

**North St. James Town Planning Framework Study -
Request for Direction Report**

Date:	August 6, 2010
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 28 – Toronto Centre-Rosedale
Reference Number:	06-161984 SPS 00 TM

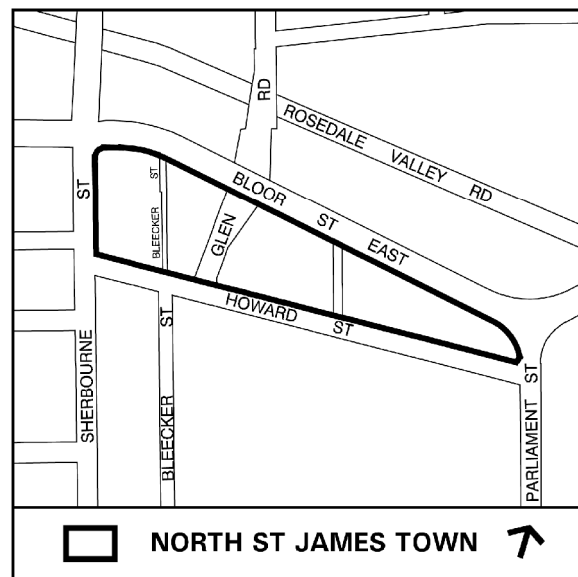
SUMMARY

The purpose of this report is to provide recommendations for the North St. James Town Planning Framework. The purpose of the study is to assess whether existing planning controls are appropriate and permit desirable development in the North St. James Town area, as well as identify area public realm objectives.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council adopt the North St. James Town Planning Framework Objectives for the lands located in the area bounded by Howard Street, Sherbourne Street and Bloor Street East and Parliament Street, attached to the August 6, 2010 report from the Director, Community Planning, Toronto and East York District, as Attachment 9.
2. City Council direct staff to implement the Planning Framework when reviewing, analyzing and formulating recommendations on future development applications for properties in the area



bounded by Howard Street, Sherbourne Street and Bloor Street East and Parliament Street.

Financial Impact

There are no financial implications resulting from the adoption of this report.

DECISION HISTORY

At its meeting of November 30, December 1 and 2, 2004, Council requested the Commissioner of Urban Development Services to undertake a review and prepare a planning framework report for the area bounded by Bloor Street East, Howard Street, Sherbourne Street and Parliament Street and submit a report to the Toronto and East York Community Council. The study area is commonly called North St. James Town. The report is available online at:

<http://www.toronto.ca/legdocs/2006/agendas/committees/te/te060913/it051.pdf>

North St. James Town is part of the St. James Town Community Improvement Plan (CIP) project area, approved by City Council in 2003. The intent of the Community Improvement Plan is to implement open space improvements for the area; it replaces and expands an earlier CIP with some similar objectives. The CIP project area now includes both North St. James Town and the St. James Town neighbourhoods in order to acknowledge that North St. James Town is physically integrated with St. James Town and to take a comprehensive approach to community improvement in the two areas. The CIP can play an important role in implementing public realm objectives for the area. The report is available online at:

<http://www.toronto.ca/legdocs/2003/agendas/committees/to/to030401/it023.pdf>

BACKGROUND

In 2006, staff review of City of Toronto assessment records suggested that land has been assembled in North St. James Town under common ownership. Land assembly often is a precursor to development applications. However, North St. James Town has experienced very little development activity since the construction of the office building at the corner of Bloor Street East and Sherbourne Street in the 1980s. In 2009 and 2010 there have been preliminary inquiries and pre-application meetings. Several properties in the area suffer from vacancy and neglect. The vacant land and deteriorated buildings negatively impact nearby properties and residents who remain committed to the area.

In March 2006, a designated heritage building located within the study area at 6 Howard Street collapsed. The loss of this heritage building and its rental residential units has underscored the challenges faced by the study area and the need for review of existing planning regulations.

The purpose of the study is to assess whether existing planning controls are appropriate and permit desirable development. The 2006 staff report set out the key components for the North St. James Town planning framework as follows:

- a) review of Official Plan policies as they apply to North St. James Town;
- b) review of zoning provisions as they apply to North St. James Town;
- c) review of existing built-form and development in the neighbourhood;
- d) an inventory of heritage resources in the area and heritage objectives for the neighbourhood; and
- e) identification and analysis of potential redevelopment sites in North St. James Town.

The study will identify public objectives for the area, determine appropriate and desirable land uses and form of development, and identify objectives for the public realm in the area. The terms of reference provides for consultation with residents, landowners and other stakeholders.

Site and Area Description

North St. James Town is a 3.16 ha area bounded by Bloor Street East, Howard Street, Sherbourne Street and Parliament Street. It is considered part of the larger St. James Town neighbourhood, which extends south to Wellesley Street East, although the built form is of a significantly different character.

The redevelopment in the 1960's, which lead way to the high rise buildings of St. James Town, did not extend north of Howard Street. With the exception of the commercial building on the corner of Sherbourne Street and Bloor Street East and a 5-storey apartment building at 451 Bloor Street East, North St. James Town is primarily low rise in character. It is a mixture of single family houses, semi-detached and row houses with two 4-storey residential walk up rental buildings in addition to the two churches in the area.

There are a number of vacant and boarded up residential properties on Sherbourne Street, Howard Street and Glen Road. Some are of heritage value and have been listed on the City of Toronto's Heritage Inventory and a few on Glen Road have been designated, as discussed in the Heritage Section below.

There are mature trees throughout the North St. James Town area.

The surrounding land use context of the North St. James Town area includes the following:

North	Rosedale Valley Ravine
South	High-rise apartment buildings of St. James Town
East	Bloor-Parliament Parkette and St. James Cemetery
West	Sherbourne- Bloor Street East /Jarvis Street Residential Area

The North St. James Town area is well serviced by public transit with the Sherbourne TTC subway station located within the boundary and two public entrances, one at Sherbourne Street and Bloor Street East and the other at the north end of Glen Road. The

Castle Frank TTC subway station also serves the area. A new exit near Parliament Street is currently under construction. In addition, bus routes are also located on Sherbourne, Wellesley and Parliament Streets.

COMMENTS

Existing Planning Framework

The existing planning framework for North St. James Town includes the City of Toronto's Official Plan and the Zoning By-law. In the past, the area was subject to the North St. James Town Part II Plan, which has not been carried forward with the current Toronto Official Plan. Staff have also included a review of the relevant provincial policies to inform the planning framework review.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation.

The PPS and Growth Plan for the Greater Golden Horseshoe provide strategic directions for land use planning in Ontario. The Growth Plan requires that a significant portion of new population and employment growth be directed to the built-up areas of the Greater Golden Horseshoe within intensification areas including urban growth centres, intensification corridors and major transit stations.

Municipal official plans are viewed as the key vehicle through which the policy objectives of the Growth Plan are to be implemented. Policy 6 of Section 2.2.3 requires that municipalities will identify intensification areas and the appropriate type and scale of development in intensification areas. Policy 7 of Section 2.2.3 of the Growth Plan outlines the objectives for intensification areas to be implemented through municipal official plans; these include:

- Diverse and compatible land uses;
- High quality open spaces;
- Supporting transit, walking and cycling; and
- Ensuring appropriate transition of built form to adjacent areas.

The City of Toronto's Official Plan conforms to Growth Plan by identifying intensification areas on Map 2. The Official Plan also sets out a policy framework that ensures the City will meet its population and employment targets by directing growth to the City's priority growth areas while still protecting the City's stable areas such as *Neighbourhoods*. Currently, the City of Toronto has sufficient residentially designated lands within the priority growth areas of the Official Plan to accommodate all the housing required to meet its population targets, without the need to redesignate stable residential neighbourhoods.

Most of the North St. James Town area is not in a land-use designation identified in the Official Plan for intensification as required by the Growth Plan. Although the study area is located within the Downtown and Central Waterfront area as shown on Map 2, policies within Section 2.2.1 of the Official Plan only permit sensitive infill on lands designated *Neighbourhoods* in the Downtown and Central Waterfront.

Official Plan

The Official Plan designations for the North St. James Town area are *Mixed Use Areas Neighbourhoods* and *Parks and Open Space Areas* (refer to Attachment 1). The North St. James Town area is located within the Downtown and Central Waterfront on Map 2 - Urban Structure and this area is detailed on Map 6 – Downtown and Central Waterfront Boundaries in the Official Plan.

Downtown is a place to accommodate growth but it is not intended to be spread uniformly across the whole of the downtown. The *Downtown* policies address the core's role as an employment centre and a place to provide a full range of housing opportunities for *Downtown* workers. These housing opportunities will be encouraged through residential intensification in the *Mixed Use Areas* and *Regeneration Areas* of *Downtown* and sensitive infill within *Downtown Neighbourhoods* and *Downtown Apartment Neighbourhoods*. The quality of the *Downtown* will be improved by enhancement of the public realm and existing parks and acquiring new parkland where feasible.

The *Downtown* policies also address heritage preservation through designation, restoration and maintenance of historic buildings. It recommends developing design guidelines for specific districts of historic or distinct character to ensure new development respects the context of these districts and that new development fits with existing streets, setbacks and heights.

The *Parks and Open Space Areas* designation is for the area fronting Howard Street that is owned by St. Simon-the-Apostle Church and is leased to the City's Parks, Forestry and Recreation Division. It is open space but with no park signage or little park furniture it does not currently function as a neighbourhood park.

The *Mixed Use Areas* designation applies to western portion of North St. James Town and reflects the mixed retail, office, institutional and residential development along Sherbourne Street and Bloor Street East. *Mixed Use Areas* are made up of a broad array of residential uses, offices, retail and services as well as institutional, entertainment,

recreational and cultural activities in addition to parks and open spaces. The areas are intended to absorb future growth for new employment and housing. The Official Plan also notes that not all *Mixed Use Areas* are intended to experience the same scale or intensity of development noting that the Financial District and the Centres may support and higher level of intensification than other areas. The Official Plan does provide development criteria in *Mixed Use Areas*, which include:

- a) create a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community;
- b) locate and mass new buildings to provide a transition between areas of different development intensity and scale
- c) locate and mass new buildings so as to adequately limit shadow impacts on adjacent *Neighbourhoods*
- d) provide an attractive, comfortable and safe pedestrian environment;
- e) have access to schools, parks, community centres, libraries, and childcare; and...
- f) take advantage of nearby transit services.

The remainder of North St. James Town is designated *Neighbourhoods*. In comparison to the *Mixed Use Areas* designations, *Neighbourhoods* are areas of low scale residential with some neighbourhood commercial permitted. The designation is intended to be stable and the Official Plan does not anticipate major changes in *Neighbourhoods*. To reinforce this, the policies speak address new development is to occur within *Neighbourhoods*.

Policy 4.1.5 states “Neighbourhood intensification proposals will respect and reinforce the existing physical character of the neighbourhood, including in particular:

- a) patterns of streets, blocks and lanes, parks and public building sites;
- b) size and configuration of lots;
- c) heights, massing, scale and dwelling type of nearby residential properties;
- d) prevailing building type(s); and...
- h) conservation of heritage buildings, structures and landscapes.”

Policy 4.15 goes on to note “No changes will be made through rezoning, minor variance, consent or other public action that are out of keeping with the physical character of the neighbourhood.” and “The prevailing building type will be the predominant form of development in the Neighbourhood. Some Neighbourhoods will have more than one prevailing building type. In such cases, a prevailing building type in one neighbourhood will not be considered when determining the prevailing building type in another neighbourhood.”

In Chapter 2 of the Official Plan, Policy 2.3.1.3 sets out considerations for intensification, “Intensification of land adjacent to neighbourhoods will be carefully controlled so that

neighbourhoods are protected from negative impact. Where significant intensification of land adjacent to a *Neighbourhoods* or *Apartment Neighbourhoods* is proposed, Council will determine, at the earliest point in the process, whether or not a Secondary Plan, area specific zoning by-law or area specific policy will be created in consultation with the local community following an *Avenue Study*, or area based study.”

The Official Plan does discuss redesignation, and in Policy 5.3.1.3 notes that amendments to the Official Plan that are not consistent with its general intent will be discouraged, however, if a redesignation is being considered Council must be satisfied that any development permitted under an amendment to this Plan is compatible with its physical context and will not affect nearby *Neighbourhoods* or *Apartment Neighbourhoods* in a manner contrary to the neighbourhood protection policies of this Plan.

It goes further to note that when considering a site specific amendment to this Plan, at the earliest point in the process a planning review will examine whether the application should be considered within the immediate planning context or whether a broader review and possible area specific policy or general policy change are appropriate.

The above noted policies provide an overview of the relevant Official Plan policies for the North St. James Town area. The policy direction throughout the Official Plan which reinforces the concept that *Neighbourhoods* are to be stable and not areas designated for significant growth. Development adjacent to neighbourhoods is to provide a transition and fit with the existing heritage context.

Zoning

As shown on Attachment 2 - Zoning, the lands in North St. James Town area are zoned R4 and CR. The R4 zone allows a variety of residential built forms including detached, rowhouses, apartment buildings and community services, park and institutional uses. Maximum heights for the R4 designation are 18.0 metres along Sherbourne Street and Howard Street and 12.0 metres for the rest of the area. To the east the maximum permitted density is 1X coverage in the *Neighbourhoods* designation, increasing to 2X further west in the Mixed Use Area designation. The CR zone, with a height limit of 18 metres and density up to 3X the lot area, allows for a broader mix of uses including those permitted in the R4 but as well as retail, office and commercial. The zoning in North St. James Town permits low-scale neighbourhood development with some higher density development in the CR zone.

Land Use

The existing land uses in the in study area include the following: small local serving retail, churches, city-leased parkland, mixed-use office, municipal fire station, daycare, residential as well as vacant lands. The more intense and mixed land use is concentrated on the north and west end of the North St. James Town area, with primarily residential uses within the centre of the area and with a large vacant land parcel to the east end of the area (refer to Attachment 3).

Built Form

The existing built form in the North St. James Town area is predominantly low rise with the exception of the corner of Bloor Street East and Sherbourne Street and a mid-rise apartment building at 451 Bloor Street. The Bloor Street East and Sherbourne Street intersection is framed by mixed use buildings ranging in height from 20 metres to 80 metres.

The built form to the south of the North St. James Town area is primarily slab-type apartment buildings surrounded by open space. The buildings immediately on the south side of Howard Street range in heights between approximately 40 metres and 64 metres. The remainder of the block has buildings that range from heights of approximately 40 metres to almost 90 metres. The areas to the north, beyond the Rosedale Valley Ravine, and to the east are primarily low density house-form residential neighbourhoods.

A number of new developments have been or are currently under construction to the south and west of the study area (refer to Attachment 4- Recent Area Developments and Current Applications). As highlighted on the map these developments include:

Recent Developments

1. James Cooper Mansion Condominiums, 32 storeys and 109 metres
2. Verve Condominiums, Verve Condominiums, 39 storeys and 120 metres
3. The 500 Condominiums and Lofts, 34 stories and 114 metres
4. The Star of Downtown Towns and Condominiums 12 storeys and 34 metres
5. X Condominiums, 45 storeys and 138 metres
6. Couture Condominiums, 42 storeys and 126 metres

Current Development Applications:

- A. 545-565 Sherbourne Street – Residential, proposed 43 storeys and 124 metres
- B. 395 Bloor Street East - Residential, proposed 42 storeys and 130 metres
- C. 15 Huntley Street - Office, proposed 4 storeys and 18 metres
- D. X² Condominiums - Residential, proposed 49 storeys and 160 metres

While these developments for the most part, are taller than the existing apartment blocks in St. James Town, they are generally all point towers which is a preferred type of high rise buildings. Many of these developments also include low rise podiums, grade related townhouses or restored heritage buildings such as the James Cooper Mansion.

The City's 'Design Criteria for the Review of Tall Building Proposals' (Tall Buildings Guidelines) provide guidelines for the design and evaluation of tall buildings in the City. Aimed to implement the built form policies of the City's Official Plan, they include measurable criteria and qualitative indicators to assist in the review of tall building proposals. For example, tall building floor plates must conform to minimum separation

distances in order to maintain a high quality of life for the occupants and mitigate from shadows on the public realm. Point towers, which conform to the Tall Buildings Guidelines, generally have less shadow impact than slab apartment buildings.

The City's Design Criteria for Review of Tall Building Proposals is on the City's website at: http://www.toronto.ca/planning/urbdesign/pdf/tallbuildings_udg_aug17_final.pdf

The Bloor-Yorkville/North Midtown (BYNM) Urban Design Guidelines speak to creating transitions in height from a height peak, at Yonge Street and Bloor Street, to height ridges which extend east from the Yonge Bloor intersection. While not within the guidelines boundary, the North St. James Town area is immediately adjacent to the area subject to the guidelines and many of the conclusions on heights, transitions and protection of the Rosedale Valley Ravine from shadow impacts are relevant for the North St. James Town Planning Framework.

Future development in the North St. James Town area should be considered within the context of these guidelines. The Rosedale Ravine to the north of North St. James Town area and the surrounding low rise neighbourhoods are considered shadow sensitive areas. The guidelines also speak to areas of sensitivity with respect to shadows and note that areas which are considered shadow sensitive will be protected from undue overshadowing. The BYNM Urban Design Guidelines can be found online at: <http://www.toronto.ca/planning/urbdesign/blooryorkville.htm>

In addition to the general Official Plan policies addressing built form, the BYNM Urban Design Guidelines (Site and Area Specific Policy 211 in Chapter 7 of the Official Plan) provide a context for built form the North St. James Town area. Sherbourne Street is the eastern boundary of the Bloor-Yorkville Urban Design Guidelines and the guidelines are applicable to any future development adjacent to the district.

The intersection of Bloor Street East and Sherbourne Street is identified as a gateway area in the BYNM Urban Design Guidelines which provides an opportunity to mark the entrance to the Bloor-Yorkville district. Gateways can be highlighted through a combination of landmarks, building mass, landscaping, sidewalk treatments among other design options. Both the BYNM Urban Design Guidelines and the Bloor Yorkville/North Midtown Area area specific policy examine views and view terminus treatments. The designated views in Site Area and Specific Policy 211 include views to and from the Rosedale Valley Ravine. The guidelines identify view terminus sites that are appropriate for architectural elements, art installations and animated uses. There are also sites at highly visible intersections or sites of significance to the city where there is an opportunity for landmark buildings. As well, the Built Form policies in the Official Plan speak to protecting the enjoyment of ravines by ensuring that adjacent development, particularly building height and massing, preserves views and vistas from ravine valleys.

Heritage

The North St. James Town area has a concentration of heritage resources, particularly in the centre of the area around Glen Road and Howard Street. Attachment 5 shows the

listed and designated buildings and illustrates the clusters of heritage buildings on Sherbourne Street, Howard Street, Glen Road and Edgedale Road that exist in the study area and are largely intact. However, many of the properties on Glen Road are vacant, boarded up and in a state of deterioration.

In response to concern for the continuing deterioration of these houses, City Council designated 6-16 Glen Road on November 19 and 20, 2007. The designation was appealed by the owners and the Conservation Review Board hearing on the appeal was scheduled for August 16 and 17, 2010. The owner has withdrawn their appeal with the understanding that the language in the Reasons for Designation is to be revised to specifically exclude the additions on the west side of the heritage properties. Heritage Preservation Services (HPS) has agreed to this revision to give greater clarity to the designation and a report from the Acting Director, Policy and Research, City Planning Division is on this agenda of the Toronto and East York Community Council. The owner has also worked with City staff over the past several months to physically stabilize the properties on the west side of Glen Road until the restoration of these properties can begin. The 2007 staff reports and related attachments are available online at:

<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-7637.pdf>
<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-7638.pdf>
<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-7639.pdf>
<http://www.toronto.ca/legdocs/mmis/2007/te/bgrd/backgroundfile-7640.pdf>

Another report has also been considered by the Toronto Preservation Board and is now before the TEYCC from the Acting Director, Policy and Research, City Planning Division recommending the designation of the properties currently listed on the City's Inventory of Heritage Properties that are located within the study area. Following a review of the North St. James Town area, staff are also recommending the listing and designation of an additional four properties on Howard Street (4, 8, and 32-34 Howard Street), three properties on Sherbourne Street (601, 605, and 607 Sherbourne Street), and 2 Glen Road, none of which are presently on the Inventory but all of which staff have determined to have cultural heritage value, meeting the criteria for municipal designation prescribed by the Province of Ontario under the categories of design, associative and contextual value. Together, these are an important collection of buildings dating from the late 19th and early 20th century that survived when the adjoining high rise neighbourhood of St. James Town was developed in the 1950s and afterward, and are reminders of the preceding late 19th and early 20th century development of the area as an upscale residential enclave adjoining Sherbourne Street.

The Official Plan policies regarding heritage resources sets out directions for conserving our heritage through listing properties, designating them and entering into conservation agreements. Once a property is listed on the City's *Inventory of Heritage Properties* it is to be conserved and any development proposal on a heritage property requires a Heritage Impact Statement. Development adjacent to properties on the City's *Inventory of Heritage Properties* will respect the scale, character and form of heritage buildings and landscapes.

The Official Plan permits additional gross floor area in excess of the zoning by-law permissions for *Mixed Use Areas* and other designations, except *Neighbourhoods*, for a lot containing a conserved heritage building and new development subject to certain criteria.

The cluster of heritage buildings on Sherbourne Street, Howard Street, Glen Road and Edgedale Road is largely intact when compared with the historical maps of the area. The comparison of the heritage fabric in North St. James Town to what was lost in the development of St. James Town to the south is a unique picture into the past and worth preserving as noted in the Heritage Preservation Staff Report dated June 17, 2010.

Transportation and Pedestrian Network

North St. James Town is well served by the City's arterial road network. Bloor Street East, forming the northern boundary of the area, is a four-lane major arterial street providing important connections to the east and west. Access to the Don Valley Parkway is provided by a series of ramps connecting Bloor Street East with Bayview Avenue. Parliament Street, the eastern boundary of the neighbourhood, is a four-lane minor arterial street providing an important connection between Bloor Street East and other arterial streets in the downtown south to Queens Quay. Sherbourne Street, bounding the neighbourhood on the west side, is a lower-volume two-lane minor arterial street with bike lanes. Howard Street, a two lane minor arterial, forms the southern boundary of North St. James Town, and is the neighbourhood's interface with the St. James Town neighbourhood to the south.

North St. James Town does not contain a complete network of local roads dividing the neighbourhood into fully-formed blocks. Glen Road is the only public local road within the neighbourhood, starting at Howard Street and terminating at a dead end before reaching Bloor Street East. Redrocket Lane, connecting Howard Street to Bloor Street East, provides the only vehicular connection through the area. Edgedale Road is a private local road providing access to several houses off of Howard Street and again, like Glen Road it terminates at a dead end before reaching Bloor Street East.

North St. James Town provides excellent access to public transit. The neighbourhood is within close proximity to two subway stations on the east-west Bloor-Danforth subway line. Sherbourne Station is located at the northwest corner of the neighbourhood, with a full-service entrance at the southeast corner of Bloor Street East and Sherbourne Street and a secondary entrance at the north end of Glen Road. Castle Frank Station is located approximately 500 metres east of North St. James Town, with an entrance on the north side of Bloor Street East. Personal security has been identified as a concern at the secondary entrance to Sherbourne Station. Neither Sherbourne nor Castle Frank Stations are currently accessible for persons with mobility difficulties, which has been identified as a mobility issue by residents in the community.

North St. James Town is also served by three TTC bus routes, connecting with the Bloor-Danforth subway line at either Sherbourne or Castle Frank Stations. The 75 Sherbourne

bus is a north-south service along Sherbourne Street, connecting with Sherbourne Station at Bloor Street East, providing 10-minute service during peak periods. The 65 Parliament bus is also a north-south service along Parliament Street, connecting with the subway at Castle Frank Station, with 12-minute service during peak periods. The 94 Wellesley bus is an east-west service along Wellesley Street East, connecting with Castle Frank Station via Parliament Street, providing 8-minute service during peak periods. The 300 Bloor night bus provides 24-hour service along the subway corridor when the subway is closed. All TTC buses on these routes normally use accessible transit vehicles.

Cycling infrastructure is provided by the City's bikeway network. On-street bicycle lanes are currently provided on Bloor Street East and Sherbourne Street. Wellesley Street, through south St. James Town, also contains on-street bicycle lanes west of Parliament Street, and is a signed bicycle route east of Parliament Street through Cabbagetown. The development of the bikeway network is ongoing. Bicycle lanes have been recently installed on Jarvis Street. An Environmental Assessment study is currently in progress to examine the feasibility of implementing bicycle lanes along the entire length of Bloor Street and Danforth Avenue. Bike lanes are proposed for Parliament Street between Bloor Street East and Wellesley Street East.

The pedestrian network includes both on-street sidewalks and off-street pedestrian walkways and paths. Sidewalks are provided on both sides of all public streets within and bounding North St. James Town. Glen Road is an important pedestrian route used by residents from St. James Town to access the Sherbourne Station and has sidewalks on each side of the street. A pedestrian tunnel-bridge link connects North St. James Town to South Rosedale at the Glen Road entrance to Sherbourne Station, crossing Bloor Street East and the Rosedale Valley Ravine. A public stair connection is also provided from Bloor Street East to the Glen Road entrance of Sherbourne Station, which have a grade difference of approximately 5 metres. This pedestrian connection does not have a ramp for people with disabilities. Edgedale Road, a private street, does not contain formal sidewalks, but is used by pedestrians as an informal mid-block shortcut between Bloor Street East and Howard Street. Red Rocket Lane is used by pedestrians and does not have sidewalks. In contrast to North St. James Town, key pedestrian routes through south St. James Town are primarily off-street due to the lack of connecting public streets through the neighbourhood. Such pedestrian routes take the form of formally designated walkways and informal paths cutting across properties.

The intersection of Bloor Street East and Parliament Street poses a challenge to pedestrians. There is no crosswalk on the east side of the intersection. There is a crosswalk on the west side of the intersection but no curb cut on the north side. The crossing on the west side is long due to a right turn channel without a stop condition for vehicles. Although pedestrian volumes are high in this neighbourhood, none of the crosswalks are zebra patterned.

Pedestrian access to the Rosedale Valley ravine consists of informal and poorly maintained paths at Sherbourne Street, Parliament Street and midway between these streets.

Parks, Open Space and Community Recreation

Attachment 6 shows the existing leased and City-owned parks and open space surrounding the North St. James Town area. These include: the St. Simon-the-Apostle Church grounds (leased), St. James Town West Park, Bloor-Parliament Parkette, the Rosedale Valley Ravine and the new park (Wellesley Magill Park) on the former Wellesley Hospital site.

The Rosedale Valley Ravine, north of North St. James Town, and the St. James Cemetery to the east are part of the City's *Green Space System*. The *Green Space System* policies speak to improving public access of publicly owned lands in the system and linking additional parks and opens spaces to the system.

Local parkland provision levels in the North St. James Town area, as well as the St. James Town Neighbourhood to the south, fall within the lowest parkland provision rate of 0-0.42 hectares of local parkland per 1,000 people as shown on Map 8B in the Official Plan. Parkland acquisition priority areas apply to areas of low provision and the Downtown and other areas identified for growth in the Official Plan in the form of diverse and dense development.

At its meeting on December 11, 12 & 13, 2007, City Council endorsed a new City-wide Alternative Parkland Dedication By-law No. 1420-2007. The alternate rate of parkland dedication of 0.4ha/300 dwelling units, up to a maximum of 20% of the development site, will apply to high density residential developments in parkland acquisition priority areas of the City where Council has identified a need for parkland. The By-law provides the City with an important tool to acquire parkland and improve existing provision levels in areas experiencing new residential growth and development. While parkland dedication requirements are not expected to remedy historic deficiencies in parkland provision, they should help minimize impacts on service levels resulting from growth and development.

Existing City parks within North St. James Town and the broader St. James Town area largely consist of small parcels with limited active recreation opportunities. Allan Garden is 5.35 hectares and is the largest City park in the larger Community Services and Facilities study area which is bounded by Bloor Street East, Jarvis Street, Gerrard Street East and Parliament Street. Allan Gardens features a wading pool, playground, off leash area and an indoor botanical garden encompassing six greenhouses covering over 4900 m² of plants from around the world.

Wellesley Magill Park is the newest park addition near North St. James Town, recently completed on lands that were once part of the former Wellesley Hospital. The City also maintains the gardens and turf on the south side of St. Simon-the-Apostle Church through a shared-use lease agreement.

While the Rosedale Valley Ravine is just north of the study area, there are issues with its accessibility and usability. The ravine system does include small open flat tableland and valleyland sections with a multi-use pathway along the valley. It is separated from the

neighbourhood by Bloor Street East with difficult pedestrian access and limited access into the ravine system. There are no stairs to the ravine from the east side of Mt. Pleasant Road to Castle Frank Road. (a distance of approximately 1 kilometre)

Increasing outdoor recreation opportunities are limited in this area given the surrounding built up nature. Winchester Park provides the only real option beyond accessing the few school board sites when available. Winchester Park could be improved with more active recreation amenities given its size.

Capital work in the area currently scheduled in the 5 year 2010-2014 budget includes the re-development of Regent Park located south of the study area. The proposed re-development will feature a new local park, a new 4,924 sq. metre (53,000 sq. ft.) community recreation centre and a 2,323 sq. metre (25,000 sq. ft.) aquatic facility. Improvements in the more immediate vicinity are also being contemplated for St. James Town West Park and the Bleecker Street basketball courts as part of the Mayor's Tower Renewal Initiative.

There is one City-owned and operated community centre in the Community Services and Facilities (CS&F). Opened in 2005, Wellesley Community Centre is a 4,924 sq. metre (53,000 sq. ft.) community recreation centre which contains a gymnasium, fitness centre, weight room, youth lounge, games room, kitchen, two multi-purpose rooms, and a public library on the main floor and a child-care facility on the second floor. The community centre is heavily used offering programs in sports; fitness and wellness; arts and heritage; camps; preschool; and general interest for adults and older adults. Wellesley Community Centre is one of the City's Priority Centres, therefore there are no program fees charged for use of any programs running out of this facility. Records for 2008 showed that pre-school; camps; and fitness and wellness classes had the highest program registrations made at Wellesley Community Centre and many travelled to further facilities outside the study area for swimming programs including Matty Eckler Community Recreation Centre, East York Community Centre, Jimmie Simpson Recreation Centre and St. Lawrence Community Recreation Centre. Wellesley Community Recreation staff advise the centre is operating at capacity.

A City-wide Recreation Service Plan is currently underway which will confirm priorities for the provision of major recreation facilities for this area in the future.

Community Services and Facilities Update

Community Policy staff have begun an update of the 1996 St. James Town CS&F study to inform and provide direction for the North St. James Town Planning Framework and St. James Town Community Improvement Plan, as well as for current and future development applications. The CS&F update will help identify recent population trends, current service provision issues and emerging priorities for CS&F improvements. The boundaries for the study are larger than those which define North St. James Town and are Bloor Street East to the north, Jarvis Street to the west, Gerrard Street East on the south and Parliament Street on the east.

The CS&F study includes a demographic analysis to understand area population, changes and characteristics. In 2006, there were 25,005 residents in the St. James Town study area. Between 2001 and 2006 the population fell by 7.5%, from 27,022 in 2001 to 25,005 in 2006. The population structure of the area is similar to that of The City of Toronto except for a slightly higher representation of 20-40 year olds and a lower proportion of residents aged 10 to 19 years. In 2006, there were 13,035 private households housing 5,100 families (3,970 couple families/1,130 lone-parents) and 7,935 non-family households in the study area. It should be noted, that although Statistics Canada makes a great effort to count every person, some people are missed in each Census. The 2006 Census counted an unexpectedly high number of unoccupied dwelling units. This leads City staff to suspect that the Census may have missed more households than usual.

Compared to the City of Toronto as a whole, the study area is characterized by a higher percentage of non-family households. More than half of all private households in the study area have one occupant. There are more married couples than common-law households. As well, the percentage of households without children exceeds the City's average. Comparatively, of the senior population aged 65 years or older, a higher proportion of seniors in the study area live alone: more than twice the rate of Toronto.

Compared to the entire City, the study area has a significantly higher proportion of high-rises (84.2%), and relatively fewer single detached houses and low-rise apartment buildings. The housing stock was built primarily between 1960 and 1990. St. James Town study area has a significantly higher rate of rental tenure (85%) and a low rate of ownership (15%).

The St. James Town study area has a slightly higher percentage of immigrants (53%) compared to Toronto's average of 50%. Sixty-eight percent of all St. James Town study area immigrants arrived since 1991. St. James Town study area residents have a similar rate of university degree or certificate attainment compared to the City of Toronto. St. James Town study area residents have significantly lower family and household incomes compared to Toronto averages. Comparatively, a high percentage of residents work in sales and service occupations as well as accommodation and food services industries, health care and social assistance industries.

Analysis was conducted by City Planning, Policy and Research staff with respect to projected population based on residential applications recently approved, under construction and applications currently under review by City Planning. General population projections anticipate 1,678 new residents, if all units from these projects are realized. If all are constructed and occupied, this may result in a population change of approximately 7% over 2006 census figures. While the population projections were for an area slightly smaller (Bloor Street East to the north Jarvis Street to the west, Carlton Street on the south and Parliament Street on the east) than the CS&F study area as the area excluded (south of Carlton, north of Gerrard Street East) is a stable neighbourhood and is not identified by staff for significant growth or redevelopment.

An inventory was compiled of existing community services and facilities. Key resources include publicly funded schools, child care facilities, libraries, parks and open space, community centres and places of worship, as well as human services agencies that offer support locally. A demographic summary based on 2001 and 2006 census data is also provided at the end of draft CS&F study.

In the coming months, staff will review the CS&F information with service providers and local stakeholders and prepare a final report that will discuss service provision issues and possible initiatives for needed CS&F improvements.

Initial findings suggest that St. James Town residents would benefit from more local child care and improved indoor and outdoor spaces for community use.

While the CS&F update has not been completed staff have identified existing gaps in service and emerging priorities. These include:

- Child Care: The area is currently underserved with long wait lists for subsidized spaces. Additional child care should be considered to service any future growth in the area. An increase to the number of subsidized spaces would also help make child care accessible to more residents.
- Community Recreation Facilities: The Wellesley Community Centre (WCC) is heavily used, and the facilities are shared with the library, which has no program space, the child care centre, as well as local high school. Permitted spaces are fully booked for ongoing regular weekend use by various cultural groups. The WCC could benefit from further investments in facility improvements and staffing would help meet demand from current and future area residents: e.g. upgraded kitchen equipment would allow use by larger groups; additional staff time would increase participation in programs as well as the long discussed addition of an indoor swimming pool.
- Parks & open space: Residents lack places to use for social and recreational activity. Consider implementation of improvements to publicly accessible open space as recommended in the St. James Town Open Space Design and Implementation Plan, 2002.
- Public Libraries: St. James Town Neighbourhood Branch located within the Wellesley Community Centre is heavily used and has no exclusive use program space. It would benefit from increased hours as it is currently closed on Sundays and Mondays.
- Community Use Space: Human Service providers and local community groups are challenged by limited space to hold meetings, offer programs, have celebrations.

Prior to any future development application being considered by City Council, a final CS&F report will be reviewed in conjunction with the application to address the potential impact of any proposed population growth and area community services and facilities.

Community Consultation

The purpose of community consultation for the North St. James Town Planning Framework was to assemble local neighbourhood stakeholders to provide input on the development of key public objectives for the area. Local stakeholders provided feedback on desirable land uses, appropriate forms of development and public realm objectives. Three community consultation meetings were held to introduce the planning framework, identify community priorities and identify key issues to help inform the development of principles for the planning framework.

Notices were circulated to advertise upcoming community consultation meetings. The first meeting was held on March 11, 2010 and meeting notices were mailed out to residents and property owners within a 120 m radius of North St. James Town. Email notices were also sent to local agencies, participants in a nearby development application (545-565 Sherbourne Street) working group and individuals who registered at the community consultation meeting for that application. The Councillor's office also distributed notices to buildings along Howard Street and Glen Road to ensure residents in the rental buildings were aware of the first meeting. For the second and third meetings, residents who attended previous meetings were informed of future meetings in addition to those who had previously been emailed a notice.

A web page was created to provide further information to residents or those generally interested in the process. All meeting notices, staff presentations and meeting notes were posted on the following website: <http://www.toronto.ca/planning/stjamestown.htm>

City staff also met with Wellesley Institute and coordinated with the Tower Renewal team on neighbourhood initiatives in St. James Town. The Tower Renewal office held two community consultation meetings to engage residents in the "Recipe for Community" revitalization project which is looking at a range of community development projects, and may include some improvements to St. James Town West Park.

The first meeting was held at Rose Avenue Public School. The second and third meetings were held April 12 and 27, 2010 respectively at St. Simon-the-Apostle Church. Meetings were well attended. There were between 35 and 50 people at each meeting.

The first meeting introduced the project and community members identified areas of strength and areas of concern in the neighbourhood. The presence of heritage buildings was identified as strength in the community. Participants expressed the need to preserve the historical character in the area, in particular, the maintenance and preservation of the properties on Glen Road.

Participants expressed strong concern at the lack of public parks and open space, as well as the need for additional community services. Accessibility issues were also voiced by many participants, in particular the absence of an elevator at the Sherbourne TTC station. Participants, furthermore, believed that improvements could be made to enhance safety in the neighbourhood. Appropriate lighting and increased security in the area were among of the suggestions made at the meeting.

At the second meeting residents were asked to consider two questions:

1. What kinds of future land uses and built form can we see?
2. Where is the most appropriate location for these uses?

Residents supported the idea of a low-rise built form along Howard Street with some mid to high-rise residential and commercial development along Sherbourne Street. Residents expressed the need to preserve green space and revitalize the existing streetscape including more street trees and some benches along Howard Street and Sherbourne Street.

Along the eastern end of the area, there was a range of opinions on what type of built form might be appropriate, with no consensus. Ideas ranged from retention of the green space to a well designed high-rise landmark building.

Participants believed that new development in the area should be reflective of the historical character of the neighbourhood and should incorporate such details as brick façade exteriors. Participants also expressed the need for a new grocery store preferably close to Sherbourne Street and Bloor Street East. Overall, participants were interested in new development in North St. James Town as long as it is predominately low to mid-rise built form, incorporates aspects of the neighbourhood's historical character and high-rise developments be appropriately situated in the area.

The final meeting was an opportunity to prioritize the issues identified at previous meetings and identify any additional issues. Priorities were grouped under the following five areas:

1) Heritage

Participants identified two top heritage priorities for their community: the retention of low-rise character of central North St. James Town from Sherbourne Street to Edgedale Road and the preservation and maintenance of heritage buildings at 6-16 Glen Road. Participants also expressed interest in the creation of heritage markers and the preservation and maintenance of heritage buildings at Edgedale Road, Howard Street and Sherbourne Street.

2) Open Space

The creation of new public park spaces and improvement of St. Simon-the-Apostle Church open space were the top priorities identified by participants of the community consultations. Other ideas included a community garden in North St. James Town and improvements/expansion of St. James Town West Park.

3) Public Realm

Almost half of the participants identified safety on the pedestrian bridge and tunnel under Bloor Street East as their top priority for public realm improvements. An increase in arts space and public art and additional street trees were identified as other public realm priorities for the community. The emphasis of streetscape improvements include Howard Street and Glen Road, followed by Sherbourne Street and Bloor Street East.

4) Transportation

Participants identified two major transportation priorities of safety improvements to Glen Road TTC entrance and enhancement of bike networks (bike lanes and bike parking). Other priorities identified include: increased pedestrian connections, Sherbourne TTC accessibility, traffic calming and pedestrian safety along Howard Street, Parliament Street and Sherbourne Street, respectively. Only a small number of participants identified Bloor Street East as a priority for traffic calming and pedestrian safety.

5) Other Community Initiatives

Almost half of the participants expressed the need for supporting existing retail and commercial services in North St. James Town. Participants also discussed new commercial establishments on Sherbourne Street and noted the need for a new grocery store in the area. There was some discussion about commercial services and retail/café as desirable uses for the boarded up heritage properties along Glen Road although many wanted to see the properties restored as residential.

There was an opportunity for question and answers at each meeting. Residents and area stakeholders who could not attend the meetings, provided planning staff with written comments – these issues included:

- concern about safety and security around the Glen Road pedestrian bridge;
- retail opportunities in the area;
- the boarded up buildings on Glen Road; and
- the need for accessible green space in the area

Planning Framework Analysis and Recommendations

The purpose of the North St. James Town Planning Framework study has been to assess whether existing planning controls are appropriate and permit desirable development. The study has identified public objectives for the area and helped to determine appropriate and desirable land uses and form of development. Through the planning framework study process there are opportunity sites and three key precincts that have been identified and which help frame the neighbourhood structure: West, Central and East Precincts (refer to Attachments 7 & 8).

In addition to the strategic directions in the Official Plan, and potential applicable design guidelines and other planning documents, the neighbourhood structure and development of framework objectives for North St. James Town are shaped by consideration of the following matters: heritage; parks and open space; public realm, and urban design.

This study has also identified a number of framework objectives to be used in conjunction with existing Official Plan policies and guidelines in the evaluation of future development applications and work program initiatives.

Neighbourhood Structure and Redevelopment Sites

East Precinct

The East Precinct is a triangular parcel made up of two lots, with a listed heritage house at 76 Howard Street and a large vacant lot (approximately 0.6 ha) which wraps around the lot of the single detached house at 76 Howard Street. The area is zoned and designated for low-scale development. Surrounded by roads on three sides, the precinct is well treed with a mature canopy. The majority of the site seems to be currently utilized as informal and passive open space.

Identification of potential sites and desirable forms of development were part of the objectives of this planning framework. While currently designated *Neighbourhoods* in the Official Plan the area could be considered an opportunity site for parkland acquisition and/or redevelopment.

Any future redevelopment of the lands in the East Precinct of North St. James Town that proposes redesignation or significant intensification must address the requirements for a planning review as set out in Policies 2.3.1.3 and 5.3.1.3 of the Official Plan. Both of these policies require that the intensification of land adjacent to neighbourhoods be controlled to protect from negative impact and be compatible with its physical context and not affect nearby *Neighbourhoods* or *Apartment Neighbourhoods* in a manner contrary to the neighbourhood protection policies of the Plan. As this report does not recommend redesignation, any redevelopment of this precinct that proposes redesignation or significant intensification, requires further study in consultation with the local community.

Based on consultation and analysis to date any future development proposals would not only have regard for Official Plan policies, but also the following design considerations: transition, open space opportunities, location of height, views and shadow and any other relevant built form design guidelines. Development could take the form of a mid-to high rise apartment building(s), with building height the highest at the eastern limit of the precinct and lowest at the western portion of the precinct abutting the low rise heritage buildings of the Central Precinct. New public open space could be located at the western edge, near the Central Precinct. There are also opportunities for new mid-block pedestrian connections or possibly a new public street. Any potential redevelopment of this site should ensure that significant consideration is given to superior urban design and function as a gateway into the Downtown from Bloor Street East. Opportunities for a view terminus and mixed use retail should be explored in this area.

Such development should also take into account the BYNM guidelines, as well as respect a transition to the rowhouse form buildings on Edgedale Road. If development were considered in this area, it must be sensitively integrated to its surroundings by podiums, low rise and house form buildings and provide for the provision of public open space and/or publicly accessible open space. These low rise buildings and building entrances should be used to frame streets and new open spaces and should contain active uses at grade where appropriate to help maintain a pedestrian scale and animate the public realm. Local retail and services could be explored to achieve active uses at grade and address community needs. There would also need to be a review and examination of the listed heritage house located at 76 Howard Street.

Central Precinct

The Central Precinct is appropriately designated as *Neighbourhoods* as this reflects its character and ensures protection of the heritage buildings. This precinct would include the vacant land south of the homes on Edgedale Road to ensure appropriate transition or sensitive infill. Development in this area would be sensitive infill in accordance with the Official Plan polices for *Neighbourhoods*. Small local commercial and community arts and cultural facilities could be contemplated in this precinct.

The vacant parcels in the Central Precinct could support small infill development within the existing planning regulations. There may also be an opportunity for new parks/open space near the existing leased space of St. Simon-the-Apostle Church grounds. The boarded up homes at 6-16 Glen Road have not been identified as an opportunity site as they are currently subject to a heritage designation process described in the Heritage section of this report.

West Precinct

The *Mixed Use Areas* designation is an appropriate designation as it aptly describes the land uses within the West Precinct. There is a commercial building on the corner of Sherbourne Street and Bloor Street East and a 5-storey apartment building at 451 Bloor Street East. In addition there are some vacant residential buildings, some of which are listed on the Heritage Inventory as well as a church and rectory and a municipal fire

station building which is also home to daycare facility. Anchoring the West Precinct is the TTC Sherbourne subway station.

There is an opportunity to consider development proposals in close proximity to Sherbourne subway station in the West Precinct, given the *Mixed Use Areas* designation, and where many other new developments west of Sherbourne Street exist. Recognizing North St. James Town's heritage context, future built form proposals within this area should respect its scale, character and form. This is also an area to include additional retail, which builds on the area's mixed commercial/residential character and existing retail on Howard Street and Sherbourne Street. A lack of retail, particularly groceries, was a common issue raised in the community consultation meetings.

Public Objectives for North St. James Town

What emerged through this process were issues that reflect the following public objectives: heritage; parks and open space; public realm; and urban design. Much of the existing policy framework, as set out in the Official Plan and design guidelines, is appropriate and relevant to help evaluate potential new development, as well as to guide how future development could support and further these objectives in North St. James Town.

Heritage

The cluster of heritage buildings on Sherbourne Street, Howard Street, Glen Road and Edgedale Road is largely intact and is an important area feature. The retention and preservation of these buildings provides an opportunity to create a unique sense of place and enhance the neighbourhood. The retention of the heritage buildings and a low-rise built form, located primarily in the centre of the North St. James Town area, is a key public objective to be incorporated in the planning framework. The recommendation for additional listings and designations is another step towards protecting and recognizing the area's heritage resources and informs the structure and future direction of the planning framework. The existing planning framework, including the heritage policies, current zoning and land use designation, and other tools, such as the Heritage Property Standards By-law, promote conservation of these resources and require an assessment of the impact of any future development on these properties.

Parks and Open Space

The provision of new public parks and open space, in addition opportunities for publicly accessible open space, is a significant issue for this area. North St. James Town and the surrounding area have the lowest parkland provision rate and are priority parkland acquisition areas. Concern about the absence of the parks and open space was strongly reflected in the community consultation and the CSF review. The *Downtown* policies and together with tools such as the new parkland dedication by-law provide direction and a mechanism to address this issue. As well, there are opportunities to look at enhancements to open space in and around the North St. James Town study area

including the St. Simon-the-Apostle Church grounds, St. James Town West Park, Bloor-Parliament Parkette and the Rosedale Valley Ravine.

Public Realm

A number of public realm objectives have been identified through this study process. These include accessibility, safety, tree planting, lighting, pedestrian networks, enhancement of open spaces and streetscapes. Safety on the pedestrian bridge and tunnel under Bloor Street East, an increase in arts space and public art and additional street trees were identified as public realm priorities for the community. The emphasis of streetscape improvements include Howard Street and Glen Road, followed by Sherbourne Street and Bloor Street East.

Many of the details of these public realm improvements will be expanded upon through the CIP process. The CIP will play an important role in implementing public realm objectives of the St. James Town neighbourhood as a whole and it can provide an opportunity for improvements to connections and cohesion with the adjacent neighbourhoods.

Urban Design

Key urban design objectives for future development in this area should follow the principles established in the Official Plan, Tall Buildings and BYNM guidelines. These objectives include following the height ridge for Bloor Street; the massing and location of new buildings to provide a transition in scale; minimum separation distances; and limiting shadow impacts on adjacent neighbourhoods and the Rosedale Valley Ravine. While the views and view terminus treatment sites in these BYNM documents do not include the North St. James Town study area, future urban design policies and analysis could address these opportunities by extending the principles applied to the BYNM area and reflecting the Official Plan policies regarding protection of views from ravines, the creation of public views of natural features and the creation of scenic routes.

Framework Objectives

Any future development proposals in the North St. James Town area would implement the Official Plan policies as well as the Tall Buildings Guidelines and BYNM Urban Design Guidelines. The following additional objectives have been established as a result of staff's analysis and community consultation for the North St. James Town Planning Framework:

1. To protect, rehabilitate and enhance heritage properties in the North St. James Town area.
2. To support new neighbourhood retail and commercial through mixed use development opportunities to achieve active uses at grade and address the community need for local retail.

3. To explore opportunities for the provision of public open space and publicly accessible open space, enhancement of spaces in and adjacent to North St. James Town.
4. To secure parkland on site, where feasible, as part of the planning and development review process.
5. To implement CS&F priorities including child care, community recreation facilities, library facilities and community use space.
6. To recognize and protect of important views and connections to and from the area and adjacent ravine lands. Projects proposed in the study area should recognize the important views from the surrounding context including visibility from Rosedale Ravine.
7. To identify opportunities for view terminus sites. The study area is at the eastern view terminus of Bloor Street East as one enters the downtown. Special consideration, architectural and landscape treatments should be considered in conjunction with this view terminus.
8. To bring any development proposal to Design Review Panel early in the application review process.
9. To improve the design and safety of pedestrian routes from St. James Town to the Sherbourne Street and Glen Road entrances to Sherbourne Subway Station.
10. To improve the safety and security of pedestrians using the existing Glen Road underpass and pedestrian bridge connecting North St. James Town with Rosedale.
11. To improve accessibility to Sherbourne Subway Station to provide better access to public transit for persons with mobility difficulties.
12. To improve the streetscape and to develop of a functional improvement plan for Howard Street in conjunction with new development in North St. James Town.
13. To identify opportunities to create new pedestrian connections or public streets serving new development and existing residents between Bloor and Howard Streets.
14. To provide improved cycling facilities including improvements to the bikeway network along Bloor Street (in coordination with the Bloor-

Danforth Bikeway EA), bicycle parking facilities, and potential locations for a public bicycle sharing program.

15. To explore opportunities to achieve North St. James Town public realm objectives through coordination with the St. James Town Community Improvement Plan process and Tower Renewal Office initiatives.

Conclusions

The question of whether the current planning framework is appropriate and permits desirable development has been examined through a policy review and analysis as well as community consultation. The context for the original Council direction in 2004 for the North St. James Town planning framework was the heritage designation of 6 Howard Street. Heritage protection was impetus for this study as the area Councillor brought forward the motion to undertake a review and prepare a planning framework in conjunction with the report on the designation. The changes to the heritage protection tools since 2005 and the additional listings and designations set out in the HPS report will help to set the context for heritage preservation for the area. This provides a critical piece of the North St. James Town planning framework for protecting area heritage resources, with the possibility of incorporating heritage into redevelopment and potential redevelopment on vacant lands, provided it respects the scale and context of heritage buildings. This is an important step for this area.

The planning framework and principles for North St. James Town set out a structure for future redevelopment in accordance with the Official Plan. Depending on the scale of any proposed redevelopment, rezoning and/or Official Plan redesignation may be required. As set out in Official Plan policies, if a proposal requesting redesignation or significant intensification adjacent to *Neighbourhoods* or *Apartment Neighbourhoods* is received, further detailed study may be required and would be conducted in conjunction with the review of the development application. If a redesignation or rezoning to higher density development is contemplated, any redevelopment should work within the existing planning framework regarding shadow, scale, transition, public realm improvements and creation of new open spaces.

The role of the North St. James Town planning framework study has been to establish objectives and directions to assist with the evaluation of future development applications and work program initiatives, such as the St. James Town Community Improvement Plan.

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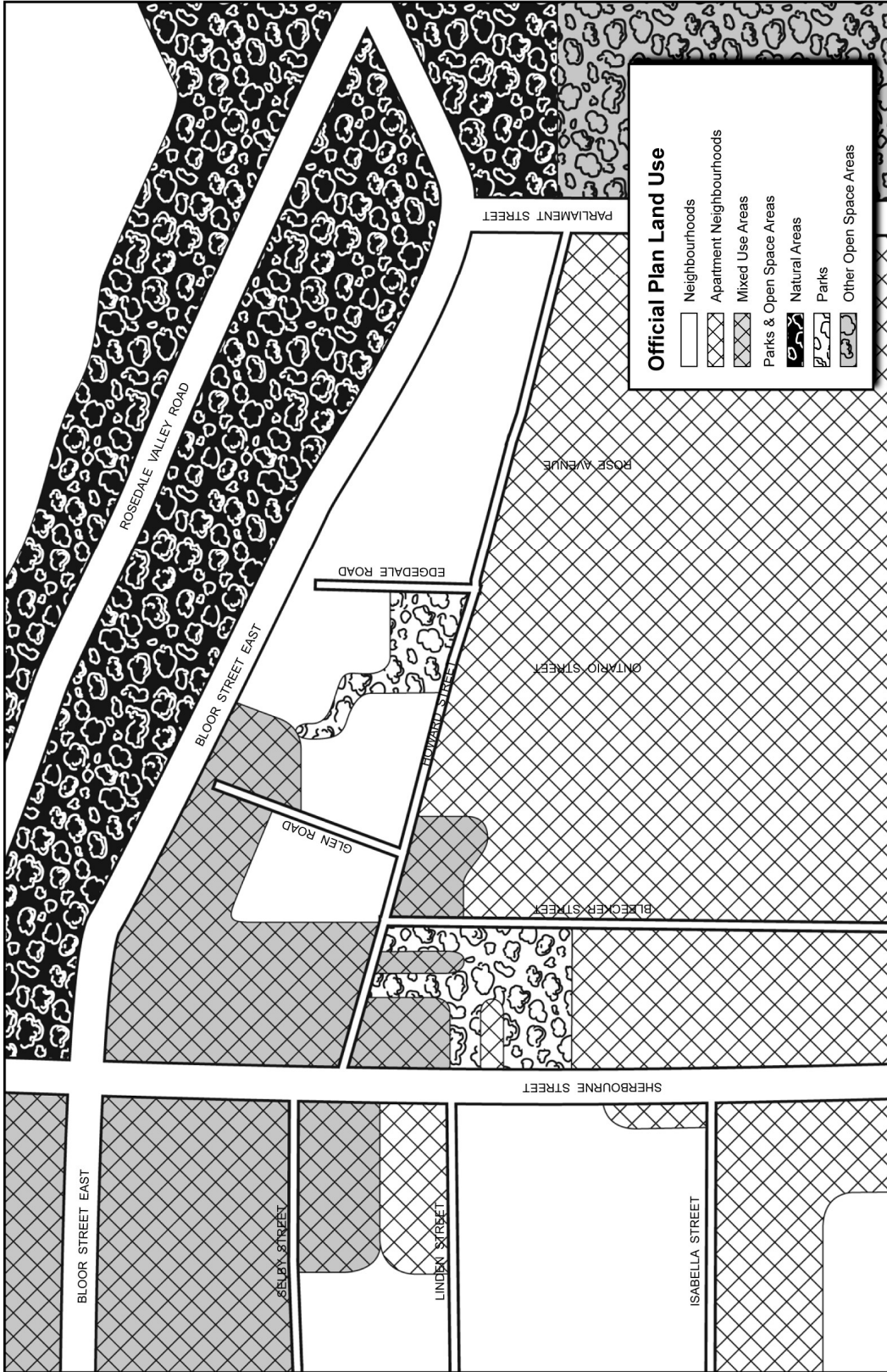
Raymond David, Director
Community Planning, Toronto and East York District

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ATTACHMENTS

Attachment 1: Official Plan
Attachment 2: Zoning
Attachment 3: Land Use
Attachment 4: Recent Area Developments and Current Applications
Attachment 5: Heritage
Attachment 6: Parks & Open Spaces
Attachment 7: Opportunity Sites
Attachment 8: Precincts
Attachment 9: North St. James Town Planning Framework Objectives

Attachment 1: Official Plan



Official Plan Land Use

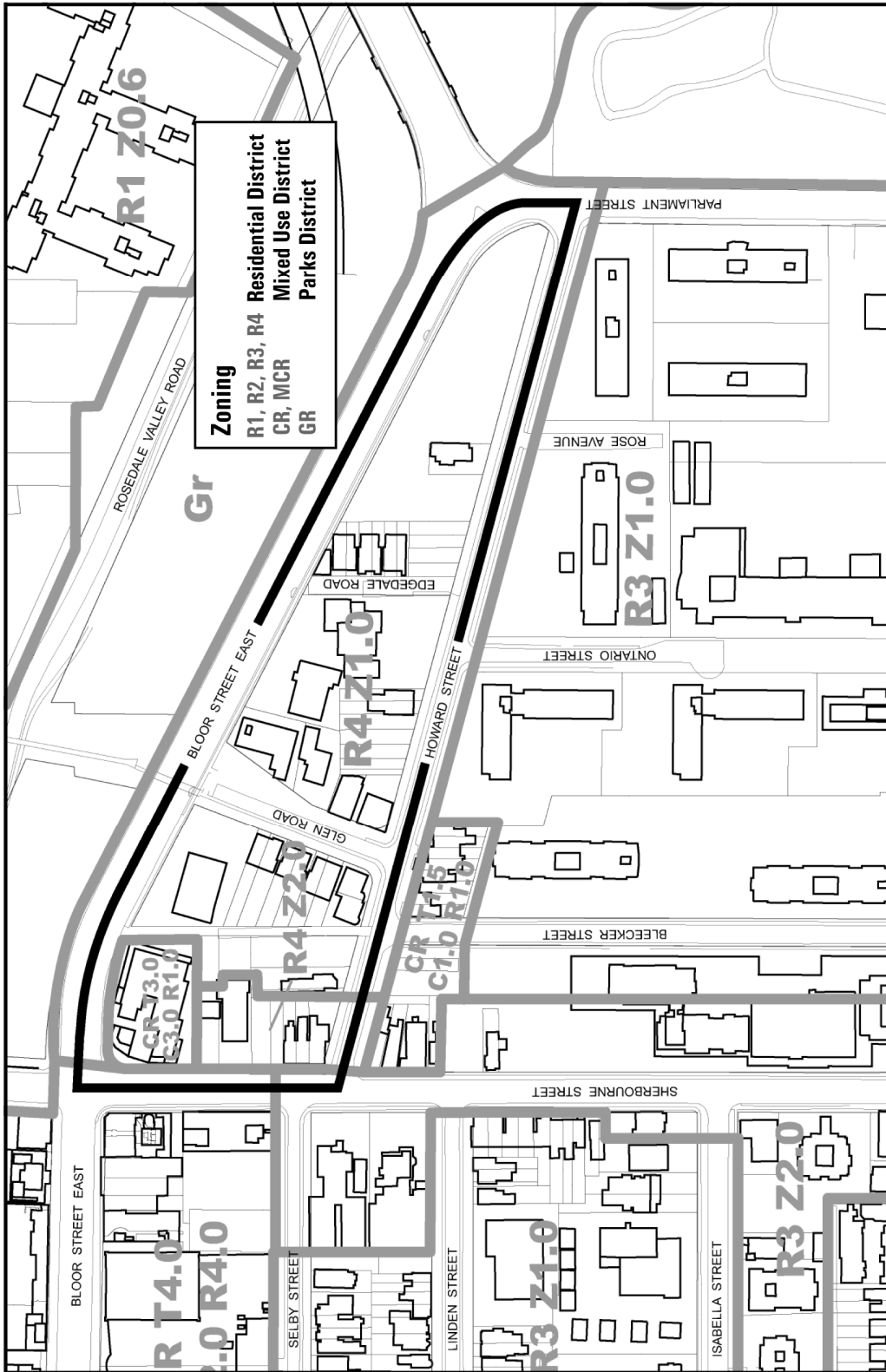


North St. James Town

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Attachment 2: Zoning

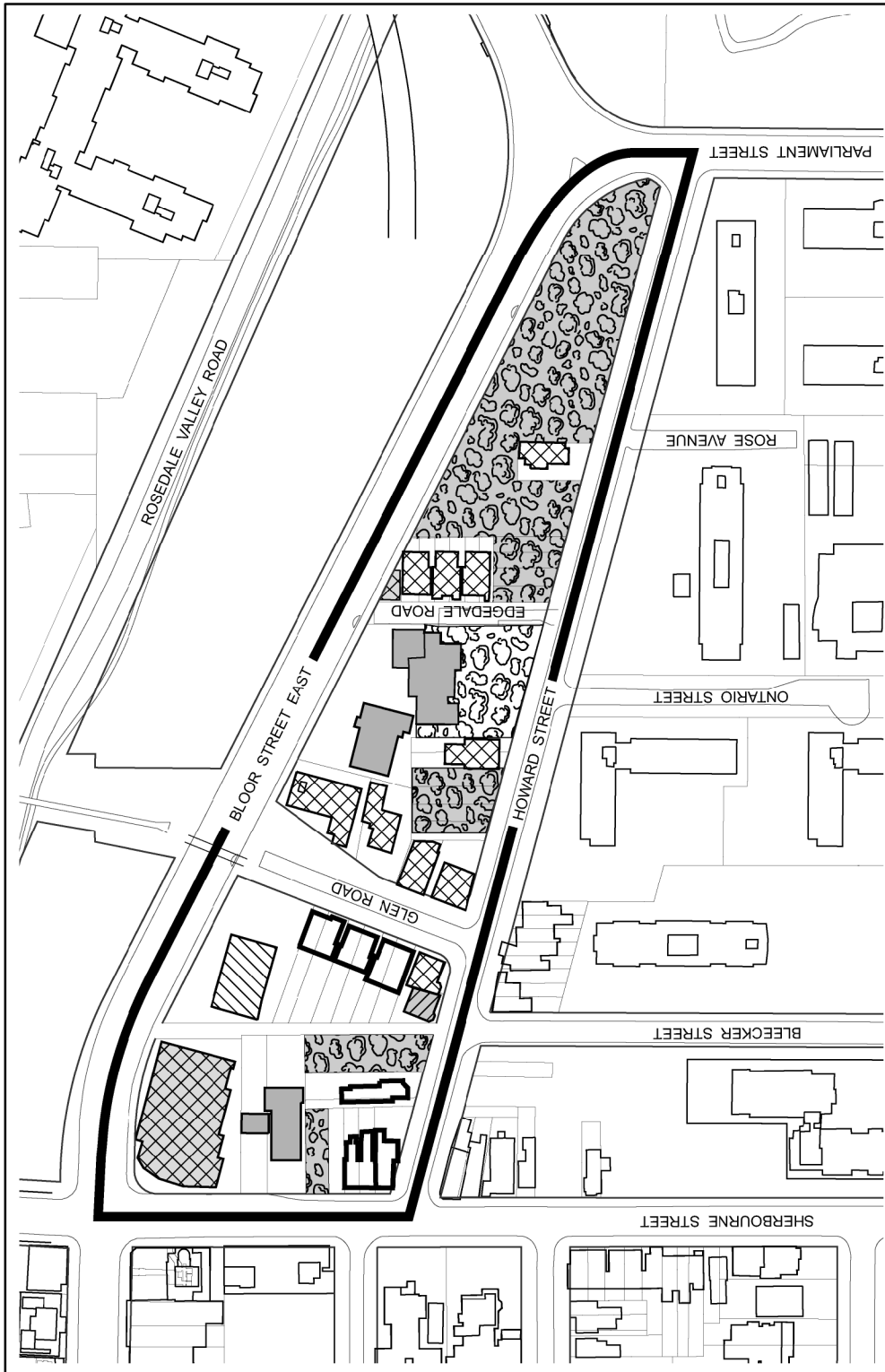


Zoning

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 North St. James Town
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Attachment 3: Land Use



Toronto City Planning
North St. James Town

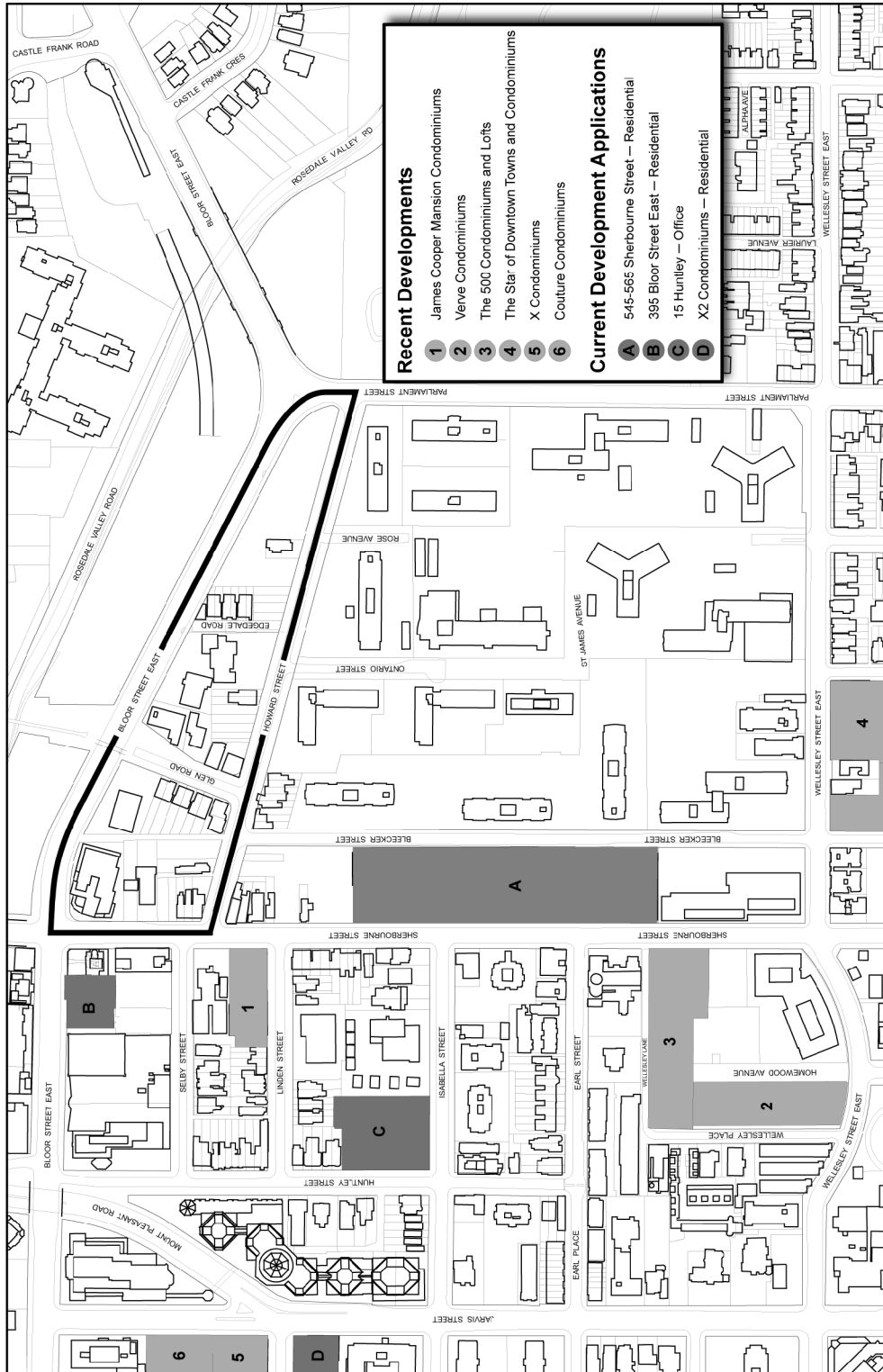
Land Use Map

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Place of Worship
 Residential
 Commercial
 Vacant Building
 Mixed Use
 Institutional
 Vacant Lot
 Open Space (Leased Parkland)

Attachment 4: Recent Developments and Current Development Applications

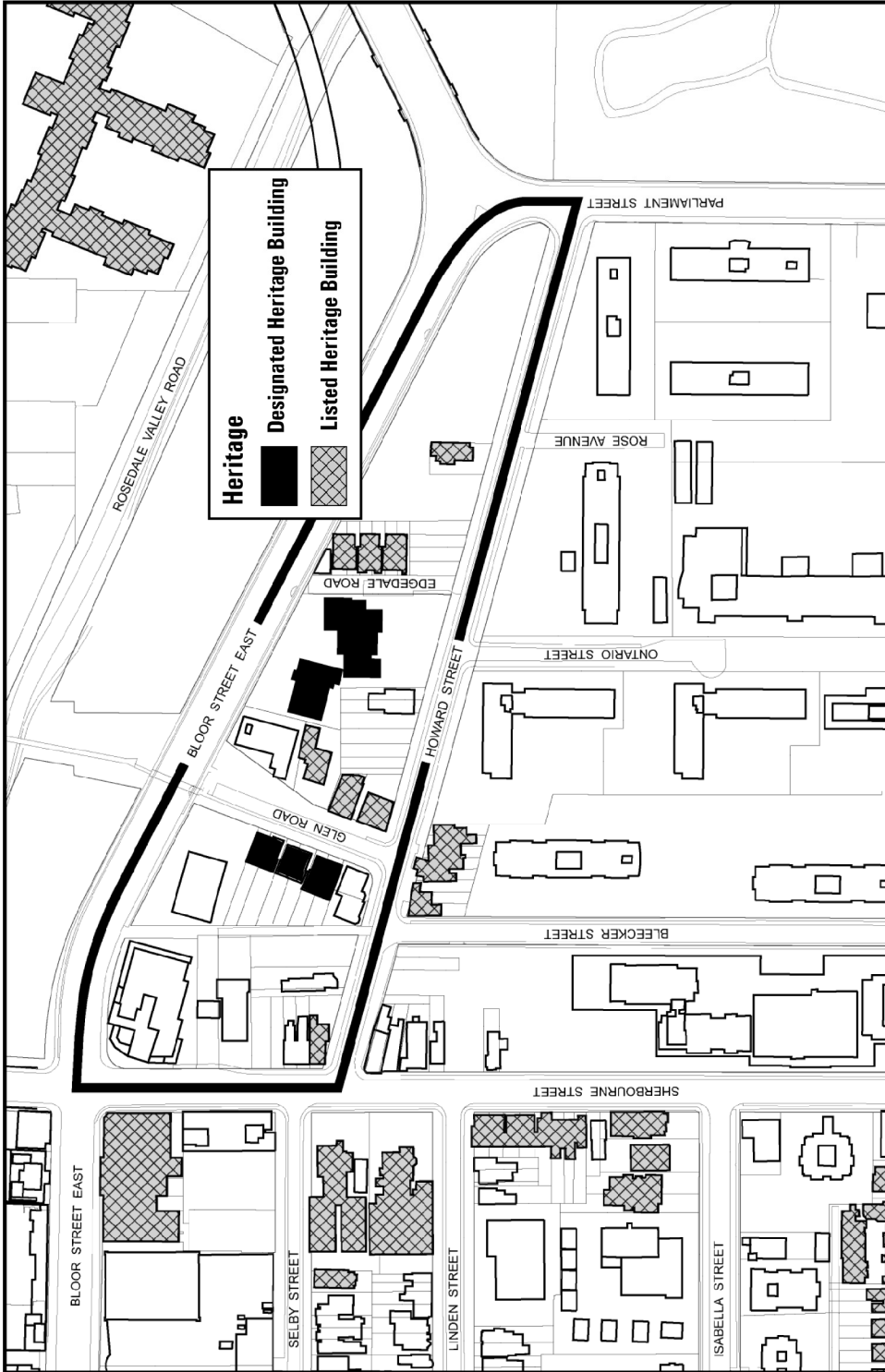


Recent Area Developments & Current Applications

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North St. James Town
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Attachment 5: Heritage

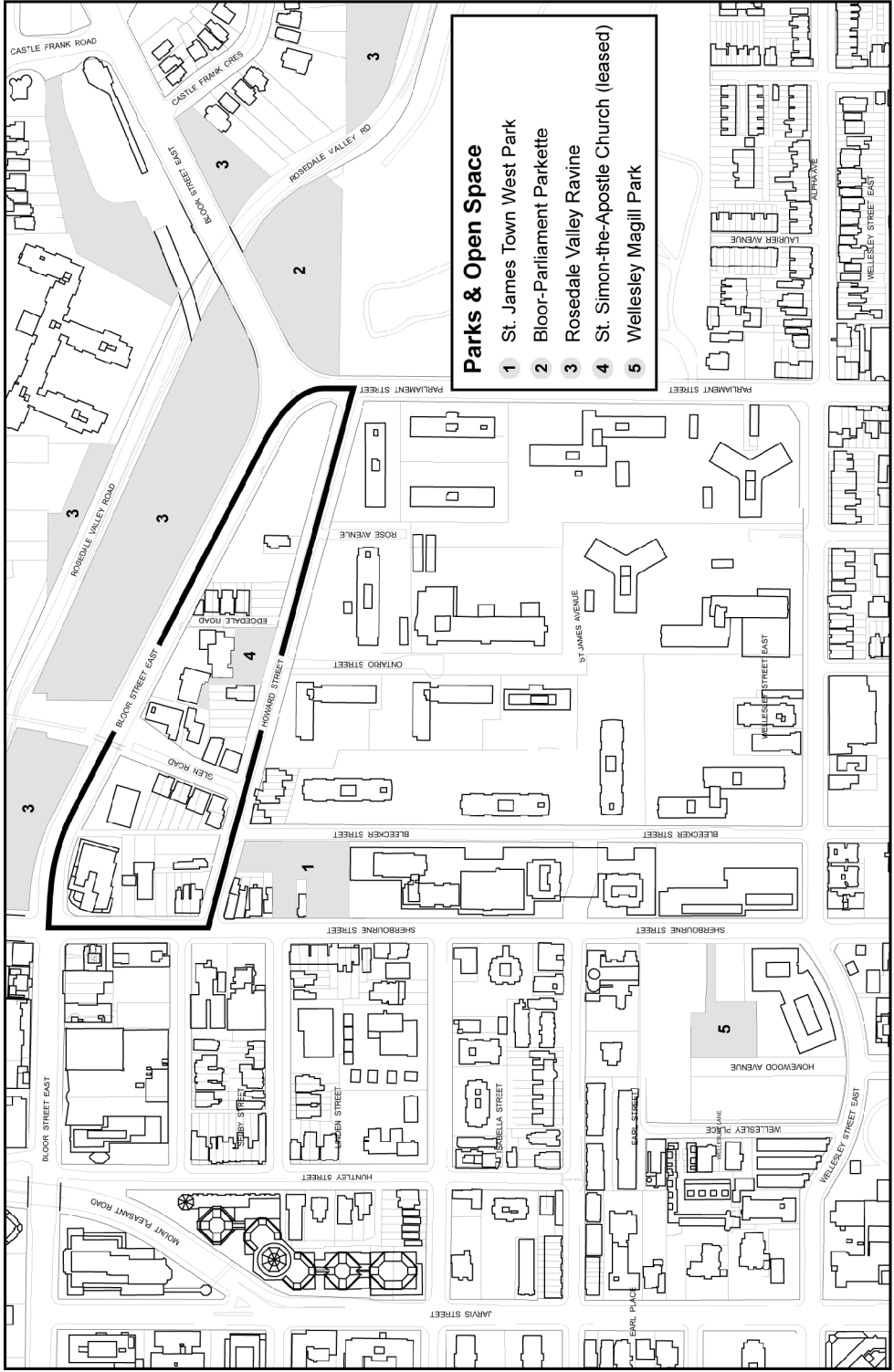


Heritage

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Attachment 6: Parks & Open Spaces



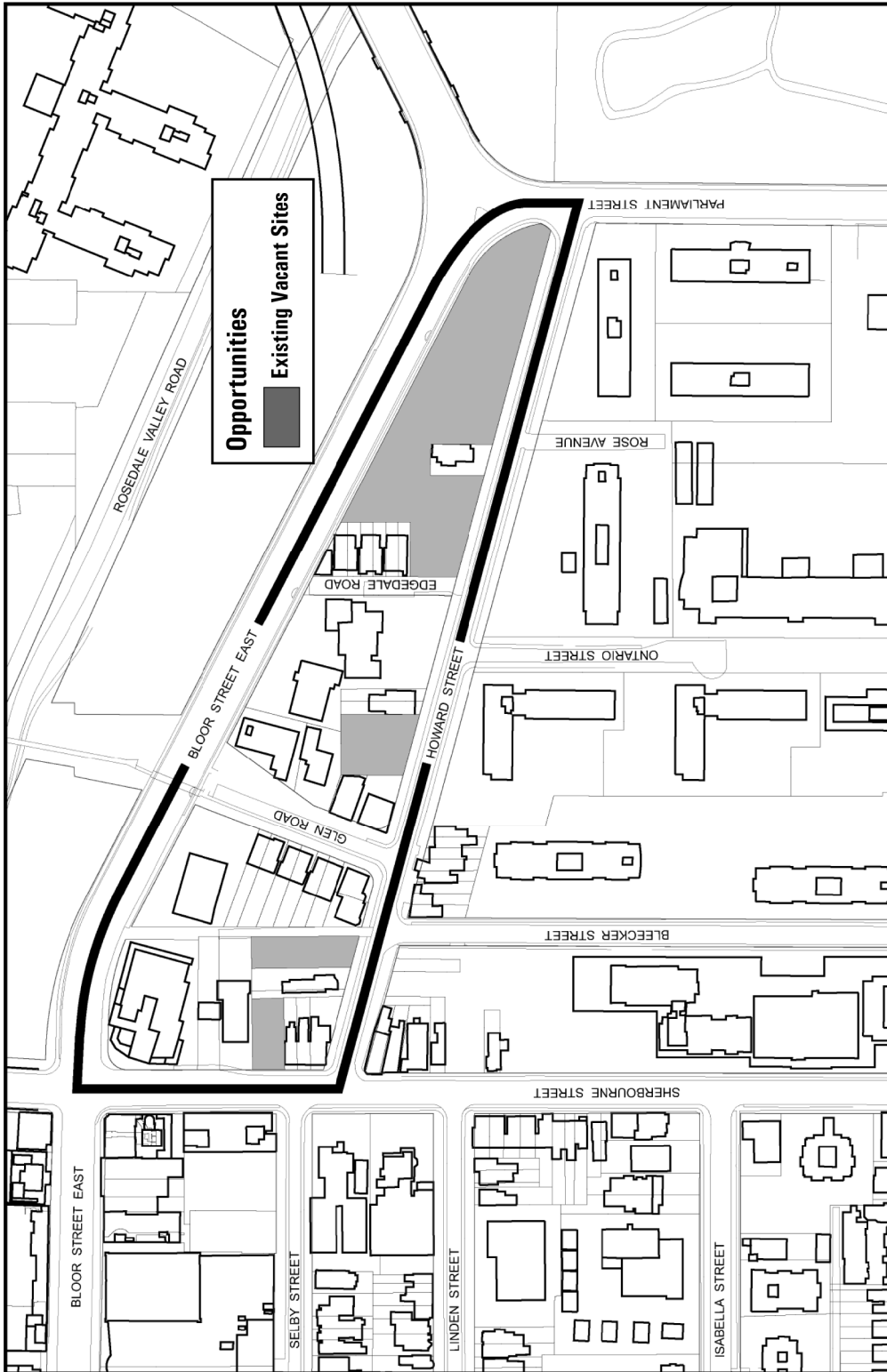
Parks & Open Spaces

TORONTO City Planning
North St. James Town

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Attachment 7: Opportunity Sites

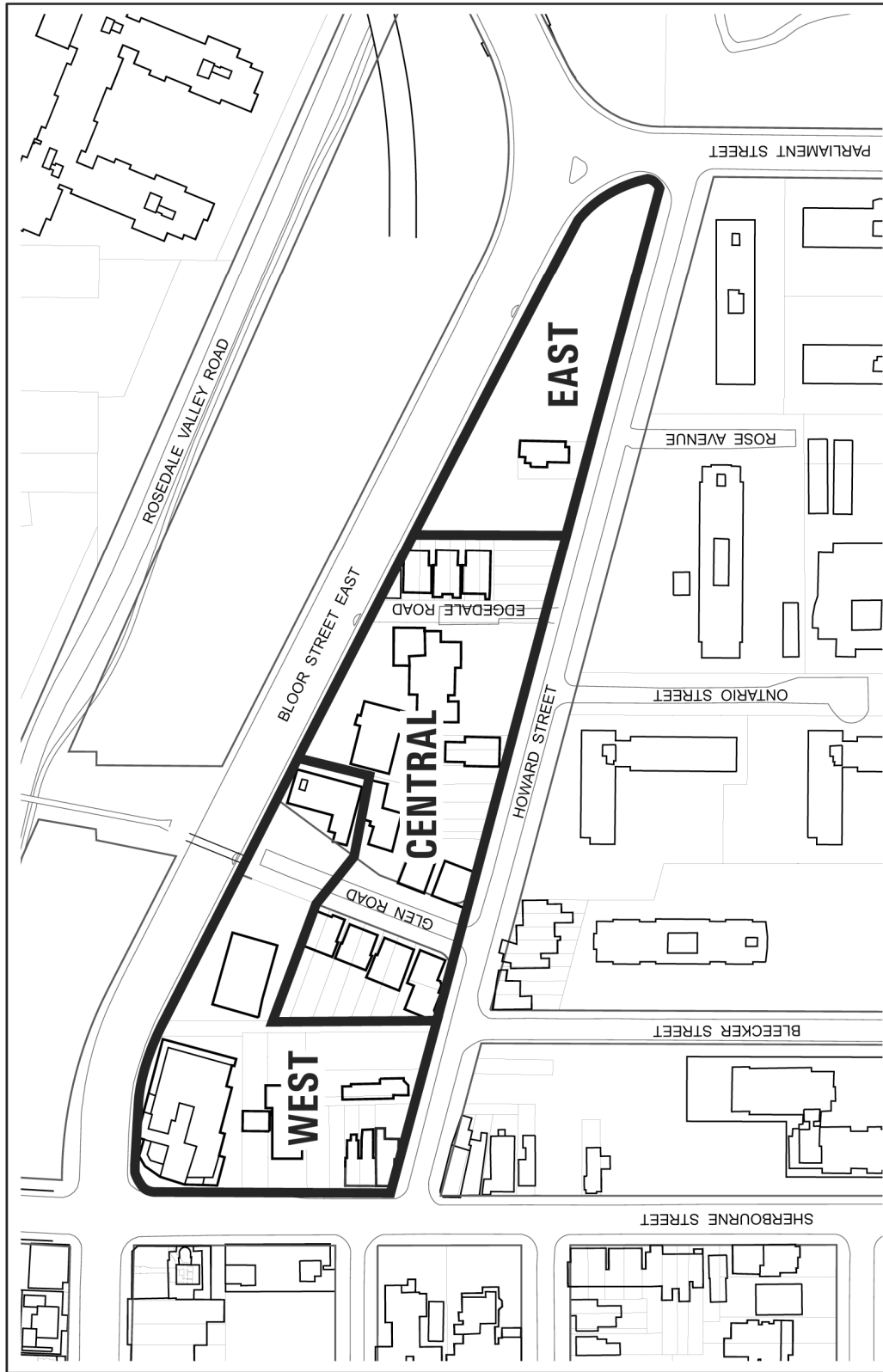


Opportunity Sites

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Attachment 8: Precincts



Precincts

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North St. James Town

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Attachment 9: North St. James Town Planning Framework Objectives

Any future development proposals in the North St. James Town area would implement the Official Plan policies as well as the Tall Buildings Guidelines and Bloor-Yorkville/North Midtown Urban Design Guidelines. The following additional objectives have been established as a result of staff's analysis and community consultation for the North St. James Town Planning Framework:

1. To protect, rehabilitate and enhance heritage properties in the North St. James Town area.
2. To support new neighbourhood retail and commercial through mixed use development opportunities to achieve active uses at grade and address the community need for local retail.
3. To explore opportunities for the provision of public open space and publicly accessible open space, enhancement of spaces in and adjacent to North St. James Town.
4. To secure parkland on site, where feasible, as part of the planning and development review process.
5. To implement Community Services and Facilities priorities including child care, community recreation facilities, library facilities and community use space.
6. To recognize and protect of important views and connections to and from the area and adjacent ravine lands. Projects proposed in the study area should recognize the important views from the surrounding context including visibility from Rosedale Ravine.
7. To identify opportunities for view terminus sites. The study area is at the eastern view terminus of Bloor Street East as one enters the downtown. Special consideration, architectural and landscape treatments should be considered in conjunction with this view terminus.
8. To bring any development proposal to Design Review Panel early in the application review process.
9. To improve the design and safety of pedestrian routes from St. James Town to the Sherbourne Street and Glen Road entrances to Sherbourne Subway Station.
10. To improve the safety and security of pedestrians using the existing Glen Road underpass and pedestrian bridge connecting North St. James Town with Rosedale.

11. To improve accessibility to Sherbourne Subway Station to provide better access to public transit for persons with mobility difficulties.
12. To improve the streetscape and to develop of a functional improvement plan for Howard Street in conjunction with new development in North St. James Town.
13. To identify opportunities to create new pedestrian connections or public streets serving new development and existing residents between Bloor and Howard Streets.
14. To provide improved cycling facilities including improvements to the bikeway network along Bloor Street (in coordination with the Bloor-Danforth Bikeway EA), bicycle parking facilities, and potential locations for a public bicycle sharing program.
15. To explore opportunities to achieve North St. James Town public realm objectives through coordination with the St. James Town Community Improvement Plan process and Tower Renewal Office initiatives.