

ARCHITECTURE & THE ENVIRONMENT

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Major Issues

1. Built heritage resources and cultural heritage landscapes;
2. Environmental issues, including air pollution and aggregate resources; and
3. Public infrastructure, affordable housing, special needs housing and residential intensification.

Built heritage and cultural heritage landscapes

Provincial Policy Statement (1997)

Section 2.5.1 - Significant built heritage resources and cultural heritage landscapes will be conserved

Significant - important in terms of amount, content, representation or effect

Built heritage and cultural heritage landscapes

Metroplan

Section 3.3.3 & definitions - Expressions of living heritage and real and moveable property of cultural or natural heritage importance ... which contribute to the identity of Metropolitan Toronto

Environmental issues, including air pollution and aggregate resources

Provincial Policy Statement (1997)

The Policy Statement intends to promote a policy-led system which recognizes that there are complex inter-relationships among environmental, economic and social factors in land use planning.

Section 1.1.1.f - Development of land use patterns which may cause environmental or public health safety concerns will be avoided.

Section 2.2.1 – Mineral resources (mineral aggregates, minerals and petroleum resources) will be protected for long term use.

Section 2.2.3.1 – As much of the mineral aggregate resources as is realistically possible will be made available to supply mineral resource needs, as close to markets as possible.

Environmental issues, including air pollution and aggregate resources

Metroplan

Section 1.1 - Purpose - ... an integrated approach to land use planning and management of the environment, economic and social change

Section 1.2 - Environmental management including strategies to reduce carbon dioxide emissions, promote energy conservation ... and improve air and water quality

Section 3.5 - Objective – To achieve a 20 percent reduction in carbon dioxide emissions from 1988 levels by the year 2005

Policy 180 - to adopt and encourage public agencies and the private sector to adopt strategies for the reduction of carbon dioxide emissions

Policy 187 – to adopt and encourage adoption by public agencies and the private sector of strategies for the reduction of fossil fuel consumption

Environmental issues, including air pollution and aggregate resources

Former City of Toronto Official Plan

Section 1.3 ... Council believes that environmental issues must be addressed through both individual and collective actions

Section 2.3 - Protection of the Environment ... (b) conserve natural resources so as to attain a sustainable environment

Section 2.8 – Air Pollution Reduction Objectives – Council ...
(a) adopts as its objective the reduction of carbon dioxide (CO₂) emissions from all sources within the City of Toronto by 20 percent of the 1991 levels by the year 2006

Public infrastructure, housing and residential intensification

Provincial Policy Statement (1997)

The Policy Statement intends to promote a policy-led system which recognizes that there are complex inter-relationships among environmental, economic and social factors in land use planning.

Section 1.1.2 – Land requirements and land use patterns will be based on ... b. densities which ... 1. make efficient use of land, resources, infrastructure and public service facilities

Section 1.2.1.c – encouraging housing forms and densities designed to be affordable to moderate and lower income households

Section 1.2.1.d – encouraging all forms of residential intensification in parts of built-up areas that have sufficient existing or planned infrastructure to create a potential supply of new housing units available for residential intensification

Public infrastructure, housing and residential intensification

Metroplan

Section 1.1 - Purpose - integrated approach to land use planning and management of the environment, economic and social change

Section 3.2.1 - Policies Respecting Housing Availability -
Policy 122(a) – intensification of land use for residential uses through infill, rehabilitation, renovation of existing structures, and plans of subdivision

Section 3.2.2 – Affordable and Special Needs Housing Policies

Public infrastructure, housing and residential intensification

Former City of Toronto Official Plan

Section 1.3 - Environment - make better use of existing public infrastructure (such as transit lines, water and sewage facilities, schools and hospitals)

Section 3.15 - Location of Building Entrances – ... For reasons of public safety and convenience, primary entrances to buildings and complexes should be clearly visible and located on a public street frontage. ... (p. 3.6)

Sections 6.3 and 6.12 - Affordable Housing Targets

Sections 6.20-23 – Housing for People with Special Needs

The Results

■ Heritage

- No jurisdiction to revisit City's decision
- Not practical at this site
- Not enough evidence of heritage value

■ Environment

- Onus transferred onto citizens

■ Public Infrastructure – Housing etc.

- Not addressed

■ Costs – None Awarded