

Official Plan and Municipal Comprehensive Review

Public Meeting Etobicoke York

May 25, 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. Major Transit Station Areas**
 - 10-min Q&A
- 3. Employment policies and Employment Area conversions**
 - 10-min Q&A
- 4. Indigenous planning perspectives**
 - 10-min Q&A
- 5. Official Plan Vision Statement and Directions**
 - 10-min Q&A
- 6. 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

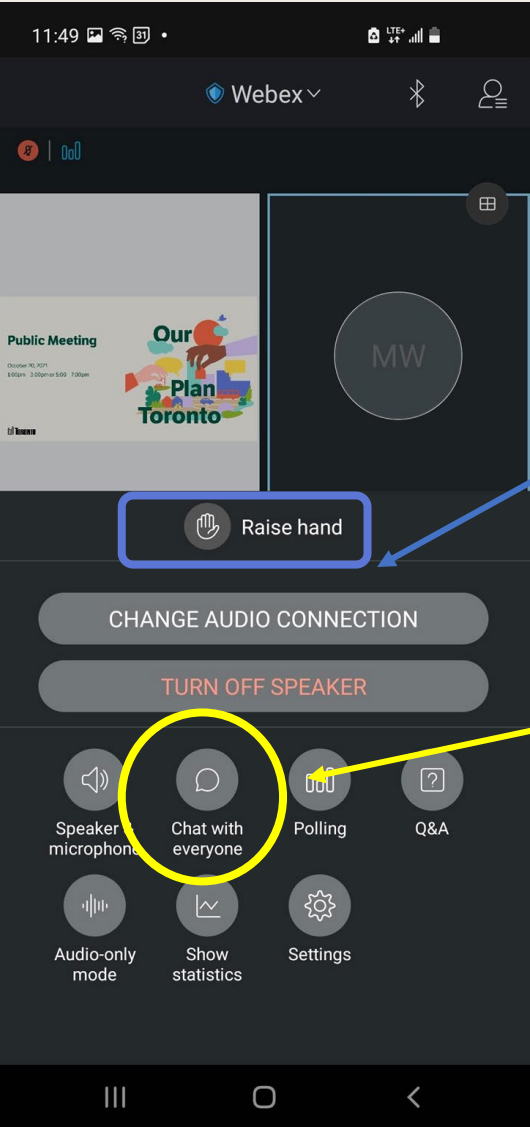
- We welcome your questions and discussion – there are **no bad questions**
- We want to **hear from everyone** – **everyone has wisdom** and experience to share
- **Be respectful and listen** – everyone deserves to be heard – there will be differences in opinions
- We need **everyone's wisdom for the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

Chat Function

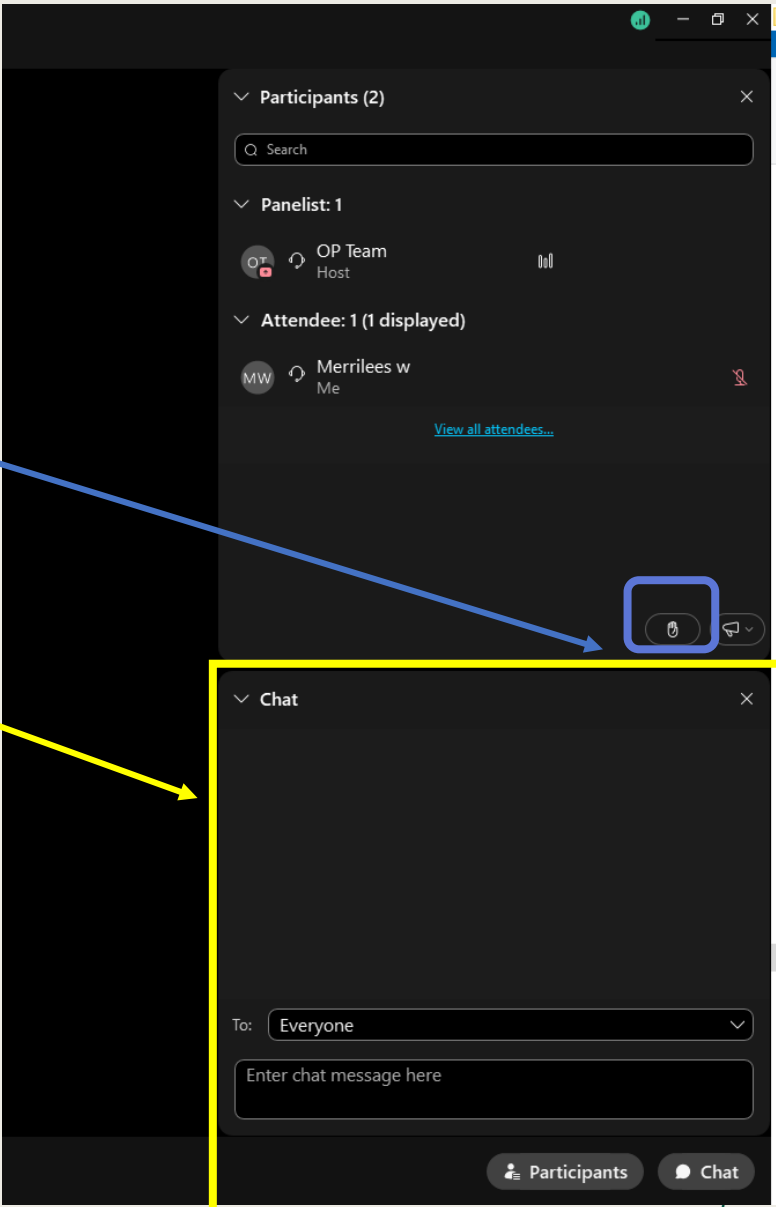
We want people to connect, share opinions, ideas and questions.

Welcome to connect with panelists only.

Mobile Device



Laptop / Desktop



Meeting Purpose

- To provide an overview of the draft Employment policies, Major Transit Station Area delineations, and Chapter 1 directions;
- 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 #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

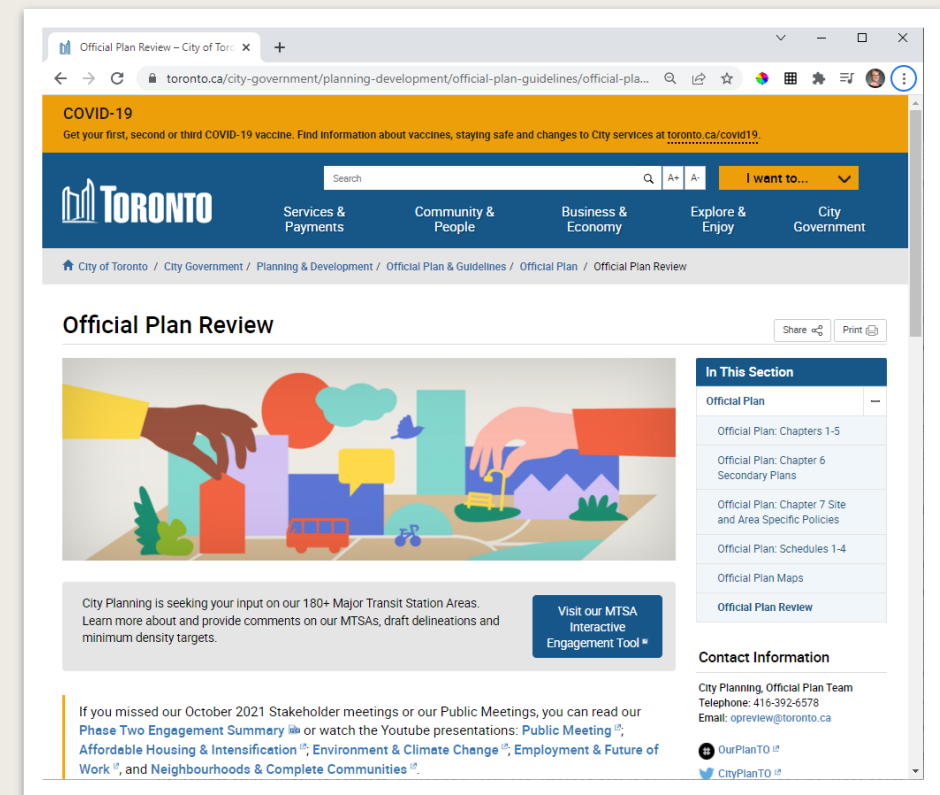
- Engagement Summaries
- Reporting to Community Leaders Circle

Engagement Overview

Hosted over 60 meetings and met directly with over 2000 people to discuss Our Plan Toronto.

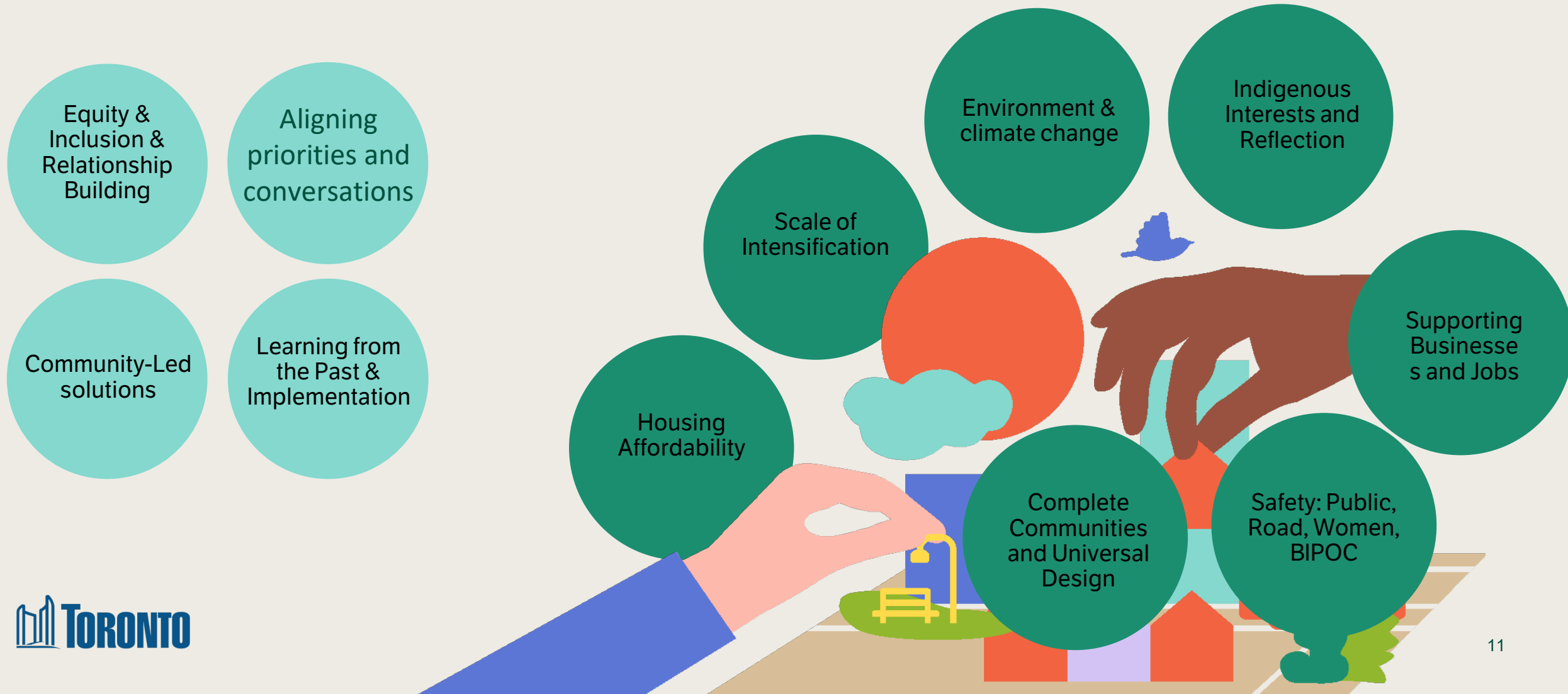
- Public
- Stakeholders
- Equity deserving populations
 - Local Community Leaders
 - NIA Local Champions
 - Indigenous rights holders and care takers
 - Indigenous organizations
 - Youth and Seniors
 - Accessibility and People with Disabilities
- City Committees
- Internal Divisions at the City

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: **5339 203**

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

Please click the link once prompted!



Official Plan Refresher



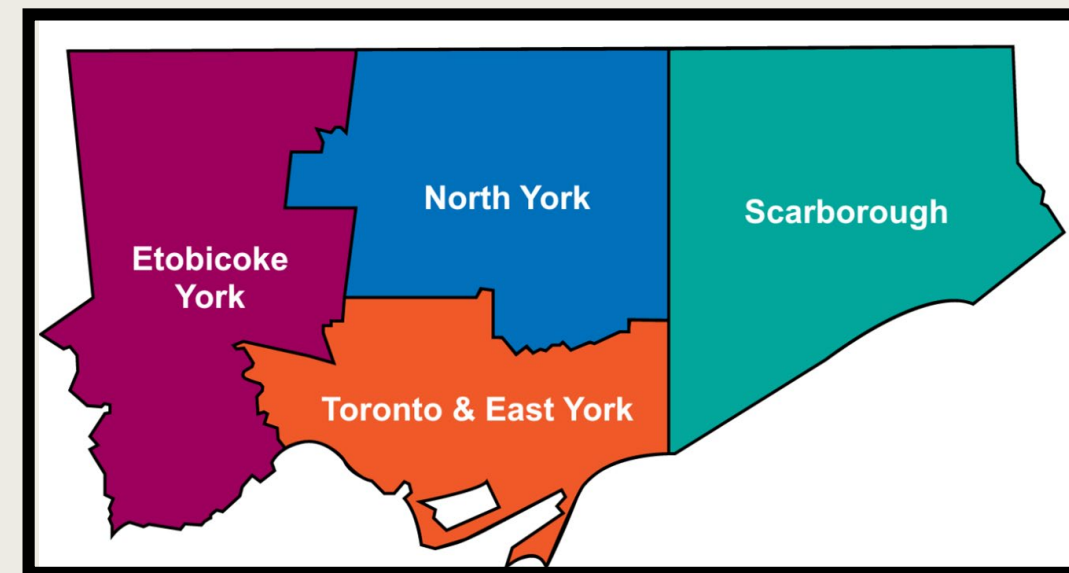
Toronto – in context



**Ontario
population
14.7 million (2021)**

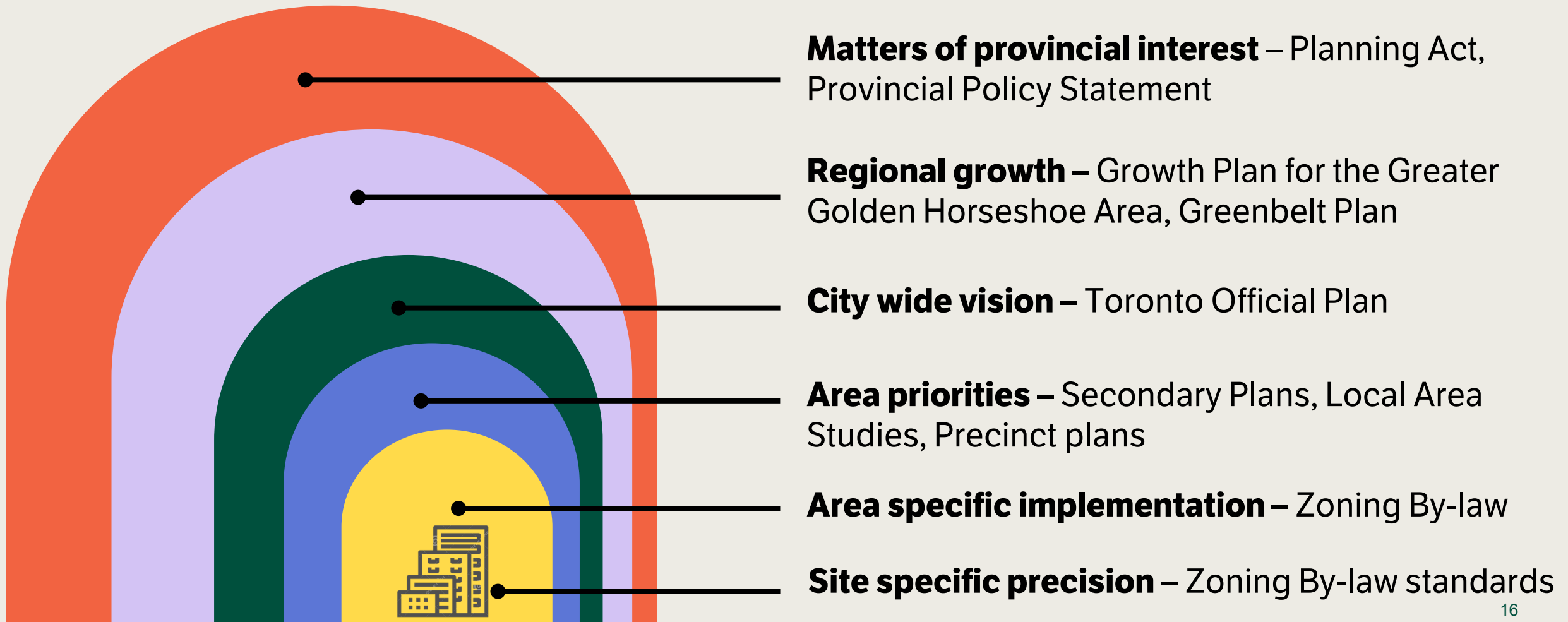


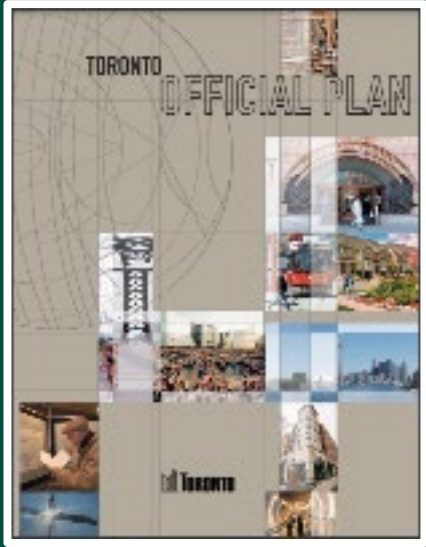
**Greater Golden
Horseshoe Area
population
10.2 million (2021)**



Toronto population 2.79 million (2021)

Macro to micro land use planning system

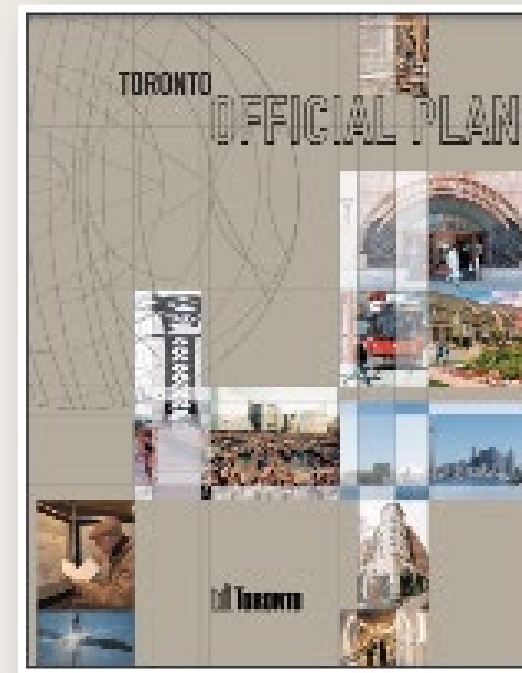
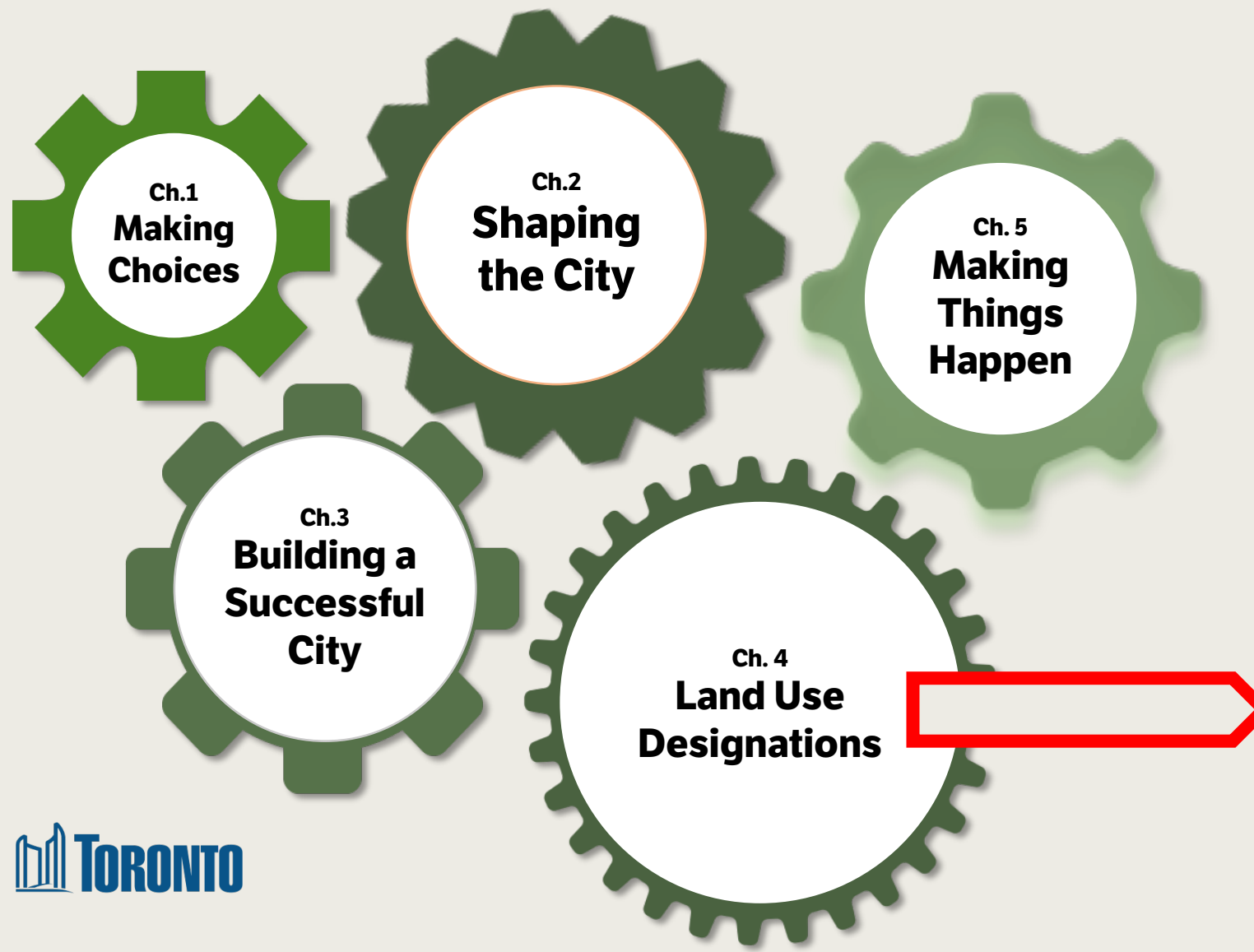




The Official Plan is a city planning document that acts as Toronto's road map for land use matters.

- 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



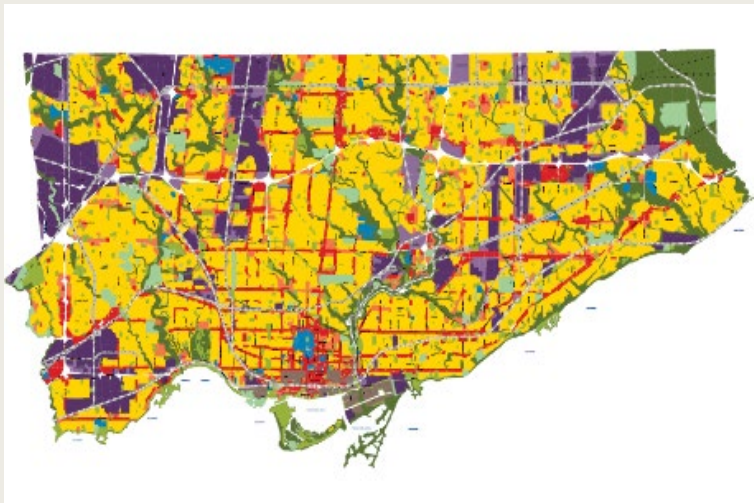
Land Use Designation Map



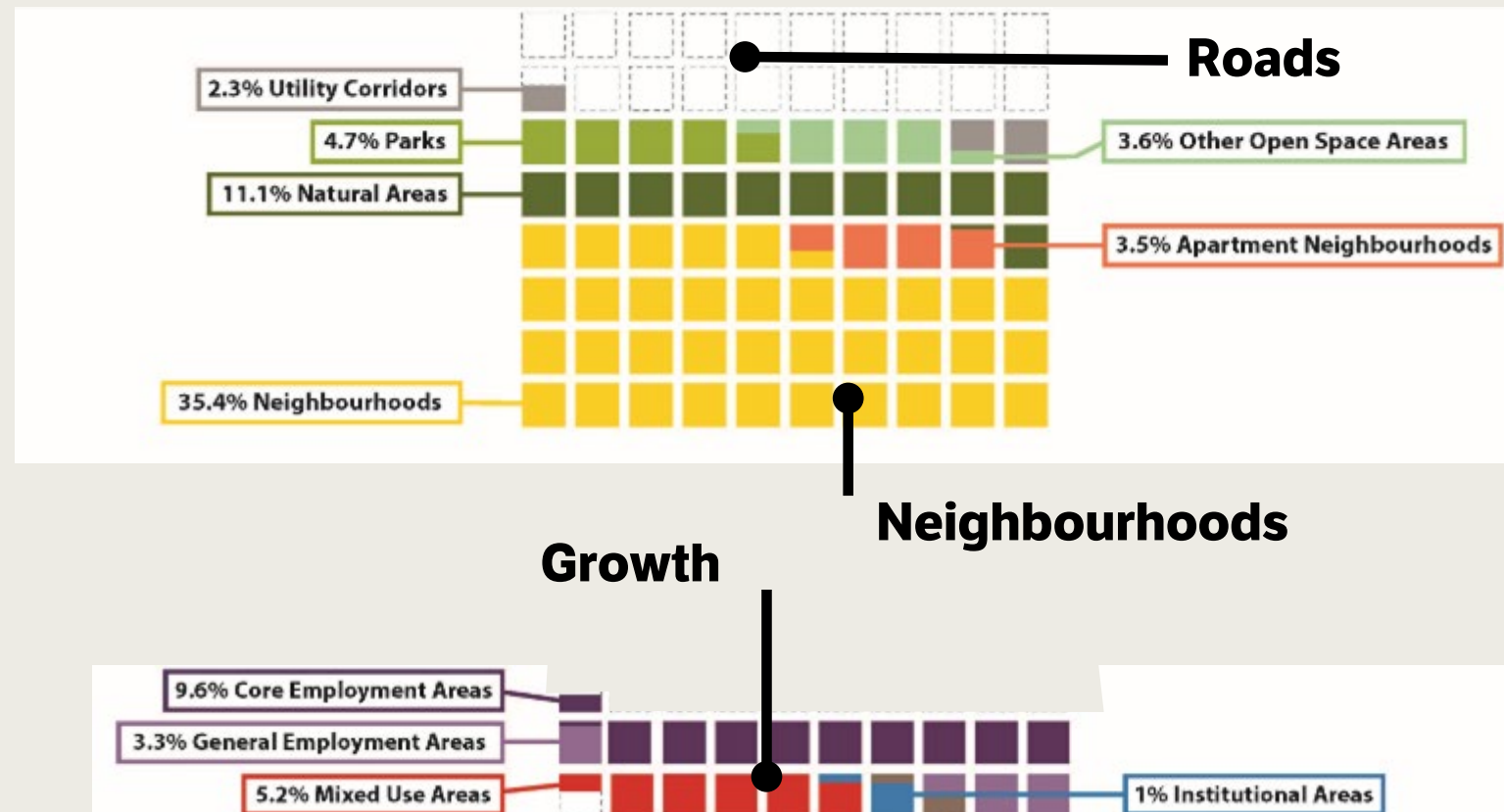
Official Plan – Long term land use vision

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)



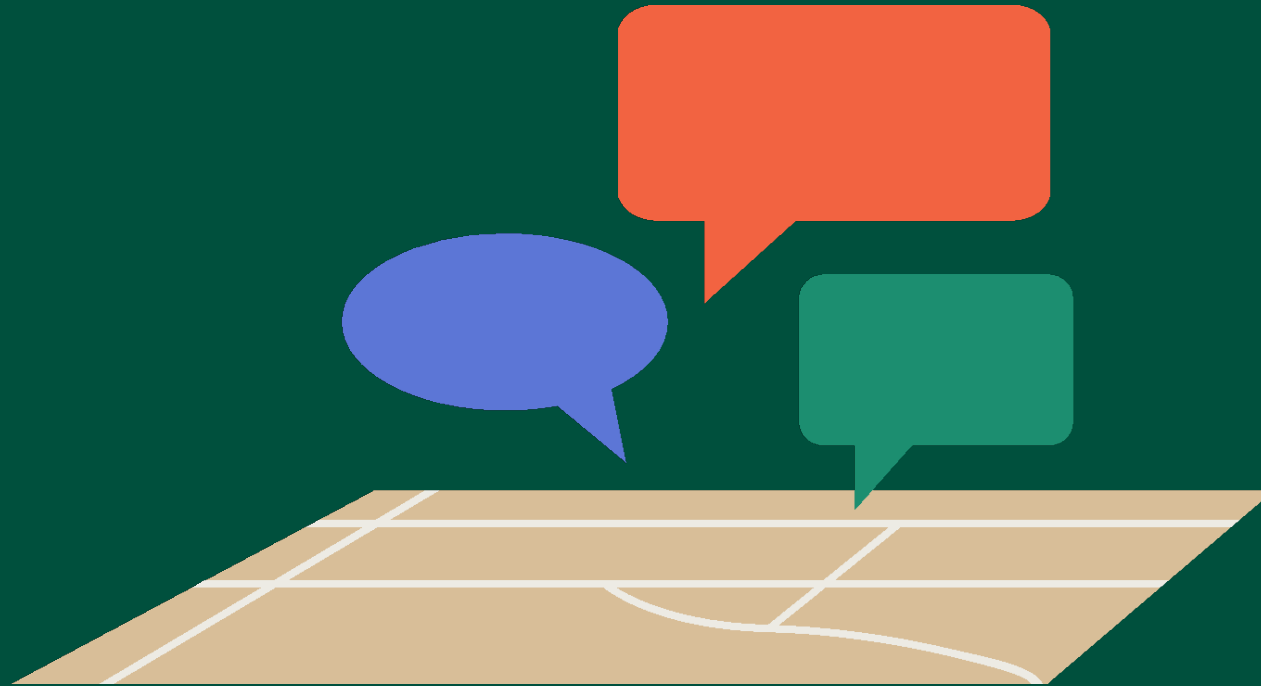
City of 100 Blocks



Engagement Moment



Q&A

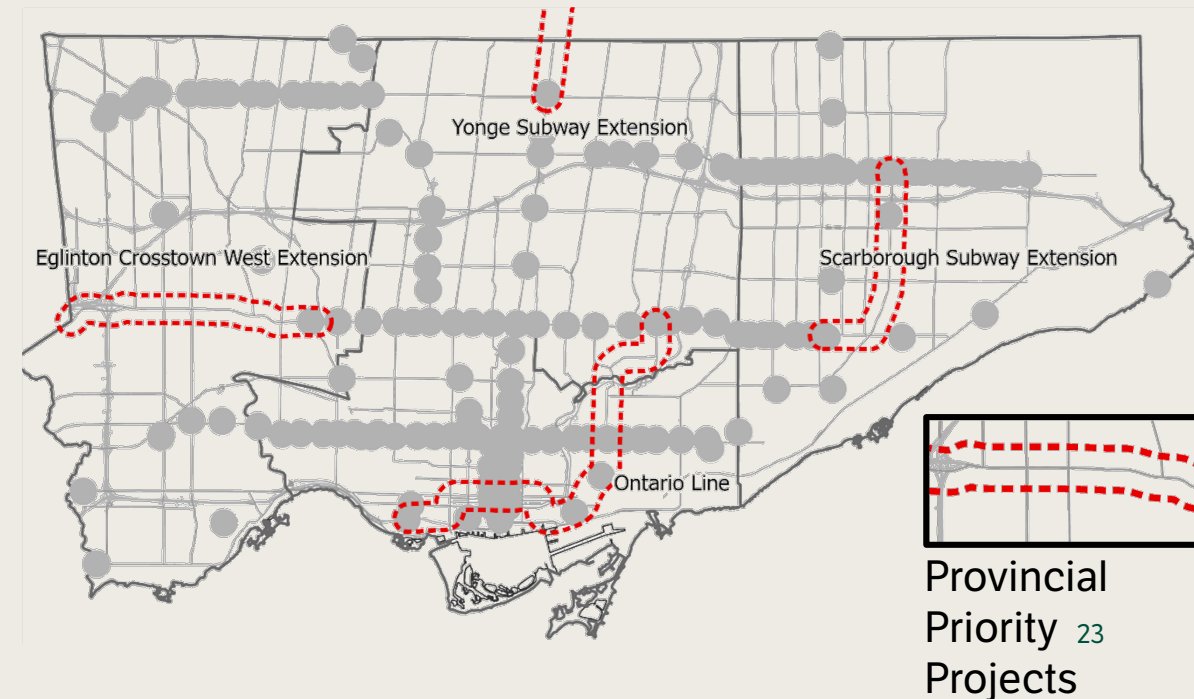
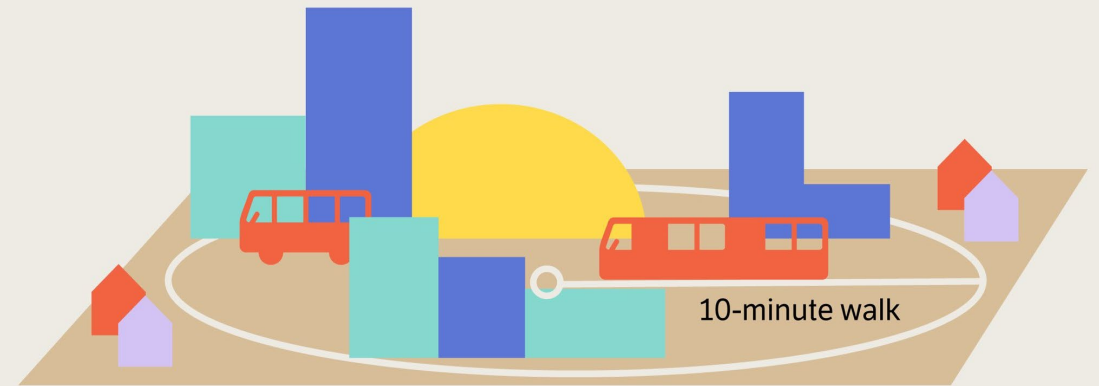


Major Transit Station Areas and Protected Major Transit Station Areas

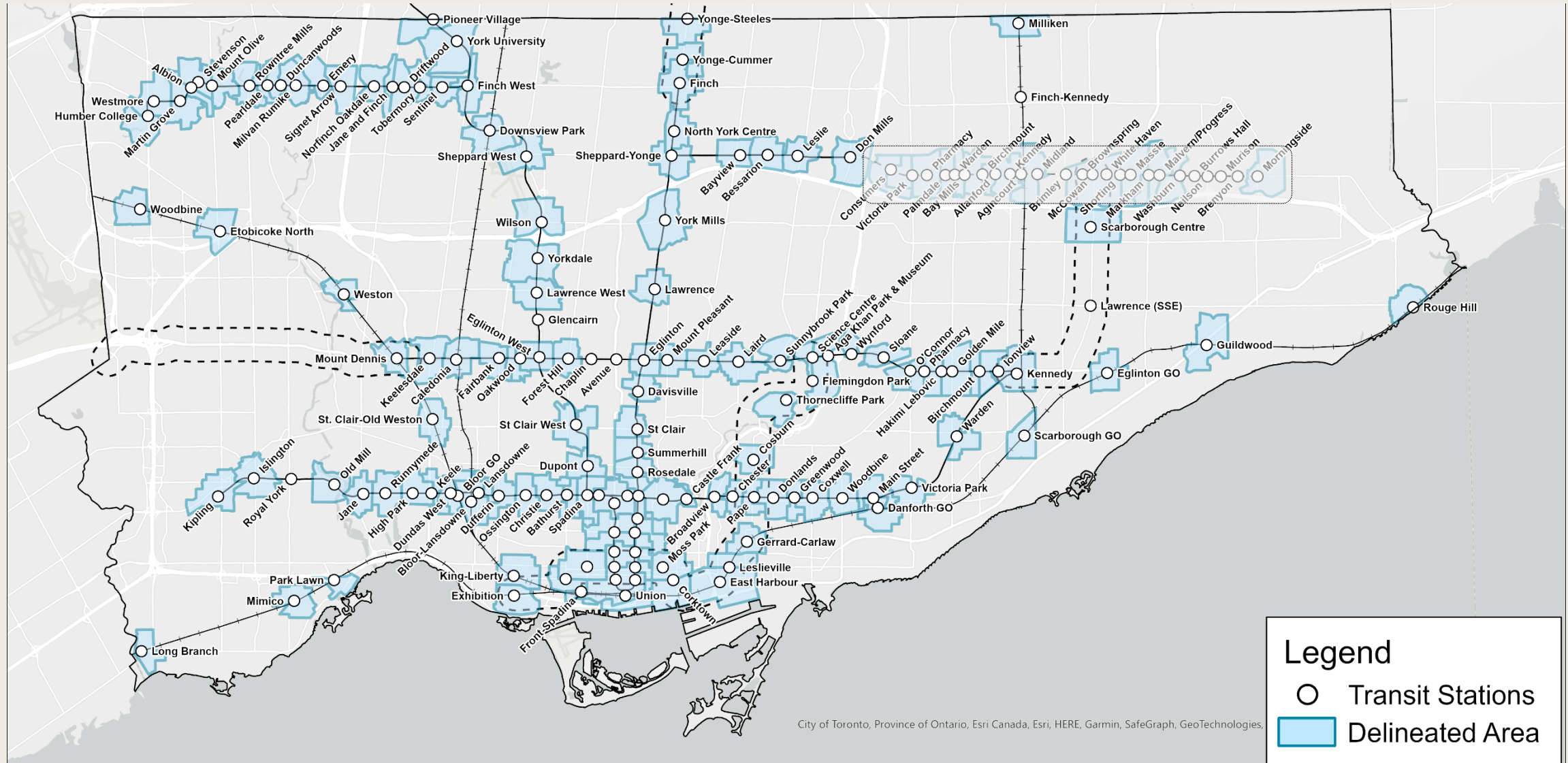


Major Transit Station Areas (MTSA)

- 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

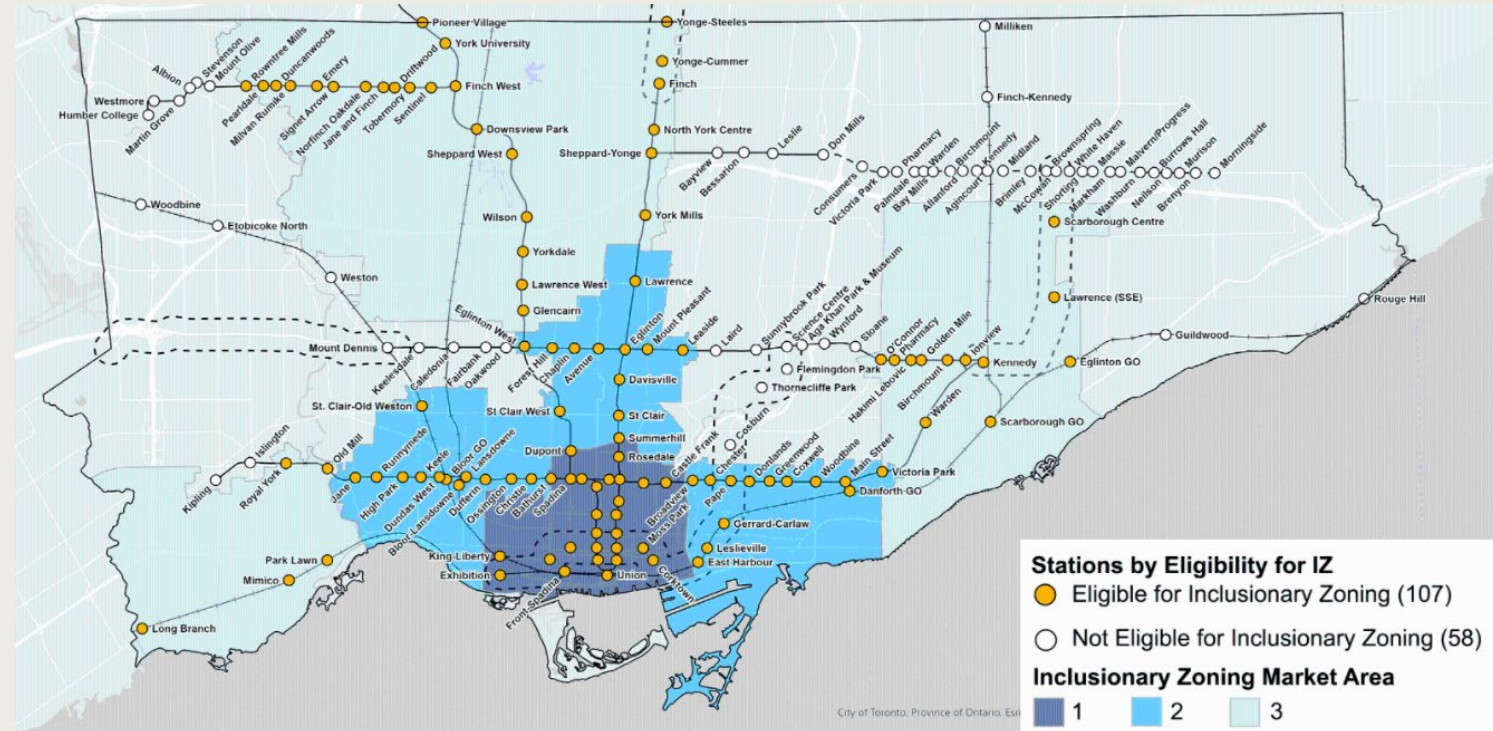


Each station requires individual delineation



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

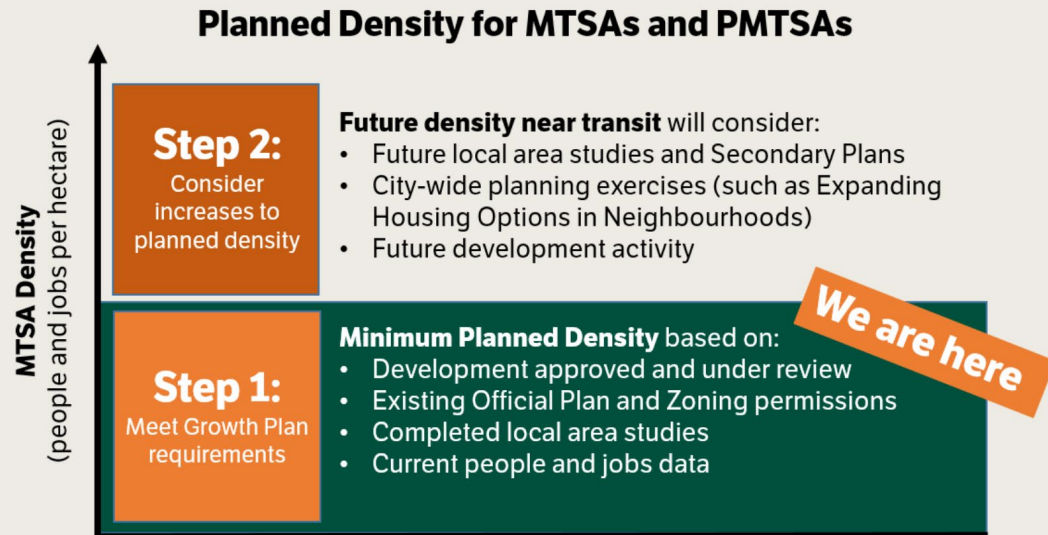
Two-step growth management strategy

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

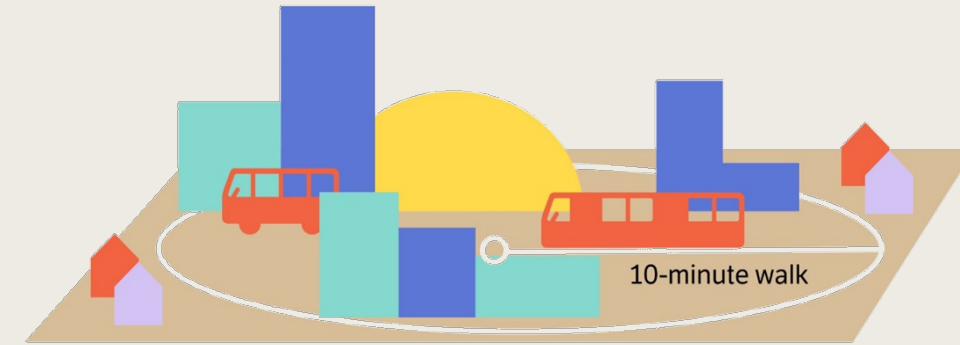
Step 2: Future density near transit

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




MTSA and PMTSA Progress

- **130+** draft Major Transit Station Area delineations to Planning and Housing Committee (PHC) for consultation (Sept 2021 – Mar 2022)
- **18** Final Protected Major Transit Station Areas adopted by Council (Dec 2020 & Dec 2021)
 - Awaiting Ministerial approval
- **Upcoming:** Final Report on MTSA and PMTSA
 - July 5th Planning and Housing Committee meeting
 - Public input received will inform changes to draft delineations
- **6 MTSA**s require additional studies



Local Area Studies required


Visit our MTSA Interactive Engagement Tool

 I want to...
Search

City of Toronto / City Government / Planning & Development / Official Plan & Guidelines / Official Plan / Official Plan Review

Share

Official Plan Review



City Planning is seeking your input on our draft Employment policies, future directions and 160+ Major Transit Station Areas. Learn more about them at our Future Directions Storymap.

[Explore our Future Directions Storymap](#)

Please register and join us for one of our upcoming Town Halls, City-wide Open House or Policy Focussed meetings. City staff will present the draft policies and overall policy directions (Item PH33.13) prior to writing their Final Report to the Planning and Housing Committee on July 5, 2022.

Please also visit our [MTSA interactive engagement tool](#) and share your thoughts.



toronto.ca/ourplan

1 – Scroll through background information



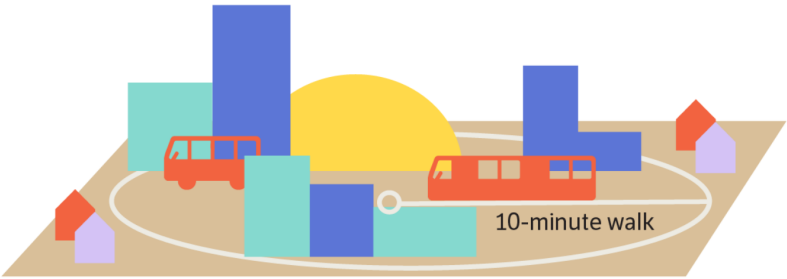
Minimum Density Targets

The Province's Growth Plan for the Greater Golden Horseshoe sets out the following **Major Transit Station Area** minimum density targets for municipalities:

- 200 people and jobs per hectare for subway stations;
- 160 people and jobs per hectare for light rail transit stations; and
- 150 people and jobs per hectare for GO train stations.

Transit-Oriented Development

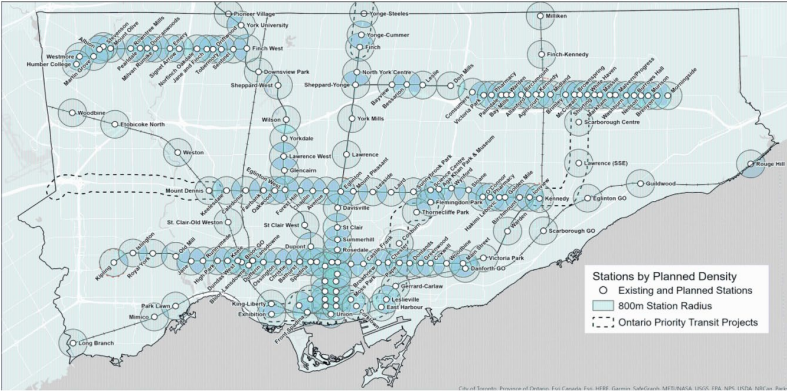
Transit-Oriented Development is an approach that locates growth within walking distance of rapid transit stations. It means compact, walkable areas with a diverse mix of uses and incomes, at densities that support transit ridership. This allows people to access public transit quickly and conveniently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



Major Transit Station Areas (MTSA)

The Province's Growth Plan defines a MTSA as the areas generally within 500 to 800 metre radius of a transit station, representing about a 10-minute walk. Each MTSA will be subject to a density target across the area as a whole.

As part of Our Plan Toronto, Toronto City Planning are bringing forward the draft 180+ MTSAs across the City for the basis of consultation. Staff are targeting Final Reports for City Council's consideration in mid-2022. The Minister of Municipal Affairs and Housing is the approval authority for MTSAs.



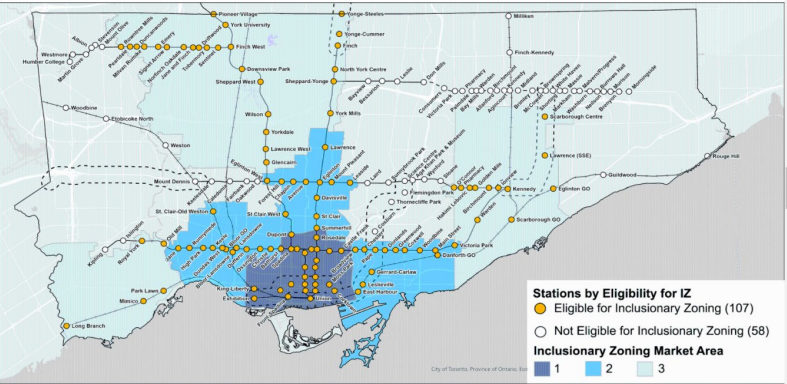
Protected Major Transit Station Areas (PMTSA)

A subset of the 180+ MTSAs will be identified as Protected Major Transit Station Areas, which are the areas that the Province allows municipalities to implement Inclusionary Zoning. The City intends to implement PMTSAs in all areas eligible for Inclusionary Zoning.

In addition to the overall density target required by MTSAs, the Province requires that municipalities assign minimum densities "per building or structure" within PMTSAs. Draft minimum densities can be viewed on the map below by turning on the "Minimum Densities for PMTSAs" layer.

Inclusionary Zoning

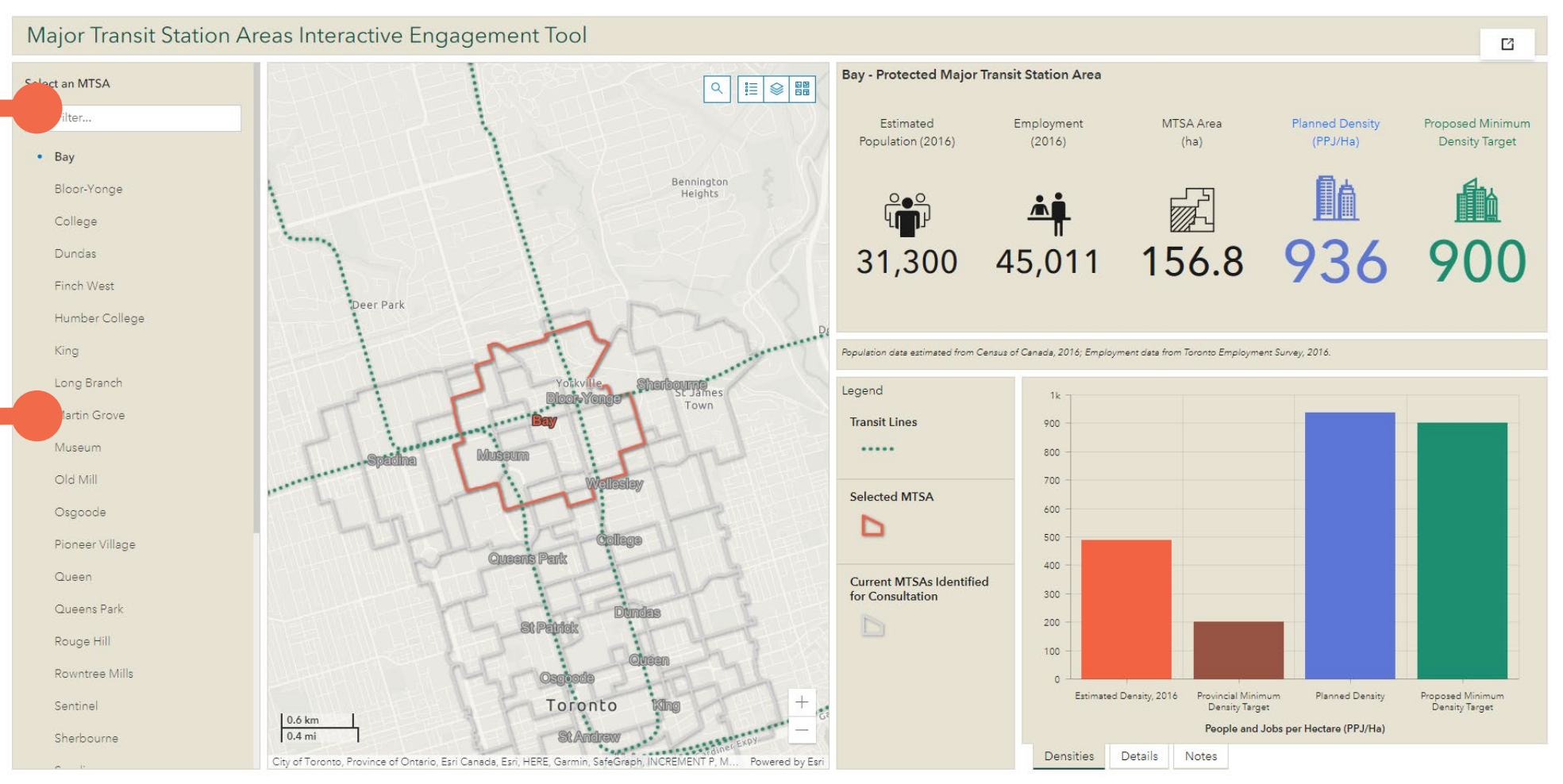
City Council adopted an inclusionary zoning policy that requires certain new residential developments to include affordable units, creating mixed-income



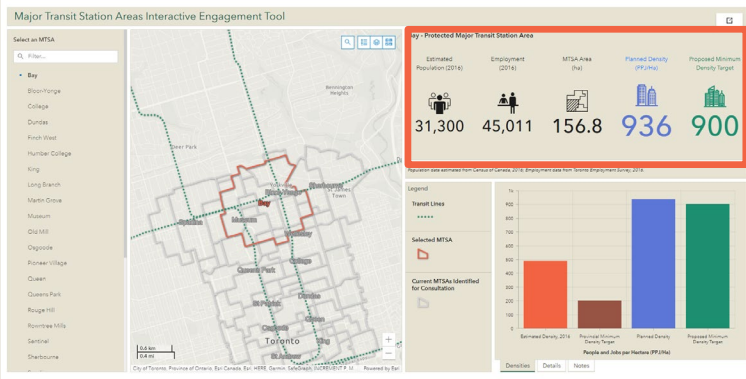
2 – How to Pick a Station

Type a station name

Pick from the list



3 – Browse Station Statistics



Bay - Protected Major Transit Station Area

Estimated
Population (2016)



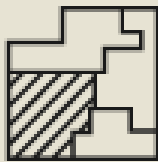
31,300

Employment
(2016)



45,011

MTSA Area
(ha)



156.8

Planned Density
(PPJ/Ha)



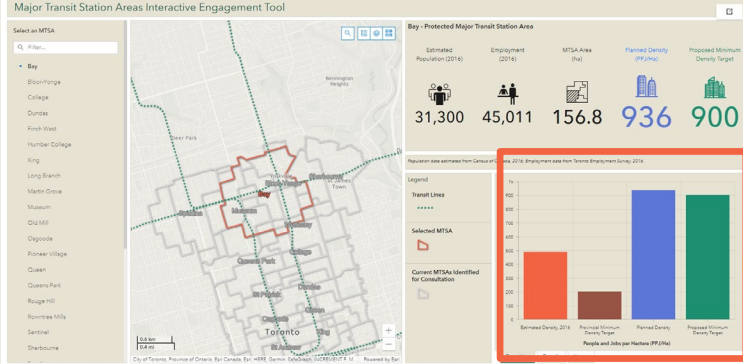
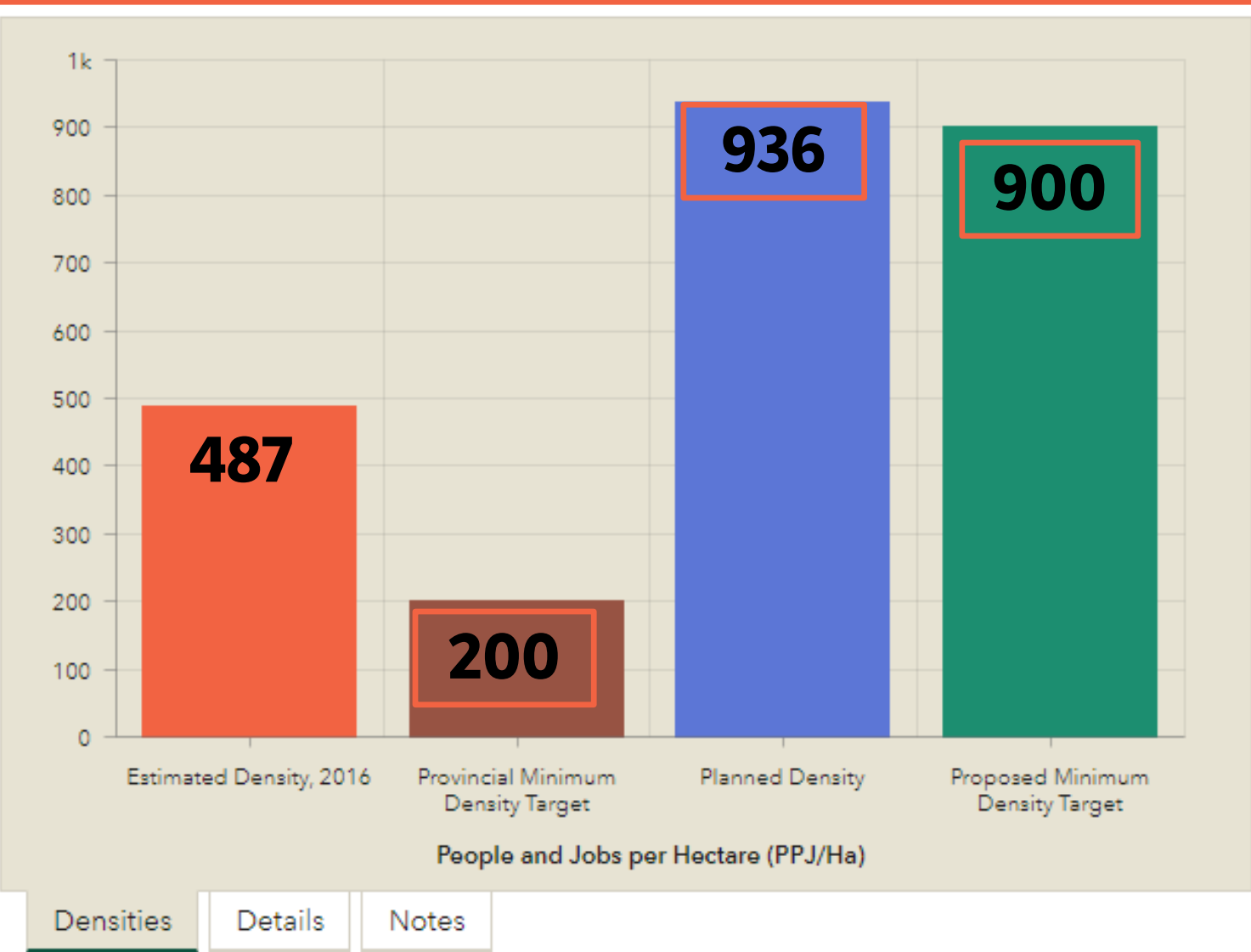
936

Proposed Minimum
Density Target

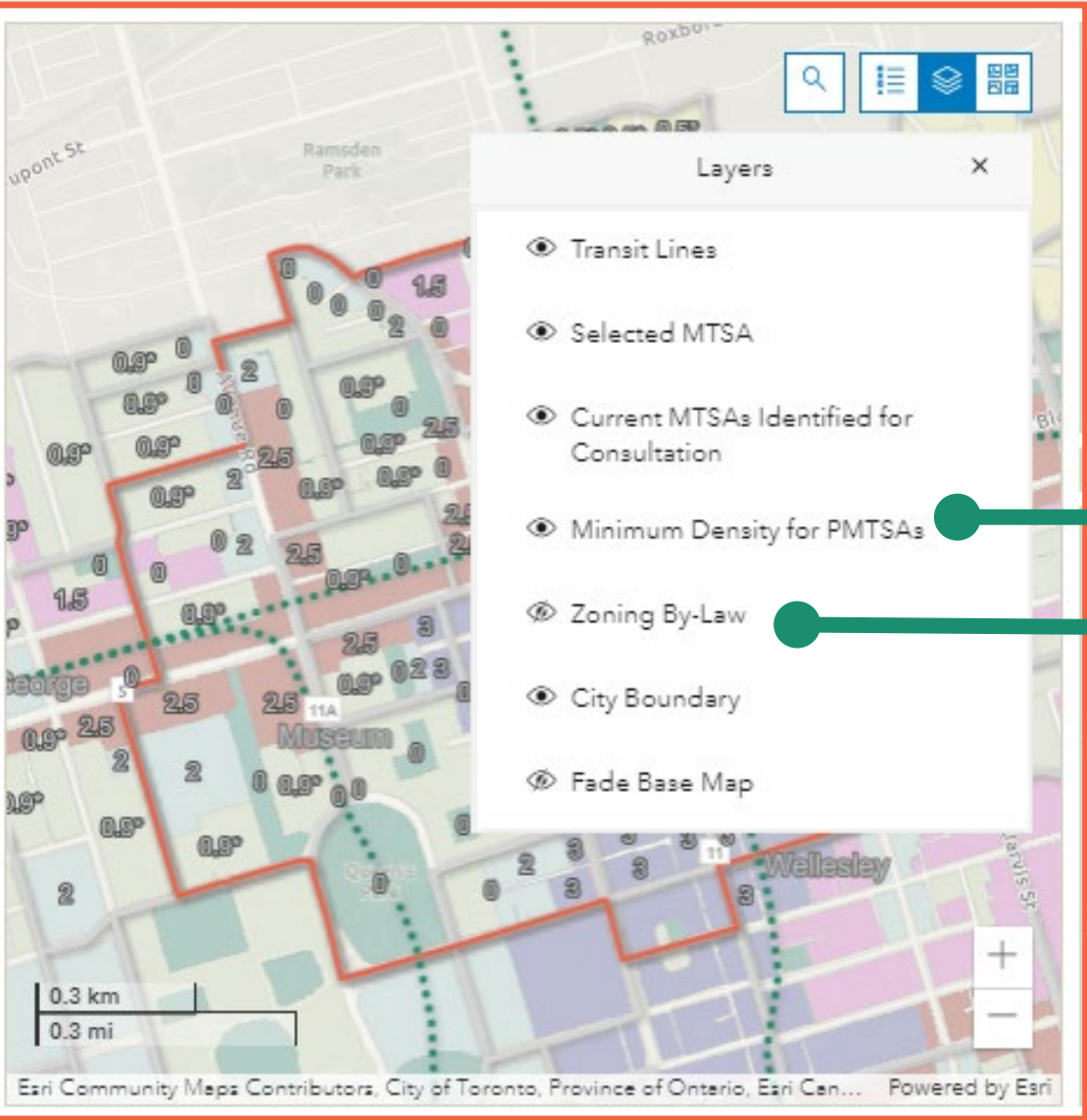


900

4 – Compare Densities

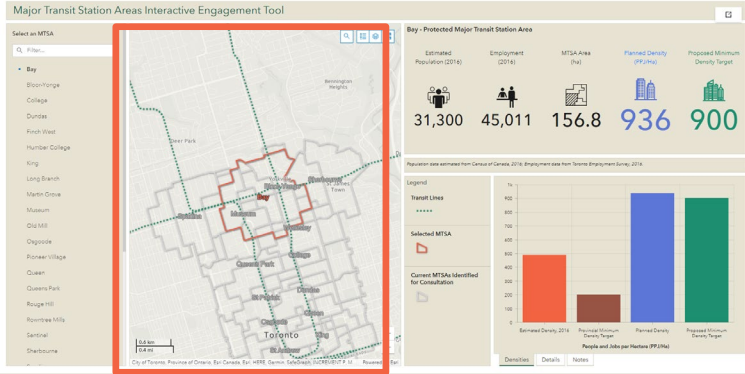


5 – View Map Data



Minimum Density for PMTSAs

Zoning By-Law layer



6 – Access Additional Details

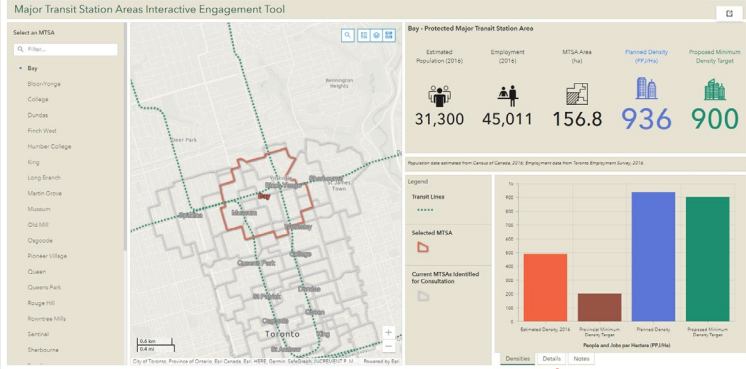
Station Name	Bay
Type of MTSA	Protected Major Transit Station Area
Draft Official Plan Amendment Link	View
Supporting Document	Downtown Secondary Plan
Supporting Document Link	View
Eligibility for Inclusionary Zoning	Yes
Approval Status	Draft for Consultation
Transit Line	2 - Bloor-Danforth
Estimated Population, 2016	31,300
Employment, 2016	45,011
Estimated Density, 2016 (PPJ/Ha)	487
Provincial Minimum Density Target (PPJ/Ha)	200
Planned Density (PPJ/Ha)	936
Proposed Minimum Density Target (PPJ/Ha)	900

- Densities
- Details
- Notes

Links to supporting documents

Approval Status

Station Statistics



Click on Details Tab

7 - Submit Your Feedback

Review submitted comments

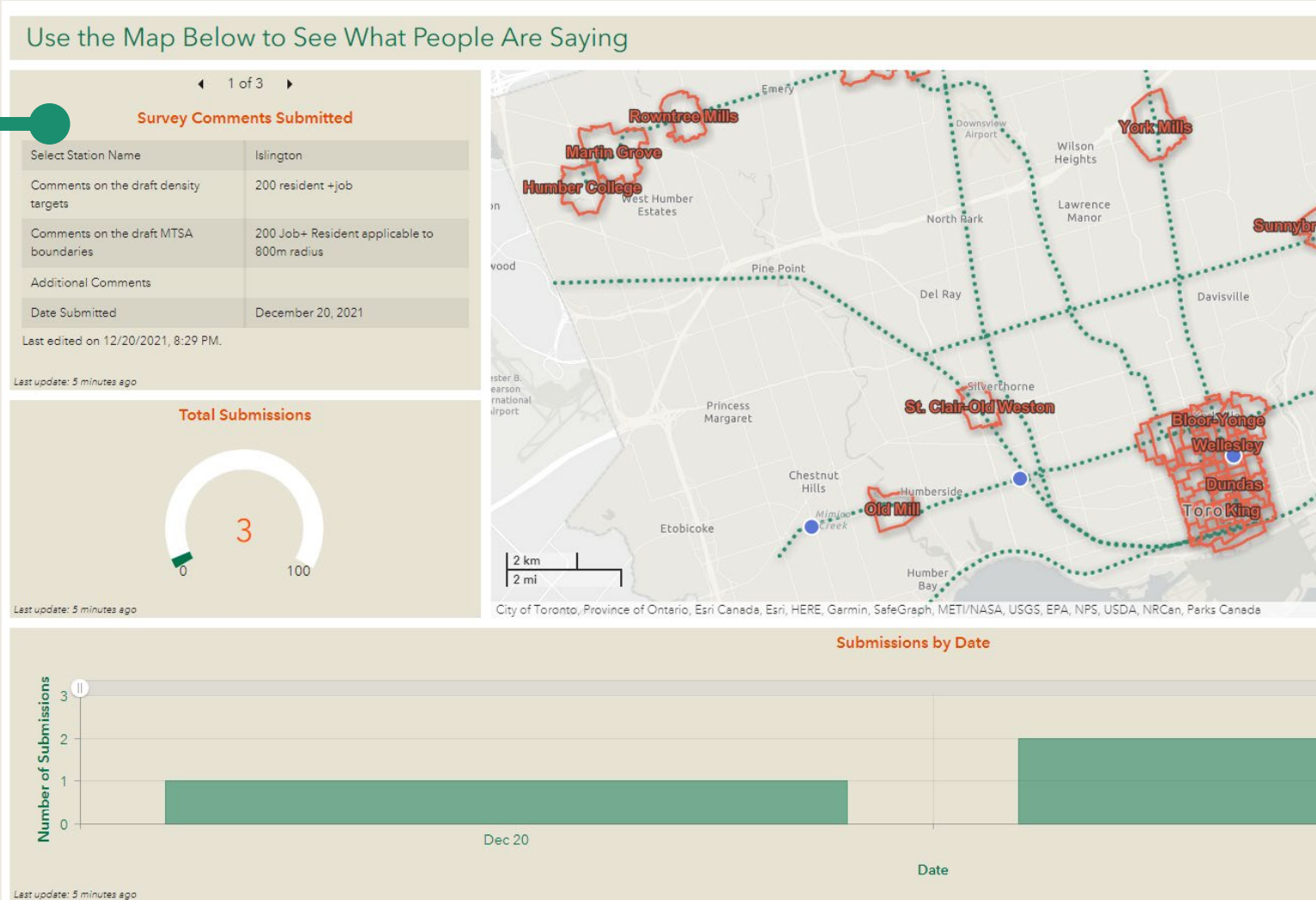
Add your comments

Select Station Name*

Comments on the draft density targets

Comments on the draft MTSA boundaries

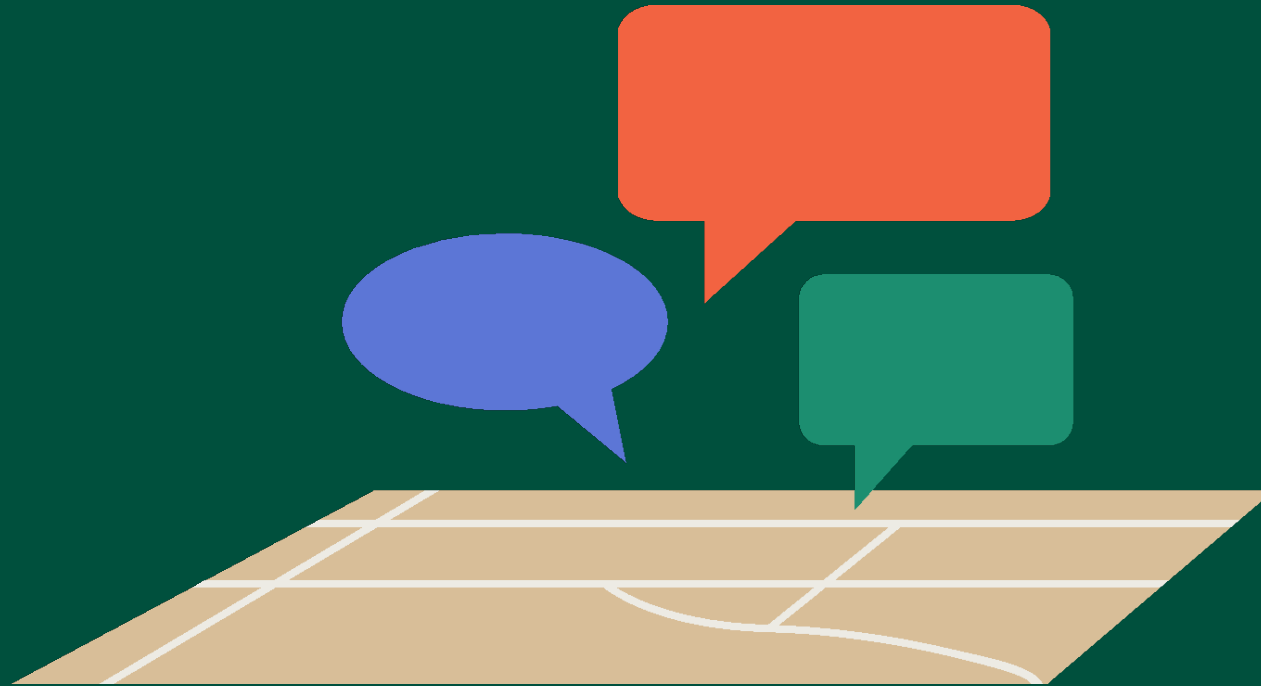
Additional Comments



Engagement Moment



Q&A



Employment policies and Employment Area conversions



Employment Areas serve the public interest

Employment Areas provide

- Low-barrier entry jobs for:
 - newcomers to Canada;
 - those who face challenges having their professional certifications recognized; and
 - individuals where English is not their first-language
- ‘Living wage’ employment opportunities in the local community with transit access
- Land use certainty for operating businesses providing essential goods and services



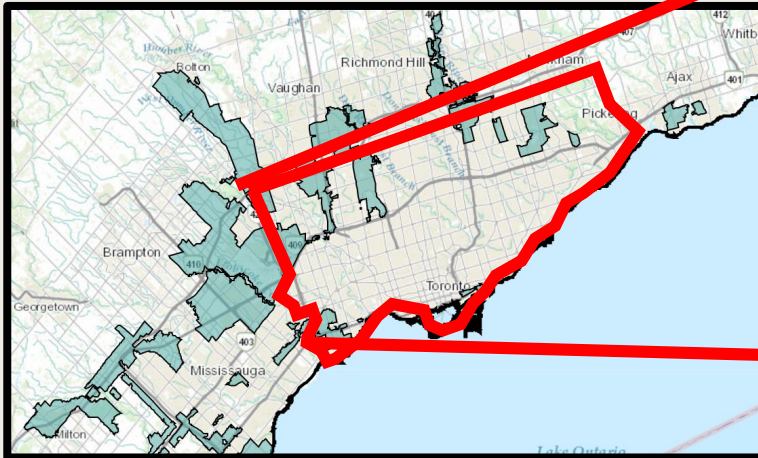
Average annual earnings by industry, 2021

Goods Producing / Manufacturing	\$68,151
Warehousing	\$59,050
Waste Management	\$50,282

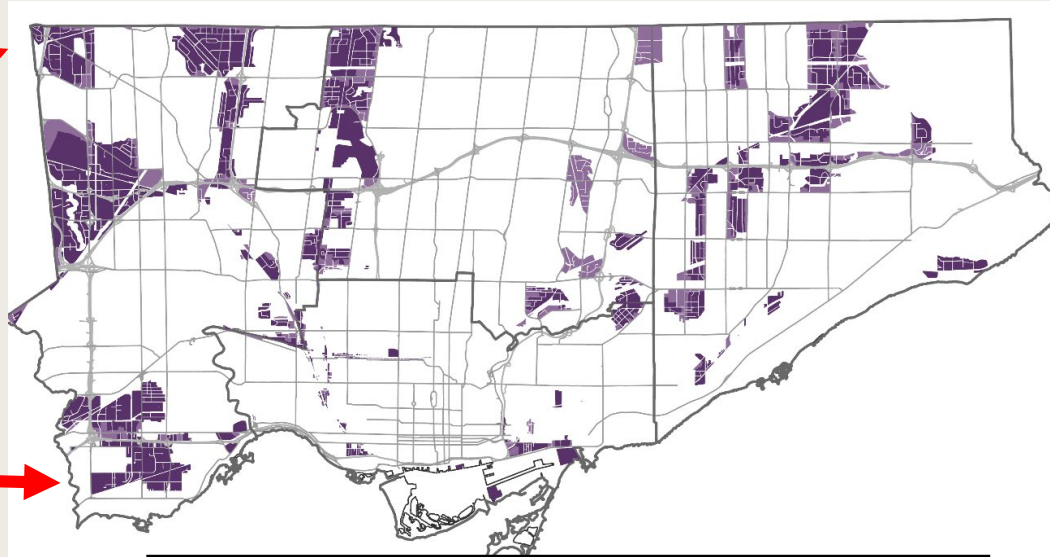
Statistics Canada.

Average weekly earnings by industry, annual ³⁹

Provincially Significant Employment Zones and Official Plan Employment Areas



Growth Plan for the Greater Golden Horseshoe Area: Provincially Significant Employment Zones (PSEZ)



Official Plan Land Use Designations

- *Core Employment Areas*
- *General Employment Areas*

Toronto Employment Areas

- 8,100 hectares
- 13% of all lands in the City
- 25% (400,000+) of all jobs across the City
- 92% of manufacturing, industrial, warehousing jobs

Hemson recommended MCR Directions

- Protect Employment Areas over the Long Term
- Strategic Use of Employment Areas to Promote Economic Development and Competitiveness
- Preserve Lands near Major Goods Movement Facilities and Corridors
- Prohibit Residential Uses in Employment Areas
- Limit Conflict between Sensitive Uses that are Not Ancillary to the Primary Employment Use
- Maintain Conversion Request Criteria
- Advocate for Additional Provincially Significant Employment Zones
- Establish Minimum Employment Densities for Employment Areas
- Support Office-Focused Employment Areas

Full Hemson Report can be accessed as Attachments 6 (five parts) <https://bit.ly/ourplanTO>

Employment study select findings (HEMSON)

- **Equity lens** - Employment Areas are important in achieving the City's equity goals, particularly given their strategic locations across the city, some near to Neighbourhood Improvement Areas, and many accessible via transit
- **Office** - It is too early to determine what permanent effects may manifest in office working practices and recommends that the City monitor return-to-work trends and track key office indicators
- **Continued investment** – The value of new industrial building permits within Employment Areas averaged over \$48 million annually since 2000
 - Addition/Renovation permits averaged approximately \$39 million per year (since 2000) and
 - Structural/Other permits averaged just under \$26 million per year (since 2000) .

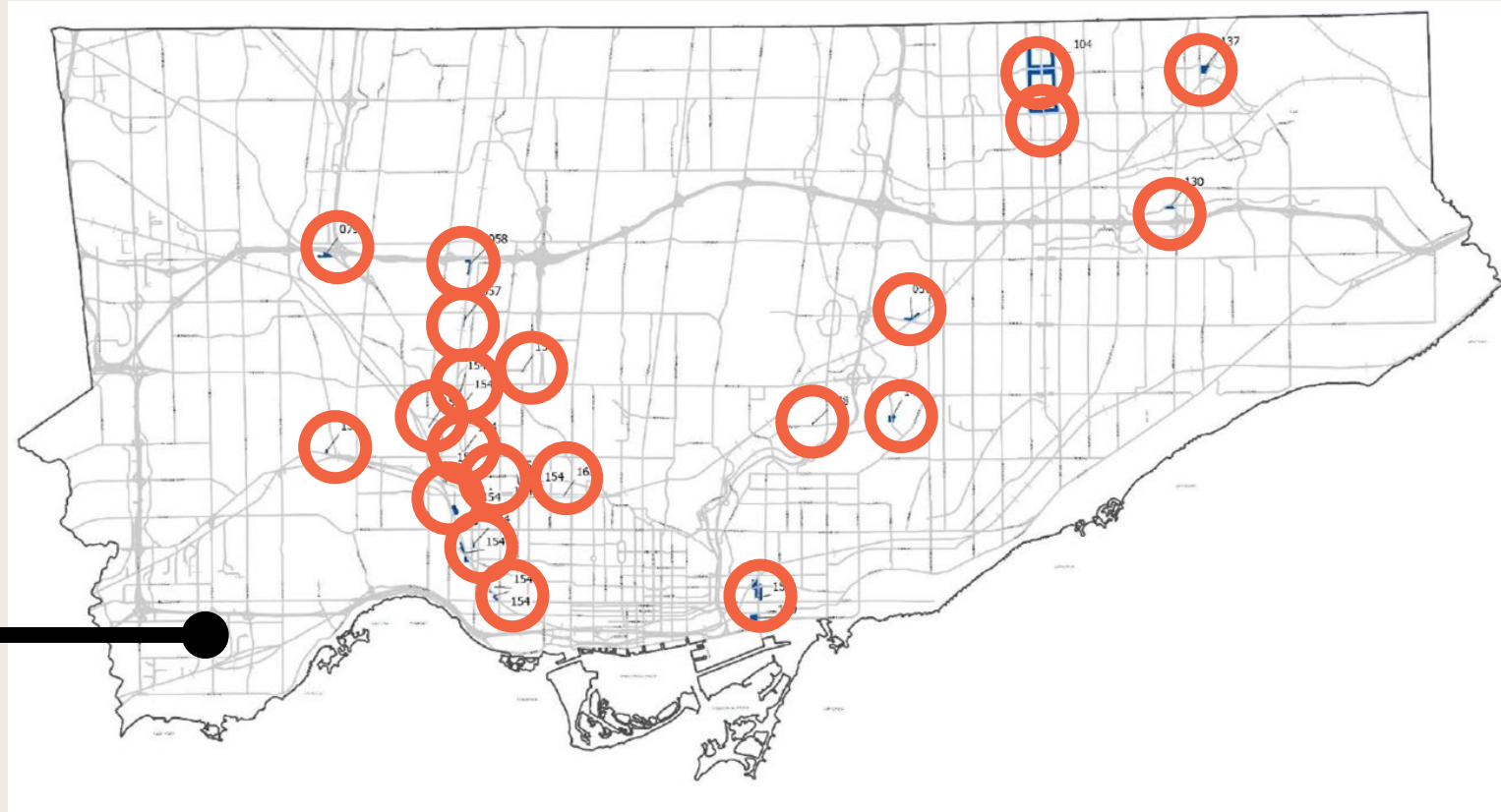
New policy: Supporting E-commerce

- E-commerce requires centrally-situated sites with access to highways and major roads
- New policy to encourage:
 - new multi-level industrial development, such as last-mile fulfilment centres that are optimally situated to deliver goods to the urban market
 - parcel delivery and pick up spaces in new development



New policy: Addressing Land Use Incompatibility

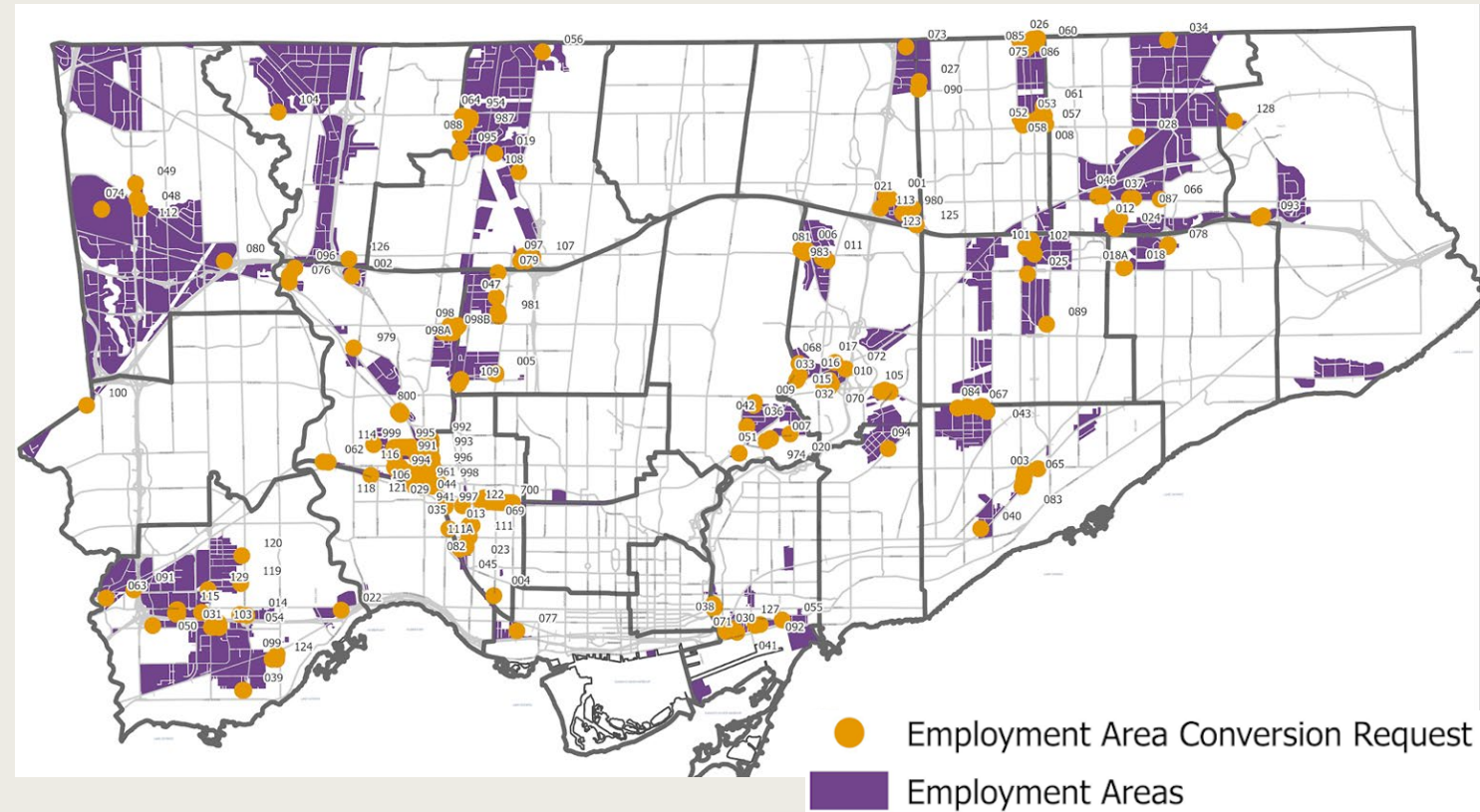
- Province requires municipalities to prohibit residential uses within employment areas
 - New policy prohibiting residential uses in Core and General Employment Areas
 - Sidebar text listing what is considered “residential”
- Review of 12+ Site and Area Specific policies that currently permit residential uses



 Site and Area specific policies that allow residential uses in Employment Areas

Employment Area “conversions”

- **Employment Conversion** is the introduction of a non-permitted use into an Employment Area, such as residential
- City received 140+ conversion requests
 - Requires careful consideration of each request
 - Applying provincial and city policy “tests”



Conversion requests – 685 hectares (or 1,700 acres), which accounts for 8.5% of all the City’s Employment Areas

Employment Conversion Process & Next Steps

- Planning and Housing Committee considered 120+ Preliminary Assessments
- Broad engagement
- Technical review
 - City-wide analysis
 - Site and Area specific due diligence
- Write Final Assessments for July 5th Planning and Housing Committee

Preliminary Assessment:

1. Should be retained as Employment Areas
2. Further analysis required
3. Could be converted

Engagement: Meetings with proponent, area businesses, stakeholders, sector representatives

Technical Review: Land Needs Assessment, Compatibility / Mitigation and peer reviews, planning and economic development analysis, and others

Final Assessment:

Staff recommendations to City Council, subject to Ministerial approval

Engagement Moment



Q&A



Indigenous Planning Perspectives



Reconciliation Action Plan and the Official Plan



Photo: Sadie Hamilton

On April 6, 2022, City Council adopted the Reconciliation Action Plan (2022–2032).

As part of decolonizing our structures, processes, and ways of working, the Official Plan must acknowledge that First Nations, Inuit, and Métis peoples' world views with respect to the land, sea, and air are different from the colonial approach that has guided land use planning in Ontario.

Treaty Rights Holders & Organizations Outreach

Treaty Rights Holders and Caretakers

- Mississaugas of the Credit First Nation
- Mississaugas of Sugog Island First Nation
- Six Nations of the Grand River
- Curve Lake First Nation
- Williams Treaty Nations
- Huron Wendat

Overall Advisory

- Aboriginal Affairs Advisory Committee
- Toronto Aboriginal Support Services Council

Organizations

- Aboriginal Housing and Support Centre
- Anishnawbe Health Toronto
- ENAGB Indigenous Youth Agency
- Matriarichal Circle
- Miziwe Biik Aboriginal Employment and Training (and MBDC)
- Native Canadian Centre of Toronto
- Native Child and Family Services of Toronto
- Native Men's Residence
- Native Women's Resource Centre
- Native Women in the Arts
- Native Youth Resource Centre
- Ojibikaan Indigenous Cultural Network
- Ontario Federation of Indigenous Friendship Centres
- Shared Path
- Toronto Indigenous Harm Reduction

Engagement Process



DRAFT Indigenous Planning Perspectives

The Official Plan should

- recognize the importance and purpose of land acknowledgments;
- seek to amplify Indigenous voices in planning processes;
- deepen understanding of contemporary urban Indigenous realities and experiences;
- continue to identify opportunities for Indigenous placemaking and placekeeping initiatives in new development; and
- include a new Sidebar or explanatory text describing the Reconciliation Action Plan.



Indigenous placemaking and placekeeping

The outcomes of placemaking and placekeeping initiatives are varied and all are critical for the health and well-being of Indigenous Peoples.

- Is integral to truth, reconciliation and justice in that it creates and nurtures space, in process and policy, for ceremony, teaching and community;
- strengthens Indigenous connections with lands and waters;
- builds cultural competency and capacity for land-based Indigenous engagement.

“On significant sites, Indigenous groups should *lead* planning rather than just be part of the planning process.”

– Carolyn King, Shared Path

Next steps

- Incorporate feedback from Toronto's Aboriginal Affairs Advisory Committee
- Continue engagement with Treaty Rights Holders and Caretakers and urban Indigenous organizations
- Prepare Final Report with Official Plan Chapter 1 amendments for early-2023



Engagement Moment



Q&A



Official Plan Vision Statement and Directions



Directions and Principles



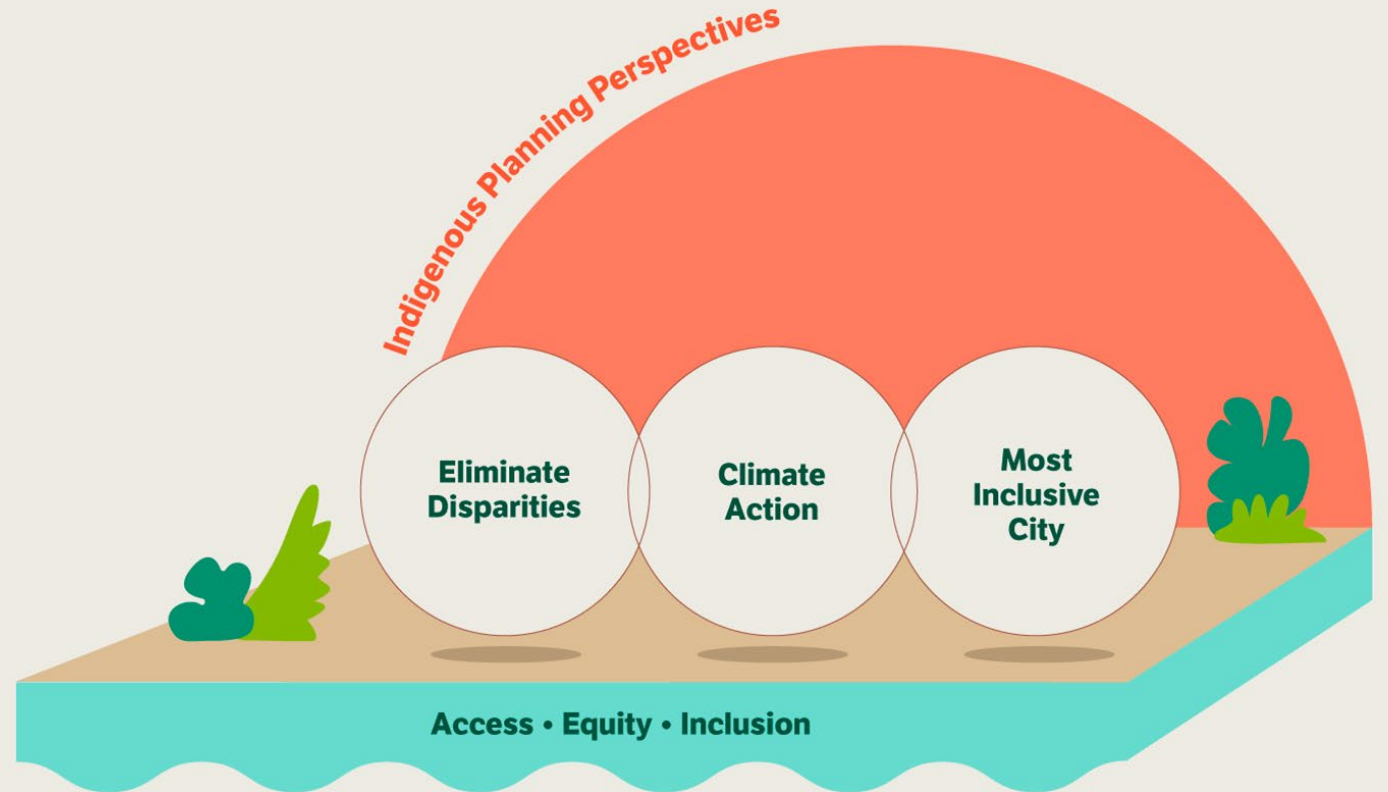
draft 2051 Vision Statement

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.

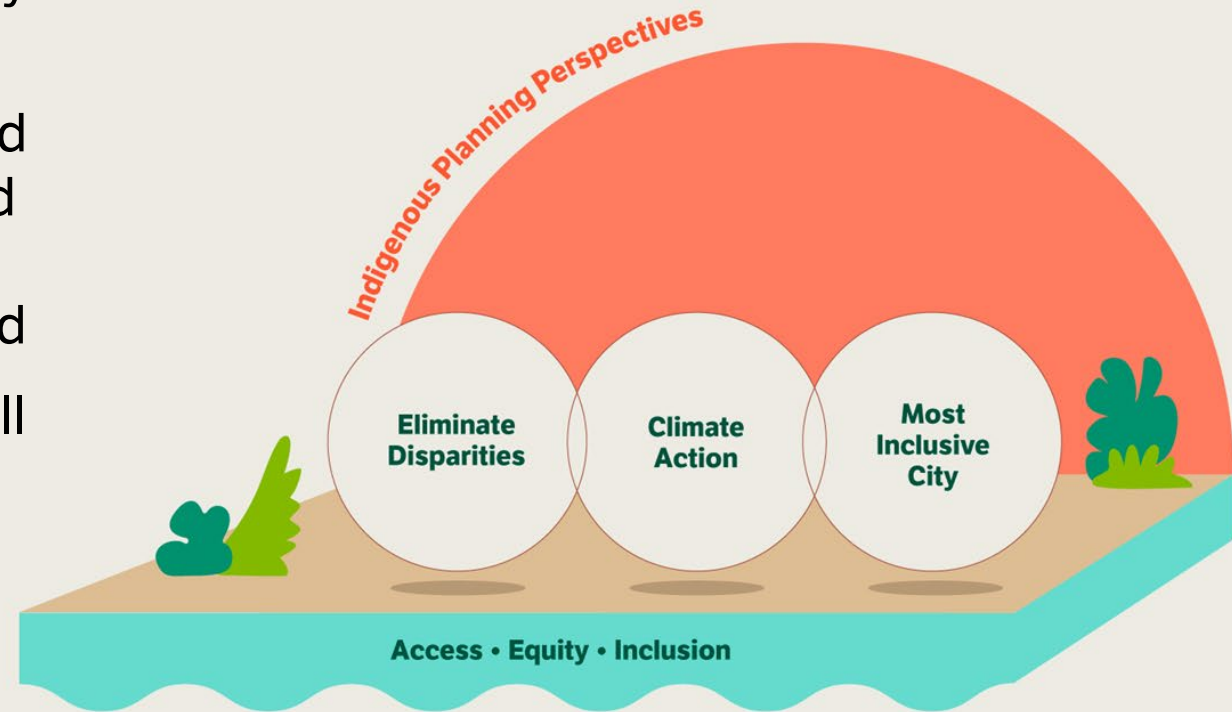


draft

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



Wrap up and Next Steps

May 31, 2022 – Planning and Housing Committee

Environment and Climate Change

- OP Updates – Final Report

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

Virtual Engagement

Etobicoke York Town Hall	May 25, 2022
Scarborough Town Hall	May 26, 2022
North York Town Hall	May 30, 2022
Toronto and East York Town Hall	June 1, 2022
Statutory Public Open House	June 7, 2022
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

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