



STAFF REPORT ACTION REQUIRED

Stage 1 Consultation Final Report and Stages 2 and 3 Details - Official Plan and Municipal Comprehensive Reviews

Date:	December 14, 2011
To:	Planning and Growth Management Committee
From:	Chief Planner and Executive Director, City Planning Division
Wards:	All
Reference Number:	Pg12003

SUMMARY

This report summarizes the completed Stage 1 consultations for the 5 Year Official Plan Review and Municipal Comprehensive Review, and identifies thematic areas for future policy amendments together with a work program for Stage 2 of the Reviews.

Since the October interim report, City Planning has held additional meetings with stakeholders and received submissions from individuals and interest groups. As well, over 700 completed surveys were received from across the city in response to the "Fast Feedback" survey on features of a liveable city and city building ideas. Feedback from these additional consultations is consistent with public comments summarized in the interim report.

To address the Stage 1 feedback and ensure an effective and manageable process, this report outlines a general Stage 2 work program with thematic areas organized into Phase A (statutory) and Phase B (non-statutory). Phase A's thematic areas relate to the Growth Plan's Municipal Comprehensive Review and the *Planning Act's* statutory requirements for an Official Plan review. Phase B's thematic areas consist of revisions to the Official Plan's policies and maps resulting from Council referrals, staff review and Stage 1 consultations. For each thematic area City Planning will identify potential changes to the Official Plan and conduct further consultations. Stage 3 of the Reviews involves Committee and Council consideration of amendments resulting from the Reviews.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council receive this report for information on the complete Stage 1 consultations for the 5 Year Review of the Official Plan and Municipal Comprehensive Review.
2. City Council adopt the approach for Stage 2 of the Reviews outlined in this report, namely organizing thematic areas into statutory and non-statutory phases:
 - i) Phase A (statutory) consisting of the Growth Plan's Municipal Comprehensive Review and the *Planning Act's* statutory requirements for an Official Plan review; and
 - ii) Phase B (non-statutory) consisting of revisions to the Official Plan's policies and maps resulting from Council referrals, staff review and Stage 1 consultations.
3. The Chief Planner and Executive Director, City Planning:
 - i) prepare Request for Direction reports containing proposed Official Plan amendments by thematic areas for Planning and Growth Management Committee including the scheduling of open houses; and
 - ii) include the results of the public consultation along with proposed Official Plan amendments in a final report for thematic areas to Planning and Growth Management Committee.
4. The Planning and Growth Management Committee hold special meetings, as prescribed by Section 26 of the *Planning Act*, on the proposed Official Plan amendments for Phase A thematic areas in Spring and Fall 2012, and special meetings for Phase B thematic areas in late 2012 and 2013.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

At its May 30, 2011 meeting, Planning and Growth Management Committee approved the recommendations in the Five Year Review of the Official Plan and Municipal Comprehensive Review Report, dated May 10, 2011, setting out the consultation strategy approach for the Reviews. The report is available at:

www.toronto.ca/legdocs/mmis/2011/pg/bgrd/backgroundfile-38172.pdf

The Committee also identified items to be considered by the Chief Planner in the Reviews work program, and requested the Chief Planner consult with faith groups and educational groups, hold a stand-alone meeting to obtain public input on affordable housing policies as well as ward meetings if requested by the local councillor. The Committee's clause is available at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2011.PG5.2>

At its November 8, 2011 meeting, the Committee approved the recommendations in the Consultation Stage 1 Interim Report – Official Plan and Municipal Comprehensive Reviews, dated October 17, 2011, highlighting Stage 1 consultations to date. The Committee directed the Chief Planner to report in the first quarter of 2012 on the complete Stage 1 consultations and proposed thematic areas for policy amendments. The report is available at:

www.toronto.ca/legdocs/mmis/2011/pg/bgrd/backgroundfile-41970.pdf

The Committee's clause is available at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2011.PG9.5>

ISSUE BACKGROUND

Planning Act

The *Planning Act* requires municipalities to review their Official Plan at least every five years after the Plan comes into effect. Toronto's Official Plan was adopted by Council in 2002 and brought into force by the Ontario Municipal Board in June 2006. Accordingly, the City is required under Section 26 of the *Planning Act* to commence an Official Plan Review by June 2011.

It is important to recognize that this is a review to consider what policies of the existing Official Plan are working, what policies need to be updated, revised or deleted, and what new policies are required to be added. The purpose of this review is not to create a new Official Plan from first principles.

Growth Plan

The Provincial Growth Plan for the Greater Golden Horseshoe states that municipalities may permit the conversion of lands within employment areas to non-employment uses only through a Municipal Comprehensive Review where a number of key criteria are met.

Council may authorize a Municipal Comprehensive Review at any time, independent of the statutory review of the Official Plan. Since the *Planning Act* requires that the City review the policies and designations for employment lands as part of the 5 Year Review of the Official Plan, the Growth Plan's Municipal Comprehensive Review for areas of employment is being undertaken concurrently with this Official Plan Review.

Review Stages

The general work program for the Official Plan and Municipal Comprehensive Reviews includes matters required to be addressed by the *Planning Act* and the Growth Plan; matters that Council has referred to be part of the Reviews; policy areas that need updating to address legislative changes, civic needs or 'facts on the ground'; and issues arising as a result of Committee and Council deliberations and public consultations.

To address the above matters in an orderly manner, the general work program is organized into three stages.

Stage 1 (current stage) of the Reviews involves information gathering and public engagement. Information gathering includes research on growth trends, such as trends in housing occupancy, and studies on specific topics such as heritage and employment lands. This work is on-going. Public engagement, which is now complete, had three components: online consultation, stakeholder roundtable meetings and six public open houses.

Stage 2 of the Reviews involves identifying directions and potential changes to the Official Plan in response to Stage 1 research and consultation as well as Council referrals. A second round of public engagement will occur to obtain feedback on potential changes to the Official Plan. Public engagement will include online and public meeting formats.

Stage 3 of the Reviews involves City Planning staff preparing a final report with recommendations for Council's consideration. The *Planning Act* contains special public consultation requirements that apply to the 5 Year Review of the Official Plan including holding a special public meeting of Council.

COMMENTS

Stage 1 consultation consisted of stakeholder meetings, online consultation and six open houses. City Planning's Interim Report provides an overview of the communications outreach used to connect with a wide variety of people and interests regarding the Reviews. This report summarized feedback from the September Open Houses and stakeholder meetings with the Building Industry and Land Development Association (BILD), the Toronto Industry Network (TIN), the four school boards, an independent school association and affordable housing providers.

Feedback

Feedback from additional stakeholder meetings, a Heritage Town Hall, the survey, and submissions from individuals and groups is summarized below. This feedback is consistent with earlier Stage 1 consultations.

Stakeholder Meetings

Since the October interim report City Planning has met with seven additional stakeholder groups: the Toronto and Region Conservation Authority, faith groups, the Province, Aboriginal groups, Toronto Cyclists Union, the City's Design Review Panel and the Toronto Women's City Alliance.

Stakeholder discussions ranged from how the current Official Plan is working to what areas could be improved and what matters need to be addressed. Appendix 1 provides feedback from each stakeholder meeting. Generally, stakeholders support the overall policies of where and how Toronto should grow and would like to see additional policy guidance on city building topics related to their interests, such as: healthy communities; protection of views; enhanced public safety in the design of places and spaces; priority cycling routes; the broad role of places of worship; support for heritage restoration; and protection and commemoration of Aboriginal cultural heritage and archaeological sites.

Heritage Town Hall

On December 1, 2011, a Heritage Town Hall provided an opportunity for the public to learn about and share their observations and ideas on heritage policies in Toronto. The Town Hall's facilitated discussion focussed upon the key elements of current Official Plan heritage policies that should be kept, key gaps and weaknesses in those policies and what additional policies may be required. Appendix 2 highlights feedback from the 120 plus participants representing a variety of interests groups. Many participants acknowledged that preserving and promoting heritage requires a multi-pronged approach. This includes utilizing a range of tools (e.g. registry, easements, grants, bonusing, heritage conservation districts); identifying partnership opportunities for conducting research and supporting restoration work; taking advantage of the opportunity new development presents to preserve heritage; and adopting stronger policies and concise definitions in the Official Plan.

Fast Feedback Survey

In August 2011, City Planning launched a 'Fast Feedback' survey to supplement Stage 1's open house and stakeholder consultations. The Fast Feedback survey was available online and on paper from late August to October 17, 2011.

A total of 731 completed surveys were received. Survey questions included pre-filled options and open text boxes, with all responses transcribed to a database, organized by category and analyzed.

Results of the survey demonstrate clear consensus across the city on key issues. Offered 21 choices and the opportunity to offer their own ideas, respondents all placed cultural diversity, neighbourhoods, public parks and the downtown/waterfront as four of their top five Toronto strengths. Similarly, respondents identified transit, housing affordability, development/infrastructure investment and housing options as key opportunities for Toronto to improve going forward. Across the survey, transportation and housing were the top two issues, though respondents offered far more suggestions for improving transportation than for housing. Other suggestions included a call for greater

intensification, and better protection for heritage resources and employment lands. Respondents also offered praise for recent developments at the waterfront, including Sherbourne Common, and community housing developments.

Overall, respondents support the growth strategy of the Official Plan and support the protection of neighbourhoods, but do offer suggestions for improvement. They believe that the best places in Toronto have great transit access, are busy and walkable, with nearby parks and green space. Respondents overwhelmingly suggested that transportation should be a focus in the Reviews, with a high number of respondents requesting improvements for transit and cycling. In suggesting improvements, many respondents offered ideas and examples from other cities from which Toronto could learn and benefit.

City Planning's Stage 1 "Fast Feedback" Survey Summary is in Attachment 3 and available on the Reviews website under the "Bulletins" heading at: www.toronto.ca/opreview/docsandinfo.htm

Other Stage 1 Feedback

Stage 1 feedback also included submissions from individual residents, businesses, interest groups, and various resident and business improvement associations covering a range of city building topics. Overall, individual and group submissions are consistent with areas of feedback received at the open houses, stakeholder meetings and through the survey. Individuals and groups acknowledge that Toronto is growing and generally support the Official Plan's growth management strategy of directing growth to certain areas and away from others. At the same time a common narrative running through these submissions is ensuring amenities, services and infrastructure keep pace with growth because these components are important contributors to Toronto's success as an attractive place to live, work, invest and play.

Stage 1 Consultation Themes

Feedback from the open houses, stakeholder meetings, survey, and submissions has been organized into a number of city-building themes along with a few examples relating to each theme.

Growth Strategy

- general support for strategy of directing growth to *Downtown, Centres, Avenues, Employment Areas* and other *Mixed Use Areas* where transit is available and people have transportation options
- ensure amenities, such as parks, and services keep pace with development, particularly in the *Downtown* and *Centres*
- need for a detailed planning framework for *Downtown* including better protection of lower-scale neighbourhoods

Neighbourhoods

- recognition that *Neighbourhood* protection policies are generally working to prohibit higher scale development
- concern that oversized homes are replacing bungalows in several areas of Toronto and the character of these neighbourhoods is changing as a result
- protect neighbourhoods from development along *Avenues* and in the *Centres*
- retrofit neighbourhoods to encourage walking

Transportation

- consistent call for greater investment in transportation infrastructure, most notably transit improvements and bicycle and pedestrian infrastructure to improve transportation alternatives to the motor vehicle
- consensus that road and transit congestion is getting worse in Toronto and investment in transportation infrastructure is urgently needed
- connect areas across Toronto with improved transportation infrastructure, particularly transit
- ensure streets are designed to balance the needs of all users

Mix of Uses

- ensure mixed use development is truly mixed with a variety of uses (e.g. office, retail, residential)
- support local commercial-retail strips to ensure a mix of space sizes and types

Housing Options

- lack of affordable housing in Toronto, and a worsening rental situation of lower vacancies and rising rental prices
- support for the practice of inclusionary zoning (i.e. a requirement that every development contain a minimum percentage of affordable rental dwelling units)
- concern that no one is building significant amounts of rental housing
- need to provide units large enough for families with children
- need to provide a mix of housing sizes and types across the city

Employment Lands

- support for retention of employment areas for employment growth to provide jobs in the City for Torontonians and not turn Toronto into a 'bedroom community' for employers in the GTA
- strong emphasis from the business community to provide a buffer between employment areas that may have impactful industries and residential uses. Consistent opposition to residential uses in employment areas
- many comments that *Employment Area* policies in the Official Plan need refinement. For example, need to differentiate between types of employment areas, not just one designation, and need to recognize employment areas with a significant retail component

Heritage

- support for strengthening the Official Plan heritage policies
- need to improve Heritage Conservation District policies
- preserve complete structures rather than just facades and provide heritage incentives
- need stronger policies to protect important views and vistas
- strengthen tools (e.g. grants, bonusing) for heritage restoration
- prioritize non-profit organizations for heritage incentive programs

Parks and Green Spaces

- strong appreciation for Toronto's parks and natural areas including ravines
- need to improve and expand the parks and open space system as population grows including in some underserved areas outside of the growth areas
- increase tree coverage across Toronto

Sustainability

- ensure sustainability is required in city building including green design
- plan for climate change from the design of buildings to infrastructure

Culture

- Toronto's cultural diversity is a real positive aspect of the city
- public art and cultural facilities contribute to a liveable, beautiful city

Accessibility

- incorporate accessibility into the design of public spaces, such as streets and parks, to address the needs of users at all ages and all abilities

Urban Design

- elevate the design of new buildings and the public realm
- improve the quality of design in new residential development particularly at-grade uses and interface with the public realm
- broaden the mandate of the Design Review Panel
- do a better job of placemaking

Community Engagement

- facilitate community engagement earlier and more regularly in the development review process

Stage 2 Work Program

To address the Stage 1 feedback and ensure an effective and manageable process, this report recommends organizing the Stage 2 work program into statutory (Phase A) and non-statutory (Phase B) thematic areas.

Phase A – Statutory Requirements

Section 26 of the *Planning Act* requires that certain matters be included in a review of the Official Plan. The Review must ensure that the Official Plan:

- conforms with provincial plans or does not conflict with them,
- has regard to the matters of provincial interest listed in section 2 of the Act, and
- is consistent with policy statements issued under subsection 3 of the Act.

As well, Section 26 of the *Planning Act* requires that the City review its Official Plan policies dealing with areas of employment. As noted earlier in this report, the Growth Plan's Municipal Comprehensive Review for areas of employment is being undertaken concurrently with the Official Plan Review.

Accordingly, the Phase A work program will entail preparing amendments related to a number of thematic areas to address the Growth Plan's Municipal Comprehensive Review and the *Planning Act's* statutory requirements.

Employment

As part of the Reviews, the City is examining whether or not the Official Plan's current policies, including its land use designations, are appropriate to plan for employment uses and economic growth in the years ahead. Consultants are undertaking a study of employment uses to identify evolving land and space needs for various sectors, and how the current Official Plan addresses these needs. The study is part of a comprehensive work program addressing the *Planning Act's* Section 26 requirements to review policies and designations dealing with areas of employment and the Municipal Comprehensive Review criteria referred to in the Provincial Growth Plan. This includes City staff assessing applications and requests to convert employment lands to non-employment uses.

Population

City Planning staff are undertaking a forecasting exercise to determine if the Official Plan's current policies, including its land use designations, can accommodate Provincial Growth Plan forecasts for population growth. This study's findings in conjunction with other studies will be used to evaluate whether or not changes to existing land use designations and/or the redesignation of lands are warranted.

Heritage

The Official Plan's heritage policies, adopted in 2002, require a complete redrafting to reflect the City's powers and responsibilities under the *Ontario Heritage Act*, the *Provincial Policy Statement*, and the Provincial Growth Plan. Consultants and City staff are undertaking a full review of heritage policies which involves an extensive focussed consultation process involving a large number of stakeholder interviews, a Heritage Advisory Committee with broad representation from groups involved in heritage resource conservation, a special meeting with Aboriginal representatives and a Heritage Town Hall. Consultation to date has identified the need for stronger and clearer Official Plan policies regarding the identification and protection of: built heritage resources, heritage conservation districts, important cultural heritage landscapes, significant views and vistas, and archaeological sites. The need for additional policies has also been identified to address heritage preservation incentives and consultation with Aboriginal communities regarding preservation of their cultural heritage.

Transportation

The Official Plan's transportation policies are being reviewed in light of Metrolinx's Big Move – the Regional Transportation Plan. Updates to the Official Plan policies and maps will address the Big Move's policies including those on mobility hubs, intensification corridors, active transportation and delineation of higher order transit. In conjunction with this work it is appropriate to address various non-statutory transportation matters. This includes updates to Map 3 (Rights-of-Way Widths Associated with Existing Major Streets) and Schedules 1 and 2 pertaining to planned right-of-way widths and unbuilt roads.

Provincial Plan Conformity

City Planning staff will prepare amendments to ensure that Toronto's Official Plan conforms to various provincial plans. This includes the Growth Plan for the Greater Golden Horseshoe as well as minor amendments that may be needed to implement the Province's Rouge Plan, the Green Belt Plan and the Parkway Belt West Plan.

Phase B – Non-Statutory Requirements

Stage 2's Phase B will address various non-statutory matters for the Official Plan Review arising from Council referrals, updates identified by staff and Stage 1 consultations. The broad thematic areas are identified below.

Study Implementation

At Council's request the implementation of relevant portions of the Mid-Rise Buildings and Avenue Study, and the Tower Renewal Initiative is being undertaken by identifying potential policy amendments to the Official Plan. City staff are also reviewing *Avenue* segments identified on Map 2, Urban Structure, and the underlying land use designations, as requested by Council.

Parks

Various updates to mapping and designations related to parks and open space are required to recognize additions to the parkland inventory. City staff are also examining policies related to sunlight in parks and the parkland disposition policy to ensure it deals with utility easements.

Environment

In addition to addressing provincial plans in Phase A, other updates to environment policies include climate change mitigation policies, a light pollution abatement policy and sustainable energy policies, all requested by Council. Work related to a new shoreline protection policy, special policy area identification for floodplains and updates to the mapping of environmentally significant areas is also required.

Housing

A range of housing related topics are being addressed through the Official Plan Review, including: an examination of affordable ownership housing definitions and incentives; the effectiveness of the large site affordable housing policy; a requirement for a mix of unit sizes within residential buildings; and identifying as affordable rental housing

condominium-registered units owned by non-profit housing providers and rented to their clients. The review of housing policies includes an assessment by consultants of the replacement of rental housing in new mid-rise residential buildings on the *Avenues*.

Food

City Planning staff are working with the Food Policy Council on policies to encourage access to fresh food sources in areas with a lower income profile and no easy pedestrian access to fresh food.

Culture

The inclusion of public art as a mandatory requirement in major private sector developments is being explored, as requested by Council. The permissions for cultural work spaces (both work space and training space) and protecting existing concentrations of cultural facilities and workers are also being examined.

Urban Design

A range of topics are being explored to enhance existing Official Plan policies. This includes Committee's request for new policies to enhance public spaces and identify new public squares in key locations; additional policy direction regarding sunlight and pedestrian comfort; and criteria for large site redevelopment. The protection of important views and vistas is linked to the Heritage work program.

Neighbourhoods

The Neighbourhoods policies will involve a series of adjustments to strengthen the intent of protecting the character and scale of Toronto's neighbourhoods. This includes policies related to infill, "house behind a house", small scale retail and transitions from higher scale areas.

Apartment Neighbourhoods

Updates will be, in part, related to implementing the Tower Renewal Initiative as well as a policy to deal with development criteria for more comprehensive redevelopment of large scale *Apartment Neighbourhoods* and differentiation of scale for infill in low-rise apartment neighbourhoods.

Mix of Uses

Policy direction for retaining non-residential space in commercial plaza redevelopment and requiring a minimum mix of uses in mixed use proposals is part of the Review, as requested by Council.

Stage 2 Reporting

Part of the Stage 2 work program involves reporting to Planning and Growth Management Committee with the proposed amendments by thematic area and seeking the Committee's direction to conduct consultation. Request for Direction reports will enable the Committee to review Stage 2 work and proposed amendments prior to a second round of public engagement. This approach is consistent with established City Planning practice for City-initiated amendments to the Official Plan.

Stage 2 Consultations

A second round of public engagement will occur to obtain feedback on potential changes to the Official Plan. Public engagement will include online and open house formats.

The *Planning Act* requires that amendments to the Official Plan under Section 26 have an open house where the amendments and material are available to the public. This report recommends holding an open house for each thematic area in Phase A (statutory) in Spring and Fall 2012. In Phase B (non-statutory) complementary thematic areas would be addressed in a single open house(s), where appropriate, in late 2012 and 2013.

A city-wide open house approach for thematic areas enables the public to attend open houses that are of interest to them and should help elicit detailed feedback on each thematic area. The Stage 1 Heritage Town Hall consultation successfully used a similar approach. These open houses would then set the stage for a series of thematic special meetings at Planning and Growth Management Committee covering the same topics.

The Reviews' website (www.toronto.ca/opreview) will also be used to solicit feedback during Stage 2.

Stage 3 of the Reviews

Stage 3 of the Reviews involves reporting on recommended amendments to City Council. Section 26 of the *Planning Act* requires a special meeting of Council before adopting amendments arising from the Review. Notification of that meeting has to be published at least once a week in two separate weeks at least 30 days before the special meeting. Council has to have regard to any written submissions about what revisions may be required, and give any person who attends the special meeting an opportunity to be heard.

The City Solicitor advises that the *Planning Act's* special meeting requirements can be addressed by a committee of Council under the delegation powers of the *City of Toronto Act*. Accordingly, this report recommends that Planning and Growth Management Committee hold special meetings for Phase A statutory thematic areas in Spring and Fall 2012, and special meetings for Phase B non-statutory thematic areas in late 2012 and 2013.

Next Steps

Stage 1 consultations have helped identify thematic areas for future policy amendments. During Stage 2 this feedback coupled with findings from research on growth trends and studies on specific topics, such as heritage, will be used to prepare proposed policy amendments to the Official Plan followed by a report to Planning and Growth Management Committee requesting direction and a second round of consultation by thematic area. Stage 3 involves the Council decision-making process with required public meetings before the Planning and Growth Management Committee on statutory

matters proceeding in Spring and Fall 2012 followed by non-statutory matters. This should ensure an effective and manageable process for the Reviews.

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ATTACHMENTS

Attachment 1: Additional Stakeholder Feedback
Attachment 2: Heritage Town Hall
Attachment 3: Stage 1 "Fast Feedback" Survey Summary

Attachment 1: Additional Stakeholder Feedback

The following represents areas of feedback on the Official Plan provided in the latest stakeholder meetings.

i) Faith Groups

- support for current Official Plan structure of permitting places of worship in every land use designation except for *Utility Corridors*, and *Parks and Open Space Areas*;
- suggested that the proposed restriction in *Employment Areas* to sites on major streets and that also form the boundary needs to recognize existing places of worship, including acquired lands, and provide criteria that can be evaluated as part of a rezoning application for a proposed place of worship;
- discussed the relationship of the Official Plan and the proposed new zoning by-law regarding permissions for places of worship;
- would like to see recognition that places of worship have various functions. Some are community hubs providing a range of services (e.g. daycare, counselling) while others provide shelters and retail functions;
- concern about heritage designations (or potential) on the sale of surplus sites (impacting property values/revenues) as well as on the operation of existing places of worship (costs of restorations versus renovation);
- would like to see better recognition that the value of places of worship for a congregation is tied to the act of worship not just the "bricks and mortar" of the building;
- would like to see enhanced consultation with the congregation and community around the heritage designation process;
- identified the use of Section 37 and potential density transfers as mechanisms for generating funds for the restoration of heritage designated places of worship; and
- acknowledged the importance of municipal grants for heritage restoration, particularly as the *Ontario Heritage Act* enables municipalities to designate without the owner's consent, and the idea of non-profit organizations being prioritized for heritage restoration incentives.

ii) Province

- met with staff from the ministries of Municipal Affairs and Housing, Natural Resources, Environment, Infrastructure, Tourism and Culture, Transportation as well as Metrolinx;
- discussed various provincial matters including the status of the Provincial Policy Statement 2005 Review, Growth Plan conformity and Metrolinx's Big Move - the Regional Transportation Plan;
- discussed the Province's on-going review of the Official Plan's Special Policy Areas for protecting floodplains; and
- discussed how the regional transportation plan's policies (e.g. mobility hubs and intensification corridors) link to the Official Plan.

iii) Toronto and Region Conservation Authority

- would like the Official Plan to include the Provincial Policy Statement definition of natural heritage system and implement the Rouge Park Plan and Greenbelt Plan;
- consider a separate policy with respect to shoreline protection; and
- discussed updating maps of environmentally significant areas and the current sidebar referencing TRCA.

iv) Toronto Women's City Alliance

- support the Official Plan policies to provide affordable housing and child care spaces and stressed the growing need to provide more units and space;
- would like to see stronger policies that emphasize public safety in the design of public spaces, buildings and transit;
- concern that increasing transportation costs, including transit, is hindering the mobility of lower income groups;
- interest in creating the right mix of uses including childcare spaces in neighbourhoods and flexible housing types to accommodate families and care-givers; and
- would like to see monitoring that captures gender and socio-economic information, particularly in light of the cancellation of the Census long-form.

v) Toronto Cyclists Union

- would like to see implementation of the Regional Transportation Plan by putting the Regional standard for access to bicycling facilities in the Official Plan and adding a policy for bicycle-sharing programs;
- would like the Official Plan to include priorities for the creation of bike routes that: fill significant gaps in the existing on road and off-road bike routes to complete the network; lead to major trip generators such as universities, colleges, rapid transit and GO stations, Union Station and airports; and link with bicycle routes in adjacent municipalities and promote a regional bicycling network;
- suggested a policy to promote community bicycle parking hubs;
- suggested a policy to create physically separated bicycle lanes in rights-of-way with high vehicular traffic volumes/traffic speeds; and
- suggested investigating the use of the existing legislative framework to obtain widening of off-road bicycle routes.

vi) Aboriginal Groups

City staff and the heritage consultants met with representatives of the Six Nations, the Huron-Wendat and the Mississaugas of the New Credit; all of whom have cultural heritage and archaeological sites within the City of Toronto. Discussion focussed upon:

- the need for stronger Official Plan policies outlining consultation with Aboriginal communities when their cultural heritage and archaeological sites are affected;
- the need for stronger protection and commemoration policies for their cultural heritage and archaeological sites; and

- the need to protect Toronto's natural heritage areas where many of these sites are found.

vii) Design Review Panel

- would like to see important view corridors of buildings and cityscapes identified and policies around appropriate transition from important landmarks to surrounding areas;
- need to identify sunlight standards particularly in tall building context;
- concern about how to address areas where growth is not occurring and providing support for these areas including transit connectivity;
- would like to see additional policies around urban public health related to creating a walkable, liveable, accessible urban environment;
- interest in the connections between *Avenues* and mobility hubs, as well as certain areas/land use designations, such as *Apartment Neighbourhoods*, in need of regeneration along the *Avenues*;
- maintain strong policies to ensure open space and parks keep pace with growth particularly in the downtown, and are better designed for a range of users and uses;
- provide additional direction on the spaces between buildings; and
- would like to see strengthened sustainable transportation policies, such as bicycle infrastructure in hydro corridors.

Attachment 2: Heritage Town Hall

The Heritage Town Hall's facilitated discussion focussed upon the key elements of current Official Plan heritage policies that should be kept, key gaps and weaknesses in those policies and what additional policies may be required. Some of the matters raised included:

- the need for stronger policies reflecting the City's powers to conserve built heritage resources;
- the need to move forward the registry of listed and designated properties;
- the need to define key heritage terms in the Official Plan using existing and accepted Provincial definitions as the base;
- the need to define criteria and content for Heritage Conservation Districts;
- the need to create policies protecting important heritage views and vistas;
- the loss of heritage buildings through recent intensification and tall building construction downtown;
- the need to recognize and protect the critical heritage resources outside of the downtown;
- the difficulty in integrating heritage effectively in new construction of tall buildings;
- identification and protection of cultural heritage landscapes and important views and vistas;
- improvement of available heritage preservation incentives; and
- the need for greater early consultation with aboriginal communities to protect cultural heritage and archaeological sites.

Attachment 3: Stage 1 "Fast Feedback" Survey Summary

NOTE: provided separately as a PDF and posted under the Agenda Item for Planning and Growth Management Committee's January 5, 2012 meeting