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April 30, 2018

Planning and Growth Management Committee,  
Attention Nancy Martins,  
Administrator  
10<sup>th</sup> Floor West  
City Hall  
100 Queen Street East  
Toronto ON M5H 2N2

[pgmc@toronto.ca](mailto:pgmc@toronto.ca)

Re: TOCore and Official Plan Amendment

The St. Lawrence Neighbourhood Association (SLNA) represents the interests of almost 40,000 residents in the downtown core. This area is a fast-growing area of the City providing homes for an increasing number of families and individuals that contribute to the vitality of the City and the downtown core of more than 240,000 residents.

Various subcommittees of the SLNA have been working with City staff on TOCore for four years. We have had several presentations at our community meetings as well as working groups to dive deeper on certain policy directions.

We appreciate the opportunity to comment again on TOCore. This policy will take us to the next twenty years and as Toronto only has one downtown we want to make sure we get it right.

During our many meetings, we focused on the mixed-use areas and offer these comments. We also understand that while we await the HCD status for St. Lawrence it is not considered part of the TOCore process.

Mixed Use Area 1:

- We would prefer to see some of this area to be deemed Mixed Use Area 2 from Victoria to Jarvis and from Queen Street to Front Street.
- Also included is the northwest corner of Jarvis and King, this should be Area 2 not 1.

#### Mixed Use Area 2:

- Perhaps further define this area as it is so diverse in the St. Lawrence area; we feel there are two separate areas within Mixed Use Area 2 and require some refinement. The area by the market is different than the original 10 blocks are outlined in the King Parliament Secondary Plan.
- St. James Cathedral should be deemed part of Mixed Use Area 2.

We know there has been lots of discussion around these mixed uses and that TOCore is part of an ecosystems of all plans. While TOCore policies prefer to use density limits to control the built form and we still mindful of height and built form.

#### Mixed Use Area 3

For this area, we understand that focus is around “Main Street” and that our neighbourhood has few remaining areas to be called this. It is important that while the King Parliament Secondary Plan is reviewed that Queen Street East is monitored and continues to be treated at Mixed Use Area 3 Main Street.

We also want to go back to the original discussion where King Street East between Jarvis and Sherbourne stay at Mixed Use Area 3 and not 2. This was a surprise to see this change. We prefer it stay where it was when we met.

#### Mixed Use Area 4

We are pleased to see that Berkeley Street is seen as local as more pressure from developers approach this area and doesn't want to fall into mission creep in this area.

We agree that the four groups of mixed use is an improvement over the current one size fits all. We would like to see further attention paid to Mixed Use Area 2 and there are many different types of areas facing transition. Within Mixed Area 2 we also see this area as small tall buildings or mid-rise buildings.

Although most of the meetings talked about Mixed Use Areas we also wanted to raise other issues such as:

- King/Parliament is not the same as King/Spadina and would like to ensure they are not seen as similar with respect to cultural precincts, land use and economy.
- The goals for this policy wrap around complete communities, connectivity, prosperity, resiliency and responsibility however we are concerned that with the mixed areas as defined is that we are vulnerable with respect to new parks, enhancing community services and facilities and opportunities for affordable housing in this area.

Thank you again for the opportunity to provide feedback on this policy to shape the future of our City.

Sincerely,

Suzanne Kavanagh  
VP President, External

cc. Board of Directors  
Councillor's Office