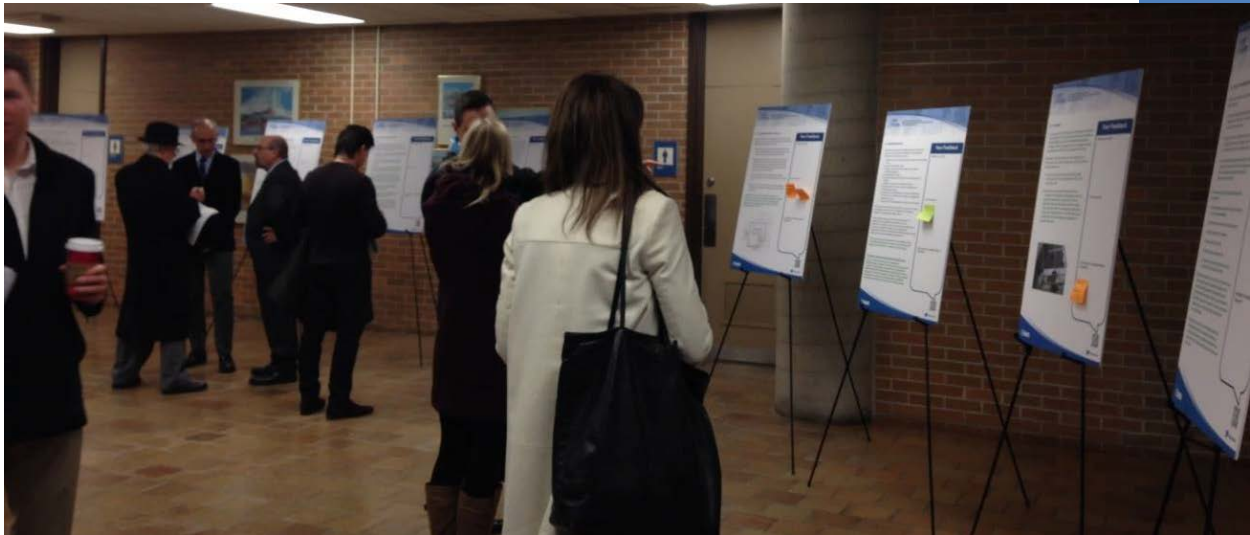


City of Toronto Official Plan Five-Year Review
Neighbourhoods and Environmental Policies
Consultation Summary Report
Appendix A – Consultation Resources



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



OFFICIAL PLAN REVIEW – NEIGHBOURHOODS AND ENVIRONMENT

Introduction

The City of Toronto's Official Plan (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 general feedback on opportunities to update or enhance 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 and policy specific consultations on transportation, transit, employment lands, economic policies and heritage. Through this process, staff are systematically developing revisions to OP policies for approval by City Council. Engagement with stakeholders and the broader public is a critical element of this policy development process.

Helping Refine Policies for Healthy Neighbourhoods, Neighbourhoods, Apartment Neighbourhoods, and the Natural Environment

The focus of this round of public consultations is to present the draft changes to Toronto's OP policies for Healthy Neighbourhoods, Neighbourhoods, Apartment Neighbourhoods and the Natural Environment and listen to what you have to say about them.

The City's draft policies about neighbourhoods 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 strong existing policies and enable the City to continue being a leader well into the future. The draft environmental policies will assist the City in adapting and mitigating climate change; promote energy conservation and resiliency; recognize our connection to the Greenbelt; further protect natural heritage, including 68 new environmentally significant areas (ESAs); and promote biodiversity.

Open Houses

You can provide your feedback on the draft policy statements by attending one of our upcoming public meetings below:

Tuesday November 18

North York Civic Centre,
Members Lounge,
5100 Yonge Street

Thursday November 20

Scarborough Civic Centre,
Rotunda,
150 Borough Drive

Monday November 24

Metro Hall,
Rooms 308-309,
55 John Street

Thursday November 27

Etobicoke Civic Centre,
Council Chamber/Foyer,
399 The West Mall

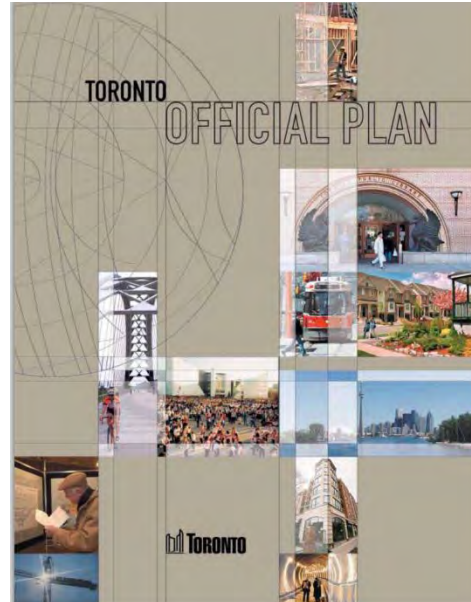
Monday December 1

East York Civic Centre,
Council Chambers,
850 Coxwell Avenue

All open houses will be held from 6:30 to 9:00 PM with a presentation at 7:00 PM.

Agenda

6:30 pm	Open House
7:00 pm	Welcome & Introductions
7:10 pm	Draft Policy Overview Presentations & Questions of Clarification
8:00 pm	Discussion and Feedback
8:55 pm	Wrap Up & Next Steps
9:00 pm	Adjourn



Have Your Say!

In this Discussion Guide, you will find the discussion questions designed to get your feedback on the draft Healthy Neighbourhoods, Neighbourhoods, and Apartment Neighbourhoods and Natural Environment Official Plan policies.

Please provide your answers in this Discussion Guide and return it at the end of the meeting. Alternatively, you can provide your feedback online until December 5, 2014 at:
<http://fluidsurveys.com/s/OPNeighbourhoodEnvironmentPolicies/>

Copies of the draft policies are available at this meeting. They can also be found online at:
www.toronto.ca/opreview.

Healthy Neighbourhoods, Neighbourhoods and Apartment Neighbourhoods

1. What are the strengths of Toronto's Neighbourhoods and Apartment Neighbourhoods? What are some of the challenges they face?
2. What issues or concerns (if any) do you have with the draft policies for Healthy Neighbourhoods, Neighbourhoods, and Apartment Neighbourhoods?
3. What policy changes or additions would you suggest?
4. What are the important factors to be considered when infill development is proposed on an apartment site?

Natural Heritage and Biodiversity

1. What are the main priorities for protection and enhancement of natural heritage and biodiversity in Toronto?

2. What issues or concerns (if any) do you have with the draft policies?

3. What policy changes would you suggest?

Environmentally Significant Areas (ESAs)

1. Do the proposed ESAs ensure an appropriate level of protection for key features of the City's natural heritage system?
2. What issues or concerns (if any) do you have with the proposed ESAs?
3. What changes would you suggest?

Climate Change Resiliency and Energy

1. What are the main priorities for the City to respond to climate change?

2. What issues or concerns (if any) do you have with the draft policies?

3. What policy changes would you suggest?

Other Comments

OPTIONAL – Please **PRINT** name and address.

- I consent to the disclosure of this comment sheet containing my name, address and comments to the respective Ward Councillor(s) for the purpose of communicating with me about this planning matter.

- Please ensure that my name is on the City Clerk’s Office mailing list for this planning matter.

The formal notice of any public meeting held by the City will be sent to: property owners within 120m (400 feet) of the property; anyone submitting a written request to the City Clerk’s Office to be notified; and anyone entering their name on a Sign-in or Comments sheet provided at the Community Consultation Meeting.

The personal information on this form is collected under the authority of the *City of Toronto Act, 2006*, the *Planning Act*, and the City of Toronto Municipal Code. The City collects this information to enable it to make an informed decision on the relevant issue(s). Individuals who submit correspondence should be aware that any personal information in their communication will become part of the public record. The City will make it available to the public, unless the individual expressly requests the City to remove the personal information. Questions about the collection of this information may be directed to the Planner listed above.

Official Plan Review – Neighbourhood and Environment Policies

Agenda

6:30 p.m.

Open House

7:00 p.m.

Welcome & Introductions

7:10 p.m.

Overview Presentations

City of Toronto planning staff will provide an overview of the draft neighbourhood and environment policy changes.

7:50 p.m.

Questions of Clarification

8:00 p.m.

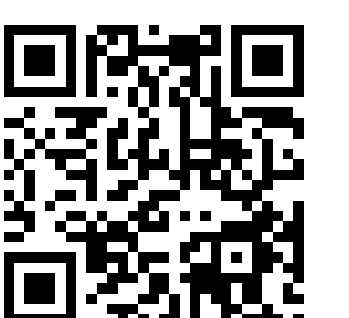
Discussion

Refer to your Discussion Guide and provide your feedback on the key questions provided.

8:55 p.m.

Wrap Up & Next Steps

Next steps in the process and discussion of how the consultation results will be used by City staff to refine the existing policies.



Introduction

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The current review process involves identifying changes to thematic areas of the OP. To date, City Planning has led a series of topic and policy specific consultations on transportation, transit, employment lands, economic policies and heritage. Through this process, staff are systematically developing revisions to OP policies for approval by City Council. Engagement with stakeholders and the broader public is a critical element of this policy development process.

Public Consultation

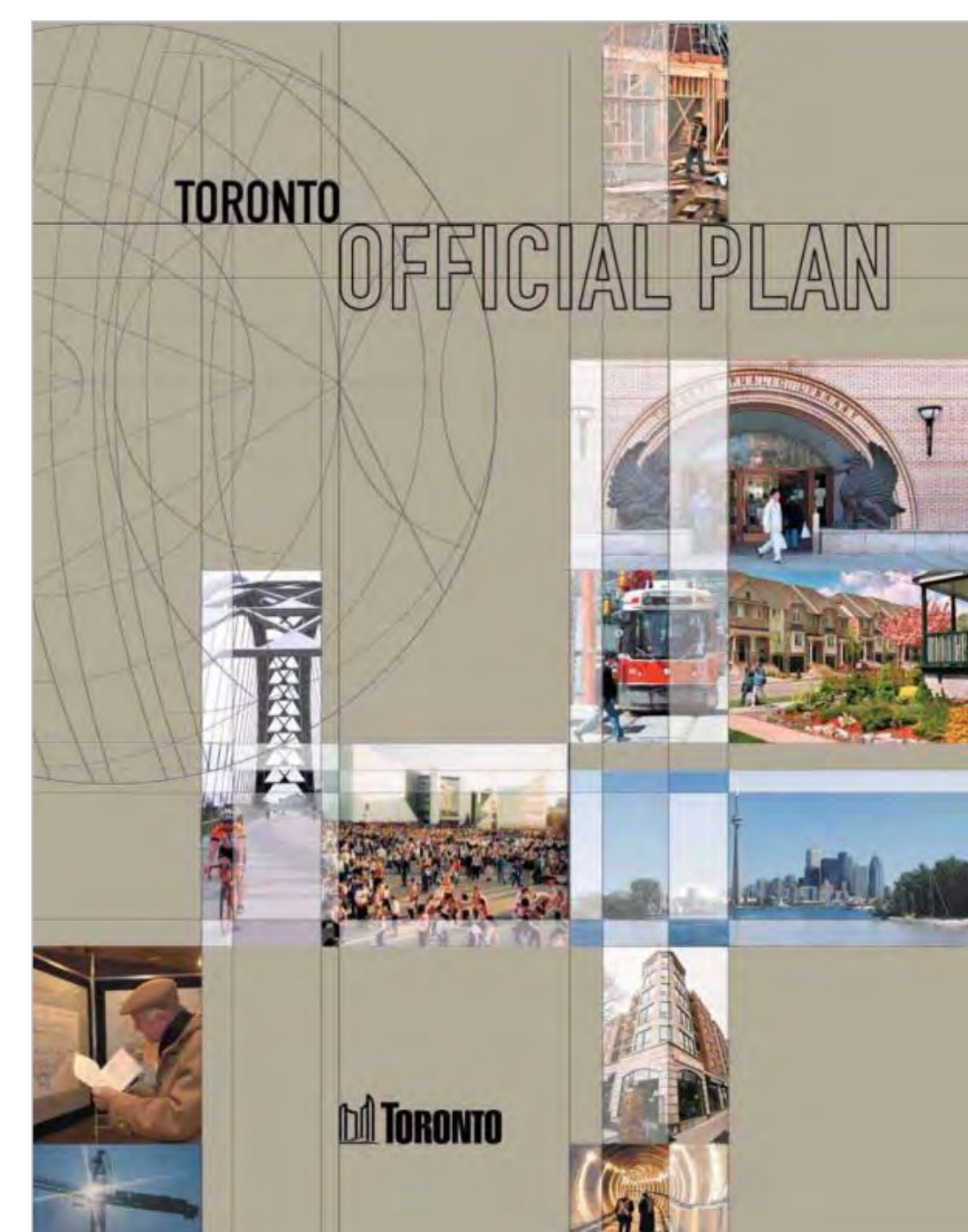
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The City's draft policies about neighbourhoods are intended to strengthen and clarify the existing policies that protect the character and scale of established residential communities. Proposed changes to the *Apartment Neighbourhood* policies focus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

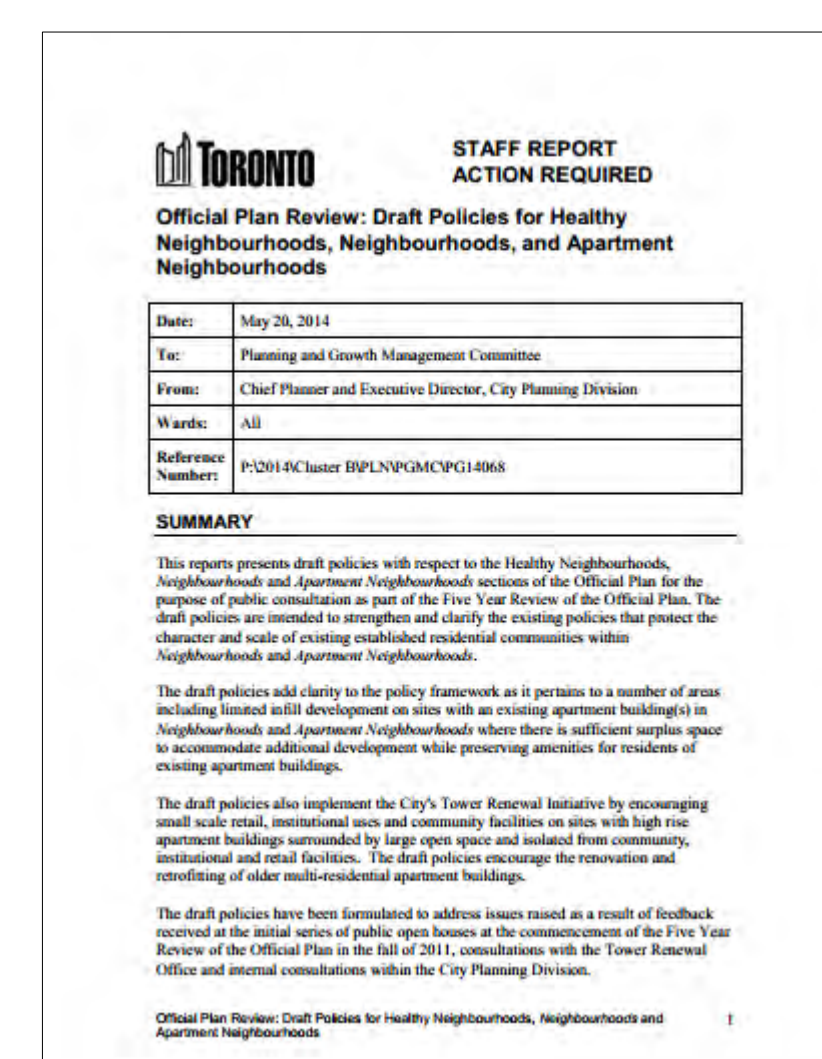
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The Provincial planning framework requires a municipality to review its Official Plan at least every five years.



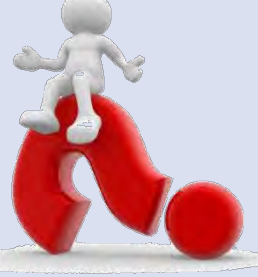
Toronto's Official Plan Review began in 2011. Neighbourhood and Environment policies are currently under review.



Consultation Instructions



- Review draft policies. Revisions are identified in **bold green text**.



- Ask City Staff questions you may have.



- Write comments on sticky notes and post them on the boards.



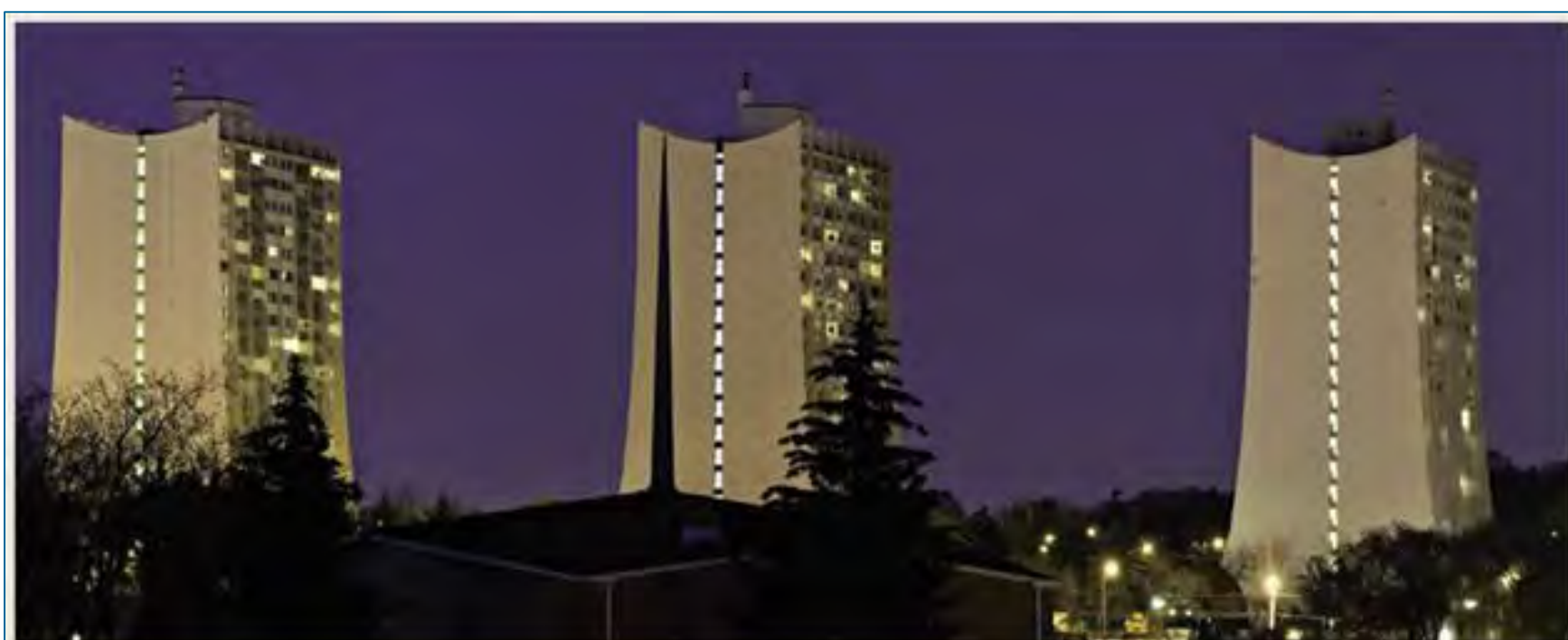
- Provide any additional comments:

- Drop off completed Discussion Guides as you leave.

- Provide comments online at:

- <http://fluidsurveys.com/s/OPNeighbourhoodEnvironmentPolicies/>

- Email comments to Paul Bain, Project Manager, Official Plan Review at: opreview@toronto.ca



2.3.1 HEALTHY NEIGHBOURHOODS

1. **Neighbourhoods** are considered to be physically stable areas. 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 built-out and physically stable areas. Development in *Apartment Neighbourhoods* will occur in accordance with 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 retaining indoor and outdoor amenity space and landscaped open space, maintaining sunlight and privacy for residential units, and maintaining 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.
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.**

Your Feedback

What do you like?

Any Concerns?

How Would You Refine What is Proposed?



2.3.1 HEALTHY NEIGHBOURHOODS (continued)

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.**

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; and**
- f) **improve indoor and outdoor facilities for social, educational and recreational activities.**

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 landscaped open space and mobile food vendors are encouraged, particularly in areas where residents do not have do not have convenient walking access to sources of fresh food.**

Your Feedback

What do you like?

Any Concerns?

How Would You Refine What is Proposed?



3.2.1 HOUSING

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

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 which 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 buildings 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 financial assistance program is in place for this work.**



Your Feedback

What do you like?

Any Concerns?

How Would You Refine What is Proposed?



4.1 NEIGHBOURHOODS

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) size and configuration of lots;
- c) heights, massing, scale and dwelling type of nearby residential properties;
- d) prevailing building type(s);
- e) prevailing design and elevation of the driveways and garages**
- f) 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.

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.

House behind a house development is not permitted and only one residential building will be located on a lot. Below-grade garages that are integral to a residence are discouraged.

New Sidebar: Delineating the Geographic Neighbourhood

Policy 4.1.5 requires development in established *Neighbourhoods* to respect and reinforce the existing physical character of the geographic neighbourhood. A geographic neighbourhood will be delineated by considering the context in proximity to the development site, including: zoning, prevailing dwelling type and scale, lot size, street pattern, pedestrian connectivity and natural and human-made dividing features.

Your Feedback

What do you like?

Any Concerns?

How Would You Refine What is Proposed?

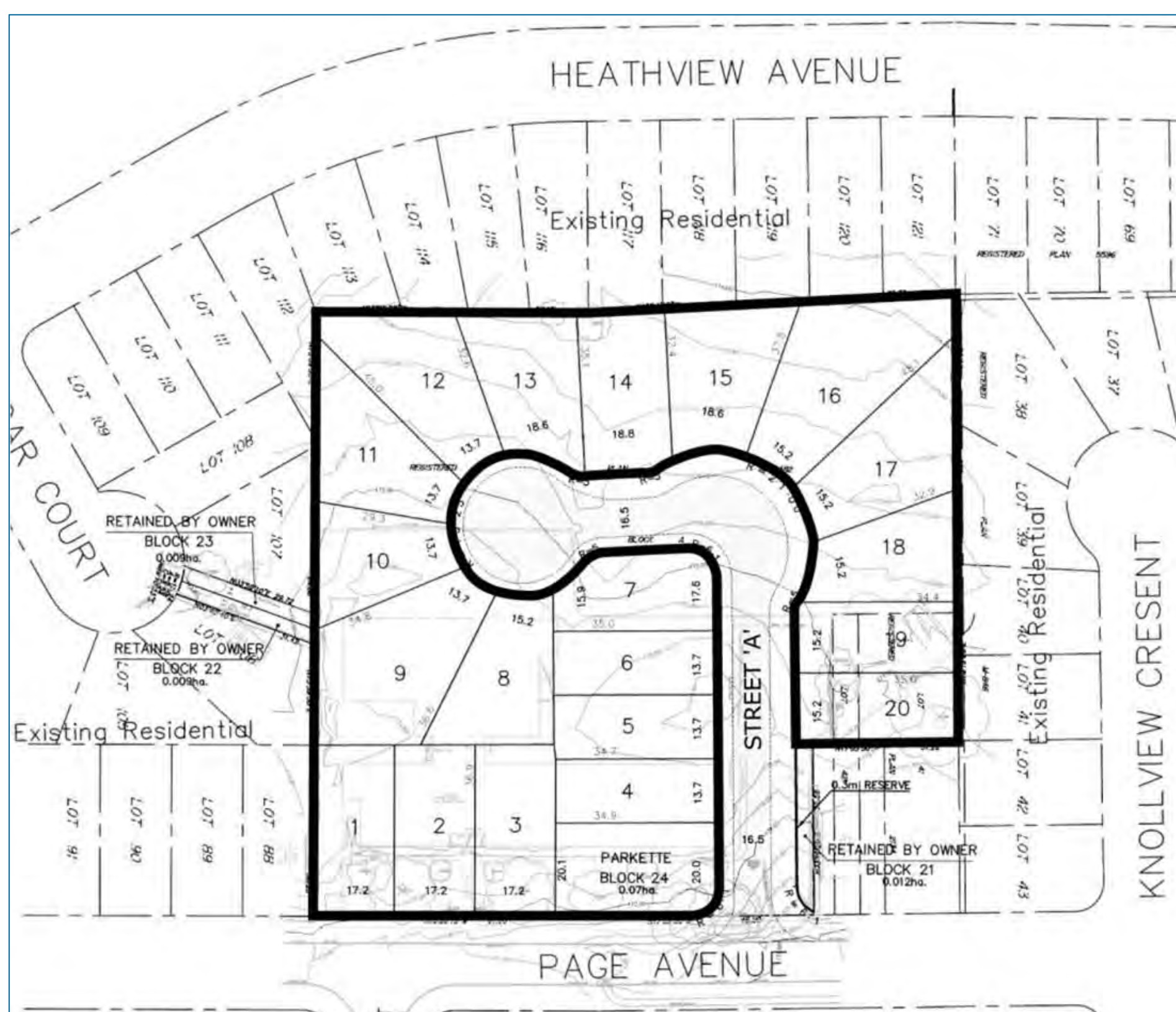


4.1 NEIGHBOURHOODS (continued)

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; and
- d) locate and screen service areas and garbage storage to minimize the impact on existing and new streets and residences.

In situations where infill development projects can respect and reinforce the existing lot patterns and other aspects of the physical character of the geographic neighbourhood, the applications will be reviewed in accordance with Policy 4.1.5.



Your Feedback

What do you like?

Any Concerns?

How Would You Refine What is Proposed?



4.2 APARTMENT NEIGHBOURHOODS

3. Significant growth is not intended within developed *Apartment Neighbourhoods*. However, compatible infill development may be permitted on a site containing an existing apartment **building** that has **sufficient space to accommodate one or more new buildings while providing good quality of life for both new and existing residents, including: retaining indoor and outdoor amenity space and landscaped open space, maintaining sunlight and privacy for residential units, and providing sunlight on outdoor amenity space and landscaped open space. Infill development including additions to an existing apartment building that may be permitted on a site containing an 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;**
- 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) **maintain sunlight to units and open space**, privacy and areas of landscaped open space 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;
- 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;**

Your Feedback

What do you like?

Any Concerns?

How Would You Refine What is Proposed?



4.2 APARTMENT NEIGHBOURHOODS

3. Continued...

- i) provide adequate on-site, below grade, shared vehicular parking for both new and existing development, with any surface parking appropriately screened **from the public realm;**
- 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 **within the building wherever possible;**
- l) **minimize curb cuts, encourage shared loading, parking access and ramps. Place parking ramps within the building mass wherever possible;**
- 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;**
- n) **provide renovations and retrofits wherever necessary to extend the life of the existing buildings to be retained; and**
- o) **reduce energy and water consumption 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 sites which meet the objectives of this Plan.**

Your Feedback

What do you like?

Any Concerns?

How Would You Refine What is Proposed?



Chapter 1: MAKING CHOICES

2.1: BUILDING A MORE LIVABLE URBAN REGION

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

- vibrant neighbourhoods that are part of complete communities;
- affordable housing choices that meet the needs of everyone...;
- attractive, tree-lined streets with shops and housing ..made for walking;
- a comprehensive and high quality affordable transit system...;
- a strong and competitive economy with a vital downtown ...;
- **a healthy natural environment including clean air, soil, energy and water;**
- **infrastructure and socio-economic systems that are resilient to disruptions and climate change;**
- **a connected system of natural features and ecological functions that support biodiversity and contribute to civic life;**
- green spaces of all sizes and public squares that bring people together;
- a wealth of recreational opportunities that promote health and wellness;
- a spectacular waterfront that is healthy, diverse, public and beautiful;
- cultural facilities that celebrate the best of city living; and
- beautiful architecture and excellent urban design that astonish and inspire.

New Sidebar in Chapter 1:

Council's Climate Change, Clean Air and Sustainable Energy Action Plan

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

Toronto's Greenhouse Gas and Smog Emissions Reduction Target is 80% by 2050, from 1990 levels of approximately 22 million tonnes per year. To reach this target, Toronto will need to continue to be a leader in providing sustainable transportation choices and energy efficient buildings.

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

Your Feedback

What do you like?

Any Concerns?

How Would You Refine What is Proposed?



Chapter 2: SHAPING THE CITY

2.3.2: TORONTO'S GREEN SPACE SYSTEM AND WATERFRONT

6. Increased public enjoyment and use of lands along the water's edge will be promoted by ensuring that future development and actions on the part of both the public and private sectors, including the Toronto Port Authority, the Toronto Waterfront Revitalization Corporation and the Toronto and Region Conservation Authority, will help to achieve the following objectives:..

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

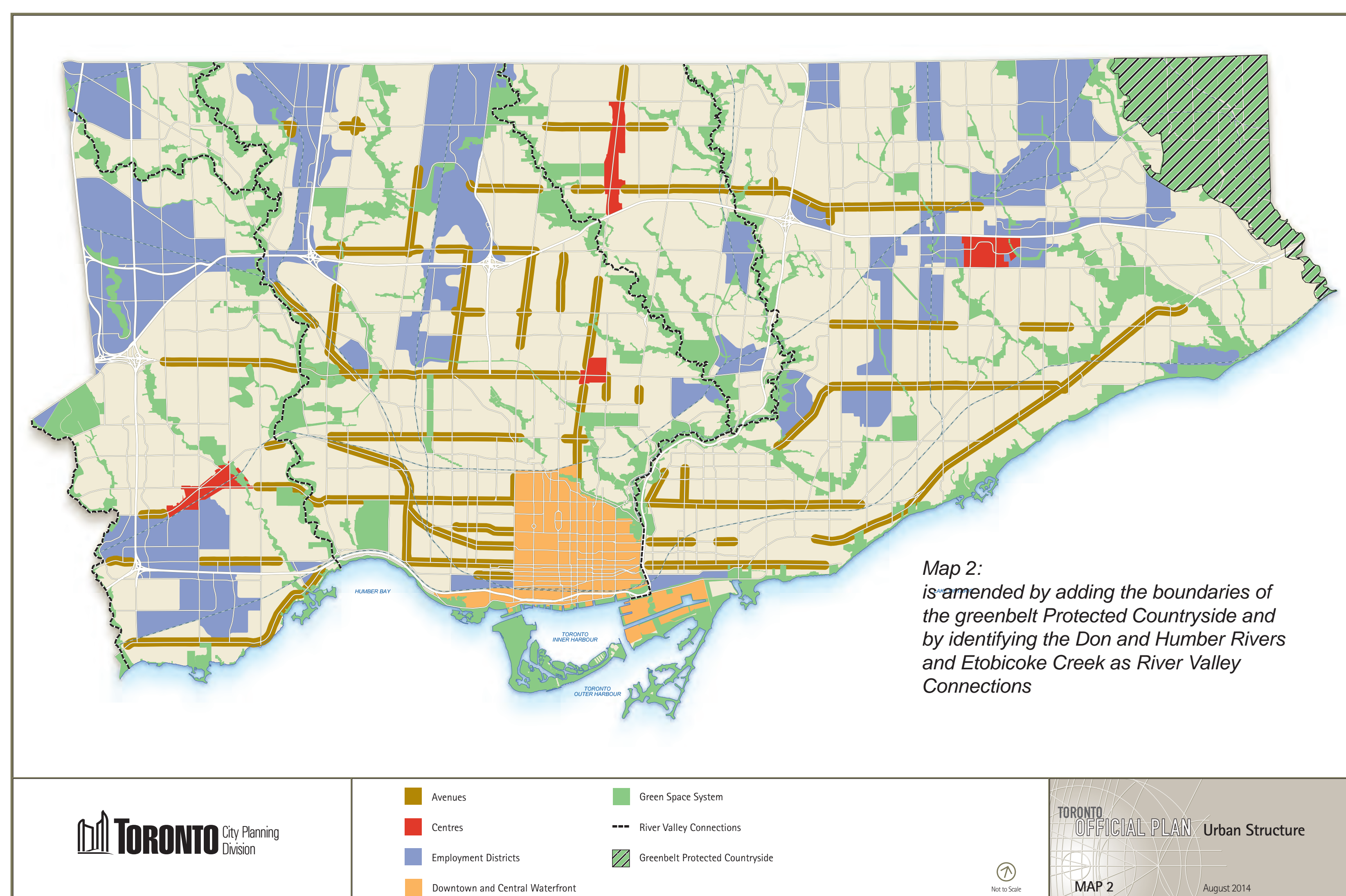
11. The important ecological and hydrological functions that river valley connections provide to the Greenbelt will be recognized through public information, awareness and stewardship programs and partnerships with public and private landowners, institutions and organizations.

Your Feedback

What do you like?

Any Concerns?

How Would You Refine What is Proposed?



New Sidebars in Chapter 2:

Greenbelt

The Greenbelt protects agricultural and environmentally sensitive lands that surround the Greater Toronto Area from urban development. It includes over 1.8 million acres (7300 km²) of land including the Niagara Escarpment, the Oak Ridges Moraine and the Protected Countryside. River valleys that run through existing and approved urban areas, and connect the Greenbelt to inland lakes and the Great Lakes, are important to the long-term health of the Greenbelt.

River Valley Connections

River valleys that run through Toronto and link the Greenbelt to Lake Ontario provide ecological and hydrological functions that are important to the long term health of the Greenbelt. The Greenbelt Plan (2005) encourages municipalities and conservation authorities to continue with stewardship, restoration and appropriate park and trail initiatives within and abutting these river valley connections but they are not part of the regulated area of the Greenbelt.

Rouge Valley Area

The Rouge Valley area is an important part of Toronto's Green Space System. It forms part of a continuous ecological corridor that runs through the City and connects the natural systems of Lake Ontario to the Oak Ridges Moraine. Governments and citizen organizations have long worked together to protect the unique natural and cultural heritage resources found within this area.

Lands within the Rouge Valley are designated as Greenbelt Protected Countryside and are subject to the policies of the Greenbelt Plan (2005). In recognition of the significance of the Rouge Valley, the federal government has established a national park which will extend from Lake Ontario to the Oak Ridges Moraine and includes the Rouge Valley area of Toronto. The Rouge National Urban Park Management Plan sets out a long-term vision for and guides the management and operations of the park.

Your Feedback

What do you like?

Any Concerns?

How Would You Refine What is Proposed?



2.2.2: CENTRES: VITAL MIXED COMMUNITIES

2. Each Centre will have a Secondary Plan that will:...

m) assess opportunities for:

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

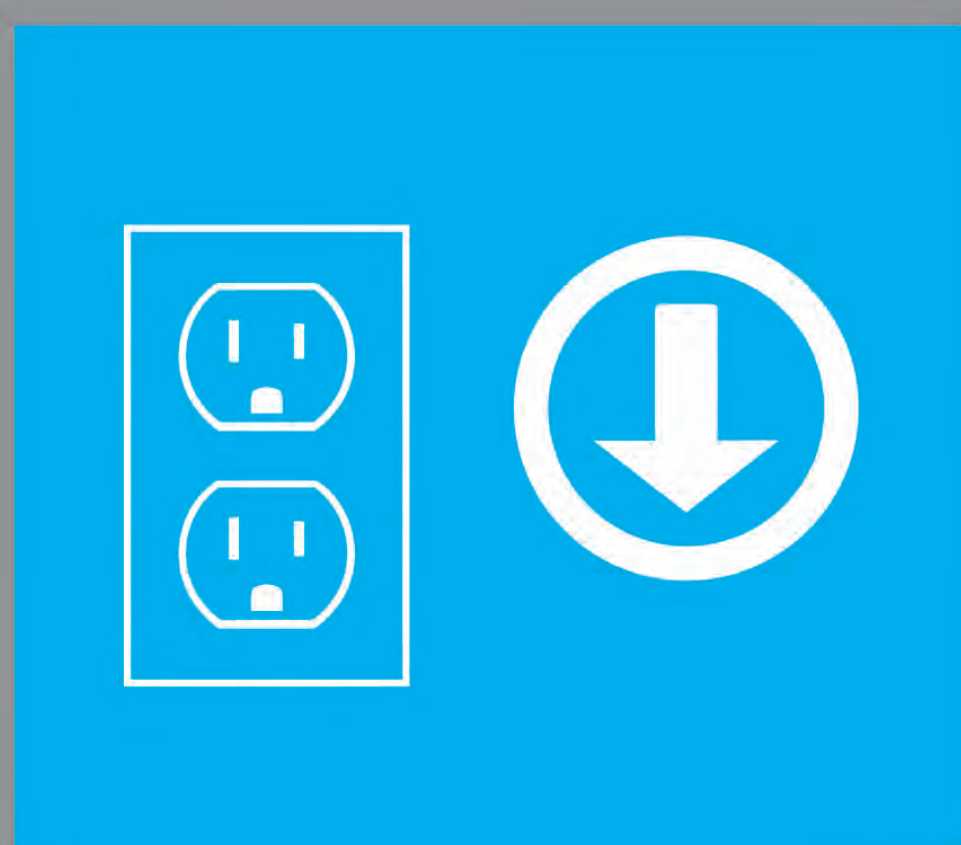
2.2.3: AVENUES: REURBANIZING ARTERIAL CORRIDORS

To facilitate and shape growth, each *Avenue Study* will engage local residents, businesses, the TTC and other local stakeholders and will set out:

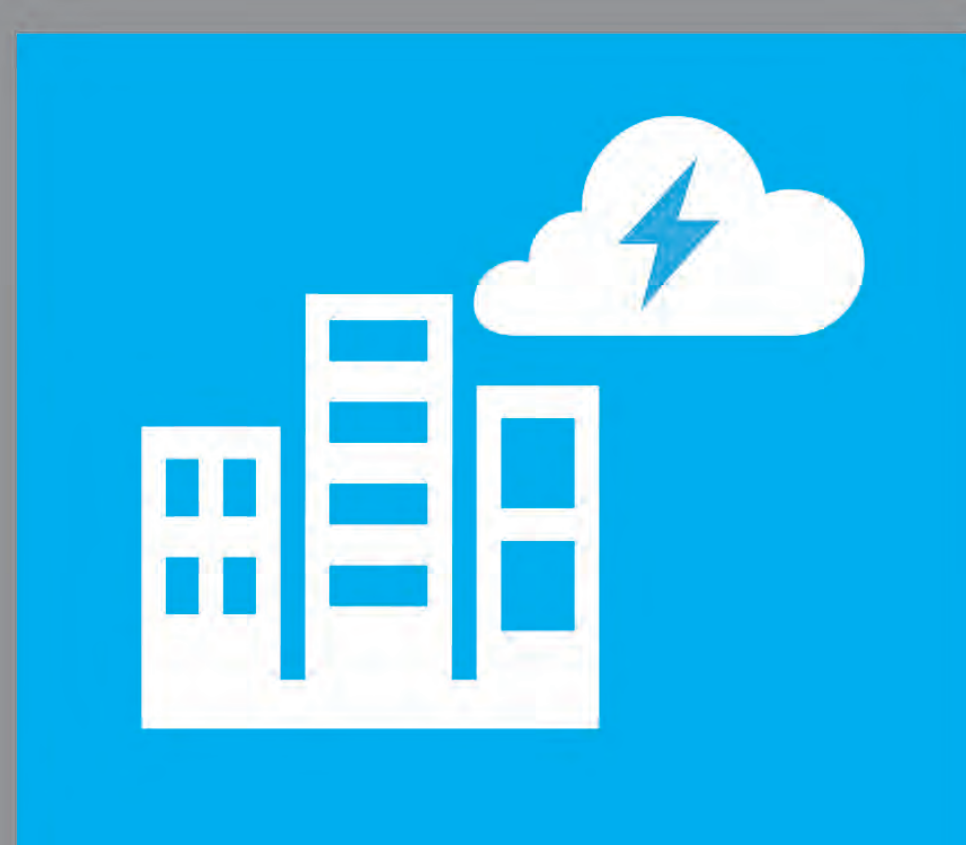
a) investments in community improvements by public agencies or public/private partnerships that are needed to support city living and make the area attractive for residents and businesses including:...

v) opportunities for energy conservation including peak demand reduction, improved resilience to power disruptions, and small local integrated energy solutions

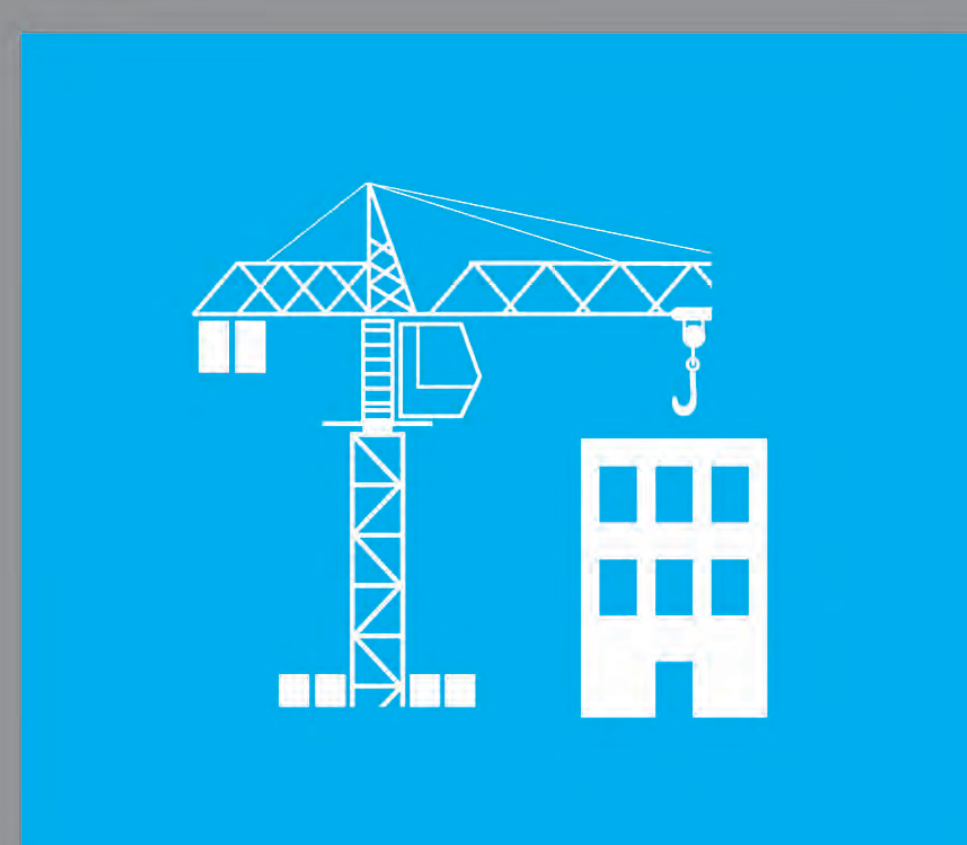
CONSERVATION & PEAK DEMAND REDUCTION



RESILIENCE



POWERING GROWTH



New Side Bar: Community Energy Planning

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

Your Feedback

What do you like?

Any Concerns?

How Would You Refine What is Proposed?



CHAPTER 3: BUILDING A SUCCESSFUL CITY

3.1.2 BUILT FORM

3. New development will be massed and its exterior façade will be designed to fit harmoniously into its existing and/or planned context, and will limit its impact on neighbouring streets, parks, open spaces and properties by:...

g) minimizing the entrapment of air flow resulting from built form along the street and in enclosed adjacent open spaces to ensure cross-ventilation and improve local air quality

5. New development will provide amenity for adjacent streets and open spaces to make these areas attractive, interesting, comfortable and functional for pedestrians by providing:

a) improvements to adjacent boulevards and sidewalks respecting sustainable design elements, which may include one or more of the following: trees, shrubs, hedges, plantings or other ground cover, **high-albedo surface materials**, permeable paving materials, **bio-retention swales**, street furniture, curb ramps, waste and recycling containers, **energy efficient lighting** and bicycle parking facilities;

7. New development will address the impacts of climate change in the design of buildings and infrastructure, and incorporate the use of green infrastructure.

3.3 BUILDING NEW NEIGHBOURHOODS

1. New neighbourhoods will have a comprehensive planning framework reflecting the Plan's city-wide goals as well as the local context. The framework should include:...

f) a strategy for energy conservation, peak demand reduction, resilience to power disruptions, and small local integrated energy solutions that incorporate renewable, district energy, combined heat and power or energy storage; and

g) a strategy for waste and water management and conservation.

Your Feedback

What do you like?

Any Concerns?

How Would You Refine What is Proposed?



3.4 THE NATURAL ENVIRONMENT

To support strong communities, a competitive economy and a high quality of life, public and private city-building activities and changes to the built environment, including public works, will be environmentally friendly, based on:

- a) protecting and improving the health of the natural ecosystem, by:
 - i) minimizing air, soil and water pollution;
 - ii) recognizing rainwater and snowmelt as a resource to improve the health of Toronto's watercourses and the near shore zones of Lake Ontario;
 - iii) managing the quantity and improving the quality of stormwater and groundwater infiltration and flows;
 - iv) cleaning-up contaminated soils, sediment, groundwater, rivers and buildings;
 - v) mitigating the unacceptable effects of noise **and light**; and
 - vi) minimizing the release and proliferation of invasive species and mitigating their impacts;

- b) **sustaining**, restoring and enhancing the health and integrity of the natural ecosystem, supporting bio-diversity in the City and targeting ecological improvements, paying particular attention to:
 - i) **locations of** habitat for native flora and fauna and aquatic species;
 - ii) water and sediment quality;
 - iii) landforms, ravines, watercourses, wetlands and the shoreline and associated biophysical processes;
 - iv) natural linkages between the natural heritage system and other green spaces;
 - vi) seasonal movements of migrating species;**
 - vii) opportunities for habitat provided by the built environment;**
 - viii) the potential impacts of a changing climate on biodiversity and ecosystem health.**

- c) addressing environmental stresses caused by the consumption of natural resources, by reducing:
 - i) the amount of solid waste requiring disposal in landfill and by promoting programs for reducing, reusing, recycling and composting;
 - ii) consumption of water and generation of wastewater;
 - iii) energy consumption **and greenhouse gas emissions**; and
 - iv) reliance on carbon-based fuels for energy;...

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

- g) **promoting green infrastructure to complement infrastructure.**

Your Feedback

What do you like?

Any Concerns?

How Would You Refine What is Proposed?

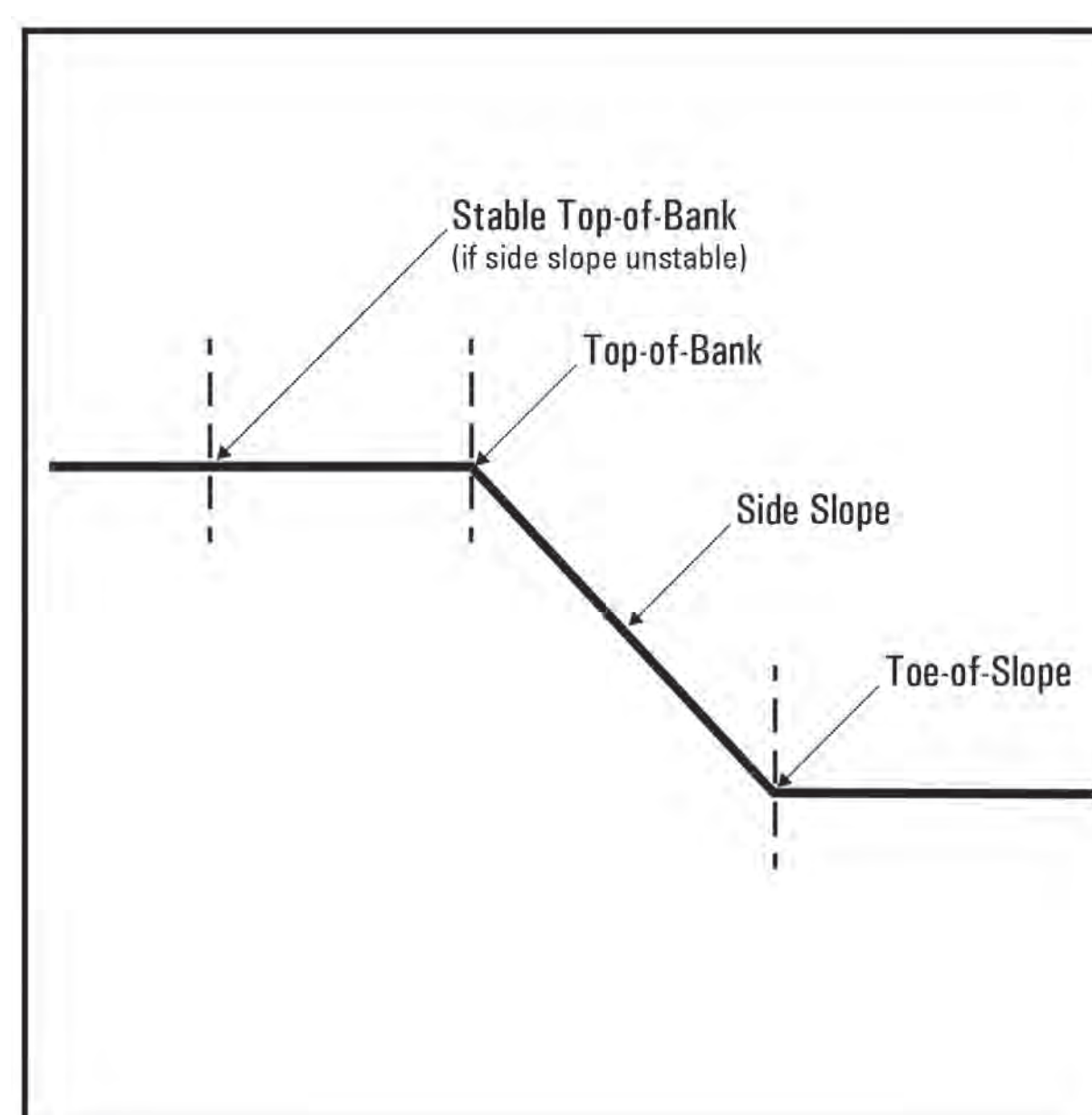


3.4 THE NATURAL ENVIRONMENT (continued)

Hazard

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

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



New Sidebar: Buffers

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

Lakefilling

16. Lakefilling projects in Lake Ontario will be supported only where:
- a) the land created will be used for **natural habitat**, public recreation or essential public works; and
 - b) the project has been the subject of an Environmental Assessment which ensures that water quality and quantity **and terrestrial and aquatic habitats** will be protected or enhanced;
 - c) **the project does not create new or aggravate existing natural hazards.**
17. Minor lakefilling activities will **only** be supported for the purposes of:
- a) stabilizing slope and shoreline **to protect existing development and not to facilitate new development, or intensification or alteration of existing development;**
 - b) creating or enhancing aquatic habitat;
 - c) naturalizing the shoreline;
 - d) improving water quality; or where appropriate, providing public access to the water's edge.

Your Feedback

What do you like?

Any Concerns?

How Would You Refine What is Proposed?



3.4 THE NATURAL ENVIRONMENT (continued)

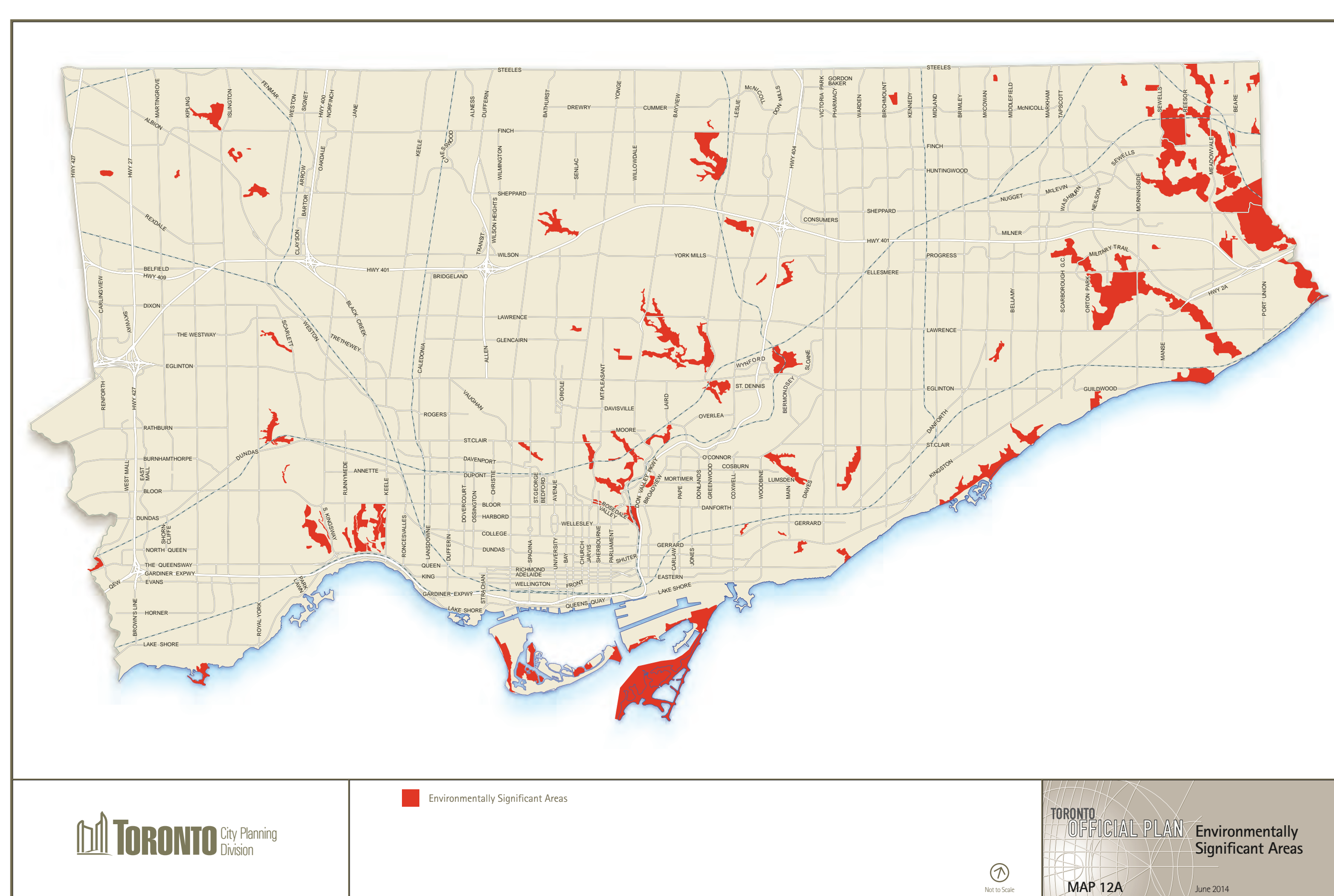
Environmentally Significant Areas

13. Areas of land or water within the natural heritage system with any of the following characteristics are particularly sensitive and require additional protection to preserve their environmentally significant qualities:...

Development or **site alteration is not permitted** on lands within the natural heritage system that exhibit any of these characteristics. Activities will be limited to those that are compatible with the preservation of the natural features and ecological functions attributed to the areas. **New or expanding infrastructure should be avoided unless there is no reasonable alternative and negative impacts are minimized.** An impact study, as referred to in (to be renumbered) Policy 12, will be required for any proposed undertaking in those areas not already the subject of an Environmental Assessment under the Environmental Assessment Act.

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

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



Your Feedback

What do you like?

Any Concerns?

How Would You Refine What is Proposed?



3.4 THE NATURAL ENVIRONMENT (continued)

Provincially Significant Areas

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

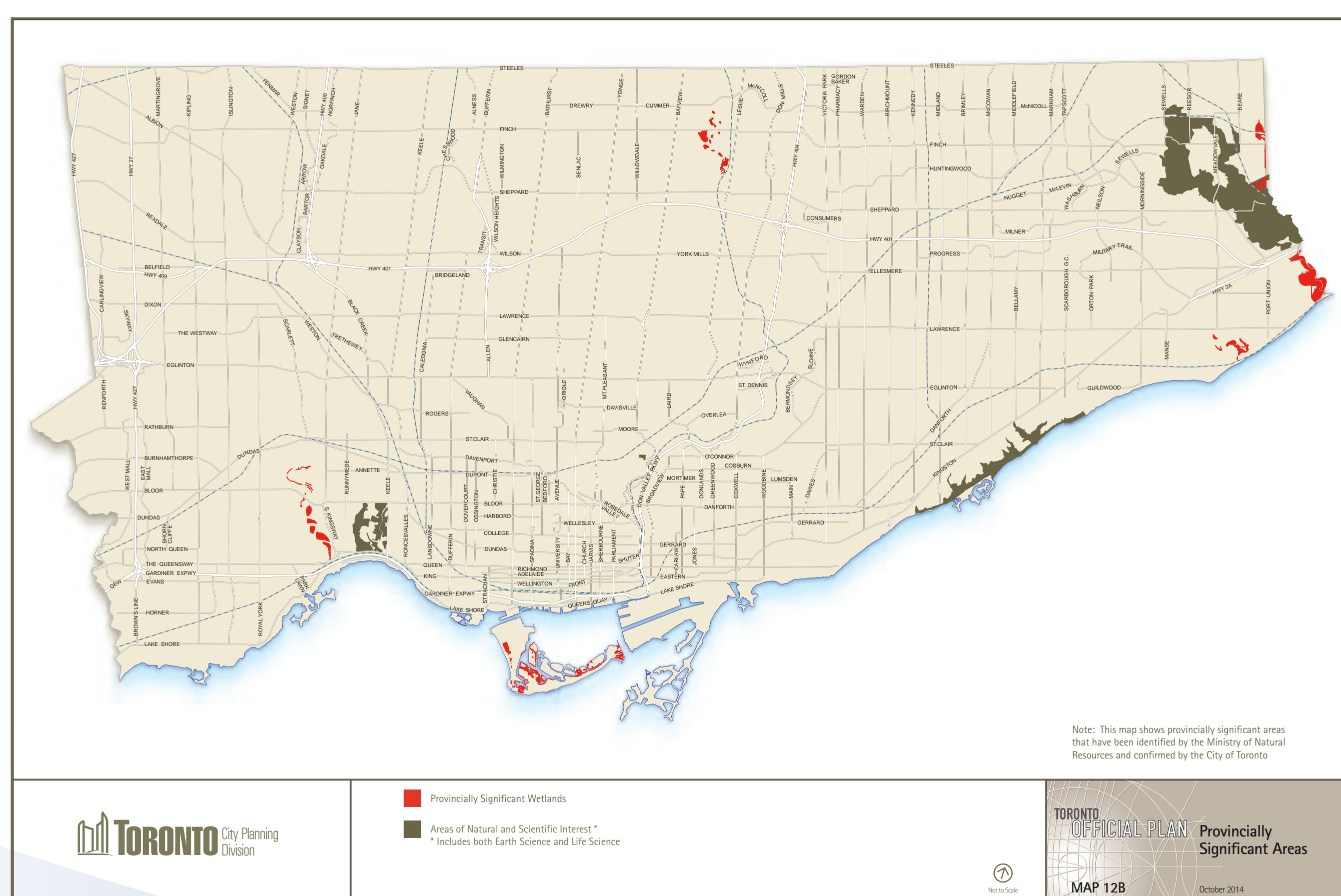
- a) prohibiting development or site alteration in provincially significant wetlands, **areas of natural and scientific interest** or significant portions of the habitat of threatened or endangered species;
- b) only permitting development **or site alteration** in the following locations if it has been demonstrated, through a study, that there will be no negative impacts on the natural features or the ecological functions for which the area is identified...

New Sidebar: Lands Adjacent to Provincially Significant Areas

The Provincial Natural Heritage Reference Manual (2010) provides guidance for protecting provincially significant natural heritage features and identifies land widths adjacent to natural heritage features where a study is required to demonstrate that there will be no negative impacts. The Manual allows cities to choose other approaches for determining lands widths where a study is required provided they demonstrate no negative impacts on adjacent natural features or functions.

Where the City has carried out a study to demonstrate that there will be no negative impacts on adjacent natural features and functions shown on Map 12B, and the proposed development meets Tier 1 of the Toronto Green Standard, including measures to reduce bird collisions, a study to demonstrate that there will be no negative impacts is not required.

Provincially significant areas which have been identified by the Ministry of Natural Resources and confirmed by the City are shown on Map 12B.



Your Feedback

What do you like?

Any Concerns?

How Would You Refine What is Proposed?



3.4 THE NATURAL ENVIRONMENT (continued)

Sustainable Design

18. Innovative energy producing options, **sustainable design and construction practises** and green industry will be supported and encouraged in **new development**, and building renovation through:
- a) **the use of** innovative green spaces such as green roofs and designs that reduce the urban heat island effect “and enhance urban ecology;
 - b) **innovative methods of storm water management;**
 - c) advanced water conservation and efficiency methods;
 - d) **advanced energy conservation and efficiency technologies “and processes that contribute towards an energy neutral built environment” including:**
 - i) **establishing and extending district heating and cooling facilities and connections;**
 - ii) **renewable energy systems including wind and solar power**
 - iii) **small local integrated energy solutions such as combined heat and power and energy storage**
 - iv) **active and passive design measures that conserve energy and reduce peak demand**
 - v) **back-up power systems to improve resiliency to power interruptions.”**
 - e) designs that facilitate waste reduction, recycling and other innovative management technologies and practices.

4.3 PARKS AND OPEN SPACE AREAS

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

Your Feedback

What do you like?

Any Concerns?

How Would You Refine What is Proposed?



CHAPTER 4: LAND USE DESIGNATIONS

4.5 MIXED USE AREAS

2. In *Mixed Use Areas* development will:...

- i) **provide for energy conservation peak demand reduction, resilience to power disruptions, and small local integrated energy solutions that incorporate renewables, district energy, combined heat and power or energy storage.**

4.7 REGENERATION AREAS

2. For each *Regeneration Area* a framework for new development will be set out in a Secondary Plan... The Secondary Plan will guide the revitalization of the area through matters such as:

- a) urban design guidelines related to the unique character of each *Regeneration Area*;
- b) **a green infrastructure strategy to plan for tree planting, bio-retention swales, green roofs, improvements to existing parks and the acquisition of new parks, open spaces; ...; and**
- h) **a Community Energy Plan to address:**
 - i) **energy conservation including peak demand reduction;**
 - ii) **resilience to power disruptions; and**
 - iii) **small local integrated energy solutions that incorporate renewables, district energy, combined heat and power or energy storage.**

4.8 INSTITUTIONAL AREAS

5. Universities, colleges and hospitals will be encouraged to create campus plans in consultation with nearby communities that will:

- j) **provide for energy conservation, peak demand reduction, resilience to power disruptions; and small local integrated energy solutions that incorporate renewables, district energy, combined heat and power or energy storage.**

Your Feedback

What do you like?

Any Concerns?

How Would You Refine What is Proposed?



SECTION 5.1.3 SITE PLAN CONTROL

3. To help achieve environmentally sustainable development, the City may use subsection 114(5)(2)(iv) and (v) of the City of Toronto Act, 2006 to secure the following sustainable design features in development that address exterior building and site matters in Tier 1 of the Toronto Green Standard:

SECTION 5.2.1 SECONDARY PLANS: POLICIES FOR LOCAL GROWTH OPPORTUNITIES

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

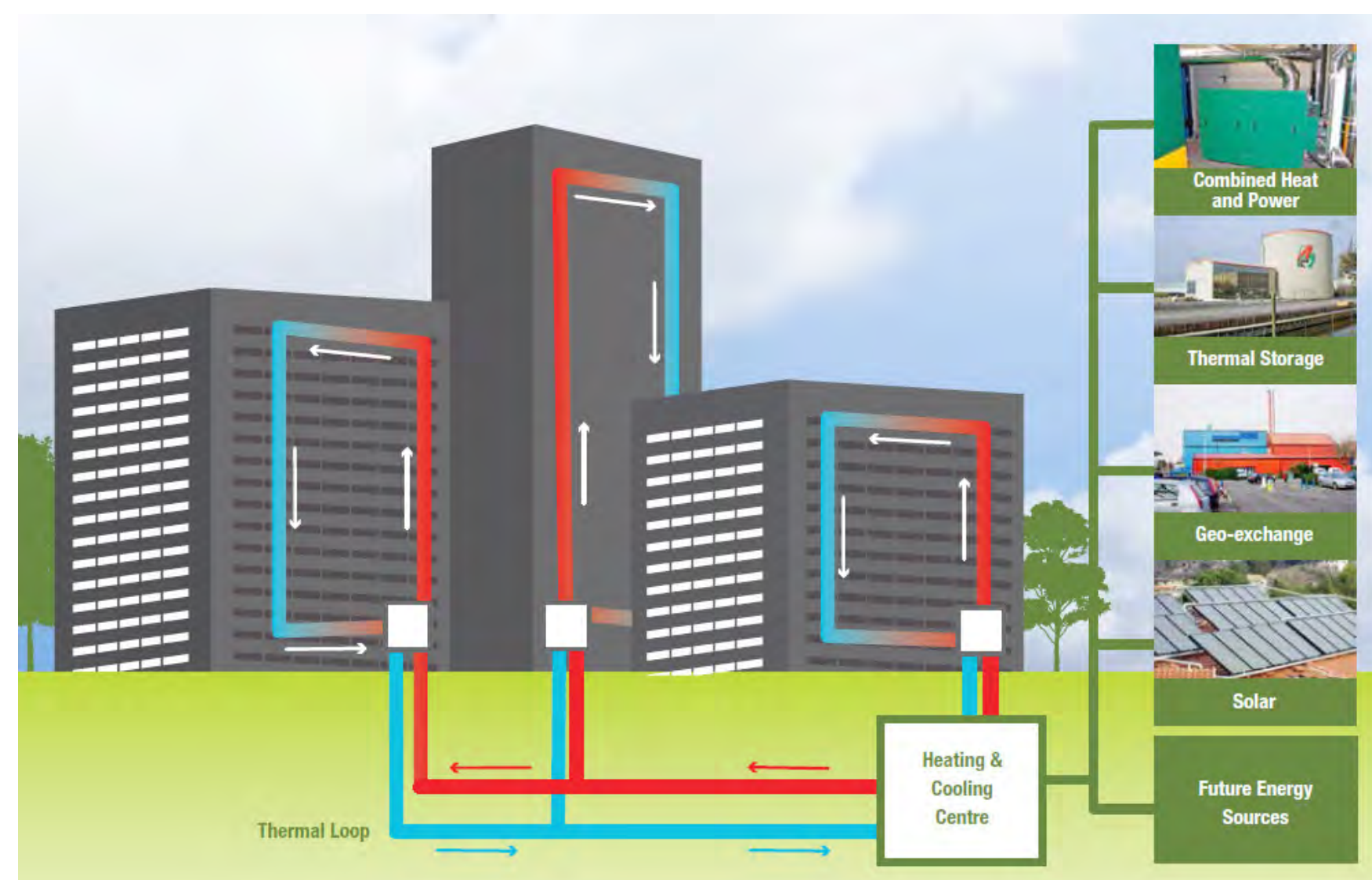
g) opportunities for energy conservation, peak demand reduction, resilience to power disruptions, and small local integrated energy solutions that incorporate renewables, district energy, combined heat and power or energy storage, through development of a Community Energy Plan

h) where a Secondary Planning area is adjacent to an established neighbourhood or neighbourhoods, new development must respect and reinforce the existing physical character and promote the stability of the established neighbourhoods; and

SCHEDULE 3: APPLICATION REQUIREMENTS

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

‘Energy Strategy - for large development proposals or for development proposals within a Community Energy Plan area’



Your Feedback

What do you like?

Any Concerns?

How Would You Refine What is Proposed?

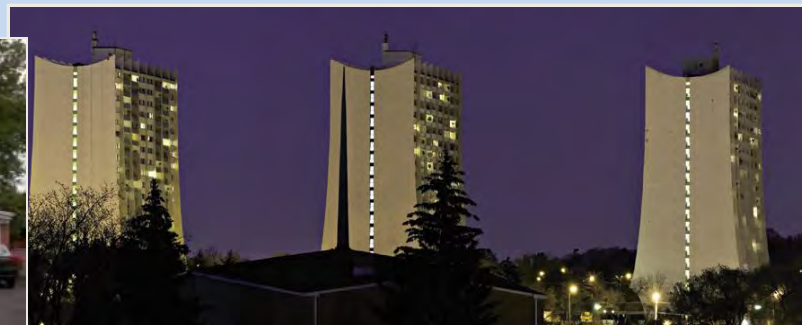


Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods*

DRAFT POLICIES FOR CONSULTATION

Healthy Neighbourhoods, *Neighbourhoods & Apartment Neighbourhoods*

- To protect and reinforce existing physical characters
- The current policies are generally successful
- The draft changes clarify and strengthen the policies



Healthy Neighbourhoods – Draft Policy Changes

- Ensure that the local street network extends into large development sites (Policy 5.d)



Healthy Neighbourhoods – Draft Policy Changes

- Encourage partnerships to better utilize apartment amenities (Policy 7.c)



Healthy Neighbourhoods – Draft Policy Changes

- Implement Tower Renewal Initiative by encouraging improvements to
 - recreational amenities and the physical & environmental conditions of apartment buildings (Policy 9)



Healthy Neighbourhoods – Draft Policy Changes

- Implement Tower Renewal Initiative by encouraging
 - small-scale commercial, community and institutional uses at grade in apartment buildings and on site (Policy 10)



Healthy Neighbourhoods – Draft Policy Changes

- Implement Tower Renewal Initiative by encouraging community gardens on open spaces of apartment sites (Policy 11)



Housing Section – Draft Policy Changes

- Implement Tower Renewal Initiative by encouraging retrofits of older apartment buildings (Policy 2)



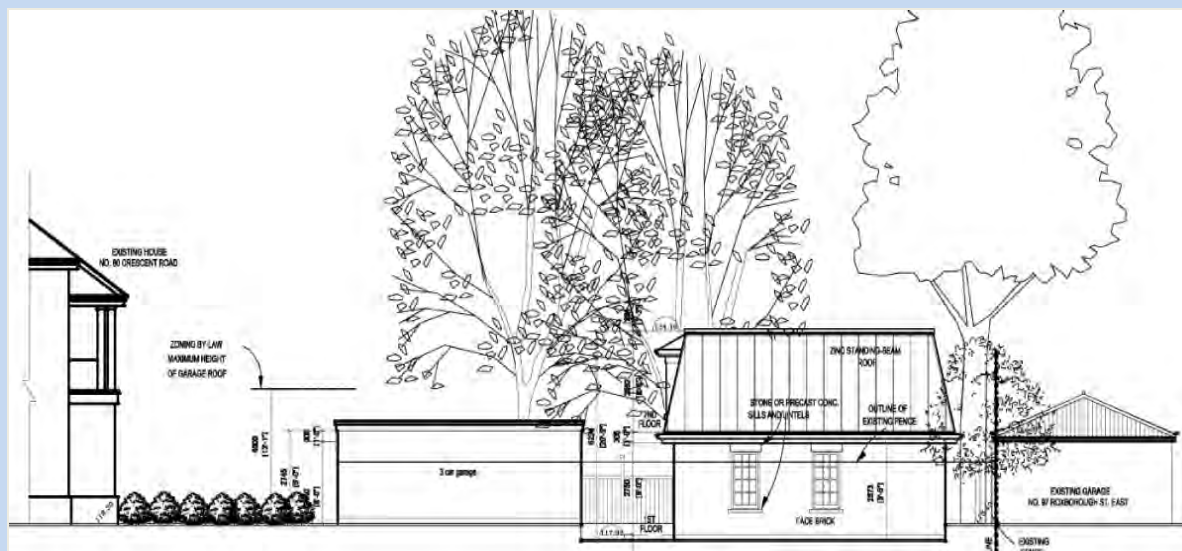
Housing Section – Draft Policy Changes

- Prioritize improvements to existing rental units that are kept as part of new development (Policy 5.b)



Neighbourhoods designation – Draft Policy Changes

- Explicitly ban house-behind-a-house development on the same lot (Policy 5)



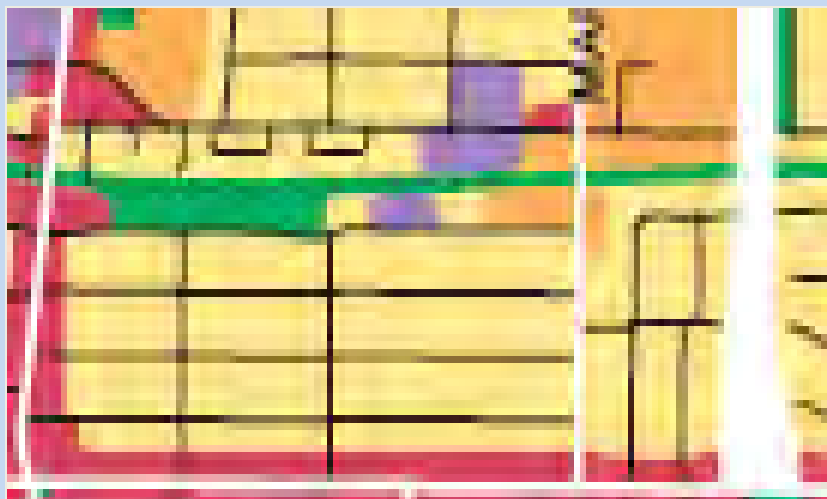
***Neighbourhoods* designation – Draft Policy Changes**

- Require that proposals consider the prevailing design & elevation of garages & driveways
- Discourage below-grade garages (Policy 5)



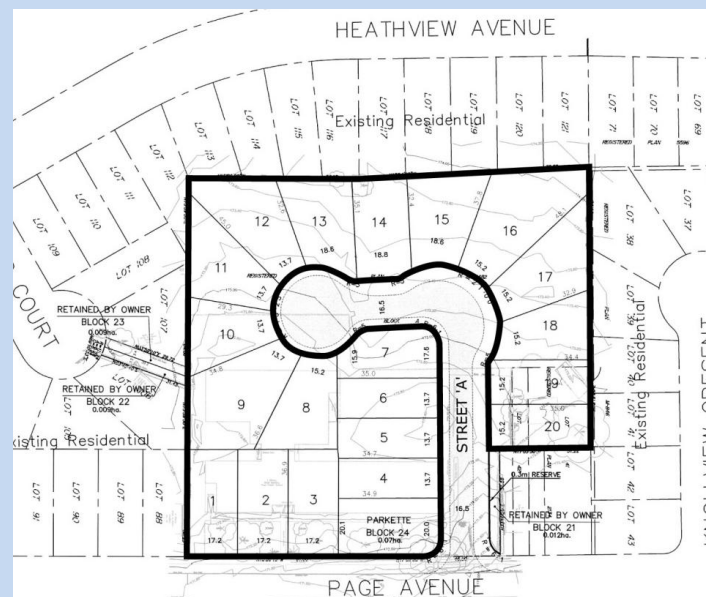
***Neighbourhoods* designation – Draft Policy Changes**

- Criteria for delineating the “neighbourhood” to be considered when analyzing the context of a proposal (Policy 5)



Neighbourhoods designation – Draft Policy Changes

- Clarify the guidance for infill development on atypical lots (Policy 9)



Apartment Neighbourhoods designation – Draft Policy Changes

- Clarify and expand the guidance for infill development on apartment sites (Policy 3)



Apartment Neighbourhoods designation – Draft Policy Changes



- Added guidance for infill development on larger apartment sites (Policy 4)



A map of Toronto with a yellow and orange color scheme. The map shows the city's outline and internal street grids. The text is overlaid on the map.

Healthy Neighbourhoods, *Neighbourhoods* and *Apartment Neighbourhoods*

DRAFT POLICIES FOR CONSULTATION

-  Neighbourhoods
-  Apartment Neighbourhoods

Next Steps – Official Plan Review

- November stakeholder meetings
- Public Open Houses
 - Nov. 18 - North York CC
 - Nov. 20 - Scarborough CC
 - Nov. 24 - Metro Hall
 - Nov. 27 - Etobicoke CC
 - Dec. 01 - East York CC
- 2015 - Report to Council on Public Consultations

Environmental Policies

DRAFT OFFICIAL PLAN POLICIES FOR
CONSULTATION

Building a Strong Environmental Vision

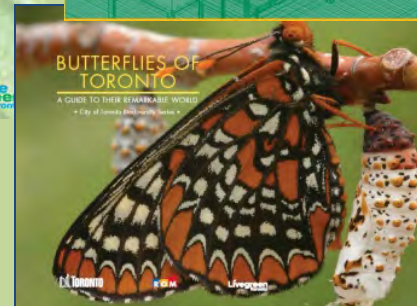
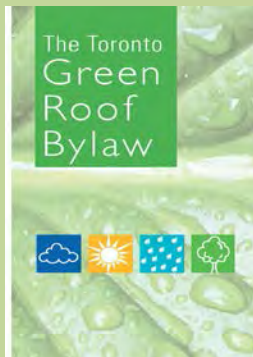
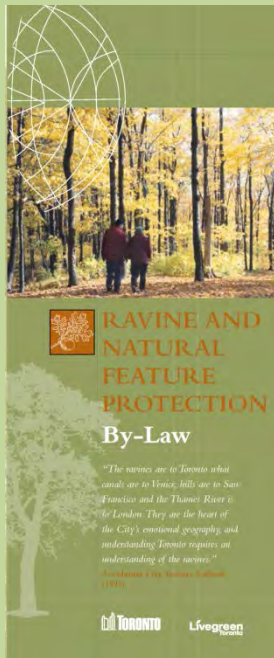
Overview

- Purpose of Review
- Toronto as Leader
- Vision of the Plan
- Proposed Policy Changes to:
 - Green Space System and Waterfront
 - Natural Environment
 - Climate Change & Energy
 - Built Form, Natural Environment & Sustainable Design

Purpose of the Review

- Conformity with Provincial Policy Statement (2014)
- Conformity with the Greenbelt Act (2005)
- City-wide designation of Environmentally Significant Areas
- Incorporate new Council directions on addressing climate change
- Enhance policies related to energy, biodiversity, natural heritage, natural hazards, provincially significant natural areas, lakefilling and green infrastructure

Toronto: A Leader in Environmental Initiatives

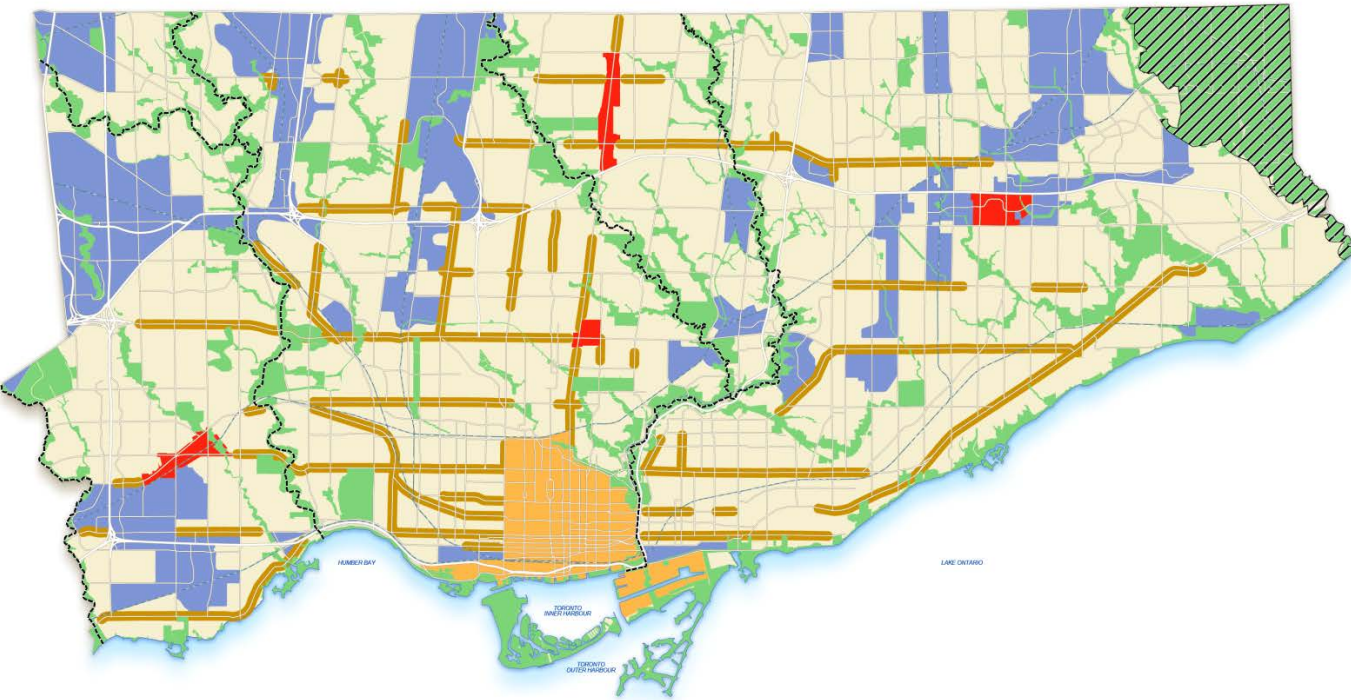


Chapter 1: Vision of the Plan

An attractive and safe city that evokes pride, passion and sense of belonging...A city with:

- vibrant neighbourhoods that are part of complete communities
- attractive tree lined streets ..; green spaces of all sizes
- a healthy and natural environment - clean air, soil, energy and water
- **resiliency to disruptions and climate change**
- **a connected system of natural features and functions that support biodiversity and contribute to civic life**

Chapter 2: Green Space System and Waterfront



- Show Greenbelt Protected Countryside

- Recognize Greenbelt River Valley Connections

- Enhance lands along waters edge

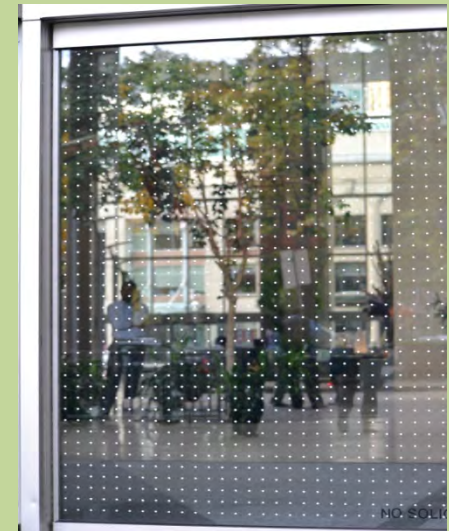
Chapter 3: Natural Environment

Strong communities need a healthy natural environment

mitigate light pollution

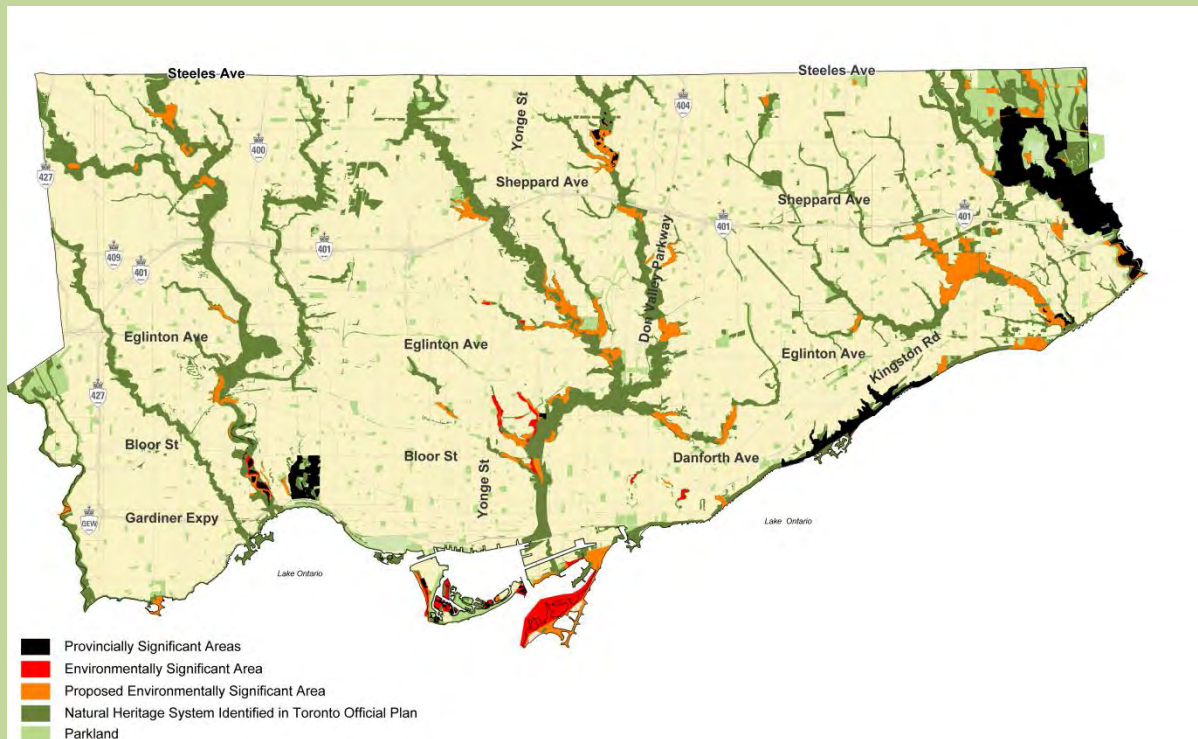


opportunities for habitat
in the built environment



- seasonal movements
of migrating species

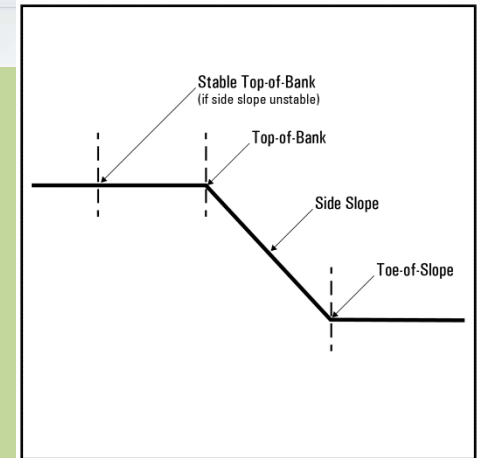
Chapter 3: Provincially Significant Areas



- Provincially Significant Areas to be shown on Map
- refinements to study requirements for adjacent development

Chapter 3: Natural Hazard

- **10 m setback from toe of slope**
- **Alteration of existing slope to accommodate new development not permitted**



Chapter 3: Lake Filling

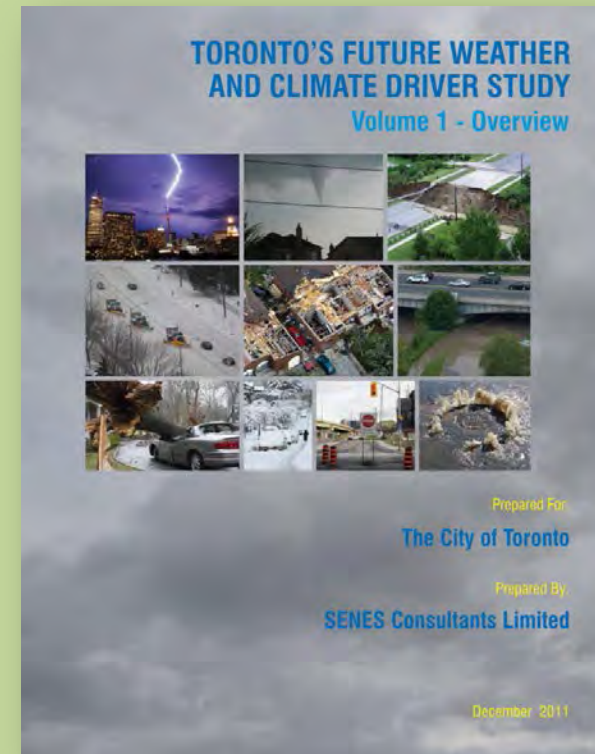
Lakefilling only supported for natural habitat public recreation or essential public works.



Climate Change & Resiliency



Toronto's Changing Weather:
hotter, drier summers and extreme rainfall events



Chapter 2: Climate Change

- **New sidebar:**
Climate Change, Clean Air and Sustainable Energy Action Plan
- Reducing harmful emissions and building a clean resilient City
- Toronto's Greenhouse Gas reduction targets of 80% below 1990 levels by 2050 through sustainable transportation and energy efficiency
- Weather changes: more heat waves, more intense rainfall events

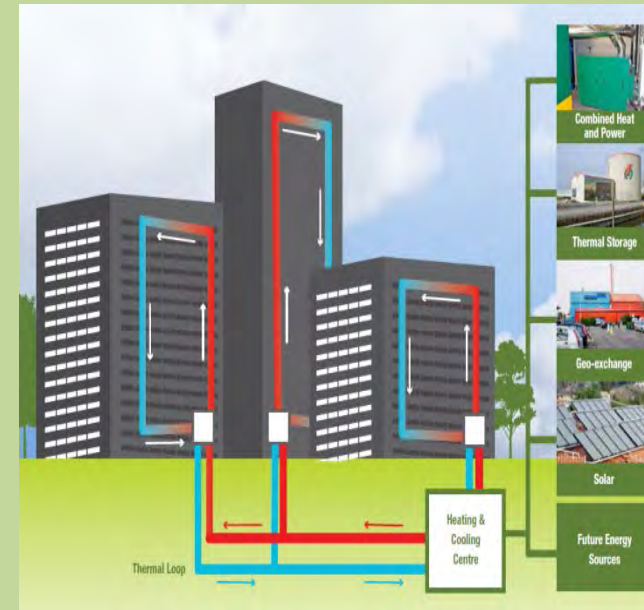


Chapter 2: Energy

2.2.2. Centres- Vital Mixed Communities

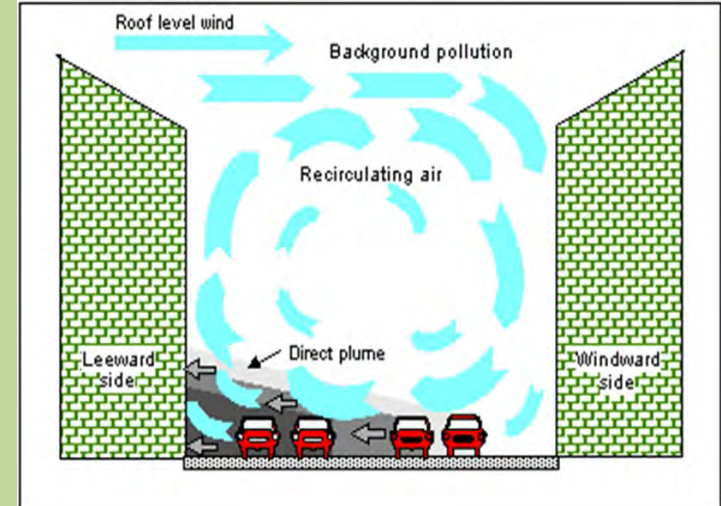
Secondary Plans for Centres will assess opportunities for:

- Energy conservation including peak demand reduction
- Resilience to power disruptions
- Small integrated energy solutions e.g. renewables, district energy & CHP
- New sidebar Community Energy Planning (CEP)



Chapter 3: Built Form

- Policy 3.1.2.1 New development will be and designed to minimize entrapment of air flow to improve air quality
- Policy 3.1.2.5 Improvements to boulevards and sidewalks including high-albedo surface materials, bio-retention swales, energy efficient lighting
- Policy 3.1.2.7 New development to address impacts of climate change and incorporate green infrastructure



Chapter 3: Natural Environment

- Added references to sustainable design and construction practices and climate change in introductory text
- Updated sidebar on Toronto's Environmental Plan to include more recent corporate strategies on climate change, energy and local air quality (strategies and guidelines)
- New sidebars on the Green Roof Bylaw, Bird Friendly, Light Pollution, Biodiversity,

The Toronto
Green
Roof
Bylaw



Chapter 3: Natural Environment

Policy 3.4.1: To supporting strong communities... public and private city building activities... will be environmentally friendly...

- impacts of climate change on biodiversity and ecosystem health
- reduce greenhouse gas emissions
- consider impacts of climate change that may increase risk associated with natural hazards
- promote green infrastructure to complement infrastructure



Chapter 3: Sustainable Design

Policy 3.4.18: Innovative energy producing options, sustainable design and construction practices and green industry will be supported and encouraged:

- Advanced energy conservation and efficiency technologies and processes that contribute towards an **energy neutral built environment** including: district heating and cooling; renewable energy; small local integrated energy solutions; active and passive design; back up power to improve resiliency

Schedule 3: Energy Strategy

For OPA, ZBL, Plan of Subdivision, Energy Strategy required for:

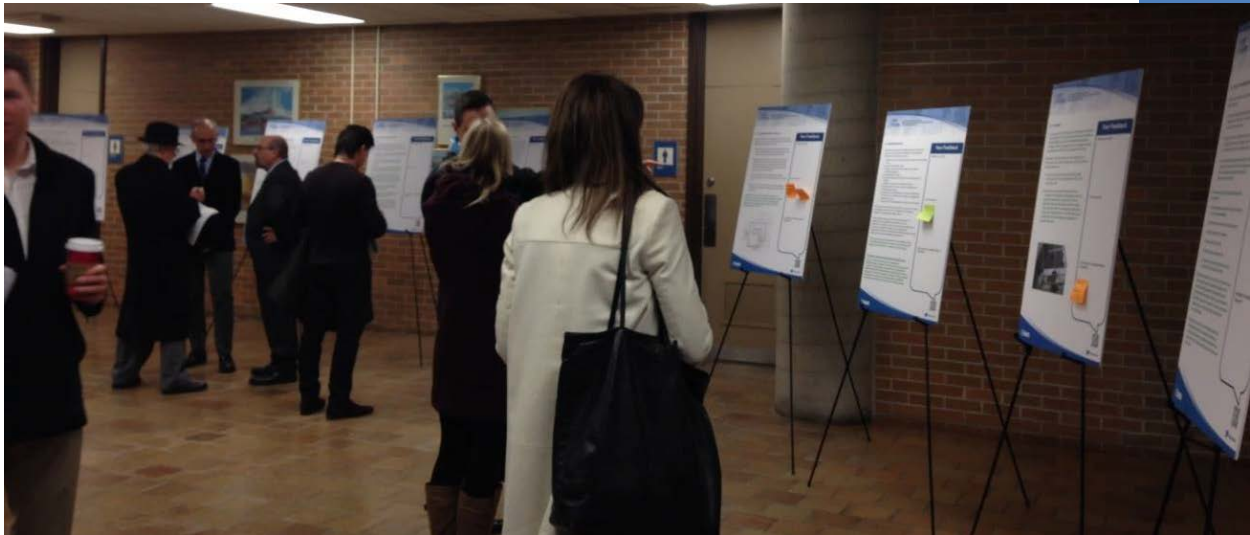
- Large development proposals
- Development within a Community Energy Plan area



Next Steps

- November stakeholder meetings
- Public Open Houses:
 - Nov. 18 - North York CC
 - Nov. 20 - Scarborough CC
 - Nov. 24 - Metro Hall
 - Nov. 27 - Etobicoke CC
- 2015 - Report to Council on Public Consultations

City of Toronto Official Plan Five-Year Review
Neighbourhoods and Environmental Policies
Consultation Summary Report
Appendix B – Stakeholder Meeting Summaries



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



City of Toronto Five Year Official Plan Review Neighbourhood and Environment Consultations

Stakeholder Meeting Summary: Building Industry and Land Development Association

Date: October 8, 2014		Time: 2:30 p.m. - 4:30 p.m.	
Note Taker: Lily-Ann D'Souza, Lura Consulting		Location: Goodmans LLP, Bay Adelaide Centre, 333 Bay Street, Suite 3400	
Individuals / Organizations in Attendance	<ul style="list-style-type: none"> ▪ City of Toronto Planning Division ▪ Building Industry and Land Development Association (BILD) Toronto Chapter Members ▪ Lura Consulting 		

Key Items Raised

The key issues raised during the discussion were:

Healthy Neighbourhoods, Neighbourhoods, and Apartment Neighbourhoods Policies

General Feedback

- One participant commented that the draft policies need to be more forward looking and change the fabric of inner city neighbourhoods to allow the construction of low-rise apartments and laneway housing to provide affordable housing accessible to a broader range of residents.
- Participants noted the need for City staff to champion good planning policies.

Section 4.1.5 Neighbourhoods

- One participant noted that by discouraging below-grade integral garages the City's urban design objectives will be negatively impacted as it may result in higher houses than currently exist in order to have the same floor space. It was noted that the new citywide zoning by-law already prohibits below-grade integral garages in neighbourhoods.
- Participants feel that the policy prohibiting a house behind a house limits the potential to develop laneway housing in established neighbourhoods.

Policy 4.1.9

- Participants expressed concern about the impact of this policy on potential infill developments that do not maintain the lotting pattern of the existing neighbourhood, which would result in less intensity of infill.

Environmental Policies

Chapter Two, Climate Change

- Participants suggested the City consider a policy to bury overhead wires to increase the City's resiliency and energy security in response to climate change.

Other

- Participants discussed and the City clarified the circumstances requiring an energy strategy.

- One Participant asked if the City is addressing the transportation of hazardous materials through the City on the CP North Toronto line, and was apprised of the report to Council from the Office of Emergency Management and the Dupont Rail Safety Study.
- Participants discussed the public benefits of developing to Tier Two of the Toronto Green Standard.

Questions and Comments

A summary of the discussion is provided below. Questions are noted with **Q**, responses are noted by **A**, and comments are noted by **C**. The following is not intended as a verbatim summary.

Healthy Neighbourhoods, Neighbourhoods, and Apartment Neighbourhoods Policies

Q. Below grade driveways have been an issue for over 25 years, especially for infill houses in North Toronto which historically did not have integral garages. The City's decision to ban below grade garages has had a negative impact in terms of built form. Essentially, three storey houses are now being built on streets with two storey houses because the garages are required to be at grade. Will there be a policy guiding the Committee of Adjustment to refuse integral garages in a neighbourhood where the prevailing built form does not include attached garages?

A. Historically, in most of the City there has never been a prohibition on below grade integral garages. The new harmonized zoning by-law has one and it is not under appeal. If the predominant scale of a neighbourhood is two or three stories, then the new houses should be the equivalent of two or three stories. The intent of this policy is to prevent problems associated with flooding, and the safety of pedestrians, cyclists and motorists as well as maintaining the physical character of a neighbourhood. The City has been subject to class action lawsuits by homeowners who have experienced basement flooding. Flooding is even more of an issue now because of the increase in extreme weather events. Some houses have sump pumps, but power outages are a common occurrence during storms. If there is a power outage the sump pump cannot function and the home with a below-grade integral garage may fill with water.

C. But from a built form point of view, houses with below grade garages are usually more compatible with the existing character of older neighbourhoods. Prohibiting below grade garages encourages people to build homes that are one floor higher than the rest of the homes on a street in order to achieve the same square footage.

A. You could also build the first floor of living space at grade adjacent to the garage.

Q. In certain cases, should the City prohibit below grade integral garages altogether because of the impacts to built form?

A. The City's new harmonized zoning bylaw prohibits integrated below grade garages and that policy is not specifically appealed.

C. That policy will work against the urban design objectives you are trying to achieve.

C. While presenting changes to Policy 4, you made a reference to the Lawrence Heights neighbourhood. I am currently working on Lawrence Heights revitalization. There are local streets in the surrounding

neighbourhoods that dead-end before Lawrence Heights. The City is developing a brand new street with townhouses and a park that was approved in a secondary plan which dead-ends before Ridgevale Drive – the local street it should connect to. Green space was written into the plan to prevent the streets from connecting. How is the City going to respond to the political will of the neighbours that caused this situation? The concern is that we spent a lot of time creating mid-block connections and private lanes to encourage connectivity. The result is that the existing neighbourhood is not going to benefit from these improvements and Lawrence Heights will continue to be isolated from the surrounding community. The purpose of revitalization and intensification was to refabricate the neighbourhood back into the City. It may have been a political decision, but it was a bad decision.

A. If you know the background of the consultations, the Lawrence Heights Plan was contentious in the surrounding community. The approved street plan was largely a political decision and it is bad planning to not connect the streets.

C. As we're moving forward, the City needs to convey that it understands residents' concerns but stand its ground on good planning.

Q. [Referring to Slide 13 – Neighbourhoods designation – Draft Policy Changes] You are trying to prevent the kind of infill development that ratepayers want. I get the impression that the draft policies are in reaction to an Ontario Municipal Board (OMB) decision. What's wrong with intensifying? Are you saying townhouses are completely inappropriate?

A. We're saying that it is sometimes unclear to both our development community and our planners when they should use Policy 4.1.5 or 4.1.9. We are trying to clarify that. The original intent of the policy and how we have applied the policy is not changing.

C. It appears that you don't want to consider any fashion of intensification. The minutiae of amendments being proposed will only constrain more intense development.

A. This proposed policy revision is not about an OMB decision. There has been a lack of clarity about which of these two policies to use. We are trying to clarify for everyone where Policy 4.1.5 should be used and where Policy 4.1.9 should be used.

C. Let's agree that you are trying to clarify which policy should be applied. The way I interpret the clarification is that that the block pattern – which was designed at least 50 years ago – should be maintained. You are binding yourself into a situation you might not like.

Q. In terms of the issue of two houses on a lot, it appears that staff are trying to close the door on laneway housing. I understand there are issues in terms of servicing (e.g., fire, garbage pickup, etc.), but would it not be better to develop policies for areas where laneway houses could work? Could there be a set of criteria? Why can't we do it downtown?

A. If you look at Policy 4.1 (or in the current Official Plan 4.1.5) it speaks to the existing character – there are streets where there is a history of laneway housing with servicing. In these areas new laneway housing would maintain the physical character of the neighbourhood and the Official Plan would provide for it (e.g. Jersey Street, Croft Street, etc.).

Q. What about the streets that have the potential for laneway housing (e.g., Markham Street,

Palmerston Blvd)? Why not be bolder in terms of talking about intensification in a low rise form?

A. The original issue of two houses on the same lot was not about laneway housing. There was an OMB decision about tearing down a garage and putting a second house in the backyard in Rosedale. The proposed house had considerable overlook of neighbours' property – affecting privacy and causing shadows – and was not in character with the neighbourhood. These are the instances we are addressing.

C. But you've closed the door to laneway housing.

A. Not necessarily. Usually when there is talk of laneway housing, there is also talk of severance.

C. But you would never support a severance.

A. In some instances we would. It depends on the nature of the street. It may make sense on some streets and not others depending on the existing physical character and context of the neighbourhood.

C. The City is missing the boat on the neighbourhood policies. The issue is that the draft neighbourhood policies are backwards looking – they look at the history and existing condition and allow for incremental changes. There are now thousands people who live in condos who are starting families who are completely priced out of inner city neighbourhoods. Affordability is a growing concern. The protection of the inner city neighbourhoods is creating a situation that is pushing people out of the City. The neighbourhood policy needs a complete rethink. Smaller apartment buildings (three to five stories) should be allowed in the neighbourhood designations to allow families to be close to existing amenities (e.g., parks and schools). Through your consultations with condo residents you found that people don't have access to the kind of neighbourhood amenities they want. These residents are being pushed to mixed use areas or avenues where these amenities don't exist. The City needs to be bold and change the fabric of the inner city neighbourhoods – don't be beholden to existing residents who are trying to block everybody else out. This needs to be talked about.

A. What the plan does, and what we think it is doing successfully so far, is directing growth to areas that are well served by transit (e.g., downtown, the *Centres* and the *Avenues*). Redevelopment on the *Avenues* for mid-rise development on transit also gives access to nearby neighbourhood amenities.

Q. To say that you are pushing infill development to areas that are well served by transit is narrowly focusing on civil engineering types of infrastructure (e.g., transit, sewer lines). But what about the infrastructure that young families are looking for (e.g., schools, parks, community centres, etc.)?

A. Not everybody has to live in a low-rise neighbourhood in the inner city, which is why we are promoting growth on the *Avenues* throughout the City near transit. We've seen a lot of mid-rise development on the *Avenues* but only in the higher income areas that are probably more marketable. With wood construction coming online in January 2015, intensification will happen on the *Avenues* that haven't been as marketable and likely in a more affordable form for families.

C. A great example development to look at is Kew Beach Living. I understand there were issues about its development, but I'm talking about what should be in terms of rational planning.

A. It was in the South Beach and the City supported it because it fit the neighbourhood character and was good planning.

Q. You were talking about the number of dwellings permitted on a lot. We're working on a budget

right now where we are considering nine condominium townhouses on one lot. We had to get an amendment to the zoning by-law. Would it be prohibited under the new Policy 4.1.9?

A. It probably would be.

Q. I think the terminology is being mixed. Are you talking about one house per lot or one unit per lot?

A. A separate dwelling building on the same property would not be permitted.

Environmental Policies

Q. One of the objectives you spoke to during the presentation was resiliency. Shortly after the December 2013 ice storm, someone from the City was quoted as saying that large, mature City trees contributed to the blackout as their branches fell onto overhead wires. Is City Planning going to address the issue of overhead wires? Should this not be a priority in the Official Plan?

A. We are conversing with Toronto Hydro about the issue as well. There were issues with buried wires during the same storm event. A policy to encourage burying hydro lines at the time of road reconstruction sounds like a good idea to be explored.

Q. Will there be a policy included in Official Plan that prioritizes burying hydro lines in areas where they are currently overhead?

A. We have only started to talk about it. We're not quite there yet. It's unlikely that overhead wiring on every street will be replaced at the same time because of the enormous cost and road closures. Major streets could be prioritized as they come up for reconstruction.

C. We were asked to bury hydro lines in one of our developments. Had we been asked to do that earlier in the process (i.e., application stage) we would have been willing to do it. It's not feasible later in the process.

C. Another venue to express these ideas is to the Ontario Power Authority (OPA). The OPA is currently in the process of creating a plan to integrate resources for electricity for the downtown area. Energy security and a consistent energy supply are some of the key issues of that plan. Consultations for the plan are underway at the moment.

C. I think it would make it easier for City Planning in its discussion with utilities if there was a Council approved Official Plan policy to retrofit hydro lines.

C. The issue of burying wires underground is a worthy Official Plan policy from an energy perspective, but also from an aesthetic and urban design perspective.

Q. Is there a policy direction to bury overhead wires as part of the Eglinton Connects project?

A. I think there is, but I'm not certain. The entire streetscape is going to be changing as a result of Eglinton Connects, but I can't recall specifics about the wiring at the moment.

Q. You mentioned an energy strategy will be required for buildings over a certain size or new developments. Is there an overall city-wide energy plan, or a plan to do one?

A. The *Power to Live Green* is in essence a city-wide energy plan. Community Energy Plans (CEPs) target areas where there are ideal conditions for energy sharing or distributed energy solutions. CEPs tend to be targeted to certain geographies based on specific criteria (e.g., density, loads, where peak demand reductions are necessary).

A. To clarify, energy strategies are required when development is located in an area with a CEP, or it's a large development outside a CEP area. CEPs will be identified in the Building Toronto Together guide as more are completed.

Q. Is the City considering environmental policies to prevent the transportation of hazardous materials by rail through the City, especially the CP North Toronto line?

A. City Council and the Office of Emergency Management recently came forward with a strong statement about this issue. Canadian Pacific (CP) is a primary carrier of crude oil to Eastern Canada and the Northeastern USA. Its two main lines connect in the Junction area of Toronto from Western Canada and the USA and that is why you are seeing volumes of tanker cars near your office. Council is well aware of the situation and has asked for additional disclosure from the railways, among other matters. Council has also asked for a report on a zoned minimum setback for sensitive uses from a rail corridor.

Q. Is this a policy issue that should be entrenched from an environmental point of view in the Official Plan?

A. The City has no control over what is carried on that railway line. Railways have legal responsibility to carry what their clients ask them to carry. The only thing we can do is to deal with uses on adjacent lands to provide protection for sensitive uses, and to get more information about what is being transported.

Q. What is the benefit of developing to the Tier Two development standard?

A. An applicant would be eligible for a development charge refund. Provided the project can meet the Tier Two criteria, the project will be certified as such, so it would be recognized as at Tier Two development.

C. When planners evaluate the public benefits of an application, it is debateable whether Tier Two proposals should be included in that package of public benefits.

Q. Who reviews the applications for Tier Two developments?

A. Tier Two applications are reviewed by the same groups and through the same process as other development applications.

City of Toronto Five Year Official Plan Review Neighbourhood and Environment Consultations

Stakeholder Meeting Summary: Resident Association Forum #1

Date: November 10, 2014	Time: 6:30 p.m. – 8:30 p.m.
Note Taker: Leah Winter, Lura Consulting	Location: Metro Hall, Rm. 308/309, 55 John St.
Organizations in Attendance	<ul style="list-style-type: none"> ▪ City of Toronto Planning Division ▪ Cottingham Square Community Association ▪ Greater Beach Neighbourhood Association ▪ Beach Residents Association of Toronto ▪ Beach Triangle Residents Association ▪ Riverside Area Residents Association ▪ Federation of Metro Tenants' Associations ▪ Lura Consulting

Key Items Raised

The key issues raised during the discussion were:

Healthy Neighbourhoods, Neighbourhoods and Apartment Neighbourhoods Policies

Section 3.2.1 Housing

- Participants commented that the protection of affordable rental housing stock should be a priority and that rental housing is a valuable aspect of their neighbourhoods.
- Concern was also expressed for infill housing development that is exempt from rent control.

Section 4.1 Neighbourhoods

- One participant expressed concern with the rapid rate at which neighbourhood character has been changing (e.g. increased building height and density) due to the allowance of minor variances to existing planning restrictions.
- One participant commented that there appears to be inconsistency in the application of the development criteria in neighbourhoods as they can be interpreted subjectively.

Preserving the Neighbourhood Social Mix

- It was expressed that gentrification is occurring in many neighbourhoods and residents prefer not to see that happen. Maintain a mixed social environment is preferred.

Planning Process

- One participant commented that 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 Ontario Municipal Board (OMB) processes.

Environmental Policies

- Concern was expressed with development occurring on sensitive lands such as flood plains and ravine areas.

Questions and Comments

A summary of the discussion is provided below. Questions are noted with **Q**, responses are noted by **A**, and comments are noted by **C**. Please be advised this is not a verbatim summary.

Q. How does the greenhouse gas emissions reduction target fit into other plans (provincial or federal)?

A. The Official Plan target is consistent with the 2014 Provincial Policy Statement 'Planning authorities shall support ... reduced greenhouse gas emissions...'.
C. It seems that we make a Plan and then someone goes in and gets a minor variance when, in fact, it's not usually minor; it can feel quite dramatic in my neighbourhood. I would like to see few amendments when a Plan is put in place.

Q. Are the Harbour Commission lands subject to Official Plan policies?

A. Yes, they do have to conform to the City's policies.

Q. Do these policies apply to the development for the Pan Am Games?

A. The previous Official Plan and Toronto Green Standard applied to that development. The revisions we are presenting today are in draft form.

C. It seems that we make a Plan and then someone goes in and gets a minor variance when, in fact, it's not usually minor; it can feel quite dramatic in my neighbourhood. I would like to see few amendments when a Plan is put in place.

Q. Environmentally speaking, you should have more teeth to stop the sale and development of land on the flood plain. The flood plain has been sold to BMW in my area on the south side of Dundas St. Why would the City sell it to them?

A. It is prohibited in the Official Plan to sell City-owned property that is designated a parks and open space area. Development is also prohibited in the flood plain unless it is located in one of the Special Policy Areas shown on Maps 10 and 11 of the Official Plan. We will have to look into that.

Q. A big issue in the Beaches is related to Policy 4.1.5 regarding new development that respects the physical character of the neighbourhood. What is the effectiveness of the sidebar where the criteria for delineating a neighbourhood are listed? Is that considered a policy?

A. The sidebars give the intent in how policies are to be interpreted.

Q. The criteria that are proposed for the sidebar seem to be the very relevant criteria. The question is how far is that going to advance us? It seems that the same factors that are now in the sidebar will continue to be argued at the Ontario Municipal Board.

A. The sidebar criteria for delineating the neighbourhood weren't explicitly mentioned in the Plan before. Through good planning people would have used them in the past. It is a challenging aspect. Everyone's neighbourhood is very different. We can't have a definition for a neighbourhood. The strength is that these factors shouldn't be tossed out by the Board once City Planning staff starts to use them for guidance.

C. The biggest issue we've had in the Beaches is when developers can ask for amendments or minor variances and that starts to become the predominant neighbourhood character. We see things moving very quickly. From application to application, you can see that the largest/most dense building is what

seems to be used as the reference. Each year the height and density increases. We don't see anything in the Official Plan policies that would prevent the largest/most dense building from being considered the reference point of the existing character of the neighbourhood.

A. We understand what you are saying. The policy speaks to respecting the neighbourhood character including the height and scale of nearby properties in the same neighbourhood.

C: One experience we had regarding the neighbourhood character changing occurred on Kippendavie Avenue. The development proposal was deemed to be consistent with the character of the neighbourhood. It was actually five lots that were assembled to create a unique lot. It didn't respect the existing lot size characteristic and received unique status. The developer created a 65-unit building that was not consistent with the neighbourhood.

C. It appears that there is inconsistency in the application of the development criteria. In terms of re-zoning, we are more aware of variances along the mixed use areas. We've seen a pattern with some amazingly large variances from what the permitted height and density are.

Q. What is the relationship between Planning and the Committees of Adjustment?

A. The Committees of Adjustment is appointed by Council. Some people are experts in their field and some are citizens. Planning applications for re-zoning and Official Plan amendments go directly to the Planning Department. Minor variances go to the Committee of Adjustment. We have people who review the minor variances in the Planning Department. If it's a major issue we write a letter. There were 5,000 minor variances last year. We don't frequently write staff reports on minor variance applications but we do if there is something particularly egregious.

Q. On the other hand, can you write a letter saying "this application is fine, please let this one go through"?

A. The Planning Division rarely does. There is often one person in each district reviewing Committee of Adjustment applications and they don't have time to write letters for the majority of cases where there is no concern.

C. Some general issues we have are:

1. There is gentrification in many neighbourhoods and residents prefer not to see that happen. To what extent can the neighbourhood policies reflect that people want to maintain a mixed social environment?
2. There is a loss of rental housing in the area. What are the policies that speak to that?
3. The residents are unhappy with the number of instances where the OMB leans to the development rather than the Official Plan. It is important to make the Official Plan language become more statutory / prescriptive.
4. We have seen some development in ravines. There is a lot of sensitivity about this. Our organization has pushed for language around protecting ravines from development for the last few years.

Q. Rental housing is a valuable component of apartment neighbourhoods. Is there a similar recognition in neighbourhoods?

A. The Ontario government gave the City the right to protect buildings with six or more units. If you want to take down buildings with six or more units you have to replace the moderate and affordably priced units. It doesn't matter if it's in a 'Neighbourhood' or an 'Apartment Neighbourhood'.

C. The problem is in small scale development (e.g. storefronts with rental units above) where there are six or more adjacent units. They aren't protected because the regulation doesn't apply. You have that loss in a mixed use community. In some cases, the demolition permits are per building and developers are able to bypass the requirement.

C. A healthy neighbourhood is a stable, mixed neighbourhood. Some of the things that provide stability and social mix are not well reflected in the criteria. There seems to be no link to Toronto Community Housing policies, in terms of what they are required to maintain. Public housing should be linked to apartment rental opportunities.

A. The City treats public housing like any other apartments in the Official Plan.

Q. We are losing modest housing stock and seeing it replaced by housing with a high entry level. Is there any policy approach to limit the loss of affordability in a neighbourhood?

A. When intensification takes place it will be in the form of mid-rise development on the avenues and major streets. Except in expensive areas of the City it will more affordable than the area houses and provide a modicum of mix.

C. People on fixed income are being expelled from the Beach because they can't afford to stay there. The Official Plan doesn't address the mixed demographic. We are observing that the health of some of our neighbourhoods is being eroded. Our neighbourhood is desirable because it has a social mix.

A. Regarding gentrification, the Plan deals with the physical character of the neighbourhood. It doesn't regulate the income level of people moving in.

Q: Regarding Policy 5 in Section 3.2.1, why does it say "...where existing rental units will be kept in the new development"?

A: Sometimes we take partial replacement or cash payment to go towards the revolving housing fund that goes towards new affordable rental accommodation or the replacement units go on a nearby site. Where there is infill on an apartment site, the existing units are retained.

C: I would like to raise the lack of affordable rental housing as a concern. There is an explosion of condos in the City but rental tends to be on the higher end. We are facing a crisis of affordable housing. Our concern is also infill development housing that is exempt from rent control. Another concern is the overarching role of the OMB. Tenants feel that they don't have a say or that it is already a done deal when a developer takes an application to the OMB.

A: Starting in June 1995, the City lost sustained Provincial funding for its social housing programs. Twenty years later we are using piecing together one-time programs. There is no sustained funding program for affordable rental housing in Ontario. Vancouver has inclusionary zoning where they require 20% of each development to be affordable rental housing. Toronto has not been granted this under Provincial law. Unless one of those things happens, this situation will likely not get better and may get worse.

C: Section 37 agreements could be used as a mechanism to create some affordable housing.

A: The City can't compel a developer to put in affordable housing. The developer has to elect to put in community benefits. There are always competing interests and other existing needs in the community. Affordable housing counts as a community benefit but the City rarely succeeds in getting it under Section 37. It would take a lot of political pressure on the developer.

C: Regarding what is missing from the Official Plan, it seems to be a document that directs and guides development in some fashion. It doesn't read as a Plan for building healthy communities and great neighbourhoods.

A: There are sections in the Plan that deal with building whole communities, in terms of services and facilities, and weaving those into the whole picture. Those are longer term goals or objectives. Developers are on a quicker term. That's where you feel the impacts more.

C: I regret the lack of resources that the City has to work with in the Planning Division. It's challenging when you have a Plan but lack the resources to implement it.

City of Toronto Five Year Official Plan Review Neighbourhood and Environment Consultations

Stakeholder Meeting Summary: Resident Association Forum #2

Date: November 12, 2014		Time: 6:30 p.m. – 8:30 p.m.	
Note Taker: Leah Winter, Lura Consulting		Location: North York Civic Centre, Committee Rm 3	
Individuals / Organizations in Attendance	<ul style="list-style-type: none"> ▪ City of Toronto Planning Division ▪ West Lansing Homeowners Association ▪ Bayview Village Association ▪ St. Andrew’s Ratepayers Association ▪ Teddington Park Residents Association ▪ Scarborough Resident ▪ Lura Consulting 		

Key Items Raised

The key issues raised during the discussion were:

Healthy Neighbourhoods, Neighbourhoods and Apartment Neighbourhoods Policies

Section 4.1 Neighbourhoods

- There was general support for the Neighbourhoods policies.
- Concern was expressed for how to guide development in situations where the neighbourhood character has already been taken over by development that is now discouraged (E.g. In neighbourhoods where below-grade garages have become the predominant form).
- One participant suggested removing the term “geographic” as a qualifying term to define neighbourhoods. Instead the focus should be on the immediate area while the term geographic signals a more expansive area.
- It was expressed that the policies regarding infill development are not specific enough for residential neighbourhoods that have odd-sized properties.

Policy Language

- Rather than using vague terms like “discourage” in the policies, it was suggested that more definite language be used in addition to explanations of circumstances where policies might not be applied.
- It was suggested that simpler terms be used in order for the general public to easily read and understand the Plan. (e.g. albedo is not a widely understood term)

Planning Process

- Participants discussed the elements of subjectivity in approving minor variances as well as the challenges in defining the term “minor”.

Environmental Policies

- There was interest in extending light pollution measures to existing developments as well as small residential developments.
- Participants discussed policies for enhancing the environment on small residential developments, including the loss of open and permeable space.
- One participant was interested in tightening air quality regulations.

Questions and Comments

A summary of the discussion is provided below. Questions are noted with **Q**, responses are noted by **A**, and comments are noted by **C**. Please be advised this is not a verbatim summary.

Healthy Neighbourhoods, Neighbourhoods and Apartment Neighbourhoods Policies

Q. Is a statutory review of the Official Plan required every 5 years regardless of the length of each review?

A. The review begins within 5 years of the Official Plan coming into force.

This review started in 2011. The review has been divided into thematic sections because of the breadth of the Official Plan. The earlier Heritage and Economy and Employment pieces were quite big and are only now at the OMB. The next review will begin 5 years after the policies from this review brought into force.

C. I bring the Neighbourhoods section of the Official Plan with me every time I go to the Committee of Adjustment. The words in the Plan are very clear but they are ignored every time.

A. We are trying to improve the clarity of the language through the OP review process, but we have no control over the proceedings of the Committee of Adjustment or Ontario Municipal Board.

Q. There is a push to create laneway housing. Does that fall under the house-behind-a-house policy?

A. The Official Plan supports maintaining the character of neighbourhoods. There are some neighbourhoods where that is part of the existing character (e.g. Clinton Street, Jersey Street). Most of Toronto doesn't have laneways and there are many areas where it wouldn't support the fabric of the neighbourhood. The house-behind-a-house policy was proposed to address applications that saw a second house constructed on lots that were actually not on a laneway.

Q. I thought below-grade garages were already more than discouraged. What is the change in this policy?

A. The current Official Plan doesn't directly address below-grade integral garages. Below-grade integral garages are prohibited in the zoning by-law. We have situations where grade is measured at the front lot line and the house is on a slope. Even if the driveway was level, if it were on the lower part of the slope, it could still be considered below-grade because of the way grade is measured on slopes. We put the "discouraged" in the OP so people wouldn't need an Official Plan amendment in those situations.

Q. Why do you use vague words like "discourage" in the policies?

A. The Committee of Adjustment cannot vary the Official Plan. As an example, if someone wants to put in a level garage on a slope, they would have to go for an Official Plan amendment.

C. Rather than being vague, it would be better to explain the situations where certain things are

permitted and not permitted.

Q. We have a problem in the sense that there are now complete neighbourhoods with below-grade garages. The predominant new-build is that type of housing. When someone proposes a below-grade garage, the zoning specifically prohibits it, yet the character immediately around it includes below-grade garages and it gets approved. There is a conflict here. How do you get around those situations? How do you develop policy that says going forward this type of development is not acceptable?

A. There are several areas of the City where this has happened. Between Lawrence Ave. and Wilson Ave., Bathurst St. and Avenue Rd. Almost every development has gone through Committee of Adjustment there but the bungalow character is already gone. A new development with a below-grade integral garage that met the transformed character would just have an additional variance. There are a few areas where this has happened. We don't want below-grade garages to be introduced to other neighbourhoods. Basement flooding is also a major issue associated with this type of development as well as pedestrian safety.

C. As associations, we know that type of development is going to spill over. When it comes to neighbourhoods that are adjacent, certain planners and lawyers will say that it was okay in other areas so they want the same treatment. It's a difficult argument to make when some neighbourhoods have been taken over by this kind of development.

Q. I look at policy as broad directions that affect the entire city. In many instances we cannot prescribe or dictate everything. I'm afraid that in certain circumstances, people want the Official Plan to be almost rule-based because they see the zoning by-law not working. Policy is actually different than regulation and law. Is the direction to be more prescriptive or rule-based to compensate for the fact that the interpretation of the zoning by-law is not as rigorous as we want?

A. I don't think we are going that far in that direction. The OMB doesn't always read the policies properly. We are filling some holes where the OMB has allowed rather egregious development on the basis of no prohibition in the Plan.

C. Toronto's Official Plan is very different than other municipalities where it is more singular chapter-based. Some people at the Board think it is a linear read. If people don't look at the interpretation chapters they will be misled and confused. We need policy that truly reflects the long term vision of the City.

Q. I hear fairly often of things going to the Committee of Adjustment that really aren't minor. Does clarifying the definition of what constitutes "minor" fall under the domain of the Official Plan?

A. Defining "minor" is a big problem. It's much easier to demonstrate that a development doesn't meet the intent of the Official Plan or zoning by-law. The other two tests for a variance (minor and appropriate) are much more subjective. It is the Planning Act that sets the tests (Section 45), so it isn't up to the City to define minor as it appears in the Planning Act.

C. There are four tests. If any one of those tests fails, the minor variance should fail. It's up to the applicant to demonstrate that the tests have been met. If they can't, it should fail. Minor is very subjective. We should focus on the other two tests which are less subjective.

Q. The most useful tweaking you could do is to raise the bar in making it more difficult for developers to be able to ignore the numbers that are there. They should have to show some particular hardship on why they need something additional built. What is the purpose of this document if it gives developers a starting point to ask for more?

A. The Official Plan doesn't give a starting point. It gives real guidance and policy criteria for considering development in neighbourhoods. The criteria in Section 4.1.5 are all quantifiable things. We can't put numbers in because every neighbourhood is different. You can show objectively that it doesn't meet the intent of the plan.

C. The neighbourhood policies are strong but we are finding that parts of the city don't think they exist. I see weakness in the policies regarding infill development. They are not specific enough for residential neighbourhoods that have odd-sized properties.

I'm not sure if inserting the term "geographic" helps by itself. I think of that term as being very expansive. I don't think it should be a qualifying term to a neighbourhood.

A. We have heard similar feedback. Others have suggested a re-drafting to put more emphasis on the immediate and adjacent area.

Environmental Policies

Q. Was there anything significant in the changes to the Provincial Policy Statement?

A. It was great support for what we already had in the Official Plan. The recent changes also allow us to expand a bit more on things like climate change and resiliency, green infrastructure, and energy. We took those pieces and used them as basis for revisions to the environmental policies in the Official Plan.

C. A lot of the light pollution is vanity lighting. If you think about all the apartment towers around Bayview Avenue and Hwy 401, from an environmental point of view, they are terrible for migrating birds.

A. We say that downward lighting is okay rather than upward lighting. Most big corporations adjust their lighting during the migratory season (e.g.: Lights Out Toronto) as part of an information program. We want to see lighting design that is not over-lighting the night sky and is bird-friendly.

Q. Are these light pollution measures for new developments or existing developments? Can you enforce that everyone needs to change their lighting?

A. We have the performance requirements for new development in the Toronto Green Standard. The Official Plan is about governing new growth. We don't have the authority to require people to make changes to existing features. The Province could make that decision but the City cannot.

Q. Does the lighting issue apply to residential development as well?

A. Yes, new residential development of more than 5 units is required to shield exterior lighting fixtures as identified in Tier 1 of the Toronto Green Standard through site plan review. Single family homes are not subject to site plan review.

Q. What does the Toronto and Region Conservation Authority (TRCA) do for the Environmentally

Significant Areas (ESAs)?

A. TRCA owns most of the public lands and river valleys and the City manages them. That's the agreement we have had for many years. There are several layers of protection. The TRCA regulation prohibits development within the regulated area. The City's Ravine and Natural Feature Protection By-law and the Official Plan policies and land use designations protect the natural heritage and parks and open space areas. The City works very closely with the TRCA.

Q. What is the purpose of the setback at the toe of the slope?

A. If you are going to build close to the toe (e.g., base) of a slope you could damage the natural feature which is the embankment and destabilize the slope. By having a setback you are protecting the feature itself and also the development.

C. I suggest you use simpler language in the policies. For example, albedo is not a widely understood term.

Q. Can the City regulate pollution emissions sources?

A. The policies give us the foundation and then we can develop tools from that if we have the authority to do so. Our biggest tool is the Toronto Green Standard. Regulating polluters is a whole different area.

Q: Can you describe the meaning of energy neutral built environment?

A: It is an aspirational policy. It means the building is producing as much energy as it is using.

Q. When measuring "energy neutral", is that done over the course of year?

A. It is measured over one year. We are a city of extremes. We have to consider both heating and cooling.

C: A big concern for emissions is two cycle engines (e.g. leaf blowers). They are very inefficient and release carcinogenic emissions. I would like to see them banned from use.

Q. Is there direction on how to preserve and enhance the environment when there is infill development? For example, many developers are removing greenspace. Is there anything that promotes that?

A. In the Healthy Neighbourhoods section there is a policy about how you affect storm sewage, landscape and open space, etc. We have had feedback to add more environmental strength to address this. Toronto Green Standard performance measures also come into play for infill development (for more than 5 units). The private tree by-law and the Ravine and Natural Feature Protection by-law would come into play for single family residences.

Q. Is there a zoning regulation on the proportion of hard surfaces versus soft surfaces on a lot?

A. Yes, in the zoning by-law which requires 25% of landscaping to be 'soft' landscaping. Landscaped open space is one of the more common variances requested at the Committee of Adjustment.

City of Toronto Five Year Official Plan Review Neighbourhood and Environment Consultations

Stakeholder Meeting Summary: Resident Association Forum #3

Date: November 13, 2014

Time: 2:00 p.m. – 4:00 p.m.

Note Taker: Leah Winter, Lura Consulting

Location: Etobicoke Civic Centre, Main Boardroom

Organizations in Attendance

- City of Toronto Planning Division
- Lakeshore Planning Council
- Mimico Lakeshore Network
- Thompson Orchard Community Association
- Swansea Area Ratepayers Association
- Bloor West Village Residents Association
- Lura Consulting

Key Items Raised

The key issues raised during the discussion were:

Healthy Neighbourhoods, Neighbourhoods and Apartment Neighbourhoods Policies

Section 4.1 Neighbourhoods

- Participants raised concern over how a neighbourhood is defined and how the existing character is determined. Some participants felt that that the predominant character is being eroded because neighbourhoods are defined subjectively.
- One participant suggested using the recommendations of David Godley, a retired City Planner, to determine neighbourhood character. A greater focus on the proximate area within a neighbourhood should be used to define the character.
- A discussion took place on second suites and house-behind-a-house development in the context that it presents a valuable opportunity for supporting family members who may be unable to live independently.
- It was suggested that delineating the neighbourhood be made a policy rather than a sidebar to give it more weight in Policy 4.1.5.

Planning Process

- A few participants were concerned with the ease at which minor variances can be granted.
- One participant expressed concern with the subjectivity of the tests used at the Committee of Adjustment. Making the Official Plan language as strong as possible was suggested in order to eliminate subjectivity.

Environmental Policies

- It was suggested that the importance of maintaining the tree canopy be enhanced in the policies. Participants discussed the loss of tree canopy when mature trees are removed.
- It was suggested that the policies be made stronger in reference to requiring permeable

surfaces, especially in residential development.

- There was concern over the loss of greenspace along the waterfront due to mixed use development. It was expressed that there will be insufficient open space for current and future residents to enjoy with new waterfront developments and the City should do more to protect waterfront land.
- Participants discussed how the energy policies are being applied across the City as well as whether other agencies, such as Toronto Hydro, are working with the City.

Questions and Comments

A summary of the discussion is provided below. Questions are noted with **Q**, responses are noted by **A**, and comments are noted by **C**. Please be advised this is not a verbatim summary.

Healthy Neighbourhoods, Neighbourhoods and Apartment Neighbourhoods Policies

Q. Some of the problems we see are how the City defines “neighbourhood”, how far of a reach it includes and how the City determines the predominant character of the neighbourhood. How large of an area does the City consider to be a neighbourhood? In Long Branch, there has been a lot of split lots and monster homes proposed recently. There are also apartment buildings that don’t belong on certain streets but developers use these examples to show the eclectic character of the neighbourhood. Does anything that the City is proposing ensure that the predominant character of a neighbourhood has some protection? It has been weakened over a long period of time.

A: We have heard this same comment from others through the consultation process. We need to focus more on the immediate area. We can’t talk about “adjacent” because “adjacent” might be the outlier in a neighbourhood. Others suggested talking about the block face which is more immediate.

Q. Is that clarity on immediacy for defining neighbourhoods being proposed in the draft policy language?

A. We proposed some language, but that is why we are consulting [stakeholders and the public] to improve it. What we are hearing is there has to be more of a focus on the proximate area.

Q. Does the City have an official definition of “neighbourhood”?

A. The City of Toronto does not have a definition of “neighbourhood”. Very few people will agree on what defines a neighbourhood. There are different aspects the City can look at which are included in the sidebar, but neighbourhood is a subjective term.

C. This approach allows a developer to say how they see the neighbourhood. The Ontario Municipal Board should be looking at the Official Plan to see how a neighbourhood is described.

C. Regarding the house-behind-a-house policy, I have seen many examples in Cambridge, MA of stunning backyard buildings and it works very nicely. One reason is because there are so many buildings that are not very tall. When the City clusters things tightly you get a very agreeable urban environment. Somehow Cambridge manages to provide services. Some people don’t have the private gardens they would like, but they have more public parks and facilities. I want to challenge this ban on house-behind-a-house development because we have three classes of people who aren’t taken into consideration enough when we talk about planning: the elderly, people who are mentally challenged, and people

suffering from addiction. I suggest being more lenient in this policy. House-behind-a-house is one of many possible solutions for caring for family members/relatives who do not need to be institutionalized and whose families want to look after them. House-behind-a-house development could form intermediate housing for people who cannot manage on their own but don't need to be looked after at all times.

C. This is referring to what is often called granny suites. Granny suites are a wise planning tool for that flexibility. It is almost like temporary housing and can be a positive thing. The caveat is that it can be easily abused because of the land development pressures in the City. I think it is valid to consider house-behind-a-house development, but I don't know if there is a way to control abuse of the system.

A. We have used a made in Toronto solution. The City passed a by-law that second suites are permitted in every family dwelling. If you have a family member who needs care, you can put on an addition as long as it is part of the same dwelling. Often people who want to build a second house in the backyard are doing it on an investment property.

C. Regarding the issue of developers cherry-picking from a wider area to define a neighbourhood, David Godley, a retired City Planner, suggested a way to identify character in an area. He suggested adjudicators at Committee of Adjustment and the Ontario Municipal Board evaluate a development and whether or not it is consistent with the existing neighbourhood character in the order of: adjacent properties; properties in the row; properties in the row across the street; and then properties in the wider neighbourhood. I don't think it will be a problem if the City does it in that order. Adjudicators need to be given this guideline.

A. That is why we are trying to include a guideline that identifies the key considerations for defining a neighbourhood. We looked at David Godley's recommendation and you do have to focus in geographically. We don't want to look at adjacent properties first because that might be the outlier. We hear what you are saying and agree it's a good idea to narrow down the focus.

C. We have a few issues for the City to think about. You mentioned that things are generally working well but I think we have a broken system. None of the words in the proposed policies address the fact that the current system is broken. Our area is relatively clearly defined by Bloor St., Royal York, and Mimico Creek. It is a relatively small area and covered by a site-specific by-law. There are not a lot of open spaces. Our issues are generally with houses being redeveloped. The existing housing is a mix of bungalows and modest two-storey houses built 30-40 years ago. What we have seen over the past 15 years is what we call "variance creep". 98% of the time the person asking for a minor variance will get it. Things are stacked in favour of people who want to make changes outside the current guidelines. Nothing in these policies seems to addresses variance creep. Another issue is the definition of what is a minor change. I realize it is not the City of Toronto's word but residents are frustrated.

A. Regarding the first issue, when developers have gone into low-rise neighbourhoods and tried to redevelop them for condos etc., the City and residents have succeeded in rejecting proposals. To that extent, neighbourhoods have been protected. That's what we mean by stating that the policies are working fairly well. Regarding the concern with the definition of minor variance, there are four tests when a proposal goes to Committee of Adjustment. [Note: When reviewing a minor variance application, The Committee of Adjustment must consider the following matters known as the four (4) tests: (1) Is the variance minor? (2) Is the variance desirable for the appropriate development of the

lands in question? (3) Is the general intent and purpose of the Zoning By-law maintained? (4) Is the general intent and purpose of the Official Plan maintained?] Two of these tests are very subjective. The Toronto Official Plan policies are some of the strongest neighbourhood protection policies in Ontario.

C. Regarding Policy 4.1.5 which refers to new development that respects the physical character of the neighbourhood, I think delineating the neighbourhood should be moved to a policy rather than a sidebar to give it more weight. I also suggest in Policy 9 regarding infill development add “zoning for adjacent properties and the physical form of nearby residential properties”.

The City may also want to say something to the effect of “where infill development CAN respect and reinforce...where the site visibly permits”.

C. Another concern of the Swansea Ratepayers on the Kingsway is regarding commercial uses on major streets. The City should not remove the word “incidental”. We think the word needs to be in there to avoid commercial uses from expanding into the neighbourhoods.

Q. Regarding below-grade garages, does that only apply to houses or include apartment buildings?

C. It only applies to houses.

Q. The language in meeting the four tests at the Committee of Adjustment is nebulous. This creates an issue. Is there any other language we can use that is stronger?

A. The City cannot unilaterally define the word 'minor', because it is part of a Provincial law.

Environmental Policies

Q. My understanding is that lakefilling will only be considered for green purposes, to add more parkland and waterfront. Is that correct?

A. Yes, and for essential infrastructure.

Q. Does “essential infrastructure” include airport expansion?

A. That is a good question. The report on the expansion of the island airport would address this question. Another criterion for consideration under the existing policies is if lakefilling doesn't adversely affect water quality and quantity.

C. My understanding is they are already filling in the lake with the material from the tunnel.

Q. Regarding the energy policies, are you working with Toronto Hydro or are you working in isolation?

A. We work with the other agencies and involve Toronto Hydro in any initiatives that would affect them.

Q. What's the order of importance of the environmental policies? The policies are conflicting with the reality of what is being implemented. You talk about tree lined streets but there has been a lot of intensification where there is no space for trees. All these new development plans are being approved and there is no space for trees.

A. There is a private tree by-law in the City. If a tree is removed it needs to be replaced on the lot. If it's a larger development there are requirements to plant a certain number of trees, a certain amount of soft landscaping, etc. Developers don't get their site plan approval without it.

C. In Long Branch, there are a lot of trees. That is part of the character. With intensification there is no physical space to replace those trees to grow to a certain size and that character starts to change. A \$20 sapling doesn't replace a \$5,000 mature tree.

Q. Regarding the district energy policy, have you looked at strengthening district geothermal areas? It seems like a viable concept without becoming overly onerous in terms of cost. Is there any evidence that it is cost effective and doesn't get overly bureaucratic in terms of managing?

A. Geothermal generation has been used in a number of applications. Under the energy plan an applicant would look at a range of options and consider the most cost effective one. We are not trying to direct anyone to a specific option. Geothermal energy is among the suite of options and if it works economically we will work with applicants to make it happen.

Q. Is the City considering developing solar energy generation for its own use?

A. Yes. The City is already doing that. There is a program through the Environment and Energy Office to work through all City buildings, starting with those projects that are most cost effective.

C. I suggest the City ensure the wording is clear in reference to the map showing greenspace and that it does not reflect all natural areas as people may think it does.

C. The old City tree by-law used to require a much higher cost to removing a tree. One sapling doesn't replace the tree canopy of an older tree. The City may want to put something in the policies about tree canopy.

Q. More and more driveways are being enlarged with concrete/asphalt. Can we completely reverse that to require people to install porous surfaces?

A. Permeable pavement is part of the Toronto Green Standard but it only applies where there is site plan control (i.e.: development with five or more units).

C. The majority of Toronto parking space is probably made up of individual driveways. There is a brand new asphalt pathway in High Park that is not porous. The City should have done something more environmentally friendly.

A. We have a policy that deals with sustainability in our neighbourhoods. It talks about tree planting, natural areas preservation and stormwater management. What I am hearing is that we should strengthen that to be more specific about permeable surfaces.

C. I would like to talk about the waterfront. In our neighbourhood (Mimico), the City is taking open space and converting it to mixed use high-rise condos. The City has sold park land and Crown land on the waterfront all for the benefit of developers. Where is the greenspace for our current residents and future generations?

C. Superior Park is designated a park in the Official Plan, but the Secondary Plan turns Superior Park into roads and mixed use. There is no guarantee of any other park or greenspace being created. There is a hope that there will be but there is no requirement.

A. The City cannot dispose of public parks.

C. The City has good intentions but the Planning Department is not doing what it is supposed to be doing. There is opportunity to purchase the park land and to keep it as open space. Where is the City's initiative in protecting our waterfront? There is plenty of land for developers. Why do they have to build on our greenspace?

C. The proportional scale of greenspace that might be proposed for these developments on the waterfront is miniscule in comparison to the density of the people that are close by.

City of Toronto Five Year Official Plan Review Neighbourhood and Environment Consultations

Stakeholder Meeting Summary: Resident Association Forum #4

Date: November 14, 2014

Time: 2:00 p.m. – 4:00 p.m.

Note Taker: Leah Winter, Lura Consulting

Location: Scarborough Civic Centre, Comm Rm 1

Organizations in Attendance

- City of Toronto Planning Division
- Maryvale Community Association
- South Eglinton Ratepayers' & Residents' Association
- CD Farquharson Community Association
- Federation of North Toronto Residents' Associations
- Lura Consulting

Key Items Raised

The key issues raised during the discussion were:

Healthy Neighbourhoods, Neighbourhoods and Apartment Neighbourhoods Policies

Section 4.1 Neighbourhoods

- Support was expressed for the recommendations of David Godley, a retired City Planner, on determining neighbourhood character which has an initial focus on the immediate area. A sidebar for evaluating neighbourhood character was suggested to be added to the Plan.
- It was suggested that at-grade internal garages be discouraged as well as below-grade garages because, in some cases, they increase the height of a home making it inconsistent with the existing character.

Environmental Policies

- There was a perception that developers are not doing enough to contribute to environmental objectives as there are too many exceptions to the current requirements (e.g. Toronto Green Standard).
- One participant commented that the development of large warehouse retail centres works against transportation and environmental objectives as people are encouraged to drive long distances.
- It was suggested that the policies and goals for creating an energy neutral built environmental also be applied to small-scale residential development.

Questions and Comments

A summary of the discussion is provided below. Questions are noted with **Q**, responses are noted by **A**, and comments are noted by **C**. Please be advised this is not a verbatim summary.

Healthy Neighbourhoods, Neighbourhoods and Apartment Neighbourhoods Policies

Q. Is there a definition for “healthy neighbourhoods”?

A. It is a section in Chapter Two of the Official Plan. There are overarching policies.

Q. Regarding the house-behind-a-house policy, does this entirely prevent someone from renovating their home or putting on an addition on an existing structure?

A. If someone has one house on their lot and they are replacing it that is fine. This policy would prevent the homeowner from building a second structure.

C. Twenty years ago it was possible to have a granny suite in the backyard.

A. The City of Toronto has always taken a different approach. We have what is called “second suites”. Second suites allow everyone to put in a second suite within the same building. The second suites by-law has applied across all of Toronto since amalgamation.

C. What’s been happening is developers are getting large lots and splitting them. It is a matter for constant vigilance. I think regulating house-behind-a-house development is good for the city.

Q. The City has already banned below-grade garages in the zoning. Why doesn’t the policy say that explicitly?

A. The problem with that is in situations where the lot is slightly sloped. That would trigger the need for an Official Plan amendment. The definition is already housed in the zoning by-law.

Q. Can you clarify what is meant by respecting the neighbourhood character?

A. The surrounding neighbourhood needs to be considered. There are very few neighbourhoods where the prevailing design and elevation involves below-grade garages.

C. You’ve probably run into the proposals of David Godley, a retired City Planner. As an example, at the Ontario Municipal Board there is a professional planner and a developer looking at a study area showing that the prevailing character is eclectic. What David Godley has proposed is there be a way of evaluating and prioritizing neighbourhood character. The immediate area is what is looked at first. I suggest that be a sidebar in this section.

A. We have heard this before and will give some thought to how we can incorporate that.

C. On the North York side of Victoria Park there is a condo building going up. The neighbourhood on the other side of it is very different from our neighbourhood. This condo building will affect our neighbourhood as well as theirs. It was considered part of a different Community Council. It was originally a strip mall.

A. In that case the site was a mixed use area. The context would have been evaluated in terms of urban design and how it would fit in the neighbourhood. The dividing line of the Community Council wouldn’t matter. Notification would go to residents all around.

Q. How are the planning divisions organized? Are you in separate offices and silos?

A. The City Planning Division has different districts. For community planners, they are located in

Scarborough, North York, City Hall, and Etobicoke. If there is a development that is close to the border of one of those, there is a good chance it would go to the Planning and Growth Committee. People would still get the same notice.

C. We are at grade level with the railway overpass. If you look at a map you would see Highway 401, the railway tracks, McCowan Rd. and Midland Ave. You would assume the area is a small pocket. The tall condos going up across the road will still have a huge impact on us. Even though it seems far away and divided on a map, the scale is very overwhelming.

C. There was a situation in Leaside where there was remnant lot from a 200 acre farm. 199 acres were subdivided in the 1940's and this remnant was left with the old farmhouse. It was designated a heritage house. A developer wanted to redevelop the lot and re-connect it with the existing fabric. We opposed this. He wanted to move the heritage house to the front of the lot. It is an unusual lot. In the end, the house is remaining at the back of the lot. In a few years' time, if we end up going to the OMB for that kind of situation, we might lose because we weren't supportive of re-establishing the existing lot pattern.

Q. Is there another heritage policy that would override Policy 5 regarding delineating neighbourhood character?

A. There are all kinds of policies that would have to be taken into consideration. Each site has its own attributes.

Q. What is the definition of "infill"?

A. Infill refers to re-development on a site. A lot of times it is open space on an existing site. It usually involves intensification.

Q. Is infill development part of a strategy to curb urban sprawl?

A. A lot of Toronto is re-developing. In neighbourhoods, that kind of intensification is quite controlled. There are mixed use areas where the City could intensify. Provincially, in particular, there is a goal of intensifying rather than sprawl.

C. The word "infill" gives the vision of an empty lot. In most cases this refers to reconstruction. The term "infill" sounds very positive, like the City is filling in a gap, when in fact it usually means tearing down and replacing something. We would prefer to see the word "replacement" in there.

A. Infill is used here in summary. The word "infill" is not used in Neighbourhood Policy 5.

C. Regarding the below-grade garages and the effect on neighbouring houses, we would like to see this extended to discouraging at-grade internal garages. What we are seeing is at-grade garages on houses that are now much taller than neighbouring houses, since they weren't allowed to build below-grade.

A. There are some areas where the houses do not have garages. That speaks to the issue of character and existing context.

C. Toronto has a tradition of having laneways with garages behind the house. To economize on the use of land they have mutual driveways. There seems to be a perception by planners and architects that if

they are building a new house the garage has to be in front of the house. Why can't they be encouraged to use the traditional pattern which would then strengthen the character of the neighbourhood?

A. I don't think garages in front of the house are being encouraged by planners. I think developers and homebuilders are interested because they want to have a wider home. The design and elevation of garages and driveways is the wording used in the policies. It is not limited to below-grade garages.

C. Garage dominated streets are more dangerous for pedestrians. We are having a big issue with this in the mid-town areas where the lots are smaller. The policies are moving in the right direction but they are not specific enough.

Environmental Policies

Q. You talk about sustainable transportation. When the City speaks of reducing harmful emissions, does that include reducing the number of cars in the city?

A. The Official Plan growth strategy includes intensifying along transit corridors and making more efficient use of existing infrastructure. That is one of the strategies that helps ensure we are growing our city in a way that is sustainable.

Q. Would that also include restricting the construction of new drive-thru facilities and idling?

A. The zoning by-law requires a 30m setback between a drive-thru and a residential area.

Q. Could restrictions on drive-thru facilities be included in the Official Plan or could the City put a cap on the number we have in the city? It seems that drive-thrus are being added more frequently. Maybe planners can play a role in nudging businesses to stop including them.

A. The goal is to provide people with options and reduce the frequency that people need to use their cars. Further, twelve years ago the City adopted an amendment to the Zoning Bylaws to require a 30 metre buffer between the drive-thrus and the adjacent residential property.

C. The whole structure of the GTA is based on cars. A lot of the export efficiencies we have are related to the road system.

C. The journey to work is different than journey to shop. A lot of the magnets that we are creating are adversely impacting main streets. The power centres being created encourage people to drive long distances when they used to walk to the main street. This phenomenon of allowing a warehouse store in an old industrial area ends up changing the nature of the whole zone. It works against good environmental policies because people are now driving across the City instead of going to a local store. We need stronger policies to prevent the development of power centres. The encouragement for transit addresses journey to work but it does not address journey to shop.

Q. Who would be responsible for the Community Energy Plans?

A. If it is a Secondary Plan, City Planners would be responsible. If it's an institutional area (e.g. a university), the university would do a campus plan. It would depend on the situation. Through the planning process there would be opportunities to provide input.

Q. What about wind tunnels? Is modelling required before new towers are constructed?

A. I believe it is. Air flow and air quality would be an additional factor taken into account.

Q. What is the status of the Green Roof By-law? I know of a large warehouse retail development and consultants are not bothering to deal with a green roof. Isn't it mandatory?

A. Industrial use buildings are allowed an alternative option of a cool roof instead of a vegetated roof under the Green Roof Bylaw.

Q. Why are we not toughening up these environmental requirements? The developers are walking away without contributing. Unless the City makes it mandatory, the Ontario Municipal Board will discount it.

A. The Toronto Green Standard, which is a set of sustainable performance measures, is required for all residential development over 5 units and for all other development. . Most large development (over 2,000 square meters) is required to install a green roof or pay cash-in lieu for the difference. Exceptions are industrial sites, which are required to have a cool roof, the roofs of towers with floor plates less than 750 square meters, and residential buildings less than 6 storeys or 20 m in height.

Q. Is the word "litter" mentioned in the sustainability or environment sections? Could the City require service stations to have recycling bins as part of an approval process? It should be referenced in the Plan so we are proactive about it.

A. Waste management is addressed in the Official Plan and there are by-laws.

Q. Are there any energy strategies in place now?

A. These are new changes to the Official Plan but the City has started work on this. The City has developed four Community Energy Plans: Lawrence Allen; Scarborough Centre; Mimico by the Lake; and Six Points Plaza. Two others are in progress.

Q. What does "energy neutral built environment" mean?

A. It means being energy self-sufficient, using as much energy as is produced. It is an aspirational goal.

C. Project Neutral is working in Riverdale and The Junction. They are measuring energy consumption house-by-house.

Q. How do all the Plans fit together?

A. The Official Plan is an overarching plan. Secondary plans are applied to specific areas undergoing significant change and provide more detail. A Secondary Plan would prevail over the Official Plan if there were conflicting aspects.

Q. Is the City addressing any residential aspects in the energy neutral goals? Those incentives should be included for residents.

A. The energy strategy wouldn't apply for existing and single new home developments. If it is a comprehensive development that includes a subdivision it could be included. There are other programs that encourage residential energy efficiency and generation. The Toronto Green Standard requires submission of a design stage energy model showing 15% improvement over the Ontario Building Code for new development. It applies to residential development over 5 units.

City of Toronto Five-Year Official Plan Review Neighbourhood and Environment Consultations

Stakeholder Meeting Summary: Tenant Groups Meeting

Date: November 26, 2014		Time: 10:00 a.m. – 12:00 p.m.	
Note Taker: Leah Winter, Lura Consulting		Location: Metro Hall, CP Boardroom	
Organizations in Attendance	<ul style="list-style-type: none"> ▪ City of Toronto Planning Division ▪ Advocacy Centre for Tenants Ontario (ACTO) ▪ Association of Community Organizations for Reform Now (ACORN) ▪ Lura Consulting 		

Key Items Raised

The key issues raised during the discussion were:

Healthy Neighbourhoods Policies

- There was support for policies encouraging small-scale commercial, community and institutional uses in apartment neighbourhoods to better serve area residents (Policy 10, Section 2.3.1).

Housing Policies

- Participants commented that the language in Policy 5b, Section 3.2.1 should be strengthen from “should” to “must” in order to make a bigger impact.
- Participants expressed support for inclusionary zoning as a means to address issues of affordable housing in the City.

Apartment Neighbourhoods Policies

- Building maintenance and enforcement of City regulations were raised as priorities.
- Participants emphasized that tenant engagement is an issue as tenants may not feel comfortable raising their concerns or working with the City to create improvements.

Questions and Comments

A summary of the discussion is provided below. Questions are noted with **Q**, responses are noted by **A**, and comments are noted by **C**. Please be advised this is not a verbatim summary.

C. In Policy 5b, Section 3.2.1 regarding securing rental unit improvements, the City should refine the wording further to say “must” rather than “should”. Costs should not be passed through to tenants for rental unit improvements.

C. The big issues we hear about are affordable housing and building maintenance, including enforcement of City regulations. The Official Plan references the Multi-Residential Apartment Buildings (MRAB) Audit Program but there are around 6,000 buildings in disrepair in the City. Payment to landlords should be restricted until repairs are completed. That should be included in any tenancy agreement. We have been lobbying the Provincial government in trying to make this change.

C. Any developer that wants to put up a condominium should have to designate at least 10-15% as subsidized units or make a contribution to a fund to build affordable housing.

A. There is a bill at the Provincial legislature led by Peter Milczyn (Bill 39) that has gone to two readings which would require developers to include affordable housing in all new projects if implemented in the municipality's Official Plan.

C. The Association of Community Organizations for Reform Now (ACORN) will be pushing to see Bill 39 pass. The City is failing to provide affordable housing. The City needs to ask the Province to support this bill.

Q. If the Official Plan had stronger language, couldn't that force developers to provide affordable housing?

A. Part of Bill 39 would give the City the authority to require developers to provide affordable housing, effectively called inclusionary zoning. Currently, there are no regulations in the Planning Act on how inclusionary zoning is to be implemented. The City already has some of the tools imbedded in the Official Plan that could be interpreted as inclusionary zoning (e.g. the City is currently reviewing the large site policy which states that on sites larger than 5 hectares, if residential development is added, 20% of affordable housing shall be provided) but their application is limited.

C. Bill 39 is a private member's bill and the Minister has two major concerns with it: (1) it will increase the sale price of houses in new developments, and (2) inclusionary zoning policies work better for ownership housing versus a non-profit rental model. In addition, Canadian homebuilders mounted a massive campaign against inclusionary zoning. I am skeptical that the bill will pass.

A. Other provinces have implemented forms of inclusionary zoning in different ways. For example, the Province of Alberta has something called '80/20 Agreements' where the City has the option to buy 20% of the units at 80% of market price. The City is basically allowing the developer to recover their costs while having the benefit of being able to provide the units.

C. A lot of the improvements to apartment buildings are dependent on the building owners and what they are willing to do.

A. The Tower Renewal Initiative applies to larger buildings that are eight or more storeys.

C. Tenant engagement is a big issue. Newcomers may be scared to raise issues. A lot of the changes to apartments will be driven by what the landlord wants to do with the property.

A. It is hard to get some tenant populations engaged. They are reluctant to deal with an official process in some cases. The City can provide encouragement through incentives and programs but cannot force landlords to make changes.

C. Some of the old buildings in Parkway Forest are in disrepair.

A. In Policy 3 of Section 4.2 Apartment Neighbourhoods, o) and p) focus on existing buildings and making sure there are improvements. The development is supposed to pay for the improvements. Section 37 is the City's best tool to secure improvements. We have heard the enforcement of City policies and programs could be strengthened.

C. We need to ensure the tenant subcommittee of the Municipal Licensing and Standards (ML&S)

Committee is reconstituted.

C. ACORN likes to engage ML&S directly but we often go through Councillors. Councillors can move ML&S a lot more than tenants can.

Q. How does the promotion of front gardens, stoops and porches of grade related units (i.e.: item h) in Policy 3 of Section 4.2 Apartment Neighbourhoods interact with the issue of providing community services, retail and institutional uses?

A. It would be looked at on a case-by-case basis. Sometimes a commercial use or service is not appropriate. For example, on the backside of a building where there is no frontage or traffic those places should have a walkout for first floor tenants.

C. I like the idea of maintaining access to green space in apartment neighbourhoods.

C. It's important to bring services into communities that are isolated. The policies are going in the right direction.

Q. Does this Official Plan language help the City avoid going to the Ontario Municipal Board?

A. It would strengthen the City's arguments.

C. Water conservation could involve water metering. The United States is doing a lot of sub-metering on a per-unit basis.

A. Water metering is measured per unit in western Canada. It actually discourages landlords from making needed improvements.

City of Toronto Five Year Official Plan Review Neighbourhood and Environment Consultations

Stakeholder Meeting Summary: CORRA & FoNTRA

Date: November 28, 2014	Time: 10:00 a.m. – 12:00 p.m.
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Note Taker: Leah Winter, Lura Consulting	Location: Metro Hall, CP Boardroom
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Individuals / Organizations in Attendance	<ul style="list-style-type: none"> ▪ City of Toronto Planning Division ▪ Bill Roberts, CORRA ▪ Eileen Denny, CORRA ▪ Geoff Kettel, FoNTRA ▪ George Belza, Willowdale Group of Ratepayer Associations ▪ George Millbrandt, FoNTRA ▪ Lura Consulting
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Key Items Raised

Note: Detailed comments were submitted on behalf of CORRA and FoNTRA for discussion during the meeting. See attachment entitled General Modifications.

The key issues raised during the discussion were:

Healthy Neighbourhoods, Neighbourhoods and Apartment Neighbourhoods Policies

Section 2.3.1 Healthy Neighbourhoods

- The definition of Apartment Neighbourhoods should parallel the definition of Neighbourhoods. The term “built out” should be removed from the Apartment Neighbourhood description.

Section 3.2.1 Housing

- A new sidebar should be added adjacent to Policy 5 on how the City should act with respect to securing improvements to existing apartment rental housing units.

Section 4.1 Neighbourhoods

- In Policy 1, the qualifier "walk-up" when applied to four-storey apartment buildings in Neighbourhoods should not be removed as it provides a rationale for limiting the height of apartment buildings in Neighbourhoods.
- In Policy 3, the qualifier "incidental to" regarding commercial uses on major streets in Neighbourhoods should not be deleted as it indicates that any commercial uses must be subordinate to the primary residential use rather than a standalone commercial enterprise.
- In Policy 4, a categorical statement should be added to indicate where new apartment buildings are going to be permitted.
- In Policy 5, the word “prevailing” should be added to “(b) size and configuration of lots”, in order to elevate this point to the same status as d), e), and g) which all have “prevailing” in the Policy.
- The definition of geographic neighbourhood should be a policy rather than a sidebar.

Section 4.2 Apartment Neighbourhoods

- In Policy 3b, wording should be added to address the need to maintain adequate separation distances between buildings on the site.

Environmental Policies

- In Policy 8 regarding setbacks from Hazards, ancillary structures should not be exempt from the policy.
- Simple English rather than technical terminology should be used in the policies (e.g. albedo, bio-retention swale).

Questions and Comments

A summary of the discussion is provided below. Questions are noted with **Q**, responses are noted by **A**, and comments are noted by **C**. Please be advised this is not a verbatim summary.

Healthy Neighbourhoods, Neighbourhoods and Apartment Neighbourhoods Policies

Section 2.3.1 Healthy Neighbourhoods

C. In Policy 2, a revision should be made to the description of Apartment Neighbourhoods in order to parallel the Neighbourhoods description. “Apartment Neighbourhoods are higher density residential areas considered to be physically stable.” The relevant policies addressing development in Apartment Neighbourhoods should also be named. In addition, Apartment Neighbourhoods are not “built out” and that reference should be removed.

C. In Policy 3 which addresses developments in Mixed Use Areas, Regeneration Areas and Apartment Neighbourhoods that are adjacent or close to Neighbourhoods, additional concepts are proposed to be added. These suggested changes are based on experience in dealing with the Official Plan and how a development adjacent to neighbourhoods is regulated. The proposed additions are:

- d) orient and screen lighting and amenity areas so as to minimize impacts on adjacent properties in those *Neighbourhoods*; and
- e) locate, enclose and screen service areas, parking accesses to underground parking and any surface parking so as to minimize impacts on adjacent properties in those *Neighbourhoods*.

There are situations where the location of amenity areas is insensitive to adjacent residences. For example, basketball courts (Swansea Mews Project) or elevated amenity spaces create issues of noise and overlook for adjacent residences.

C. Privacy screening can cast further shadows on adjacent properties and are not the most attractive option either. There should be some thought put into where the external amenity space goes.

A. Amenity space is often benign and used as further separation /buffering. We will ensure the final wording allows for benign amenity space that can minimize impacts.

C. With respect to surface parking which acts as a buffer, the preference is to have landscaping as opposed to board fencing. Perhaps the word buffering could be added.

Section 3.2.1 Housing

C. We suggest adding a new sidebar adjacent to Policy 5 on how the City should act with respect to securing improvements to existing apartment rental housing units. The revision is as follows:

“Achieving Improvements and Renovations

The City will consider the improvements and renovations referred to in Policy 3.2.1.5 b) to be a priority under Section 5.1.1 of this Plan when no alternative means of achieving them is in place.”

A. The Tower Renewal Office has asked for certain provincial authority in terms of incentives and financial programs. Once those programs are put into place, Section 37 would not be necessary.

C. We are suggesting the City’s position be more broadly worded.

A. Your comment will be taken back to the Tower Renewal Office.

Section 4.1 Neighbourhoods

C. Regarding Policy 1, the qualifier “walk-up” when applied to 4-storey apartment buildings in Neighbourhoods should not be removed since it supplies a planning rationale for limiting the height of apartment buildings to 4 storeys (i.e. rather than 5, 6 or more) in Neighbourhoods. Referring to 4-storey apartments without the word “walk-up” makes it sound like an arbitrary number. A sidebar could be used to give clarification confirming that elevators are permitted in all Neighbourhood building types.

C. In Policy 3, the qualifier “incidental to” regarding commercial uses on major streets in Neighbourhoods should not be deleted since it indicates that any commercial uses must be subordinate to the primary residential use rather than a standalone commercial enterprise serving a larger area that ought to be located within a Mixed Use designation. Commercial uses in neighbourhoods that service the broader community do not belong in Neighbourhoods.

C. In Policy 4, we suggest adding: “However, new apartment buildings will not be permitted, except walk up apartments no higher than four-storeys located on the major streets shown on Map 3 or in geographic neighbourhoods that already have apartment buildings permitted by the Zoning By-law.” This change speaks to resident concerns. We feel a categorical statement needs to be added as to where new apartment buildings are going to be permitted.

A. The City has looked at all the segments of *Avenues* that are designated as neighbourhoods. We have looked at taking them out of the *Avenues* designation.

C. The policies in the Official Plan should be interpreted in a uniform way. We need to tighten up the language. A legal non-conforming apartment building built 50 years ago should not justify new apartments being built in neighbourhoods today.

C. In Policy 5, we would like to add the word “prevailing” to b) size and configuration of lots, in order to elevate this point to the same status as d), e), and g) which all have “prevailing” in the Policy.

A. Perhaps the City should add “prevailing” to all the criteria so there is inconsistency.

C. In Policy 5, in the description of prevailing building type, other attributes have been suggested including “dwelling type, scale, elevation, pattern, lot size and configuration, etc.”

C. The definition of geographic neighbourhood should be a policy rather than a sidebar.

A. Based on feedback, staff will put emphasis on the immediate area and fine tune the wording.

C. Regarding the discouragement of below-grade garages, we propose specifying “vehicular entrances to garages” to account for permitting stackable garages with different levels accessed by an elevator.

C. The City should have a separate clear policy for addressing laneway development (i.e. where it is appropriate versus not appropriate) rather than being permissive. It requires a separate study. The issues include snow plowing, garbage collection, sidewalks, direct access.

A. Council released a report indicating that laneway housing is not permitted, except in special circumstances. We could frame house-behind-a-house development to specify a house in a rear yard that does not abut a laneway.

C. In Policy 9a, we suggest replacing “compatible” with “in accord” as it is stricter language.

Section 4.2 Apartment Neighbourhoods

C. In Policy 3b, we suggest adding “...and maintain adequate separation distances between buildings on the site” to ensure urban design guidelines are followed.

C. In Policy 3i we suggest adding “adjacent residents” in addition to the City’s proposal to add “public realm”.

Environmental Policies

C. Regarding Policy 8 that refers to setbacks from Hazards, it may not be a good idea to allow ancillary structures to be exempt from the policy. I can think of examples where garage structures have been built on ravine lots and the slope has been affected.

C. Some technical terminology is used in the environmental policies. I suggest the City use simple English or provide a glossary of terms. (e.g. albedo, bio-retention swale).

Q. In the case of the City wanting to build a new road through a woodlot, would the Environmental Policies apply? For example, there is interest in extending Redway Rd. which would go straight through Crothers Woods which is a proposed ESA.

A. Yes, Public Works is bound to the City’s policies and by-laws. The City is proposing to strengthen the ESA Policies by indicating that new or expanded infrastructure should be avoided unless there is no reasonable alternative. The City has a lot of infrastructure in the valleys (e.g. water). There haven’t been any roads proposed in the ESAs that we are aware of.

Q. The Provincial Policy Statement strengthens trail linkages and connections for natural heritage. Does the Official Plan build on that? Crothers Woods is a trail and it is now being proposed as an ESA.

A. Trails are not prohibited in an ESA. The City tries to achieve trail connects if there is an opportunity. For Crothers Woods, the Parks Department has been actively working with a number of groups to rationalize those trails and ensure they are designed in a way that they protect the environment and allow users to continue compatible use, mountain biking in particular. Trails are an objective on the Official Plan. The City is not adding or changing that language.

City of Toronto Five Year Official Plan Review Neighbourhood and Environment Consultations

Stakeholder Meeting Summary: Climate Change and Resiliency Roundtable

Date: November 7, 2014		Time: 2:00pm – 4:30pm
Note Taker: Leah Winter, Lura Consulting		Location: Metro Hall Rm. 309
Organizations in Attendance	<ul style="list-style-type: none"> ▪ Building, Industry and Land Development Assoc. ▪ Canadian Standards Association ▪ Creating Healthy and Sustainable Environments ▪ City of Toronto ▪ Clean Air Partnership ▪ DIALOG Design ▪ Dillon Consulting ▪ Environmental Defence ▪ GO Capital Infrastructure ▪ Greater Toronto Apartment Association ▪ ICLEI Canada 	<ul style="list-style-type: none"> ▪ 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 ▪ Toronto Atmospheric Fund ▪ Toronto Environmental Alliance ▪ Toronto Hydro ▪ Toronto Public Health ▪ University of Toronto ▪ University of Waterloo

Roundtable Overview

Approximately 45 individuals participated in the Climate Change and Resiliency Roundtable discussions, representing a variety of sectors. Jane Welsh, Project Manager, Environmental Planning, welcomed participants and thanked them for giving their time to providing advice on how to improve the City's environmental policies. Councillor Gord Perks also provided opening remarks and thanked participants for attending. Susan Hall, Lura Consulting, introduced herself as the independent facilitator who would be responsible for moderating the discussions.

Guest speaker, Alec Hay, from the University of Toronto, Centre for Resilience of Critical Infrastructure, provided a presentation on Stimulating Resilience in Toronto. Lisa King, Senior Planner, Environmental Planning, presented an overview of the draft Environmental Policies for consideration.

Participants discussed three key questions in small groups. Collective input was recorded on table reporting forms. Participants were also given individual discussion guides to record their own input. Each table shared highlights of their discussions with the full group at the end of the session. Participants were also given the opportunity to provide additional feedback through an online survey for one week after the Roundtable session.

Highlights of Key Feedback

1. Participants were asked to identify the main priorities for the City to respond to climate change. Key feedback is provided below according to common themes:

Stormwater Management

- Consider stormwater management planning on a neighbourhood level, not just a project level.
- Consider extreme storm runoff in parks planning.

Transportation

- Reduce the number of vehicle kilometres travelled (personal and trucks).
- Build transit infrastructure quickly.
- Increase active transportation infrastructure.
- Ensure the climate benefits of improved transportation systems are explicit in the Official Plan.

Complete Communities

- Create walkable and complete communities.
- Increase and enhance parks and greenspace.
- Strengthen link between new and existing neighbourhoods (infill) through Toronto Green Standards.

Understanding Costs of Climate Impacts

- Understand the economic and social (direct and indirect) costs of not planning for resilience to justify the costs of acting on climate change resiliency.

Social Equity

- Improve uneven access to community service networks.
- Address how vulnerable populations can recover more quickly from climate change stresses as they don't have the same resources.
- Recognize that human health vulnerability is linked to equity issues.

Food and Urban Agriculture

- Broaden the green infrastructure concept to include the ecological benefits of local food production.
- Integrate healthy food retail as an integral part to complete communities.

Integrated-Decision Making and Regional Collaboration

- Recognize interconnectedness between City and Region.
- Work with adjacent municipalities (e.g. consider watershed drainage beyond our boundaries).
- Embed climate change mitigation and adaption into all levels and scales of decision-making across the City.
- Establish metrics that will measure resiliency.
- Identify interdependencies within the corporation as well as external interdependencies among the various sectors.

- Strengthen communication between communities and regions so that there is both local and regional action.

Buildings and Energy Use

- Drive buildings to become more self-reliant (localized).
- Improve energy efficiency of new and existing building stock.

2. Participants were asked to identify policy changes or additions to address the City's climate change priorities. Key feedback is provided below according to common themes:

Energy

- Maximize the use of district energy.
- Embed principles such as carbon neutrality in the policies (e.g. Sustainable Design, Policy 18d, Section 3.4).
- Require new and existing buildings to provide an audit/benchmark of energy use.

Built Form

- Focus on retrofits to existing built form.
- Set more aggressive performance metrics for new buildings.
- Strengthen elements of resiliency in the building code – require developers to provide resilient facilities in order to develop.
- Conduct vulnerable analysis of infrastructure (including vertical city).

Stormwater Management

- Focus on permeability at the residential lot/individual lot level.
- Discourage below-grade garages (currently proposed in Policy 5, Section 4.1).

Food and Urban Agriculture

- Include policies addressing food access / food deserts and update policy language on urban agriculture (proposed Policy 11, Section 2.3.1, currently encourages food gardens and mobile vendors in food deserts).
- Provide incentives for neighbourhoods that participate in urban agriculture.
- Note healthy food access standards relate to whole Official Plan, not just climate resiliency.

Integrated Decision-Making and Holistic Planning

- Ensure decision-making integrates all City functions, move beyond silos in planning.
- 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.

Human Health

- Explicitly link extreme weather events expected from climate change to human health impacts; clearly state the human health benefits of climate resilience.
- Monitor happiness.

3. Participants were asked to identify the top five (5) actions to implement the Official Plan policies on climate change resiliency. Key feedback is provided below according to common themes:

Understand Costs of Climate Impacts

- Gain a better understanding of the cost of climate impacts to understand the value of requirements for adaptation.
- Integrate budget process with resiliency planning.
- Use standardized tools and processes to assess the impacts of climate change risk.

Mapping

- Map the infrastructure deficits of resiliency (e.g. heat vulnerability, flood risks) and assess how infrastructure is able to withstand different scenarios in order to prioritize infrastructure investments.
- Develop up-to-date flood plain maps and sewer/water maps.

Public Awareness and Engagement

- Educate the public on resilience, communicate the vision to the general public and make it relevant to Toronto.
- Listen to community needs in relation to resiliency.

Energy

- Increase energy generation in the city (e.g. renewables, micro-generation, local generation, as we refurbish electrical grid, support solar generation by individuals/small-scale).
- Advance energy efficiency and conservation in buildings (including response when there is loss of electricity).

Food and Urban Agriculture

- Embed food policies in the Official Plan – address food deserts, apply mixed-use development.
- Implement rooftop agriculture.

Social Equity

- Build protection of vulnerable populations and equity issues into the policies of adaptation and resiliency.
- Improve accessibility to resources.

Complete Communities and Greenspace

- Improve neighbourhood design to make them more walkable (i.e. encourage mixed land uses).
- Rethink all greenspace as an integrated part of infrastructure (including stormwater management).

Prioritization and Monitoring Success

- Develop resiliency criteria to address priorities.
- Establish an overall framework for prioritizing actions (cost benefit analysis to determine the most effective actions).
- Undertake a risk assessment for all City's assets, services and policies.
- Develop Official Plan success indicators to see how well the City is doing in terms of implementation.

City of Toronto Five Year Official Plan Review Neighbourhood and Environment Consultations

Stakeholder Meeting Summary: Environmental Roundtable

Date: November 19, 2014

Time: 2:30 p.m. – 4:45 p.m.

Note Taker: Leah Winter, Lura Consulting

Location: Metro Hall, Room 308

Organizations in Attendance

- 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
- Waterfront Toronto

Overview of Roundtable

Approximately 16 individuals participated in the Environmental Roundtable discussions, representing a variety of sectors. Jane Welsh, Project Manager, Environmental Planning, and Jane Weninger, Senior Planner, Environmental Planning, presented an overview of the draft Environmental Policies for consideration in the Official Plan review.

Participants answered key discussion questions in small groups relating Natural Heritage and Biodiversity, Environmentally Significant Areas (ESAs) and Climate Change Resiliency. Collective input was recorded on table reporting forms. Participants were also given individual discussion guides to record their own input. Each table shared highlights of their discussions with the full group at the end of the session. Participants were also given the opportunity to provide additional feedback through an online survey for one week after the roundtable session.

Highlights of Key Feedback

A summary of feedback is provided below according to the discussion questions used during the roundtable. Feedback is organized into key themes.

Natural Heritage and Biodiversity

Priorities for Protection and Enhancement of Natural Heritage and Biodiversity

Connectivity and Expansion of Natural Heritage System

- Enhance connectivity of habitat.
- Add natural heritage land whenever possible (expansion of the system).
- Consolidate large tracts of park land and acquire significant parcels from multiple developments (taking advantage of redevelopments).
- Connect waterfront lands.

- Protect the health of natural heritage system by enhancing the connectivity of features, including street trees and canopy coverage.

Climate Change Impacts

- Continuously improve understanding of how biodiversity and natural heritage will be impacted by climate change (i.e. risk assessment and continuous monitoring).

Other

- Work towards targets for ecological protection.
- Give higher priority to policies that refer to enhancement and restoration.
- Promote stewardship, outreach and education.

Suggested Policy Changes to Natural Heritage and Biodiversity Policies

Restoration and Management

- Emphasize adding / restoring natural heritage features with respect to infrastructure replacement in natural heritage areas (e.g. restoration after water infrastructure maintenance in valleys).
- Emphasize brownfield redevelopment / restoration.
- Strengthen policies for invasive species management and mitigation planning (e.g. Emerald Ash Borer, Asian Longhorn Beetle).
- Address impacts from dogs in parks and natural areas.
- Emphasize ravine protection from heavy rainfall.

Policy Context and Language

- Strengthen flexible language in policies such as “should”, “whenever feasible”, etc. (e.g. Page 17 of Staff Report, Section 2.3.2) with more definitive language such as “will” and “must”.
- Include more historical context (e.g. significant habitat loss has already occurred and restoration efforts are underway).
- Ensure that natural heritage captures all types of greenspace including street trees, etc.
- Further highlight ecosystem services and multiple benefits.

Buffers/Setbacks

- Need stronger setback policies.
- Change “may be” to “are” in Policy 8d), Section 3.4 regarding Hazards (page 26 of staff report).

Connectivity, Protection and Resilience

- Enhance connectivity by including utility corridors in the natural heritage system (e.g. east-west connections).
- Include Environmental Management Systems to protect natural heritage in policies.
- Use a risk assessment approach to see where we can build resiliency (i.e. how we consider infrastructure).

Provincial Context

- Add reference to other significant Provincial features (e.g. woodlands, wetlands, wildlife)

habitat).

- Expand on the migration policies to capture the Province’s significant wildlife habitat category.

Other

- Integrate privately-owned backyards.

Environmentally Significant Areas (ESAs)

Feedback on the Proposed ESAs

- ESAs on watercourses will be vulnerable to events (e.g. flooding) and habitat quality issues that exist upstream. Areas upstream of the natural heritage system need attention and protection.
- Consider future-proofing the ESAs and forecast how climate change will impact species’ survival in the future (i.e. disaster tolerance).
- There is support for buffers to ESAs in the policies.

Suggested Changes to Proposed ESA Policies

Policy Language

- Add explicit language about managing and preserving ESAs for the future.
- Clarify that all of the natural heritage system is “significant” so that developers cannot argue that the remaining natural heritage system is not “significant” enough for protection.

Climate Change Resiliency and Energy

Priorities Related to Climate Change

Built Form

- Consider climate change adaptation through new building design standards and infrastructure.
- Focus on complete community design and low impact development.
- Reach beyond energy neutral goals to achieve energy positive built environments.
- Encourage sustainable transportation, guide new development towards locations with transportation efficiencies.
- Continue pushing the limits on energy efficiency.
- Address permeability in more detail.

Natural Areas

- Protect water quality and quantity for fish and wildlife (e.g. water temperature).
- Recognize the positive impacts of an enhanced natural heritage system.

Engagement

- Further promote public awareness campaign.
- Engage other levels of government for coordinated actions.

Other

- Emphasize the use of green infrastructure.
- Support localization of food systems.

- Conduct comprehensive risk assessments.

Priorities Related to Energy

- Target areas of the city with a high rate of energy usage.
- Focus on building materials and building design to encourage better R value.
- Focus on distributed energy generation.
- Reduce peak demand through Community Energy Plans.
- Consider the adaptive capacity of infrastructure.
- Strengthen messaging to build public awareness (could assist in obtaining funding).

Suggested Policy Changes to Climate Change Resiliency and Energy Policies

Toronto Green Standard

- Increase the energy efficiency standard in the Toronto Green Standard.
- Apply the Toronto Green Standard to major renovations and retrofits to address existing buildings and infrastructure.

Other

- Consider adding a sidebar on low impact development (TRCA has guidelines, Sustainable Technology Evaluation Program (STEP)).
- Consider development charges that are reflective of specific areas rather than city-wide.
- Better recognize how green infrastructure and natural heritage work to improve resiliency and help the City adapt to climate change.
- Include a role for a food strategy.

City of Toronto Five Year Official Plan Review Neighbourhood and Environment Consultations

Stakeholder Meeting Summary: Interdivisional Meeting: Tower Renewal Office & Public Health

Date: November 19, 2014		Time: 2:00 p.m. – 4:00 p.m.
		Location: Metro Hall, 22 nd Floor
Individuals / Organizations in Attendance	<ul style="list-style-type: none"> ▪ Eleanor McAteer, Elise Hug, Aderonke Akande – Tower Renewal Office ▪ Sudha Sabaradesan – Public Health ▪ Paul Bain, Gerry Rogalski, Anna Czajkowski – City Planning 	

Key Items Raised

(Policy changes agreed upon at the meeting are underlined for clarity only)

Issues discussed:

1. The proposed draft changes outlined in Attachment 1 to the May 20, 2014 staff report generally reflect previous discussions with the Tower Renewal Office staff. Some policies were subsequently further revised to incorporate comments received from Urban Design Section.
2. Council adopted the report and directed staff to use the draft policies as the basis for public consultation.
3. Discussion focused on the following key points:

Policy 1, Section 2.3.1, Healthy Neighbourhoods and Policy 3, Section 4.2, *Apartment Neighbourhoods*

- Concern was raised that draft policies might be too restrictive as the proposed policy wording "retaining indoor and outdoor amenity space and landscape open space, maintaining sunlight and privacy for residential units" may be interpreted that a proposed infill development cannot create/cause any changes to the existing amenity space and sunlight and privacy conditions, thus would restrict, or even prohibit, any possibility of adding infill development onto the existing apartment building site.
- It was agreed to revise these two policies to better reflect their intent to permit infill development as long as additional development would not detract from existing good quality of life for current residents, so the policies would read as follows:

Add corrections for Section 2.3.1, Policy 1 (which are slightly different from those in 4.2 Policy 3)

Section 2.3.1, Policy 1

“Apartment Neighbourhoods are built-out and physically stable areas. Development in *Apartment Neighbourhoods* will occur in accordance with 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.

Section 4.2, Policy 3

"Significant growth is not intended within developed *Apartment Neighbourhoods*. However, compatible infill development may be permitted on a site containing an existing apartment **building** that has **sufficient space to accommodate one or more new buildings 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, and providing sunlight on outdoor amenity space and landscaped open space.** Infill development including additions to an existing apartment building that may be permitted on a site containing an existing apartment building(s) will"

- Policy 4.2.3d) has been revised to replace the word "maintain" with "provide", to read: **d) provide sunlight to units and open space**, privacy and areas of landscaped open space for both new and existing residents;
- Policy 4.2.3m) will be further revised based on the input to be provided by Tower Renewal Office staff, subject to an agreement with Urban Design; m) improve waste storage and waste diversion facilities for residents of the existing and new building, including enclosure of outdoor waste storage areas, to improve aesthetics, health and safety and waste diversion rates.
- Policy 4.2.3p) has been revised to replace the word "reduce energy and water consumption" with "improve energy and water efficiency", to read as follows:

"p) improve energy and water efficiency in existing buildings through renovations, retrofits and changes to management practices."

Policy 3.4.1., Housing

- The last sentence in the third paragraph has been revised to more accurately reflect the existing rental housing situation in Toronto, to read:

"More than half of Toronto households rent, yet **little new affordable rental housing is being built in quantity.**"
- The fifth paragraph speaks specifically to the need to preserve the existing supply of

affordable rental housing. To ensure that existing rental units are not only retained but that they are maintained in the state of good repair, the last sentence has been revised to:

"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.**"

- The last sentence in Policy 3.4.1.5b) has been revised to avoid any impression that the City or another level of government will/may possibly establish a funding program to specifically help with improvements and renovation of existing rental housing stock, so the last sentence under this policy has been revised to read:

"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 minor revisions have already been incorporated into the draft policies in Attachment 1 to May 20, 2014 report.