

Official Plan and Municipal Comprehensive Review

**Policy Focus: Neighbourhoods and Complete
Communities**

June 22, 2022
City Planning Division



Land Acknowledgement

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



Meeting Agenda

1. Official Plan Refresher and Draft 2051 Vision Statement and Directions

- 10-min Q&A

2. Expanding Housing Options in Neighbourhoods (EHON)

- 30-min Q&A

3. Wrap-up and Next Steps

Introductions

City Planning Team
Consultation Team



Housekeeping

- Please **stay muted** when you are not talking.
- If you have a question or comment please use the **raise hand function** or type your question into the **chat box. To: Everyone**
- Staff in background answering chat questions.
- There will be **dedicated discussion points** throughout the presentation to address questions. Please **introduce yourself** before asking a question.
- This meeting is being recorded.
- Role of meeting facilitator.

Participant Guidelines

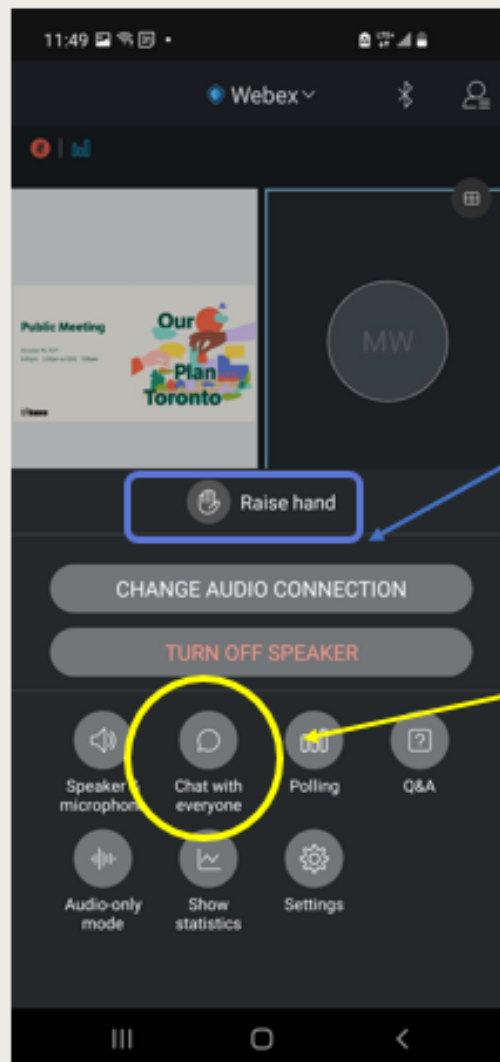
- We welcome your questions and discussion – there are **no bad questions**
- We want to **hear from everyone** – **everyone has wisdom** and experience to share
- **Be respectful and listen** – everyone deserves to be heard – there will be differences in opinions
- We need **everyone's wisdom for the wisest result**
- The **City is here to listen** – you are welcome to reach out after the meeting

Chat Function

We want people to connect, share opinions, ideas and questions.

Welcome to connect with panelists only.

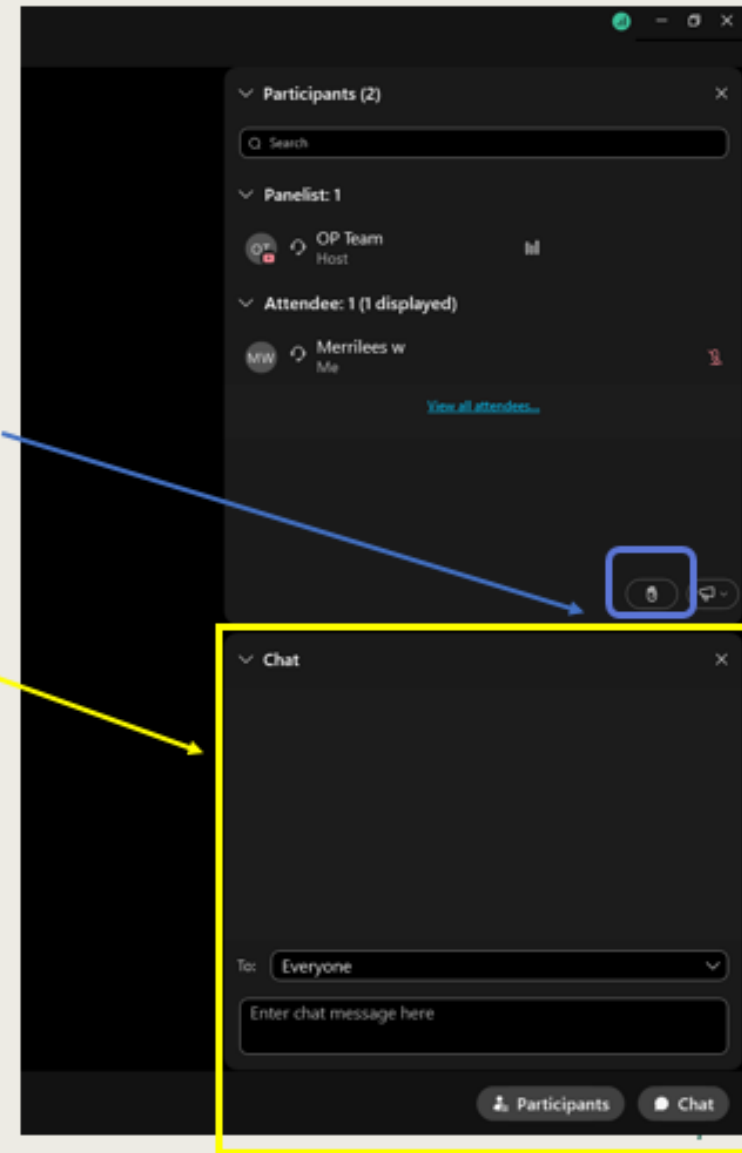
Mobile Device



Raise hand

Chat

Laptop / Desktop



Meeting Purpose

- To provide an refresher of the Official Plan, and an overview of Draft Chapter 1 Vision and Directions;
- To present the City's Expanding Housing Options in Neighbourhoods initiative;
- To receive feedback and input from public in attendance;
- To outline next steps and upcoming opportunities to engage.



Study Process and Engagement Approach

Spring 2021

PART 1

Envisioning a Future Ready Toronto

- Launch communications and consultation with Indigenous Communities and Torontonians
- Learn, share and craft the vision and priorities for 2051

Fall 2021

PART 2

The Big Questions: Housing, Employment & Sustainability

- Set policy directions to support equity and thriving communities
- Map Toronto's key growth areas to 2051

Winter/Spring 2022

PART 3

A Plan for 2051: Draft Policies

- Draft policies to implement Indigenous and City-wide feedback
- Share broadly & present to City Council

WE ARE HERE

Join the Conversation

Ongoing Communications, Collaboration and Consultation

Resources & Communications

Website: toronto.ca/ourplan

- Storymap: Our Toronto: Past, Present and Future
- Sign-up for E-Bulletins

Social media

- [@CityPlanTO](https://twitter.com/CityPlanTO) [#OurPlanTO](https://twitter.com/OurPlanTO)
- facebook.com/CityPlanTO/

Conversations

- City-Wide Public Meetings
- Indigenous Community Consultations
- Community Leaders Circle Workshops
- Community-Led Engagement
- Targeted Consultations & Workshops
- Youth and Elders Engagement
- Surveys and Polls

Tracking Feedback

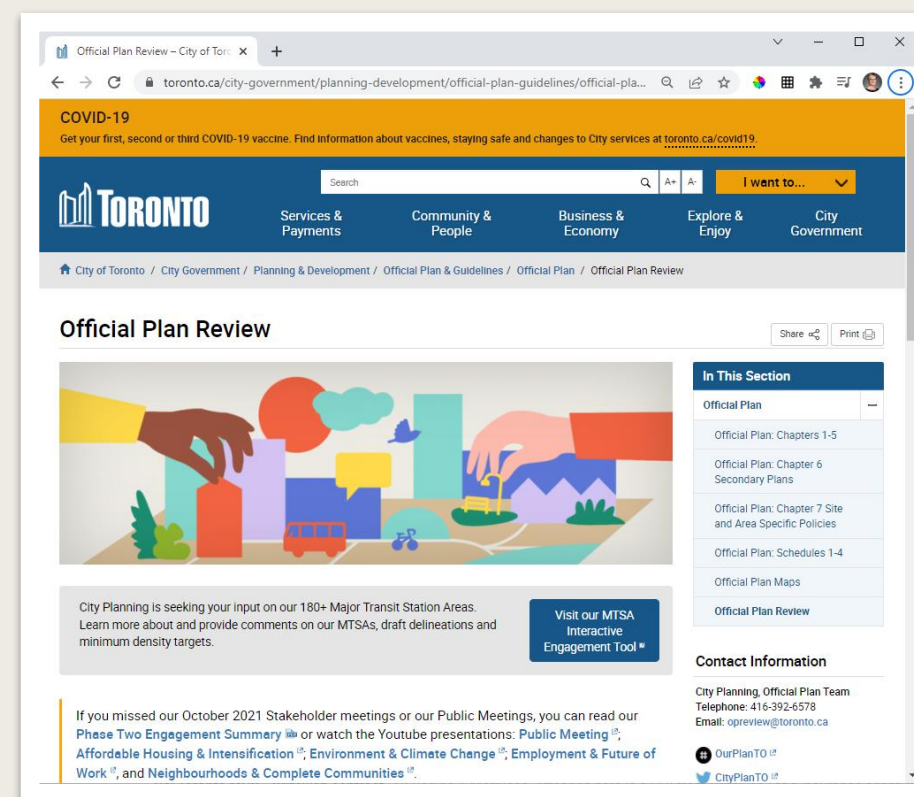
- Engagement Summaries
- Reporting to Community Leaders Circle

Engagement Overview

Hosted over 75 meetings and met directly with over 2300 people to discuss Our Plan Toronto.

- Public
- Stakeholders
- Equity deserving populations
 - Local Community Leaders
 - NIA Local Champions
 - Indigenous rights holders and care takers
 - Indigenous organizations
 - Youth and Seniors
 - Accessibility and People with Disabilities
- City Committees
- Internal Divisions at the City

Had more than 10,000 website and StoryMap hits to explore Our Plan Toronto online.



Key Themes of Input

Cross-Cutting Themes



Engagement Moment



Mentimeter Poll Instructions

Kindly visit:
www.Menti.com

Enter code: **8608 5607**

You can also scan the QR code with your
smartphone camera app.

Please click the link once prompted!



Official Plan Refresher



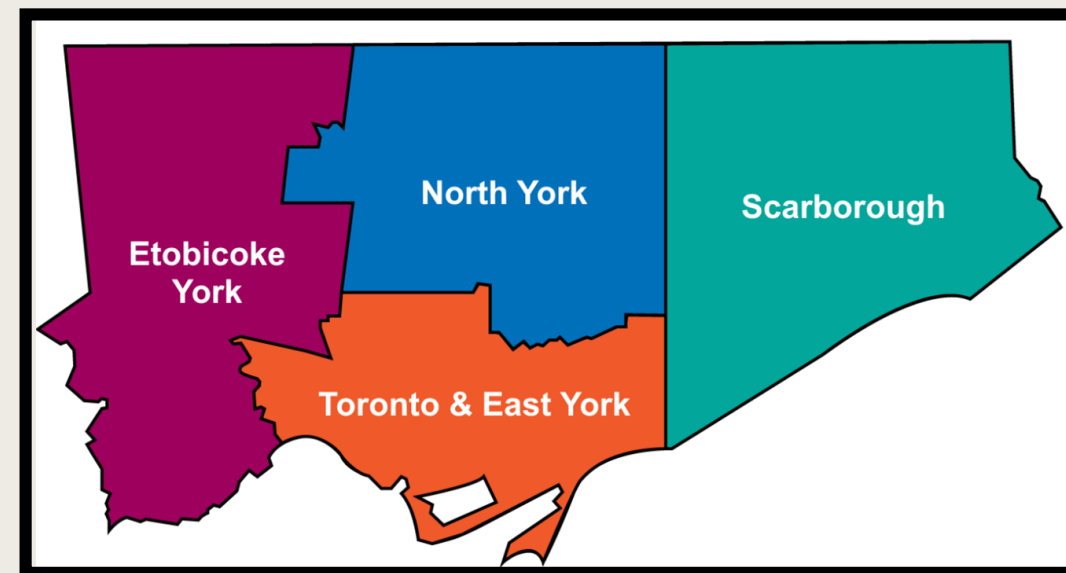
Toronto – in context



**Ontario
population
14.7 million (2021)**

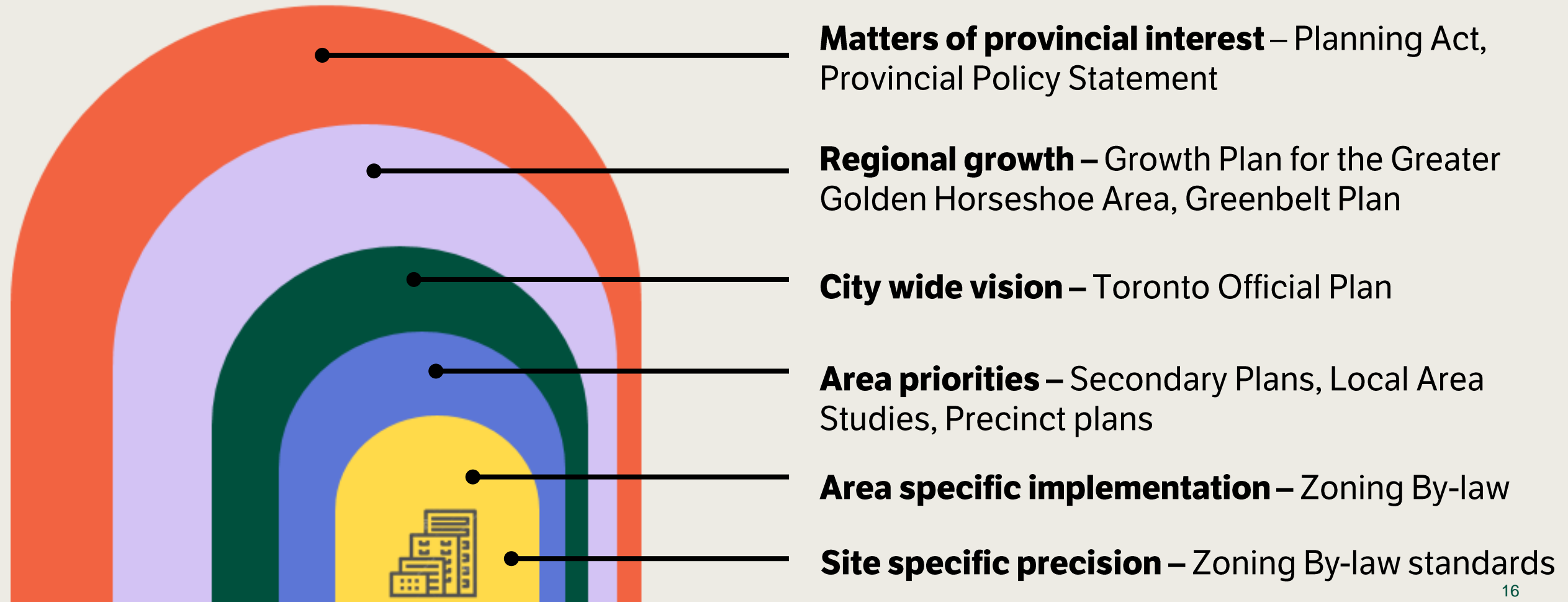


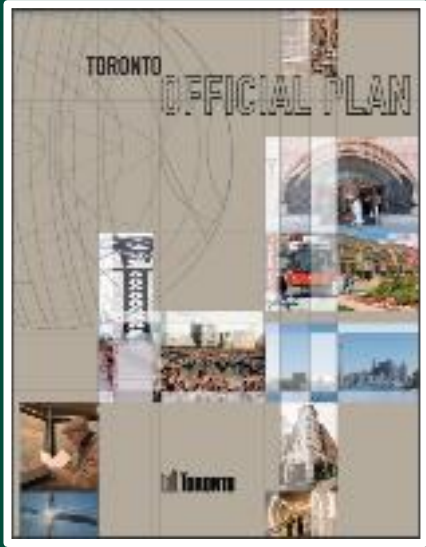
**Greater Golden
Horseshoe Area
population
10.2 million (2021)**



Toronto population 2.79 million (2021)

Macro to micro land use planning system

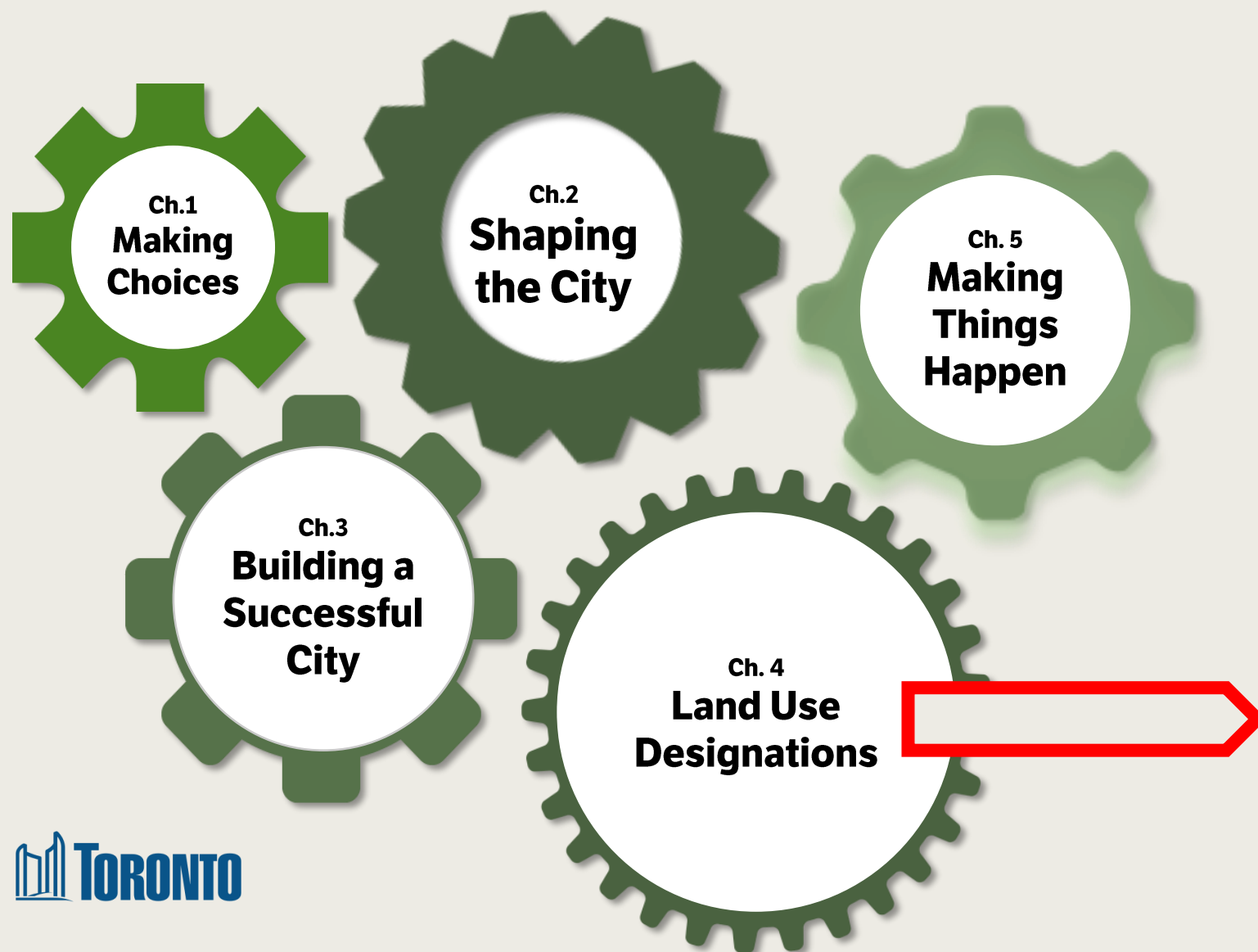




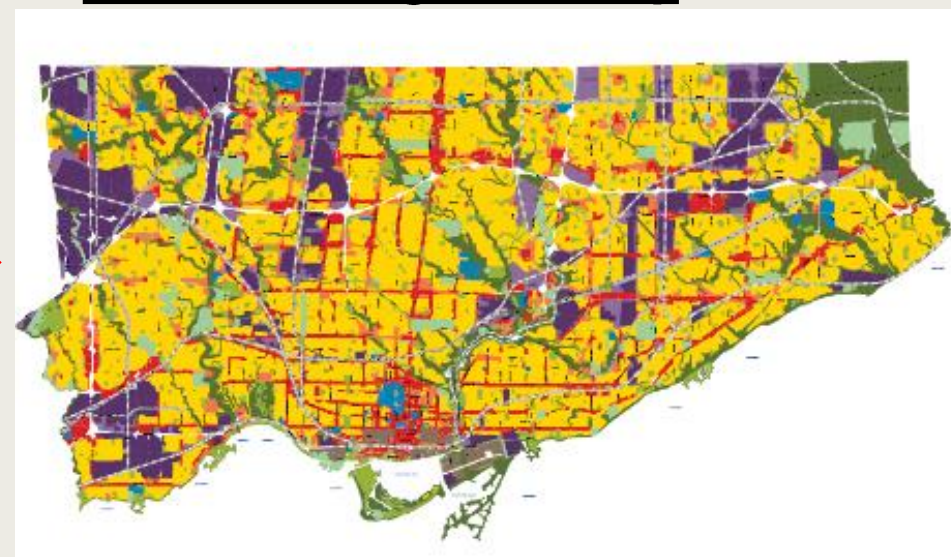
The Official Plan is a city planning document that acts as Toronto's road map for land use matters.

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

Toronto Official Plan



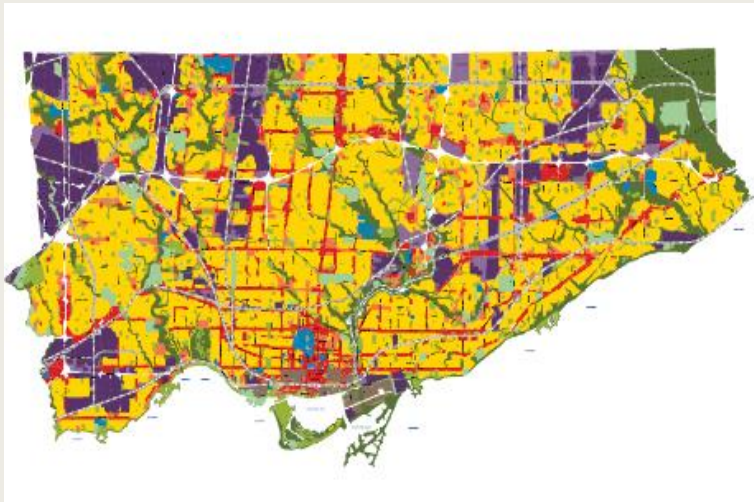
Land Use Designation Map



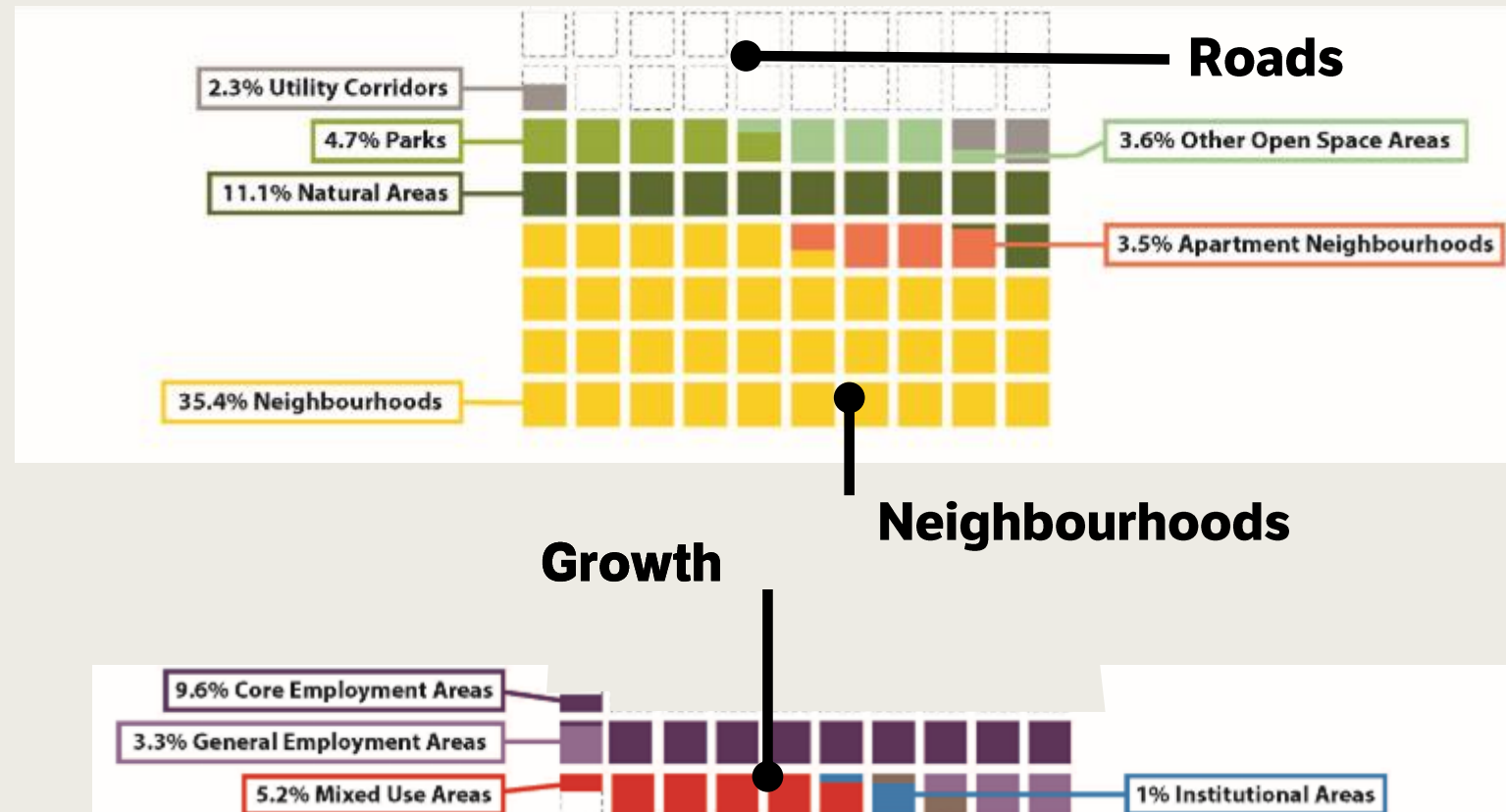
Official Plan – Long term land use vision

Land Use Breakdown

- **75%** of the City not expected to accommodate much growth, but they will mature and evolve
- **25%** of the City will accommodate most of the growth for 30 years (to 2030)



City of 100 Blocks



Official Plan Vision Statement and Directions



Directions and Principles



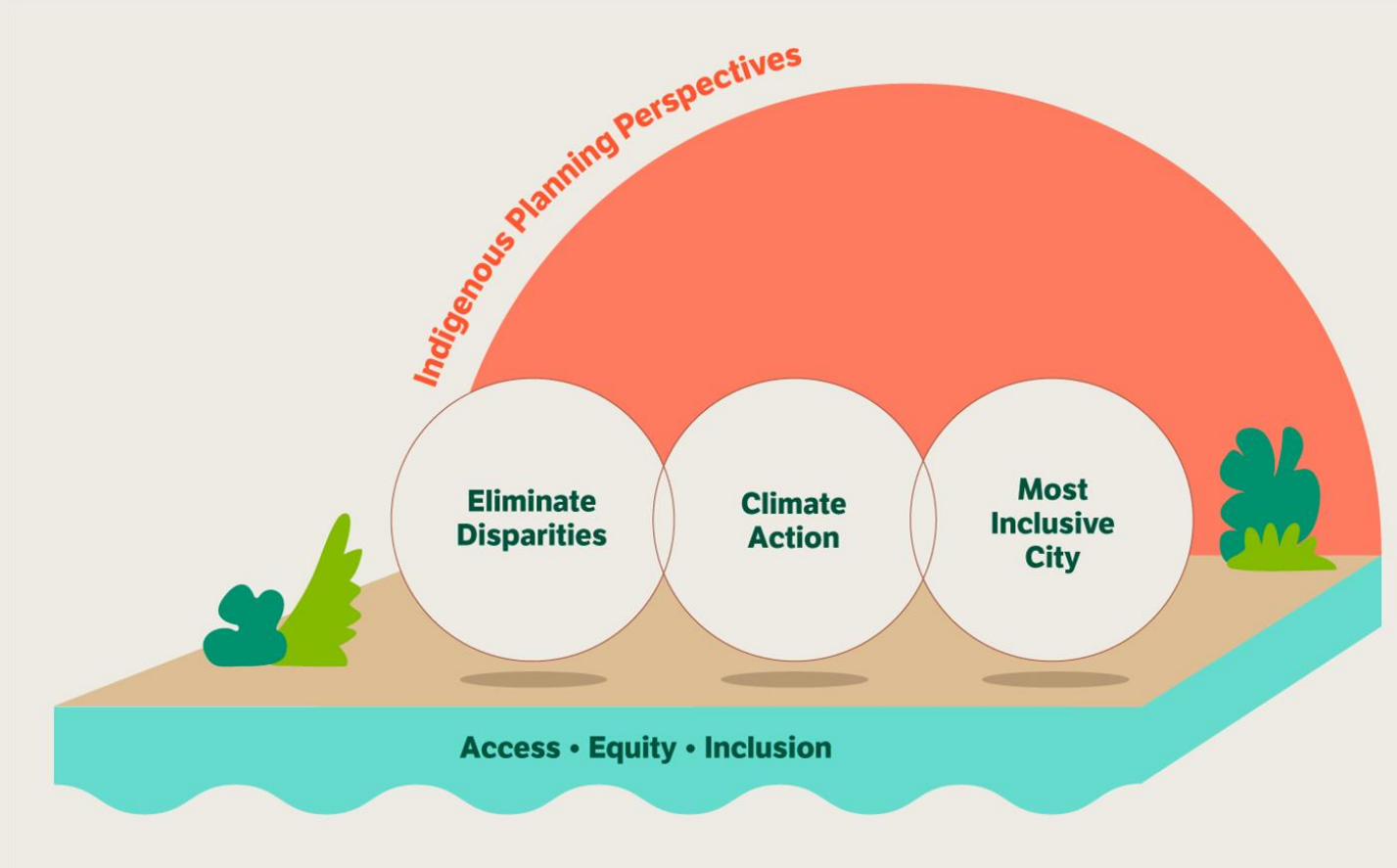
draft 2051 Vision Statement

The Official Plan should...

Seek to eliminate disparities experienced by Torontonians

Prioritize climate change action and sustainability towards net zero by 2040

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



draft

2051 Vision Statement

The Official Plan should seek to eliminate disparities experienced by Torontonians

Post-pandemic recovery and rebuild efforts must acknowledge that lived experiences vary amongst Torontonians.

Challenge orthodoxies and look for outcome based directions that meaningfully work to reduce disparity and build up social cohesion



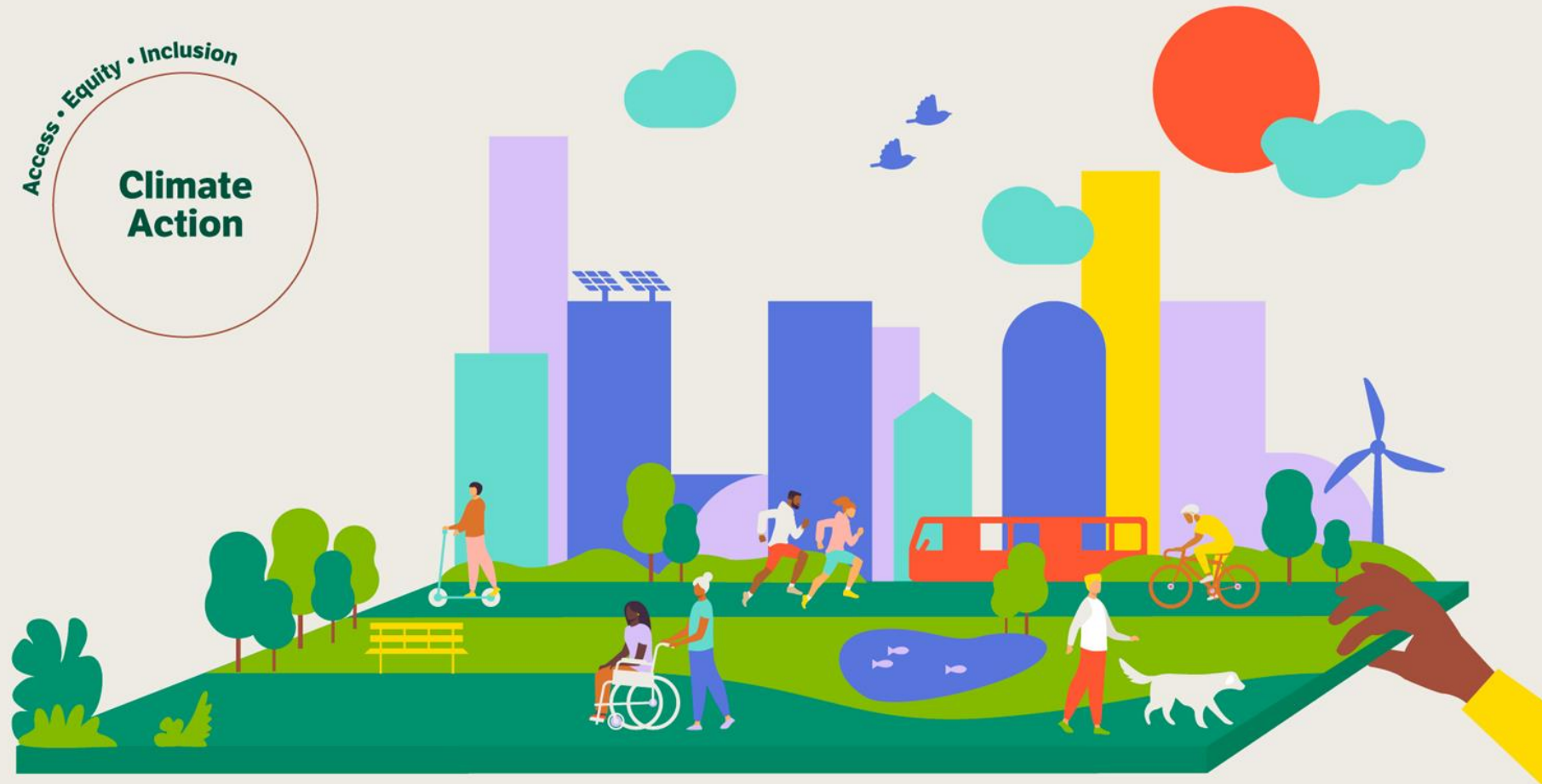
draft

2051 Vision Statement

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

Climate Change is the biggest challenge facing our planet.

Prioritize Indigenous worldviews and relational views of land protection and Indigenous community leadership to enhance climate resiliency



draft

2051 Vision Statement

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

Toronto will grow in population and jobs across the entire city. The City will also continue to welcome newcomers to Canada.

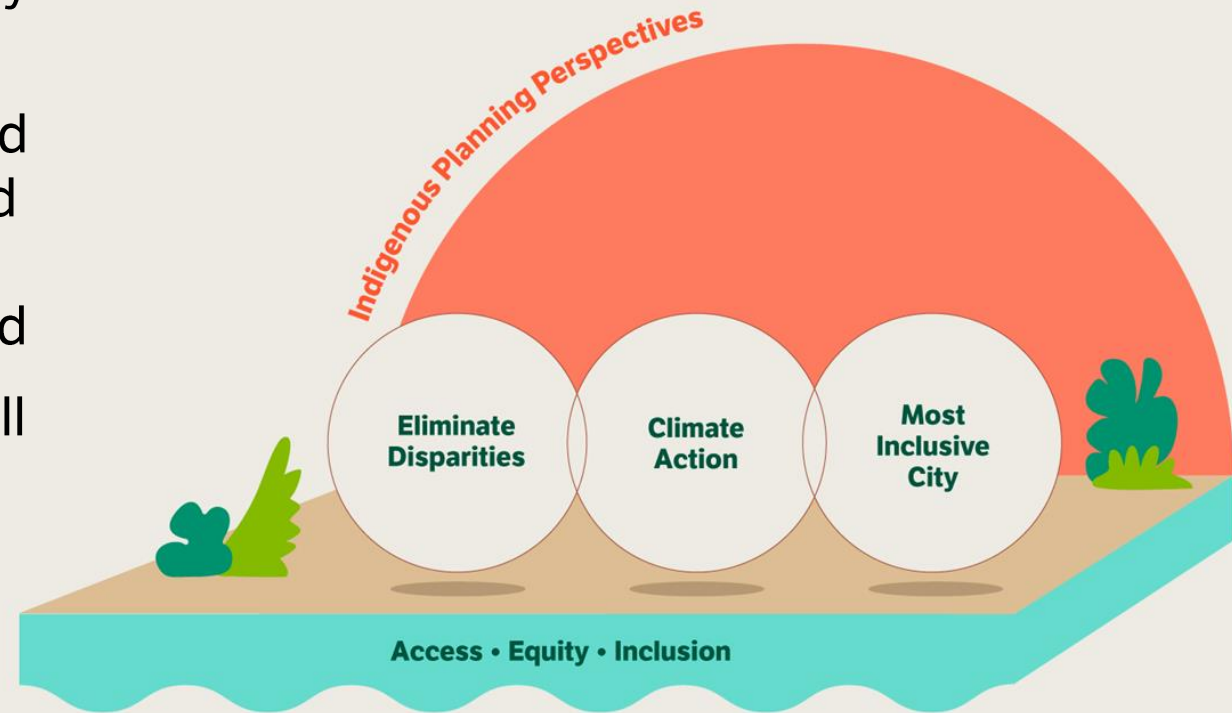


draft

3 Principles for a Successful and Inclusive City

Successful city-building requires

- **Access:** improving access to many facets of daily life;
- **Equity:** applying an equity lens that identifies and removes barriers for the City's most marginalized and vulnerable communities for achieving transformative change and inclusive growth.; and
- **Inclusion:** creating a safe and inclusive city for all Torontonians and those yet to arrive.



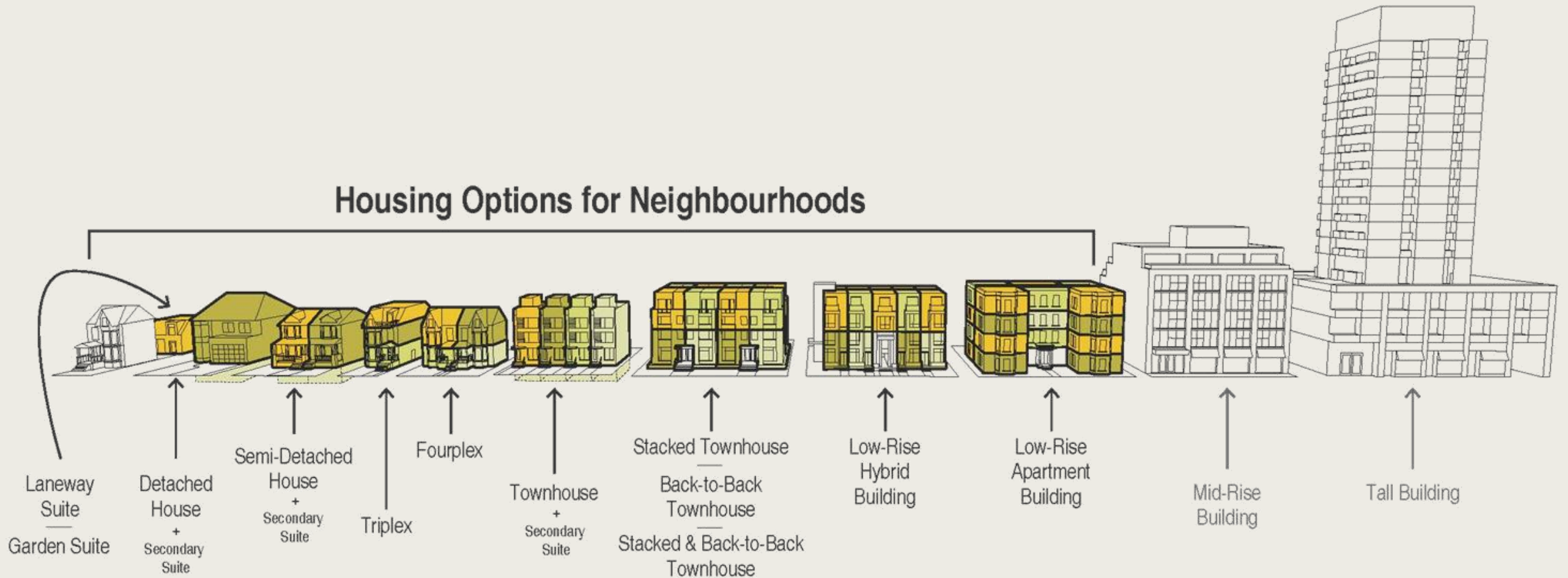
Engagement Moment



Q&A



Expanding Housing Options in Neighbourhoods

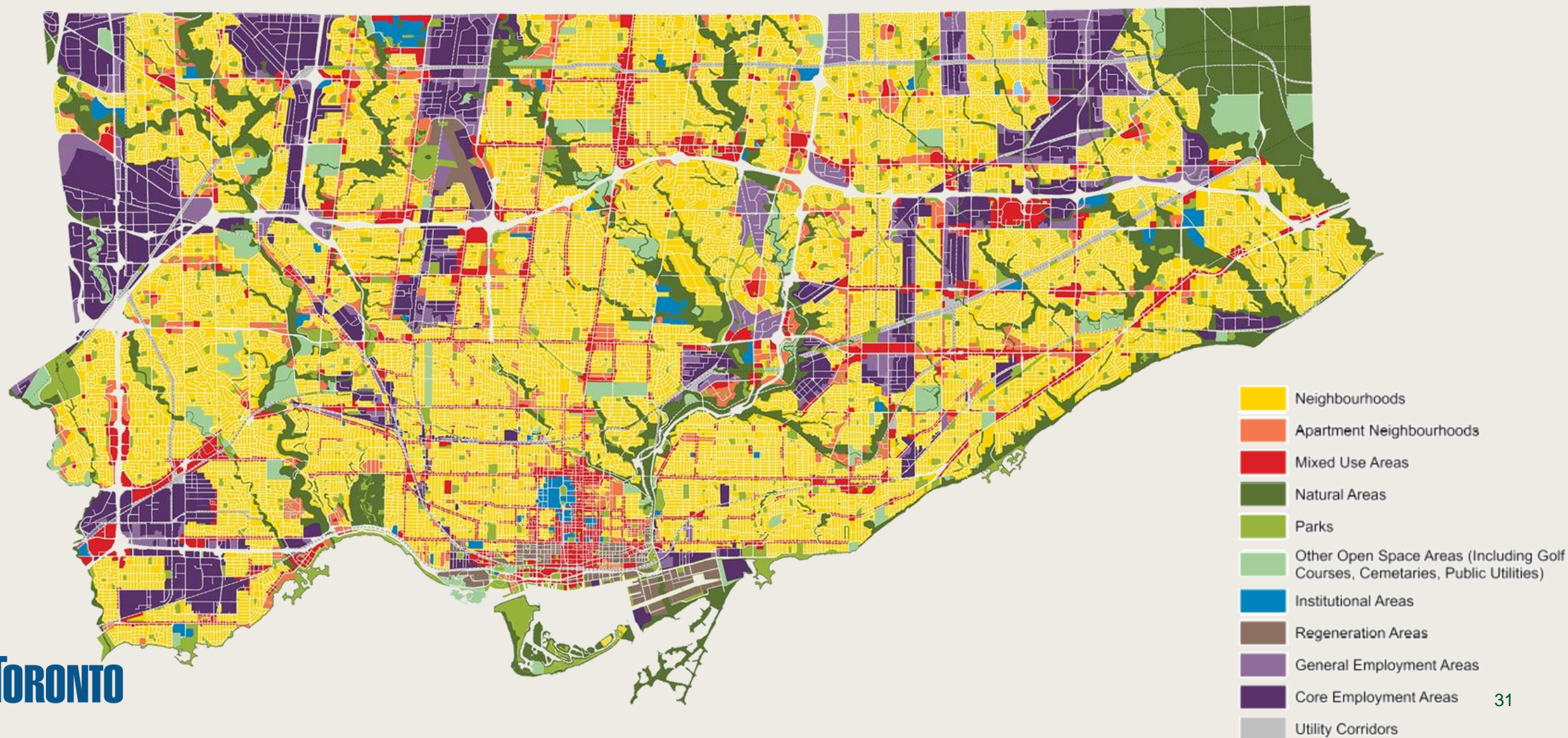


EHON on the Housing Spectrum

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



The Official Plan: Land Use



The Official Plan: Neighbourhoods



Land Use Designations



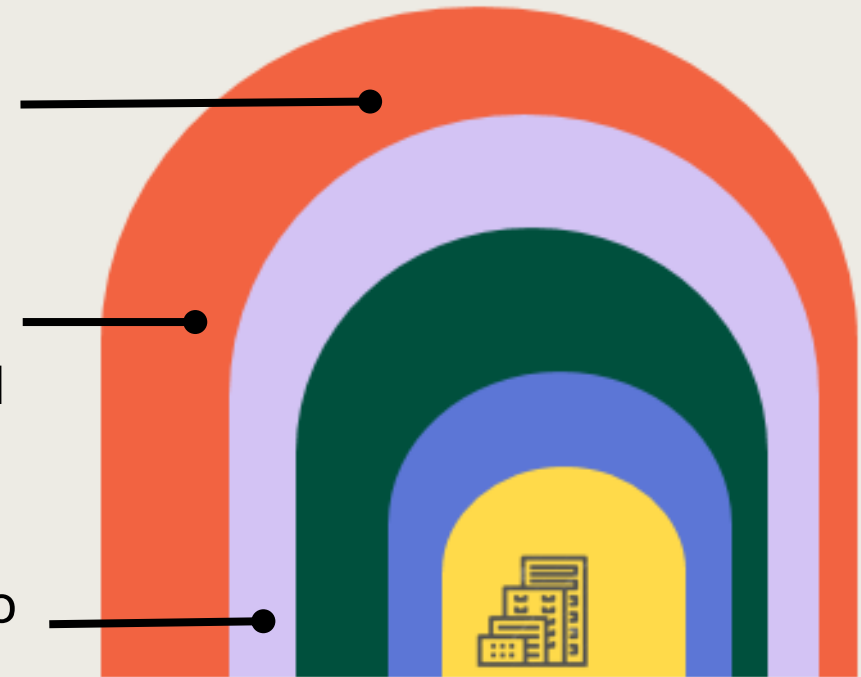
Neighbourhoods

Why Missing Middle Housing?



Provincial Policy and Housing Mix

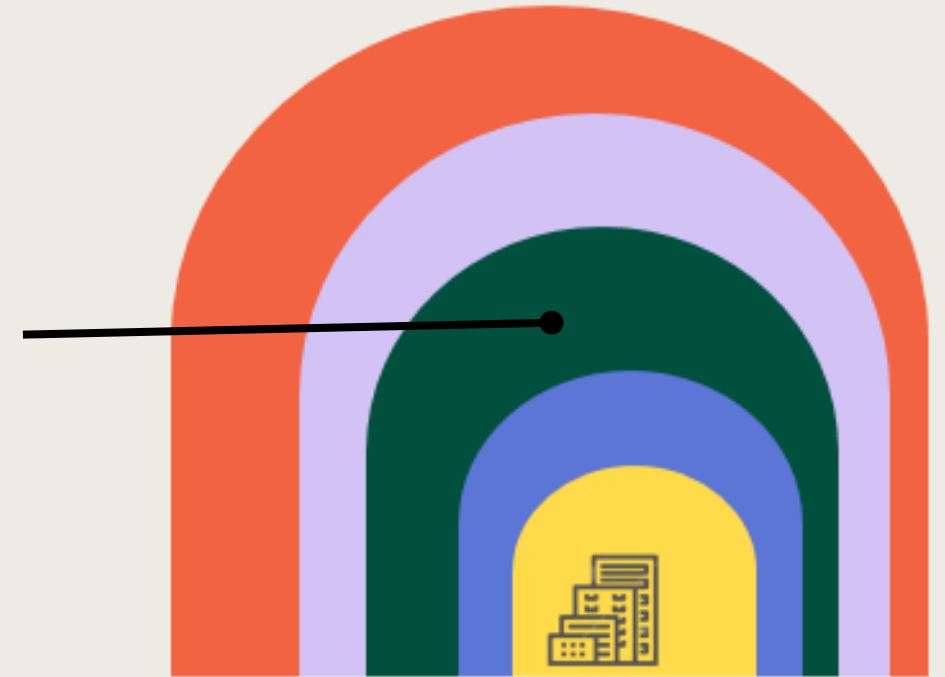
- **The Planning Act** - “the Official Plan shall contain policies that authorize the use of a second residential unit on a lot and ... a residential unit in a building or structure ancillary to a detached house, semi-detached house or rowhouse.”. Section 16.(3)
- **The Provincial Policy Statement** - Healthy, liveable communities are sustained by an appropriate range and mix of residential uses, including second units, affordable housing and housing for older persons. Policy 1.1.1.b)
- **The Growth Plan** - Complete communities include a diverse range and mix of housing options, including additional units... to accommodate people at all stages of life, household sizes and incomes. (Section 2.2.1.4 c)



The Official Plan

Overarching Official Plan policies promote:

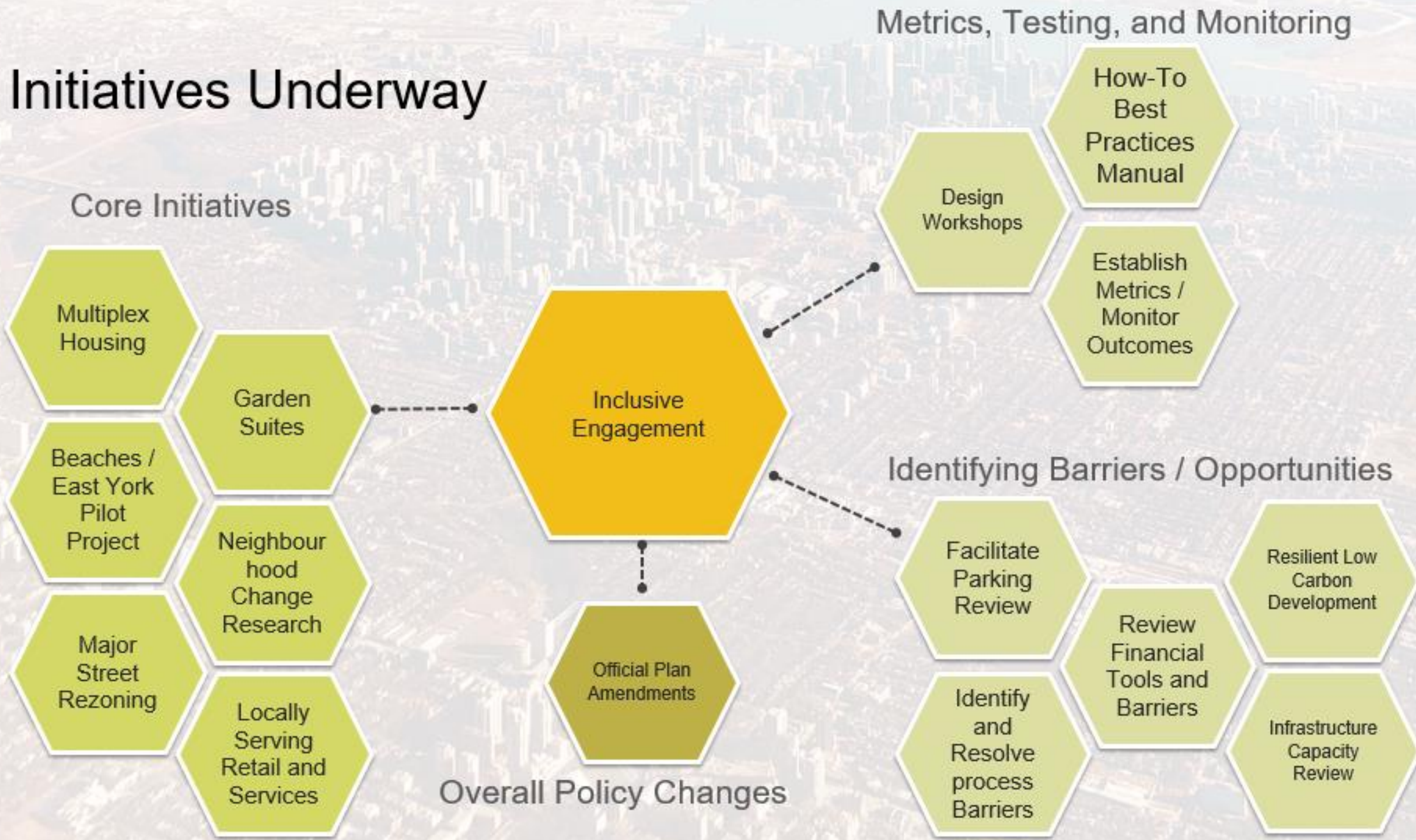
- Housing choices that are available for all people in their communities at all stages of their lives;
- A full range of residential building types within lower scale buildings in Neighbourhoods;
- Physical changes that are sensitive, gradual and 'fit' the existing character and general neighbourhood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



What is the Scope of EHON?



Initiatives Underway



Possible Outcomes



New Housing Options, Similar Building Scale



New Housing Options, Similar Building Scale



Multiplex Housing



Guiding Principles



**Neighbourhoods
for Everyone**

Equity
Inclusivity



**City of
Neighbourhoods**

Identity
Diversity



Low-Rise

Scale & Fit
Context



Green and Livable

Sustainability
Livability



**Facilitate
Multiplexes**

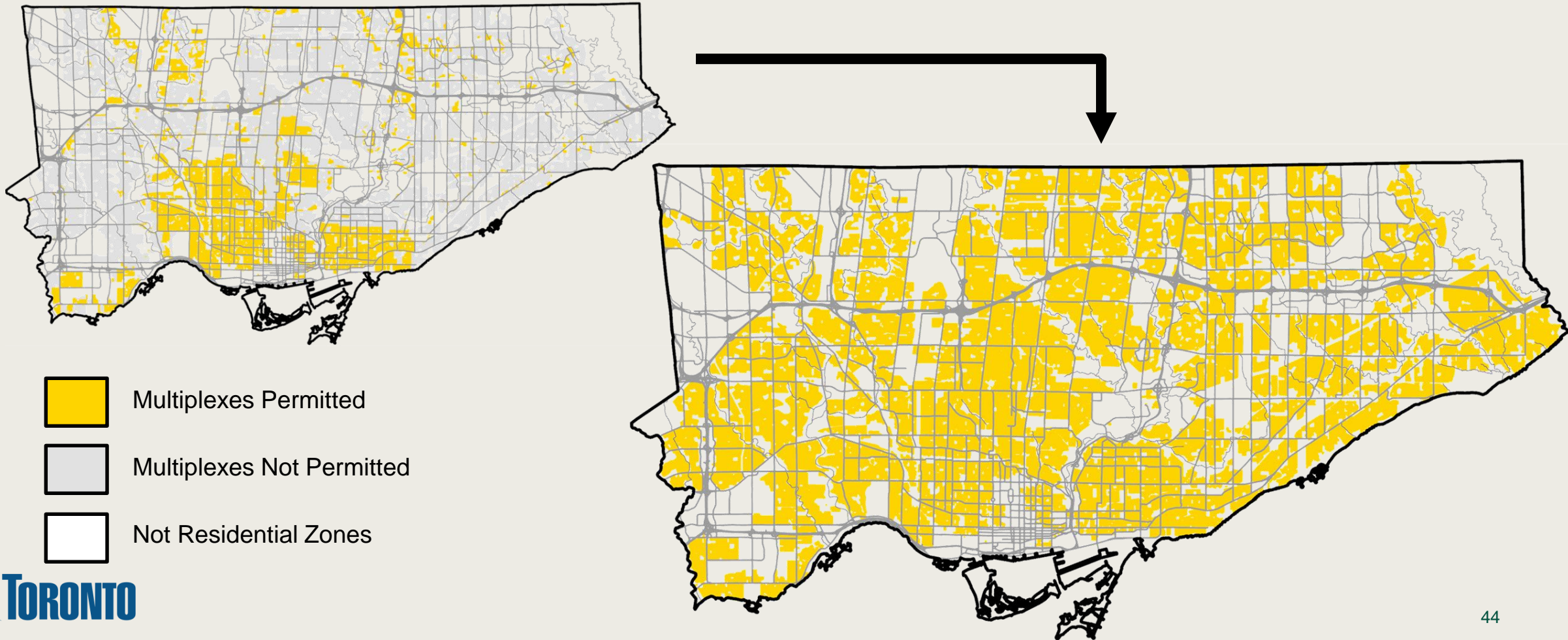
Simplicity in Processes
and Permissions

What do we mean by “Multiplex housing”?

- Housing with 2, 3, or 4 units in a single building. Also referred to as a duplex, triplex, or fourplex.
- Generally rentals but can also be small scale condominiums.
- Can be existing houses divided into multiple units or can be purpose-built.

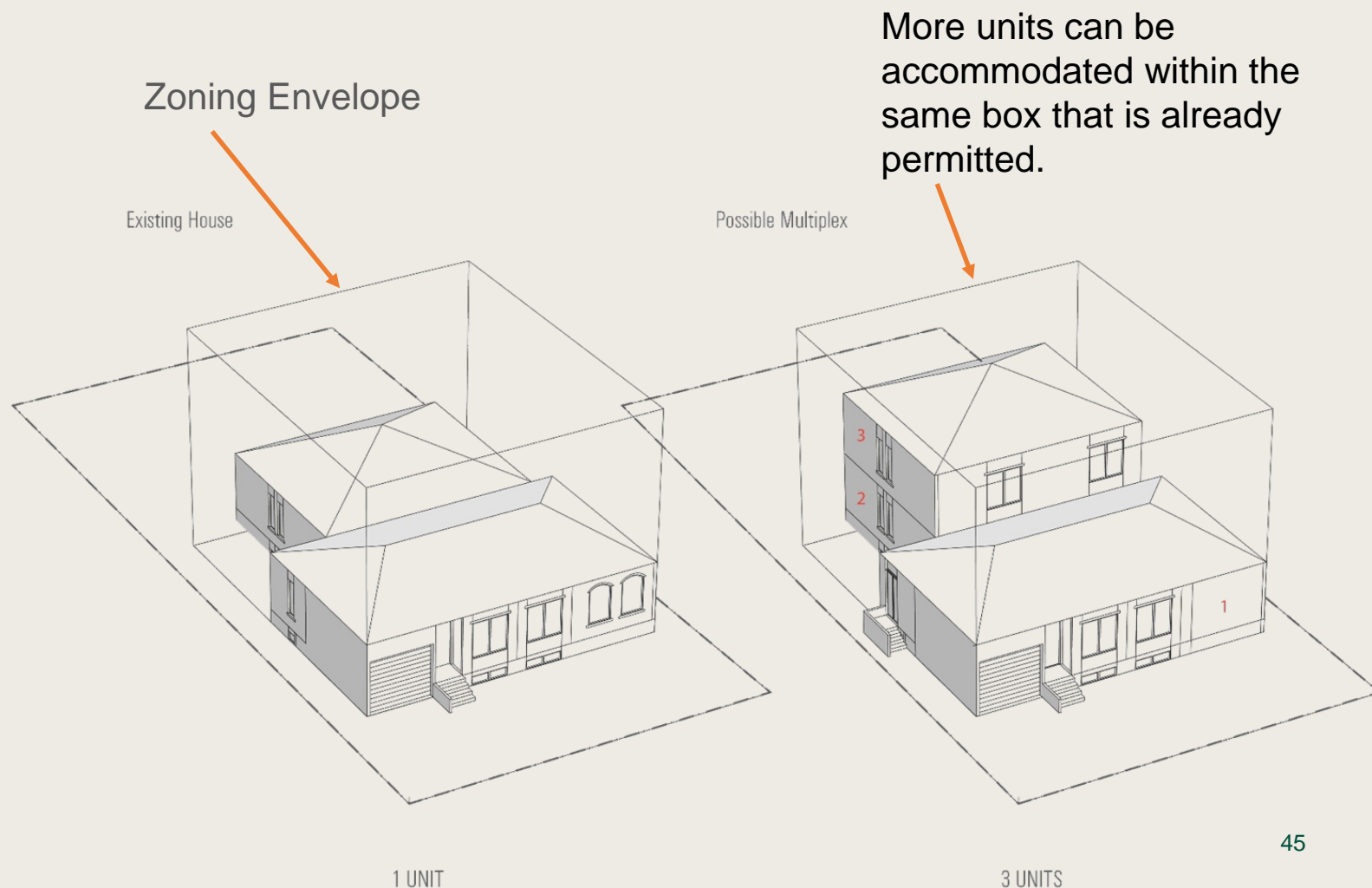


Proposal: Permit Multiplexes in Neighbourhoods City-wide



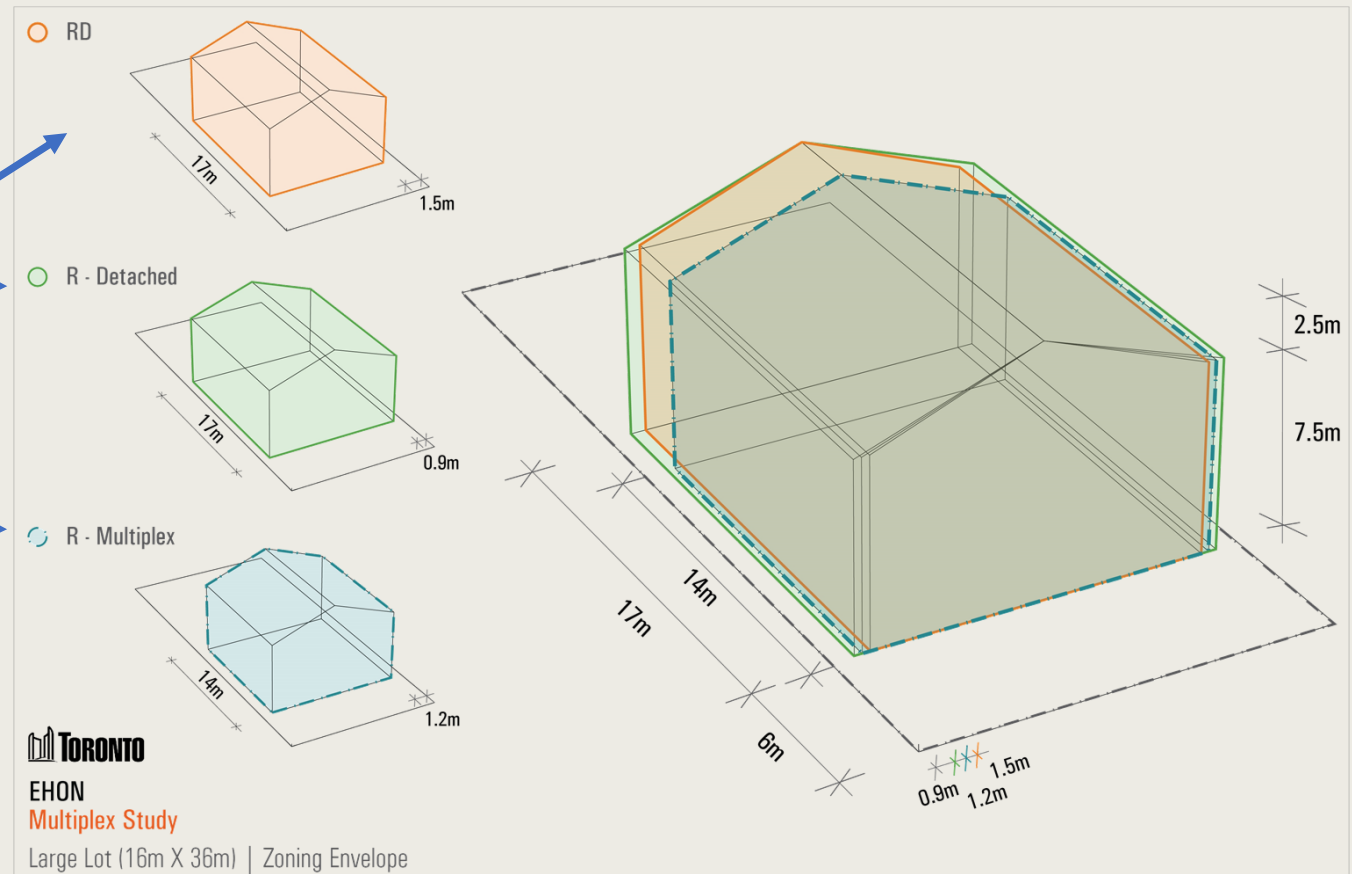
Thinking Inside the Box: More Units, Same Scale

Existing zoning envelopes permit building volumes that can be better leveraged to house additional units within a low-rise scale.



Simplify Zoning Standards, Eliminate Barriers to Multiplexes

- In some cases, zoning permits single unit homes to be larger than multi-unit homes.
- In the R and RD Zones, maximum building depth for a single unit home is 17 metres, while multiplexes are limited to 14 metres.

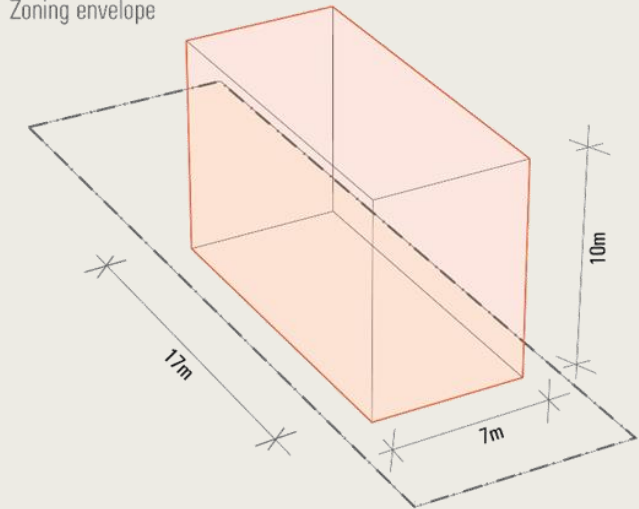


Design Studies

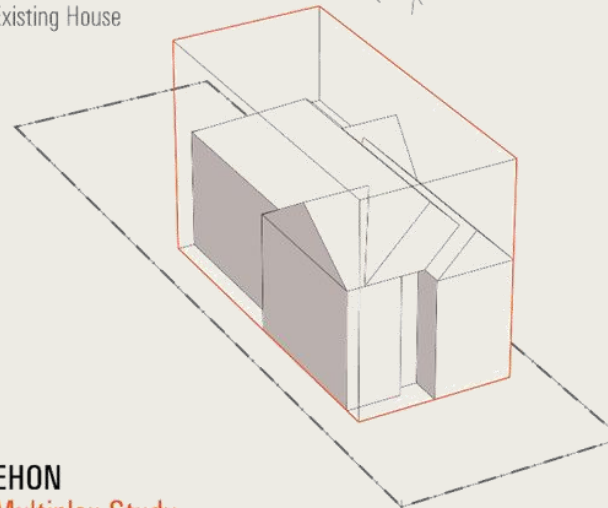
Lot Size



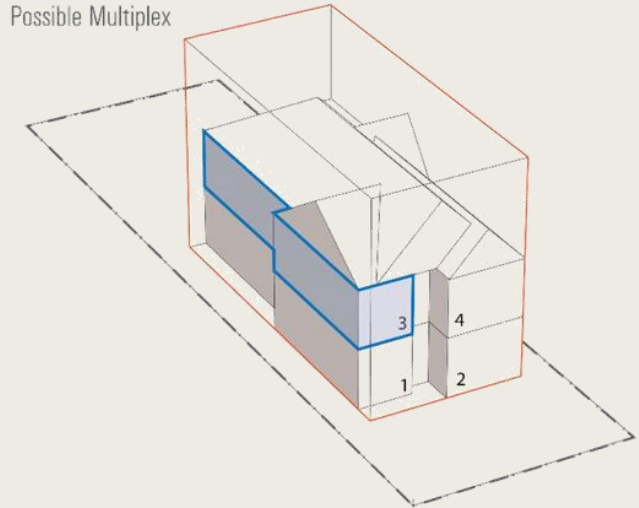
Zoning envelope



Existing House



Possible Multiplex



EHON
Multiplex Study

Medium Lot (10m X 36m) | Zoning Envelope

Contextual Analysis

- Existing Context –
Madawaska Avenue
- For Demonstration
Purposes Only



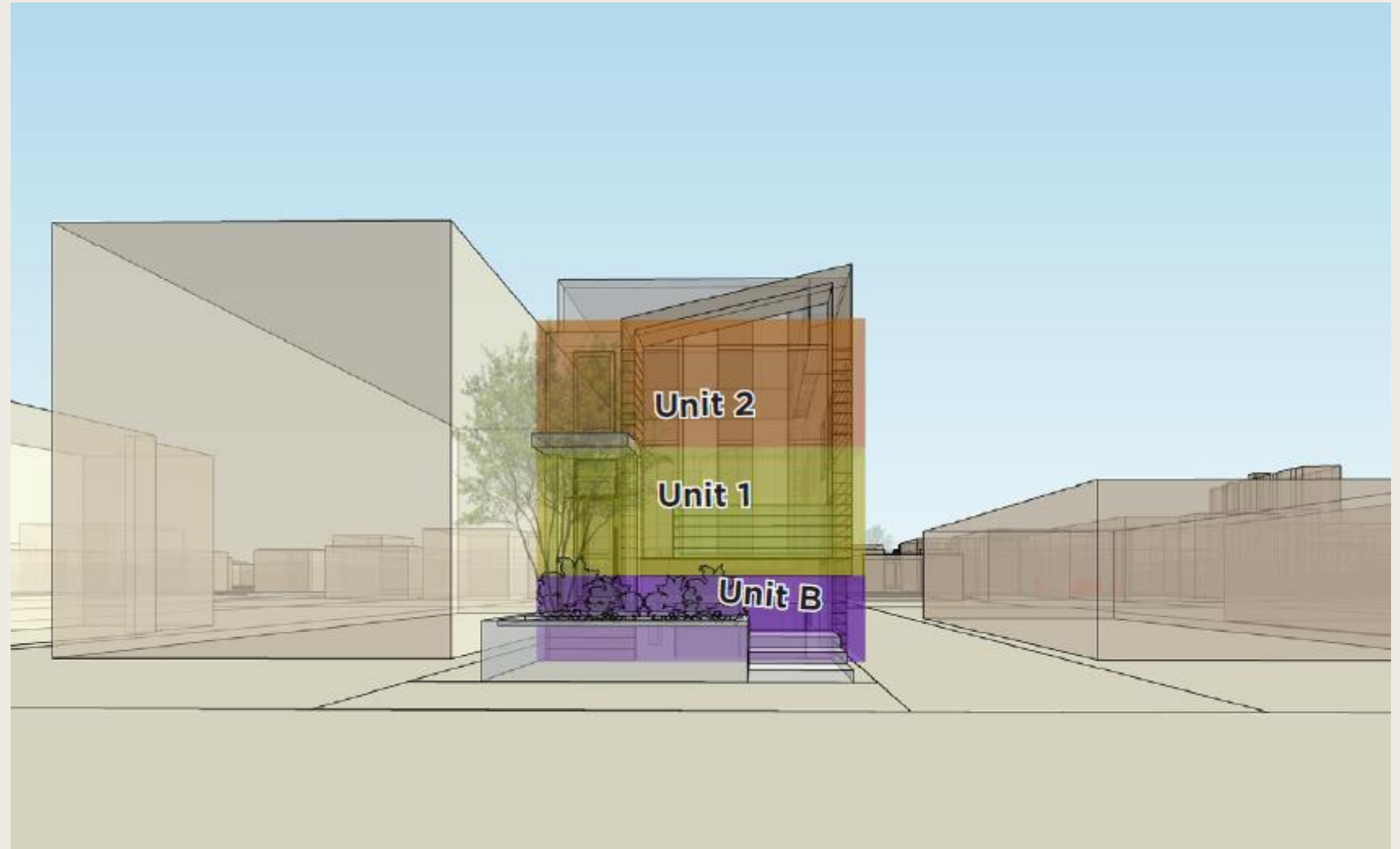
Contextual Analysis

- Conceptual new build triplex
- For Demonstration Purposes Only



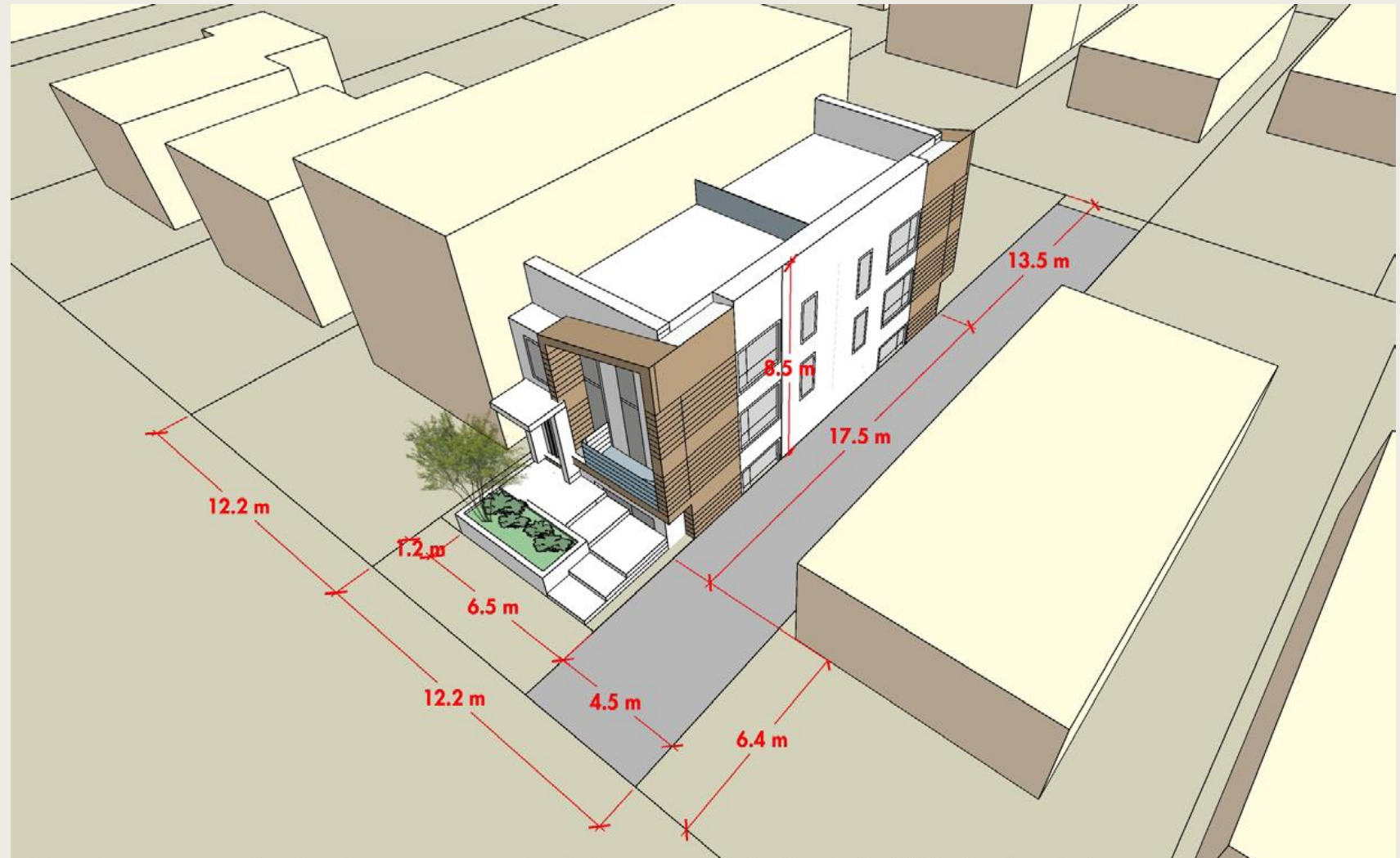
Contextual Analysis

- Unit layout
- For Demonstration Purposes Only



Contextual Analysis

- Site plan, in context
- For Demonstration Purposes Only



Proposed Study Outcomes

Official Plan policy changes to allow multiplexes in all Neighbourhoods

Recommended **Zoning by-law changes** (building type and permitted envelopes)

Input into City **fee structures** and approval **process improvements**

Areas for further study

Draft Official Plan Amendment

- Permits multiplexes in all Neighbourhoods
- Ensures continued consideration of the physical context where multiplexes are proposed (whether new buildings or converted houses)
- Encourages the inclusion of large units with multiple bedrooms and universally accessible units on the ground floor
- Directs maximized soft landscaping to support tree growth and an overall green character
- Encourages sustainable building practices
- Contemplates using density incentives in the zoning by-law to permit additional units (ongoing study)
- www.toronto.ca/wp-content/uploads/2022/05/8e0b-CityPlanning-EHON-Draft-Multiplex-OPA.pdf

Q&A



Wrap up and Next Steps

July 5, 2022 – Planning and Housing Committee

Major Transit Station Areas

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

Employment policies and Area conversions

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

Early 2023 – Planning and Housing Committee

Major Transit Station Areas

- Continue work on station areas requiring local area studies

Employment Area conversion requests

- Final Assessments for remaining conversion requests

Indigenous planning perspectives and DRAFT Official Plan Vision Statement and Directions

- Continue engagement and refinement of Chapter 1

Engagement Moment



Virtual Engagement

Policy Focus: Employment Lands and the Future of Work	June 21, 2022
Policy Focus: Neighbourhoods and Complete Communities	June 22, 2022
Policy Focus: Housing and Intensification	June 23, 2022

Thank you

For more information, please
visit toronto.ca/ourplan

