The Pocket Sustainable Neighbourhood Retrofit Action Plan (SNAP)

A Pocket of Connection – Green, Serene, and Working to Become a Net-Zero Neighbourhood

Final Report

June 2023

In collaboration with:

TORONTO

THE POCKET

ACKNOWLEDGEMENTS

The Pocket SNAP is a comprehensive action plan for advancing neighbourhood sustainability that integrates both hyper- local community interests and technical sustainability objectives. The Pocket SNAP supports the community's vision of a future where net zero living is the norm, in part due to extensive energy retrofits and a shift to electric vehicles and active transportation as the primary modes of travel. In addition, The Pocket neighbourhood continues to build its community spirit, vibrant and ecologically functioning green spaces, sustainable stormwater management, and safe and beautiful streetscapes. This is a community that leads by example by showing leadership and motivating substantive action on climate change, and through expression of strong moral values focused on diversity, equity, inclusivity, accessibility, and Truth and Reconciliation.

Thank you to the Project Management Team and other leaders who provided guidance and expertise on the development of this Action Plan.

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Toronto and Region Conservation Authority (TRCA) has authored this report with review by the project partners, the City of Toronto and the Pocket Community Association. Action Plan recommendations were identified through a co-creation process involving residents and stakeholders, City, and TRCA staff. **A special thank you to Councillor Fletcher, local stakeholders, and numerous staff groups that were extensively involved in collaborative engagement activities that have helped co-design the recommended initiatives.**

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1.0 INTRODUCTION

The Pocket SNAP is a comprehensive action plan for advancing neighbourhood sustainability that integrates both hyperlocal community interests and technical sustainability objectives. The Pocket SNAP supports the community's vision of a future where net zero living is the norm, in part due to extensive energy retrofits, and a shift to electric vehicles and active transportation as the primary modes of travel. In addition, The Pocket neighbourhood continues to build its community spirit, vibrant and ecologically functioning green spaces, sustainable stormwater management and safe and beautiful streetscapes. This is a community that leads by example by showing leadership and motivating substantive action on climate change, and through expression of strong moral values focused on diversity, equity, inclusivity, and Truth and Reconciliation.

The development of the Pocket SNAP Action Plan has been led by Toronto and Region Conservation Authority (TRCA), in collaboration with the City of Toronto, Toronto Community Housing Corporation (TCHC), the Pocket Community Association (PCA), the Pocket Change Project and many other stakeholders. As one of over a dozen SNAP projects in the Toronto Region, the Pocket SNAP seeks to build on the Pocket Community Association and its Pocket Change Project's initiatives to live sustainably, without reliance on fossil fuels, so The Pocket can become a net-zero community as soon as possible. The plan will also help the City achieve the targets and objectives identified in TransformTO. Through strategic initiatives, the Pocket SNAP will also foster actions and behaviours that will advance other strategic priorities, including but not limited to, TRCA watershed management objectives, the City's urban forestry targets and the City's Pollinator Protection, Heat Relief, Wet Weather Flow, Long Term Waste Management and Parkland Strategies.

The activities of the PCA in promoting home energy efficiency and emissions reductions, in promoting use of electric vehicles over the past five years and in fostering a green community, have created a launching point for the SNAP which will complement and stimulate activities underway in the community.

What is SNAP?

The Sustainable Neighbourhood Action Program (SNAP) of TRCA is a collaborative, neighbourhood-based approach for advancing urban renewal and climate action in older urban areas. SNAPs help municipalities and other community collaborators improve efficiencies, draw strong local support, and build innovative partnerships for the implementation of a broad range of initiatives in the public and private realms. More information is available at: *trca.ca/conservation/sustainable-neighbourhoods.*

2.0 THE POCKET NEIGHBOURHOOD

Located in the east end of the City of Toronto, The Pocket neighbourhood is bounded by Danforth Avenue in the north, Jones Avenue and Greenwood Ave on the west and east sides respectively, and the CN Rail corridor at the south end. This area is home to approximately 3,500 people and 1,361 households, with a diverse demographic, including 33% of residents who belong to a visible minority group, a wide range of household income levels, and a mix of housing tenure, including 69% homeowners and 31% renters. Approximately 30% of residents in The Pocket neighbourhood were born outside of Canada.

As part of the proposed changes to the City's updated Official Plan/Municipal Comprehensive Review, Greenwood Station is a designated Major Transit Station with a part of The Pocket neighborhood belonging to the proposed delineated Major Transit Station Area (MTSA). MTSAs near subway stations have a planned increase in density to 200 residents and jobs per hectare.

The existing neighbourhood is primarily comprised of detached and semi-detached residential housing with one midrise condo at the southwest corner of Greenwood and Danforth. There is also a mix of retail establishments, primarily situated on the south side of Danforth Avenue and intermittently along Jones Avenue. There are also a number of institutional properties in the neighbourhood, including Kapapamahchakwew (Wandering Spirit School, formerly Eastern Commerce Collegiate), Madinah Masjid Mosque, former St. Catherine of Siena Catholic Church (currently proposed for redevelopment), Toronto Fire Station 323, Danforth Early Learning and Child Care Centre, École élémentaire catholique du Bon-Berger, and the Greenwood TTC subway yard, which alone takes up approximately 27% of the land area in the neighbourhood. Toronto Community Housing also operates a social housing complex at 2 Phin Avenue along with other properties on Queen Victoria Street and Chatham Avenue.

Residential housing stock is a mix of detached and semi-detached homes, 75% of which were constructed prior to 1961

There are several well-loved greenspaces within the neighbourhood, including Phin Park, Oakvale Green Space, and the off-leash dog park, which is situated on City of Toronto land that runs north-south through the middle of the neighbourhood. These greenspaces are often bustling with activity and are frequently used to host local community events, which has helped to contribute to a true sense of camaraderie among residents.

The neighbourhood is positioned in the east end of the City and provides for excellent accessibility to public transit, Danforth bike lanes, local shops and services on the Danforth, as well as being easily accessible to the Don Valley and Lake Ontario, which makes this a very well-connected community.

The Pocket neighbourhood drains into Lake Ontario's Ashbridge's Bay on the Toronto Waterfront. In 1987, Toronto and Region was designated as one of 43 locations around the Great Lakes where local environmental degradation may be adversely affecting the broader Great Lakes system. These locations are referred to as Areas of Concern (AOC) and each is required to implement a Remedial Action Plan (RAP) that improves the safety, viability, and enjoyment of the water in their area. The Toronto AOC extends along the north shore of Lake Ontario from Etobicoke Creek in the west to the Rouge River in the east. Key issues in the Toronto AOC include protecting wildlife habitats and wetlands, ensuring swimmable beaches, improving nearshore water quality, enhancing stormwater and sewage infrastructure, and improving fish communities. Considerable progress has been made since the RAP was instituted. This includes banning of the use of certain chemicals (e.g., lead in gasoline and polychlorinated biphenyls (PCBs)), tighter restrictions on municipal and industrial sewage treatment plant discharges, efforts to reduce combined sewer overflows and sewage plant by-passes, better management and treatment of stormwater, and re-naturalization of river valleys and corridors. Protecting the environment in an ever-growing urban centre like Toronto is an on-going process and requires eternal vigilance by all levels of government, industry, and the public.

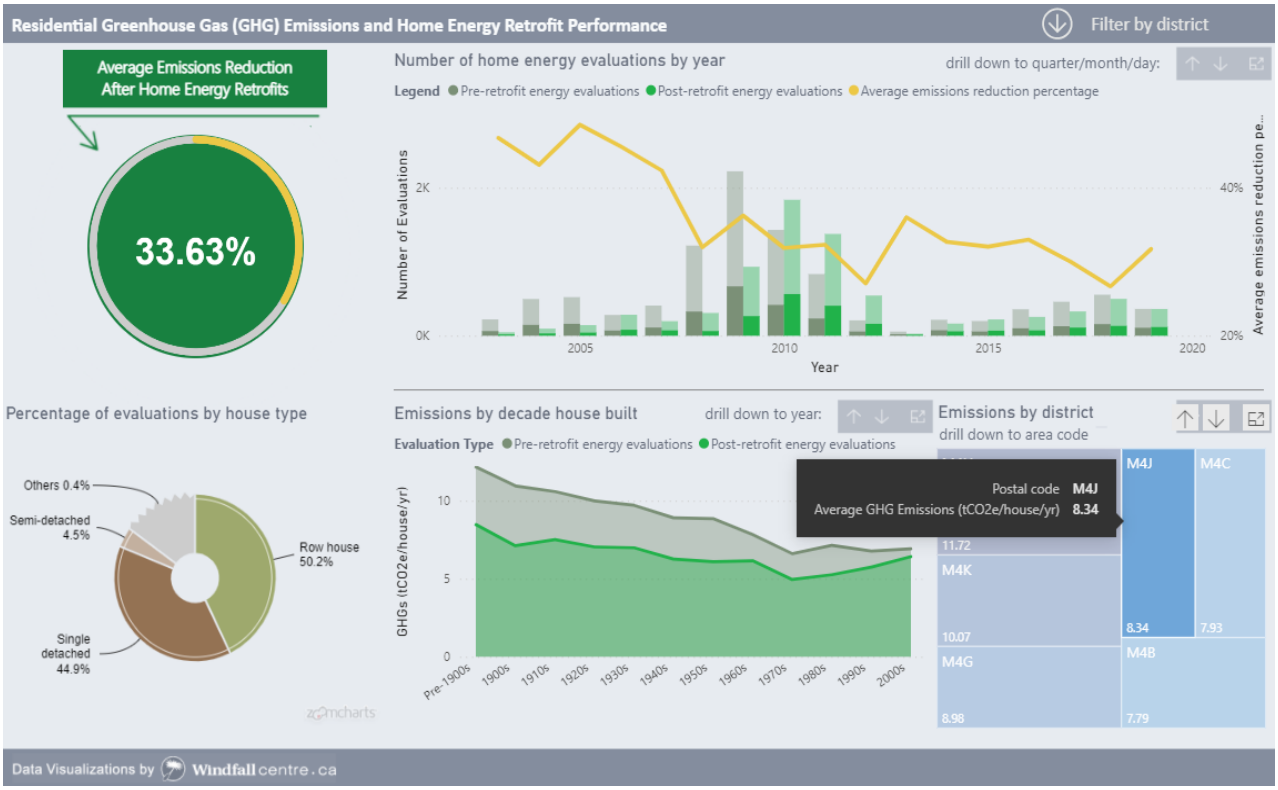
Phin Park in the Pocket neighbourhood

3.0 DEFINING BASELINE GREENHOUSE GASES (GHG) IN THE POCKET

With a goal of becoming a net zero community, it is important to understand the baseline greenhouse gas (GHG) emissions that originate in this neighbourhood, particularly from the building, waste and transportation sectors. The following sections attempt to define the baseline conditions. The statistics presented herein are valid at the time of publishing this report but are subject to change.

3.1 Residential Sector

According to the City of Toronto, 58% of the City's GHG emissions are generated from buildings, of which 56% come directly from residential buildings. Within the M4J postal code area, which includes The Pocket neighbourhood, the average GHG emissions per home is 8.34 tCO2e per year. Environics data, obtained specifically for The Pocket neighbourhood, reports that almost 67% of homes in the neighbourhood use natural gas to heat their homes, (which is the primary contributor of GHG emissions from this sector) followed by 10% which heat their home with electricity. The remaining homes use either oil, wood or alternative energy sources for heating. In addition, 75% of homes were constructed prior to 1961 which suggests that many homes do not meet the more stringent energy requirements in today's building code. Approximately 10% of homeowners in the neighbourhood have completed a home energy audit but only 6% have implemented any of the recommendations received through the audit process. The City has determined that residents who completed the recommended home energy retrofits were able to reduce their emissions on average by 33.63%.



The following baseline statistics from Environics (2020) provide insight into how homes in The Pocket neighbourhood are currently faring with regard to relevant behavioural actions, and how they compare to the rest of the City. As this data suggests, Pocket homeowners are generally above the City average in terms of home action, although there is still a long way to go to becoming net zero.

Table 1 - Green Living Behavioural Statistics for The Pocket Neighbourhood

Action	% of Pocket Residents Who Have Implemented	City-Wide Average
Use LED bulbs	27%	21%
Have a programmable thermostat	60%	40%
Utilize the programmable settings	51%	29%
Watered lawn in summer	23%	17%
Watered flowerbeds, trees, shrubs and/or vegetables in summer	44%	24%
Have low flow showerhead	67%	59%
Have low flow toilet	52%	56%
Use a rain barrel or cistern	12%	7%

(Source: Environics, 2020)

3.2 Transportation Sector

The second largest contributor of GHG emissions within the City is the transportation sector which accounts for 36%. Of that 36%, 73% is generated by passenger vehicles. Within The Pocket neighbourhood, 36.7% of residents travel to work by car and 45.5% of residents rely on public transportation to get to work. There are currently three public on-street EV charging stations in the neighbourhood (two on Jones Avenue and one on Chatham Avenue) that each provide capacity for two vehicles to charge at a time. There are also several existing Bike Share stations close to The Pocket neighbourhood, including: on Blake Street, Danforth Avenue, Donlands Avenue, and Mount Joy Avenue, and bike lanes on Danforth, Greenwood, Chatham, and Jones Avenues.

According to the 2016 Transportation Tomorrow Survey, conducted by the City of Toronto, approximately 36% of households in Ward 30, where The Pocket neighbourhood is located, do not own a car. Given this statistic and the fact that there are approximately 1361 households in The Pocket, that means there are at least 871 cars. Assuming all of these vehicles are gas-powered and given the City's 2030 target of achieving 30% of registered vehicles being electric, that means approximately 260 cars would need to be replaced with electric options in the next eight years. While there are a few households that already own electric vehicles, for the purposes of this exercise it is assumed that all of the vehicles are gas-powered.

3.3 Waste Sector

The waste sector contributes about 7% of GHG emissions in the City of Toronto; this includes both organic and inorganic waste. Further details about waste practices by City Ward, or postal code, were not available at the time of writing this report. The Conference Board of Canada (CBC)[1] calculated national and provincial waste generation estimates from 2006 to 2012 which could be used as a surrogate for The Pocket. According to the CBC, in 2012 Canadians generated 720 kg of waste per capita, with Ontario residents generating slightly less than the national average at 673.4 kg/capita, or approximately four pounds of waste per day per person.[1] Environics data provides a range of statistics related to residential behaviours related to specific waste activities, including composting of kitchen and yard waste as well as disposal behaviours for a wide range of hazardous waste materials (e.g., medical waste, paints/solvents, batteries, electronics, etc.).

With respect to composting habits, 69% of Pocket residents compost kitchen waste and 53% compost yard waste. 86% of residents who have access to municipal composting programs regularly use it. For the hazardous waste materials tracked by Environics, The Pocket neighbourhood performed the same, or better than the City-wide average when it comes to using proper disposal methods for batteries, medication, and paints/solvents. All efforts to minimize waste, and by association, consumption habits, will go a long way to help achieve net zero targets.

[1] 1. Conference Board of Canada, https://www.conferenceboard.ca/hcp/provincial/environment /waste.aspx#: ~:text= On%20average%2C%20 Canada%20generates%20720%20kg%20of%20waste%20per%20capita

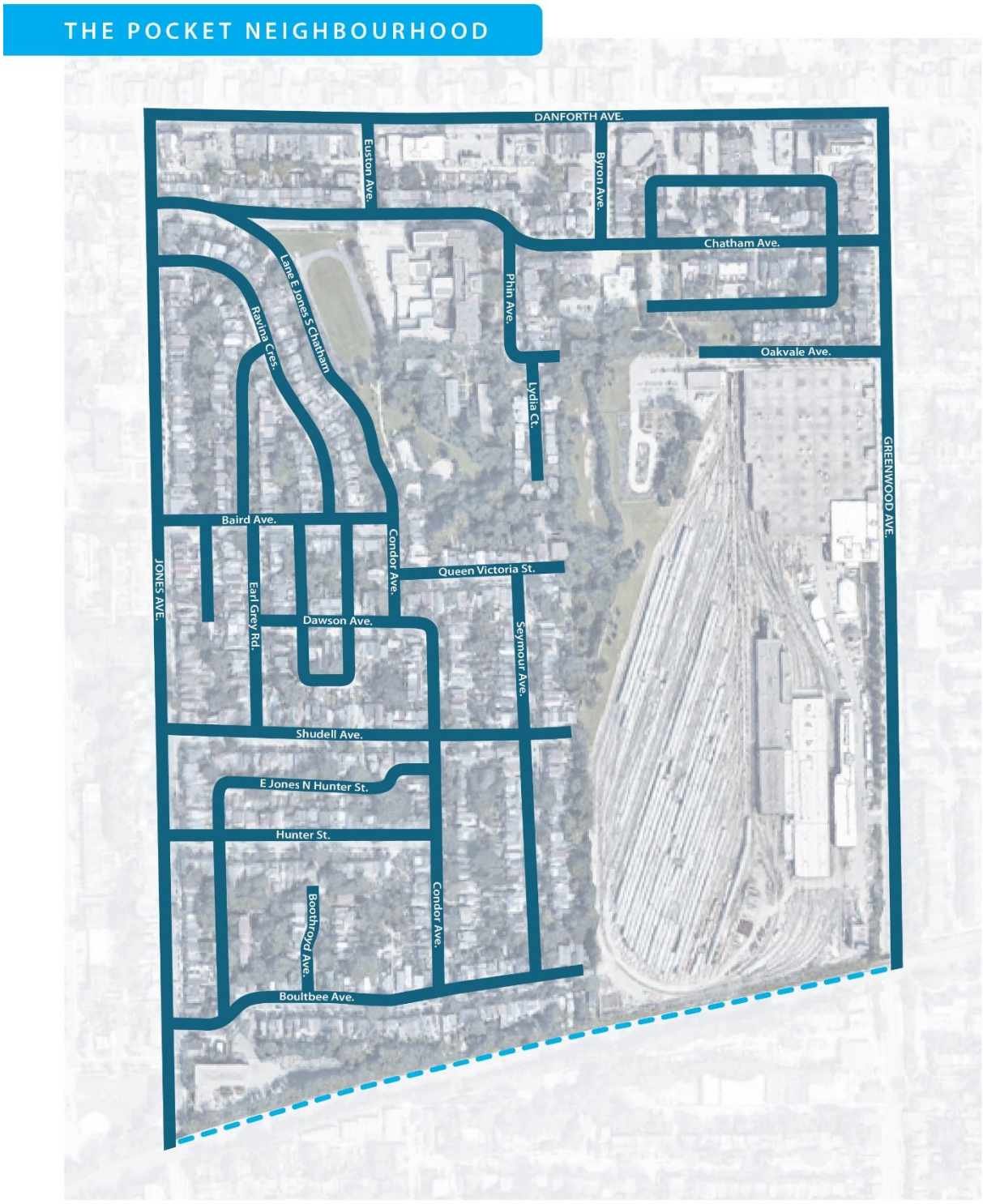


Figure 1 - The Pocket SNAP Neighbourhood, City of Toronto

Table 2 - Neighbourhood Profile

Area	53.85 hectares
Land Use	Medium Density Residential – 50% (26.8 Ha) High Density Residential – 2% (0.9 Ha) Recreational/Open Space – 8% (4.6 Ha) Railway – 27% (14.4 Ha) Institutional – 6% (3.2 Ha) Commercial – 4% (2.1 Ha) Roads – 3% (1.8 Ha)
Population	3,466
Diversity	33.3% visible minorities 29.8% immigrants Most common visible minorities - South Asian 12.0%, Chinese 11.4%, Black 6.7%
Housing	1,361 total households Own 69.1% and Rent 30.9% Houses 56.8% (773) Single-detached house 23.1% (315) Semi-Detached house 27.8% (378) Row House 5.9% (80) Apartments 42.8% (583) Low-rise 37% (505) Detached Duplex 5.7% (78)
Median Age	49 years
Average Household Income	$127, 809
Employment Rate	72.3% Top 3 occupations: Social Science, Business and Finance, Sales and Service
Transportation	% of residents who travel to work by: Public Transit (45.5%) Car (36.7%) Walk (4.92%) Bicycle (7.69%)

(Source: Environics 2020)

A Look Back at the History of The Pocket Neighbourhood

In the early 1900s, The Pocket neighbourhood was home to a substantial brick yard in the present-day location of the Greenwood TTC Yard. At that time the brick industry was changing, from small, family run businesses into large scale manufacturing operations involving multiple manufacturers simultaneously in one quarry. The Greenwood brickyards relied on blasting to remove blue clay and shale from deep pits and the residents in The Pocket neighbourhood were upset by the noise and the danger these activities posed.

Other development activities in the early 1900s also helped to shape The Pocket neighbourhood. Construction of the streetcar line along Danforth Ave spurred new housing development and by 1911 the lands east of Jones and south of Danforth Ave were being subdivided and sold off to speculators. By 1912 Ravina Crescent had been completely built out with typical brick homes being sold for around $2,400 with a $200.00 down payment. The Pocket neighbourhood was originally known at Eastmount subdivision, but over time use of that name gradually disappeared.

In 1925, Eastern Commerce Collegiate Institute was built on Phin Avenue in The Pocket. The school was focused on training future entrepreneurs and business hopefuls. Eastern Commerce Collegiate closed in 2015, and the school is now home to Kapapamahchakwew – Wandering Spirit School.

During the Great Depression many of the homes in The Pocket were divided into flats or used as rooming houses to help the many homeowners who had lost their jobs, make ends meet.

From the mid-1930s to around the early 1950s, the decommissioned brick quarry in The Pocket was being used as a large municipal dump, known as Harper's Dump. Local residents complained of foul smells and excessive flies and rats that were attracted to the garbage. Property values fell as a result of the conditions and many residents moved out of the area.

In the late 1990s the area began to transition as younger professionals started buying and fixing up properties in the neighbourhood. In the early 2000s, The Pocket name was established, and the first Pocket newsletter was circulated in 2003. The neighbourhood has continued to thrive over the last two decades and is now a close-knit community with a lively social scene, with neighbours who care deeply about one another and who share a deep interest in many social and environmental issues.

Source: https://leslievillehistory.com/exploring-the-pocket-and-south-to-the-railway/

Ravina Crescent

Eastern Commerce Collegiate

Harper's Dump

4.0 COMMUNITY SUSTAINABILITY INITIATIVES IN THE POCKET

The Pocket neighbourhood has a very active Pocket Community Association (PCA) which has cultivated a strong and engaged neighbourhood since it was created in 2012. The PCA's mission is to promote a strong, vibrant, walkable, livable and safe community; to empower residents of the neighbourhood through community involvement; and to liaise with local officials and organizations on behalf of The Pocket community.

PCA Objectives:

- To increase community engagement and connections between neighbours
- To be non-partisan and inclusive of diversity in The Pocket
- To engage members of the community in issues specific to The Pocket and Toronto-wide
- To participate in planning that affects the residents of The Pocket
- To foster a safe, secure community
- To enhance the beauty of the neighbourhood
- To promote development that reflects the values and character of the neighbourhood
- To be a credible, powerful, and representative voice for The Pocket
- To promote and foster ecological sustainability

The PCA has conducted extensive engagement with the community over the years through resident surveys, personal discussions, and through feedback at the annual general meeting and other community events. The priorities and interests of the community have been identified and the PCA is now working with volunteers from the community to implement a number of these "Pocket Dreams". At any given time, The Pocket has about 35 to 40 active volunteers, a small number of whom perform the bulk of the work of the Executive and its Committees, including the Pocket Change Project. The following sections describe several of the key initiatives being led by the PCA and its working groups as well as highlighting the City's interest in the work this community is leading.

4.1 Pocket Change Project

The Pocket Change Project is a committee of the Pocket Community Association and involves neighbours working together to reduce the carbon footprint of individuals and the broader neighbourhood. The committee is undertaking the Pocket Change Project with an aim to becoming a "net zero" or carbon neutral community, with a focus on home retrofits, sustainable transportation, neighbourhood greening, and community engagement and awareness.

With respect to home retrofits, the committee has launched the transformative Changemakers group and retrofit coordination service. The Changemakers are homeowners in The Pocket working together through the Pocket Change Project retrofit coordination service while they retrofit their houses to reduce energy consumption, reduce natural gas use, and significantly reduce carbon emissions. The Project brings Changemakers together to share information and experiences, raise questions, and solve problems.

The Pocket Retrofit Coach and Registered Energy Advisors are available to guide homeowners through the retrofit process. Through development of a personalized Retrofit Roadmap and the community-based support that the Pocket Change Project provides, homeowners receive expert advice and can move forward on their green renovation projects more quickly and with greater confidence.

In 2022, the Project formed the Sustainable Transportation Working Group. It aims to cultivate a sustainable transportation ecology in The Pocket to make it easier, safer, and more enjoyable for people to choose lower carbon modes of transport in support of the City of Toronto's Net-Zero Transportation goals. It supports, promotes, and advocates for green transportation options in and close to The Pocket, including EVs, bikes and e-assist bikes, car shares/car rental programs (as an alternative to car ownership), transit and walking. The group works on new infrastructure in The Pocket to support sustainable transportation (e.g., bike parking, on-street EV charging stations), and monitors and participates in sustainable transportation advocacy issues and initiatives affecting The Pocket and surrounding area.

The Pocket Change Project Committee is committed to sharing knowledge with Pocket residents, and other community groups in the City and beyond to help accelerate the transition to a low carbon future. The Committee organizes webinars and in-person educational sessions, an annual Eco Fun Fair, and other events. See the Residential Retrofits section for more information on the Pocket Change Project retrofit coordination service and Changemakers program.

4.2 Phin Park and Greening Committee

Greening The Pocket has been a common theme in the neighbourhood's activities for many years, and this committee was formed even before the Pocket Community Association was established. Initiatives have included development of the pollinator garden in Phin Park, active promotion of trees for front yard planting, and a current focus on removal of invasive plants from The Pocket's public green spaces and household yards.

Phin Park garden clean up and pollinator garden planting event in June 2023

5.0 NEIGHBOURHOOD SELECTION AND KEY DRIVERS

The Pocket neighbourhood was selected based on a screening process led by TRCA, in collaboration with a team of ten City of Toronto Divisions. In addition to identifying alignment of urban renewal priorities of the City and TRCA, the process also considered community readiness.

To date, TRCA has received numerous requests from communities across its jurisdiction to develop a SNAP Action Plan for their respective neighbourhoods. The number of these requests has far exceeded TRCA's capacity to lead. In response to this situation, TRCA decided to test a SNAP in a neighbourhood where an existing community group could take on some of the roles that TRCA would typically lead throughout the planning process, such as the robust public engagement component, and where the community group was already engaged in local action that aligns with SNAP objectives. The neighbourhood selection team identified The Pocket as a suitable pilot community because it has an active and enthusiastic community association with strong leadership, committed working groups, demonstrated ability to organize and implement projects and programming, and a strong track record of advocating on behalf of their community. Additionally, the community association has already identified and begun working on several key sustainability initiatives that TRCA could contribute to and help advance.

The SNAP will contribute to the ongoing community activities by:

- Conducting a thorough 360 community engagement process to support the understanding of community perceptions and priorities, and enriching the ideas for action
- Recommending refinements and support for ongoing activities, based on community perceptions, ideas, and priorities
- Identifying projects or programs not being addressed by the current neighbourhood activities as potential new initiatives

The SNAP planning process is always community-focused, using both a top down and bottom-up approach, and always depends strongly on collaboration and co-design with the local community. However, the Pocket pilot was unique in that certain aspects of the planning process were led by community leaders from the Pocket Community Association and the Pocket Change committee. These volunteers were able to employ their connections to, and influence in the neighbourhood towards implementing significant components of the outreach strategy and in providing significant contributions to the preparation of this report.

The rationale behind this pilot approach was to examine the possibility of expanding the reach of the SNAP program model to more neighbourhoods by drawing on the skills, expertise, and leadership of community representatives.

A summary of key technical drivers that informed neighbourhood selection include:

- **Greenhouse gas emissions (GHG):** With a mostly un-renovated building stock, developed in 1910-1915, the neighbourhood offers significant potential to reduce GHGs from residential and institutional buildings. The many environmentally minded homeowners present an opportunity to try revolutionary approaches to achieve ambitious targets.

- **Suitable conditions for low-impact development (LID) for stormwater management:** The neighbourhood soil permeability and depth to groundwater offer suitable conditions to manage stormwater on site through LID approaches on public and privately-owned land. Implementing LID in technically suitable areas across the city to infiltrate, retain and evapotranspirate rainwater, will support Lake Ontario's Health and will help to prepare for the impacts of increased rainfall anticipated from climate change. It is expected that the maximum daily rainfall in Toronto will be 166 millimeters in 2040, compared to 66 millimeters in 2009.

- **Limited open space and urban forest:** The neighbourhood has a low rate of green space per capita, compared to the rest of the city and a medium-low urban forest cover. The neighbourhood offers an opportunity to demonstrate innovative approaches to achieve open space, habitat, and urban forest goals within limited available space.

- **Heat stress:** According to the City of Toronto's ground surface temperature mapping, some areas of the neighbourhood are impacted by heat stress, which will be exacerbated with climate change. According to Toronto's Future Weather and Climate Driver study (SENES, 2011), by the end of the century Toronto is expected to warm by 5°C, leading to more variable extreme weather. It is anticipated that by 2040 the maximum daily temperature will be 44°C (compared to 37°C in 2009). In 2040, the city will experience an estimated 66 days a year of temperatures above 30°C (compared to 20 days in 2009), and the number of extended heat waves in the year is expected to quadruple those experienced in 2009.

TTC Oakvale Greenspace – Future home of the Pocket Tiny Forest

Spotlight on the Climate Emergency and Need for Net Zero Emissions

Source: Excerpts from Transform TO Net Zero Strategy, Attachment C Technical Report, November, 2021 and TransformTO: Critical Steps for Net Zero by 2040, Staff Report, November, 2021

Climate change is the greatest long-term global challenge that human society is facing. It is particularly complex because it occurs over a long time-scale, has variable impacts globally and spatially, and requires rapid and radical changes to our energy, society, and economic systems. Human-induced climate change poses risks to health, economic growth, public safety, infrastructure, livelihoods, and the world's biodiversity and ecosystems. As local and global greenhouse gas (GHG) emissions increase, the Earth continues to warm at an unprecedented rate. In December 2015, the Paris Agreement was adopted at the COP21 by 197 countries. This legally binding intergovernmental treaty on climate change set a goal to limit global warming to well below a 2°C, and preferably to a 1.5°C increase, above pre-industrial levels. However, current global GHG emissions are not on a trajectory to meet these goals.

Given the urgency for immediate and deep cuts in GHG emissions…Mayor John Tory and the Toronto City Council voted unanimously in October 2019 to declare a Climate Emergency "for the purpose of naming, framing, and deepening our commitment to protecting our economy, our ecosystems, and our community from climate change." The Climate Emergency Declaration endorsed a new target to achieve net zero GHG emissions before 2050, in efforts to align with limiting global average temperature rise to 1.5°C. By declaring a climate emergency, governments at all levels are signaling that the situation is dire and urgent. In November 2021 the City revised its net zero strategy to be even more ambitious by adopting a new net zero target date of 2040 – 10 years earlier than originally planned.

By 2050, cities are expected to comprise two-thirds of the global population. The manner in which land-use, urban expansion, construction, buildings, and infrastructure are designed and built will be key determinants for reaching net zero and adapting to climate change. According to the International Panel on Climate Change, global GHG emissions from buildings will need to be 80 to 90% lower, energy use for transportation will need to be reduced by about 30%, and renewables will need to supply 70 to 85% of electricity. In addition, improvement of green urban infrastructure, the use of nature-based solutions, and effective land-use planning regulations and policies will be required. Cities will be key implementers of climate action strategies.

Net zero means zero. Net zero emissions are achieved when decarbonization reduces GHG emissions to as close to zero as possible, and any remaining human-driven emissions are balanced out by an equivalent amount of carbon removals. Carbon removals are achieved through carbon sequestration, which focuses on restoring natural systems (including vegetation, land, soil) or direct air capture and storage technology. Achieving net zero emissions is also referred to as carbon neutrality.

The Pocket SNAP Action Plan supports direction set out by municipal strategies regarding reduced greenhouse gas emissions and climate resilient, low-carbon solutions through integrated projects on public and private lands. The Action Plan recommendations will focus on mitigation and adaptation initiatives to help address climate change impacts on the neighbourhood, its buildings and infrastructure, as well as its natural systems.

6.0 SHARED SUSTAINABILITY THEMES

Through the technical analysis and robust staff and community engagement that were completed as part of the action planning process, five sustainability themes that reflect the flavour of The Pocket community and the vision of the Action Plan were identified. These themes are based on local sustainability priorities, community interests, and technical objectives. Each theme characterizes a specific environmental or social focus. Within each theme, a set of guiding principles and indicators have been identified (see Table 3); collectively, these themes, principles, and indicators have guided the development of the Pocket SNAP Action Plan. These themes will also inform the design of specific projects and initiatives that are carried out under this plan moving forward, with each project or initiative striving to integrate as many themes as possible. Detailed theme descriptions are included in Appendix A. A series of key outcomes for each of the five themes has also been identified in Section 10.0 of this report. These outcomes, or anticipated changes over time, will be used to measure impact and track success over the life of the Action Plan.

Figure 2 - The Pocket SNAP Action Plan Sustainability Themes

Table 3 - Sustainability Themes, Guiding Principles, and Indicators

Sustainability Themes	Guiding Principles	Indicators
Ecological Health	• Improve **habitat & connectivity of greenspaces** • Manage **stormwater** sustainably • Enhance/develop **green streets and paths** that connect and wrap around the community • Improve **park infrastructure** and **create additional accessible greenspace**, integrating human enjoyment with nature needs	• Urban forest • Biodiversity, habitat • Stormwater management
Environmental Consciousness	• Support **home and building retrofits** • Support **renewable energy, district energy** • Develop **accessible/communal EV charging** • Manage **waste** sustainably • Develop opportunities for **gardening, permaculture, food production** and **sharing** • Develop and encourage **sustainable transportation options**, including bike lanes, walkability and transit use	• GHG reduction / net zero • Water efficiency • Waste management • Transportation mode split (% walk/cycle/drive)
Social Consciousness	• Support **community connections** (neighbourly spirit, local artists shops and restaurants) • Support **equity and inclusion** (of all ages and abilities, cultural and religious, Truth and Reconciliation) • Support the **spirit of sharing** (local services, resources, expertise, spaces, food, etc.) • Support **community events and gatherings** (community-building events, such as eco fairs, street sales, parades and neighbourhood-wide parties)	• Community cohesion and inclusion • Representative civic engagement • Hyper local movement
Unique Character of The Pocket	• Maintain the **"Pocket Feel", green and serene**, an escape from the busy-ness of life • Support The **Pocket's sense of community togetherness** • Maintain **safe and quiet streets** (no 'through' streets) • Enhance and celebrate **Hastings Creek**	• Community ownership • Local identity and pride • Sense of place
Arts and Culture	• Implement **more public art/murals** • Support **local artists** • Support **indigenous artists** • Use local, public **art to tell a story** (history of The Pocket, natural features, Truth and Reconciliation)	• Local art • Sharing culture

7.0 THE SNAP GOVERNANCE MODEL

The Pocket SNAP was initiated and developed using a highly collaborative approach to foster co-design and co-ownership of the Action Plan among key stakeholders and the community. Driven by a cross-section of priorities, the SNAP governance model allows for the identification, exploration, and implementation of shared solutions.

The project was guided by a Project Management Team (PMT) comprised of staff from TRCA, City of Toronto (Environment and Climate, Toronto Water, Parks Forestry and Recreation, and Transportation Services), and Toronto Community Housing Corporation. The Pocket Community Association and its Pocket Change Committee also played an integral role on the project management team given their knowledge of local issues, close connections with Pocket residents, and their ongoing focus on specific community initiatives that align with the Action Plan objectives. The Home Retrofit, Sustainable Transportation, and Pocket Plus working groups were established to coordinate the involvement of these project teams with the SNAP project. Figure 3 illustrates the project management and governance structure.

Figure 3 - Project Management and Governance Structure

8.0 THE ACTION PLAN CO-DESIGN PROCESS

The SNAP planning process puts an emphasis on community engagement and co-creation of an Action Plan with shared outcomes, including measurable environmental improvements as well as community health and well-being benefits. The three-phased approach has been well-tested and proven through previous SNAP projects and is comprised of various elements, including achievement of adequate baseline understanding through rigorous technical analyses; incorporating meaningful engagement of local neighbourhood, government, and agency staff and implementation partners; identifying motivating themes and key projects to guide and anchor the plan; building community excitement through implementation of quick-start projects; and delivering a conceptual level Action Plan. Further details of the SNAP Action Planning Process are illustrated in Figure 4.

Meaningful community and stakeholder engagement is central to the action planning co-design process. While the PCA has completed extensive engagement over the years, SNAP engagement activities aimed to refine, or identify new local top of mind issues and motivating interests, shared plan objectives and projects and to invite involvement in early on-the-ground projects, build longer-term relationships, and facilitate capacity building to help support the action plan implementation. Overall, the PCA has created a community that is receptive to the SNAP objectives, they provided integral support throughout the action planning process, and will help collaborate with the SNAP team to identify implementation priorities over time.

Health restrictions related to the COVID 19 pandemic dictated the need for the majority of community engagement to take place in virtual and/or distanced events. Despite these restrictions, all engagement activities were very well attended with substantial participation from the community. A selection of the engagement highlights is presented below. Workshop summaries and detailed engagement results are available under separate cover.

Figure 4 - Action Plan Co-Design Process

Key Engagement Highlights

The TRCA SNAP team, with immense support from the PCA, hosted extensive engagement throughout the action planning process. The PCA was instrumental in helping to promote and communicate SNAP activities to residents and stakeholders using their existing subscriber network, by assigning their street captains to deliver flyers, and through their marketing resources, including graphic design services, social media and website communications. Both the PCA Executive and its Pocket Change Project Committee provided content to support presentations, helped present information at the workshops and helped to moderate various group activities.

Two multi-stakeholder workshops were designed and hosted by the TRCA SNAP team in May and November of 2021 to bring residents, City staff from multiple divisions, and local stakeholders together to co-design a shared Action Plan for The Pocket neighbourhood. The first workshop was attended by 110 people and focused on exploring the past, present, and future of The Pocket, and identifying motivating themes and integrated project ideas. A total of 52 people attended the second workshop which was designed to confirm emerging directions, and receive input, gain alignment, and identify next steps for a number of key initiatives. Highlights of the creative co-design workshops included:

- **What I Love/What I Wish** – designed to have participants identify locations of importance in the neighbourhood, both current gems as well as priorities and vulnerabilities.
- **WOW/2050 Cover Story –** Designed to uncover what excites residents and stakeholders in The Pocket and to inspire participants to imagine what the future of The Pocket could look like in the year 2050 through top news stories and news makers. Outcomes helped reveal local values, hopes and dreams for the future, as well as perspectives that might not have otherwise been considered.
- **TCHC Engagement –** The SNAP team met with TCHC staff, interviewed resident champions and administered a resident survey to gain a better understanding of residents' interests and priorities with respect to energy efficiency, community programming, special projects and other elements of their housing complex and surrounding grounds in order to help identify potential actions and projects for implementation.

In addition to the two community workshops, the SNAP team held broad engagement over the course of project with the local Councillor, TCHC staff and tenants, and City staff from Environment and Climate, Water, Parks Forestry and Recreation, Transportation Services, StreetArt TO and the Circular Economy and Innovation Divisions. The SNAP team also communicated the public engagement results to the TTC, through the City's point of contact for the Institutional Working Group and through the TTC's Community Relations team. Several one-on-one meetings were also held with community stakeholders to identify organizational priorities, barriers, concerns and wishes.

9.0 THE POCKET SNAP ACTION PLAN

The Pocket SNAP is a comprehensive action plan for advancing neighbourhood sustainability that integrates local community interests and sustainability objectives under the overarching theme of "green, serene and working to become a net zero neighbourhood".

The Action Plan, as shown in Figure 5, is organized around four key action areas, including Greenspace Revitalization, Rainwater, and Biodiversity; Sustainable Buildings; Streetscape Improvements; and Community Enrichment. Each action area is associated with one or more signature projects which were identified throughout the planning process based on technical concerns, community feedback, and stakeholder priorities. Signature projects are designed to integrate the principles and objectives from several of the shared sustainability themes and will demonstrate how multiple co-benefits and diverse neighbourhood-wide objectives can be achieved. Each action area may also support other smaller-scale initiatives in addition to the signature projects.

This report represents a high-level summary of the numerous recommended initiatives and actions that were identified during the action planning process with the intent that these recommendations be implemented over a 5 – 20-year time horizon. Each of the recommended initiatives will need to be scoped at a more detailed level to determine feasibility, costs, priority, etc., and further engagement with the community and local stakeholder groups will be encouraged to support idea refinement. A summary of all recommended actions is included in Appendix 2.

Supporting COVID-19 Recovery Through a Greener, Healthier Neighbourhood

The global COVID-19 pandemic has had far reaching impacts. The need to physically distance, and even isolate at times, underscores the value of local green space in helping to provide physical and mental relief and the importance of neighbourhood connections. The SNAP Action Plan supports neighbourhood health and resilience, and together with City and PCA, seeks to support COVID-19 recovery through:

- Supporting physical and mental health through increased opportunity for active lifestyles
- Increasing local high-quality greenspace and opportunities to connect with nature
- Providing alternative outdoor transportation options through a safe and active transportation network
- Increasing opportunities for improved neighbourhood connections and relationships, check-ins, extra help

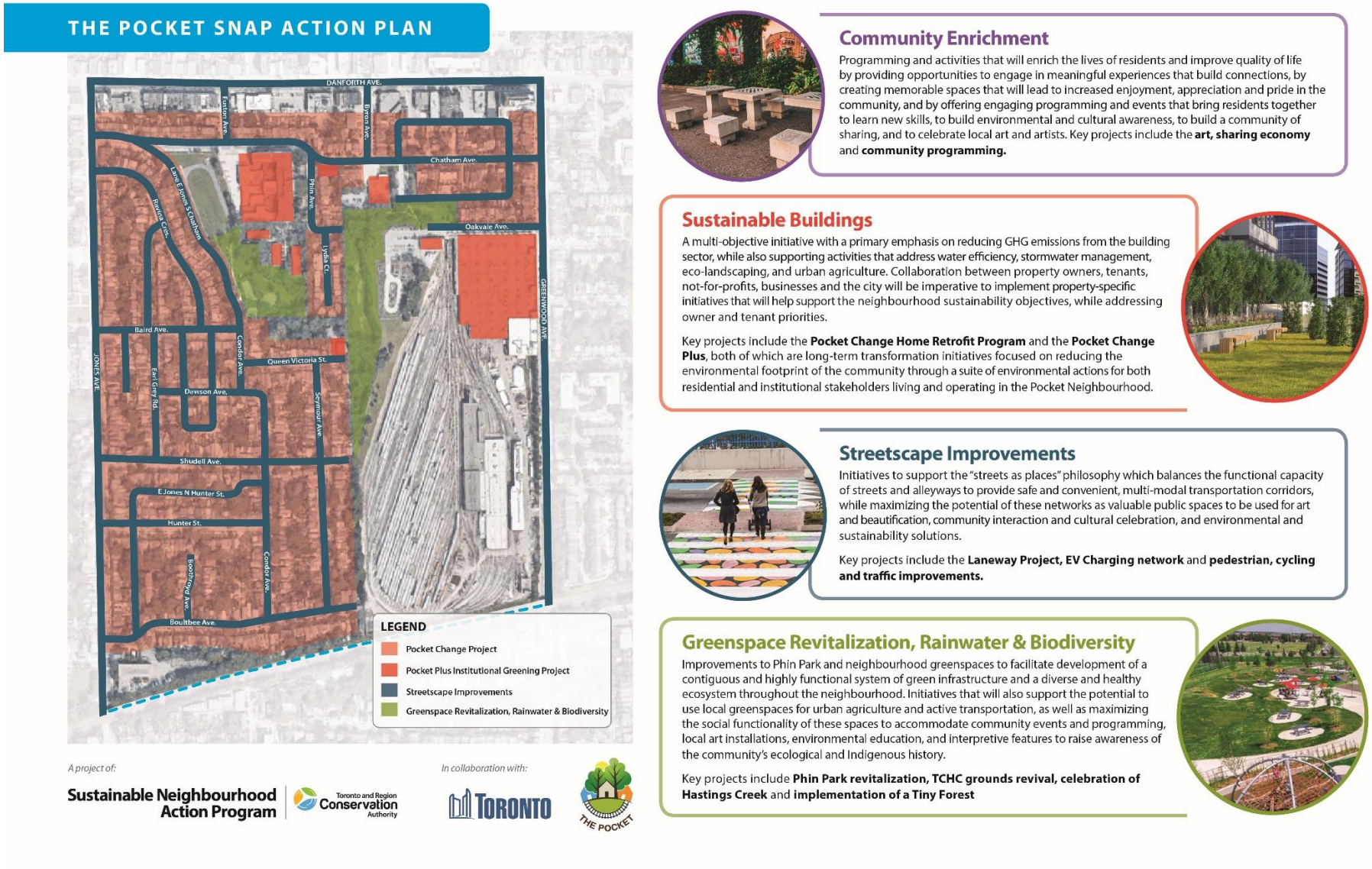


Figure 5 – The Pocket SNAP Action Plan Map

10.0 ACTION AREA ONE: GREENSPACE REVITALIZATION, RAINWATER, AND BIODIVERSITY

Phin Park, the designated off-leash dog park, TTC Oakvale Green Space, and the Oakvale Green Community Gardens are much loved and well-used community spaces. Collectively, these areas comprise a well-connected green oasis in the neighbourhood. Residents and community groups use these spaces year-round to connect and celebrate with neighbours, exercise, walk their dogs, commute from A to B, experience nature, grow food, and partake in community programs. In addition to providing these social functions, these spaces are critical for supporting a diverse ecosystem and healthy green infrastructure. They can also contribute to reducing GHG emissions community-wide. The community's interest is to enhance these assets through increased opportunities for social engagement and gatherings, by improving upon and expanding the level and quality of biodiversity, and by applying intentional placemaking techniques which facilitate meaningful interactions for visitors. The community's vision for a healthy and thriving green neighbourhood begins with enhancements to these green spaces, combined with enhancements to personal green spaces (e.g., residential yards), which in turn will support a contiguous and highly functional system of green infrastructure throughout the neighbourhood. Figure 6 illustrates the broad range of recommended initiatives that support this action area.

10.1 Phin Park and Community Greenspaces

Phin Park, located in the heart of the neighbourhood, is approximately 0.5 ha in size and contains a basketball court, playground, wading pool, games table, herb garden, and volunteer-run outdoor skating rink. The Park is used by individuals throughout the year for informal recreational purposes, but also by the community for formal celebrations, events and for the annual art-in-the park summer program. Residents view the park as a central hub for activity in the community and a cherished space that is enjoyed by all. Through SNAP and PCA engagement activities, the community expressed their interest in new amenities and programming, as well as ideas for improving biodiversity within the park and other neighbourhood greenspaces.

The lands immediately west of the Greenwood TTC Yard are formally known as the designated off-leash dog park and the TTC Oakvale Green Space. These lands are currently owned by the City of Toronto and managed by Parks, Forestry and Recreation. A separate MOU between the TTC and the PCA also exists which ensures that this "landscaped buffer" area is maintained for use by the community for recreational purposes. The dog park not only provides a space to exercise the family pet, but residents also view this space as a place to build friendships and connections with others in their community, and a place to appreciate nature.

The PCA's Phin Park and Greening Committee (PP&GC) is responsible for leading any greening initiatives in the community, for organizing nature-based, educational programming/installations, and for overseeing planning and implementation of projects that affect these greenspaces. The Committee has been very active and has a number of initiatives underway, including a native pollinator garden in Phin Park and ongoing seed distribution, development of a community herb garden, efforts to control

invasive species, working with homeowners to encourage native tree and shrub planting, working with the City and TRCA to identify other planting opportunities, and organizing Park clean-ups and planting events.

The Oakvale Green Space, which is located to the north and east of the dog park, is more of an area for passive recreational activities but also serves as an east-west throughfare for pedestrians travelling through the neighbourhood. The Oakvale Green Community Gardens, located at the east end of the Oakvale Green Space, is operated by a volunteer-based organization whose mission is to reimagine the use of a barren piece of land into a thriving, organic community garden and orchard which harken back to the land's original roots as an agricultural field. The gardens currently comprise 40 garden plots and seven perennial beds within the garden and surrounding open space. In 2010, an orchard was added to the site which now grows a selection of native and domesticated fruit and nut trees, in addition to berry bushes. The garden project has become an oasis for the 30+ members and the surrounding community.

The list of community inspired recommendations for the local greenspaces include:

Phin Park Recommendations:

- Revitalize existing playground to improve accessibility, offer environmental educational play and to modernize play experience
- Investigate opportunity for repurposed shipping container to accommodate indoor programming when needed, and to provide more storage for event and community supplies
- Implement wading pool repairs and improvements
- Assess the feasibility of implementing a fire pit or pizza oven to serve as a central social hub in the park
- Implement washroom facilities to support park users
- Establish a local farmers' market to support access to fresh, healthy food
- Implement additional seating and lighting for increased enjoyment and safety

General Greenspace Recommendations:

- Facilitate more events and programming in the green spaces to celebrate and encourage community connections (e.g., music jams, youth workshops, open air concerts, sports tournaments)
- Expand the number of communal gardening plots beyond what is currently available at Oakvale Green Community Gardens (e.g., fruit trees, edible shrubs, vegetable plots)
- Establish a fitness circuit along/ throughout the green spaces to provide fun, accessible exercise opportunities for all
- Secure art installations throughout the green spaces to create interest and beauty and to celebrate local Indigenous, natural, and cultural heritage
- Plant/replant pollinator gardens, native plants and trees for improved habitat improved biodiversity and better manage invasive species in both public and personal green spaces
- Implement a tiny forest for improved biodiversity and educational programming
- Create new green space with community amenities accessible to the public on roof of TTC yard

10.1.1 Recommended Actions

1. **Sustainable Neighbourhoods team (TRCA, City of Toronto, PCA) to create a working group with the City of Toronto, TCHC, and TTC, to advance the development of a comprehensive Greenspaces Master Plan which includes Phin Park, TCHC transfer lands, off-leash dog park and Oakvale Green Space.**

    - Funding for the Master Plan development should be shared and/or fundraised by the affected property owners, in collaboration with TRCA.
    - Master Plan should address guiding principles as stated in Table 3, and sustainability outcomes discussed in Table 4 in Section 10 and should consider the layout of key existing and proposed amenities and improvements (e.g., storage facility, farmers market, fire pit or pizza oven feature, washroom facilities, art installations, interpretive signage and more lighting and seating, etc.) should be considered while balancing community interests for open space to allow for unstructured activities/play. Enhancements to overall connectivity and ensure key linkages to the broader Danforth community and regional trail networks should be considered and should address privacy and security for adjacent landowners where appropriate.

2. **City's Parks, Forestry and Recreation division, informed by the Greenspaces Master Plan, condition assessments and funding considerations, to consider advancing state of good repair funding for Phin Park to advance:**

    - Repairs/upgrades to the existing wading pool
    - Replacement/updating existing playground equipment
    - Enhancement of biodiversity and habitat and interpretative signage
    - Other recommendations from the community as listed above

3. **TRCA to work with PCA, institutional property owners and the City of Toronto to enhance habitat connectivity and increase biodiversity across all neighbourhood open spaces (public and private) including:**

    - Tree and shrub plantings, creation of pollinator gardens and wildlife habitat improvements (e.g., bird boxes, bee hotels, etc.)
    - Opportunities should be informed by and complement the Greenspaces Master Plan identified in 10.1.1 above

4. **Sustainable Neighbourhoods team (TRCA, City of Toronto, PCA) to explore the potential to implement a Tiny Forest pilot project in The Pocket neighbourhood and to utilize the project to achieve:**

    - Increased awareness for the benefits of tree communities on watershed and human health
    - Educational opportunities through interpretive signage or as an outdoor classroom for local school groups and community organizations. Proposed locations are identified in Figure 6

5. **Sustainable Neighbourhoods team (TRCA, City of Toronto, PCA) to support green infrastructure and biodiversity through urban agriculture allowing for:**

    - Broader access to fresh, healthy food
    - Increased community building through enhancement and expansion of Oakvale Green Community Gardens (e.g., edible plants/bushes, garden plots, greenhouse, etc.)

6. **TRCA and PCA to explore opportunities to establish the greenspace system (public and private) as an environmental education space though:**

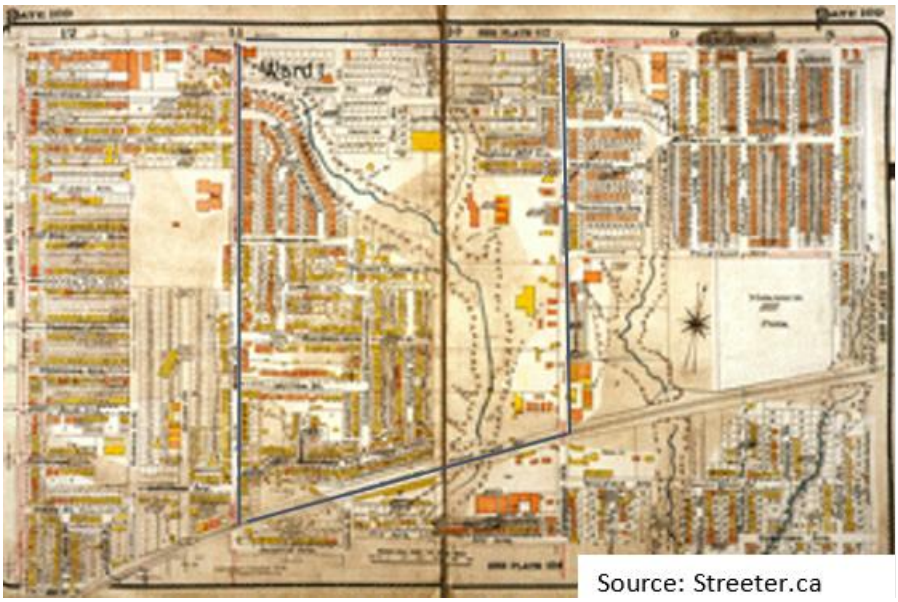
    - Implementation of attractive and engaging interpretive signage to educate and excite residents about a Net Zero Vision for the neighbourhood and to inform visitors about the unique ecological features and functions within these spaces
    - Development of educational programming/communications (e.g., webinars, hands-on workshops) to develop skills and knowledge related to native gardening, urban agriculture, invasive species management, fruit tree care, etc. and to encourage single family homeowners to adopt natural lawns and lawn care practices, to use native plants when gardening, to identify and control invasive species

7. **City to consider greenspace improvements that facilitate easier and expanded access to green space and that will encourage both passive and active uses that are designed for people of all abilities and ages (e.g., fitness stations, seating, etc.).**

TTC Oakvale Greenspace community garden

10.2 Celebration of Hastings Creek

This image from a 1924 topographical map shows the presence of Hastings Creek in The Pocket neighbourhood. The Creek, which originated north of Danforth Avenue, flowed in a south easterly direction through present day Phin Park, continuing south and east through the existing off-leash dog park area, south under the CN rail tracks and ultimately draining to Ashbridge's Bay on the Lake Ontario Waterfront. The aptly named Ravina Crescent, on the west side of the neighbourhood, follows the same historical alignment as the west branch of Hastings Creek.



Source: Streeter.ca

Resident reports suggest that sometime around the 1930s, the area was used as a local landfill (Harper's Dump), and the Creek began being filled with garbage. Until at least the 1950s, the Creek still flowed through the neighbourhood. In around the 1960s, the Creek was "buried" or piped to accommodate new development in the area, including the Bloor-Danforth Subway line.

The Creek's alignment through this neighbourhood partly explains why today there are no east-west through streets, and why the neighbourhood has developed that "pocket" feeling. While there are several physical markers located throughout the community, including the canoe installation in Phin Park, the canoe art installation at Danforth and Donlands, and the small footbridge in the off-leash dog park, each of which suggests a nod to the previously flowing Creek, this aspect of the neighbourhood's history is relatively unknown. Residents cherish the buried creek and want to learn more about its history. Many have expressed an interest in daylighting the Creek and bringing it back to its natural state although this initiative could prove to be physically challenging given the state of current development and infrastructure in the area. Having said that, the community would like to explore other opportunities to celebrate the Creek's history and to implement some interpretive elements to serve as physical reminders of where the Creek once flowed.

10.2.1 Recommended Actions

1. **Sustainable Neighbourhoods team (TRCA, City of Toronto, PCA) to explore interpretive art and placemaking ideas for key locations throughout the community to celebrate the history of Hastings Creek (e.g., at Phin Park pollinator garden, along Ravina Ave, at south end of off-leash dog park, at canoe sculpture at Donlands and Danforth).**

2. **Sustainable Neighbourhoods team (TRCA, City of Toronto, PCA) to investigate the potentia for Hastings Creek to be added as a regular walk on the local Lost Rivers Tours.**

10.3 Toronto Community Housing Corporation (TCHC) Grounds Revival

TCHC housing is centrally located in The Pocket neighbourhood on Phin Avenue, Chatham Avenue and Queen Victoria Street. The Phin Avenue complex is comprised of one low rise apartment building and several row house units, for a total of 34 rental units. An additional 21 units on Chatham and Queen Victoria are also a mix of low-rise, multi-unit buildings, and row houses. The Phin Avenue community is comprised of a mix of single residents (mostly in the apartment complex) and families and first-generation Canadians (as well as new Canadians) in the townhomes. While the complex, like many community housing developments, faces many challenges, TCHC residents share an overwhelming desire to implement initiatives that will foster a sense of community, safety, and inclusion for those living in the complex while also facilitating a stronger connection with the broader Pocket community. Residents are interested in seeing improvements made to their space, namely in the form of upgrades to the interiors (renovations, new appliances, paint, etc.) as well as improved security features (secure bike storage, secure windows, etc.). While energy conservation was not a priority for its own sake, residents expressed some interest in more education on this topic and noted that upgrading to energy efficient features would be appreciated.

Residents at 2 Phin Avenue have demonstrated an enthusiastic and collaborative spirit when coming together over shared interests, like the development and future fate of a community garden. The garden started out as an informal project by a few passionate residents. The garden has created an area of respite and peace for residents during the COVID pandemic and has helped to animate an otherwise under-utilized piece of land. Activity at the garden has also helped to deter some unwanted behaviour from occurring in this area. The garden's fate was recently placed in jeopardy by discussion of a land transfer arrangement between TCHC and the City, but through determination and collaboration residents were able to present an alternative solution to the City and were able to save the garden. The garden has now received formal recognition under the City's Community Garden program. The City has also agreed to provide some budget to residents to help support the future expansion of this much-loved project.

Through the SNAP engagement process, TCHC residents indicated a desire for revitalization of their outdoor spaces including an expansion to the existing community garden with opportunity for rainwater harvesting. Residents would love the opportunity to plant vegetables and grow food that is representative of their diverse cultures and would allow them access to safe, affordable, healthy food. Those interested in the garden also expressed interest in helping to take care of and maintain the garden. The sense was that it would be a valuable community asset, a place to connect with neighbours, and an opportunity to tend to one's own food and spend time outdoors.

Other suggestions noted by residents included creation of a meditation garden, the addition of a small orchard, increased benches for seating, more flowers, shrubs and trees, more spaces for wildlife, improved maintenance of community waste bins, parking lot re-surfacing and snow removal, provision of secure bike storage and programming for tenants, especially free classes or programs for families, adults or youth and those living with a disability, and free materials and training on how to grow food and flowers. Creating a greater sense of community, more connection and safe and enjoyable outdoor opportunities would greatly enhance the experience for the residents of 2 Phin Avenue.

10.3.1 Recommended Actions

1. **TCHC, in collaboration with TRCA, to develop a comprehensive Master Plan for the 2 Phin Avenue complex which considers:**

    - Resident suggestions for outdoor improvements and amenities
    - Expansion to existing community garden (e.g., vertical gardens, rainwater harvesting, community orchard, etc.)
    - Safety considerations (lighting, etc.) to encourage safe use of the outdoor spaces (e.g., at existing gazebo and community garden)
    - Proposed improvements in Phin Park and other green spaces

2. **TCHC, in collaboration with TRCA, to assess outdoor improvements, biodiversity enhancements, and urban agriculture opportunities at other TCHC properties in the neighbourhood.**

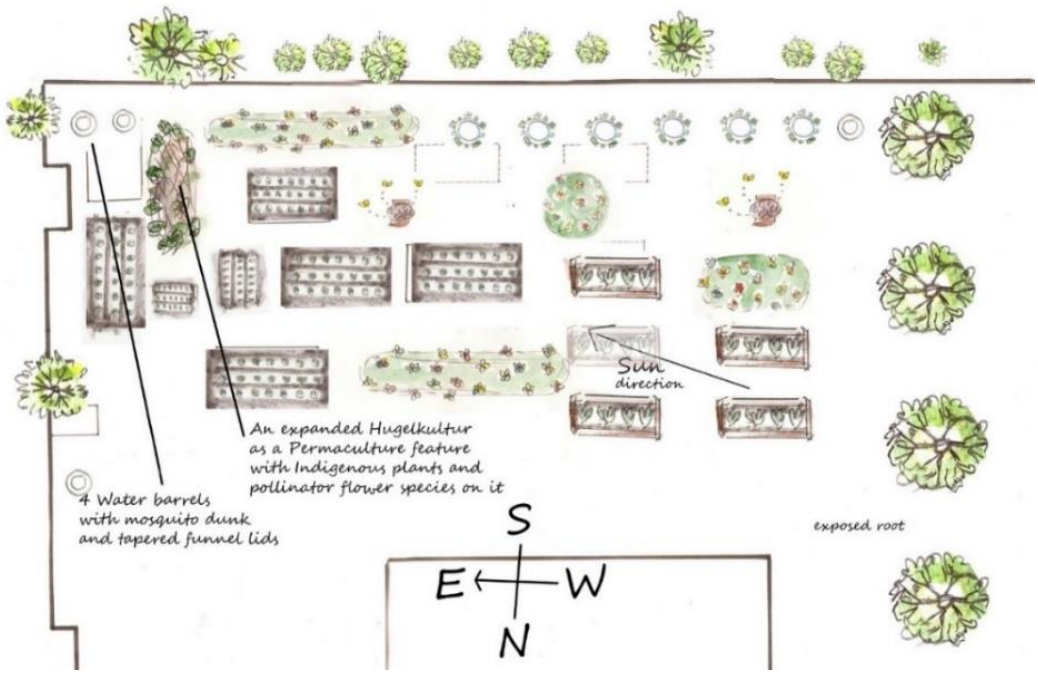
3. **TCHC, in collaboration with TRCA, to develop and deliver new educational programming related to climate mitigation and skills training, including, but not limited to:**

    - Orchard care
    - Urban agriculture
    - Horticulture

4. **City of Toronto to continue engagement with TCHC tenants as it relates to the transfer of TCHC property to City of Toronto, to develop a long-term plan for this transferred land to ensure community needs are met, including beautification, while not compromising TCHC tenant privacy and security.**

5. **TCHC, in collaboration with TRCA, to continue engagement with residents to develop a retrofit plan to identify:**

    - GHG reduction measures in the buildings
    - Interior upgrades that are needed to improve quality of life (renovations, new appliances, paint, etc.)



Source: A rendering by a TCHC resident to capture the residents' vision for an expanded community garden

10.4 Stormwater Management Improvements

Stormwater refers to rainwater and melted snow that flows over roads, parking lots, lawns, and other surfaces in urban areas. Under natural conditions, stormwater is intercepted by vegetation and then absorbed into the ground and filtered, and eventually replenishes aquifers or flows into streams and rivers. Later, part of this water is returned to the atmosphere in the form of evapotranspiration. In urbanized areas however, impervious surfaces such as roads and roofs prevent precipitation from naturally soaking into the ground. Instead, the water hits hard surfaces and runs off rapidly into storm drains, municipal sewers and drainage ditches which are diverted to local streams, rivers and lakes. As the runoff travels through these systems, pesticides, road salts, heavy metals, oils, bacteria, and other harmful pollutants are transported and end up in our streams, rivers and lakes. The sheer force and volume of polluted runoff causes increased downstream flooding risks, riverbank and bed erosion, increased turbidity, combined sewer overflows, destruction of aquatic habitat, infrastructure damage, and contaminated streams and rivers.

In order to mitigate the undesirable impacts of urbanization on watercourses and associated infrastructure, a range of stormwater management practices need to be implemented. More specifically, low impact development (LID) practices, which are a type of stormwater management control practice, are designed to preserve the natural hydrologic balance in newly developing areas or replicate it, wherever possible, in already developed areas. They can protect and enhance the quality of stormwater discharged to lakes and streams and reduce the volume and frequency of combined sewer overflows in older urban areas. LID practices can complement traditional stormwater management infrastructure such as storm drains, conveyance, and end-of-pipe facilities.

Within The Pocket neighbourhood, residents shared many ideas for how to improve stormwater management from simple solutions individuals can implement on their own property, to more complex solutions that require municipal funding and input. To date, the neighbourhood has no innovative stormwater management practices in place, other than the existing storm sewer network. A number of suggestions we heard from residents include:

- Install more permeable surfaces and less paving where technically and financially feasible and based on an assessment of community and environmental benefit (e.g., TTC parking lot, excess tarmac at École élémentaire catholique du Bon-Berger)
- Encourage more rainwater capture and retention where possible
- Implement more green streets and strive for stormwater solutions that are also beautiful (e.g., bioswales)
- Consider using rain gardens in areas that have flooding regularly
- Discourage grassed or paved lawns and encourage natural lawns as an alternative

10.4.1 Recommended Actions

1. **City to apply appropriate Green Street standards for all new road reconstruction projects in the neighbourhood where technically feasible and consider green infrastructure practices to improve stormwater management.**

2. **The City, in collaboration with TRCA to encourage institutional property owners to depave impervious surfaces where possible or direct runoff to permeable areas or to LID practices.**

3. **The Sustainable Neighbourhoods team should continue to generate awareness about the mandatory downspout disconnection program to alleviate strain on the City's stormwater infrastructure and offer DIY workshops to educate homeowners about proper downspout disconnection and rain barrel installation and maintenance techniques.**

An example of permeable pavement (LID) in the Pocket neighbourhood

Figure 6 - Greenspace Revitalization, Rainwater and Biodiversity Action Area Map

11.0 ACTION AREA TWO: SUSTAINABLE BUILDINGS

Within the City of Toronto, 57 per cent of GHG emissions come from buildings. Of that, 60% come from the residential building sector. Buildings represent the largest source of GHG emissions city-wide, and this is primarily because most buildings burn natural gas for space and water heating, accounting for approximately 8.2 MT CO_2e per year.

TransformTO is the City's strategy to reduce GHG emissions in Toronto to net zero by 2040. The strategy identifies actions and targets for key sectors, including buildings, and aligns with other City plans and strategies where applicable. TransformTO specifically identifies the following short-term milestones for buildings by 2030, which will support the achievement of 2040 Net Zero Goals, and which are applicable to The Pocket Neighbourhood:

- 100 per cent of new buildings are designed and built (or redeveloped) to be near zero greenhouse gas emissions
- Greenhouse gas emissions from existing buildings will be cut in half, from 2008 levels
- At least 50 per cent of energy used comes from renewable or low-carbon sources

The roofs and open spaces around buildings in the neighbourhood also offer an opportunity to achieve the City's and TRCA's goals for sustainable stormwater management, biodiversity and urban forest, plus socio-economic co-benefits.

The Pocket SNAP Action Plan supports this direction through two initiatives geared to residential and institutional buildings in the neighbourhood. Areas of focus for each of these initiatives are illustrated in Figure 7.

11.1 Residential Retrofits

The Pocket Change Retrofit project has been addressing this segment and provided a clear understanding of the opportunities and challenges that a neighbourhood retrofit program encounters. The SNAP community engagement activities enriched this understanding with homeowner perspectives and experiences as they considered energy/emissions-reducing retrofits to their homes. This overview presents information from these two sources.

Efforts to address GHG emissions from the single-family residential sector are critical given that 31% of the City's GHG emissions from buildings are generated by the 422,000 single family homes across the City. It is estimated that on average, individual homes in the M4J area code generate 8.34 tonnes of GHG per year and The Pocket Change Project's target of having 80% of homeowners undertake a retrofit and averaging a 55% reduction in GHG emissions by 2030, would require nine to ten homes in The Pocket, per month, to be retrofitted. The 1,100 single family homes in The Pocket also play a fundamental role in achieving the neighbourhood's, and the City's, stormwater, biodiversity, urban forest, and waste management goals.

Despite the City's aggressive targets, financing support, and their commitment to achieving net zero and urban forest cover targets, existing City incentives and support will not be enough to achieve these goals. Further work is needed to identify implementation barriers and to assist homeowners navigating the home retrofit process.

Baseline Housing Conditions

- Approximately 3,500 people living in 1,100 homes
- 90% of homes are 80 – 100 years old (constructed prior to 1940)
- Mix of brick and wood construction
- 67% of homes heated with natural gas
- 53% of residents in M4J postal code reported feeling drafts around windows and 64% around doors
- On average, produce 8.34 tonnes of GHG emissions (tCO2e) per home per year (in M4J postal code)
- Average household income is $130,000, but is a mixed community with some households being better equipped financially to afford home retrofits
- 10% of homeowners have had an energy audit completed at their home and 6% have implemented some of the recommendations received through the audit process
- Front and rear yards are small, landscaping is not manicured, and most homes don't have automated irrigation

Each of the Pocket SNAP engagement workshops generated feedback from participants related to residential building retrofits. At Workshop 1, participants were asked to identify motivations, priorities, obstacles, and desired support with respect to undertaking renovation projects in their homes. At Workshop 2, further discussion about home retrofits explored potential solutions to address implementation barriers and to understand the best communication methods to reach people about the Pocket Change Project. Discussion questions for this portion of the workshop were conceived by Pocket Change Project executive members. Participants noted that the main motivations for undertaking retrofit work included the age of housing and fact that systems/materials were reaching end of life. Participants who noted they were planning to make aesthetic changes also noted that it made sense to consider sustainability as part of those decisions. Others noted they were motivated to undertake work to reduce their greenhouse gas emissions. Projects that were top of mind for residents included window updates, insulation, other energy efficiency upgrades, and exterior landscaping projects.

11.1.1 Barriers to Retrofitting Single Family Homes in The Pocket Neighbourhood and Beyond

Existing programs and incentives from the various levels of government and utilities are proving to be insufficient to complete the levels of retrofits needed to achieve the net zero goals established by the City of Toronto and the Federal Government, and to achieve other neighbourhood, municipal and watershed sustainability goals. There are still several significant obstacles that need to be overcome, as was noted by many of The Pocket residents during the engagement sessions, and which are similar to those observed across the City of Toronto. These obstacles are summarized below.

Decision-Making and Process Complexity **-** In The Pocket community, "complexity" was the number one obstacle highlighted by residents during public engagement. The process of undertaking a home retrofit, to significantly reduce greenhouse gases, implement eco-landscaping, or manage stormwater sustainably is extremely complicated from the initial decision-making phase, through finding and managing the right contractors, to financing. Some of the factors that homeowners need to consider in the process, include:

- Understanding GHG generation from their home and learning and deciding about the most appropriate bundle of GHG reduction actions for their specific case
- Understanding most appropriate eco-landscaping and stormwater management solutions for their specific property and life situation (from an environmental and technical perspective, but also in terms of aesthetics, maintenance needs or usability of the outdoor spaces)
- Prioritizing or phasing of the retrofit process, based on cost vs. value, as most homeowners cannot implement all recommended actions at the same time. We heard from homeowners in The Pocket that even after getting an energy audit, they did not have clarity on how to proceed and their initial motivation to act "had frozen"
- Coordinating with other desired improvements for their home, such as additions, kitchen renovations, etc.
- Potential compromises to the home and changes in aesthetics or character. Residents in The Pocket were particularly concerned about losing space in small homes and about negatively impacting the structural integrity of very old homes
- Making financial decisions, including balancing energy/ eco-landscaping retrofits costs with other renovation or financial priorities in their lives, and doing multi-year financial planning towards home retrofits
- Finding and managing a knowledgeable contractor that they can trust and could do the work
- Disruption during the construction project
- Navigating existing government and utilities programs and incentives
- Having the time to go through the process, with busy family lifestyles and competing priorities

Residents in the Pocket, like other neighbourhoods in the City, feel overwhelmed by the process and are concerned about not having enough time or the knowledge to navigate it alone.

Financial Obstacles **-** Deep retrofits towards significant GHG reduction and actions towards significant eco-landscaping and sustainable stormwater management represent a significant investment, especially for seniors with fixed income or lower income homeowners. Existing financing programs and incentives from government and utilities have increased in the last few years, which is encouraging, but, with the current landscape they are still not sufficient to make the business case to most homeowners. Some of the main challenges for the homeowner include:

Inadequate Incentives:

- Existing incentives are limited to certain product components and don't cover some of the most practical ways of proceeding in certain homes, like for example hybrid air source heat pumps.
- Incentives are small, in relation to the overall expenditure needed to achieve significant GHG reduction yet distort decisions of homeowners who are trying to take advantage of those incentives, as a priority.
- There are very few incentives for meaningful sustainable stormwater management (like raingardens) or eco-landscaping for habitat generation or water efficiency.
- There are no incentives or funding for retrofit coordination services which is one of the most needed services to move ahead with retrofits.
- The homeowner needs to pay upfront.
- The process of obtaining the incentives is daunting, starting with the selection of an energy auditor.

Uncertainty:

- Homeowners in the Pocket were concerned about making an investment in energy retrofits, without having any clarity on the return related to energy savings (with fluctuating energy costs and carbon pricing).
- Homeowners in the early stages of the decision-making process are concerned about paying for an expensive energy audit, without having certainty that they will be able to go ahead with the retrofits necessary to recover the cost of the audit.

Concerns About Increasing Debt:

- Even though attractive financing has been made available through the Home Energy Loan Program (HELP) and future CMHC and City of Toronto zero interest loans, people still need to pay and are fearful about more debt competing with other financial pressures and priorities.

Short Tenure:

- Many homeowners will likely move out of their house before seeing a payback. Although HELP partially addresses this concern, by attaching the loan to the house instead of the homeowner, the homeowner who makes the investment will still not be able to enjoy the long-term financial benefits from doing the work. There are also concerns about whether a home with a loan attached to it could be harder to sell.

Lack of Capacity in the Industry - A third challenge for implementing home retrofits towards GHG reduction, and other sustainability actions, is lack of capacity of auditors and contractors, and shortage of supplies. In terms of GHG reduction, through the engagement process in The Pocket, and other SNAP neighbourhoods, it was noted that residents that had already decided to move ahead with energy retrofits, found it extremely hard to find knowledgeable experts that they feel they could trust and there were issues with availability of supplies to move forward in the timelines that worked for them:

- With the sudden boost in the demand for energy audits, there are many unexperienced auditors offering their services, generating low quality audits, in some cases with serious technical mistakes.
- There is a lack of qualified contractors who have wholistic knowledge of GHG reduction and criteria for phasing or prioritization of actions, including customization for the uniqueness of each home. Many contractors discourage homeowners from emissions-reducing actions or provide incorrect information.
- Even for contractors working in silos (e.g., only insulation/ windows or only HVAC), there is not enough capacity for the current demand.
- Contractors show little interest in comprehensive, integrated deep retrofits. The financial returns are not great for them, the work needs to be high quality (it is hard to delegate to junior assistants); and requires investment of time in answering questions and concerns from homeowners.
- There is limited supply of materials to do the work required for deep retrofits, especially windows, insulation with low embodied carbon and HVAC equipment components.

In terms of other actions, like the implementation of low impact development solutions for stormwater management or the development of habitat, there are very few knowledgeable landscape contractors, and the supply of native beneficial plants is very limited in local, easily accessible nurseries. Also, landscaping contractors prefer to push hardscaping retrofits, as opposed to plantings or softscaping, as these generate more income.

Many Homeowners with Unique Needs - For government and other agencies trying to advance building retrofits, the main obstacle is the many property owners to deal with (as opposed to new development, with one developer for many homes, or multi-unit residential buildings). Blanket, city wide, or Canada-wide solutions have not been effective enough in responding to the conditions from diverse building stock in the City of Toronto, and the unique needs, priorities, and barriers of individual homeowners, and therefore uptake has been slow.

11.1.2 Proposed Approaches to Help Homeowners Retrofit Their Homes

The Pocket Change Project: Going a Step Further to Achieve a Net Zero Community

The Pocket Change Project has developed a community-based home retrofit model that will continue to accelerate the rate of retrofits in The Pocket community with a focus on GHG reduction. The Project is a Committee of the Pocket Community Association, which represents the approximately 1,100 homes in the neighbourhood. Consistent with recommendations from the City of Toronto's Existing Buildings Strategy (and based on the neighbourhood's building stock and residents' capacity and priorities), the Pocket Change Project has developed a robust program to help residents in the neighbourhood better understand, plan for, and execute GHG-reducing retrofits.

The objective of the Pocket Change Project's retrofit coordination service is to support homeowners who are undertaking residential retrofits by developing a customized Retrofit Roadmap for their home, assisting homeowners find qualified and knowledgeable contractors, providing oversight to ensure quality control, and measuring the actual energy and greenhouse gas reductions gained as a result of the retrofit work. The project also aims to promote neighbour-to-neighbor education and knowledge sharing and plans to organize bulk purchasing of climate-friendly home energy equipment to help reduce costs for homeowners. The overarching goal of the Project is to reduce both the individual and collective carbon footprint so that The Pocket can become a net zero or carbon neutral neighbourhood.

The Pocket Change Project has been advising Pocket residents informally over the last few years. The Project has now assembled a team of building experts with decades of experience in building science, energy assessment and architecture to run a more formalized retrofit coordination service. The Project has now convened the first cohort of Changemakers - homeowners who have launched their retrofit journey. It is the intention that all Changemakers will begin by having an energy audit conducted on their home and they will then work with a registered energy advisor to develop a retrofit plan based on the results of the energy audit, renovation scope, and available budget. Results from Changemaker experiences are documented in case study summaries and shared on the Pocket Change Project website, and through information sharing webinars and at community events to motivate others to take action. More detailed information about the Pocket Change Project is provided in Appendix C.

Home Retrofit Working Group (HRWG)

In addition to the Pocket Change Project's efforts, a home retrofit working group (HRWG) was established to help guide discussions related to home retrofit initiatives during the development of the Action Plan. This working group consisted of representatives from the City's Environment and Energy Division, TRCA, and the Pocket Change Project. The HRWG focused on energy efficiency initiatives but also considered fostering support for a broader range of environmental benefits, including stormwater management, urban forestation and ecological integrity, water conservation, and urban agriculture. The City and TRCA supported the Pocket Change Project by sharing information on baseline GHG data and the latest City strategies, and by providing insights on community engagement and potential governance structures, based on previous experiences. The City and TRCA also supported the initiative by giving exposure to the project with organizations such as FCM, by supporting multiple grant applications led by the Pocket Change Project and including Pocket Change Project as partners in grant applications led by TRCA.

SNAP's Home Retrofit Program Model

The SNAP program has developed a home retrofit program model that has been successful in accelerating implementation of basic sustainability actions in single family homes, by taking advantage of the neighbourhood-based approach. The SNAP model has five main elements that have proven to drive action, including locally targeted marketing that is customized to the specific building stock and unique concerns of the homeowners; face-to-face home consultations with trusted advisors that help homeowners initiate decision making and which offer guidance on a range of topics (e.g., energy efficiency, water efficiency, eco-landscaping, etc.); guidance for homeowners related to available government and/or SNAP incentives; on-going support for homeowners to ensure retrofit process is not delayed or stalled, goals are achieved and to help track success; and, cross-promotional opportunities to improve resident engagement outcomes.

As per the SNAP model and philosophy, TRCA recommends that key sustainability actions, beyond GHG reduction, be advanced in the neighbourhood homes. Ideally, support and incentives should be offered to help homeowners implement these actions, using a one window, one stop approach (e.g., while promoting GHG reduction, also discussing water saving measures). A multi-objective, one window approach will achieve efficiencies and socio-economic co-benefits, for example health and well-being, while also helping to achieve municipal and TRCA objectives. This one window approach allows staff to develop trust and build connections with residents while discussing areas of interest that are a priority for residents. This approach also allows staff an opportunity to introduce other topics of concern that may not be top of mind for some residents.

During the SNAP engagement process homeowners in The Pocket showed significant interest in the following actions:

- **Eco-landscaping**, especially adding pollinator plants, and replacing lawn or paved areas with native gardens, to generate habitat and beauty.
- **Rainwater harvesting** and re-use will help to conserve water and reduce runoff.
- **Urban agriculture**, to support healthy living, while reducing GHGs from transportation of goods.
- **Waste reduction** through sharing and circular practices. One initiative that was recommended by several residents was to reinstate a tool library. Other recommended actions included surplus harvest sharing (from urban agriculture) and sharing of electric vehicles. More detail on this initiative is found in Section 12.2.

From a technical perspective, the following actions need to be advanced to achieve the neighbourhood's sustainability goals and support the City of Toronto and TRCA goals:

- **Stormwater retention and infiltration** through low impact development for stormwater management, such as rain gardens, to help improve water quality and reduce erosion potential along the Toronto waterfront. The neighbourhood soils and groundwater table offer suitable conditions for these practices.
- **Tree planting** in neighbourhood homes is key to achieving the neighbourhood's urban forest cover goal of 40%**.** TRCA's GIS Tree Planting Opportunity Analysis showed that there is available space to plant up to 117 trees in back yards and 385 trees in front yards, not counting the road right-of-way in front of the homes.

Not-for-profit groups, social enterprise businesses, and agencies with expertise in eco-landscaping and urban agriculture, including TRCA, can lead the advancement of implementation of these actions including the logistics of delivery, education, and incentives. It is recommended that these actions are cross-promoted and coordinated alongside the Pocket Change Project's Home Retrofit Coordination Service to avoid confusion and marketing burn-out, and to take advantage of the benefits of the one window, one stop shop approach.

The SNAP Home Retrofit Program model has been highly effective in accelerating the implementation of basic sustainability actions, across multiple environmental themes, and in increasing uptake of government incentives. Where applicable, it is recommended that elements of the SNAP model be adopted and used to support the work of the Pocket Change Project. Further details about the SNAP Home Retrofit Program Model can be found in Appendix D.

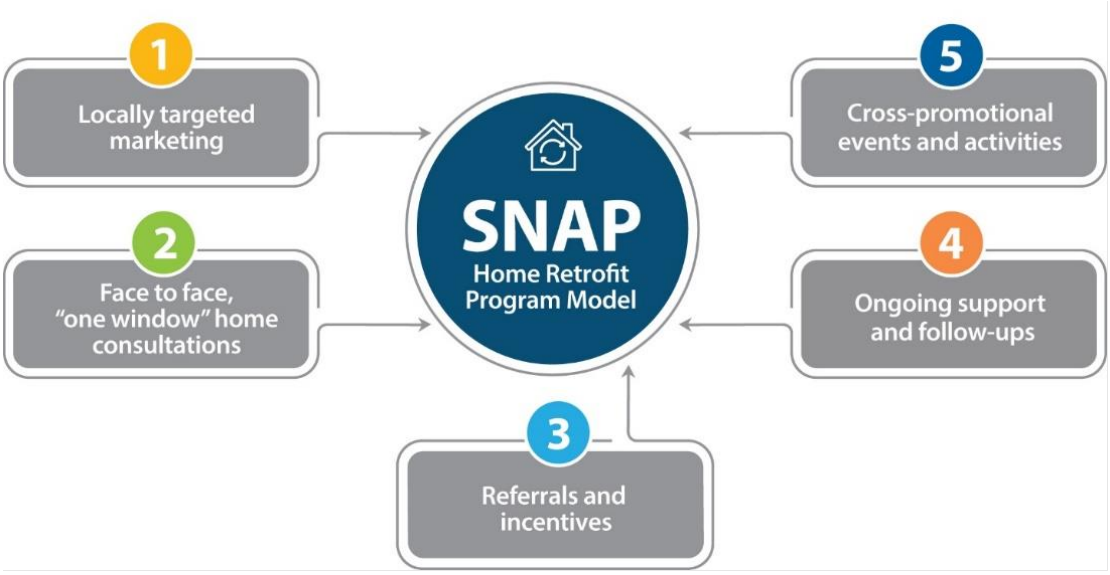


Figure 7 - SNAP Home Retrofit Program Model

11.1.3 Other Opportunities to Reduce GHG Emissions from the Residential Sector

District Energy: An Effective Solution, But Not an Immediate Solution

District Energy is an approach for local energy production matched to local use, not only at a building level, but at a neighbourhood level. It is an approach to applying technologies that coordinate the production and supply of heating, cooling, domestic hot water, and power to optimize energy efficiency and local resource use. District Energy systems have been widely implemented in existing urban areas in Europe and are starting to be piloted in Canada, mostly in new development and redevelopment scenarios. From a technical perspective, climate-resilient and low-carbon district energy systems have shown to be one of the most efficient solutions in reducing emissions and primary energy demand.

In looking at the built environment in The Pocket neighbourhood, there could be opportunities for solar energy generation on the extensive roof area of the Greenwood TTC yards and geothermal energy generation in Phin Park and adjacent open spaces. This energy could theoretically be shared to satisfy the demand in the neighbourhood homes.

While the cost to society of implementing a district energy system to get the neighbourhood to net zero could be lower than the added cost of retrofitting the 1,100 homes (including the cost to homeowner, plus government incentives and costs), the logistics of implementing the system in an existing urbanized area like The Pocket neighbourhood are extremely complicated. Some of the tasks that would need to be addressed include recruiting hundreds of homeowners to switch to the new system, reconstructing streets and parks to install piping and other transmission infrastructure, updating legislation and developing an entity to operate the system. Through exploratory discussions with the City of Toronto, energy utilities and other experts in the field, it was understood that based on the current landscape, in a neighbourhood like The Pocket, it could take decades to get a District Energy system up and running.

The Canadian District Energy Association estimates that 60% of the costs of implementing a community-scale geothermal system in an existing urban area are related to reconstructing streets to accommodate new infrastructure. It recommends that District Energy systems are timed with planned road reconstruction projects. The Pocket neighbourhood does not have major road reconstruction plans for the next 5-10 years.

What residents are saying about district energy - The Pocket community, with its progressive, environmentally conscious residents, supports District Energy solutions and has expressed a desire to offer its neighbourhood as a pilot site that could demonstrate how to implement and operate a system in older residential neighbourhoods in the city. However, residents have also expressed their concern about waiting too long for a system to be built, and the risks and consequences of not acting immediately in the fight to reduce GHGs to the levels required. Therefore, the Pocket Change Project has focused on advancing deep home retrofits as a first step to reducing GHGs immediately, while preparing the homes for a potential future district energy system.

Electricity Grid

Upgrades to the Toronto Hydro electricity supply, including storage, increased line capacity, distributed energy management, resilience, etc., are needed to accommodate the growing number of ASHP and PV installations in the residential sector as well as the growing demand for EVs.

11.1.4 Recommended Actions

Neighbourhood-Scale Recommendations:

1. **Government agencies should continue to support the important work of the Pocket Change Project within the neighbourhood and beyond. These supports include:**

Financial Support (or support in fundraising) to:

- Continue engaging, recruiting and supporting a higher number of homeowners within The Pocket neighbourhood, to implement deep retrofits
- Continue seeking bulk purchasing opportunities to reduce the cost of retrofits
- Continue developing and formalizing the Home Retrofit Coordination Service Model
- Train other community organizations and leaders to scale the program to other neighbourhoods across the city
- Document the process of deep retrofits and the program model and share lessons learned.
- In-kind support for technical advice, exchange of learnings, and assurance that the Pocket Change Home Retrofit Coordination Service Model is in line with government initiatives and plans.
- Improving the visibility and profile of the Pocket Change Project.

2. **The Sustainable Neighbourhoods team (TRCA, City of Toronto, and Pocket Community Association) to design and advance initiatives to help homeowners implement other sustainability and resilience actions at their homes (beyond GHGs), including:**

- Low impact development for stormwater management (such as rain gardens, etc.)
- Tree-planting in front and back yards and in road right of ways to increase the forest cover
- Eco-landscaping for habitat generation and to improve outdoor water conservation
- Rainwater harvesting
- Urban agriculture
- Waste management

Support to homeowners should include incentives, education (through workshops and other resources) and logistical support for the installation or implementation of actions.

The Pocket Change Project should remain focused on encouraging home retrofits to reduce GHGs though other initiatives may be coordinated and cross-promoted. These other initiatives can be advanced through partnerships with organizations or businesses with an expertise in the specific areas mentioned above.

3. **The Sustainable Neighbourhoods team to identify synergies with sharing and circular economy initiatives in the neighbourhood. For example:**

    - Consider the development of a tool library to support do-it-yourself actions
    - Encourage harvest sharing from urban agriculture including the neighbourhood homes
    - Encourage sharing of native plant seedlings to support propagation in front and back yards
    - Encourage household item sharing or circular use of household items to reduce waste.

4. **The Sustainable Neighbourhoods team to explore opportunities and partnerships to train and hire equity-deserving groups to advance home retrofits across all sustainability themes.**

5. **The City of Toronto and local utilities should continue to consider the feasibility of district energy in The Pocket Neighbourhood as a longer-term solution towards the achievement of the neighbourhood's and the City's Net Zero goals.** The implementation of a district energy system in The Pocket should be coordinated with road reconstruction and significant park redevelopment plans. The Pocket neighbourhood has great potential for a pilot or demonstration project on how to advance district energy in this neighbourhood typology, which is common across the City. As the neighbourhood homes are retrofitted, they will be prepared for an easier connection with the system. In addition, this progressive environmentally minded community has expressed its support for this type of system and will likely be more open than other communities to sign up and bear the inconvenience during the construction process.

6. **In the longer term, the City of Toronto and local utilities to consider grid upgrades and the role of the neighbourhood in order to implement energy storage as a means of transitioning to net zero. Energy storage should be considered for institutional properties as well as homes.**

System-Change Recommendations

While this report is focused on actions within The Pocket neighbourhood, the following system-level recommendations were confirmed during the planning process and are fundamental to achieve these sustainability goals in this neighbourhood and others:

1. **Better and more convenient financial support will be necessary. This includes:**

    - Increasing the amount of financial support for home retrofits
    - Allowing for more flexibility to cover a broader range of actions that respond to diverse housing conditions
    - Covering the costs of retrofit coordination services to facilitate home retrofits
    - Making the process to get the financial supports easier

2. **More government regulations (from all levels of government) will be required. For example, a net zero building code and requirements for on-site stormwater management for existing development.**

3. **Increased industry capacity of energy advisors, HVAC and insulation installation contractors, and landscape professionals, as well as material supply issues will need to be addressed.**

4. **Streamlined process to undertake feasibility analysis, as well as implementation and operation of district energy and energy storage systems needs to be facilitated to ensure faster and more efficient adoption.**

11.2 Pocket Plus Institutional Greening Project (PPIGP)

The PPIGP initiative was prompted in response to a Council request in February 2021 to convene relevant Division Heads, Corporation Officials, and School Boards to continue the work of the Pocket Change Project by creating an institutional roundtable to explore opportunities to leverage institutional assets and expertise to 'green' the neighbourhood and maximize opportunities for environmental transformation. Together with the Pocket Change Project, described above, these two initiatives are collectively known as the Pocket Change Plus Project which is understood to be a pilot project to test neighbourhood scale implementation of TransformTO. To date, Councillor Fletcher has exerted tremendous effort to support this initiative.

PPIGP is being led by the Director, Environment and Climate Division and will be used to pilot a neighbourhood scale implementation of TransformTO. Results of this initiative will be documented in a comprehensive Net-Zero Community Energy Implementation Strategy, along with identification of a project delivery pathway including budgetary and capital expenditures. Institutional assets being considered as part of this initiative include Phin Park, TTC Greenwood Yard, TCHC facilities, TDSB properties and Toronto Fire Services (Fire Station 323).

To date, the PPIGP team has coordinated institutional stakeholders to undertake capital budget reviews, evaluate asset conditions (including building inventories and energy use, demand and GHG emission estimates) and identify potential sustainability initiatives in an effort to identify a series of community-wide energy solutions. Solutions being explored as part of this initiative include conservation measures, public transit improvements, network of EV charging stations and renewable energy generation and storage (e.g., solar photovoltaics, air source heat pumps, wastewater heat recovery, geo-exchange). Several quick start institutional projects were identified as part of this work, including but not limited to:

- Net-Zero pathway for Toronto Community Housing and other City buildings
- Neighbourhood-based home retrofit efforts through the Pocket Change Project (see Section 4 above)
- Greening TTC Fleet, as a model for sustainability and innovation (opportunity to pilot and replicate as part of TTC's Innovation & Sustainability Program)
- EV Charging Infrastructure opportunities on institutional property, including TTC employee charging stations (see also Section 6.4 below)
- Installation of three new public charging facilities in the neighbourhood
- 2MW of roof top PV (largest in Ontario) for TTC Greenwood Yard, and potential energy storage opportunities
- Geothermal systems in City and private lands
- Wastewater energy recovery
- Fire station resilience opportunities
- Design competition to synthesize the architectural, communal and environmental components of sustainable neighborhoods.

The technical assessments and identification of opportunities to maximize GHG reduction are being undertaken by a team of technical experts from various institutions. Through the SNAP public engagement process, residents in The Pocket neighbourhood were able to provide additional insights, sharing many innovative ideas for how they would like to see the institutional properties in the neighbourhood transformed. These not only include GHG reduction opportunities, but also community enrichment and social prosperity opportunities. The following are the community inspired suggestions recorded by the SNAP team:

TTC Greenwood Yard – The community has long been interested in exploring options for the conversion of the TTC roof deck, to make better use of a space that is currently being underutilized. Two ideas for the facility have been raised by the community, including:

- Rail deck park – open to the public, rooftop garden with vegetables, trees and flowers and stormwater management capabilities, public amenities, and attractive fencing around the perimeter of the yard and interpretive signage/beautification and seating at train viewing location on Oakvale Avenue. Development of a rail deck park would fall under the responsibility of CreateTO
- Renewable Energy Hub - solar energy generation through rooftop solar panels as well as energy storage options that would offset consumption by TTC trains and the facilities on site and/or export excess energy to the grid and/or homes in The Pocket neighbourhood

TCHC Property (2 Phin Ave) – As noted in Section 9.1.1, residents of 2 Phin Avenue recommended improvements in four key areas, including:

- Outdoor improvements (urban agriculture, eco-landscaping, and community amenities)
- Building retrofits to improve water and energy efficiency and to improve overall comfort
- Programming opportunities to help build community connections, build environmental awareness, and teach new skills
- Security upgrades to minimize unwanted behaviours and to improve resident experience and sense of security

Kapapamahchakwew: Wandering Spirit School – Several recommendations were suggested for both the building and property of the Wandering Spirit School, including:

- Physical renovations needed to transform building into a modern facility which no longer reflects residential school architecture
- Exterior improvements including reclaiming full use of the running track which has been compromised over the last few years to accommodate a temporary access way for residents to access Danforth Avenue, landscaping improvements to expand the pollinator garden and other native plantings based on Indigenous knowledge and traditions
- Incorporation of local and/or Indigenous art murals on the school fencing which faces Chatham Avenue as a tool for Indigenous education and storytelling and to help beautify the neighbourhood

Community Meeting Space – As an active community with lots of local events and programs being offered, the limited community meeting space was raised. More meeting space would be appreciated to accommodate events during inclement weather, and to provide an additional option that will allow for more community programming to take place.

EV Charging Stations – The community is recommending that that a plan be developed to support EV updates consistent with TransformTO objectives. This may include charging stations being installed at institutional properties in the neighbourhood. Stations could be used by staff during business hours, but also available for residents to use on evenings and weekends. Additional charging locations were also recommended by the community and are outlined in Section 6.4 below. At present, there is an appetite for EVs, but a lack of charging facilities is a barrier for many.

Phin Park and Green Spaces – The community treasures the park and provided recommendations for numerous enhancements (see Section 9.1.1). However, being an environmentally minded community, residents also brought up the opportunity of using the park for geothermal district energy which could both produce and supply energy to the community and reduce the community's reliance on natural gas, which is a significant contributor of GHG emissions.

Madinah Masjid

The Madinah Masjid is one of the oldest and largest mosques in Toronto. The Mosque caters to the culturally diverse Muslim population in Toronto through way of daily prayers, Friday and Eid Prayers and by offering an Islamic school and other Islamic programs and activities. The Mosque is active within The Pocket community and supports local organizations through leftover food donations and volunteer assistance with planning and implementation of projects. The Mosque has also been working to incorporate various sustainability improvements at the facility including efforts to reduce waste and lower water and energy consumption and are looking at the feasibility of installing solar panels on the roof. In order to garner support for these projects, the Mosque is educating and building awareness within their congregation about the financial and environmental benefits of undertaking these types of retrofits. While the Mosque is not within the scope of the Institutional Working Group, the TRCA, through SNAP, is exploring opportunities with the Mosque for partnerships and projects that could help achieve neighbourhood objectives.

11.2.1 Recommended Actions

1. **Pocket Plus team, led by City of Toronto to finalize the Net-Zero Community Energy Implementation Strategy**

2. **SNAP team and TTC to engage CreateTO to determine the feasibility of incorporating, where possible, residents' recommendations listed above for integrated projects that incorporate, in addition to GHG reduction, other sustainability and quality of life elements, and to formalize a community engagement process to communicate the recommendations from this assessment.**

3. **City to study the feasibility of district energy systems, while working to raise awareness and offering education to residents to encourage buy-in when the City is ready to implement.**

Wandering Spirit School – Open space with potential for pollinator garden implementation

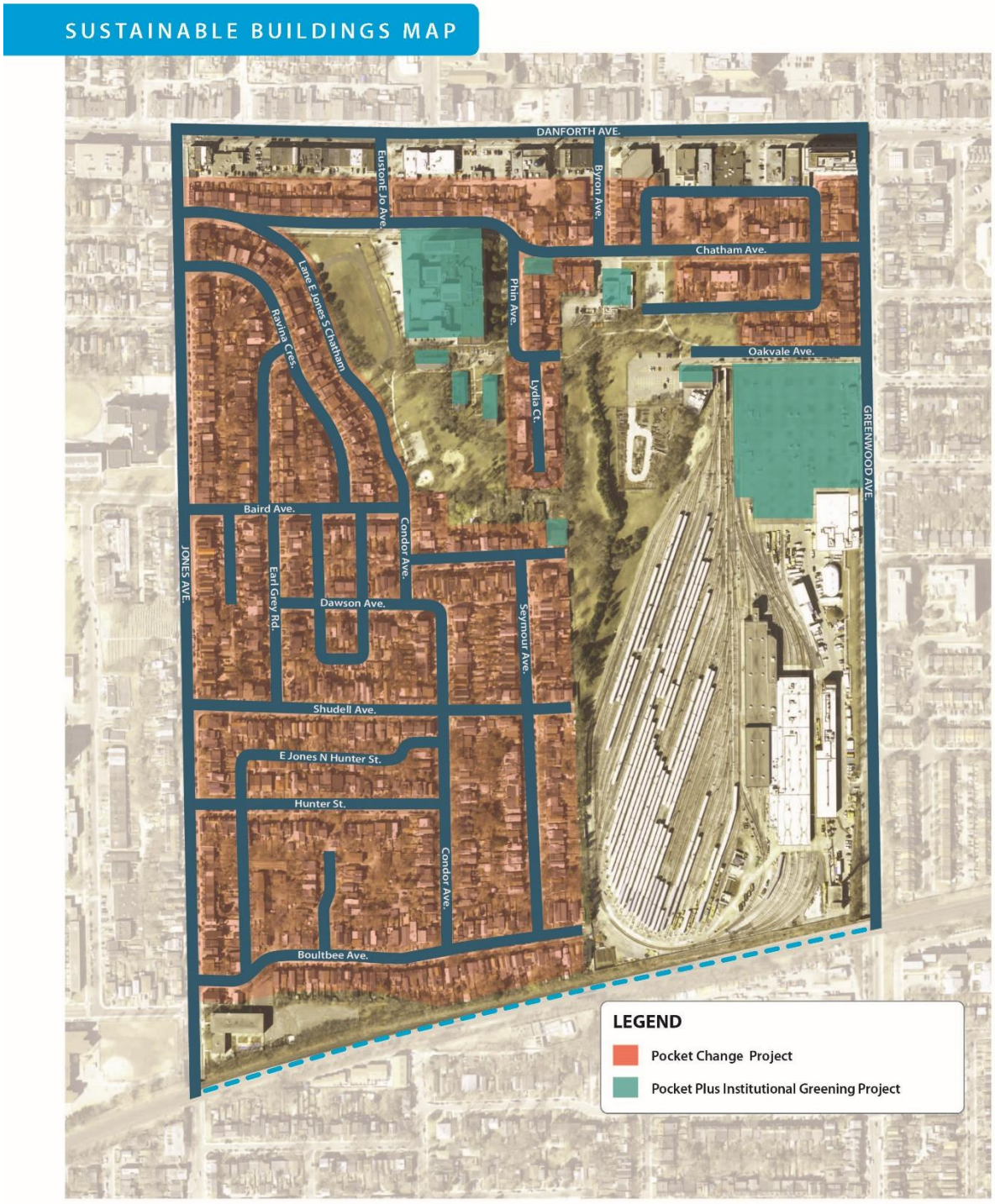


Figure 8 - Sustainable Buildings Action Area Map

12.0 ACTION AREA THREE: STREETSCAPE IMPROVEMENTS

The streets in The Pocket neighbourhood provide a great opportunity to showcase the 'streets as places' philosophy, given the existing high quality of the streetscape. The streets are already beautiful from an aesthetic perspective with mature trees and historic homes, and thanks to the low traffic volumes throughout the neighbourhood, the streets are also alive with social activity.

Residents in the neighbourhood appreciate having beautiful, safe streets and they see the potential that local streets provide beyond transportation. Through the SNAP engagement process, residents suggested a wide range of actions to help maximize use of these spaces while creating a pleasant and safe user experience. Many of the suggestions related to safety and access improvements for pedestrians and cyclists, as well as actions to address traffic calming in the few key locations where traffic volume and speed continues to be a problem. Residents also indicated their desire for green streets with more trees and gardens, and less paving to help manage stormwater by reducing the volume of runoff and removing pollutants. Lastly, residents want to create engaging and lively streetscapes to help showcase the neighbourhood's unique character and to use these spaces as a canvas to educate people about both Indigenous history and environmental issues, both of which are fundamental to The Pocket community.

The potential to use the local road network to help reduce GHG emissions is also significant. Streets provide a viable option for locating EV charging infrastructure, particularly in neighbourhoods like The Pocket where the majority of homeowners rely on on-street parking. Streets that are repurposed with inviting, convenient and safe cycling and pedestrian infrastructure will encourage more residents to choose active transportation as their preferred mode of travel, especially for short trips under 5km, which has been identified as a critical step to achieve the City's short term 2030 targets.

The following sections outline the key initiatives that will help transform the streetscapes in The Pocket neighbourhood. Specific locations and general recommendations are highlighted in Figure 9, Streetscape Improvements Action Area.

12.1 Laneway Project

The East Jones, South Chatham Laneway in The Pocket neighbourhood has been the subject of much attention from PCA members. The existing laneway services residents along Ravina Crescent who access their garages and driveways via the laneway. While there is a temporary walking path in Phin Park, running parallel to the laneway, many pedestrians and cyclists continue to use the laneway to access the neighbourhood, often because the temporary walkway is not well maintained in winter, but also as a matter of convenience. Residents have noted several safety and drainage issues which need to be addressed, including a rusty and broken guardrail, localized ponding during rainfall events, failing pavement and inadequate lighting. As more and more people use the laneway, it is imperative that this area be improved for safety and utility.

Source: TRCA

The PCA has developed a comprehensive plan and an inspiring vision which includes transforming the alleyway into a space for environmental engagement, creative inspiration, and reconciliation. The community would like to see the laneway brought to life with vertical gardens, planter boxes, permeable pavement, an integrated pedestrian/cycling path, and a series of beautiful art murals. With permission from residents on Ravina Crescent, many of whom have already expressed interest in participating, the murals would be painted on the fences and garage doors lining the laneway and they would be designed to portray climate action and the many environmental initiatives of the neighbourhood. Additionally, the project aims to connect with the Indigenous heritage of this area and to build on the community connection between the Kapapamahchakwew - Wandering Spirit School and the broader Pocket community. This would include exploring ideas for meaningful engagement with the school community and local Indigenous artists.

The inclusion of an integrated pedestrian/cycling path into the revitalized laneway would improve the current situation, which entails using a portion of Wandering Spirit School's sports track as a temporary walking path for the community. Provision of a new pathway would allow the school to regain full use of its playing field and track and would eliminate the problems associated with the poor winter maintenance. If implemented, the revitalized laneway would be a significant focal feature and a source of community pride in the neighbourhood.

Inspirational image of a beautiful Toronto Laneway (Source: PCA)

12.1.1 Recommended Actions

1. **City of Toronto and TRCA to continue to support the PCA and the Kapapamahchakwew - Wandering Spirit School to implement the community's vision for the revitalized laneway, including:**

    - Explore the feasibility of various pedestrian safety opportunities
    - Improve grading and drainage, ideally with low impact development practices where technically feasible
    - Return full use of track back to Wandering Spirit School for school use
    - Implement Indigenous art project

2. **TRCA, the City and PCA to explore opportunities for external funding sources to help facilitate implementation of the Laneway Project elements, including improvements on the public realm and repairs to existing private fences and garage doors.**

3. **PCA to continue to engage Ravina Crescent homeowners to build support for the project and to explore capacity for resident funded contributions.**

12.2 Pedestrian and Cycling Improvements

The Pocket neighbourhood is an established community which was developed in the early 1900s. Today, the neighbourhood is full of character with older homes, quiet streets lined with mature trees, kids playing outdoors, and limited traffic, primarily because of the number of dead-end streets and the lack of through streets running from Jones to Greenwood. Many residents expressed that it is a joy to walk or cycle through the neighbourhood where they run into neighbours, see kids playing, and where they can enjoy connecting with nature. Residents are extremely interested in reducing motor vehicle traffic even further and providing more opportunity for recreational activities and active transportation, not only to help reduce transportation-induced GHG emissions, but also to improve quality of life and to ensure the quiet character of the neighbourhood is maintained. The Pocket Change Project has a Sustainable Transportation Working Group, which works to improve pedestrian, cycling and other sustainable transportation infrastructure. Through the SNAP engagement activities, residents shared locations and ideas to expand the cycling network and suggested improvements that could help make walking and cycling safer and more enjoyable for everyone.

12.2.1 Recommended Actions

1. **City to consider intersection improvements at Chatham and Euston (e.g., curb bump out to shorten cross walk making it easier for pedestrians to cross safely).**

2. **City to investigate opportunities to create a new pedestrian crossing at Oakvale and Greenwood, and at suggested locations along Jones Avenue (see Figure 9).**

3. **City and TTC to explore the potential to create a new pedestrian accessway south of TTC yard to Greenwood Avenue.**

4. **City to investigate potential to incorporate improvements to Jones Avenue bike lanes when the street is next resurfaced, including protected bike lanes integrated with on-street EV charging.**

5. **City to explore creating a dedicated east-west cycle trail through the neighbourhood (in addition to the existing pedestrian walkway) to encourage active transportation.**

6. **City to investigate opportunities for a new Bike Share (or other) station within The Pocket neighbourhood and provide for more secure bike parking in Phin Park and other key locations throughout the neighbourhood.**

7. **The Sustainable Neighbourhoods team to develop and promote an educational campaign which explains the environmental and health benefits of active transportation and encourage residents to walk or cycle for trips under five kilometers.**

12.3 Traffic Improvements

In addition to the above noted pedestrian and cycling improvements, several recommendations were also suggested by residents which would further help to manage traffic in the neighbourhood and/or would help to reduce GHG emissions from the transportation sector.

12.3.1 Recommended Actions

1. **City to implement traffic calming, and where technically feasible integrate with LID (e.g., green bump outs) and/or green infrastructure at the following locations:**

    - Shudell, Chatham, Boultbee, Hunter, Baird, and Ravina

2. **City to explore the feasibility of installing new traffic lights in the following locations:**

    - Strathcona/Baird/Jones
    - Chatham and Euston intersections

3. **City to explore potential for an alley to connect east end of Chatham to the Danforth.**

4. **The Sustainable Neighbourhoods team (TRCA, City and PCA) to explore opportunities to encourage residents to use transit, carpool or telework as part of their regular routine.**

5. **City to consider installing "No Idling" signs in strategic locations throughout the neighbourhood.**

12.4 EV Charging Network

Transportation is the second leading contributor of GHG in the City accounting for 36% of emissions, most of which (73%) comes from personal vehicles. The City's Net Zero strategy identifies that mode switching – swapping your car for walking, taking transit, or carpooling – should be the priority for reducing emissions, followed by vehicle electrification. In addition to GHG reductions, proliferation of electric vehicles will also bring about other benefits for residents, including improved air quality, reduced noise pollution and reduced urban heat island effect.

Within The Pocket neighbourhood, 45.5 % of residents take transit to work which is higher than average for Toronto and 36.7 % of residents rely on their personal vehicle to commute to work, which is below the City's average, meaning fewer people in The Pocket commute by car and more people use transit. The Pocket community is strongly focused on becoming a net zero community and residents understand that changes to driving habits is a major pathway to net zero. Given the neighbourhood's proximity to, and convenience of accessing public transit, it would be possible to further influence commuting behaviours through a robust education and awareness campaign. In addition, residents have been advocating for communal EV charging stations to be installed in the neighbourhood. Despite the fact that there are many residents living in the neighbourhood who wish to switch to an electric vehicle, many homeowners do not have a private driveway or garage where they can install an EV charger. As such, communal stations are integral to EV uptake.

The City has recently completed a successful on-street EV charging station pilot program and is now planning for further expansion city-wide. The Pocket Change Sustainable Transportation Working Group also considers EVs and charging station needs in its scope. Residents in the neighbourhood have suggested a number of specific locations, as illustrated in Figure 8, for EV charging stations.

12.4.1 Recommended Actions

1. **City to continue working with Toronto Hydro, Toronto Parking Authority and institutional properties to implement a total of six confirmed charging stations (four on Jones Ave and two on Chatham – three of which have been installed) and to study technical feasibility of shared EV charging stations at other locations identified by the community.**

2. **Pocket Change Sustainable Transportation Working Group to explore opportunities to consider advancing neighbour-to-neighbour EV car and charging station sharing.**

3. **City to work with institutional properties to explore feasibility for EV charging stations, that could be used by residents after business hours, at the following institutional properties:**

    - TCHC and TDSB properties, Toronto Fire Station 323, and TTC Greenwood Yard

4. **At a system level, City to explore potential to provide EV purchasing incentives to augment Provincial and Federal incentives.**

5. **TRCA and PCA to use community engagement opportunities to educate residents about the benefits of EV or hybrid vehicle ownership to encourage greater uptake.**

6. **City to develop a plan for the roll out of EV charging to meet TransformTO objectives.**

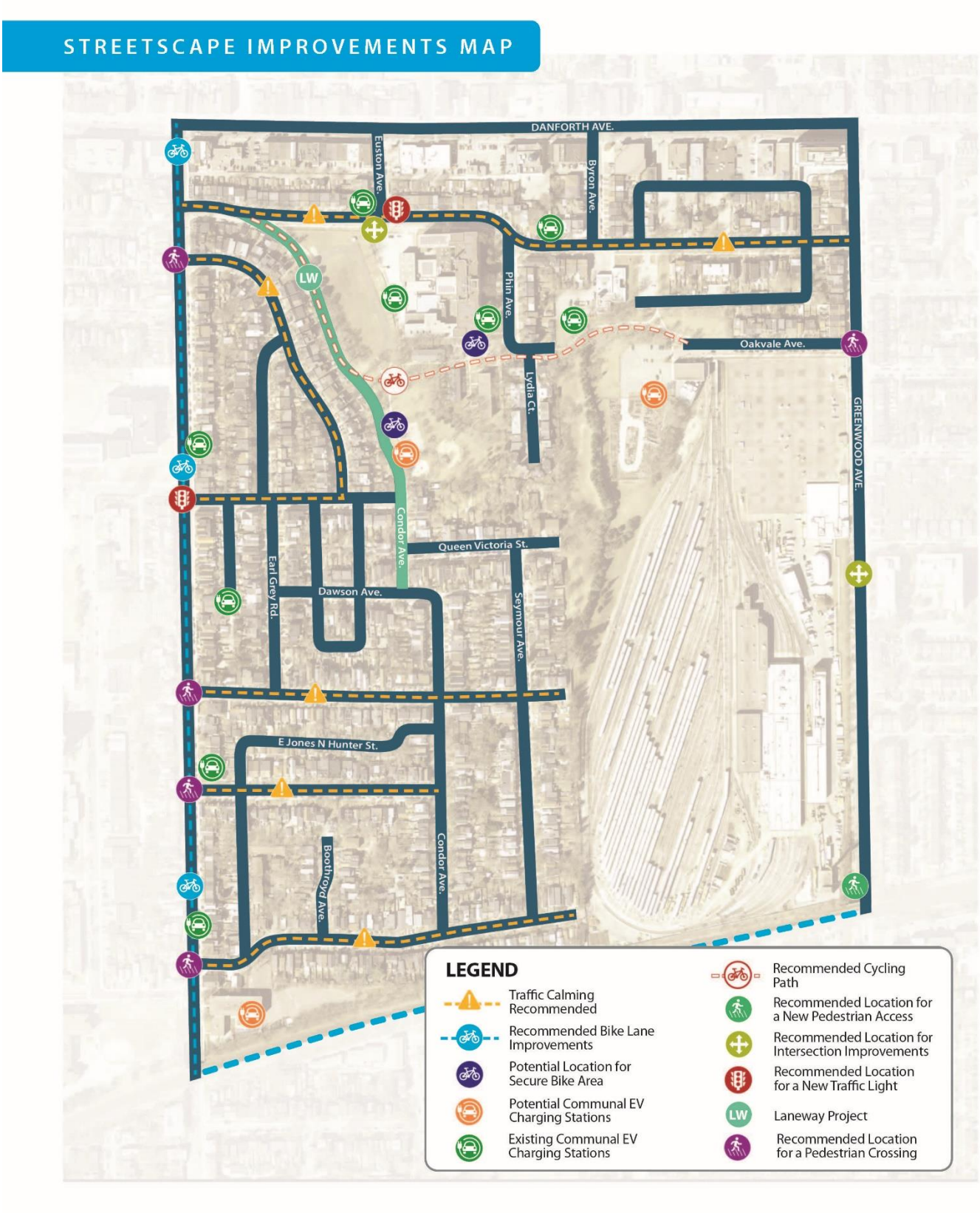


Figure 9 - Streetscape Improvements Action Area

13.0 ACTION AREA FOUR: COMMUNITY ENRICHMENT

The Pocket neighbourhood has developed a strong sense of community among its residents and is already rich from a social engagement perspective. Many residents in the neighbourhood are engaged and socially conscious and are committed to creating the best place to live in the City. As one resident noted during an interview with the Toronto Star in March 2009, The Pocket is "the kind of place you move to and discover quickly that you never want to leave." The community association has a highly active membership base, several sub-committees led by dedicated residents, and they host a wide variety of community events each year which appeal to a broad range of interests and ages. All of these aspects help to enrich the lives of residents and improve their quality of life by connecting them with others, by sharing knowledge and experiences, by tapping into peoples' interests, by uniting people in the community, and by building capacity to tackle issues and affect change in the neighbourhood.

Responding to residents' input, SNAP Action Plan supports community enrichment by focusing on priority areas of interest and by providing recommendations that will ultimately result in creating meaningful experiences, memorable spaces and that will lead to increased enjoyment and appreciation for the community and for one another. Figure 10 illustrates many of the recommendations for community enrichment.

13.1 Art

Art, whether intentional or fortuitous, has a way of transforming neighbourhoods from the banal to the extraordinary. Art contributes to a sense of place and identity through its subject matter, by engaging local artists and crafts people, and by following a collaborative implementation process which fosters resident engagement and community building. Public art is a reflection of community expression and can be used to communicate values and culture, history and aspirations. It can be used to add beauty or hide imperfections, to tell a story and to educate.

Source: Google Streetview

There are numerous examples of public art in The Pocket neighbourhood, from the canoe sculpture at Danforth and Donlands, to the street mural near Phin Park, to the colourful mural on a garage door, to the secret installations, including tree carvings and bowling pins on hydro poles. Residents in The Pocket neighbourhood have a clear understanding of the transformative power of art and they have expressed a strong desire to use public art not only to create a unique identify for the area and to add beauty and interest to the neighbourhood, but also as an educational tool, a community building tool and an opportunity to support Truth and Reconciliation. Figure 10, Community Enrichment Action Area Map identifies the ideas and suggestions for art that were presented by the community.

13.1.1 Recommended Actions

1. **Sustainable Neighbourhoods team (TRCA, City of Toronto and PCA) to work with local artists, art-based NGOs, and Foundations to facilitate more community-focused art initiatives across the neighbourhood, including visual and performing arts.**

2. **TRCA and PCA to consider developing a self-guided art walk tour for the neighbourhood (e.g., through a mobile app and/or interpretative signage).**

3. **Sustainable Neighbourhoods team (TRCA, City of Toronto and PCA) to support implementation of the community's vision for the Laneway Project, including involvement of local and Indigenous artists and infrastructure improvements (see Section 11.1 for more details).**

4. **Sustainable Neighbourhoods team (TRCA, City of Toronto and PCA) to support art projects that celebrate or advocate for environmental action, Indigenous Reconciliation, and the neighbourhood's history.**

5. **Sustainable Neighbourhoods team (TRCA, City of Toronto and PCA) to support art initiatives that generate awareness on the buried Hastings Creek (see section 9.2 for more details).**

13.2 Sharing Economy

The sharing economy is defined as "a peer-to-peer activity of acquiring, providing, or sharing access to goods and services often facilitated by a community-based online platform" (Investopedia.com). Within the City of Toronto there are already many businesses in all sectors, who are supporting a sharing, or circular, economy, including Repair Café, Communauto and Feed it Forward. The benefits of adopting a sharing economy are plentiful, including environmental benefits, like GHG emission reductions which occur as a result of reducing waste and transportation, income and affordability benefits, knowledge and skill sharing, convenience, and improved social prosperity.

The City's Circular Economy & Innovation Unit, within the Solid Waste Management Services Division, conducts research and planning to help the City incorporate circular economy principles into its programs, policies, and processes. The overarching goal of the unit is to make Toronto the first municipality in Ontario with a circular economy which will help to achieve social and environmental outcomes, improve economic performance and profitability, reduce reliance on raw materials, and increase resiliency of City services and infrastructure.

The Pocket SNAP Action plan supports initiatives that encourage a sharing economy in The Pocket neighbourhood as a means of promoting the three Rs of reduce, reuse, recycle and to leverage these opportunities to help raise awareness about environmental issues, to help improve access to services and goods, and to encourage increased social connections and community building. During the action planning process, participants were asked to share what they currently love about The Pocket neighbourhood. Many of the responses related to sharing activities that are already happening in the neighbourhood, including the community garden, growing food for sharing, the former tool library that used to lend out tools, and social gatherings. When participants were asked what they would wish for in their neighbourhood, there was overwhelming feedback suggesting that residents would love more opportunities to increase sharing in the community.

Several suggestions identified by residents included:

- Bring back the tool library
- Garden sharing and/or plant exchange
- Shared food production
- Sharing of public spaces (e.g., school)
- Communal EV car charging stations
- Repair fairs
- Sharing experience and information to reduce GHG in homes
- Bike sharing
- Music sharing at Phin Park and Oakvale Green Space
- Inter-community commerce
- Communal compost
- Green powered neighbourhood-wide high-speed internet

13.2.1 Recommended Actions

1. **City's Solid Waste Management Services Division, in collaboration with the SNAP team, to explore circular economy initiatives that could be piloted or implemented in The Pocket neighbourhood.**

2. **TRCA and PCA to investigate opportunities to operationalize a local tool lending library in conjunction with Repair Cafes in The Pocket neighbourhood.**

3. **Sustainable Neighbourhoods team (TRCA, City of Toronto, Pocket Change Project Sustainable Transportation Working Group and Phin Park and Greening Committee) to explore technical feasibility, implementation partners, and locations to facilitate a bike sharing program, communal EV charging (see also Section 11.4) and garden exchange program to trade native plants and harvest.**

4. **TRCA and PCA to increase capacity for both personal and communal gardening and composting, either through Oakvale Green Space or other implementation partners.**

5. **TRCA and PCA to create a 'sharing map' for The Pocket neighbourhood which highlights locations where sharing takes place (e.g., tools, herbs, bikes, lawn mowers, repair locations for cell phones, tablets, iPads, etc.).**

6. **TRCA to encourage businesses and organizations in The Pocket neighbourhood to register with TRCA's Partners in Project Green's Material Exchange program which diverts millions of tons of otherwise waste materials by connecting businesses generating useful waste with receivers.**

7. **Sustainable Neighbourhoods team (TRCA, City of Toronto and PCA) to utilize community events as opportunities to facilitate sharing or circular economy initiatives, and educate residents about the circular economy, sustainable consumption, and the City's goal of zero waste.**

13.3 Community Programming

The Pocket community is very well-connected and community oriented. The PCA is already very active in programming, hosting a wide variety of events every year, including street parties, community street sales, art in the park, music festivals, porch parties, Pride Day festivities, winter skating parties and more. Residents have overwhelmingly noted that the sense of community and variety of social events are two of their favourite things about living in this neighbourhood.

Source: PCA

Fostering social connections and building social capital helps expand social networks and build trust and mutual support among residents, while offering both mental and physical health benefits. These characteristics ultimately help to build more resilient communities that are better equipped to self-organize, result in better rates of cooperation and collaboration, civic engagement, and an improved ability to take action in response to acute shocks, incidents and disasters.

Through the various SNAP engagement initiatives, residents indicated a strong desire for even more opportunities to connect with neighbours through events like repair fairs, forest therapy walks, plant exchanges, garden committee, Adopt-a-Tree program, skill building workshops, or other opportunities to engage youth and seniors in the community. A poll identified the community's level of interest in

participating and volunteering in a variety of potential programs or projects with The Pocket. Approximately one third of workshop participants indicated they would most like to participate in DIY workshops, parks and greenspace plantings/activities and community social events. There was also a high interest in volunteer activities with approximately 25% of participants indicating that they would like to volunteer at community social events.

The Pocket SNAP Action Plan supports community programming and recommends leveraging established opportunities, in addition to offering new educational programming to help raise awareness for environmental and sustainability issues to ultimately help enhance physical, social, and ecological connections within the community over time.

13.3.1 Recommended Actions

1. **TRCA and PCA to support innovative community programming initiatives that foster neighbourhood connections and that help advance the objectives of the Sustainable Neighbourhood Action Plan.**

2. **TRCA and PCA to support volunteer recruitment in the neighbourhood to help identify and build capacity for community leaders.**

3. **Sustainable Neighbourhoods team (TRCA, City of Toronto and PCA) to investigate opportunities to build a community programming/meeting space or examine partnership arrangements that would facilitate broader community use of existing public or private facilities in the community (e.g., at Kapapamahchakwew - Wandering Spirit School, École élémentaire catholique du Bon-Berger, the Mosque, TTC yards, local businesses and other institutions).**

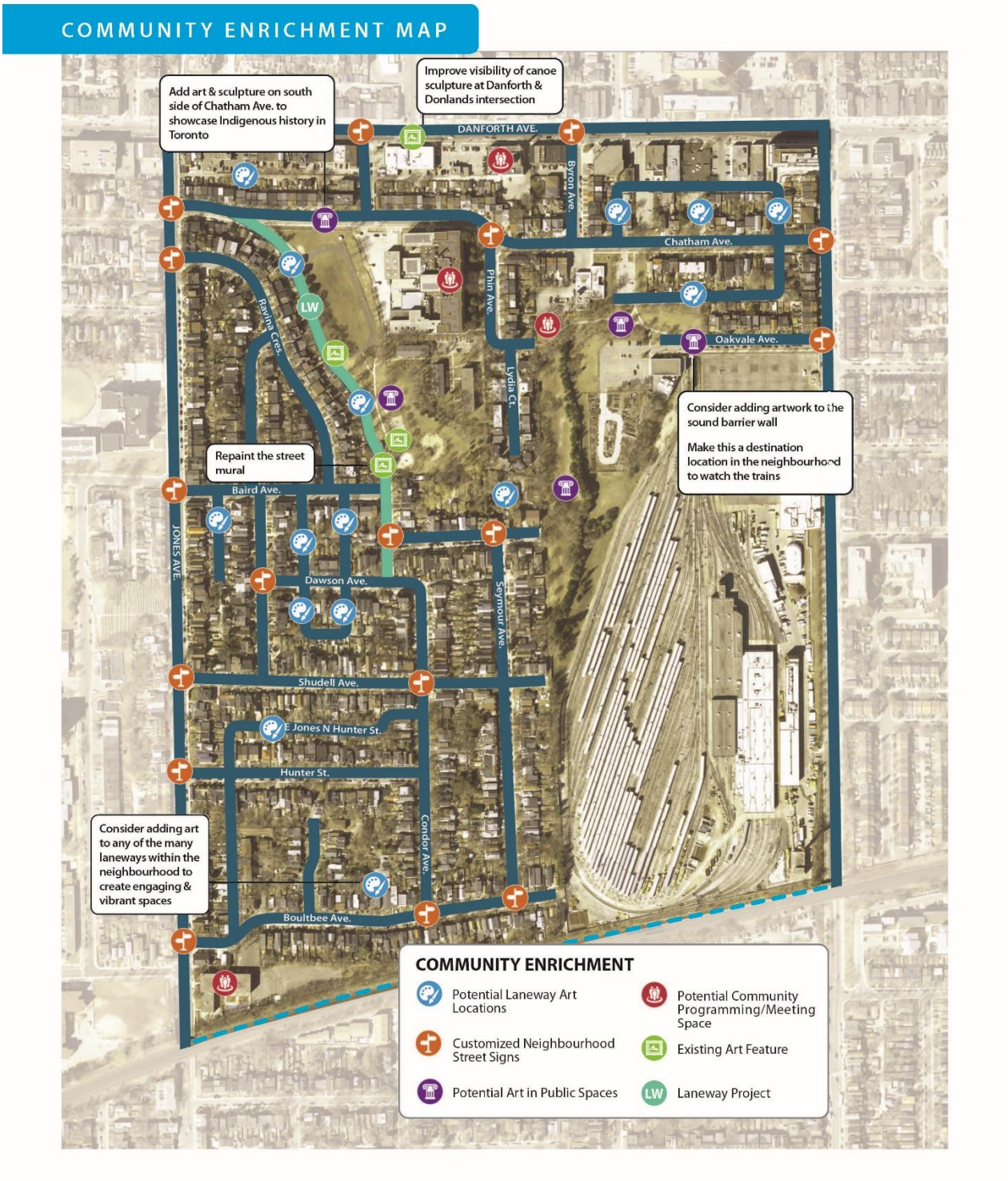


Figure 10 - Community Enrichment Action Area Map

Transforming Action into Results: How Action Area Recommendations will Contribute to GHG Reductions

Greenspace Revitalization, Rainwater and Biodiversity

- Increasing canopy cover and biodiversity through tree and shrub planting helps build natural system resilience, increases carbon sequestration, and reduces urban heat island effect which in turn lowers demand for air conditioning.
- Planting 989 trees will equate to a reduction of approximately 2,983 lbs/1353 kg C02 equivalent of carbon per year.
- Using green space networks to locate convenient, safe, and inviting active transportation infrastructure throughout the neighbourhood will encourage more walking and cycling, especially for trips under 5km, resulting in reductions in car use for local trips.
- Improving opportunities for urban agriculture, including local food production and farmers' market, will help decrease overall food mileage.
- Installing interpretive signage to educate visitors about climate change and the role natural systems have in reducing GHG emissions and the vision for a Net Zero Community will build community awareness and inspire action.
- Increased participation in rainwater harvesting and naturalized landscaping initiatives can help reduce demand on municipal water supply.

Sustainable Buildings

- Encouraging homeowners to electrify their homes for heating, cooking and hot water will significantly reduce GHG emissions and will ensure homes are ready to connect to potential future district energy systems.
- Supporting homeowners to undertake sustainable retrofits will help reduce GHG emissions by lowering heating and cooling energy demand.
- Investigating long-term potential for district energy solutions either through solar power at the TTC Greenwood Yard, or geothermal in Phin Park, could help capture significant GHG reductions while addressing energy demand.
- Sharing lessons learned from residential retrofits will help to scale actions across the City and other geographical areas with associated reductions in GHG emissions.
- Development and implementation of a retrofit strategy for institutional properties in the neighbourhood will reduce GHG emissions through building upgrades and technology conversions.

Streetscape Improvements

- Implementation of EV charging network within the neighbourhood provides the necessary infrastructure to support/encourage EV ownership and usage.
- Improved cycling and pedestrian infrastructure will help to encourage more people choosing active transportation as their preferred mode of travel, helping to reduce the overall number of car trips.
- Educational signage related to anti-idling will help reduce GHG emissions from parked cars.

Community Enrichment

- Offering educational programming opportunities will build awareness about climate change issues and the benefits of low carbon living.
- Fostering and supporting a sharing economy will help to reduce waste, encourage reuse and build community connections.
- Encouraging local, urban agriculture initiatives will help to reduce food miles and will support healthy lifestyles.

14.0 MEASURING SUCCESS

Spotlight: Enhancing the Urban Forest

The neighbourhood urban forest canopy can be increased by 15% through planting an estimated 1131 trees across public and private properties:

- 385 in residential front yards
- 117 in residential back yards
- 268 along local streets
- 24 at multi-unit residential buildings
- 57 in parking lots (e.g., retrofits)
- 63 on institutional properties
- 32 on commercial properties
- 43 in Phin Park
- 7 TTC Yard Extension

The Pocket SNAP has been designed to address core environmental and socioeconomic priorities, which support numerous municipal and conservation authority plans and strategies. To measure impact and success over time, a framework of long-term neighbourhood-scale target outcomes has been identified based on the action plan's shared objectives. These are outlined in Table 4. 'Outcomes' are defined as observed changes anticipated over the long term (by 2040).

Table 4 - Target Outcomes (Longer-Term Observed Changes)

SUSTAINABILITY OBJECTIVE	KEY OUTCOME
Ecological Health *How we allow the environment to function here*	• Achieve the City of Toronto's urban forest targets by increasing cover within the neighbourhood from 26% to 40% by 2040. This can be achieved by planting trees across all land use types in the neighbourhood (see Enhancing the Urban Forest above). • Increase biodiversity, including % of native species and habitat, to improve urban forest resilience and respond to climate change. • Reduce stormwater runoff through on-site retention, infiltration, and evapotranspiration, in order to improve water quality and reduce erosion along the Lake Ontario waterfront. • Increase awareness and promote stewardship towards sustainable stormwater management and the neighbourhood's natural resources and build collaborative partnerships for improving them.

Environmental Consciousness *How we act and demonstrate sustainable behaviour in the built environment*	• Through actions within the neighbourhood, support the City of Toronto's target of reducing 65 per cent emissions, from 1990 levels by 2030 and becoming Net Zero by 2040. As per Transform TO's Net Zero Strategy, in order to accomplish the 2040 targets, the following 2030 milestones should be reached: **1.** GHG emissions from existing buildings are cut in half, from 2008 levels **2.** At least 50 per cent of energy used comes from renewable or low-carbon sources **3.** 100 per cent of redevelopment in the neighbourhood is designed and built to be near zero greenhouse gas emissions • Through actions in the neighbourhood's single-family homes, support The Pocket Change Project's targets for 2030, including: **1.** 80% of homeowners will have undertaken a GHG-reducing retrofit **2.** 55% reduction in GHG emissions in single-family homes from 2008 levels • Through actions in the neighbourhood, support the City of Toronto's waste target of diverting 70% of residential waste from the City's waste management system. • Increase percentage of permeable surfaces in the neighbourhood. • Increase percentage of people walking or cycling to work and/or everyday destinations. • Increase percentage of bike share users and ridership within and near the neighbourhood.
Social Consciousness H*ow we live together here, our code of conduct*	• Maintain existing community cohesion in the neighbourhood by supporting community events and activities that encourage social interaction. • Increase, through programing and neighbourhood improvements, equity and inclusivity of all ages and abilities, incomes, and cultural and religious views. Support truth and reconciliation activities. • Increase civic engagement, including: ○ increase partnerships and collaboration towards neighbourhood improvements ○ increase volunteerism and participation in neighbourhood programming ○ increase fundraising by community members, for community causes. • Grow the hyper-local movement through: ○ Increase involvement of local artists and use of local services ○ Grow sharing practices between community members
Unique Character of The Pocket *How we honour and respect the sense of place*	• Maintain existing community ownership, identity, and pride by supporting residents' involvement in local action and implementing programming that reflects residents' priorities. • Improve sense of place by advancing neighbourhood actions, especially in the public realm. • Maintain the "Pocket Feel", green and serene, an escape from the busyness of life.
Arts and Culture *How we celebrate culture, living, and the compelling role of art in communicating/sharing our messages*	• Increase neighbourhood art installations and cultural programming. • Increase awareness about existing art in the neighbourhood. • Increase local and Indigenous artist engagement.

**Note: As noted in the City of Toronto's Existing Buildings Strategy, achieving the GHG goals will take a concerted and coordinated effort involving multiple actors, including federal, provincial and municipal governments, as well as industry associations, financial institutions, trade unions, the real estate sector, and of course,-home and building owners. These targets cannot be achieved, unless the provincial electricity grid is decarbonized.*

In support of the long-term target outcomes above, additional shorter-term indicators can be used to track progress in the right direction. These are referred to as 'outputs' and represent direct results of project or program activities.

Table 5 illustrates a selection of examples, or possible, measurable outputs for each action plan theme as well as a summary of the multiple objectives they collectively support. This table is not intended to suggest that all indicators listed will be tracked. The SNAP team, in consultation with PCA and appropriate project partners, will determine on a project-by- project basis which indicators are most appropriate and which there is capacity to track.

A Performance Monitoring Plan will be developed to confirm specific monitoring and evaluation strategies for the outputs and outcomes identified. A baseline is available for many of the indicators, and where not available will be obtained prior to work being undertaken.

Table 5 - Example Target Outputs (Shorter-Term Direct Actions)

ACTION AREA	EXAMPLE OUTPUT INDICATORS	SUSTAINABILITY THEMES ADDRESSED
Greenspace Revitalization, Rainwater and Biodiversity	• Area of improved habitat through restoration or enhancement • # of native trees, pollinator plants and shrubs planted • # of low impact development projects implemented to manage stormwater • # of urban agriculture projects implemented • # of actions implemented to improve user experience in parks and open spaces • % of residents that say the experience in the park and open spaces has improved	• Ecological health • Environmental Consciousness • Social Consciousness • Unique character of The Pocket • Arts and Culture
Streetscape Improvements	• # of shared EV charging stations implemented in the neighbourhood • # of actions to improve pedestrian cycling conditions • # of actions to beautify and animate streets using art and landscape opportunities • # of actions to improve sustainable stormwater management in streets • % residents shifting from car to walk/cycle for everyday trips (decrease in car ridership, increase in walking and cycling as primary mode of transport) • Reduction in vehicular speeds due to traffic calming measures (data collected through speed cameras) • % decrease in crashes and other traffic incidents due to traffic calming and traffic safety measures	• Ecological Health • Environmental Consciousness • Social Consciousness • Unique Character of The Pocket • Arts and Culture

Sustainable Buildings	• # of 'Changemakers' – residents participating in The Pocket Change's Retrofit Coordination Service • # of participants in home retrofit workshops • # of homes implementing GHG reduction, stormwater management, eco-landscaping, waste or tree planting • # of sustainability/resilience actions implemented in homes (i.e., install a rain barrel, complete air sealing, install new windows, plant a shade tree, etc.) • # of institutional properties implementing deep retrofits • # of partnerships developed to advance sustainable retrofits in buildings	• Ecological Health • Environmental Consciousness • Social Consciousness • Unique Character of The Pocket • Arts and Culture
Community Enrichment	• # of programs to support community building and connections, enjoyment and sustainable action • # of participants in environmental education programs • # of volunteers/ volunteer hours to advance sustainability and improve community life. • # of art installations and art programs • # of reconciliation initiatives in partnership with members from Indigenous communities • # of sharing or circular economy initiatives that help to reduce waste while building community connections	• Ecological Health • Environmental Consciousness • Social Consciousness • Unique Character of The Pocket • Arts and Culture

15.0 NEXT STEPS

This shared Pocket SNAP Action Plan was co-developed with a focus on collaborative implementation. Next steps include:

1. **Develop Annual Work Plans** – The SNAP team (including PCA, TRCA and City staff, as applicable) will meet annually to develop annual work plans based on community, TRCA and City priorities. Work plan initiatives will reflect consideration for volunteer and staff capacity as well as available funding and/or resources.

2. **Establish Implementation Teams –** The SNAP team (including PCA, TRCA and City staff as applicable) to establish implementation teams where needed to focus on individual initiatives. Implementation teams will be led by lead individuals from PCA, TRCA and the City where applicable. Implementation teams will identify the process for having projects implemented, including required approvals, funding availability, potential partners and roles, volunteer needs, timing, phasing, etc. The Implementation teams will also identify a performance monitoring plan for their respective initiative including an evaluation framework of key short and long-term output and outcome indicators, data sources and timelines for tracking their respective initiative(s). Monitoring plans should be reflective of volunteer/staff capacity and available resources.

3. **Seek External Funding Opportunities in Support of Community-Based Projects –** TRCA and PCA to explore with City and other community stakeholders to identify internal resources and program alignments that could help support advancement of neighbourhood objectives. TRCA will also support the community to pursue external funding, opportunities that leverage public funding, and to help augment available resources for implementation.

Appendix A - Action Plan Sustainability Themes Descriptions

Sustainability Theme	Description
Ecological Health	The community's natural heritage and urban forest is enjoyed, well cared for, and expanded to support diverse local habitat and connections. This green infrastructure system is resilient to climate change impacts, provides many health and environmental benefits, and supports the natural water cycle and improved stormwater management throughout the neighbourhood.
Environmental Consciousness	The community is well educated about local climate-related risks and is committed to becoming Canada's first, net-zero community with a focus on reducing GHG emissions through extensive building retrofits and implementation of infrastructure to facilitate EV use or other forms of active transportation. The community is also focused on improving waste management through a sharing economy framework, and on reducing water consumption by practicing indoor and outdoor water conservation, making use of high efficiency appliances and fixtures, and using alternative water sources such as rainwater where possible.
Social Consciousness	Residents exhibit strong values focused on equity, inclusion, diversity, accessibility and Truth and Reconciliation. Residents are active and connected in their community and feel a strong sense of belonging. They practice courtesy and respect for all people and environments. There are opportunities for local leadership and for collective decision-making and action toward shared goals.
Unique Character of The Pocket	Residents take great pride in their community, and they value the unique character and lifestyle their community offers. Residents are civic-minded and take great pleasure in being part of a close-knit, highly engaged community that places strong value on community connectedness, celebrating and welcoming diversity in the community, and acknowledging the area's Indigenous, cultural and ecological history.
Arts and Culture	Residents enjoy vibrant spaces, programs, and events that support understanding and local history, celebration of local talent, strengthening of community identity and sense of place. This includes local events and celebrations, and wayfinding and art in the public realm.

Appendix B - Summary of Action Plan Recommendations

ACTION AREA	KEY PROJECT	RECOMMENDED ACTIONS
EENSPACE REVITALIZATION, RAINWATER AND BIODIVERSITY	**PHIN PARK AND COMMUNITY GREENSPACES**	**1. Sustainable Neighbourhoods team (TRCA, City of Toronto, PCA) to create a working group with The City of Toronto, TCHC, and TTC, to advance the development of a comprehensive Greenspaces Master Plan which includes Phin Park, TCHC transfer lands, off-leash dog park and Oakvale Green Space. Funding for the Master Plan development should be shared and/or fundraised by the affected property owners, in collaboration with TRCA. Master Plan should address guiding principles and sustainability outcomes and should consider:** • Layout of key existing and proposed amenities and improvements (e.g., storage facility, farmers market, fire pit or pizza oven feature, washroom facilities, art installations, interpretive signage and more lighting and seating, etc.) should be considered while balancing community interests for open space to allow for unstructured activities/play. • Enhancements to overall connectivity and ensure key linkages to the broader Danforth community and regional trail networks should be considered and should address privacy and security for adjacent landowners where appropriate. **2. City's Parks, Forestry and Recreation division, informed by the Greenspaces Master Plan, condition assessments and funding considerations, to consider advancing state of good repair funding for Phin Park to advance repairs/upgrades to the existing wading pool, replacement/updating existing playground equipment, enhancement of biodiversity and habitat and interpretative signage, other recommendations from the community.** **3. TRCA to work with community groups, institutional property owners and the City of Toronto to enhance habitat connectivity, increase biodiversity, and improve stormwater management across all neighbourhood open spaces (public and private) including:** • Tree and shrub plantings, creation of pollinator gardens and wildlife habitat improvements (e.g., bird boxes, bee hotels, etc.), low impact development for stormwater management and other green infrastructure projects. • Opportunities should be informed by and complement the Greenspaces Master Plan **4. Sustainable Neighbourhoods team (TRCA, City of Toronto, PCA) to explore the potential to implement a Tiny Forest pilot project in The Pocket neighbourhood and to utilize the project to achieve:** • Increased awareness for the benefits of tree communities on watershed and human health • Educational opportunities through interpretive signage or as an outdoor classroom for local school groups and community organizations. Proposed locations are identified in Figure 6. **5. Sustainable Neighbourhoods team (TRCA, City of Toronto, PCA) to support green infrastructure and biodiversity through urban agriculture allowing for:** • Broader access to fresh, healthy food • Increased community building through enhancement and expansion of Oakvale Green Community Gardens (e.g., edible plants/bushes, garden plots, greenhouse, etc.)

		6. TRCA to explore opportunities to establish the greenspace system (public and private) as an environmental education space though: • Implementation of attractive and engaging interpretive signage to educate and excite residents about a Net Zero Vision for the neighbourhood and to inform visitors about the unique ecological features and functions within these spaces. • Development of educational programming (e.g., webinars, hands-on workshops) to develop skills and knowledge related to native gardening, urban agriculture, invasive species management, fruit tree care, etc. **7. City to consider greenspace improvements that will encourage both passive and active uses that are designed for people of all abilities and ages (e.g., fitness stations, seating, etc.).**
	CELEBRATION OF HASTINGS CREEK	**1. Sustainable Neighbourhoods team (TRCA, City of Toronto, PCA) to explore interpretive art and placemaking ideas for key locations throughout the community to celebrate the history of Hastings Creek (e.g., at Phin Park pollinator garden, along Ravina Ave, at south end of off-leash dog park, at canoe sculpture at Donlands and Danforth).** **2. Sustainable Neighbourhoods team (TRCA, City of Toronto, PCA) to investigate the potential for Hastings Creek to be added as a regular walk on the local Lost Rivers Tours.**

	TCHC GROUNDS REVIVAL	**1. TCHC, in collaboration with TRCA, to develop a comprehensive master plan for the 2 Phin Avenue complex which considers:** • Resident suggestions for outdoor improvements and amenities • Expansion to existing community garden (e.g., vertical gardens, rainwater harvesting, community orchard, etc.) • Safety considerations (lighting, security cameras) to encourage safe use of the outdoor spaces (e.g., at existing gazebo and community garden) • Proposed improvements in Phin Park and other green spaces **2. TCHC, in collaboration with TRCA, to assess outdoor improvements, biodiversity enhancements, urban agriculture opportunities at other TCHC properties in the neighbourhood.** **3. TCHC, in collaboration with TRCA, to develop and deliver new educational programming related to climate mitigation and skills training, including, but not limited to:** • Orchard care • Urban agriculture • Horticulture **4. City of Toronto to continue engagement with TCHC tenants as it relates to the transfer of TCHC property to City of Toronto, to develop a long-term plan for this transferred land to ensure community needs are met, including beautification, while not compromising TCHC tenant privacy and security.** **5. TCHC, in collaboration with TRCA, to continue engagement with residents to develop a retrofit plan to identify:** • GHG reduction measures in the buildings • Interior upgrades that are needed to improve quality of life (renovations, new appliances, paint, etc.)
	STORMWATER MANAGEMENT IMPROVEMENTS	**1. City to apply appropriate Green Street standards for all new road reconstruction projects in the neighbourhood where technically feasible, and consider green infrastructure practices to improve stormwater management.** **2. The City, in collaboration with TRCA to support institutional property owners to depave impervious surfaces where possible or direct runoff to permeable areas or to LID practices.** **3. TRCA to offer DIY workshops to educate homeowners about proper rain barrel installation and maintenance techniques.** **4. Single family homeowners should be encouraged to adopt natural lawns and lawn care practices and to use native plants to reduce demand on municipal water supply.** **5. The Sustainable Neighbourhoods team should continue to generate awareness about the mandatory downspout disconnection program to alleviate strain on the City's stormwater infrastructure.**

SUSTAINABLE BUILDINGS	**RESIDENTIAL RETROFITS**	**1. Sustainable Neighbourhoods team (TRCA, City of Toronto, PCA) to create a working group with the City of Toronto, TCHC, and TTC, to advance the development of a comprehensive Greenspaces Master Plan which includes Phin Park, TCHC transfer lands, off-leash dog park and Oakvale Green Space.** • Funding for the Master Plan development should be shared and/or fundraised by the affected property owners, in collaboration with TRCA. • Master Plan should address guiding principles as stated in Table 3, and sustainability outcomes and should consider: o Layout of key existing and proposed amenities and improvements (e.g., storage facility, farmers market, fire pit or pizza oven feature, washroom facilities, art installations, interpretive signage and more lighting and seating, etc.) should be considered while balancing community interests for open space to allow for unstructured activities/play. o Enhancements to overall connectivity and ensure key linkages to the broader Danforth community and regional trail networks should be considered and should address privacy and security for adjacent landowners where appropriate. **2. City's Parks, Forestry and Recreation division, informed by the Greenspaces Master Plan, condition assessments and funding considerations, to consider advancing state of good repair funding for Phin Park to advance:** • Repairs/upgrades to the existing wading pool • Replacement/updating existing playground equipment • Enhancement of biodiversity and habitat and interpretative signage • Other recommendations from the community as listed above **3. TRCA to work with PCA, institutional property owners and the City of Toronto to enhance habitat connectivity and increase biodiversity across all neighbourhood open spaces (public and private) including:** • Tree and shrub plantings, creation of pollinator gardens and wildlife habitat improvements (e.g., bird boxes, bee hotels, etc.) • Opportunities should be informed by and complement the Greenspaces Master Plan **4. Sustainable Neighbourhoods team (TRCA, City of Toronto, PCA) to explore the potential to implement a Tiny Forest pilot project in The Pocket neighbourhood and to utilize the project to achieve:** • Increased awareness for the benefits of tree communities on watershed and human health • Educational opportunities through interpretive signage or as an outdoor classroom for local school groups and community organizations. **5. Sustainable Neighbourhoods team (TRCA, City of Toronto, PCA) to support green infrastructure and biodiversity through urban agriculture allowing for:** • Broader access to fresh, healthy food • Increased community building through enhancement and expansion of Oakvale Green Community Gardens (e.g., edible plants/bushes, garden plots, greenhouse, etc.)

		6. TRCA and PCA to explore opportunities to establish the greenspace system (public and private) as an environmental education space though: • Implementation of attractive and engaging interpretive signage to educate and excite residents about a Net Zero Vision for the neighbourhood and to inform visitors about the unique ecological features and functions within these spaces • Development of educational programming/communications (e.g., webinars, hands-on workshops) to develop skills and knowledge related to native gardening, urban agriculture, invasive species management, fruit tree care, etc. and to encourage single family homeowners to adopt natural lawns and lawn care practices, to use native plants when gardening, to identify and control invasive species **7. City to consider greenspace improvements that facilitate easier and expanded access to green space and that will encourage both passive and active uses that are designed for people of all abilities and ages (e.g., fitness stations, seating, etc.).**
	POCKET PLUS INSTITUTIONAL GREENING PROJECT	**1. Pocket Plus team, led by City of Toronto to finalize the Net-Zero Community Energy Implementation Strategy.** **2. SNAP team and TTC to engage CreateTO to determine the feasibility of incorporating, where possible, residents' recommendations listed above for integrated projects that incorporate, in addition to GHG reduction, other sustainability and quality of life elements, and to formalize a community engagement process to communicate the recommendations from this assessment.** **3. City to work with the PCA to develop a communications campaign related to geo-exchange systems and to gather community feedback to establish demand/willingness to connect to a shared system, property rights, feasibility studies and business case development.**

STREETSCAPE IMPROVEMENTS	**LANEWAY PROJECT**	**1. City of Toronto and TRCA to continue to support the PCA and the Wandering Spirit School to implement the community's vision for the revitalized laneway, including:** • Explore the feasibility of various pedestrian safety opportunities • Improve grading and drainage, ideally with low impact development practices where technically feasible • Return full use of track back to Wandering Spirit School for school use • Implement Indigenous art project **2. TRCA, the City and PCA to explore opportunities for external funding sources to help facilitate implementation of the Laneway Project elements, including:** • Improvements on the public realm and repairs to existing private fences and garage doors. **3. PCA to continue to engage Ravina Crescent homeowners to build support for the project and to explore capacity for resident funded contributions.**
	PEDESTRIAN SAFETY	**1. City to consider intersection improvements at Chatham and Euston (e.g., curb bump out to shorten cross walk making it easier for pedestrians to cross safely).** **2. City to investigate opportunities to create a new pedestrian crossing at Oakvale and Greenwood, and also along suggested locations along Jones Street (see Figure 9).** **3. City and TTC to explore potential to create a new pedestrian accessway south of TTC yard to Greenwood Avenue.** **4. City to investigate potential to make improvements to Jones Avenue bike lanes, including better protected lanes and surface improvements.** **5. City to explore creating a dedicated east-west cycle trail through the neighbourhood (in addition to the existing pedestrian walkway) to encourage active transportation.** **6. City to investigate opportunities for a new Bike Share (or other) station within the Pocket neighbourhood and provide for more secure bike parking in Phin Park and other key locations throughout the neighbourhood.** **7. The Sustainable Neighbourhoods team to develop and promote an educational campaign which explains the environmental and health benefits of active transportation and encourage residents to walk or cycle for trips under five kilometers.**

	TRAFFIC IMPROVEMENTS	**1. City to implement traffic calming, and where technically feasible integrate with LID (e.g., green bump outs) and/or green infrastructure at Shudell, Chatham, Boultree, Hunter, Baird Ave and Ravina Crescent.** **2. City to explore the feasibility of installing new traffic lights at Strathcona/Baird/Jones and Chatham and Euston intersections** **3. City to explore potential for an alley to connect east end of Chatham to the Danforth.** **4. The Sustainable Neighbourhoods team (TRCA, City and PCA) to explore opportunities to encourage residents to use transit, carpool or telework as part of their regular routine.** **5. City to consider installing "No Idling" signs in strategic locations throughout the neighbourhood.**
	EV CHARGING NETWORK	**1. City to continue working with Toronto Hydro, Toronto Parking Authority and institutional properties to study technical feasibility of shared EV charging station locations identified by the community.** **2. City to continue working with Toronto Hydro, Toronto Parking Authority and institutional properties to implement multiple, shared EV charging stations within the Pocket neighbourhood.** **3. PCA to explore opportunities to consider advancing neighbour-to-neighbour EV car and charging station sharing.** **4. City to work with institutional properties to explore feasibility for EV charging stations, that could be used by residents after business hours, at the following institutional properties: TCHC and TDSB properties, Toronto Fire Station 323 and TTC Greenwood Yard** **5. At a system level, City to explore potential to provide EV purchasing incentives to augment Provincial and Federal incentives.** **6. TRCA and PCA to use community engagement opportunities to educate residents about the benefits of EV or hybrid vehicle ownership to encourage greater uptake.**

COMMUNITY ENRICHMENT	**ART**	**1. Sustainable Neighbourhoods team (TRCA, City of Toronto and PCA) to work with local artists, art-based NGOs, and Foundations to facilitate more community-focused art initiatives across the neighbourhood, including visual and performing arts.** **2. TRCA and PCA to consider developing a self-guided art walk tour for the neighbourhood (e.g., through a mobile app and/or interpretative signage).** **3. Sustainable Neighbourhoods team (TRCA, City of Toronto and PCA) to support implementation of the community's vision for the Laneway Project, including involvement of local and Indigenous artists and infrastructure improvements (see Section 11.1 for more details).** **4. Sustainable Neighbourhoods team (TRCA, City of Toronto and PCA) to support art projects that celebrate or advocate for environmental action, Indigenous Reconciliation, and the neighbourhood's history.** **5. Sustainable Neighbourhoods team (TRCA, City of Toronto and PCA) to support art initiatives that generate awareness on the buried Hastings Creek (see section 9.2 for more details).**
	SHARING ECONOMY	**1. City's Solid Waste Management Services Division, in collaboration with the SNAP team, to explore circular economy initiatives that could be piloted or implemented in the Pocket neighbourhood.** **2. TRCA and PCA to investigate opportunities to operationalize a local tool lending library in conjunction with Repair Cafes in the Pocket neighbourhood.** **3. Sustainable Neighbourhoods team (TRCA, City of Toronto and PCA) to explore technical feasibility, implementation partners, and locations to facilitate a bike sharing program, communal EV charging (see also Section 11.4) and garden exchange program to trade native plants and harvest.** **4. TRCA and PCA to increase capacity for both personal and communal gardening and composting, either through Oakvale Green Community Gardens or other implementation partners.** **5. TRCA and PCA to create a 'sharing map' for the Pocket neighbourhood which highlights locations where sharing takes place (e.g., tools, herbs, bikes, lawn movers, repair locations for cell phones, tablets, iPads, etc.).** **6. TRCA to encourage businesses and organizations in the Pocket neighbourhood to register with TRCA's Partners in Project Green's Material Exchange program which diverts millions of tons of otherwise waste materials by connecting businesses generating useful waste with receivers.** **7. Sustainable Neighbourhoods team (TRCA, City of Toronto and PCA) to utilize community events as opportunities to facilitate sharing or circular economy initiatives, and educate residents about the circular economy, sustainable consumption, and the City's goal of zero waste.**
	COMMUNITY PROGRAMMING	**1. TRCA and PCA to support innovative community programming initiatives that foster neighbourhood connections and that help advance the objectives of the Sustainable Neighbourhood Action Plan.** **2. TRCA and PCA to support volunteer recruitment in the neighbourhood to help identify and build capacity for community leaders.** **3. Sustainable Neighbourhoods team (TRCA, City of Toronto and PCA) to investigate opportunities to build a community programming/meeting space or examine partnership arrangements that would facilitate broader community use of existing public or private facilities in the community (e.g., at Wandering Spirit School, École élémentaire catholique du Bon-Berger, the Mosque, TTC yards, local businesses and other institutions).**

Appendix C - Pocket Change Project

The main elements from the SNAP Home Retrofit model are very much in line with the work that The Pocket Change Project has undertaken in the neighbourhood during the last four years. The Pocket Change Committee believes in the benefits of using a community-based approach and has proven the effectiveness of face-to-face support from trusted sources within the community. It has also supported a variety of sustainability actions including GHG reduction and other actions, like tree planting. Since 2018, it has been canvassing homeowners and organizing educational events and activities, and Eco-Fun Fairs, mobilizing and generating awareness and excitement towards environmental action in a significant segment of the community.

More recently, the Pocket Change Project developed, and is piloting, an innovative Home Retrofit Coordination Service to overcome challenges and barriers towards the implementation of deeper retrofits for GHG reduction. This approach is being supported by TRCA and the City of Toronto through the Home Retrofit Working Group, which is also exploring opportunities to scale successes within The Pocket Neighborhood and to other communities in Toronto.

Similar to the SNAP model, leaders of the Pocket Change Home Retrofit Coordination Service recognize that mass blanket programs have limited effectiveness in overcoming barriers towards deep retrofits. However, at the same time, they recognize that retrofitting one home at a time is not fast or efficient enough.

The Home Retrofit Coordination Service works towards accelerating the rate at which homes are retrofitted by recognizing that each home (and homeowner) has a unique situation, and unique needs and desires that need to be considered and addressed. The model will generate volumes of retrofits that should stimulate the supply of contractors and possible efficiencies in acquiring materials.

In the current landscape (e.g., energy cost, retrofit costs and existing government incentives) there is not a business case for deep GHG reduction retrofits in homes. Homeowners without the means will not be able to undertake the retrofits and for mainstream homeowners, GHG reduction is still not top of mind. But even without a business case, there is currently significant demand for deep retrofits among climate-conscious homeowners who can finance them, but have not done so, due to the complexity of the process.

The Pocket Change Home Retrofit Coordination Service: how it works and how it helps homeowners to overcome deep retrofit barriers

The Pocket Change Home Retrofit Coordination Service is a personalized retrofit advisory service, working in collaboration with the Pocket Change Committee to recruit homeowners and guide them through the complex retrofit process.

Engagement Strategy

The coordination service is cross-promoted through community events, webinars, the Pocket Change website, newsletters, lawn signs, social media and other communications. Those residents who show a commitment to retrofit join a group of Changemakers; some of them have chosen to retain a Registered Energy Advisor to provide personalized advice and coaching. Current participants are helping to recruit others in the community through word of mouth.

Supporting the homeowner step by step throughout the complex decision-making process

The Retrofit Coordination Service uses the following stepwise process:

- The homeowner arranges for an energy audit by a qualified energy advisor
- The homeowner pays for a customized Retrofit Roadmap, which is developed by a Registered Energy Advisor.
- The homeowner receives a customized Roadmap based on the results of the energy audit, and developed specifically for their particular home and family situation. The Roadmap considers the current condition/performance of the house and its systems, the owner's priorities, budget, willingness to take risk and desired outcomes, and considers the best approach to reducing GHGs through deep home retrofit. The Roadmap also considers any other improvements that the homeowner may want to undertake to their house (e.g., an extension, a new kitchen).
- The Roadmap provides a comparison of options, considering technical and financial aspects.
- Homeowners may also enlist the services of their Registered Energy Advisor to help secure qualified contractors/installers, to get help securing and reviewing quotes, to arrange and review contracts, to provide oversight and make sure the quality of the work is optimal. These services are charged on an hourly basis and fees change from home to home due to the unique conditions of the home and homeowner priorities.
- The homeowner is matched with a neighbourhood Changemaker Coordinator who will check in on their progress as they execute the steps in their Retrofit Roadmap and help address issues. The homeowner is enlisted by the Changemaker Coordinator in a peer group of retrofitting homeowners to participate in webinars, meet-and-greet gatherings, and other mutual support activities.
- The last stage of the coordination service is to calculate GHG emission reductions based on the pre- and post-retrofit performance of the house.
- Addressing Financial Barriers:
- The Roadmap offers a plan to invest budget where the greatest value will be achieved.
- The Roadmap recommends prioritization and project phasing, based on the specific financial situation of the homeowner.
- The service provides assistance with accessing financing and incentives and identifies the optimal way of applying to them.

From Individual to Collective: Exchanging learnings and community support:

- Two of the Changemakers are designated Changemaker Coordinators and they liaise with other Changemakers, stay in touch with the group, flag issues back to the technical team and share lessons learned. They schedule meetings to bring the whole group of Changemakers together and keep the group moving along. A key role of the coordinators is to make other program participants feel that they are part of larger community working together towards a shared goal.
- The collective also plays the role of "group therapy", in helping to alleviate the anxiety that comes from going through the complex retrofit the process, by sharing experiences with others who have similar homes.

Technical Team

- The service includes both project management and building science expertise.
- At the time this report was written, the leads of the technical team included a passive house and building science specialist and an independent Registered Energy Advisor.

Making it Attractive for Suppliers and Contractors

In order to make it attractive to suppliers and contractors to be part of the net zero movement, the Pocket Change Retrofit Coordination Service:

- Offers contractors packaged/defined, committed projects (saves time to contractor). Contractors don't have to do the upfront work. Homeowners are ready to go when contractors are available.
- Amasses projects (purchasing of materials and various projects for contractor) and coordinating demand to produce cost savings and buying power.

Communication, Awareness and Knowledge Sharing

The team is implementing a number of communication, education and awareness tools, to recruit more program participants, but also to document the process and lessons learned, and encourage replication across the city and beyond.

- The Changemakers (e.g., homeowners who have launched their retrofit journey) receive a lawn sign after starting to implement their Roadmap. Once they have completed changes that are projected to reduce GHGs by at least 35%, they receive an updated sign which highlights this important progress.
- A website and monthly newsletters encourage participation in the program and provide updates on the progress of the initiative, as a community effort.
- The Changemaker Initiative is cross-promoted through other neighbourhood events and activities.
- The home retrofit process that Changemakers undergo is documented and case studies are being developed for other homeowners to understand the process and address uncertainties.
- Community leaders, as well as the technical team, deliver presentations on a regular basis to share their experiences with other groups, government agencies and organizations.

Although the homeowner pays for some aspects of the Home Retrofit Service, the Pocket Change resident leaders, and the technical team, have dedicated hundreds of volunteer hours to the pilot phase of the program. In the longer run, it will be imperative to include financial supports beyond the homeowner paid fees in order to operationalize the model, increase homeowner participation, and avoid leader burnout.

Findings to date

Some of the key findings to date, from the Pocket Change Home Retrofit Coordination Service include:

- There is a market of committed people eager to reduce their homes' GHG emissions within The Pocket neighbourhood (as part of the Changemakers group) and there is also demand outside of The Pocket.
- With the growing number of Changemakers, providing advice has become faster, as experience is gained and situations are repeated; however supply chain issues are anticipated which could slow the implementation process.
- At present, government programs are not funding retrofit coordination services, which are fundamental to scaling up the pace of retrofits overall.
- With the new government incentives, and lack of capacity in the industry, inexperienced energy auditors have emerged, resulting in incorrect audits, offering recommendations that are not usable by the homeowner.
- Even highly educated homeowners tend to stall after receiving their energy audit, not knowing where to start.
- The personalized Retrofit Roadmap is key: it answers technical questions, sets priorities, guides decisions and equips homeowners for installation at the pace that suits them.
- While governments are advising homeowners to get advice from their contractors, traditional contractors are generally not well suited to provide GHG advice. Many don't have the knowledge or are not interested in thinking about GHG. Many will advise the homeowner to go ahead with the easiest retrofit to install, that may give the contractor the highest profit, but not the highest GHG reduction.
- There is, however, a small and growing supply of contractors able to meet retrofit needs (especially when it comes to ASHPs), but these contractors are difficult for homeowners to find.
- While it is expected that a significant number of homes will be retrofitted through the Pocket Change Retrofit Coordination Service, in the absence of significant subsidies, the cost of deep retrofits will be a barrier to many/most homeowners and to getting to the net zero neighbourhood and City goals. To achieve these goals, more government funding will be required.

The Future of the Pocket Change Retrofit Coordination Services

Near Term Plan:

The Pocket Change Home Retrofit Coordination Team is working hard to continue to accelerate deep home retrofits in the neighbourhood homes:

- The engagement strategy is being strengthened to increase the flow of new projects and to sign up new Changemakers.
- The team is preparing to launch a new cohort of homeowners.
- It is expected that, as more projects are completed, the idea of home retrofits will be popularized. Completed projects will demonstrate the benefits/ comfort/GHGs and feasibility of home retrofits and will streamline the process.

Scaling beyond The Pocket:

The Pocket Change Home Retrofit Coordination initiative will not only help accelerate home retrofits within The Pocket neighbourhood, it will also provide insight for scaling to other communities and overcoming current barriers to retrofits across the City of Toronto.

Working with Community Groups in Other Neighbourhoods:

The next goal is to develop a retrofit coordination service and Changemakers program that can serve as an independent, non-profit organization that will work with other community groups to engage new Changemakers and support the process. The Pocket Change Project has already started to coordinate and share ideas with other neighbourhood leaders and community associations that are interested in scaling the model to their own neighbourhoods. Some of these groups include The Harbord Village Residents Association, Ward 11 Home Retrofit Forum Facebook Group, and Green Neighbours Network Retrofit group.

Building a Pool of Qualified Contractors

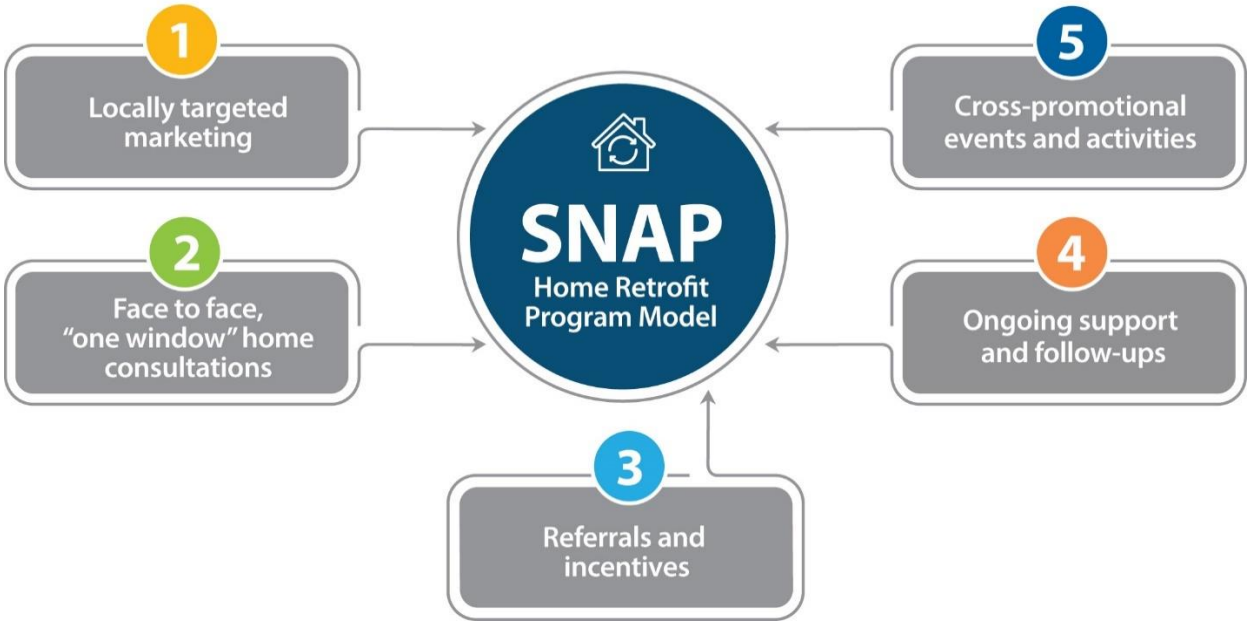
With a vision of scaling, the Pocket Change Home Retrofit Coordination Service is building a pool of qualified contractors and auditors. The idea is to develop partnerships and share communications on the quality and methods being used, and to try to make it an attractive proposition for participating contractors.

Working with Marginalized Groups

The Pocket Change team is also exploring the possibility of working to build capaCity of marginalized groups to work as qualified contractors/service providers, through a partnership with an established organization with expertise in recruitment, training and social supports.

Appendix D - SNAP Home Retrofit Program Model

The SNAP program has developed a home retrofit program model that has been successful in accelerating implementation of basic sustainability actions in single family homes, by taking advantage the neighbourhood-based approach. The SNAP model has five main elements that have proven to drive action.



Locally Targeted Marketing - The program customizes a marketing strategy to respond to the specific needs and characteristics of the neighbourhood where it is working, responding to residents' priorities and values for their homes and lives, and also addressing the requirements of the specific building stock in the community.

Face-to-Face, One Window Home Consultations - The program uses face-to-face one window home consultations to help homeowners initiate the decision-making process on how to make their home more sustainable. In the SNAP approach these home consultations do not only focus on GHG reduction but also other themes like eco-landscaping, water efficiency, sustainable stormwater management, flood prevention, urban agriculture, and waste management. The multi-objective model has proven to be a great strategy to engage homeowners that may be interested in one theme but not in others. Addressing the residents' priorities first opens the door for additional deeper actions. The face-to-face approach leads to meaningful human connections that are more likely to result in action. Ideally, home consultants should be trusted members of the community and also have technical knowledge on sustainability actions or be accompanied by another home consultant with more technical expertise. Consistently, marketing studies have shown that people are mostly influenced by people they know in their personal lives, like neighbours, family and friends.

1. **Referrals and Incentives -** Homeowners are informed about existing incentives from government and utilities to help them undertake key actions and are guided through the application process. Where there is a gap, the SNAP program has offered additional incentive to homeowners to encourage participation.

2. **On-Going Supports and Follow Ups -** The journey towards the achievement of significant sustainability benefits through home retrofits is long and complex, with many questions and complexities arising through the process. Offering long term support helps with decision making throughout the lengthy renovation process and also helps build relationships with homeowners. It is important to offer on-going support to ensure residents achieve the desired goals. Follow-ups are also important to track success and to gather input from homeowners and to adapt the program in a way that responds to their needs.

3. **Cross-Promotional Events and Activities -** By having a presence in the neighbourhood, working towards the implementation of a range of integrated projects and programs, beyond home consultations, SNAP cross-promotes and encourages home retrofits through a variety of fun events and activities in the community.

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