



May 18, 2018

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

**RE: City Council Agenda Item PG 29.4 TO CORE DOWNTOWN PLAN
ABCRA REQUESTS FOR MOTIONS and AMENDMENTS**

Dear Councillors,

The ABC Residents Association is a not-for-profit federally regulated community organization representing the interests of residents in the geographic area bounded by Bloor Street to the South, the CPR tracks to the North, Yonge Street to the East and Avenue Rd to the West.

We respectfully request that at your meeting on May 22, 2018 when you consider the TO Core Downtown Plan Official Plan Amendment, that Council adopt the motions set out below under **Requests #1 and #2** and amend the OPA with the amendments set out below under **Requests #3, #4 and #5**. We have provided rationale for each of our requests.

REQUESTS #1 & #2

That the following directions to City staff be added to the TO Core motions:

- 1. Until approval of the Revised Site and Area Specific Policy 211, the Director, Community Planning, continue to evaluate current and future development appli-**



cations and City projects within the area covered by OP policy 211, with consideration to the Bloor-Yorkville/North Midtown Planning Framework & Implementation Strategy as well as City Planning Policies.

2. That the work on the revisions to Site and Area Specific Policy 211 be expedited with a view to approval by City Council in the first quarter of 2019. That the Director of Community Planning report to the next TEYCC with an updated schedule for preparation of the revised SASP 211.

RATIONALE

On October 13, 2016, Toronto and East York Community Council adopted a series of motions (TE 19.76) to approve the preparations of a much needed Secondary Plan for the Bloor-Yorkville/North Midtown planning area. It also directed that the Bloor-Yorkville/North Midtown Framework's strategies be considered by Planning staff during the evaluation of current and future development applications and City projects in the Bloor Yorkville/North Midtown planning area prior to completion of the Secondary Plan.

A subsequent Planning Report dated March 17, 2017 set out a schedule for the preparation of a new Site and Area Specific Policy for the Bloor-Yorkville /North MidTown Area and other planning tools that could be implemented in that in advance of the completion of the Downtown Secondary Plan. That report was referred to at TEYCC on April 4, 2017 (TE23.62) and the motions adopted by TEYCC included the recommendation that *"The Director, Community Planning, in consultation with the Local Advisory Committee, continue to evaluate current and future development applications and City projects, within the area covered by OP policy 211, with consideration to the Bloor-Yorkville/North Midtown Planning Framework Study and incorporating TO Core policy directions, prior to the completion of the TO Core Downtown Secondary Plan."*

While TO Core Downtown Secondary Plan will be "completed" by the end of May 2018, the new SASP 211 will not yet be completed for incorporation into the TO Core Downtown Plan. It is therefore important that the protection intended by the previous motions



be amended by a new direction extending the timeframe of the motion until the approval of the revised Bloor-Yorkville /North Midtown Area Specific Policy 211.

REQUESTED AMENDMENTS TO THE FOLLOWING POLICIES (highlighted in grey) of the TO CORE DOWNTOWN PLAN

**1. HOW TO READ THIS PLAN - Page 1
POLICIES**

- 1.1. The policies of this Plan apply to the area shown on Map 41-1.
- 1.2. The policies of this Plan must be read together. For any individual policy to be properly understood, the Plan must be read as a whole.
- 1.3. Text within the shaded boxes forms the policies of this Plan. Text without shading provides the context and intent for the policies.
- 1.4. Definitions specific to this Plan are set out in the Interpretation section.
- 1.5. The Official Plan policies, Secondary Plans, Site and Area Specific Policies and Heritage Conservation Districts that fall within the boundary of the Downtown Plan must be read together with this Plan.
- 1.6. In the case of conflict, any policy contained within a Secondary Plan or a Site and Area Specific Policy located completely or partially within the Downtown Plan boundaries will take precedence over the policies and maps of the Downtown Plan.

POLICIES

- 4.1. Not all areas will experience the same amount of intensification. Development intensity will be determined by the policies of the Official Plan, this Plan and other applicable Secondary Plans, Site and Area Specific Policies, and Heritage Conservation District plans.
- 4.2. Growth is targeted to lands designated *Mixed Use Areas 1, Mixed Use Areas 2, Mixed Use Areas 3, Regeneration Areas and Institutional Areas*.



REQUEST #3

That a Policy be added to Section 1 HOW TO READ THIS PLAN stating that the provisions of the Official Plan, which set out the policies applicable to Neighbourhoods and development criteria within Neighbourhoods, will continue to apply to neighbourhoods in the Downtown unless such policies are in conflict with an applicable Secondary Plan or Site and Area Specific Policy.

RATIONALE

We note that Section 4.1 of the Downtown Plan states that “Development intensity will be determined by the policies of the Official Plan, this Plan and other applicable Secondary Plans, Site and Area Specific Policies, and Heritage Conservation District Policies.”

The Downtown Plan contains no specific policies governing development within neighbourhoods, but notes in Section 4.2 that “Growth is targeted to lands designated Mixed Use Areas 1, Mixed Use Areas 2, Mixed Use Areas 3, Regeneration Areas and Institutional Areas.” It is this growth that is governed by the provisions of the Downtown Plan.

As the Downtown Plan contains no specific policies governing or directing development within neighbourhoods, we wish to clarify that the provisions of the Official Plan, which set out the policies applicable to Neighbourhoods and development criteria within Neighbourhoods, will continue to apply to neighbourhoods in the Downtown unless such policies are in conflict with an applicable Secondary Plan or Site and Area Specific Policy.

9 **BUILT FORM - Page 42**

9.6. The City may reduce the 6-metre setback requirement where:

9.6.1. a strong, legible, historic character of street-oriented buildings exists;

9.6.2. a property on the Heritage Register exists on-site; or

9.6.3. the prevailing pattern of buildings consists of narrow frontages with little or no setbacks.

REQUEST #4

Delete Policy 9.6.3.

RATIONALE

Councillor Wong-Tam long advocated for safe sidewalks in the Downtown area and was the original proponent for 6-metre building face to curb policy. We are pleased to see this metric included in the Plan under Policies 9.2 through 9.7. However, Policy 9.6.3 offers a reduction to the 6-metre dimension where “*the prevailing pattern of buildings consists of narrow frontages with little or no setbacks.*” This condition exists in many downtown contexts. The widths of some existing sidewalks are a risk to public safety and the opportunity to rectify these conditions must be considered with every new development application and public improvement project. Policy 9.6.3 would eliminate this potential.

ABCRA requests that Policy 9.6.3 be deleted as a policy.

ABCRA also requests that this concept of a widened boulevard, be included in Section 7, Public Realm, to echo the development’s responsibility in achieving this goal of an enhanced public realm.

PROPOSED DOWNTOWN PLAN - Page 74
MAP 41-3 -D Mixed Use Areas 4-Local

REQUEST #5

That Map 41-3 - D Mixed Use Areas 4-Local be amended to reflect the areas designated as Mixed Use Areas 4 as they were originally recommended by the Chief Planner and Executive Director, City Planning in the map attached to the August 18, 2017 proposed Downtown Plan.

RATIONALE

The August 18, 2017 draft of the Downtown Plan included a designation of Mixed Use Area 4 that limited heights to 4 storeys for a section of Avenue Rd. north of Pears Avenue up to Dupont Street. The current Downtown Plan has changed that Mixed Use Area 4 designation to a Mixed Use Area 3 designation. ABCRA is of the opinion that Mixed Use Area 4 designations as originally recommended by the Chief Planner in the August 18, 2017 report are the appropriate designation for this part of Avenue Road and recommends that this change be made to the Plan.

- No planning rationale has been provided for changing the designation originally made after extensive TO Core planning studies. They were the recommendations of the



Chief City Planner, approved by City Council and had the support of the area community planner.

- Additionally, the Bloor-Yorkville /North Midtown Planning Framework, prepared by The Planning Partnership, Greenberg Consultants Inc., ERA Architects & MSAi, recommends a comprehensive planning study for the area. These recommendations were consistent with the original City recommendations of Mixed Use Area 4 designation for this part of Avenue Road.
- Most of the properties on the east side of Avenue Road back onto Ramsden Park, a Portal Park, and should revert to Mixed Use Area 4 designation to ensure an appropriate scale relationship to the park and compliance with the TO Core recommendations for Developments adjacent to Portal Parks.

Thank you for your consideration of our requests.

Regards,

John Caliendo & Ian Carmichael,
Co Presidents, ABC Residents Association.

cc. Councillor Wong-Tam, Lorraine Hewitt