

# CITY PLANNING IMPACT AND INFLUENCE 2018-2022



**Our impact and influence as City Planning has never been more important as Toronto confronts 21st century challenges in a changing world.**

**The beginning of the term in 2018 feels like a lifetime ago – now in 2022, we work in the context of a global pandemic, accelerated climate change, political and economic shocks, and renewed social awareness.**

**What is clear is the need to plan our Toronto to be more inclusive and more resilient to sustain equity and economic competitiveness as we continue to grow.**

**Our impact and influence over the last four years wasn't because it was easy, it was because it was hard. Working with all our stakeholders, we rose to the challenges and accomplished so much and set a solid course for future achievement. For that, I am grateful and remain very optimistic about the city we all love.**

**Gregg Lintern**

**Chief Planner and Executive Director,  
City Planning Division**



## July 2022 City Council Highlights



# 25,000

New housing units approved by City Council in July.



# 2,060

Affordable housing units approved in July.



# 751,855

square metres of non-residential space approved. That's the equivalent of almost 4 Eaton Centres!



# \$121,294,521

secured in Community Benefits through Section 37 of the Planning Act, not including in-kind benefits like privately-owned public spaces, trails, parks, and daycares.



# 775

A total of 775 units will replace 770 existing rental units that are proposed to be demolished (net increase of 5 rental units).



# 2,345

The total number of storeys approved across all projects. That's the equivalent of 16 CN Towers stacked on top of each other!

## City Planning Priority Actions



### Taking Action on Housing



### Investing in People and Neighbourhoods



### City-building through Partnerships



### Keep Toronto Moving



### Taking Action on Climate Change



### A Well Run Division





# Taking Action on Housing



**116,149** new housing units approved between 2019 and July 2022

- Over 15,000 Committee of Adjustment and development applications submitted during this term of Council.
- Over 133 Major Transit Station Areas (MTSAs) adopted by Council, of which 98 are Protected-MTSAs
- Inclusionary Zoning policy and By-law adopted
- 275 New Modular Housing Units for supportive housing Council-adopted
- New income-based definitions of *affordable* adopted
- 2,711 new affordable housing units as part of 7,356 units added through Housing Now (2019-2022)
- Advancement of two Rapid Housing Projects at 222 Spadina Ave. (84 units) and 877 Yonge St. (252 units)
- Garden Suites Official Plan Amendment and Zoning By-law amendment adopted
- Laneway Suites Monitoring and By-law updates adopted by City Council
- Expanded zoning permissions for Secondary Suites
- Official Plan policy to address the loss of dwelling rooms adopted and in force
- Increase in new homes for families and larger households through Growing Up Guidelines: 34,049 2-bedroom and 3-bedroom units have been approved since 2019
- Administered over 12,000 minor variance and consent applications for hearing by the Committee of Adjustment
- Removed zoning restrictions on the locations of municipal shelters
- Delivered recommendations in collaboration with 4 other divisions on a comprehensive regulatory framework for Multi-Tenant Houses





# Keep Toronto Moving



Supporting

7

Transit Lines

## Supporting 7 transit lines under construction across the City of Toronto

- Eglinton Crosstown LRT
- Finch West LRT
- Ontario Line
- GO Expansion Program
- Scarborough Subway Extension
- Eglinton Crosstown West Extension
- Yonge North Subway Extension



Advancing City priority transit projects, the Eglinton East LRT and the Waterfront East LRT



King Street Transit Priority Corridor approved, improving service along the busiest surface transit corridor in the city



Supporting the TTC and Transportation Services on the rollout of bus priority corridors through the RapidTO initiative



Reducing auto-dependency and improving housing affordability by eliminating the minimum parking requirements in new developments



Transforming mobility in the city and improving conditions for people to consider transit and active transportation through Transportation Master Plans



On-going development of the Transit Design Guide



## Investing in People and Neighbourhoods



\$363,035,272 secured in community benefits through Section 37 not including in-kind benefits such as daycares, community agency space, and parks

- 3,608,141 square metres of non-residential gross floor area secured (2019-July 2022). The equivalent of 58 Scotiabank Arenas or 14 First Canadian Place buildings
- Large unit policies (40% two- and three-bedroom units in buildings with 80+ units) in force for Downtown and Yonge-Eglinton Secondary Plans
- 2,711 new affordable housing units as part of 7,356 units added through Housing Now (2019-2022)
- 9 Secondary Plan studies completed and adopted including Christie's Secondary Plan, Golden Mile Secondary Plan, Keele-St. Clair Secondary Plan, and Don Mills Crossing Secondary Plan
- 24 Site and Area-Specific Plans adopted by City Council, including the Danforth Avenue Planning Studies, Lawrence Avenue West Block Study, and Geary Works Planning Study
- 6 Community Services and Facilities Studies completed to support local planning studies.
- Neighbourhood Retail and Service Uses Official Plan Amendment and Home Occupation Uses Zoning By-law Amendment approved
- Completed 6 city-wide Urban Design Studies including the Mall Redevelopment Guide, the Retail Design Manual and Pet Friendly Design Guidelines
- Completed 10 District Urban Design Studies including Golden Mile, Allen East District Plan, Danforth Avenue Study, and Christies Urban Design Guidelines
- Reported out on 25 Public Art Plans
- Produced over 200 Heritage Reports that document and preserve our past

- Established zoning regulations to retail uses along priority retail streets
- Completed 16 Heritage Studies/Plans throughout the city including the City-wide Heritage Survey, Parkdale Main Street Heritage Conservation District (HCD), Danforth Avenue Cultural Heritage Resource Assessment (CHRA), Cabbagetown Southwest HCD, West Queen West HCD, St. Lawrence Neighbourhood HCD, Garden District HCD, Don Mills Crossing CHRA, and Mount Dennis CHRA
- Realising the Parks and Public Realm Downtown Plan through a Council-approved Implementation Strategy, and identifying 3 significant park priority opportunities: University Avenue, Bathurst Quay and Rail Corridor Public Realm
- City-wide Employment and Economic policies adopted through Municipal Comprehensive Review
- Eased zoning regulations for restaurant patios to respond to the COVID-19 pandemic
- Approval of the Basin Street Media Hub, new purpose built, state of the art film, television and digital media hub supporting the industry that resulted in a direct spend of \$2.5B in 2021 and employs over 35,000 Torontonians
- Leveraging City-owned assets to deliver services, for example: approval of 260 Adelaide St., which includes a new fire hall, new community space, a paramedic station and at least 20% of the units as affordable housing
- 3.5 million square feet of warehouse and logistic spaces approved/under construction on vacant lands in Morningside/Tapscott Employment Area bringing an estimated addition of 3,200 new jobs (with seasonal increases) to northeast Scarborough





# Taking Action on Climate Change and Building Resilience



**Toronto Green Standard V4 approved, advancing requirements for net-zero emissions, including for City-owned buildings; new requirements for green infrastructure; introduces performance measures for embodied carbon for buildings and landscapes**














- 359 green roofs totalling 380,000 square metres secured through the Green Roof By-law
- OPA 583 approved by Council which brought the Official Plan into conformity with Provincial environmental policies, advanced requirements for climate mitigation, adaptation and resilience, identified the water resource system and updated mapping of Environmentally Significant Areas
- 38 Tier 2 projects certified and 75 projects enrolled in the Toronto Green Standard Development Charge Refund program
- Incorporated a suite of energy and resilience policies in the Downtown Plan to encourage expansion of deep lake water cooling, back-up power, on-site energy production
- New complete application requirement for Soil Volume Plan to support planning for tree canopy in new development
- Toronto's first Biodiversity Strategy adopted
- Toronto became a member of Biophilic Cities
- Initiated "Growing Green Streets" to expand Toronto's green infrastructure which allows for a better, more diverse urban ecosystem and environment, and improved well-being for residents
- Initiated Review of Thermal Comfort Guidelines
- Incorporated Green Infrastructure into Civic Improvement Projects such as Fairford Coxwell Parkette, Raindrop Plaza and O'Connor Drive Streetscape
- Toronto certified as a Bird Friendly City under Nature Canada's Bird Friendly City Certification Program
- Toronto signed C40 Urban Nature Declaration
- Completed Toronto's first Embodied Carbon Baseline study and Electric Vehicle requirements study
- Building out the cycling network and Bike Share through development application review and area planning studies
- Introduction of electric vehicle-ready requirements in new developments
- Approval of increased incentives under Development Charge Refund program for Toronto Green Standard Tier 2 and higher



# City-building through Partnerships



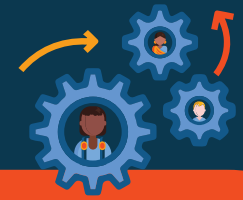
Integration of equity considerations in new secondary plans such as the Jane Finch Initiative, Update Downsview, and Picture Mount Dennis through aligned community development plans and integration of the Confronting Anti-Black Racism Action Plan

-  Over 1,000 community meetings held, not including stakeholder meetings, phone calls and email correspondence
-  11 Research Bulletins published by Planning and Research Analytics
-  Re-design of TinyTO, a miniature version of Downtown Toronto that serves as a community engagement tool and tourist attraction, in partnership with Humber College
-  Toronto Design Review Panel reviewed 126 projects city-wide
-  Inter-divisional collaboration on a range of projects and studies, such as the Midtown Infrastructure and Public Realm Implementation Strategies and Little Jamaica Master Plan
-  Piloted community-led facilitation on an area-based study in Jane and Finch through partnership with United-way anchor agency the Jane Finch Centre
-  Improved engagement of Indigenous communities in the Municipal Comprehensive Review and area-based studies
-  Over 371,800 businesses surveyed through the annual Toronto Employment Survey
-  Responded to Provincial Governmental Initiatives including amendments to the Growth Plan and Provincial Policy Statement, Inclusionary Zoning Regulation, Housing Affordability Task Force Report, and Ministerial Zoning Orders
-  Considered and provided analysis for Bill 109 - More Homes for Everyone Act; Bill 108 - More Homes, More Choice Act, 2019; Bill 138 - Plan to Build Ontario Together Act, 2019; Bill 171 - Building Transit Faster Act, 2020; Bill 197 - COVID-19 Economic Recovery Act, 2020
-  Advancement of projects on Toronto's Waterfront, including Port Lands Flood Protection, the Next Phase of Waterfront Revitalization, Lower Don Coordination, the Ontario Place Redevelopment, Exhibition Place projects, Bathurst Quay projects and the continued build-out of the West Don Lands and East Bayfront
-  Improvements to the Sanofi Pasteur facility including approvals for a private wastewater treatment and reuse facility and a 15,000 square metre manufacturing building
-  City-initiated zoning adopted for a new Etobicoke Civic Centre, with construction to commence in 2023





# A Well Run Division



End to End Review completed and implementation underway through  
Concept 2 Keys, guiding improvements to the development review process



- ❁ Implemented virtual public consultation meetings for policy and area studies and development applications
- ❁ Attained 100% digital submission of application materials for development review
- ❁ Introduced new options for payment of fees with online payment for Committee of Adjustment fees and wire-transfer for development application fees
- ❁ Implemented a virtual hearing format for Committee of Adjustment hearings
- ❁ Implemented a new panel structure for the Committee of Adjustment
- ❁ Created new training resources for staff who administer and amend the Zoning By-law
- ❁ Renovated the Zoning By-law web-pages to make information easier for the public to find
- ❁ Welcomed 201 new staff who joined the City Planning Division

- ❁ A team-based pilot for the Etobicoke York district, administered by C2K, commenced in July 2021 to test development review improvements for different application types
- ❁ Concept 2 Keys (C2K) launched Application Submission Tool for ease of application intake process
- ❁ Equity Engagement Toolkit launched to support embedding equity-based practices into community engagement.
- ❁ Over 1,000 media interviews given by members of the City Planning Division on a range of projects
- ❁ Maintained close working relationships with city-building partners including Parks, Forestry and Recreation, Transportation Services, Engineering and Construction Services, CreateTO, and Housing Secretariat among others

