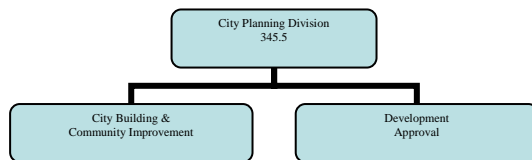


## City Planning Division

*To guide and manage the City's physical change and growth, and the effects on the social, economic and natural environment while seeking to enhance the quality of life for Toronto's diverse residential and business communities.*

### Program Profile

The City Planning Division's total 2007 recommended staff complement is 345.5 in the following services:



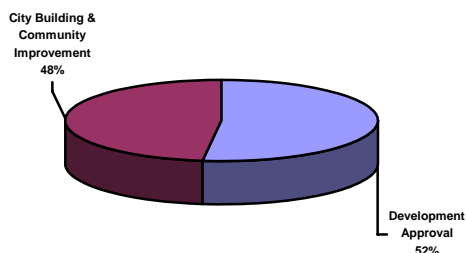
### 2007 Key Strategic Directions and Priorities

- Public engagement
- Building complete communities
- Transit supportive development
- Integrated transportation
- Affordable housing
- Environmental sustainability
- Beautiful places and spaces
- Protecting employment

### 2006 Key Accomplishments

### 2007 Recommended Operating Budget by Service

**Total = \$33.865 Million (Gross)**



- 4,154 Development Applications Processed
- Secured OMB approval of the new Official Plan *(save and except for certain housing policies, Special Policy Areas and a number of site specific appeals).*
- Responded to significant Provincial Planning initiatives: Places to Grow Plan, City of Toronto Act (Bill 53); Planning Act Reform (Bill 51)
- City Council adoption of Design Review Pilot Program
- St. Clair Avenue Transit EA completed and construction of first phase of exclusive transit lanes completed.
- City Council adoption of Heritage Property Tax Rebate Program

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## 2008 / 2009 Outlook

The City Planning Division will continue its commitment to guide and manage the growth and physical form of the city, and recommend strategies to enhance the urban environment and quality of civic life for Toronto's residents and business community. The Division will review and process a wide variety of development approval applications and work with diverse stakeholders, solicit public input, conduct research and develop policies that guide decision-making in responding to growth-related issues which include:

- Encouraging compact growth and intensification
- Creating viable "vertical" communities
- Protecting existing stable residential neighbourhoods
- Providing affordable housing & preserving existing stock
- Renewing and replacing public infrastructure
- Protecting the natural environment
- Enhancing community engagement
- Raising the quality of architecture and Urban Design

## Background

The City of Toronto Planning Division is set up with four geographic districts west, north, south and east and four functional sections: Community Planning, Policy and Research, Transportation and Urban Design. The Division's broad outline of mandate includes the following:

- Managing growth and physical form of the City
- Recommending strategies to enhance the urban environment and quality of civic life for Toronto resident and business communities
- Balancing City-wide objectives and community interests
- Balancing private and public interests
- Development Review
- Policy Development
- Committee of Adjustment
- Heritage Preservation

### Program Objectives for 2007

#### CORE BUSINESS

- Development Application approvals with extensive community consultation
- Official Plan – resolve outstanding site specific appeals through adjudication at the OMB or through settlements, as appropriate and complete Central Waterfront Plan – OMB hearing
- Area-based study work – Quarry Lands Review, York University Secondary Plan, Spadina Subway Extension Detailed Design, Downtown Growth Management Study, Don Mills Road Transit Improvements Environmental Assessment, Kingston Road Transit Improvements Environmental Assessment, Bremner Boulevard Transit EA, Waterfront Transit EA
- Zoning Bylaw Review – roll out of new Parking standards for residential and commercial uses; extensive public consultation process to be launched
- Responding to substantial Provincial policy and legislative initiatives, including policy development related to: Planning Act Reform; Greater Golden Horseshoe Growth Plan; and Regulations under the new City of Toronto Act
- Complete Heritage Management Plan – Phase 1

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**Program Objectives for 2007 ... continued**

**MAYOR'S MANDATE FOR A CLEANER AND MORE BEAUTIFUL CITY:**

- Implement enhanced Civic Improvement Program, improving the public realm and contributing to the Mayor's Mandate for a "Greener City" and a "Creative City"
- 'Special Places' program to create and beautify urban plazas, gateways, squares
- Initiate Public Space Beautification Plan
- Strong promotion and support for the biennial Architecture and Urban Design Awards
- Participants in interdepartmental initiative for beautiful and functional street furniture
- Support and development of design review panels to raise standards and awareness of architectural and design excellence in pilot areas
- Support for Heritage preservation – implement enhanced heritage rebate tax rebate program, completion and implementation of Archaeological Master Plan and heritage conservation districts.

**MAYOR'S MANDATE FOR A GREENER CITY:**

- Complete cost benefit analysis for Toronto Green Development Standard
- Support for Environmental initiatives – sustainability guidelines, green roofs, natural heritage guidelines

**COMMUNITY ENGAGEMENT/IMPROVED SERVICES TO THE PUBLIC:**

- Early and meaningful consultation on development applications and improved access for the public to planning information through multiple channels
- Better communications with neighbourhoods, resident's associations, schools on Official Plan and planning issues
- Provide better access to planning information through the internet, electronic message boards, email and additional brochures

## Development Approval

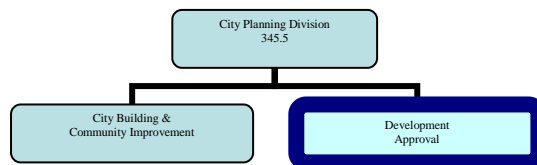
### Program: City Planning Division

#### Service Area Description:

- Development approval application review including: amendments to the Official Plan and zoning by-laws, site plan approvals, plans of subdivision and condominium and part lot control
- Committee of Adjustment – minor variances, consents
- Sign By-law Variance Application Review – Toronto & East York District
- Review alterations to Heritage buildings
- Attendance at Ontario Municipal Board hearings to defend City Council's decision on various planning matters

#### Service Levels provided (2006)

- 4,154 Development Approval Applications
- 15,254 residential units approved.
- Case management of planning and building approvals of large projects including the Four Seasons and Shangri La Hotel/Condominium Development, Telus Office Tower, Warden Wood Community, Don Mills Centre redevelopment, Parkway Forest, 1900 Sheppard Avenue West – TCHC transitional housing project, Queenston Square and Lakeshore Blvd. project and Sheppard & Weston.
- Engaged the public about the choices and consequences of new development in Toronto through regular community planning meetings on development applications.
- Reviewed all applications for alterations to Heritage buildings for a growing inventory.
- Established City Planning Process Implementation Team (CPIT) to review and improve business practices and continued to enhance public access to planning process information through Web pages.



#### ***Emerging Challenges and Opportunities:***

##### ***Challenges***

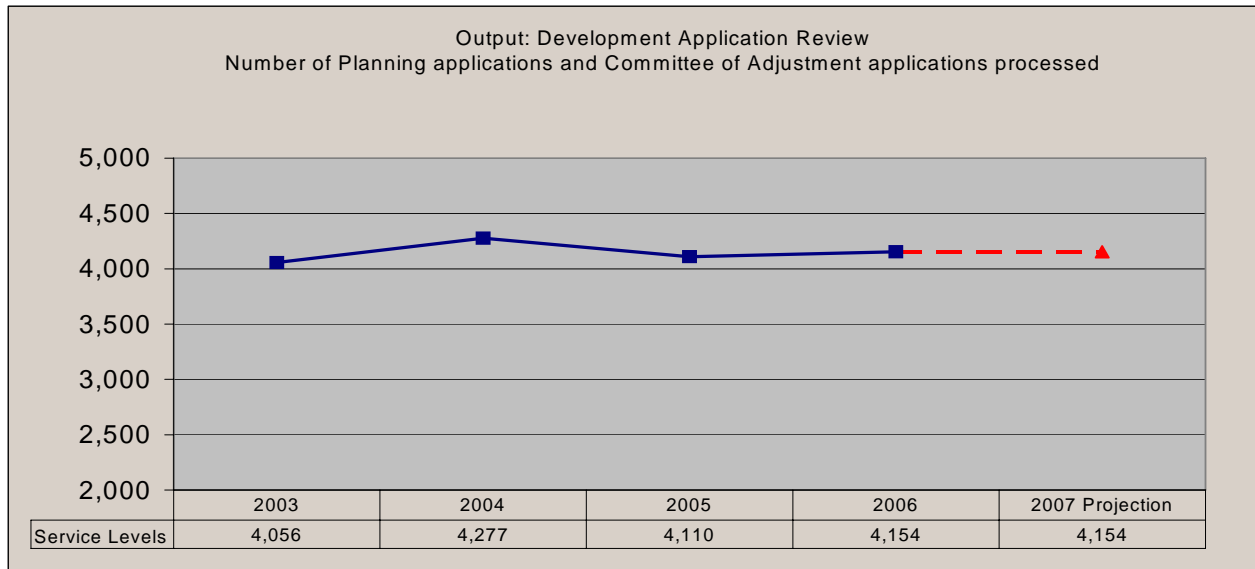
- Enhanced community engagement/consultation and requests for additional local area studies, continue to add significant pressure on existing resources
- Implementing new practices resulting from legislative changes (e.g. *Planning Act*, *City of Toronto Act*), improving the planning process, etc.
- Responding to the growing number of properties on the Heritage Inventory

##### ***Opportunities:***

- Contribute to attainment of Mayor's Mandate for a cleaner and more beautiful city – Design Review Pilot Project, Public Space Beautification Plan, enhanced civic improvement program, Architecture & Urban Design Awards
- Contribute to attainment of Mayor's Mandate for a greener city – comprehensive climate change plan, implement the Toronto Green Development Standard
- Partnerships/collaboration with other City divisions and governments – Integrated Transportation Strategy, Spadina Subway Expansion, etc.

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### Key Performance Measures:



This measure indicates the number of applications received and processed annually by the City Planning Division, and includes all applications (Committee of Adjustment, Official Plan and Zoning By-law amendments, Site Plan, Plans of Sub-division, Condominium approval and Part Lot Control). The number of applications received has tended to remain fairly stable over the years.

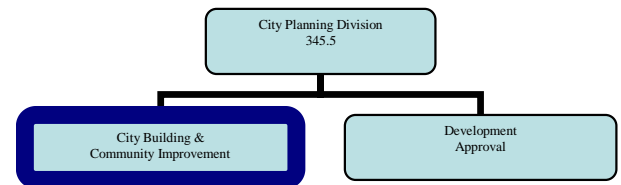
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# City Building & Community Improvement

## Program: City Planning Division

### Service Area Description:

- City-wide policy development and implementation of the Official Plan and Zoning By-law.
- Area-based policy studies and Secondary Plans, Avenue Studies, community liaison and input into city-wide policy studies.
- Ongoing monitoring and assessment of trends affecting the City, including the annual Employment Survey.
- Supporting Council's decision-making with policy advice on Provincial initiatives such as Growth Management, Greenbelt protection and Planning Act Reform.
- Protecting and preserving the City's architectural, archaeological and cultural heritage through education, financial incentive programs, heritage designations, conservation districts.
- City-wide, GTA-wide and inter-governmental transportation planning initiatives, travel demand forecasting and monitoring, leading district transportation studies, including Environmental Assessment work and developing implementation strategies.
- Improving the public realm through Design Guidelines and Implementation; Design Promotion and Public Engagement and provision of legislative mapping (Official Plan and Zoning By-law), thematic mapping and graphic visualization of design options and planning concepts
- Attendance at Ontario Municipal Board hearings to defend City Council's decision on various planning matters



### *Emerging Challenges and Opportunities:*

#### **Challenges**

- Enhanced community engagement/consultation and requests for additional local area studies, continue to add significant pressure on existing resources
- Implementing new practices resulting from legislative changes (e.g. *Planning Act*, *City of Toronto Act*), improving the planning process, etc.
- Responding to the growing number of properties on the Heritage Inventory

#### **Opportunities:**

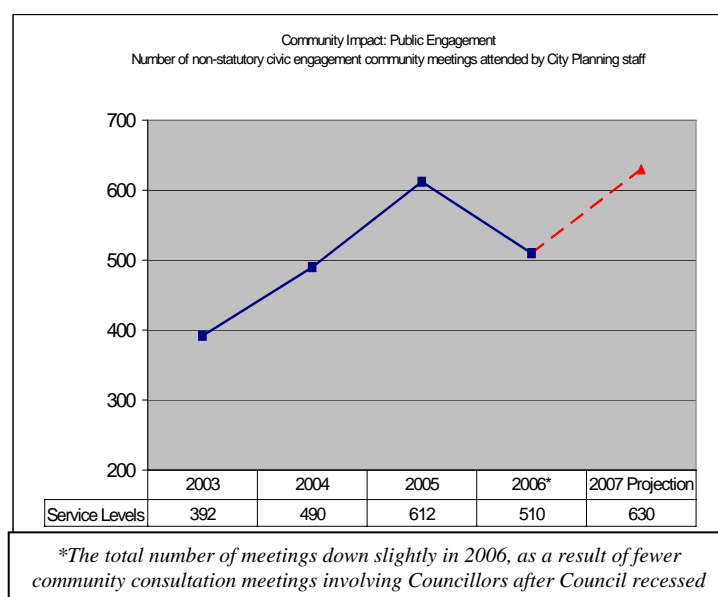
- Contribute to attainment of Mayor's Mandate for a cleaner and more beautiful city – Design Review Pilot Project, Public Space Beautification Plan, enhanced civic improvement program, Architecture & Urban Design Awards
- Contribute to attainment of Mayor's Mandate a greener city – comprehensive climate change plan, implement the Toronto Green Development Standard
- Partnerships/collaboration with other City divisions and governments – Integrated Transportation Strategy, Spadina Subway Expansion, etc.

## Service Levels provided (2006)

- Secured OMB approval of the new Official Plan (save and except for certain housing policies, Special Policy Areas and a number of site specific appeals); and continued development of new Zoning By-law
- Area-based policy studies and Secondary Plans, Avenue Studies, community liaison and input into city-wide policy studies and symposiums, including: East Bayfront Zoning By-law, King Spadina Secondary Plan Review, Bloor Street Visioning Study, Steeles Markham Retail Review, Castlefield/Caledonia Design Charette, Tall Buildings Symposium.
- Engaged the public about the choices and consequences of new development in Toronto through 2 Avenues studies, 15 charettes and over 500 neighbourhood workshops and regular community planning meetings on development applications.
- Transportation planning analysis and support for numerous transportation and transit projects and environmental assessments, including: Spadina Subway Extension EA, Don Mills Road Transit Improvements EA, Six-Points Area Transportation Study, etc.
- Responded to substantial Provincial Planning initiatives, including: Places to Grow Plan, City of Toronto Act (Bill 53), Planning Act Reform (Bill 51).
- Designated two new Heritage Conservation Districts and implemented several Heritage Preservation initiatives
- Council approval of key Urban Design initiatives, including: implementation of Design Review Pilot project, Tall Building Guidelines, and Public Art Guidelines.
- Conducted two major travel surveys including the city-wide Commuter Attitudes Survey and Yonge/Eglinton Employee Travel Survey.

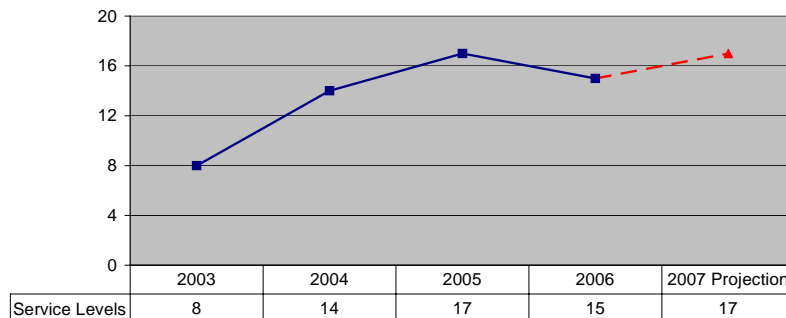
## Key Performance Measures:

- **Community Impact Measure:**



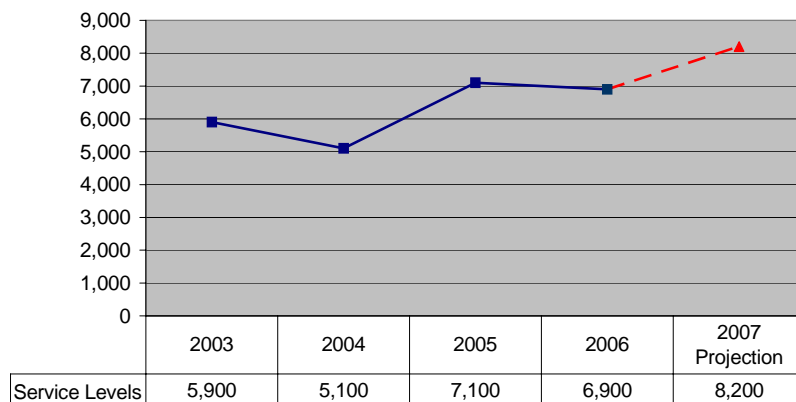
This measure is a general indicator of community engagement carried out by staff of the City Planning Division. In 2004, the number of public meetings rose as a result of public consultations on the St. Clair Avenue transit project, the Zoning Bylaw Project, local area studies and additional requests from Councillors and communities for more meetings around complex planning projects. This trend has continued dramatically throughout 2005 both with respect to development applications and Heritage Preservation Services initiatives.

Community Impact: Public Engagement  
Number of design charettes/workshops held



This indicator shows the increase and levelling off in the number of design charettes and workshops held since 2002. This form of civic engagement has proven to be most effective in achieving consensus around design and development issues as it brings together stakeholders in a constructive exercise.

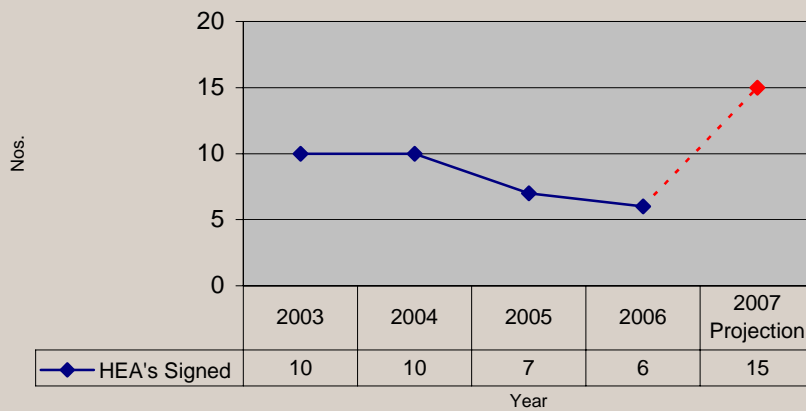
Community Impact: Urban Design and Architecture  
Number of linear metres of streetscape enhancements



This measure roughly shows the extent of community impact of civic improvement activities across the City. With limited resources, the Civic Improvement Program leverages design improvements to streetscapes being reconstructed by other Divisions and ABCs (e.g. Transportation Services, TTC).

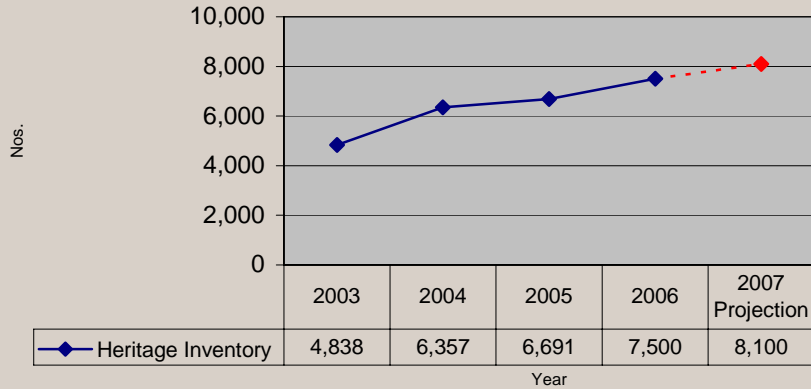


### Heritage Easement Agreements Signed



This measure reflects the number of heritage easement agreements (“HEA”) entered into between the City and property owners on a voluntary basis. These agreements are registered on title and are an effective tool to prevent the demolition or alteration of the heritage portions of a building.

### Heritage Inventory



This measure includes the number properties in Toronto which are listed individually or by area in Heritage Conservation Districts and the number of designated properties in order to identify and preserve the heritage fabric of the City.