

St. James Town Connects Framework- St. James Town Public Realm and Open Space Plan - Final Report

Date:	June 26, 2018
To:	Toronto and East York Community Council
From:	Acting Director, Community Planning, Toronto and East York District
Wards:	Ward 28 – Toronto Centre-Rosedale
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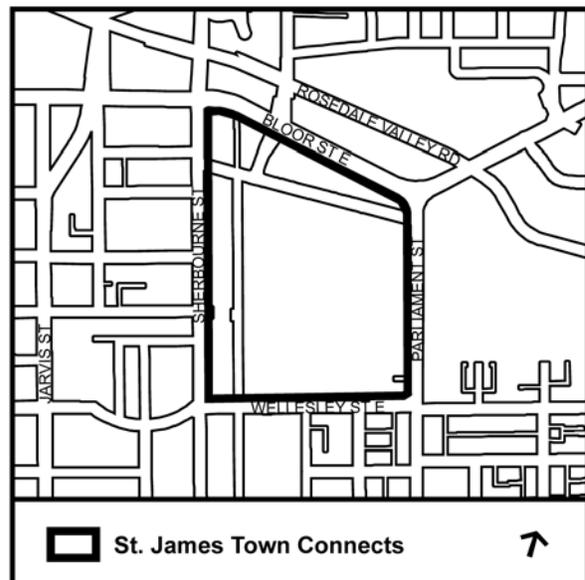
SUMMARY

St. James Town (SJT) Connects Framework is intended to establish key directions to improve St. James Town's public realm and open space by creating safer, greener and more usable open spaces and pedestrian connections. This implements Council’s direction in 2013 (Item 16), that a committee of City staff led by Community Planning, including Parks Forestry and Recreation (PFR) and staff from related divisions, review the improvement and optimization of parks and open space in St. James Town, together with the St. James Town Community Improvement Plan, and report back to Toronto and East York Community Council:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.TE28.7>

This report sets out the St. James Town Connects Framework, including background, consultation, recommendations and next steps. The key projects and work program identify short, medium and long term projects, as well as direction for longer term initiatives (see Attachments 1, 2 and 3). These include improvements for:

- St. James Avenue Streetscape;
- Open Space and Ontario Street Walkway South;
- Market Place;
- Midblock connection behind 325-375 Bleecker Street;
- Bleecker Street Streetscape;



- Ontario Street –North of St. James Avenue and area in front of Rose Avenue Public School;
- Glen Road – Streetscape and Pedestrian Bridge;
- Bloor Street East – Great Street – Ravine Connection;
- Howard Street – Shared Street;
- Parliament Street – Great Street; and
- Additional neighbourhood-wide priorities.

The framework provides direction to City divisions to prioritize and coordinate projects, identify funding sources and develop strategies and tools to advance the priorities identified. The report also provides an update on the design concepts and implementation for key project areas including St. James Avenue; the Ontario Street walkway connecting from Wellesley Street East to St. James Avenue; and the Toronto Community Housing Corporation (TCHC)-owned open space.

The St. James Town Connects study team reviewed and analyzed previous studies and related neighbourhood initiatives and met with the community and stakeholders to identify key priorities. Community priorities include improvements to lighting, continuous pedestrian connections, management of the informal vending area along Ontario Street, and safe, programmed open space areas. These ideas were then refined and advanced to develop key projects to form the overall framework. This included further consultation and work with stakeholders and partners to coordinate and align projects with capital work, future development applications and future civic priorities. The project and its key principles are also aligned with and supported by recent City initiatives and strategies, such as the Parkland Strategy, Downtown Parks and Public Realm Plan, Complete Streets and Long Term Waste Management Strategy. The key principles are:

- Connecting the community to the street network to improve accessibility;
- Creating new pedestrian networks and expanding the public realm; and
- Creating new, accessible open spaces and parks for all users

Ongoing coordination and further development of design, planning, and implementation will require an interdivisional team to identify longer term stewardship, ownership, management and maintenance plans. The key projects, work plan/chart and recommendations below set out a structure, direction and target timelines to advance the St. James Town Connects Framework.

The need for an updated Community Improvement Plan (CIP) will be considered as part of the future implementation of key projects.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council endorse the St. James Town Connects Framework, including its Key Projects and Work Plan set out in Attachments 2 and 3 to the report (June 26, 2018) from the Acting Director, Community Planning, Toronto and East York District.

2. City Council direct the Chief Planner and Executive Director, City Planning to establish an interdivisional team in coordination with the General Manager, Parks, Forestry and Recreation, the General Manager, Transportation Services, the Executive Director, Social Development and Finance Administration and the Toronto Community Housing Corporation (TCHC) to meet quarterly, or as needed, to advance the implementation of the St. James Town Connects Framework.
3. City Council direct the Chief Planner and Executive Director, City Planning to determine whether the Community Improvement Plan (CIP) in 2019 for the St. James Town CIP area needs to be updated, including alignment with St. James Town Connects and, if necessary, report back in the 4th quarter of 2019.
4. City Council direct the Chief Planner and Executive Director, City Planning and the General Manager, Parks, Forestry & Recreation to review the St. James Town Connects Public Realm and Open Space Framework to inform the Implementation Strategy for the Downtown Parks and Public Realm Plan.
5. City Council direct the Executive Director, Social Development and Finance Administration, Tower and Neighbourhood Revitalization Unit, in consultation with City the Chief Planner and Executive Director, City Planning, to develop a model for an outdoor market pilot program along Ontario Street, south of St. James Avenue, together with input from Municipal Licensing & Standards, Solid Waste Management Services, Toronto Community Housing Corporation, Parks, Forestry and Recreation, Economic Development and Culture and community partners.
6. City Council direct the General Manager, Transportation Services in consultation with the Chief Planner and Executive Director, City Planning, the Toronto Community Housing Corporation (TCHC) and the community to develop and implement as soon as practical, streetscape plans for improvements on:
 - a. the east side of Bleecker Street between Wellesley Street East and Howard Street; and
 - b. Glen Road between Howard Street and the north end of Glen Road at the Pedestrian Bridge.
7. City Council direct the General Manager, Transportation Services and General Manager, Parks, Forestry and Recreation in consultation with the Chief Planner and Executive Director, City Planning, the Executive Director, Social Development and Finance Administration, Tower and Neighbourhood Revitalization Unit and the local community to prepare a coordinated/integrated transportation plan while implementing the St. James Town Connects Framework and Downtown Parks and Public Realm Plan, including:
 - a. investigation and coordination of opportunities for road right-of-way and parkland enhancement and acquisition
 - b. improved pedestrian, cycling, roadway infrastructure and mid-block connections to serve St. James Town particularly in relation to Ontario Street,

St. James Avenue and Rose Avenue as shown in Attachments 2, 16 and 17 with such plan to include consideration of two-way traffic on Bleecker Street between Earl Street/St. James Avenue and Howard Street;

- c. alternative ownership and stewardship models for effective and efficient operations and maintenance of road, park and community infrastructure
8. City Council direct the Executive Director, Social Development and Finance Administration, Tower and Neighbourhood Revitalization Unit, in consultation with the Chief Planner and Executive Director, City Planning, Toronto Employment and Social Services (TESS), the Toronto Community Housing Corporation (TCHC) and other divisions to investigate and coordinate potential opportunities to leverage community benefits such as local employment and procurement for the St. James Town neighbourhood through community benefits agreements with developers, or other mechanisms.
9. City Council direct the Chief Planner and Executive Director, City Planning, in consultation with the General Manager, Transportation Services and working with stakeholders/property owners, to review parking utilization, organization and opportunities to expand bicycle parking, in alignment with the ongoing bicycle parking strategy. This will take place through the future review and consideration of development applications received in St. James Town.

Financial Impact

There are no immediate financial implications resulting from the adoption of this report.

Future costs resulting from the adoption of this report will be reported through regular budget cycles.

DECISION HISTORY

Originally planned in the 1950's as a high rise neighbourhood aimed at young professionals, the St. James Town neighbourhood has evolved into an areas lacking in usable, safe and accessible parks, open spaces and pedestrian connections.

There have been a number of planning efforts beginning in the 1980's to address these issues, along with the need for new community facilities, heritage preservation, and strategies to better reconnect St. James Town to the surrounding City.

St. James Town Community Improvement Plan

The original Community Improvement Plan for St. James Town was approved by Council on September 9, 1989 through By-Law No. 598-89. The plan contained a number of elements to achieve improvement to open space in the neighbourhood, with funding through the Ontario Neighbourhood Improvement Program (ONIP). Some of the improvements were implemented in the 1990's, including lighting of public spaces and improvements to the community space in front of Rose Avenue Public School. The CIP also proposed and began investigation into re-establishing public streets and walkways in St. James Town along St. James Avenue, Ontario

Street and Rose Avenue. These elements of the plan were not realized and not pursued after funding from ONIP ended.

St. James Town 2000

In 1997, the former City of Toronto Council endorsed the St. James Town 2000: Community Action Plan, prepared by the St. James Town Community Facilities Working Committee. The Action Plan was prepared by City Planning staff with input from both staff and resident committees. The plan identified four key strategic actions to revitalize the St. James Town neighbourhood and to address community services deficiencies:

- development of a multi-service community facility within St. James Town;
- creation of improved parklands and open spaces within St. James Town;
- exploration of planning mechanisms to restrict residential development in and around St. James Town until there are sufficient community services and facilities; and
- support for initiatives designed to preserve the high-rise rental stock in St. James Town.

This coordinated work led to the funding, planning and construction of the Wellesley Community Centre (WCC) and library. As part of this project, Council authorized development of an implementation plan for a Parks and Open Space Improvement Strategy.

The St. James Town Open Space Design and Implementation Plan report was completed in 2002. This report explored opportunities to create improved parklands, more typical public streets and open space. The Phase 1 recommendations included improvements to Bleecker Street and St. James Avenue. It also proposed the creation of a new East St. James Avenue Park at the intersection of St. James Avenue and Rose Avenue, combining land from the apartment sites and Rose Avenue Public School. Upgrades to open spaces were identified including: to the TCHC open space west of Ontario; west of Rose Ave, south of St. James; Rose Ave Public School grounds; and the grounds of the new recreation centre.

This report recommended a more detailed Phase 1 Feasibility Study and community improvement plan for the area to implement open space improvements for the area. There were no funds for this community improvement strategy and limited interdivisional support and staff resources to begin a feasibility study for implementation and further detailed study.

The St. James Town Connects Framework reviews these directions in an updated context.

Update to the Community Improvement Plan (CIP) Project Area

An update to the St. James Town Community Improvement Plan (CIP) project area was approved by City Council in 2003, to replace and expand the earlier CIP boundaries. The CIP project area was amended to include both the North St. James Town and the St. James Town neighbourhoods. This change recognized that North St. James Town is physically integrated with St. James Town and the need to take a comprehensive approach to community improvement

in the two areas. Background information on the expanded CIP area and the by-law can be found at:

<http://www.toronto.ca/legdocs/2003/agendas/committees/to/to030401/it023.pdf>

<https://www.toronto.ca/legdocs/bylaws/2003/law0213.pdf>

Heritage

Beginning in 2004, there was increased scrutiny and work to protect heritage properties in the North St. James Town area due to the demolition of the designated property at 6 Howard Street because of the unsafe condition of the building. Following research and evaluation, staff determined that 27 additional properties in the North St. James Town area met the criteria for designation under the Ontario Heritage Act. At its meeting of August 25 and 26, 2010, Council adopted a motion to designate these properties, many of which were already listed on the City's Inventory of Heritage Properties. The list of properties that were designated can be found under decision TE 36.31 at:

<http://www.toronto.ca/legdocs/mmis/2010/te/decisions/2010-08-17-te36-dd.htm>

North St. James Town Planning Framework and Redevelopment

The North St. James Town Planning Framework objectives were adopted by Council at its meeting of August 25 and 26, 2010. They establish directions to assist with the evaluation of future development applications and work program initiatives, such as the St. James Town Community Improvement Plan. The planning framework and principles for North St. James Town set out a structure for future redevelopment. North St. James Town area residents and property owners were invited to the consultation meetings. The planning framework can be found at: <https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/st-jamestown-study/>

The designation, preservation and restoration of many heritage properties in St. James Town, together with new parkland and North St. James Town framework/analysis achieved and guides some future public realm/open space improvements. Additional work and analysis was identified to integrate North St. James Town with, and develop a framework for, the rest of the St. James Town neighbourhood. In conjunction with the approval of the North St. James Town development application in 2013, Council directed that a committee of City staff led by Community Planning, including Parks Forestry and Recreation, Real Estate, and staff from related divisions, review the improvement and optimization of parks and open space in St. James Town, together with the St. James Town Community Improvement Plan and report back to Toronto and East York Community Council:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.TE28.7>

The St. James Town Connects Framework is in response to the 2013 Council direction.

TOcore Downtown Parks and Public Realm Plan

As the review for the improvements and optimization of parks and open space was getting underway in St. James Town, Council also initiated a related undertaking known as TOcore, which was intended to create a Downtown Parks and Public Realm Plan (PPR Plan) for the entire downtown area, including St. James Town. The PPR Plan identifies key directions for the St. James Town Neighbourhood as a Park District linked with Great Streets.

At its May 22-24, 2018 meeting, City Council adopted the PPR Plan with amendments:
<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.PG29.5>
<https://www.toronto.ca/legdocs/mmis/2018/pg/bgrd/backgroundfile-114278.pdf>

Going forward, it is anticipated that the St. James Town Connects framework will align with the PPR Plan's key directions.

ISSUE BACKGROUND

The proposed St. James Town Connects Framework brings together area initiatives and implementation projects to create safer, accessible and animated open spaces and improved pedestrian connections. The objective is to provide an implementation plan to help guide and coordinate potential future investment in the area. Implementation includes capital projects and development related improvements. There has been a long standing need and direction for improvements to take place in a timely manner. However, there have been many challenges in developing a strategy for the improvements, an implementation plan and Community Improvement Plan.

These challenges revolve around multiple ownership of land, lack of public streets, extensive underground garage areas and funding. The St. James Town Connects plan provides a strategy for projects that can be implemented, development of partnership models with other City divisions and TCHC, and opportunities for coordination with larger strategic plans and capital projects.

Study Purpose

The purpose of this project is to provide a plan and strategic directions to improve open spaces in the St. James Town neighbourhood by creating more usable, safer and better defined open spaces and pedestrian connections. This project has built on concepts and directions from other studies and previous consultations to help identify and refine the community's priorities. The goal is to develop new short, medium and long-term priorities that can be implemented in consultation with residents and community partners.

Next steps include work with respect to a strategy for the acquisitions of public right-of-ways and parkland that includes technical coordination, examination of constraints on the right-of-way and defining locations, as well as consideration of an updated Community Improvement Plan (CIP).

The core project team includes City Planning staff from Toronto and East York Community Planning and Urban Design with involvement from Tower Renewal and Transportation Planning. Additional contributions were received from staff in Graphics and Visualization, Strategic Initiatives, Policy and Analysis (SIPA), Parks, Forestry and Recreation, Toronto Public Health, Transportation Services Toronto Community Housing Corporation (TCHC) and the Toronto District School Board (TDSB).

In addition to TCHC and TDSB being agency stakeholders, these organizations are landowners and housing providers/landlords in the neighbourhood. Other area stakeholders include other private landowners of rental apartment buildings, other property owners, tenants and community agencies (See Attachments 6 and 7).

Site Characteristics

The St. James Town study area is within the downtown core, three street blocks east of Yonge Street and Bloor Street. The study area is bounded by arterial streets; Bloor Street to the north, Parliament Street to the east, Wellesley Street East to the south and Sherbourne Street to the west (See Attachment 1).

The St. James Town area began to be developed in the 1870s. In the mid-1950s developers began to assemble the properties in the area, which resulted in substantial redevelopment at higher densities and removal of the street grid. The neighbourhood consists primarily of 18 high-rise residential apartment buildings, ranging in height from 14 to 32 storeys, built between the early 1960s to the mid-1970s. St. James Town was developed as a tower in the park style development at a higher density and with less green open space than other tower neighbourhoods. There are also low-rise mixed uses along Howard Street and on a portion of Wellesley Street. Within the northern part of the neighbourhood, there is a concentration of heritage buildings, reflecting the original character of the neighbourhood (see Attachment 8).

The retail area on Ontario Street north of Wellesley Street is part of the Cabbagetown Business Improvement Area.

Population Characteristics

At around 26,000 people, the St. James Town Neighbourhood, as defined in the TOcore study, has the second highest population density in the Downtown. In the 2016 Census, the census tract that accounts for much of the St. James Town study area was identified as one of the most densely populated areas in Canada.

The St. James Town redevelopment in the 1960's and 1970's was targeted to younger, professional singles. The population later shifted to lower income residents, new immigrants and families with young children and through the 1980s there was an increase in population without any new development. Additional demographic and neighbourhood data includes:

- St. James Town has the second highest proportion of renters (82%) of downtown neighbourhoods;
- St. James Town has a high presence of children under 15 years and both the most single parent households and couples with children in the Core;
- St. James Town has the highest percentage of people 65 years and older and also the highest number of children 0-9 years;
- It has the highest number of persons living below the Low Income Measure-After Tax (LIM-AT), unemployment is second highest in the Core and nearly a quarter of those who are employed have only part-time work; and
- This is one of the most diverse neighbourhoods with the highest presence of immigrants, most recently from the Philippines, Nepal, and India.

Transportation and Street Network

The study area is bounded by public streets. However, the streets within the interior of St. James Town are served by private streets, with the exceptions of Howard Street and Bleecker Street. The lack of public streets and the extensive underground garages under the private streets and open spaces have been a significant challenge in developing a plan for improvement and an implementation strategy for this area. Bloor Street East, Wellesley Street and Sherbourne Street are cycling routes. Parliament Street is identified as a route in the Cycling Network 10-Year Plan. St. James Avenue is identified as a Project on a Quiet Street, which is one of the types of projects defined in the Cycling Network 10-Year Plan.

Parks and Recreation

St. James Town West Park, located south of Howard Street between Bleecker Street and Sherbourne Street, is a 4,048 square metre leased park and currently is the only public park in the study area. Most of this park is above an underground garage and is constrained by pop-up garage entrances and exits and non-continuous frontage on Sherbourne Street. While there have been efforts to improve this park through community planting and new murals in conjunction with Tower Renewal, it is challenging for programming, maintenance and safety. The green area along the Howard Street frontage of St. Simon's-the-Apostle church is designated Parks and Open Space as this land was leased to the City of Toronto for a number of years and the lease was terminated in early 2012 (See: Attachment 9).

A new 1,305 square metre park will be constructed on Howard Street, east of Edgedale Road. The site will be used for construction staging until October 2021.

In addition, there is the potential revitalization of St. James Town West Park, which is currently leased to the City. The City entered into a 60-year lease with the landowner in 1978 as part of the initial development proposal of the block. There are currently 20 years outstanding in the lease. This park will be improved and expanded through a development application that is currently under review.

This history of planning efforts has resulted in some additional neighbourhood improvements in the area. The development of the Wellesley Community Centre and library, and the pool currently under construction, provide important public recreation and community facilities. Other public realm, heritage, streetscape and open space improvements have been initiated and secured through redevelopment. There are current opportunities to realize and implement key projects aligned with larger strategies, ongoing capital projects and future redevelopment.

The development of the Wellesley Community Centre (WCC) and library was a result of interdivisional effort stemming from the St. James Town 2000 strategy. The WCC and library opened in 2005 and is an important part of the public recreation network in the neighbourhood. The WCC provides a gym, meeting rooms, recreational programming, youth outreach, child care and after school programs. The WCC is a recreation centre where programs are free (free centres). The purpose of the free centres is to increase equitable access, reduce financial and administrative barriers, encourage social inclusion, enable local access, and increase overall participation in recreation. The WCC is a well-used facility, serving the local community, especially children. The programs have high utilization rates, with increasing number of annual

visits from 31,236 in 2014 to 37,146 in 2017, and waiting list numbers increasing from 1281 in 2014 to 1860 in 2017. The utilization rates and number of registrations for the WCC are among the highest in the downtown core. Children's programming such as camps, March break programs and preschool are highly used, as well as fitness and wellness.

An indoor swimming pool, part of the original plan for the WCC, was deferred due to funding constraints. The new pool is now funded and under construction and is planned to open in 2020.

Recent Improvements and Current Development Applications

Since the previous 2013 Council direction, there has been some redevelopment in and near the St. James Town neighbourhood. Improvements to the public realm have been implemented or secured through some recent development activity and City initiatives (see Attachments 10, 11 and 12). Recent improvements include:

- Heritage preservation in North St. James Town, including designation of 27 properties, restoration of properties and conservation of this concentration of buildings to preserve character of neighbourhood;
- The approved addition of retail along Howard Street, Sherbourne Street, and Bloor Street West,
- Funding and beginning construction for the Wellesley Community Centre indoor pool addition;
- A new 1,305 square metre park on Howard Street;
- Funding for streetscape improvements on Bleecker Street, and
- The removal of the podium above Earl Street that connected 545 and 555 Sherbourne Street, which was a significant visual barrier and safety issue as it limited visibility and connectivity to the surrounding neighbourhood.

Development proposals that are currently under review provide an opportunity for further community improvements. An application at 545-601 Sherbourne Street & 3-7 Howard Street involves the St. James Town West park site and has the potential for park redesign (File 15 206976 STE 28 OZ).

A new development application at 238-280 Wellesley Street East and 650 Parliament Street (File 18 148195 STE 28 OZ) will have significant interrelationships with the key projects and potential implementation of objectives for neighbourhood improvements.

Section 37 funding through development proposals provides opportunities to help fund the priorities of the St. James Town Connects Framework. A summary of recent development applications can be found in Attachments 5a and 5b.

POLICY FRAMEWORK

The existing and emerging planning policies support the objectives of the St. James Town Connects Framework with emphasis on the importance of the public realm, directions for the prioritization of parkland, active transportation, complete streets and a comprehensive approach to "Tower in the Park" Apartment Neighbourhood sites.

Strategic plans and policies such as Tower Renewal, Downtown Official Plan Amendment, the Downtown Parks and Public Realm Plan (PPR Plan) and City-wide Parkland Strategy and Parks and Facilities Master Plan, to support and inform the St. James Town Connects framework.

Provincial Policy Statement and Provincial Plans

The Province sets out the overarching policy direction to guide land use planning decisions through the *Planning Act*, Provincial Policy Statement (2014) and Growth Plan for the Greater Golden Horseshoe (2017). St. James Town Connects supports and implements these policy objectives through the creation of safer, more accessible open spaces and pedestrian connections.

The guiding principles of the updated Growth Plan focus on achieving complete communities, the efficient use of land and infrastructure, and the integration of land use planning with planning for investments in public infrastructure and services. Complete communities include a diverse mix of land uses and convenient access to local stores, services, and public facilities, including recreation, health and educational programs, and cultural services. The goal of a complete community is to improve social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes. A complete community provides access to options for the safe, comfortable and convenient use of active transportation and an appropriate supply of safe, publicly-accessible open spaces, parks, trails, and other recreational facilities.

These documents also recognize the importance of planning for public parks and the public realm. They set the expectation that municipalities will align planning for new parkland when approving new development and explicitly recognize that providing expanded and convenient access to an appropriate supply of parks and open spaces will support the achievement of complete communities.

Official Plan

Official Plans are long-term visions for how a city should grow and are the most important vehicles for implementing provincial policies and plans.

While not an amendment to the Official Plan or Zoning By-law, the specific priorities of St. James Town Connects Framework are guided by, and support, the City's Official Plan policies. There are many existing and emerging policy directions in the Official Plan, including the Healthy Neighbourhood, Apartment Neighbourhood, Public Realm, Downtown Official Plan Amendment, which provide strategic direction for public realm, parkland, transportation connections, and revitalization strategies. These policies have helped to inform the St. James Town Connects Framework.

St. James Town is within the Downtown and Central Waterfront on Map 2 of the Official Plan. St. James Town neighbourhood is designated *Apartment Neighbourhoods* (See: Attachment 7).

These policies provide a general framework for addressing how neighbourhoods can be strengthened and revitalized to ensure a better quality of life for their residents. Recent updates to the Healthy Neighbourhood policies address the extension of the public realm in *Apartment Neighbourhoods*. These policies look to a more comprehensive pedestrian network through improving the functioning of the local network of streets in *Neighbourhoods* and *Apartment Neighbourhoods* by providing new streets that extend the local street network into larger sites; improving indoor and outdoor facilities; and helping to improve safety and security.

Additional policies in the Official Plan such as the transportation policies envision safe, accessible pedestrian and cycling infrastructure to promote connectivity and active transportation. It encourages and supports pedestrian movement throughout the City, for people of all ages and abilities

The Official Plan is available on the City's website at:

<https://www.toronto.ca/wp-content/uploads/2017/11/99b3-cp-official-plan-volume-1-consolidation.pdf>

TOcore: Downtown Official Plan Amendment

At its May 1, 2018 meeting, Planning and Growth Management (PGM) Committee held a Special Public Meeting pursuant to Section 26 of the *Planning Act* and adopted a staff report entitled "TOcore: Downtown Plan Official Plan Amendment, as amended, that recommended adoption of the Downtown Plan Official Plan Amendment (OPA 406). OPA 406 includes amendments to Section 2.2.1 and Map 6 of the Official Plan, as well as a new Downtown Plan.

At its May 22-24, 2018 meeting, City Council adopted OPA 406, as amended. The Council decision is available here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.PG29.4>

Council has directed Staff to use the policies contained with the Downtown Plan to inform evaluation of current and future development applications in the Downtown Plan area while the OPA is under consideration by the Minister of Municipal Affairs.

Associated with the Downtown Plan, is also a Downtown Parks and Public Realm Plan (PPR Plan) which identifies St. James Town and as Parks District with Great Streets.

The Downtown Parks and Public Realm Plan (PPR Plan) addresses one of the most pressing questions facing Toronto: how can we use public space to enhance quality of life within a rapidly growing urban core? It is organized into Five Transformative Ideas to re-imagine, grow and connect public spaces within Downtown Toronto. It has been developed to support the implementation of the Downtown Plan OPA which, as part of the Toronto Official Plan, provides a blueprint for growth and infrastructure over the next 25 years.

The Downtown PPR Plan establishes a vision and framework to support future growth. The four objectives of the Plan are: acquire and expand; improve; share; and connect. The objectives guide the Five Transformative Ideas identified in the PPR Plan: The Core Circle; 12 Great Streets; Shoreline Stitch; Park Districts; and Local Places.

The following policies relate to initiatives in the St. James Town area:

- St. James Town is identified as a Park District in the Downtown Plan, which is a grouping of neighbourhood parks, streets and other open spaces that will be designed to form a cohesive public realm network that provides access to a wide range of experiences and programs that support community and civic life. The parks, open spaces and streets that form the Park Districts will be designed to create a legible and distinct identity, form a cohesive and connected network, improve and expand to support growing communities and be animated through community programming, public art and other means to create vitality and vibrancy in these spaces. Map 41-8 in the Downtown Plan shows the location of the Park Districts.
- The open spaces of St. James Town are identified as Portal Parks in the Downtown Plan, which are located on the edge of the Core Circle and offer opportunities to provide physical and visual access into adjacent natural features. The Core Circle is a circuit of public spaces that connects existing natural features around the downtown, including the Rosedale Valley, Don River Valley, the ravine system, Toronto Islands, Garrison Creek watershed and the historic Lake Iroquois shoreline.
- Parliament Street and Bloor Street are identified as Great Streets in the Downtown Plan, which will be prioritized for public realm improvements. The improvements should enhance their civic role and setting for public life, promote economic vitality and improve mobility and the role of these streets as connectors between neighbourhoods and parks. Public realm improvements on these streets should also improve the scale of pedestrian clearways, transit stops and space for public gathering, be required to implement and maintain a high standard of design and materials, be informed by complete streets principles, prioritize tree planting and include green infrastructure where feasible. Map 41-7 in the Downtown Plan shows the location of the Great Streets within the study area.

Further background information can be found at www.toronto.ca/tocore.

The Downtown PPR Plan can be found at <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.PG29.5>

City-wide Parkland Strategy

In 2017, the Parks, Forestry and Recreation Division launched the City-wide Parkland Strategy. The Strategy is a 20-year plan that will guide the planning of the park system – including new parks and expansions, improvements and enhanced access to existing parks. It will support decision-making and prioritization of investment in parkland across Toronto. The vision and actions identified in the Downtown PPR Plan are aligned with the key objectives emerging through the City-wide Parkland Strategy.

The Parkland Strategy has developed an updated methodology to assess the provision of parkland in the city based on the amount of parkland per person, where it is located and its degree of accessibility to the population. This methodology has been used in the Downtown to assess and analyze parkland provision. More information on the City-wide Parkland Strategy

can be found here: <https://www.toronto.ca/city-government/accountability-operations-customer-service/long-term-vision-plans-and-strategies/parks-forestry-recreation/parkland-strategy>

Using 2016 population data, the initial analysis shows that the St. James Town study area has a 'medium' level of provision with 4-12 m² per person in the northwestern quadrant of the study area and 12-28 m² in the remainder of the study area. By 2032, parkland provision will decrease to 4-12 m² per person for the entire study area.

However, these figures include all parkland within 500 metres of the study area, including the extensive ravine system to the northeast of the study area. Considering access to this ravine parkland is quite limited, functional parkland provision in St. James Town is actually lower. Further, the functionality of the ravine parkland is also restricted, compared to a neighbourhood parks. If the ravine parkland is excluded from provision, St James Town is considered park deficient as there is only one existing 0.4 ha park in the study area and one new park that is planned and secured, which is approximately 0.13 ha in size.

Parks and Recreation Facilities Master Plan

The City's Parks, Forestry and Recreation department recently developed the Parks and Recreation Facilities Master Plan (FMP) to guide investment in parks and recreation facilities such as community centres, swimming pools, sports fields, and arenas over the next 20 years. The FMP was adopted by City Council in November 2017.

The FMP recognizes the growing demand for programs and facilities and commits to building new facilities and renewing current assets to meet these demands. Priority investments are driven by three strategic goals: renew and upgrade existing facilities; address gaps and growth-related needs; and work with others and explore new opportunities to improve access.

To achieve these goals, the FMP recommends investment in specific recreation centres and facilities to address gaps in provision and respond to growth in demand for services. Specifically, the plan identifies a need for additional community centres, gymnasium, indoor pools, splash pads, outdoor rinks, sports fields and sports bubbles, basketball courts, skateparks and bike parks in the next 20 years.

In addition to the facility provision strategy, the FMP contains broader policy recommendations to guide planning and investment. These include an emphasis on accessible and age-friendly facilities, flexible and efficient spaces, and new facility provision models that respond to the realities of high-density residential communities. Finally, the FMP includes a suggested implementation strategy focused on investing in the right facilities, at the right time and in the right places. Implementation considers a systematic, city-wide approach to provide access to services and opportunities for all residents.

The Parks and Recreation Facilities Master Plan is available on the City's website, at: <http://www.toronto.ca/legdocs/mmis/2017/ex/bgrd/backgroundfile-107775.pdf>.

Transportation Initiatives

In June 2016, Council approved a Cycling Network 10-Year Plan to connect, grow and renew cycling routes over the decade ahead. This plan includes a parallel investment in bicycle parking, and a commitment to develop a Bicycle Parking Strategy. More information can be found here:

<https://www.toronto.ca/services-payments/streets-parking-transportation/cycling-in-toronto/cycle-track-projects/cycling-network-10-year-plan>.

The Downtown Mobility Strategy supports these initiatives:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.PG29.6>.

Tower Renewal

Tower Renewal leads and supports initiatives that encourage community engagement, support local capacity building, spur community investment and help to foster more resilient, thriving apartment communities. From social learning opportunities supporting employment skills to community gardens, reinvestment and leadership opportunities through local networks, these initiatives drive change and improvement in local communities.

The Tower Renewal Program is supporting property owners, community groups, residents and others interested in implementing projects using the new Residential Apartment Commercial (RAC) zone. St. James Town is not a RAC zone but there may be elements of this initiative, such as more active ground floor uses, which are relevant for supporting/enhancing parks and public realm improvements. RAC zoning allows small-scale non-residential uses, such as food markets, shops, small business, classes, community facilities and other initiatives, on more than 400 apartment buildings sites that were previously residential-only.

Toronto City Council adopted the bylaw in 2013 and the Ontario Municipal Board approved the new zone in 2016.

Long Term Waste Management Strategy

The Long Term Waste Management Strategy (the Waste Strategy) places an emphasis on waste reduction, reuse and recycling activities to promote the importance of resource conservation and to reduce environmental impact. The Waste Strategy recommends policies and programs that are environmentally sustainable, socially acceptable and cost-effective. The Waste Strategy sets an aspirational goal of working toward a Circular Economy and Zero Waste future.

The Waste Strategy supports options for multi-residential buildings to improve participation and ensure proper utilization of existing waste programs and services. The Waste Strategy is flexible to allow for future changes to the waste management landscape, and commits to delivering high quality waste management services. It proposes to leverage existing programs to improve waste diversion and commits to working with community partners to enhance access to diversion programs and collaborate in service delivery.

COMMENTS

Study Process and Community Consultation

The St. James Town Connects Framework has been developed through the following process and steps: background analysis; identification of priorities and refinement of options; and development of implementation strategies.

The background analysis phase (2013-2015) included the review and analysis of existing conditions, meetings with stakeholders, and review of previous studies and related initiatives. The identification of common themes and issues through this analysis informed the development

and confirmation of priorities. This review also identified implementation issues with previous priorities and initiatives that were not realized or pursued through detailed design/feasibility studies.

Attachment 4 provides a summary of previous and related studies and initiatives. Further work and meetings with stakeholders shaped the identification and development of priority areas and refinement of these options (2015-2017).

The St. James Town Connects Framework was prepared in consultation with the local community, agencies and stakeholders. The St. James Town neighbourhood is densely populated and diverse so a range of outreach strategies were used to inform and update the community of the initiatives and to get feedback on priorities and issues shaping the plan. City Planning participated in well-attended community events such as the Spring Gathering and Summer Festival to help raise awareness of the project and obtain feedback (See: Attachment 4).

Key community and agency stakeholders in the development of the framework and for future development include:

- TCHC tenants, represented by resident committees including outreach organized by Resident Community Services staff;
- The St. James Town Service Providers' Network (SJTSPN), over 20 service providers and community members who work collaboratively to support the St. James Town community;
- TDSB and the Rose Ave Public School community;
- Our Lady of Lourdes School, just outside the study area, are partners in promoting active transportation in the neighbourhood; and
- Cabbagetown Business Improvement Area (BIA)

Background Analysis 2013-2015

Meetings were held with landowners and community organizations to discuss the challenges facing St. James Town, previous priorities and priorities for proposed improvements. As part of the first phase of consultation in 2013-2015, City staff met with City divisions such as Tower Renewal, Public Health, Cycling, Parks Forestry and Recreation, Transportation Services. Staff also met with representatives of agencies such as the Toronto Transit Commission (TTC), TDSB and Toronto Police Services. These initial consultations helped identify issues, opportunities, related initiatives, potential capital works and to inform the development of priorities and conceptual directions.

Stakeholder outreach included meetings with community and resident organizations such as the Bloor East Neighbourhood Association (BENA), St. James Town Service Providers Network and Community Matters to gather input on proposed priorities and identified areas of opportunity. Issues identified by the community and stakeholders also included lack of public streets, maintenance, traffic circulation and pedestrian safety.

A Community Consultation Meeting was held on June 25, 2015 at the Wellesley Community Centre. Approximately 30 people attended the meeting. Several proposed improvements were presented, the community prioritized these proposed improvements and also identified challenges and possible solutions that had not been identified by City Planning. <https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/st-jamestown-study/>

While most feedback provided was positive, the community identified the need for job training within the community and also identified the need for additional recreation programming. A suggestion was made that Bleecker Street be opened to two-way traffic.

The community exhibited a strong preference for the following:

Parks and Open Space – Opportunities

- Improvements to the TCHC open space
- Improvements to St. James Town West Park
- Improvements to the Wellesley Community Centre

Streetscape and Network – Opportunities

- Improvements to Ontario Street
- Improvements to the intersection of Ontario Street and St. James Avenue
- Improvements to the area around Rose Avenue Public School
- Improvements to St. James Avenue at Ontario Street

Public Realm – Opportunities

- Improvements in front of Rose Avenue Public School
- Improvements to Ontario Street south of St. James Avenue
- Improvements to the Wellesley/Ontario Gateway

Feedback from the June 25, 2015 Community Consultation together with stakeholder input informed the selection of priority initiatives identified in the SJT Connects Framework.

Identification and Refinement of Priorities

This phase (2015-2017) included meetings, outreach, participation in community events and developing partnerships with aligned projects. Aligned projects and partnerships include initiatives by the St. James Town Safety Committee and Our Lady of Lourdes School Travel Plan. The partnership with St. James Town Safety Committee provided outreach to and ongoing feedback from resident representatives with different perspectives from different buildings, language groups, age ranges, etc. The development and alignment of priorities has been informed by the audit, survey work and discussion with agencies/residents of the Safety Project.

In the 2014-2015 and 2015-2016 school years, the Our Lady of Lourdes student walks and analysis highlighted issues including: need for improved and better maintained pedestrian infrastructure and concerns about personal safety. Maintenance issues included garbage storage and litter (including broken glass), as well as uneven paving (with ponding, missing pavement, grade issues) on the Ontario Street walkway. Other issues included lack of cycling infrastructure and safe bicycle parking.

The St. James Town Residents' Safety Committee project survey with participation by over 200 residents in June-July 2016 identified issues in St. James Town with: lighting, lack of wayfinding signage, concerns with disruptive/anti-social behaviour in the vendors' market area, traffic safety near crossings at schools, traffic calming and people avoiding open spaces, playgrounds, rear of buildings and Ontario Street walkway near Food Basics due to concerns about personal safety.

Through the Downtown PPR Plan, a Public Space Public Life (PSPL) survey was conducted in the summer and winter of 2016 to observe and measure public life. Findings from the PSPL survey informed the Downtown PPR Plan, including the goals and actions for the St. James Town neighbourhood.

The Ontario Street walkway and open space is listed as one of the Key Priorities and was one of the locations for the PSPL. The findings from the PSPL study in 2016 highlighted the importance of the Ontario Street walkway and open space to the neighbourhood and support the priorities identified for the St. James Town Connects Framework.

Key findings from the Public Life Study for the Ontario Street Walkway include:

- Wellesley Street East at Ontario Street has one of the highest proportions of use by children and seniors of the areas studied (29% of daily pedestrian total on weekdays and 32% on weekends);
- A social space – people recognize each other;
- People spend time in the space – 65% spend 30 minutes or longer; and
- 95% - visit the space Ontario Street Walkway on a weekly basis; 2 out of 3 visit daily.

The PSPL identified Ontario Street Walkway is one of the areas with high visitor frequency, where people tend to gather.

These community efforts, combined with staff work and analysis, touched on the common themes and priority areas of the Ontario Street Walkway, the need for programming/animation in open spaces, design/program for the outdoor market, need for continuous sidewalks on St. James Avenue. Refinement of priorities was developed through consultation and discussion with stakeholders.

Development of Implementation Plan

The Implementation Plan is focused on 10 key projects that were identified through the study process. These projects are identified in the remainder of this report and in Attachment 2.

As part of advancing the key priorities, assessing feasibility and the development of the implementation plan, further design work was advanced through a partnership with TCHC for focused projects on their lands. Additional focused consultation was proposed in order to inform the development of a more detailed design in this area. This consultation included outreach at the 2017 summer festival, stakeholder meetings, TCHC Design Review Panel, community meetings, a youth workshop and tenant outreach.

In 2017, City Planning and TCHC initiated a master plan process with a consultant for St. James Avenue, the Ontario Street Walkway and TCHC open space to coordinate with underground garage repair work on TCHC property. A detailed design was developed for St. James Avenue for TCHC construction and a master plan as well as design drawings for the Open Space and Ontario Street. These specific areas were identified as opportunities for the City to work with TCHC on public lands identified as high priority areas to "kickstart" an implementation plan and set directions for other projects and public initiatives. The Ontario Street walkway and TCHC open space were studied as a part of the PSPL which highlights the importance of this area to the neighbourhood as a public space and useful baseline information for future monitoring. These are now shown as Projects 1-3. Projects 4 and 5 are also on TCHC land.

The Key Projects were developed in coordination with Downtown PPR Plan and in consultation with St. James Town stakeholders and community members. Highlights of issues and feedback on implementation strategies include general support for improvements and creating more usable, safer open spaces. Concerns were raised about the vendors' area and whether outdoor market pilot program could work/would be appropriate. The need for a stewardship, maintenance and management plan; coordinated lighting; bicycle parking and other street furniture; and integration with improvements to the ground plane of the buildings were also raised as elements needed for the implementation strategy.

Common themes that were raised through consultations for the St. James Town Study Area were:

- Poor management and storage of waste;
- Poor maintenance of public spaces;
- Loitering along walkways and pathways and open spaces, creating perception of unsafe spaces, particularly for women and youth;

Opportunities and ideas focused on kid-friendly design, space for sports and active recreation, improved safety (lighting), gardens (flower and food resource), infrastructure to support diverse active and passive community uses (washrooms, seating, containers/kiosks for more formal micro-retail) and design elements that bring joy and colour. These elements were incorporated and are reflected in the concept plans for the TCHC open space and the vendor area.

A recent Community Open House for the St. James Town Connects Framework was held on June 11, 2018 at the Wellesley Community Centre to provide updates on:

- St. James Avenue; the Ontario Street Walkway; and the TCHC-owned open space;
- Blecker Street; and
- Parks and open space network opportunities.

Staff from City Planning, Transportation Services and Parks, Forestry and Recreation, as well as the consultants on the TCHC project, collected feedback and answered questions. The local councillor and approximately 100 members of the public attended. The plans for the St. James Avenue, Ontario Street walkway and TCHC open space were well received, with many of the

questions and comments related to implementation, timing and recent development applications in the community.

The ongoing work with the community, City divisions and agencies led to transforming the priorities into projects that could be delivered and the development of implementation strategies and partnerships between divisions and agencies. This work and detailed design provides important directions for implementation and next steps for the City divisions, agencies and community partners.

Issues and Opportunities

The lack of safe, functioning open space and pedestrian safety are issues that have been consistently identified through staff review, previous and current studies and consultations.

The challenges to addressing these issues have been the lack of cohesive public realm connectivity on privately-owned lands and rights-of-way. The open spaces that may have originally been intended to provide the "park" for these tower developments are used for surface parking, vehicular access and outdoor garbage storage. The improvement to both public and privately-owned open spaces is a priority for the community to improve safety and accessibility.

The St. James Town Connects Framework is based on the following principles:

- Enhance accessibility of the public realm on public and private property;
- Provide connections within and to the surrounding neighbourhood (schools, transit, shops and services), including midblock connections;
- Provide opportunities on public lands to engage the community and through capital, partnerships and other funding sources, implement usable, safe, programmed, managed and maintained open space that meets the needs of the community;
- Reorganize ground floor uses to consolidate garbage storage, improve parking access, create a co-ordinated approach to surface and underground parking and reduce pedestrian and vehicular conflicts by consolidating parking entrances;
- Enhance and improve infrastructure including waste collection systems, wayfinding signage and bicycle parking area;
- Develop a stewardship and management plan with divisional responsibilities;
- Connect the community to the street network by creating new pedestrian networks and improving accessibility;
- Leverage private and public investment to implement the St. James Town Connects Framework; and
- Continue to work with community partners on safety.

Key Projects and Work Program

The Key Projects and Work Program identify high priority areas and strategic next steps for implementation and ongoing coordination. For a list of Key Projects and Work Program refer to Attachments 2 and 3.

Interdivisional projects are set out below. Projects 1-5 are primarily on TCHC lands. Project 6 is in the North St. James Town area of the neighbourhood. Projects 8-10 reflect the direction provided by the Downtown PPR Plan. Other projects involve neighbourhood-wide strategies for parking and bicycle parking, trees, lighting, solid waste management, the ground floor plane and CSF priorities.

As part of the implementation of St. James Town Connects, City Planning staff is recommending the creation of an ongoing interdivisional team led by City Planning which will ensure coordination between projects and future discussions regarding design, stewardship, management, maintenance and programming of spaces within St. James Town.

1. St. James Avenue

St. James Avenue serves as the primary east-west connection through the heart of St. James Town, however the sidewalks are not continuous and there are numerous barriers and maintenance issues. Ontario Street bisects St. James Avenue, serving as a north-south pedestrian route for Rose Avenue Public School and then further north to the Glen Road exit from Sherbourne TTC station and to the south to shopping and transit along Wellesley Street East. The intersection of St. James Avenue and Ontario Street is challenging for pedestrians due to the design of the road, need for traffic calming and management and the lack of investment and upkeep. This area has been identified by residents and the school community as an important safety issue and problem (See: Attachment 15).

Key Project #1 proposes the redesign of St. James Avenue to address some of the issues surrounding accessibility and mobility through:

- Providing continuous 2.1 metre wide sidewalks on both sides of the street (including objectives outlined in Complete Streets);
- Narrowing the street to provide a shorter and safer crossing distance across St. James Avenue;
- Enhanced pedestrian amenities, including lighting, tree planting and seating; and
- Traffic calming measures, narrowing of the street, table tops at the pedestrian crossings at Earl, Ontario and Parliament Streets.

This design is consistent with the City's Cycling Master Plan – Project on a Quiet Street. This typology is for a street that is quiet and has slow moving motor vehicle traffic and does not need to make a dedicated cycling facility. Suggested elements for these routes include traffic calming, wayfinding signage and “sharrow” pavement markings to help build bicycle boulevards which are comfortable for every type of cyclist.

The proposed redesign for St. James Avenue improves safety for pedestrians first, while allowing for east-west traffic to flow. The new redesign for St. James Avenue (See: Attachment 16) will be implemented in phases as outlined below:

- The first phase owned by TCHC will be implemented with the TCHC contract for their underground garage work in 2018;
- West of Bleecker Street, St. James Avenue turns into Earl Street, which is a City-owned Street will be implemented through the site plan application associated with 545-565 Sherbourne Street; and
- The eastern portion of St. James from Ontario Street to Parliament Street is privately owned and could be implemented through development approvals.

Due to the current condition and the encumbrances of the existing underground garage, a City-owned street is a challenge in this area. However, it is recommended that Transportation Services explore how these private streets and sidewalks can form part of a public network through easements, acquisitions or other options.

2. TCHC Open Space Plan/Ontario Street South

The TCHC open space and Ontario Street walkway form a primary gateway to the community and comprise one of the largest, contiguous open spaces in the neighbourhood. The area is used for community events and informal vending. While the area presents opportunities for open space uses, there are existing driveways, surface parking and vehicle circulation which provide challenges with respect to safety, lack of programming/animation and maintenance/stewardship.

The master plan coordinated by TCHC and City Planning is a result of a needs assessment, consultation with stakeholders, residents in the community, organized youth groups, and City divisions input.

The design of the open space consists of a mix of both passive and active recreational programming. They include the market area; the promenade (Ontario Street south); the lawn; stage; natural and water play area; the St. James Plaza, the table top crossing and the coordination with the redesign of St. James Avenue (See: Attachment 16).

Implementation of Key Project #2 will be further advanced with TCHC.

New lighting standards present an opportunity to set a standard for lighting that provides improved illumination meeting current LED/energy efficiency directions. This is discussed in more detail in Attachment 3.

Other informal landscape areas frame the open space including berms, tree planting and potential community gardens adjacent to the buildings. The Promenade for Ontario Lane is a central civic spine for the neighbourhood, connected to its east-west counterpart – Howard Street – to provide an organizing framework for the district’s parks and open spaces (See: Attachment 16).

Further consultation on the various programming and operations will take place through an interdivisional working group and consultation with the public and agencies. One of the first priorities for this working group will be discussions with TCHC and Parks Forestry and

Recreation to look at options for maintenance, ownership, stewardship and future programming of the open space in conjunction with the Wellesley Community Centre.

The assessment of the condition of the underground garage will be undertaken by Toronto Community Housing Corporation in 2019. The result will determine the implementation of the improvements which may need to be phased with the timing of the underground garage work. The existing open space has an above ground pool. The master plan envisions the removal of the pool in order to provide for open and safer sight lines. The outdoor pool would be replaced with a potential water play/splash pad. TCHC in consultation with City Planning will assess possible interim conditions/improvements as the project progresses.

3. Market Place - Pilot Project

The establishment of an outdoor market pilot area at the gateway to the neighbourhood at Wellesley Street East and Ontario Street has been identified as Key Project #3.

While there are challenges with oversight, licensing, how to manage complaints and safety issues, the area nonetheless provides income for people and has the potential to animate the space and provide a piece of a community economic development strategy.

To advance these ideas, the Social Development and Finance Administration, Tower and Neighbourhood Revitalization Unit (SDFA) will be developing an organizational model and program for a market project, which could provide skills training, small business and other opportunities. In the future, a community kitchen or space for programs could be related to this market (however with these facilities comes the need for staffing/support/outreach). In consultation with Solid Waste Management Services, SDFA will explore opportunities to implement market projects that meet the goals and priorities of both SDFA – Tower Renewal and the Waste Strategy, such as the Community Reduce and Reuse Programs which include neighbourhood-based repair and reuse initiatives.

4. Mid-Block Connections Toronto Community Housing Corporation – 325-375 Bleeker Street

Key Project #4 envisions enhanced, safe pedestrian access from St. James Avenue north to Howard Street, including improving pedestrian access, upgrading the existing garbage removal area, landscaping improvements and enhanced lighting.

In the area located between Bleeker Street and Ontario Street, behind TCHC buildings 325 and 375 Bleeker Street, TCHC will be repairing the underground garage slab, removing and reinstating to TCHC landscaping standards. Design has been completed for slab replacement and removal/ reinstatement. Timing for construction is to be determined by TCHC in May 2019.

Beyond TCHC property, there is a need for further work with private owners fronting Ontario Street regarding potential reorganization of solid waste storage and surface parking to achieve these midblock connections.

Future projects that could be implemented through the CIP, should one be established, could include working with property owners and provision of funds for improvements at grade regarding reorganization of solid waste, lighting and greening

5. Bleecker Street

5.1 Streetscape

Bleecker Street is one of the only public streets in the interior of the St. James Town neighbourhood. Related development (See: Attachment 17) will be providing new streetscape for the west side of Bleecker Street. TCHC buildings fronting the east side of Bleecker Street have fenced green space adjacent to narrow sidewalks with poor landscape conditions.

Through Key Project #5, there is an opportunity to develop a streetscape plan for the east side of Bleecker and to enhance open space in front of TCHC buildings.

Transportation Services, in consultation with City Planning, Toronto Community Housing and the community, is recommending the development and implementation of streetscape plans for improvements on the east side of Bleecker Street between Wellesley Street East and Howard Street.

5.2 Bleecker Street Two-Way

As part of Key Project #5, consideration of a two-way street on a portion Bleecker Street is an opportunity to provide improved connectivity and neighbourhood safety. This has been reviewed with Toronto Police Services and they are supportive of increased permeability where possible in the neighbourhood. Transportation Services has conducted an initial review and supports an option for a two-way street between Earl Street and Howard Street.

Bleecker Street, between Wellesley Street East and Howard Street, is a local road that operates one-way in the northbound direction. It has a daily one-way traffic volume of about 1,300 to 1,600 vehicles. Speed humps have been installed on this street and 30 km/h speed limit signs have been posted. Heavy trucks are prohibited on Bleecker Street at all times and there is no TTC service provided.

The pavement width on Bleecker Street is as follows:

Between Wellesley Street East and Earl Street – 6.4 metres

Between Earl Street and Howard Street – 8.5 metres

Based on review by Transportation Services staff, there is an opportunity for a two-way street between Earl Street and Howard Street. The existing pavement width is sufficient to provide a two-way operation. The existing parking regulations could remain unchanged. Notwithstanding the technical feasibility, this proposal should properly be considered in the context of a neighbourhood traffic management plan. Residents on this street, as well as streets taking access off Bleecker Street, should be involved in any future consultations on this matter.

This item was presented at the community open house on June 11, 2018. A future report from Transportation Services will address if there would be any impact on the adjacent streets and would this result in a change in travel patterns that may increase cut through traffic. Next steps would be a report to authorize the by-law amendment and advise of the cost to convert the street from one way to two (i.e. signs and pavement marking costs). This could be implemented in advance of future streetscape improvements (See: Attachment 17).

6. Ontario Street North

Ontario Street North is privately-owned and continues as a key north-south pedestrian connection for the neighbourhood from Howard Street to St. James Avenue. In front of Rose Avenue Public school is a plaza, with an accessible entrance that was designed, funded and implemented through the 1989 CIP. There are current issues of safety, lighting, and maintenance in this area. Further analysis and design is needed through Key Project #6 to address future improvements and Transportation Services will investigate whether this connection could become part of a public network of right-of-ways.

7. Glen Road Streetscape

Key Project #7 addresses Glen Road, which is a small street that provides connections to the Sherbourne TTC station and to Rosedale neighbourhood across the Glen Road Pedestrian Bridge.

There is an opportunity to align streetscape improvements with the Glen Road Pedestrian Bridge and Tunnel improvements through capital work being undertaken by Transportation Services as a result of an Environmental Assessment of the bridge and tunnel. Design is planned for 2019, with construction occurring in 2021 and beyond.

8. Bloor St East – Great Street and Ravine Connection (Public Realm Plan)

Bloor and Parliament Streets have been identified as Great Streets that should support high volumes of pedestrians, while maintaining the cultural and historical character of these streets through generous boulevards with street planting and landscape amenities.

Key Project #8, in keeping with the PPR Plan for Downtown, envisions a section on Bloor Street East, between Sherbourne to Castle Frank, to provide an enhanced pedestrian realm and a seamless connection through landscaping that responds to adjacent parks, ravines and open spaces such as church yards, forecourts and the Rosedale Valley Ravine and Don Valley. A feature of this strategy includes investigating a ravine ‘overlook’ and access to Rosedale Valley Ravine from Bloor Street East.

9. Howard Street – Shared Street (Downtown PPR Plan)

Key Project #9 will explore turning Howard Street into a shared street. With increased development in the area and with more pedestrians using Howard Street, this street has the potential to have traffic calming measures implemented and become a temporary shared street for summer festivals and community activities. This vision and details will require further consultation with current and future residents, along with local businesses, landowners (rental and other), and community groups for assessment/input and needs.

A new pedestrian crossing being implemented as part of an ongoing development application (545-601 Sherbourne Street and 3-7 Howard Street) will assist in creating a safe place for pedestrians and support increased connectivity and safe mid-block pedestrian connections. Better public access/design/street relation of the private open spaces along Howard Street can contribute to that organizing framework and to the vision of a mixed-use shared street.

10. Parliament Street – Great Street (PPR Plan)

The PPR Plan identifies Parliament Street North, as a ravine portal and gateway, and recommends utilizing existing building setbacks to create a 7.0-metre wide greenway on

Parliament Street's western edge, with wide pedestrian clearways and a new cycling facility connecting Wellesley Street to Bloor Street.

Key Project #10 will be implemented, in part, through a new development application that has been received (238-250 Wellesley Street and 650 Parliament) which has frontage onto Parliament Street. This provides an opportunity to implement the vision of preserving the generous setback, creating a wider boulevard with an opportunity to further enhance the landscape treatment and tree planting complementary to the existing greening of the east side of the street

Through the development application review process, development along edges of Great Streets will:

- Explore opportunities for adequate set-backs to widen the streetscape, provide additional room for pedestrian clearways, café patios and/or marketing displays, landscapes and where appropriate pedestrian weather protection without encroachment; and
- Explore opportunities for other open spaces along the street to complement the streetscape and provide additional space for pedestrians, landscape and amenity appropriate to the ground-floor uses.

These strategies are recommended to be used in the evaluation of existing and future development applications as directed by Council with the approval of the Downtown Parks and Public Realm Plan.

Neighbourhood Wide Priorities

11. Parking Study

Through Key Project #11, City Planning has initiated a Parking Utilization Study to help inform future reorganization of surface parking, provision of bicycle parking and other changes that may result from project implementation. The project team is collecting data on parking utilization, bicycle parking and the location of accessible parking spaces to look at opportunities for improved pedestrian connections, greening, open space, cycling facilities and consolidated solid waste storage. The parking information provided by the landowners will help City staff to understand the issues and opportunities about how the parking spaces are being used or can be used in the future.

Bicycle parking has been identified as a need in the neighbourhood and options to be explored in conjunction with other projects. In June 2016, Council approved a Cycling Network 10-Year Plan which includes a parallel investment in bicycle parking, and a commitment to develop a Bicycle Parking Strategy. The Bicycle Parking Strategy is a priority in the recently approved Downtown Mobility Strategy and can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.PG29.6>

12. Open Space Network/Park Programming

Strategic City directions in the Parkland Strategy, Official Plan and PPR Plan support developing an integrated plan for connected parks and open space network. This network of recreation facilities, public parks, POPS, open spaces and shared spaces has the potential to provide a range of programming to meet community needs (e.g. active and passive recreation, dog areas,

facilities for youth and young children, provision of shade and sun, connections to the WCC, fitness opportunities and gardens).

The PPR Plan recommendations include:

- a. Identification of the priority parks and public realm projects that will require future technical feasibility studies;
- b. Existing aligned projects and/or initiatives that will support and advance the parks and public realm projects identified in the Downtown Parks and Public Realm Plan; and
- c. Parks and Public Realm priorities for consideration in future divisional Capital Budget Plans.

A new park will be located on Howard Street and revitalization of St. James Town West Park is being explored through the review of a development application at 545-601 Sherbourne Street and 3-7 Howard Street. New parkland and open spaces with the intent of forming a cohesive network will also be explored through this development application.

As part of Key Project #12, parks and open space opportunities are identified on Attachment 13. Further consultation, review and analysis will need to be undertaken by Parks, Forestry and Recreation together with Toronto Community Housing Corporation and Toronto District School Board, City Planning and other stakeholders to develop the design, programming needs, maintenance and stewardship requirements.

13. Tree Health

In keeping with a recommended PPR Plan, action is recommended to improve growing conditions for existing trees and encourage tree planting on private properties. An arborist study has been completed for the TCHC Open Space/Ontario St. project area and for areas with current development applications. Tree removals may happen as part of TCHC work on underground garage waterproofing.

Key Project #13 is intended to explore the need for an overall neighbourhood strategy that will examine other parts of St. James Town where additional arborist studies are required and new trees can be planted.

14. Lighting Audit

Current lighting in St. James Town is inadequate, as identified by the community, and based on lighting assessment conducted through the development of the TCHC concept plan. New pedestrian lighting will be installed through TCHC capital work on St. James Avenue and this lighting standard is also proposed for the open space/Ontario Street project.

Further investigation is recommended for TCHC and private owners to liaise with Toronto Hydro regarding energy conservation and incentives for new energy efficient lighting, as well as the Brighter Nights Program through Toronto Hydro Safety Unit. TCHC and private landowners are eligible for incentives through Hydro and the objective is to coordinate so that all of the landowners use the same fixture. Additional areas of St. James Town may require a lighting audit and a strategy to replace lighting to updated standards through Key Project #14

15. Solid Waste Management

Waste storage areas may limit pedestrian access and create an unsafe environment, in particular on the midblock connections. Improper waste storage areas may also affect the residents' enjoyment of the outdoor space. Proper design of waste storage areas is also necessary to facilitate and improve participation in the City's waste diversion programs.

Provision of waste collection varies throughout the neighbourhood as buildings either receive waste collection services from the City or private haulers. TCHC buildings receive waste collection services from the City.

TCHC has completed a Solid Waste Pilot and has emerging recommendations and standards for consolidated solid waste storage for their properties. Coordination will be needed to ensure this is implemented for TCHC projects related to capital work and public realm improvements in the Key Projects. Through the review of new development applications within St. James Town, existing waste storage areas are being properly screened or internalized within buildings.

As part of Key Project #15, in consultation with Solid Waste Management Services, City staff will continue to work with multi-residential buildings on City waste collection services to allow for the continued provision of collection services in accordance with the City's design standards and also improve participation in the City's waste diversion programs. This could include site visits from staff to provide an assessment of their waste collection system, provision of literature, guides and stickers, and tenant engagement and outreach.

16. Ground Floor/Built Form/Programming Space

A recommendation from the TCHC Design Review Panel was to do further analysis of the ground plane and opportunities to better integrate and utilize these spaces with the open space improvements. This comment was focused on the TCHC open space, but it is applicable for consideration throughout the study area.

Key Project #16 identifies that further study is needed to analyze and identify ground floor opportunities to provide uses complementary to open space for community programming, building/tenant amenity and to provide space to support maintenance and operations of open space/programming. For example, the community identified need for washroom access near open space and indoor space would be needed to support the marketplace. The Community Corner, a health and social service hub is an example of a ground floor use at 200 Wellesley Street East.

17. Community Services and Facilities (CS&F)

Availability of community space and programming needs for seniors, youth and recreation were issues raised during consultations. While not directly a public realm and open space issue, these community services and facilities areas are linked to create a safe, active public realm by providing indoor space to support outdoor programming and locating animated, programmed outdoor areas adjacent to CS&F indoor spaces.

The recommended Downtown Plan updates the policies that preserve Community Services and Facilities infrastructure within the Downtown and to secure space for non-profit community based organizations that are eligible for the City's Community Space Tenancy Policy. Both policies advance innovative service delivery models and maximize the use of public assets

through partnerships. There are opportunities to implement these policies and secure these spaces through new development.

The recommended Downtown Plan encourages the creation of community hubs and co-location of Community Services and Facilities infrastructure. Other key policies establish the need for and prioritization of childcare. There are new opportunities to locate additional CS&F in locations that support public realm improvements and community objectives. The Downtown Community Services and Facilities Strategy and background information can be found here: <https://www.toronto.ca/legdocs/mmis/2018/pg/bgrd/backgroundfile-114243.pdf>
<https://www.toronto.ca/wp-content/uploads/2018/04/8e0d-appendices-to-core-csf-2004-2018-city-planning.pdf>

18. Employment and Training

Securing benefits for the communities which are impacted by growth is now ensured through an updated Community Benefits Agreements policy and side bar in the Implementation section of the recommended Downtown Plan. The revised policy has been moved to the Making It Happen section and offers the potential for Community Benefit Agreements to any type or scale of development. A revised definition of Community Benefit Agreements in the side bar provides additional clarity around the intent of such agreements and application of policy.

City Planning staff recommend that City Council direct Social Development, Finance & Administration (SDFA), in consultation with City Planning, Toronto Employment and Social Services (TESS), Toronto Community Housing Corporation (TCHC) and other divisions, to investigate and coordinate potential opportunities to leverage community benefits such as local employment and procurement, for the St. James Town neighbourhood through community benefits agreements with developers, or other mechanisms. Community benefits may include local training and employment opportunities in construction and operations, local procurement and supply chain diversity, and community access to space, as examples.

Implementation and Conclusion

Implementation of public realm and open space initiatives were identified as a priority to the community because of the longstanding need for open space improvements and safe, accessible pedestrian connections.

Key opportunities for the St. James Town Community include:

- Significant opportunity/benefit to improve accessibility, connectivity, safety and usability of streets, connections and open spaces;
- Substantial new development in the area (creating both pressures of additional growth and opportunities for improvement); and
- Aligning selected key elements with potential future capital investment, Section 37 funds for potential redevelopment on TCHC and private lands.

The responsible divisions will take the lead on implementing projects listed in the work program but ongoing coordination and liaison with City Planning will be needed, as well as further development of priorities, funding, design, operations and maintenance needs.

The timing of this Framework provides an opportunity to address community concerns and realize a vision for improved spaces through partnerships and coordination with capital works, redevelopment and alignment with the Council approved Downtown Parks and Public Realm Plan. This implementation framework provides direction to connect St. James Town to the surrounding neighbourhood through improvements to safety, greening and accessibility.

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ATTACHMENTS

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**Attachment 1:
Map 1 Aerial Image**



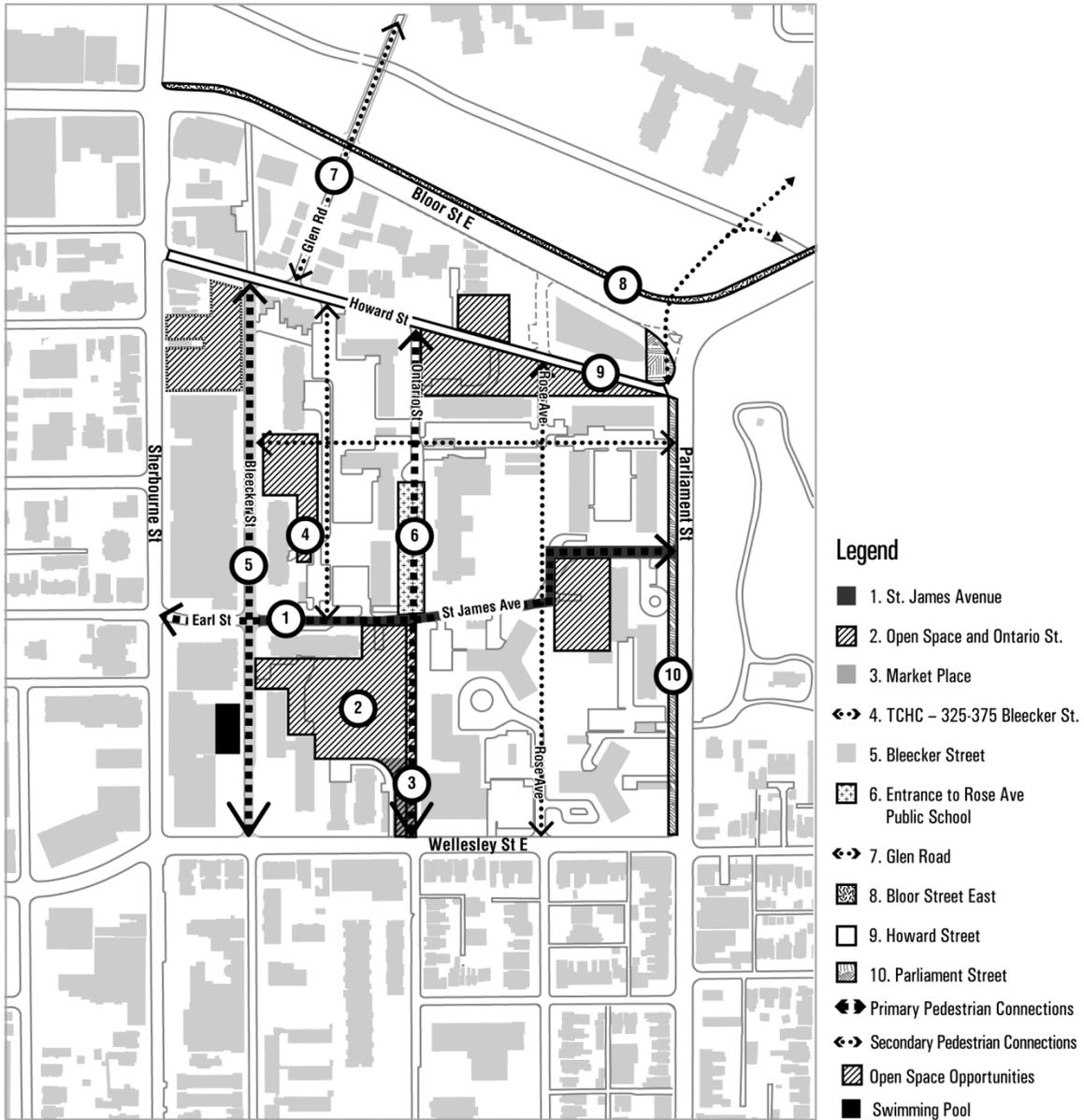
Map 1 - Aerial Image

St James Town Connects

Not to Scale 
06/08/2018

File # 15 170864 SPS 00 TM

Attachment 2: Map 2 Key Projects



Map 2 - Key Projects

St James Town Connects

Not to Scale
06/11/2018

File # 15 170864 SPS 00 TM

**Attachment 3:
Table 1 Key Priorities Work Program**

Item	Task	Lead	Timeline
A	Establish interdivisional working group		2018-2020+
	Working Group	CP (P,F&R, TS, SDFA and TCHC)	2018 Q3
	Coordination of development applications in relation to the St James Town Connects Framework	CP	on-going
	Ongoing coordination of construction work on TCHC lands	TCHC (CP)	2018-2020
	Ongoing coordination of Key Projects	CP	2018-2020
B	Consultation for Key Projects and Reporting		
	Web Launch May	CP	2018 Q2 (May 16, 2018)
	Community meeting	CP	2018 Q2 (June 11, 2018)
	Toronto East York Community Council	CP	2018 Q2 (July 4, 2018)
	City Council	CP	2018 Q2 (July 23, 2018)
	St James Town Festival	CP	2018 Q3 (August 26, 2018)
	Planning Review Panel	CP	2018 Q3 (Sept, 2018)
	Ongoing web updates	CP	2018-2020
	Update reports to Council	CP	As needed
Item	Key Projects	Lead	Estimated Timeline
1.0	St James Avenue - TCHC		
1.1	Underground garage construction	TCHC	2018-2019
1.2	Overseeing Consultant work (Planning Partnership Contract)	TCHC-CP	2018-2019
1.2.1	Tender documentation	TCHC-CP	2018 Q1, Q2
1.2.2	Construction costs for City portion of work	CP -TCHC (PP)	2018 Q3
1.2.3	Construction administration	TCHC-PP (CP)	2018-2019
1.2.4	Construction supervision	TCHC-PP (CP)	2018-2019

2.0	TCHC Open Space Plan/Ontario Street South		
2.1	Assessment of Underground work by TCHC	TCHC	2019 Q2
2.1.1	Underground garage design - TCHC(Facilities Management)	TCHC	2020+
2.2	Overseeing Consultant Work (Planning Partnership Contract)	TCHC-CP	2018
2.2.1	Key Deliverables (remaining milestones)	TCHC-CP	2018
2.2.2	Milestone 9: Preferred Option and Master Plan with cost estimates	TCHC-CP (PP)	2018 Q2
2.2.3	Milestone 10: Phasing / Implementation Strategy	TCHC-CP (PP)	2018 Q3
2.2.4	Milestone 11: Construction Documents and Costing	TCHC-CP (PP)	2018 Q4
2.2.5	Milestone 12: Construction Tender and Bid determined by timing of underground garage work	TCHC-(CP)	TBD
2.2.6	Milestone 13: Contract Administration	TCHC-(CP)	TBD
2.3	Open Space Stewardship / Prior to Construction in 2020-2021		
2.3.1	Development of stewardship / management model for TCHC open space	PF&R, TCHC (CP)	2018-2019+
2.3.2	Development tool - easement, POP's, easement, strata, other?	PF&R, TCHC (CP)	2018-2019+
3.0	Market Place - Pilot Project		
3.1	Development of organization model and program for market pilot	SDFA/SWM (TCHC/CP)	
3.2	Development of model and program	SDFA/SWM (TCHC/CP)	2018 Q2
3.2.1	Market Place Stewardship	SDFA/SWM (TCHC/CP)	
3.2.2	Management Plan - TCHC, City agencies	SDFA/SWM (TCHC/CP)	
3.2.3	Consultation	SDFA/SWM (TCHC/CP)	2018 Q2
3.2.4	Employment/training - SDFA and TESS models for social procurement, assist with local hiring plans		
3.3	Put forward proposal to Solid Waste for Waste Diversion Strategy Pilot	SDFA/SWM (TCHC/CP)	2019 Q1
3.4	Detail design and program for market	SDFA/SWM (TCHC/CP)	2018 Q4 - 2019
3.5	Market implementation	SDFA/SWM (TCHC/CP)	2020

4.0	Mid-Block Connections Toronto Community Housing Corporation – 325-375 Bleecker Street		
4.1	Construction 325/375 Bleecker - Timing of construction to be determined by May of 2019	TCHC	2019 Q2
4.2	Workshop 325/375 Bleecker Street	TCHC (CP)	2018
4.2.1	Coordination w/TCHC, Solid Waste, Tower Renewal, City Planning and Rane/Greenwin	TCHC(CP)	2018
4.2.2	Consultation with Tenants/community	TCHC (CP)	2018
4.2.3	Design development 325/375 Bleecker	TCHC (CP)	2018
4.2.4	Construction 325/375 Bleecker - Timing of construction to be determined by May of 2019	TCHC	2019 Q2
5.0	Bleecker Street - Streetscape		
5.1	Bleecker Streetscape Design	TS (TCHC,CP)	2020
5.2	Construction	TS	2021+
6.0	Ontario Street - North (section in front of Rose Avenue School)		
6.1	Investigate ownership potential, easement	TS (CP)	
7.0	Glen Road - (Streetscape and Pedestrian Bridge Improvements)		
7.1	EA for pedestrian bridge and tunnel is complete	TS (CP)	Complete
7.2	Design Development	TS (CP)	2018-2019
7.3	Tender and Construction	TS (CP)	2020+
8.0	Bloor St East – Great Street and Ravine Connection (Public Realm Plan)		
8.1	Bloor Street East Streetscape		
8.2	Ravine Connection (Parks and Public Realm)		
9.0	Howard Street – Shared Street (PPR Plan)		
9.1	Howard Street - shared street concept (Parks and Public Realm Plan)		
10.0	Parliament Street – Great Street (PPR Plan)		
10.1	Parliament Street - Great Street (Parks and Public Realm Plan)		

Item	Neighbourhood Wide Priorities		
11	Parking study/bicycle parking - next steps	CP, TS	2018-2019+
12	Open Space Network/Park Programming - (North St James Town, St James West and future Parks through development)	PF&R (CP, TCHC, land owners)	2018-2020+
13	Tree Health (arborist report)	PF&R	
14	Lighting audit	Tower renewal?	
	Lighting coordination with Hydro, TCHC, landowners for new standard	TCHC (CP, land owners)	
15	Solid Waste Management	TS, SW, TCHC (CP)	2018+
16	Ground Floor/Built Form/Programming Space	SDFA/TCHC	
	Built form / ground floor uses (potential programming adjacent to open)		
17	Community Services and Facilities	SDFA (CP)	
18	Employment/Training (Employment/training - SDFA and TESS models for social procurement, assist with local hiring plans)		
Legend			
<p>City Planning (CP)</p> <p>Transportation Services (TS)</p> <p>Social Development Financial Administration (SDFA)</p> <p>Parks Forestry and Recreation (PF&R)</p> <p>Toronto Community Housing Association (TCHC)</p> <p>Land Owners (LO)</p> <p>Residents (RES)</p> <p>Public (P)</p> <p>Solid Waste Management (SW)</p> <p>Planning Partnership (PP)</p> <p>Toronto Employment and Social Services (TESS)</p> <p>Partners:</p> <p>Safety Committee</p>			

**Attachment 4:
Table 2 Consultation Summary**

Consultation Summary	
Related initiatives for background analysis, issues identified and project elements	Date
<p>St. James Town Community Improvement Plan (CIP) The original Community Improvement Plan for St. James Town was approved by Council on September 9, 1989 through By-Law No. 598-89. The plan contained a number of elements to achieve improvement to open space in the neighbourhood, with funding through the Ontario Neighbourhood Improvement Program (ONIP). Some of the improvements were implemented in the 1990's, including lighting of public spaces and improvements to the community space in front of Rose Avenue Public School. The CIP also proposed and began investigation into re-establishing public streets and walkways in St. James Town along St. James Avenue, Ontario Street and Rose Avenue. These elements of the plan were not realized and not pursued after funding from ONIP ended.</p>	1989
<p>St. James Town Open Space Design and Implementation Plan This report explored opportunities to create improved parklands, more typical public streets and open space. The Phase 1 recommendations included improvements to Bleecker Street and St. James Avenue. It also proposed the creation of a new East St. James Avenue Park at the intersection of St. James Avenue and Rose Avenue, combining land from the apartment sites and Rose Avenue Public School. Upgrades to open spaces were identified including: to the TCHC open space west of Ontario; west of Rose Ave, south of St. James; Rose Ave Public School grounds; and the grounds of the new recreation centre. This report recommended a more detailed Phase 1 Feasibility Study and community improvement plan for the area to implement open space improvements for the area. There were no funds for this community improvement strategy and limited interdivisional support and staff resources to begin a feasibility study for implementation and further detailed study.</p>	2002
<p>Wellesley Institute – St. James Town Initiative This series of briefs analyzes the findings from a qualitative study on neighbourhood and health in St. James Town and sets out recommendations and policy options for action. The St. James Town qualitative study demonstrates that the physical environment in which people live impact their health and wellbeing. Participants reported in individual interviews and focus groups a number of issues related to their physical environment that they believe affected their health and wellbeing adversely. The briefs can be found here: http://www.wellesleyinstitute.com/wp-content/uploads/2012/07/Policy-Brief-20100722-Impacts-of-the-Physical-Environment-on-Health-and-Wellbeing.pdf http://www.wellesleyinstitute.com/wp-content/uploads/2012/07/Policy-Brief-20091101-Improving-Living-Conditions-for-SJT-Residents.pdf - key issues: building maintenance, safety, garbage and recycling</p>	2009
<p>Walkability in Toronto's Apartment Neighbourhoods (2009) This document reports on a "Walkability Workshop" held in St. James Town on March 5 and June 26, 2009. Members of the neighbourhood were present including representatives of the St James Town Youth Council, the Seniors Group and residents of local high rise buildings such as 200 Wellesley St E. The workshop was held on two different days, one at the Wellesley Community Centre, and another in the activity room of 200 Wellesley Street East. The report was intended to give preliminary feedback to participants and others interested in the walking environment of the area. It is largely a straight forward reporting of the information gathered and does not offer analysis.</p>	2009

<p>St. James Town Walk Audit – Mayor's Tower Renewal (2009) At the request of Mayor's Tower Renewal staff, information was compiled following a short walking audit. The document outlines some of the preliminary issues and potential improvements to the walking environment along the audit route in the St. James Town neighbourhood.</p>	2009
<p>Tower Renewal – Recipe for Community (2010) Tower Renewal initiatives include support for the Recipe for Community program in St. James Town neighbourhood in 2010 – 2011, and ongoing efforts such as community clean-ups and green space beautification projects. The Recipe for Community Program implemented plantings and a mural in St. James Town West Park, an enhanced shelter for fruit/produce vendors, refurbishment of the basketball court on TCHC property between 325-375 Bleecker, bicycle repair workshops, small business workshops and a carpentry program.</p>	2010
<p>Tower Renewal STEP Program The open space and public realm improvements also align with Tower Renewal's Sustainable Towers Engaging People (STEP) Program which helps property owners and managers reduce operating costs, improve building value and improve the quality of life for residents. Approximately 16 of the towers have participated in this program.</p>	2010
<p>Our Lady of Lourdes (OLOL) Student Travel Plan The goals of this project were to reduce congestion and increase safety at the school site and increase active school travel to and from school. Their study area was aligned with the larger public realm initiative and provided the perspective of students in the neighbourhood which informed the development and refinement of priority areas. OLOL key issues identified from the four walking audits conducted by students in conjunction with Green Communities program. Their walks and analysis highlighted issues including: need for improved pedestrian infrastructure, maintenance and fear/concerns about personal safety. Maintenance issues include garbage storage and litter (including broken glass), the vendors market and uneven paving, with ponding, missing pavement, grade issues, on the Ontario Street walkway. Other issues included lack of cycling infrastructure and safe bicycle parking. OLOL students presented their findings and issues to the local councillor, City Planning and TCHC staff. Playground repairs were identified and repairs were made by TCHC.</p>	2015-2016
<p>St. James Town Service Providers Network – Feedback from Spring Gatherings (2015-2017) The St James Town Service Providers' Network (SJTSPN) consists of service providers and community members who work collaboratively to support the St James Town community. The Network leads the development and implementation of a coordinated plan for a vibrant, safe and healthy community. The SJTSPN's annual Spring Gathering event is attended by over 200 residents. Each year these events include updates from community members and agencies along with development of priorities. Safety, improvements to open space and lighting have been raised at the Spring Gatherings. Feedback has also highlighted the need for seniors programming, recreation space for youth and fitness programs for all ages. Increasing employment opportunities and language classes for newcomers, especially women, were also key themes, and included identified needs for training, skills development and job opportunities. The final report can be found here: http://www.stjamestown.org/wp-2014/wp-content/uploads/2017/10/Spring-Gathering-2017-Final-Report_SEPT_2017-5.pdf</p>	2015-2017
<p>Safety Project - 2015 – ongoing In 2015/2016, the Community Safety Initiative was launched as a project of the SJT Service Providers Network with the goal to create a well-coordinated and sustainable community safety response plan, overseen by a resident led safety response team. The Safety Project conducted safety audit and lighting walk, surveys of residents, connected with property managers and this has led to the formation of neighbourhood safety committee/residents organization. City Planning participated in meetings and liaised with this group beginning in 2015. This partnership provided outreach to and ongoing feedback from</p>	Ongoing

resident representatives from with different perspectives from different buildings, age ranges and language groups. The development and alignment of the St. James Town Connects priorities has been informed by the audit, survey work and discussion with agencies/residents of the Safety Project.	
Public Space Public Life Study – Downtown Parks and Public Realm Plan The Ontario Street walkway and open space was one of the locations for the Public Space Public Life (PSPL) Study. The PSPL study was conducted in summer and winter 2016 to observe and measure public life in downtown Toronto. It also helped identify the locations and evaluation criteria for a Public Space Public Life Study. The team also used the locations and evaluation criteria identified in Phase One to undertake the Public Space Public Life Study.	2016
Community Consultation on St James Town Connects	
Community and Landowner Stakeholder Meetings Meetings and outreach were coordinated with community organizations to discuss the challenges facing St. James Town, development of priorities and the proposed improvements. This stakeholder outreach has included: BENA, St. James Town Service Providers Network, Health Access St. James Town, Community Matters, LIFT/OASIS, Cabbagetown BIA, Our Lady of Lourdes School Travel Project, and the Rose Avenue Public School Parent Council. Meetings were also held with landowners and property managers which provided input on proposed priorities and identified areas of opportunity.	2013-2018
Agency and City Divisional Stakeholder Meetings Throughout the project phases there were ongoing meetings and coordination with other City divisions and agencies first. Meeting were held with Parks, Forestry and Recreation, Social Development Finance and Administration, Toronto Public Health, Transportation Services, and Municipal Licensing and Standards. Other agencies such as the TTC, TDSB and Toronto Police Services were engaged in the process at different stages. Outreach, development of priorities and next steps have been coordinated with TCHC divisions: Resident and Community Services, Development and Facilities. This consultation helped to identify issues, opportunities, related initiatives, and to inform the development of priorities and conceptual directions and next steps.	2013-2018
Community Consultation Meeting 1 - June 25, 2015 A Community Consultation Meeting was held on June 25, 2015 at the Wellesley Community Centre. Approximately thirty people attended the meeting. Several proposed improvements were presented and the community prioritised these proposed improvements and also identified challenges and possible solutions that had not been identified by City Planning. While most feedback provided was positive, the community identified the need for job training within the community and also identified the need for additional recreation programming. Feedback from the June 25, 2015 Community Consultation informed the selection of priority initiatives for the public realm and open space plan.	2015
Community Consultation Meeting 2 - October 28, 2015 A second community consultation meeting was held at the Wellesley Community Centre. Approximately 25 people attended. The purpose of this consultation was to show the priority initiatives that had been established based on the feedback from the previous community consultation meeting. The community was supportive of the identified priorities.	2015
PiPS - October 2015 Planning Staff held information sessions about the Community Improvement Plan at the Wellesley Community Centre as part of the Planners in Public Spaces (PiPS) initiative. This provided an opportunity for members of the public to learn about the Community Improvement Plan and provide feedback.	2015

<p>Charettes with Children at Wellesley Community Centre Charettes were held with children in the afterschool program at the Wellesley Community Centre in October, 2015. Children were asked to highlight the strengths of their neighbourhood and areas for potential improvements. Children provided input on what features they would like to see included in their neighbourhood park/open spaces.</p>	2015
<p>Coordination with St. James Town Safety Committee – 2015-present Safety project survey and audits conducted with over 200 residents in June- July, 2016 identified issues with lighting, lack of wayfinding signage, concerns with disruptive/anti-social behaviour in the vendors' market area, traffic safety near crossing at school, traffic calming and people avoiding open spaces, playgrounds, rear of buildings and Ontario Street walkway near Food Basics due to concerns about personal safety.</p>	2015-Present
<p>Meetings with Service Providers Network City Planning met with the SJTSPN Executive Committee and Safety Committee at different points in the project process to provide updates, coordinate project alignments and get feedback on project elements and community outreach. A number of issues and suggestions were made which have been reflected in the St. James Town Connects framework and project elements.</p>	2015-16
<p>Spring Gathering and Summer Festivals St. James Town Connects outreach included participation, displays and presentations at the St James Town Service Providers Network Spring Gatherings and Summer Festivals in 2015, 2016 and 2017. These events highlighted community priorities, safety issues and feedback on the project.</p> <p>Feedback for the TCHC open space and St. James Avenue plan was the focus of the engagement at the 2017 Summer Festival. This included interactive activities, such as visual preference images, a neighbourhood solutions game and mapping game. Common themes from the feedback at this event were poor storage and management of waste, maintenance of public spaces and concerns about safety. Community priorities included kid-friendly design, space for active recreation, safety upgrades including lighting, gardens, greening and elements that bring joy and colour to the space. Programming ideas included outdoor movies and farmers markets.</p>	2015-17
<p>TCHC/Agency Stakeholders Meeting – Dec 6, 2017 This workshop included TCHC and St. James Town residents, TCHC staff, representatives from local agencies, the project consultants and City Planning and PFR staff. The purpose was to get feedback on opportunities for open space programming and development of the market pilot and community economic opportunities. Other comments and issues related to the open space discussed included providing active recreational opportunities on the lawn space; identifying spaces for dogs; a stage; washroom facilities; durable materials; water play feature; arts and culture programming. There was support for the fruit and vegetable market that had been in the neighbourhood. Other ideas related to the market and community economic development included creating incubator space; food vendors (would potentially need access to commercial or community kitchen); and repair/reuse opportunities. Issues related to operation and management of the market were also explored including formal structures (e.g. shipping containers), a mix of permanent and temporary vendors and access for neighbourhood residents to the market.</p>	2017

<p>TCHC Design Review Panel – February 6, 2018</p> <ul style="list-style-type: none"> • TCHC & the City of Toronto are strongly encouraged to develop a stewardship and phasing plan for the project to ensure ongoing maintenance and successful use by the community. There should be a consideration of a maintenance facility for a park this scale. • The team should further engage with the project edge conditions to help activate the open space through both residential and retail program. The team was urged to push the boundaries of the scope of the project. • The design should consider the views from above given the density of units in the surrounding tower. • The market layout is well developed but the design should now focus on the design details of the infrastructure provided. • Further development of street furnishing, including bike storage is necessary to ensure a coherent scheme. • The current scheme should be used as a benchmark for the future design development of the greater contextual area of St. James. The plan should be superimposed on the larger context plan and treated as Phase 1 of the longer term strategy for the neighbourhood. • https://www.torontohousing.ca/events/Documents/Design%20Review%20Panel/2018-02-06_TCH%20DRP%20Minutes_for%20web_accessible.pdf 	
<p>Youth Outreach Meeting – Feb 9, 2018</p> <p>The Youth Meeting was facilitated by team members from The Planning Partnership and City Planning. Participants were identified by TCHC staff through invitations to the two Advisory Youth Councils and contacts with local schools. Participants were organized into three groups and were given an overview of the proposed concept design by a team member. Before and after images of specific areas of the design were shown to generate feedback about what the youth participants liked or disliked about the existing space or the proposed plans. Discussions were held as a group and input was recorded on sticky notes and placed onto the visuals provided. Participants also sketched ideas and used precedent photos to show where they would like to see certain elements on the proposed plans.</p> <p>The main concerns youth participants had with the existing space and recurring ideas on how to improve it included:</p> <ul style="list-style-type: none"> • To feel welcome and safe in the neighbourhood; • Cleaner spaces and more open spaces; • Better lighting; • Nice aesthetics; • Eco-friendly spaces with lots of plants; • Bright and colourful outdoor space; and • A representation of different cultures 	<p>2018</p>

<p>Community Session - TCHC Tenants Meeting and Community Meeting on St. James Avenue and Ontario Street Walkway and Open Space – Feb 14, 2018</p> <p>The Community Session included a meeting with Toronto Community Housing in the late afternoon and a tenants meeting in the evening. The afternoon meeting began with a presentation and included questions and answers, followed by input on the concept plan for St. James Avenue, the Ontario Street walkway and TCHC-owned open space. The evening session included a presentation, followed by one-on-one conversations at the display panels.</p> <p>A total of 15 people attended the afternoon session (200 Wellesley Street East, Breakfast Room) and 50 people attended the evening public session (Rose Avenue Public School). Comments were related to the following key themes:</p> <ul style="list-style-type: none"> • Safety; • Parking and Streets; • Open Space; • Seniors; • Programming, facilities and amenities; • Community Gardens; and • Building operations <p>Key Directions for the projects team included:</p> <ul style="list-style-type: none"> • Organize the market to accommodate a variety of stalls and vendors; • Ensure a robust landscape in the area of the stage; • Provide opportunities to include public art and area for sports; • Ensure the playground includes naturalized landscape, a canopy over the play structure; • Ensure playground accommodates multi-use; • Provide more opportunities for seniors; and • Try not to anticipate the use of the space, refine it after the new space is created. 	2018
<p>Open House – June 11, 2018</p> <p>Staff from City Planning, Transportation Services and Parks, Forestry and Recreation, as well as the consultants on the TCHC project, collected feedback and answered questions. The local councillor and approximately 100 members of the public attended. The plans for the St. James Avenue, Ontario Street walkway and TCHC open space were well received, with many of the questions and comments related to implementation, timing and recent development applications in the community.</p>	2018

**Attachment 5a:
Table 3a - List of Development Applications within Study Area**

Applications Within Study Area				
Address	OZ Application No.	SA Application No.	Proposal	Status
545, 555 & 565 Sherbourne St	08 231178 STE 28 OZ	11 177944 STE 28 SA 17 123712 STE 28 SA	Redevelopment of the existing commercial podium at 545, 555 and 565 Sherbourne St and the addition of a 43-storey residential rental tower and 2 and 3-storey St-level townhouses totalling 409 new rental units.	Approved. SPA revision under review.
545-601 Sherbourne St & 3-7 Howard St	15 206976 STE 28 OZ	18 149815 STE 28 SA	A 51-storey mixed-use building with retail at grade and 640 residential rental units above. The proposal includes the reconfiguration and redesign of St. James Town Park West.	Under Review
495 Sherbourne St - Wellesley Community Centre	NA	15 108969 STE 28 SA	Proposal to construct Phase 2 of the Wellesley Community Centre. A two storey addition with a pool and community facilities.	Approved
6, 8, 10, 12, 14 & 16 Glen Rd, 4, 6, 58, 60, 62,64, 76 and 100 Howard St & 603, 605, 609 & 611 Sherbourne St	10 247063 STE 28 OZ	17 120977 STE 28 SA	Block 1 proposes a 50-storey mixed-use building. Block 2 proposes to conserve 6 semi-detached heritage dwellings and 7 infill townhouses. Block 1 and Block 2 share parking facilities. Block 3 proposes one 37-storey tower and a 45-storey tower	OMB Approved
575-585 Bloor St E - Block 3	10 247063 STE 28 OZ	17 120977 STE 28 SA	Block 3 - Site Plan Application to permit a mixed use development consisting of 2 towers with retail uses at grade located on the Eastern portion of the site. The 2 residential towers will be 37 and 45 storeys with a total of 769 residential units.	Under Review
9 Glen Road, 24-30 Howard St	NA	13 281024 STE 28 SA	To construct a four-storey rental apartment building containing eight units. The convenience addresses associated with this proposal are 24,26,28, and 30 Howard St.	Approved
238-280 Wellesley St E & 650 Parliament St	18 148195 STE 28 OZ	Not Yet Submitted	Proposed changes to the existing network of private Sts and open spaces, including the proposed introduction of a public right-of-way (Rose Avenue) and a public park. A new 51-storey tower with a 10-storey base building and 4-storey commercial base building, a new 10-storey residential rental building (Building B1), the development of a 5-storey non-residential building (Building B2) attached to 280 Wellesley St E and the development of four 3-storey townhouse blocks (A3, B3, B4, B5). There are 2,224 existing dwelling units and an additional 887 proposed dwelling units.	Under Review

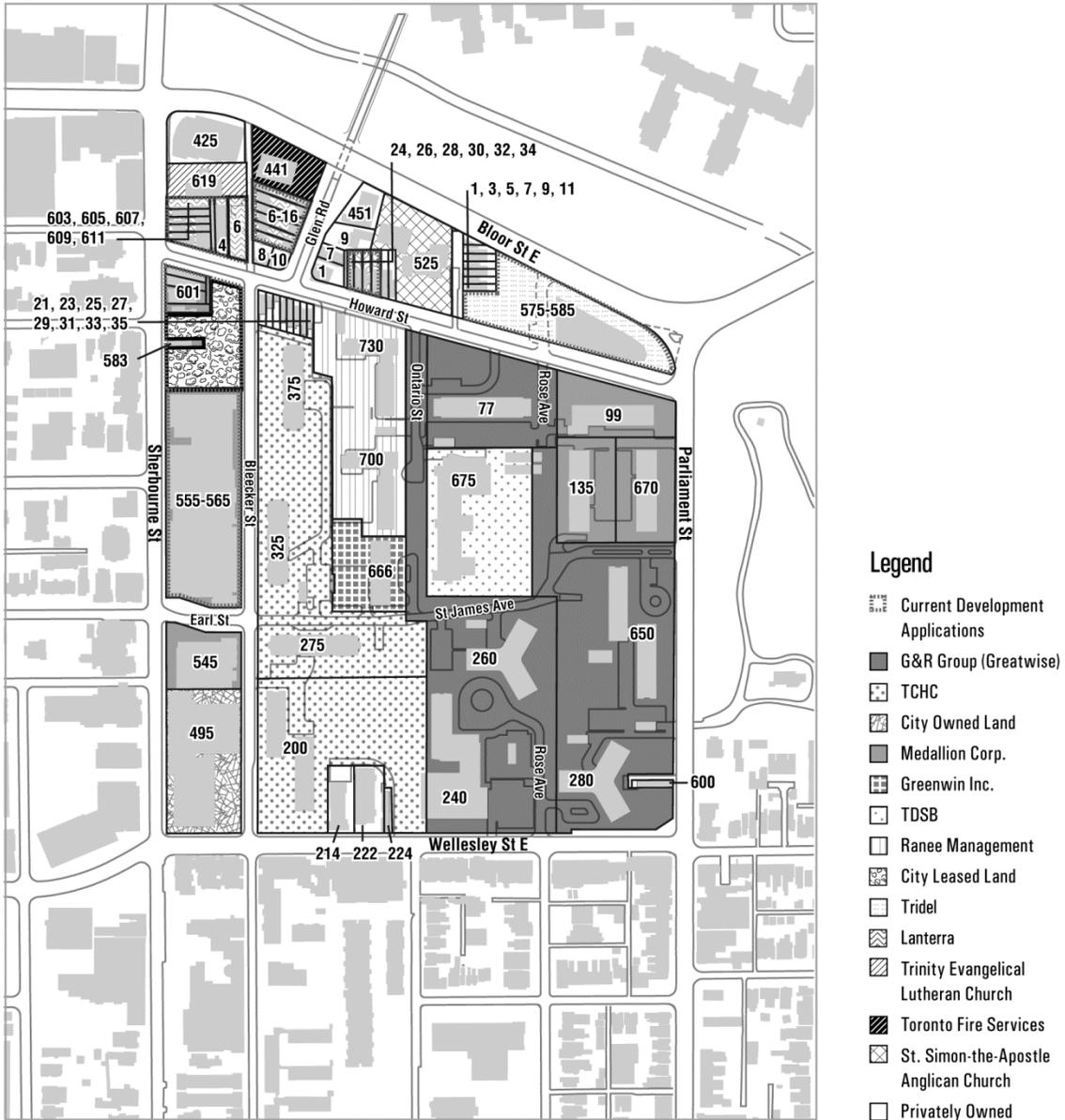
Recent Applications Adjacent to Study Area (Sherbourne St/Parliament St/Wellesley St East) - 2010-Onwards				
Address	OZ Application No.	SA Application No.	Proposal	Status
592 Sherbourne St	12 193918 STE 27 OZ 13 264878 STE 27 OZ	14 190053 STE 27 SA 16 178106 STE 27 SA	A 50-storey residential tower with a 3-storey base and grade-related townhouse units. A total of 502 residential rental units and 225 m ² of retail.	OZ Approved NOAC Issued
159 Wellesley St E	11 184584 STE 27 OZ	16 222882 STE 27 SA	A 35-storey mixed use development with 286 dwelling units and a density of 19.27 times the lot area.	Approved
155 Wellesley St E	17 241044 STE 27 OZ	18 120013 STE 27 SA	The expansion and conversion of the first two storeys of an existing 18-storey, 116 unit residential rental apartment building to permit a two-storey medical facility and retail use.	Approved by Council - Bills Pending S. 37 Agreement

Attachment 5b:

Table 3b List of Development Applications within Study Area – Section 37 Contributions

Applications Within Study Area		
Address	OZ File No.	Section 37
545, 555 and 565 Sherbourne St	08 231178 STE 28 OZ	\$900,000 for the construction of a community pool at the Wellesley Community Centre and \$100,000 for Streetscape improvements on Bleecker St or other public realm improvements as part of the future Community Improvement Plan for the St. James Town neighbourhood.
545-601 Sherbourne St & 3-7 Howard St	15 206976 STE 28 OZ	TBD
6, 8, 10, 12, 14 and 16 Glen Rd, 4, 6, 58, 60, 62,64, 76 and 100 Howard St, and 603, 605, 609 and 611 Sherbourne St	10 247063 STE 28 OZ	<p>\$7,750,000.00 for:</p> <ul style="list-style-type: none"> • Improvements to Glen Rd; • Public realm; • St. James Town park improvements including those part of the future CIP; and • Capital construction cost for the proposed indoor pool proposed for to be constructed at the Wellesley Community Centre. <p>In addition, the owner shall make a cash contribution to the City of Toronto of \$150,000.00 toward the cost of outdoor public realm and parkland improvements in the immediate vicinity of the North St. James Town community.</p>
575-585 Bloor St E - Block 3	10 247063 STE 28 OZ	<p>\$7,750,000.00 for:</p> <ul style="list-style-type: none"> • Improvements to Glen Rd; • Public realm; • St. James Town park improvements including those part of the future CIP; and • Capital construction cost for the proposed indoor pool proposed for to be constructed at the Wellesley Community Centre. <p>In addition, the owner shall make a cash contribution to the City of Toronto of \$150,000.00 toward the cost of outdoor public realm and parkland improvements in the immediate vicinity of the North St. James Town community.</p>
238-280 Wellesley St E and 650 Parliament St	18 148195 STE 28 OZ	TBD

Attachment 6: Map 3 Property Ownership



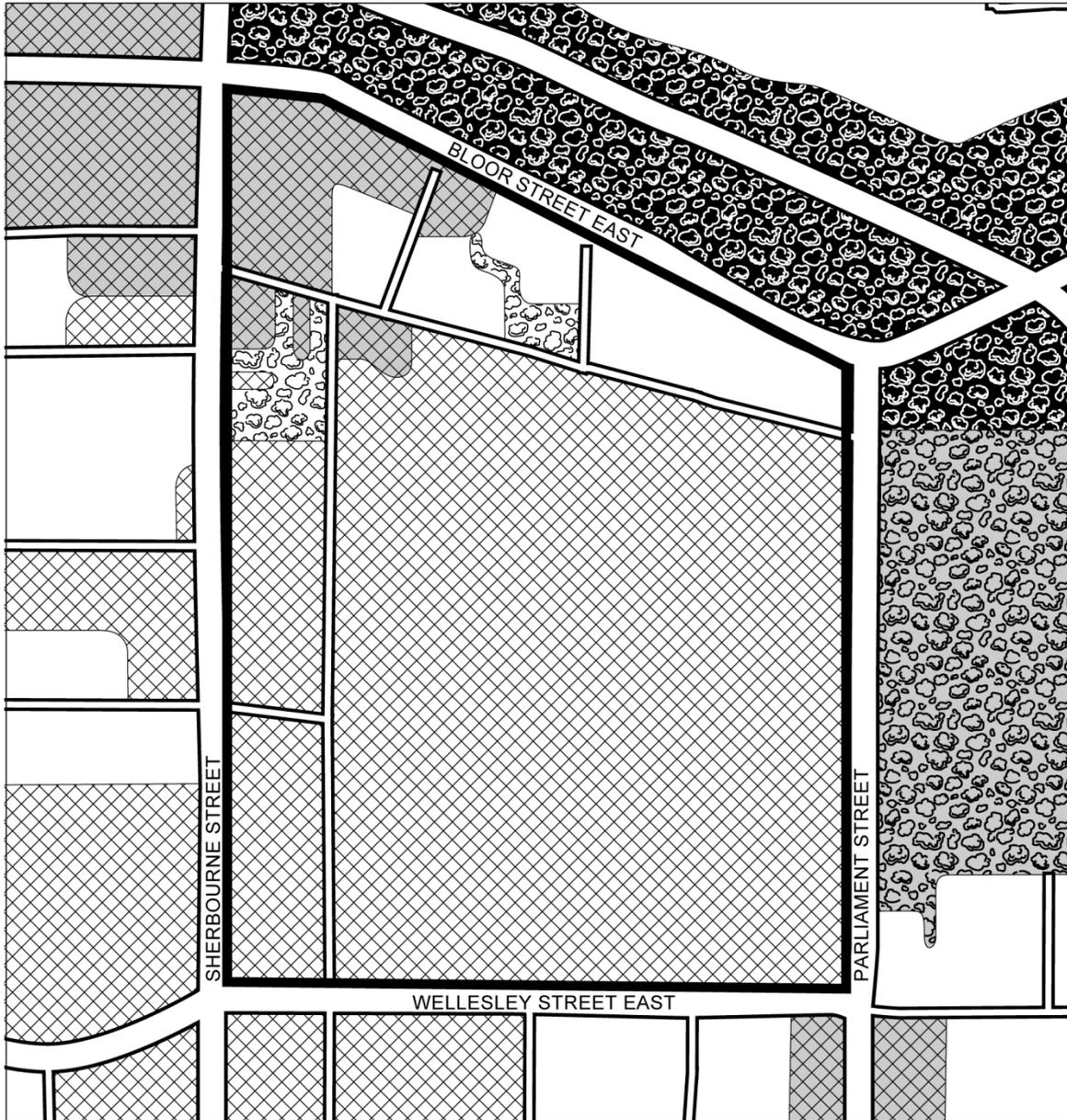
Map 3 - Property Ownership

St James Town Connects

Not to Scale
06/11/2018

File # 15 170864 SPS 00 TM

**Attachment 7:
Map 4 Official Plan Land Use Designations**



Map 4 - Official Plan Land Use Map

St. James Town Connects

File # 15 170864 SPS 00 TM

 Location of Application	 Parks & Open Space Areas
 Neighbourhoods	 Natural Areas
 Apartment Neighbourhoods	 Parks
 Mixed Use Areas	 Other Open Space Areas



Not to Scale
04/30/2018

Attachment 8: Map 5 Heritage Register



 Study Area

 Heritage Register

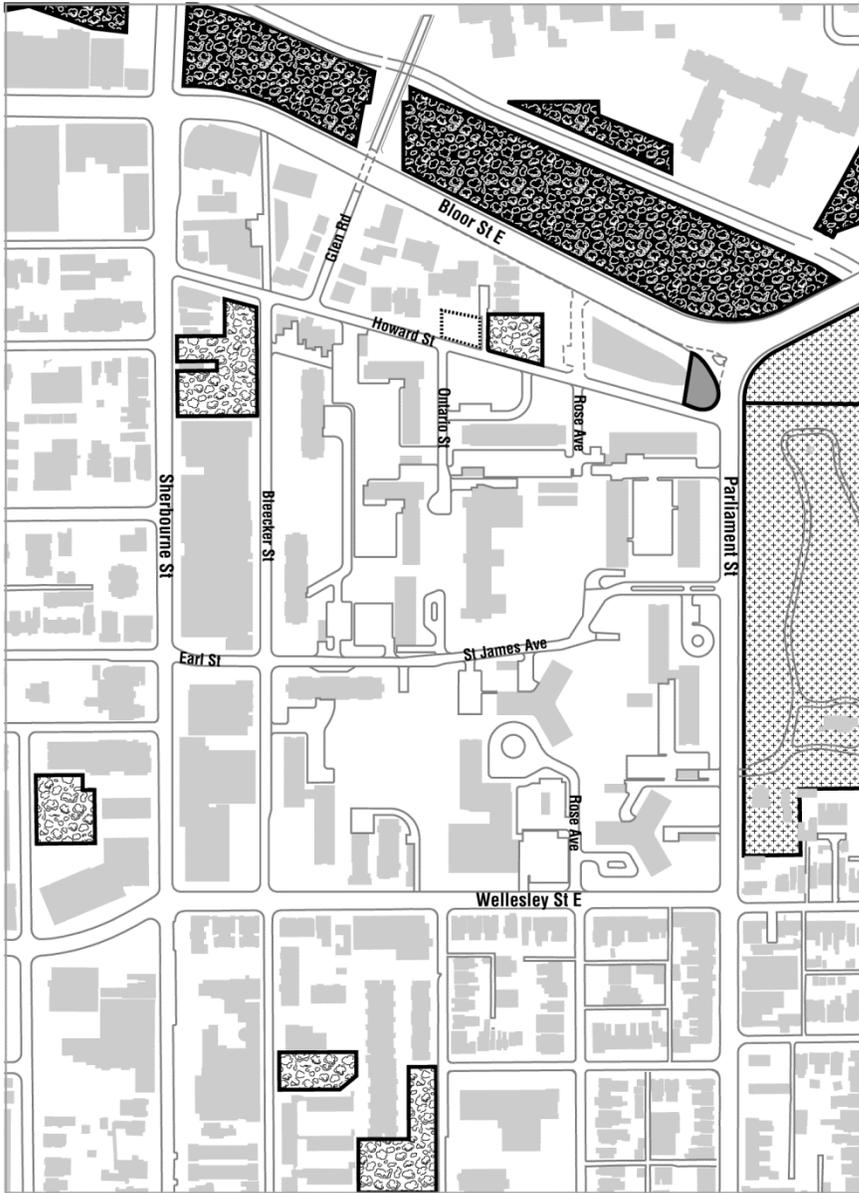
Map 5 - Heritage Register

St James Town Connects

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06/11/2018

File # 15 170864 SPS 00 TM

**Attachment 9:
Map 6 Existing and Approved Parks and Open Spaces**



Legend

-  Parks
-  Natural Areas
-  Other Open Space Area (Cemetery)
-  Designated Parks and Open Space
-  POPS (Privately-Owned Publicly Accessible Space)

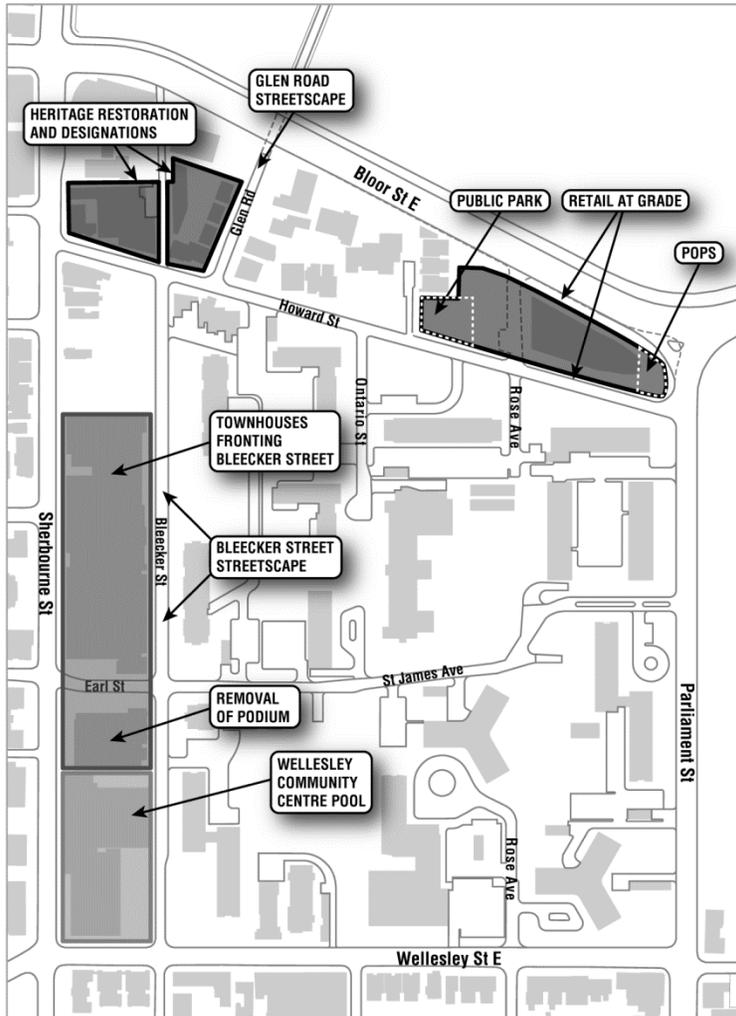
**Map 6 - Existing and Approved Parks
and Open Space**

Not to Scale 
06/11/2018

St James Town Connects

File # 15 170864 SPS 00 TM

Attachment 10: Map 7 Area Improvements - 1



Legend

- | | | |
|--|---|---|
| <ul style="list-style-type: none"> NORTH ST. JAMES TOWN DEVELOPMENT <ul style="list-style-type: none"> -Approved by the Ontario Municipal Board. -Heritage restoration and designation. -Glen Road Streetscaping. -Public Park. -Privately Owned Public Space. -At-grade retail space along Bloor and Howard Streets. | <ul style="list-style-type: none"> 545-565 SHERBOURNE STREET <ul style="list-style-type: none"> -Application was approved by City Council. -Townhouses fronting onto Blecker Street. -Removal of the Earl Street podium. -Streetscaping along Blecker Street . 495 SHERBOURNE STREET <ul style="list-style-type: none"> -Site Plan Approved in 2016. -Wellesley Community Centre Indoor Pool. | <ul style="list-style-type: none"> POPS PRIVATELY OWNED PUBLIC SPACE |
|--|---|---|

Map 7 - Area Improvements - 1

St James Town Connects

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**Attachment 11:
Map 8 Area Improvements -2**



Wellesley Community Centre Indoor Pool



Townhouses fronting onto Blecker Street



Removal of the Earl Street Podium - Before and After



Heritage restoration on Glen Road

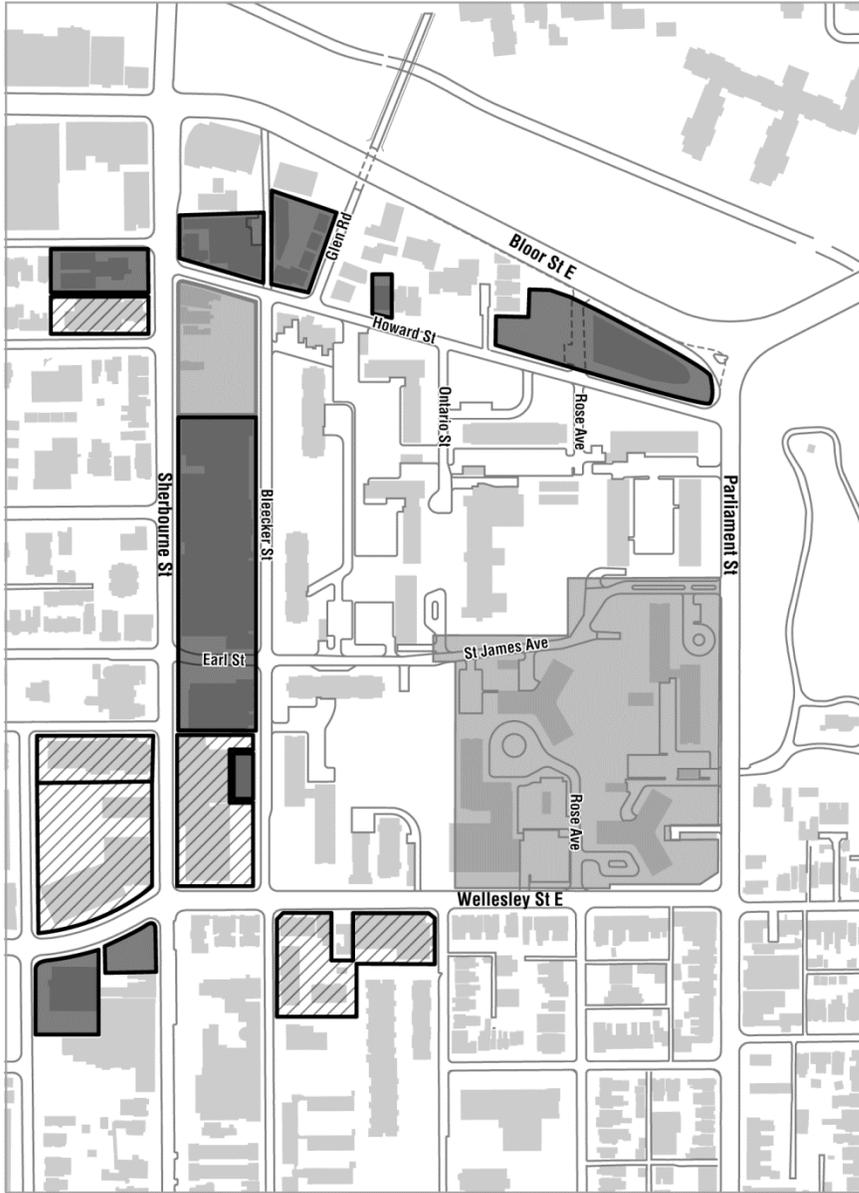
Map 8 - Area Improvements - 2

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**Attachment 12:
Map 9 Development Applications**



Legend

- Approved 2004 - 2011
- Under Review
- Approved 2012 - Present

Note: Boundaries are approximate

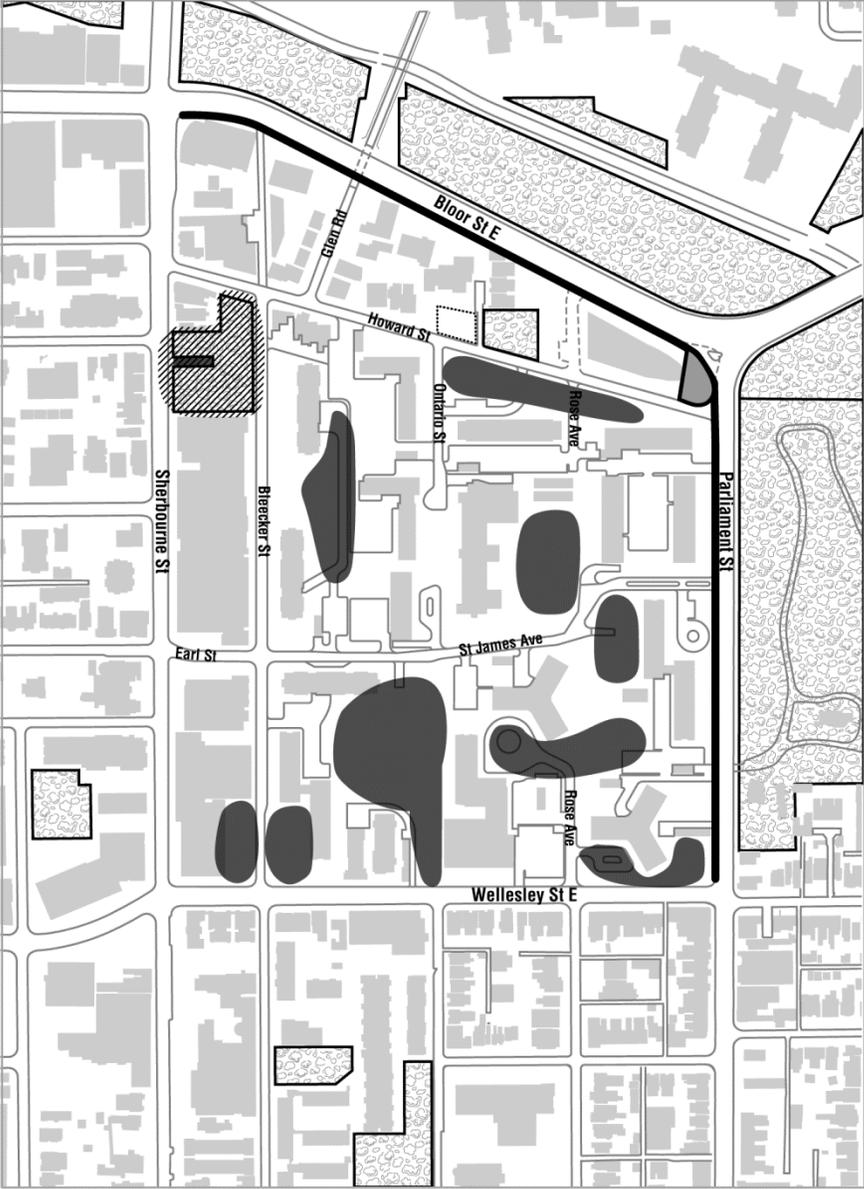
Map 9 - Development Applications

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**Attachment 13:
Map 10 Parks and Open Spaces Opportunities**



Legend

- | | | |
|---|-----------------------------|--|
| Existing and Approved Parks and Open Space Areas | Open Space Opportunities | Official Plan Designated Parks and Open Space |
| Approved POPS (Privately-Owned Publicly Accessible Space) | Green Streets Opportunities | Existing Parks with Revitalization Opportunities |

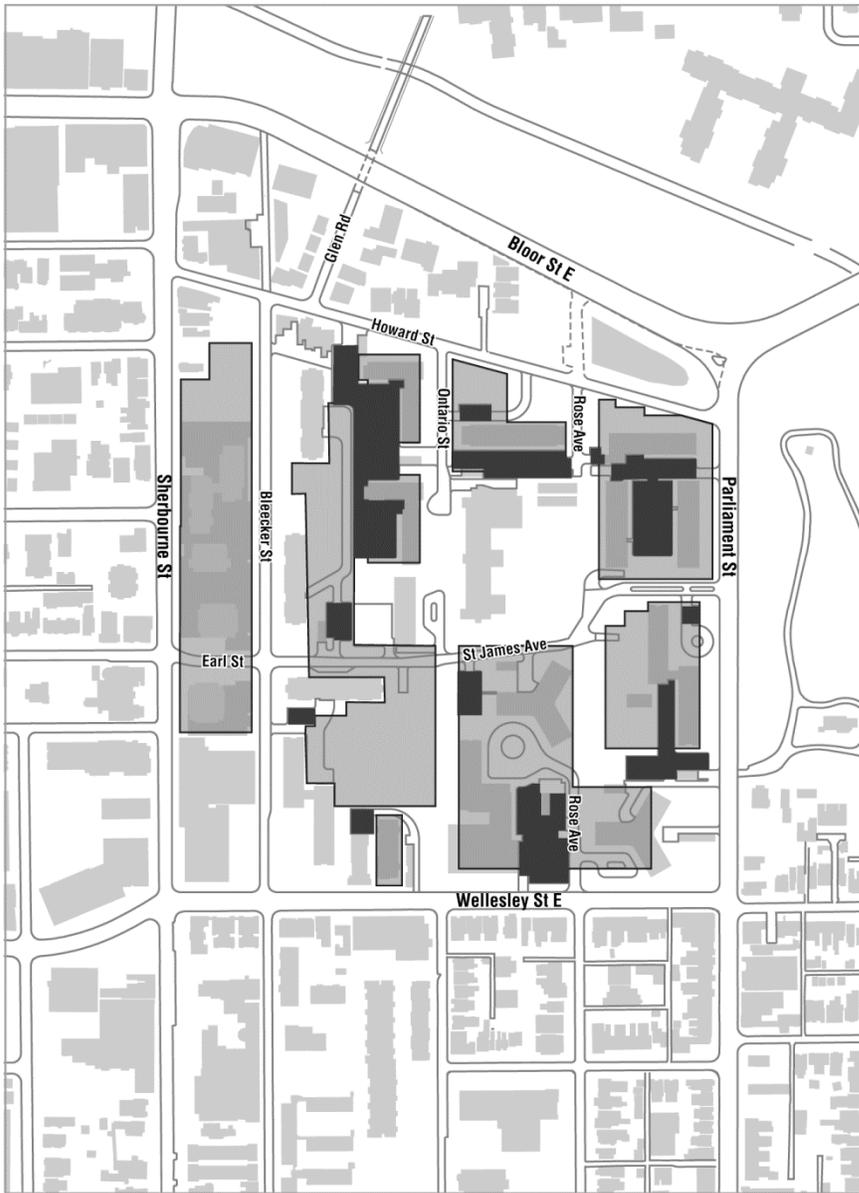
Map 10 - Parks and Open Space Opportunities

St James Town Connects

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File # 15 170864 SPS 00 TM

**Attachment 14:
Map 11 Existing Parking**



Legend

- Existing Surface Parking
- Existing Underground Parking

Map 11 - Parking

St James Town Connects

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06/08/2018 

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Attachment 15: Existing Site Conditions



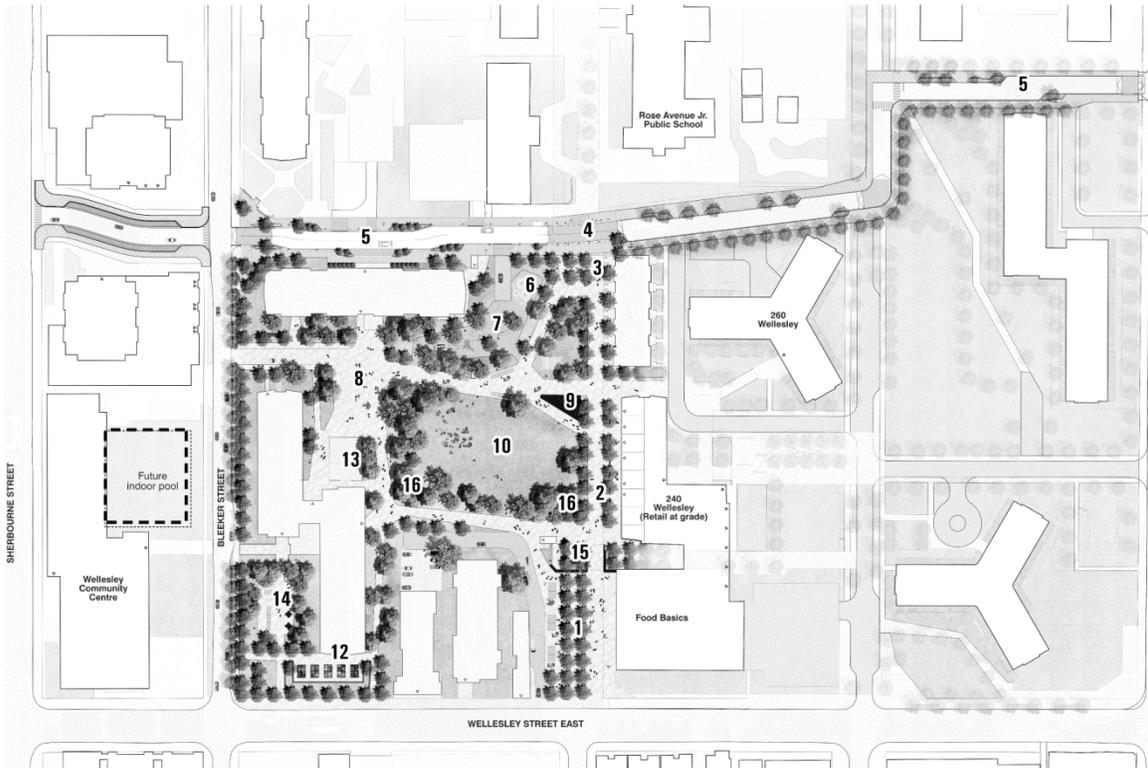
12 - Existing Site Conditions

St James Town Connects

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06/11/2018

File # 15 170864 SPS 00 TM

**Attachment 16:
Map 13 Concept Plan, Open Space and Ontario Street and St James Avenue**



DESIGN DRIVERS:



Flexible spaces



A variety of spaces and furnishings



Open sight lines



Designed for longevity - simple materials

- | | | |
|--------------------------------|-------------------------------|-----------------------|
| 1 - The Market | 7 - Natural Play | 13 - Garbage Bay Area |
| 2 - The Promenade | 8 - Open Paved Courtyard | 14 - Games Room |
| 3 - St. James Plaza | 9 - The Stage | 15 - The Deck |
| 4 - St. James Avenue Table Top | 10 - The Lawn | 16 - Low Landforms |
| 5 - St. James Avenue | 11 - Community Tables and BBQ | |
| 6 - Water Play | 12 - Community Gardens | |

The Planning Partnership

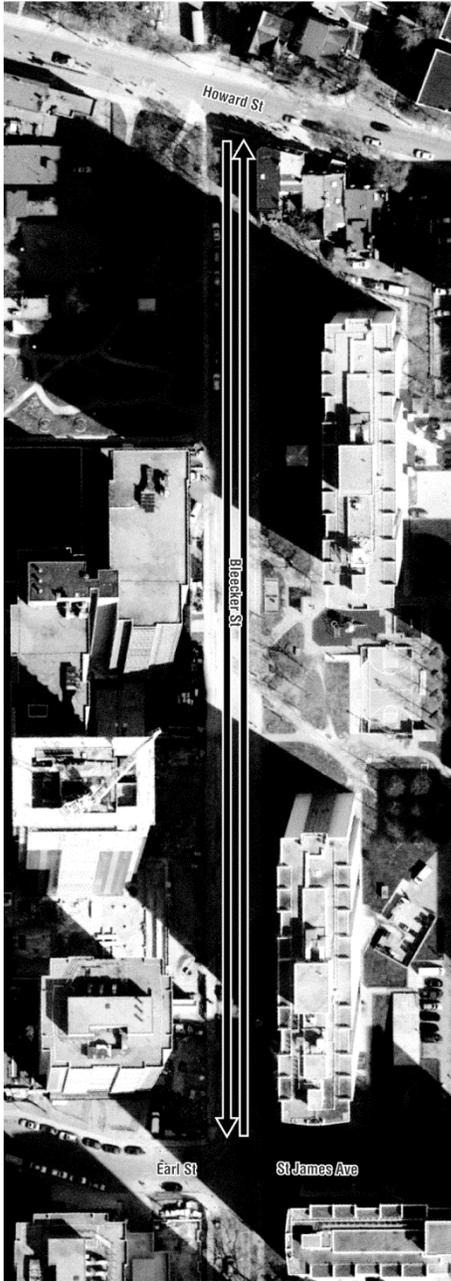
Map 13 - Concept Plan, Open Space and Ontario Street and St James Avenue

St James Town Connects

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06/11/2018 

File # 15 170864 SPS 00 TM

Attachment 17: Map 14 Bleecker Street



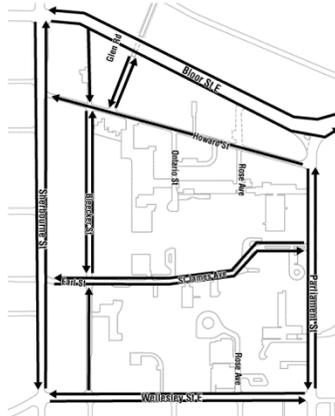
Proposed Two-way Option



Street views of Bleecker Street

Blecker Street, Two-way Option between Earl Street/St. James Avenue and Howard Street

- There would be no loss in on-street parking.
- The road is approximately 8.45 metres wide.
- Subject to Community Council approval.
- To improve circulation and connectivity.



Surrounding Context

Map 14 - Bleecker Street, Two-way Option Between Earl Street/St. James Avenue and Howard Street St James Town Connects

Not to Scale 06/11/2018

File # 15 170864 SPS 00 TM