



GOODERHAM & WORTS

NEIGHBOURHOOD ASSOCIATION

TE25.7.3

13 June, 2017

Members of the Toronto and East York Community Council,

RE: TE25.7 – City-initiated Official Plan Amendment for the Gooderham & Worts Special Identity Area, Triangle Lands and Portions of the West Don Lands

I am writing you today on behalf of the board and members of the Gooderham & Worts Neighbourhood Association, representing residents of the Distillery District. I'd like to start by thanking planning staff for the work that they have done over the last two years in developing this Official Plan Amendment. The five objectives of the vision statement represent not only what is important to residents but also reflect principles of good planning consistent with provincial policies and we appreciate the efforts made to include them in OPA 304.

We are in complete agreement with what has been put forward to support the objectives of "Promoting a Healthy and Complete Community". The addition of policies to ensure a reasonable number of two-bedroom and larger units are provided is a welcome one as we hear regularly that new families are forced to move away from the neighbourhood once they have young children, something that is most definitely not conducive to building a complete community. We also support the amendments proposed to advance the objective of "Reducing Traffic Congestion". The requirement for vehicular lay-bys and drop-off areas and motor coach parking zones will help to balance the normal residential and commercial demands in the area with the significant amount of traffic from tourism uses that is not currently provided for.

With regards to the objective of "Maintaining and Improving the Public Realm" we are in support of the measures proposed to restrict shadow on the key open spaces in the area. The restriction of shadows on Trinity Square and Parliament Square Park will be important for maintaining the enjoyment of these spaces in the face of the considerable development planned in this area. There is concern, however, with the fact that the City has already ignored the importance of protecting these spaces with its endorsement of the settlement for 31R Parliament Street. I urge you strongly to adopt these measures to limit further shadowing and degradation of the remaining open spaces as this will play an important role in promoting a healthy, complete community moving forward.

One area of the draft OPA that we do not support is what has been proposed for "Ensuring a Complementary and Compatible Built Form". The heights of 30 and 45 storeys contradict some of the policies that have been described and introduce confusion. If the policies addressing new net shadows are adopted and properly applied then these will serve to dictate allowable heights for tall buildings.



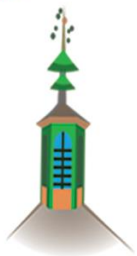
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There is also disagreement between the King-Parliament Secondary Plan, which states that the massing of new buildings should “provide a transition in scale from the historic buildings in *Mixed Use Area '2'*”. In other words, heights should transition from lower in the vicinity around Trinity Street to higher at the edges of the District. OPA 304 on the other hand says heights “shall transition down in height from the east to the west towards the St. Lawrence Community”. We would like to see the contradictory and vague language referring to transitions and numbers of storeys as opposed to actual heights in meters replaced with more definitive measures that will prevent new net shadows and a more complementary and compatible built form.

The final objective of “Conserving Heritage Resources” is another one of concern for residents. Although we understand the importance of introducing OPA 304 at this stage we will be waiting with anticipation to see how the final Distillery District HCD Plan that is currently being developed will complement the Official Plan.

Respectfully,

Michael Brewer
President
Gooderham & Worts Neighbourhood Association (GWNA) Inc.



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