

# PH7.10 Attachment 3

## ATTACHMENT 3 INCORPORATED PUBLIC REALM POLICY REVISIONS WITH THE IN-FORCE OFFICIAL PLAN

### 3.1.1 THE PUBLIC REALM

The public realm is a fundamental organizing element of the city and its neighbourhoods and plays an important role in supporting population and employment growth, health, liveability, social equity and overall quality of life. ~~Beautiful, comfortable, safe and accessible streets, parks, open spaces and public buildings are~~ It is a key shared asset. ~~These public spaces that~~ draws people together, ~~and creating~~ creates strong social bonds at the neighbourhood, city and regional level. ~~They~~ The public realm and the buildings that frame it convey our public image to the world and unite us as a city. ~~They contribute to Toronto's cultural heritage and are fundamental to defining our urban form and character.~~ They set the stage for our festivals, parades and civic life as well as for daily ~~casual contact~~ social interaction. Quality design of our Public spaces creates communities enhance people's sense of community identity.

Each element of the public realm has its own roles and responsibilities. When designed together, these elements form a well-connected, walkable, attractive, safe, functional and accessible network which supports communities at a range of scales and characters. Development will enhance and extend, where appropriate, a high quality public realm and support the creation of complete communities inclusive of public streets, parks and open spaces for every scale of city building. The public realm policies provide guidance on the roles and key relationships between elements of the public realm as well as direction on the expansion, enhancement and maintenance of the public realm through development review and capital projects.

~~This Plan recognizes how important good design is in creating a great city. Great cities are judged by the look and quality of their squares, parks, streets and public spaces and the buildings which frame and define them. People flock to the world's great cities not just to enjoy the culture, but to wander the streets, to explore their parks and plazas, to enjoy the street life, to shop and to people watch. The same characteristics and qualities that make these cities great places to visit also make them great places to live. What do these places share in common? All are very urban, high density, mixed use, mixed income, transit and pedestrian oriented vibrant places.~~

~~Great cities not only have great buildings—but the buildings work together to create great streets, plazas, parks and public places. Great cities inspire and astonish. Whether it's a bustling shopping street lined by vibrant shop windows and sidewalk cafes, an intimate, residential, tree-lined street, or a public plaza in the central business district—everywhere you look there is evidence that the place has been designed. The~~

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~~buildings, both public and private, work together to create the “walls” for the city’s great outdoor “rooms”.~~

**Policies**

1. The public realm is comprised of all public and private spaces to which the public has access. It is a network that includes, but is not limited to, streets and lanes, parks and open spaces, and the parts of private and public buildings that the public is invited into.
  
2. The public realm will:
  - a) provide the organizing framework and setting for development;
  - b) foster complete, well-connected walkable communities and employment areas that meet the daily needs of people and support a mix of activities;
  - c) support active transportation and public transit use;
  - d) provide a comfortable, attractive and vibrant, safe and accessible setting for civic life and daily social interaction;
  - e) contribute to the identity and physical character of the City and its neighbourhoods;
  - f) provide opportunities for passive and active recreation;
  - g) be functional and fit within a larger network; and
  - h) contribute to the City's climate resilience.
  
3. The City, together with its partners, will seek opportunities to expand and enhance the public realm in order to:
  - a) support existing and future populations;
  - b) contribute to a high quality of life for people of all ages and abilities; and
  - c) anticipate growth and changing needs.

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4. Consultation, partnerships and collaboration with Indigenous communities will be encouraged in the planning, design and development of new, expanded or improved streets, parks and open spaces. This may include the celebration and recognition of Indigenous culture and history, along with cultural and natural heritage, through place-making, naming, wayfinding, monuments, interpretive features, public art, partnerships and programming.

~~15.~~ Quality ~~architectural, landscape and urban~~ design and construction will be promoted by:

- a) committing the funds necessary to create and maintain a high quality public realm~~buildings, structures, streetscapes and parks that reflect the broad objectives of this Plan;~~
- b) using design competitions and advisory design review panels to ~~seek~~ encourage design excellence and promote public interest in design quality for public works;
- c) using advisory design review panels to ~~seek~~encourage design excellence and promote public interest in the design quality of new development;
- ~~d) ensuring new development enhances the quality of the public realm; and~~
- d) encouraging the use of skilled professionals in the design and construction process; and
- e) encouraging creativity and design excellence through programs such as urban design awards.

~~2. Creativity and excellence in architecture, landscape and urban design will be encouraged in private developments through programs such as the Urban Design Awards.~~

~~56.~~ City streets are significant public open spaces which connect people and places and support the development of sustainable, economically vibrant and complete communities. New and existing City streets will incorporate a Complete Streets approach and be designed to perform their diverse roles by:

- a) balancing the needs and priorities of the various users and uses within the right-of-way, including provision for:

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- i) the safe and efficient movement of pedestrians of all ages and abilities, cyclists, transit vehicles and users, goods and services vehicles, emergency vehicles, and motorists across the network;
  - ~~ii) space for trees, landscaping and green infrastructure;~~
  - ~~ii)iii) space for other street elements, such as utilities and services, **trees and landscaping, green infrastructure,** snow and stormwater management, wayfinding, boulevard cafes, marketing and vending, and street furniture; and~~
  - ~~iii)iv) ensuring the safety of users of all ages and abilities**vulnerable groups such as women, children, seniors and people with disabilities by implementing the Toronto Safer City Guidelines, or an updated version thereof;**~~
  - b) improving the quality and convenience of active transportation options within all communities by giving full consideration to the needs of pedestrians, cyclists and public transit users;
  - c) reflecting differences in local context and character;
  - d) providing building access and address, as well as amenities such as view corridors, sky view and sunlight; and
  - e) serving as community destinations and public gathering places.
7. Toronto's concession road grid is a major organizing element to be maintained, improved and recognized in public design initiatives. To improve mobility and recreational opportunities where these streets are interrupted by topographical features or utility corridors, pedestrian and bicycle routes should be established across these features.

~~168.~~ New streets will be designed to:

- a) ~~promote a connected grid-like network of streets that offers safe and convenient travel options;~~
- b) provide connections with adjacent neighbourhoods;
- c) ~~promote a connected grid of streets that offers safe and convenient travel options;~~
- d) extend sight lines and view corridors;
- e) divide larger sites into smaller development blocks;

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- f) provide access and addresses for new development;
- g) allow the public to freely enter without obstruction;
- h) implement the Complete Streets approach to develop a street network that balances the needs and priorities of the various users and uses within the right-of-way;
- i) provide and improve the frontage, visibility, access and prominence of unique natural and human-made features including parks, cemeteries, school yards and campus lands; and
- j) provide access for emergency vehicles.

~~179.~~ New streets ~~should-will~~ be public streets unless otherwise deemed appropriate by the City. Private streets, where they are deemed to be appropriate, ~~should-will~~ be designed to connect to and integrate into the broader public realm-street network and meet the design objectives for new public streets.

SIDEBAR: Public streets are vital to the City's ability to preserve access and address for development, provide mobility options for residents and connect to essential public services such as garbage collection, emergency services access, utility infrastructure and snow removal and storage. The City's standards for the design of streets ensure that these public services can be provided over time in an efficient, safe, secure and equitable manner. Public streets can be managed, maintained and upgraded to respond to growth and development.

10. Lanes provide an important function as off-street access for vehicles, parking and servicing. As part of the public realm, lanes will be public and opportunities for lane enhancements should be identified as part of the development approval process. Where appropriate, lanes should be designed with consideration for safe, accessible and comfortable pedestrian and cyclist movement.

11. Private shared driveways, where deemed to be appropriate by the City, will be publicly accessible, designed as part of the broader public street and lane network, and meet the design objectives for public lanes.

~~1512.~~ Interior ~~shopping malls, underground~~ concourses, plazas ~~walkways~~, pedestrian mews, and ~~private~~ mid-block connections, whether private or publicly owned, will be designed to complement and extend, but not replace, the role of the public

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streets, parks and open spaces as the main place for civic life and pedestrian activity. They should be accessible designed for users of all ages and abilities, comfortable, safe and integrated into the local pattern-network of pedestrian movement with direct, ~~universal physical and visual~~ access from the public sidewalk and clear pathway-finding within. ~~Additional infrastructure needed for the building of new communities will be laid out and organized to reinforce the importance of public streets and open space as the structural framework that supports high quality city living.~~

~~6~~13. Sidewalks and boulevards will be designed to provide safe, attractive, interesting and comfortable spaces for ~~pedestrians~~ users of all ages and abilities, by:

a) providing well designed and co-ordinated tree planting, ~~and~~ landscaping, amenity spaces, setbacks, green infrastructure, pedestrian-scale lighting, ~~and~~ quality-street furnishings and decorative paving as part of street improvements; ~~and~~

b) locating and designing utilities within streets, within buildings or underground, in a manner that will minimize negative impacts on the natural, pedestrian and visual environment and enable the planting and growth of trees to maturity; and

~~b~~c) providing unobstructed, direct and continuous paths of travel in all seasons with an appropriate width to serve existing and anticipated pedestrian volumes.

14. Design measures which promote pedestrian safety and security will be applied to streetscapes, lanes, parks, other public and private open spaces, and all new and renovated buildings.

~~48~~15. New and existing city blocks and development lots within them will be designed to:

a) expand and enhance the public realm network;

~~a~~b) have an appropriate size and configuration for the proposed land use, scale of development and intended form of buildings and open space;

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- c) enhance the walking and cycling networks by minimizing block lengths where appropriate, providing new and enhanced pedestrian and cycling connections, and integrating development with the local pedestrian and cycling networks;
- b)d) promote street-oriented development with buildings fronting onto and having access and address from street and park edges;
- e)e) provide adequate room within the development lot or block for parking and servicing needs, including the provision and extension of public lanes for service and delivery access where technically feasible and appropriate;
- f) identify opportunities and provide for the integration of green infrastructure; and
- d)g) allow for incremental, phased development.

16. The preservation, long-term growth and increase in the amount of healthy trees will be a priority for all new development. Development proposals will demonstrate how the protection, provision and maintenance of trees and their growing spaces above and below ground will be achieved.

417. Access and enjoyment of ~~T~~the natural features of the City, such as the Lake Ontario shoreline, the Lake Iroquois escarpment, woodlots, ravines and valley lands, will be ~~connected to the surrounding city~~enhanced and protected by:

- a) improving physical and visual access from adjacent public streets, parks and open spaces and designing these into a comprehensive ~~open space~~public realm network;
- b) ensuring that adjacent development, including new streets, parks and open spaces, building location and organization will preserve and enhance access, views and vistas to and from these natural features;
- c) providing for public access along, into and through these natural open spaces, where appropriate; and
- a)d) minimizing shadows to preserve their utility and ecological health.

~~3. The enjoyment of the valleys and ravines will be protected by ensuring that adjacent development, particularly building height and massing, will preserve harmonious views and vistas from the valley.~~

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~~19~~18. New parks and open spaces will be located and designed to:

a) connect and extend, wherever possible, to existing parks, natural areas, and other open spaces such as school yards;

~~a~~)b) consider opportunities for future expansion of the park or open space onto adjacent sites with redevelopment potential;

~~b~~)c) provide a comfortable setting with wind and sunlight conditions that promote use and enjoyment of the space for community events as well as individual use and by users of all ages and abilities;

~~e~~)d) provide appropriate spaces and layout for recreational needs, including forms of for a variety of active and passive recreation, as well as productive recreation such as community gardening; and

~~d~~)e) emphasize and improve unique aspects of the community's identity and character, including natural and human-made heritage.

~~20~~19. ~~New p~~Parks and ~~other~~ publicly accessible open spaces such as POPS and schoolyards should front onto a street for good visibility, access and safety be made prominent, visible, functional and accessible by:

a) locating parks and publicly accessible open spaces on appropriate public street frontages to establish direct visual and physical access; and

b) promoting buildings that face parks and open spaces and have active uses along the frontages.

20. Privately Owned Publicly-Accessible Spaces (POPS) are spaces that contribute to the public realm but remain privately owned and maintained. POPS do not replace the need for new public parks and open spaces. POPS provided through development will:

a) generally be publicly accessible and may include temporary commercial uses which animate the POPS;

b) be designed and programed for users of a variety of ages and abilities to serve the local population;

c) be sited in highly visible locations;

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- d) be sited and designed to be seamlessly integrated and connected into the broader public realm;
- e) include new trees, seating, public art, landscaping and integration of stormwater capture where appropriate;
- f) include the City's POPS signage identifying the space as being publicly-accessible; and
- g) be informed by the City's Urban Design Guidelines for Privately Owned Publicly-Accessible Spaces.

21. A public square is a special open space type primarily defined at its edges by streets and/or civic buildings. Its unique urban form with high visibility and access allows it to be a social and civic gathering space that provides opportunities for social interaction, entertainment, cultural events and flexible programming that enhance the daily lives of residents and workers. Public squares are a desirable form of open space because of their spaciousness, prominence and easy access. Public squares should be designed to:

- a) be integrated with the broader public realm at a scale appropriate for the surrounding context;
- b) have significant street frontage and direct pedestrian connections to the public sidewalk;
- c) support a variety of programming such as flexible hardscaped areas, gardens and lawns, fountains or other water features, concert facilities and stages, public buildings and washrooms, small outdoor game areas, seating areas and places to eat, depending on their size and location;
- d) support temporary facilities such as small-scale retail kiosks and vendors, temporary markets, performance and exhibit spaces, and a range of other facilities.

822. Scenic routes are streets with public views of important natural or human-made features and should be preserved and, where possible, improved by:

- a) maintaining views and vistas as new development occurs;

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- b) creating ~~new~~ or extending scenic routes or views when an opportunity arises; and
- c) increasing pedestrian and cycling facilities and amenities along the route.

~~41~~23. Public works and private development will maintain views from the public realm to the skylines of the *Downtown and the Central Waterfront*, *North York Centre*, *Etobicoke Centre*, and *Scarborough Centre* shown on Maps 7a and 7b. These views are dynamic and are expected to evolve over time to include new buildings constructed within the *Downtown and Central Waterfront*, the *North York Centre*, the *Etobicoke Centre* and the *Scarborough Centre*.

~~9~~24. Views from the public realm to prominent buildings, structures, landscapes and natural features are an important part of the form and image of the City. Public works and private development will maintain, frame and, where possible through project design, create views from the public realm to important natural and human-made features as identified on Maps 7a and 7b.

~~40~~25. Views from the public realm to prominent, buildings, structures, landscapes and natural features identified on Maps 7a and 7b are important and are described in Schedule 4. Additional views from the public realm to prominent buildings, structures, landscapes and natural features may be added to Maps 7a and 7b and Schedule 4 through amendment to the Official Plan.

~~42~~26. ~~Public Civic~~ buildings are buildings that contain, in whole or in part, programs or services funded by the public including libraries, schools and recreation facilities. They are an important part of the public realm and a focus of community activity. They will be located, ~~and~~ designed and massed to promote their public status on prominent, visible and accessible sites, including street intersections, and sites that end a street view or ~~face~~ are adjacent to an important natural ~~or~~ cultural feature. Open space associated with public buildings will be designed to enhance the ~~quality~~ setting for the building and support a variety of public functions associated with its program.

~~43~~27. ~~Universal physical a~~ Access to publicly accessible spaces and buildings will be ensured by:

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- a) creating and maintaining a connected network of streets, parks and open spaces ~~that are universally accessible, including sidewalks~~ with unobstructed ~~pathways~~ pedestrian clearways and curb cuts at corners on all City streets;
- b) requiring that plans for all new and altered buildings ~~and additions~~, transit facilities and public works meet ~~the City's~~ and Provincial accessibility ~~guidelines~~ standards; and
- c) retrofitting over time all existing City owned buildings that are open to the public and open spaces to make them ~~universally~~ accessible to users of all ages and abilities, and encouraging the owners of private buildings and spaces to do likewise through public education and retrofit programs.

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 Schedule 3 – Application Requirements**

<b>REQUIREMENTS</b>	<b>OP</b>	<b>OZ</b>	<b>SB</b>	<b>Plan of condominium</b>	<b>Consent to sever</b>	<b>SA</b>
<b>Arborist <del>Tree Preservation</del> Report –</b> <u>for properties with existing trees and/or trees within six metres of all property lines. A technical report that identifies the location, species, size and condition of trees and describes maintenance strategies and protection measures to be implemented.</u>		X	X	X	X	X
<b>Soil Volume Plan –</b> <u>for all properties. Plan and section drawings with information such as below grade slab elevations and building setbacks, demonstrating that adequate soil volume suitable to support plant growth is being provided on site, and is being accommodated in the building structure.</u>		X	X		X	X
<b>Tree Protection Plan -</b> <u>for properties with existing trees and/or trees within 6 metres of all property lines. A plan prepared in conjunction with an arborist report that identifies the location, species and size of trees, identifies the extent of injury, where applicable, and illustrates details of protection measures including the location of protective barriers.</u>		X	X		X	X
<b>Block Context Plan –</b> <u>for all properties. Written and drawn plans that demonstrate how the proposed development will be designed and planned to fit in the existing and/or planned public realm and built form context.</u>	X	X	X		X	X