



## Bay Cloverhill Community Association

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Monday, September 5, 2017

Toronto City Hall  
Planning and Growth Management Committee

**Re: BCCA Support for TOCore Secondary Plan and the Recommendation for More Consultation**

To: Chair Shiner and members of the Planning & Growth Management Committee:

The Bay Cloverhill Community Association (BCCA) strongly supports the implementation of a Secondary Plan for the three (3) wards of Downtown Toronto, namely, the existing Wards 20, 27, and 28. Despite our strong support, we have some serious concerns regarding aspects of the proposed Secondary Plan.

A Major concern is that we do not believe that projected development is a suitable metric to determine the best population level for the downtown. We request that a more scientific metric be found as the driving principle in the intensification of the Downtown.

Also, we believe it is critical that population maximum benchmarks be put into the document.

Our concerns lead us to support the recommendation of the Chief Planner and Executive Director, City Planning Division, that further consultation be undertaken. We agree that there should be a delay in the writing of the final TOCore Secondary Plan resulting in this secondary plan being brought forward in the spring of 2018.

### **Other BCCA Concerns:**

**Too much population is being placed in the downtown area for Parkland to be procured in sufficient amounts for the Downtown to remain a good place to live.**

- The sun protected zones in the Downtown are miniscule!
- The most densely populated (mixed use) area includes a number of features that preclude population growth of any kind, namely the Civic and legislative precincts, Financial District, Health Sciences District, the U of T. These non residential areas put further pressure on the rest of the space for residential purposes.
- When the 20 maps are overlaid, the population growth objectives cannot be met if the other maps are to be honoured.

**The attractiveness of the small and vital Downtown neighbourhoods may not be able to survive.**

- The hundreds of little neighbourhoods are what makes the downtown a pleasant place to be. These are the areas that animate the downtown and make it attractive to the developers.
- The towers that replace the neighbourhoods are gated communities which offer only egress for the residential portion of the tower. All services in these towers are private.

**Commercial and Retail become prohibitively expensive**

- The commercial section of these towers inflate and raise commercial and retail to an unaffordable height.
- Map 13 showing the Primary Retail Streets does not coincide well with the Growth/population intensification area.

**The Parkland Circle around the Downtown is an overstated green space.**

- The Toronto Islands were rendered inaccessible for several months due to weather this spring. The Toronto Islands cannot be considered a reliable nor an accessible park for the Downtown (considered inaccessible because of universal payment of ferry services to reach the islands).
- The construction of a pedestrian bridge to the islands could allow the islands to be included as potential green space for the Downtown.
- the BCCA suggests that To the greatest degree possible, buried rivers such as Garrison Creek and Taddle Creek should be opened up and brought back to the surface to support the increasing problem of stormwater runoff.
- The Waterfront must be carefully considered as a population intensification zone when climate change is considered.

**Yonge Street has been given NO main street status.**

- This is the most known and identified street across Canada. Why is it being ignored as a main street?

**The TOcore Mixed Use Growth Area is already highly developed to a large extent.**

- We request that the entire TOcore area be examined with the purpose of segregating the stable neighbourhoods from the mixed use/intensification areas. As far as we can tell, the stable communities in the TOcore area have not been segregated from the whole.
- We do not believe that the doubling of the population in the TOcore area can be achieved without infringing on the protected stable neighbourhoods/communities.
- Stable neighbourhoods/communities in the Downtown TOcore area must be protected with the same level of vigor that is given to all other stable neighbourhoods/communities throughout the City of Toronto

**High Intensity Pedestrian Areas should not exclude the subway lines which TOcore states to be Growth areas.**

- These are already high pedestrian areas because of employment and existing development.
- Sufficient sidewalk space for the increase in pedestrians has not been adequately addressed

**Complete Communities is a major theme of the TOcore Secondary Plan.**

- Your Vision Statement states this and goes on to list the elements of a Complete Community
- Protection of the many small neighbourhoods within the Downtown should be an important goal.
- In order to support increased density investment must be made in parks as well as schools, hospitals, and community centers. The city cannot fund and support these services without financial help.

In closing, we say that too much is being asked of Downtown Toronto. We believe that the increase in population cannot be absorbed while simultaneously retaining the vibrancy of the Downtown.

Respectfully,

Marilyn Tait-McClellan  
BCCA President

CC: Jennifer Keesmatt, Chief Planner, City of Toronto  
Gregg Lintern, Director, Community Planning, Toronto and East York District  
David Oikawa, Manager, Community Planning, Downtown Section  
Councillor Kristyn Wong-Tam, Ward 27, Toronto  
Councillor Cressey, Ward 20, Toronto