



Annex Residents' Association

17 May 2018

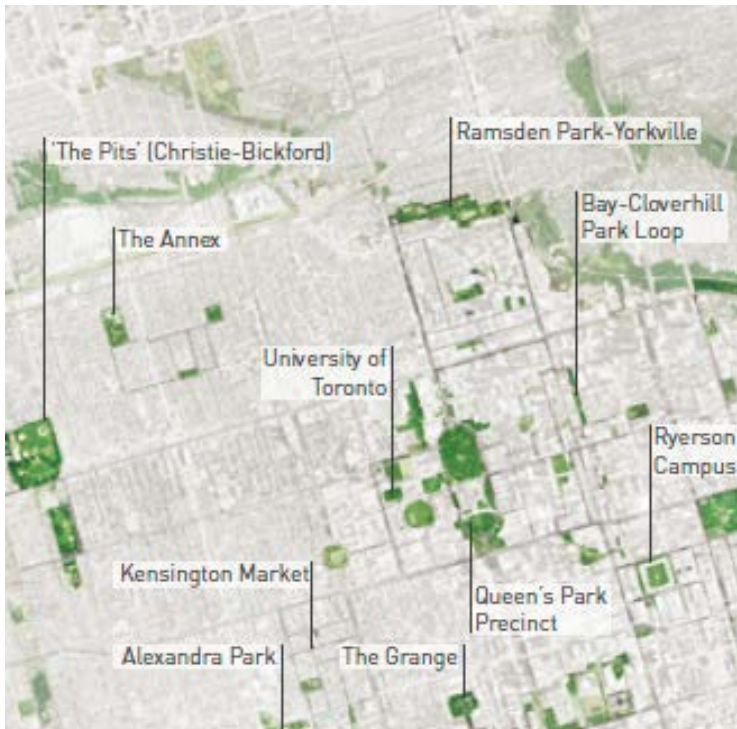
Members of City of Toronto Council,
c/o Marilyn Toft, Clerk,
12th floor, West Tower,
City Hall,
100 Queen Street West
Toronto, ON M5H 2N2
email: clerk@toronto.ca

Re: PG29.4 (Wards:20, 27, 28), TOcore: Downtown Plan Official Plan Amendment
Comments on Draft TOCore Downtown Plan Items:
PG29.4: TOcore: Downtown Plan Official Plan Amendment
PG29.5: Downtown Parks and Public Realm Plan

Dear Councillors:

At your meeting on 22 May 2018 when you will consider the TOcore: Downtown Plan Official Plan Amendment, we ask that Council adopts the OPA with the following three amendments that are very important to The Annex.

1. Designation of Annex Parks



The following are *parks* and parkettes in The Annex (CPR line to Bloor, Avenue Rd. to Bathurst):

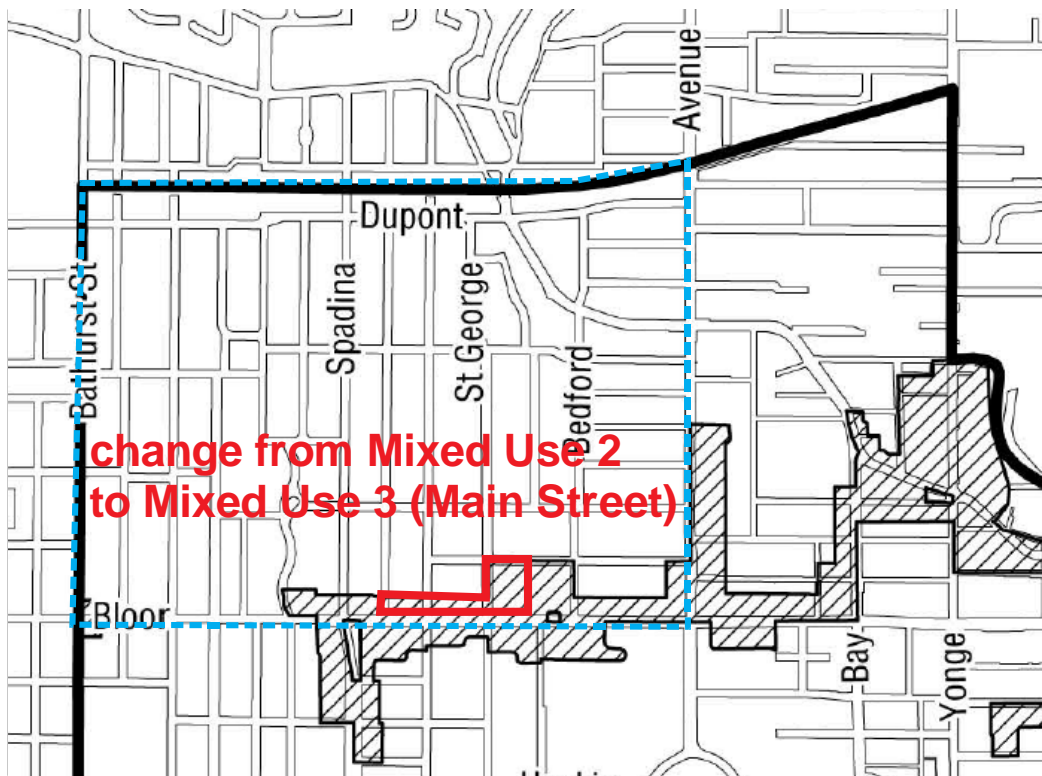
1. Bloor Bedford Parkette (OISE)
2. Boswell Parkette
3. Ed and Anne Mirvish Parkette
4. Gwendolyn MacEwen Parkette
5. Sergeant Ryan Russell Parkette
6. *Huron Street Playground*
7. *Jean Sibelius Square*
8. *Joseph Burr Tyrrell Park*
9. *Paul Martel Park*
10. *Seaton Park*
11. *St. Alban's Square*
12. *Taddle Creek Park.*

On page 157 of the Downtown Parks and Public Realm Plan, add Taddle Creek Park, Paul Martel Park, Seaton Park, Joseph Burr Tyrrell Park, and Huron Street Playground to 'The Annex'. Taddle Creek Park is described in the Plan as a 'parkette'; it should be designated as a Park.

Bloor Bedford Parkette (OISE), Boswell Parkette, Sergeant Ryan Russell Parkette, Paul Martel Park and Taddle Creek Park are NOT shown in The Annex plan on page 194, nor on the Ramsden Park-Yorkville plan on page 188 of the Downtown and Public Realm Plan. We ask that these omissions be rectified. All Annex parks and parkettes need to be explicitly named and mapped in the Downtown Plan.

2. Redesignation of Some Annex Lands from Mixed Use 2 to Mixed Use 3

The lands shown on the map below north of Bloor Street, east of Madison Ave., and halfway through the block east of St. George St. to Bedford (O.I.S.E. building) should be redesignated from Mixed Use 2 (transition) to Mixed Use 3 (main street). This redesignation would be much more in keeping with the intent of the Bloor Street Visioning Study which proposed a major reduction in building height from One Bedford Road to Huron and then rising again to the corner of Spadina and Bloor. A designation of Mixed Use 2 would automatically open the door to proposals for tall buildings adjacent to the established Annex neighbourhood. This is completely counter to the Bloor Street Visioning Study and resulting OPA and zoning bylaw amendments. A designation of Mixed Use 3 (main street) would largely be mid-rise but would leave open the possibility of higher buildings where warranted on an exception basis. We ask that this redesignation be included as an amendment to the proposed OPA.



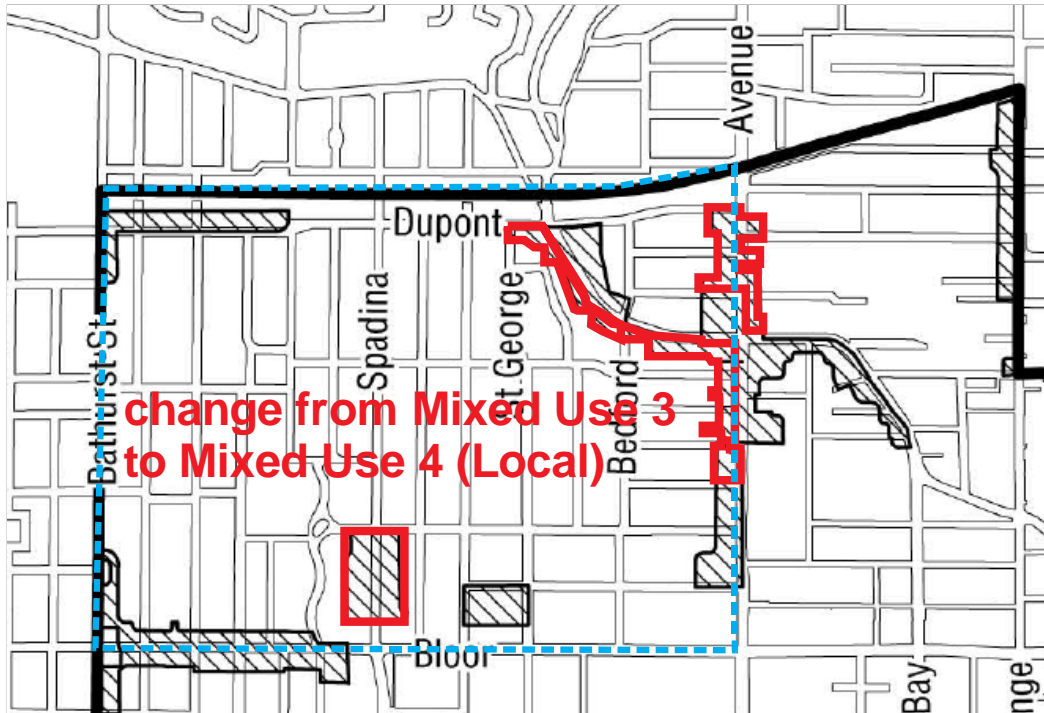
page 72, Draft TOCore Downtown Plan (downloaded 17 May 2018).

3. Redesignation of Some Annex Lands from Mixed Use 3 to Mixed Use 4

The lands in the Annex shown below: between Lowther Ave. and Bloor St., W. along both sides of Spadina Road; on the west side of Avenue Road north of Elgin Ave. to Davenport; along the south side of Davenport from Avenue Road to Dupont and St. George; and between Pears Ave. and Dupont on both sides of Avenue Road, are better designated as Mixed Use 4 (local) than Mixed Use 3 (main street). Communities north of Davenport on both sides of Avenue Road do not want 'main street' development to further encroach on

their established, low-rise neighbourhoods. Similarly, residents south of Davenport from St. George to Avenue Road, and southwards on Avenue Road, do not want an intensification of use and increase in height along their neighbourhood boundaries.

We ask that this redesignation be included as an amendment to the proposed OPA.



The Annex Residents' Association is grateful for the many opportunities for consultation provided during the preparation of the Draft Downtown Plan. We believe that is a hugely important planning initiative that – with the three amendments proposed above – will provide strong guidance to city building efforts in the Downtown area for many years to come.

Yours sincerely,

David Harrison
Chair
Annex Residents' Association

Edward Lemman
Co-Chair
Planning and Zoning Committee, ARA

cc: Councillor Joe Cressy