

January 7, 2019

Councillor Gord Perks
Chair, Toronto and East York Community Council
2nd floor, West Tower, City Hall
100 Queen St. W.
Toronto, ON M5H 2N2

Dear Chair and Members of the Toronto and East York Community Council:

**RE: YONGE-ST.CLAIR PLANNING FRAMEWORK
(AGENDA ITEM TE12.30, JANUARY 8, 2020)**

Please accept this letter from the Yonge + St. Clair Business Improvement Area (BIA) in response to the Yonge - St. Clair Planning Framework. This is further to our letter to Community Planning Staff on December 3, 2019 with respect to the Draft Yonge-St. Clair Planning Framework.

We are generally encouraged by the Framework's focus on ensuring Yonge + St. Clair's public realm environment will be improved alongside new growth planned or anticipated for the area. Further, we are encouraged that the Yonge + St. Clair BIA's Streetscape Master Plan is being pointed to by the Framework to inform design details and other fine-grain streetscape enhancements for the area.

Seeing the Planning Framework in true guideline form (as opposed to the slide deck originally presented at the October 24, 2019 Community Planning meeting), there are several areas where the Yonge + St. Clair BIA would like to see enhancements in order for the document to best serve its function, and to assist in the coordination of streetscape improvements alongside the BIA.

In this regard, the Yonge + St. Clair BIA requests that the following additions / refinements to the Planning Framework be made by Community Planning Staff *prior* to Community/City Council's endorsement:

1. IMPLEMENTATION

Similar to other policy or guideline documents issued by the City, the Planning Framework should include an 'Implementation' section.

This section would first specify how the Planning Framework exists in relation to its policy and guideline counterparts such as the Secondary Plan and the Official Plan, and the City's Tall and Mid-Rise design guidelines, among others.

Secondly, this section would outline how to utilize the document for new development proposals. *How will Staff use this document when commenting on new development applications? How will applicants need to show adherence to this framework when submitting their required documentation for new development?*

Further, we feel this new section would be appropriate to recognize the Yonge + St. Clair BIA and the BIA's Streetscape Master Plan. This new section would provide language that directs new applicants and City Staff to consult with the Yonge + St. Clair BIA during the application review process to allow for coordination of public realm improvement projects. While we're encouraged to see recognition of our Streetscape Master Plan as informing design details for public realm elements, we still feel it's important to specify how applicants and City Staff will accommodate for the Streetscape Master Plan's direction in their consultation and decision-making process.

2. MIX OF USES

Community Planning's presentation on October 24, 2019 spoke heavily of the desire to maintain and grow the area as a community with a wide mix of uses and built forms (Slides 43 and 45). However, the Final Planning Framework document only casually mentions such a desire (on Page 7 under 'Built Form').

We feel it's important to include language that speaks to the accommodating growth with a wide mix of uses and built forms. Particularly, as requested in our December 3, 2019 letter to Community Planning, we'd like the Planning Framework to include language that accommodates for a wide range of new commercial unit types and users, including opportunities for local and independent businesses. The language in Section 4 - Street Character is encouraging as it speaks to maintaining narrow street frontages for retail along Yonge Street. However, we feel including broader recognition of the mix of uses and built forms is also important.

3. BIA STREET IMPROVEMENTS

We're encouraged to see language included in the Planning Framework (Section 3.2.ix, Section 4) that speaks to the implementation of the Yonge + St. Clair BIA's street improvements envisioned through the Streetscape Master Plan.

However, we feel inclusion of this language should be expanded to include:

- a) Speaking to implementation of the BIA's streetscape improvements on all objectives of the identified 'Big Moves';

- b) Further confirmation that finer street details will be informed by the BIA's Streetscape Master Plan in the 'Objectives of Street Character' section; and,
- c) Further confirmation that finer street details will be informed by the BIA's Streetscape Master Plan in the 'Built Form Objectives' of the Potential Developments Sites section and the Existing and Approved Development section.

4. TECHNICAL REFINEMENTS

The following technical errors should be addressed in the document:

- a) Ensure consistent use of the title of the BIA's 'Streetscape Master Plan' (ie not 'Master Plan'); and,
- b) Map 1 mislabels the Proposed/Potential Tall Buildings with the Existing Tall Buildings in the map legend.

Thank you for the opportunity to provide these recommendations for these important guidelines. We look forward to continuing to work with Council and Community Planning staff on our efforts to improve the public realm in the Yonge + St. Clair area, and to help continue to make it a great place to shop, work, and do business.

If you have any questions, please feel free to email me at mackenzie@yongestclair.ca.

Kind regards,



Mackenzie Keast
Executive Director
Yonge + St. Clair BIA

- cc Councillor Josh Matlow, Ward 12 - Toronto St. Paul's
Oren Tamir, Manager, Community Planning
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Kevin Friedrich, Planner, Community Planning
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