

**Official Plan Environmental Policies**

**CITY OF TORONTO**

**BY-LAW No. 1158-2015**

**To adopt Amendment 262 to the Official Plan of the City of Toronto with respect to the Environmental Policies and Designation of Environmentally Significant Areas.**

Whereas authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P.13, as amended, to pass this By-law; and

Whereas Council of the City of Toronto has provided information to the public, held a public meeting in accordance with Section 17 of the *Planning Act* and held a special public meeting in accordance with the requirements of Section 26 of the *Planning Act*;

The Council of the City of Toronto enacts:

1. The attached Amendment No. 262 to the Official Plan of the City of Toronto is hereby adopted.

Enacted and passed on November 3, 2015

Frances Nunziata  
Speaker

Ulli S. Watkiss  
City Clerk

(Seal of the City)

## AMENDMENT NO. 262 TO THE OFFICIAL PLAN OF THE CITY OF TORONTO

The following text and schedule constitute Amendment No. 262 to the Official Plan for the City of Toronto:

### CHAPTER 1: Making Choices

1. Section 1 Making Choices, Page 1-2, second paragraph starting with, "The vision of the Plan...A city with:" is amended by deleting the sixth bullet and adding the following new bullets as follows:

- "a healthy natural environment including clean air, soil, energy and water;
- infrastructure and socio-economic systems that are resilient to disruptions and climate change;
- a connected system of natural features and ecological functions that support biodiversity and contribute to civic life;"

And by adding the following as a new eleventh bullet:

- "a ravine system that offers wilderness, respite, recreation, beauty and a link to our past."

2. Section 2 Principles for a Successful Toronto, *A City of Connections*, Page 1-4, is amended by replacing the word "network" with the word "system" in the fourth bullet.

3. Add a new sidebar to Page 1-2, following the sidebar on the 'Strategic Plan' as follows:

#### "Climate Change, Clean Air and Sustainable Energy Action Plan

Climate change is one of the biggest challenges facing our planet. Toronto is committed to addressing this challenge through leadership and providing a sustainable future for all Torontonians. The City's Climate Change Action Plan (2007) outlines the City's response to climate change and poor air quality. Actions on climate change include reducing harmful emissions and building a clean, resilient City.

Our weather is changing. The City expects hotter, drier summers, more heat waves; warmer and milder winters; and fewer, but much more intense, summer rainfall events. These changes will impact how we design City buildings, infrastructure and the public realm to be resilient to changing weather and how we manage our forests and natural resources."

### CHAPTER 2: Shaping the City

4. Section 2.1: Building a More Liveable Urban Region (Page 2-1), Section 2.1, third bullet, first sentence is amended by deleting the words "by the Oak Ridges Moraine, on the west by the Niagara Escarpment" and adding the words "west, and east by the Greenbelt, which includes the Niagara Escarpment, the Oak

Ridges Moraine, and the Protected Countryside". The second sentence is amended by deleting the word "ecologically" and adding the words "and to natural ecosystems beyond our boundaries" to the end of the sentence, so that the amended bullet reads as follows:

- "Toronto is part of the larger biophysical region that is bordered to the north, west and east by the Greenbelt, which includes the Niagara Escarpment, the Oak Ridges Moraine, and the Protected Countryside, and to the south by Lake Ontario. The major watersheds found in this larger region connect Toronto to many other communities and to natural ecosystems beyond our boundaries. Trunk water and wastewater lines also connect municipalities throughout the GTA."

5. Section 2.2.2 Centres: Vital Mixed Use Communities, Policy 2 is amended by adding two new sub-sections as follows:

"m) assess opportunities for:

- i) energy conservation, including peak demand reduction;
- ii) resilience to power disruptions;
- iii) small local integrated energy solutions that incorporate renewables, district energy, combined heat and power or energy storage through preparation of a Community Energy Plan; and

"n) assess opportunities for green infrastructure including tree planting, stormwater management systems and green roofs."

6. Section 2.2.2 Centres: Vital Mixed Use Communities is amended by adding a new sidebar titled *Community Energy Planning* as follows:

"Community Energy Planning

Community Energy Planning (CEP) is an area-based approach to energy planning that models energy needs for existing and future development. The CEP will identify opportunities to conserve energy and reduce demand and emissions, including the energy component in water, solid waste and transportation choices."

7. Section 2.2.3 Avenues: Reurbanizing Arterial Corridors, Policy 2 is amended by adding the words "including green infrastructure" to sub section 2a) i) so the policy now reads as follows:

"i) streetscape improvements including green infrastructure;"

8. Section 2.2.3 Avenues: Reurbanizing Arterial Corridors, Policy 2 and by adding the following new sub-section v):

"v) opportunities for energy conservation including peak demand reduction, improved resilience to power disruptions and high efficiency local generation and distribution."

9. Section 2.3.2 Toronto's Green Space System and Waterfront, is amended by replacing the words 'our natural ecosystem' in the first paragraph, second sentence of the non-policy text with the words "natural ecosystems both within and beyond our boundaries." so the text now reads as follows:

"This system is vital both to our quality of life and to the health of natural ecosystems both within and beyond our boundaries."

and by replacing the third paragraph with the following:

"The *Green Space System* provides many benefits for the City. These lands:

- form the core of the City's natural ecosystems providing habitat for flora and fauna and including most of our significant natural heritage features and functions;
- help sustain our natural environment by cleaning the air, recharging groundwater, cleaning our watercourses and limiting damage that might arise from flooding and soil erosion;
- include natural and hydrological connections that link Lake Ontario to the larger biophysical region and its ecological systems;
- provide a variety of landscapes for reflection, contemplation and appreciation of nature;
- improve human health by offering opportunities for passive and active recreation, community gardens and environmental education; and
- offer unique tourism and entertainment destinations attracting visitors from across the region and elsewhere."

10. Section 2.3.2 Toronto's Green Space System and Waterfront, Policy 3 is amended by deleting the words "linking additional parks and open spaces by:" and by replacing sub-section a) with the following "a) acquiring linkages between existing parks and open spaces, where feasible; and" so that the policy now reads as follows:

"3. The Green Space System will be expanded by:

- a) acquiring linkages between existing parks and open spaces, where feasible; and"

11. Section 2.3.2 Toronto's Green Space System and Waterfront, Policy 6 is amended by adding the following new subsection g) as follows:

"g) maintain and enhance the natural heritage value of lands near or along the water's edge by protecting existing habitat and, where appropriate, restoring and enhancing habitat."

12. Section 2.3.2 Toronto's Green Space System and Waterfront, Policy 10 is amended by replacing the words "Rouge Park" with the words "Rouge National Urban Park" so that the policy now reads:

"10. The year-round recreational use of unique regional resources such as Toronto Island Park and Rouge National Urban Park will be encouraged."

13. A new sidebar titled *Rouge Valley Area* is inserted adjacent to Section 2.3.2 as follows:

"Rouge Valley Area

The Rouge Valley area is an important part of Toronto's Green Space System. It forms part of a continuous ecological corridor that runs through the City and connects the natural systems of Lake Ontario to the Oak Ridges Moraine. Lands within the Rouge Valley are designated as Greenbelt Protected Countryside and are subject to the policies of the Greenbelt Plan (2005). In recognition of the significance of the Rouge Valley, the federal government has established a national park which extends from Lake Ontario to the Oak Ridges Moraine, including lands within the Rouge Valley area of Toronto. The Rouge National Urban Park Management Plan sets out a long-term vision for and guides the management and operation of lands within the park."

## CHAPTER 3: Building a Successful City

14. Section 3.1 The Built Environment, last paragraph of the non-policy text is amended by adding the words, "environmentally sustainable design" so that the revised non-policy text will read:

"This Plan demands that both the public and private sectors commit to high quality architecture, landscape and urban design, consistent with environmentally sustainable design and energy efficiency standards."

15. Section 3.1.2 Built Form is amended by adding a new sidebar titled 'Green Infrastructure' near policy 7 as follows:

"Green Infrastructure

Green infrastructure means natural and human-made elements that provide ecological and hydrological functions and processes. Green infrastructure may include components such as natural heritage features and systems, parklands, stormwater management systems, street trees, urban forests, natural channels, permeable surfaces, and green roofs."

16. Section 3.3 Building New Neighbourhoods, Policy 1a) is amended by adding the words "including adequate space for planting of trees" so that the policy now reads:

"a) the pattern of streets, development blocks, open spaces and other infrastructure, including adequate space for planting of trees;"

17. Section 3.3 Building New Neighbourhoods, Policy 1, is amended by adding new sub-sections f), g) and h) as follows:

"f) a strategy 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;

g) a strategy for stormwater management and water conservation; and

h) a strategy for waste management."

18. Section 3.4 Natural Environment is amended by deleting the 'Toronto's Environmental Plan' and the 'Managing Water Consumption' sidebars.

19. Section 3.4 Natural Environment, non-policy text, Page 3-24 second paragraph is amended by deleting the reference to "green design" and replacing with the words "sustainable design and construction practices." and by adding a new paragraph following the second paragraph as follows:

"The impacts of a changing climate need to be fully considered in new development and redevelopment activities, in our stewardship of the natural environment and in infrastructure planning and watercourse management. Future weather studies undertaken by the City indicate an expected increase in the magnitude and frequency of heat waves and intense precipitation events. The weather changes associated with climate change must inform new ways of planning and design to promote a healthy natural environment and safe, resilient communities."

20. Section 3.4 Natural Environment, non-policy text, Page 3-24 third paragraph is

amended by:

- a) adding the new sentence "Human Settlement has dramatically changed the landscape of Toronto." to the beginning of the paragraph;
- b) in the second sentence adding the word "remaining" after the word "Our" and by adding the following words to the end "and provide important ecosystem functions";
- c) inserting a new sentence following the third sentence: "The natural heritage system is important to the City both within and beyond our boundaries and needs to be protected for the long term."; and
- d) in the fourth sentence deleting the words "The natural heritage system" and replacing them with the word "It".

So that the amended paragraph reads as follows:

"Human settlement has dramatically changed the landscape of Toronto. Our remaining natural heritage features and functions require special attention. They are an evolving mosaic of natural habitats that support the variety of nature in the City and provide important ecosystem functions. The City's significant natural heritage features and functions are shown as the natural heritage system on Map 9. The natural heritage system is important to the City, both within and beyond our boundaries, and needs to be protected for the long term. It is made up of areas where protecting, restoring and enhancing the natural features and functions should have high priority in our city-building decisions. We must be careful to assess the impacts of new development in areas near the natural heritage system. The size of this adjacent impact zone will vary across the City, depending on the local characteristics of the natural heritage system and adjacent areas. The natural heritage system shown on Map 9 is an evolving natural system that may grow beyond these boundaries. There are other areas with natural heritage value that are not shown on the map. As well, there may be other such areas in the future that will have to be identified and protected."

21. Section 3.4 Natural Environment, non-policy text, Page 3-24 fourth paragraph last sentence is amended by adding a comma followed by the words "or other non-invasive species where urban conditions may limit the survival of native species" so the amended sentence now reads as follows:

"We must not only protect the existing urban forest, but also enhance it, especially by planting native trees and trees that increase canopy coverage and diversity, or other non-invasive species where urban conditions may limit the survival of native species."

22. Section 3.4 Natural Environment is amended by deleting the sidebar 'Managing Air Quality' and replacing it with Energy Conservation, Air Quality and Climate Change of it so that it reads as follows:

"Energy Conservation, Air Quality and Climate Change

The Environmental Plan (2000) recommended that the City develop a comprehensive strategy to make Toronto's air clean and free of harmful levels of pollutants. *The Climate Change, Clean air and Sustainable Energy Action Plan, Ahead of the Storm: Preparing Toronto for Climate*

*Change and The Power to Live Green: Toronto's Sustainable Energy Strategy* sequentially build upon the Environmental Plan. Together, these strategies, along with City-specific future weather studies, provide a City-wide road map to significantly reduce greenhouse gas emissions, manage the impacts of climate change and improve air quality.

Local air quality is often poorer near major highways and roadways due to traffic volumes and vehicle emissions and in areas where local pollution becomes entrapped by built form. The expected future weather changes for Toronto include higher temperatures and prolonged heat waves which could worsen smog and air pollution and lead to an increase in health impacts and mortality rates. Strategies and guidelines will provide new integrated solutions to address energy use opportunities, local air quality and climate change."

23. Section 3.4 Natural Environment is amended by replacing portions of the sidebar 'The TRCA: The City's Partner in Managing the Natural Environment' so that it reads as follows:

"The TRCA: The City's Partner in Managing the Natural Environment

The Toronto and Region Conservation Authority plays an important role in managing Toronto's natural environment. The Authority:

- safeguards, manages and restores watercourses, lakes, woodlands, wetlands and natural habitat;
- protects life and property from flooding and erosion through watershed planning, monitoring and maintenance efforts and its regulation under the *Conservation Authorities Act*; and
- provides educational and recreational opportunities for the public.

The Authority's "Living City" vision focuses on three objectives: healthy watercourses and shorelines, regional biodiversity and sustainable communities.

The TRCA was a partner in the City's *Natural Heritage Study* which provided the basis for identifying the natural heritage system for the Plan, as well as advancing TRCA's Living City vision. The Plan sets the stage for the City and TRCA to continue its partnership to create the healthy and sustainable integration of natural ecosystems and human communities in the City and the region beyond."

24. Section 3.4 Natural Environment, Policy 3.4.1 a) iv) is amended by adding the word "watercourses" so it reads as follows:

"iv) cleaning-up contaminated soils, sediment, groundwater, watercourses and buildings;

25. Section 3.4 Natural Environment, Policy 3.4.1 a) v) is amended by adding the words "and light" so that it reads as:

"v) mitigating the unacceptable effects of noise and light; and"

26. Section 3.4 Natural Environment, Policy 3.4.1 b) is amended by replacing the word "preserving" with "sustaining" so that it reads as follows:

"b) sustaining, restoring and enhancing the health and integrity of the natural ecosystem, supporting bio-diversity in the City and targeting ecological

improvements, paying particular attention to:"

27. Section 3.4 Natural Environment, Policy 3.4.1 b) i) is amended by adding the words "locations of" and "both terrestrial and aquatic" so it reads as follows:

"i) locations of habitat for native flora and fauna, both terrestrial and aquatic;"

28. Section 3.4 Natural Environment, Policy 3.4.1 b) is amended by adding four new sub-sections and renumbering as follows:

"iii) ground and surface water contributions to natural features;"

iv) landforms, ravines, watercourses, wetlands and the shoreline and associated biophysical processes;

v) natural linkages between the natural heritage system and other green spaces;

vi) seasonal movements of migrating species;

vii) opportunities for additional habitat provided by the built environment; and

viii) the potential impacts of a changing climate on biodiversity and ecosystem health."

29. Section 3.4 Natural Environment, Policy 3.4.1 c) iii) is amended by adding the words "and greenhouse gas emissions" to the end so the policy reads as follows:

"iii) energy consumption and greenhouse gas emissions; and"

30. Section 3.4 Natural Environment, Policy 3.4.1 e) is amended by adding the words "and considering the potential impacts of climate change that may increase the risk associated with natural hazards" to the end so the policy reads as follows:

"e) reducing the risks to life, health, safety, property and ecosystem health that are associated with flooding, unstable slopes, erosion and contaminated lands and considering the potential impacts of climate change that may increase the risk associated with natural hazards;"

31. Section 3.4 Natural Environment, Policy 3.4.1 is amended by adding a new policy g) as follows:

"g) protecting, improving or restoring the quality and quantity of water and drinking water sources; and"

32. Section 3.4 Natural Environment, Policy 3.4.1 is amended by adding a new policy "h" as follows:

"h) promoting green infrastructure to complement infrastructure."

33. Section 3.4.8 Natural Environment is amended by adding a new subsection "b) toe-of-slope of valleys, ravines and bluffs"; and renumbering the following subsection, and by deleting the words "or alterations" and replacing the word "accessory" with the word "ancillary" as follows:

"Development will be set back from the following locations by at least 10 metres, or more if warranted by the severity of existing or potential natural hazards:

a) the top-of-bank of valleys, ravines and bluffs;

b) toe-of-slope of valleys, ravines and bluffs;

- c) other locations where slope instability, erosion, flooding, or other physical conditions present a significant risk to life or property; and
- d) other locations near the shoreline which may be hazardous if developed because of flooding, erosion or dynamic beach processes.

Minor additions to existing development, replacement structures and ancillary structures are exempt from this policy."

- 34. Section 3.4. Natural Environment is amended by adding a new policy 9 and renumbering the remaining policies:

"9. Alteration of the existing slope of a valley, ravine or bluff or shoreline for the purpose of accommodating new development will not be permitted."

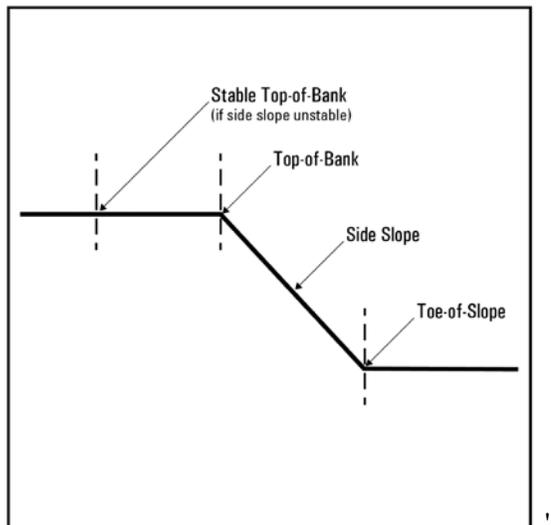
- 35. Section 3.4 Natural Environment, the sidebar *Identifying Hazard Lands* is amended by deleting the text and replacing it with the following text so that the amended sidebar reads as follows:

"Identifying Hazard Lands

Hazard Lands are areas which because of their susceptibility to flooding or unstable slopes or soils, will be hazardous to life and property if developed. To implement the provincial policy direction of prohibiting development in hazard lands, the floodplain, the top-of-bank and the toe-of-slope have to be identified in different situations and locations across the City. The TRCA reviews technical reports related to flooding or geotechnical slope stability.

The floodplain is the area adjoining a watercourse which has been or may be subject to flooding hazards. In many cases, the side slope of the valley helps to contain floodwaters.

The top-of-bank is the break at the top and the toe-of-slope is the break at the bottom of the side slope of a valley, bluff, or landform that distinguishes them from the surrounding landscape. Where the slope is unstable, the location of the stable top-of-bank will be estimated to allow for future erosion, using a variety of methods, including field investigations and geotechnical studies.



- 36. Section 3.4 Natural Environment is amended by deleting the text under 'Regulating Hazards' and replacing it with the following text:

## "Regulating Hazards

"The City has limited discretion in the regulation and management of areas subject to natural hazards. Provincial policy generally directs development to areas outside of hazard lands, especially areas subject to flooding, erosion and dynamic beach hazards. The policy further imposes strict requirements for development that may be permitted in a floodplain.

Development is permitted in *Special Policy Areas* which are parts of the community that have historically existed in the floodplain, where stringent control of development would result in significant social and economic hardships to the community and where official plan policies have been approved by both the Ministers of Natural Resources and Forestry and Municipal Affairs and Housing. Large areas of the Portlands and south of Eastern Avenue, Hoggs Hollow near Yonge and York Mills, Rockcliffe Park near Weston and Black Creek and Jane-Wilson are *Special Policy Areas*.

Comprehensive approaches to development, redevelopment or infrastructure projects, such as the lower Don flood protection project, that assist in reducing flood hazard will be encouraged.

The most important documents for managing hazards in Toronto are the Provincial Policy Statement (2014), the Ministry of Natural Resources and Forestry's Technical Guide to River and Stream Systems: Flooding Hazard Limit, and the Toronto and Region Conservation Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 166/06), which it administers in accordance with its Living City Policies."

37. Section 3.4 is amended by adding a new sidebar entitled 'Watercourse and Infrastructure Management' as follows:

### "Watercourse and Infrastructure Management

Watercourses have significant erosive forces which can cause damage to valley lands and subsurface infrastructure. Rebuilding portions of water courses, using natural channel systems principles, increases their stability and protects public safety and infrastructure. Valley lands may also contain important City infrastructure such as gravity based waste water collection systems, which require maintenance and expansion to protect public health and serve population growth.

All of these works are carried out in accordance with provincial, federal and TRCA requirements and are designed to restore and enhance, where feasible, the natural features and functions of the ravines and valley lands."

38. Section 3.4 Natural Environment is amended by the addition of a new sidebar entitled *Buffers* inserted near policy 12 as follows:

### "Buffers

Buffers are strips of land that are contiguous to natural features and help to protect its natural features and functions from the negative impacts of adjacent development. Buffers may extend beyond lands required to set back development from natural hazards. Lands set aside for buffers are generally kept in a vegetated state and can include existing vegetated areas and

areas that can be vegetated. Buffer widths vary depending on the sensitivity and functions of the natural feature and the proposed development. Buffer widths may be greater than setbacks required from hazard lands. Where development is proposed adjacent to natural features, buffer widths should be established through an impact study. Guidelines will be established to assist in identifying buffer widths."

39. Section 3.4 Natural Environment, Policy 12 d) is amended by deleting the words "or buffer areas and functions", adding a new subsection e) "buffer areas and functions" and renumbering the subsequent subsections so the policy reads as follows:

"d) riparian zones;  
e) "buffer areas and functions;"

40. Section 3.4 Natural Environment, Policy 12 f) is amended by deleting the word "significant" and renumbering it so the policy reads as follows:

"h) aquatic features and functions including the shoreline of Lake Ontario"

41. Section 3.4 Natural Environment is amended by renumbering Map 12 to Map 12A.

42. Section 3.4 Natural Environment, Policy 13 second and third paragraphs are amended by:

- i) inserting the words "or site alteration, with the exception of trails, where appropriate, and conservation, flood and erosion control projects, is not permitted" before the words "on lands within the natural heritage system that exhibit any of these characteristics";
- ii) inserting the words "New or expanding infrastructure will avoid these areas unless there is no reasonable alternative, adverse impacts are minimized and natural features and ecological functions are restored or enhanced where feasible" before the words "An impact study, as referred to in Policy 12...." .
- iii) replacing the third paragraph with the words " Known areas exhibiting these environmentally significant characteristics are shown on Map 12A. Where these areas extend onto lands above the top of bank which have underlying zoning permissions, the lands may be used to calculate permissible density in the zoning bylaw. An impact study, as referred to in policy 12, will be required for any proposed development adjacent to these areas. Any proposed development will avoid these areas, minimize negative impacts and, when possible, restore and enhance the ecological functions attributed to these areas.

So that the amended section reads as follows:

"Development or site alteration, with the exception of trails, where appropriate, and conservation, flood and erosion control projects, is not permitted on lands within the natural heritage system that exhibit any of these characteristics. Activities will be limited to those that are compatible with the preservation of the natural features and ecological functions attributed to the areas. New or expanding infrastructure should be avoided unless there is no reasonable alternative, adverse impacts are minimized and natural features and ecological functions are restored or enhanced where feasible. An impact study, as referred to in Policy 12, will be required for any proposed undertaking in those areas not already the subject of an Environmental Assessment under the Environmental Assessment Act.

Known areas exhibiting these environmentally significant characteristics are shown on Map 12A. Where these areas extend onto lands above the top of bank which have underlying zoning permissions, the lands may be used to calculate permissible density in the zoning bylaw. An impact study, as referred to in policy 12, will be required for any proposed development adjacent to these areas. Any proposed development will avoid these areas, minimize negative impacts and, when possible, restore and enhance the ecological functions attributed to these areas.

43. Section 3.4 Natural Environment, the sidebar entitled 'The Natural Heritage System and Inventory' is amended by replacing the last two paragraphs with the text below:

"The City has undertaken a program of further study and fieldwork to confirm and identify areas within the natural heritage system that are particularly sensitive and require additional protection to preserve their environmentally significant qualities. These areas are shown on Map 12A. Most provincially significant wetlands and areas of natural and scientific interest that have been identified by the Province are shown on Map 12B. Where development is proposed adjacent to these areas, their boundaries will be more precisely determined and any negative impacts will be identified through an impact study as referred to in Policy 12.

Further study and fieldwork will continue to update and refine the natural heritage system inventory and assist in identifying strategic directions for improving natural ecosystems, promoting biodiversity and increasing resiliency."

44. A new Map 12B 'Provincially Significant Wetlands and Areas of Natural and Scientific Interest', which shows provincially significant areas that have been identified by the Province is inserted.

45. Section 3.4 Natural Environment, Policy 14 is deleted and replaced with the following:

"Provincially significant natural heritage features will be protected by:

- a) prohibiting development or site alteration in provincially significant wetlands;
- b) prohibiting development or site alteration in significant portions of the habitat of threatened or endangered species and fish habitat, except in accordance with provincial and federal requirements;
- c) only permitting development or site alteration in the following locations if it has been demonstrated, through a study, that there will be no negative impacts on the natural features or the ecological functions for which the area is identified:
  - i) lands adjacent to provincially significant wetlands, or significant portions of the habitat of threatened or endangered species;
  - ii) lands adjacent to fish habitat; and
  - iii) in or on lands adjacent to provincially significant areas of natural and scientific interest, woodlands, valleylands and wildlife habitat; and
- d) avoiding new or expanding infrastructure unless there is no reasonable alternative, negative impacts are minimized and natural features and ecological functions are restored or enhanced where feasible.

Provincially significant wetlands and areas of natural and scientific interest identified by the Province are shown on Map 12B. Where development is proposed adjacent to these areas, their

boundaries will be more precisely determined. The Province may identify additional areas to which these policies apply."

46. Section 3.4 Natural Environment, Policy 16 is amended by:
- a) inserting the words "natural habitat," before the words "public recreation" and deleting the word "purposes" in sub-section a);
  - b) adding the words "and terrestrial and aquatic habitat" before the words "will be protected or enhanced" in sub-section b)."; and
  - c) adding a new sub-section "c) the project does not create new or aggravate existing natural hazards."

So that the amended policy reads as follows:

"Lakefilling projects in Lake Ontario will be supported only where:

- a) the land created will be used for natural habitat, public recreation, or essential public works;
- b) the project has been the subject of an Environmental Assessment which ensures that water quality and quantity and terrestrial and aquatic habitats will be protected or enhanced; and
- c) the project does not create new or aggravate existing natural hazards."

47. Section 3.4 Natural Environment, Policy 17 is amended by:

- i) inserting the word "only" before the words "for the purpose of:"; and
- ii) inserting the words "to protect existing development and not to facilitate new development, or the intensification or alteration of existing development" at the end of sub-section policy a).

So that the amended policy now reads as follows:

"Minor lakefilling activities will be supported only for the purposes of:

- a) stabilizing slope and shoreline to protect existing development and not to facilitate new development, or intensification or alteration of existing development;
- b) creating or enhancing aquatic habitat;
- c) naturalizing the shoreline;
- d) improving water quality; or
- e) where appropriate, providing public access to the water's edge."

48. Section 3.4 Natural Environment Policy 18 is amended by adding "sustainable design and construction practices" and "new development" and deleting the word "redevelopment" so that the amended policy reads as follows:

"18. Innovative energy producing options, sustainable design and construction practises and green industry will be supported and encouraged in new development and building renovation through:"

49. Section 3.4 Natural Environment, Policy 18 Sub-sections a) through f) are replaced with the following:

"a) the use of innovative green spaces such as green roofs and designs that reduce the urban heat island effect and enhance urban ecology;

- b) innovative methods of stormwater management including stormwater attenuation and re-use and use of green infrastructure;
- c) advanced water conservation and efficiency methods;
- d) advanced energy conservation and efficiency technologies and processes that contribute towards an energy neutral built environment including:
  - i) establishing and extending district heating and cooling facilities and connections;
  - ii) renewable energy systems including wind and solar power
  - iii) small local integrated energy solutions such as combined heat and power and energy storage;
  - iv) active and passive design measures that conserve energy and reduce peak demand; and
  - v) back-up power systems to improve resiliency to power interruptions; and"
- e) designs that facilitate waste reduction, recycling and other innovative management technologies and practices."

50. Section 3.4 Natural Environment is amended by deleting Policy 20 "New development is encouraged to connect to district heating and cooling facilities where feasible." and renumbering subsequent policies accordingly.

51. Section 3.4 Natural Environment is amended by adding the four new sidebars entitled: 'Toronto Green Roof Bylaw', 'Bird Friendly', 'Light Pollution' and 'Biodiversity'.

#### "Toronto Green Roof Bylaw

Green roofs help reduce the urban heat island effect and associated energy use, manage stormwater runoff, reduce pollutants entering our waterways, improve air quality and beautify our city. Green roofs also provide an opportunity to create habitat and enhance biodiversity in the urban fabric of the City.

The Green Roof Bylaw has been in effect since January 31, 2010. It requires the construction of green roofs on most types of new large building development. All green roofs in Toronto, including those required under the Bylaw, are required to meet minimum standards which are defined in the Toronto Green Roof Construction Standard."

#### "Bird-Friendly

Toronto is on a major migratory flyway and during the annual spring and fall migration the City experiences a significant influx of migrating birds. Most migrating bird species are unable to adapt to urban conditions and become confused by a combination of the lights and glass of buildings. They are attracted by the lights while flying at night, land and then fly into the glass of buildings which reflect trees and sky in the daytime. Bird 'collisions' or 'strikes' have become a serious issue in Toronto and to address this, the City prepared the *Bird Friendly Development Guidelines* and requires bird-friendly design in all new development subject to site plan approval."

## "Light Pollution

Light pollution in the form of glare, light trespass, over lighting and sky glow can reduce visibility for pedestrians and vehicles and have a negative impact on the health of humans, birds and the natural environment. Light pollution has also drastically limited our view of the stars in the night sky. Properly designed lighting is efficient and effective, providing light exactly where it needs to be for safety and security and results in energy savings and reduced greenhouse gas emissions. Controlling light spillage can also result in darker environments for sleeping, less light at night that may attract migratory birds and less disturbance for fauna in natural areas. Effective lighting improves the quality of urban life for everyone."

## "Biodiversity

Biodiversity refers to the rich variety of life forms and the critical roles they play within varied ecosystems. Ecological health is related to healthy biodiversity. The greater the biodiversity of a defined geographic area, the greater the ecological health and resiliency of that area. Policies protecting and enhancing the natural heritage system are a key pillar of biodiversity conservation within Toronto. The biodiversity found in small green spaces, street trees, green roofs, community gardens, hydro corridors, cemeteries, and backyards also play an important role in our urban ecosystem. The City of Toronto's *Biodiversity Series* provides detailed information on the flora and fauna found in the City, fostering awareness and stewardship of local biodiversity."

## CHAPTER 4: Land Use Designations

52. Section 4.3 Parks and Open Space Areas, Policy 1 is amended by replacing the words "green open space network" with the words "Green Space System" so that the policy now reads as follows:

"1. *Parks and Open Space Areas* are the parks and open spaces, valleys, watercourses and ravines, portions of the waterfront, golf courses and cemeteries that comprise the City's *Green Space System*. They comprise the areas shown on Maps 13-23 shown as *Natural Areas, Parks and Other Open Space Areas*."

53. Section 4.3 Parks and Open Space Areas, Policy 3b) is amended by replacing the word "and" with a comma and by adding the words "and that restore and enhance existing vegetation and other natural heritage features." so that the sub-section now reads as follows:

"b) conservation projects, public transit, public works and utilities for which no reasonable alternatives are available, that are designed to have only minimal adverse impacts on natural features and functions and that restore and enhance existing vegetation and other natural heritage features;"

54. Section 4.3 Parks and Open Space Areas, Policy 6 a) is amended by adding the words "and maintain or improve connectivity between natural heritage features" so that the policy reads as follows:

"a) protect, enhance or restore trees, vegetation and other natural heritage features and maintain or improve connectivity between natural heritage features:"

55. Section 4.5 Mixed Use Areas, Policy 2 is amended by adding a new sub-section 1) as follows:

"l) provide 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."

56. Section 4.5 Mixed Use Areas, Policy 2, is amended by adding a new sub-section m) as follows:

"m) provide opportunities for green infrastructure including tree planting, stormwater management systems and green roofs."

57. Section 4.7 Regeneration Areas, Policy 2, sub-section b) is amended by deleting the words "greening" and "tree planting," and adding the word "and" so that the policy reads as follows:

"b) a strategy to plan for improvements to existing parks and the acquisition of new parks and open spaces;"

58. Section 4.7 Regeneration Areas, Policy 2, is amended by adding a new sub-section c) as follows and renumbering the subsequent sub-sections:

"b) a green infrastructure strategy including tree planting, stormwater management systems and green roofs;"

59. Section 4.7 Regeneration Areas is amended by adding new sub-section i) as follows:

"i) a Community Energy Plan to address:

- i) energy conservation, including peak demand reduction;
- ii) resilience to power disruptions; and
- vi) small local integrated energy solutions that incorporate renewables, district energy, combined heat and power or energy storage."

60. Section 4.8 Institutional Areas, Policy 5) is amended by adding a new subsection j) as follows:

"j) provide 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; and"

61. Section 4.8 Institutional Areas, Policy 5 is amended by adding a new subsection k) as follows:

"k) identify opportunities for green infrastructure including tree planting, stormwater management systems and green roofs."

## CHAPTER 5: Implementation: Making Things Happen

62. Section 5.1.3 Site Plan Control, the sidebar entitled "Site Plan and Sustainable Exterior Design" third paragraph is amended by removing the words "In October 2009, City Council adopted", deleting the comma and deleting the word "which" so that the third paragraph reads as follows:

"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."

63. Section 5.1.3 Site Plan Control, Policy 3 is amended by deleting the words, "adopted by City Council October 2009", so that the policy now reads:

"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:"

64. Section 5.2.1 Secondary Plans: Policies For Local Growth Opportunities, Policy 4, is amended by adding the words "including green infrastructure" to policy f) so that it reads as follows:

"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;"

65. Section 5.2.1 Secondary Plans: Policies For Local Growth Opportunities, Policy 4, is amended by adding a new policy g) as follows and renumbering the subsequent sub-section:

"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"

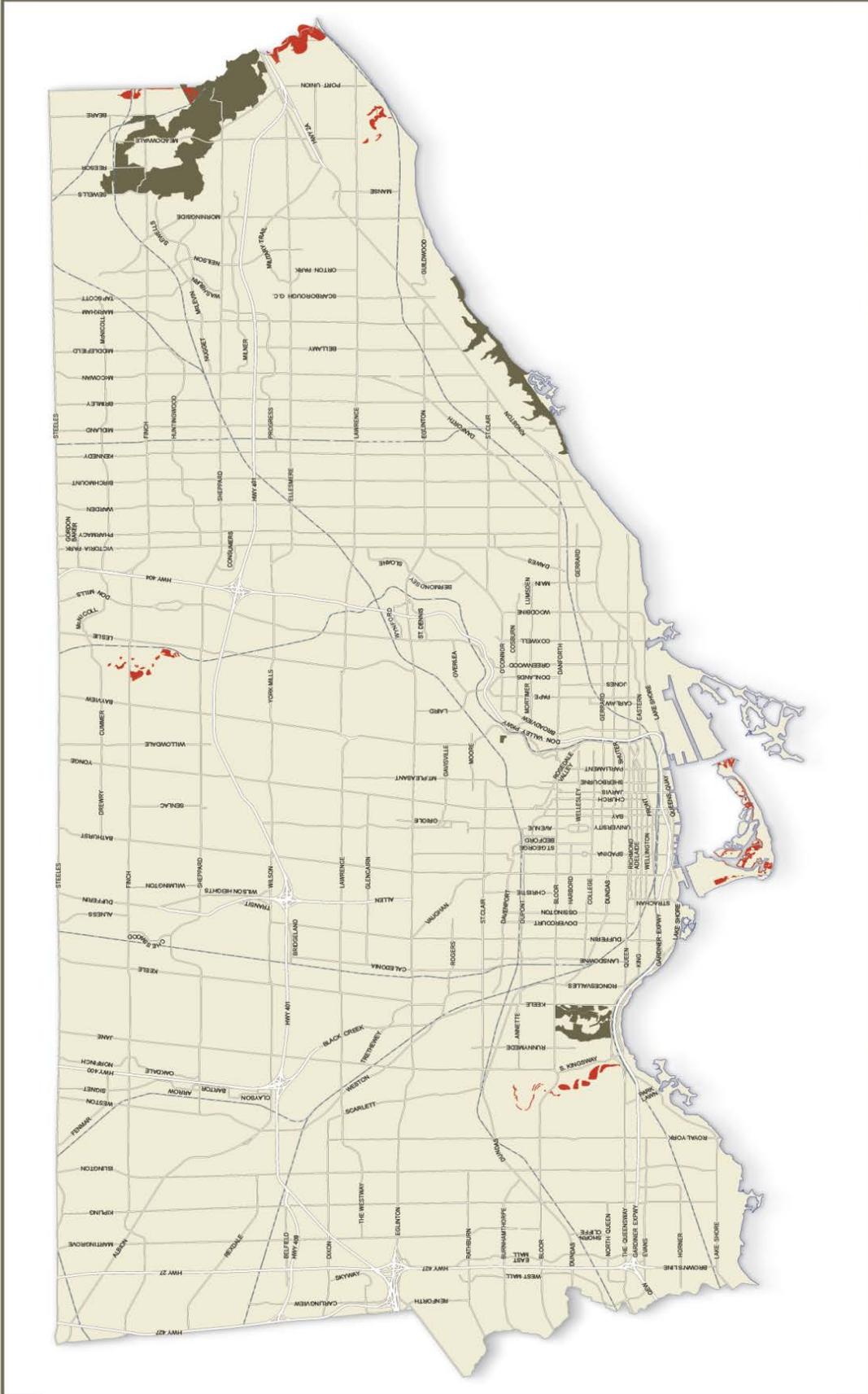
66. Schedule 3, Application Requirements is amended by adding a new requirement to prepare an Energy Strategy for amendments to Official Plan and Zoning Bylaw and Plan of Subdivision, as follows:

"Energy Strategy - for large development proposals or for development proposals within a Community Energy Plan area."



Environmentally Significant Areas





- Wetlands
- Areas of Natural and Scientific Interest

# **Environmental policies as they would appear embedded in the Official Plan policy framework**

**Revised policies are in bold**

## **CHAPTER 1: MAKING CHOICES**

### **1. MAKING CHOICES**

Toronto is a great city! It has evolved into a special place that people care about deeply. It is a wonderful city in which to live, offering a diversity and richness of urban life that nurtures creativity, entrepreneurial spirit and a concern for each other and for future generations. Together, these characteristics have shaped a city that attracts people from every corner of the world.

What kind of city will Toronto be in the 21st century?

This is an important question affecting us all. Toronto faces a complex and challenging future and the decisions we make today will shape the kind of city we will live in tomorrow.

This Official Plan is about making the right choices and shaping Toronto's collective future. The Plan is about getting the fundamentals right. It is about having a clear vision for the City - grounded in durable principles that assure a successful future.

Successful cities are key to a healthy future. They are the cities that will attract investment with their high quality of life. As Canada's largest city and Ontario's capital, Toronto's future prospects are of national and provincial significance.

Building a successful Toronto means that we have to make sustainable choices about how we grow. We have to see connections and understand the consequences of our choices. We have to integrate environmental, social and economic perspectives in our decision making. We have to meet the needs of today without compromising the ability of future generations to meet their needs.

There is no such thing as an isolated or purely local decision. Each of us make choices every day about where to live, work, play, shop and how to travel. They seem like small choices, but together and over time the consequences of these choices can affect everyone's quality of life. That's why planning matters.

Toronto will grow. Our choice is not whether we grow, but how well we grow. Making Toronto better should always come before making Toronto bigger, but we will get bigger.

This Plan sets its sights on building a consensus around change by painting a picture of the City's future. Building a future for Toronto does not mean changing everything. The Plan's land use designations covering about 75 per cent of the City's geographic area will strengthen the existing character of our neighbourhoods, ravines, valleys and our open space system. These areas are not expected to accommodate much growth, but they will mature and evolve. Most of the new growth over the next 30 years will occur in the land use designations covering the remaining 25 per cent of the City's geographic area. These are the areas of real opportunity where change can contribute to a better future and where we can realize the greatest social, environmental and economic benefits.

This Official Plan rests on strong foundations that can weather the test of time. It builds on the vision of those who have helped us travel from our early roots as a settlement on the shores of Lake Ontario to a vibrant and modern city. It is grounded in principles of:

- diversity and opportunity;
- beauty;
- connectivity; and
- leadership and stewardship.

The vision of the Plan is about creating an attractive and safe city that evokes pride, passion and a sense of belonging - a city where people of all ages and abilities can enjoy a good quality of life.

A city with:

- vibrant neighbourhoods that are part of complete communities;
- affordable housing choices that meet the needs of everyone throughout their life;
- attractive, tree-lined streets with shops and housing that are made for walking;
- a comprehensive and high quality affordable transit system that lets people move around the City quickly and conveniently;
- a strong and competitive economy with a vital downtown that creates and sustains well-paid, stable, safe and fulfilling employment opportunities for all Torontonians;
- **a healthy natural environment including clean air, soil, energy and water;**
- **infrastructure and socio-economic systems that are resilient to disruptions and climate change;**
- **a connected system of natural features and ecological functions that support biodiversity and contribute to civic life;**
- green spaces of all sizes and public squares that bring people together;
- a wealth of recreational opportunities that promote health and wellness;
- **a ravine system that offers wilderness, respite, recreation, beauty and a link to our past;**
- a spectacular waterfront that is healthy, diverse, public and beautiful;
- cultural facilities that celebrate the best of city living; and
- beautiful architecture and excellent urban design that astonish and inspire.

## 2. PRINCIPLES FOR A SUCCESSFUL TORONTO

### A City of Connections

A connected city recognizes that all aspects of our daily lives are linked and that we have to understand relationships and interdependencies to ensure future success. The choices we make about where we live, how we travel, where we work, shop and play all impact on and are affected by the choices of others. Everything is connected to everything in some way. Toronto's future is one where connections are understood and where:

- we meet the needs of today without compromising the ability of future generations to meet their needs;
- people understand the environmental, social and economic consequences of their individual choices;
- the City's natural features and watercourses are protected and regenerated, forming a vital and integral part of the urban landscape;
- a connected green space **system** links our parks and open spaces;
- there is a fast, convenient and high-quality transit system linking areas of housing and employment and also providing access to goods and services, health care, education and recreation;

- mixed use is seen as the best way to “move less”;
- City services are delivered efficiently through a growth-supportive infrastructure system; and
- we each think globally and act locally.

## New Sidebar (page 1-2):

### Climate Change, Clean Air and Sustainable Energy Action Plan

**Climate change is one of the biggest challenges facing our planet. Toronto is committed to addressing this challenge through leadership and providing a sustainable future for all Torontonians. The City's Climate Change Action Plan (2007) outlines the City's response to climate change and poor air quality. Actions on climate change include reducing harmful emissions and building a clean, resilient City.**

**Our weather is changing. The City expects hotter, drier summers, more heat waves; warmer and milder winters; and fewer, but much more intense, summer rainfall events. These changes will impact how we design City buildings, infrastructure and the public realm to be resilient to changing weather and how we manage our forests and natural resources.**

## CHAPTER 2: SHAPING THE CITY

### 2.1 BUILDING A MORE LIVEABLE URBAN REGION

Toronto cannot plan in isolation or expect to stand alone in dealing with the effects of urban growth. Our view of the quality of urban life tends to be based on the local conditions in our own neighbourhoods. These conditions are in turn affected by events happening in the larger region. The quality of the air, water, services and region-wide transport systems all affect the quality of life in our neighbourhood, where we work and where we play. The way in which growth and change are managed in Toronto must mesh with that of our neighbours because we are integrally linked in many ways:

- The competitive position of Toronto as a business location reflects the diversity and strength of the broader regional economy. In turn, the competitiveness of the GTA economy is shaped by the unique functions found within the City. For example, linkages connect research and innovation activities within Toronto to production and distribution functions throughout the GTA.
- Traffic does not stop at our borders. The region’s prosperity depends on an excellent integrated regional transportation system, featuring direct, transfer-free, inter-regional transit service, road and rail networks that move goods efficiently and excellent access to key locations in the regional economy, such as Pearson International Airport.
- Toronto is part of the larger biophysical region that is bordered to the north, **west and east by the Greenbelt, which includes the Niagara Escarpment, the Oak Ridges Moraine and the Protected Countryside**, and to the south by Lake Ontario. The major watersheds found in this larger region connect Toronto to many other communities **and to natural ecosystems beyond our boundaries**. Trunk water and wastewater lines also connect municipalities throughout the GTA.
- When planning for housing in Toronto, we must look to the needs of the whole region. We have to offer a broader choice of housing type, tenure and affordability, both within Toronto and beyond.
- With concentrations of new immigrants, post-secondary students and seniors, Toronto has a unique social profile within the GTA, in part due to the concentration of rental, particularly subsidized rental apartments and human services. We have to work with other municipalities to co-ordinate the delivery of human services across the GTA.

- Because Toronto has evolved as the focal point for specialized services for the whole region, in fields as diverse as education, health, culture, entertainment, tourism and retailing, the City will continue to play an important role in the life of all GTA residents.

## Policies

1. Toronto will work with neighbouring municipalities and the Province of Ontario to address mutual challenges and to develop a framework for dealing with growth across the GTA which:
  - a) focuses urban growth into a pattern of compact centres and corridors connected by an integrated regional transportation system, featuring frequent, direct, transfer-free, inter-regional transit service;
  - b) makes better use of existing urban infrastructure and services;
  - c) results in better water quality through water conservation and wastewater and stormwater management based on watershed principles;
  - d) reduces auto dependency and improves air quality;
  - e) increases the efficiency and safety of the road and rail freight networks in the movement of goods and services;
  - f) encourages GTA municipalities to provide a full range of housing types in terms of form, tenure and affordability, and particularly encourages the construction of rental housing in all communities;
  - g) increases the supply of housing in mixed use environments to create greater opportunities for people to live and work locally;
  - h) recognizes Pearson International Airport as a major hub in the regional economy and improves access for passenger travel and air cargo for all GTA residents and businesses, including convenient transit access to Downtown Toronto;
  - i) recognizes the importance of Union Station as the major hub in the regional transit system;
  - j) improves the competitive position of the Toronto regional economy internationally and creates and sustains well-paid, stable, safe and fulfilling employment opportunities for all individuals; and
  - k) protects, enhances and restores the region's system of green spaces and natural heritage features **and functions** and the natural corridors that connect these features and protects the region's prime agricultural land.

### 2.2.2 CENTRES: VITAL MIXED COMMUNITIES

## Policies

1. A priority for managing growth in the City is the establishment of vibrant transit-supportive mixed use *Centres*, shown on Map 2.
2. Each *Centre* will have a Secondary Plan that will:
  - a) set out local goals and a development framework consistent with this Plan;
  - b) establish policies for managing change and creating vibrant transit-based mixed use *Centres* tailored to the individual circumstances of each location, taking into account the *Centre's* relationship to *Downtown* and the rest of the City;
  - c) create a positive climate for economic growth and commercial office development;
  - d) support residential development with the aim of creating a quality living environment for a large resident population, including encouraging a full range of housing opportunities in terms of type, tenure, unit size and affordability;

- e) assess the adequacy of parks, open space within the *Centre* and develop a strategy for acquiring new and enhancing existing parkland through appropriate measures, including parkland dedication policies;
- f) assess the adequacy of existing community services, facilities and local institutions and establish a strategy for the timely provision of service and facility enhancements and new facilities to meet the needs of the growing population;
- g) support the use of existing public investment in transit and other municipal assets, and create strong pedestrian and cycling linkages to transit stations;
- h) identify future public investment in transit facilities, streets and other infrastructure, parks, community facilities and local amenities to support population and employment growth;
- i) set out the location, mix and intensity of land uses within the *Centre*;
- j) establish a high quality public realm featuring public squares, parks and public art;
- k) support the potential for growth within the *Centre* and protect adjacent *Neighbourhoods* from encroachment of larger scale development by:
  - i) establishing firm boundaries for the development area;
  - ii) ensuring an appropriate transition in scale and intensity of activity from within the *Centre* to surrounding *Neighbourhoods*; and
  - iii) connecting the *Centre* with the surrounding City fabric through parks, trails, bikeways, roads and transit routes; and
  - l) be accompanied by zoning to implement the Secondary Plan that will incorporate transit-supportive development guidelines and in particular, within convenient walking distance of an existing or planned rapid transit station, establish:
    - i) minimum development densities as well as maximum development densities;
    - ii) maximum and minimum parking standards;
    - iii) restrictions on auto-oriented retailing and services; and
    - iv) establish appropriate holding zones in those *Centres* where it has been demonstrated that full development build-out is dependent on the construction and extension of major roads, transit or other services;
- m) **assess opportunities for:**
  - i) **energy conservation, including peak demand reduction;**
  - ii) **resilience to power disruptions;**
  - iii) **small local integrated energy solutions that incorporate renewables, district energy, combined heat and power or energy storage through preparation of a Community Energy Plan; and**
- n) **assess opportunities for green infrastructure including tree planting, stormwater management systems and green roofs.**

## New Sidebar Section 2.2.2

### Community Energy Planning

**Community Energy Planning (CEP) is an area-based approach to energy planning that models energy needs for existing and future development. The CEP will identify opportunities to conserve energy and reduce demand and emissions, including the energy component in water, solid waste and transportation choices.**

## 2.2.3 AVENUES: REURBANIZING ARTERIAL CORRIDORS

### Policies

2. To facilitate and shape growth, each *Avenue* Study will engage local residents, businesses, the TTC and other local stakeholders and will set out:
  - a) investments in community improvements by public agencies or public/private partnerships that are needed to support city living and make the area attractive for residents and businesses including:
    - i) streetscape improvements **including green infrastructure**;
    - ii) transportation improvements such as transit priority measures; improved connections to rapid transit stations, bikeways and walkways;
    - iii) parks, open space, community and rooftop gardens and community services and facilities;
    - iv) upgraded water or sewer infrastructure; and
    - v) **opportunities for energy conservation including peak demand reduction, improved resilience to power disruptions, and high efficiency local generation and distribution.**

### 2.3.2 TORONTO'S GREEN SPACE SYSTEM AND WATERFRONT

Toronto is connected by a wonderful system of green space – from beaches and bluffs, through deep ravines, to parks and cemeteries. This system is vital to both our quality of life and to the health of **natural ecosystems both within and beyond our boundaries**. The *Green Space System* is comprised of those lands with a *Parks and Open Space Areas* designation which are large, have significant natural heritage or recreational value and which are connected. They should be protected, improved and added to whenever feasible.

Toronto's waterfront, ravines, watercourses, parks and other open spaces connect to form an extensive web of green space across the City. The waterfront, which extends from Marie Curtis Park in the west to Rouge Beach Park in the east, is a major feature of the *Green Space System*. It includes parks, beaches, wetlands, bluffs, neighbourhoods and cultural and entertainment destinations. Over time, lands on the water's edge should become a network of publicly accessible open spaces, offering a range of leisure activities connected by a continuous waterfront trail. Creating a clean and green waterfront that is safe and healthy will contribute to a better environment for the City as a whole.

The *Green Space System* provides many **benefits for the City**. **These lands:**

- **form the core of the City's natural ecosystems** providing habitat for flora and fauna **and including most of our significant natural heritage features and functions**;
- **help sustain our natural environment** by cleaning the air, recharging groundwater, **cleaning our watercourses** and limiting damage that might arise from flooding and soil erosion;
- **include natural and hydrological connections that link Lake Ontario to the larger biophysical region and its ecological systems**;
- **provide a variety of landscapes** for reflection, contemplation and appreciation of nature;
- **improve human health by offering opportunities** for passive and active recreation, community gardens and environmental education; and
- offer unique tourism and entertainment destinations attracting visitors from across the region and elsewhere.

#### Policies

1. Actions will be taken to improve, preserve and enhance the Green Space System by:

- a) improving public access and enjoyment of lands under public ownership;
  - b) maintaining and increasing public access to privately owned lands, where appropriate;
  - c) restoring, creating and protecting a variety of landscapes; and
  - d) establishing co-operative partnerships in the stewardship of lands and water.
2. Public agencies and Torontonians will be encouraged to support the protection, enhancement and restoration of links within and between elements of the Green Space System.
3. **The Green Space System will be expanded by:**
- a) **acquiring linkages between existing parks and open spaces, where feasible; and**
  - b) **acquiring lands, or easements over lands, associated with private development which can be connected to the System for the extension of recreational trails or which have important natural heritage value.**
6. Increased public enjoyment and use of lands along the water's edge will be promoted by ensuring that future development and actions on the part of both the public and private sectors, including the Toronto Port Authority, Waterfront Toronto and the Toronto and Region Conservation Authority, will help to achieve the following objectives:
- a) minimize physical and visual barriers between the City and Lake Ontario;
  - b) increase and improve public access to lands along the water's edge and between parts of the waterfront;
  - c) improve water quality and the quality of beaches;
  - d) improve the public realm with more parks, public squares and natural settings that please the eye and lift the spirit and support a sense of belonging to the community;
  - e) increase the availability, choice and awareness of recreational opportunities and public activities throughout the year;
  - f) protect, improve and where possible extend the Martin Goodman/Waterfront Trail as a continuous waterfront route for cyclists, pedestrians and people with disabilities; and
  - g) **maintain and enhance the natural heritage value of lands near or along the water's edge by protecting existing habitat and, where appropriate, restoring and enhancing habitat.**
10. The year-round recreational use of unique regional resources such as Toronto Island Park and Rouge **National Urban Park** will be encouraged.

### **New Sidebar, Section 2.3.2**

#### **Rouge Valley Area**

**The Rouge Valley area is an important part of Toronto's Green Space System. It forms part of a continuous ecological corridor that runs through the City and connects the natural systems of Lake Ontario to the Oak Ridges Moraine. Lands within the Rouge Valley are designated as Greenbelt Protected Countryside and are subject to the policies of the Greenbelt Plan. In recognition of the significance of the Rouge Valley, the federal government has established a national park which extends from Lake Ontario to the Oak Ridges Moraine and includes public land within the Rouge Valley area of Toronto. The Rouge National Urban Park Management Plan sets out a long-term vision for and guides the management and operations of the park.**

## CHAPTER 3: BUILDING A SUCCESSFUL CITY

### 3.1 THE BUILT ENVIRONMENT

In order to remain economically competitive in today's global economy, a city must be more than functional. It has to work well, but it also must be beautiful, vibrant, safe and inclusive. Great cities do not happen by accident – they are designed and orchestrated so that individual private and public developments work together to create cohesive blocks, neighbourhoods and districts. Good urban design is not just an aesthetic overlay, but an essential ingredient of city-building. Good urban design is good business and good social policy.

Civic pride is infectious. The City and the private sector should work together as partners in creating a great city and achieving Toronto's architectural and urban design potential. The City can play its part by organizing, designing, maintaining and improving the streets, parks and public buildings. The private sector can do its part by building the structures and landscapes that define and support these public places. This Plan demands that both the public and private sectors commit to high quality architecture, landscape architecture and urban design, **environmentally sustainable design** and energy efficiency and work together to prepare for the impacts of climate change.

#### New Sidebar, Green Infrastructure. Section 3.1.2

**Green infrastructure refers to natural and human-made elements that provide ecological and hydrological functions and processes. Components may include natural heritage features and systems, parklands, stormwater management systems, street trees, urban forests, natural channels, permeable surfaces, and green roofs.**

### 3.3 BUILDING NEW NEIGHBOURHOODS

#### Policies

1. New neighbourhoods will have a comprehensive planning framework reflecting the Plan's city-wide goals as well as the local context. The framework should include:
  - a) the pattern of streets, development blocks, open spaces and other infrastructure, **including adequate space for planting of trees;**
  - b) the mix and location of land uses;
  - c) a strategy to provide parkland and to protect, enhance or restore natural heritage;
  - d) a strategy to provide community services and local institutions;
  - e) a strategy to provide affordable housing;
  - f) **a strategy for energy conservation, peak demand reduction, resilience to power disruptions, and small local integrated energy solutions that incorporate renewable, district energy, combined heat and power or energy storage;**
  - g) **a strategy for storm water management and water conservation; and**
  - h) **a strategy for waste management.**

### 3.4 THE NATURAL ENVIRONMENT

Strong communities and a competitive economy need a healthy natural environment. Clean air, soil and water and abundant trees, parks and open spaces, underlie our health and well-being and attract people to work and invest in the City. Building the City while protecting and enhancing the natural

environment is the aim of good stewardship. The natural environment is complex. It does not recognize boundaries and there are limits to the stresses resulting from human activity that it can absorb. To be good stewards of the natural environment we must acknowledge that it has no boundaries and we must respect its limits.

By promoting growth in locations and in forms that support the use of transit, we will reduce energy consumption and air pollution caused by auto use. Through **sustainable design and construction practices** we can save energy and reduce the impacts of stormwater run-off. Environmental considerations must also be part of our everyday decision making because interaction with the environment is constant. The impacts of growth on the natural environment must be anticipated and assessed if we are to have a healthy environment.

**The impacts of a changing climate need to be fully considered in new development and redevelopment activities, in our stewardship of the natural environment and infrastructure planning and watercourse management. Future weather studies undertaken by the City indicate an expected increase in the magnitude and frequency of heat waves and intense precipitation events. The weather changes associated with climate change must inform new ways of planning and design to promote a healthy natural environment and safe, resilient communities.**

**Human settlement has dramatically changed the landscape of Toronto. Our remaining** natural heritage features and functions require special attention. They are an evolving mosaic of natural habitats that supports the variety of nature in the City **and provide important ecosystem functions.** The City's significant natural heritage features and functions are shown as the natural heritage system on Map 9. **The natural heritage system is important to the City and beyond our boundaries, and needs to be protected for the long term.** It is made up of areas where protecting, restoring and enhancing the natural features and functions should have high priority in our city-building decisions. We must be careful to assess the impacts of new development in areas near the natural heritage system. The size of this adjacent impact zone will vary across the City, depending on the local characteristics of the natural heritage system and adjacent areas. The natural heritage system shown on Map 9 is an evolving natural system that may grow beyond these boundaries. There are other areas with natural heritage value that are not shown on the map. As well, there may be other such areas in the future that will have to be identified and protected.

The urban forest is essential to the City's character. Over four million trees dominate our ravines, line our boulevards and beautify our parks and neighbourhoods. They provide shade and habitat, help clean the air, contribute to the green links between our streets, neighbourhoods, employment areas and parks, and support ecosystem diversity. City building and development pressures, however, can create a difficult environment in which to sustain the urban forest canopy. We must not only protect the existing urban forest, but also enhance it, especially by planting native trees and trees that increase canopy coverage and diversity, or **other non-invasive species where urban conditions may limit the survival of native species.**

Protecting Toronto's natural environment and urban forest should not be compromised by growth, insensitivity to the needs of the environment, or neglect. To this end, proposals for new development may need to be accompanied by a study assessing their impact on the natural environment. We must also be ready to seize opportunities to restore, enhance and extend the natural heritage system through new developments or partnerships with other agencies and institutions.

This Plan looks at the natural environment as a series of “layers”. The natural heritage system shown on Map 9 is one layer and hazard lands regulated by the Toronto and Region Conservation Authority are another. In turn, the policies for the Green Space System and the Parks and Open Space Areas designation provide a clearer guide to the limits on development contemplated for some key elements of the natural environment.

#### **Sidebars:**

**Delete sidebar on Page 3-23 "Toronto's Environmental Plan"**

**Delete sidebar on Page 3-24 "Managing Water Consumption"**

**Delete and replace portions of the Sidebar on Page 3-25 "Managing Air Quality" with the following:**

#### **Energy Conservation, Air Quality and Climate Change**

The Environmental Plan (2000) recommended that the City develop a comprehensive strategy to make Toronto's air clean and free of harmful levels of pollutants. *The Climate Change, Clean air and Sustainable Energy Action Plan, Ahead of the Storm: Preparing Toronto for Climate Change and The Power to Live Green: Toronto's Sustainable Energy Strategy* sequentially build upon the Environmental Plan. Together, these strategies, along with City-specific future weather studies, provide a City-wide road map to significantly reduce greenhouse gas emissions, manage the impacts of climate change and improve air quality.

**Local air quality is often poorer near major highways and roadways due to traffic volumes and vehicle emissions and in areas where local pollution becomes entrapped by built form. The expected future weather changes for Toronto include higher temperatures and prolonged heat waves which could worsen smog and air pollution and lead to an increase in health impacts and mortality rates. Strategies and guidelines will provide new integrated solutions to address energy use opportunities, local air quality and climate change.**

**Delete and replace portions of the Sidebar on Page 3-24 " The TRCA: The City's Partner in Managing the Natural Environment" as follows:**

The TRCA: The City's Partner in Managing the Natural Environment

The Toronto and Region Conservation Authority plays an important role in managing Toronto's natural environment. The Authority:

- safeguards, manages and restores **watercourses**, lakes, woodlands, wetlands and natural habitat;
- protects life and property from flooding and erosion **through watershed planning, monitoring and maintenance efforts and its regulation under the *Conservation Authorities Act*; and**
- provides educational and recreational opportunities for the public.

The Authority's "Living City" vision focuses on three objectives: healthy **watercourses and shorelines**, regional biodiversity and sustainable **communities**.

The TRCA was a partner **in the City's** Natural Heritage Study which **provided the basis for identifying** the natural heritage system for the Plan, as well as advancing **TRCA's** Living City

vision. The Plan sets the stage for the City and TRCA to continue its partnership to create the healthy and sustainable integration of natural ecosystems and human communities in the City and the region beyond.

Policies (NOTE: All Policies in Section 3.4 are to be Reordered and as such Renumbered into Specific Thematic Areas the numbers referenced below pertain to the existing in-force order of the policies)

1. To support strong communities, a competitive economy and a high quality of life, public and private city-building activities and changes to the built environment, including public works, will be environmentally friendly, based on:
  - a) protecting and improving the health of the natural ecosystem, by:
    - i) minimizing air, soil and water pollution;
    - ii) recognizing rainwater and snowmelt as a resource to improve the health of Toronto's watercourses and the near shore zones of Lake Ontario;
    - iii) managing the quantity and improving the quality of stormwater and groundwater infiltration and flows;
    - iv) cleaning-up contaminated soils, sediment, groundwater, **watercourses** and buildings;
    - v) mitigating the unacceptable effects of noise **and light**; and
    - vi) minimizing the release and proliferation of invasive species and mitigating their impacts.
  - b) **sustaining**, restoring and enhancing the health and integrity of the natural ecosystem, supporting bio-diversity in the City and targeting ecological improvements, paying particular attention to:
    - i) **locations of habitat** for native flora and fauna, **both terrestrial and aquatic**;
    - ii) water and sediment quality;
    - iii) **ground and surface water contributions to natural features**;
    - iv) landforms, ravines, watercourses, wetlands and the shoreline and associated biophysical processes;
    - v) natural linkages between the natural heritage system and other green spaces;
    - vi) **seasonal movements of migrating species**;
    - vii) **opportunities for habitat provided by the built environment**; and
    - viii) **the potential impacts of a changing climate on biodiversity and ecosystem health**.
  - c) addressing environmental stresses caused by the consumption of natural resources, by reducing:
    - i) the amount of solid waste requiring disposal by promoting programs for reducing, reusing, recycling and composting;
    - ii) consumption of water and generation of wastewater;
    - iii) energy consumption **and greenhouse gas emissions**; and
    - iv) reliance on carbon-based fuels for energy;
  - d) preserving and enhancing the urban forest by:
    - i) providing suitable growing environments for trees;
    - ii) increasing tree canopy coverage and diversity, especially of long-lived native and large shade trees suited to a changing climate; and
    - iii) regulating the injury and destruction of trees;
  - e) reducing the risks to life, health, safety, property, and ecosystem health that are associated with flooding, unstable slopes and erosion and contaminated lands **and**

**considering the potential impacts of climate change that may increase the risk associated with natural hazards;**

- f) reducing the adverse effects of stormwater and snow melt based on a hierarchy of watershed-based wet weather flow practices which recognize that wet weather flow is most effectively managed where it falls, supplemented by conveyance, then end-of-pipe solutions;
- g) **protecting, improving or restoring the quality and quantity of water and drinking water sources; and**
- h) **promoting green infrastructure to complement infrastructure.**

8. Development will be set back from the following locations by at least 10 metres, or more if warranted by the severity of existing or potential natural hazards:

- a) the top-of-bank of valleys, ravines and bluffs;
- b) **toe-of-slope of valleys, ravines and bluffs;**
- c) other locations where slope instability, erosion, flooding, or other physical conditions present a significant risk to life or property; and
- d) other locations near the shoreline which may be hazardous if developed because of flooding, erosion or dynamic beach processes.

**Minor additions to existing development**, replacement structures **and ancillary** structures are exempt from this policy.

New Policy 9 – all subsequent policies will be numbered accordingly.

**9. Alteration of the existing slope of a valley, ravine or bluff or the shoreline for the purpose of accommodating new development will not be permitted.**

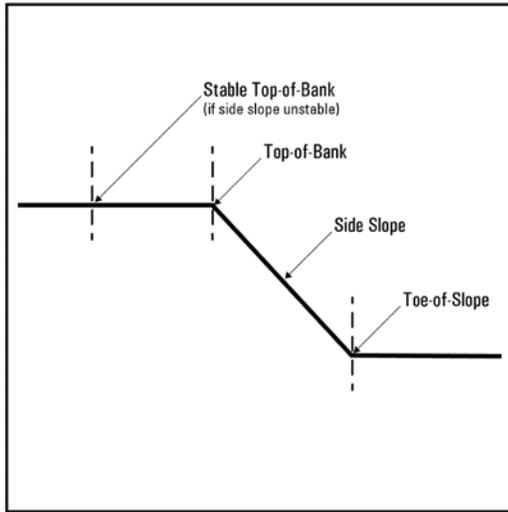
Delete and replace portions of the Sidebar on page 3-25 "Identifying Hazard Lands" as indicated below:

#### Identifying Hazard Lands

Hazard Lands are areas which because of their susceptibility to flooding or unstable slopes or soils, will be hazardous to life and property if developed. To implement the **provincial** direction of prohibiting development to protect hazard lands, the floodplain, the top-of-bank **and the toe-of-slope** have to be identified in different situations and locations across the City. **The TRCA reviews technical reports related to flooding or geotechnical slope stability.**

The floodplain is the area adjoining a watercourse **which has been or may be subject to flooding hazards. In many cases, the side slope of valleys help to contain floodwaters.**

The top-of-bank is the break at the top **and the toe-of-slope is the break at the bottom** of the side slope of a valley, bluff, or landform that distinguishes them from the surrounding landscape. Where the slope is unstable, the location of the top-of-bank will be estimated to allow for future erosion, using a variety of methods, including field investigations and geotechnical studies.



**Delete and replace portions of the Sidebar on page 3-26 "Regulating Hazards" as indicated below:**

### Regulating Hazards

The City has limited discretion in the regulation and management of **areas subject to natural hazards**. Provincial policy generally directs development to areas outside of hazard lands, especially areas **subject to flooding, erosion and dynamic beach hazards**. **The policy further imposes strict requirements for development that may be permitted in a floodplain.**

Development is permitted in *Special Policy Areas* which are parts of the community that have historically existed in the floodplain, where stringent control of development would result in significant social and economic hardships to the community **and where official plan policies have been approved by both the Ministers of Natural Resource and Forestry and Municipal Affairs and Housing**. Large areas **of the Portlands and south of Eastern Avenue, Hoggs Hollow near Yonge and York Mills, Rockcliffe Park near Weston and Black Creek and Jane-Wilson** are *Special Policy Areas*.

**Comprehensive approaches to development, redevelopment or infrastructure projects, such as The Lower Don Flood Protection Project, that assist in reducing flood hazard will be encouraged.**

The most important documents for managing hazards in Toronto are the Provincial Policy Statement (2014), **the Ministry of Natural Resources and Forestry's Technical Guide to River and Stream Systems: Flooding Hazard Limit** and the Toronto and Region Conservation Authority's Development, Interference with Wetlands and Alterations to Shorelines and Watercourses Regulation (Ontario Regulation 166/06), which it administers in accordance with its **Living City Policies**.

**Add a new Sidebar near existing policy 7, Section 3.4 as follows:**

### Watercourse and Infrastructure Management

**Watercourses have significant erosive forces which can cause damage to valley lands and subsurface infrastructure. Rebuilding portions of water courses, using natural channel systems principles, increases their stability and protects public safety and infrastructure**

**enhances aquatic habitat and accommodates the effects of climate change. Valley lands may also contain important City infrastructure such as gravity based waste water collection systems, which require maintenance and expansion to protect public health and serve population growth.**

**All of these works are carried out in accordance with provincial, federal and TRCA requirements and are designed to restore and enhance, where feasible, the natural features and functions of the ravines and valley lands.**

Add a new Sidebar near existing Policy 12 in section 3.4 as follows:

## **Buffers**

**Buffers are strips of land that are contiguous to natural features and help to protect natural functions from the negative impacts of adjacent development. Buffers may extend beyond lands required to set back development from natural hazards. Lands set aside for buffers are generally kept in a vegetated state and can include existing vegetated areas and areas that can be vegetated. Buffer widths vary depending on the sensitivity and functions of the natural feature and the proposed development. Where development is proposed adjacent to natural features, buffer widths should be established through an impact study. Guidelines will be established to assist in identifying buffer widths.**

### Policies

12. All proposed development in or near the natural heritage system will be evaluated to assess the development's impacts on the natural heritage system and identify measures to mitigate negative impact on and/or improve the natural heritage system, taking into account the consequences for:
  - a) terrestrial natural habitat features and functions including wetlands and wildlife habitat;
  - b) known watercourses and hydrologic functions and features;
  - c) significant physical features and land forms;
  - d) riparian zones;
  - e) **buffer areas and functions;**
  - f) vegetation communities and species of concern; and
  - g) **aquatic features** and functions including the shoreline of Lake Ontario.

To assist this evaluation, an impact study may be required in accordance with guidelines established for this purpose.

13. Areas of land or water within the natural heritage system with any of the following characteristics are particularly sensitive and require additional protection to preserve their environmentally significant qualities:
  - a) habitats for vulnerable, rare, threatened or endangered plant and/or animal species and communities that are vulnerable, threatened or endangered within the City or the Greater Toronto Area; or
  - b) rare, high quality or unusual landforms created by geomorphological processes within the City or the Greater Toronto Area; or
  - c) habitats or communities of flora and fauna that are of a large size or have an unusually high diversity of otherwise commonly encountered biological communities and associated plants and animals; or

- d) areas where an ecological function contributes appreciably to the healthy maintenance of a natural ecosystem beyond its boundaries, such as serving as a wildlife migratory stopover or concentration point, or serving as a water storage or recharge area.

**Development or site alterations with the exception of trails, where appropriate, and conservation, flood and erosion control projects, is not permitted** on lands within the natural heritage system that exhibit any of these characteristics. Activities will be limited to those that are compatible with the preservation of the natural features and ecological functions attributed to the areas. **New or expanding infrastructure will avoid these areas unless there is no reasonable alternative, adverse impacts are minimized and natural features and ecological functions are restored or enhanced where feasible.** An impact study, as referred to in (to be renumbered) Policy 12, will be required for any proposed undertaking in those areas not already the subject of an Environmental Assessment under the Environmental Assessment Act.

**Where known environmentally significant areas shown on Map 12A extend onto lands above top of bank which have underlying zoning permissions, these areas may be used to calculate permissible density in the zoning bylaw. An impact study, as referred to in (to be renumbered) Policy 12, will be required for any proposed development or in adjacent to these areas. Any proposed development will avoid these areas, minimize negative impacts and, when possible, restore and enhance the ecological functions attributed to these areas.**

Known areas exhibiting these environmentally significant characteristics are shown on Map 12A.

**Delete and replace the last two paragraphs of the sidebar "The Natural Heritage System and Inventory" on p 3-27 with the following:**

**The City has undertaken a program of further study and fieldwork to confirm and identify areas within the natural heritage system that are particularly sensitive and require additional protection to preserve their environmentally significant qualities. These areas are shown on Map 12A. Most provincially significant wetlands and areas of natural and scientific interest that have been identified by the Province are shown on Map 12B. Where development is proposed adjacent to these areas, their boundaries will be more precisely determined and any negative impacts will be identified through an impact study as referred to in (to be renumbered) Policy 12.**

**Further study and fieldwork will continue to update and refine the natural heritage system inventory and assist in identifying strategic directions for improving natural ecosystems, promoting biodiversity and increasing resiliency.**

**New Map 12B: Provincially Significant Wetlands and Areas of Natural and Scientific interest is added**

14. Provincially significant natural heritage features will be protected by:

- a) prohibiting development or site alteration in provincially significant wetlands;
- b) **Prohibiting development or site alteration in significant portions of the habitat of threatened or endangered species and fish habitat, except in accordance with Provincial and Federal requirements;**

- c) only permitting development **or site alteration** in the following locations if it has been demonstrated, through a study, that there will be no negative impacts on the natural features or the ecological functions for which the area is identified:
  - i) lands adjacent to provincially significant wetlands, or significant portions of the habitat of threatened or endangered species;
  - ii) lands adjacent to fish habitat; and
  - iii) **in or on lands adjacent to provincially significant woodlands, areas of natural and scientific interest, valleylands and wildlife habitat; and**
- d) **avoiding new or expanding infrastructure unless there is no reasonable alternative, negative impacts are minimized and natural features and ecological functions are restored or enhanced where feasible.**

**Provincially significant wetlands and areas of natural and scientific interest** that have been identified by the Province are shown on Map 12B. Where **development is proposed adjacent to these areas, their boundaries will be more precisely determined. The Province may identify additional areas to which these policies apply.**

16. Lakefilling projects in Lake Ontario will be supported only where:

- a) the land created will be used for **natural habitat**, public recreation or essential public works;
- b) the project has been the subject of an Environmental Assessment which ensures that water quality and quantity **and terrestrial and aquatic habitats** will be protected or enhanced; and
- c) **the project does not create new or aggravate existing natural hazards.**

17. Minor lakefilling activities will **only** be supported for the purposes of:

- a) stabilizing slope and shoreline **to protect existing development and not to facilitate new development, or intensification or alteration of existing development;**
- b) creating or enhancing aquatic habitat;
- c) naturalizing the shoreline;
- d) improving water quality; or
- e) where appropriate, providing public access to the water's edge.

18. Innovative energy producing options, **sustainable design and construction practises** and green industry will be supported and encouraged in **new development**, and building renovation through:

- a) **the use of** innovative green spaces such as green roofs and designs that reduce the urban heat island effect **and enhance urban ecology;**
- b) **innovative methods of stormwater management including stormwater attenuation and re-use and use of green infrastructure;**
- c) advanced water conservation and efficiency methods;
- d) **advanced energy conservation and efficiency technologies "and processes that contribute towards an energy neutral built environment" including:**
  - i) **establishing and extending district heating and cooling facilities and connections;**
  - i) **renewable energy systems including wind and solar power;**
  - ii) **small local integrated energy solutions such as combined heat and power and energy storage;**
  - iii) **active and passive design measures that conserve energy and reduce peak demand; and**

- iv) **back-up power systems to improve resiliency to power interruptions; and"**
- e) designs that facilitate waste reduction, recycling and other innovative management technologies and practices.

**Delete Policy 3.4.20 and renumber subsequent policies accordingly.**

#### **New Sidebar, Section 3.4**

##### **Toronto Green Roof Bylaw**

**Green roofs help reduce the urban heat island effect and associated energy use, manage stormwater runoff, reduce pollutants entering our waterways, improve air quality and beautify our city. They also provide an opportunity to create habitat and enhance biodiversity in the urban fabric of the City.**

**The Green Roof Bylaw has been in effect since January 31, 2010. It requires the construction of green roofs on most types of new large building development. All green roofs in Toronto, including those required under the Bylaw, are required to meet minimum standards which are defined in the Toronto Green Roof Construction Standard.**

#### **New Sidebar, Section 3.4**

##### **Bird-Friendly**

**Toronto is on major migratory flyway and during the annual spring and fall migration the City experiences a significant influx of migrating birds. Most migrating bird species are unable to adapt to urban conditions and become confused by a combination of the lights and glass of buildings. They are attracted by the lights while flying at night, land and then fly into glass which reflect trees and sky in the daytime. Bird ‘collisions’ or ‘strikes’ have become a serious issue in Toronto and to address this, the City prepared the *Bird Friendly Development Guidelines* and requires bird-friendly design in all new development subject to site plan approval.**

#### **New Sidebar, Section 3.4**

##### **Light Pollution**

**Light pollution in the form of glare, light trespass, over lighting and sky glow can reduce visibility for pedestrians and vehicles and have a negative impact on the health of humans, birds and the natural environment. Light pollution has also drastically limited our view of the stars in the night sky. Properly designed lighting is efficient and effective, providing light exactly where it needs to be for safety and security and results in energy savings and reduced greenhouse gas emissions. Controlling light spillage can also result in darker environments for sleeping, less light at night that may attract migratory birds and less disturbance for fauna natural areas. Effective lighting improves the quality of urban life for everyone.**

#### **New Sidebar, Section 3.4**

##### **Biodiversity**

**Biodiversity refers to the rich variety of life forms and the critical roles they play within varied ecosystems. Ecological health is related to healthy biodiversity. The greater the biodiversity of a defined geographic area, the greater the ecological health and resiliency of that area. Policies protecting and enhancing the natural heritage system are a key pillar of biodiversity conservation within Toronto. The biodiversity found in small green spaces, street trees, green roofs, community gardens, hydro corridors, cemeteries, and backyards also all play an important role in our urban ecosystem. The City of Toronto's *Biodiversity Series* provides detailed information on the flora and fauna found in the City, fostering awareness and stewardship of local biodiversity.**

## **CHAPTER 4: LAND USE DESIGNATIONS**

### **4.3 PARKS AND OPEN SPACE AREAS**

#### Policies

1. *Parks and Open Space Areas* are the parks and open spaces, valleys, watercourses and ravines, portions of the waterfront, golf courses and cemeteries that comprise the City's ***Green Space System***. They comprise the areas shown on Maps 13-23 shown as *Natural Areas*, *Parks* and *Other Open Space Areas*.
3. The areas shown as *Natural Areas* on Maps 13-23 will be maintained primarily in a natural state, while allowing for:
  - a) compatible recreational, cultural and educational uses and facilities that minimize adverse impacts on natural features and functions; and
  - b) conservation projects, public transit, public works and utilities for which no reasonable alternatives are available, and that are designed to have only minimal adverse impacts on natural features and functions **and that restore or enhance existing vegetation and other natural heritage features.**
6. Any development provided for in *Parks and Open Space Areas* will:
  - a) protect, enhance or restore trees, vegetation and other natural heritage features **and maintain or improve connectivity between natural heritage features;**

### **4.5 MIXED USE AREAS**

#### Policies

2. In *Mixed Use Areas* development will:
  - a) create a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community;
  - b) provide for new jobs and homes for Toronto's growing population on underutilized lands in the *Downtown*, the *Central Waterfront*, *Centres*, *Avenues* and other lands designated *Mixed Use Areas*, creating and sustaining well-paid, stable, safe and fulfilling employment opportunities for all Torontonians;
  - c) locate and mass new buildings to provide a transition between areas of different development intensity and scale, as necessary to achieve the objectives of this Plan, through means such as providing appropriate setbacks and/or a stepping down of heights, particularly towards lower scale *Neighbourhoods*;
  - d) locate and mass new buildings so as to adequately limit shadow impacts on adjacent *Neighbourhoods*, particularly during the spring and fall equinoxes;

- e) locate and mass new buildings to frame the edges of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- f) provide an attractive, comfortable and safe pedestrian environment;
- g) have access to schools, parks, community centres, libraries, and childcare;
- h) take advantage of nearby transit services;
- i) provide good site access and circulation and an adequate supply of parking for residents and visitors;
- j) locate and screen service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences;
- k) provide indoor and outdoor recreation space for building residents in every significant multi-unit residential development;
- (l) provide 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, and**
- m) provide opportunities for green infrastructure including tree planting, stormwater management systems and green roofs.**

## 4.7 REGENERATION AREAS

### Policies

2. For each *Regeneration Area* a framework for new development will be set out in a Secondary Plan. Development should not proceed prior to approval of a Secondary Plan. The Secondary Plan will guide the revitalization of the area through matters such as:
  - a) urban design guidelines related to the unique character of each *Regeneration Area*;
  - b) a strategy to plan for improvements to existing parks and the acquisition of new parks and open spaces;**
  - c) a green infrastructure strategy including tree planting, stormwater management systems and green roofs,**
  - d) a community improvement strategy to identify and implement needed improvements to streets, sidewalks, boulevards, parks and open spaces;
  - e) a community services strategy to monitor the need for new community services and facilities and local institutions as new residents are introduced and to ensure they are provided when needed;
  - f) a heritage strategy identifying important heritage resources, conserving them and ensuring new buildings are compatible with adjacent heritage resources;
  - g) environmental policies to identify and ensure that any necessary cleanup of lands and buildings is achieved, that potential conflicts between industrial and residential, other sensitive land uses or live/work uses are mitigated, and that policies for the staging or phasing of development are considered, where necessary; and
  - h) transportation policies that encourage transit, walking and cycling in preference to private automobile use and ensure the movement of people and goods as the number of businesses, employees and residents increase; and
  - i) **Community Energy Plan to address:**
    - i) energy conservation including peak demand reduction;**
    - ii) resilience to power disruptions; and**  
**small local integrated energy solutions that incorporate renewables, district energy, combined heat and power or energy storage.**

## 4.8 INSTITUTIONAL AREAS

### Policies

5. Universities, colleges and hospitals will be encouraged to create campus plans in consultation with nearby communities that will:
  - a) identify heritage buildings and landscapes, accessible open spaces, natural areas and important views to be conserved and integrated;
  - b) be compatible with adjacent communities;
  - c) create visual and physical connections that integrate campuses with adjacent districts of the City;
  - d) identify the network of pedestrian routes to be maintained, extended and improved;
  - e) examine existing transportation modes and create policies and programs that emphasize the use of public transit, walking and cycling over automobile travel;
  - f) minimize traffic infiltration on adjacent neighbourhood streets;
  - g) provide bicycle parking for employees, students and visitors and sufficient off-street automobile parking;
  - h) identify development sites to accommodate planned growth and set out building envelopes for each site;
  - i) identify lands surplus to foreseeable campus needs that can be leased for other purposes;
  - (j) provide 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; and**
  - k) identify opportunities for green infrastructure including tree planting, stormwater management systems and green roofs.**

## CHAPTER 5: IMPLEMENTATION: MAKING THINGS HAPPEN

### 5.1.3 Site Plan Control

#### Policies

- 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.**

#### Sidebar

**Replace the third paragraph of the Sidebar on page 5-6 "Site Plan and Sustainable Exterior Design" with the following:**

**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.**

### 5.2.1 SECONDARY PLANS: POLICIES FOR LOCAL GROWTH OPPORTUNITIES

#### Policies

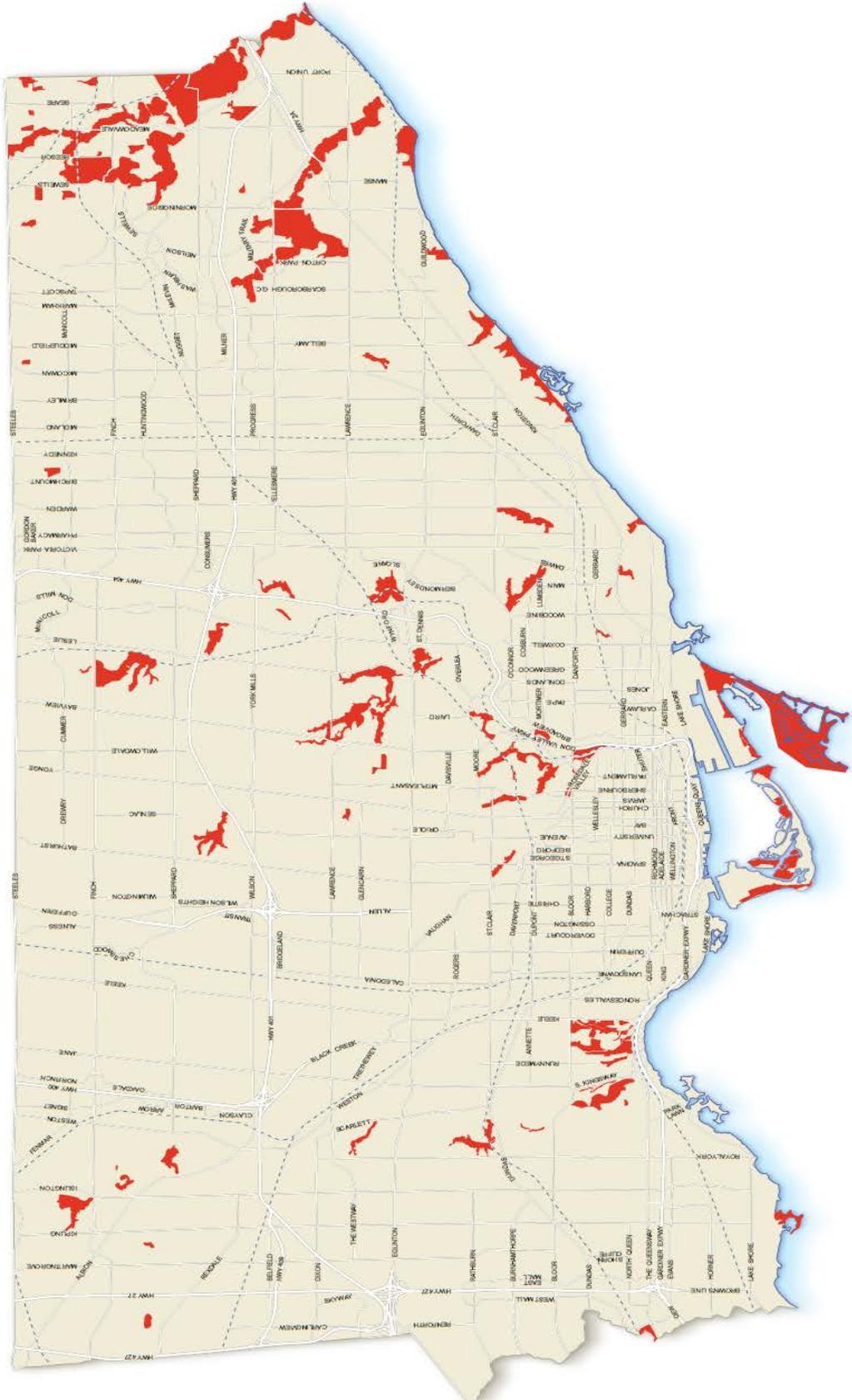
4. City-building objectives for Secondary Planning areas will identify or indicate the following:

- 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;
- 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.

### **SCHEDULE 3: APPLICATION REQUIREMENTS**

Amend Schedule 3 to include the following requirement for Official Plan amendments, Zoning By-Law amendments, Plan of Subdivision as follows:

**Energy Strategy - for large development proposals or for development proposals within a Community Energy Plan area.**



Environmentally Significant Areas



- Wetlands
- Areas of Natural and Scientific Interest