

# Our Plan Toronto

Your Guide

## Our City. Our Future. Our Voices.

Toronto is growing and changing. Together we're creating a plan for our shared future. Let's plan for the next 30 years and beyond – from housing to the economy to climate change and more.



**We are planning for a place where people have gathered for thousands of years.**

The City of Toronto acknowledges that we are on the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples. Toronto is now home to many diverse First Nations, Inuit and Métis peoples. We also acknowledge that Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit, and the Williams Treaties signed with multiple Mississaugas and Chippewa bands.

We invite everyone to reflect on our city's past and present as we plan together for our shared future.



# How We Plan

The City of Toronto is reviewing its Official Plan—but what does that mean?



The City has named this Official Plan review process “Our Plan Toronto”. This is our opportunity to shape our city beyond the COVID-19 pandemic. Our Plan Toronto will help support the recovery and rebuild of our communities, organizations, and businesses.

**We are shaping OUR future and we need YOUR voice.**

## What is an Official Plan?

**Have you ever walked by a construction site and wondered why that building is being built at that location?**

“Why is a cricket pitch or a library in a certain location? Why are there more tall buildings in a particular area? How will the people in that new building get to a grocery store? How do we protect this ravine for everyone to enjoy?”

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.

The Official Plan is one tool that we use in planning *complete communities*, which are places where we can live, work, learn, share, play, shop and access services nearby. It provides the vision for the whole city, while other planning tools, such as local area plans, are used to focus on the details of specific neighbourhoods.

We are undertaking a year-long process to review our Official Plan with a focus on how our city will grow between now and the year 2051 to support our communities, our environment, and our economy. As part of this provincially required review process\* we will look at how to address the many disparities that we find across our city in an effort to become a more equitable, welcoming, and healthy city for all. We will examine our history, and reflect on Indigenous and natural heritage in a manner that supports Indigenous self-determination.

\*Our Plan Toronto will satisfy the provincially required Municipal Comprehensive Review and Growth Plan conformity exercise.

# Our Plan Toronto Road Map

The City needs to review our Official Plan by summer 2022, which is required by the Province of Ontario. This update will help us prepare for long-term growth over the next 30 years. In technical terms, this process is also called the *Municipal Comprehensive Review*.

## What We Need To Do

Toronto is expected to grow by 700,000 people and more than 450,000 jobs by 2051. This would bring our total population to 3.6 million and nearly 2 million jobs in the city. The Province directs that the City have a plan in place to accommodate this growth. **Our Plan Toronto** will identify where this growth should go, and what is needed to support healthy, complete communities that are thriving and inclusive. This process will include discussions on housing affordability, equity, employment, sustainability, and more.

There are some big questions to explore during this process. What do we want our city to look like in 2051? What matters most to people? **Our Plan Toronto** includes many ways for people and organizations to get involved and share ideas about our present and our future. The following page outlines the steps in this process.



The success of this process depends on engagement with communities including with stakeholders, equity-seeking groups, Indigenous communities, the general public and internal City divisions.

### Participation in Meetings (Virtual and In-Person\*)

- Public Meetings
- Roundtables
- Focus Groups
- Community Leaders Circle

\*when public health authorities deem in-person meetings to be safe.

### Online Participation

- Website
- Surveys
- Newsletters
- Videos
- Social Media

## To begin: We receive the Province of Ontario's forecast for Toronto.

The Province of Ontario sets out the 2051 population and job numbers for the City in a document called the *Growth Plan* (2019). This triggers the need to review our Official Plan based on the new Provincial policies and forecasted growth numbers. We do this through a detailed Official Plan review and policy changes.



### 1. We review our current Official Plan policies and undertake background studies to figure out where more growth can and should go.

This Official Plan review process requires the City to review our existing policies and maps that guide growth and development in Toronto, based on background studies to confirm how we will accommodate the forecasted new residents and jobs by 2051.

### 2. We review existing plans for local areas and neighbourhoods.

The City will also need to review our plans for services and infrastructure to ensure that we are able to support growth across the city.

### 3. We strengthen our commitments to climate change action.

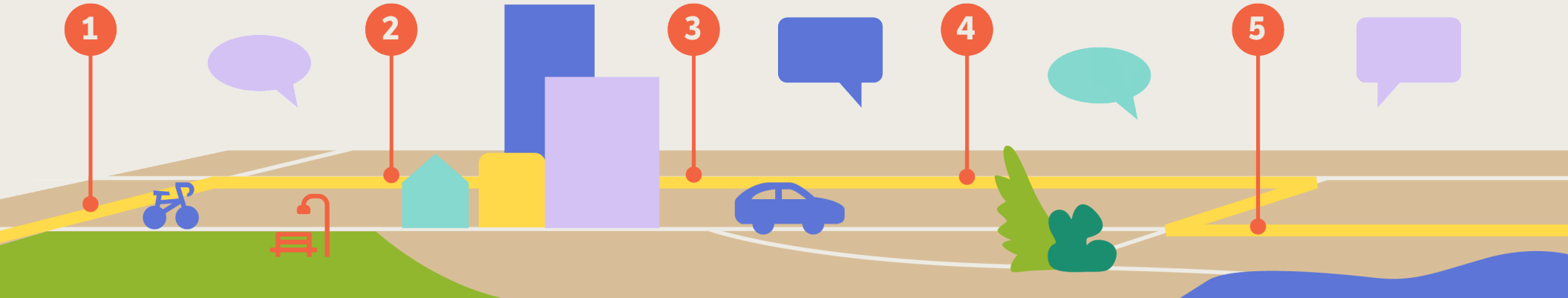
In 2019, City Council declared a climate emergency and accelerated efforts to mitigate and adapt to climate change. We will review our land use policies in the context of the health of our people, the environment, water, parks and open spaces, natural areas and air quality.

### 4. We lay the groundwork for a 2051-ready Plan.

These components of the review process lay the groundwork for City Planners to write new policies that will guide Toronto's growth into 2051.

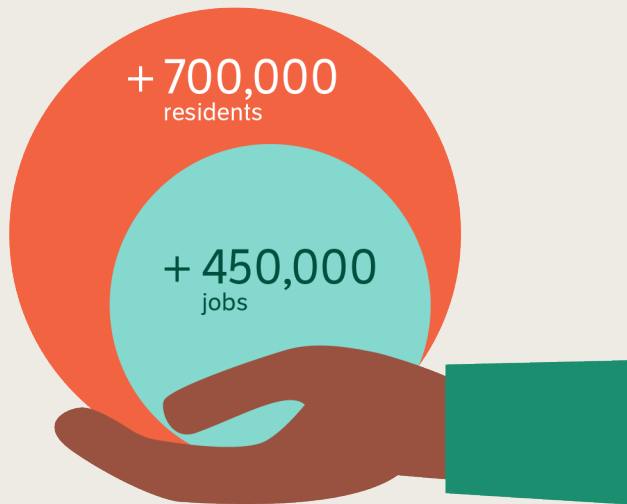
### 5. We develop draft changes to the Official Plan.

At the conclusion of the review and public engagement processes, City Planning staff will refine the draft policies to amend the Official Plan for City Council's consideration. These Official Plan Amendments will then go to the Provincial Minister of Municipal Affairs and Housing for approval by July 1, 2022.



Indigenous, Community, and Stakeholder Communications,  
Consultation and Collaboration Throughout the Process

# Creating a Resilient City for All



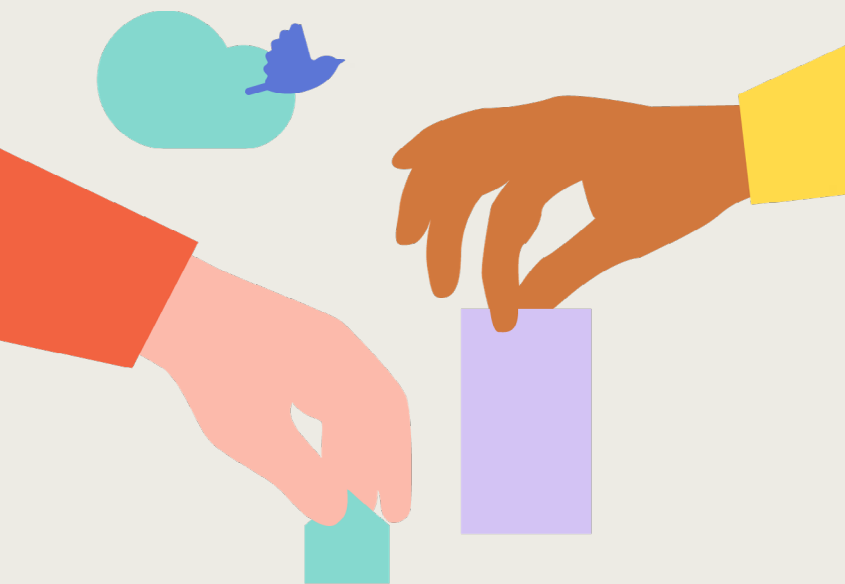
**Today, Toronto is the fourth largest city in North America.** What will our city look like in 2051? We need to talk about the Big Questions.

## Housing

- Where can we house **700,000** more people across the city?
- How do we increase access to affordable housing, and encourage new and innovative ways to increase housing supply?
- What kinds of housing do we need in different communities?

## Employment

- Where can we accommodate **450,000** more jobs?
- Where in the city will employment growth be located, and in what job markets?
- What will the future of work look like?
- How much land do we need to preserve for different types of jobs?



Learn more about these topics by exploring the StoryMap “Our Toronto: Past, Present and Future”: [toronto.ca/ourplan](https://toronto.ca/ourplan)

## Balancing Growth

- How will we protect the environment and plan for climate change while we grow?
- How can we prioritize and protect our essential services and workers?
- How much growth should we have near transit stations, and what should it look like?
- How do we make these into inclusive, equitable spaces to live, work, and play for all?
- How do we ensure the long-term provision of services and affordability in our urban centres and other growing neighbourhoods?
- What are the next seven generations going to enjoy that we planned for today?
- How can we be a more welcoming city to our new neighbours?

## Indigenous Reconciliation

- How might Our Plan Toronto advance reconciliation?
- How do we strengthen connections with Indigenous communities to guide planning processes?
- How might traditional knowledge and relationship to the land inform our growth?
- How will we respect and reflect our past as we look towards our future?

# Connecting the Dots

The City is integrating Our Plan Toronto with other plans and initiatives happening in communities across the city.

There are a number of ongoing and recently completed projects and key initiatives that will inform, and will be informed by, Our Plan Toronto. You may have already contributed to some of these. Our Plan Toronto includes efforts to reflect the directions and voices of these other initiatives.

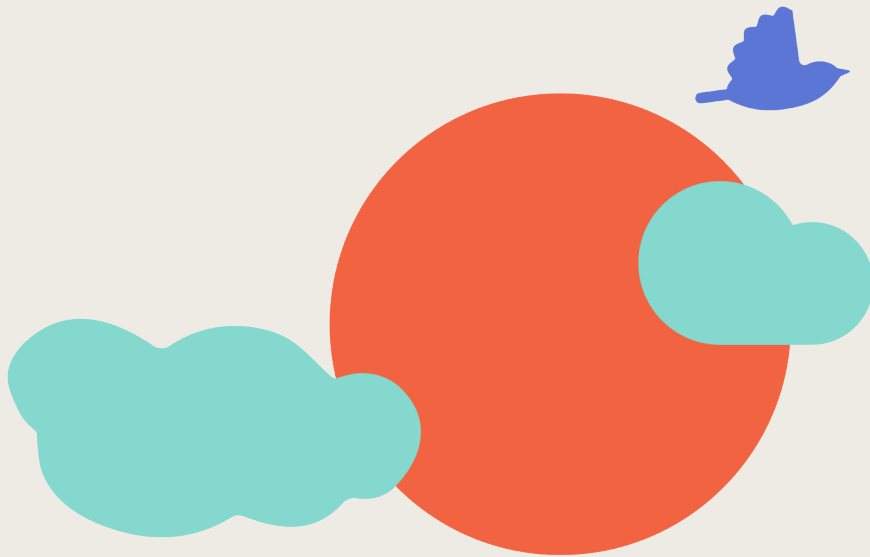
A long list of the relevant projects and initiatives that will be reflected in Our Plan Toronto is included here for you to explore. Some of these initiatives continue to be open for participation. Find out more about how to get involved: [toronto.ca/public-consultations](https://toronto.ca/public-consultations)

## City-Wide

- Biodiversity Strategy
- Confronting Anti-Black Racism
- Creating More Inclusive Community Spaces
- Garden Suites Study
- Housing Now
- Inclusionary Zoning Policy
- Multi-tenant Housing Review
- Official Plan Review: Public Realm and Built Form Policies
- Pet Friendly Design Guidelines
- Priority Retail Streets Zoning By-law Amendment
- Second Units - Draft Official Plan Amendment
- Toronto Poverty Reduction Strategy
- Zoning for Municipal Shelters
- and many others

## Area-Specific

- Christie's Planning Study
- ConsumersNext
- Danforth Avenue Study
- Don Mills Crossing
- Golden Mile Secondary Plan Study
- Jane-Finch Initiative
- Keele Finch Plus
- Laird in Focus Planning Study
- Midtown in Focus
- Mount Dennis Planning Framework Study
- NEXT Place – Exhibition Place Master Plan
- Sheppard Avenue East Planning Review
- Sherway Area Study Draft Secondary Plan
- St. James Town Connects
- TOcore: Planning Downtown
- Unilever Precinct Planning Study
- and many more





# Key Terms

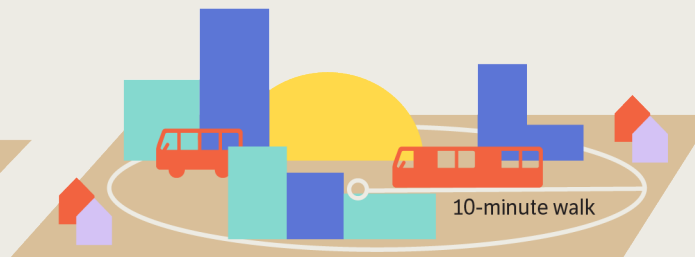
## Density and Intensification



**Density** refers to the number of people and jobs in a specific land area. Often people confuse density with building type, but higher density doesn't always equal taller buildings. For example, a high-rise tower with large units sitting on a big property surrounded by a park may be lower density than a variety of lower multi-unit buildings and houses on smaller lots.

**Intensification** means development that increases the density of a particular site or area. It allows more people to live and work within the existing urban boundaries. This happens when we develop, re-develop, expand, and/or repurpose existing buildings or areas. Intensification can look different from neighbourhood to neighbourhood, based on characteristics such as location, history, community strengths, and preferences.

## Transit-Oriented Development and Major Transit Station Areas



**Transit-Oriented Development** is an approach that places growth within walking distance of rapid transit stations. It means compact, walkable areas with a diverse mix of uses and incomes, at densities that support transit ridership. This allows people to access public transit quickly and conveniently from the places they live, work, learn, shop, and play.

Toronto has more than 180 potential **Major Transit Station Areas (MTSAs)** which could be designated for transit-oriented development. These are areas within an approximate 10-minute walk (500–800 metre radius) of a transit station (existing or planned). The Ontario government's *Growth Plan* prescribes specific density targets for MTSAs around subways, light rail transit, and GO Transit rail stations.

## Employment Areas



The Official Plan designates areas of the city for various land uses. **Employment Areas** accommodate clusters of business and economic activities, including, but not limited to, manufacturing, warehousing, offices, and associated retail and ancillary facilities. These areas are set aside for commercial or industrial development, therefore protecting them from residential development. Currently, 27% of all jobs in Toronto are based in Employment Areas.

# Join the conversation, your way.

There are many ways to add your voice to Our Plan Toronto. There will be events, conversations, and surveys throughout 2021 and 2022 to bring people together. This input will guide and inform this important project shaping the future of our city.



You can find out more about how to get involved and stay informed:

**[toronto.ca/ourplan](https://toronto.ca/ourplan)**

Sign up for our mailing list to receive updates as we approach key milestones in the project.

Follow @CityPlanTO and hashtag #OurPlanTO on [Instagram](#), [Twitter](#), and [Facebook](#).