

Main Street Planning Study – Update Report

Date:	June 15, 2018
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District
Wards:	Ward 32 and 31 – Beaches-East York
Reference Number:	18 159105 SPS 00 OZ

SUMMARY

The Main Street Planning Study (the Study) was initiated after a request from City Council on November 7, 2017 that the City Planning Division undertake a study of the area within proximity of the Main Street subway station and Danforth GO station. This request was associated with a preliminary report on the zoning amendment application for 286-294 Main Street, a 30-storey mixed-use building. City Planning is currently undertaking this Study.

This report provides an update on the progress of the Study since the original City Council request. It outlines the purpose of the study, provides the proposed study area, study timelines, and the draft terms of reference, and details a community consultation meeting held by City Planning.

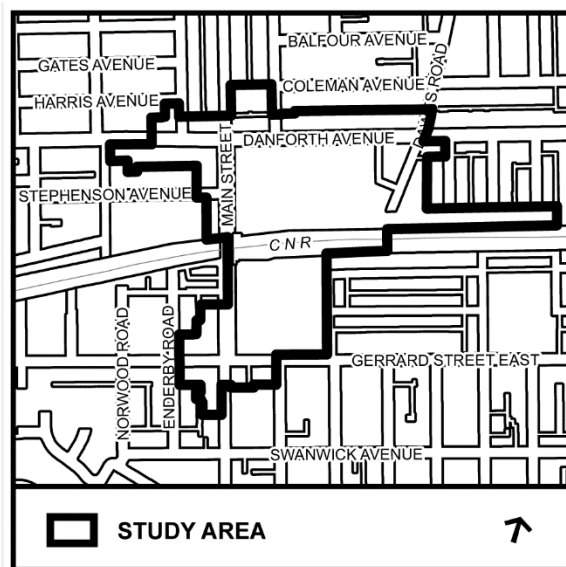
RECOMMENDATIONS

The City Planning Division recommends that:

1. The Toronto and East York Community Council receive this report for information.

Financial Impact

The recommendations in this report have no financial impact.



DECISION HISTORY

On November 7, 2017, City Council adopted recommendations pertaining to the initiation of a study focusing on development potential, built form and public realm within proximity of the Main Street subway station and Danforth GO station. As part of this recommendation, staff were also directed to establish a community consultation process.

The meeting minutes from that meeting are available at the following link:
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE27.42>

ISSUE BACKGROUND

Main Street, between Danforth Avenue and Gerrard Street East, is in proximity to public transit services such as the Main Street TTC subway station and the Danforth GO station. The study area (Attachment 1) includes properties typical to this area of two to three storey mixed-use buildings with retail at grade and residential uses above. The study area also includes larger parcels of land including Main Square, which includes four existing and two additional approved tall buildings.

Within the proposed Study Area, there are three development applications under review:

- 286-294 Main Street (file no. 17 190775 STE 32 OZ) a 30-storey mixed-use building appealed to the Local Planning Appeal Tribunal;
- 2494 Danforth Avenue (file no. 17 278384 STE 31 OZ), a 10-storey building proposed as a seniors' assisted living that incorporates retail uses on the first and second floors. The proposal also includes a 4-storey rental apartment building at the rear of the site; and
- 2757 Danforth Avenue (Main Square), which proposes two rental apartment building at 15 and 32 stories. These buildings are currently under site plan review. The zoning amendment for a total of six towers on the site was approved in 2003.

The proposed study area encompasses properties along Danforth Avenue, Main Street, Dawes Road, and the intersection of Gerrard Street East and Main Street, all generally within 500 metres of Main Street subway station. The study area is further discussed in the Comments section of this report.

This study will function as an addendum to the Danforth Avenue Planning Study by specifically examining an appropriate physical relationship between tall buildings and the mid-rise planned context of Danforth Avenue, as well as supporting a provincial and municipal policy objective of intensification in areas well served by surface transit and rapid transit stations. Official Plan Section 2.2 Policy 1(a) states that the Plan will create a better urban environment, a

competitive local economy and a more socially cohesive and equitable city through the integration and coordination of transportation planning and land use planning by attracting more people and jobs to targeted growth areas in the City that are supported by good and affordable transit services and other infrastructure.

It is expected that the study will result in an Area Specific Official Plan policy for the study area. Properties within the study area that have frontage on Danforth Avenue will be governed by the Site and Area Specific Policy recommended by staff and which is the subject of a separate report. Following the completion of the Main Street Planning Study, the Area Specific Official Plan policy may result in enhanced policies for public realm in this portion of Danforth Avenue.

Provincial Policy Statement and Provincial Plans

Provincial Policy Statements and geographically specific Provincial Plans, along with municipal Official Plans, provide a policy framework for planning and development in the Province. This framework is implemented through a range of land use controls such as zoning by-laws, plans of subdivision and site plans.

The Provincial Policy Statement (2014) (the "PPS") provides policy direction province-wide on land use planning and development to promote strong communities, a strong economy, and a clean and healthy environment. It includes policies on key issues that affect communities, such as:

- The efficient and wise use and management of land and infrastructure over the long term in order to minimize impacts on air, water and other resources;
- Protection of the natural and built environment;
- Building strong, sustainable and resilient communities that enhance health and social well-being by ensuring opportunities exist locally for employment;
- Residential development promoting a mix of housing; recreation, parks and open space; and transportation choices that increase the use of active transportation and transit; and
- Encouraging a sense of place in communities, by promoting well-designed built form and by conserving features that help define local character.

The provincial policy-led planning system recognizes and addresses the complex inter-relationships among environmental, economic and social factors in land use planning. The PPS supports a comprehensive, integrated and long-term approach to planning, and recognizes linkages among policy areas.

The PPS is issued under Section 3 of the [Planning Act](#) and all decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS. Comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS.

The PPS is more than a set of individual policies. It is to be read in its entirety and the relevant policies are to be applied to each situation.

The PPS recognizes and acknowledges the Official Plan as an important document for implementing the policies within the PPS. Policy 4.7 of the PPS states that, "The official plan is the most important vehicle for implementation of this Provincial Policy Statement. Comprehensive, integrated and long-term planning is best achieved through official plans."

The Growth Plan for the Greater Golden Horseshoe (2017) (the "Growth Plan") provides a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part, including:

- Establishing minimum density targets within strategic growth areas and related policies directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, cultivate a culture of conservation and promote compact built form and better-designed communities with high quality built form and an attractive and vibrant public realm established through site design and urban design standards;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Building complete communities with a diverse range of housing options, public service facilities, recreation and green space that better connect transit to where people live and work;
- Retaining viable employment lands and encouraging municipalities to develop employment strategies to attract and retain jobs;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

The Growth Plan builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise.

In accordance with Section 3 of the Planning Act all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan. Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan.

Provincial Plans are intended to be read in their entirety and relevant policies are to be applied to each situation. The policies of the Plans represent minimum standards. Council may go beyond these minimum standards to address matters of local importance, unless doing so would conflict with any policies of the Plans.

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the PPS and shall conform with Provincial Plans. All comments, submissions or advice affecting a planning matter that are provided by Council shall also be consistent with the PPS and conform with Provincial Plans.

Policy 5.1 of the Growth Plan states that where a municipality must decide on a planning matter before its official plan has been amended to conform with this Plan, or before other applicable planning instruments have been updated accordingly, it must still consider the impact of its decision as it relates to the policies of the Growth Plan which require comprehensive municipal implementation.

Staff will be applying the Provincial Policy Statement and Growth Plan to the Study, ensuring that the outcomes of the study are consistent with the PPS (2014) and conform with the Growth Plan (2017).

Official Plan

The Study Area comprises properties designated *Mixed Use Areas* and *Parks and Open Space Areas* in the City's Official Plan. The properties that front along Danforth Avenue are also identified as an Avenue as shown on Map 2 – Urban Structure of the Plan.

Section 2.2.3 Avenues: Reurbanizing Arterial Corridors

Avenues are important corridors along major streets where reurbanization is anticipated and encouraged to create new housing and job opportunities, while improving the pedestrian environment, the look of the street, shopping opportunities and transit service for community residents.

The *Avenues* will be transformed incrementally. They will change building-by-building over a number of years. The framework for new development on each *Avenue* will be established through a local *Avenue* study, created in consultation with the local community.

Planning studies on *Avenues* are intended to create a vision and implementation plan to show, among other matters:

- how the streetscape and pedestrian environment can be improved;
- where public open space can be created and existing parks improved;
- where trees should be planted;
- how use of the road allowance can be optimized and transit service enhanced.

Section 4.3 Parks and Open Space Areas

The *Parks and Open Space Areas* designation generally prohibits development for recreational and cultural facilities, conservation projects, cemetery facilities, public transit and essential public works and utilities where supported by appropriate assessment. These areas generally include the parks and open spaces, valleys, watercourse and ravines, golf courses and cemeteries that comprise a green open space network in Toronto.

Section 4.5 Mixed Use Areas

The *Mixed Use Areas* designation permits a broad range of commercial, residential and institutional uses and includes policies and development criteria to guide development and its transition between areas of different development intensity and scale.

Among the development criteria for *Mixed Use Areas* are:

- creating a balance of high quality commercial, residential, institutional and open space uses that reduces automobile dependency and meets the needs of the local community;
- providing for new jobs and homes for Toronto's growing population on underutilized lands;
- locating and massing new buildings to provide a transition between areas of different development intensity and scale, through means such as providing appropriate setbacks and/or stepping down of heights, particularly towards lower scale *Neighbourhoods*;
- locating and massing new buildings to frame the edges of streets and parks;
- providing an attractive, comfortable and safe pedestrian environment;
- providing good site access and circulation and an adequate supply of parking for residents and visitors;
- locating and screening service areas, ramps and garbage storage to minimize the impact on adjacent streets and residences; and
- providing indoor and outdoor recreation space for building residents in every significant multi-residential development.

Danforth Avenue Planning Study

In July 2014, City Council requested the City Planning Division to undertake a study of Danforth Avenue between the Don River and Victoria Park Avenue. Given the size of the study area, City Planning segmented the study into two phases, phase one being from Coxwell Avenue to Victoria Park Avenue and phase two being from the Don River to Coxwell Avenue.

The Danforth Avenue Planning Study is a multi-disciplinary review conducted as a comprehensive and integrated planning study. The study is underway and is reviewing the character, placemaking, built form, public realm, retail vitality, community services and facilities, heritage and historic character of Danforth Avenue in the context of the various surrounding neighbourhoods.

The portion of the study area that overlaps Danforth Avenue is part of the Danforth Avenue Planning Study. The Danforth Avenue Planning Study will inform and guide the analysis of Danforth Avenue within the context of the Main Street Planning Study.

For more information on the Danforth Avenue Planning Study, please see the study's website at: <http://www.toronto.ca/danforthstudy>.

Zoning

The majority of the study area is zoned MCR T3.0 C2.5 R2.5 and MCR T3.0 C2.0 R2.5 under the former City of Toronto Zoning By-law 438-86. This zone permits a wide range of commercial and residential uses with a maximum density of 3.0 times the area of the lot. The maximum permitted height is between 14 and 16 metres. Other zoning categories present in the study area include CR T2.0 C1.0 2.0 and CR T2.0 C0.5 R2.0 which are similar to the MCR zone in terms of use permissions and which permit a maximum density of 2.0 times the area of the lot and a maximum height of 12 and 14 metres.

The majority of the study area is zoned CR3.0 (c2.5; r2.5) SS2 and CR3.0 (c2.0; r2.5) SS2 under City-wide Zoning By-law 569-2013, which is currently under appeal at the Local Planning Appeal Tribunal (LPAT) and is not in-force and in-effect. As well, there are areas in the Study Area zoned CR2.0 (c1.0; r2.0) SS2. The zoning permissions are consistent with those outlined in Zoning By-law 438-86.

There are some properties within the study area that are zoned G and Gr (Parks Zone), Tr (Industrial Zone) and R2 (Residential Zone) under the former City of Toronto Zoning By-law 438-86.

There are some properties within the study area that are zoned ON and OR (Open Space Zone) and R (Residential Zone) under City-wide Zoning By-law 569-2013.

COMMENTS

Terms of Reference

Staff have prepared a Terms of Reference, shown in full on Attachment 3.

City staff presented a draft of the Terms of Reference to the community during a community meeting held on June 13, 2018. The Terms of Reference document outlines how the study will be completed and what it will accomplish within a commonly understood scope of work.

Guiding Principles and Study Deliverables

The Main Street Planning Study has five proposed guiding principles. Policies developed as part of this study will be aligned with these principles. These principles are based on the policies of the Official Plan and represent good planning.

- Building Complete Communities
- Bolstering a Local, Competitive Economy
- Connecting People with Places
- Supplying a Range of Housing
- Integrating Transportation with City Building

The Main Street Planning Study will result in an Area Specific Official Plan Amendment that will apply to the study area and include policies related to land use, built form, public realm, community services, Section 37 community benefits, as well as other policies that would be aligned with the principles listed above.

Scope of Work

As previously noted, on November 7, 2017, City Council requested the City Planning Division to undertake further study of development potential within proximity of the Main Street subway station and the Danforth GO station. The proposed study area encompasses properties along Danforth Avenue, Main Street, Dawes Road, and the intersection of Gerrard Street East and Main Street, all generally within 500 metres of Main Street subway station.

This study will function as an addendum to the Danforth Avenue Planning Study by specifically looking at relating tall buildings to the mid-rise planned context of Danforth Avenue and supporting a policy objective of intensification around TTC and GO transit stations.

This study is multi-disciplinary, including staff from City Planning, Parks, Forestry and Recreation, and Transportation Services. City Planning staff have retained planning and urban design consultants, SvN Architects + Planners, to aid in the development of appropriate policies for the study area.

The Provincial Plans have helped shape the goals of the study. These goals are as follows:

- implement a new area specific policy for the study area;
- provide for a mix of land uses that include both residential and employment;
- identify specific height limits that support complete communities and transit-oriented development, which may include tall buildings, where appropriate;
- identify public realm improvements, such as pedestrian connections and complete streets, and areas for new parkland;
- identify transportation barriers and safety issues (e.g. Stephenson Avenue and Main Street) and provide an implementation strategy to resolve those issues; and
- identify community benefits and where such benefits should be allocated to support development.

Tied to the study's goals, City Planning will be working with Transportation Planning and Transportation Services to develop an implementation strategy on the transportation and public realm improvements that may result from this study. These implementation strategies may include, but are not limited to, the work Metrolinx has undertaken through its Connectivity Study as well as improvements secured through the site plan application for Main Square, among others. An area which will be explored in greater detail through this study is the intersection at Stephenson Avenue and Main Street. Transportation Planning have expressed concerns with the safety of this intersection. City Planning staff will explore, together with Transportation Services, different options to improve the safety and function of this intersection. These options may include closing the intersection entirely or reducing it to one-way traffic.

Also included in the study will be ongoing engagement with the Social Development, Finance & Administration (SDFA) Division and the Parks, Forestry & Recreation (PF&R) Division regarding how growth and intensification may impact Taylor Massey, the neighbourhood improvement area north of the study area, as well as the impacts to existing community services and facilities that service Taylor Massey and the wider communities adjacent to the study area. Together with City Planning, SDFA and PF&R will assess the impact on existing community services and facilities, identifying the services and facilities needing improvement, and providing implementation strategies.

Study Area

The study area (Attachment 1) was determined according to three main factors: land use, lot size, and a 5-10 minute walking distance, equating to approximately 500-700 metres, from the Main Street TTC and Danforth GO stations. The land uses that are within the study area are *Mixed Use Areas*, which are targeted for growth and intensification, and *Parks and Open Space Areas*, which are not targeted for growth but where green connections and improvements to the public realm can occur. The Official Plan recognizes these areas of the City as targeted for intensification as seen through the Section 2.2 Policy 1(a) of the Official Plan, which states that transportation and land use planning will be coordinated and integrated in order to attract more people and jobs to targeted growth areas in the City that are supported by good and affordable transit services and other infrastructure.

The sites within the study area also tend to be larger in size than the narrower lots seen on Danforth Avenue and require further assessment and evaluation for their development potential, particularly in light of the 286-294 Main Street application, Provincial Plans, and other developer interest in the area. The result of this study, an Area Specific Official Plan policy, will give City Staff the tools and guidance necessary to review development applications, and will provide potential developers with a clear plan for the area, supported by community engagement.

Community Engagement

City Planning staff will plan for two community meetings to discuss the study with the community and review potential policies and recommendations.

City Planning staff hosted the first community consultation meeting on June 13, 2018. Approximately 60 members of the public attended the meeting. Staff presented the purpose of the Main Street Planning Study, as well as the study area, the guiding principles, and the scope of work.

The key comments were as follows:

- A diverse mix of land uses should be provided, particularly employment uses that include small businesses;
- A medical office use is needed for this area;
- Consider phasing new development within the study area;
- New development should be sensitive to surrounding low-rise neighbourhoods and transition appropriately;
- Focus on school capacity in addition to other community services and facilities, such as daycares, community event spaces, and recreation centres;
- Provide a mix of housing supply including market and affordable units, affordable rental units, and family-sized units;
- Improve integration and access between TTC and GO stations, including a second exit at the Main Street TTC Station;
- Concern over capacity of hard infrastructure to handle new growth and intensification;
- More park space should be provided with connections to other existing parks in and around the study area;
- Explore the potential for underground tunnel connections;
- The scope of work should include a study on transportation impact and consider a cycling study for the provision of bicycle lanes on Main and Danforth;
- Improving pedestrian safety in the area, particularly the intersection at Main Street and Stephenson Avenue;
- Consider single family townhouses;
- The industrial history of the area should be acknowledged and integrated with new development; and
- Some attendees believed the study area was too small, others said it was too large.

These comments have been considered and incorporated in the terms of reference.

Estimated Timelines

The following represents an estimated timeline for this study. The timeline will continue to be refined as the study progresses.

June 2018	Community engagement to discuss scope of work
Q3 and Q4 2018	Conduct research and develop draft policies
Q1 2019	Community engagement to present draft policies
Q2 2019	Preparation of Official Plan Amendment and Final Report to Toronto and East York Community Council

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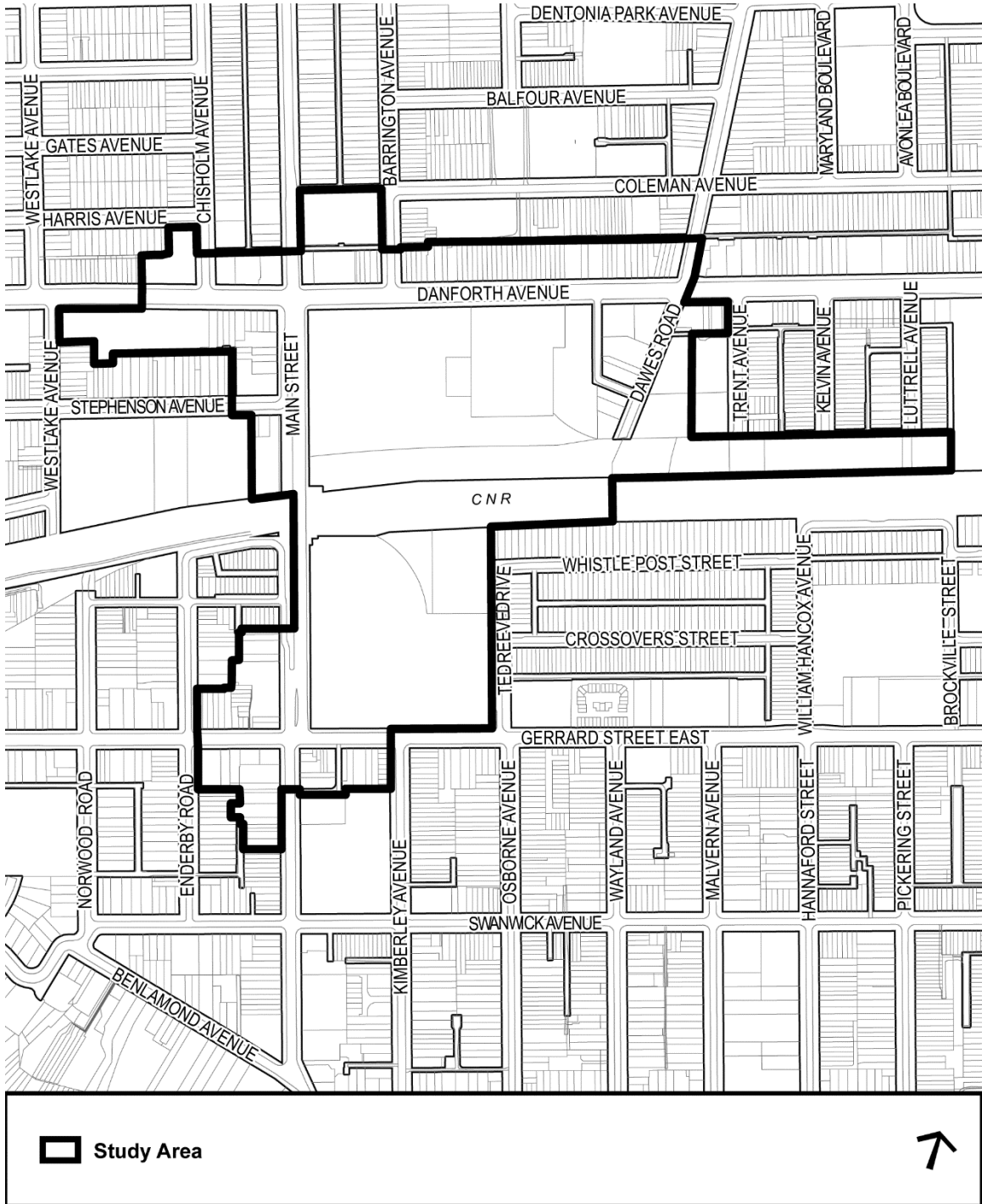
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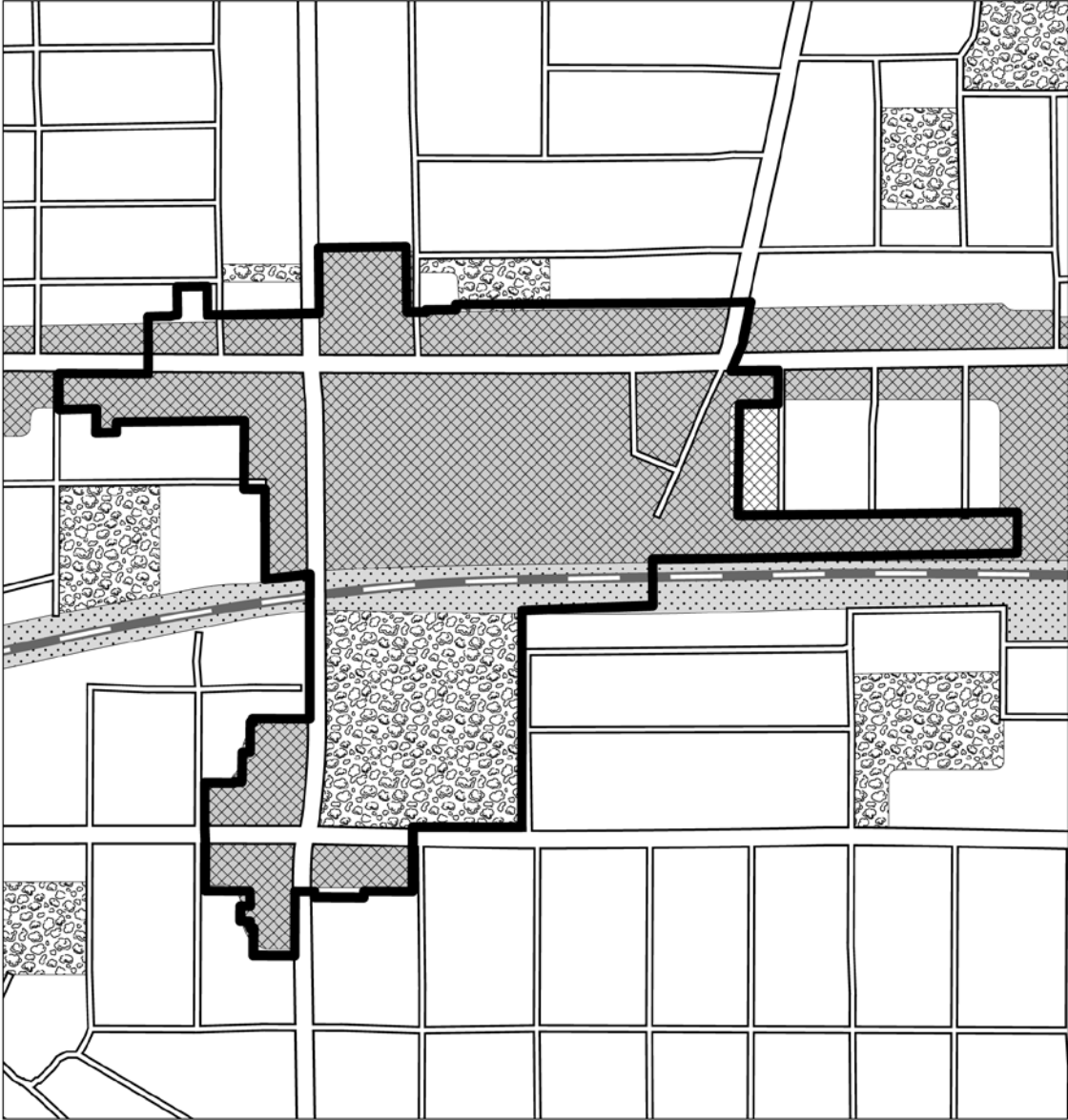
ATTACHMENTS

Attachment 1: Study Area
Attachment 2: Land Use Map
Attachment 3: Terms of Reference

Attachment 1: Study Area



Attachment 2: Land Use Map



Official Plan Land Use Map #21

Maturing Main Street

File # 18 159105 SPS 00 02

- Study Area
- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Utility Corridors
- Parks & Open Space Areas**
- Parks



Not to Scale
06/14/2018

Attachment 3: Terms of Reference

Terms of Reference

Main Street Planning Study

Purpose

On November 7, 2017, City Council adopted a recommendation in the Preliminary Report for 286-294 Main Street zoning amendment application directing the Chief Planner and Executive Director, City Planning, to undertake a planning study focusing on development potential, built form and public realm within proximity of the Main Street subway station and Danforth GO station.

This recommendation was made and adopted based on the following factors:

- the recent development interest of tall buildings within the boundary of the study area;
- a need to determine an appropriate land-use mix, including residential and employment (office, retail, creative industries), within walking distance of existing transit stations;
- the ability to accommodate a wide range of uses to support the development of complete communities within a tall building context;
- the existence of different lot character and fabrics that could support tall buildings, as opposed to the predominant lot character and fabric of Danforth Avenue which generally supports a mid-rise built form context;
- the need to provide a land-use, built form, and public realm framework that will leverage the existing and planned transit infrastructure to make efficient use of land and infrastructure and support transit viability;
- to create a policy objective and framework of intensification near existing transit stations; and
- recognizing the existing tall building context.

Through the Danforth Avenue Planning Study (DAPS), City staff have provided for a planned context of mid-rise buildings that are the appropriate form for intensification and growth given the existing lot character and fabric along the *Avenue*. This study will function as an addendum to DAPS, by specifically looking at the potential relationship of tall buildings to the mid-rise planned context of Danforth Avenue and supporting a policy objective of intensification around TTC and GO transit stations.

Deliverable

The Main Street Planning Study will result in an Area Specific Official Plan Amendment that will apply to the study area.

Guiding Principles

- Building Complete Communities

Complete communities feature a diverse mix of land uses, including residential and employment uses, and convenient access to local retail and services such as community services and facilities, parkland and open spaces, and a range of transportation options.

- Bolstering a Local, Competitive Economy

Provincial plans and the Official Plan focus growth close to transit nodes. The growth should include a wide variety of office, service and retail spaces in addition to housing.

- Connecting People with Places

An improvement to the connectivity of spaces will help in creating more permeability through the study area.

- Supplying a Range of Housing

The residential uses expected as part of intensification should be a mix of market and affordable units and include family-sized units.

- Integrating Transportation with City Building

Provincial plans and the Official Plan target growth to areas of the City that has access to good and affordable transit services. This type of growth is called "transit-oriented development" and is one of the steps needed to achieve complete communities.

Goals

The goals of the study are to:

- provide for a mix of land uses that include both residential and employment;
- identify specific built forms, in terms of massing and scale, that support complete communities, which may include tall buildings, where appropriate;
- provide a built form context that can accommodate transit-supportive development
- identify public realm improvements, such as pedestrian connections and complete streets, and areas for new parkland;
- identify transportation barriers and safety issues (e.g. Stephenson Avenue and Main Street) and provide an implementation strategy to resolve those issues;
- identify community services and facility needs that may be addressed through redevelopment; and

- identify community benefits, such as affordable housing, community service improvements, and public realm and parks improvements, and where such benefits should be allocated to support development.

Study Area

The study area will include all properties designated *Mixed-Use Areas* and *Parks and Open Spaces* in the Official Plan in proximity to Main Street subway station and Danforth GO station.

Policy Context

The land use policy context anticipates and encourages intensification along Danforth Avenue and for properties in proximity to transit. For the area of the study area that includes Danforth Avenue, it is identified as an *Avenue* on Map 2 – Urban Structure in the Official Plan.

The lands which form the study area are designated primarily *Mixed Use Areas* on Map 21 – Land Use Plan in the Official Plan.

Structuring Growth in the City: Integrating Land Use and Transportation

Section 2.2 Policy 1 of the Official Plan states that the Plan will create a better urban environment, a competitive local economy and a more socially cohesive and equitable city through the integration and coordination of transportation planning and land use planning by attracting more people and jobs to targeted growth areas in the City that are supported by good and affordable transit services and other infrastructure.

Avenue

Section 2.2.3 of the Official Plan describes *Avenues* as "important corridors along major streets where reurbanization is anticipated and encouraged to create new housing and job opportunities, which improving the pedestrian environment, the look of the street, shopping opportunities and transit service for community residents."

The *Avenues* will be reurbanized incrementally on a site-by-site basis and over the course of several years. The Official Plan states that not all *Avenues* are the same. "Each *Avenue* is different in terms of lot sizes and configurations, street width, existing uses, neighbouring uses, transit service and streetscape potential. There is no 'one size fits all' program for reurbanizing the *Avenues*."

Mixed Use Areas

The designation permits a broad range of commercial, residential and institutional uses, and includes policies and criteria to guide development. *Mixed Use Areas* are considered growth areas where intensification is targeted. This growth will take the shape of a wide array of uses. The Official Plan expects that *Mixed Use Areas* will absorb most of the anticipated increase in retail, office and service employment in Toronto as well as much of the new housing.

Parks and Other Open Space Areas

This designation generally prohibits development except for recreational and cultural facilities, conservation projects, cemetery facilities, public transit and essential public works and utilities where supported by appropriate assessment.

Neighbourhoods

Areas adjacent to the study area are designated *Neighbourhoods*. This designation permits residential development in a low-rise form. New development in established residential areas must respect and reinforce the existing physical character of the surrounding neighbourhood.

Avenues and Mid-Rise Buildings Study

City Council adopted the Avenue and Mid-Rise Buildings Study in 2010, and further adopted revised Mid-Rise Building performance standards in 2016, to be used together with the 2010 approved Study and performance standards. The study, and its related performance standards, apply to Danforth Avenue.

Tall Buildings Design Guidelines

On May 9, 2013, City Council adopted the updated city-wide Tall Building Design Guidelines, which establish a set of performance standards for the evaluation of all tall building development applications city-wide.

Danforth Avenue Planning Study and Associated Urban Design Guidelines

In July 2014, City Council requested the City Planning Division to undertake a study of Danforth Avenue, in two segments, between the Don River and Coxwell Avenue and Coxwell Avenue and Victoria Park Avenue

The Danforth Avenue Planning Study is a multi-disciplinary review conducted as a comprehensive and integrated planning study. The study is underway and is reviewing the character, placemaking, built form, public realm, retail vitality, community services and facilities, heritage and historic character of Danforth Avenue in the context of the various surrounding neighbourhoods

Study Overview

The Main Street Planning Study will be a multi-disciplinary review to be conducted as a comprehensive and integrated planning study. The study will be focused on working with internal staff, private landowners within the study area, and the broader local community.

Staff will include the following divisions and agencies:

- City Planning, including Community Planning, Urban Design, Strategic Initiatives, Research and Analysis, Transportation Planning and Heritage Preservation Services;
- Parks, Forestry and Recreation;
- Transportation Services;

- Social Development, Finance & Administration
- Toronto Transit Commission; and
- Metrolinx.

The study will be led by the City Planning Division.

Scope of Work

Staff will undertake the following scope of work:

Land Use

- Provide for a mix of residential and employment uses;
- The residential use will include providing a broad range of dwelling units, including family-sized units, meeting the intent of the Growing Up Guidelines, and mixed-income units; and
- Determine an appropriate ratio of residential and employment uses, and other community-serving uses, to create a complete community.

Built Form

- Identify built form standards, including maximum heights, setbacks and stepbacks, and separation distances, that provide for contextually appropriate massing;
- Assess planned built form for its ability to accommodate transit-supportive development;
- Examine where tall buildings could be accommodated; and
- Ensure that the interface between development and the public provides a positive pedestrian experience

Public Realm

- Identify public realm improvements such as wide sidewalks, patios and street furniture, and tree planting and planters;
- Review opportunities to create more permeability and walkability within the study area;
- Identify new parks and open spaces that would be required through parkland dedication (Section 42 of the *Planning Act*); and
- Identify opportunities for pedestrian connections and mid-block connections to be secured through new development.

Transportation

- Investigate the intersection at Stephenson Avenue and Main Street for its safety and functionality and provide a recommendation for safety improvement; and

- Consider opportunities for active transportation based on an objective of complete streets.

Transit Stations

- Explore opportunities to improve pedestrian connectivity between Main subway station and the Danforth GO station;
- Work with Metrolinx and the TTC to leverage opportunities to improve the connection and relationship between these two public transit stations, using information obtained through the Danforth Avenue Planning Study and Metrolinx's Danforth Connectivity Study; and
- Provide implementation strategies that improve pedestrian connectivity.

Heritage and Historic Character

- Identify heritage resources and provide conservation strategies that are compatible with potential new development, using information obtained through the heritage assessment from the Danforth Avenue Planning Study.

Community Services and Facilities

- Assess the potential impacts of growth on Main Square Community Centre;
- Consider the impact of growth and intensification that may result from the densities and built form proposed through the study to make efficient use of the public transit investment, particularly the impact to the Taylor Massey Oakridge neighbourhood improvement area and action plan; and
- Measure impact on existing community services and facilities and identify improvements through implementation strategies.

Section 37 Community Benefits

- Identify priorities for community benefits to be obtained through new development.

Community Engagement

The study will include a minimum of two community consultation meetings, which may take the form of workshops or formal meetings. Meetings will also be held with private landowners within the study area to workshop development potential and compatibility between the built form and the public realm. Additional consultation may be undertaken if warranted.

Study Deliverable

The study will conclude with a Final Report to Council recommending a site and area specific Official Plan Amendment.

Estimated Timelines

The following represents an estimated timeline for this study. The timeline will continue to be refined as the study progresses.

June 2018	Community engagement to discuss scope of work
Q3 and Q4 2018	Conduct research and develop draft policies
Q1 2019	Community engagement to present draft policies
Q2 2019	Preparation of Official Plan Amendment and Final Report to Toronto and East York Community Council