

Confronting Anti-Black Racism in Planning

Overview of Our Plan Toronto and Expanding Housing Options in Neighbourhoods Programs

May 9, 2022



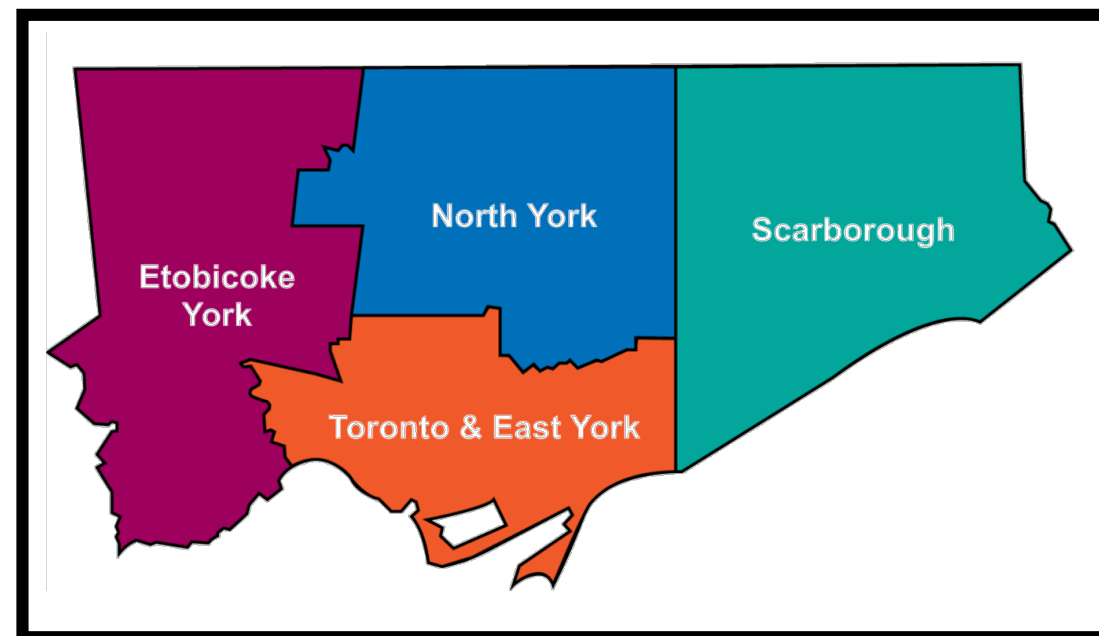
Toronto – in context



Ontario population
14.7 million (2021)

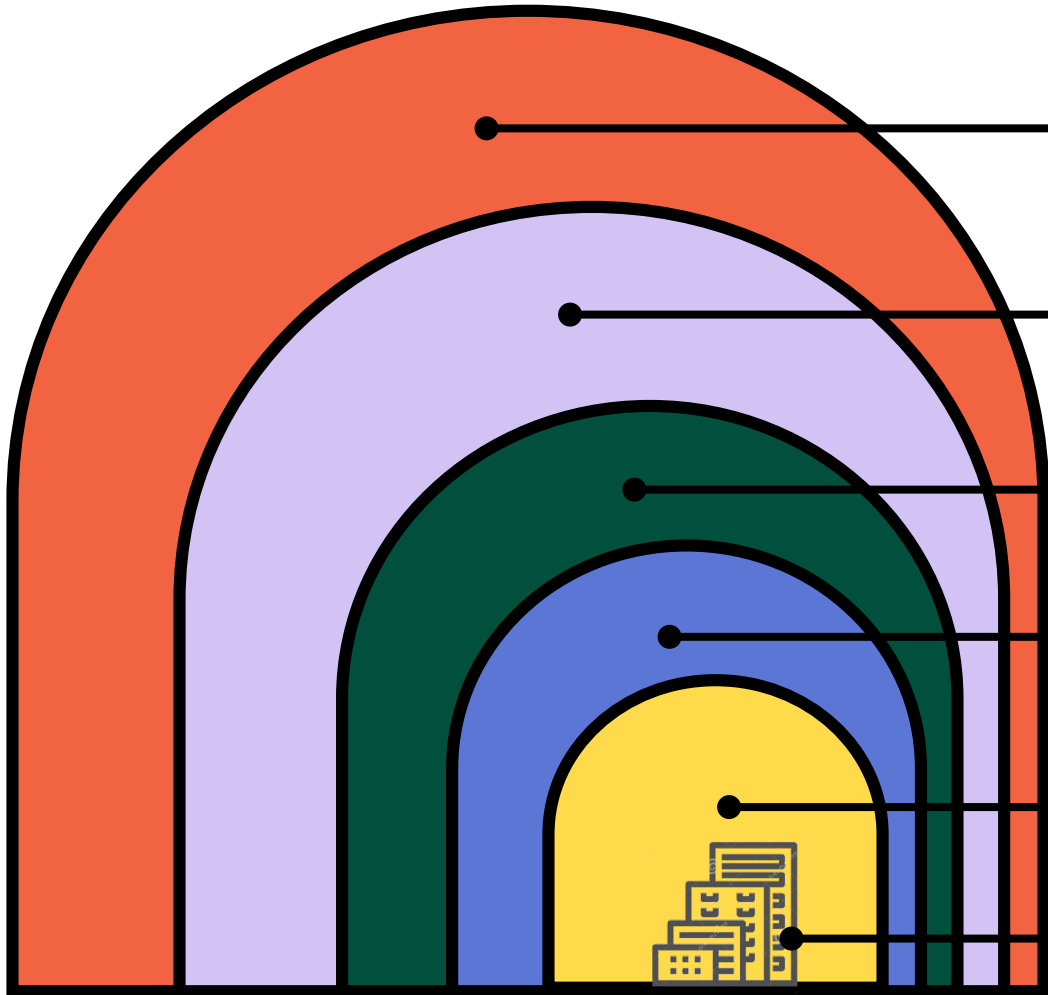


**Greater Golden
Horseshoe Area
population**
10.2 million (2021)



Toronto population 2.79 million (2021)

Macro to micro land use planning system



Matters of provincial interest – Planning Act, Provincial Policy Statement

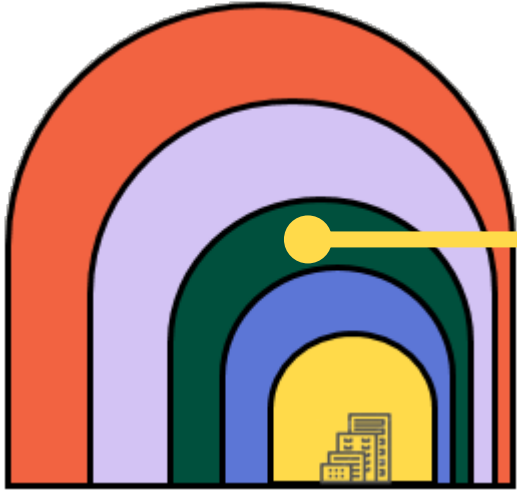
Regional growth – Growth Plan for the Greater Golden Horseshoe Area, Greenbelt Plan

City wide vision – Toronto Official Plan

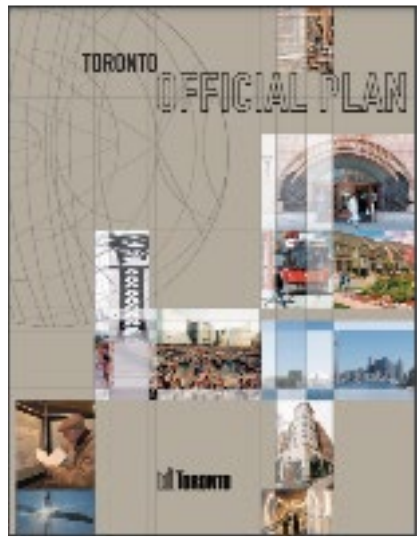
Area priorities – Secondary Plans, Local Area Studies, Precinct plans

Area specific implementation – Zoning By-law

Site specific precision – Zoning By-law standards



• The Official Plan is a city planning document that acts as Toronto's road map for land use matters.



- It sets out our long-term vision, shared values, and policies that help guide decision-making on land development, economic growth, the environment, and more.
- It is an important plan that directs where different types of development should and should not go

Indigenous Planning Perspectives

The Official Plan should

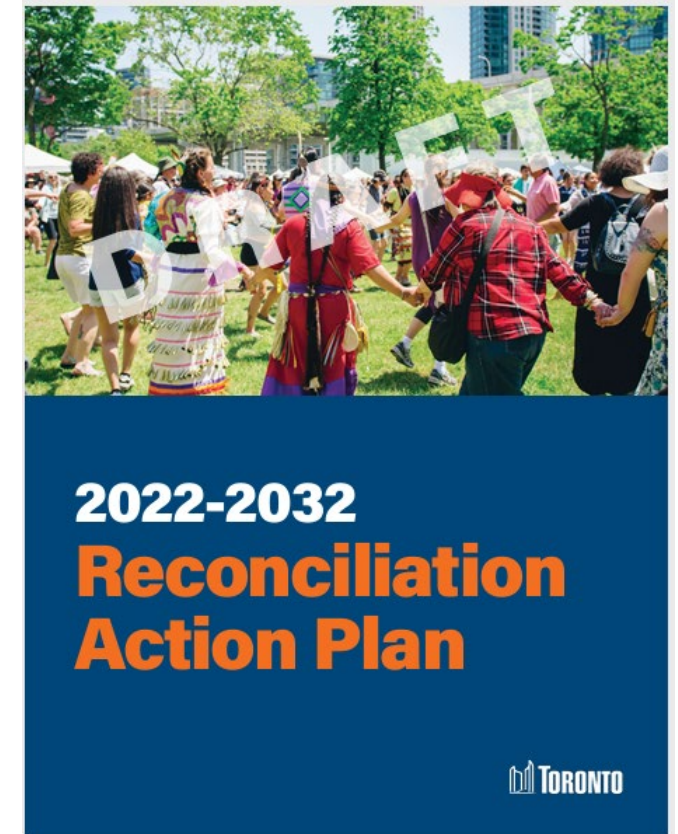
recognize the importance and purpose of land acknowledgments;

seek to amplify Indigenous voices in planning processes;

deepen understanding of contemporary urban Indigenous realities and experiences;

continue to identify opportunities for Indigenous placemaking and placekeeping initiatives in new development; and

include a new Sidebar or explanatory text describing the Reconciliation Action Plan.



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The Official Plan should...

**Seek to eliminate disparities
experienced by Torontonians**

**Prioritize climate change action
and sustainability towards net
zero by 2040**

**Be the road map for Toronto to
become the most inclusive city in
the world**



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2051 Vision Statement

Seek to eliminate disparities experienced by Torontonians



The Official Plan should seek to eliminate disparities experienced by Torontonians

- Post-pandemic recovery and rebuild efforts acknowledge that lived experiences vary Torontonians.
- Challenge orthodoxies and look for outcome directions that meaningfully work to reduce build up social cohesion

Prioritize climate change action and sustainability towards net zero by 2040

Be the road map for Toronto to become the most inclusive city in the world

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2051 Vision Statement

Seek to eliminate disparities experienced by Torontonians

Prioritize climate change action and sustainability towards net zero by 2040

Be the road map for Toronto to become the most inclusive city in the world

The Official Plan should prioritize climate change action and sustainability towards net zero by 2040

- Climate Change is the biggest challenge
- Prioritize Indigenous worldviews and land protection and Indigenous community enhance climate resiliency

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2051 Vision Statement

Seek to eliminate disparities experienced by Torontonians

Prioritize climate change action and sustainability towards net zero by 2040

Be the road map for Toronto to become the most inclusive city in the world

The Official Plan should be the road map for Toronto to become the most inclusive city in the world

- Toronto will grow in population and jobs city. The City will also continue to welcome Canada.

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3 Principles for a Successful and Inclusive City

Successful city-building requires

Access: improving access to many facets of daily life;

Equity: applying an equity lens that identifies and removes barriers for the City's most marginalized and vulnerable communities for achieving transformative change and inclusive growth.; and

Inclusion: creating a safe and inclusive city for all Torontonians and those yet to arrive.



Wrap up and Next Steps

May 31, 2022 – Planning and Housing Committee

Environment and Climate Change

- OP Updates – Final Report

July 5, 2022 – Planning and Housing Committee

Major Transit Station Areas

- Finalize MTSAs/PMTSAs delineations prioritizing PMTSAs to achieve inclusionary zoning

Employment policies and Area conversions

- Final Reports:
 - Finalize Employment policies
 - Final Assessments for some conversion requests

Early 2023 – Planning and Housing Committee

Major Transit Station Areas

- Continue work on station areas requiring local area studies

Employment Area conversion requests

- Final Assessments for remaining conversion requests

Indigenous planning perspectives and DRAFT Official Plan Vision Statement and Directions

- Continue engagement and refinement of Chapter 1

Upcoming Virtual Engagement

To register for any event,
please visit
www.toronto.ca/ourplan

Etobicoke York Town Hall	May 25, 2022
Scarborough Town Hall	May 26, 2022
North York Town Hall	May 30, 2022
Toronto and East York Town Hall	June 1, 2022
Statutory Public Open House	June 7, 2022
Policy Focus: Employment Lands and the Future of Work	June 21, 2022
Policy Focus: Neighbourhoods and Complete Communities	June 22, 2022
Policy Focus: Housing and Intensification	June 23, 2022

Expanding Housing Options In Neighbourhoods

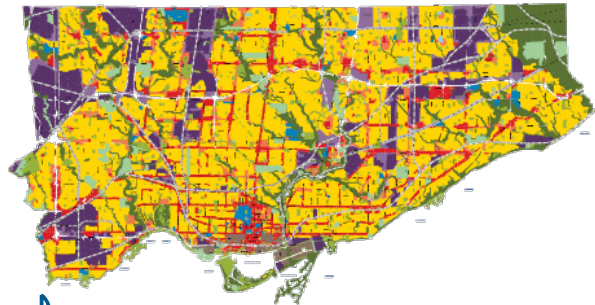


Official Plan – Long term land use vision

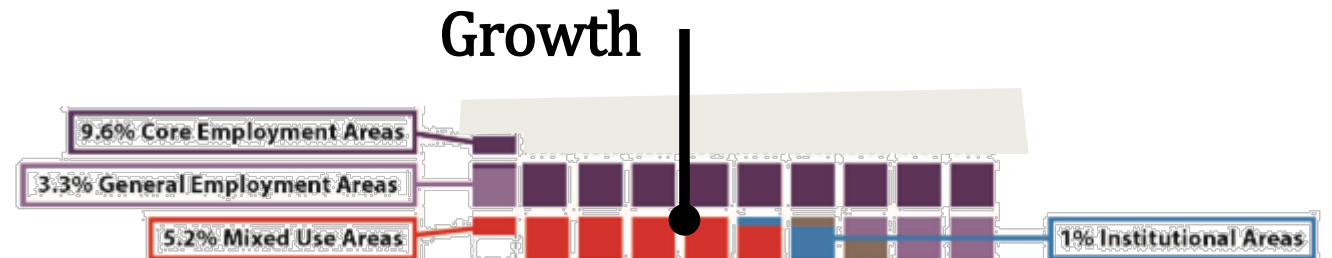
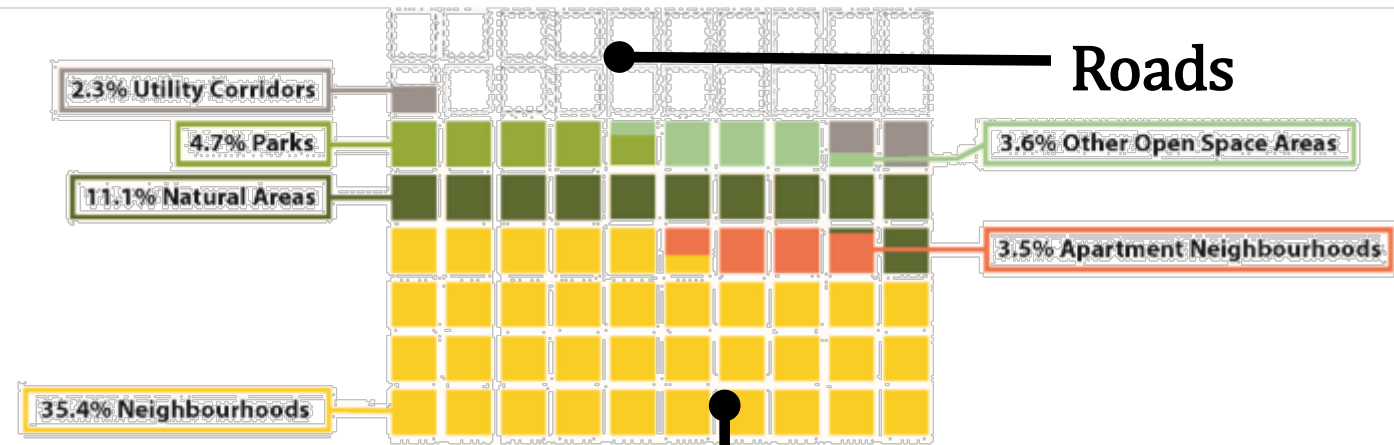
Land Use Breakdown

75% of the City not expected to accommodate much growth, but they will mature and evolve

25% of the City will accommodate most of the growth for 30 years (to 2030)

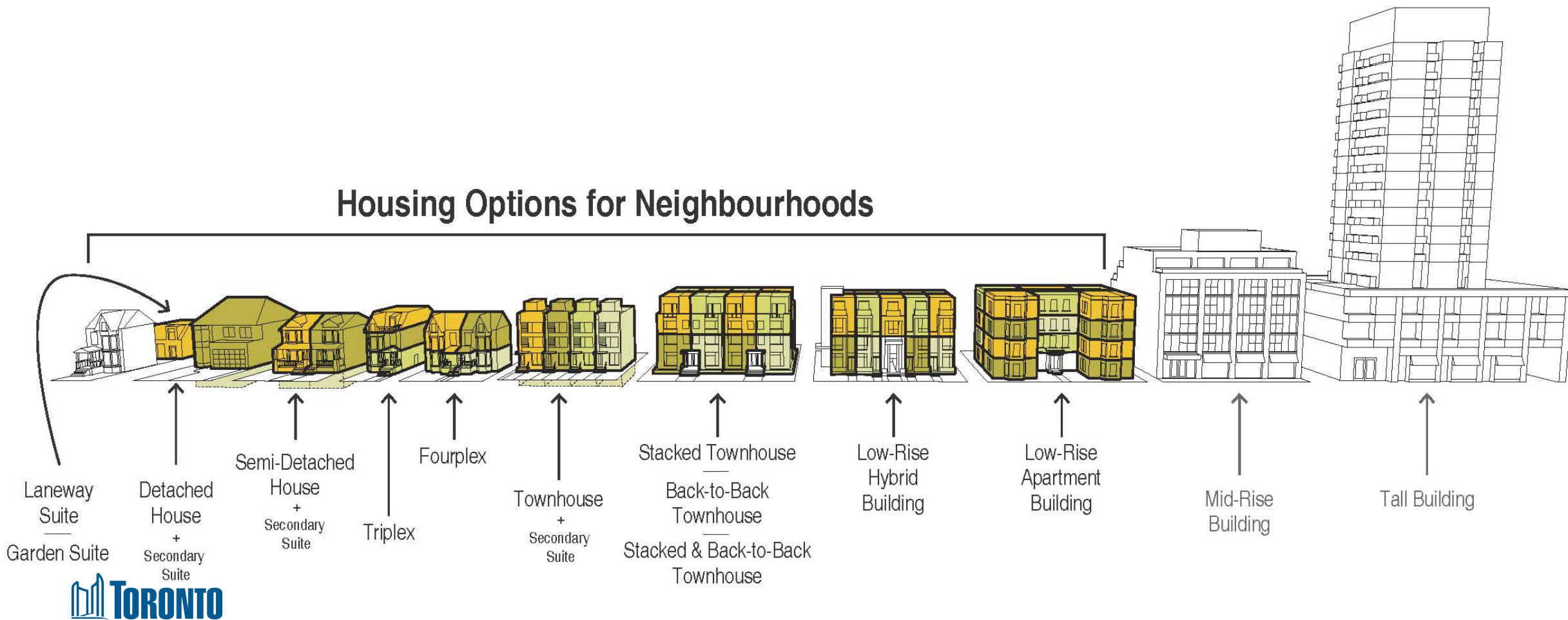


City of 100 Blocks



Expanding Housing Options in Neighbourhoods

Housing Options for Neighbourhoods

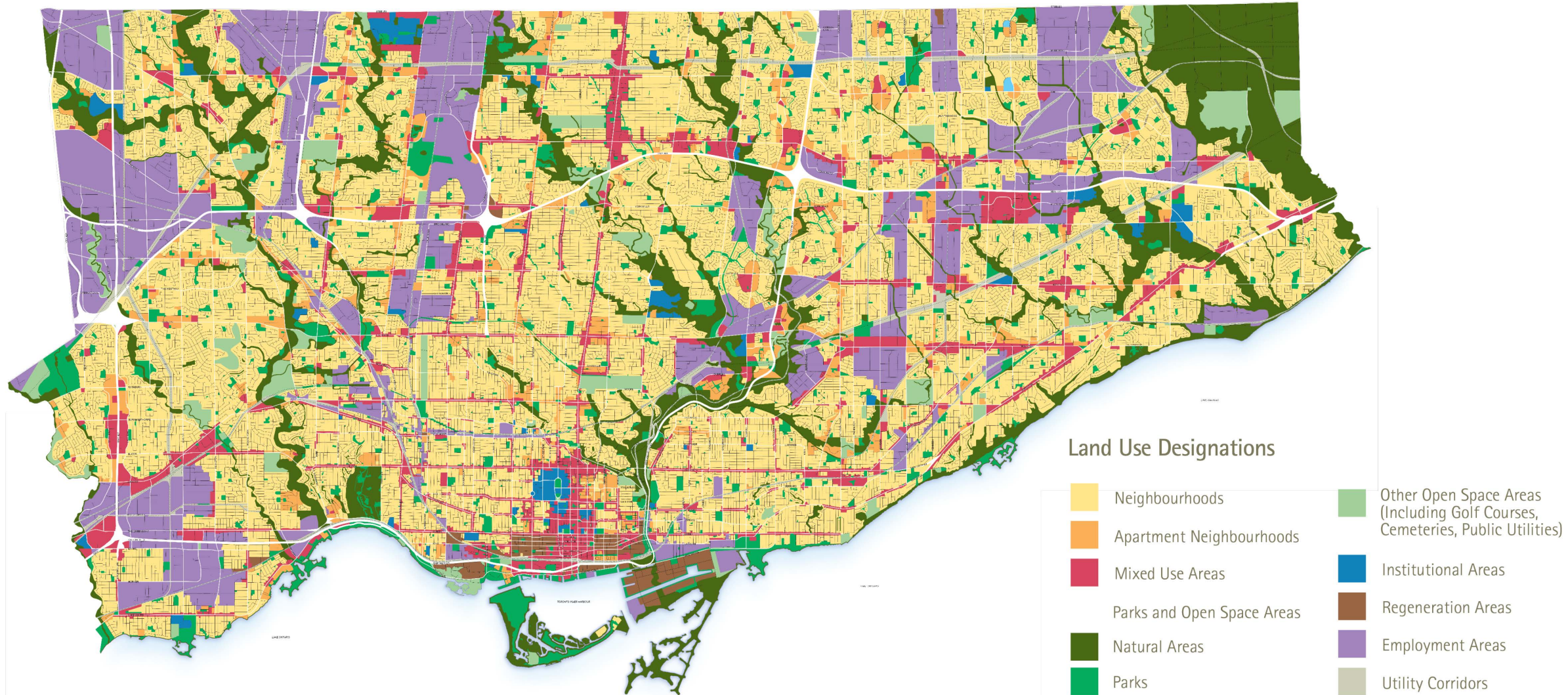


EHON on the Housing Spectrum

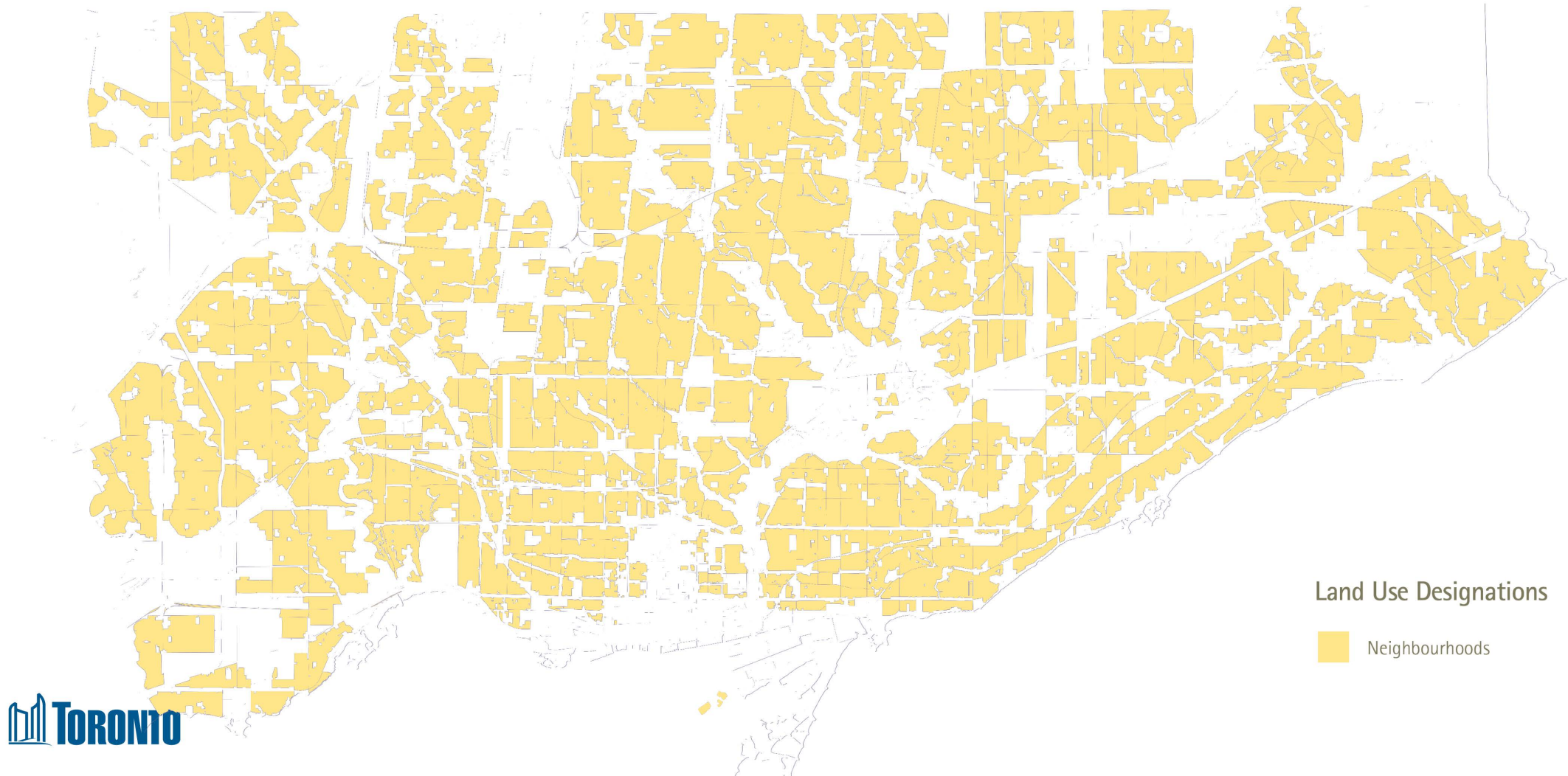
The HousingTO 2020-2030 Action Plan will address housing needs across the entire housing spectrum.



The Official Plan: Land Use



The Official Plan: Neighbourhoods



Exclusionary History of Neighbourhoods

- The legacies of past physical planning decisions in Toronto neighbourhoods continue to shape the city's current social and economic context.
- Separation of detached neighbourhoods through regulation from attached and multi-unit housing types has been a consistent theme in Toronto for 150 years.
- Beginning with covenants, exclusion zones, and other forms of regulation before zoning, certain areas in old Toronto became regulated to ensure exclusivity to detached (single family) homes.
- The strength, organization, and influence of individuals and neighbourhood groups determined which neighbourhoods in the city had and were able to keep these regulations.
- Other areas of the city, influenced by disparities in social and economic status, developed with a broad mix of residential types.

Why Missing Middle Housing?



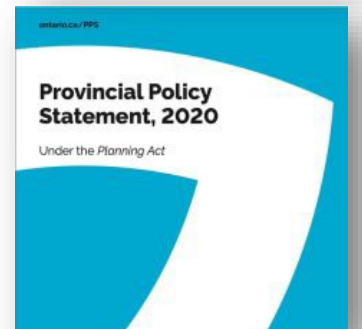
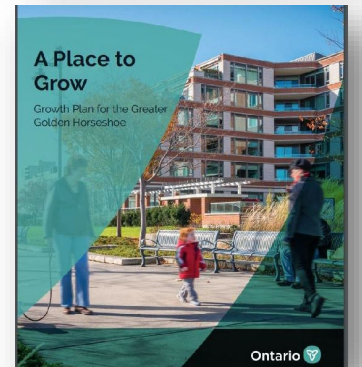
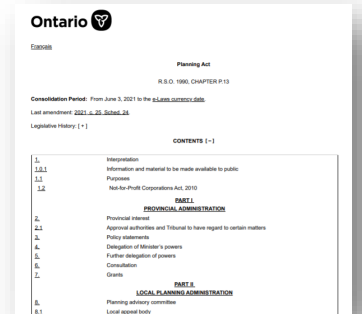
Provincial Policy and Housing Mix

The Planning Act - “the Official Plan shall contain policies that authorize the use of a second residential unit on a lot and ... a residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse.”.

Section 16.(3)

The Growth Plan - Complete communities include a diverse range and mix of housing options, including additional units... to accommodate people at all stages of life, household sizes and incomes. (Section 2.2.1.4 c)

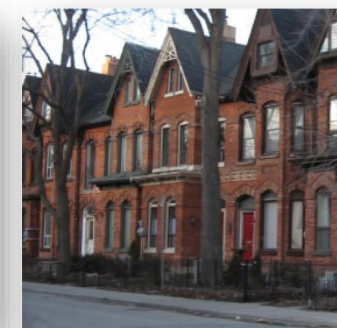
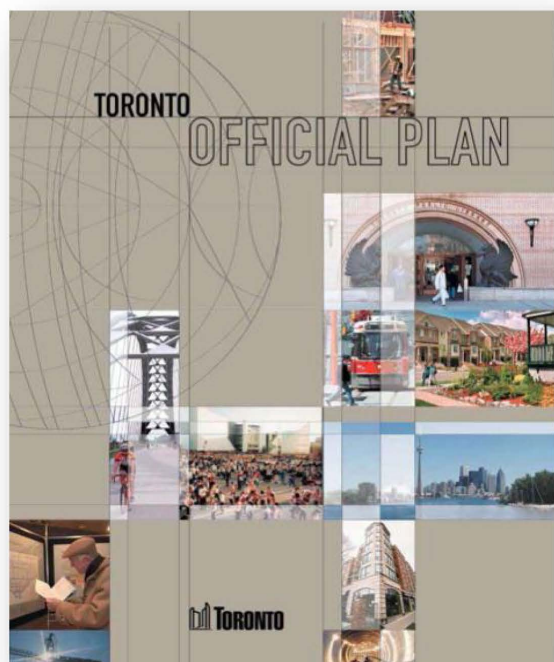
The Provincial Policy Statement - Healthy, liveable communities are sustained by an appropriate range and mix of residential uses, including second units, affordable housing and housing for older persons. Policy 1.1.1.b)



The Official Plan

Overarching Official Plan policies promote:

- **Housing choices that are available for all people** in their communities at all stages of their lives;
- A full range of residential building types within **lower scale** buildings in *Neighbourhoods*;
- Physical changes that are **sensitive, gradual and ‘fit’** the existing character and general neighbourhood patterns.



What is the Scope of EHON?



Initiatives Underway

Core Initiatives



Inclusive Engagement

Metrics, Testing, and Monitoring



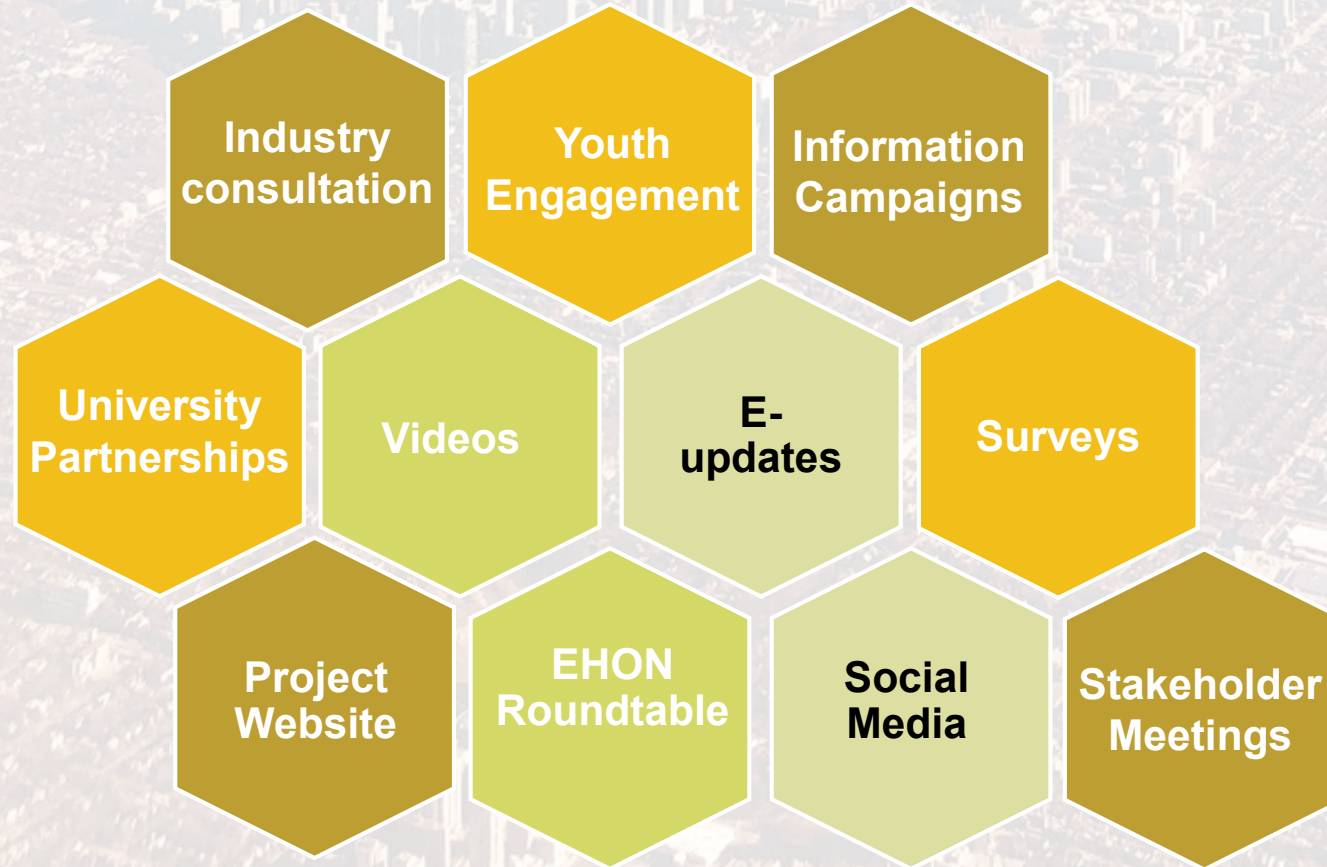
Identifying Barriers / Opportunities



Overall Policy Changes



EHON Consultation



EHON Roundtable

- Representative advisory body comprising a range of interests in Toronto's missing middle housing
- Diverse opinions brought into a single, action-oriented conversation
- Providing input to staff on policy ideas, draft amendments, engagement strategy
- Supports equity-based outreach and engagement

EHON Roundtable

Black Health Alliance

Black Mom's Connection

Centre for Immigrant and Community Services

CP Planning

For Youth Initiative

More Neighbours Toronto

North York Community House

R-Hauz

School of Cities

Smart Density

The 519

The Black Planning Project

Toronto Metropolitan University

Toronto Region Board of Trade

Woman Abuse Council Toronto

Collaboration with Confronting Anti-Black Racism Unit

- **“Targeted universal approach”**

Mix of zoning tools that can be applied city-wide, and program supports for specific geographies (NIAs)

- **Growing in Place Research**

Planning Policies can benefit from ongoing research undertaken through Growing in Place

- **Alignment with Black Housing Framework**

- Pathways to home ownership
- Secure rental housing in neighbourhoods



Questions?

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