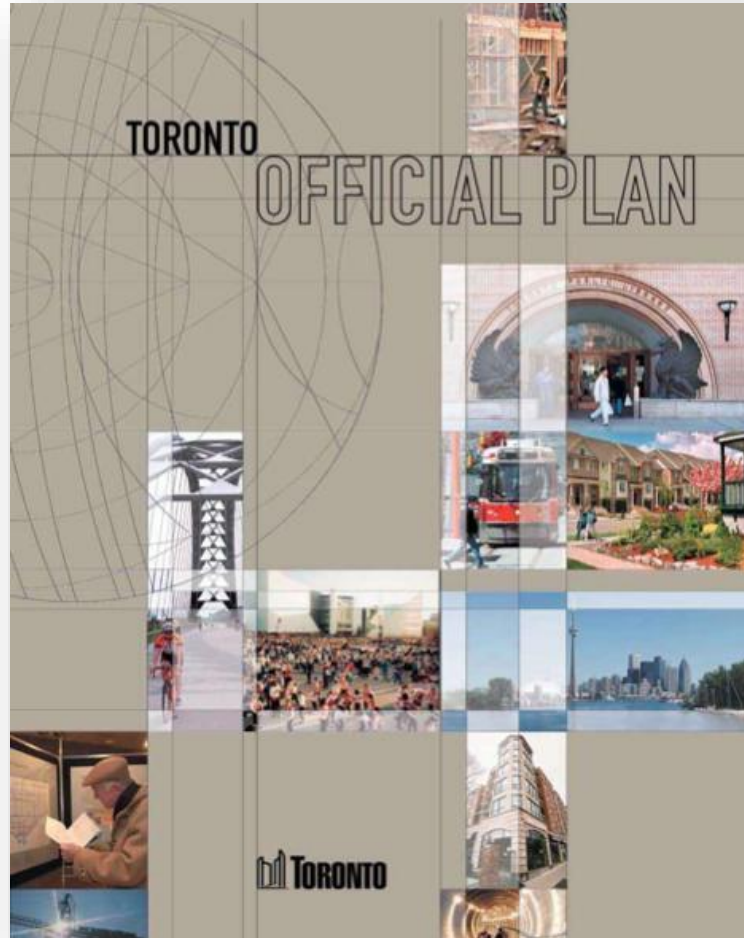
The Official Plan

Where
should the
City Grow?

Where should the
City remain
stable?

Where do we want
new roads and
transit?

Are there enough
parks? Where could
we put more?



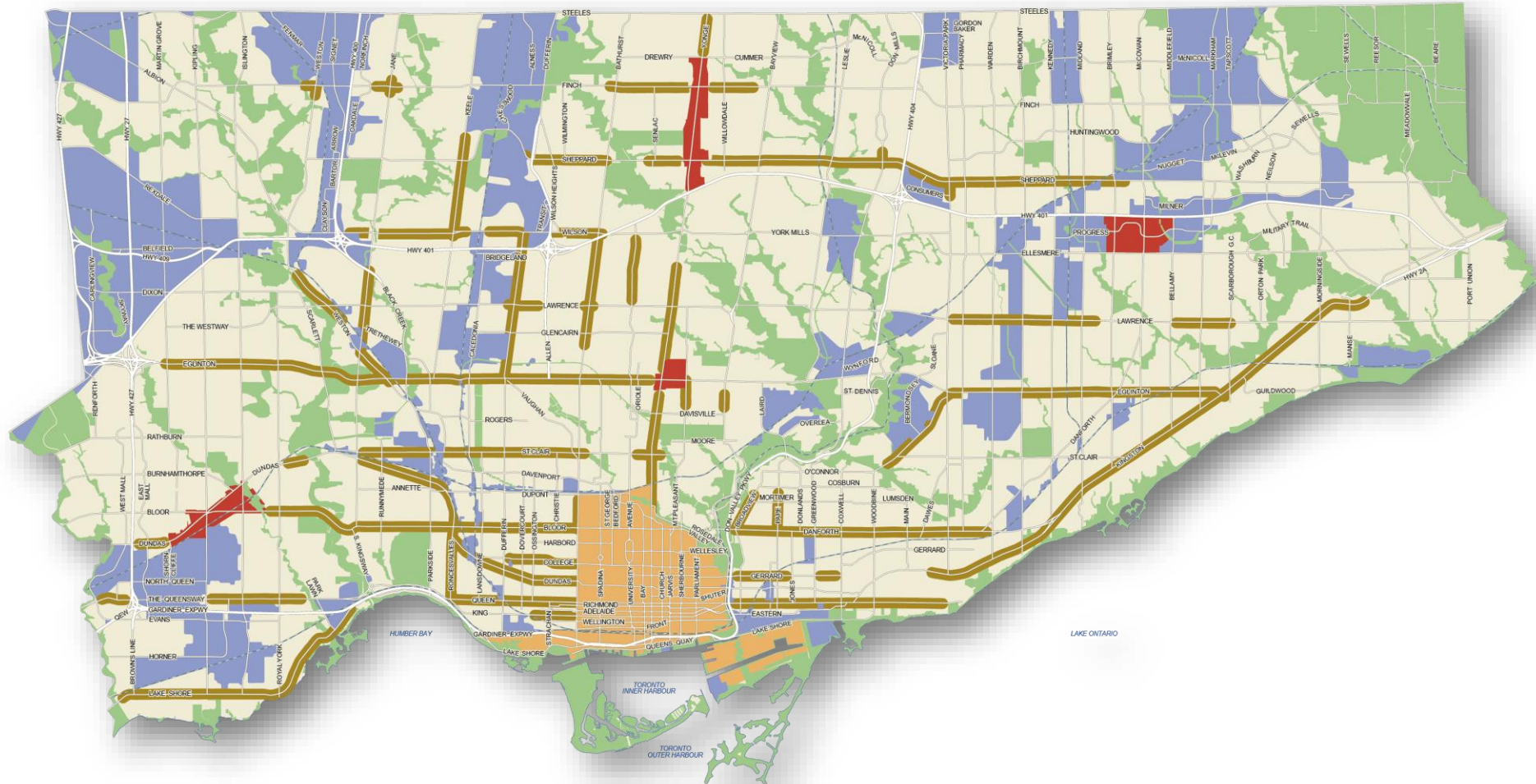
How should new
buildings relate to their
surroundings?

Is there enough rental
housing?

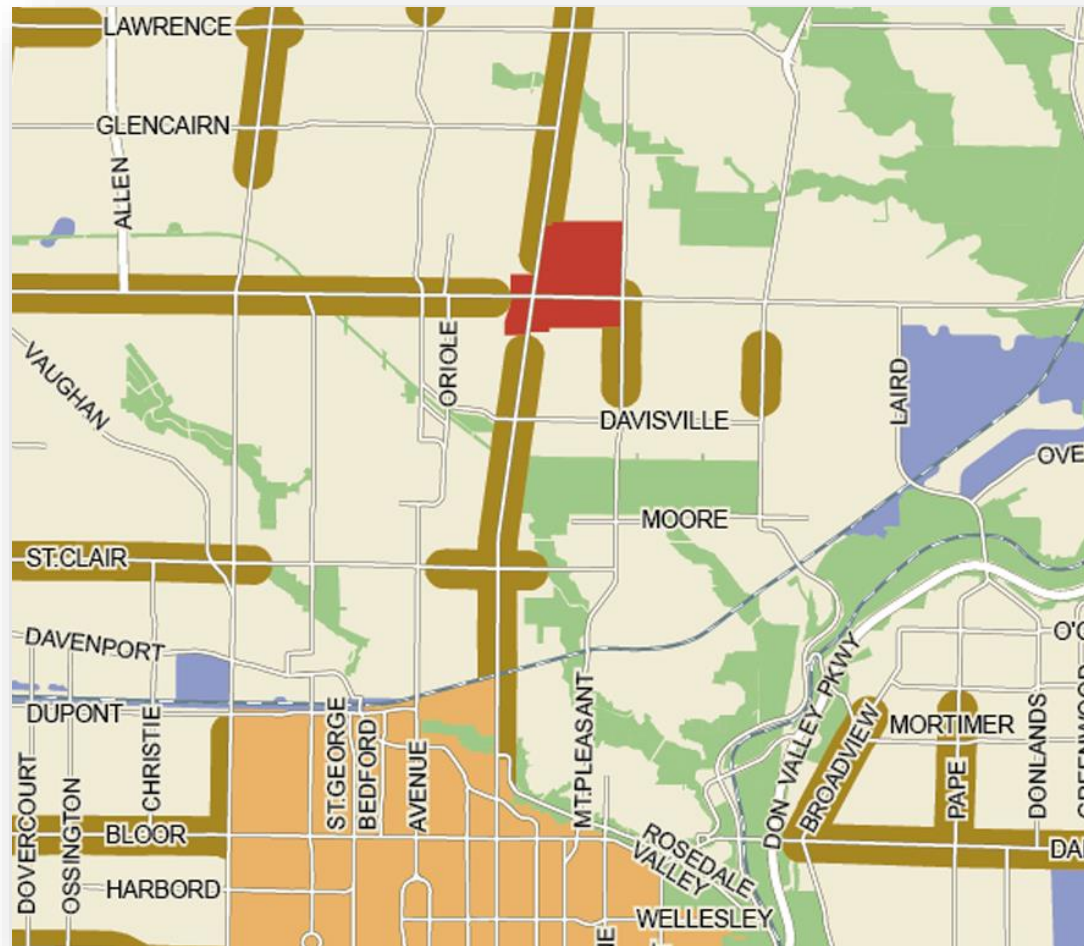
How do we protect our
environmentally
sensitive areas?

How do we protect our
heritage resources?

The Urban Structure

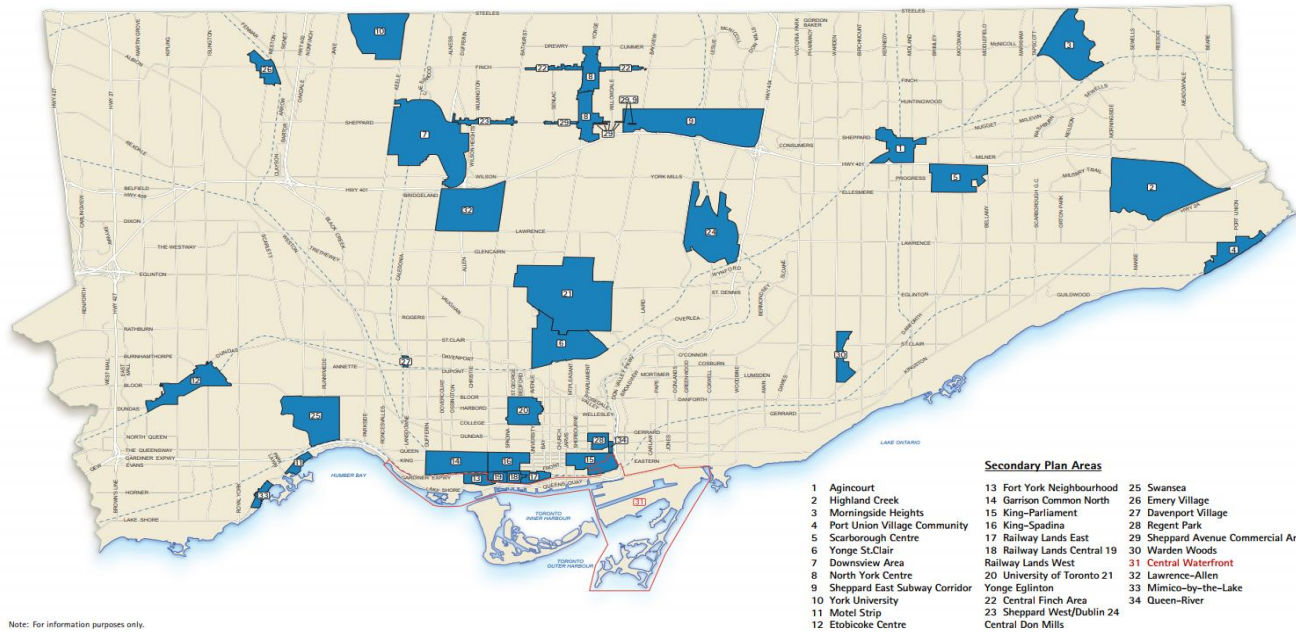


The Urban Structure



- Avenues
- Centres
- Employment Districts
- Downtown and Central Waterfront
- Green Space System

Secondary Plans



Map 35 of the Official Plan



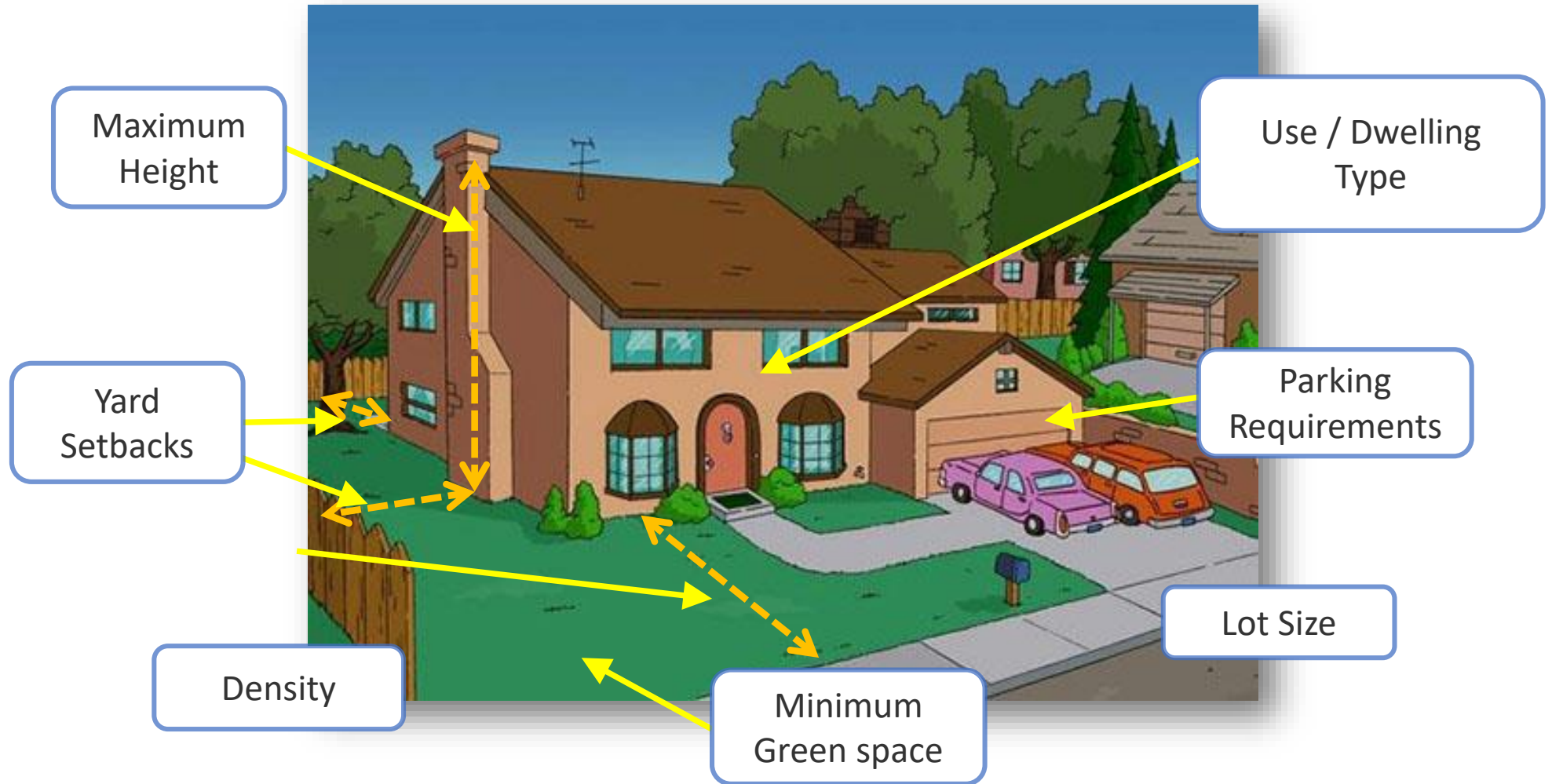
- Policies and mapping for areas identified by the Official Plan as requiring more detailed direction on land use, design, heritage, transportation, etc.
- Framework for the development of new communities, employment areas or defined smaller areas like a downtown or an existing built-up area of the City
- Typically includes plans and policy statements that are adopted into the Official Plan

The Zoning By-law

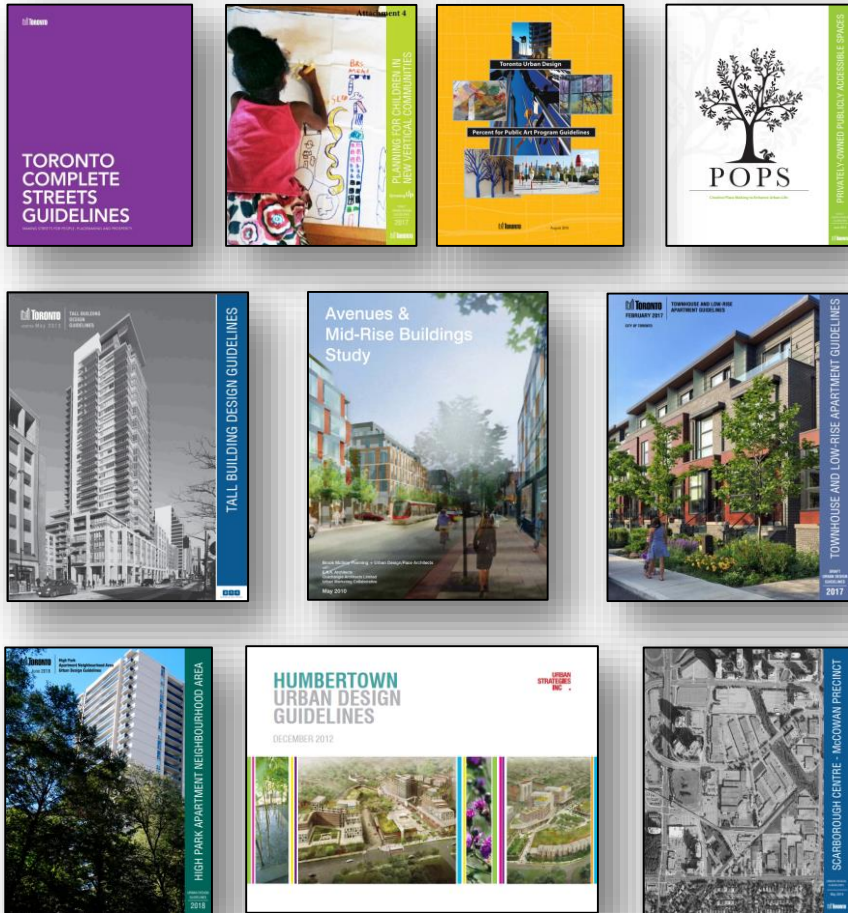


- The main tool for implementing the Official Plan
- Regulates the use of land and construction of buildings
- Contains specific details on new building permission
- Can be amended by City Council

The Zoning By-law



Urban Design Guidelines



General and City-Wide

- These guidelines cover very general urban design matters such as streetscape design, public safety, accessibility and general design principles.

Building Typology Guidelines

- These guidelines are specific to the range of built-form typologies that can be found across the city, and provide design direction for built-form proposals.

Area & Site Specific

- These guidelines are for specific areas of the city and provide design direction that addresses local context and requirements.

Planning Applications

Official Plan and Zoning By-law Amendments

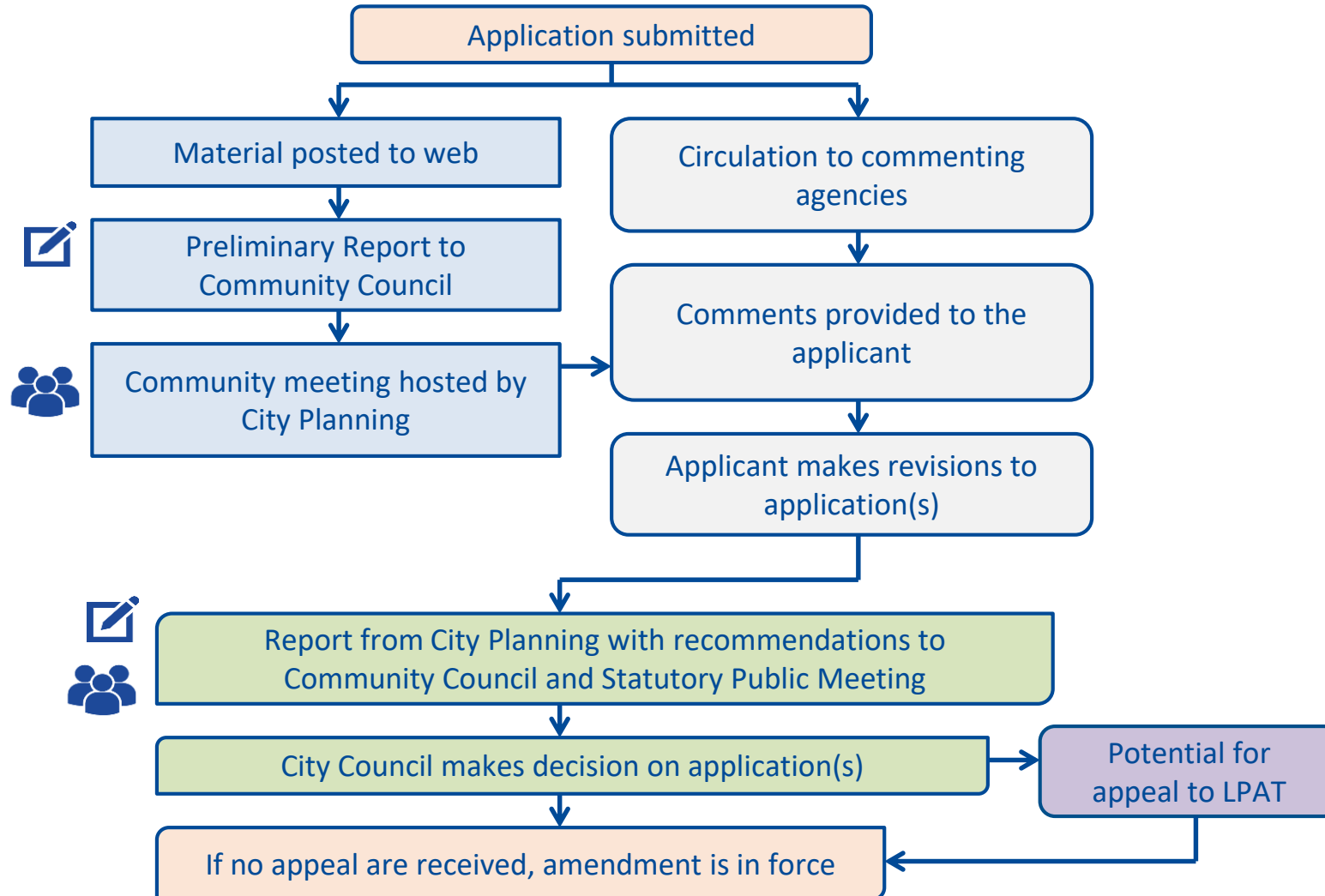


Amending the Official Plan and Zoning By-law

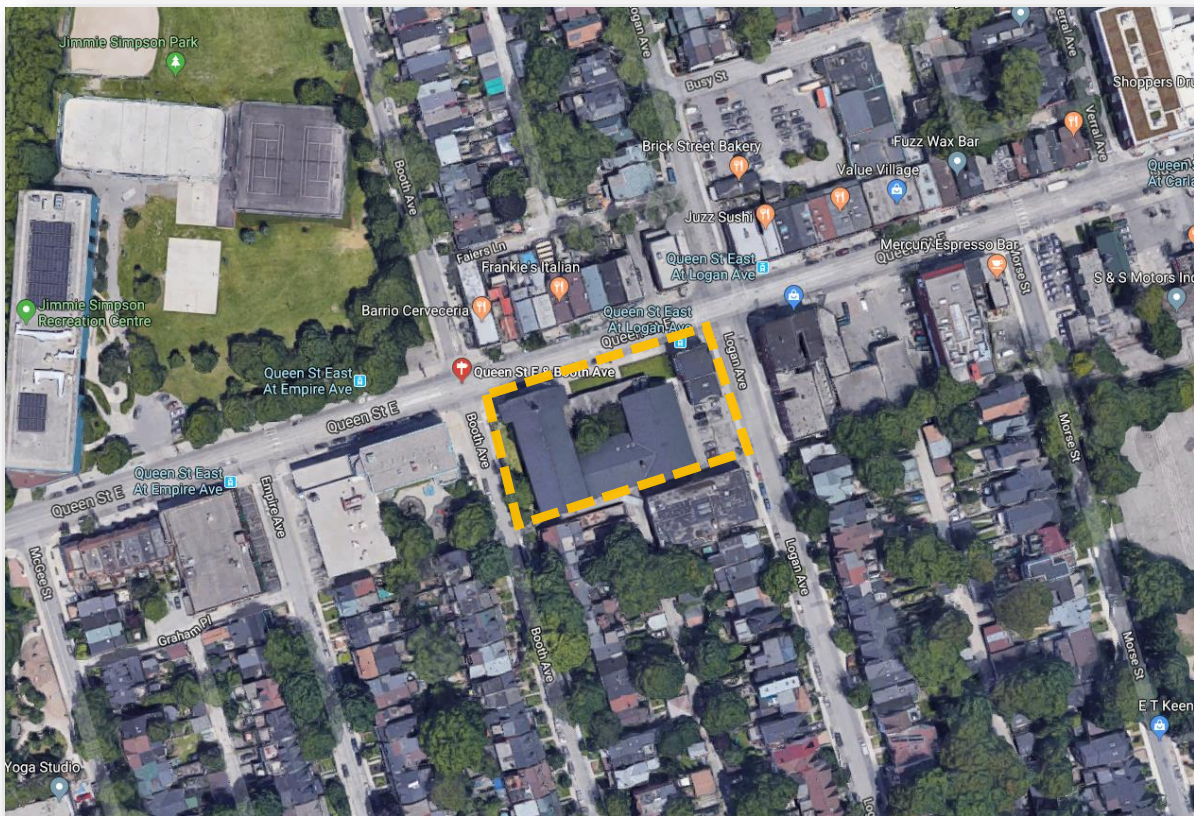


- The Planning Act allows anyone to apply to amend the Zoning By-law and/ or Official Plan on a property or area.
- The City sometimes initiates amendments to the Official Plan and Zoning By-law.
- These applications include consultation with the Community, internal review and an eventual report with Recommendations to City Council.
- City Council is the approval authority for Zoning by-law and Official Plan Amendments.

Amending the Official Plan and Zoning By-law



Pre-Application and Application Submission



- A potential applicant contacts City Planning to schedule a pre-application meeting where concept plans for a new development will be discussed.
- The Applicant and the City discuss preliminary comments on the plans.
- A checklist of items to submit in support of an application is provided to the applicant.
- The Applicant submits the application.

Circulation and Comments

- City Planning receives the application and sends it out for review to a number of other City and external agencies including:
 - Engineering and Construction Services
 - Parks, Forestry, and Recreation
 - Economic Development and Culture
 - Urban Design
 - Heritage Planning
 - TTC
 - The School Boards
 - TRCA
 - Toronto Hydro
 - Etc.
- These agencies send comments on the application to Planning who then sends the comments to the applicant.



Community Consultation



- A community meeting is scheduled to present the application to the community for comments.
- City Staff, the Ward Councillor, and the applicant typically attend these meetings.
- There are a variety of ways these meetings can be run, including: open house, town hall, workshop, etc.
- The community can make written comments, speak with staff and voice their comments in a public forum.

The Application is Revised



- Based on the comments received through the internal circulation process, and from the community consultation the applicant revises the application.
- The revised application is then circulated again.
- Sometimes additional community consultations are held.

A Final Report is presented at Committee

- When technical and community comments have been addressed by the revised development, City Planning will bring a report with recommendations to Community Council or Planning and Housing Committee.
- The recommendations will be to approve the application, refuse the application, or approve only if certain revisions are made.
- If the application has been appealed by the Applicant to the LPAT the planner will request direction for the LPAT hearing – either to support or be against the proposal.
- These meetings are considered statutory under the Planning Act.



City Council

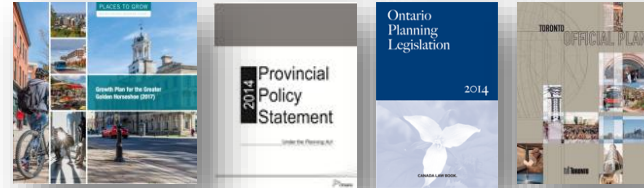


- Community Council or Planning and Housing Committee decisions are forwarded to City Council for final decision.
- When Council adopts the item they usually also pass an associated “bill” to amend the Zoning By-law or Official Plan. Often at a separate meeting months later.
- The period to appeal City Council’s decision starts 20 days from when the Clerk gives notice of the Bill being passed.
- If no appeals are received within the appeal period, then the bill is in force and effect and the application(s) is closed.



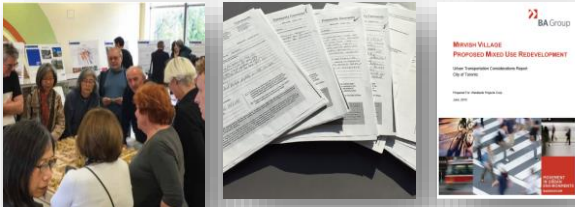
Planning Policies

Provincial Policy Statement,
Growth Plan, Official Plan



People

Applicant, City Agencies,
Councillors, Community



City Planning Recommendations

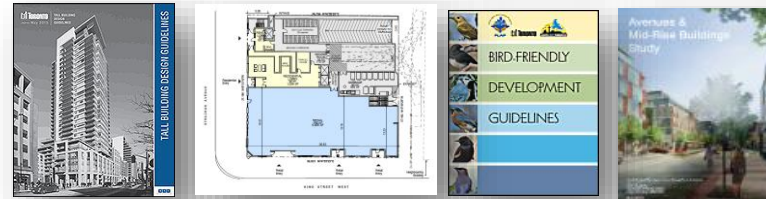
Law

Zoning Bylaw, Other
Bylaws, Council decisions,
Local Planning Appeals
Tribunal



Facts & Figures

Details of development
proposal, physical context



Planning Applications

Site Plan Applications



Site Plan Applications



- Examines the design and technical aspects of a proposed development to ensure it is attractive and compatible with the surrounding area.
- Site Plans review:
 - Building design
 - Site access and servicing
 - Waste storage
 - Parking
 - Loading
 - Landscaping

Planning Applications Minor Variances



Minor Variance Applications



- Requests Minor relief from the Zoning By-law, such as:
 - Increase in building height
 - Increase in building length
 - Decrease in parking
- Minor Variances are granted by the Committee of Adjustment.
- City Divisions review each minor variance application and provide comments to the Committee members.
- To be considered a minor variance an application must pass 4 tests.

Planning Applications Area Studies



Area Study Typical Workplan



Understand Context
and Existing Conditions

Outreach to Businesses
and Employees

Community Meeting #1
June 24

Local Advisory Committee
(LAC) Meeting #1
Community Meeting #2:
Visioning Workshop
September

Development, Analysis
and Testing of Design
Alternatives

LAC Meeting #2
Early February

Community Meeting #3
Review Potential Options
Mid-February

LAC Meeting #3
Mid-June

Community Meeting #4
Draft Recommendations
Late June

Final Reports (Design,
Transportation, Servicing
Plan)
August

Policy Development

Statutory Public Meeting

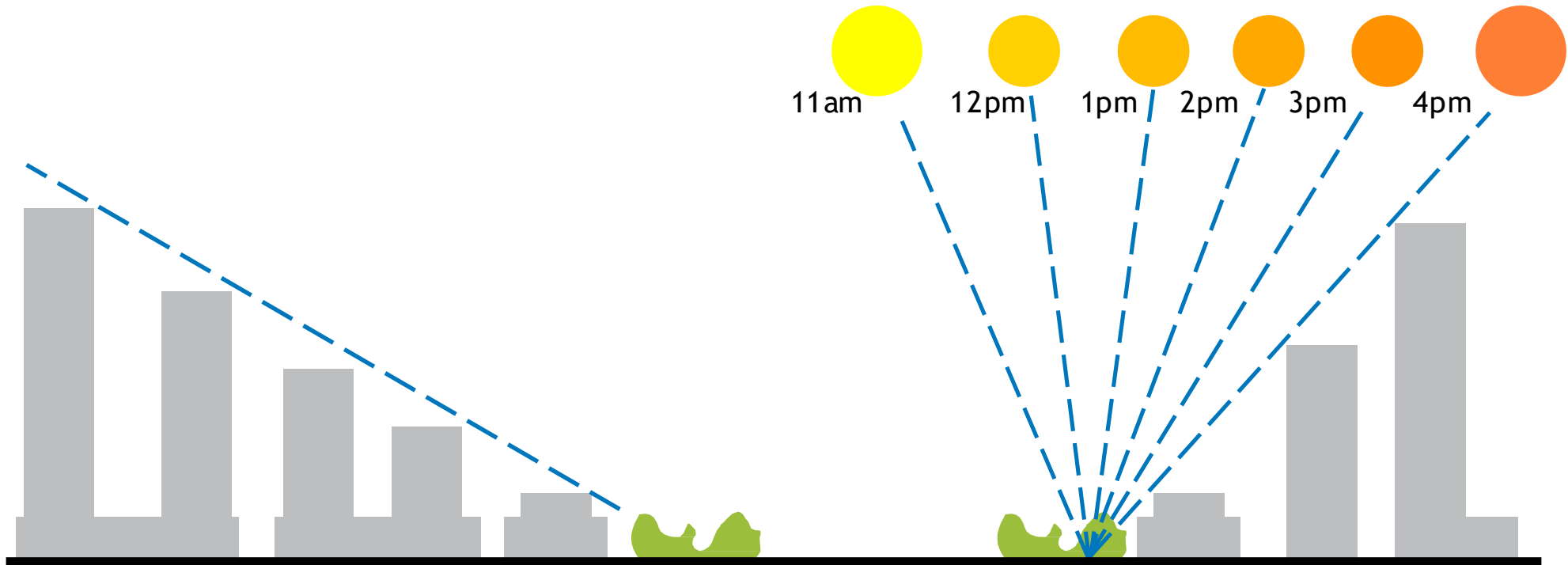
Council Approvals

Tools to Shape Built Form



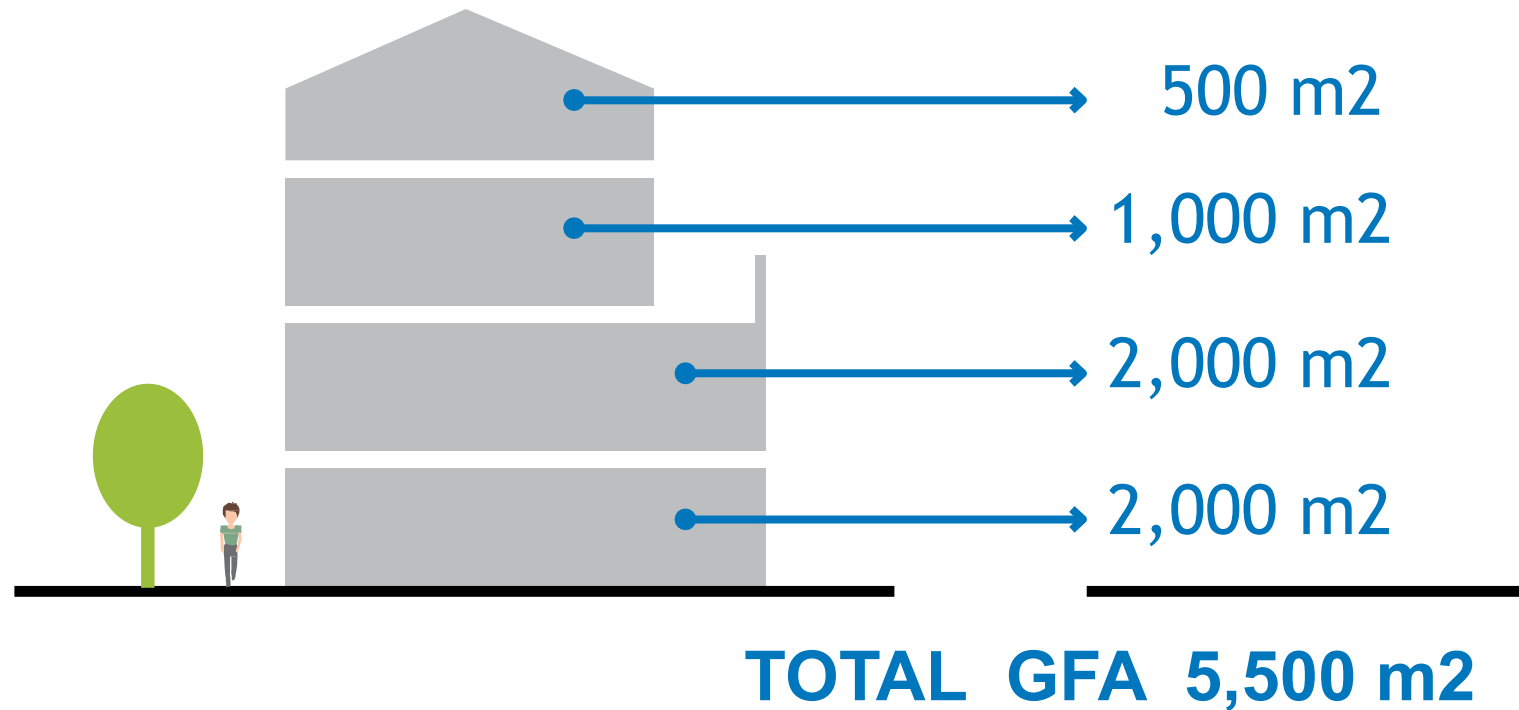
PRESCRIPTIVE
MAXIMUM HEIGHT:

PERFORMATIVE
ACCESS TO SUNLIGHT:



GROSS FLOOR AREA (GFA):

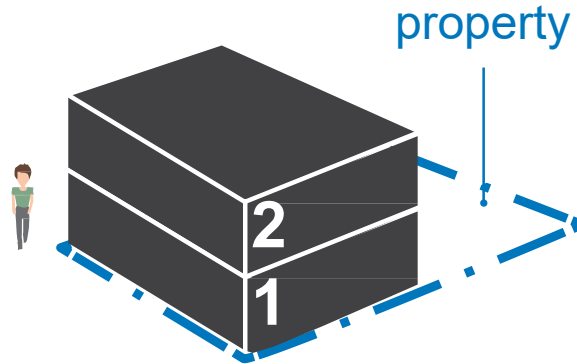
» The total amount of space within a building.



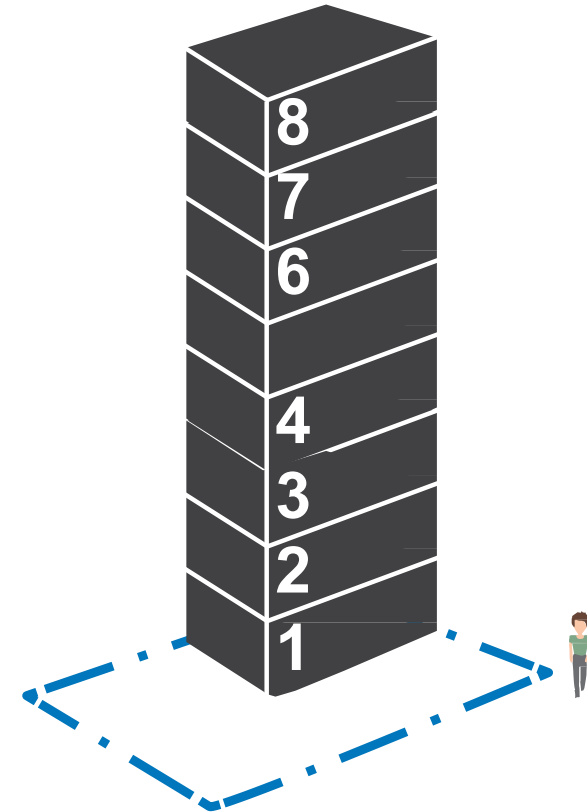
FLOOR SPACE INDEX (FSI):

- » The ratio of a building's gross floor area relative to the size of the property that it occupies.

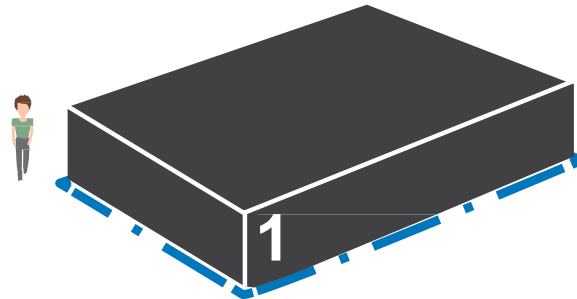
FSI = 1
(100%)



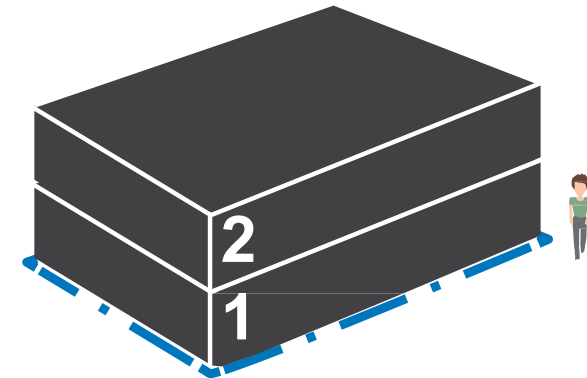
FSI = 2
(200%)



FSI = 1
(100%)



FSI = 2
(200%)



HEIGHT:

» The height of a building is measured from the ground to the top of the building.

A typical residential floor is 3 metres tall.

A typical retail ground floor is 4.5 to 6 metres tall.



TOWER FLOORPLATE:

» The size of one floor of a tower.

Residential towers have tower floorplates that are about one-third the size of non-residential towers.



SMALLER FLOORPLATES

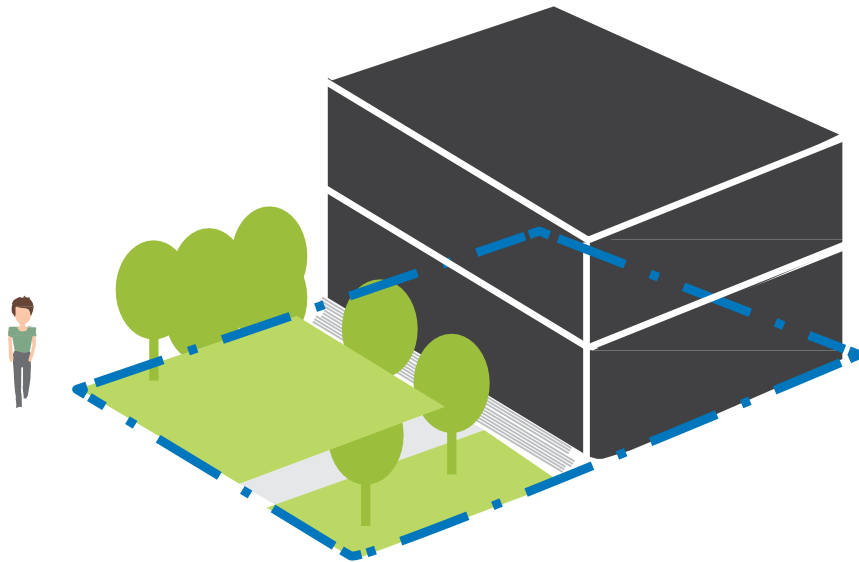


LARGER FLOORPLATES

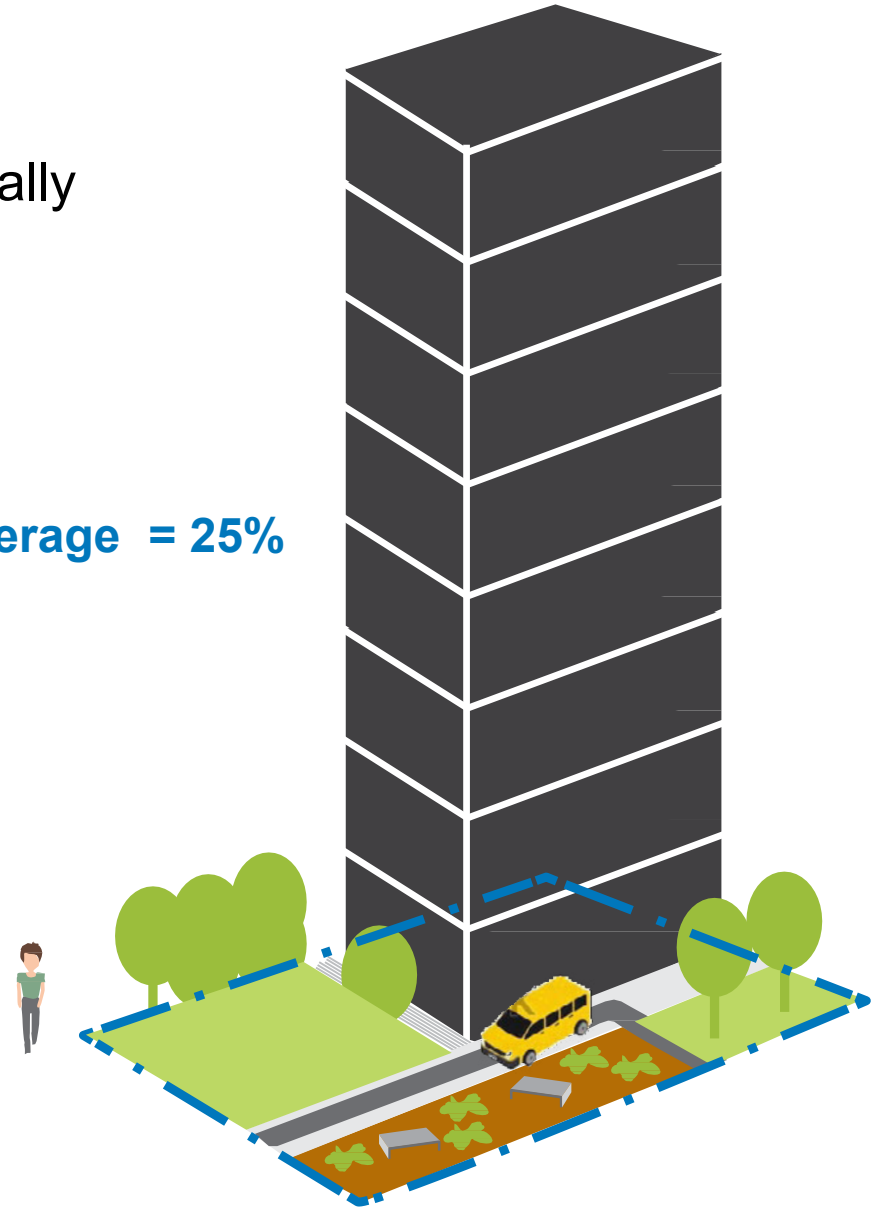
COVERAGE:

- » Coverage is the footprint of a building in a developed parcel. The remaining space is generally used for green areas, sidewalks and mews.

Coverage = 50%



Coverage = 25%



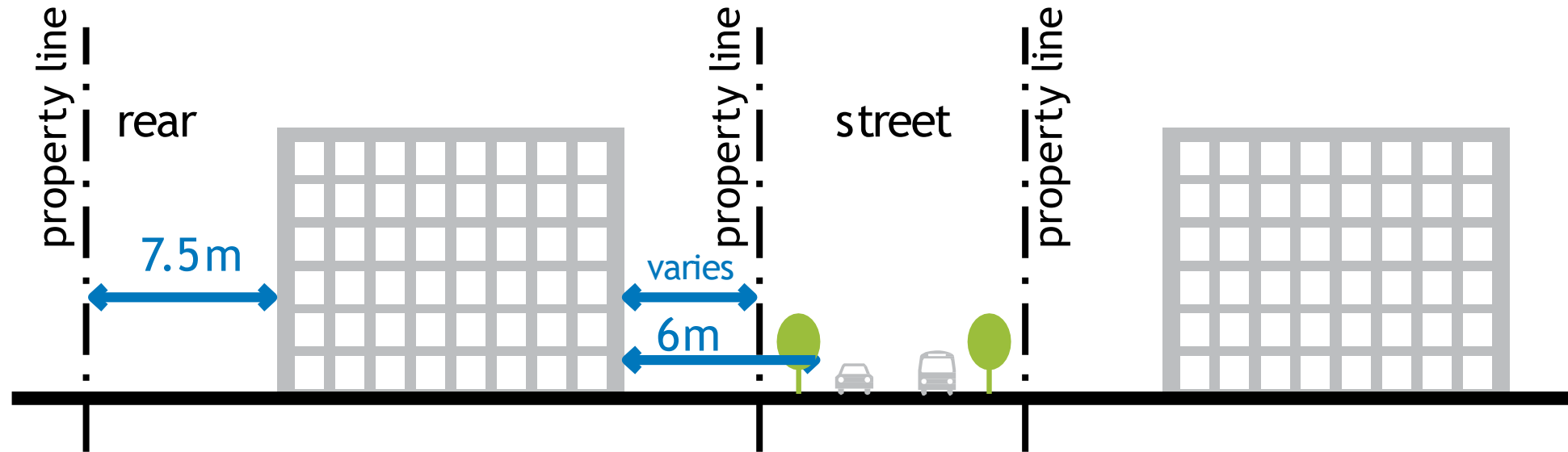
PARKS & PRIVATELY OWNED PUBLICLY-ACCESSIBLE SPACES (POPS):

- » The City requires all new development to contribute to the expansion of the open space system.
- » If transferred to the City, these new open spaces become **Parks**
- » If retained by the owner but accessible to the general public, these spaces become **POPS**



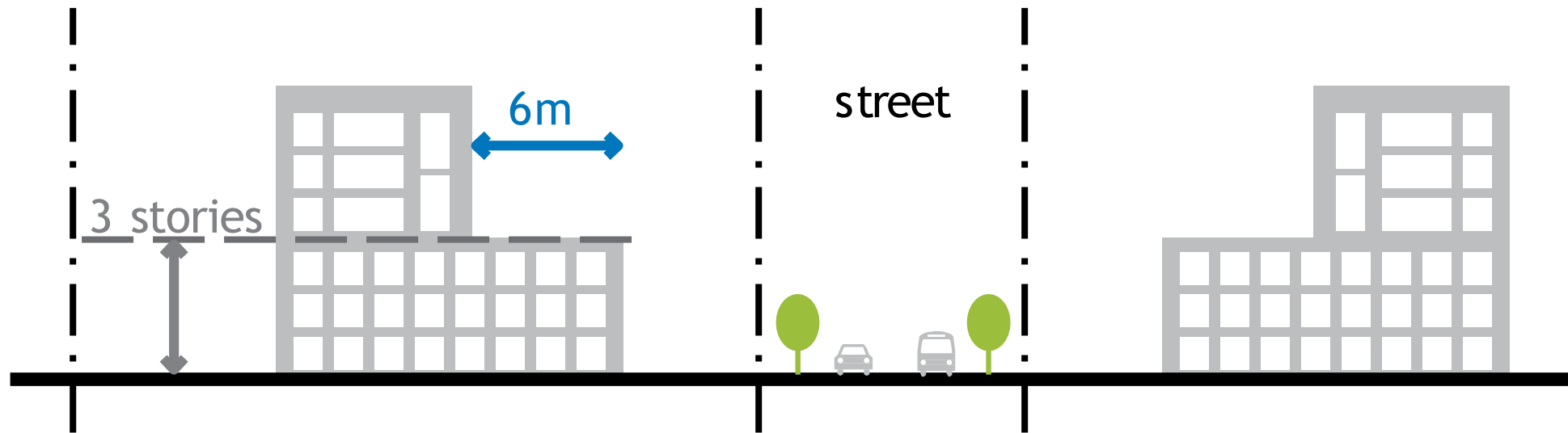
SETBACK:

» The distance between a property line and a building on the lot.



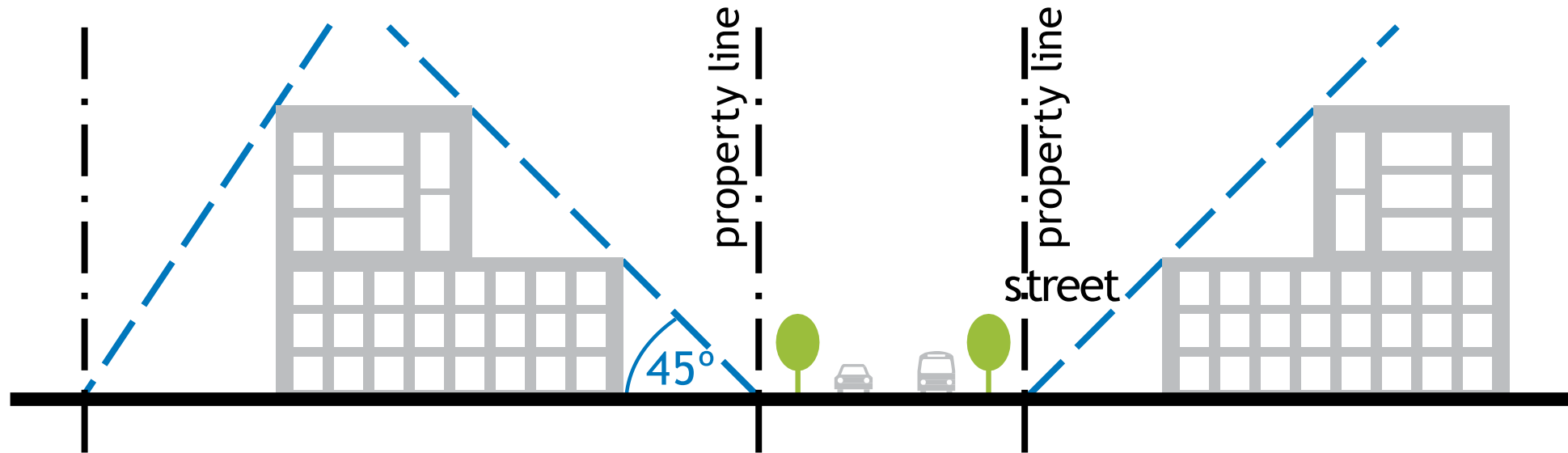
STEPBACK:

- » Describes the distance that upper storeys of a building are required to be pushed back from the edge of the building below.



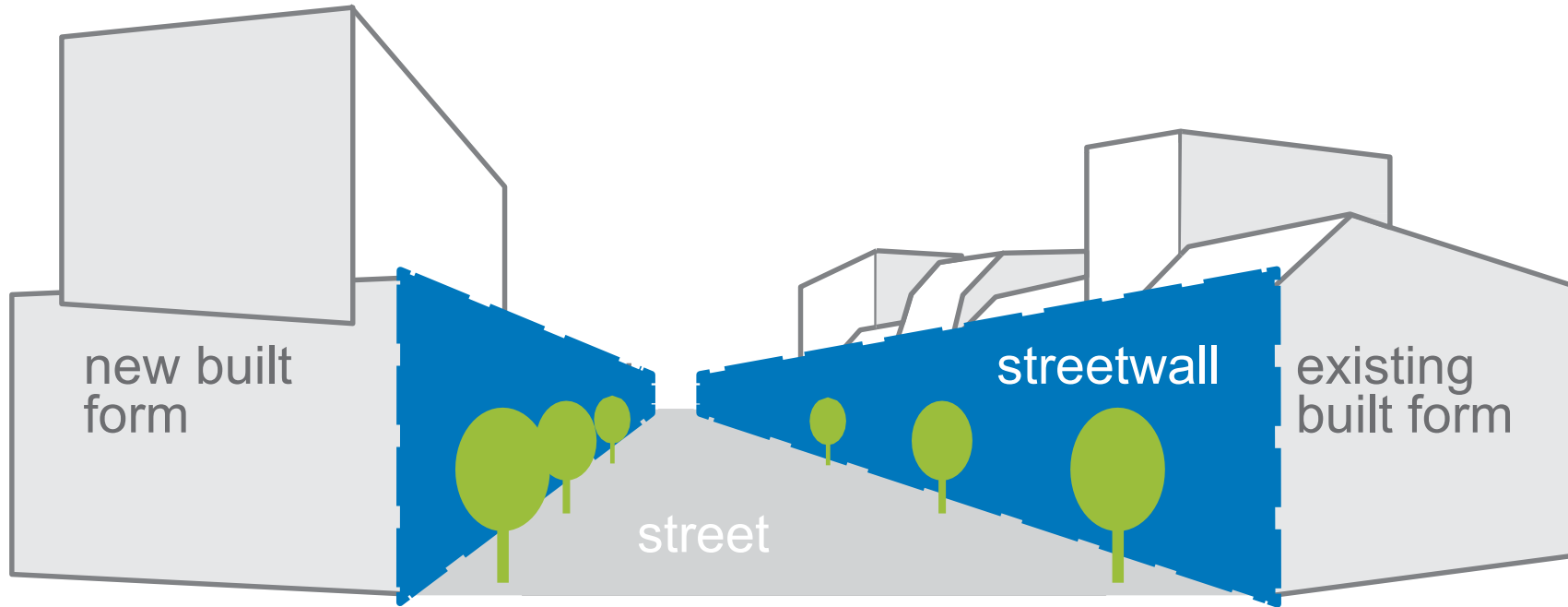
ANGULAR PLANE:

- » An imaginary flat surface projecting over a lot at an angle. These are used to define how a taller building should be stepped back and to open up views to the sky. No part of the building can penetrate into the angular plane.



STREETWALL:

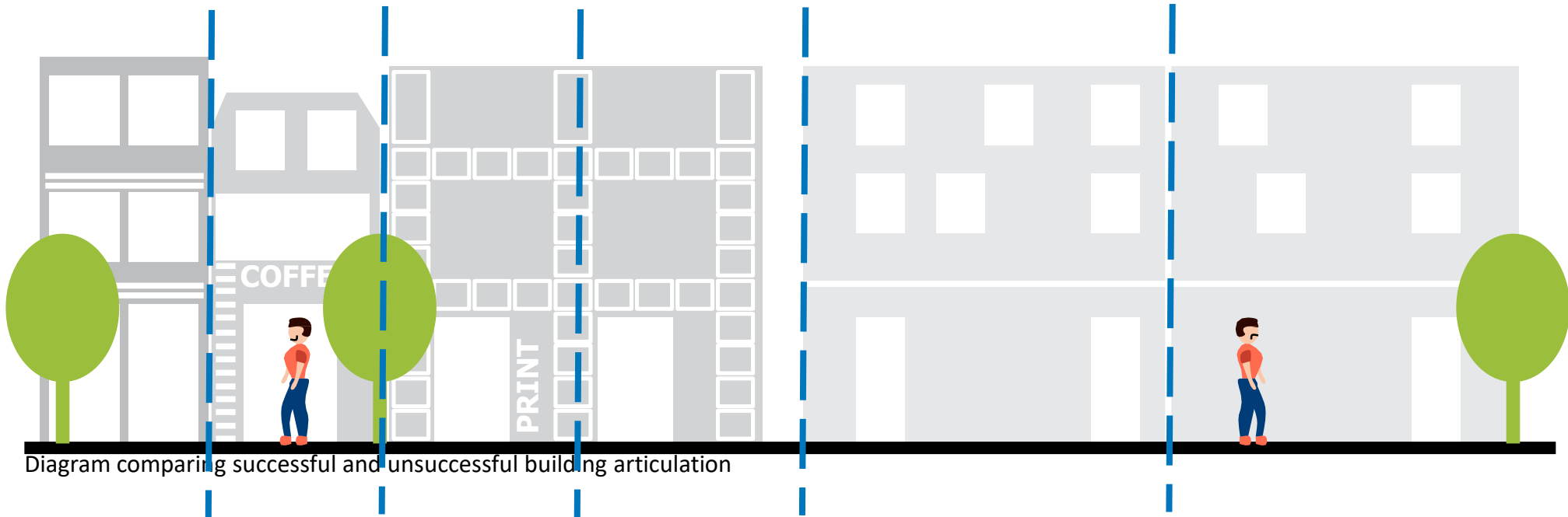
- » The street wall is the part of the building that is built closest to the edge of the street. In most areas of King-Parliament the street wall has a consistent height, above which the building “steps back”.



BUILDING ARTICULATION:

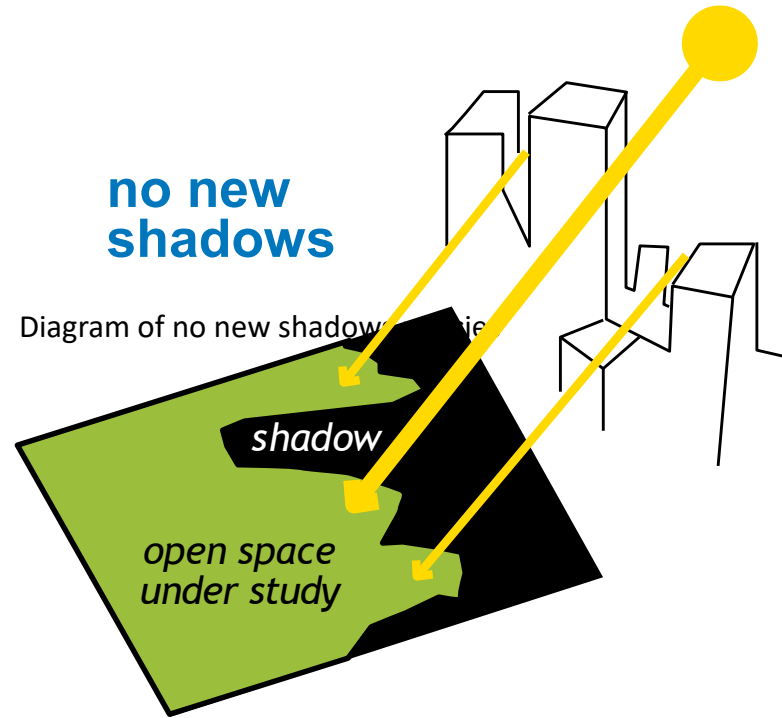
- » Building articulation refers to the many street frontage design elements that help create a streetscape of interest.

Articulation of the ground floor is particularly important, as it has a great impact on the pedestrian experience.

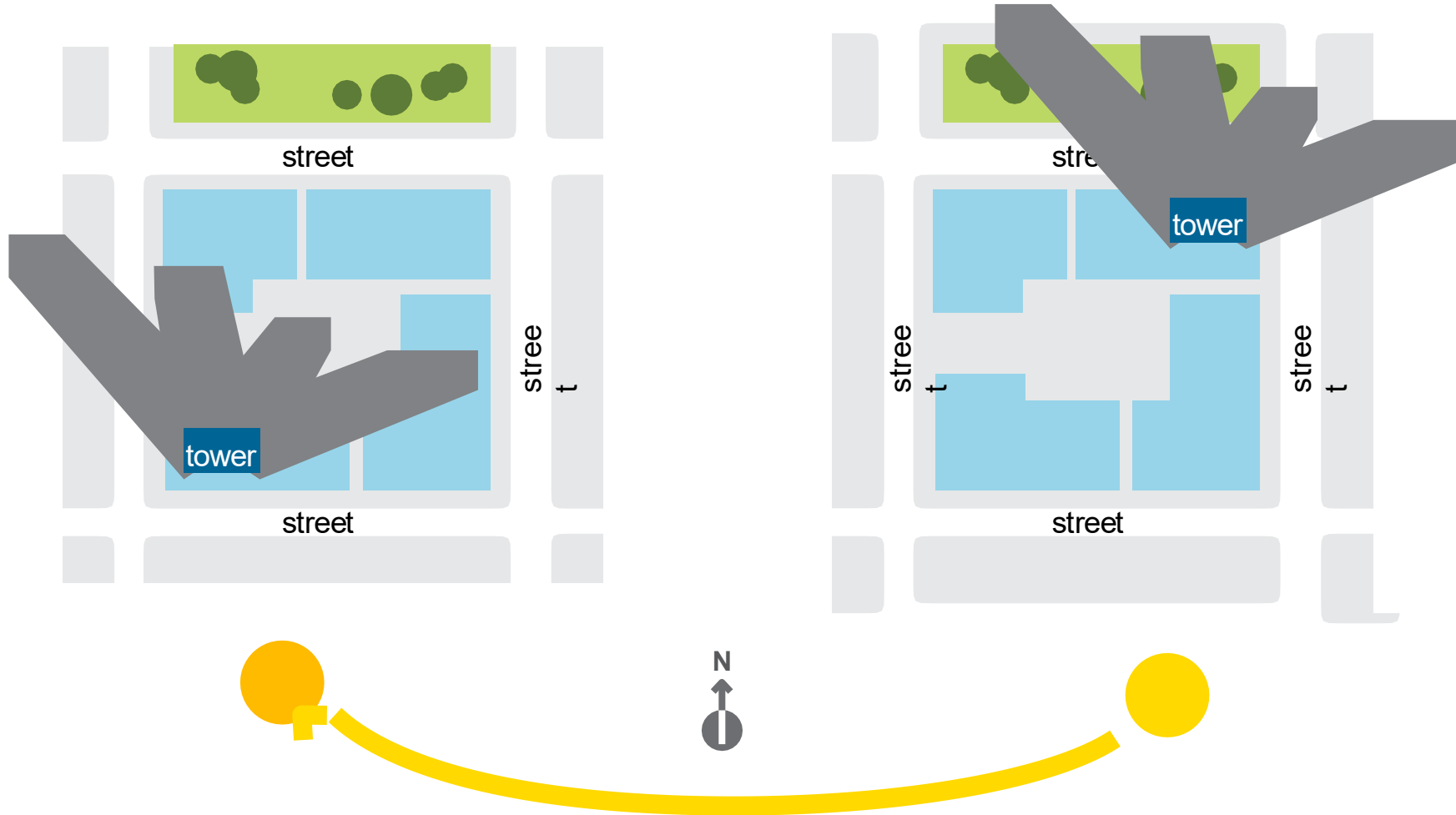


ACCESS TO SUNLIGHT:

- » Different metrics can be used to determine the amount of sunlight that a park or street should receive during a specific period. In Toronto, shadow testing is evaluated on the spring and fall equinoxes.



LOCATION OF TALLER BUILDINGS:



A black and white aerial photograph of a city skyline, likely New York City, viewed from a high vantage point. The image shows a dense urban landscape with numerous skyscrapers and buildings. In the foreground, a large, dark, rectangular building with a grid-like facade is prominent on the right. To its left, a tall, thin skyscraper stands out. The city extends towards the horizon, where a body of water is visible. The sky is clear and bright. The text "THANK YOU" is overlaid in large, white, sans-serif capital letters across the lower center of the image.

THANK YOU