



North York Area Specific Public Meeting Summary

Date & Time: May 30, 2022, 6:00 - 8:00pm

Total Registrants: 128

Total Participants: 45

Location: WebEx Virtual Event

Project Team Attendees:

City of Toronto – Jeff Cantos, Cole Solish, Dan Godin, Jason Tsang, Kyle Fearon, Liam O'Toole, Phillip Parker, Rebecca Condon, Ali Darouiche

Dillon Consulting – Kristin Lillyman, Daniel Hoang, Ying Ye

Dillon Consulting, the independent facilitation team retained by the City of Toronto, facilitated the meeting and prepared this summary. Participants were encouraged to provide additional feedback to the project team through continued conversations and outreach with the Dillon team. This summary is intended to reflect the key discussion points from the meeting and is not intended to be a verbatim transcript.

1.0 Meeting Overview

In April 2022, the City of Toronto Official Plan (OP) Team and Dillon Consulting Engagement Team hosted two open houses as interactive virtual meetings. This was to provide an overview of the draft Employment policies, Major Transit Station Area delineations, and Chapter 1 directions, receive feedback and input from the public, and outline next steps and upcoming opportunities to engage. The format included a presentation, Q&A, polling questions, and the active use of the chat function to guide discussions.

This was the third of four area specific public meetings. The meeting focused on the following items:

1. Official Plan Refresher
2. Major Transit Station Areas
3. Employment Policies and Employment Area Conversion
4. Indigenous Planning Perspectives
5. Official Plan Vision Statement and Directions, and
6. Wrap-up and Next Steps

A copy of the presentation is included on the Our Plan website.

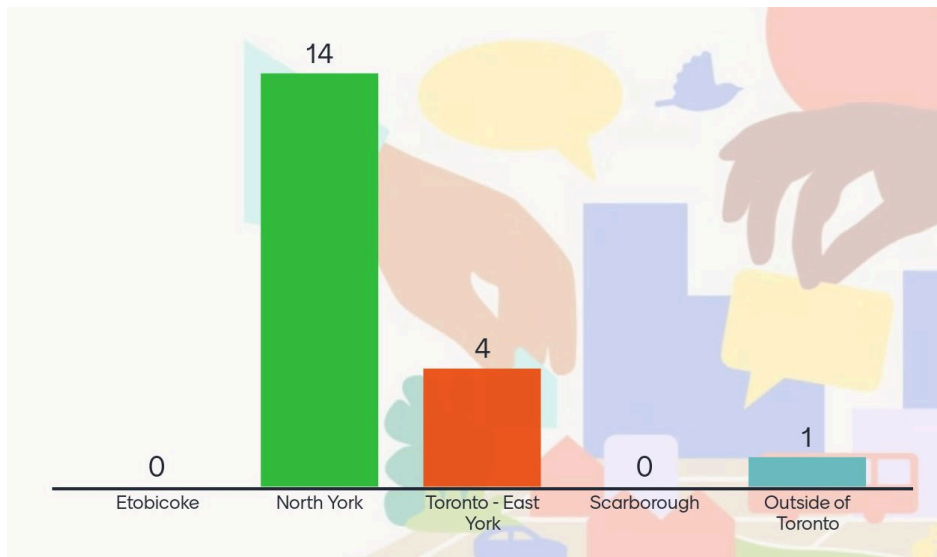


2.0 Polling Questions

As part of the open house, questions were prepared and provided to participants in the form of a poll through Mentimeter. Participants were able to log in through their phones, tablets and computers to engage through either the link or a QR Code. This provided an interactive means to engage participants in real-time and allowed others to gain insight to the data.

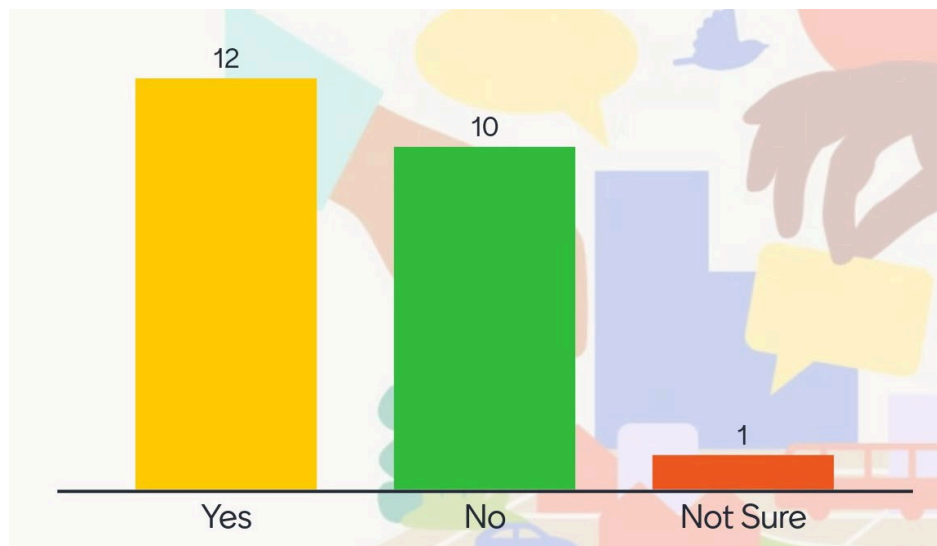
1. Where are you participating from?

19 participants contributed with 74% from North York, 21% from Toronto-East York, and 5% from outside of Toronto. No one from Scarborough and Etobicoke participated in this poll.



2. Have you participated in other Our Plan Toronto engagement activities?

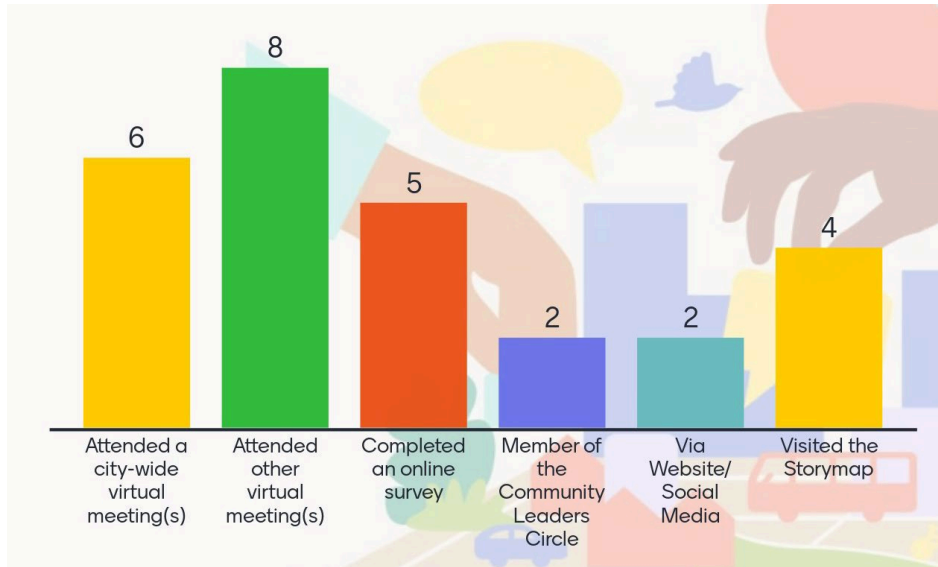
23 participants contributed with 43% being their first time, 52% having attended previously, and 4% not sure.





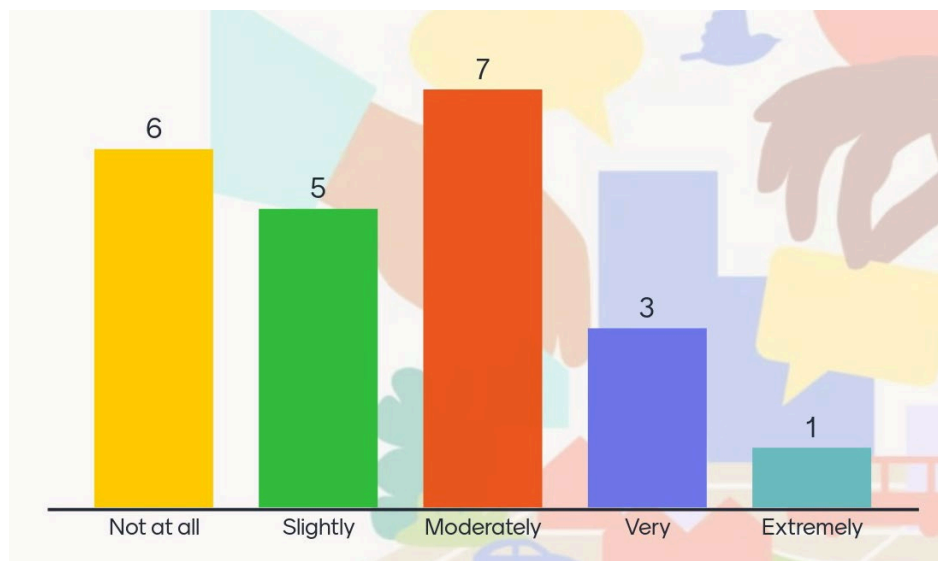
3. How did you previously participate?

12 participants contributed with 52% attended a city-wide and other virtual meetings. 41% completed an online survey and visited website/social media, and visited the Storymap. 8% member of the community leaders circle.



4. How familiar are you with the Toronto Official Plan?

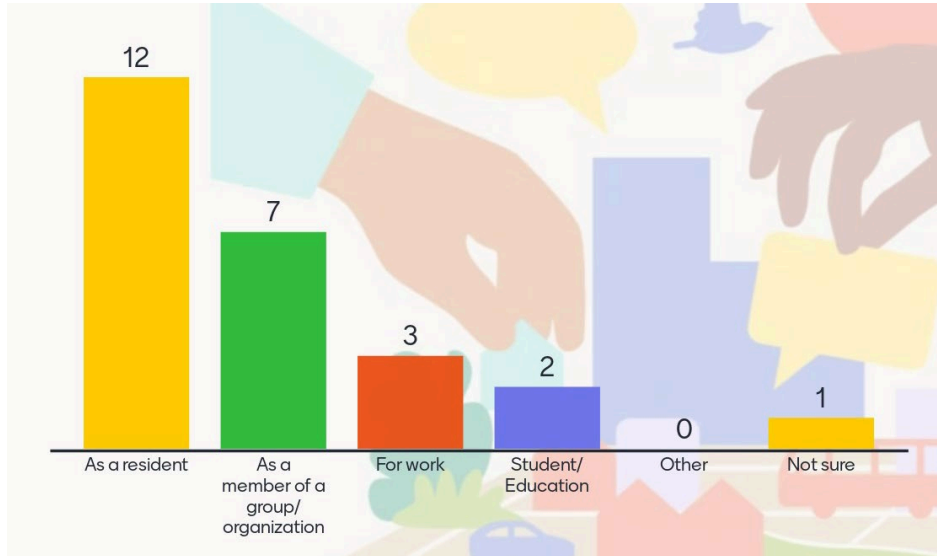
22 participants contributed with 27% for not at all, 23% for slightly, 32% for moderately, 14% for very, and 5% for extremely.





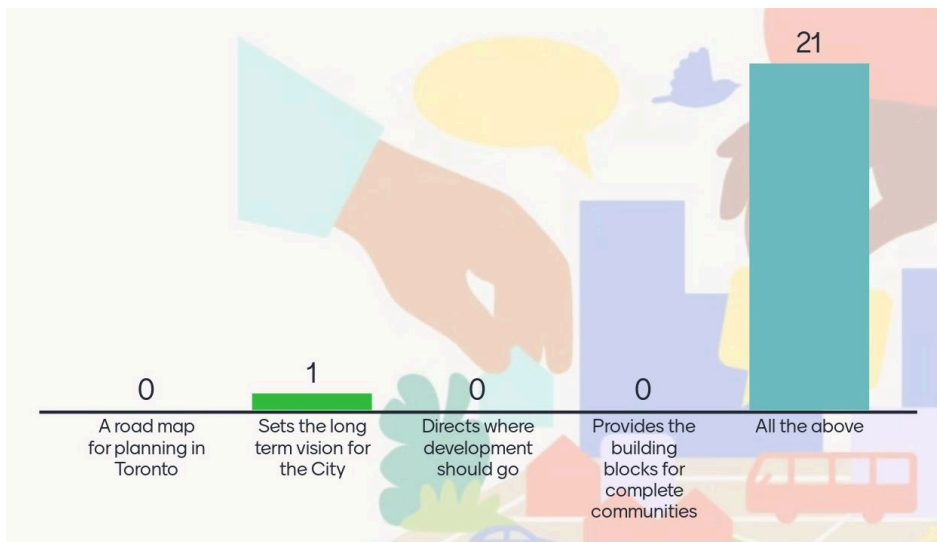
5. How do you currently use the Toronto Official Plan?

20 participants contributed with 60% as a resident, 35% as a member of a group/organization, 15% for work, 10% student/education, and 5% not sure.



6. The Official Plan is (select all that apply)

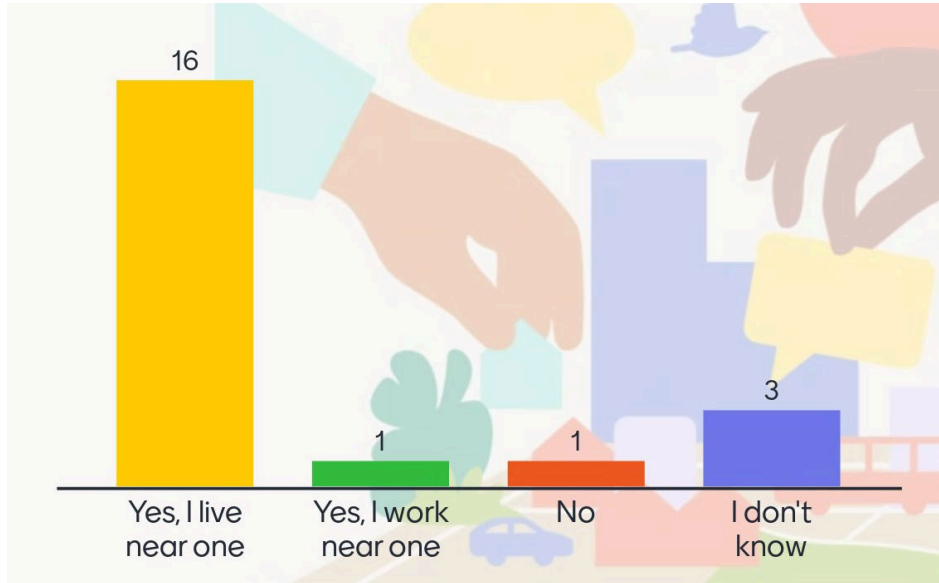
22 participants contributed with 95% all the above and 5% sets the long term vision for the City.





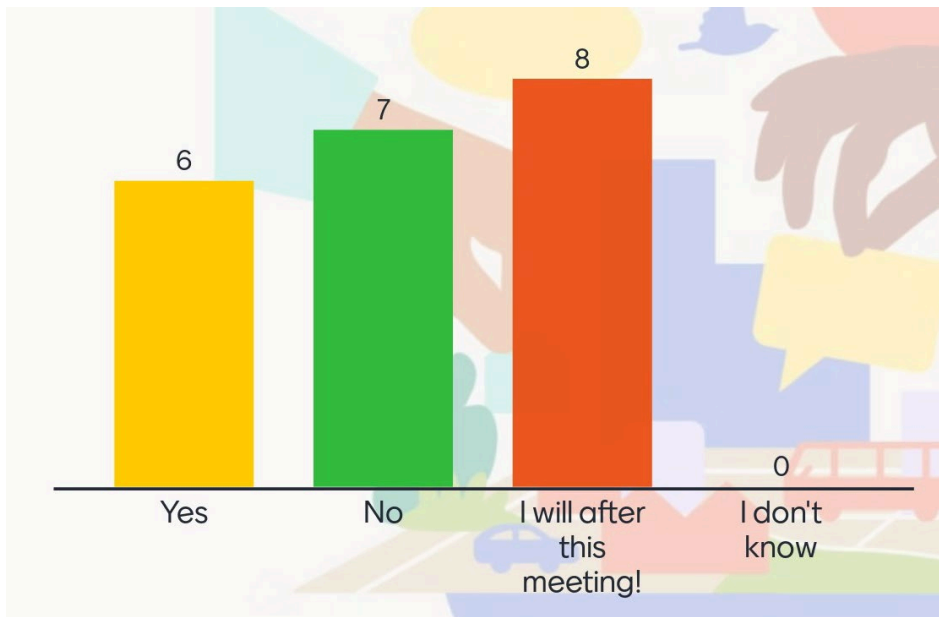
7. Do you live or work near or within an identified MTSA?

21 participants contributed with 76% lives near one, 5% work near one, 5% don't live/work near one, and 14% I don't know.



8. Have you used the MTSA Storymap on the Our Plan website?

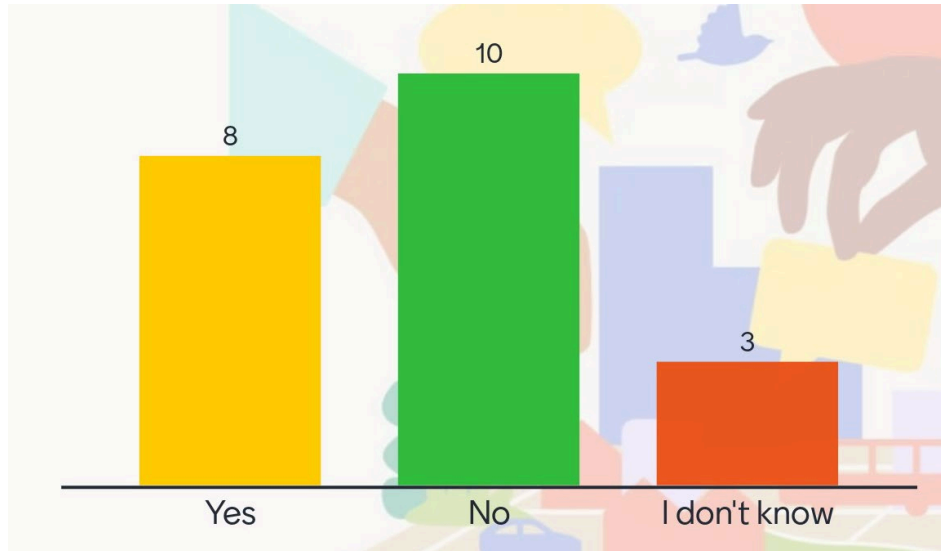
21 participants contributed with 29% for yes, 33% for no, and 38% for I will after this meeting.





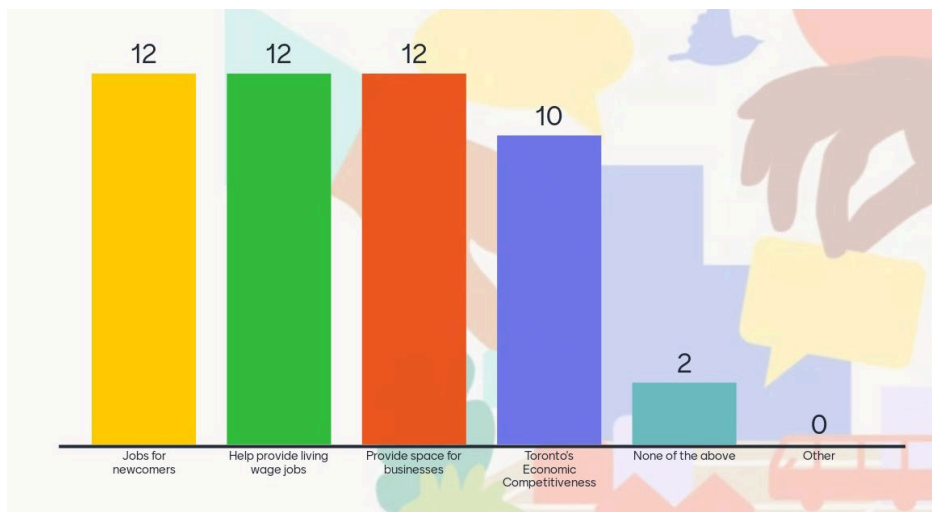
9. Should the minimum people and jobs density targets be increased?

21 of the 45 participants had answered with 38% for yes, 48% for no, and 14% for I don't know.



10. Protecting employment areas will help the following (select all that apply)

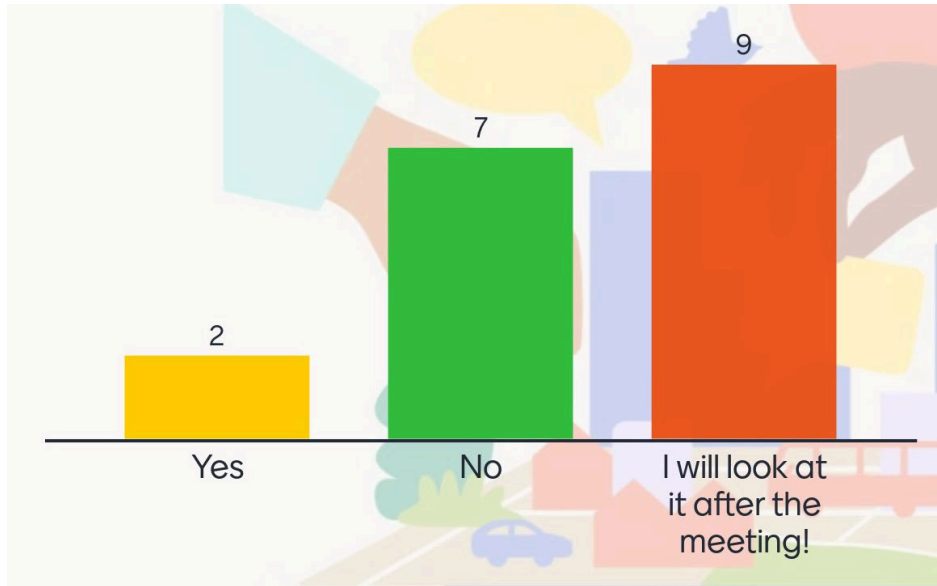
18 participants contributed with 50% each for jobs for newcomers, help provide living wage jobs, and provide space for businesses and followed by Toronto's economic competitiveness and none of the above.





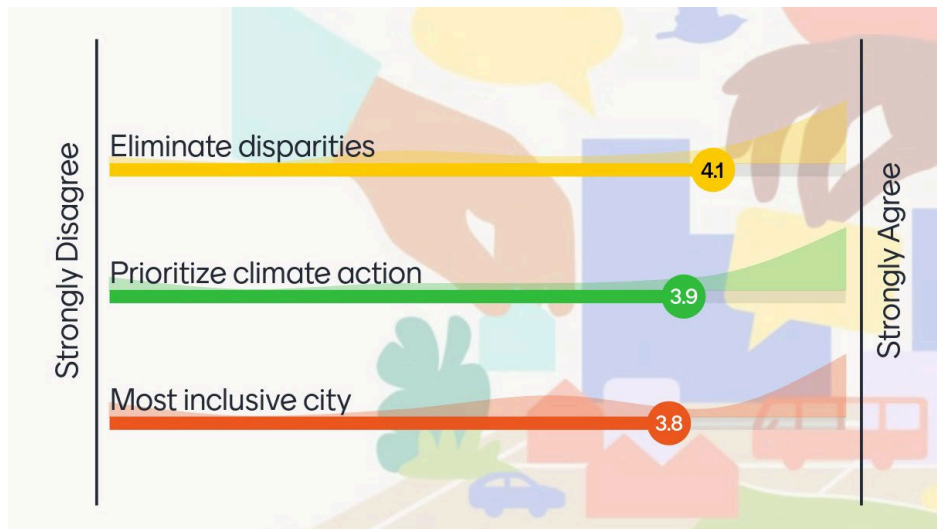
11. Are you familiar with the City's Reconciliation Action Plan recently adopted by City Council?

18 participants contributed with 11% for yes, 39% for no, and 50% for I will look at it after the meeting.



12. How supportive are you of the Official Plan Vision?

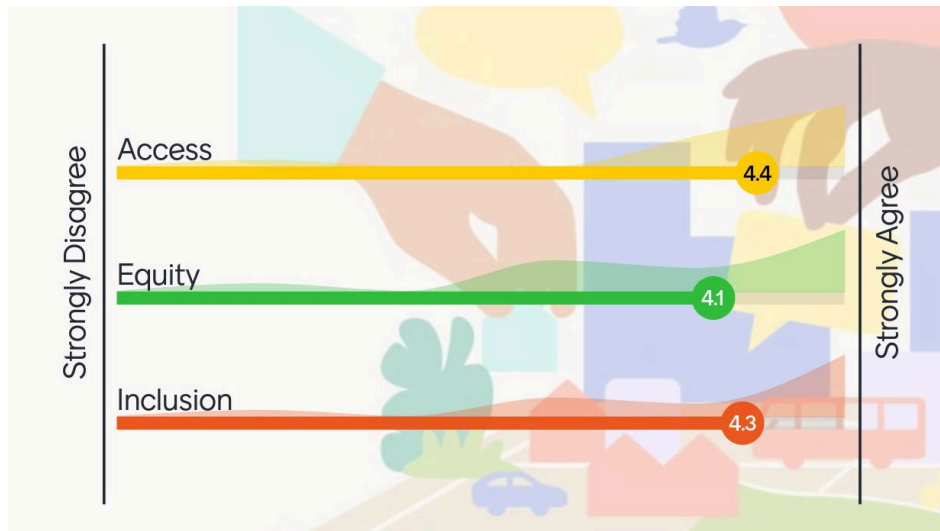
16 participants contributed with 4.1 for eliminate disparities, 3.9 for prioritize climate action, and 3.8 for most inclusive city.





13. How supportive are you of the Official Plan Principles?

16 participants contributed with 4.4 for access, 4.1 for equity and 4.3 for inclusion.





3.0 Summary of Facilitated Q&A Discussion

Throughout the presentation, attendees were provided the opportunity to ask questions after each section. Contributions were provided by participants through a mix of verbal and written questions and commentary pertaining to issues and ideas discussed. This summary is intended to reflect the key discussion points and is not intended to be a verbatim transcript. Participant questions and comments appear in bold text followed by responses shared by the project team when responses were provided.

Summary of discussion on the Official Plan refresher:

What is the job growth number?

- The Provincial forecast is 450,000 more jobs, and we are planning to 2051. We have to accommodate a minimum of 450,000 more jobs by 2051.

There are developers who appeal to the Ontario Land Tribunal. Where does that process fit in?

- There are many ways planning decisions get approved. For example, for zoning amendments, council would approve them. The landowner has the ability to appeal the decision to the Ontario Land Tribunal under the law.

Do the intended jobs range across all age groups, from 16 to beyond 65 years and across various sectors (i.e. students cutting grass on boulevards, etc.)?

- It covers all jobs across the city. The City of Toronto measures the current number of jobs using the Toronto Employment Survey, which is like a census for jobs. We hire employees in the summer to go door to door to survey employers and project job growth. The survey does not account for informal jobs such as students cutting grass.

As the city continues to develop more housing, what is the City of Toronto doing to regulate the following processes that contribute to this city's housing (un)affordability? Multiple Property Ownership, speculation, house flipping, housing left vacant or used as hotel rooms, 'not for housing' housing, gentrification, rent gouging, financialization of the rental stock, real estate investments trusts, money laundering via real estate, and beneficial owner secrecy.

- Our mandate and scope deals with land use. A land use planner would not be able to regulate some of these issues. Some of these items are not 100% regulated and do not fall under the tools we can use through the provincial land use planning process. This is not to say the City is not tackling these issues. For example, the City is looking at a vacant land tax through another departments' work.



Summary of discussion on MTSA:

Is the minimum density targets calculated or projected?

- The Province sets out the minimum density targets, which are based on the type of station (subway, light rail, or GO station). In the cases where we've gone above that minimum, we've estimated based on the current planning framework that we can already achieve a higher density, or we have already achieved a higher density than the minimum target. We calculated that potential by looking at the existing zoning for each area, the development applications that have come in for the area, and any other planning framework that might give density permission like secondary plan or local area study.

What is the timeline that is required for the local planning studies?

- Generally, stations that require additional study will start in 2023. The studies will be staged over the next year. Not every study is treated equally, some are a little more complex, and some are easier to complete. It does depend on the area. We will not be reporting to City Council in July for adoption, and the studies will be Ministry approved. As we complete the studies, we will report them to the Planning and Housing Committee.

How will Toronto achieve the growth targets assigned by the Province?

- The Province has their own processes to forecast growth. From experience, we have seen the City meet and exceed those targets set out by the province. The OP designates future growth and how we want the growth to occur.

Can you mandate a minimum percentage of jobs per people?

- It would be difficult for the City to mandate through land use planning but what we can do is through how we plan employment areas. For example, we could have employment or offices in buildings near transit stations and require minimum gross floor areas.

As density target increases, how do we ensure urban greenery and green space are also built around the area for better living and working environments?

- The Province's Growth Plan requires municipalities to develop policies that will reduce greenhouse gas emissions and address climate change, and this process will address those requirements. We're doing this through updating the plan's environmental policies specifically, but it will also be applied as a lens across all of the plans' policies. You'll hear a bit more about the climate change lens later in the presentation. Some of the broader work the City is doing on climate change is being done through TransformTO. You can read more about it here: [City of Toronto Website - TransformTO Strategy](#)



Summary of discussion on employment policies and employment area conversions:

How will the OP be implemented as per the plan when developers are going directly to the Ontario Land Tribunal prior to City Council? How will the planning group address this potential impact?

- The conversion requests are not development applications. The difference is that the conversion request is subject to specific policy tests, and the other difference is that the Ministry approves the conversion request. The Ministry decision is not subject to appeal, but the Ministry can send it to the Ontario Land Tribunal for review.

How will the OP adapt to the changing economy?

- The OP is meant to be visionary and set out the long-term vision. There is a level of flexibility in the policies. In terms of work from home and hybrid work, we monitor closely with the Economic Development team. If our policies need to be changed, we will change them. We are committed to adapting based on data.

Is there an interest in merging potential light industry with residential? This is done well in Japan.

- We require compatibility and mitigation studies with proposals. We started with a few examples with light industrial (no noise or vibration) integrated into mixed use residential neighbourhoods. We would be happy to see those continue to grow.

About MTSA and jobs, what is the minimum gross floor area for office, shops, restaurants, salons?

- We don't have a minimum gross floor area for specific uses. We only have a minimum gross floor area for the entire building. However, there is a required minimum of people and jobs through density targets.

If an MTSA does not have density to meet the provincial minimum density and requires substantial new development that is unlikely to be accommodated in designated high density areas, will this growth be allowed or encouraged in single family areas?

- The MTSA policies do not change the general land use policies of the Official Plan. They do set out minimum densities for low-rise Neighbourhoods which are generally 0.5 FSI or a minimum of 3 units. These policies may represent a change from the existing zoning framework, but they do not change the maximum densities allowed.

Summary of discussion on Indigenous planning perspectives:

Are there examples for Indigenous place-making and how are these implemented?



- The City named a new community centre and library Ethennonnhawahstihnen' a Huron-Wendat word. Once opened, it will become the first City community recreation centre and library branch in Toronto to be named in collaboration with the Huron-Wendat Nation.

How can Community Benefits be a part of new large scale infrastructure projects and developments, so that communities can access good jobs and opportunities?

- One of the best ways is to be involved in the community and understand what is happening. The City is planning for complete communities, where residents can access everything without going too far. Please let the City know if there is anything in your community that is missing. The listening process is part of our process before we make recommendations to City Council.

Summary of discussion on the Official Plan vision statement and directions:

Developers want to maximize profits. How is this incorporated into the vision statement?

- We need developers to continue to develop in the city to create jobs, housing and partnerships for affordable housing through inclusionary zoning. Inclusionary zoning is a tool that the Province gave to municipalities to allow the city to require a percentage of affordable housing units within a private development. The goal of the municipality and policy planners is to work with the developers to ensure that we are growing inclusively and equitably. The OP is the document the developers have to work with to guide future decision making.

What is the target date for the OP to be ready for Provincial approval?

- We will take the final report to Planning and Housing Committee for the environment and climate change section in May. We will be reporting to the City Council in July for the employment and PMTSA sections. We will continue to report in January after the council break.

How will the new OP vision be integrated into future projects?

- The OP is meant to be visionary and set out the long-term vision. It gets operationalized through the development approval process, growth studies like secondary plans, and is also used as a policy framework for developing programs.

Unattended input/issues/ideas raised through Chat:

- In that system of planning the replacement for the appointed and undemocratic OMB, the Ontario Lands Tribunal is not represented. There are developers who are appealing to the Ontario Lands Tribunal before council gets a say.
- They cannot do anything about it as planners. It needs to be a provincial issue and the city should support the elimination of the tribunal.
- The province is giving a number for jobs, but most new developments are mostly for condos, and not for office space.
- "The province is giving a number for jobs, but most new developments are mostly for condos, and not for office space.", I believe the Planning group needs to plan and enforce



the proper use of the Employment areas, protect them to ensure they are left for employment use. Otherwise the 450,000 job growth will not be met

- Inclusionary Zoning will not create what is needed. Deeply affordable housing! It will not do anything to release the real housing crisis in the GTA. It will just enrich developers by expanding their projects
- In terms of Update Downsview - will Community Benefits be a part of Secondary Plans going forward? Considering the Community Development Plan referencing Community Benefits at Downsview.

4.0 Meeting Close

Following the presentation and discussions, the City and Dillon project team provided the participants with the next steps in the process. Participants were also encouraged to reach out to Dillon or the City if there were ideas to share following the meeting.