

Official Plan and Municipal Comprehensive Review

Policy Focus: Housing and Intensification

June 23, 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

- 10-min Q&A

2. Inclusionary Zoning Overview

- 15-min Q&A

3. Major Transit Station Areas and Protected Major Station Areas

- 15-min Q&A

4. 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

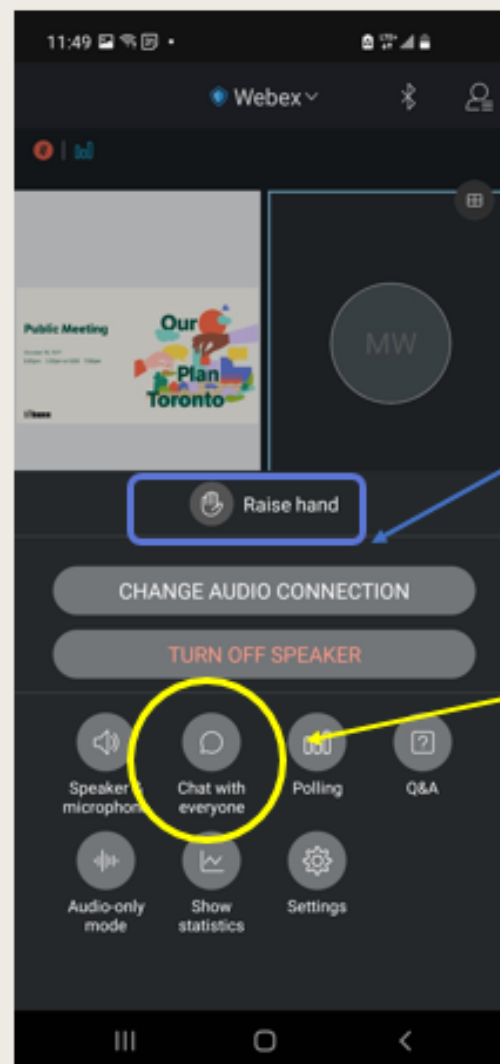
- We welcome your questions and discussion – there are **no bad questions**
- We want to **hear from everyone** – **everyone has wisdom** and experience to share
- **Be respectful and listen** – everyone deserves to be heard – there will be differences in opinions
- We need **everyone's wisdom for the 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.

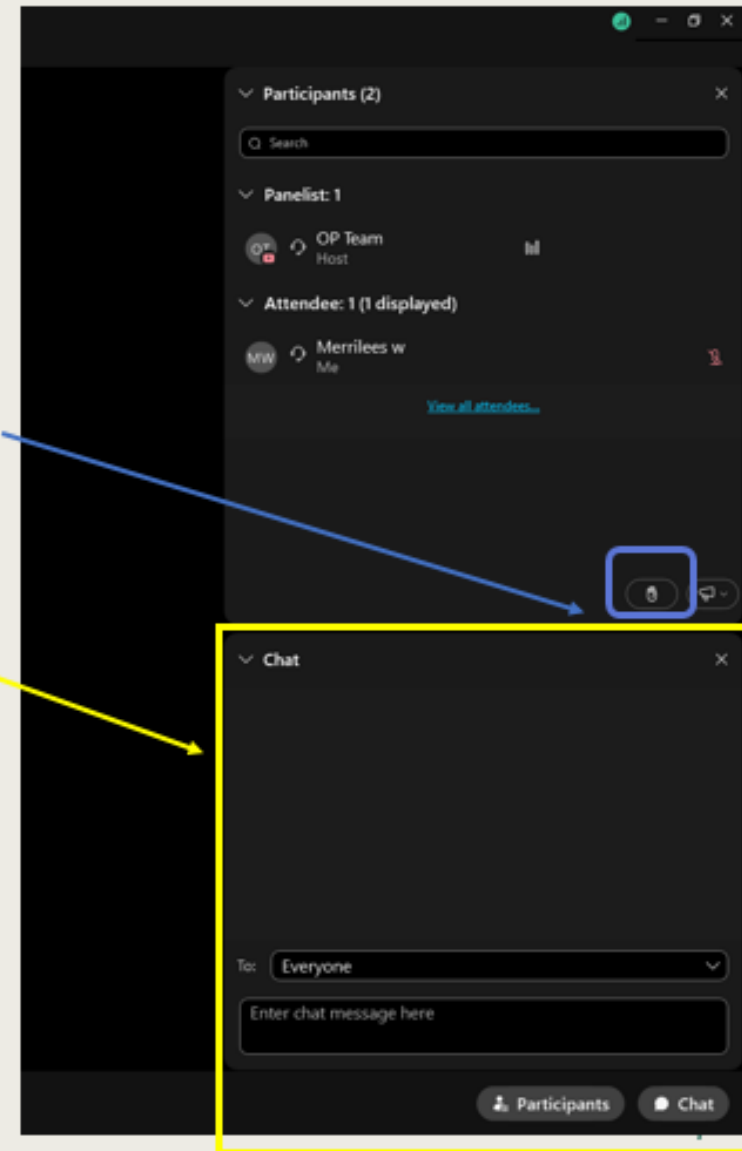
Mobile Device



Raise hand

Chat

Laptop / Desktop



Meeting Purpose

- To provide an refresher of the Official Plan, and related housing and intensification policies;
- 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

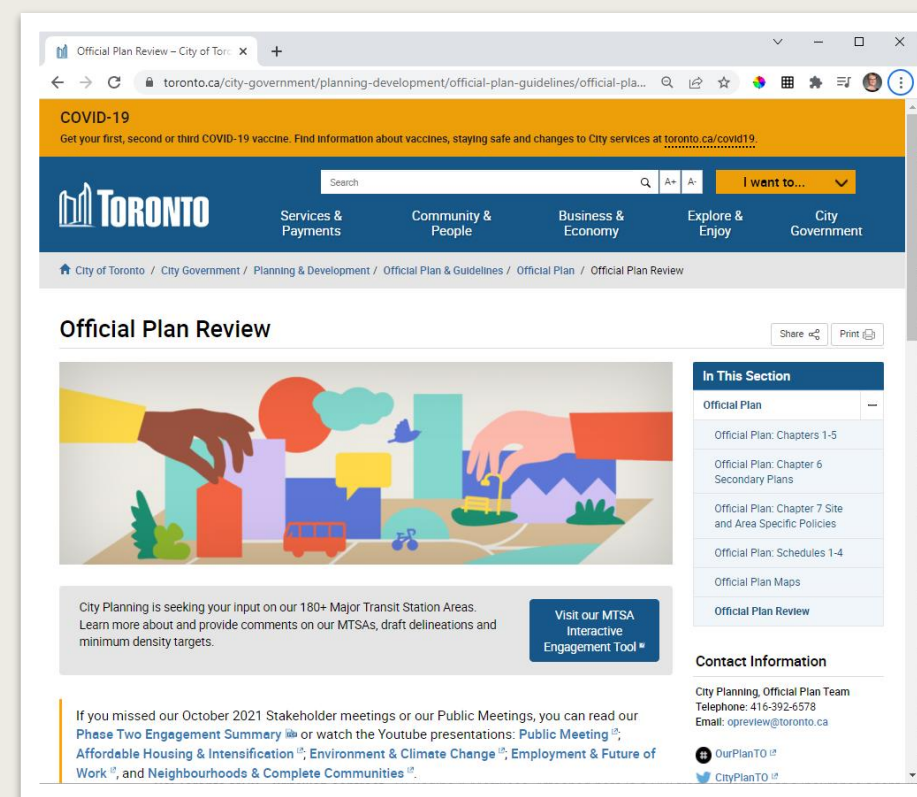
- Engagement Summaries
- Reporting to Community Leaders Circle

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



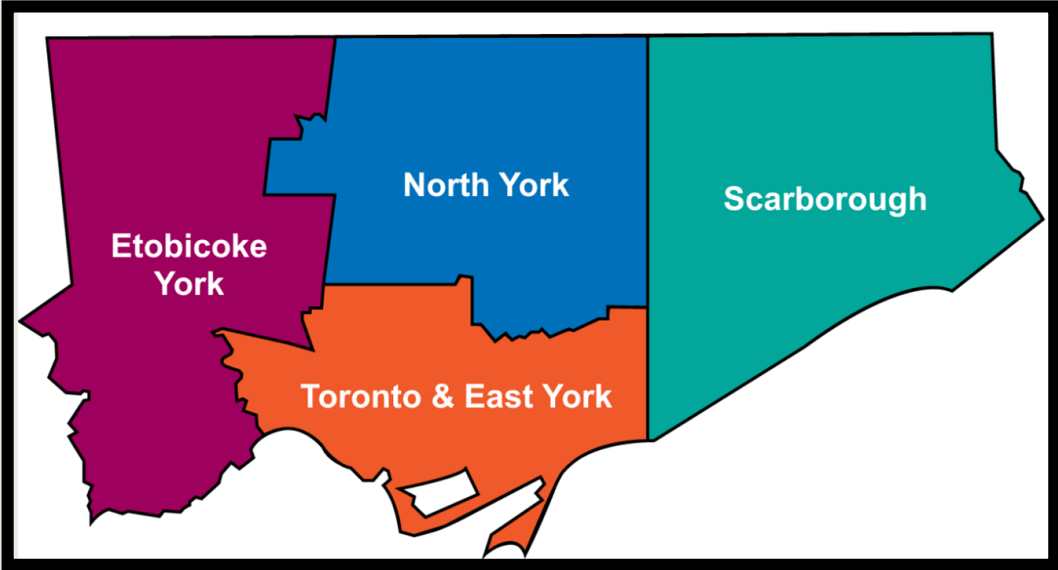
Toronto – in context



Ontario
population
14.7 million (2021)



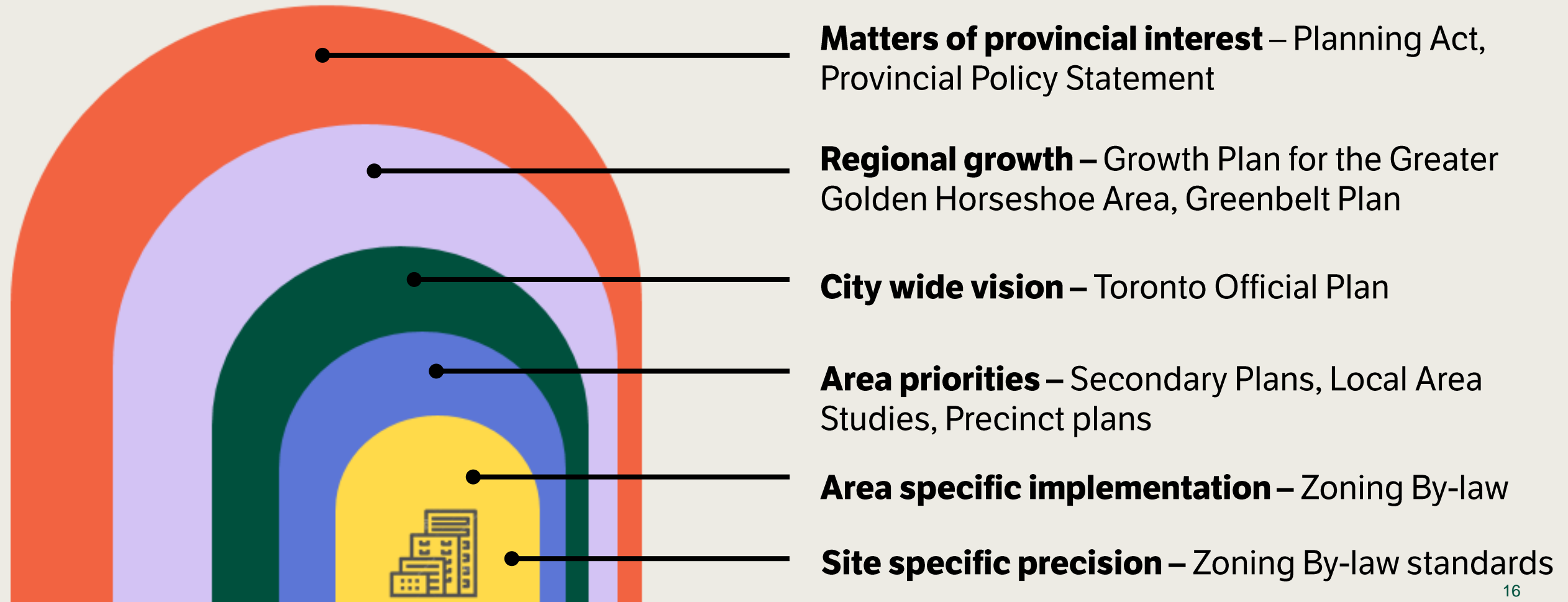
**Greater Golden
Horseshoe Area**
population
10.2 million (2021)

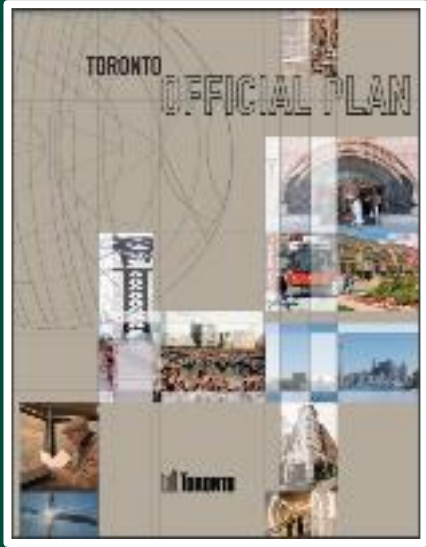


Toronto population 2.79 million (2021)



Macro to micro land use planning system

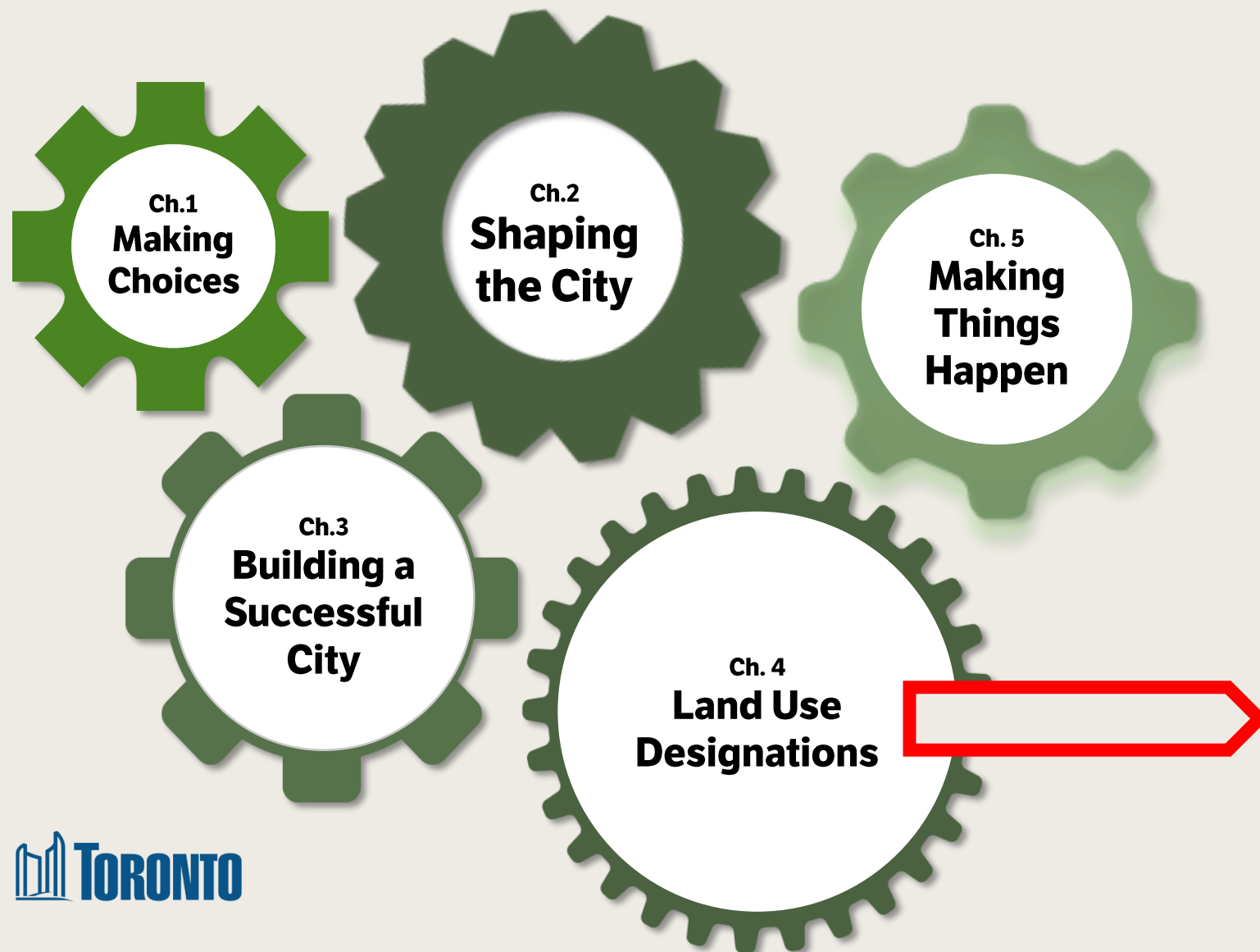




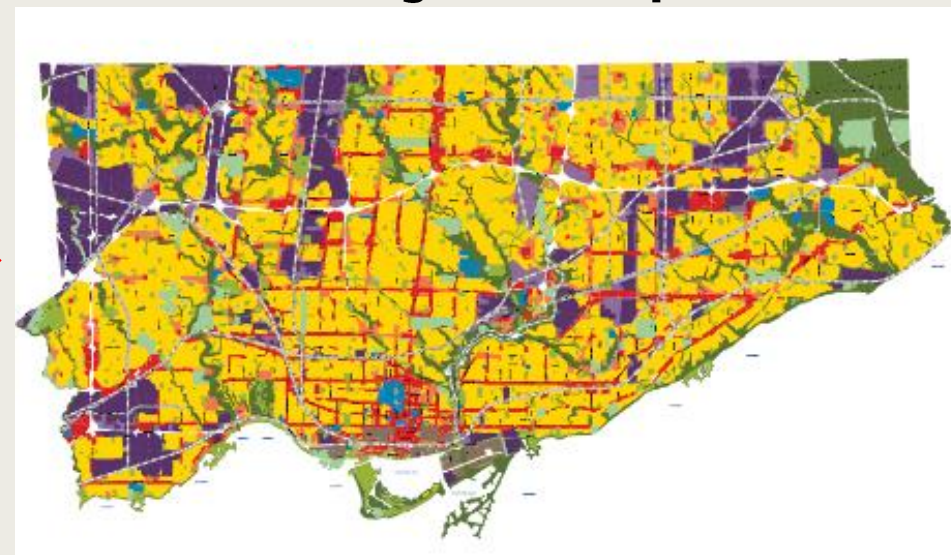
The Official Plan is a city planning document that acts as Toronto's road map for land use matters.

- 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



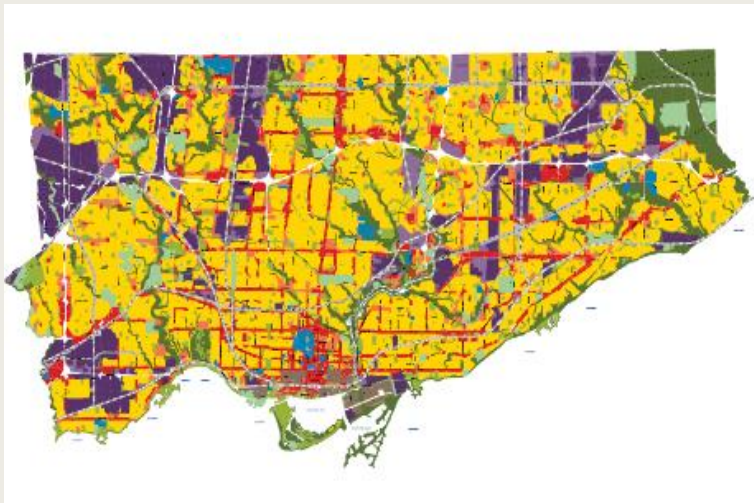
Land Use Designation Map



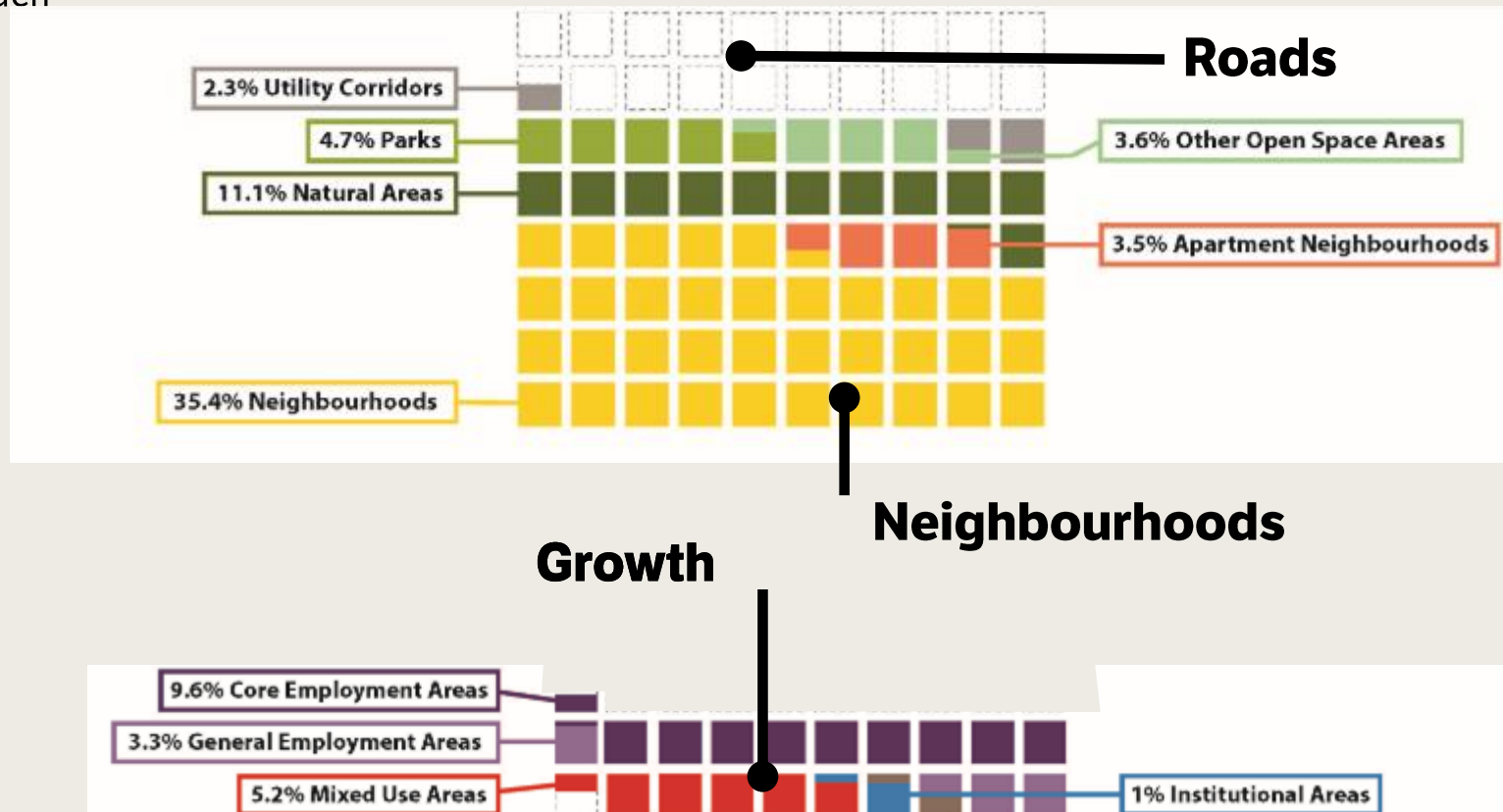
Official Plan – Long term land use vision

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)



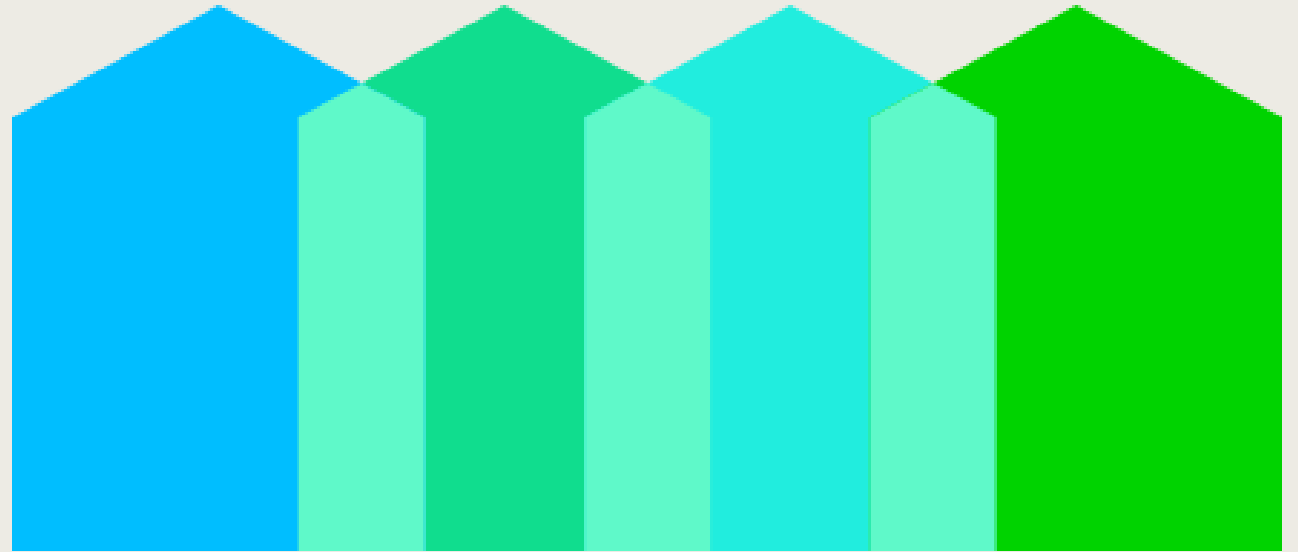
City of 100 Blocks



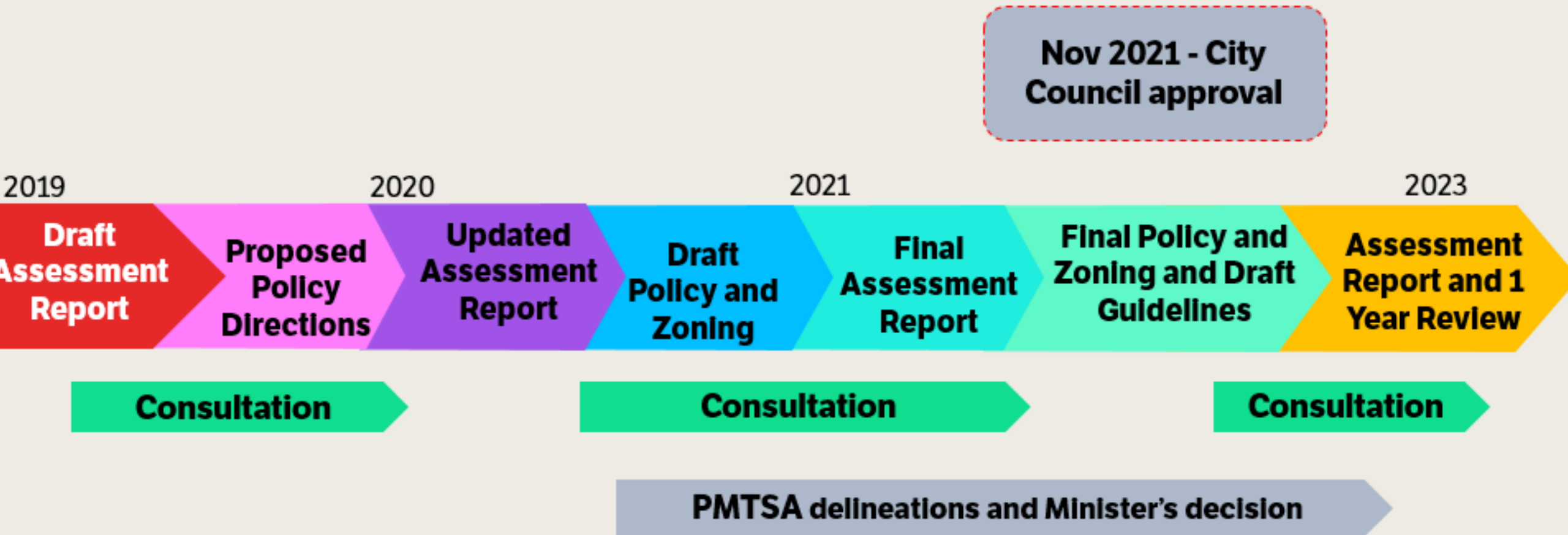
Q&A



Inclusionary Zoning (IZ) Overview



Toronto's IZ Roadmap



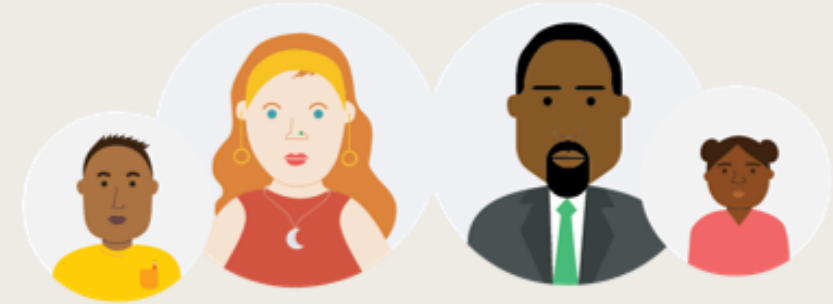
Key Principles for Toronto's IZ policy



Security Guard
(\$33,000)



Dental Assistant
(\$47,000)

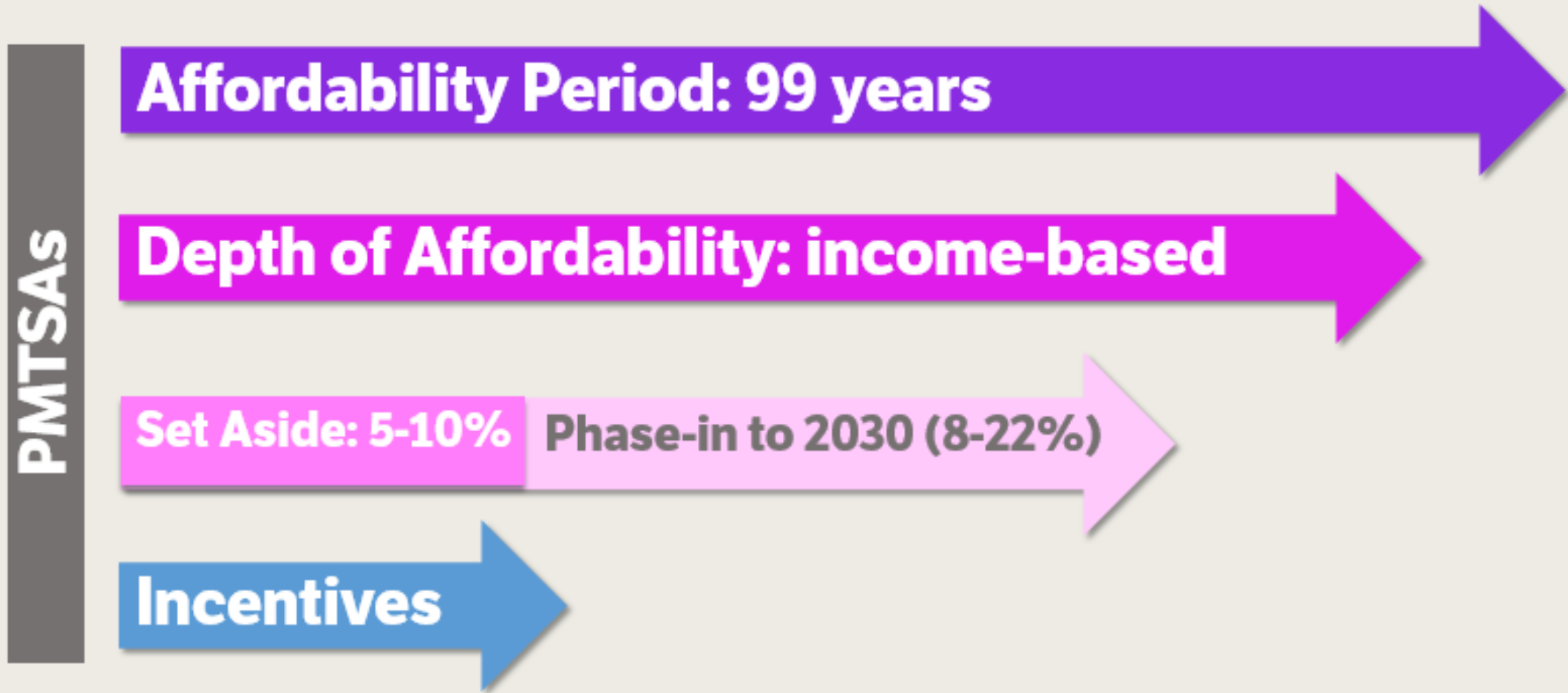


ECE & Bank Clerk
(\$83,000)

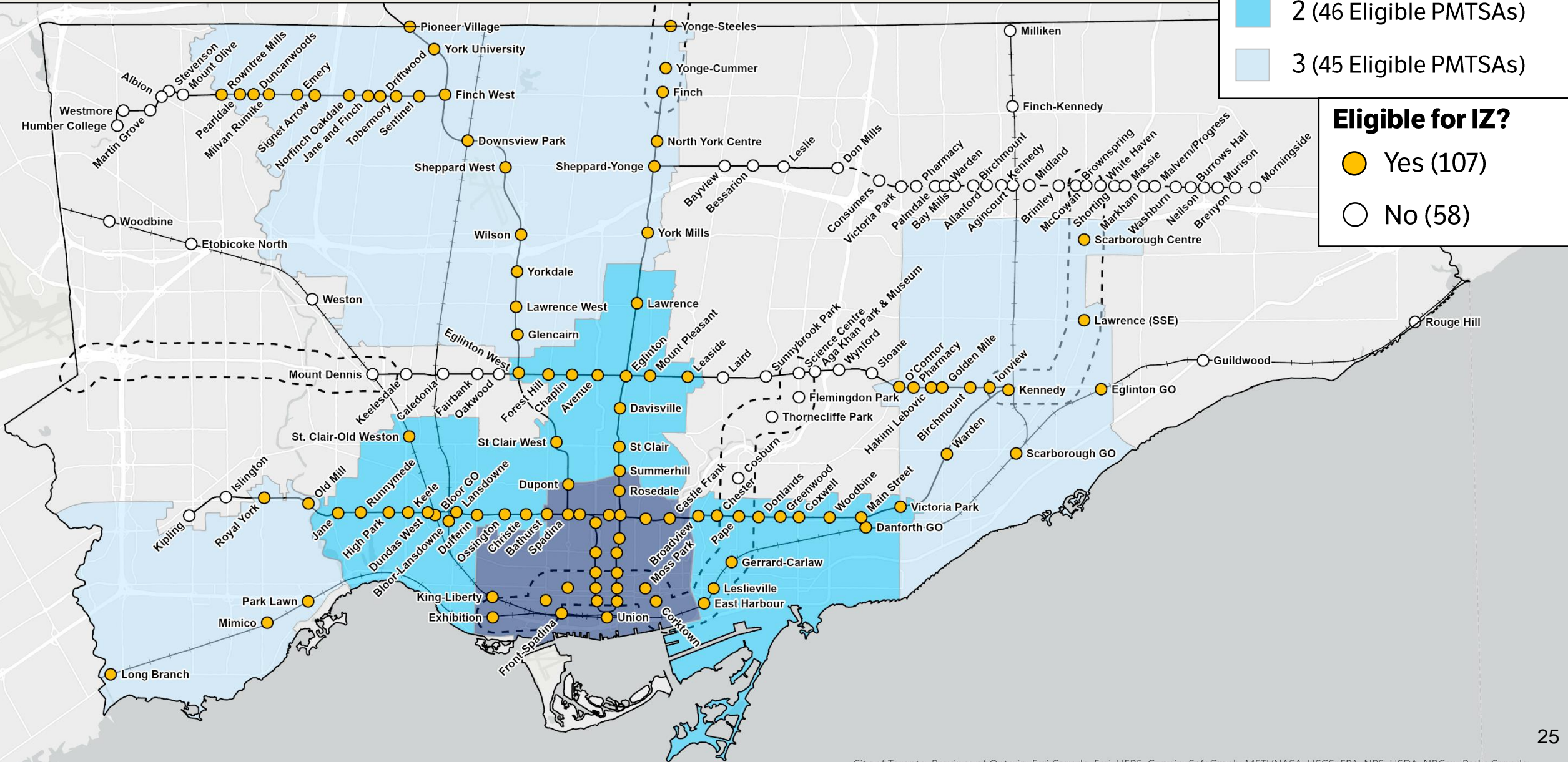


Registered Nurse
(\$73,000)

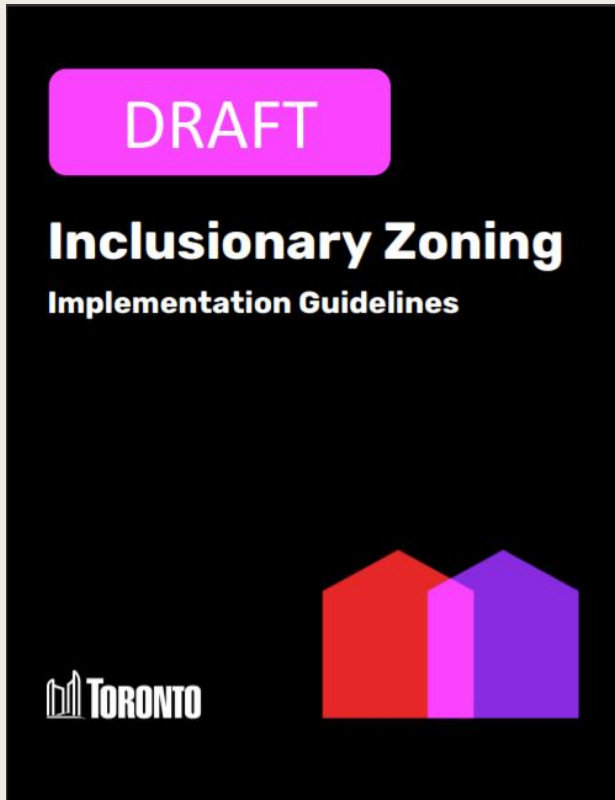
IZ requires balancing policy parameters



IZ Market Areas based on analysis

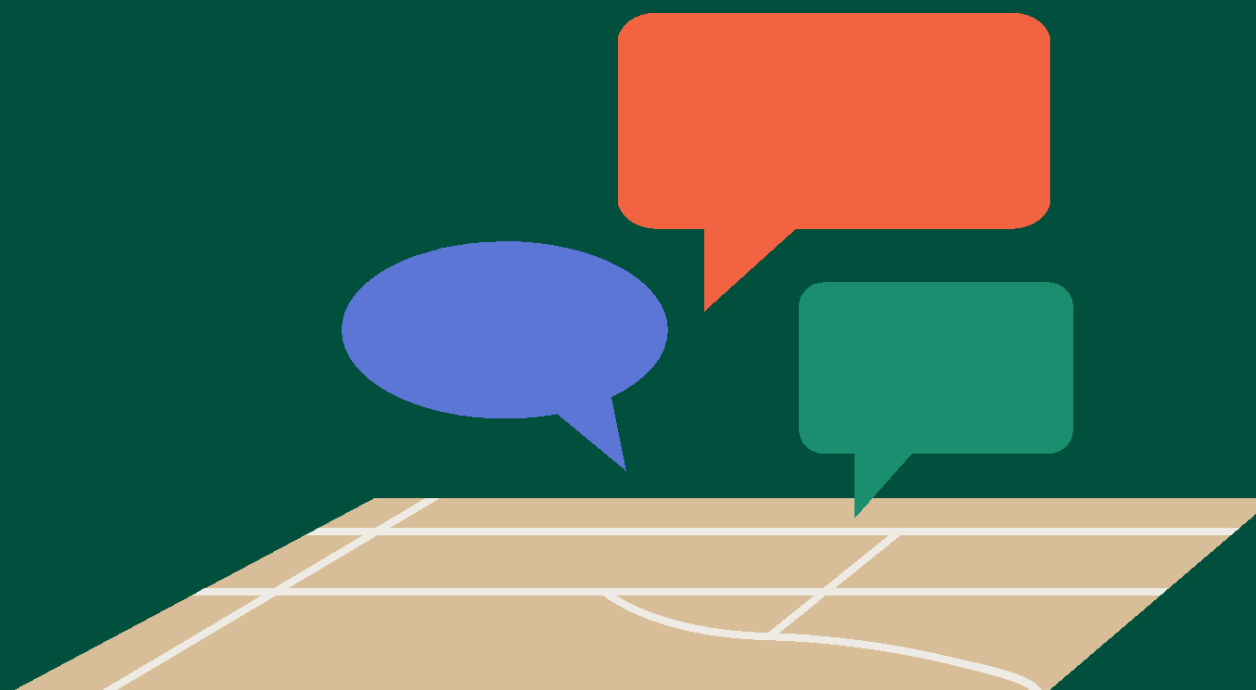


Next Steps



- Consultation on draft Implementation Guidelines addressing:
 - Building design and affordable unit guidelines
 - Requirements when providing affordable units on another site
 - Administration, advertising and access
 - Reporting requirements
- Additional market area analysis

Q&A

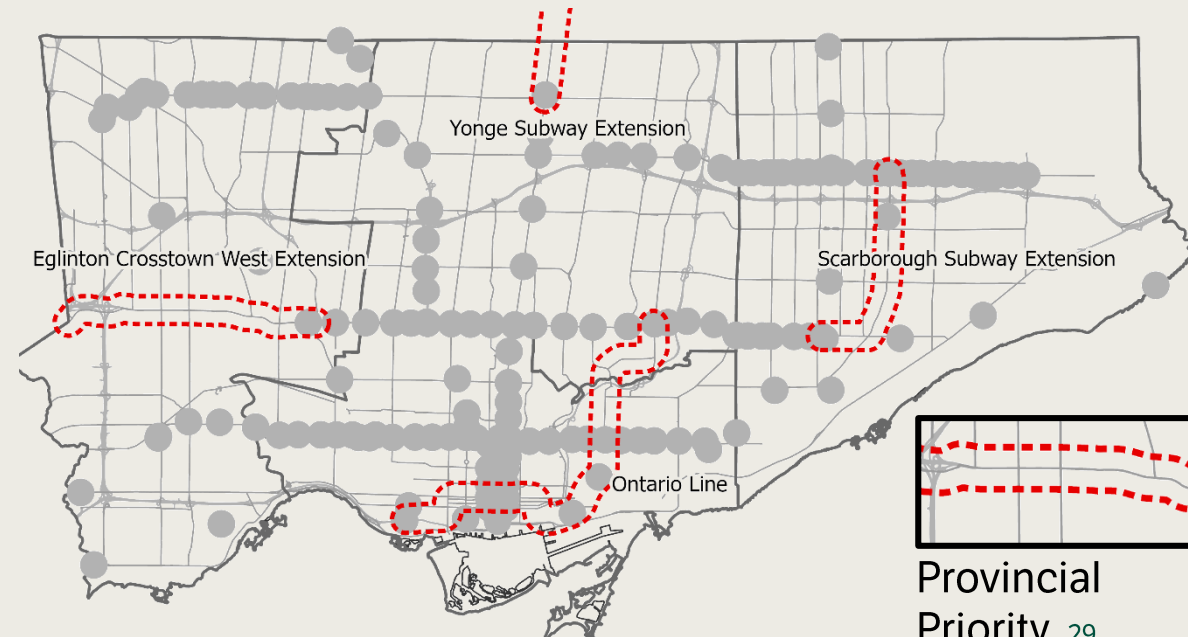
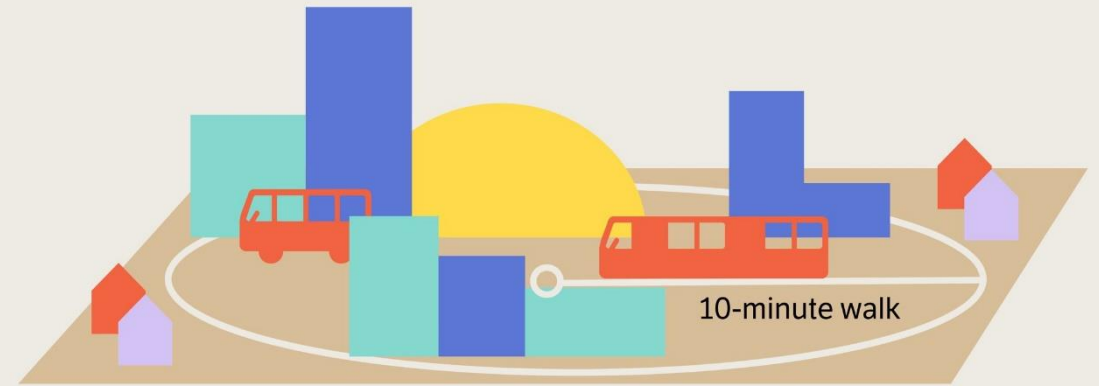


Major Transit Station Areas and Protected Major Transit Station Areas



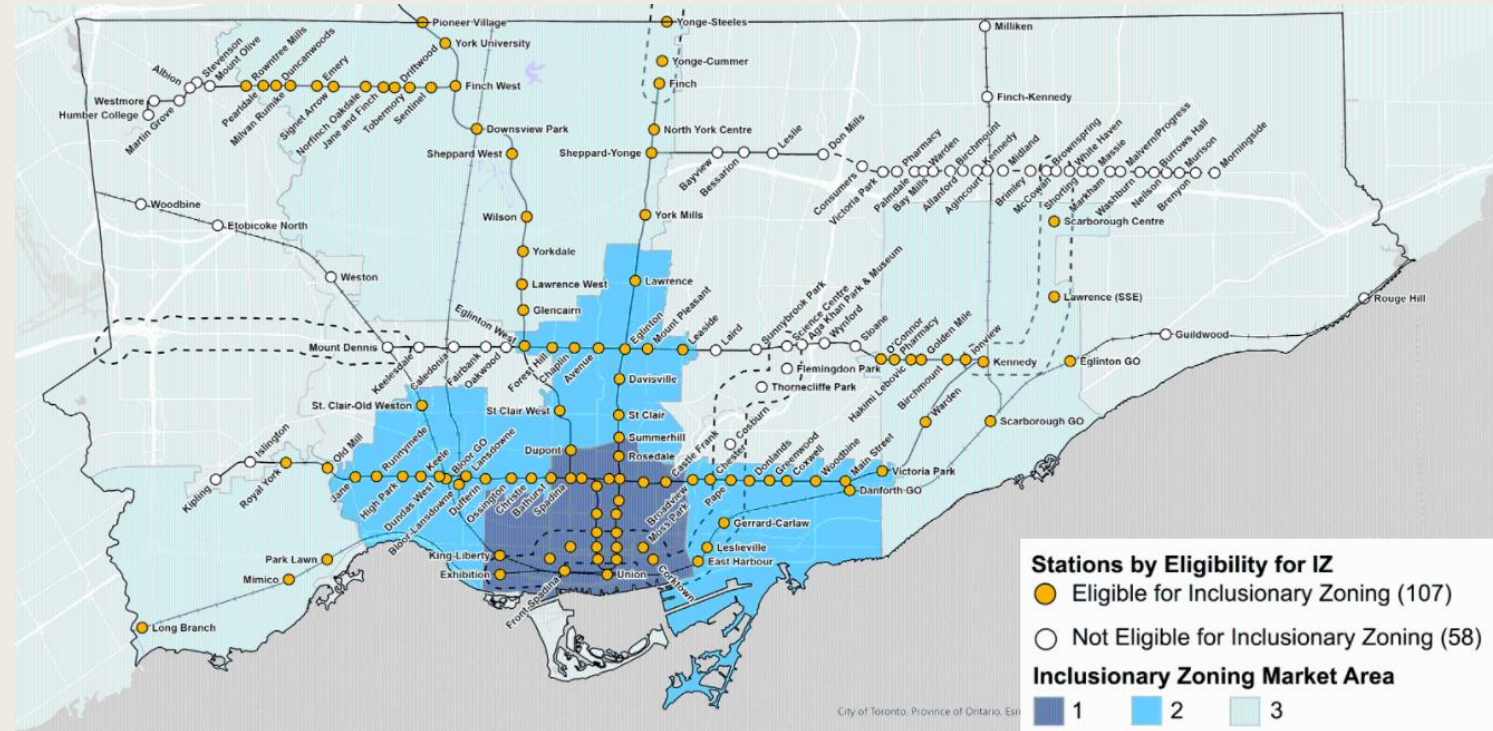
Major Transit Station Areas (MTSA)

- Provincial requirements:
 - individually delineate areas around existing and planned transit stations
 - defines MTSA as the area between 500-800 metres or generally a 10-minute walk
- Province sets **minimum** density targets:
 - Subway: 200 people + jobs per hectare
 - Light Rail Transit: 160 people + jobs per hectare
 - GO: 150 people + jobs per hectare



Protected Major Transit Station Areas (PMTSA)

- **Inclusionary Zoning (IZ)** is a policy tool which requires a certain percentage of affordable housing in new residential developments
- **PMTSAs** are the only place that Provincial Policy allows municipalities to use IZ
- 107 of 140+ of Toronto's MTSA's are eligible for IZ



For more info: toronto.ca/inclusionaryzoning

Two-step growth management strategy

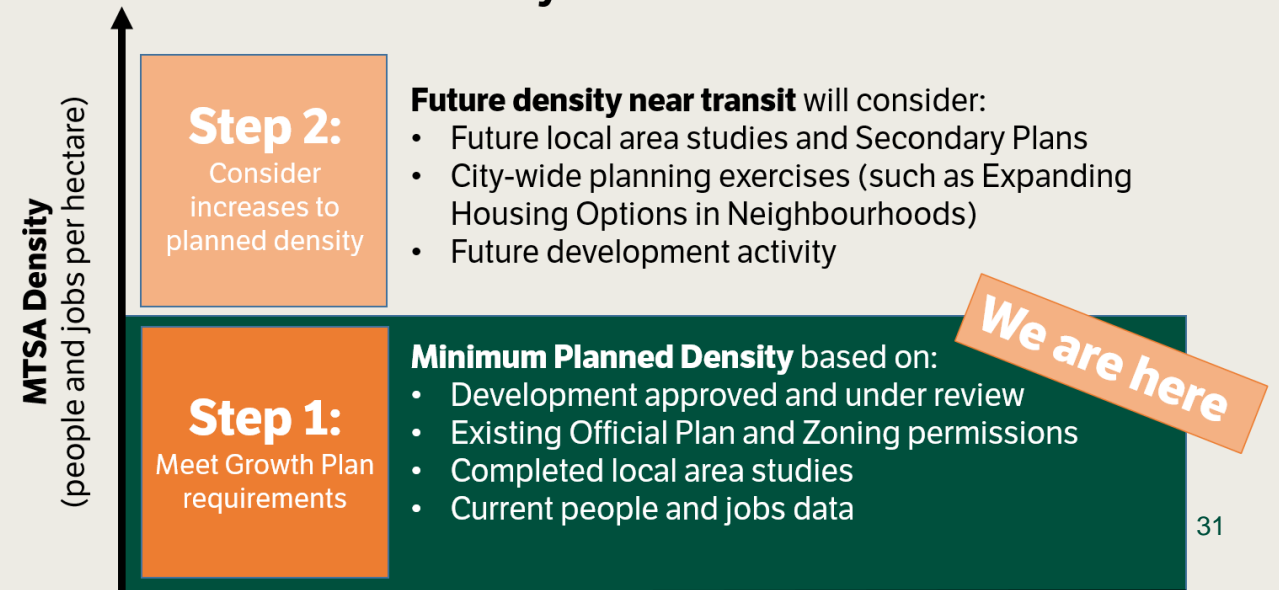
Step 1: Delineate Major Transit Station Areas

- Satisfies Growth Plan conformity requirements
- Sets out Official Plan framework with **minimum** density targets
- Identifies lands to which Inclusionary Zoning applies

Step 2: Future density near transit

- Increase density based on local area studies, zoning updates, development applications
- Recent/active examples: Danforth, Golden Mile, Mount Dennis, Midtown, and others

Planned Density for MTSAs and PMTSAs



MTSA and PMTSA Progress

- **18** Final Protected Major Transit Station Areas adopted by Council (Dec 2020 & Dec 2021)
 - Awaiting Ministerial approval
- **Upcoming:** Final Report on **115** Recommended MTSAs and PMTSAs
 - July 5th Planning and Housing Committee meeting
 - Public input has resulted in some changes to delineations
- **7 MTSA**s require additional studies



**Local Area Studies
required**



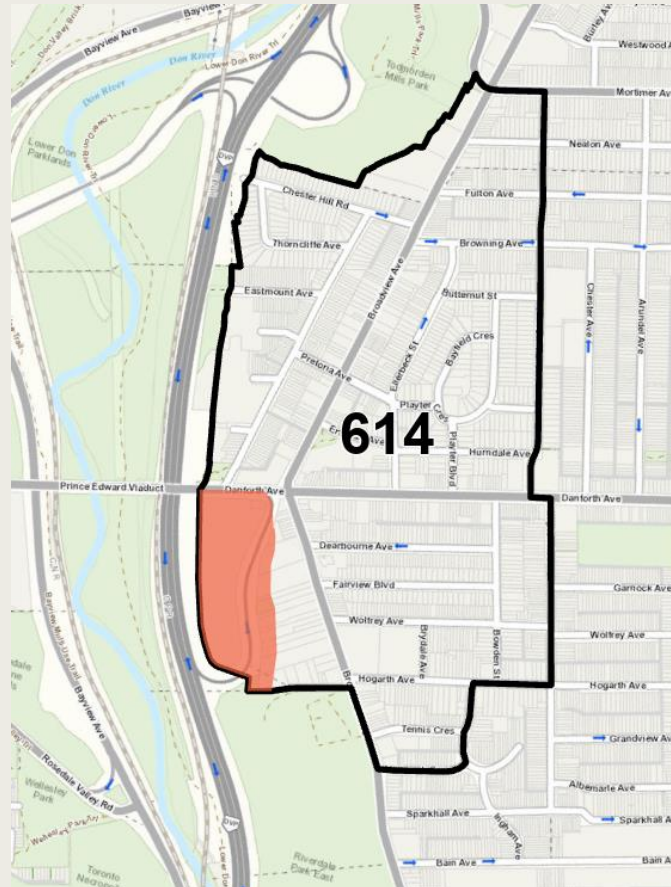
Overview of Revisions

- Removal of Sheppard LRT Stations and Yonge-Cummer Station
- Minor adjustments to minimum development densities
 - Added a missing parcel to Park Lawn PMTSA (SASP 757)
 - Adjusted “0.6* or 3 Units” minimum in Neighbourhoods to “0.5* or 3 Units” for Long Branch, Old Mill, Pioneer Village, Rowntree Mills, Tobermory, York Mills, and York University PMTSAs
- Delineation revisions for York Mills, Broadview, and Long Branch PMTSAs
- Change in density target for Long Branch PMTSA due to revised delineation

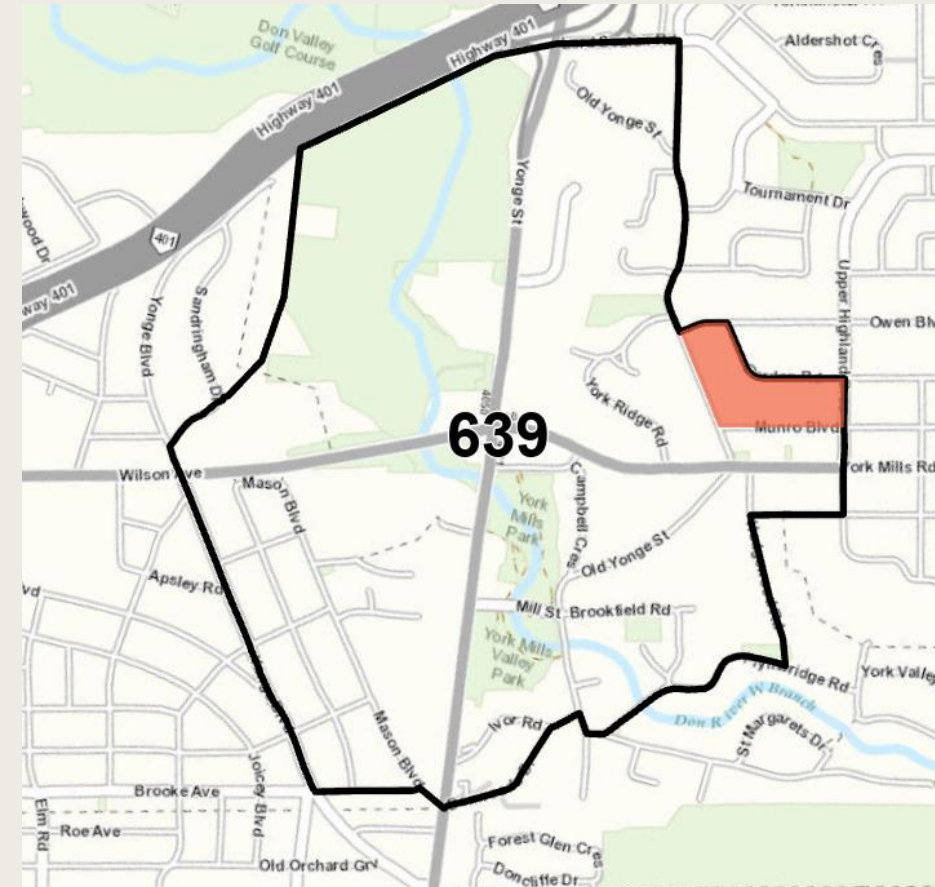
York Mills and Broadview PMTSAs

- Areas shown in orange have been added to the delineations based on feedback from consultation

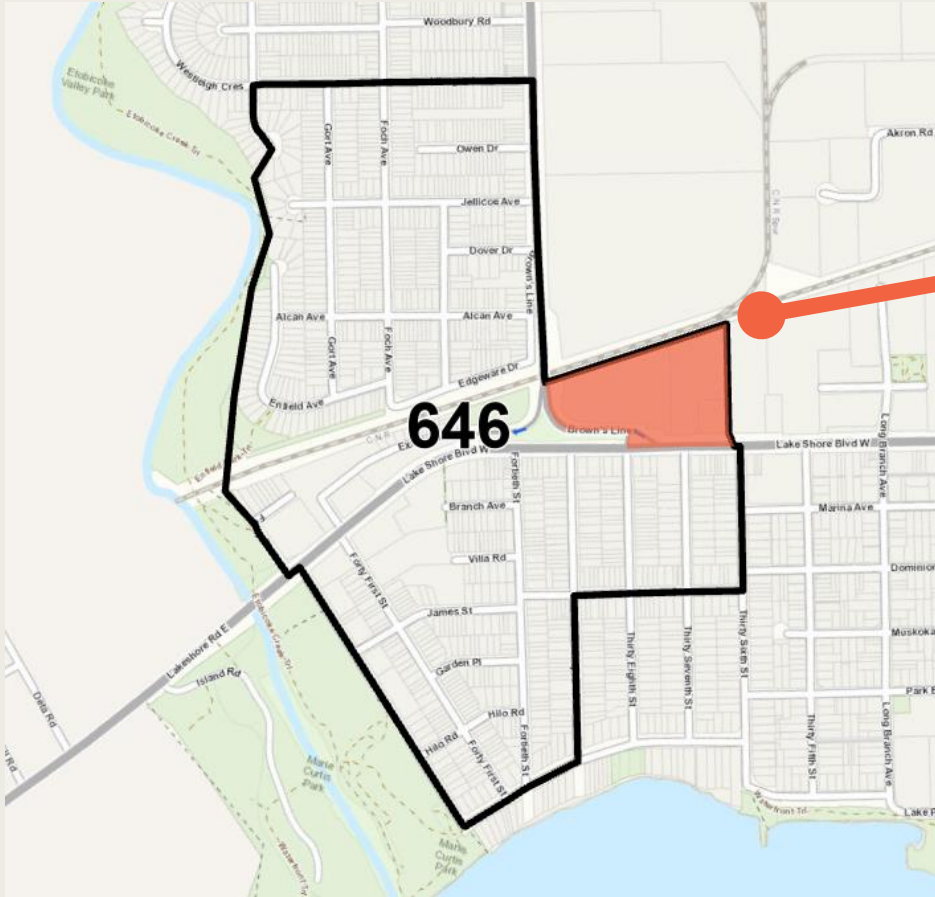
Broadview



York Mills



Long Branch PMTSA



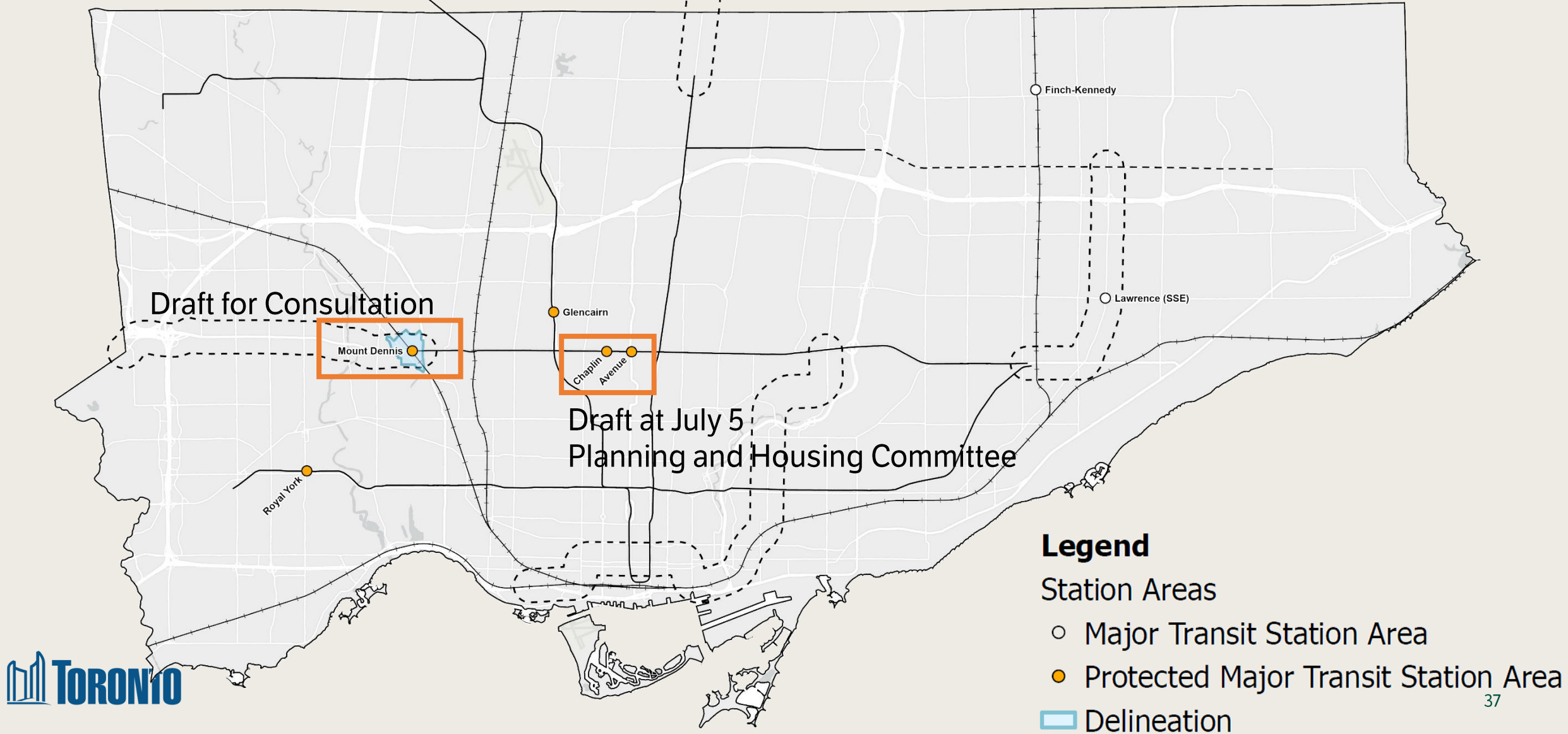
Revised Delineation

- Area of significant development potential added to delineation due to feedback from consultation

Revised Density Target: 150 p+j/ha

- PMTSA can now achieve provincially required minimum density target of 150 people and jobs per hectare and no longer requires a lowered target

Seven Stations Require Additional Work



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

