



Housing and Intensification - Policy Focused Public Meeting Summary

Date & Time: June 23, 2022, 5:00 - 7:00pm

Total Registrants: 206

Total Participants: 76

Location: WebEx Virtual Event

Project Team Attendees:

City of Toronto – Jeff Cantos, Kyle Fearon, Josh Wise, Phillip Parker, Deanna Chorney, Christine Ono, Jessica Tam, Jason Tsang

Dillon Consulting – Kristin Lillyman, Ying Ye, Ish Chowdhury

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

On June 23, 2022, the City of Toronto Official Plan (OP) Team and Dillon Consulting Engagement Team hosted a policy focused meeting on housing and intensification as an interactive meeting. This virtual meeting provided an overview the Official Plan, information on Inclusionary Zoning along with the Major Transit Station Areas (MTSAs) and Protected Major Transit Station Areas (PMTSAs). It also included gathering feedback and input from the public, and outlining 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 three policy-focused public meetings. The meeting focused on the following items:

1. Official Plan Refresher
2. Inclusionary Zoning Overview
3. Major Transit Station Areas and Protected Major Transit Station Areas
4. Wrap-up and Next Steps

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

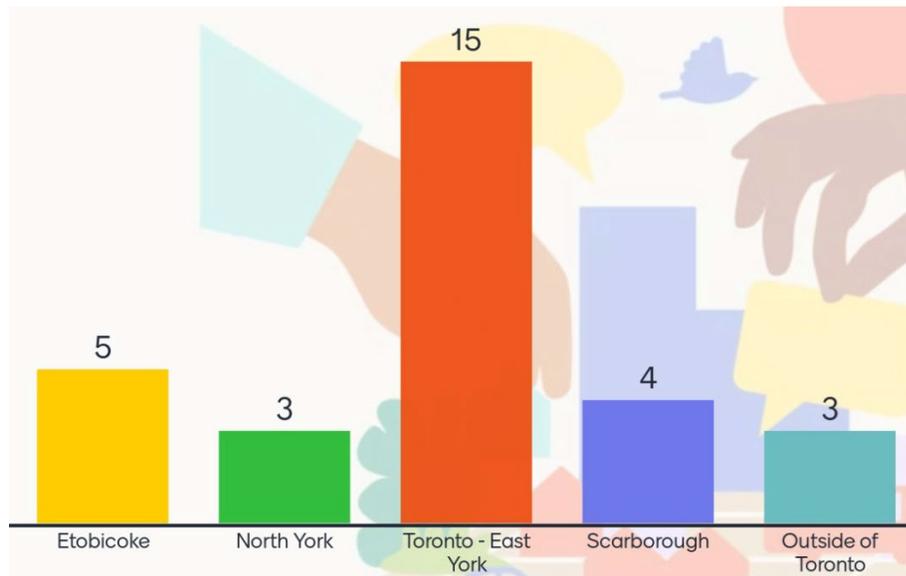


2.0 Polling Questions

As part of the public meeting, 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.

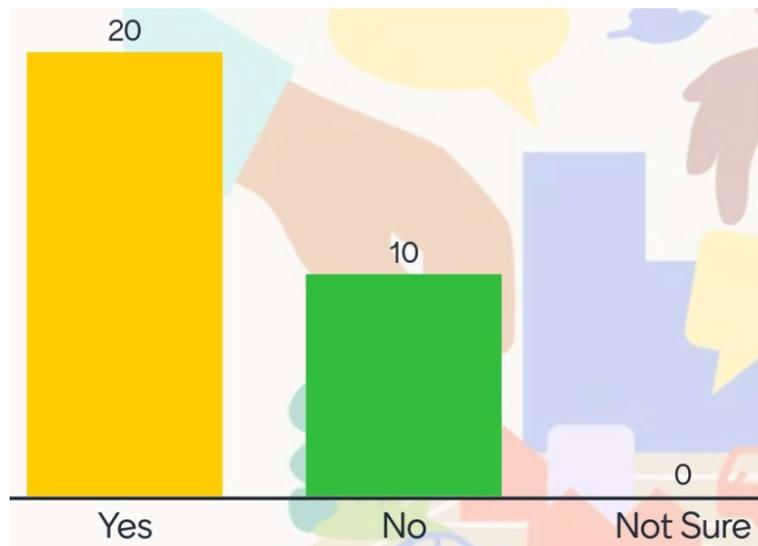
1. Where are you participating from?

30 participants contributed with 50% from Toronto – East York, 17% from Etobicoke, 13% from Scarborough, and 10% from North York and Outside of Toronto.



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

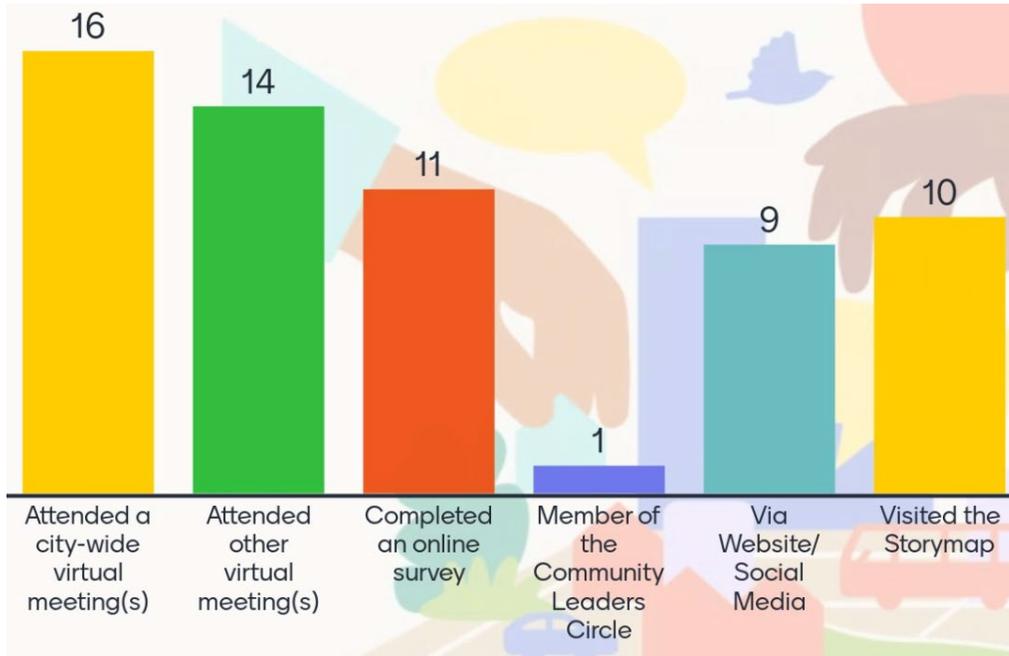
30 participants contributed with 67% having attended previously and 33% being their first time.





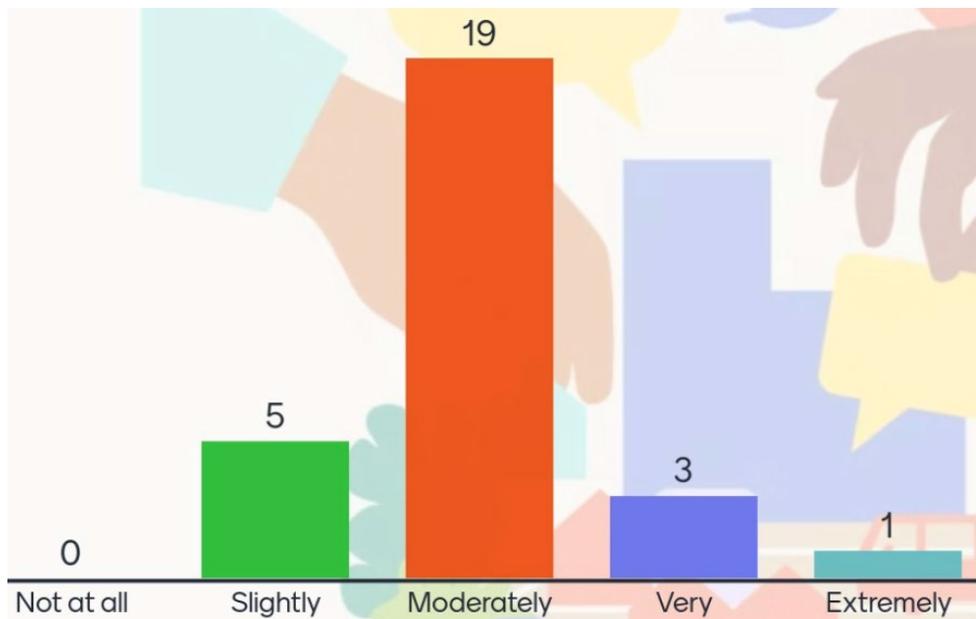
3. How did you previously participate?

24 participants contributed with 67% attended a city-wide virtual meeting(s), 58% attended other virtual meeting(s), 46% completed an online survey, 42% visited the Storymap, 38% via website/social media, and 4% were members of the Community Leaders Circle.



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

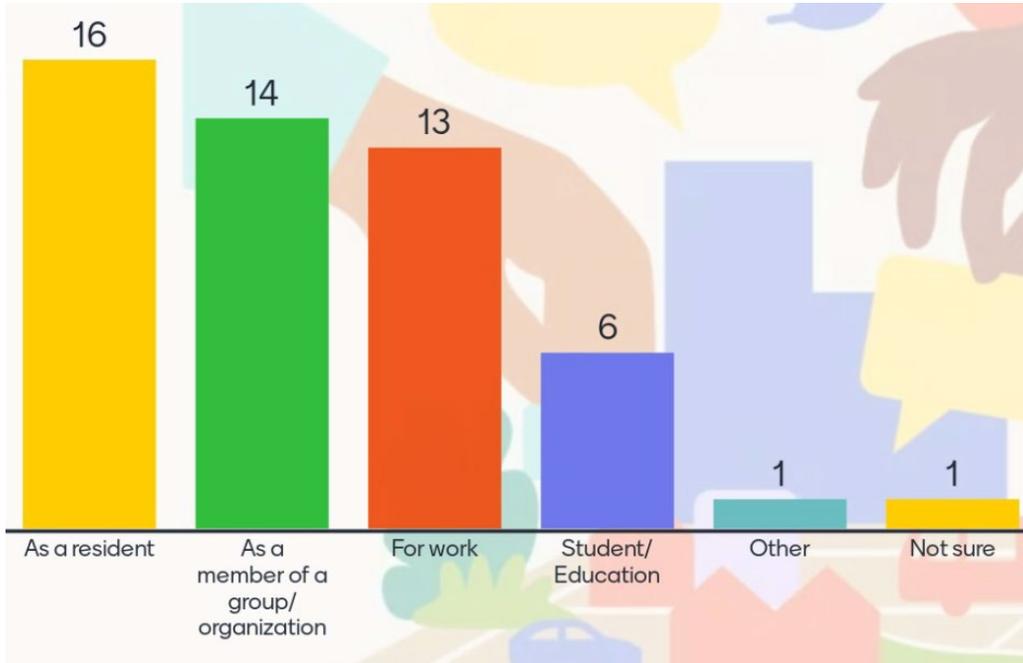
28 participants contributed with 68% being moderate, 19% being slightly, 11% being very familiar and 4% being extremely familiar with the Toronto Official Plan.





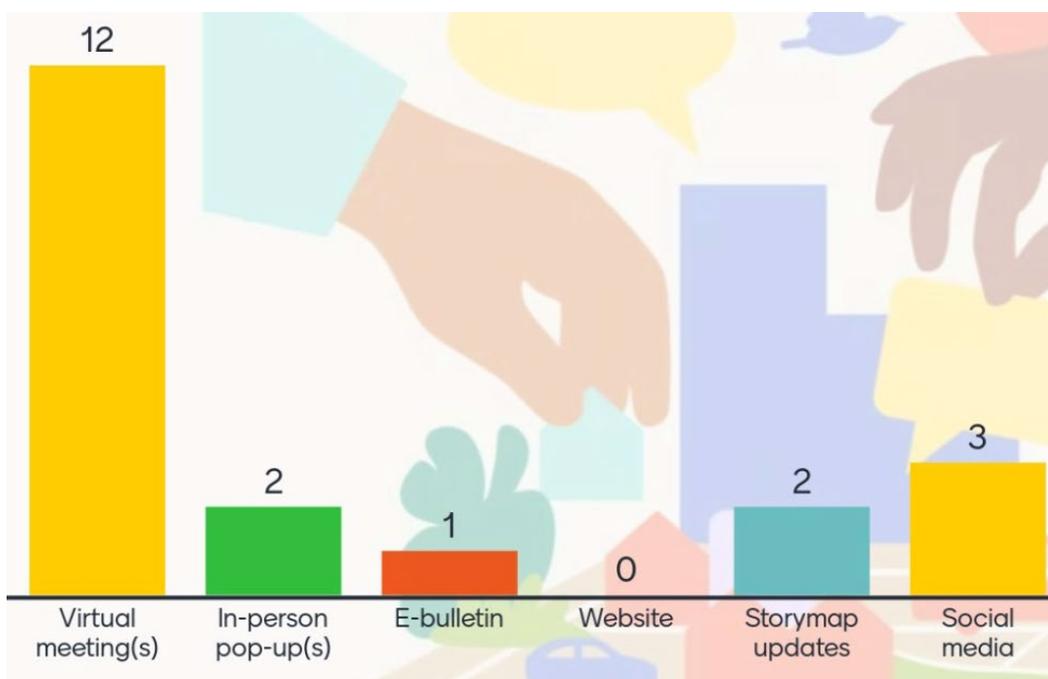
5. How do you currently use the Toronto Official Plan?

30 participants contributed with 53% as a resident, 47% as a member of a group/organization, 43% for work, 20% as student/education, and 3% each to other and not sure.



6. How would you like to continue to stay involved with Our Plan Toronto?

20 participants contributed with 60% to virtual meeting(s), 15% to social media, 10% each to in-person pop-up(s) and storymap updates and 5% to e-bulletin.





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 Official Plan refresher:

The IPCC report says established cities will achieve the largest GHG Emission savings by replacing, repurposing or retrofitting the building stock, strategic infilling and densifying as well as through modal shift and electrification of the urban energy system. Are you considering these things in your planning? And would you consider exceeding the growth targets that the Province is calling for by far as a way of tackling climate change?

- With population forecasts set out by the Province, these are minimums that we are required to conform to and will exceed. Council had unanimously adopted at the last Council Meeting, the updated policies that bring us into conformity with the Growth Plan as it relates to climate change as well as an update to our Climate Change Action Plan and Net Zero Strategy. We have a Toronto Green Standard that's been updated regularly to ensure new development is energy efficient and fosters low carbon types of buildings. There are a lot of policies in the Official Plan that do address climate change and we cite IPCC reports in our staff report as well.

There is a strong interest now in the Jane Finch area by developers. These developers are proposing developments that go beyond any Official Plan. Developers will be using the Ontario Lands Tribunal as a weapon to enforce their idea in spite of the Official Plan. In light of the power of the Ontario Lands Tribunal what can we do in the Official Plan to protect our communities?

- Landowners and developers are allowed, under the rules of the planning system, to apply for what they like; we can't prevent someone from making development application to the City, because it's their right to do so. What the City can do, is a local area study within a framework. When the City adopts a secondary plan, it prevents amendments to that plan for two years. This provides a cooling period before any application can be made to amend that secondary plan.

How will intensification be spread out throughout the City and what services will be required to meet that demand?

- It is a challenge for the City to have infrastructure keep up with the amount of development being proposed in certain areas of the city, especially in South Etobicoke. We are cognizant of this, and where growth is expected and being proposed, we are coupling that with infrastructure strategies to ensure there is a coordinated approach to provide necessary and essential services for communities. The Official Plan targets growth in certain areas. We are using initiatives like EHON to help introduce growth in



parts of the city that may not have previously experienced it. Expanding multiplex permissions to allow for duplex, triplex and four-plex to all neighbourhoods city-wide would help with gentle density growth throughout the city rather focusing only in growth areas.

Is the 6 unit requirement for rental replacement dictated by the Planning Act? Or does the City have the ability to change this?

- The six unit threshold is established in the City of Toronto Act, under Section 111, and also in the Municipal Act; this comes from the Province. The City can't change that, it is a law written by the Province that we implement.

What is a "Storymap"?

- It's an interactive map on a webpage which provides more information about that map.

Where could we find out if our neighbourhood has Secondary or Precinct plans?

- The Official Plan has a key map of Secondary Plans here: [City of Toronto Website, PDF Secondary Plans Map](#)
- Note that a few plans have been amended or created since that map was uploaded. An updated version will be added soon.
- you can go to the Official Plan page and check out chapters 6 and 7 to see secondary plans and more area specific plans [City of Toronto Website, Office Plan Page](#)

I see that neighborhood zoning allows apartments of 4 storeys now. Was this always the case? Does 4 storeys means 4+1 ground floor?

- The Neighbourhoods land use designation in the Official Plan does specify that these areas are meant for housing that is four storeys or less. This has not changed. However, local zoning in many cases sets out different height limits which are less than 4 storeys.

Why does most local zoning limit building heights to less than four storeys? Has planning/city looked at removing the height limits less than 4 stories to provide more housing, especially towards more missing middle housing styles like townhouses and row houses.

- The zoning is largely a legacy of pre-amalgamation by-laws. We are looking at changes to the residential zones through Expanding Housing Options in Neighbourhoods such as allowing multiplexes throughout the City and we'll be doing a more thorough review of zoning along with that policy change.

Summary of discussion on Inclusionary Zoning:

Why is EHON not targeted to the areas that need the growth instead of opening the door to it everywhere which will only put more pressure on areas that are already over stretched?

- We're looking to take an equitable approach across the city to ensure that all residential areas have the opportunity to accommodate multi-unit low-rise housing.

I would like to call attention to example 10-12 Concorde Gate in North York next to the junction of two ravine systems that drain into the East Don River. Fengate, and its architect



Bousfields, proposes total destruction of the 30% tree canopy coverage that prevents flood protection from preventing more frequent and worse flooding. The replacements decrease tree canopy coverage to 2% at a ravine site important as green infrastructure at no extra cost to the city.

- We appreciate the frustration you're feeling related to seeing a loss of mature tree canopy. We won't be able to address all your specific comments right now, but on Green Infrastructure: we do have requirements in the Toronto Green Standard for new development sites ([City of Toronto, Toronto Green Standard Page](#)) that require things like green roofs, tree planting, green streets (where new streets are proposed). The tree planting requirements for new development is based on the City's goals of reaching 40% tree canopy.

Can you clarify what other strategies the City would consider to require implementation of deeply affordable housing?

- The inclusionary zoning requirement is based off of a percentage of the total gross floor area being affordable. If density is increased, a portion of that density increase will still be required to be affordable. Through the City's Open Door Rental Housing Program, the City provides financial incentives, such as waivers of development charges, property tax exemptions, for the creation of affordable rental housing units. The City is also leveraging its own public lands to deliver mixed income communities through our housing now program in creating permanently affordable housing.

With Inclusionary Zoning not being implemented in low-rise neighbourhoods, why is Long Branch, a low-rise neighbourhood, still being included as eligible for Inclusionary Zoning?

- Inclusionary Zoning was adopted by Council in November 2021, and within the Official Plan Policy it applies only to developments proposing 100 or more units or at least 1000 square meters of residential gross floor area. If a project in the Long Branch neighbourhood is proposing 40 units, Inclusionary Zoning would not apply.

How many affordable units do you expect from Inclusionary Zoning?

- It's challenging to come up with a target since we don't have the final delineations for the Protected Major Transit Station Areas approved by the Province. With the Housing to Action Plan, across the city the target is to create 40,000 new affordable rental homes by 2030. This isn't just aligned with Inclusionary Zoning, but a range of other initiatives identified in the action plan.

I noticed that Inclusionary Zoning is only allowed in Protected Major Transit Station Areas and not the rest of Major Transit Station Areas. Can you explain why every MTSA is not a protected MTSA?

- The Province tells us where we can apply Inclusionary Zoning, which is limited to the Protected Major Transit Station Areas as well as areas identified by the Minister for a community development permit system. With that limitation the City conducted an analysis to determine which MTSAs would become PMTSAs. With the PMTSAs, we have to do a background financial analysis before we introduce and develop the policy



informed by the results. After doing three rounds of analysis, it showed that some areas of the city, some transit stations, don't have the market conditions right now to support the mandatory affordable housing requirements. Rather, it could create challenges to development viability.

I missed the first presentation, did it touch on the “yellow belt”?

- Last night, the meeting was focused on neighborhoods and complete communities. The video with closed captioning along with the presentation will be provided on the Our Plan Toronto webpage. With Expanding Housing Options in Neighbourhoods (EHON), we're looking at a number of initiatives to promote gentle density within the neighborhoods and probably the one you'd be most interested in is the multiplex project where we would like to permit multiplexes so duplexes, triplexes, and for plexes, in all neighborhoods across the city of Toronto. You can find visit the EHON website for more information: [City of Toronto, Expanding Housing Options in Neighbourhoods Page](#)

How will having a minimum FSI, that's higher than the maximum that's permitted now, encourage affordable housing? My understanding of the Inclusionary Zoning study was done in one part of Etobicoke and not the entire part of South Etobicoke.

- The financial impact analysis that we did for Inclusionary Zoning, we looked at prototypical test sites across the city to inform the larger market area. So we might not have looked specifically at the intersection that you're thinking of, but we did use prototypical test sites.
- The minimum FSI requirement isn't necessarily about affordable housing. It's about intensifying in the MTSAs as directed by the Province. So in some cases, as you've noted, the minimum FSI is greater than the maximum the current maximum in zoning and there will have to be a zoning conformity exercise after the Official Plan amendments are adopted by council and approved by the Minister.

What happens to IZ if housing prices decrease? Is there a mechanism to prevent projects from being cancelled if market rates decrease?

- They're not tied to market prices, they're based off of what people can truly afford. So that wouldn't shift as a result of dips in market prices. However, in terms of ensuring that development continues to take place, and market development continues to be supported, that's one of the reasons why we built in this one year review of the policy. From that review, staff can represent and recommend changes to address any anomalies that we might encounter in the data that we collect.

Why would you permit developers to provide affordable housing units on another site?

- There may be opportunities to pool a number of IZ units in a non-profit development or other reasons why we may want to support off-site. City Council would need to approve the off-site proposal.



The 2018 City of Toronto tree survey identified that neighbourhoods with inclusionary zoning problems also had less trees and tree canopy coverage per resident.

- The City's existing canopy is around 27%. Colleagues at Urban Forestry are working to continue the upward trend of tree planting. Requiring tree plantings in new development is just one action the City is taking to increase the canopy. You can find out more here: [City of Toronto, Trees in Toronto Page](#)

I live in Ward 2, Etobicoke Centre, and wonder why our ward is not asked to play a part in offering affordable housing, according to the map you shared.

- The areas where Inclusionary Zoning is proposed are based on the results of a financial impact analysis, looking at areas where land markets could support affordable housing requirements and 5 year trends in housing market data. You can read more about this analysis here: [City of Toronto, Inclusionary Zoning Assessment Report PDF](#)

The StoryMap says subway stations aim for 200 people per hectare, and LRT stations 160 people per hectare. Then why are developers asking to intensify far beyond to 500 at a mere LRT at Wynford where only 75% of the land is fit for building for steep ravines?

- The density targets are minimums that must be achieved. Many areas will exceed these targets.

The concentration of housing downtown is creating an intensification of slum conditions which already exist. This concentration of poverty in one area while exempting more prosperous areas will have very serious consequences in the future of the city and the obvious comfort of the city planners with this prospect should be re-examined. Is this future every discussed?

- Past analysis we've looked at showed that 2% of new housing met the City's affordable housing definition. IZ is a policy tool to create mixed-income housing, not just affordable units, meaning that affordable units would be dispersed throughout an area/neighbourhood.

Please show the evidence that higher FSI increases the number of people and density. We have lots of examples of houses that doubled or tripled in size and house no more people than lived previously in the former smaller, more affordable home.

- The draft OPAs have the option of either: a minimum FSI OR 3 units. This option was intended to help promote the opportunity to increase units in neighbourhoods close to transit. The built form combined with higher units is expected to increase opportunities for density of residents near transit.
- We use FSI to ensure we meet the Planning Act's requirements for Protected Major Transit Station Areas (PMTSAs) -- where we need to show a minimum development density for every property in the PMTSA



Summary of discussion on Major Transit Station Areas (MTSAs) and Protected Major Transit Station Areas (PMTSAs):

Is there a reason that streetcars weren't included in the MTSAs?

- We are not required by the Province to delineate streetcar lines, the City can choose to add additional major transit station areas. Given the number of stations that we were required to do, it wasn't a part of our work this time around.

If you have multiple MTSA in an area (i.e. Exhibition GO & Ontario Line) is the allowed density then combined or does the largest allowed density for each type of MTSA prevail?

- The density is not combined. The per-parcel minimum density will always be the same across all of the stations; it will never differ. If the minimum is 3.0 FSI in one station area for that parcel, it will be the same in the neighboring station area. The density targets for each station may differ, but those are achieved over the station area as a whole.

These densities, are they for the purposes of inclusionary zoning or just general development densities in the various station areas? Has the City looked at increasing densities above the provincially, mandated minimums in any areas? Particularly where there's already well developed infrastructure or soon to be opened infrastructure.

- The clarification of the minimum floor space index is for all development, not just for affordable housing. Also, where the density has already exceeded or already planned to exceed the provincial minimum, we have increased the densities.

What about the station missing MTSAs such as Royal York and Richmond Hill Line GO stations to name a few?

- Royal York is in progress, and we don't have the analysis done for how we're going to meet the target there yet. The Richmond Hill GO Line stations aren't included because the Province set out the stations that we had to do. We did all of the GO Lines that we're required to plan for and the other ones, we haven't done the major transit station area exercise for.

What is the team doing to ensure that the 90% of trees will be protected as this area is intensified within the inclusionary zoning area?

- We aren't changing the existing tree by-laws, but we have an internal working group with urban forestry. We are working with them to make sure that as we promote gentle intensification in the neighborhoods where the tree canopy currently exists, that we're working with urban forestry to make sure that the policies and the by-laws are working together to protect the tree canopy.

Will there be time to discuss the rental replacement policies and Section 37 benefits during this consultation?

- One of the actions that was identified in the Housing to Action Plan was to undertake a review of our rental replacement policy and implementation practices. That work has not been initiated yet, but there will be consultations. A report on the replacement to section 37 (called Community Benefits Charge or CBC) will go to the next Executive



Committee and Council. The Province is replacing S.37 with the Community Benefits Charge (CBC).

Are there any quick wins that we can do with without local area studies that are allowed? I know we're already permitting multiplexes, but maybe permitting low-rise apartment buildings in all MTSAs? Why aren't we doing this now? When we have to build so many homes in eight years?

- City planning and our partners are continually doing studies all across the city. The reason why we're advocating for the two step process, is due to the sheer volume of MTSAs that we have to cover; there are over 160. Low-rise apartments and neighborhoods are something that we're considering through the multiplex study. We have some research on the financial feasibility on restrictions that would need to be relaxed or changed in order to make these types of projects more feasible. We do think that low-rise apartments are appropriate and should be encouraged within MTSAs.

With all the units proposed in the city and city efforts to accommodate the increase in population, I cannot understand why developers can buy up plazas, existing commercial buildings, etc. and then sit on the land and not develop since they go to OMB/LPAT/OTL seeking more floors.

- The rules under which we work, the planning legislation, doesn't put an expiry on planning approvals. Should a developer or a landowner go through the process to achieve and obtain approvals, there's no mechanism that the City has or any city has right now in the province of Ontario to make those approvals expire. We don't have the tools to be able to require a developer to build what they have obtained approvals for.

In terms of what protects renters from constant redevelopment, what is discouraging these new buildings not to be torn down in a few decades?

- The City does have an existing policy in our Official Plan, that requires developers to replace existing rental housing when six or more rental units are proposed to be demolished. As well to ensure that existing tenants have the right to return to that replacement rental housing to similar rents to what they currently pay. With Inclusionary Zoning policy, the mandatory requirements provide new affordable housing and new development stays affordable for 99 years.

Long Branch will be an alcove, where one will be able to build houses that are 3000+ square feet and be able to remove duplexes and triplexes and replace them with oversized, more profitable detached houses. The likelihood of 100 units plus being built in Long Branch is extremely remote, so all the stuff about affordable housing goes to the side.

- We certainly don't want to see larger single unit homes. We've included the option to do "0.5 or three units" as an alternative minimum. It was intended to promote the opportunity to increase units close to transit in Long Branch. I know that you have a lot of RM zoning that already allows "0.5 or three units" in some cases and four in other cases, but in many areas of the city that doesn't exist around transit. And so the "0.5 or three units" option is intended to be a way of allowing things like triplexes to be built in these neighborhoods. The combination of these policies is intended to really promote units over FSI.



So given that the Official Plan currently says 75% of our city will not accommodate any growth, how are you going to amend this aspect of the plan to meet our need for housing supply? Do you expect the 25% to accommodate these hundreds of thousands if not millions of new units?

- One of the main ways we are hoping to encourage growth in the city in neighborhoods is through the EHON program where again, we would like to see multiplexes legalized, permitted throughout the entire city of up to four units. Then, to specific targeted areas like MTSA's, with low rise apartment buildings, so the sort of static nature of these areas is not intended to continue.

Why are developers not even following the MTSA's own recommendations?

- The MTSA's brought forward by the City to the Province need to be approved by the Minister of Municipal Affairs and Housing. The Minister has not yet approved any of the MTSA's. The people and jobs numbers for MTSA's (for LRT's, subways) - they come from the minimum transit-supportive density standards identified in the Ministry of Transportation's Transit-Supportive Guidelines: 50 people and jobs per hectare for basic transit service; 160 people and jobs per hectare for dedicated rapid transit service (e.g., LRT); and 200 people and jobs per hectare for subway service.

How will builders who are building 100+ unit buildings be able to divert affordable housing units they do not want to include in their buildings? Will PMTSA be targeted? There are many who area in neighbourhoods that are largely investor owned, have you considered this in developing your policy?

- The Inclusionary Zoning policy is a mandatory requirement, so the affordable housing must be secured through a legal agreement with the City as part of the development review process. If a developer proposes to provide the required affordable housing on another site, this would require an approval by City Council.

Can we let the responsible developers who only aim for gentle intensification to be allowed to add floors on top of their housing and low rise to the maximum of 8 storeys without any red-tape if they promise to protect tree canopies on their sites?

- The Multiplex project is encouraging people to use existing foundations and create additions to existing buildings for more sustainable development and to preserve greenspace.

I am wondering if the MTSA boundaries can be changed (i.e. expand or shrink)? Is there set amount of time that the city will review the MTSA boundaries or are they permanent?

- The boundaries have to be approved by the Minister of Municipal Affairs and Housing so they can be changed, but they'd require Ministerial approval for any changes.

There is a concern that if the building changes owners during the rebuild, it's no longer valid. I'll keep an eye out for your future consultations.

- For rental replacement projects, the City requires the owner to sign an agreement with the City that is registered on title to ensure those units are replaced and tenants have the



right to return at similar rents. If ownership changes, the new owner has to take on those obligations. Any updates on the rental replacement policies will be posted here [City of Toronto, Housing Page](#)

My neighbourhood is RS and RD - does this mean no multiplexes can be built? If they can't, in what way would intensification work for my PMTSA neighbourhood?

- The PMTSA policies will allow up to 3 units per parcel in low-rise neighbourhoods. If the multiplex project is adopted by Council in 2023, the option of four-plexes could be permitted too.

Summary of questions/comments from the chat:

- Where can I find the local maximum storeys allowed in the local zoning?
- I have watched both our Official Plan and Secondary Plans eroded by OLT appeals until they are barely recognizable. Is there any hope? And, if yes, how is future communication with the Province being conducted. Can residents help in any way?
- I understand that the city wants to incorporate green infrastructure for not only cost savings but for aesthetic value and value to mental and lung health- [City of Toronto, Green Infrastructure in Toronto PDF](#), so why is intensification being held as a virtue not linked to the city and province's valuation of green infrastructure and savings from floods prevented? why would gov't and private sector build hundreds of billions of dollars of infrastructure built next to the Don river and ravine floodplain only to allow and even encourage the loss of mature tree canopy that prevents and not only reduces flooding of everything downriver?
- In communist China, where gov't and business are -one- and gov't has unlimited power to and unlimited budget has forced peasants to pave over farmland to make way for concrete channels and roads their grey infrastructure has already begun to fail and subways and cities next to river channels flood several times a year, every year. Can Toronto aspire to do better than that please?
- Does the city recognize yet that not all greenspace is created equal? 1. An empty field can absorb a bucket of rainfall 2. Adding a few trees upon such a field allows the site to absorb perhaps ten or more. 3. Same site with 89 trees on the site can absorb hundreds and thousands of gallons of heavy rain, providing even better flood protection than a concrete sewer channel that simply takes the flood elsewhere to flood expensive infrastructure. Why is greenspace next to the ravine river system allowed to be destroyed?
- What percent of each development proposal is currently covered in high quality greenspace in the form of either large trees or densely spaced trees that perform the same protection from flooding and high winds, and extreme temperatures? What percentage is left if developers simply treat the urban forest canopy as in the way of a fifty storey building?



- I agree with gentle intensification. What protection do residents have from extreme intensification?
- In my area of a transit station what happened was cumulative site specific applications totaling some 8 applications pooled funds for one tower of affordable housing... Question why could they not accommodate within each site specific application?
- Death by a thousand cuts of tree canopy will happen if every landowner is allowed to leave far less than 40 percent tree canopy coverage on the site they wish to profit from at the expense of the city and its residents in the form of billions of dollars of grey infrastructure that will not do the same for us as maintenance free green infrastructure that also appreciates in value faster than inflation because of increasing materials and labour costs. I hope we are better than a communist China and the former USSR that completely destroyed their urban greenspaces
- The problem is inclusionary zoning is that it does not provide deeply affordable housing. It does provide housing for those with moderate incomes but it excludes those who cannot afford it. But deeply affordable housing would provide residences for people who truly need them. I am talking about those who cannot afford to live in those inclusionary zoning options. Such people as single parents, working class families, gig workers, the disabled and others. If a person earning minimum wage full-time can afford to live in this city then we are failing them. Inclusionary zoning seems to me more of a PR exercise than actually an attempt to address homelessness
- The main issue is the lack of supply. If there's enough supply then it'll become more affordable.
- Sad that IZ is not going further into Scarborough
- Why are areas south of Danforth and St Clair West included in the IZ zones, but north of them aren't? Both sides about major transit lines. (Subway line 2 and the 512 streetcar)
- I would like to ask how the change in market conditions on account of higher interest rates and supply disruptions (both which perhaps will impact developer pro-forma calculations and even purchaser interest in projects) may impact the inclusionary zoning proposals
- Same 2018 tree survey identified that most of Toronto's tree canopy is on private land. hence, my question: how can tree canopy on private land be so easily destroyed if the goal of climate mitigation and tree canopy of 40percent for all reasons and all people is really important?
- "very dense and tall buildings built upon (After destroying) forest canopy is needed for housing!" shout the developers, while ignoring the empty spaces and empty fields that are more suitable for building upon since only that has no forest canopy upon it
- Out of hundreds and thousands of sites owned by the same large developers, they still over intensify areas short of trees that need tree canopy protection. the developers can stop pretending to be "working with the site" if they ignore this



- Who will pay for flooded go trains that run along ravines and who will pay to rescue people trapped in elevators when flood protection is lost?
- Why is it so hard to rezone single family homes into low rise buildings surrounded by mature tree canopy protected during construction?
- Does anyone outside Toronto care about actually being "gentle" with intensification, and how does Toronto defend itself?
- No portion of the Etobicoke UGC east of Shaver Avenue is currently eligible for IZ?
- Thanks for posting the pdf for yesterday's seminar. I was hoping to attend and hoped to see that enough common sense to include minimum tree canopy percent coverage in the definition
- A complete community in a city that aims for 40 percent tree canopy coverage, would logically require individual sites to have at least close to 40 percent.
- The 500-800 metres is a flat distance. Many ravine side sites make the true distance 1300 metres. The site is too large for many including Wynford a 30 storey drop below
- As a layperson so if you have 3,000 new residential units what is the offset for jobs to match the formula you provided
- York Mills subway is suspiciously excluded from intensification and aims for only 83 less than the existing 88. Why?
- Oriole park GO station is not even on the map and is surrounded by hundreds of acres of empty land next to the 401 Highway. Not even tree canopies cover the empty land
- Where would the Transit station St. Clair AVE W fall in that list you just provided?
- Will there be time to discuss the rental replacement policies and Section 37 benefits during this consultation?
- Many sites less sensitive than Wynford have already been included. IF the Ontario minister has not included it then it goes not only against their own policy to protect natural heritage, but prepare for more go train rescue like in 2013 - [National Post Website, News Article of police rescue from commuter GO train](#)
- GO train drama: How I survived the Toronto flood, --[The Globe and Mail Website, News Article of GO train drama](#)
- Is the capacity of a subway compared to LRT really 200 against 160, or is the LRT being held to hold more than it is designed for?
- my understanding was that a subway had 4 times the capacity of LRT
- What compensation in terms of greenspace and tree canopy is going to neighbourhoods that will need more trees to serve any increase in people?
- How will builders who are building 100plus building be able to divert affordable housing units they do not want to include in their buildings? Will PMTSA be targeted? There are



many who areas in neighbourhoods that are largely investor owned, have you considered this in developing your policy?

- How is having half the city councillors to serve residents affecting their ability to defend their residents from bad proposals?
- I understand that a hundred year old tree does the job of almost a hundred new trees from the large size to prevent flooding, high wind, and mental health problems from not enough greenspace. Please join the fight to defend the rest of the ravine -side neighbourhoods not yet favoured by the provincial housing minister! OPA 544 protects only eleven neighbourhoods and leaves the rest of us to flood ourselves and everyone downtown next to the rivers
- Why is every ravine side neighbourhood not part of OPA 544?
- A tree cannot vote. Yet it defends us. Is this not HERIOC?
- Neighbourhoods along the ravines of the upper Don River, Humber River, and rouge river have green infrastructure that saves the city from hundreds of millions if not billions of flood mitigation from concrete that does not stop floods and winds but simply sends floods somewhere else!
- please save the floodplains covered by urban tree canopies unless south Toronto is condemned to expensive floods that concrete channels cannot stop
- Can we make it easier by removing only restrictions on building owners who simply want to add a few floors without disturbing the foundation of the building or cutting down any tree canopies?
- Please address questions regarding MTSA's and intensification around ravines and waterways, such as York Mills Old Mill and Wynford LRT?
- Can we send some of our law enforcement to investigate developers who propose to destroy tree canopy, and who funds these developers, can we ask banks in Toronto to deny any inappropriate developers mortgages for projects that destroy tree canopies?
- Can Toronto deny banks the right to do business in Toronto if such banks continue to fund mortgages to over-intensification that destroys tree canopies?
- Make the TPZs bigger and the protected DBH smaller to start.
- All intensification in neighbourhoods should remain on the existing footprints. Removing soft landscaping and trees will cause major problems with flooding and water management
- BILD (building industry land development association) of Toronto itself calls -only- for gentle intensification. Yet members ask to clear-cut forest canopies that are our city's vital green infrastructure that stop floods and high winds. Can the city of Toronto ask BILD to expel Fengate, Bousfields, and the law firms that serve them from the BILD membership?



- Expulsion is for spoiled private school kids who misbehave. Attacking the values that BILD advertises to the public and the city that call for gentle rather than extreme intensification sounds like grounds for -expulsion- from their own business association.
- Building permits should be time limited. We have a lot of developers that get permissions and don't build ever. They just keep on putting the property up for sale and try to flip it.
- Why does the city tolerate any hypocrisy against what we all agree needs to be done to protect tree canopy to get 40% coverage
- The City can tax empty and delayed projects
- Anyone on social media want to hashtag expulsion of developers from BILD? I thank you!
- no expiry date for developers - Yikes the city is looking like a mess - at least 20 years for the northwest corner of Bloor & Roncesvalles
- Can the city give a bigger tax credit to developers who promise to protect all existing tree canopy of mature age and ability instead of treating a tiny new tree that replaces a mighty giant as equivalent? How about a measure of green infrastructure value from the size of healthy green tree canopies, and a reward based on the size of the existing canopy they promise to protect?
- I think that the teardowns of existing rentals are exacerbated by the way that so much residential land has been deemed stable. Good to see the City reconsidering this because, yes, older buildings are some of the most affordable rentals around.
- Trees water from roots underground. Why is there no consideration to any developer who wants to lower the water table to build underground garages that will kill every tree not yet cut down even across the street?
- Although it sounds like a good idea time limiting building permits might not help much when it costs large developers only a few hundred dollars to apply again. How about favouring permits that protect existing tree canopy?
- I would love to allow new landowners who buy sites to keep the plans submitted from previous owners if the plans protect existing tree canopy
- we really really dislike concrete jungles the dystopia is bad for mental health
- Can Toronto buy decommissioned shipping vessels and build a floating city next to our Toronto harbour? the lake views will be incredible
- Wasn't George saying that the FSI for south Long Branch is too low? With the result being larger, detached homes?
- Can the property tax system be amended to exempt the first 600 square feet to assist low income owners and improve house ownership accessibility?
- Taxes on empty property can be increased to exempt the first 600 square feet of all occupied housing that people actually live in.



- How many cruise ships have gone bankrupt from lockdown, and can Toronto buy a few to convert into floating harbour housing?
- No one is answering the concerns about flooding and old growth tree removal. There will be a repeat of Hurricane Hazel
- Multiplexes are already permitted in many areas and they are not being built now. Permitting larger single detached homes and minimum FSI's will not help create the outcomes you are looking for. What evidence study have you done to show things will change?
- And future hurricanes may be worse than hurricane Hazel! Time to protect tree canopy that stops flooding before it floods the rivers beside GO train tracks NOW!
- Congratulations. I attended most of them and it's a big task and I appreciate the hard work that goes into this. Best to all
- I wanted to comment that it is disappointing to hear city staff focus on provincial and City directions regarding housing, with no comment on how all of this work will provide sufficient housing for the people that we know are coming to Toronto.
- I understand that this may be more of a political matter, and I'll reach out to my Councillor and MPP accordingly, but I would like it noted for the record.
- Will you please share the recording from tonight's meeting? There are many people who are completely unaware of the changes and the slides don't cover all the discussion. Thx!
- finally a vacant house tax for 2023 that will reduce rundown houses and the same should be applied for all the eyesores for vacant buildings owned by developers - there needs to be a limit on how long developers sit on land

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.