

Our Plan Toronto

Phase 3 Engagement Summary

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Executive Summary

Phase 3 engagement and communications for Our Plan Toronto focused on **presenting and receiving feedback on the draft policies, vision and planning directions 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, stakeholders (including accessibility, 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 3 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 the consultation. This included utilizing networks of stakeholders and community connections to circulate meeting invitations and share information.

Summary of Phase 3 Engagement & Communications Activities

Meetings completed during Phase 3 engagement, from January through to July 2022, included:

- 2 group meetings with Indigenous Rights Holders
- 16 meetings with stakeholder groups, committees and community organizations
- 1 meeting with the Community Leaders Circle
- 12 public meetings
- In total we met directly with over 1000 people through organized meetings and focus groups

Outreach and communications during Phase 3 engagement included:

- Website updates
- StoryMaps updates
- Major Transit Station Areas (MTSAs) Interactive Engagement Tool
- Public Meeting Notifications (e-bulletins, social media announcements, media release)
- Social media updates and meeting notifications
- Contact List Updates/E-Bulletins
- Email distribution of meeting materials and presentations
- Project email contact via opreview@toronto.ca

Meetings with equity deserving groups and community leaders who work with underrepresented, marginalized and racialized populations continued to be 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 3 input will be used to finalize 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.

Conversations during Phase 3 were focused on the following areas of the OP:

1. Chapter 1 of the OP including the Official Plan Vision Statement and Directions, and Indigenous Planning Perspectives
2. Major Transit Station Areas and Protected Major Transit Station Areas
3. Employment Policies, the Future of Work, and Employment Area Conversions

4. Environment and Climate Change
5. Neighbourhoods and Complete Communities
6. Housing and Intensification

Key Themes of What We Heard During Phase 3

The key themes that were most frequently raised regarding priorities for planning to 2051 were addressing **environment and climate change, employment, housing affordability and building complete communities**.

There were a wide range of perspectives provided through consultation that are conflicting in some cases and require a balanced approach for consideration. There is agreement that the City's Official Plan should focus on mitigating climate change, addressing the affordable housing crisis, building complete communities and growing employment areas. The discussion points raised most frequently across different audiences were:

- The history of the land, treaties, Indigenous communities, Rights Holders, archeological history, and recognition of Nations before settlement needs to be included in the OP
- Provide guidance in OP on consultation and engagement with Indigenous communities
- Access to a range of housing options that support families and people of all ages and abilities, including rental and affordable housing
- Build mixed-use, complete communities that are connected to transit and active transportation
- Ensure that growth and intensification are supported by adequate services, infrastructure, parks, telecommunications, recreation space, transit, schools, medical services and social services
- Protect employment lands for sensitive industry uses, the arts sector and business growth
- Focus policies that addresses the climate emergency through stronger policies that protect green space and biodiversity

Summary of Recommendations

Based on the input received during Phase 3 engagement on Our Plan Toronto, the following recommendations are identified for consideration by the City as they finalized the OP policies:

- Continue to provide more engagement opportunities as the policies are implemented, including in-person activities like open houses or pop-ups
- Continue to engage on Protected Major Transit Station Areas and Major Transit Station Areas as studies are completed
- Continue to build relationships with Indigenous Rights Holders and organizations to build communities that reflect Indigenous place making and place keeping
- Prioritize Indigenous perspectives and values to better protect the environment and build climate resiliency
- Bridge the access to housing affordability with supporting services for people with disabilities
- Promote a range of housing options and housing affordability for families
- Prioritize environment policies that protect and promote green spaces, wildlife habitats and trees

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 3 (January – July 2022). 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 3 will help finalize key policy directions and the vision for the Official Plan.

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.

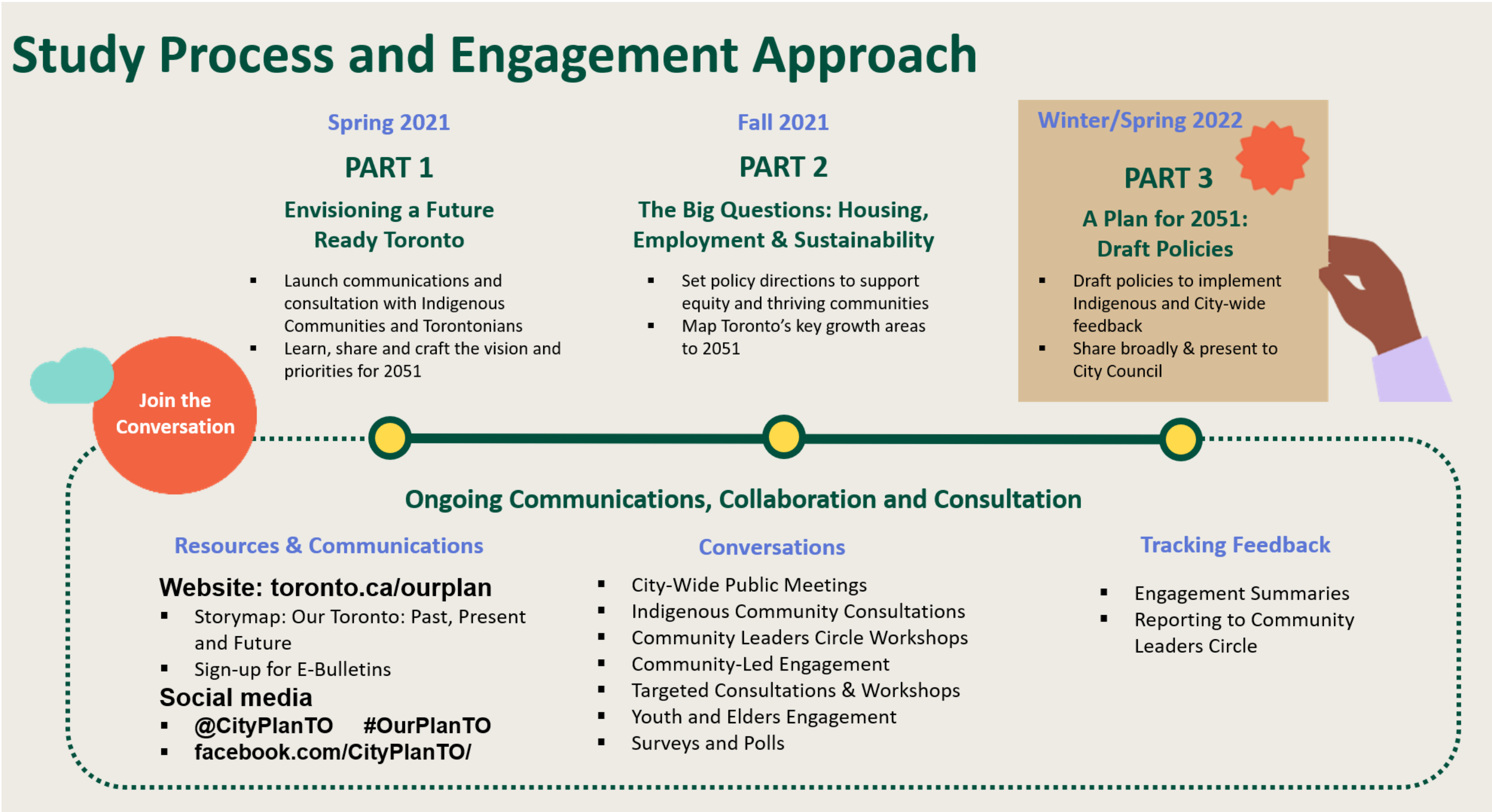
As part of the Our Plan Toronto process, the City will consult on and look at how to address the many disparities that exist across our city in an effort to become a more equitable, welcoming and a healthy city for all. This includes an examination of our history and reflection on Indigenous priorities 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 included 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 around environment and climate change, affordable housing and intensification, future of work and employment areas and neighbourhoods and complete communities.

The last engagement phase, Phase 3, focused on providing an overview of the draft policies that reflect the feedback received during Phases 1 and 2. The City also presented the draft OP Vision, Directions, and Principles for an inclusive and successful city. Feedback on the draft policies and vision will inform recommendations for Council consideration. Engagement will continue beyond July 2022 on remaining policy areas of the Official Plan such as the Chapter 1 framework, and specifically engagement with Indigenous rights holders and Indigenous organizations.

1.4 Phase 3 Goals & Objectives

The primary goal for the Phase 3 engagement and communications program was to receive feedback on the draft policies for draft Employment policies, Major Transit Station Area delineations, and Chapter 1 directions. In order to achieve this goal, engagement and communications efforts focused on the following priorities:

- Engage with stakeholders on draft policies for key topic areas, including environment and climate change, employment policies and the future of work, Major Transit Station Areas, housing and intensification and neighbourhoods and complete communities
- Engage with community leaders to apply equity lens to draft policies
- Engage with Indigenous Rights Holders and Indigenous organizations to understand Indigenous planning perspectives and priorities
- Encourage public participants to engage online and at public meetings in the conversations around draft policies
- Update and reflect on where we are in process and what we've heard
- Inform overall direction that the OP is taking and draft policies, vision and directions
- Listen, document and share what we hear

To achieve the Phase 3 goals, a series of engagement and communications activities were identified and executed, including:

- Public Meeting Notifications (e-bulletin, Toronto Star)
- Online Communications (social media, website updates)
- Online Engagement Activities (StoryMaps)
- Public and Stakeholder Consultation Events (Stakeholder Meetings and Public Meetings)
- Community Leaders Circle Meetings
- Indigenous rights holders meetings
- Advisory committees and councils meetings
- Contact List Updates/Email-blast
- Distribution of Public and Stakeholder Presentation Materials

2 Phase 3 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 3 were aligned with COVID-19 public health guidelines and consists of online consultation activities.

Communications materials and methods of outreach included:

- Public Meeting Notifications – newspaper, e-bulletins and social media releases
- Online Communications – social media, website updates – including promotion of Our Plan Toronto StoryMaps
- Public and Stakeholder Consultation Events – Stakeholder Meetings and Public Meetings
- Community Leaders Circle Meetings
- Indigenous Rights Holders meetings
- 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 3.

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 facilitated discussions. There were focused stakeholder meetings for Environment and Climate Change, Future of Employment Sector, Accessibility and for Scarborough. Stakeholder meetings were also held with BILD and the Neighbourhood Improvement Area (NIA) Local Champions.

The following meetings were conducted:

- Scarborough Focus Meeting Led By Scarborough Community Renewal Organization Led – January 27, 2022
- NIA Local Champions – January 31, 2022
- Accessibility Stakeholders Meeting – February 24, 2022
- Future of Employment Sector-Specific Meetings
 - Institutional and Education – Feb 1, 2022
 - Fashion and Apparel – Feb 4, 2022
 - E-Commerce, Logistics, and Warehousing – Feb 4, 2022
 - Film and Entertainment – Feb 7, 2022
 - Industrial and Manufacturing – Feb 8, 2022
 - Industrial Business Improvement Areas – Feb 9, 2022
 - Information Technology – Feb 9, 2022
 - Life Sciences and Biotechnology – Feb 10, 2022
 - Food and Beverage – Feb 17, 2022
- Environment and Climate Change - Stakeholder Meeting – April 5, 2022
- BILD Meeting (Environment and Climate Change) – April 13, 2022
- BILD Meeting (Employment, Major Transit Station Areas, and Chapter 1) – April 29, 2022

2.2.2 Community Leaders Circle (CLC) Meetings

The fourth CLC meeting was held with 14 members from community-based and city-wide organizations on April 5, 2022. The CLC was established to share perspectives and help lead outreach to diverse communities and audiences across Toronto. The CLC helps to reduce the barriers in participating in the City planning process and consultation program. The meeting was held virtually on WebEx with interactive polling and facilitated discussions. CLC members were able to provide feedback on the draft vision and preliminary policy directions of the Official Plan with applying an equity lens.

2.2.3 Public Meetings

A total of 12 public meetings were held during Phase 3. The meetings were held virtually on WebEx with interactive polling and to facilitate the discussions. There were area specific meetings with Etobicoke, Scarborough, North York and Toronto and East York. Additionally, there were meetings focused on key theme topics, including downtown protected major transit station areas (PMTSA), environment and climate change, employment lands and the future of work, neighbourhoods and complete communities, and housing and intensification. The meeting provided opportunities for the public to provide feedback and ask questions through an open dialogue and the chat function on WebEx.

The following meetings were conducted:

- Downtown PMTSAs Open House – January 5, 2022 (Afternoon and Evening)
- Downtown PMTSAs Open House – January 10, 2022
- Environment and Climate Change Public Meetings – April 12, 2022 (Afternoon and Evening)
- Councillor Mantas Town Hall – April 28, 2022
- Etobicoke York Public Meeting – May 25, 2022
- Scarborough Public Meeting – May 26, 2022
- North York Public Meeting – May 30, 2022
- Toronto and East York Public Meeting – June 1, 2022
- Statutory Public Open House – City-wide – June 7, 2022
- Employment Lands and the Future of Work – June 21, 2022
- Neighbourhoods and Complete Communities – June 22, 2022
- Housing and Intensification – June 23, 2022

2.2.4 Indigenous Rights Holders Meetings

In Phase 3 engagement, the project team met with the Six Nations of the Grand River (Six Nations) and Curve Lake First Nations. Input received through the discussions is integrated into Section 3 and presented in the Indigenous Engagement Report on the Our Plan website.

- Curve Lake First Nation Meeting – February 3, 2022
- Six Nations Meeting – February 23, 2022

2.2.5 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 and survey using StoryMaps 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 issues and identify adaption measures found within their respective communities. Input received through the survey is integrated into Section 3 and presented in the Youth Engagement Report on the Our Plan Toronto website.

2.2.6 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 include the Aboriginal Affairs Advisory Committee, Confronting Anti-Black Racism Advisory Committee, Economic and Community Development Committee and the Toronto Film, Television and Digital Media Board, and Planning and Housing Committee. Input received through these presentations and discussions is integrated into Section 3.

- Economic and Community Development Committee – January 21, 2022
- Film, Television and Digital Media Advisory Board – April 4, 2022
- Confronting Anti-Black Racism Advisory Committee – May 9, 2022
- Aboriginal Affairs Advisory Committee – June 13, 2022
- Toronto Accessibility Advisory Committee – June 13, 2022
- Planning and Housing Committee (Environment and Climate Change) – May 31, 2022
- Planning and Housing Committee (Chapter 1, MTSA and PMTSAs, Employment policies, and draft vision, directions) – July 5, 2022

2.2.7 Social Media, StoryMaps, 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 public meetings, the Draft Vision and Directions and what we heard so far.

In Phase 3, the following 27 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/>.

StoryMaps was also used to engage the public and youth. In Phase 3, two Storymaps were released: Major Transit Station Areas and Future Directions. The following are links to the StoryMaps:

- Major Transit Station Areas: <https://arcg.is/1DC4XG>
- Future Directions: <https://arcg.is/1uCm490>

3 What We Heard

3.1 Highlights of Overall Input Received

Table 1 highlights the key themes of input received during Phase 3 engagement.

Table 1: Themes of Input

Theme	Examples of Topics Raised
Indigenous Planning Perspectives	The history of the land, treaties, Indigenous communities, rights holders, archeological history, and recognition of Nations before settlement needs to be included in the OP. Provide guidance on consultation and engagement with Indigenous communities.
Access, Equity and Inclusion	Access to more housing options for people with physical and developmental disabilities to have a choice on where to live, who they live with and access to support. Access to good jobs and education. Access to Wi-Fi. Equitable tree planting across the city.
Environment and Climate Change	A plan to get to Net Zero in the OP. Focus on biodiversity in the draft policies to be implemented as part of development and infrastructure management.
Business, Economy and Employment	Provide more opportunities for community commercial activities in neighbourhoods. Balance of uses in employment areas. Protect employment lands for sensitive industry uses, arts and culture and business growth.
Major Transit Station Areas	Consider transit accessibility, heritage, park space and public realm around stations. Increase density targets at MTSAs. Potential to increase geographical size of station areas.
Housing Affordability	Build more ranges of housing that supports families. Provide more affordable housing for Indigenous people, people of all ages and abilities.
Scale of Intensification	Concern that intensification is too concentrated in certain areas. Ensure density is fairly distributed across the city with supporting infrastructure and services.
Complete Communities	Build mixed-use developments to support live, work and play. Ensure that development is coordinated with transit and active transportation to reduce car use.

3.2 Input by Policy Area

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

- 1. Chapter 1 of the OP including the Official Plan Vision Statement and Directions, and Indigenous Planning Perspectives:** Key topics include meaningful land acknowledgement, space for Indigenous culture and activities, reflect diversity of Toronto, reflect art and culture in the OP, and accessibility perspectives in planning.
- 2. Major Transit Station Areas and Protected Major Transit Station Areas:** Key topics include complete communities approach at station areas, access to mixed-use spaces, and connectivity to active transportation and services.
- 3. Employment Policies, the Future of Work, and Employment Area Conversions:** Key topics include Indigenous employment and businesses, more range of employment opportunities, protection of employment lands, connectivity to transit and transportation corridors, and infrastructure and mixed uses that support life, work and play.
- 4. Environment and Climate Change:** Key topics include Indigenous connections to the environment, impact of growth and development on the environment, protection of green spaces and trees, urban sprawl, Net Zero goals and active transportation.
- 5. Neighbourhoods and Complete Communities:** Key topics include access to greenspaces for Indigenous people, infrastructure that supports growth, and transit and active transportation connectivity.
- 6. Housing and Intensification:** Key topics include housing affordability, locations of Indigenous housing, housing that support all abilities, and impacts of intensification on existing neighbourhoods.

Discussions related to **Indigenous planning perspectives, access, equity and inclusion, environment and climate change, business, economy and employment, MTSAs, housing affordability, scale of intensification, and complete communities** 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 3 engagement. This includes input through meetings and email with Indigenous organizations. These sections are overall summaries and do not include everything discussed/shared through engagement.

3.2.1 Chapter 1 of the OP including the Official Plan Vision Statement and Directions, and Indigenous Planning Perspectives

Indigenous Rights Holders

- OP needs to include information on the history of the land, what was there before, treaties, community names, rights holders interests, archeological history, and recognition that the city is built within the Nations before them
- Provide guidance on consultation, engagement and who is at the decision making table
- Distinguish between rights holders and stakeholders
- Consideration for rights to harvesting and medicines in the OP
- Support for Indigenous planner to advise on sensitivities for development applications
- Include the Six Nations Values Statement in the OP

Stakeholders

- Reflect the city's art and culture in the plans
- Provide better accessibility perspectives in decision making and planning
- Need more housing support for Indigenous communities

Community Leaders Circle and Equity Deserving Groups

- Reflect diversity and be explicit about being diverse otherwise end up including people of the same background; making sure not being inclusive by assimilation
- Land acknowledgement should include more about the relationship and respect for and healing the land
- Indigenous perspectives and land acknowledge should address inequalities and not just symbolic

General Public

- Indigenous voices should have a major role in the planning process, not just place-making and place-keeping
- Plan more parks with Indigenous roots

3.2.2 Major Transit Station Areas

Stakeholders

- Support for growth and density around transit stations
- Interest to review a priority list of PMTSAs
- Questions around PMTSA designations after the OP is finalized

General Public

- Concern around the site specific approach instead of looking at the whole transit station area in a complete communities approach
- Suggestion to freeze the lands around MTSAs and develop a master plan to support complete communities with housing affordability around the stations
- Consider transit accessibility, heritage, park space and public realm around MTSAs
- Live, work and play services should be balanced along with the density to create complete communities
- New development with density should have pathways to transit station for better live, work and plan
- Minimum density at MTSAs are too low, the City should be more aggressive
- Integrate active transportation at MTSAs
- Transit stations could be considered employment areas for the new age jobs and improve connections for job potential
- Interest in increasing the size of MTSAs to house more people close to transit in a broader area
- Concern that the development of MTSAs will reduce tree canopy
- Concern that the floor space index is too high for the MTSA around Long Branch area

3.2.3 Employment Policies, the Future of Work, and Employment Area Conversions

Stakeholders

- Provide more and a range of employment opportunities throughout the city
- Provide more opportunities for community commercial activities in neighbourhoods
- Need for local employment strategies as communities are redeveloped and with the impact of remote work
- Some municipal employment sites should be relocated to the northeast of Scarborough, not just at the Scarborough Civic Centre
- Need for employment opportunities in NIAs and other emerging neighborhoods
- Improve transit connections to post-secondary campuses and add employment opportunities
- Zoning and land use permissions restrict the location and growth of post-secondary campuses, especially those focused on skilled trades

- Post-secondary campuses are concerned about the location of industrial facilities nearby their campuses because the facilities have noise, smell, truck traffic, air quality, and environmental impacts
- Public Wi-Fi in locations that make sense and support students will partially address the issue of digital inequality
- Reshape land conversations around equity, for example, access to education and access to good jobs afterwards
- Improve transportation and transit connections to industry jobs that are outside the downtown core to attract skilled workers and improve logistics
- Locate industry, e-commerce, logistics, warehousing sectors near highway infrastructure and transit
- Land supply, land value and rent are limiting the expansion of operations for all industries and sectors
- Protect employment lands for sensitive industry uses and business growth
- Provide retail, restaurant, storage, daycare, car rental, and gas station spaces near employment lands
- Provide appropriate industrial zoning and land use permissions that allow all modes of heavy transportation including rail, ship, and truck
- Land use uncertainty and the shrinking of employment lands prevents growth
- Provide incubator space for small manufacturers and entrepreneurs
- Protect the Port Lands for shipping as it is critical for many industries
- Improve telecommunications, broadband and fibre optics infrastructure in employment areas
- Improve transit in existing traditional heavy industry and employment areas
- Policies should include that the permitted office and retail development in employment areas will not affect the operations and future expansion and development on lands zoned for and containing heavy industrial uses
- Restrict places of worship and other incompatible non-contributing uses locating in employment lands
- Policies should have consideration to the size of the business
- Improve policies that support goods movement
- Each employment district is at a different stage of development, citywide policies needs to be localized to address unique operating environments
- Data centres should be located away from residential areas and operate as light industrial
- Primary and Secondary data centres need to be as close to end user as possible, other data centres can be established in Vaughan or Mississauga and still be able to service Toronto

- Locating high-bandwidth infrastructure in areas outside the core (North-Etobicoke, Scarborough) is key to supporting companies who are dependent and rely on high-speed networks to operate
- Support from municipalities and recognition of the service data centres and fiber optics infrastructure provide to communities and businesses
- Need to create a city-wide fibre optics connection plan to align with public works program such as road infrastructure enhancements
- Provide spaces for start-ups, ventures, labs and accelerators
- Locating industry spaces in clusters increases efficiencies in operations, marketability and opportunities for building strategic partnerships both for businesses and employees

Community Leaders Circle and Equity Deserving Groups

- Need for more employment opportunities in neighbourhoods for people with disabilities to provide better accessibility perspectives in decision making and planning

General Public

- Provide more employment opportunities with a wider range of job options with higher quality and higher paying jobs to be created in the area so that people can work near their residence
- Concern on how employment opportunity balances with employment conversion to a land use designation that permits sensitive uses, such as residential use
- Businesses are relocating out of the city because they cannot afford the location
- Employment lands are in demand and vacancy rates are low with interest in multi-level warehouse facilities to provide more efficient use of land
- Introduce potential light industry with residential
- Ensure that people can live close to their jobs even in employment lands and ensure that they can get to those jobs without necessarily needing that extra cost burden that is associated with having to own a car
- Need more spaces for artists and studios, and protections for these spaces to support the arts and culture industry
- Sensitive uses like day cares and places of worship on employment lands could add sustainable and economic development
- Create a culture master plan that supports industries
- Provide more support for employment in the service industry

3.2.4 Environment and Climate Change

Indigenous Rights Holders

- Concerned that not enough attention is given to environment because the city is too focused on building instead of protecting and supporting Mother Earth
- Prioritize environmental values and allow them to be the foundation of decision making

Stakeholders

- Concerns that growth and development will decrease green spaces and trees
- Provide adequate green space, parks and amenities for developments
- Prioritize green initiatives to support healthy communities
- Encourage low impact development
- Need for better flood protection
- Promote TransformTO Climate Action Strategy goals and environmental initiatives through better communications with building management of towers
- Plan for more than Provincial target to curb carbon emissions, protect watersheds and green spaces by diverting population growth away from suburban municipalities and bringing up neighborhood densities to levels that support transit and active transportation
- Focus on biodiversity in the draft policies to be implemented as part of development and infrastructure management
- Expand Net Zero Strategy beyond centers
- Provide built form policies that speak to development parameters and building envelopes that allow us to achieve Net Zero standards
- The OP should express that status quo in existing neighbourhoods is undesirable for the environment
- Focus on increasing parkland provision per person
- Transform city owned and managed golf course to naturalized public open space within the OP
- Provide a target active transportation modal share by 2051 in the OP
- Apply a resiliency lens to our land use and policy planning work
- Help address the disproportionate impact of climate change to low income communities through tools like low impact development guidelines
- Recognize groundwater as a useful resource in the OP
- Introduce policies that discourages the demolition of existing buildings and/or create reusable building materials bank and centralize waste management resources

Community Leaders Circle and Equity Deserving Groups

- Center climate change and responsibility to land as a core foundational piece rather just part of the climate action section
- Ensure complete communities include complete streets, Net Zero, equity, and equitable mobility to improve areas like Scarborough; provide clarity on terms

Youth and Seniors

- Improve climate resilience by planting street trees, and plant them equitably across neighbourhoods and support the growth and naturalization of ravine and marsh areas
- Add more bike lanes and bike sharing stations, installing more garbage and recycling bins, adding more shade structures, and engaging youth more such as through a Youth Climate Council
- Give more attention and resources to low-income areas and those with the least amount of trees and other climate-supportive features
- Youth associated low income with higher land surface temperatures and noted households with high income could invest in private climate mitigation and adaptation measures like planting trees, electric vehicles, and sustainable energy sources
- Water and higher density were associated with lower surface temperatures and areas with cooler summer temperatures might better attract younger residents, or families with young children, and be healthier environments for vulnerable populations

General Public

- Consider policy text change to reflect that the climate is actively being disrupted and destabilized
- Questions around how the City will reach Net Zero targets
- Private trees in neighbourhoods in backyards should be protected because they are critical green infrastructure
- Add new or mitigate impaired wetlands
- Need for applying a food lens to address community resiliency in relation to urban environments and climate change and food deserts
- Consider carbon capture technologies to reduce emissions
- Recognize the importance of nature-based climate solutions/green infrastructure to recognize the important role that natural infrastructure plays in climate mitigation and adaptation

- Allow and promote gentle intensification along arterial roads to restore local shops and services to all neighbourhoods and reduce the need to drive long distances
- Integrate TransformTO goals into the OP
- Ensure pollution heavy industrial facilities are in appropriate areas
- Adopt ecological footprint accounting to ensure growth is sustainable
- Reduce urban footprint through urban form by increasing density
- Ensure equitable implementation of green infrastructure and low impact development
- Strengthen the City's capacity to address biodiversity loss
- Floor reduction should be part of resilience and adaptation policies
- Low carbon initiatives should include urban agriculture and urban farming within neighbourhoods
- Protect and improve employment areas in a creative way, for example the food terminal should be declared untouchable as this is a key location for food supply
- Ensure urban greenery and green space are also built around the area for better living and working environments
- Tree by-laws should consider the expansion of the tree canopy

3.2.5 Neighbourhoods and Complete Communities

Stakeholders

- Provide adequate services, infrastructure, telecommunications, recreation space, transit, schools, medical services and social services to support growth and intensification
- Need for more jobs, green space, community space and better transit infrastructure in Scarborough rather than have these elements concentrated in the downtown core
- Interest for more community engagement in development projects as communities change with engagement that reflects the scale of development
- Improve transit and active transportation connectivity
- Concerns about quality of life related to density and congestion from intensification and high-rise development
- Concerns about the lack of rapid transit connections to community centres in Malvern and Scarborough with youth population higher than the city average
- Provide social community development strategy or impact plan around employment, safety, connectivity and community building for new developments
- Need to consider lighting as a means for safety and security concern

Community Leaders Circle and Equity Deserving Groups

- Build complete communities for those with accessibility needs like mobility, access to transportation to get to necessities such as food stores and other retail, while also nourishing independence, spontaneity and safety
- Need for stronger pedestrian infrastructure throughout all seasons, many with disabilities can't drive, and walking becomes challenging when sidewalks aren't connected or easily accessible or plowed in the winter
- Streamline projects or development applications that improve accessibility
- Emphasize cross divisional or sector collaboration and coordination of urban planning and social service provision in new developments; intentional relationships among City divisions, organizations, and grassroots players are important to make the flow of information meaningful

General Public

- Provide adequate services, infrastructure, sewers, telecommunications, recreation space, transit, schools, medical services and social services to support growth and intensification
- Concern around the loss of parks and recreation facilities in Scarborough due to predicted growth
- Concern that development and over development is occurring without adequate infrastructure in place
- Allow more podiums in towers to be built for community uses like schools, retail, and employment
- Consider planning for growth over the provincial target
- Ensure that development is coordinated with transit expansion
- Create community spaces for art, music and creatives, especially in Scarborough
- Consider provisions for protection of lands for places of worship
- Improve design of new developments to prevent "cookie-cutter" condos
- Ensure sufficient parking is provided for new developments outside the downtown core
- Prioritize the building bike lanes and bus lanes over car lanes and parking
- Provide tree coverage across all walkways in Toronto to protect pedestrians from heat and improve aesthetics

3.2.6 Housing and Intensification

Stakeholders

- Build more family sized apartment or condo units, small units in high rise developments are not desirable and do not support families
- Concern that intensification is too congregated in certain areas
- Provide more gentle density across neighbourhoods
- Support for Toronto to absorb more growth to prevent sprawl into the Greenbelt
- Need more consideration for the impacts of high density developments on adjacent low density neighbourhoods: safety, security, traffic, transit, connectivity, services
- Concern that missing middle zoning permissions will increase property values and displace residents with less affordable and accessible housing
- Provide more affordable housing options for students like rooming houses
- Provide more affordable housing for people of all ages and abilities
- Concern about housing affordability impacts in other parts of the city like Scarborough as downtown becomes less affordable
- Need for multi-generational and immigrant family housing like market housing mixed with affordable rent-geared-to-income units and co-ops within new developments
- Provide definitions for affordability across the spectrum
- Build accessible affordable housing initiatives with care services for people with disabilities
- Improve access to student housing, especially in the downtown core, universities and colleges should be able to pursue private partnerships to meet residential accommodation needs
- Housing affordability negatively impact the ability to attract high skilled labour to technical roles from surrounding areas

Community Leaders Circle and Equity Deserving Groups

- Need for accessible, affordable and supportive housing for those with accessibility needs
- Access to more housing options for people with physical and developmental disabilities to have a choice on where to live, who they live with and access to support they need to help with their disabilities
- Spaces need to have affordable housing and access to services and resources such as healthcare, especially for new residents

General Public

- Concern around impacts of high-rise development on existing low-rise communities in Scarborough
- Concern that development of single family homes into multiplex houses will drive up housing price and taxes, especially seniors will be forced to sell due to higher prices
- Ensure density is fairly distributed across the city
- Concern around density impacts on congestion and noise
- Rental housing should be protected in the OP
- Legalize more multiplexes across the city
- Re-zone single detached areas to accommodate more density

4 Next Steps

The feedback received during Phase 3 of Our Plan Toronto is being used to inform draft policy directions and draft policies which will be presented to Planning and Housing Committee on July 5, 2022. The next steps in the engagement process include ongoing Indigenous engagement on Chapter 1, Indigenous Planning Perspectives between July 2022 and January 2023, as well as additional public engagement, communications and outreach on what we have heard, the draft vision, directions and employment area conversions.

For more information please visit: www.toronto.ca/ourplan