

Our Plan Toronto

Phase 2 Engagement Summary

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Executive Summary

Phase 2 engagement and communications work for Our Plan Toronto focused on **building awareness and participation in meaningful discussions about planning priorities for Toronto 2051**. To achieve this, outreach and consultation activities focused on engaging in conversations about Toronto's future with a diverse range of people living, working and caring for Toronto. This included coordinating and meeting with residents, community leaders, Indigenous rights holders, Indigenous organizations, stakeholders (including environmental groups, tenants associations/organizations, residents associations, businesses, business improvement areas, academics/research institutes, mobility related groups, development industry and community development organizations), committees, internal municipal divisions, and the general public.

Outreach and communications during Phase 2 of the project used a multifaceted approach of print, online, social media, video media, email, e-bulletin and community networking to share information about the project and invite people to participate in consultation. This included utilizing networks of stakeholders and community connections to circulate meeting invitations and share information.

Summary of Phase 2 Engagement & Communications Activities

Meetings completed during Phase 2 engagement, from August through to December 2021, included:

- 5 meetings with Indigenous rights holders and care-takers
- 12 telephone surveys with Indigenous organizations
- 1 group meeting with Indigenous organizations
- 14 meetings with stakeholder groups, committees and community organizations
- 3 meetings with the Community Leaders Circle
- 2 general public meetings
- In total we met directly with 780 people through organized meetings and focus groups

Outreach and communications during Phase 2 engagement included:

- Website updates
- Public Meeting Notifications (e-bulletins, social media announcements, media release)
- Social media updates and meeting notifications
- Project Video distribution to contact lists, on social media, and on the website
- Public Poll on project website
- Contact List Updates/E-Bulletins
- Email distribution of meeting materials and presentations
- Phone calls / video conference calls with interested stakeholders
- Project email contact via opreview@toronto.ca

Meetings with equity deserving groups and community leaders who work with underrepresented, marginalized and racialized populations was a key focus of outreach and consultation. This effort included outreach and meetings with people that work on community and equity issues related to:

- Accessibility for people with disabilities
- Community services
- Employment
- Housing
- Indigenous people living and working in Toronto
- Indigenous rights holders
- Newcomers and immigrants
- People experiencing homelessness and housing insecurity
- Poverty
- Racialized communities including black people and people of colour
- Seniors and older adults
- Students and young work force (18-30)
- Women
- Youth and at-risk youth
- Many organizations that touch on the cross-section of these inter-related equity issues and equity seeking populations

A working list of stakeholders, community organizations, Indigenous rights holders and Indigenous organizations that have been contacted for involvement in this engagement process is included on the project webpage.

Phase 2 input will be used to guide the vision, priorities and draft policies that are the focus of this Official Plan (OP) review. Not all policies in the OP are being reviewed at this time. As such, engagement and communications were designed around the elements of the City's review, namely: overall vision, principles and policies related to equity, reconciliation, growth management, intensification, housing, environment and climate change, employment, and planning around major transit station areas. This included consultation on priorities for neighbourhoods and complete communities.

Conversations during Phase 2 were focused on three overall questions:

1. What's working in communities that people want preserved and supported?
2. What are the biggest challenges facing our city that need to be addressed and prioritized in the Official Plan?
3. Focusing on building back better: What does better look like?

Depending on the audience for consultation, these questions were refined for discussion to focus on specific topics of interest such as environment, housing or equity.

Key Themes of What We Heard During Phase 2

The key themes that were most frequently raised regarding priorities for planning to 2051 were addressing **equity, affordability and sustainability**. **There were a wide range of perspectives provided** through consultation that are conflicting in some cases and require a balanced approach for consideration. The City has a challenge ahead: to **progress efforts that address climate change, housing affordability, reconciliation and social and economic exclusion while managing the impacts of growth on existing communities**. There is agreement on the overall directions that the City needs to focus on which include addressing inequities, advancing Indigenous reconciliation, addressing affordable housing crisis, tackling climate change, building complete communities, improving access to a range of jobs and improving access to transit. How the City advances these directions through the management of growth and development are where opinions differ. The discussion points raised most frequently across different audiences were:

- Do more to address the affordable housing crisis for rental, ownership and basic housing
- Improve the quality and quantity of housing options across the city
- Allow for more housing options in neighbourhoods, including units for families and multi-generational housing
- Prioritize climate change and apply climate change lens to all aspects of planning
- Identify Indigenous rights holders as environmental stewards and leaders in decisions related to the environment and water
- Focus on achieving net zero, protecting and improving tree canopy and reducing impermeable surfaces
- Advance Indigenous reconciliation and self-determination through planning
- Embed equity in planning and decision making to address social and economic exclusion of racialized, newcomer, low-income and marginalized populations
- Achieve walkable complete communities in all areas of the city and not just downtown or around transit stations
- Require community-led solutions in planning processes and decision making

- Focus on implementation and decision making to achieve vision and priorities – educate and build awareness amongst decision makers
- Do not treat communities as one-size fits all
- Consider future of work and how to intensify employment uses to be more dense
- Improve transit connections to employment and between employment areas
- Protect employment areas from being overtaken by housing and condos
- Encourage broader range of higher paying employment options in suburbs (office space)
- Protect / provide affordable commercial and office spaces for small and medium businesses
- Improve quality and quantity of public realm, particularly in tower communities
- Require accessible and universal design in communities
- Improve community safety through environmental design
- Increase development around and connections to transit stations
- Plan to grow by more than Province's minimum forecasts
- Reduce impacts of infill in neighbourhoods, particularly issues related to privacy, trees, green space and transit capacity
- Identify how to protect/support community character as we grow
- Be clear on expectations for how communities are going to change
- Learn from previous consultations and apply recommendations – including from consultations with Indigenous communities

Summary of Recommendations

Based on the input received during Phase 2 engagement on Our Plan Toronto, the following recommendations are identified for consideration by the City as they work through the review and update of OP policies:

- Reflect and acknowledge the broad range of perspectives regarding growth: some communities are feeling threatened by growth that will change neighbourhoods while other communities are feeling like neighbourhoods need to change more in order to better support future generations and tackle the housing affordability crisis
- Provide more education and information on the relationship between growth and climate change policies – there are concerns that any amount of growth will further harm the environment and impact progress towards sustainability
- Identify equity related goals for 2051 related to addressing social and economic exclusion and achieving an inclusive city – potential goals to eliminate the need for Neighbourhood Improvement Areas (NIAs)
- Include an OP section on Indigenous past and present – traditional use of land, relationships with the area, treaties and current populations

- Include Indigenous language and world views in the OP, such as connecting people with the land and that everything is connected to everything; plan holistically rather than looking at one site, one issue or one area at a time
- Prioritize Indigenous perspectives and recommendations on the natural environment and work with Indigenous rights holders to identify a meaningful role in decision making
- City Planning should consider hiring permanent Indigenous team members who are focused on building relationships with rights holders and Indigenous people living and working in Toronto. People who can reflect Indigenous perspectives in planning, inform and guide planning policy / initiatives and support efforts toward planning that is “By Indigenous, for Indigenous”
- Learn from previous consultations and bring forward past recommendations that are relevant to the OP:
 - Spend time reviewing previous Indigenous consultation reports and documents to inform recommendations
 - Spend time reviewing previous community engagement reports from City planning projects in NIAs
- Reduce barriers to developing certain types of multi-unit housing in Neighbourhoods by streamlining the permitting and approvals process
- Promote a wider range of rental and ownership housing types across the city
- Consider developing a training and education program for Community Councils regarding city-wide priorities to be implemented at the local level (e.g. tree canopy and urban heat island effect and others)
- Include an equity focus on public realm policies – address gaps outside the downtown to support safe, walkable communities that will improve local business activity support community pride
- Consider having the members of the Community Leaders Circle present to the Planning and Housing Committee on choices and priorities for addressing inequities in community planning
- Identify implementation issues or gaps related to concerns that policies are not enforced

Report Organization

This report is organized into four Sections. Section 1 of this report presents the background, purpose, study process, and goals and objectives of the engagement. Section 2 presents the consultation and communication activities undertaken during Phase 2 (August – December, 2021). Section 3 summarizes the input received and identifies the key themes and community priorities that emerged during consultation. Section 4 outlines recommendations for City review, next steps of the project and outlines future consultation activities. The input gathered during Phase 2 will inform the policy directions and key growth areas for the Official Plan review.

Dillon Consulting Limited is the independent engagement and facilitation team retained by the City of Toronto (City) to support consultation and communications for the City's Official Plan Review. This summary report was prepared by the Dillon team and is intended to reflect the key engagement activities and discussion points from consultation. It is not intended to be a verbatim record of all input received.

1 Introduction

1.1 Background

Our Plan Toronto is the Official Plan review process that is provincially required to satisfy the Municipal Comprehensive Review and Growth Plan conformity exercise. 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 essential plan that directs where different types of development should and should not go and what is needed to support healthy, complete, thriving and inclusive communities.

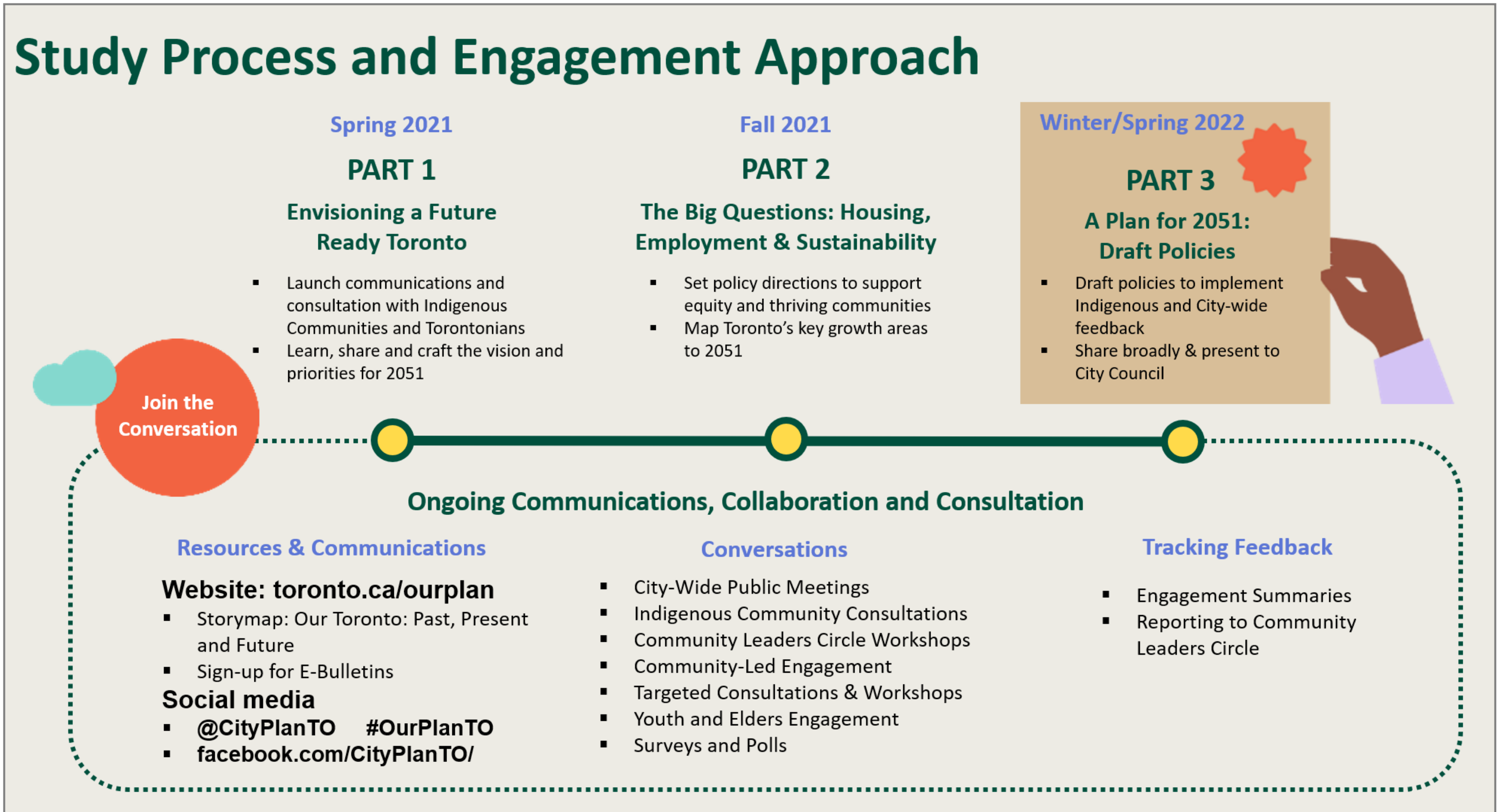
As part of the Our Plan Toronto process, the City will consult on and look at how to address the many disparities that exist across our city in an effort to become a more equitable, welcoming, and healthy city for all. This includes an examination of our history and reflection on Indigenous priorities in a manner that supports Indigenous self-determination.

1.2 Purpose of Engagement

Throughout the Our Plan Toronto process, community input and feedback will inform the technical work for the Official Plan review. Determining the public's needs, desires, and interests is important for determining where growth should go and what is needed to support healthy and complete communities. The purpose and overall goals of the engagement program are to ensure that the Official Plan update incorporates input from the public and stakeholders to tackle issues related key topic areas, including housing affordability, equity, employment, environment and climate change. In order to achieve the goals and purpose, the engagement program includes three phases of work, as illustrated in **Figure 1**.

1.3 Study Process

Figure 1: Study Process



The first phase of the engagement program included launching the communications and consultation with Indigenous communities, stakeholders, community leaders, internal City divisions and the public to craft the vision and priorities for 2051 through learning and sharing. The second phase of the engagement program focused on discussing policy expectations for 2051 related to the big topics of growth:

- Environment and Climate Change
- Affordable Housing and Intensification
- Future of Work and Employment Areas
- Neighbourhoods and Complete Communities

Throughout Phase 2 consultation, themes of equity, inclusion, implementation and community-based solutions were discussed.

The last engagement phase, Phase 3, will include drafting policies that reflect the feedback received from the consultation and reviewing and consulting on those draft policies in order to inform recommendations for Council consideration.

1.4 Phase 2 Goals & Objectives

The primary goal for the Phase 2 engagement and communications program was to understand Indigenous, stakeholder and community expectations for what the Official Plan should achieve. In order to achieve this goal, engagement and communications efforts focused on the following priorities:

- Engage with stakeholders on key topic areas, including environment and climate change, future of work, affordable housing and intensification, and neighbourhoods and complete communities
- Engage with community leaders to apply equity lens to planning for 2051
- Engage with Indigenous Rights Holders and Indigenous organizations to understand priorities, planning perspectives and opportunities for relationship building
- Engage with internal divisions in the City to align and coordinate policy expectations
- Encourage public participants to engage online and at public meetings in the conversations around expectations for Toronto 2051
- Clarify what the Official Plan policies do now in order to inform conversations on what's needed
- Reflect on what we have heard from stakeholders so far to advance conversations
- Listen, document and share what we hear.

To achieve the Phase 2 goals, a series of engagement and communications activities were identified and executed, including:

- Public Meeting Notifications (e-bulletin);
- Online Communications (social media, website updates, explainer video);
- Online Engagement Activities (Online Poll)
- Public and Stakeholder Consultation Events (Stakeholder Meetings and Public Meetings)
- Community Leaders Circle Meetings and outreach
- Contact List Updates/Email-blast
- Distribution of Public and Stakeholder Presentation Materials.

Phase 2 communication and engagement activities were complete between August and December 2021. Details of these activities are presented in subsequent Sections 2.1 and 2.2.

2 Phase 2 Consultation & Communications Activities

2.1 Communications Materials & Activities

The communications materials and activities were designed to reach a broad and diverse audience using online tools to inform the people of the project, understand expectations, clarify Official Plan policies, reflect on what we have heard so far, listen to input, and address questions from the public and stakeholders. The development and release of the communications materials for Phase 2 were aligned with COVID-19 public health guidelines and consists of online consultation activities.

Communications materials and methods of outreach included:

- Public Meeting Notifications – e-bulletins and social media releases
- Online Communications – social media, website updates – including promotion of Our Plan Toronto StoryMap
- Project video release
- Online Engagement Polling activity
- Public and Stakeholder Consultation Events – Stakeholder Meetings and Public Meetings
- Community Leaders Circle Meetings and email and telephone outreach to identify interests
- Emails and phone calls with Indigenous Rights Holders
- Indigenous organizations survey on engagement approaches

- Contact List updates and virtual meeting invitations
- Email Distribution of Public and Stakeholder Presentation Materials.

Since the beginning of the engagement program, the public has had the opportunity to contact the project team via the contact information available from the project website:

- Email: opreview@toronto.ca
- Phone: 416-392-6578

Over the course of the project so far, there has been significant media attention on Our Plan Toronto and the issues of growth, development, climate change and equity. This includes newspaper, television, online news, social media and radio coverage. Part of the communications program for Our Plan Toronto includes tracking and monitoring issues raised in the media to inform communications and materials for engagement going forward.

2.2 Engagement Activities

Engagement activities were designed to reach a broad and diverse audience using both online tools and virtual meeting platforms. The following sections outline the key engagement activities completed during Phase 2.

2.2.1 Stakeholder Meetings

Stakeholder meetings were held with targeted groups to discuss key theme topics and issues. The meetings were held virtually on WebEx with interactive polling and MURAL board tools to facilitate the discussions. There were four stakeholder meetings for the key theme topics, including Environment and Climate Change, Affordable Housing and Intensification, Future of Work and Employment Areas, and Neighbourhoods and Complete Communities. Stakeholder meetings were also held with large organizations, including More Neighbours Toronto, Urban Land Institute, and BILD. Additional supporting meetings were also held for Ward 9 (Davenport) and Ward 12 (Toronto-St. Paul's).

2.2.2 Community Leaders Circle Meetings

Three Community Leaders Circle Meetings (CLC) were held with members of over 30 community-based and city-wide organizations, the CLC was established to share perspectives and help lead outreach to communities and audiences across Toronto. The CLC helps to reduce the barriers in participating in the City planning process and consultation program. The meetings were held virtually on WebEx or Zoom with interactive polling and MURAL board tools to facilitate the discussions. CLC members

were able to provide feedback for housing, complete communities, employment and access to jobs, and environment and climate change with an equity lens. CLC members also met with project team members to review and provide input on Chapter 1 of the Official Plan.

2.2.3 Public Meetings

A total of two public meetings were held on October 20th, 2021 for a city-wide conversation. The meetings were held virtually on WebEx. The first meeting was held during the day and the second meeting was held during the evening to give people different opportunities to participate. The meeting provided opportunities for the public to provide feedback and ask questions through an open dialogue and the chat function on WebEx.

2.2.4 Indigenous Rights Holders Meetings

Outreach to and engagement with Indigenous Rights Holders is ongoing. In Phase 2 engagement, the project team met with Mississaugas of the Credit First Nation (MCFN), Six Nations of the Grand River (Six Nations) and the Mississaugas of Scugog Island First Nation (MSIFN). Further engagement is planning in 2022 with these nations as well as others, including Curve Lake First Nation in February 2022.

2.2.5 Indigenous Organizations

Developing relationships with Indigenous businesses and service providers is a key aspect of the City's continuing effort to support Indigenous self-determination and embed Indigenous perspectives in the policies of the new Official Plan. As part of Phase 2, the project team developed a survey to administer over the phone with Indigenous organizations. The survey focused on identifying the best approaches to consulting with organizations and the Indigenous population living and work in Toronto. One-on-one interviews were held with 12 organizations over the course of August and September 2021. Results and the survey are discussed in Section 5 of this report. Based on feedback through the survey interviews, the first Indigenous organizations focused meeting was held on December 7, 2021. At this meeting participants learned more about Our Plan Toronto and provided input on the issues and priorities of Indigenous people living and working in Toronto.

2.2.6 Youth and Young Adults

As part of the CLC, there are specific young adult voices represented for the 18-30 age group. In addition, a youth consultation toolkit using StoryMap was developed for students in Grades 6 through 12. With input from the City, Dillon Consulting and

Maximum City, the interactive toolkit was developed to gain input from young people on environmental priorities while also helping youth better understand climate change and identify adaption measures found within their respective communities. The online student exercise was distributed to teachers in November 2021 and can be accessed at this link: <https://storymaps.arcgis.com/stories/7b2c6d77bac64c3eb713f1af6d31cbff>.

Input from students through the StoryMap toolkit will be documented in the next phase of consultation documentation.

2.2.7 City Advisory Committees and Boards

As part of engagement planning and outreach, the project team presented to multiple City Committees and Boards to gather input on Our Plan Toronto and listen to recommendations for outreach and engagement of specific key audiences. The committees that the project team presented to included the Aboriginal Affairs Advisory Committee, Toronto Accessibility Advisory Committee, the Toronto Film, Television and Digital Media Board and the Seniors Strategy Accountability Table. Input received through these presentations and discussions is integrated into Section 3.

2.2.8 Public Polling

The Our Plan Toronto Public Poll was created to help inform public discussions on the key issues and opportunities that the City should address as Toronto grows. As of the end of November 2021, 1200 people completed the poll. Polling results are discussed in Section 5.

2.2.9 Social Media, Website & E-Bulletin

To engage with the public online, the consultation program team sent out a series of consultation notices and project update posts using the hashtag #OurPlanTO on Instagram (@CityPlanTO, @cityoftoronto), Twitter (@CityPlanTO, @cityoftoronto), and Facebook (Toronto City Planning). Social media outputs focused on informing people of the online open house, public poll, project video and StoryMap.

In Phase 2, 15 social media posts and threads were released. All City Planning tweets, as well as those from others using the project hashtag, are available at: <https://twitter.com/hashtag/ourplanTO>. Instagram posts are on the CityPlanTO profile at: <https://www.instagram.com/cityplanto/>. Facebook posts on the Toronto City Planning facebook page are available at: <https://www.facebook.com/CityPlanTO/>.

3 What We Heard

3.1 Highlights of Overall Input Received

Table 1 highlights the key themes of input received during Phase 2 engagement.

Table 1: Themes of Input

Theme	Examples of Topics Raised
Equity, Inclusion & Relationship Building	Address inequities across the city with equity deserving groups. Be more inclusive. Recognize and reflect diversity. Require universal and accessible design.
Indigenous Reconciliation	Focus on and support Indigenous relationship building. Reflect Indigenous knowledge, practices and world views. Increase role in making decisions. Support Indigenous capacity building in order to provide meaningful role.
Aligning Priorities and Conversations	Reflect what is being said through other initiatives. Make sure everyone is working towards the same understood goals.
Community-Led Solutions	Work collaboratively with communities. Provide equal opportunity for communities to participate in decision making on local planning issues and development.
Learning from the Past & Implementation	Review previous consultations to learn about history of community issues and ideas. Focus on gaps in implementation, including among decision making bodies.
Housing Affordability	Facilitate more affordable housing development and a wider range of affordable housing types across the city, for all family sizes and household groups. Prioritize housing crisis in relation to environmental crisis.
Scale of Intensification	Balance intensification and support intensification with infrastructure including transit, greenspace, utilities, and supporting features to create complete communities. Permit missing middle housing and gentle density in low-rise neighbourhoods. Growth target should surpass the provincial minimum. Intensification approaches should be coordinated with neighbouring municipalities. Intensify around transit stations and along transit corridors.

Theme	Examples of Topics Raised
Environment & Climate Change	<p>Need a more aggressive plan for climate action to get to net zero.</p> <p>Promote active transportation and transit to be less car dependant and create walkable complete communities. Protect and enhance green spaces and promote sustainable materials to be resilient to heat waves and extreme temperature. Protect trees and improve stormwater management.</p>
Business, Economy and Employment	<p>Plan complete communities with businesses that are well connected to infrastructure, housing, and transportation/transit. Establish long-term policies to reduce employment land conversion speculation.</p> <p>Protect and expand employment lands. Connect employment areas. Increase range of employment options in suburbs.</p> <p>Reconsider office uses post COVID. Explore trends to expand permissions for employment uses in homes and residential areas and warehousing/logistics uses in office areas.</p>

3.2 Input by Policy Area

The following sections summarize the input received on the four main policy areas under review in the Official Plan:

- Environment and Climate Change:** Key topics include climate change adaptation, mitigation and resilience, protection of natural heritage and water resources, biodiversity, reducing consumption of natural resources, management of stormwater, green infrastructure, reduction of urban heat island impacts, and addressing density targets for Major Transit Station Areas that overlap with the Green Space System.
- Affordable Housing and Intensification:** Key topics include ongoing policy work on inclusionary zoning, Major Transit Station Area delineations and minimum density targets, and other components of the intensification strategy.
- Neighbourhoods and Complete Communities:** Key topics include ongoing policy work on Expanding Housing Options in Neighbourhoods, Major Transit Station Area delineations that fall within Neighbourhoods, components of complete communities, and others.
- Future of Work and Employment Areas:** Key topics include job growth trends, impacts of the global pandemic, trajectory of change in employment, matching labour force with opportunities, supporting small businesses, and the Employment Area conversion request process and update.

Discussions related to **equity, inclusion, reconciliation, implementation, community-based solutions, alignment of priorities and learning from the past occurred in relation to all four policy areas** and are documented under the relevant sections below.

The summaries in the subsequent sections reflect various consultation activities with a wide range of audiences during Phase 2 engagement. This includes input through meetings, email, and the telephone survey with Indigenous organizations. These sections are overall summaries and do not include everything discussed/shared through engagement. Copies of detailed meeting summaries that informed these sections are provided in **Appendix A**.

3.2.1 Environment & Climate Change

These discussions focused on identifying interested related to getting to net-zero, resilience to heat waves and extreme temperatures, environmental protection, and enhancement of natural areas, green spaces and key hydrological areas.

Indigenous Rights Holders and Indigenous Organizations

- Rights holders need to be involved planning and decision making related to land and water
- Concerned with the proximity of development to water and how to protect and care for water
- A key interest for duty to consult and accommodate (DOCA) when it comes to growth is how to make Toronto a more green city – advancing green requirements as a key First Nations interest should be clear
- Support Indigenous procurement in financing green development and green energy projects
- Rights holders want larger role in being able to decide whether development is going to impact the environment, habitat, non-human beings (wildlife), water or treaty rights; and what should be done about this
 - Where environmental studies are required – do not want to be sent reports of environmental conditions reviews after the studies are done because cannot verify if the studies are correct – need to get ahead of this – e.g. having a monitor on site or requiring an Indigenous report
- Urbanization affects Indigenous rights to harvest, collect medicines, plants, and hunt. Need natural spaces for Indigenous people living in Toronto to practice rights and rituals.
- Need to improve process and importance of archaeology and heritage planning in consultation with First Nations – deep disturbance areas need to be looked at more closely

- Concerned with pollution and the impact that growth may have in making pollution worse, including air quality, noise and waste. Need to address existing pollution issues
- Re-naturalize rivers, streams and waterbodies, move development from flood plains
- Require more permeable surfaces and action plan to reduce the impermeable surfaces

Stakeholders

- Getting to net-zero requires more aggressive action on building retrofits, intensification, transit expansion, green development, tree protection, pedestrian connections, cycling connections and mixed-use communities
- Resilience to heat waves and extreme temperatures would require expanding our natural heritage and park systems, protecting and enhancing tree canopy, requiring soft and permeable landscaping, and using sustainable building practices like deep water-cooling systems, combined stormwater management and naturalized systems
- Protecting and enhancing the environment would require improved by-law enforcement that protect trees and green spaces and applying nature-based solutions with green infrastructure, limiting paving, and supporting urban agriculture communities
- Limiting parking and increasing active transportation and transit around high-density housing and employment should be implemented
- Providing more housing and addressing missing middle housing throughout the city will reduce the impact of sprawl in surrounding municipalities
- Designing more dense and complete communities around transit and active transportation will reduce emissions, improve health and support the natural environment
- Support retrofits and renovations of housing instead of tearing down existing homes
- Provide more incentives and education to achieve green and sustainable development

Community Leaders Circle and Equity Deserving Groups

- Improve broad access to transit
- Increase employment options and higher paying employment options (office uses) in suburbs to reduce commuting

- Improve green spaces and park spaces for families and people living in condominium and tower communities
- Improve quality of public realm, including tree planting, in areas outside downtown
- Enhance natural and green spaces in a meaningful way for Indigenous communities

Youth and Seniors

- Youth need to connect with the natural environment and have more connection to natural spaces beyond manicured parks
- Youth should have access to decision makers to share the climate change issues of greatest concern
- Seniors need to be able to walk safely to green spaces and have housing that is in close proximity to green spaces given limited travel abilities

General Public

- Address urban heat island impacts through tree planting and sustainable development practices
- Do a better job of protecting existing tree canopy, green space, and biodiversity
- Coordinate growth with neighbouring municipalities to prevent urban sprawl
- Explore programs and tools for home retrofits for homeowners and renters
- Reduce car dependency and single vehicle occupancy which includes expanding and improving transit connecting, safe cycling network and safe and accessible pedestrian connections
- Better implementation of tree protection bylaws
- Ensure intensification does not reduce permeable areas or green spaces in communities

3.2.2 Housing & Intensification

Indigenous Rights Holders & Organizations

- Require more affordable housing for Indigenous people, including units with 3 and 4 bedrooms
- Quality of Indigenous housing needs to be improved
- Locations of Indigenous housing in the city needs to be aligned with where Indigenous communities and services are located as well as in proximity to natural areas

- Traditional knowledge needs to be reflected in why and where development and intensification is located
- Policy should require that developers consult with Indigenous communities before a proposal goes forward, before they have designs, at the very initial points of having an idea for a development or project

Stakeholders

- Focus on getting more affordable housing units built throughout the city
- Support for the City's revised definition of affordability
- Provide a wider range of housing options in communities throughout the city to support various stages of life
- Provide missing middle housing and gentle density in low-rise and yellow belt/single detached neighbourhoods
- Intensification should occur throughout the city and not be centralized
- Coordinate intensification being considered around municipal borders with other municipalities
- Provide appropriate density along main streets
- Provide clarity on the type of intensifications residents are comfortable with
- Focus intensification around transit and increase density targets
- Intentionally increase density in areas with unused school capacity
- Explore creative development opportunities like building over expressways and city parking lots
- Risk of only creating "shoebox" condos – a wide range of housing should be provided
- Need to maintain the diversity and history of the city without building only glass towers
- Concern with the impacts of tall buildings: shadows, debris blowing over residential areas, noise, traffic
- Concern with overdevelopment and overburdening already intensified areas
- Provide adequate infrastructure to support intensification, including: transit, employment, utilities, sewage, water, roads, wide sidewalks, schools, childcare, parks, green space, parking, bike lanes, community centres, medical offices, grocery stores, and public realm
- Affordable housing should be a priority in the hierarchy of planning considerations
- Limit for-profit role and investment in the rental housing market
- Inclusionary zoning should expand beyond MTSAs

- New developments should have a percentage of Toronto Community Housing
- Convert underused office towers for housing
- Direct more mid-rise growth to existing neighbourhoods
- Provide clarity on processes and limit risks for overreaching Provincial powers, development timelines, stakeholder engagement, affordable definition reviews, and Inclusionary zoning
- Provide more financial incentives for affordable housing
- Explore smarter ways to intensify in suburbs – Etobicoke, Scarborough, North York, East York, York
- Speed up the development approval process with affordable housing throughout the city

Community Leaders Circle and Equity Seeking Groups

- Prioritize efforts to increase the affordable housing stock: Access to affordable housing is one of the biggest challenges facing low income, marginalized, newcomer and racialized populations
- Amount of affordable housing needs to increase in communities where equity deserving populations already live in order to support and maintain family and community connections
- Need a wider range of affordable rental units with 2, 3 and 4 bedrooms for multi-generational homes and large families
- Provide Indigenous focused housing options in areas like Malvern and others
- Increase access to supportive housing services
- Provide better services for homeless and the housing insecure
- Apply housing as a basic right in planning

Youth and Seniors

- Need more affordable housing options in more communities for all populations including students and seniors
- Affordable housing stock needs to include options for recent graduates with entry level incomes that are connected to transit
- Affordable rental housing for seniors needs to be identified and developed in all neighbourhoods in order to support aging in place
- Address policy alignment with zoning bylaws as it relates to seniors housing: 'retirement homes' and 'nursing homes' are permitted in neighbourhood designations, but they are prohibited in the zoning by-law

- In recognition of the fundamental rights of persons with disabilities and in anticipation of increasing demand for enhanced accessibility as the population ages, the OP should require all new housing to meet minimum accessibility standards
- Improve 'Visitability' of all housing – this is the idea that a resident can visit or be visited by their neighbours without encountering accessibility problems – increasing challenge for aging population
- Expand intergenerational, home share and co-housing options for seniors that are accessible to low-income individuals, allow seniors to live with others, promote well-being and social inclusion, while lessening concerns over safety and financial security

General Public

- Affordable housing is a critical issue that should be a top priority
- Provide more housing supply and a wider range of housing options in all neighbourhoods
- Support options for multi-generational housing
- Rental housing needs to include larger units and more options connected to transit
- Coordinate growth with neighbouring municipalities to prevent urban sprawl
- Intensification should occur throughout the city and should not be centralized
- Intensification should be connected to transit
- Consider transit capacity along Yonge line and Bloor line when planning for more intensification
- Consider economic viability of affordable housing developments
- Reach beyond growth targets set out by the Province
- Do not intensify in Neighbourhoods at the cost of the environment
- Focus more housing on avenues and main streets, near transit, commercial and entertainment centres, near universities and colleges, low-rise neighbourhoods like the Danforth and Little Italy
- Educate people living in stable neighbourhoods about the need for housing in order to address “not in my back yard” mentality that slows down development

3.2.3 Neighbourhood & Complete Communities

Indigenous Rights Holders & Organizations

- Need Indigenous place making in communities in part of achieve complete communities
- More access to nature and green spaces are needed in urbanized areas to support complete communities for Indigenous people
- Communities with Indigenous populations need to have Indigenous related services and resources located around them in order to support Indigenous informed complete communities

Stakeholders

- Educate and create awareness around how infrastructure and services will be provide to support complete communities as the city grows
- Create walkable and complete communities with transit, service centres, schools and parks in all areas of the city
- Focus on achieving complete communities outside of the downtown core
- Cycling needs to be part of complete communities
- Build infrastructure before building new developments in order to lessen the burden of growth on neighbourhoods and to support new residents in complete communities
- Explore building on top of commercial buildings, institutional buildings, and religious buildings
- Allow for multiple types of housing in neighbourhoods that support rental and ownership
- Build mixed-use areas and establish parking minimums to minimize car dependency
- Provide more than adequate green space
- Address protective nature of Neighbourhoods policies - Concern with neighbourhood character being used as a reason to slow down development
- Allow permission for alternative housing formats in neighbourhoods such as co-ops, and community land trusts
- Support active transportation and transit activity – as well as safe connections between modes
- Improve opportunities to access support services in a range of communities rather than concentrating
- Support employment growth and small businesses near residential
- Revisit urban design policies to support walkable complete communities

- Coordinate development along municipal borders for complete communities at the edges
- Concern with Committee of Adjustment role on development decisions that impact neighbourhoods
- Require future proofing to accommodate aging population and people of all abilities

Community Leaders Circle and Equity Deserving Groups

- Support community-led approaches to planning and achieving complete communities
- Complete communities means that the needs of low-income, newcomers and racialized communities are being met – includes services, cultural space, education, housing, employment, health care and gathering places
- Require developers in areas where there are multiple applications to come together with the community to plan as a whole and consider the broad needs of communities in areas of change
- Focus on achieving complete communities in suburbs – particularly as it relates to transit, active transportation, range of employment and services
- Improve public realm to support walkability
- Support social cohesion and sense of place in areas like Scarborough in order to support existing neighbourhoods – address the transient nature of some neighbourhoods through social connections

Youth and Seniors

- Add demographic imperative to OP and identify what this means for planning complete communities for all
- Include age-inclusivity or age-equity lens as a goal of the OP and establish city-wide auspices for age-friendly policies at the scale of the entire city
- Planning should be assessed through an age-equity lens
- Need to enable a mix of uses in *Neighbourhoods* like small scale commercial uses to support seniors in neighbourhoods
- Most suburban neighbourhoods are not supportive of needs of older adults wishing to remain in their familiar neighbourhoods ('aging in community') – this requires developing age-friendly and age-equitable policies such as range of housing options, improving public realm, requiring age-friendly lens on secondary plans and age-friendly developments

- Plan the redevelopment and retrofitting of neighbourhoods to ensure proximity within 500m to 800m of age-friendly housing to grocery stores, banks, pharmacies, local health clinics, libraries, and community centres

General Public

- Increase density in the yellow belt and remove single detached zoning
- Spread growth evenly across all neighbourhoods
- Consider better design for housing and public realm
- Provide safer and better active transportation connections
- Remove the terms “village” and “town” from the official plan
- Consider the health impacts from living on arterial roads
- Protect and enhance cultural spaces for artists and creatives
- Provide better transit infrastructure, including transit signal priority
- Consider school capacities and redirect growth to under capacity schools
- Support small businesses, including local grocery and health services, in communities and neighbourhoods in order to support walkable complete communities
- Promote more mixed use in neighbourhoods – allow for more than just residential uses in neighbourhoods

3.2.4 Future of Work & Employment

Indigenous Rights Holders & Organizations

- Improve access to employment opportunities for Indigenous people – includes location of employment options within proximity to Indigenous housing
- Support Indigenous businesses
- Progress economic reconciliation through Indigenous procurement

Stakeholders

- Establish policies that encourage land ownership by the employer that are invested in long term employment activity
- Ensure there are a mix of employment types in areas – office, manufacturing, institutions, small main street businesses
- Protect existing employment lands
- Create long term policies that reduces speculation of employment land conversions
- Promote employment in complete communities to establish live, work, and play environment

- Support wage increase, affordable insurance, loans, and affordable work spaces
- Create a platform to support emerging businesses
- Promote active transportation and transit connections to employment and business areas
- Expand permissions for home occupation and home businesses
- Expand permissions for commercial use in residential areas
- Expand permissions for multi-storey formats for warehousing, distribution, and logistics
- Provide support for job seekers to acquire skills and credentials
- Address conflicting land uses between sensitive uses and non-industrial uses (e.g. Keele-Finch area)
- Support employment uses at grade in residential buildings
- Provide policies that guarantee space replacement at the same cost when businesses are displaced due to gentrification and demolition
- Explore replacing office uses to manufacturing and industrial uses from COVID impacts
- Improve electrical, public utilities, telecommunications, internet services in Scarborough (e.g. Golden Mile area)
- Provide broader network of childcare and social services, both for employment and to support employment areas
- Protect and enhance road network for trucks and transport vehicles
- Allow use of daytime parking in neighbourhoods that is vacated by residents
- Develop dedicated workforce housing strategy for low and middle income workers
- Enhance transit fare and service integration for commuters from other municipalities
- Plan complete communities with employment and greenspaces that are integrated into the building
- Low-income neighbourhoods need more employment opportunities and infrastructure improvements

Community Leaders Circle and Equity Deserving Groups

- Provide a better range of jobs in Scarborough and around transit stations, including office
- Provide more equitable employment opportunities for equity seeking groups, including racialized women
- Provide better transit and cycling connects to jobs outside of the downtown

- Increase city planning jobs for equity seeking groups – potential for leadership in community-based planning
- Protect local small and medium businesses from being priced out when new transit connections are built and property values go up (e.g., along Finch line and Eglinton line)
- Focus less on economic and financial prosperity and more on happiness and well-being

Youth and Seniors

- Support youth employment opportunities in suburbs (Scarborough, Etobicoke) to reduce commuting times for young people who are also balancing school
- Permit at-home office uses which include client visits for older adults transitioning out of full-time employment who want to continue working from home
- Although there are many seniors working beyond the age of 65, and many who will want to, seniors are not strongly represented in the workforce or around decision-making tables. Seniors need to be engaged in planning discussions, including employment as many seniors want to continue working and need equitable access to a range of jobs

General Public

- Explore other uses for empty office space and underutilized industrial parks
- Protect employment lands
- Allow for more mixed use that includes employment uses such as office space in areas outside downtown
- Support small and medium business spaces along main streets
- Explore COVID impacts on work from home, office uses, and logistics
- Protect spaces for arts and culture - people working in these industries are typically low income and play a very important role in the culture and success of the city – need affordable spaces for artists and people contributing to cultural expression in the city – need to be all over the city and not just in small concentrated pockets

3.3 Community Leaders Circle Input on OP Chapter 1

On December 9 2021, the Our Plan Toronto engagement team hosted a virtual workshop with members of the CLC to review and gather input on changes needed for Chapter 1 of the Official Plan (OP). This workshop was hosted based on recommendations from CLC members to dive into details of the vision and direction for the OP. CLC members

provided input on changes needed in Chapter 1 to revise the vision and principles for planning the city to 2051. The following summary highlights the key ideas heard from the CLC during the workshop.

- Elements to KEEP that are in the current OP Chapter 1:
 - “City of Connections” section – this has potential to expand.
 - Recognize the diverse city
- Elements to ADD to Chapter 1:
 - Focus on affordable housing and addressing poverty.
 - Add reference to supporting alternative approaches to housing, including land trusts, co-ops, etc.
 - Address digital equity and equitable access to quality community spaces and services.
 - Priorities to address inequalities as they pertain to gender, those with accessibility needs and Indigenous Peoples.
 - Address lack of accessible and affordable spaces, not just with housing, but for arts and culture.
 - Related to City of Connections, add more on working with communities with a bottom-up approach towards resilient planning;
 - Need to support social infrastructure at the local and city-wide level so that land use strategies are made strong by social and economic strategies.
 - Support investment and development that intentionally strengthens local community ecosystems.
 - Under “Vision”, need to add support for social infrastructure, cultural facilities, strong economy that creates job opportunities in neighbourhoods.
 - Honor Indigenous rights and perspectives.
 - Focus investment towards specific underfunded communities.
 - Add more on community-based approaches and decision making.
 - Paired with vision, include a list of assumptions to allow for goals to be actionable.
 - Add priorities on addressing economic inequalities, such as financial barriers to recreational spaces.
- Elements to have LESS of in Chapter 1
 - Within the “Diversity and Opportunity” section, certain references towards “the elderly” and “Great leaders make it safe to do the right thing” to be amended. There was contradiction pointed out, in that the city is fully urbanized yet there is a calling for re-urbanization.
- Elements in Chapter 1 that need MORE support:

- Focus principles more on equity, opportunity, dignity, environmental stewardship and connectivity.
- Need more on parks and open spaces, particularly in dense areas.
- Continue with more support for complete communities.
- Toronto needs to champion AODA, providing overall inclusion.

Overall there was support for looking at what other cities are doing, such as Minneapolis, to address disparities through planning policies. Recommendations were made that data and analysis should be used to diagnose problems of inequities to inform clear goals to address these.

4 Indigenous Organizations Survey Results

Throughout the months of August and September, the Dillon Consulting engagement team conducted a series of interviews with 12 interested Indigenous organizations throughout Toronto to determine the best approach to community engagement. This work was led by an Indigenous facilitator and planner. **Table 2** provides a summary chart of what we heard during the interviews. This input is being used to inform and guide ongoing engagement of Indigenous people, businesses and organizations in Toronto.

Table 2: Indigenous Organizations Interview Input on Engagement Approaches

Engagement	Summary of Input and Areas for Our Plan Toronto Team to Focus
Values	<ul style="list-style-type: none"> ● Engage early, engage often ● Indigenous-led/ Family centered approach ● Apply youth and Elder lens ● Reconciliation focus ● Action oriented ● Apply OCAP Principles ● Engage with honesty and integrity
Topics of Interest	<ul style="list-style-type: none"> ● Housing ● Employment ● Climate change ● Environment ● Community safety, health and wellbeing ● Culture and relationship to land ● Placemaking, ceremonial spaces
Communication Avenues for Outreach	<ul style="list-style-type: none"> ● Social media/ Facebook ● Through Indigenous organizations: events and newsletters ● Directly to Indigenous Businesses
Activities	<ul style="list-style-type: none"> ● Pop-ups ● Small group/ focus groups ● Surveys

Engagement	Summary of Input and Areas for Our Plan Toronto Team to Focus
Locations for Pop-up Engagement	<ul style="list-style-type: none"> • One-on-one interviews • Bloor Street • Bathurst Street • At Indigenous Organizations • At Indigenous Events • Universities • Youth organizations • Indigenous housing complexes
Considerations	<ul style="list-style-type: none"> • Land back issues are present • Have Elders present • Trauma informed practices (Mental health awareness) • Sharing circles – regularly reflect

5 Public Poll Results

A public poll was hosted on the project website. The intention of the public poll was to generate interest in the project and understand initial topics of interest related to growth and land use planning. The public poll provides a high-level snapshot of potential interests related to land use topics that are a focus of the Official Plan. The poll is not intended to provide definitive input from the public on planning issues. The following sections highlight who participated, the questions asked and frequent responses received.

5.1 Who Participated

Approximately 1,200 people participated in the public poll. The following highlights demographics of the respondents:

- 65% of the respondents are between 16 to 45 years old
- 20% of the respondents identify as a visible minority
- 15% of the respondents identify as 2SLGBTQ+
- 50% of the respondents identify as male
- 46% of the respondents identify as female
- 4% of the respondents identify as non-binary or other

5.2 Questions and Frequent Responses

The following outlines the poll questions and some of the most frequent responses received.

1. What are the top five citywide issues that you want Toronto to focus on as we plan for growth?

- Affordable housing and range of housing types
- Access to transit and transportation options
- Green spaces, ravines and parks
- Climate change
- Cycling and pedestrian connections
- Further input included the need for the City to address inequalities across the city, including poverty and racism

2. What do you value most about your neighbourhood today that you think should be supported as Toronto grows?

- Access to transit
- Green spaces / ravines / parks / trees
- Cycling and walking
- Small and medium businesses and local shops
- Diversity
- Further input included the value of supporting accessible services and communities designed for all ages and abilities

3. Are there any other issues that you want the City Planning team to consider as they plan for growth in Toronto?

- 800 comments were received and many of which included addressing social and economic inequalities across the city as well as issues of inclusive city building
- Concerns related to impacts of growth on existing communities and the environment
- Need to preserve culture and art
- Support for growth in low-rise residential neighbourhoods

Input from the public poll helped to inform the content for consultation during the October 2021 public meetings.

6 Next Steps

The feedback received during Phase 2 of Our Plan Toronto is being used to inform draft policy directions and draft policies. Phase 3 of the consultation will be focused on consulting on the draft policy directions and policies. The next steps in the engagement process include:

- Smaller focused meetings and follow-up discussions with Indigenous rights holders, community leaders, Indigenous organizations, stakeholders
- Website updates, including sharing summary of Phase 2 input
- Consultation on MTSA's through the website and StoryMap
- Consultation with internal City divisions to share consultation input and discuss alignment on policy directions
- Public communications and outreach on key messages from engagement
- 2022 consultation on draft policies

For more information please visit: [Toronto Our Plan Web Page](#)