



gladki planning associates



City of Toronto Official Plan Consistency Exercise

Phase 1 Engagement Summary

August 1, 2025

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1.0 Project Overview

1.1 Background

Gladki Planning Associates Inc. (GPA) has been retained by the City of Toronto to facilitate a series of engagement meetings with the public, Indigenous communities, and stakeholders that will inform Staff Reports and City-initiated Official Plan Amendments (OPA) from the City Planning division needed to ensure consistency with the new Provincial Planning Statement (PPS 2024) framework and implementation practices. The City of Toronto is required to review and update its Official Plan (OP) every five years to ensure conformity with provincial plans and is subject to Ministerial approval. This work is in response to provincial policy requirement for planning authorities to keep their official plans up to date with the PPS 2024 under Policy 6.1.5.

The City launched the review process, Our Plan Toronto, in 2020 and OPAs 591, 644, 653 and 692 were adopted by City Council and approved by the Minister of Municipal Affairs and Housing between December 2023 and January 2025. This project seeks to build upon the previous amendments to the Official Plan and rounds of engagement during the Our Plan Toronto review process, while ensuring consistency with the PPS 2024.

On May 22, 2024, staff from multiple City divisions presented a report to Council (PH12.7) outlining the potential impacts of the PPS 2024 and Bill 185. The report identified which measures were supported, supported in principle, or not supported by staff.

On August 20, 2024, the Minister of Municipal Affairs and Housing announced the release of the final version of the PPS 2024, which took effect on October 20, 2024. Concurrently, the Province revoked the Growth Plan for the Greater Golden Horseshoe and integrated select policies from that plan into the PPS 2024.

The process to align the Official Plan with the PPS 2024 will occur in two phases:

- **Phase 1** will focus on addressing policy conflicts between the Official Plan and the PPS 2024.
- **Phase 2** will focus on ensuring the Official Plan aligns with and supports the objectives of the PPS 2024.

Project Timeline - Phase 1

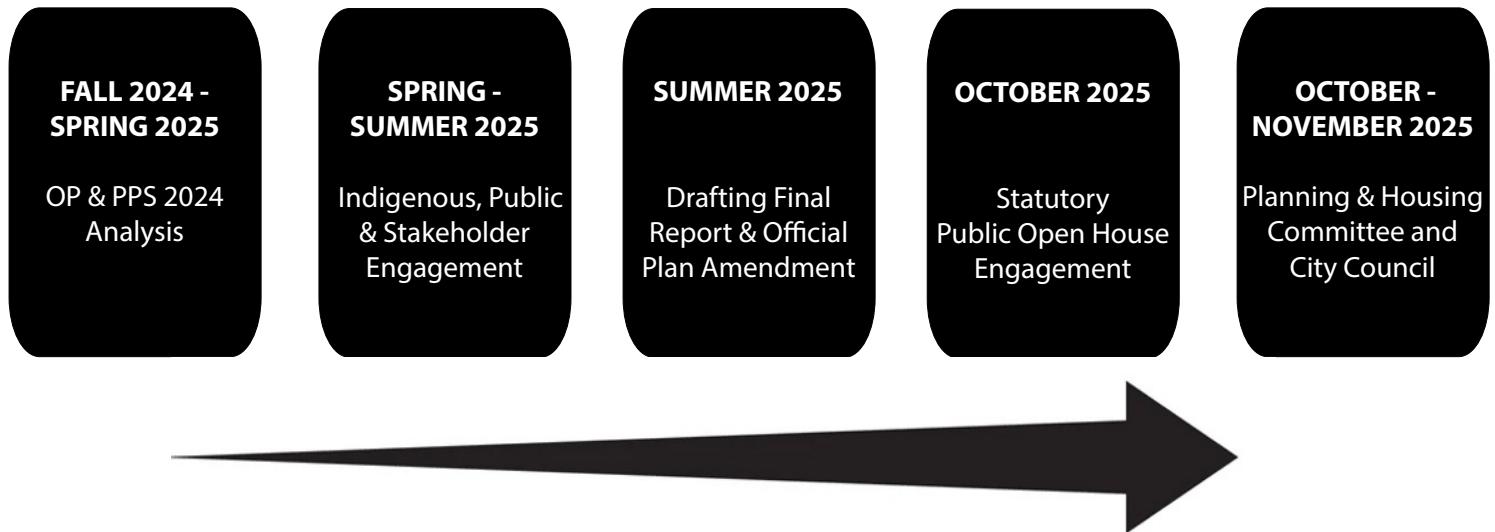


Figure 1: Project Timeline - Phase 1

1.2 Summary of the Phase 1 Engagement Programme

Phase 1 engagement took place between January and July 2025. The engagement programme included:

- Engagement and outreach with Indigenous communities (those with treaty rights, those with traditional territories within the City of Toronto, and urban Indigenous groups)
- One (1) Public Meeting
- One (1) Stakeholder Meeting

The topics for consultation included:

- Population and Employment Forecasts
- Removals Policies for Employment Areas
- Land Use Compatibility Policies
- Cultural Heritage and Archaeology Policies
- Housekeeping items (e.g. removing references to the Growth Plan)

Across the public and stakeholder virtual meetings, approximately **29 attendees** participated. The turnout for this phase was relatively modest, likely due to the highly technical nature of the material under review, and the large number of other City hosted engagement activities happening around the same time.

A total of **10 First Nations** were invited to participate in this phase of engagement, with **7 First Nations** indicating that they would be interested in participating.

Phase 1 focused on policies within the City's Official Plan that directly conflicted with the PPS 2024. The content of Phase 1 was highly technical and narrowly scoped. There were opportunities for interested and/or affected parties to engage on the proposed policy changes and a commitment from the City to continue the conversation on a broader range of topics in Phase 2. The goals for public and stakeholder engagement for Phase 1 were to :

- Explain why the City of Toronto is performing a Consistency Exercise and what the scope of this project is;
- Present the proposed policy changes and the potential impact of these changes in plain language;
- Build understanding and planning literacy among the public on the relationship between the provincial planning direction (through PPS 2024) and the City's Official Plan;
- Provide the opportunity for the public to ask questions and share feedback; and
- Be transparent about what can and cannot be influenced as part of this phase of work.

More information about the approach to Indigenous engagement can be found in Section 3.0 of this report.

1.3 Engagement Objectives

Broadly, the goals for both Phase 1 and Phase 2 of engagement are as follows:

- Inform stakeholders and the public on the new PPS policies and communicate the City's proposed OP changes to be consistent with the PPS 2024;
- Communicate clearly what is in and out of scope during each phase;
- Gather targeted and constructive feedback from interested and/or affected parties to inform the City's OPAs for Council's consideration;
- Build and maintain positive relationships and two-way communication channels with Indigenous communities and organizations;
- Reduce barriers to participation for equity-deserving groups; and
- Use plain language to help stakeholders and the public better understand the technical aspects of OP policies, processes, and implementation.

1.5 Document Purpose

This document is a summary of the themes that emerged from City-hosted engagement activities for the first phase of the Official Plan consistency exercise. This report contains a summary of the engagement activities, and a thematic summary of the feedback received across both the public and stakeholder engagement activities. This report also summarizes how Indigenous communities have been engaged to date, and summarizes key pieces of feedback that we heard during one-on-one meetings with First Nations.

Detailed activity summaries from the public and stakeholder engagement, as well as meeting minutes from meetings with First Nations be found in the appendices.

Ultimately, this report is intended to provide a clear and transparent record of how the City engaged with the public, stakeholders, and Indigenous communities and what feedback was received.

1.4 Engagement Promotion

The public and stakeholder meetings were promoted through the City of Toronto's social media channels, the project webpage, and via outreach from local Councillors. For the stakeholder meeting, invitations were sent to approximately 440 organizations and interest groups using existing City contact lists. Promotional efforts aimed to ensure broad awareness across both the general public and targeted stakeholders.

2.0 Engagement Feedback Summary and Analysis

2.1 Stakeholder Engagement Meeting Summary

On June 24, 2025, the City of Toronto's City Planning Division, in collaboration with Gladki Planning Associates Inc. (GPA), hosted a virtual stakeholder meeting using WebEx as part of Phase 1 of its Official Plan review. The meeting aimed to present proposed amendments to align the City's Official Plan with the Provincial Planning Statement (PPS 2024).

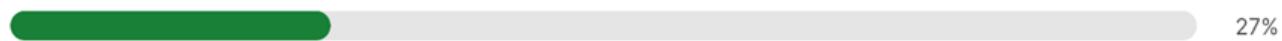
In total, **36 participants registered** and **13 attended**, representing various stakeholder groups including the development industry, residents' associations, and business improvement areas (See Figure 2). Polling (using Slido) conducted during the meeting revealed that most participants attended to better understand the proposed changes to the Official Plan, while others were interested in the relationship between the PPS 2024 and the City's planning framework.

The meeting began with an introduction by GPA, followed by a 20-minute presentation by the City of Toronto. After the presentation, GPA facilitated a discussion period where attendees were invited to share any feedback or ask questions.

What are you hoping to get out of today's session?

Multiple Choice Poll 11 votes  11 participants

Learn more about the Provincial Planning Statement and its relationship to the City of Toronto's Official Plan. - 3 votes



Understand what changes are being proposed to the City's Official Plan as part of the exercise. - 8 votes



Share thoughts or concerns related to the City's Official Plan Consistency Exercise. - 0 votes



Have a question answered about the City's Official Plan Consistency Exercise. - 0 votes



slido

Figure 2: Slido Poll – What are you hoping to get out of today's session?

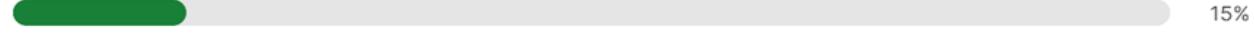
Who is in the room?

Multiple Choice Poll 13 votes  13 participants

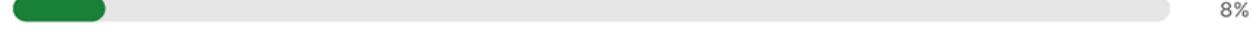
I am / represent a landowner and/or developer - 3 votes



I am part of a Residents Association - 2 votes



I am part of a Business Improvement Area - 1 vote



I work for / represent an organization, group, agency. - 7 votes



Other - 0 votes



slido

Figure 3: Slido Poll – Who is in the room?

2.2 Public Engagement Meeting Summary

On June 24, 2025, the City of Toronto's City Planning Division, in collaboration with Gladki Planning Associates Inc. (GPA), hosted a virtual public meeting using WebEx as part of Phase 1 of its Official Plan review. Similar to the stakeholder meeting, the public meeting aimed to present proposed amendments to align the City's Official Plan with the Provincial Planning Statement (PPS 2024).

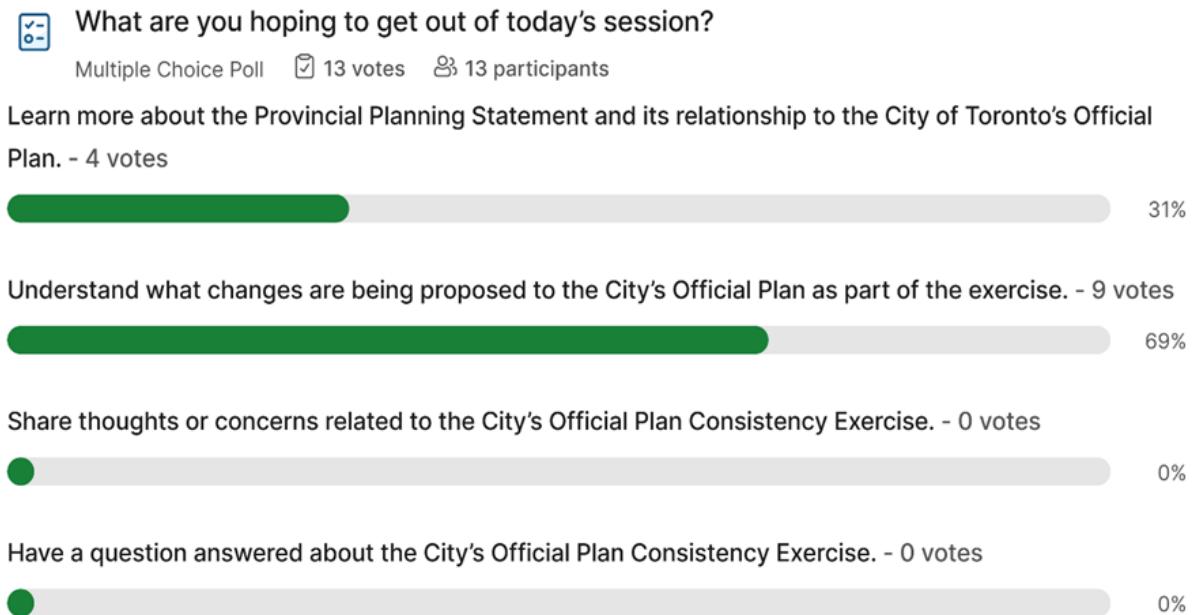
In total, **48 participants registered** and **16 attended**, with the largest proportion of people calling in from Toronto – East York (See Figure 4). Polling conducted during the meeting using Slido (See Figure 5) shows that most participants attended to better understand the proposed changes to the Official Plan, while others wanted to learn more about the PPS 2024 and its relationship the City's Official Plan.

The meeting began with an introduction by GPA, followed by a 20-minute presentation by the City of Toronto. After the presentation, GPA facilitated a discussion period where attendees were invited to share any feedback or ask questions.



slido

Figure 4: OP Consistency Public Meeting Poll #1 – What part of the City are you calling in from?



slido

Figure 5: OP Consistency Public Meeting Poll #2 – What are you hoping to get out of today's session?

2.3 Thematic Analysis

This section summarizes key pieces of feedback received during both the stakeholder and public meeting. Participants recognized the technical and narrow scope of Phase 1, primarily asking questions to understand the proposed policy changes. However, the topics of their questions point to policy issues that City staff should thoughtfully consider and address as they prepare their Staff report.

A summary of all the feedback received during these meetings and responses by City staff can be found in the Meeting Summaries documents in Appendix A.

Population and Employment Forecasts

There were several questions about how the City of Toronto forecasts population growth across different areas and how those projections influence planning decisions. Attendees were particularly curious about how they can find localized forecasts, how the City projects growth for areas that are not intensification areas, and what the City's approach is to address population decline in neighbourhood areas where there is existing infrastructure such as schools. There was a concern that neighbourhood areas with existing infrastructure should be a focus for growth.

Additionally, attendees at both meetings asked about the difference between the Ministry of Finance projections (to be used based on PPS 2024 and the forecasts in the Growth Plan (upon which the OP currently relies), and which are more accurate.

City of Toronto Cultural Heritage Strategies

One attendee asked for clarification on what the City meant by "strengthen implementation of heritage strategies," encouraging the City in their policies to

be more specific about what this would entail in practice and how it might affect planning processes. There was a desire for the City to specifically define the approach to strengthening the implementation of heritage strategies.

Employment Lands

Attendees raised concerns about the removal of employment lands, when they heard that only 11% of the area of the city is designated for employment. They questioned whether these lands could be expanded and why removals are being approved. There were also questions about minimum requirements for number of jobs when new development is approved in employment areas, as well as the City's plan to respond to Policy 2.8.1.3 of the PPS 2024, which requires development within 300m of Employment Areas to avoid, or where not possible, minimize and mitigate potential impacts on the long-term viability of the employment uses in Employment Areas.

Intensification and Strategic Growth Management

Attendees asked about the removal of the "Urban Growth Centre" designation in the PPS 2024 and its impact on areas like North York Centre, which is undergoing significant growth. They were concerned this change might reduce City investment in infrastructure and transit. Attendees were also curious if the City's Official Plan will focus on redeveloping underused low-density sites, such as shopping plazas and malls, to support housing and employment growth through mixed-use development. There was one question about how changes to growth projections and the potential removal of Urban Growth Centres from the Official Plan could affect transit planning. There was concern

about how the City would continue to promote growth and enhance TTC service in neighbourhood areas experiencing population decline.

Impact of Growth Plan Removal

Stakeholders questioned the broad implications of changes to the Provincial Policy Statement (PPS 2024), particularly the removal of the Growth Plan for the Greater Golden Horseshoe (GGH) from the PPS 2024. Questions focused on whether the Growth Plan has been fully removed or absorbed into other policies, and what the specific impacts might be on the City of Toronto's Official Plan.

3.0 Indigenous Engagement

3.1 Indigenous Nations

Approach

The approach to Indigenous Engagement for both Phase 1 and Phase 2 of this project is to provide flexibility, recognize capacity of Indigenous communities and scope engagement to match, allow for two-way communication, and begin to address the City's responsibility towards reconciliation.

In February 2025, the City of Toronto circulated letters to sent to **10 First Nations**, inviting them to participate in the engagement for the Official Plan Consistency exercise. These Nations either have treaty rights or have traditional territories within the City of Toronto. Between February and August 2025, **7 First Nations** indicated they would be interested in participating. The remaining Nations did not provide a response to the letter of invitation. All Nations were contacted initially in February, and again in March and May, 2025.

Notably, a lack of response from these Nations should not necessarily be interpreted as Nations were not interested in the study and/or do not have any comments to share. There are a number of reasons that a response may not have been provided, including a lack of resourcing and capacity. As the study progresses into Phase 2, GPA and the City will continue to reach out to all Nations about opportunities to participate.

The table below includes all of the Nations who were contacted, which Nations responded indicating that they would be interested in participating, when a meeting took place, and an overview of the key points from each meeting.

Nations Invited to Participation	Response	Phase 1 Meeting(s)
Alderville First Nations (AFN)	Yes	No Meeting. Study Materials Provided
Beausoleil First Nation (BFN)	No	No
Chippewas of Georgina Island First Nation (CGIFN)	No	No Meeting. Study Materials Provided
Chippewas of Rama First Nation (CRFN)	Yes	No
Curve Lake First Nation (CLFN)	Yes	<p>Thursday, June 19, 2025</p> <ul style="list-style-type: none"> CLFN asked how mandates for early engagement will be reflected in Official Plan policies. CLFN inquired about how the City will work with First Nations to co-design policies. CLFN shared that they generally require 30 days to provide feedback. CLFN said that they have an internal process for consultation and are developing consultation protocols. CLFN asked how early engagement requirements in PPS 2024 will be reflected in Official Plan policies.
Hiawatha First Nation (HFN)	Yes	<p>Thursday, March 20, 2025</p> <ul style="list-style-type: none"> HFN emphasized the importance of reaffirming United Nations Declaration on the Rights of Indigenous People (UNDRIP) protocols. HFN expressed that while Toronto is not within their treaty territory, it is within their traditional territory and they should be consulted on planning, development and archeological matters. HFN expressed appreciation that the new Chapter 1 of the OP provides further clarity on the City's commitment to reconciliation. HFN asked how often the City's Archaeological Master Plan (AMP) is updated and if it includes new data. HFN shared that they were pleased to see that the City acknowledges the implications of flooding matters, urban sprawl, and the preservation of green space.
Nation Huronne-Wendat (NHW)	No	No
Mississaugas of Scugog Island First Nation (MSIFN)	Yes	<p>Thursday, July 17, 2025</p> <ul style="list-style-type: none"> MSIFN said the City should distinguish "Indigenous communities" from "Rights Holders," within Official Plan policies, as there are greater consultation obligations for Rights Holders. MSIFN inquired if the land use compatibility section of the OP applies only to employment areas and major facilities. MSIFN suggested that the City should consider examples like Peterborough's Official Plan when updating policy language in the OP.

Nations Invited to Participation	Response	Phase 1 Meeting(s)
Mississaugas of the Credit First Nation (MCFN)	Yes	<p>Thursday, February 27, 2025</p> <ul style="list-style-type: none"> • MCFN said they want clear triggers for engagement for both City led projects and other projects the City reviews. • MCFN expressed that they want to collaborate with the City to advance their priorities and strengthen relationships. • MCFN stated that they want to be involved in all archaeological assessments, both City- led and private, due to their interest in ancestral artifacts. <p>Tuesday, April 14, 2025</p> <ul style="list-style-type: none"> • The City provided a presentation in response to MCFN's Introductory letter, highlighting feedback on OP Policies. • MCFN said stewardship should include joint decision making in land use planning and they would like to see this language reflected in the OP. • MCFN said that the OP should recognize their title to watercourses and floodplains. • MCFN said that Mississaugas of the Credit Business Corporation (MCBC) may interested in engaging with the City on economic development policies. • MCFN said Haldimand, Brantford, Hamilton, Oakville, and Brant County are good precedent Municipalities for Indigenous engagement policies.
Six Nations of the Grand River First Nation (SNGRFN)	Yes	<p>Tuesday, April 9, 2025</p> <ul style="list-style-type: none"> • SNGRFN said the City often checks off item #5 of the Archaeological Potential Checklist without proper engagement and must complete it with early, community led engagement. • SNGRFN noted conflicts with archaeological evidence and expressed interest in reviewing Toronto's land acknowledgement. • SNGRFN emphasized the enduring Indigenous presence shown by artifacts across southern Ontario.

Engagement Overview

- Each Nation had different preferences, processes, and in some cases consultation protocols. GPA and the City worked together to respond to each Nation's requests and respect preferred approaches to engagement.
- On request, the study team scheduled one-on-one meetings with interested Nations. During these meetings, the City provided an overview of the OP consistency exercise, answered questions, noted any initial feedback, and discussed how each Nation would like to be consulted during the project.
- Two Nations preferred to be forwarded study materials instead of meeting. Materials included the recently-updated Chapter One of the Official Plan and study overview slide deck.
- When requested and where appropriate, the City of Toronto provided capacity funding.
- Some Nations indicated they do not necessarily consider a single meeting as fulsome and meaningful engagement.
- On July 11, the City provided each Nation with a matrix that included a detailed breakdown of the proposed amendments to the Official Plan. The matrix included information on how specific policies were being amended and the rationale. Nations were asked to share comments by August 8. Comments from the Indigenous Nations were not received by the date of this report and will be considered and reported on by the City.

Key Findings

While one-on-one meetings primarily served as a relationship-building opportunity and orientation to the project, there were some initial key pieces of feedback we heard. These include:

- MCFN, HFN, and CLFN indicated that they were encouraged by the City's recent changes to Chapter One of the Official Plan and are looking forward to engaging and collaborating with the City to both further these policies and discuss how these policies may be implemented.
- SNGRFN, MCFN, HFN, and CLFN shared that relationship building with the City of Toronto is important to them, they want to see improved coordination, and they would be interested in working together to establish consultation processes/protocols between their respective Nations and the City.
- MCFN, HFN, and SNGRFN specifically mentioned the importance of their involvement in archeological assessments. SNGRFN specifically cited the challenges related to engagement with the City of Toronto on item #5 in the Ontario Criteria for Evaluating Archaeological Potential Checklist.
- MCFN and SNGRFN indicated that they would like to establish a process with the City to have development applications circulated to them.
- MSIFN noted the use of the term "Indigenous Communities" in Official Plan policy and emphasized that, where appropriate, the term rights-holders should be considered as there is greater obligation for consultation and accommodation for these Nations.

- MCFN provided a detailed letter outlining requested policy directions for OPs of municipalities within their territory, including items related to Land acknowledgement, Recognition of MCFN Stewardship and Protection of the Land and Water Protection of MCFN Cultural Heritage Resources, Protection of MCFN's Right to be Sustained by the Territory, and Triggers for MCFN Consultation and Engagement.

3.2 Urban Indigenous Engagement

To connect with Toronto's urban Indigenous communities, the City and GPA reached out to Toronto Aboriginal Support Services Council (TASSC), inquiring if the City could present at the Friends and Partners Sharing Circle. TASSC is a group of Indigenous serving organizations that "collectively raise the issues of Aboriginal peoples in the City of Toronto and to share information across organizations". Between January and April 2025, the City reached out the TASSC via email two (2) times and submitted an online Presentation Request Form. No response from TASSC was received. During Phase 2, the City and GPA will follow-up with TASSC and will explore other opportunities to engage Toronto's urban Indigenous communities.

4.0 Next Steps

The City will consider public, stakeholder, and First Nations feedback and prepare an Official Plan Amendment (OPA) and Staff Report. As this is an amendment under Section 26 of the Planning Act, a statutory public open house will take place in October 2025. The OPA and Staff Report are expected to be presented to Planning and Housing Committee in Fall 2025, and City Council afterwards.

Phase 2 is anticipated to begin in Q4 2025, following Council direction. Phase 2 will focus on how the City's OP can better align with and support the objectives of the PPS 2024. Phase 2 will include more opportunities for public, stakeholder, and Indigenous engagement. The City will continue to engage with the public and stakeholder during Phase 2, and information about upcoming public and stakeholder activities will be posted on the City's project webpage. The City will continue using established communication channels to engage with First Nations and will continue to do outreach with the City's urban Indigenous community.

For more information please contact:

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Appendix A: Meeting Summaries

Engagement for City of Toronto Official Plan and Provincial Planning Statement 2024 Consistency Exercise

Virtual Public Consultation Meeting:

June 24, 2025
6:00 PM to 8:00 PM

Staff Attendance

Official Plan & Legislation Unit, City Planning Division, City of Toronto

- Romas Juknevicius, Manager
- Rory McNeil, Senior Planner
- Kyle Pakeman, Senior Planner
- Ali Darouiche, Acting Project Coordinator
- Meredith Gillespie, Assistant Planner

Gladki Planning Associates Inc.

- Lindsay Toth, Principal Planner and Engagement Specialist
- Divankshi Gandhi, Planner

Background

Gladki Planning Associates Inc. (GPA) has been retained by the City of Toronto to facilitate a series of engagement meetings with the public, Indigenous communities, and stakeholders that will inform Staff Reports and City-initiated Official Plan Amendments from the City Planning division needed to ensure consistency with the new Provincial Planning Statement (PPS) 2024, framework and implementation practices. The City of Toronto is required to review and update its Official Plan every five years to ensure conformity with provincial plans. Changes resulting from these reviews are subject to Ministerial approval. This work is in response to the requirement for planning authorities to keep their official plans up to date with the PPS 2024 under Policy 6.1.5 of the PPS 2024.

The City launched the review process, *Our Plan Toronto*, in 2020 with Council adoption of several Official Plan Amendments (OPAs), which were approved by the Minister of Municipal Affairs and Housing between December 2023 and January 2025. This project seeks to build upon the previous amendments to the Official Plan and rounds of consultation during the *Our Plan Toronto* review process.

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The process to align the Official Plan with the PPS 2024 will occur in two phases:

- **Phase 1** will focus on addressing policy conflicts between the Official Plan and the PPS 2024.
- **Phase 2** will focus on ensuring the Official Plan aligns with and supports the objectives of the PPS 2024.

Meeting Overview

On June 24, 2025 the City of Toronto's City Planning division hosted a Phase 1 virtual public meeting to present and receive feedback on emerging policy directions and proposed amendments to the Official Plan.

The meeting began with the introduction from the hosts, and was facilitated by Lindsay Toth, GPA. There were polls conducted for the public in order for the City to understand their background and objective of attending the meeting. Rory McNeil, City of Toronto, presented a slide deck, which included the overview of changes to the City of Toronto Official Plan, in order to keep the plan consistent with the PPS 2024. The slide deck included an overview on a variety of subjects such as:

- Project timeline
- Introduction to the land use planning system
- How the changes to the PPS are being navigated
- Elimination of the Growth Plan
- Proposed policy directions for Phase 1 including,
 - Population and employment forecasts
 - Removal of policies for employment lands
 - Land use compatibility policies
 - Cultural heritage and archaeology policies
 - Other technical changes.

The final segment of the meeting consisted of an open room discussion where City staff responded to the questions and concerns raised by the public. The verbal questions and their responses have been organized in a thematic summary in the following section.

The event was promoted through the City of Toronto's social media channels, the project webpage, and through local Councillors.

About 48 participants registered and 16 attended the event, which included engaged community members from across the city and Greater Toronto Area.

Quantitative Data Results

Attendees were polled at the beginning of the meeting to understand the areas of the city that were represented. The session saw the highest attendance from Toronto and East York (5 participants), followed by North York and areas outside the city (3 participants each), and one participant from Etobicoke–York. No attendees were from Scarborough.

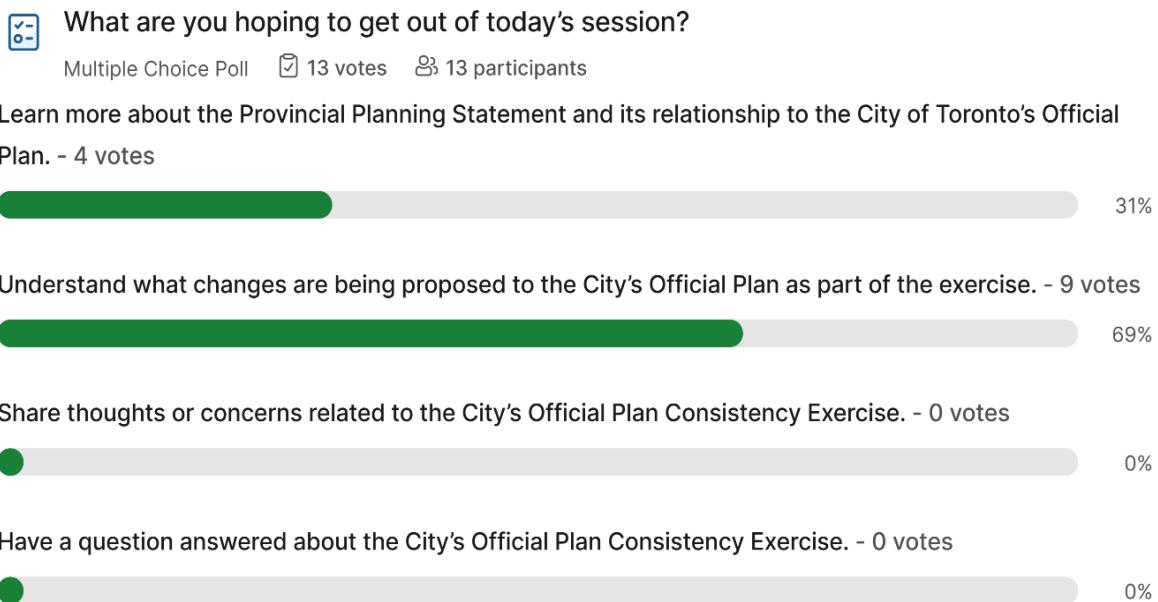
Most participants (9) attended to better understand the proposed changes to the City's Official Plan, while 4 were interested in the relationship between the Provincial Planning Statement and the City's planning framework.

The results of the polls are presented below:



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Figure 1: OP Consistency Public Meeting Poll #1 – What part of the City are you calling in from?



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Figure 2: OP Consistency Public Meeting Poll #2 – What are you hoping to get out of today's session?

Thematic Summary

Questions and comments related to the following themes arose during the discussion portion of the event:

- Intensification and Strategic Growth Management
- Removal of Employment Lands
- City of Toronto's Growth Forecasting

All feedback received has been included in the analysis below. This is intended to be a summary of feedback and not a verbatim record of comments by participants. This summary does not necessarily represent the views of GPA or the City of Toronto.

Intensification and Strategic Growth Management

Participants asked about the removal of the "Urban Growth Centre" designation in the 2024 PPS and its impact on areas like North York Centre, which is undergoing significant growth. They were concerned this change might reduce City investment in infrastructure and transit. City staff explained that the term has been replaced by "Strategic Growth Areas," which still represent major growth nodes and include places like North York Centre, Yonge-Eglinton, Scarborough Centre, and Etobicoke Centre. They clarified that this terminology shift does not signal reduced transit investment, and no new strategic growth areas are being added in Phase 1 of the Consistency Exercise.

Removal of Employment Lands

Attendees raised concerns about the removal of employment lands, given that only 11% of the area of the city is designated for employment. They questioned whether these lands could be expanded and why removals are being approved. City staff responded that while increasing employment lands is theoretically possible, such applications are rare due to market pressures favoring residential development. Staff confirmed to a resident that per the PPS 2024 policies, removal requests will now come through Official Plan Amendment applications and are subject to a 120-day review timeline. While the City generally discourages reducing employment lands, removals may be permitted if they meet specific criteria and align with recent Provincial Policy Statement (PPS). Residents were directed to see the City's work relating to Bill 97 for more information.

City of Toronto's Growth Forecasting

Participants asked which population forecasts, between the Ministry of Finance (MoF) or the Growth Plan, are more accurate, and whether the City plans to adopt MoF figures in the future. City staff explained that MoF figures are based on past growth trends, while the Growth Plan and land needs assessments rely on more comprehensive, forward-looking studies. They expressed confidence in the City's assessment that, currently, sufficient land is available to meet needs under either scenario. Staff also confirmed that the intention is to transition to using MoF projections in future Official Plan reviews.

Next Steps

The next steps identified by the City of Toronto staff include:

- Statutory Public Open House (Aug/Sept 2025)
- Report to Planning and Housing Committee (Sept/Oct 2025)
- Report to City Council (Sept/Oct 2025)
- Begin Phase 2 (Q4 2025), which may include policies for:
 - Early and meaningful engagement with Indigenous communities
 - Studying the economic viability of Employment uses
 - Development and uses around transit

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Engagement for City of Toronto Official Plan and Provincial Planning Statement 2024 Consistency Exercise

Virtual Stakeholder Consultation Meeting:

June 24, 2025
1:30 pm to 3:30 pm

Staff Attendance

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Background

Gladki Planning Associates Inc. (GPA) has been retained by the City of Toronto to facilitate a series of engagement meetings with the public, Indigenous communities, and stakeholders that will inform Staff Reports and City-initiated Official Plan Amendments from the City Planning division needed to ensure consistency with the new Provincial Planning Statement (PPS) 2024, framework and implementation practices. The City of Toronto is required to review and update its Official Plan every five years to ensure conformity with provincial plans. Changes resulting from these reviews are subject to Ministerial approval. This work is in response to the requirement for planning authorities to keep their official plans up to date with the PPS 2024 under Policy 6.1.5 of the PPS 2024.

The City launched the review process, *Our Plan Toronto*, in 2020 with Council adoption of several Official Plan Amendments, which were approved by the Minister of Municipal Affairs and Housing between December 2023 and January 2025. This project seeks to build upon the previous amendments to the Official Plan and rounds of consultation during the *Our Plan Toronto* review process.

On May 22, 2024, staff from multiple City divisions presented a report to Council (PH12.7) outlining the potential impacts of the PPS 2024 and Bill 185. The report identified which measures were supported, supported in principle, or not supported by staff.

On August 20, 2024, the Minister of Municipal Affairs and Housing announced the release of the final version of the PPS 2024, which took effect on October 20, 2024. Concurrently, the Province revoked the *Growth Plan for the Greater Golden Horseshoe* and integrated select policies from that plan into the PPS 2024.

The process to align the Official Plan with the PPS 2024 will occur in two phases:

- **Phase 1** will focus on addressing policy conflicts between the Official Plan and the PPS 2024.
- **Phase 2** will focus on ensuring the Official Plan aligns with and supports the objectives of the PPS 2024.

Meeting Overview

On June 24, 2025 the City of Toronto's City Planning division hosted a Phase 1 virtual stakeholder meeting to present and receive feedback on emerging policy directions and proposed amendments to the Official Plan.

The meeting began with the introduction from the hosts, and was facilitated by Lindsay Toth, GPA. There were polls conducted for the stakeholders in order for the City to understand their background and objective of attending the meeting. Rory McNeil, City of Toronto, presented a slide deck, which included the overview of changes to the City of Toronto Official Plan, in order to keep the plan consistent with the PPS 2024. The slide deck included an overview on a variety of subjects such as:

- Project Timeline
- Introduction to the land use planning system
- How the changes to the PPS are being navigated
- Elimination of the Growth Plan
- Proposed policy directions for Phase 1 including,
 - Population and employment forecasts
 - Removal of policies for employment lands
 - Land use compatibility policies
 - Cultural heritage and archaeology policies
 - Other technical changes.

The final segment of the meeting consisted of an open room discussion where the City staff answered the questions and concerns raised by the stakeholders. The verbal questions and their responses have been organized in a thematic summary in the following section.

The event was promoted through the City of Toronto's social media channels, the City's project webpage, and through local councillors. A total of 440 different groups and organizations were sent invitations to the event through the City of Toronto channels.

About 36 participants registered and 13 attended the event, which included members from the development industry and local resident groups.

Quantitative Data Results

Attendees were polled at the beginning of the meeting to understand the background of the stakeholders attending the meeting. Most participants (8) attended to better understand the proposed changes to the City's Official Plan, while 3 were interested in the relationship between the Provincial Planning Statement and the City's planning framework.

Of the attendees, 7 represented or worked for an organization, group, or agency; 3 were landowners, developers, or their representatives; 2 were affiliated with a residents' association; and 1 represented a Business Improvement Area.

The results of the polls are presented below:

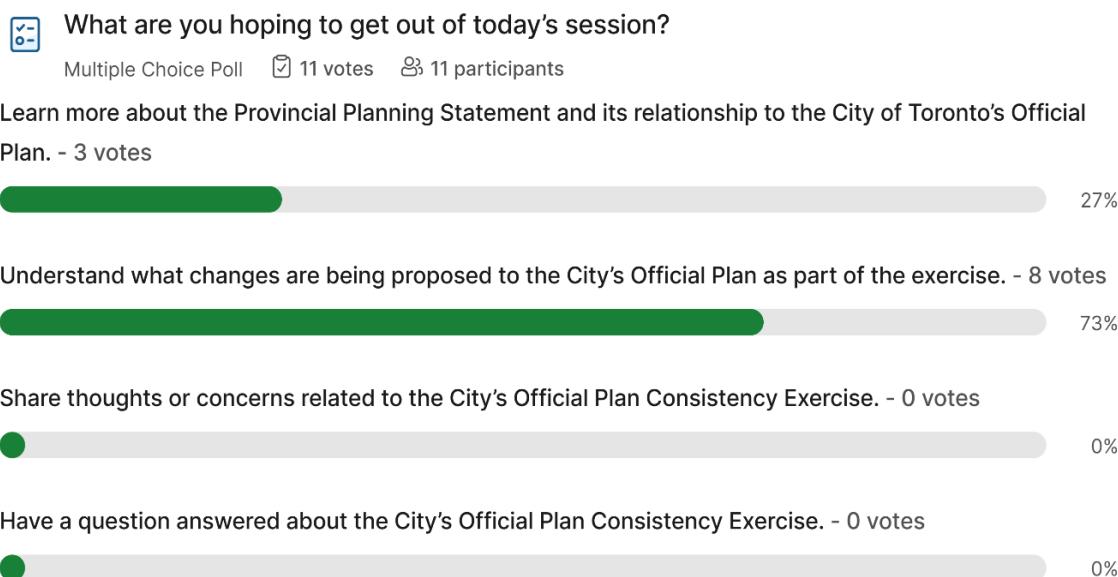
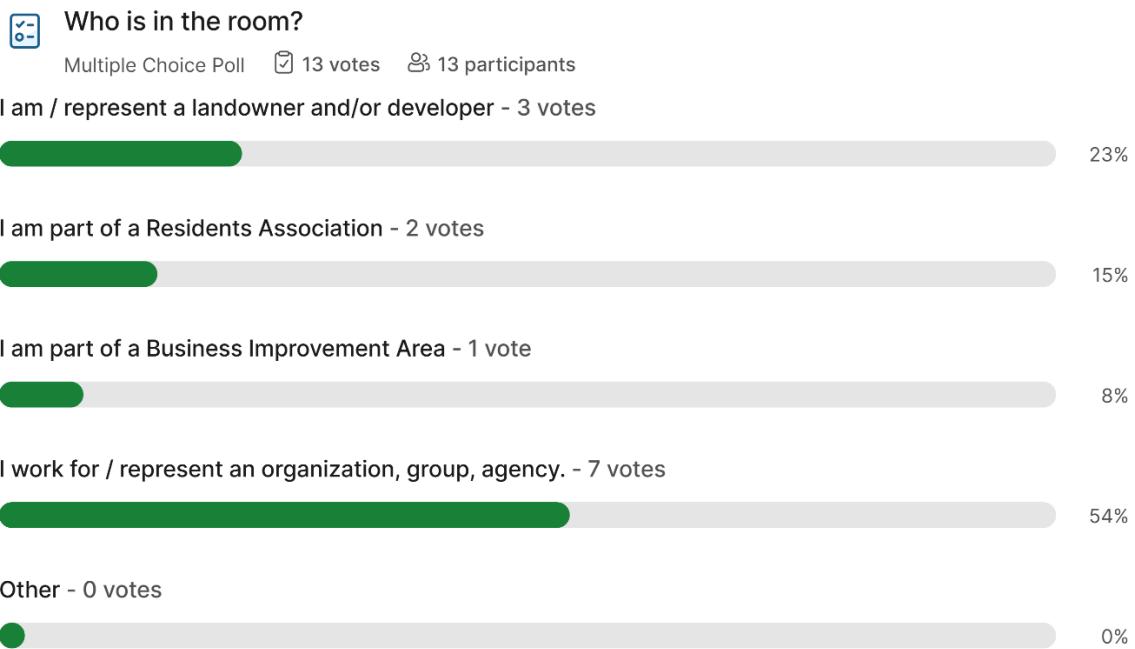
**slido**

Figure 1: Slido Poll – What are you hoping to get out of today's session?



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Figure 2: Slido Poll – Who is in the room?

Thematic Summary

Questions and comments related to the following themes arose during the discussion portion of the event:

- City of Toronto's Growth Forecasting
- School Capacity
- Removal of Employment Lands
- Impact of Growth Plan Revocation
- Intensification of Strategic Growth Management

All feedback received has been included in the analysis below. This is intended to be a summary of feedback and not a verbatim record of comments by participants. This summary does not necessarily represent the views of GPA or the City of Toronto.

City of Toronto's Growth Forecasting

Participants raised several questions about how the City of Toronto forecasts population growth across different areas and how those projections influence planning decisions. They asked where localized forecasts can be found, how growth is projected for areas that are not intensification areas, and what steps the City will take to support underutilized schools and

promote transit. City staff responded that population forecasting is done at a city-wide level taking into consideration both Ministry of Finance and Growth Plan projections, with more localized forecasts occasionally developed through secondary plans. Staff emphasized the importance of forecasts for ensuring sufficient land for housing and employment, aligning growth with transit infrastructure, and supporting planning policy. They acknowledged the City will transition to using population forecasts published by the Ministry of Finance after the next City initiated Official Plan Review, but in the interim will depend on the Growth Plan forecasts, which is permitted by the PPS policy. City staff added that the Ministry of Finance projections will be considered as part of the five year review of the Official Plan. The projections will also be reviewed in response to provincial guidance on how to use the projections, which has not yet been issued. Another question asked what the impact of removing urban growth centres from the Official Plan. City staff responded that while the term “urban growth centres” was removed from the PPS 2024, there is still recognition that development should and can go around transit and in certain core areas.

School Capacity

An attendee representing a residents’ association expressed concern about the discrepancy between intensification areas with over-capacity schools and neighbourhood areas with declining populations and underutilized schools. They asked specifically what actions are being taken to align new development with existing school capacity. City staff responded that schools are actively involved in the planning and development review processes, and that growth is being encouraged in neighbourhood areas through the [Expanding Housing Options in Neighbourhoods project](#). While the responses acknowledged school involvement in planning, the attendee felt a clearer strategy was still needed to better align growth with available school infrastructure. This is a complex challenge because of jurisdictional issues between the City of Toronto, school boards and the Province.

Removal of Employment Areas

A stakeholder asked whether there are minimum requirements for number of jobs when new development is approved in employment areas. City staff clarified that employment areas support a range of uses that contribute to Toronto’s economy and the City does not regulate employment counts. However, they emphasized that employment areas comprise less than 11% of the land area of the city and are critical to supporting job-generating uses, which is why the City discourages converting them to non-employment purposes, while acknowledging that how the City deals with Employment Areas is changing as a result of changes to the definition of “Areas of Employment” in the Planning Act and PPS 2024. Residents were directed to see the City’s work relating to Bill 97 for more information. Another question was asked regarding the City’s plan to respond to Policy 2.8.1.3 of the PPS 2024, which requires development within 300m of Employment Areas to avoid, or where not possible, minimize and mitigate potential impacts on the long-term viability of the employment uses in Employment Areas.

Impact of Growth Plan Revocation

A participant asked about the impact of the Growth Plan for the Greater Golden Horseshoe (GGH) being revoked and certain policies not being carried over into the PPS 2024 and how this affects Toronto’s Official Plan. City staff explained that not all Growth Plan policies were carried forward, for example some natural heritage system policies have not been brought forward. They noted that while the PPS sets minimum standards, the City of Toronto can adopt more

rigorous policies through its Official Plan, provided the Official Plan remains consistent with the PPS 2024. Further details on the changes were shared during the presentation by the City Staff to clarify the evolving policy landscape.

Intensification and Strategic Growth Management

A community member asked whether the City's Official Plan will focus on redeveloping underused low-density sites, such as shopping plazas and malls, to support housing and employment growth through mixed-use development. City staff confirmed that a new policy specifically addresses underutilized land and that this will be explored further in Phase 2 of the Official Plan review. They acknowledged the potential of plazas to serve community needs while accommodating intensification and emphasized that their future role will be carefully examined as part of ongoing planning efforts, including the [Plaza POV study](#).

Next Steps

The next steps identified by the City of Toronto staff include:

- Statutory Public Open House (Aug/Sept 2025)
- Report to Planning and Housing Committee (Sept/Oct 2025)
- Report to City Council (Sept/Oct 2025)
- Begin Phase 2 (Q4 2025), which may include policies for:
 - Early and meaningful engagement with Indigenous communities
 - Studying the economic viability of Employment uses
 - Development and uses around transit

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