

March 2019

PH7.10 Attachment 6A



DILLON
CONSULTING

Five-Year Official Plan Review: Draft Public Realm & Built Form Policies

PUBLIC & STAKEHOLDER CONSULTATION SUMMARY REPORT



TORONTO

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Executive Summary

In the Fall of 2018 the City of Toronto (City) retained Dillon Consulting (Dillon) to design and execute a comprehensive public and stakeholder consultation program in support of the City's Five-Year Official Plan Review: Draft Built Form and Public Realm Policies. The consultation program was conducted between November 2018 and February 2019. The primary focus of the consultation was to engage residents, communities, organizations and other stakeholders from across the city on the draft policies for Built Form and the Public Realm that the City's Planning Division is preparing as part of the 5 Year Official Plan Review.

The engagement program included 5 public meetings in November and December 2018, 7 stakeholder meetings/workshops that were held in January and February 2019 and an online photo call that was held in November and December 2018. At each of the public and stakeholder meetings, the draft public realm and built form policies were presented and discussed. The draft policies were also posted online at www.toronto.ca/opreview. The public and stakeholders were encouraged to review the documents and call or email the project team with comments if they could not attend a scheduled meeting.

The public and stakeholders provided input on the intent and direction of the policies as well as the specific language in the policies.

Chapter 2 of this report discusses the 5 public meetings, including the materials that were discussed and the input received. Chapter 3 discusses the stakeholder meetings, including the materials that were discussed and the input received.

In addition to the policy materials and in-person discussions had with the public and stakeholders, a photo call exhibit was also undertaken as part of the engagement program. From November 9 to December 11, 2018, people on Twitter, Instagram and Facebook shared photos of their favourite public spaces and buildings in Toronto to celebrate good urban design in the city using the hashtag #UrbanDesignMatters. Over 700 photos were received from



5 Public Meetings at Civic Centres across Toronto – Total of 72 participants.

7 Stakeholder Meetings with 97 participants.

Meetings with: BILD (Toronto Chapter), Federation of North Toronto Residents Associations (FoNTRA), Residential Construction Council of Ontario (ResCON), Toronto Association of Business Improvement Areas (TABIA), Ontario Association of Landscape Architects (OALA), Toronto Society of Architects, University of Toronto Faculty of Architecture, Landscape and Design, and City of Toronto Design Review Panel.

179 downloads of the draft policies from toronto.ca/opreview as of early March 2019.

residents and visitors to Toronto. The high interest and quality of submissions received demonstrates the importance of public realm and built form throughout the city and how much it resonates with the public. People care about the quality of public realm and built form and provided many examples of what already exists in the city that they love and what they want to see more of. The photo submissions also provided the project team with visual examples of what people want the policies to be able to achieve in terms of improving built form and the public realm. The photos received through #UrbanDesignMatters were displayed in an interactive exhibit at the public meetings. Attendees of the meetings explored the photos and were able to discuss them with City staff in relation to how policies could support more of these spaces, places and buildings. The photo call is further discussed in Chapter 2.1.2.



Photo Call submission from Instagram user @citydaydreams

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1.0 Introduction

In 2011, the City of Toronto (the City) began a five year review of its Official Plan (OP), as required by Section 26(1) of the Ontario *Planning Act* in order to ensure that the Plan is consistent with provincial interests and policy statements. As part of this process, the Planning and Growth Management Committee (PGMC, which is now the Planning and Housing Committee) in 2014 directed a review of the urban design policies in the OP.

After extensive research, round table discussions with city-builders and urban design leaders, stakeholder workshops and city-wide public engagement over the course of two years, eleven urban design policy directions were established and revisions to the OP's urban design policies were drafted for the public realm and built form sections. These draft policy updates were presented to the PGMC in January and June 2018, respectively. PGMC directed City staff to consult with the public and stakeholders on the draft policies before presenting the recommended final versions of the policies to committee for final review and endorsement. **Figure 1** illustrates the process followed to prepare the draft public realm and built form policies.

Following the PGMC direction, the City retained Dillon Consulting Limited (Dillon) to execute a comprehensive public and stakeholder consultation program for the draft built form and public realm policies. The primary focus of the consultation was to engage with residents and stakeholders from across the city on the draft policies and identify if any further revisions were required prior to final submission to Committee and Council.

This report provides a summary of the consultation process, communications, and the key comments identified by the public and stakeholders.



How did we get here?

AUGUST 2014

Planning and Growth Management Committee (PGMC) directs a review of the urban design policies, based on 11 policy directions, as part of the statutory 5-year review of the Official Plan

OCT - DEC 2014

Launch of Urban Design Matters: A city-wide campaign including public and stakeholder consultations to raise knowledge and understanding about urban design, confirm the policy directions and inform policy updates



MAY 2015

A summary of the Urban Design Matters consultations and the key work needed to review and update the urban design policies is presented to PGMC

2016 - 2017

With the help of a consultant team, the City conducts further background research and consultations to inform policy updates

NOV - DEC 2018

City engages with public and stakeholders to obtain feedback on the public realm & built form draft policies

JUNE 2018

PGMC endorses the draft built form policy updates

PGMC endorses the draft public realm policy updates **JANUARY 2018**

2019

City Planning to refine policies and report back to PGMC and Council

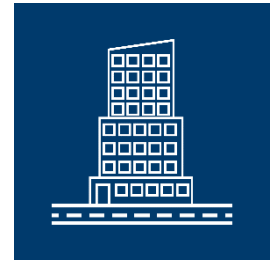
- Phase 1: Urban Design Matters Consultations
- Phase 2: Background Research and Policy Development
- Phase 3: Public Realm and Built Form OP Policy Consultations



Figure 1: Urban Design Policy Review and Development Process

2.0 Public Consultation

Public consultation was undertaken through public meetings held at different locations in the city and through online communications. Public meetings are described in **Section 2.1** and the online communications are described in **Section 2.2**.



2.1 Public Meetings

OP policies apply city-wide; as such it was important to hold public meetings about the policies in communities throughout the city. To engage with the public, one public meeting was held in each of Toronto's districts. And an extra meeting was held downtown after the four district meetings for members of the public who were not able to attend the meeting in their district. The dates and locations of the public meetings were:



- November 21, 2018: **City Hall**
- November 27, 2018: **North York Civic Centre**
- November 29, 2018: **Etobicoke Civic Centre**
- December 4, 2018: **Scarborough Civic Centre**
- December 11, 2018: **Metro Hall**



2.1.1 Format of Meetings

Each public meeting was held from 6:30 PM to 9:30 PM. From 6:30 PM to 7:00 PM the public was able to speak with City Staff and view the display boards, a copy of which is provided in **Appendix A**. The display boards included: context panels that provided information on the OP Review and the process undertaken to draft the policies; public realm panels that provided an overview of the draft public realm policies (including the Block Context Plan); and the built form panels, which provided an overview on the draft built form policies. Handout materials were provided to participants, which included copies of the draft policies, the 11 policy directions, and comment forms. Copies of the handout materials are provided in **Appendix B**.



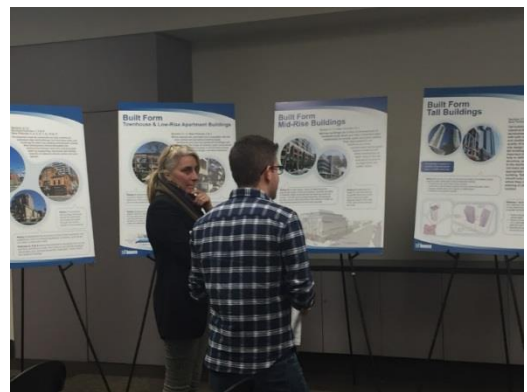
At 7:00 PM a presentation was given by a keynote speaker to set the stage and provide context around urban design in the city. At the Etobicoke meeting, the keynote speaker was Gregg Lintern, the Chief Planner at the City of Toronto, and at the City Hall, Scarborough, North York and Metro Hall meetings, the keynote speaker was Lorna Day, Director of Urban Design at the City of Toronto.

This was followed by a presentation at 7:15 PM from Steven Dixon, Senior Planner at the City of Toronto. This presentation covered the OP Review process, the consultation process to date, the policy directions established to inform the creation of the draft policies, and an overview of the draft public realm and built form policies.

After the presentations, a Question and Answer (Q+A) period was held for participants to ask City staff any questions of clarification related to the content and intent of the draft policies. A record of the Q+A sessions for each meeting can be found in **Appendix C**.

The meeting ended with the opportunity for participants to visit the public realm and built form displays that provided more specific content related to the draft policies. Here, the public could inquire about specific policy language that they wanted more information about. City Staff were present to take questions and provide additional information.

Participants were encouraged to provide comments on the policies at the public meetings as well as via email to the project team. An important component of the consultation program was to ensure that people had contact information for the City's project team should any questions arise. This provided people with the opportunity to speak directly to someone involved in the details of the policy work. The contact information was provided to participants at the public meetings, in the meeting notices and on the City's OP Review website.



2.1.2 Photo Call Exhibit

In addition to the policy materials presented at the meeting, a Photo Call Exhibit was also displayed. The City launched a call for photos on social media, asking for residents of Toronto to submit photos of their favourite buildings and public spaces in the city, using #urbandesigmatters. Figure 2 shows the ads.



Figure 2: Photo Call Social Media Ad and the Photo Call Poster

From November 9 to December 11, 2018, more than 700 photo submissions were shared through Twitter, Instagram, Facebook and LinkedIn. The relevant photos were placed on cubes and stacked to create an interactive exhibit that grew as more submissions were received. Along with the cubes, people could identify their favourite images using heart stickers.

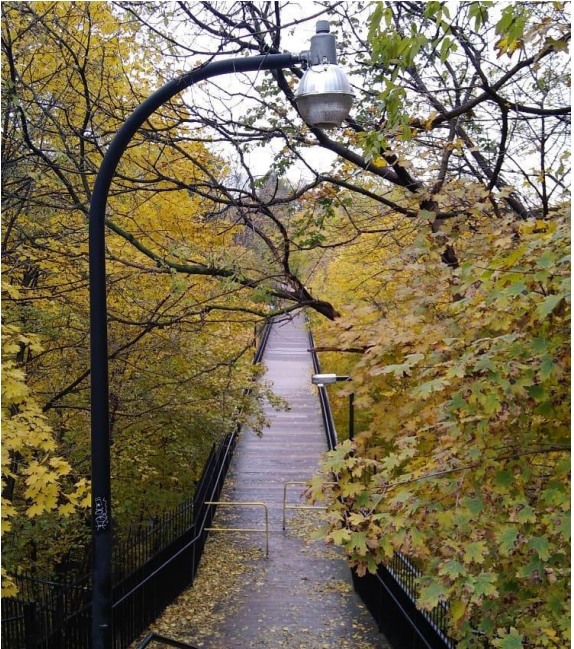
These photos demonstrated what the public saw as great examples of public space and built form in Toronto. They drew interest at the public meetings and illustrated how urban design policy can impact the spaces we love and enjoy. It also allowed the City to celebrate all the great examples of urban design, showing what people love and want to see more of.



The photo call was also helpful for City Project Team staff as it provided visual examples of what the public would like the policies to be able to achieve. At the public meetings where the exhibit was displayed, City Staff could discuss the images with attendees and identify what components of the images resonated with people. The key themes that emerged as elements that people wanted the policies to protect or see in the public realm and built form within the city included:

- **Support for mature thriving trees** – people want the public realm to include healthy green spaces and a diverse tree canopy. There was support for the policies that speak to the consideration of the planting, protection and maintenance of healthy trees. Photos submitted demonstrated that trees are important to people all year round and should be thought of in terms of how different species act over each season.
- **Creation of public spaces for people to sit and play** – many of the images submitted and discussed at the public meetings included public spaces that provide comfortable places for people to sit, gather, socialize and interact with public art.
- **Public Art as a focus in public spaces** – public art was a common theme in photos that many participants at events commented on. In fact, some participants wanted to know where certain art installations were so that they could go and visit them. There is a future opportunity here for the City to provide a Toronto Public Art Interactive Map to encourage and support public art experiences in the city.
- **Well-designed pedestrian connections** – many photos included images of pedestrian walkways, paths and connections. The photos submitted supported the design for these connections to be beautiful and functional. Noticeable in most photos of pedestrian connections was the presence of thriving trees, which created comfortable pedestrian environments.
- **Support for mid-rise and tall buildings that have architectural variety** – there were many photos of mid-rise and tall buildings submitted that demonstrate a wide range of architectural designs throughout the city. A predominant theme in the tall building photos was the use of glass and the influence that tall buildings have on transforming the city skyline, particularly in the Downtown and North York districts.
- **Desire to preserve and integrate heritage buildings** – Although heritage is covered under other policies in the OP, there was demonstrated interest in heritage buildings that are integrated into the evolving built form of the city. Many of the most “loved” photos as voted upon by the public included heritage buildings.

Those who attended each public meeting used heart stickers to vote for their favourite Photo Call submissions. The most “loved” images were:



Clockwise from top left: photos submitted via Instagram from users @vidalnorte, @tabradt, @endesigned, @brenteverettjames

The most “loved” photographs from the photo call all include one of two features – they either have a heritage building, or they very prominently show trees, illustrating these are two of the most important and attractive features to the public. The variety of photos received also, importantly, included images from each district and images of how public realm and built form are important in all seasons of the year. The following are some of the “loved” images which were taken in the winter season. Some of them demonstrate the importance of having public spaces that are functional even in the winter time, by providing opportunities for winter activities – such as hockey or skating. The most “loved” winter images also show public spaces being articulated in the winter time through lighting, art and decorations to give the spaces more visual interest during the gloomy winter days in Toronto.



Clockwise from top left: photos submitted via Instagram from users @brenteverettjames, @tabradt, @alisonpauline, @dylanjamesfeist, @likeavixen, @tabradt

With the exception of the 4 most “loved” photos, the following are the remaining images that were the most “loved” in each district where a public meeting was held, illustrating that there are great examples of urban design, built form and public spaces existing throughout the City.

North York



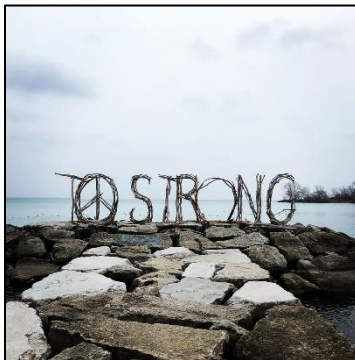
Scarborough



Left image submitted via Instagram from user: @allisonphotoland,

Right image submitted by to City by J. Adams

Etobicoke



Left image submitted via Instagram from user: @biba_captures_life,

Right image submitted via Instagram from user: @rtoledo1983

Downtown Toronto



Left image submitted via Instagram from user: @brenteverettjames,

Right image submitted via Instagram from user: @tabradt

2.2 Notifications & Communications

A public notification (see **Figure 3**) was created to advertise the public meetings. The public notification was distributed through multiple avenues, including publications in NOW Magazine and in the Toronto Star, as well as postings on:

- The City's Official Plan Review website (www.toronto.ca/opreview);
- Urban Toronto's website (urbantoronto.ca);
- Twitter – Toronto City Planning (@CityPlanTO), Get Involved Toronto, TEYCPP (Toronto East York Community Preservation Panel); and
- Facebook – Toronto City Planning (CityPlanTO), SERRA (Toronto South Eglinton Ratepayers and Residents Association), Friends of Roncesvalles Avenue.

TORONTO Building a great city – together

Call **3-1-1**

The City of Toronto holds public consultations as one way to engage residents in the life of their city. We invite you to get involved.

Official Plan Review: Public Realm and Built Form Policies

Public Consultation Meetings

Learn about the City's proposed changes to the urban design policies of the Official Plan, ask questions and share your comments. **All meetings are from 6:30 p.m. to 9:00 p.m. A short keynote address and presentation will be held at 7:00 p.m.**

Wed., Nov. 21, 2018	Tue., Nov. 27, 2018	Thu., Nov. 29, 2018	Tue., Dec. 4, 2018	Tue., Dec. 11, 2018
City Hall	North York Civic Centre	Etobicoke Civic Centre	Scarborough Civic Centre	Metro Hall
100 Queen St. W. Committee Room 1	5100 Yonge St. Council Chambers	399 The West Mall Council Chambers	150 Borough Drive Council Chambers	55 John Street 3rd Floor, Room 308

Background
The City has undertaken a review of the Public Realm and Built Form policies in the Official Plan. This review has resulted in new draft policies to update the Official Plan under Section 26 of the Planning Act. The City is seeking feedback and input from the public on these draft policies.

We would like to hear from you.
To comment, or if you are unable to attend, contact:

Tel: 416-392-0189

Steven Dixon
Senior Planner
Metro Hall, 22nd Floor
55 John Street, Toronto, ON M5V 3C6

Email: steven.dixon@toronto.ca
Visit: www.toronto.ca/opreview

Our public meeting locations are wheelchair accessible. Please contact us 72 hours in advance to arrange additional accommodation.

Figure 3: Public Notice for Public Consultation Meetings

The notice was made compliant with the Accessibility for Ontarians with Disabilities Act (AODA), and provided contact information if a member of the public required additional accommodations, such as wheelchair accessibility or translation services at any of the meetings.

In addition to advertising the meetings, the notification encouraged people to visit the OP Review webpage for more information and to contact the City’s project manager.

2.2.1 Online Communications

In order to advertise the public meetings online, several posts were made on the City of Toronto’s Planning (@CityPlanTO) Twitter and Facebook pages. There were regular postings leading up to and following the events, with links that drew people to the project website. In total, 35 tweets were posted on the City of Toronto Planning Twitter page. Collectively, these tweets resulted in 213,332 impressions, 2937 engagements, 277 retweets, 358 likes and 22 replies. **Figure 4** provides examples of some of the posts made by the City to communicate the public meetings from Facebook and Twitter.

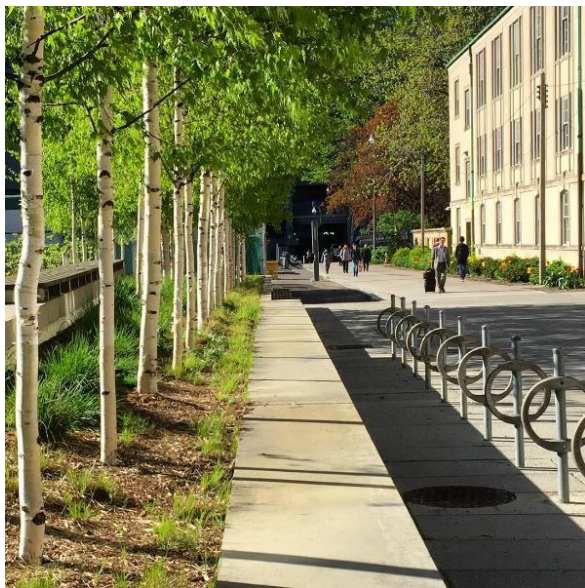


Photo Call submission from Instagram user @brenteverettjames

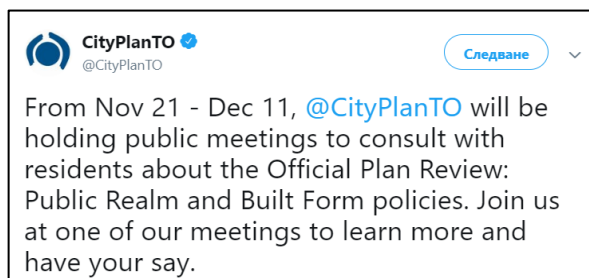


Figure 4: Examples of Social Media Post for Public Consultation Events

2.3 Summary of What We Heard

The following section provides a summary of the key input received from the public meetings, collected through the Q&A and comment forms. The City Hall and Metro Hall meetings have been grouped together as they both represent what we heard from the Downtown district. For the detailed minutes of each meeting, please see **Appendix C – Public Meeting Summaries**.

2.3.1 North York Civic Centre – November 27, 2018

Number of Attendees: 18

Summary of What We Heard in North York:

- People are interested in the **timing and enforcement of these policies** – the participants wanted more information on what developments the policies would apply to and when they would come into effect.
- People were **supportive of strengthening policies for POPS** – questions were raised around ensuring that POPS were made clearly public, and confirming how they can be used. There is general support to make these spaces better.
- Clarity was needed on how **heights of mid-rise buildings** would be determined – there was interest in knowing more about how the height of mid-rise buildings is determined, as well as how the policies help to minimize the impacts of these buildings on smaller streets.
- There was **support for the Block Context Plan** – There was support for and interest in knowing more about the block context plan and when it would apply. Questions were raised around simultaneous neighbouring developments and how they would be coordinated and how heights would be determined.

Overall participants at this meeting were very interested in the policies and supportive of the progress and direction that the City is taking. Participants were hoping that the policies would apply to developments currently being constructed.

2.3.2 Etobicoke Civic Centre – November 29, 2018

Number of Attendees: 15

Summary of What We Heard in Etobicoke:

General Comments

- Specific questions were raised about **how these policies would impact Etobicoke**, and **how the local needs were reflected in the policies**, particularly related to densities and the needs of the growing senior population.

Public Realm Policies

- Comments were made about the public realm policies **missing some considerations**, such as:
 - Needing more language related to the provision of accessible public amenities like benches and public washrooms for people who are elderly or have a disability;
 - Advancing reconciliation with indigenous communities through public realm and built form. Right now it is done mainly through heritage policies.
- There was positive support for the recognition of tree preservation, the importance of a healthy tree canopy and policies related to soil volume and quality.

Built Form Policies

- People had questions of **clarification around heights restrictions, storeys, and how tall and mid-rise buildings were defined** and determined.
- There are **concerns with increasing heights in Etobicoke** and a desire to **preserve existing character and density**.
- **Clarification on particular wording** was needed such as: “Thoughtfully designed”, “Walkability” (does it include consideration for what “walkability” means for an aging population), and how the City views “Population growth” vs. “Economic growth”
- **Clarification was needed on setbacks** – perhaps they need to be more restrictive than 80% of street width, since curbs and streets change over time. People are **concerned with mid-rise buildings impacting** surrounding low density communities.
- Concerns were raised around **preserving employment lands** in the face of intensification.

Overall there were concerns with the impacts of mid-rise and tall buildings. Concerns relate to how increased density in Etobicoke will affect existing communities and how community services and amenity are being planned to support increased density and the needs of a growing population. The participants at this meeting were most interested in how the policies would affect their local community when implemented. Certain areas of clarity were needed around the built form policies to help better understand the intent of the policies. There was support for the public realm policies as people want to see more authority for the City to require the building of quality public realm.

2.3.3 Scarborough Civic Centre – December 4, 2018

Number of Public Attendees: 5

Summary of What We Heard in Scarborough:

- There was public interest in **how these policies fit with other regulations and plans**, such as the Provincial Policy Statement, Growth Plan, Section 37 of the Planning Act, and Avenues and Mid-rise Buildings Study.
- People were interested in **how the zoning-by law will be updated** to reflect these policies.
- There was a **positive response** to the public realm and built form policies.

Overall, the participants at this meeting were most interested in how these built form and public realm policies would impact, or fit, into the broader policy framework. There was general support for the draft policies and revisions to the OP.

2.3.4 Downtown Toronto City Hall – November 21, 2018 Metro Hall – December 11, 2018

Total Number of Attendees: 34

Summary of What We Heard in Downtown:

General Comments

- **Clarification was needed on why some policies are general while others are specific.**

Public Realm Policies

- **Clarification was needed around ownership of public spaces, squares and POPs.** Particularly the ambiguity of ownership, who is accountable, and giving the public tools to defend/create public spaces in their neighbourhoods.

Block Context Plan

- **Clarification was needed on the Block Context Plan (BCP)** around: how heritage, transit and affordable housing fit in; and when a BCP is required and how the BCP fits in with the other requirements of a development application.

Built Form Policies

- There were specific language suggestions and tweaks suggested for clarity
- **Recommendations were made to increase the 25m separation distance for tall buildings,** or allow for staggering of buildings. There is concern that the 25m separation distance for tall buildings will be too restrictive.
- **Clarification was needed on where the policies reference neighbourhood impacts,** to protect negative effects of developments on neighbourhoods.
- Comments were made about the **built form policies missing some considerations:** Emergency preparedness; when mixing building forms and types is appropriate; and accountability of developers.

Overall people are supportive of the City putting more specific urban design policies into the OP. There were concerns related to specific language related to mid-rise and tall buildings in the built form policies. There was support for public realm policies that encourage an improved tree canopy in the city.

2.3.5 OTHER INPUT HEARD FOR FUTURE / FURTHER CONSIDERATION

At the public meetings there were some comments received that did not directly relate to the policies being discussed or the current Official Plan review process. These items were important to people. It is recommended that the City consider these for further discussion in relation to other projects, studies and plans underway and that could be done in the future. These items included:

- Interest in discussing “super-tall” buildings. What would constitute a “super-tall” building and where would these be appropriate?
- Based on input and interest in public art as it relates to improving public realm, there may be a future opportunity for the City to provide a Toronto Public Art Interactive Map that identifies where public art is located throughout the City. This would allow the public to know where they can experience all the great public art in Toronto.
- Considerations for minimizing Defensive Urbanism which includes public space design that prevents certain activities such as bollards to stop skateboarding and benches with arm rests to prevent people from laying down;
- Language pertaining to building materiality. E.g., colour of buildings, building materials, etc.; and
- Considerations for climate change, Toronto being a winter city, and the need to extend comfort for people outdoors.

Across all of the public meetings the comments heard were generally supportive of the public realm policies with some clarification needed regarding POPS. For the built form policies there were different topics of focus depending on the District. In Etobicoke and North York the public input related mostly to how mid-rise and tall buildings will be managed to limit impacts on existing low-rise communities. In Downtown the feedback focused more on how specific measurements included in OP policies could affect built form possibilities. At all of the public meetings there were questions about the BCP and when/where it will be required. Feedback focused mostly on needing clarification regarding the use of a BCP, and there was general support for requiring a BCP where appropriate.



*Photo Call submissions from Instagram users
@linesandcolour (left) and @alisonpauline (above)*

3.0 Stakeholder Consultation

3.1 Stakeholder Groups

A stakeholder list was developed by the City project team and Dillon Consulting. Stakeholders were identified based on the City's existing contact lists, stakeholders from the previous rounds of consultation for urban design policy development, and those who reached out specifically with an interest in discussing the draft public realm and built form policies. The stakeholder list is provided below. An invitation (see Section 3.2 for invitation details) was sent to the main contact or representative(s) for each of the stakeholder groups inviting members of the stakeholder group to participate in consultation activities related to the draft public realm and built form policies. Those highlighted in bold represent the stakeholder groups who responded to the invitation to participate in consultation and either directly provided written comments on behalf of their group or attended a stakeholder meeting or workshop with the City to review the draft policies and provide comments. It is noted that the stakeholder groups often overlapped – many individual members of one stakeholder group were also members of other groups.

- **Building Industry and Land Development – Toronto Chapter (BILD)**
- Confederation of Resident & Ratepayer Associations (CORRA)

- Daniels Corporation
- Dream Asset Management Corporation
- **Faculty of Architecture, Landscape and Design, University of Toronto**
- **Federation of North Toronto Residents' Associations (FoNTRA)**
- METRAC
- Metrolinx
- **Ontario Association of Landscape Architects (OALA)**
- Parks People
- **Residential Construction Council of Ontario (RESCON)**
- Ryerson School of Urban & Regional Planning
- Spacing Magazine
- **Toronto Association of Business Improvement Areas (TABIA)**
- Toronto Community Housing Corporation (TCHC)
- **Toronto Society of Architects (TSA)**
- Toronto Women's Resources
- Tridel
- Waterfront Toronto

In addition to the noted list, the City project team also consulted with the **City of Toronto Design Review Panel (DRP)**. Although the DRP functions as part of the City of Toronto, the DRP is comprised of private sector design professionals – architects, landscape architects, urban designers and engineers – who provide independent, objective advice on public and private projects in the City of Toronto aimed at improving matters of design that affect the public realm. The DRP provides advice on new urban design policy and is aware of development conformance requirements with the Official Plan. As such, the City project team and Dillon Consulting considered the DRP one of the stakeholder groups with which to consult on the draft public realm and built form policies.

3.2 Notices and Communications

An email notification was created and distributed to stakeholders inviting them to consult with the City on the draft public realm and built form policies. A copy of the notice can be found in **Appendix D**. Stakeholders were invited to participate in consultation via the following options:

- Attend a public meeting;
- Review the draft policies online and submit written comments;
- Identify if the stakeholder group would like a separate meeting with the City project team; and/or
- Contact the City project team via phone or email to discuss the policies.

Stakeholders were invited to preview the information and panels and speak with staff one-on-one in advance of each public meeting (from 6:00 PM to 6:30 PM), prior to the arrival of the general public. The notice specifically invited stakeholders to attend this early part of each public meeting. Some stakeholders

attended the public meetings but the majority of stakeholder groups arranged separate meetings or workshops with the City's project team. These are described in **Section 3.3**.

3.3 Meetings and Workshops

The stakeholder groups who expressed an interest in meeting with the City for more in-depth discussions about the draft policies were invited to a meeting and/or workshop, depending on the number of participants and the priorities of the stakeholder group. Some groups also provided written comments directly to the City, without a meeting or workshop. The following list summarizes the format through which each interested stakeholder group was consulted and provided input.

Provided written comments to the City

- Toronto Society of Architects
- University of Toronto, Faculty of Architecture, Landscape and Design
- Loblaw Properties/CP REIT

Attended a Workshop

- BILD(6 participants)
- RESCON (2 participants)

Attended a Meeting

- BILD (26 participants)
- OALA (18 participants)
- FoNTRA (11 participants)
- TABIA (~30 participants)
- City of Toronto DRP (10 participants)

3.3.1 Format of Meetings and Workshops

Meetings

At each stakeholder meeting, the participants were divided into groups at separate tables, with a Dillon facilitator and Toronto City staff member present at each table. The meetings began with a presentation from the City's project manager providing an overview of the process to date – including the previous work and consultation phases that have led to the draft public realm and built form policies. This was followed by an overview of the public realm policies. The groups then broke into facilitated table discussions on the public realm policies, and comments and questions were recorded by the facilitator.

The presentation then continued with an overview of the Block Context Plan (BCP). The entire group was then provided with the opportunity to have a group discussion on the BCP in a plenary style, with facilitators noting what was said on flip charts. After all comments on the BCP were captured, an overview presentation

of the built form policies was given. This was followed by another facilitated table discussion in which groups were able to provide their comments on the built form policies. City project team staff were available at each discussion table to address questions. All comments emerging from these discussions were captured by facilitators.

The meeting with TABIA occurred as part of a regularly scheduled TABIA meeting. The City of Toronto DRP meeting occurred as part of a regularly scheduled monthly DRP meeting. As such, the format for both of these meetings was condensed. Rather than having break out groups and tables for each policy theme, a plenary discussion of all the policies and BCP occurred among the group as a whole after the presentation by the City's project manager.

Workshops

The workshops were a more focused version of the meeting format. Attendees worked through the red-lined text of the draft policies together with City staff. The stakeholders provided input on specific language and wordsmithing of the policies. The BILD workshop occurred after the first BILD stakeholder meeting when it became apparent that some BILD members had very specific language suggestions to review, and that a workshop to discuss these would be appropriate. The BILD workshop focused on the specific language of certain policies that the stakeholders wanted to review.

3.4 Summary of What We Heard

The following section provides a summary of the key input received from the stakeholder meetings, workshops and written submissions. The summary represents the key issues that were raised by the stakeholders. Throughout the stakeholder meetings, we also heard more specific and singular comments, which can be found in the detailed notes of each meeting. Please see **Appendix E - Stakeholder Meeting Summaries** to view the detailed input from stakeholder group meeting. Written comments received from stakeholders can be found in **Appendix F – Written Stakeholder Comments**. For details of all of the input received from stakeholders please refer to these appendices.

3.4.1 General Comments Related to all Policies

Overall, the stakeholders responded positively to the draft public realm and built form policies. Particularly, they praised the tone of the policies and appreciated the fact that the public realm was now given more recognition and prominence in the OP.

There were a few frequently raised comments about the policies overall:

- Many stakeholders wanted **clarity around the implementation of the policies**. Key questions posed included: How would developers be held accountable to these policies? How and when will these policies be enforced?
- Recommendations were also made about **communication of the policies with other City departments and collaboration across departments/divisions in order to implement the policies**. The policies could be hindered/facilitated through the actions of other departments (Transportation,

Engineering, Public Works, etc.), and therefore it was important to the stakeholders that the policies be communicated with these departments to avoid conflicts/contradictions and to ensure their success.

3.4.2 Public Realm Policies

General

- Stakeholders noted that encouraging the “use of skilled professionals in the design and construction process” as per Policy 4d required some clarity around how this is actually achieved and how the City would track this. It was suggested that this language be changed to “qualified professionals”, which relates to training and education.

Trees

- **General support and appreciation for the new tree policies**, particularly the focus on preservation and soil quality.

Streets

- Policy 7, which speaks to new streets seems to focus only on transportation/movement. But there is an opportunity here to **expand the function of new streets** to provide comfort, ecology, public art, biodiversity and sustainable development. Stakeholders would like to see more language to support this.
- The street policies refer to new developments and new streets. Stakeholders want to know about retrofits or existing street, do these policies equally apply?

Laneways

In some instances, it was recommended that **the role of laneways be expanded**. For example:

- Given that laneway housing is approved, language in the OP should support laneways as an important part of the City’s residential landscape, rather than just serving as “off-street access for vehicles and servicing”
- Stakeholders would like to see language around whether laneways be used for commercial purposes or to enhance the streetscape (e.g. as spaces for cafes)

POPS

- Most of the comments made about POPS were in reference to what constitutes one and who is responsible for these spaces. It is unclear to landowners/the public/stakeholders when/that these are publicly accessible and who the liabilities for these spaces lie with.

Public Squares

- There was some discussion and comments made around what a public square is. Some clarification is needed on how the policies address interior public spaces (that do not front streets), or squares

on building rooftops or indoors. These types of public spaces are considered throughout the policies, under other types of public spaces.

Block Context Plan

There was universal support for the BCP. Stakeholders were in favour of this new requirement for some developments, and welcomed this as a positive addition to the OP. However, there were a few common recommendations and areas of clarity needed that were raised by the stakeholders:

- **How does the BCP work when there are multiple landowners on a parcel?** Does the first one to the table dictate the type of development that will occur? Will the first proponent leave the provision of park spaces, amenities, etc. to the others? Will the first proposal on the block harm the other owners' ability to develop by exercising their full development potential?
- **The language around how landowners will work together/coordinate** to achieve a BCP is missing. This can be very complicated and cause delays.
- Does the block context plan **need to show density or measure of intensity?**
- **How you identify the blocks/boundaries** of the BCP need to be defined.

3.4.3 Built Form Policies

General Built Form Policies – Wind, Sunlight and Shadows

There were multiple suggestions regarding **refining the language around these elements**, as they are subjective. Some of the questions that stakeholder posed on this topic included:

- How do you define “comfortable” sun and wind conditions?
- How do you determine “adequate” sunlight?
- When you “maximize” sun or “minimize” shadows, what is the measure or standard for this?

General

Stakeholders had suggestions for **clarification or simplification of language** needed for certain policies.

There were technical terms that were identified by stakeholders as not being public-friendly, such as “high-albedo surface” or “cross-ventilation”. There was also some clarification needed around ambiguous terms, such as “planned character” and “prominence”.

Building Typologies

There is **clarity needed on buildings that do not clearly fit within the 3 building typologies**.

- There are existing buildings that are taller than the ROW width, but do not take the form of a tower or tall building. Where do these types of building fit within the draft policy framework? What are the parameters for how these should be designed?
- What about "super tall" buildings?

Tall Buildings

- Podiums are listed as one of three parts that constitute a tower. However, this is limiting because tall buildings can be successful without podiums. Often times, podiums lead to unused extra space. **Perhaps podiums should be encouraged as a tool in the right circumstance, but not a universal requirement** – not all tall buildings need podiums.
- There were many questions about **where the 25 metre separation distance came from**. What is the justification for this specific number?

There was some concern from stakeholders with putting metrics in the OP. This may cause a lot of Official Plan amendments where more restrictive metrics cannot be met.

Across all of the stakeholder meetings and workshops the comments heard were generally supportive of the public realm policies. For the built form policies there were more specific concerns related to tall buildings and the requirements that are being proposed. Stakeholders were generally supportive of the BCP but have concerns about how different landowners will work together on a BCP. Specific feedback received related to language in the policies focused mostly on needing to clarify words that leave room for different interpretations. Overall stakeholders welcome the inclusion of more urban design related policies in the OP.

4.0 Conclusion

As part of the 5 Year Official Plan Review for public realm and built form policies, the City has completed multiple consultation activities to gather input from the public and stakeholders on the current draft policies. The stakeholder meetings and workshops were well received by participants and provided the format necessary for stakeholders to get into the details of public realm and built form policies with City Project Team Staff. The public meetings provided a format through which residents could discuss and provide input on specific policies that are important to them. The photo call was very successful in providing a medium through which the public could identify what they want to see more of in the city, as it relates to public realm and built form. The input from over 700 photos provided City Project Team Staff with insight into what the public wants the policies to achieve. Overall, the input received from stakeholders and the public demonstrated that people support the overall direction being taken in the revised public realm and built form policies.



Photo Call submission from Instagram user @sunpark_

There was overwhelming support for the prominence that public realm policies have in the draft revisions. Stakeholders and the public agreed on the necessity to include policies that support a healthy and mature tree canopy and that encourage clearly defined open and accessible public spaces. However, as noted in the documentation, there were differences in opinion between stakeholders and the public, particularly relating to built form policies. On the one hand, the participants at public meetings want to see built form policies include more restrictions related to the design and location of tall and mid-rise buildings. This is of particular concern in areas where low rise residential is the historic and predominant existing built form. On the other hand, stakeholders want to see flexibility in the policies for the design of mid-rise and tall buildings that may not conform perfectly to specific dimensions set out in the policies but that would still be sensitive to the existing and planned context. There is concern from stakeholders that some of the measures included in the built form policies could limit opportunities and unnecessarily restrict designs.

To reflect the input from the public and stakeholders, a suitable balance will need to be found for built form policies that speak to the public concerns related to the impact of tall and mid-rise buildings in existing communities while also addressing stakeholder concerns relating to increased restrictions for building designs that could eliminate opportunities. The feedback obtained during consultation will be used by City Planning staff to revise and refine the draft policies where appropriate. Finding opportunities to reflect the input from both the public and stakeholders will be part of that effort.