



100 Vaughan Road Tenants Association

June 24, 2019

Toronto and East York Community Council
2nd Floor, West, City Hall
100 Queen Street West
Toronto, ON M5H 2N2

SUBJECT: Toronto East York Community Council Agenda Item TE7.60, “St. Clair Avenue West and Bathurst Street Area Planning Framework - Notice of Pending Report (Ward 12)”

Dear Councillor Perks, Chair of Toronto and East York Community Council,

The 100 Vaughan Road Tenants' Association is pleased to submit the following comments to the Toronto and East York Community Council for the Council's June 25, 2019 meeting, regarding agenda item TE7.60 - “St. Clair Avenue West and Bathurst Street Area Planning Framework - Notice of Pending Report (Ward 12)”.

First and foremost, the Association wishes to acknowledge the land on which the apartment building resides; and, is covered within the proposed Planning Framework. This land is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. The Association also acknowledges that Toronto is covered by Treaty 13 with the Mississaugas of the Credit. Toronto is still home to many Indigenous people and Indigenous-led organizations, and the Association is grateful to live, work and enjoy this space together in the St. Clair West and Bathurst area.

The Association is comprised of 28 tenants at 100 Vaughan Road, Toronto, ON, a 33-unit residential building that is situated in Upper Vaughan Village (Character Area A) of the proposed St. Clair Avenue West and Bathurst Street Area Planning Framework (Planning Framework). Many of the Association's members have lived at this address for several years and are deeply familiar with the area.

Tenants from the Association attended community consultations held on April 11, 2019, and May 13, 2019. Additionally, one of the Association's members served on the Planning Framework Study's Stakeholder Advisory Committee. The Association provided opportunities for its members to review and discuss the proposed Planning Framework at two of its monthly meetings in May and June 2019. At the June meeting, tenants in attendance voted unanimously in support of the proposed Planning Framework.

Association members value the existing character of the Planning Framework Area and believe that it offers strong potential for future development. However, members have expressed concern that unchecked and unguided development could damage the area's existing character, create unaffordable living conditions for residents, destabilize local small businesses, place undue stress on civic services and infrastructure, and damage the natural environment within the area. The Association believes that the Planning Framework offers a thoughtful, sustainable, and realistic vision for developing the area over the coming years, while addressing many of the concerns expressed by tenants.

Reviewing the content of the final report, Association members wish to specifically highlight and endorse the following aspects of the Planning Framework.

Regarding the **Vision Statement**, members agree that associated policies and planning decisions for the Planning Framework Area should:

- Continue to provide supportive community amenities and services.
- Maintain the area's "village feel" by protecting and reinforcing the human-scale and pedestrian oriented main street areas with respect to the scale of shops and buildings fronting onto those areas.
- Prioritize housing affordability, an essential and core component of what makes this area a special part of the city and to ensure that those members of the community currently living here can continue to do so if they choose.
- Encourage developers to provide a mix of housing opportunities for low- and moderate-income households, including affordable and/or subsidized housing

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options as well as diverse spaces such as larger availability of two, three and four bedroom homes to support families of various sizes and compositions.

Regarding the **Character Areas** and **Public Realm Network**, Association members have enthusiastically supported:

- The Planning Framework's articulation of the existing character of Upper Vaughan Village (Character Area A) and its vision for future development in this area. Members strongly supported the Planning Framework's emphasis on the following in this area:
 - Transition to "Community Street" feel
 - Focus on low-rise and mid-rise buildings
 - Concentration of taller buildings toward St. Clair Ave.
 - Small commercial spaces at grade
 - Pedestrian improvements
- The Planning Framework's vision for the future development of the Station District (Character Area D). Members strongly supported the Planning Framework's emphasis on the following in this area:
 - Creation of community hub for Framework Area
 - Concentrating intensification toward this part of the Framework Area
 - Mix of residential, commercial, and community developments
 - Suggested Public Realm Network improvements, many of which received overwhelming support from Association members, including: wider sidewalks, new public parks and POPS, new mid-block connections, the "Green Line", and the underground pedestrian concourse
- The Planning Framework's focus on mid-rise development in the Raglan Transition Zone (Character Area B) and The Triangle (Character Area F).
- The Planning Framework's intended preservation of the Bathurst-Tichester Walk-ups (Character Area C) historic character.

Thank you for the opportunity to provide input on behalf of those who rent in and greatly enjoy this incredible area of Toronto/East York.

Sincerely,
100 Vaughan Road Tenants' Association