



STAFF REPORT ACTION REQUIRED

Official Plan Review: Results of Public Consultations and Revised Policies for Healthy Neighbourhoods, Neighbourhoods and Apartment Neighbourhoods

Date:	March 10, 2015
To:	Planning and Growth Management Committee
From:	Chief Planner and Executive Director, City Planning Division
Wards:	All
Reference Number:	P:\2015\ClusterB\PLN\PGMC\PG15051

SUMMARY

This report provides a summary of the public consultations which took place in the last quarter of 2014 with respect to the Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods* policies of the Official Plan. The report also sets out revised policies in the proposed Official Plan Amendment, appended as Attachment 1 to this report. The draft policies have been further refined to address the comments received during the public consultations as well as internal consultations with city divisions. The Official Plan amendment is not an omnibus replacement of the Plan policies for Healthy Neighbourhoods, *Neighbourhoods*, and *Apartment Neighbourhoods* but rather contains a series of specific strategic policy revisions. Attachment 2 illustrates how the Official Plan would read if the amendments proposed in Attachment 1 were adopted.

Consultation participants were generally supportive of the draft proposed revisions to the Official Plan policies as the intent is to strengthen policies with respect to new development within *Neighbourhoods* as well as to add more clarity to policies providing for limited infill development on sites with existing apartment building(s) in *Neighbourhoods* and *Apartment Neighbourhoods*.

The proposed Official Plan Amendment implements the City's Tower Renewal Initiative by promoting the renewal and retrofitting of older residential apartment buildings. The revised policies encourage small scale retail, institutional uses and community facilities at grade in apartment buildings to better serve area residents, particularly on sites that are not within walking distance of such facilities.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning Division recommends that Council:

1. Direct that the proposed Official Plan Amendment containing the proposed policies for Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods* appended to this report as Attachment 1 and Attachment 2 be endorsed as the basis for consultation at an open house scheduled for June 17, 2015.
2. Direct the Chief Planner and Executive Director, City Planning Division to prepare a Final Recommendation Report with a proposed Official Plan Amendment containing revised policies for Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods* to the Planning and Growth Management Committee in September 2015.
3. Direct that the Final Recommendations Report tabled at the September 2015 meeting of Committee be considered at a statutory Public Meeting at the Planning and Growth Management Committee in October 2015.
4. Receive the Consultant's report which summarizes the feedback from the public consultations on the draft policies appended as Attachment 3 to this report.

Financial Impact

There are no immediate financial impacts associated with this report.

DECISION HISTORY

At its July 8, 2014 meeting, Council adopted the report from the Chief Planner and Executive Director entitled 'Official Plan Review: Draft Policies for Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods*' and directed City Planning staff to undertake public consultations of the basis of the draft policies.

The draft policies were largely formulated on the basis of public feedback received in the initial round of public consultations in 2011, internal consultations within the City's Planning Division and Council's direction to implement the City's Tower Renewal Initiative. The report can be found at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.PG34.18>

Council directed City Planning staff to conduct open houses in each Community Council District of the City and to meet with key stakeholders including resident and ratepayer associations, tenant groups and the Building Industry and Land Development Association (BILD) to obtain Staff report for action on Official Plan Review: Results of Public Consultations and Revised Policies for Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods*

comments and feedback regarding the draft changes to the Official Plan policies for residential areas.

This report summarizes the results of the consultations and presents the proposed policy changes for Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods* which have been further refined to address comments received during the initial consultation period.

Consultation Process

In the fall of 2014, City Planning retained LURA Consulting, consultation facilitators, to assist Planning staff with developing, conducting and reporting out on a consultation program on the proposed draft policy changes for residential lands. The consultation program included a variety of communication and engagement tools in an effort to reach out to a broad array of resident associations, tenant groups, stakeholders and individual Torontonians.

Phase one of the consultation comprised four forums with representatives of residents associations, conducted in each Community Council District. Invitations to these Residents Forums were sent to over 300 resident associations. Following the initial mailing, a second/reminder notice was sent out to the associations that had not responded to the first mailing.

Information on public consultations, including the open houses, was posted on the Official Plan dedicated webpage, an advertisement was run on Spacing Magazine's Toronto website for two weeks and a notice was placed in the Toronto Star. Email and mailed invitations were sent to the general public who had requested to be informed about the Official Plan Review reports and events. Notice was emailed to over 4,000 subscribers to the Electronic Updates of the Official Plan Review. In addition, a flyer was distributed to Toronto's universities, professional associations and City Councillors. The Open Houses were also promoted on Twitter.

Consultations commenced October 8th with a meeting with the Building Industry and Land Development Association (BILD) and continued through November to the early part of December 2014. Five open houses were held, one each of Etobicoke/York, North York, Scarborough, Toronto, and East York. Four consultation Forums with resident associations took place, one in each Community Council District. A separate meeting was held with tenant groups.

The format of the meetings included a presentation of the draft policies, a question and answer period and discussion of the proposed policy revisions. Each attendee received a discussion guide which included the draft policies and questionnaire feedback sheets. The draft policies were displayed on large panels, providing participants an opportunity to review the policies and

provide comments directly on the panels. Approximately 130 members of the public attended the open houses. For those who were unable to attend meetings, information on the proposed draft policies and an on-line survey were available to encourage broad participation and feedback.

In addition, staff met with the representatives of the Confederation of Resident and Ratepayer Associations in Toronto (CORRA), the Federation of North Toronto Residents' Associations (FONTRA), the Toronto Industrial Network (TIN) and the South Etobicoke Industrial Employers Association (SEIEA). As well as discussing the draft policies within the Planning Division, staff met with and received comments on the draft policies from the representatives of the Ministry of Municipal Affairs and Housing, the City's Tower Renewal Office and the Medical Officer of Health.

Staff received a number of comments and suggestions from members of the public, residents associations and other organizations which have resulted in revisions to the draft Official Plan policies for Healthy Neighbourhoods, *Neighbourhoods*, and *Apartment Neighbourhoods*.

COMMENTS

What We Heard

The proposed draft policy changes for Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods* were generally well received. Most participants strongly supported the direction of the existing *Neighbourhoods* policies to respect and reinforce the existing physical character of the local neighbourhood and advocated to further strengthen these policies.

At open houses and the forums with resident associations, many participants emphasized the need to further strengthen the proposed policies to ensure that new development respects and fits within the surrounding residential neighbourhood. Residents pointed out that in some cases the Committee of Adjustment and/or the Ontario Municipal Board rendered decisions that were not in keeping with the overarching intent of the Official Plan policies to respect and reinforce the physical character of residential *Neighbourhoods*. Strong support was voiced to strengthen Policy 4.1.5, the policy calling for reinforcing the physical character of the neighbourhood, by adding criteria to aid with the delineation of a neighbourhood, *Neighbourhoods*, and the placement of those criteria within statutory policy text. In the open houses and forums, staff also heard that in implementing this policy, a greater emphasis should be given to the prevailing physical character of the immediate area around a development site.

A different opinion was offered by BILD. BILD recommends a more flexible approach and indicated that the policies for residential areas should be revamped to support mixed-use and intensification within existing neighbourhoods while being sensitive to the existing built context.

The draft policy amendments implementing the City's Tower Renewal initiative were strongly supported by most participants. In discussions with the representatives of tenant groups, attendees spoke about the importance of securing improvements to existing rental apartments and ways to provide for more affordable housing.

Draft Policy 4.2.3 generated considerable discussion. This policy sets out the criteria for infill development on a site with an existing apartment building in an *Apartment Neighbourhood*. Concerns were raised that in some past infill developments on existing apartment sites insufficient green space and amenities were retained, apartment buildings did not have enough

physical separation and in some instances the height and scale of the infill development was not compatible with the lower existing apartment buildings on site.

While the policies on affordable housing are part of the upcoming review of the Plan's housing policies, many participants raised the need to protect existing affordable rental housing and to find ways to build more affordable units. Some participants expressed a desire to protect a mixed social environment in their communities, to avoid the experience of certain neighbourhoods which experienced a high degree of gentrification due to significant price increases in housing, creating residential enclaves out of reach to many Torontonians. All across the City, residents were concerned with the diminishing supply of affordable housing and endorsed the creation of tools, such as inclusionary zoning, and expanded programs to promote the construction of more affordable rental housing. Some suggested that the rental replacement policies should be applied to development sites with less than 6 rental units.

The proposed policy changes emerging from comments received through the consultations are outlined in detail in the following sections.

Proposed Amendments

a) Section 2.3.1. Healthy Neighbourhoods

The Healthy Neighbourhoods Section of the Official Plan sets out the framework and objectives for Toronto's residential areas and divides them into two distinct categories based, to a large extent, on height, scale and massing of development - *Neighbourhoods* and *Apartment Neighbourhoods*. The current policies in this section do not differentiate between these two designations and remain largely silent on issues related to Toronto's aging stock of rental high rise apartments and the general need to retrofit and renovate existing apartments. The current policies emphasize the objective of retaining the existing physical character within residential neighbourhoods.

Since the adoption of the Official Plan by Council in 2002, development within *Neighbourhoods* has generally been limited to additions to existing homes and replacement houses. At the same time, there has been a significant amount of infill housing constructed on sites in *Apartment Neighbourhoods* with an existing apartment building(s). To recognize this difference in scale of infill development, it had been proposed to have two introductory policies in the Healthy Neighbourhoods section (3.1.5)-one dealing with each designation. This approach was endorsed in the consultations.

Policy 1 in this section had been revised to refer to *Neighbourhoods* only and sets out that these are to be physically stable areas where new development respects and reinforces the existing

physical character. As a result of the public consultations, this policy now describes *Neighbourhoods* as 'low rise and low density areas'. Policy 2 had been proposed to retain the description of *Apartment Neighbourhoods* as generally physically stable but to also recognize that sensitive infill development could occur on sites with sufficient space to accommodate them. As a result of the consultations, Policy 2 is now proposed to refer to *Apartment Neighbourhoods*

as residential areas with higher densities than *Neighbourhoods*. Another change in policy 2 is to ensure that infill development on an existing apartment site will maintain or replace and improve indoor and outdoor amenity space and landscaped open space for the benefit of both new and existing tenants.

Policy 3 deals with compatibility of new developments in *Mixed Use Areas, Regeneration Areas* and *Apartment Neighbourhoods* with adjacent or nearby existing *Neighbourhoods*. This policy had not originally been proposed to be altered. However, feedback from the consultations raised issues that are now being addressed through proposed changes to the policy. In some cases, outdoor recreational amenities and active landscape spaces have been located and illuminated in a manner that affects adjacent properties and parking ramps and service areas have been located too close to adjacent residences without proper screening. An additional criterion for new development has been added to policy 3 that calls for amenity areas to be oriented and illuminated to minimize impacts on adjacent properties in a *Neighbourhood*. A second new criterion for new development is proposed to be added to Policy 3 that service areas and parking ramps will be located, enclosed and screened and surface parking areas will be screened in order to minimize impacts on adjacent properties in a *Neighbourhood*. The addition of these two policies will further assist in achieving a better transition between developments of different height and scale.

Strong support was indicated for the inclusion of the new policy 9 encouraging improvements to existing apartment buildings. This issue was of a particular interest and the subject of discussion at the meetings with tenant groups and the Tower Renewal Office staff. In Toronto, there are over 1000 high rise residential buildings, many of which were constructed at least 40 years ago. The new policy supports the City's efforts to rejuvenate the existing rental apartment stock by encouraging owners of these properties to undertake necessary building rehabilitation work. Proposed Policy 9, which encouraged small-scale commercial, community and institutional uses at-grade in apartment buildings in areas without convenient walking access to such services, was supported in the consultations.

Policy 11, a draft policy to promote food security, had encouraged gardens for growing food on underutilized portions of open space and mobile food vendors, particularly in areas where residents could not walk to sources of fresh food. This policy was too broadly worded and could be used to encourage agriculture on the front lawns, or 'chip trucks' on the streets of low-rise *Neighbourhoods*. The policy has been reworded and the intent of food security in apartment areas without convenient access to fresh food has been clarified. Policy 11 now encourages gardens for growing food on underutilized portions of open space specifically on sites within *Apartment Neighbourhoods*. A new proposed Policy 12 specifies that mobile vendors of fresh food are encouraged within *Apartment Neighbourhoods* - particularly in areas where residents do not have convenient walking access to sources of fresh food.

b) Section 3.2.1, Housing

One change to Section 3.2.1 of the Plan is a revision to the policy 5 that currently states the City 'may' secure improvements to existing rental units on sites with new infill development without pass-through to tenants through the use of Section 37'. The proposed revision to this policy

states that these improvements to extend the life of the remaining building/units 'should' be secured as a City priority under Section 37 where no alternative programs are in place to offer financial assistance for this work. This change was part of the implementation of the Tower Renewal initiative. Representatives of some tenant groups indicated that the term "should" is too weak and be revised to "must". However, the Planning Act provides that the property-owner elects to contribute community benefits under Section 37 and cannot be required to provide a specific community benefit.

c) Section 4.1, Neighbourhoods

The existing policies for the City's low-rise residential *Neighbourhoods* emphasize the retention of their physical character. The draft revisions to these policies clarify interpretation issues that have arisen on the existing policies and add new criteria to be considered as part of neighbourhood character.

One change proposed to the introductory non-statutory text is a clarification that interspersed 'walk-up' apartment buildings of four storeys or less may or may not have elevators. This makes clear that the term 'walk-up apartment' refers to a generic type of building and does not preclude the provision of an elevator. No changes from the in-force Plan are recommended to policies 1, 2, 3 and 4 which deal with permitted uses in a *Neighbourhoods* designation. Draft Policy 3 discussed at public consultations had proposed to delete the qualifier 'incidental' regarding small-scale commercial uses on major streets in *Neighbourhoods*. Comments were raised that 'incidental' should be retained as it indicates that any commercial use should be subordinate to the primary residential use of the area rather than a standalone commercial enterprise that is intended to draw clientele from a broader area. There are several vestigial pockets of *Neighbourhoods* in the Downtown that are surrounded by areas with different Official Plan designations and a greater scale of development. A draft site and area specific policy to clarify that development in these unique *Neighbourhood* pockets will respect and reinforce their established low-rise character was not commented upon in the consultations and is not proposed to be altered.

Policy 4.1.5

The majority of the public discussion concerning the *Neighbourhoods* policies revolved around Policy 5, which requires that development in established *Neighbourhoods* respect and reinforce the existing physical character of the neighbourhood and sets out many of the elements of that physical character to be considered in that evaluation. There are several aspects of the existing in-force Policy 5 that require clarification, namely:

- i) How is a 'neighbourhood' delineated whose physical character the new development is to respect and reinforce?
- ii) Under what conditions is Policy 9, the infill development policy used, as opposed to Policy 5?
- iii) Should the location and design of driveways and garages be considered in the evaluation?

In the proposed draft version of Policy 5 used as the basis of public consultation, the term neighbourhood was described as a 'geographic neighbourhood' and a sidebar was added stating that the geographic neighbourhood would be delineated after considering contextual elements in proximity to the development site such as: zoning, prevailing dwelling type and scale, lot size, street pattern and natural and man-made dividing features. There was considerable public feedback from the resident's forums and open houses advocating that this clarification should be part of the policy itself, rather than simply an explanatory sidebar. There was also an emerging consensus that the area in the immediate vicinity of the development site should be given greater weight in considering whether this policy is being implemented by a development proposal. The comments are compelling. As the delineation of the neighbourhood is an important element in considering whether the policy is being implemented, it is important that it be integrated within the policy. When evaluating whether the existing physical character is being reinforced it also is logical to give more weight to the immediate area visible from the development site. The text of the former sidebar has therefore been added to Policy 5, and greater weight is proposed to be given to properties on the same block that face the same street as the development site in evaluating the physical character of the geographic neighbourhood.

There was widespread support in the consultations to consider the design and elevation of the driveway and garage as a criterion in evaluating how a proposed development respects and reinforces the physical character of the neighbourhood. Below-grade integral garages being constructed in replacement homes were considered problematic both in terms of the flooding of dwellings and their transformation of the physical character of many neighbourhoods. At the East York open house, the issue of the location of driveways was also discussed, largely in the context of rear driveways on through lots that did not reflect access patterns in the neighbourhood. The prevailing location, design and elevations, relative to grade, of driveways and garages is proposed to be added as a criterion in Policy 5. As well, a statement is proposed at the end of Policy 5 to discourage driveways that lead to below-grade garages that are integral to residences, except for apartment buildings.

One of the criterion for reviewing whether a proposed development respects and reinforces the physical character of a neighbourhood are the heights, massing, scale and dwelling type of nearby residential properties. Concerns were raised that there are many instances of a replacement house being approved through variances and constructed at a scale and density that far exceeds both the zoning by-law and the existing physical character of a neighbourhood. The prevailing density of nearby residential properties is now proposed to be added to this criterion in considering the existing physical character of a neighbourhood.

Consultations revealed that there was inconsistency in the criterion in Policy 4.1.5 in both the existing in-force policy and the draft policy that was subject to the public consultations. The elements of physical character to be examined referred to 'prevailing' patterns of yard setbacks, landscaped open space and building types but the description of other elements such as lot size and configuration, heights and massing of nearby dwellings, building setback from streets etc.

did not refer to the 'prevailing' pattern. In the revised proposed policy all of the appropriate physical character criterion refer to the prevailing pattern.

In the draft version of Policy 5 discussed in the fall consultations, a draft policy was included that prohibited a house behind a house development and permitted only one residential building on a lot. The intent of the draft policy was to prevent the construction of a second house in the backyard of an existing dwelling. At least one Ontario Municipal Board panel had approved such a development, despite the opposition of both the City and the local community. The Board in its decision cited the lack of such a prohibition in the Official Plan. However, in public consultations several concerns were raised with the draft policy. Where dwellings are part of a registered plan of condominium and are not severed, there are more than one residential building on a lot. Others saw this policy as an across-the-City prohibition of laneway housing which was also not intended. The strengthened proposed Policy 4.1.5, when properly applied, would not permit a second house in a backyard, where this was not already part of the existing physical character of a neighbourhood, because the proposal would not reinforce the prevailing patterns of density, building setback from the street, rear and side yard setbacks and landscaped open space. The specific prohibition of more than one house on a lot is therefore unnecessary.

Policy 4.1.9

Policy 4.1.9 of the Official Plan deals with infill development in *Neighbourhoods* where the development site varies from the local pattern in terms of lot size, configuration and orientation. This policy was directed at sites formerly used for non-residential uses such as an industry, an institution, a remnant garden centre or a retail complex within a *Neighbourhood*. Given the configuration and orientation of these sites it is often not possible to replicate the patterns of the geographic neighbourhood in terms of the size and configuration of lots, the prevailing building type, setbacks of buildings and the prevailing patterns of side and rear yard setbacks and landscaped open space. However, where the existing physical lot patterns could be replicated, the intent has always been that Policy 4.1.5 would apply. There is some ambiguity in the wording of the in-force Policy 4.1.9 and applicants have advocated for its use even where the configuration of the parcel would allow infill development to replicate the existing physical patterns in the *Neighbourhood* as required by Policy 4.1.5. A new policy was added to draft Policy 9 to state that where infill developments can respect and reinforce the physical character of the neighbourhood, the application would be reviewed in accordance with Policy 4.1.5. Following the consultations, this policy has been altered to specifically state that where the infill development can 'replicate' the existing prevailing lot pattern in the neighbourhood, the infill development application will be reviewed using Policy 4.1.5.

d) Section 4.2, *Apartment Neighbourhoods*

There was strong support in the public consultations for the policies implementing the City's Tower Renewal initiative within the Healthy Neighbourhoods, Housing and *Apartment Neighbourhoods* sections of the Plan. The only changes being proposed to the draft *Apartment*

Neighbourhoods policies as a result of the public consultations is to Policy 4.2.3 that deals with infill development on sites that already have one or more apartment building(s) on the site. A design criterion has been added to the policy to maintain adequate separation distances between buildings on the site so as to achieve adequate sunlight and privacy. The point was raised that in some situations parking ramps should be screened from adjacent residences as well as from the public realm and this point has been added to the criterion of providing shared vehicular parking and screening the access ramps.

In addition there were multiple minor wording changes for the purpose of clarity that had been suggested through the circulation of the draft policies to other City Divisions.

e) Intensification Pressures Along Major Streets in a *Neighbourhood* Designation

In one Residents Forum, representatives of several residents associations raised the issue of intensification, in the form of infill townhouse developments, being approved at the Ontario Municipal Board along major streets in the *Neighbourhoods* designation such as the Bayview/York Mills area of the City. The Official Plan directs intensification to those major streets with a *Mixed Use Area* designation which are also shown on Map 2 as 'Avenues'. However, the majority of major streets with residential permissions in former North York, Etobicoke and Scarborough are actually designated as *Neighbourhoods* and are built out with low-rise residential dwelling houses. Staff looked into whether this intensification pressure for townhouse redevelopment along major streets is being experienced across the City in the *Neighbourhoods* designation, and it is not at this point. There was a recent townhouse application for an infill development for 24 townhouses on Midland Avenue in Scarborough. However, the Ontario Municipal Board upheld the City's refusal of the application. Staff should continue to monitor this situation and if such pressures begin to extend to broader areas of the City, staff should report back on the matter.

NEXT STEPS

This report recommends that the proposed Official Plan Amendment appended as Attachment 1 be the subject of further public consultation at a statutory Open House to be held in June, 2015. Any further changes resulting from discussions at the Open House would be made to the proposed OPA and it would be tabled for public distribution at the September meeting of the Planning and Growth Management Committee. It is recommended that the statutory public meeting would occur at the October meeting of Committee. This would give the public a full month to review the proposed OPA prior to making deputations at the statutory public meeting at Committee.

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SIGNATURE

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ATTACHMENTS:

- Attachment 1: Proposed Official Plan Amendment
- Attachment 2: Track changes to show how the proposed Official Plan Amendment would alter the existing Official Plan Policy
- Attachment 3: Lura Consultants Report on Public Consultations of Fall 2014

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Attachment 1: Proposed Official Plan Amendment

CITY OF TORONTO

BY-LAW No. -2015

To adopt Amendment ____ to the Official Plan of the City of Toronto with respect to the Healthy Neighbourhoods, Housing, *Neighbourhoods* and *Apartment Neighbourhoods* Policies

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. ____ to the Official Plan of the City of Toronto is hereby adopted.

Enacted and passed on _____, 2015

Frances Nunziata
Speaker

Ulli S. Watkiss
City Clerk

(Seal of the City)

**AMENDMENT NO. ____ TO THE OFFICIAL PLAN
OF THE CITY OF TORONTO**

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

1. Section 2.3.1, Healthy Neighbourhoods, is amended by:
 - a) Deleting the words 'a choice of' and replacing them with the words 'options within' , prior to the word 'communities', in the first sentence of the first paragraph of the non-statutory introductory text;
 - b) Adding the words and punctuation '*Downtown*, the' prior to the word '*Centres*' in the first sentence of the second paragraph of the non-statutory introductory text;
 - c) Adding the words 'promoting walking and cycling by' prior to the words 'improving streets' in the first sentence of the eighth paragraph of the non-statutory introductory text;
 - d) Adding the following paragraphs at the end of the non-statutory introductory text:

'Toronto has over a thousand older apartment buildings, many of which are in need of physical renewal, greening, and in some instances, social transformation. The City has established the Tower Renewal Initiative to encourage the retrofit of these older apartment buildings and improve the quality of life of their residents.

Most of Toronto's existing apartment buildings are located within built up *Apartment Neighbourhoods* which are stable areas where only limited infill development is anticipated. Usually, apartment building(s) together with ancillary outdoor recreation facilities, pedestrian walkways, parking lots, service areas and landscape space take up/occupy the entire site. In some areas these sites are located in close proximity to each other and form clusters or larger apartment neighbourhoods. There may be sites within *Apartment Neighbourhoods* that contain space that is surplus to the needs and requirements of existing residential development. In these situations infill development may be considered provided it is consistent with the Plan's objectives for residential urban living and is undertaken in accordance with the relevant Plan policies.'

- e) Deleting Policy 1 and replacing it with the following new Policies 1 and 2. Renumber existing Policies 2, 3, 4, 5, 6 and 7 as Policies 3, 4, 5, 6, 7 and 8.
- '1. *Neighbourhoods* are low rise and low density residential areas that are considered to be physically stable. Development within *Neighbourhoods* will be consistent with this objective and will respect and reinforce the existing physical character of buildings, streetscapes and open space patterns in these areas.'

2. *Apartment Neighbourhoods* are residential areas with higher density than *Neighbourhoods* and are considered to be physically stable. Development in *Apartment Neighbourhoods* will be consistent with this objective and will respect the criteria in Policy 4.2.2 and other relevant sections of this Plan. However, on sites containing one or more existing apartment building(s) sensitive infill development may take place where there is sufficient space to accommodate additional buildings while providing a good quality of life for both new and existing tenants: including maintaining or replacing and improving indoor and outdoor amenity space and landscaped open space, providing sunlight and privacy for residential units, and providing sunlight on outdoor amenity space and landscaped open space provided such infill is in accordance with the criteria in policies 4.1.10, 4.2.3 and other policies of this Plan. *Apartment Neighbourhoods* contain valuable rental housing apartment buildings that often need physical and social renewal and transformation to achieve an improved living environment.

f) Amending the renumbered Policy 3 by: adding the following new subsections d) and e), deleting the word 'and' at the end of subsection c), and renumbering the existing subsection d) as subsection f):

'd) orient and screen lighting and amenity areas so as to minimize impacts on adjacent properties in those *Neighbourhoods*;

'e) locate, enclose and screen service areas, parking access to underground parking, locate and screen any surface parking so as to minimize impacts on adjacent properties in those *Neighbourhoods*; and'

g) Amending the renumbered Policy 5 by deleting the word 'and' at the end of subsection (c) and adding the word 'and' at the end of subsection (d) and adding the following subsection (e) after subsection (d):

'e) providing new streets that extend the local street network into larger sites, to provide access and frontage for existing and future development, improve pedestrian and bicycle circulation and improve the prominence, visibility and access to parks, open spaces, transit, schools and pedestrian destinations.

h) Amending the renumbered Policy 7 by deleting the word 'and' at the end of subsection a), replacing period at the end of subsection b) with a semi-colon and the word 'and' and adding a new subsection c) as follows:

'c) encouraging and developing partnerships to better utilize common indoor and outdoor amenity areas for the use of residents in apartment properties to supplement public facilities.'

i) Adding new policies 9, 10, 11 and 12 as follows:

'9. The owners of existing apartment buildings will be encouraged to:

a) achieve greater conservation of energy and reduce green house gas emissions;

- b) achieve greater conservation of water resources;
- c) improve waste diversion practices;
- d) improve safety and security;
- e) improve building operations;
- f) improve indoor and outdoor facilities for social, educational and recreational activities; and
- g) improve pedestrian access to the buildings from public sidewalks and through the site as appropriate.

10. Small-scale commercial, community and institutional uses are encouraged at grade in apartment buildings and on apartment building properties in and *Neighbourhoods* and *Apartment Neighbourhoods*, to better serve area residents, particularly in areas where residents do not have convenient walking access to a wide range of goods, services and community facilities.

11. Gardens for growing food on underutilized portions of open space in sites within *Apartment Neighbourhoods* are encouraged, particularly in areas where residents do not have convenient walking access to sources of fresh food.

12. Mobile vendors of fresh food are encouraged within *Apartment Neighbourhoods* in areas where residents do not have convenient walking access to sources of fresh food.'

2. Section 3.2.1, Housing, is amended by:

- a) Deleting the words 'no new' from the last sentence of the third paragraph of the non-statutory introductory text and replacing them with the words 'little new affordable';
- b) Deleting the word 'losses' at the end of the fifth paragraph of the non-statutory introductory text and replacing it with the words 'the loss or deterioration of the units';
- c) Deleting Policy 2 and replacing it with the following:

'2. The existing stock of housing will be maintained, improved, and replenished. The City will encourage the renovation and retrofitting of older residential apartment buildings. New housing supply will be encouraged through intensification and infill that is consistent with this Plan.'

d) Deleting subsection (b) in Policy 5 and replacing it with following:

'(b) should secure any needed improvements and renovations to the existing rental housing units and associated amenities to extend the life of the building(s) that are to remain, without pass-through costs to tenants. These improvements and renovations should be a City priority under Section 5.1.1 of this Plan where no alternative programs are in place to offer financial assistance for this work.'

3. Section 4.1, *Neighbourhoods*, is amended by:

a) Adding the words 'with or without elevators' after the words 'walk-up apartment buildings' in the last sentence of the first paragraph of the non-statutory introductory text.

b) Amending Policy 5 by:

i) adding the word 'geographic' before the word 'neighbourhood' wherever it appears in the policy;

ii) adding the word 'prevailing' before the word 'size' in subsection b)

iii) adding the word 'prevailing' before the word 'heights' and adding the word 'density' before the words 'and dwelling type' in subsection c)

iv) adding a new subsection e) as follows and renumbering existing subsections e) to h) as subsections f) to i) accordingly:

'e) prevailing location, design and elevations relative to the grade of driveways and garages;'

v) adding the word 'prevailing' before the word 'setbacks' in the renumbered subsection ;

vi) adding the following paragraph after the renumbered subsection i):

'A geographic neighbourhood for the purposes of this policy will be delineated by considering the context within the *Neighbourhood* in proximity to the development site, including: zoning; prevailing dwelling type and scale; lot size and configuration; street pattern; pedestrian connectivity; and natural and human-made dividing features. Evaluation of the physical character of the geographic neighbourhood will consider matters in the following order of importance and influence: (i) properties in the same block that also face the same street as the development site, and (ii) properties in the wider geographic neighbourhood.'

vii) adding the following paragraph at the end of the Policy:

'Except for apartment buildings, driveways to below-grade garages that are integral to residences will be discouraged.'

c) Amending Policy 9 by:

i) deleting subsection d) and adding the following at the end of the Policy:

'd) provide safe, accessible pedestrian walkways from public streets; and

e) locate, screen and wherever possible enclose service areas and garbage storage and parking, including access to any underground parking, so as to minimize the impact on existing and new streets and residences.

In situations where infill development can replicate the existing prevailing lot pattern to respect and reinforce the existing physical character of the geographic neighbourhood, the infill development application will be reviewed through the application of Policy 4.1.5.'

4. Section 4.2, *Apartment Neighbourhoods*, is amended by:

- a) adding the following paragraph at the end of the non-statutory introductory text:
'On smaller sites infill opportunities in *Apartment Neighbourhoods* can be as simple as a building addition or a new building on an underutilized part of the lot, such as a surface parking lot. On larger sites, determining an infill building site may require planning for new and extended public realm including new streets or shared driveways, and preserving significant existing landscape and recreation features as part of integrating older apartments with new development in a manner that improves the quality of life for all.'

- b) Deleting Policy 3 and replacing it with the following:

'3. Significant growth is not intended within developed *Apartment Neighbourhoods*. However, compatible infill development may be permitted on a site containing one or more existing apartment buildings that has sufficient surplus space to accommodate one or more new building(s) while providing good quality of life for both new and existing residents including: maintaining or replacing and improving indoor and outdoor amenity space and landscaped open space, providing sunlight and privacy for residential units, providing sunlight on outdoor amenity space and landscaped open space, and improving pedestrian access to the buildings from public sidewalks and through the site. Infill development, including additions to an existing apartment building, that may be permitted on a site containing one or more existing apartment building(s) will:

- a) meet the development criteria set out in Section 4.2.2;
- b) respect the scale, including height and massing, of the existing apartment building(s) on the site and maintain adequate separation distances between buildings on the site so as to achieve adequate sunlight and privacy;
- c) maintain or replace and improve indoor and outdoor residential amenities on the site, including, wherever possible, equipping and managing indoor and outdoor amenity space to encourage use by residents;
- d) provide all residents, including existing residents with access to the community benefits where additional height and/or density is permitted and community benefits are provided pursuant to Section 5.1.1 of this Plan;
- e) provide privacy, areas of landscaped open space, and adequate sunlight to units, on outdoor amenity spaces and on open spaces, for both new and existing residents;
- f) organize development on the site to frame streets, parks and open spaces in good proportion, provide adequate sky views from the public realm, and create safe and comfortable open spaces;
- g) front onto and provide pedestrian entrances from an adjacent public street wherever possible, and provide a generous pedestrian realm adjacent to public streets;

- h) in the lower floors of midrise and tall apartment buildings promote grade related units with front gardens, stoops, and porches that take direct access from public sidewalks, accessible open spaces and park edges;
- i) provide adequate on-site, below grade, shared vehicular parking for both new and existing development, with any surface parking and access to underground parking appropriately screened from the public realm and adjacent residences;
- j) preserve and/or replace important landscape features and walkways and create such features where they did not previously exist;
- k) consolidate and integrate loading, servicing and delivery facilities, and parking_ramps within the building wherever possible;
- l) minimize curb cuts, encourage shared loading, parking access and ramps;
- m) improve waste storage and waste diversion facilities including enclosure of outdoor waste storage areas, to improve aesthetics, health and safety and waste diversion rates. Waste storage areas should be enclosed within a building, where possible;
- n) provide renovations and retrofits wherever necessary to extend the life of the existing buildings to be retained; and
- o) improve energy and water efficiency in existing buildings through renovations, retrofits and changes to management practices. '

c) Adding Policy 4 as follows after Policy 3:

'4. On larger sites which have the opportunity for more than one new building, a framework of additional public streets, shared driveways, new parkland and shared open space may be required to create infill development that meets the objectives of this Plan.'

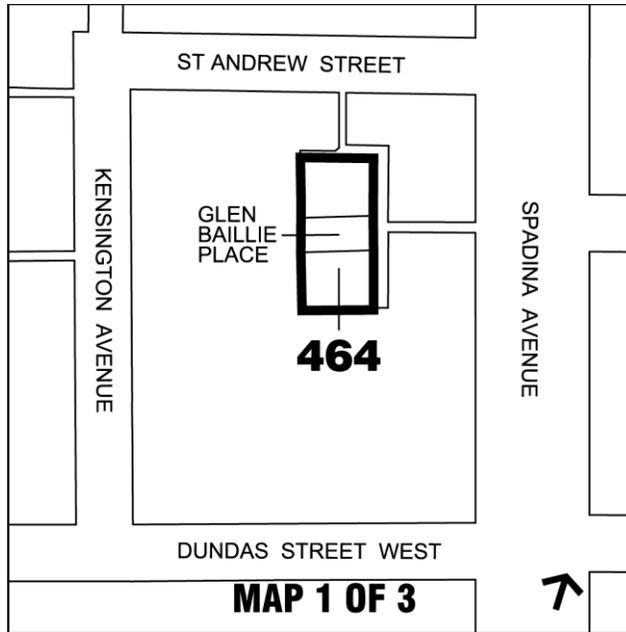
5. Chapter 7, Site and Area Specific Policies is amended by adding Site and Area Specific Policy No. 464 for those lands known municipally in 2013 as 2-15 Glen Baillie Place; 79-87 Niagara Street; and 9-23 St. Patricks Square, as follows:

**"464. 2-15 Glen Baillie Place
79-87 Niagara Street
9-23 St. Patricks Square**

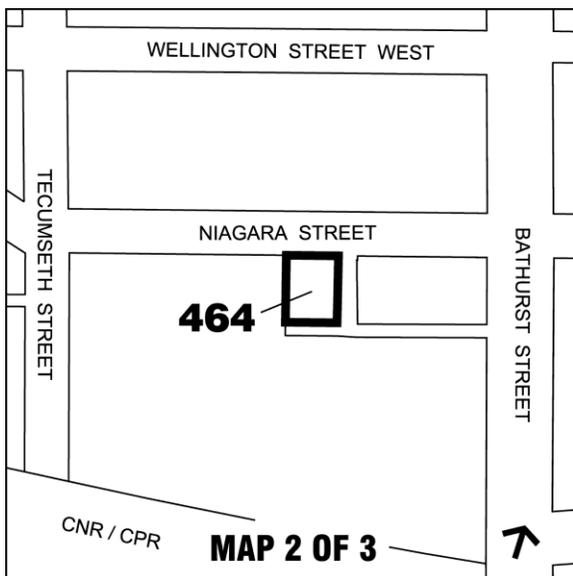
Development will respect and reinforce the stability and established low-rise character of these areas containing houses of two or three storey in height, consistently setback from the street line.

6. Map 29 is amended to indicate the locations where Site and Area Specific Policy 464 is applicable.

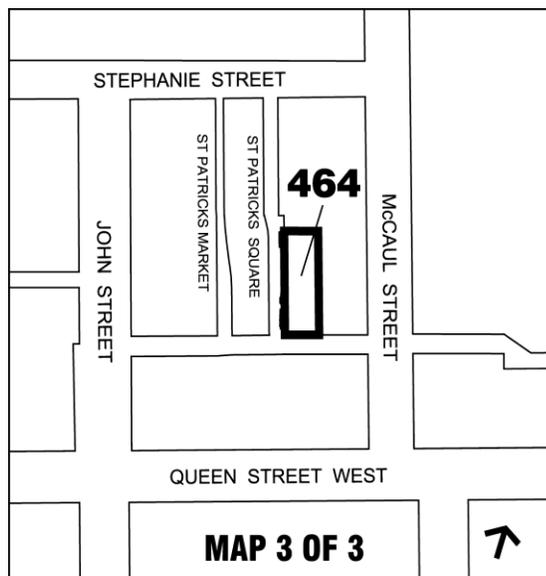
Map 1 of 3



Map 2 of 3



Map 3 of 3"



Attachment 2: Track changes to show how the proposed Official Plan would alter the existing Official Plan Policy

The revised policies that were considered by PGMC in June 2014 are in bold. The underlined and bold text indicates further changes/new additional policies to reflect input from the consultations.

2.3.1 HEALTHY NEIGHBOURHOODS

The diversity of Toronto's neighbourhoods, in terms of scale, amenities, local culture, retail services and demographic make-up, offers **options within** communities to match every stage of life. Our neighbourhoods are where we connect with people to develop a common sense of community. They are also an important asset in attracting new business to the City and new workers for growing businesses. Whether these neighbourhoods are low scale or predominantly apartments, the goals found here apply equally to all neighbourhoods and are to be considered in concert with the policies found in Chapter Four.

By focusing most new residential development in the **Downtown, the Centres**, along the *Avenues*, and in other strategic locations, we can preserve the shape and feel of our neighbourhoods. However, these neighbourhoods will not stay frozen in time. The neighbourhoods where we grew up and now raise our children help shape the adults and the society we become. Some physical change will occur over time as enhancements, additions and infill housing occurs on individual sites. A cornerstone policy is to ensure that new development in our neighbourhoods respects the existing physical character of the area, reinforcing the stability of the neighbourhood.

Established neighbourhoods will benefit from directing growth to the *Centres* and the *Avenues* by enjoying better transit service, greater housing choices, increased shopping opportunities, an improved pedestrian environment and other advantages that these growth areas provide. Accessibility to transit service varies considerably across the City, creating challenges to meeting the objective of reducing reliance on the private automobile. Transit accessibility for our neighbourhoods can be improved by investing in transit service along the *Avenues* as well as along the major streets that serve the neighbourhoods. At the boundary points between the neighbourhoods and the growth areas, development in the mixed use area will have to demonstrate a transition in height, scale and intensity as necessary to ensure that the stability and general amenity of the adjacent residential area are not adversely affected.

We can work together in our neighbourhoods to create a healthier Toronto by reducing waste, better managing stormwater runoff, greening our communities, reducing harmful emissions and conserving energy and water. We must also work to ensure that our community services are improved to reflect the changing faces of our communities as Toronto evolves socially and demographically.

When we think of our neighbourhoods we think of more than our homes. Our trees, parks, schools, libraries, community centres, child care centres, places of worship and local stores are

all important parts of our daily lives. Increasingly, people work in their neighbourhoods, both in home offices and in local stores and services.

All communities should benefit from and share the rewards and advantages of living in Toronto. Some neighbourhoods need to be strengthened to ensure a better quality of life for their residents. There may be gaps in community-based facilities and services.

Some buildings may need to be upgraded, the neighbourhood may be poorly integrated with its surroundings, or residents may face hardship, social vulnerability or difficulty in accessing essentials such as healthy foods. Strategies and specific measures may be needed to revitalize and improve these neighbourhoods to address such issues.

Each revitalization strategy may address factors such as improving community-based services, developing new parks, **promoting walking and cycling by** improving streets, sidewalks, bikeways and pathways or building community capacity to enhance the broader social infrastructure. Strategies to improve these neighbourhoods will vary with local conditions. Some may be led by the City while others may be community-led. To support these efforts the neighbourhood may be designated a Community Improvement Area.

Toronto has over a thousand older apartment buildings that are in need of physical renewal, greening and in some instances, social transformation. The City has established the Tower Renewal Initiative to encourage the retrofit of these older apartment buildings and improve the quality of life of their residents.

Most of Toronto's existing apartment buildings are located within built up *Apartment Neighbourhoods* which are stable areas where only limited infill development is anticipated. Usually, apartment building(s) together with ancillary outdoor recreation facilities, pedestrian walkways, parking lots, service areas and landscape space take up/occupy the entire site. In some areas these sites are located in close proximity to each other and form clusters or larger apartment neighbourhoods. There may be sites within *Apartment Neighbourhoods* that contain space that is surplus to the needs and requirements of existing residential development. In these situations infill development may be considered provided it is consistent with the Plan's objectives for residential urban living and is undertaken in accordance with the relevant Plan policies.

Policies

- 1. *Neighbourhoods* are low rise and low density residential areas that are considered to be physically stable. Development within *Neighbourhoods* will be consistent with this objective and will respect and reinforce the existing physical character of buildings, streetscapes and open space patterns in these areas.**
- 2. *Apartment Neighbourhoods* are residential areas with higher density than *Neighbourhoods* and are considered to be physically stable. Development within *Apartment Neighbourhoods* will be consistent with this objective and will respect the criteria contained in Policies 4.2.2 and other relevant sections of this Plan. However, on**

sites containing one or more existing apartment building(s) sensitive infill development may take place where there is sufficient space to accommodate additional buildings while providing a good quality of life for both new and existing tenants; including **maintaining or replacing and improving** indoor and outdoor amenity space and landscaped open space, **providing** sunlight and privacy for residential units, and **providing** sunlight on outdoor amenity space and landscaped open space, provided such infill is in accordance with the criteria in policies 4.1.10, 4.2.3 and other policies of this Plan. *Apartment Neighbourhoods* contain valuable rental housing apartment buildings that often need physical and social renewal and transformation to achieve an improved living environment.

3. Developments in *Mixed Use Areas*, *Regeneration Areas* and *Apartment Neighbourhoods* that are adjacent or close to *Neighbourhoods* will:

- a) be compatible with those *Neighbourhoods*;
- b) provide a gradual transition of scale and density, as necessary to achieve the objectives of this Plan through the stepping down of buildings towards and setbacks from those *Neighbourhoods*;
- c) maintain adequate light and privacy for residents in those *Neighbourhoods*;
- d) **orient and screen lighting and amenity areas so as to minimize impacts on adjacent properties in those *Neighbourhoods***;
- e) **locate, enclose and screen service areas, parking access to underground parking, and locate and screen any surface parking so as to minimize impacts on adjacent properties in those *Neighbourhoods***; and
- f) attenuate resulting traffic and parking impacts on adjacent neighbourhood streets so as not to significantly diminish the residential amenity of those *Neighbourhoods*.

4. Intensification of land adjacent to neighbourhoods will be carefully controlled so that neighbourhoods are protected from negative impact. Where significant intensification of land adjacent to a *Neighbourhood* or *Apartment Neighbourhood* is proposed, Council will determine, at the earliest point in the process, whether or not a Secondary Plan, area specific zoning by-law or area specific policy will be created in consultation with the local community following an *Avenue Study*, or area based study.

5. The functioning of the local network of streets in *Neighbourhoods* and *Apartment Neighbourhoods* will be improved by:

- a) maintaining roads and sidewalks in a state of good repair;
- b) investing in the improvement of bus and streetcar services for neighbourhood residents;
- c) minimizing through traffic on local streets;
- d) discouraging parking on local streets for non-residential purposes; **and**
- e) **providing new streets that extend the local street network into larger sites, to provide access and frontage for existing and future development, improve pedestrian and bicycle circulation and improve the prominence, visibility and access to parks, open spaces, transit, schools and pedestrian destinations.**

6. Environmental sustainability will be promoted in *Neighbourhoods* and *Apartment Neighbourhoods* by investing in naturalization and landscaping improvements, tree planting and preservation, sustainable technologies for stormwater management and energy efficiency and programs for reducing waste and conserving water and energy.

7. Community and neighbourhood amenities will be enhanced where needed by:

- a) improving and expanding existing parks, recreation facilities, libraries, local institutions, local bus and streetcar services and other community services;
- b) creating new community facilities and local institutions, and adapting existing services to changes in the social, health and recreational needs of the neighbourhood; **and**
- c) **encouraging and developing partnerships to better utilize common indoor and outdoor amenity areas for the use of residents in apartment properties to supplement public facilities.**

8. In identified neighbourhoods, revitalization strategies will be prepared through resident and stakeholder partnerships to address such matters as:

- a) improving local parks, transit, community services and facilities;
- b) improving the public realm, streets and sidewalks;
- c) identifying opportunities to improve the quality of the existing stock of housing or building a range of new housing;
- d) identifying priorities for capital and operational funding needed to support the strategy; and
- e) identifying potential partnerships and mechanisms for stimulating investment in the neighbourhood and supporting the revitalization strategy.

9. **The owners of existing apartment buildings will be encouraged to:**

- a) **achieve greater conservation of energy and reduce green house gas emissions;**
- b) **achieve greater conservation of water resources;**
- c) **improve waste diversion practices;**
- d) **improve safety and security;**
- e) **improve building operations;**
- f) **improve indoor and outdoor facilities for social, educational and recreational activities; and**
- g) **improve pedestrian access to the buildings from public sidewalks and through the site as appropriate.**

10. **Small-scale commercial, community and institutional uses are encouraged at grade in apartment buildings and on apartment building properties in *Neighbourhoods* and *Apartment Neighbourhoods*, to better serve area residents, particularly in areas where residents do not have convenient walking access to a wide range of goods, services and community facilities.**

11. **Gardens for growing food on underutilized portions of open space in sites within *Apartment Neighbourhoods* are encouraged, particularly in areas where residents do not have convenient walking access to sources of fresh food.**

12. Mobile vendors of fresh food are encouraged within Apartment Neighbourhoods in areas where residents do not have convenient walking access to sources of fresh food.

3.2.1 HOUSING

Adequate and affordable housing is a basic requirement for everyone. Where we live and our housing security contribute to our well-being and connect us to our community. Current and future residents must be able to access and maintain adequate, affordable and appropriate housing. The City's quality of life, economic competitiveness, social cohesion, as well as its balance and diversity depend on it.

Specific policies are needed when a particular kind of housing, whether it be type, tenure or level of affordability, is not sufficiently supplied by the market to meet demand or maintain diversity in the housing stock. Housing gains are needed through new supply and, where new supply is inadequate, existing housing must be maintained.

The current production of ownership housing, especially condominium apartments, is in abundant supply. What is needed is a healthier balance among high rise ownership housing and other forms of housing, including purpose-built rental housing, affordable rental housing and affordable low-rise ownership housing for large households with children and multi-family households. Policies, incentives and assistance are needed in order to respond to the City's unmet housing needs, especially mid-range and affordable rental housing. More than half of Toronto households rent, yet **little** new **affordable** rental housing is being built in quantity.

We need to address four areas:

- Stimulating production of new private sector rental housing supply. All levels of government need to do all they can to create a business environment in which private rental housing, especially at affordable and mid-range rents, is an attractive investment. This includes federal and provincial tax reform as well as the provision of municipal incentives.
- Preserving what we have as long as there is no new supply to meet the demand for rental housing, our existing stock of affordable rental housing is an asset that must be preserved. In this sense, rental housing is not unlike our heritage buildings - we need to do all we can to prevent **the loss or deterioration of the units.**
- Making efficient and effective use of the City's own housing resources to achieve a range of housing objectives the private sector cannot meet the housing needs of our most vulnerable populations or those in need of rent-geared-to income housing. Our social housing stock is aging and making better use of these resources will present both challenges and opportunities in the coming decades.
- Working in partnership to take advantage of emerging opportunities addressing many of the City's housing challenges will require working in partnership with the other levels of government as well as the private and non-profit sectors. We must be positioned to take

advantage of key opportunities, especially senior government housing supply programs, to encourage new affordable and social housing production.

Policies

1. A full range of housing, in terms of form, tenure and affordability, across the City and within neighbourhoods, will be provided and maintained to meet the current and future needs of residents. A full range of housing includes: ownership and rental housing, affordable and mid-range rental and ownership housing, social housing, shared and/or congregate-living housing arrangements, supportive housing, emergency and transitional housing for homeless people and at-risk groups, housing that meets the needs of people with physical disabilities and housing that makes more efficient use of the existing housing stock.

2. The existing stock of housing will be maintained, **improved** and replenished. **The City will encourage the renovation and retrofitting of older residential apartment buildings.** New housing supply will be encouraged through intensification and infill that is consistent with this Plan.

3. Investment in new rental housing, particularly affordable rental housing, will be encouraged by a co-ordinated effort from all levels of government through implementation of a range of strategies, including effective taxation, regulatory, administrative policies and incentives.

4. Where appropriate, assistance will be provided to encourage the production of affordable housing either by the City itself or in combination with senior government programs and initiatives, or by senior governments alone. Municipal assistance may include:

- a) in the case of affordable rental housing and in order to achieve a range of affordability, measures such as: loans and grants, land at or below market rates, fees and property tax exemptions, rent supplement and other appropriate assistance; and
- b) in the case of affordable ownership housing provided on a long term basis by non-profit groups, especially affordable low rise family housing, measures such as: land at or below market rate, fees exemption and other appropriate forms of assistance; and
- c) with priority given to non-profit and non-profit co-operative housing providers.

5. Significant new development on sites containing six or more rental units, where existing rental units will be kept in the new development:

- a) will secure as rental housing, the existing rental housing units that have affordable rents and mid-range rents; and
- b) **should** secure any needed improvements and renovations to the existing rental **housing units and associated amenities to extend the life of the building(s) that are to remain, without pass-through costs to tenants. These improvements and renovations should be a City**

priority under Section 5.1.1 of this Plan where no alternative programs are in place to offer financial assistance for this work.

(Other policies in this section remain unchanged)

4.1 NEIGHBOURHOODS

Toronto's hundreds of *Neighbourhoods* contain a full range of residential uses within lower scale buildings, as well as parks, schools, local institutions and small-scale stores and shops serving the needs of area residents. Lower scale residential buildings in Toronto's *Neighbourhoods* consist of detached houses, semi-detached houses, duplexes, triplexes and townhouses as well as interspersed walk-up apartment buildings **with or without elevators** that are four storeys or less.

Over the past half-century, scattered high-rise apartment buildings were constructed in the midst of otherwise low scale residential neighbourhoods. The existing higher scale apartments are recognized but no new ones are permitted in areas designated as *Neighbourhoods*.

More recently, as the economy has changed, thousands of Torontonians have begun working from their homes, creating valuable economic activity, enhancing safety by providing "eyes on the street", and reducing trips to work. These home occupations are provided for in *Neighbourhoods* across the City. Historical development patterns have also added to the variety of local educational uses in *Neighbourhoods*. Policies regarding the suitable integration of schools within the context of *Neighbourhoods* are an important consideration for ensuring quality of life.

Policies

1. *Neighbourhoods* are considered physically stable areas made up of residential uses in lower scale buildings such as detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartment buildings that are no higher than four storeys. Parks, low scale local institutions, home occupations, cultural and recreational facilities and small-scale retail, service and office uses are also provided for in *Neighbourhoods*.

Low scale local institutions play an important role in the rhythm of daily life in *Neighbourhoods* and include such uses as: schools, places of worship, community centres, libraries, day nurseries and private home daycare, seniors and nursing homes and long-term care facilities, public transit facilities, utility and telecommunications installations, and public services and facilities provided by the local, provincial and federal governments on neighbouring residents.

2. Schools will provide open space for outdoor student activities and landscaping and will be designed and operated to limit noise, privacy and traffic impacts on neighbouring residents.

3. Small-scale retail, service and office uses are permitted on properties in *Neighbourhoods* that legally contained such uses prior to the approval date of this Official Plan. New small-scale retail, service and office uses that are incidental to and support *Neighbourhoods* and that are compatible with the area and do not adversely impact adjacent residences may be permitted through an amendment to the Zoning By-law, where required, on major streets shown on Map 3,

with the exception of portions of streets which have reversed lot frontages. To maintain the residential amenity of *Neighbourhoods*, new small-scale retail, service and office uses will:

- a) serve the needs of area residents and potentially reduce local automobile trips;
- b) have minimal noise, parking or other adverse impacts upon adjacent or nearby residents; and
- c) have a physical form that is compatible with and integrated into the *Neighbourhood*.

4. Apartment buildings legally constructed prior to the approval date of this Official Plan are permitted in *Neighbourhoods*.

Development Criteria in Neighbourhoods

The stability of our *Neighbourhoods*' physical character is one of the keys to Toronto's success. While communities experience constant social and demographic change, the general physical character of Toronto's residential *Neighbourhoods* endures. Physical changes to our established *Neighbourhoods* must be sensitive, gradual and generally "fit" the existing physical character. A key objective of this Plan is that new development respect and reinforce the general physical patterns in a *Neighbourhood*.

Scattered throughout many *Neighbourhoods* are properties that differ from the prevailing patterns of lot size, configuration and orientation. Typically, these lots are sites of former non-residential uses such as an industry, institution, retail stores, a utility corridor, or are lots that were passed over in the first wave of urbanization. In converting these sites to residential uses, there is a genuine opportunity to add to the quality of *Neighbourhood* life by filling in the "gaps" and extending streets and paths. Due to the site configuration and orientation, it is often not possible or desirable to provide the same site standards and pattern of development in these infill projects as in the surrounding *Neighbourhood*. Special infill criteria are provided for dealing with the integration of new.

5. Development in established *Neighbourhoods* will respect and reinforce the existing physical character of the **geographic** neighbourhood, including in particular:

- a) patterns of streets, blocks and lanes, parks and public building sites;
- b) **prevailing** size and configuration of lots;
- c) **prevailing** heights, massing, scale, **density** and dwelling type of nearby residential properties;
- d) prevailing building type(s);
- e) **prevailing location, design and elevations relative to grade of driveways and garages;**
- f) **prevailing** setbacks of buildings from the street or streets;
- g) prevailing patterns of rear and side yard setbacks and landscaped open space;
- h) continuation of special landscape or built-form features that contribute to the unique physical character of a **geographic** neighbourhood; and
- i) conservation of heritage buildings, structures and landscapes.

A geographic neighbourhood for the purposes of this policy will be delineated by considering the context within the *Neighbourhood* in proximity to the development site, including: zoning; prevailing dwelling type and scale; lot size and configuration; street

pattern; pedestrian connectivity; and natural and human-made dividing features. Evaluation of the physical character of the geographic neighbourhood will consider matters in the following order of importance and influence: (i) properties in the same block that also face the same street as the development site, and (ii) other properties in the wider geographic neighbourhood.

No changes will be made through rezoning, minor variance, consent or other public action that are out of keeping with the physical character of the **geographic** neighbourhood.

The prevailing building type will be the predominant form of development in the **geographic** neighbourhood. Some *Neighbourhoods* will have more than one prevailing building type. In such cases, a prevailing building type in one **geographic** neighbourhood will not be considered when determining the prevailing building type in another **geographic** neighbourhood.

Except for apartment buildings, driveways to below-grade garages that are integral to residences will be discouraged.

6. Where a more intense form of development than the prevailing building type has been approved on a major street in a *Neighbourhood*, it will not be considered when reviewing prevailing building type(s) in the assessment of development proposals in the interior of the *Neighbourhood*.

7. Proposals for intensification of land on major streets in *Neighbourhoods* are not encouraged by the policies of this Plan. Where a more intense form of residential development than that permitted by existing zoning on a major street in a *Neighbourhood* is proposed, the application will be reviewed in accordance with Policy 5, having regard to both the form of development along the street and its relationship to adjacent development in the *Neighbourhood*.

8. Zoning by-laws will contain numerical site standards for matters such as building type and height, density, lot sizes, lot depths, lot frontages, parking, building setbacks from lot lines, landscaped open space and any other performance standards to ensure that new development will be compatible with the physical character of established residential *Neighbourhoods*.

9. Infill development on properties that vary from the local pattern in terms of lot size, configuration and/or orientation in established *Neighbourhoods* will:

- a) have heights, massing and scale appropriate for the site and compatible with that permitted by the zoning for adjacent and nearby residential properties;
- b) provide adequate privacy, sunlight and sky views for residents of new and existing buildings by ensuring adequate distance and separation between building walls and using landscaping, planting and fencing to enhance privacy where needed;
- c) front onto existing or newly created public streets wherever possible, with no gates limiting public access;
- d) **provide safe, accessible pedestrian walkways from public streets;** and

- e) locate, screen **and wherever possible enclose**, service areas and garbage storage **and parking, including access to any underground parking, so as** to minimize the impact on existing and new streets and residences.

In situations where infill development can replicate the existing prevailing lot pattern to respect and reinforce the existing physical character of the geographic neighbourhood, the infill development application will be reviewed through the application of Policy 4.1.5.

10. Where development is proposed on a site with an existing apartment building in *Neighbourhoods*, the new development must be grade-related and must also meet the criteria regarding infill development in *Apartment Neighbourhoods*.

4.2 APARTMENT NEIGHBOURHOODS

Rental apartment and condominium buildings already contained almost half of the dwelling units in Toronto at the millennium.

Many of these buildings are clustered in areas already developed as apartment neighbourhoods. In these established *Apartment Neighbourhoods*, improving amenities, accommodating sensitive infill, where it can improve the quality of life and promoting environmental sustainability are key considerations. Residents in *Apartment Neighbourhoods* should have a high quality urban environment, safety, quality services and residential amenities.

Apartment Neighbourhoods are distinguished from low-rise *Neighbourhoods* because a greater scale of buildings is permitted and different scale-related criteria are needed to guide development. Built up *Apartment Neighbourhoods* are stable areas of the City where significant growth is generally not anticipated. There may, however, be opportunities for additional townhouses or apartments on underutilized sites and this Plan sets out criteria to evaluate these situations.

On smaller sites infill opportunities in *Apartment Neighbourhoods* can be as simple as a building addition or a new building on an underutilized part of the lot, such as a surface parking lot. On larger sites, determining an infill building site may require planning for new and extended public realm including new streets or shared driveways, and preserving significant existing landscape and recreation features as part of integrating older apartments with new development in a manner that improves the quality of life for all.

Policies

1. *Apartment Neighbourhoods* are made up of apartment buildings and parks, local institutions, cultural and recreational facilities, and small-scale retail, service and office uses that serve the needs of area residents. All land uses provided for in the *Neighbourhoods* designation are also permitted in *Apartment Neighbourhoods*.

Development Criteria in Apartment Neighbourhoods

2. Development in *Apartment Neighbourhoods* will contribute to the quality of life by:

- a) locating and massing 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 setbacks from, and/or a stepping down of heights towards, lower-scale *Neighbourhoods*;
- b) locating and massing new buildings so as to adequately limit shadow impacts on properties in adjacent lower-scale *Neighbourhoods*, particularly during the spring and fall equinoxes;
- c) locating and massing new buildings to frame the edge of streets and parks with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces;
- d) including sufficient off-street motor vehicle and bicycle parking for residents and visitors;
- e) locating and screening service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences;
- f) providing indoor and outdoor recreation space for building residents in every significant multi-unit residential development;
- g) providing ground floor uses that enhance the safety, amenity and animation of adjacent streets and open spaces; and
- h) providing buildings that conform to the principles of universal design, and wherever possible contain units that are accessible or adaptable for persons with physical disabilities.

3. Significant growth is not intended within developed *Apartment Neighbourhoods*. However, compatible infill development may be permitted on a site containing **one or more** existing apartment **buildings** that has **sufficient surplus space to accommodate one or more new building(s) while providing good quality of life for both new and existing residents, including: maintaining or replacing and improving indoor and outdoor amenity space and landscaped open space, providing sunlight and privacy for residential units, providing sunlight on outdoor amenity space and landscaped open space, and improving pedestrian access to the buildings from public sidewalks and through the site. Infill development, including additions to an existing apartment building, that may be permitted on a site containing **one or more** existing apartment building(s) will:**

- a) meet the development criteria set out in Section 4.2.2;
- b) **respect the scale, including height and massing, of the existing apartment building(s) on the site and maintain adequate separation distances between buildings on the site so as to achieve adequate sunlight and privacy;**
- c) **maintain or replace and improve indoor and outdoor residential amenities on the site, including, wherever possible, equipping and managing indoor and outdoor amenity space to encourage use by residents;**
- d) provide **all residents, including existing residents** with access to the community benefits where additional height and/or density is permitted and community benefits are provided pursuant to Section 5.1.1 of this Plan;
- e) **provide privacy, areas of landscaped open space, and adequate sunlight to units, on outdoor amenity spaces and on open spaces, for both new and existing residents;**

- f) organize development on the site to frame streets, parks and open spaces in good proportion, provide adequate sky views from the public realm, and create safe and comfortable open spaces;
 - g) front onto and provide pedestrian entrances from an adjacent public street wherever possible, and provide a generous pedestrian realm adjacent to public streets;
 - h) **in the lower floors of midrise and tall apartment buildings promote grade related units with front gardens, stoops, and porches that take direct access from public sidewalks, accessible open spaces and park edges;**
 - i) provide adequate on-site, below grade, shared vehicular parking for both new and existing development, with any surface parking **and access to underground parking** appropriately screened **from the public realm and adjacent residences;**
 - j) preserve and/or replace important landscape features and walkways and create such features where they did not previously exist;
 - k) consolidate **and integrate** loading, servicing and delivery facilities, **and parking ramps within the building wherever possible;**
 - l) **minimize curb cuts, encourage shared loading, parking access and ramps;**
 - m) **improve waste storage and waste diversion facilities including enclosure of outdoor waste storage areas, to improve aesthetics, health and safety and waste diversion rates. Waste storage areas should be enclosed within a building, where possible;**
 - n) **provide renovations and retrofits wherever necessary to extend the life of the existing buildings to be retained; and**
 - o) **improve energy and water efficiency in existing buildings through renovations, retrofits and changes to management practices.**
4. **On larger sites which have the opportunity for more than one new building, a framework of additional public streets, shared driveways, new parkland and shared open space may be required to create infill development that meets the objectives of this Plan.**

City of Toronto Official Plan Five-Year Review Neighbourhoods and Environmental Policies Consultation Summary Report



Prepared by Lura Consulting for:
The City of Toronto
December 2014



Staff report for action on Official Plan Review: Results of Public Consultations and Revised Policies for
Healthy Neighbourhoods, Neighbourhoods and Apartment Neighbourhoods

This summary report was prepared by Lura Consulting. Lura is providing third-party consultation management services for the neighbourhoods and environmental policies consultations as part of the City of Toronto's Five-Year Official Plan Review. This summary report captures the feedback received during the consultations undertaken by the City between October and December 2014. If you have any questions or comments regarding the summary, please contact:

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Executive Summary

The City of Toronto is in the process of conducting a Five-Year Official Plan Review. Municipalities in Ontario are required under Section 26 of the Provincial Planning Act to conduct a review of their Official Plan (OP) at least every five years.

Lura Consulting was retained by the City of Toronto to provide independent consultation and facilitation services for the neighbourhoods and environmental policies consultations as part of the Official Plan Review. This report provides an overview of the consultation process and a summary of the feedback received.

The consultations focused on obtaining comments on draft changes to the Healthy Neighbourhoods, 'Neighbourhoods', 'Apartment Neighbourhoods', and Environmental Policies of the Official Plan. The consultation process utilized several communication and engagement tools including the City's Official Plan Review website, online notifications, newspaper advertisements, targeted invitations, social media promotion, face-to-face consultation sessions and an online survey to encourage broad participation from key stakeholder organizations and the general public. The consultations were undertaken between October and December 2014.

The consultation program was designed to achieve participation from a diverse set of audiences including residents, community groups, the land development industry and environmental organizations. The consultation was structured to ensure that those who chose to participate are able to see their feedback accurately documented for consideration in the drafting of additional revisions to the draft policies. Face-to-face sessions included meetings and roundtable events with over 50 stakeholder groups and five Public Open Houses across the City's four Community Council Districts. Feedback was also received through an online survey and written submissions.

Healthy Neighbourhoods, 'Neighbourhoods' & 'Apartment Neighbourhoods' Policies

The draft policy changes for the Healthy Neighbourhoods, 'Neighbourhoods' and 'Apartment Neighbourhoods' sections of the Plan were generally well-received. There was broad support among participants for policy changes to reinforce the protection of the physical character of 'Neighbourhoods' and implementing the Tower Renewal initiative in the Official Plan. However, there were many specific comments on how this could best be accomplished. A different view was expressed by the Building Industry and Land Development (BILD) association which favoured revamping the policies to modernize the landscape of neighbourhoods by supporting mixed use and intensification in these areas.

The most common theme that arose in the consultations was the difficulty in maintaining the existing physical character of neighbourhoods despite existing strong policies in the Official Plan to address this issue. Across all districts of the City, staff heard that applications and decisions on minor variance applications for replacement homes at the Committee of Adjustment and subsequent Ontario Municipal Board decisions often did not implement the Official Plan policies to maintain the physical character of 'Neighbourhoods'. As part of this discussion, the point was frequently raised that the geographic delineation of the neighbourhood whose physical traits were to be maintained needed to be clarified and better reflect the area more immediately around a development application site.

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The draft Plan amendments implementing the Tower Renewal initiative were strongly supported by participants, however there was concern that past infill on some sites in 'Apartment Neighbourhoods' has not maintained enough green space and amenities for new and existing residents.

Another common theme was the potential impact of more intensive development on sites designated as 'Mixed Use Areas' or 'Apartment Neighbourhoods' on surrounding low-rise neighbourhood. The increase in traffic levels in nearby neighbourhoods and the need for a proper transition in scale were among the key points raised, and the redevelopment of large sites such as plazas in the midst of low-rise neighbourhoods was the most common example cited.

While the diminishing affordability of housing in Toronto is part of the upcoming review of the Plan's Housing policies, there was an opportunity, which was taken frequently, to express concern through this consultation. The rise in housing prices in existing neighbourhoods and accompanying gentrification was a point of concern raised by several residents associations. It was suggested that the City's rental replacement policy should be extended to buildings with less than 6 units notwithstanding current legislation. The creation of tools, such as inclusionary zoning, and programs to build new affordable rental housing were also endorsed by participants.

Environment Policies

There was a wealth of detailed information received through the consultation process on the draft Environmental Policies and designation of Environmentally Significant Areas (ESAs). Virtually all comments were supportive of the draft policies on natural heritage, climate change, energy and areas proposed for ESA protection. Through the process a number of priorities were identified, as well as suggestions for enhancements to the proposed policies and explanatory text.

While there was broad support for the natural heritage policies, many respondents proposed changes to the text to further emphasize the importance of protecting natural heritage for the long term. Suggestions were also made to strengthen policy language, strengthen buffer and setback policies and to bring the proposed policies more in alignment with the 2014 Provincial Policy Statement. The most common theme that arose throughout the consultations was the importance of managing and restoring natural areas. Key suggestions included the need to address overuse and inappropriate uses, invasive species, damage from extreme weather events and infrastructure replacement and maintenance. Another common theme was the need to expand the greenspace system by adding new lands that have natural heritage or recreational value and by enhancing connectivity to adjacent lands. Participants also emphasized the importance of community stewardship and the need to increase public awareness about the importance of natural areas and biodiversity.

There was strong support for using the Official Plan ESA designation to protect significant natural areas and for the proposed ESA designations. At the same time, participants wanted to ensure that identifying ESAs would not diminish the importance of the rest of the natural heritage system. A common theme was the need to protect the significant qualities of ESAs by preventing impacts from adjacent use, overuse and inappropriate use, by making ESAs more resilient and by providing buffers. Planning staff heard requests to expand four of the proposed ESA designations to include adjacent lands and consider two new areas as ESAs.

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The new draft policies and text changes relating to climate change and energy were well received. Many comments suggested that the City continue to raise the bar on requirements for new development both at the site and neighbourhood level for: energy conservation, efficiency, and generation; stormwater management; urban heat island effect reduction; and encouraging green infrastructure and urban agriculture. Some participants proposed that the policy language be more aggressive, replacing 'will' and 'encourage' with 'should'. It was also noted that technical terms such as 'bioswales' or 'high albedo' be explained or more generic text used and explanatory text be added such as a description of 'low impact' development.

Many of the comments heard were focused on policy implementation, for example, that small scale residential (less than 5 units) be subject to performance requirements for energy efficiency, stormwater management and light pollution. Currently, the Toronto Green Standard applies through site plan review to low-rise residential sites of more than 5 units.

The Roundtable on Climate Change, attended by 45 climate change experts, noted the urgent need to address climate change in new development and infrastructure and the high economic and social costs (direct and indirect) of not planning for resilience. Participants cited the need to address 'food deserts', encourage urban agriculture, understand the costs of climate impacts to assess the value of adaptation requirements, and to undertake a risk assessment for all City assets, services and policies. There was strong support for the City to continue to engage and educate the public on climate change mitigation and adaptation.

Additional detail on the feedback received is provided in Sections 3 and 4 of this report.

It should be noted that some additional feedback was provided directly to Planning Division staff including feedback from other City of Toronto departments. All feedback collected during the consultation process will be used by City Planning staff to report back to the Planning and Growth Management Committee in early 2015 with proposed amendments to the Official Plan.

1) Introduction

a) Background

The City of Toronto is in the process of conducting a Five-Year Official Plan Review. Municipalities in Ontario are required under Section 26 of the Provincial Planning Act to conduct a review of their Official Plan (OP) at least every five years.

The City of Toronto's OP Review process has been underway since 2011. An initial round of stakeholder and public engagement to introduce the OP Review process took place in 2011 and resulted in suggestions from the public on the need to update or enhance specific OP policies. The current review process involves identifying changes to thematic areas of the OP. To date, City Planning has led a series of topic-based consultations on transportation, economic health and employment areas, and heritage resources and Council has enacted Official Plan amendments for these policy areas. In the fall of 2014 the City Planning Division undertook public consultations on draft policies for Healthy Neighbourhoods, 'Neighbourhoods', 'Apartment Neighbourhoods', and the Environment as well as directions for revising the Plan's urban design policies. Through this process staff are systematically developing proposed revisions to OP policies for further public review and approval by City Council. Engagement with stakeholders and the broader public is a critical element of this policy development process.

This report focuses on 'what we heard' in the fall 2014 public consultation on draft revisions to the Healthy Neighbourhoods, 'Neighbourhoods', 'Apartment Neighbourhoods' and Environmental Policies of the Official Plan. The draft policies have been formulated to implement the Tower Renewal initiative, and to address issues raised at the initial series of public open houses at the commencement of the Five Year Review of the Official Plan in 2011 as well as issues raised internally by City staff. The draft Environmental policies incorporate and implement Council motions and directives regarding the City's natural environment and climate change requirements, address concerns raised in the 2011 public open houses and in consultations with staff at the City, the Toronto Region and Conservation Authority (TRCA) and the Province.

The City's draft 'Neighbourhoods' policies are intended to strengthen and clarify the existing policies that protect the character and scale of established residential communities. Proposed changes to the 'Apartment Neighbourhood' policies focus on implementing the City's Tower Renewal Initiative to encourage physical improvements and adding amenities to existing apartment towers. Another key proposed policy addition is more extensive criteria for infill development on sites with an existing apartment building.

The intent of the City's draft environmental policies is to strengthen and build upon the existing policies and enable the City's continued leadership. The draft environmental policies will assist the City to continue to adapt to and mitigate climate change; promote energy conservation and resiliency; recognize connections to the Greenbelt; further protect natural heritage, including the addition of 68 new environmentally significant areas (ESAs) and extensions to 14 of the 18 existing environmentally significant areas; and promote biodiversity.

b) Purpose of the Neighbourhoods and Environmental Policies Consultations

The purpose of this consultation was to gather comments and feedback pertaining to the draft changes to Toronto's OP policies for Healthy Neighbourhoods, 'Neighbourhoods', 'Apartment Neighbourhoods'

and the Environment. The approach taken for community and stakeholder engagement was to ensure that key stakeholder groups, as well as the general public, had an opportunity to participate in the refinement of Toronto's OP policies as they relate to neighbourhoods and the environment.

The objectives of the community and stakeholder engagement process were to:

- Provide an inclusive approach to engagement so that all Torontonians and key stakeholder groups have the opportunity to participate in the refinement of the draft policies;
- Present the draft policy changes in easy-to-understand and accessible language to enable Torontonians to provide informed feedback; and
- Document the feedback received in a manner that accurately reflects the input received during the engagement process and enables City staff and Council to make informed decisions about the draft policies.

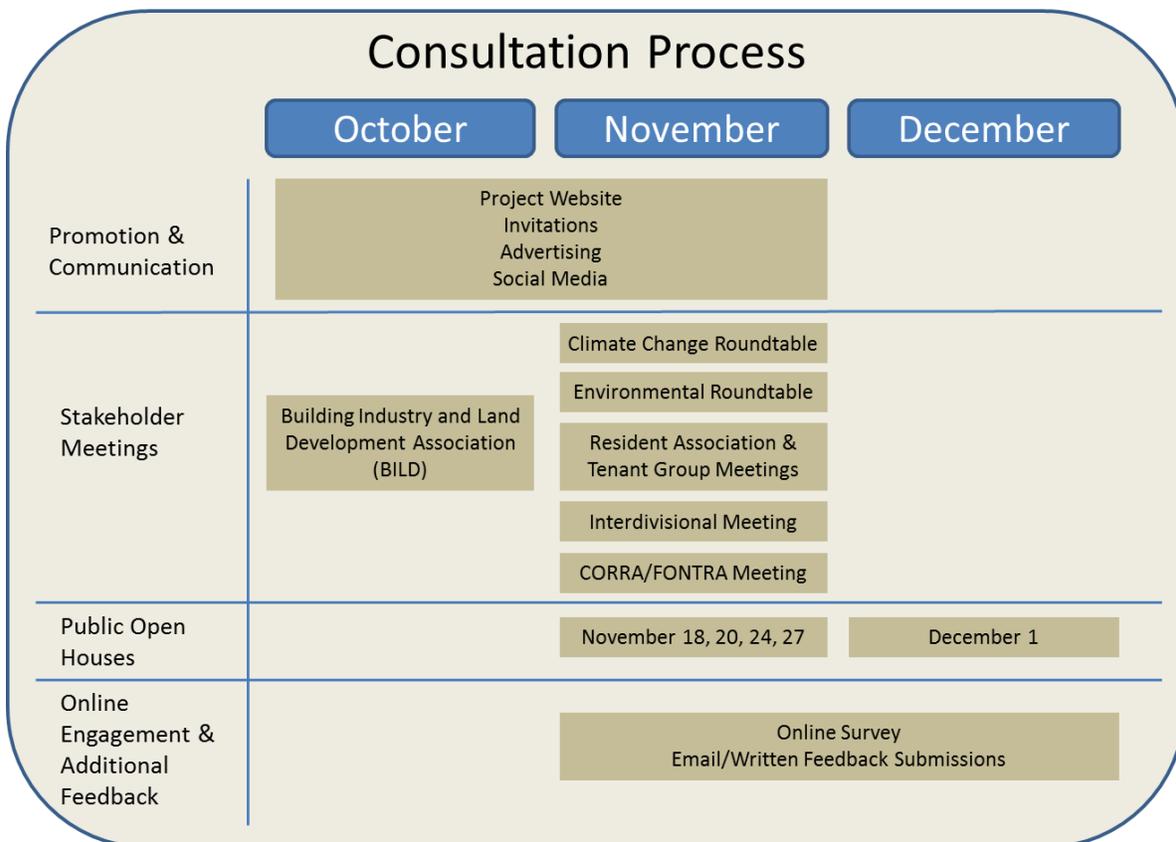
c) Report Contents

This report provides a description of the activities undertaken as part of the consultations for the Official Plan draft policy revisions for Healthy Neighbourhoods, 'Neighbourhoods', 'Apartment Neighbourhoods' and the Environment, as well as a summary of the feedback received during the consultation process. Section 2 provides an overview of the consultation process, the various consultation activities used to reach and engage different audiences, and the communication and promotional tactics used to encourage participation. A summary of key feedback on the draft policy revisions for Healthy Neighbourhoods, 'Neighbourhoods' and 'Apartment Neighbourhoods' is provided in Section 3, while Section 4 provides a summary of key feedback on the draft revisions to the Plan's environmental policies. Next steps in the Official Plan Review of these draft policies are outlined in Section 5.

2) Consultation Process Overview

a) Consultation Process

The consultation process on the neighbourhoods and environmental policies took place during October, November, and December 2014. To ensure a well-rounded, inclusive, and accessible consultation process, a multi-faceted approach was taken, targeting key stakeholders and the general public through a number of different mechanisms. The following diagram provides an overview of the consultation process and timing. Each component is described in greater detail in the following sections.



b) Communication and Promotional Tactics

Project Website

A dedicated [webpage](#) on the City of Toronto’s Official Plan Review website acted as a landing spot for all information related to the draft neighbourhoods and environmental policy changes and consultation process. The website included all documents and resources related to the process, information about opportunities to get involved, and offered an opportunity to provide feedback through an online survey.

Social Media

The [@CityPlanTO](#) Twitter account was used to promote the public consultation events, as well as increase awareness and encourage participation. Tweets were posted in advance of consultation events and included the hashtag #opreview.

Public Notice/Invitation

A combination of public notices and invitations were used to promote public and stakeholder awareness of upcoming consultation events:

- An invitation letter was sent to over 300 Resident Associations to attend special Residents Forums for small-group discussions and informing them of the Open Houses;
- An invitation email was sent to approximately 115 environmental and climate change stakeholders to promote participation at the roundtables;
- A notice was sent via E-Updates to over 4,000 subscribers for news on the Official Plan Review process;

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- Letters and emails were sent to all persons and groups who had requested to be informed of Official Plan Review events and reports
- A notice was placed in the Toronto Star publicizing the Public Open Houses;
- An advertisement for the Public Open Houses ran for two weeks on the Spacing Magazine website; and
- A flyer was distributed to Universities, Professional Associations, and new City Councillors.

c) Consultation Resources

A number of resources were developed to facilitate participation in the consultation process. These resources were made available on the project website and at the Public Open Houses. An overview of each resource is provided below.

Discussion Guide

A Discussion Guide was developed which contained background information and discussion questions related to Healthy Neighbourhoods, 'Neighbourhoods', and 'Apartment Neighbourhoods', Natural Heritage and Biodiversity, Environmentally Significant Areas, and Climate Change and Resiliency. The Discussion Guide was provided to participants at all the consultation events and was available on the project website in a survey format.



Cover Page of Discussion Guide (left) and Photo of an Open House Display Panel (right).

Overview Presentations

Overview presentations for both the Neighbourhoods Policies and Environmental Policies were developed to explain the proposed changes and rationale. The presentations were delivered at Roundtable meetings, stakeholder meetings and Public Open Houses. A PDF version of the presentations was made available on the project website.

Open House Panels

Display panels were developed to provide an overview of the draft policy changes and provide space for participants to provide their feedback directly on the panels. These panels were on display at the Public Open Houses and were available for viewing on the project website.

Staff Reports

The following Staff Reports detailing the draft policy changes were provided at all consultation events and were available for viewing on the project website:

1. Draft Policies for Healthy Neighbourhoods, *Neighbourhoods*, and *Apartment Neighbourhoods*, May 20, 2014
2. Draft Environmental Policies, July 11, 2014
3. Environmentally Significant Areas – Proposed Official Plan Amendment, July 10, 2014

Interactive Map

The City of Toronto's web-enabled [interactive map](#) showing both existing and proposed Environmentally Significant Areas (ESAs) was available on a laptop during the Public Open Houses for participants to view areas of interest in more detail. A display panel available at the Open Houses also featured a map of the existing and proposed ESAs.

Information Resources

Booklets from the City of Toronto Biodiversity Series and the Environmentally Significant Areas of Toronto brochure were made available as supplementary educational resources at all consultation events.

All materials developed in support of the consultation process can be found in Appendix B, with the exception of the City of Toronto Biodiversity Series booklets and the Environmentally Significant Areas of Toronto brochure.

d) Consultation Activities

Stakeholder Meetings

Meetings were held with key interest groups including: the Building Industry and Land Development Association (BILD), the Confederation of Residents and Ratepayers Associations, and the Federation of North Toronto Residents Associations. The purpose of these meetings was to brief these stakeholders on the proposed policy changes and solicit feedback. Individual summaries from the stakeholder meetings can be found in Appendix B.

Resident Association and Tenant Group Meetings

Four forums for Residents Associations and umbrella resident organizations were held across the City for small-group face-to-face discussions. A separate meeting was held with tenant associations to discuss the issues of concern in 'Apartment Neighbourhoods'. The purpose of these meetings was to brief these stakeholders on the proposed policy changes and solicit feedback. The format of the meetings included an overview presentation, questions and answers, and open discussion about the draft policies. Individual summaries from the resident association and tenant group meetings can be found in Appendix B. Overall, 36 representatives of resident and tenant groups participated in the meetings.

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The following resident association and tenant groups were represented at the meetings held throughout November 2014:

- Advocacy Centre for Tenants Ontario (ACTO)
- Association of Community Organizations for Reform Now (ACORN)
- Bayview Village Association
- Beach Residents Association of Toronto
- Beach Triangle Residents Association
- Bloor West Village Residents Association
- CD Farquharson Community Association
- Confederation of Resident and Ratepayer Associations in Toronto (CORRA)
- Cottingham Square Community Association
- Federation of North Toronto Residents' Associations (FoNTRA)
- Federation of Metro Tenants' Associations
- Greater Beach Neighbourhood Association
- Lakeshore Planning Council (LPCC)
- Maryvale Community Association
- Mimico Lakeshore Network
- Riverside Area Residents Association
- South Eglinton Ratepayers' & Residents' Association (SERRA)
- St. Andrew's Ratepayers Association
- Swansea Area Ratepayers Association
- Teddington Park Residents Association
- Thompson Orchard Community Association
- West Lansing Homeowners Association

Environmental Roundtables

Two roundtables were held at Metro Hall to discuss the draft environmental policies. Key stakeholders from a range of sectors were invited to attend. The Climate Change and Resiliency Roundtable was held on November 7, 2014 with approximately 45 participants. The Environmental Roundtable was held on November 19, 2014 with approximately 16 participants. The purpose of these consultation events was to brief stakeholders on the proposed environmental policy changes (with a focus on natural heritage and biodiversity, Environmentally Significant Areas, climate change and energy) and to solicit feedback. Each session consisted of an overview presentation, questions and answers, small group discussions on the draft policies, and a full group report back. The Climate Change and Resiliency Roundtable included a presentation by guest speaker Alec Hay from University of Toronto's Centre for Resilience of Critical Infrastructure. Individual roundtable meeting summaries can be found in Appendix B.

Organizations represented at the Climate Change and Resiliency Roundtable on November 7, 2014 included:

- Building, Industry and Land Development Association (BILD)
- Canadian Standards Association
- Clean Air Partnership
- Creating Healthy and Sustainable Environments (CHASE)
- DIALOG Design
- Dillon Consulting
- Environmental Defence
- GO Capital Infrastructure
- Greater Toronto Apartment Association
- ICLEI Canada
- Metrolinx
- Ministry of Environment and Climate Change
- Ministry of Municipal Affairs and Housing
- Office of the Environmental Commissioner of Ontario
- Ryerson University
- Sustainable TO
- Toronto and Region Conservation Authority (TRCA)
- Toronto Atmospheric Fund
- Toronto Environmental Alliance
- Toronto Hydro
- Toronto Public Health
- University of Toronto
- University of Waterloo

Organizations represented at the Environmental Roundtable on November 19, 2014 included:

- City of Toronto – Environment and Energy Division
- City of Toronto – Parks, Forestry and Recreation
- City of Toronto – Transportation Services
- Environmental Defence
- Friends of the Greenbelt Foundation
- Ontario Federation of Anglers and Hunters
- Toronto and Region Conservation Authority (TRCA)
- Toronto Atmospheric Fund



Photo of Environmental Roundtable, November 19, 2014.

Public Open Houses

Five Public Open Houses were hosted to inform community members of the proposed changes to the Neighbourhoods and Environmental policies and collect comments and feedback from participants. Public Open Houses were held in North York, Scarborough, Downtown Toronto, Etobicoke, and East York with an overall attendance of approximately 130 community members.

North York Civic Centre 5100 Yonge St.	Tuesday, November 18, 2014 6:30 pm to 9:00 pm
Scarborough Civic Centre 150 Borough Drive	Thursday, November 20, 2014 6:30 pm to 9:00 pm
Metro Hall 55 John Street	Monday, November 24, 2014 6:30 pm to 9:00 pm
Etobicoke Civic Centre 2 Civic Centre Court	Thursday, November 27, 2014 6:30 pm to 9:00 pm
East York Civic Centre 850 Coxwell Avenue	Monday, December 1, 2014 6:30 pm to 9:00pm

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The format of the meetings was designed to encourage as much discussion as possible through a number of different methods:

- **Discussion Guide** – The Discussion Guide described above was distributed to each participant at the Public Open Houses. Participants were encouraged to provide feedback by completing the discussion questions and handing it in at the end of the meeting.
- **Open House Display Panels** – Each session included panels that provided an overview of the draft policy changes for participants to review at their leisure. City of Toronto Planning staff were available to provide any additional information, explain the draft policy changes, and listen to feedback on a one-on-one basis. Participants were also able to provide comments directly on the panels through the use of “sticky notes”.
- **Presentations** – Two presentations were given by City of Toronto Planning Division staff that provided an overview of the draft Neighbourhoods and Environmental policy changes.
- **Questions of Clarification** – Following the presentation, participants were able to ask any further questions of clarification regarding the draft policy changes that were not addressed in the presentation or through individual conversations during the open house component.
- **Discussion Session** – Approximately one hour was provided for further discussion, questions and feedback on the draft policy changes. Discussion occurred either in small tables or as a large group, depending on the number of participants in attendance. Individual open house summaries can be found in Appendix C.

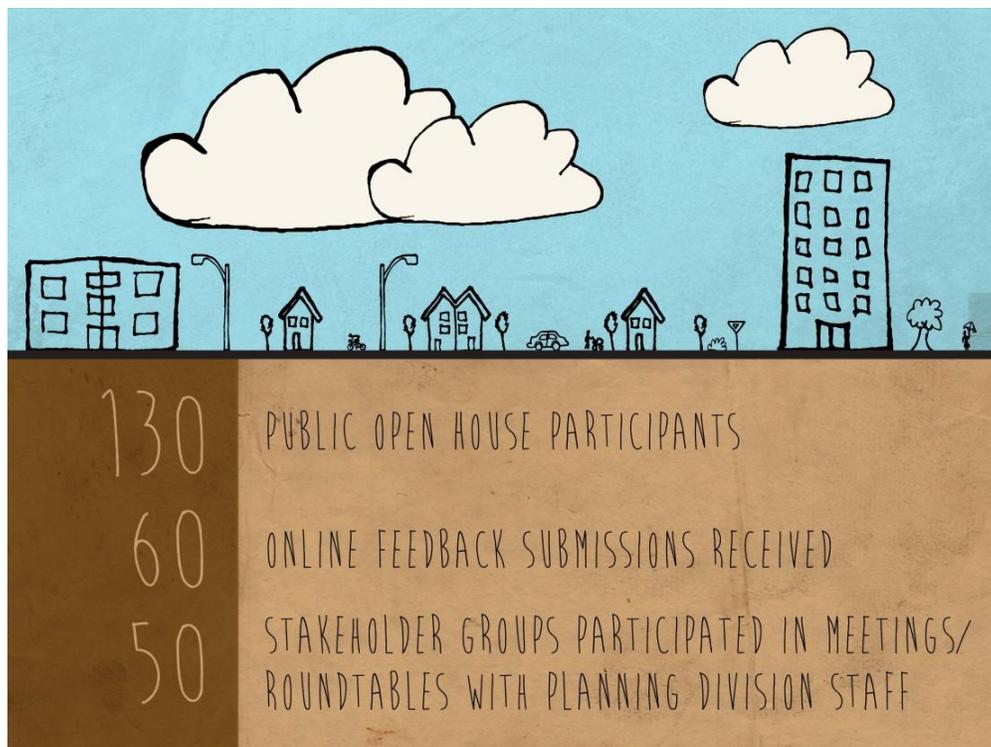


Photos of the North York (left) and East York (right) Public Open

Online Engagement

In parallel with the above face-to-face engagement activities, online options were also available for the public to learn about the draft policy changes and provide feedback.

- **Online Survey** – An online version of the Discussion Guide was made available in a survey format in order for community members to provide additional feedback outside of the consultation events until December 5, 2014. Sixteen online survey submissions were received and have been compiled in Appendix D.
- **Email** – Participants were encouraged to provide feedback directly to the Official Plan Review email address – opreview@toronto.ca. Over forty submissions were received by email and are summarized in this report. Letters received from stakeholder organizations can be found in Appendix E.
- **Twitter** - Twitter was used primarily as a mechanism to promote the Public Open Houses.



3) Summary of Key Feedback on Neighbourhoods Policies

Throughout the consultation process, participants provided feedback and suggestions on the draft Healthy Neighbourhoods, 'Neighbourhoods' and 'Apartment Neighbourhoods' policies. Common topics of discussion were: the criteria and method for determining existing physical character in 'Neighbourhoods', protection of greenspace in 'Apartment Neighbourhoods', the protection of established neighbourhoods from adjacent intensification in 'Mixed Use Areas' and 'Apartment Neighbourhoods', and the provision and protection of affordable rental housing units. Key feedback is summarized below.

a) Strengths and Challenges of Toronto's 'Neighbourhoods' and 'Apartment Neighbourhoods'

As an introduction to the discussion on the Neighbourhoods policies, participants were asked to identify the current strengths and challenges of Toronto's 'Neighbourhoods' and 'Apartment Neighbourhoods'. Highlights of the feedback received are provided below:

Strengths	Challenges
<ul style="list-style-type: none"> ▪ Proximity to diverse services and shopping. ▪ Mature tree canopy and proximity to parks and ravines. ▪ Neighbourhoods are mixed (i.e. single family dwellings and low-rise 	<ul style="list-style-type: none"> ▪ Insufficient public transit infrastructure and development. ▪ Confined space for public service enhancements including stormwater ponds, bike lanes, etc. ▪ Lack of Affordable housing. ▪ Apartment buildings in disrepair.

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Strengths	Challenges
<ul style="list-style-type: none"> apartment buildings). ▪ Walkability and access to public transit in some neighbourhoods. 	<ul style="list-style-type: none"> ▪ Engaging tenants and landlords to care about and maintain the places they live in. ▪ Lack of access to green space near high-rise apartment buildings. ▪ Local services that are part of strong communities (e.g. parks, schools) are at/over capacity. ▪ Overdevelopment is a threat to established residential communities. ▪ Improving quality of housing stock (single family and multi-family residences) while maintaining unique neighbourhood characteristics.

b) Section 2.3.1 Healthy Neighbourhoods

Participants provided the following feedback and suggestions regarding the draft policies in Section 2.3.1 Healthy Neighbourhoods. The draft policies are attached as Appendix F to this report:

- **Policy 1 and 2** – These are the policies that describe the nature of 'Neighbourhoods' and 'Apartment Neighbourhoods'. Comments on these policies included the need to describe the type of development anticipated (i.e., low density development in 'Neighbourhoods' and higher density development in 'Apartment Neighbourhoods'). At least one participating group recommended the portion of Policy 2 outlining circumstances and criteria for infill on a lot with an existing apartment in an 'Apartment Neighbourhood' should be deleted as some of the same matters are dealt with in Section 4.2 of the Plan.
- **Policy 10** – There was widespread support for Policy 10 which encourages small-scale commercial, community and institutional uses in 'Apartment Neighbourhoods' to better serve area residents. Participants recognized that clusters of apartment towers are often isolated and a long walk from retail stores and the City should encourage and not just permit retail and institutional uses on the ground floor of buildings.
- **Policy 11** – There was also widespread support for Policy 11 which encourages food gardens in underutilized portions of landscaped open space and mobile food vendors, particularly in areas where residents do not have convenient walking access to sources of fresh food. One suggestion was that the policy could be enhanced by promoting environmental education and programming related to these activities.
- The Healthy Neighbourhoods policies should provide greater emphasis on human elements (i.e., 'Neighbourhoods' and 'Apartment Neighbourhoods' support diverse households, enable residents to raise and care for children and dependents).

c) Section 3.2.1 Housing

The proposed change to the Plan's Housing policies was relatively minor and intended to implement the City's Tower Renewal initiative. Policy 5 is proposed to be revised to state that when a new development takes place on a site with existing housing that is remaining, the City's priority under Section 37 should be improving and retrofitting the existing housing without charge-through to the tenants. However, participants made additional suggestions which will be passed through to the review of Housing Policies. These suggestions include:

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- Amending the City of Toronto Act and extending rental unit replacement to buildings with less than six units to be more effective in preventing the cumulative loss of rental units during small scale development, such as the loss of rental units above retail stores on main streets during redevelopment.
- The City should call on the Provincial government to give the City authority to create affordable housing through new tools such as inclusionary zoning.
- The City should request the Province for legislative changes that would permit the City to impose rent controls on rental housing units.

d) Section 4.1 'Neighbourhoods'

Participants strongly supported the direction of the existing 'Neighbourhoods' policies to respect and reinforce the existing physical character of the area, and desired to further strengthen these policies. There was extensive discussion on the best means of doing so. The exception to this consensus was the position of the Building Industry and Land Development (BILD) association that wished to see the modernization of the landscape of neighbourhoods by supporting mixed use and intensification in these areas, while still being sensitive to the existing built context.

The most common theme of the consultations was the impact of large-scale replacement houses on the character of existing neighbourhoods, which participants believed were being approved through inappropriate minor variances approved by either the Committee of Adjustment or the Ontario Municipal Board (OMB). The point was often made that the Official Plan policies were not heeded in these decisions and were therefore ineffective on the ground. Concerns were also raised over the gentrification of neighbourhoods, which diminished both the economic diversity and affordability of some neighbourhoods.

The following section sets out critiques of and suggestions for the draft policies in Section 4.1 'Neighbourhoods':

- **Policy 1** – A CORRA representative made the case that the qualifier “walk-up” when applied to four-storey apartment buildings in 'Neighbourhoods' should not be removed since it is a well understood term that works well with the planning rationale for limiting the height of apartment buildings to four-storeys in 'Neighbourhoods'. If necessary, a sidebar could be added to provide clarity that elevators are permitted in all neighbourhood building types.
- **Policy 3** – The qualifier “incidental to” regarding small-scale commercial uses on major streets in 'Neighbourhoods' should not be deleted from Policy 3 as it indicates that any commercial uses should be subordinate to the primary residential use of the area rather than a standalone commercial enterprise that is intended to draw clientele from a broader area.
- **Policy 5** – Policy 5 is a foundation Official Plan policy for neighbourhoods that states new development will respect and reinforce the existing physical character of the neighbourhood and sets out the criteria to be examined when defining the physical character of the neighbourhood. Apart from the submission from BILD, the direction of the existing policy was supported by participants, as was the desire to further strengthen and clarify the policy. Changes that had been proposed to this policy included a sidebar on how to determine the geographic boundaries of a neighbourhood, addition of the prevailing design and elevation of

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the driveways and garages as a criteria, and a prohibition on a second house being constructed on the same lot. This policy garnered the most conversation and response in the public consultations.

- The issue of how to define a neighbourhood was the source of considerable debate. There appeared to be a consensus that the evaluation of where to draw the lines on a neighbourhood should have more emphasis on proximity to the actual development site. Some wanted more importance given to the immediately adjacent properties and the block face. Others did not want the immediately adjacent property to be determinative since the property next door may be the outlier in the neighbourhood. It was also suggested that the criteria for delineating a neighbourhood be a statutory policy rather than just a sidebar to provide more 'weight' at OMB hearings. There were also suggestions that the zoning by-law no longer permitted should not be taken into account when retaining the existing character of the area.
- There were also numerous comments on the addition to Policy 5 of a prohibition of a house behind a house on the same lot. The first issue was that the policy would not allow for multiple houses or townhouses in a condominium-registered development where subdivision had not occurred, which was an inadvertent consequence of the drafting of the policy. Another issue raised with the draft policy was that the intent could be circumvented through a severance at Committee of Adjustment. Another issue raised was that the policy as drafted could be read as a prohibition on laneway housing, where the laneway house was not severed. Several participants were of the opinion that the Official Plan should allow for laneway housing where it is compatible with the character of the neighbourhood. There was general support for the concept of not building a second house in the backyard in neighbourhoods, but many concerns were raised with the policy addition as drafted.
- There was a general consensus that adding the prevailing design and elevation of driveways and garages to the criteria for respecting neighbourhood character was desirable, as well as support for discouraging below-grade integral garages for safety, stormwater flow and neighbourhood character reasons. Several participants suggested below-grade garages should be prohibited not simply discouraged. The few participants opposed this policy on the basis that if the integral garages were above grade they could add height to a new home in order to achieve the same gross floor area. There was some concern expressed about the elevated first floor being built in new homes regardless of the design of the driveway and garage. Finally, in the East York open house, there was concern not just with the design and elevation of driveways, but also the location of access. This concern arose from rear access to through lots whose front and rear lot lines fronted on public streets where the community considered this to be poor planning.

e) Section 4.2 'Apartment Neighbourhoods'

Policy 3 in Section 4.2 'Apartment Neighbourhoods' is the policy that sets out the criteria for infill development on a site with an existing apartment building that has sufficient space for additional development. This policy is also related in some instances to the Tower Renewal Initiative. There were a number of comments on this policy. The intent of preserving landscaped open space and amenities for both existing and new residents was supported. Some participants suggested that not enough green space was being preserved in such infill to date. Others were concerned about how it would be determined that there was 'sufficient' or 'underutilized' space for infill development, and not all sites with existing buildings could handle additional infill development. There was general support of adding

the criterion that the infill development should respect the scale, height and massing of the existing apartment building(s) on the site. CORRA and FoNTRA suggested adding the criterion that adequate separation distance between buildings be maintained on the site.

f) General Feedback

The following general feedback was provided:

- It is important to make the Official Plan language become more statutory / prescriptive as there is a general feeling that Official Plan language is being challenged by OMB processes.
- There is concern by community members with the ease at which minor variances can be granted at the Committee of Adjustment in 'Neighbourhoods', and that many of the variances were not indeed minor.
- Intensification (apartment infill, 'Avenues') should not be permitted near or adjacent to natural heritage areas.
- The City should consider a way to monitor and evaluate the implementation of the Official Plan on a neighbourhood level in relation to measuring quality of life as neighbourhoods evolve.
- The City should ensure that adequate community services and facilities such as schools, libraries and community centres are provided when intensification is occurring in an area.
- The lack of affordable housing in Toronto needs to be addressed by the City by means such as advocating for new tools such as inclusionary zoning, rent controls and extending the required replacement of rental units to sites with less than 6 units.
- Development of larger sites designated as 'Mixed Use Areas' that are adjacent to low-rise residents must be guided by new criteria that account for the impact of the intensified development upon those neighbourhoods.

4) Summary of Key Feedback on Environment Policies

Throughout the consultation process participants provided comments and suggestions on the environment text and policies. Feedback is summarized below and is divided into three sections: a) Natural Heritage and Biodiversity, b) Environmentally Significant Areas, and c) Climate Change and Energy.

a) Natural Heritage and Biodiversity

Priorities for Protection and Enhancement of Natural Heritage and Biodiversity in Toronto

Participants identified the following priorities for protection and enhancement of natural heritage and biodiversity in Toronto:

- As the city grows it is important to make greenspace a higher priority.
- Add land to expand the natural heritage system whenever possible; consolidate large tracts of parkland and acquire significant parcels as part of redevelopment.
- Connect waterfront lands, create more greenspace along the waterfront and ensure existing waterfront greenspace and habitats are protected from development.
- Enhance the connectivity of natural heritage features including utility corridors, back yards, street trees and canopy coverage.

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- Continuously improve the City’s understanding of how biodiversity and natural heritage will be impacted by climate change (i.e. through risk assessment and continuous monitoring).
- Promote stewardship and provide outreach and education about the importance of ESAs and natural areas and how to protect and use these areas appropriately. Highlight the connection between biodiversity / natural heritage and human health.
- Enhance management and restoration of natural areas to address invasive species, encroachment, overuse and damage from flooding events.

Suggested Changes to Natural Heritage and Biodiversity Text and Policies

Participants provided the following comments on natural heritage and biodiversity text and policies. Feedback is organized according to recurring themes:

Policy Context and Language

- Include more historical context about natural heritage in the Official Plan (e.g., significant habitat loss has already occurred and restoration efforts are underway).
- Strengthen flexible language by deleting terms such as “should” and “when feasible” (e.g. Section 2.3.2 policies).

Restoration and Management

- Recognize the important role of volunteer stewardship (e.g., Section 2.3.2 text).
- Address encroachment of recreational uses that cause damage to natural areas and ravines (e.g., off leash dogs and off trail bikes).
- Emphasize restoration of natural heritage features as part of infrastructure maintenance / replacement in natural heritage areas (e.g., water infrastructure maintenance in valleys).
- Strengthen policies for invasive species management and pest mitigation planning (e.g., Emerald Ash Borer, Asian Longhorn Beetle).
- Encourage the use of native and diverse species in all plantings (e.g., green roofs, urban agriculture, lawns, and ornamental plants).
- Emphasize ravine protection from impacts of heavy rainfall events.
- Emphasize the importance of maintaining the urban tree canopy.
- Include language on the potential of hydro corridors and the importance of seeking opportunities to improve the natural environment in hydro corridors in partnership with Hydro One, community groups and other interested parties.

Buffers/Setbacks

- Strengthen setback and buffer policies (e.g., ancillary structures, such as new garages, should not be exempt from policy regarding set back from hazards).
- Greater setbacks from valleys are needed to enhance public access and provide greater protection of natural heritage (e.g., where tall buildings are proposed on tableland adjacent to narrow valleys).
- It should be clearly stated that Environmental Impact Studies and buffer areas will be established near the beginning of a development application process.
- Development situated on lands adjacent to significant natural areas should accommodate large tree and vegetation growth on the site to help provide buffer function.

Connectivity, Protection and Resilience

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- Use a risk assessment approach to see where resiliency can be built (i.e. when infrastructure is considered).
- Consider indirect and cumulative impacts of development on natural heritage areas.
- More attention should be given to protecting habitat for migratory birds and butterflies.
- The Humber and Don River Valleys and Etobicoke Creek should be designated as Greenbelt Urban River Valleys rather than river valley connections.
- 'Avenues' should not be applied to streets which are too close to natural features, especially ESAs and Areas of Natural and Scientific Interest (ANSIs).
- Provide clarification in the sidebar on “Lands Adjacent to Provincially Significant Areas” with respect to the types of studies that will be carried out to demonstrate that there will be no negative impacts (e.g., site specific study versus large scale study on an entire natural feature).
- Revise Policy 3.4.14 to prohibit development or site alteration in fish habitat and all habitats of threatened or endangered species to align with the 2014 Provincial Policy Statement.
- A Parks Master Plan developed through the lens of the Natural Heritage Reference Manual (NHRM) can determine activities suitable for natural heritage and adjacent areas.

b) Environmentally Significant Areas (ESAs)

Feedback on Proposed ESAs

Participants were asked if the proposed ESAs ensure an appropriate level of protection for key features of the City's natural heritage system, any issues or concerns, and suggested changes. Highlights of feedback include:

- There was broad support for using the Official Plan ESA designation to protect significant natural areas and for increasing the number of ESAs across the City.
- ESAs should be protected for the long term.
- ESA designations should be kept up to date and expanded to include additional areas.
- ESAs should be managed to protect natural features and functions and prevent overuse and inappropriate use.
- ESAs should be protected from adverse impacts of adjacent development and uses.
- Increase public awareness about the importance of ESAs.
- ESAs on watercourses will be vulnerable to upstream events (e.g., flooding) and habitat quality issues. Areas upstream of the ESAs need attention and protection.
- Consider future-proofing the ESAs and forecasting how climate change will impact species' survival in the future (i.e. disaster tolerance).

ESA Text and Policies

- Add explicit language about managing and preserving ESAs for the future.
- Clarify that all of the natural heritage system is “significant” so that it cannot be argued that the remaining natural heritage system is not “significant” enough for protection.
- As is indicated in Table 12-1 of the Natural Heritage Reference Manual (NHRM), the Official Plan should acknowledge that it may not reflect the most up-to-date information on the location and boundaries of significant features that are identified or approved by the Ministry of Natural Resources as set out in the Provincial Policy Statement.

Suggested Additions/Modifications to the ESA Designations

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The following suggestions for additions and revisions to the proposed ESA designations were provided during consultations:

- **Colonel Samuel Smith Park** – Given the significance of Colonel Samuel Smith Park as a habitat for migrating birds and butterflies, the proposed ESA should be expanded to include: two adjacent areas to the north known as North Creek and Dogwood Thickets; the four-acre woodlot adjacent to the south-east corner of Kipling Ave. and Lake Shore Blvd. West; and the entire “spit” south of the bike path.
- **Lower Duck Pond** – The wetlands around the Lower Duck Pond in High Park should be included in the ESA boundary as the area provides suitable habitat for Blanding's turtle species.
- **Guild Wood Forest** – The Guild Wood Forest ESA designation should extend further east because the same ecological environment carries through the Guild Inn Property eastward to the Jack Minor Public School.
- **Humber Bay Park East** – The north-east portion of Humber Bay Park East should be considered as an ESA because this area contains a mix of deciduous trees, shrubs, meadow and a diversity of shoreline habitats that provide an important stopover for a variety of migratory bird species.
- **Etobicoke Creek Valley** – The area in the lower Etobicoke Creek Valley, between Horner Ave. and Lake Shore Blvd. West should be considered as an ESA as it consists of an uncommon mixed forest dominated by mature Hemlock and White Pine.
- **James Gardens** – A larger portion of James Gardens should be considered for ESA designation.

c) Climate Change and Energy

Participants were asked what the main priorities are for the City related to climate change and energy, any issues or concerns with the draft policies and suggested policy changes.

Climate Change Priorities

The following priorities were identified for climate change:

- Address climate change adaptation through new building and infrastructure design standards.
- Focus on complete community design and low impact development; consider stormwater management on a neighbourhood level.
- Recognize permeability and heat island effect issues.
- Encourage sustainable transportation. Guide new development towards locations with transportation efficiencies.
- Support localization of food systems.
- Recognize the positive impacts of an enhanced natural heritage system on climate change resiliency.
- Understand the economic and social (direct and indirect) costs of not planning for resilience to justify the costs of acting on climate change resiliency.
- Embed climate change mitigation and adaptation into all levels and scales of decision-making.
- Promote a public awareness campaign on climate change mitigation and adaptation.
- Engage other levels of government for coordinated actions on climate change.

Energy Priorities

Participants identified the following priorities related to energy:

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- Focus on building materials, building design, and distributed energy generation to encourage better energy efficiency.
- Go beyond energy neutral targets to achieve energy positive built environments.
- Institute carbon budgets for all new development and major retrofits.
- Reduce peak energy demand through Community Energy Plans.
- Create a culture of energy conservation through education.

Comments on Policies Addressing Climate Change and Energy

Participants provided the following suggestions regarding the draft policies addressing climate change and energy. Feedback is organized according to recurring themes:

Stormwater

- The Official Plan needs to address stormwater management in more detail and other incentives for requiring permeable surfaces should be implemented (e.g., a certification process for permeable surfaces as part of the development application process).
- There was strong support for bio-swales and green roofs.
- Providing payment in lieu of stormwater management on a site should not be permitted.
- Policies should make reference to water sensitive urban design.
- Consider adding a sidebar on low impact development.

Natural Areas

- Better recognize how green infrastructure and natural heritage work to improve resiliency and help the City adapt to climate change.

Food Security/ Vulnerable Populations

- Address food deserts and encourage urban agriculture.
- Understand how vulnerable populations can recover more quickly from climate stresses.

Built Form

- Set more aggressive performance metrics for new buildings and restrict the use of energy inefficient building materials such as glass.
- Prohibit the building of concrete and glass structures that use enormous amounts of energy to cool and heat.
- In Policy 5, Section 4.8: Universities, colleges and hospitals should be required (rather than encouraged) to create campus plans in consultation with nearby communities that will provide for energy conservation, etc.
- A policy to bury overhead wires should be considered to increase the City's resiliency and energy security in response to climate change.
- The City should look at enhancing sustainable technologies and techniques on 'Avenues' for commercial/retail and residential properties.
- The policies and goals for creating an energy neutral built environment, improving stormwater management and mitigating light pollution should also be applied to small-scale residential development (less than 5 units).
- Provide a greater focus on retrofits to existing built form (e.g., apply the Toronto Green Standard to major renovations and retrofits).
- Undertake a risk assessment for all City assets, services and policies.

d) General Feedback on Environmental Policies

The following general comments were provided on the environmental policies:

- Plain language rather than technical terminology should be used in the environmental policies (e.g., replace or define terms such as albedo and bio-retention swale).
- A holistic ecosystem approach should be applied to the Official Plan that focuses on impacts to the fixed materials and cycles in an ecosystem.
- Policies should address the interdependency between systems (e.g., power/water/natural gas/tree canopy).
- Ensure Official Plan chapters speak to and reinforce one another.
- Bring holistic economic development models into decision-making.
- Identify a strategy to determine the city's priorities between mitigation, adaptation and resiliency and then allocate the resources since funds are limited.
- Ensure the City has adequate staffing and budget based on the impacts of the proposed changes to the Official Plan (e.g., having additional ESA designations will require more resources to be effectively managed).
- Environmental initiatives should require an accompanying maintenance plan and budget including funding sources to ensure they can be carried out in the long term.
- The Official Plan should take a holistic, ecosystem approach.

5) Next Steps

The feedback collected during the consultation process will be used by City Planning staff to report back to the Planning and Growth Management Committee in early 2015 with proposed amendments to the Official Plan.