



TORONTO

OFFICIAL PLAN

CHAPTER FIVE –

IMPLEMENTATION:

MAKING THINGS HAPPEN

5. IMPLEMENTATION: MAKING THINGS HAPPEN

Plans are only as good as their implementation. This Chapter outlines a variety of tools that the City can bring to bear to make things happen, including both the traditional tools that govern plans of subdivision, zoning by-laws, minor variances, consents and demolition control and also policies that provide guidance as to the forms of municipal influence needed to fulfil this Plan's objectives. Also presented is a framework for ongoing monitoring processes that will ensure that the Plan is effective over the long term.

5.1 MANAGING GROWTH AND CHANGE: THE PLANNING TOOLBOX

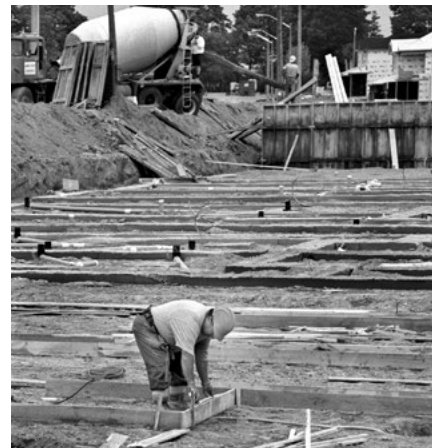
The *Planning Act* provides traditional tools that govern plans of subdivision, zoning by-laws, minor variances, consents and demolition controls. These are the basis for the day-to-day development approval process.

The *Planning Act* provides tools to help municipalities create new parks, open space and community infrastructure for the additional residents and workers that growth brings. Used thoughtfully and consistently, these mechanisms help ensure balanced growth that makes Toronto a good place to live, work and play. These tools include: alternative parkland dedication standards, height and density incentives in return for key community benefits and facilities to accompany development, holding provisions to ensure that community infrastructure is in place prior to development and site plan control to ensure that trees and landscaping are provided and that development is well designed, functional and integrated into the urban fabric.

This section of the Plan contains the required authorization and policies for these value-added tools, except for the parkland and alternative parkland dedication standards which are found with the parks acquisition policies in Chapter Three.

5.1.1 HEIGHT AND/OR DENSITY INCENTIVES

Section 37 of the *Planning Act* provides one means by which the City can achieve responsible, balanced growth. The City can pass a zoning by-law to grant a height and/or density increase for a particular project that is greater than the zoning by-law would otherwise permit in return for community benefits such as: additional parkland, non-profit arts, cultural, community or child care facilities, public art, conservation of heritage buildings, transit improvements and purpose built rental



The Official Plan provides a wide range of mechanisms for achieving its city-building vision

housing. Agreements securing community benefits will promote the city-building objectives of the Official Plan and provide for the needs of the new residents, workers and local communities.

Any application for extra height and density will be evaluated on the basis of all of the policies of the Official Plan, including the development criteria for the respective designation area, the strategic Official Plan objectives in Chapter Two and the built, human and natural environment policies in Chapter Three.

This Official Plan recognizes that planning issues related to a proposed development go beyond consideration of matters necessary to support that particular development. They include consideration of appropriate amenities and services in the local community within which the development is to be located. In other words, the planning issues may go beyond appropriate built form, use, compatibility, direct impact, site planning, adequate servicing and the proper functioning of the development to include the adequacy of, for example, the green space system, community services and facilities, the bikeway network, arts and cultural facilities, the public transit system and other aspects of the public realm. These amenities and services are important in maintaining the quality of life in the City while accommodating intensification and thus may have a reasonable planning relationship to the new development.

Policies

1. Zoning by-laws, pursuant to Section 37 of the *Planning Act*, may be enacted to permit more height and/or density for a use than is otherwise permitted by the Zoning By-law for that use in return for the provision of community benefits in the form of capital facilities to be set out in the Zoning By-law together with the related increase in height and/or density, subject to the following:
 - a) the capital facilities must bear a reasonable planning relationship to the increase in the height and/or density of a proposed development including, at a minimum, having an appropriate geographic relationship to the development and addressing planning issues associated with the development;
 - b) the development must constitute good planning, be consistent with the objectives and policies of this Plan, and comply with the built form policies and all applicable neighbourhood protection policies; and
 - c) the use of Section 37 must be contingent upon adequate infrastructure to support the development.
2. Subject to the provisions of Policy 3, an owner may elect either to develop at such increased height and/or density as may be permitted by the Official Plan in return for providing specified capital facilities in accordance with Policy 1 or else to develop in accordance with the height and density permitted by the Zoning By-law in the absence of any such increase(s). Where the owner elects to provide the capital facilities, they will be secured in one or more agreements that are registered on title to the lands.
3. Except as contemplated in Policy 5, if the applicable zoning has not been updated to implement this Plan or where a change of use is proposed, then the City will consider whether additional height and/or density beyond that permitted by the Zoning By-law for the use is warranted without recourse to Section 37 of the *Planning Act*. However, in all cases, where a Secondary Plan or area specific policy contains an explicitly stated base value from which increased height and/or density may be permitted in return for certain capital facilities, then that base value will be used instead of the density permitted by the Zoning By-law.

4. Except as contemplated in Policy 5, Section 37 may be used for development, excepting non-profit developments, with more than 10,000 square metres of gross floor area where the zoning by-law amendment increases the permitted density by at least 1,500 square metres and/or significantly increases the permitted height. Where the Zoning By-law measures residential density in units per hectare, the units are to be converted to gross floor area at the rate of 100 square metres per unit in order to determine whether these thresholds are exceeded.
5. Despite Policies 3 and 4, Section 37 may be used, irrespective of the size of the project or the increase in height and/or density:
 - a) to conserve heritage resources or rental housing in accordance with the provisions of this Official Plan;
 - b) to replace rental housing in accordance with the provisions of this Official Plan;
 - c) where Secondary Plan or area specific policies in this Plan contain Section 37 provisions that prevail;
 - d) as a mechanism to secure capital facilities required to support development; or
 - e) as may otherwise be agreed upon, subject to the policies contained in this Section.
6. Section 37 community benefits are capital facilities and/or cash contributions toward specific capital facilities, above and beyond those that would otherwise be provided under the provisions of the *Planning Act* or the *Development Charges Act* or other statute, including:
 - a) the conservation of heritage resources that are designated and/or listed on the *City of Toronto Inventory of Heritage Properties*;
 - b) fully furnished and equipped non-profit child care facilities, including start-up funding;
 - c) public art;
 - d) other non-profit arts, cultural, community or institutional facilities;
 - e) parkland, and/or park improvements;
 - f) public access to ravines and valleys;
 - g) streetscape improvements on the public boulevard not abutting the site;
 - h) rental housing to replace demolished rental housing, or preservation of existing rental housing;
 - i) purpose built rental housing with mid-range or affordable rents, land for affordable housing, affordable ownership housing, or, at the discretion of the owner, cash-in-lieu of affordable rental or ownership units or land;
 - j) rented residential condominium unit or units, provided the units:
 - i. are contributed by a share capital corporation;
 - ii. are owned and operated, in accordance with City guidelines, by a not-for-profit housing corporation satisfactory to the City;

- iii. comprise permanent rented residential units with permanent affordable rents;
 - iv. are not replacing demolished rental housing under policies 3.2.1.6 or 3.2.1.7 of this Plan;
 - v. are not otherwise required to be provided by a Secondary Plan, or any other policy of this Plan, including policy 3.2.1.9 of this Plan; and
 - vi. are subject to one or more agreements with the City securing i.-v. to the satisfaction of the City.
 - k) local improvements to transit facilities including rapid and surface transit and pedestrian connections to transit facilities;
 - l) land for other municipal purposes; and
 - m) other local improvements identified through Community Improvement Plans, Secondary Plans, *Avenue Studies*, environmental strategies, sustainable energy strategies, such as deep lake water cooling, the capital budget, community service and facility strategies, or other implementation plans or studies.
7. Section 37 community benefits will be selected on the basis of local community needs, intensification issues in the area, the nature of the development application, and the strategic objectives and policies of this Plan. Priority will be given to the provision of on-site or local community benefits.
 8. Where a Secondary Plan or area specific policy identifies additional capital facilities that bear a reasonable planning relationship to greater height and/or density over an area defined in the Secondary Plan or area specific policy, any Section 37 increase in height and/or density anywhere in that defined area, and the community benefits (specified capital facilities or cash contributions toward the specified capital facilities) in return therefore, will be tied to the identified capital facilities in the manner prescribed by that Secondary Plan or area specific policy. In such circumstances, where appropriate, the prescription will be quantitatively formulated.
 9. All zoning by-law provisions enacted pursuant to Section 37 and agreements in effect at the time that this policy comes into force are authorized by this Plan and deemed to comply with this Plan.

5.1.2 HOLDING BY-LAWS

There are instances where the intended use and zoning is known for lands but development should not take place until specific facilities are in place or conditions are met. The lands may need soil remediation, floodproofing, the construction of a road, a key community facility or a transportation study before development can begin. Under the *Planning Act*, Council can pass a “holding” zoning by-law that places an “H” symbol over the zoning and spells out the conditions that must be met before the “H” symbol is removed and the lands can be developed.

CHAPTER FIVE

These “holding” zoning by-laws go through the same full public process as other zoning by-laws, but once the conditions for removal of the “H” symbol are met and the owner applies to lift the “H” symbol, there is no requirement for public meetings or opportunity to appeal to the Local Planning Appeal Tribunal except by the owner.

Policies

1. A holding provision may be placed on lands where the ultimate desired use of the lands is specified but development cannot take place until conditions set out in the Plan or by-law are satisfied.
2. Conditions to be met prior to the removal of the holding provision may include:
 - a) transportation or servicing improvements;
 - b) parks and open space, recreational, and community services and facilities;
 - c) environmental protection, remediation or mitigation measures;
 - d) measures to protect a natural heritage area or environmentally sensitive natural features;
 - e) professional or technical studies to assess potential development impacts;
 - f) phasing of development;
 - g) entering into agreements, including subdivision agreements or agreements pursuant to Section 41 of the *Planning Act*, to secure any of the matters required to satisfy the conditions for removal of the holding provision; and
 - h) measures to protect heritage buildings, properties with archaeological potential and archaeological sites.
3. Holding provision by-laws legally in effect at the time of adoption of the Plan are deemed to comply with this Plan.

5.1.3 SITE PLAN CONTROL

Site Plan Control is an important means of implementing the policies of this Plan including encouraging well-designed, functional, sustainable and universally accessible development in Toronto. Site Plan Control is not only about the review of individual buildings, structures, exterior open spaces within a site and interior walkways, stairs, elevators and escalators to which the public has access, but about the relationship of the organization, massing and exterior design of buildings, structures and exterior open spaces on a site with its surroundings to ensure a “good fit” between new development and the existing and/or planned context, good pedestrian amenity and a positive transition from private to public space.

The City will review plans that show the location, design and massing of buildings, structures and exterior open spaces, public access areas, the layout of parking and service areas, site landscaping and

Site Plan and Accessible Design

For many people, the City’s built environment provides opportunities and experiences free of limitations. For Torontonians with disabilities, however, this environment can impose obstacles that limit their ability to move about freely and safely. As part of its commitment to make Toronto a “barrier free” community, Council adopted a comprehensive set of *Accessibility Design Guidelines*, which guide the design, planning and construction of accessible facilities and the preparation of accessibility audits.

The *Planning Act* stipulates that applicants seeking site plan approval provide to the satisfaction of and at no expense to the City, “facilities designed to have regard for accessibility for persons with disabilities”. Examples of accessibility facilities the City may request include:

- accessible pedestrian route(s) or path(s) wide enough to accommodate wheelchairs, or other mobility devices;
- accessible entrances clearly marked with the International Symbol of Accessibility; and
- continuous handrails on both sides of ramps or exterior stairs.

These and other accessibility facilities can be incorporated into the design and site layout of new development and public works. Site Plan Control will be used to secure accessibility facilities.

other aspects of the project on a site and the relationship to adjacent properties and the public realm. The City will also consider the exterior design including exterior architectural details and materials, which influence a project's character, scale and appearance. The City will also take the sustainable design elements of buildings, structures and a site into consideration, and may request that facilities be designed to accommodate accessibility for persons with disabilities.

Through approval of a Site Plan Control application, the City is also able to implement the sustainable design of streetscape improvements within the adjacent public boulevard.

For areas and types of development where Site Plan Control is applied, Council or delegated staff may approve the plans and drawings and the owner may be required to enter into an agreement to secure the construction of the project as shown in the plans.

Site Plan and Sustainable Exterior Design

Site Plan Control is one of the planning tools the City can use to secure sustainable exterior design features in new development.

Sustainable design is the process and principles applied during the development review process that seek to achieve energy and resource efficient, durable, barrier free and high quality buildings, site layouts, landscaping and off-site boulevard improvements. How sustainable design is achieved will continue to evolve during the life of this Plan.

The Toronto Green Standard sets performance targets for new construction to improve air and water quality, reduce greenhouse gas emissions and enhance the natural environment. Some of these targets can be directly achieved by incorporating sustainable design features into the plans and drawings submitted as part of the site plan approval process.

Policies

1. The entire City of Toronto is a Site Plan Control Area. The area comprising the entire City of Toronto is designated as an area wherein Council may require submission of the drawings mentioned in Section 114(5) & (9) of the *City of Toronto Act, 2006* and Section 41(16) of the *Planning Act* for a residential building containing less than 25 dwelling units. The Site Plan Control By-law will define classes of development that will be subject to Site Plan Control.
2. Site Plan Control will be used to implement the policies of this Plan and to achieve attractive, well-designed, functional, safe, environmentally sustainable and universally accessible development that fits with its existing and/or planned context.
3. To help achieve environmentally sustainable development, the City may use subsection 114(5)(2)(iv) and (v) of the *City of Toronto Act, 2006* to secure the following sustainable design features in development that address exterior building and site matters in Tier 1 of the Toronto Green Standard:
 - a) weather-protected on-site bicycle areas and pedestrian-friendly infrastructure to encourage cycling and walking as clean-air alternatives;
 - b) high-albedo surface materials, open grid paving, shade trees, green and cool roofs to reduce ambient surface temperature to minimize the urban heat island effect;
 - c) building orientation to take advantage of passive solar heating, shading for cooling and natural light; and energy efficient exterior cladding and window treatments, which may be required to meet the Standard, to improve energy efficiency and reduce greenhouse gas emissions;
 - d) rainwater harvesting facilities, bio-retention swales, permeable paving and water efficient plant material to manage stormwater and reduce demand for potable water;
 - e) trees to enhance the urban forest and use of native species to

- protect, restore and enhance the natural heritage system;
 - f) bird friendly glass treatment to ensure that risk for migratory bird collisions is minimized;
 - g) energy efficient, shielded exterior lighting to reduce night time glare and light trespass; and
 - h) dedicated areas for collection and storage of recycling and organic waste to reduce solid waste.
4. Property owners may be required to provide for a nominal sum road widenings to the extent of the planned right-of-way as shown or as described in the Plan.

5.1.4 PROPERTY STANDARDS BY-LAW

By-laws to establish and enforce standards for the maintenance and occupancy of property may be passed, so long as there are provisions authorizing its use in the Official Plan. A property standards by-law is used to ensure buildings, structures and land are kept in a structurally sound and safe condition and in good repair.

Policies

1. All properties in the City should be kept in a state of good repair and safe for occupancy and use. The safety and maintenance of all properties in the City will be protected through the enactment of property standards by-laws under the *Building Code Act*.

5.1.5 TEMPORARY USE BY-LAWS

At times it is in the public interest to permit lands to be used for a particular use on a temporary basis, even though the use may not comply with the Official Plan or zoning by-law. The temporary use could be used as a trial for a new or unfamiliar type of use, or allow vacant lands to be used temporarily for facilities such as a golf driving range or local farmers market. The *Planning Act* authorizes a municipality to pass a temporary use by-law, which defines the area and duration of the use.

Policies

1. Temporary use by-laws may be enacted to permit the temporary use of lands, buildings or structures for a purpose that is prohibited by the Zoning By-law and/or this Plan. Temporary use by-laws may allow a use on a trial basis or the temporary use of a building or property.
2. The temporary use will:
 - a) maintain the long term viability of the lands for the uses permitted in the Official Plan and Zoning By-law;

- b) be compatible with adjacent land uses, or be made compatible through site mitigation;
- c) not have an adverse impact on traffic, transportation or parking facilities in the area; and
- d) be suitable for the site in terms of site layout, building design, accessibility, provision of landscaping, screening and buffering and available services.

5.1.6 ACQUISITION OF LANDS TO IMPLEMENT THE OFFICIAL PLAN

Under the *Planning Act* if an Official Plan includes a provision relating to the acquisition of land, Council may acquire or hold land for the purpose of developing any feature of the Official Plan, and dispose of the land when no longer required.

Policies

1. Lands may be held and acquired by the City for the purpose of developing any feature of the Official Plan and any land so acquired or held may be sold, leased or otherwise disposed of when no longer required.

5.1.7 DEVELOPMENT CHARGES

A Development Charges By-law, authorized under the *Development Charges Act* is another means for the City to achieve fiscally responsible growth. The *Act* permits the collection of development charges on new development in order to meet growth related capital infrastructure requirements. This ensures that new development pays for itself and that additional capital costs do not fall on existing residents in the form of higher property taxation and user fees. The use of development charges as a capital financing tool is an integral part of addressing some of the City's capital pressures.

Policies

1. Development charges should be used to mitigate the City's capital pressures and to assist in providing the infrastructure required by future development in the City.
2. Development charges should be fair and equitable to all stakeholders.

5.1.8 INCLUSIONARY ZONING

Inclusionary zoning is a tool that allows the City to require affordable housing units to be provided in new developments. Policies for inclusionary zoning are required to ensure the provision of affordable housing keeps pace with the growth of new market housing, supporting neighbourhoods across the City to provide housing options for a full range of incomes and households.

Policies

1. Inclusionary zoning will be used to increase the supply of affordable housing for low to moderate income households, continue to support a diverse range of housing supply and support the development of more inclusive and equitable communities. To ensure the affordable units secured through inclusionary zoning remain affordable during the affordability period, owners will be required to enter into agreements registered on title which will include requirements for ongoing administration, reporting, and monitoring of the affordable units. In accordance with the *Planning Act*, Council will adopt a procedure for administration and monitoring outlined in implementation guidelines that will address elements including: administration during the affordability period of affordable rental units and affordable ownership units (including access plan requirements, household eligibility, income eligibility, marketing, screening and selection process, rent increases, resale process and price increases) and regular reporting requirements.
2. Zoning by-laws for inclusionary zoning, pursuant to the *Planning Act* and in accordance with the policies of this Plan, may be enacted to require affordable housing to be included in development or redevelopment located within an IZ Market Area as shown on Map 37 and an approved Protected Major Transit Station Area.
3. Despite Policy 2, Zoning by-laws for Inclusionary Zoning will not apply to:
 - a) development or redevelopment containing less than 100 new residential units and less than 8,000 square metres of new residential gross floor area; or
 - b) the portions of a development or redevelopment containing residential care homes, retirement homes, nursing homes or student residences.
4. At the discretion of the City, some or all of the affordable housing requirement may be provided on an alternate site subject to the following:
 - a) the offsite affordable housing units provide for an improved housing outcome;
 - b) the offsite affordable housing units shall be ready and available for occupancy on a timely basis commensurate with completion of the residential units in the proposed development or redevelopment; and
 - c) the offsite affordable housing units shall be located in proximity to the proposed development or redevelopment. The

requirements for proximity will be met if the offsite development is located within the same market area category identified on Map 37.

5. Any replacement affordable or mid-range rental units or dwelling rooms required under Policy 3.2.1.6 or Policy 3.2.1.11 of this Plan shall not contribute to the affordable housing requirements required in Policy 3.2.1.13 of this Plan.
6. Financial incentives will not be provided by the City to meet the requirements set out in Policy 3.2.1.13 of this Plan. Incentives may be considered where a development or redevelopment proposes to exceed the requirements set out in Policy 3.2.1.13 of this Plan.
7. If the provisions of Policy 3.2.1.13 apply to a development or redevelopment, the development or redevelopment will not be subject to the requirements of Policy 3.2.1.9.
8. If a purpose-built rental development is proposed and an application for approval of a Description in accordance with the *Condominium Act* is made at a later date, the application will not be approved unless the requirements of Policy 3.2.1.13 of the Plan are met.
9. For development or redevelopment subject to an Inclusionary Zoning By-law, one or more agreements that are registered on title to the lands shall be entered into with the City securing:
 - a) the requirements of Policy 3.2.1.13 of this Plan and this Section;
 - b) requirements for timely delivery of the affordable units, and if applicable, any phasing of such affordable units, in the development or redevelopment;
 - c) requirements for adjustments to the required amount of affordable housing to meet Policy 3.2.1.13 a), b) or c), should a proposed purpose-built rental development convert to condominium or a proposed condominium change to purpose-built rental, or should proposed affordable rental housing be secured as affordable ownership housing;
 - d) requirements for ensuring affordable units are provided to eligible households;
 - e) requirements for ongoing administration, reporting and monitoring of the affordable housing units over the 99 year affordability period;
 - f) an approach for determining the maximum resale price of an affordable ownership unit within the 99 year affordability period based on Consumer Price Index increases plus applicable administration fees;
 - g) that the City would receive no more than 20 percent of the net proceeds of the sale of an affordable ownership unit sold during the 99 year affordability period, equivalent to no more than 2 percent of the sale price, for administration fees, with net proceeds determined based on the difference between the purchase price and the resale price of the affordable ownership unit; and
 - h) where an affordable ownership unit is sold at market price the City would receive 50 percent of the net proceeds of the sale, to be reinvested in affordable housing, with net proceeds

determined based on the difference between the purchase price and the resale price of the affordable ownership unit, less any legal, administration or real estate commission fees.

5.2 PLANNING AND ACTING LOCALLY

Successful implementation of this Plan depends to a large degree on whether its policies can guide local development and action in a variety of contexts over the next 30 years. This Section contains policies to ensure that planning is sensitive to local conditions in specific neighbourhoods, communities or districts of the City, while at the same time advancing the Plan's core principles and building on its broad objectives. They refer to:

- Secondary Planning Areas – localized policies setting the stage for growth in an area;
- Community Improvement Project Areas – promoting public and private investment in areas of need; and
- Development Permit Areas – streamlining approvals and customizing local planning rules.

These approaches are “tool boxes”, offering a variety of mechanisms suited to different local challenges. To optimize adaptability and effectiveness in local situations, these approaches can be used individually, in combination with each other, or in conjunction with a range of other planning tools. They are also critical for implementing the City structure directions throughout this Plan and particularly in Chapter Two (e.g. *Centres, Avenues*).

5.2.1 SECONDARY PLANS: POLICIES FOR LOCAL GROWTH OPPORTUNITIES

Secondary Plans establish local development policies to guide growth and change in a defined area of the City. The Plans will not be prepared for stable areas of the City, where major physical change is not expected or desired. Secondary Plans guide the creation of new neighbourhoods and employment areas while ensuring adequate public infrastructure and environmental protection. Secondary Plan policies adapt and implement the objectives, policies, land use designations and overall planning approach of the Official Plan to fit local contexts and are adopted as amendments to the Official Plan.

This Plan contains a number of Secondary Plans approved as part of the Official Plans of the former municipalities. A number of these historic Secondary Plans have been kept in whole or part because they reflect unique historic conditions and/or because they continue to provide a relevant policy framework for future community growth.



Secondary Plans set the stage for physical growth and improvement.

These Secondary Plans are found in Chapter Six of this Plan. For those Secondary Plans that do not have implementing zoning by-laws, by-laws will be prepared as expeditiously as possible in order for these Plans to be realized.

Policies

1. Secondary Plans will set the stage for reurbanization of a defined area to stimulate and guide development in keeping with the Plan's objectives.
2. Secondary Plans will generally be prepared, in consultation with the community, for areas demonstrating one or more of the following characteristics:
 - a) large areas of vacant or underutilized land which would benefit from comprehensive planning to enable suitable development or redevelopment;
 - b) areas targeted for major public or private investment;
 - c) areas where development is occurring, or proposed, at a scale, intensity or character which necessitates reconsideration or reconfiguration of local streets, block plans, public works, open space or other public services or facilities; and
 - d) other growth areas identified in provisions of this Plan, such as *Centres*, selected *Avenues* identified by Committees of Council and *Regeneration Areas*.

Where Council has determined that a Secondary Plan is necessary in an area prior to receiving a development application in that area, no amendment to the Zoning By-law permitting large scale development in the area will be made without prior or concurrent adoption of a Secondary Plan, provided that the Secondary Plan is adopted within a reasonable period of time.

3. Secondary Plans will promote a desired type and form of physical development resulting in highly functional and attractive communities and plan for an appropriate transition in scale and activity between neighbouring districts.
4. City-building objectives for Secondary Planning areas will identify or indicate the following:
 - a) overall capacity for development in the area, including anticipated population;
 - b) opportunities or constraints posed by unique environmental, economic, heritage, cultural and other features or characteristics;
 - c) affordable housing objectives;
 - d) land use policies for development, redevelopment, intensification and/or infilling;
 - e) urban design objectives, guidelines and parameters;
 - f) necessary infrastructure investment with respect to any aspect of: transportation services, environmental services including green infrastructure, community and social facilities, cultural, entertainment and tourism facilities, pedestrian systems, parks and recreation services, or other local or municipal services;

CHAPTER FIVE

- g) opportunities 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, through development of a Community Energy Plan; and
 - h) where a Secondary Planning area is adjacent to an established neighbourhood or neighbourhoods, new development must respect and reinforce the existing physical character and promote the stability of the established neighbourhoods.
5. An implementing zoning by-law and/or development permit by-law will be prepared concurrently for new Secondary Plans unless Council determines that development is to proceed by site specific zoning.



Community Improvement Plans stimulate reinvestment and revitalization

5.2.2 COMMUNITY IMPROVEMENT PLANS

The Community Improvement provisions of the *Planning Act* give municipalities a range of tools to actively stimulate reinvestment and revitalization. In designated Community Improvement Project Areas, a Community Improvement Plan is prepared providing the City with various powers, some of which would be otherwise unavailable, to address deficiencies or facilitate improvement. This includes incentives to stimulate or leverage other private and/or public investment where they advance the community interest and the objectives of this Plan.

Policies

1. Community Improvement Project Areas will be designated by by-law, and Community Improvement Plans will be prepared to promote the maintenance, rehabilitation, revitalization and/or conservation of selected lands, buildings and communities facing challenges of transition, deficiency or deterioration or for any other environmental, social or community economic development reason.
2. Community Improvement Project Areas will be identified for areas exhibiting one or more of the following:
 - a) physical decline in local building stock;
 - b) conflicts between incompatible land uses or activities;
 - c) deficient or deteriorated public infrastructure and/or amenity, including parks, open spaces, community facilities and streetscapes;
 - d) barriers to the improvement or redevelopment of vacant or underutilized land or buildings such as contaminated soil, fragmented ownership, or financial disincentive to private investment; or
 - e) declining social, environmental and/or economic conditions.
3. Community Improvement Plans will be prepared to provide

Financial Incentive Tools Available in Community Improvement Project Areas:

- loans/grants for façade improvements;
- loans, grants and tax assistance for the cleanup of contaminated sites;
- exemption from development charges;
- waiving development application fees;
- waiving building/demolition permit fees;
- refunding parkland dedication fees;
- assistance for upper-storey conversion to rental housing; and
- funding for certain studies.

direction regarding one or more of the following:

- a) strategic and co-ordinated public investment to repair or upgrade municipal infrastructure, community services and/or public amenity;
- b) allocation of public funds, in the form of grants, loans or other finance instruments, for the physical rehabilitation or improvement of private land and/or buildings including rehabilitation of contaminated properties;
- c) municipal acquisition of lands or buildings and any subsequent clearance, rehabilitation, redevelopment or resale of these properties;
- d) municipal investment to complement projects of a Business Improvement Area or Employment District Association; and
- e) other municipal actions, programs or investments for the purpose of stimulating production of affordable housing, strengthening neighbourhood stability, facilitating local physical or economic growth, improving social or environmental conditions, or promoting cultural development.

5.2.3 DEVELOPMENT PERMITS: A SPECIALIZED DEVELOPMENT APPROVAL PROCESS

A development permit system is a proactive planning mechanism that could be applied in a wide variety of conditions around the City, to facilitate development and effectively achieve city-building objectives. In designated development permit areas, application for a development permit is made to Council or a delegated authority. The development application is evaluated in terms of applicable Official Plan policies and the approved Development Permit By-law. Development permits replace zoning by-laws and site plan control where a development permit system applies.

A main advantage of a development permit system is a streamlined development approval process that would consolidate the current zoning, site plan control and minor variance processes into one approval system. But it is much more than just a streamlined approval process. The system offers a flexible alternative to zoning by allowing certain pre-defined discretionary uses and a range of variation in development standards (e.g. building heights), as long as certain conditions can be satisfied. Traditional zoning provisions cannot provide for this range of variation in standards nor do they allow for setting conditions for discretionary land uses. In such scenarios, a minor variance or rezoning application would be required along with separate site plan approval.

CHAPTER FIVE

Policies

1. Policies will be adopted as part of this Plan with respect to the passing of by-laws to implement a Development Permit system.

5.3 MOVING TOGETHER BEYOND THE PLAN

This Plan is the first Official Plan for the new City of Toronto. It is an important initial step on a journey to make a better Toronto. The Plan's policies set the stage for responsible growth and a sustainable future, but getting there depends upon thousands of decisions and actions by the City, the private sector and community partners. Some of the Plan's objectives will be achieved through changes to the Zoning By-law that will help implement the land use and growth strategies. Some will be achieved through direct municipal actions, such as capital expenditures, operating and service delivery decisions and policy decisions made by Council. Other objectives cannot be met without the concerted and combined efforts of a variety of partners, including the private sector, community groups, nongovernmental organizations and other levels of government. The mutually supportive linkages among these implementation activities are what will bring this Plan to life.

5.3.1 THE OFFICIAL PLAN GUIDES CITY ACTIONS

As a statutory document for guiding growth and change in the City, the Plan gives direction to Council's day-to-day decision making. The Plan provides geographic and urban structure policies to inform budget processes, corporate strategic planning and public investments and programs. If Toronto is to move closer to the future envisioned by the Plan, in addition to giving direction to capital expenditures for big infrastructure projects, the Plan must inform other related decisions of Council. The *Planning Act* requires that all by-laws enacted and public works undertaken by the City conform to its Official Plan. Whether a policy decision with a minimal price tag or a major capital expenditure, decisions should be evaluated against the goals and objectives of this Plan. All City departments, agencies, boards and commissions have a role to play in realizing the reurbanization and quality of life objectives of the Plan.

Policies

1. Municipal by-laws, including zoning by-laws, public works and public undertakings will conform to this Plan.
2. The decisions and actions of Council and City staff, including public investment in services, service delivery and infrastructure, will be guided by this Plan.

Existing and Proposed Implementation Plans/Strategies

Implementation plans, strategies and guidelines that will help implement the Plan's objectives over time will include:

- a transportation plan to set priorities for new transit investment;
- regular Municipal Housing Statements to identify Toronto's housing needs and find ways to meet them;
- urban design guidelines to provide a more detailed framework for built form and public improvements in growth areas;
- a Wet Weather Flow Management Master Plan to prevent flooding and erosion, to improve the water quality of our lake and rivers and to restore groundwater recharge/discharge and aquatic habitats;
- a watercourse acquisition strategy to improve storm water management;
- a water efficiency plan to better conserve our water resources;
- an energy strategy to reduce energy consumption and promote sustainable energy sources;
- a Public Art Master Plan to identify important sites and opportunities for public art installations;
- a parks acquisition strategy to create parkland where it is needed most;
- green design guidelines to promote high standards of environmental performance in the construction and maintenance of buildings;
- guidelines for environmental impact studies to ensure the impact of development on the natural heritage system are fully understood and accounted for in decision making;
- an air quality strategy to improve air quality and promote public health and well being;
- a solid waste management plan to increase waste diversion;
- a pedestrian master plan to create a safe, comfortable and attractive pedestrian environment throughout the City;
- a bicycle master plan that identifies improvements to the bicycle path and lane system across the City;
- a food and hunger action plan to promote food security for Torontonians; and
- cultural and recreational facility strategies to identify service gaps and opportunities to provide cultural and recreational facilities.

3. Amendments to this Official Plan that are not consistent with its general intent will be discouraged. Council will be satisfied that any development permitted under an amendment to this Plan is compatible with its physical context and will not affect nearby *Neighbourhoods* or *Apartment Neighbourhoods* in a manner contrary to the neighbourhood protection policies of this Plan. When considering a site specific amendment to this Plan, at the earliest point in the process the planning review will examine whether the application should be considered within the immediate planning context or whether a broader review and possible area specific policy or general policy change are appropriate.
4. In considering development proposals under this Plan, the City will ensure that the intensity and scale of proposed development can be accommodated by the various components of the City's infrastructure, as improved from time to time.

5.3.2 IMPLEMENTATION PLANS AND STRATEGIES FOR CITY-BUILDING

The Official Plan provides a long term vision based on principles that are durable, but detailed action-oriented plans, programs and strategies will be needed to implement the Plan and to adapt to changing circumstances and challenges over the life of the Plan. For many initiatives requiring significant resource investment and/or involving multiple stakeholders, an implementation strategy is also critical to success, helping to set priorities over time and promoting an orchestrated implementation response among corporate and community partners. *Council's Strategic Plan*, the *Economic Development Strategy*, *Social Development Strategy*, *Environmental Plan* and a *Fiscal Sustainability Plan* are all examples of broad plans and strategies that are needed and that must be updated regularly to help guide municipal investment and decision making. Other implementation plans, strategies and guidelines are needed to support the Plan's objectives over time and provide more detailed implementation guidance.

Implementation plans and strategies are not amendments to the Plan, but they are needed for its effective implementation and must be consistent with it. They help to ground the Plan's policies and vision and bring balance to decision making to ensure priorities are addressed over the life of the Plan. They provide on the one hand, more detailed guidance and precision about implementation that cannot be captured in the Plan itself and on the other, the ability to respond to changing circumstances and priorities over time.

Policies

1. Implementation plans, strategies and guidelines will be adopted to advance the vision, objectives and policies of this Plan. These implementation plans, strategies and guidelines, while they

express Council policy, are not part of the Plan unless the Plan has been specifically amended to include them, in whole or in part, and do not have the status of policies in this Plan adopted under the *Planning Act*.

5.3.3 STRATEGIC REINVESTMENT

As Toronto grows and evolves over the life of this Plan, there will be a constant need for investment in infrastructure and services to maintain and improve our quality of life. The demands for investment are great and choosing priorities will always be a challenge. The Plan can help guide these difficult decisions, but it cannot predict from year to year what the best investment will be. Some priorities will emerge from the implementation plans and strategies discussed above, as well as specific area studies such as Secondary Plans, the *Avenue Studies*, and Community Improvement Plans.

In a world of limited resources, an important investment priority must be to take care of what we have – to maintain our streets, water and sewer infrastructure and watercourses, parks and urban forest, cultural and recreation facilities, transit and City owned buildings and housing in a “state of good repair.” Existing unmet needs and servicing gaps must also be addressed. There is also opportunity for strategic public investment to help unlock the tremendous city-building potential represented by various former industrial and brownfield sites.

We must also be prepared to invest in growth. Growth-related investment can provide a significant return on investment in the long term. This investment can take the form of direct capital dollars or it can take the form of leveraging city owned assets – buildings and land – to achieve the objectives of the Plan. Large parcels of City owned land beside transit stations, some in key *Centres*, for example, are strategic investment opportunities. Using these assets strategically means seeing them as long term investment opportunities, not merely in terms of their current value.

We also have to find ways to invest without direct cost to the municipal taxpayer. Tools such as tax increment financing for example have been used successfully in many North American cities to renew declining areas and expand the municipal tax base in the long run, without immediate reliance on municipal capital expenditure. This Plan anticipates and supports the development of innovative funding mechanisms as needs are identified. Where additional legislative authority is required for such new tools, new powers will be sought.

Policies

1. Ensuring the health and safety of the public and maintaining City infrastructure and assets in a state of good repair are municipal investment priorities.

Senior Government Commitment to City-Building

In order that Toronto remain an economically competitive city, with vital neighbourhoods, a healthy environment, and an enviable quality of life, the City advocates greater involvement and investment by senior levels of government in Toronto's infrastructure, programs and overall wellbeing. This support is particularly critical in relation to city-building matters such as transportation infrastructure, green energy strategies, heritage preservation, affordable housing, redevelopment of brownfield lands, water/wastewater infrastructure and community/cultural facilities.



What is the best way to move 40 people?

2. The need for new municipal investment to replace, enhance or build new infrastructure to implement this Plan will be identified through a variety of implementation plans and strategies. These include Secondary Plans and *Avenue Studies*, community service and facility strategies, Community Improvement Plans and other similar city-building initiatives, based on population and employment growth and existing unmet needs. The identified infrastructure improvements will be provided in a timely manner to service population and employment growth and existing unmet needs. New development will continue to be reviewed to ensure the adequacy of social and physical infrastructure. Where appropriate, staging or phasing of new development will be provided for where infrastructure improvements are required to service anticipated growth.
3. New funding mechanisms will be pursued to provide monies for investment in facilities, services and amenities.
4. City resources, especially lands and buildings, will be used to their best strategic advantage to advance the city-building objectives of this Plan and associated implementation plans and campaigns, and to leverage other public and private investment.

5.3.4 LEADERSHIP AND ADVOCACY

The City influences the way Toronto grows through its vision, investments, services, programs and planning decisions. The City must be a leader, demonstrating conviction and determination if Toronto is to flourish. Such leadership will take different forms, including advocacy to advance Toronto's interest on the regional, provincial, national and international stage.

The City must also lead by example, promoting continuous improvement and excellence in every aspect of city living. Toronto has to work with other cities and levels of government to establish new legislative powers and sources of sustainable funding that are needed to create a future with an enviable quality of life. The role of Toronto as Ontario's capital city and as a major net contributor to the regional, provincial and national economy needs to be recognized and fostered through a greater level of ongoing commitment and investment by senior levels of government.

Policies

1. To achieve the goals and objectives of this Plan, the City will:
 - a) lead by example and pursue excellence and leading edge practices in all fields of municipal endeavour;
 - b) advocate for new legislative powers and sustainable revenue sources commensurate with the expectations placed on Toronto to deliver services and programs and an excellent urban quality of life;

CHAPTER FIVE

- c) exert influence through policy levers and partnerships; and
- d) seek partnerships with other levels of government, the business sector, labour and non-governmental and community organizations.

5.3.5 GREAT CITY CAMPAIGNS

Municipal governments cannot build great cities on their own. The City can lead by example, but ultimately leadership needs to be shared with business leaders, other public institutions, non-governmental organizations, community groups, residents and community volunteers to unleash ideas, energies and resources in common ventures. A city is successful when all sectors care enough to give their time, effort and money to build cultural centres, restore natural heritage features, find competitive alternatives to the private automobile or plant trees in their neighbourhood. A city with engaged and informed residents and business sector will attract greater levels of involvement and investment from other levels of government.

The campaigns for a Great City are intended to complement the other implementation tools and strategies of this Plan. The campaign approach can attract new resources and tap energies that bring lasting benefits to Toronto, both in the form of tangible improvements and engaged resident and business communities. Under this general umbrella campaign, leadership is needed to improve key areas of our quality of life such as:

- creating beautiful public spaces;
- providing transportation options that reduce auto dependency;
- building housing to meet the needs of all residents;
- greening the City; and
- supporting a dynamic downtown that is the business and cultural centre of Canada.

A campaign is defined by partnerships and alliances that rally support for reinvestment in the City's economic, social, cultural and environmental resources. Individual campaigns would typically be more focussed on a specific aspect of these broader objectives in order to be manageable. The City's role in campaign activity will vary, but the key role will be to identify needs and help bring people together to create self-directed, arms-length campaign teams, provide support and guidance for them and assist in project planning and implementation where assistance is needed.

Policies

1. Campaigns and campaign projects will promote creative community partnerships, public engagement and community based leadership

Successful Community-Led Campaign Precedents in Toronto

The *Task Force to Bring Back the Don* is a group working with the support of the City of Toronto to achieve a clean, green and accessible Don River watershed. Working in cooperation with government and non-government organizations, the Task Force has been successful in planning projects, attracting financial and volunteer support and implementing award-winning restoration projects. Since 1989, thousands of trees, shrubs and wildflowers have been planted, clean-up days held, ponds restored and education programs launched.

Recognizing the connection between a flourishing urban forest and a healthy city, Toronto's *Tree Advocacy Program* was launched in 2000 to supplement existing tree planting efforts. While the City of Toronto allocates funding for the program, the generous contributions of volunteer effort and money by individuals, community organizations and corporations are the main reason for its success. Every year tens of thousands of trees and shrubs are planted at sites across the City.



The City of Toronto working with citizens on environmental regeneration projects



The Toronto Music Garden: A model for future campaign partnerships



Tree Advocacy Program: Community participation is the root of its success

and where appropriate, link with existing City initiatives, to maintain a vital, attractive, inclusive and economically competitive Toronto.

2. Campaigns and campaign projects will engage community groups, business and industry, non-governmental organizations, our universities and colleges, the arts and cultural communities, Council and representatives of other levels of Government to achieve progress over time in the priority areas:
 - a) creating beautiful places that improve public spaces and streetscapes;
 - b) providing transportation options that reduce auto dependency;
 - c) building housing that meets the needs of all Torontonians;
 - d) greening Toronto through naturalization, planting trees and acquiring and protecting natural areas; and
 - e) supporting a dynamic downtown.

Other priority improvement areas for campaigns may be identified by the City from time to time to advance this Plan's city-building vision and reflect changing community concerns and priorities.

5.4 MONITORING AND ASSESSMENT

The Plan is a high level policy document intended to guide decision making over the long term. Even so, course correction will still be needed over the life of the Plan and policy changes may be warranted from time to time. New implementation initiatives will be needed and priorities will require adjustment in response to the varied and changing conditions in the City. Monitoring facilitates our ability to respond to these changes and can improve the quality of our decision making. Responsiveness, adaptability and continuous improvement will be enhanced through a commitment to tracking key indicators of social, economic, environmental and fiscal conditions, and by understanding the real changes to our quality of life and their underlying causes. It is vital to monitor and track how far we have come and to see how we can do even better.

Progress and success can be gleaned from periodic assessments of the Plan's key elements and city-building agenda. These periodic assessments will look at the success of the growth management strategies of the Plan, the quality of the living and working environments we have created and Toronto's evolving relationship with the broader urban region. These assessments may reveal new emerging priority areas that should be addressed through Secondary Plans, Community Improvement Plans, strategic reinvestment initiatives or changes to the Plan itself. As required by the *Planning Act*, every five years Council will determine whether there is a need to review the Official Plan.

Policies

1. Appropriate targets and indicators will be established to serve as a basis for assessing progress toward achieving the objectives of this Plan. Progress will be assessed periodically and will be informed by analyses of:
 - a) the social, economic, environmental and fiscal trends affecting the City, the region, the province and the country;
 - b) population, employment and housing trends;
 - c) changing travel patterns;
 - d) changes in the legislative environment; and
 - e) social and physical infrastructure improvements required and provided to serve growth in population and employment.
2. The need to review and revise this Plan will be considered every five years to ensure the continued relevance of the Plan's policies and objectives in light of changing social, economic, environmental, legislative and fiscal circumstances. This assessment will examine achievements in the Plan's growth management strategy, the quality of the living and working environments created, the impact of growth in population and employment upon the services and quality of life enjoyed by residents and workers and Toronto's evolving relationship with the broader urban region, among other matters. The need for new implementation initiatives will also be considered at least every five years, or sooner as circumstances warrant.

5.5 THE PLANNING PROCESS

The *Planning Act* encourages public involvement in the planning process and enables Council to require an applicant to provide, at the time a planning application is made, information Council determines is needed to make an informed decision. Regulations under the *Planning Act* and the *City of Toronto Act* prescribe application requirements. The legislation also enables a municipality to identify requirements, beyond those prescribed, by having complete application policies in the Official Plan. The prescribed requirements of the *Planning Act* and the *City of Toronto Act*, in addition to the Official Plan requirements, form the City's minimum application requirements. Council may refuse to accept or further consider a planning application until all such materials have been received.

Applicants are required to attend a pre-application consultation meeting with City staff prior to submission of a planning application. Applicants are also encouraged, but not required, to consult with the Ward Councillor and local community prior to submission of a planning application.

Following the submission of a planning application, Council will determine whether the City is satisfied with pre-application community consultation, in particular any pre-application community meeting(s)

held in accordance with City standards, and whether one or more subsequent community meetings will be required under the provisions of Policy 5.5.1(c)(ii).

In accordance with the *City of Toronto Act*, Council may delegate by by-law its duty to notify applicants whether their submission is complete or incomplete.

The City will make materials related to a complete application available to the public in accordance with the requirements of the *Planning Act* and the provisions of this Plan.

Information and materials to be made available to the public for review will be provided upon request in electronic and/or paper copy form at a fee not to exceed the City's actual cost in providing such information or material.

"Minimum application requirements" refers to all requirements of the *Planning Act*, the *City of Toronto Act* and the City of Toronto's Official Plan. Application requirements will be discussed during a mandatory pre-application consultation meeting.

When seeking development approvals from the City, applicants should refer to the City of Toronto Development Guide which outlines the City's development review process.

Policies

1. Public Involvement

A fair, open and accessible public process for amending, implementing and reviewing this Plan will be achieved by:

- a) encouraging participation by all segments of the population, recognizing the ethno-racial diversity of the community and with special consideration to the needs of individuals of all ages and abilities;
- b) promoting community awareness of planning issues and decisions, through use of clear, understandable language and employing innovative processes to inform the public, including the use of traditional and electronic media; and
- c) providing adequate and various opportunities for those affected by planning decisions to be informed and contribute to planning processes, including:
 - i. encouraging pre-application community consultation;
 - ii. holding at least one community meeting in the affected area, in addition to the minimum statutory meeting requirements of the *Planning Act*, for proposed Official Plan and/or Zoning By-law amendments prior to approval;
 - iii. ensuring that information and materials submitted to the City as part of an application during the course of its processing are made available to the public; and
 - iv. ensuring that draft Official Plan amendments are made available to the public for review at least twenty days prior to statutory public meetings, and endeavouring to make draft Zoning By-law amendments available to the public for review at least ten days prior to statutory public meetings, and if the draft amendments are substantively modified, further endeavouring to make the modified amendments publicly available at least five days prior to consideration by Council.

2. Mandatory Pre-Application Consultation and Complete Applications

A pre-application consultation meeting with City staff shall be required prior to the submission of an application for Official Plan Amendment, Zoning By-law Amendment, Plan of Subdivision, and/or Site Plan Control Approval, in accordance with the pre-application consultation by-law pursuant to the *Planning Act* and the *City of Toronto Act*. Applications to amend the Official

CHAPTER FIVE

Plan, to amend the Zoning By-law and applications for Plan of Subdivision, Site Plan Control Approval, Plan of Condominium or Consent to Sever will comply with the City's minimum application requirements. For all lands in the City of Toronto, the Official Plan requirements are identified in Schedule 3 of the Official Plan and Chapters 2 to 4 of the Official Plan. For specified lands, additional Official Plan requirements may also be contained within applicable Secondary Plans and Site and Area Specific Policies.

5.6 INTERPRETATION

The following policies provide guidance for the understanding and interpretation of the text, maps, schedules, figures and images of this Plan.

Policies

1. The Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.
 - 1.1 The Plan is more than a set of individual policies. Policies in the Plan should not be read in isolation or to the exclusion of other relevant policies in the Plan. When more than one policy is relevant, all appropriate policies are to be considered in each situation. The goal of this Plan is to appropriately balance and reconcile a range of diverse objectives affecting land use planning in the City.
2. Maps 2, 3, 4, 5, 6, 7A, 7B, 8(C), Maps 13-23 inclusive and Map 37 are part of the Official Plan. Maps contained in Chapters Six and Seven are part of this Plan with the exception of Maps 24 to 35 inclusive. All other mapping is provided for information and is not part of this Plan.
3. The shaded text within Chapters One to Five contains the policies of the Official Plan. Unshaded text and sidebars within Chapters One to Five are provided to give context and background and assist in understanding the intent of policies but are not policy. Changes to the unshaded text and sidebars will only be made as part of and subject to a review of the Official Plan mandated under the *Planning Act* resulting in an Official Plan Amendment, or as part of and subject to amendments to related Official Plan policies. All the text in Chapters Six and Seven contain policies of the Official Plan.
4. Illustrations and photos are included for the purpose of illustration only and are not part of the Official Plan.
5. Boundaries of land use designations on Maps 13-23 inclusive are general except where delimited by a defined Secondary Plan or area specific policy, or where they coincide with fixed distinguishable features such as roads, public laneways, utility corridors, railroads, watercourses or other clearly defined physical features.

In all other instances, the boundaries of land use designations will be determined by a review of:

- a) existing zoning by-laws;
- b) prevailing lot depths;
- c) orientation of lot frontages;
- d) lot patterns; and
- e) land use patterns.

Where the intent of the Plan is maintained, minor adjustments to boundaries will not require amendment to this Plan. In those situations where Council determines that greater certainty is desirable, area specific mapping will be adopted through an amendment to this Plan.

6. The policies of this Plan apply to the areas subject to Secondary Plans contained in Chapter Six, except in the case of a conflict, the Secondary Plan policy will prevail.
7. The policies of this Plan will apply to areas subject to site/area specific policies contained in Chapters Six and Seven except where in the case of a conflict, the site/area specific policy will prevail.
8. The implementation of this Plan will take place over time and the use of words such as “will” or “must” should not be construed as Council’s commitment to proceed with all of these undertakings immediately. These will typically occur in a phased manner, subject to budgeting and program availability.
9. The indication of any proposed roads, parks, municipal services or infrastructure in policy text or on Plan maps or schedules, including Secondary Plan maps or schedules, will not be interpreted as a commitment by the City to provide such services within a specific time frame unless otherwise stated elsewhere in the Plan. Minor adjustments to the location of these features do not require an amendment to the Plan provided they meet the intent of the Plan.
10. The indication of any proposed roads, parks, services or infrastructure in policy text or on Plan maps or schedules, including Secondary Plan maps or schedules, will not be interpreted as necessarily being specifically or solely the responsibility of the City to provide, finance or otherwise implement.
11. Provided that the purpose, effect, intent, meaning and substance are in no way affected, the following technical revisions to this Plan are permitted without Official Plan amendments:
 - a) changing the numbering, cross-referencing and arrangement of the text, tables, schedules and maps;
 - b) altering punctuation or language for consistency;
 - c) correcting grammatical, dimensional and boundary, mathematical or typographical errors; and
 - d) adding technical information to maps or schedules.
12. All planning decisions and city-building activities will recognize the requirements of the federal and provincial governments and their agencies, including but not limited to:
 - a) federal and provincial legislation;

- b) statements of policy direction on matters of provincial interest; and
 - c) applicable standards and guidelines.
13. When an application for rezoning or minor variance is received in a *Neighbourhood*, *Apartment Neighbourhood*, or *Mixed Use Area* adjacent to a *Neighbourhood* or an *Apartment Neighbourhood* for which an *Avenue Study* or a zoning review has been completed, and where no numeric height or density limit is specified in this Plan:
- a) a determination will be made as to whether or not such height and/or density limits as are contained in the applicable Zoning By-law implement the Plan, irrespective of whether enactment of the By-law pre-dates approval of the Plan; and
 - b) where they implement the Plan, such limits will be considered to be an important element and point of reference in the assessment of the application. Any increase beyond these limits will require appropriate planning justification consistent with the policies of the Plan.
14. All Schedules and Appendices to the Official Plan, including those found in Secondary Plans, will be maintained, updated and published so as to remain as current as practicable.
15. Use of the word "will" is prescriptive, to be interpreted as equivalent to "shall" unless the context clearly indicates otherwise.