

TE12.7.19



方卓怡 市議員 **Paula FLETCHER**

Councillor Toronto-Danforth Ward 30

Dear Friends,

Update on Riverside Square

I want to update you on the finalized proposal for the Riverside Square development application, which will be heard on November 10th at Toronto and East York Community Council. There have been many changes since it was presented at the City's Community Consultation meeting of March 4, 2015 at the Ralph Thornton Centre.

Riverside Square is a 4-acre site, bounded by Queen on the north, Eastern on south, Don Roadway on west, and the condos on the east. Much of the lands are zoned 'Industrial' which has a more permissive height limit than commercial or residential land. I know that the height of the tallest building has been an issue for some community members, but by working with City staff, the working group and developer we were able to lower the height.

The City's Official Plan calls for increased density on the Avenues and transit routes and we are feeling this all along Queen Street. You have told me that new development on Queen should respect our community values and address local needs.

Community Input and Involvement

In February of 2015, I held an Open House with displays about development on Queen St. East, transit planning in our community, and development in the Port Lands. There was also a "Community Values" table for local residents to formally give their thoughts on what is most important to preserve in the community. The three top priorities from residents were Transit, Affordability and Social Inclusion. These continue to guide me in my work as your local Councillor.

On March 4, 2015 the City led a community consultation on Riverside Square. Several goals for the Riverside Neighbourhood were identified which included affordable housing, diversity of units with rental and ownership as well as larger units to accommodate families.

At Community Council, I established a working group of 14 community members and the BIA to advise City staff and the applicant on the proposal. Much was accomplished over the course of 4 meetings and through the feedback from all community members over the last nine months. Thank you to everyone who participated in this important community process.

While not everything was able to be included, there was general consensus that many of the concerns raised by the working group have been addressed. The working group played an important role in making a large number of revisions to the original application. You can read the report through my website at councillorpaulafletcher.ca/riversidesquare.



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Some highlights from the accomplishments of the working group include:

- Maintaining the 6-storey height limit on Queen Street East and reducing the height of the tallest building
- Including Heritage as a key development goal on Queen Street East
- Increased animation on Queen Street by moving the car dealership to the industrialized portion of the site
- Listing dozens of heritage properties on Queen Street East, Davies Avenue, Matilda Street and Carroll Street
- A 780-square metre urban park/public space on Queen at the new street leading into the development
- New dog off-leash area at the south end of the development
- The first Woonerf east of the Don River
- One rental building
- Family-friendly unit sizes
- Small scale retail space on Queen, including a grocery store
- \$5 million for the construction of affordable housing in the neighbourhood
- Up to 400 new skilled jobs with car dealerships and repair
- Over 1000 underground parking spaces some of which are commercial for use by businesses and the neighbourhood
- The height and density of this does not set a precedent as there are no other large lots with industrial zoning anywhere else along Queen St East in Ward 30.

By working together we have been able to include our community values into the development proposal for a vibrant, healthy community that includes affordable housing.

Thank you to all of the residents and businesses who have contributed to this result. I would also like to thank our City Planner, Angela Stea, for her hard work on this project. For any technical questions you can reach Angela at astea@toronto.ca or 416-392-7215.

Sincerely,



Councillor Paula Fletcher
Ward 30, Toronto-Danforth