

707 Dundas Street West and 327 Bathurst Street – City-initiated Official Plan Amendment Application – Decision Report – Approval

Date: March 18, 2025

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Ward: 10 - Spadina-Fort York

SUMMARY

This report recommends approval of the City-initiated application to amend the Official Plan to re-designate the lands at 707 Dundas Street West (Scadding Court Community Centre) and 327 Bathurst Street (Sanderson Library) from Parks to Mixed Use Areas, and amend the relevant maps of the Official Plan and Downtown Plan to reflect this land use change.

The re-designation and associated amendments will enable the redevelopment of an important City asset and the optimization of City land to accommodate multiple City services and priorities. The recommended amendments will help facilitate the revitalization of Scadding Court Community Centre, Sanderson Library, and the City pool and co-location of additional non-residential and residential uses (including affordable housing) without any impacts to parkland in Alexandra Park.

RECOMMENDATIONS

The Director, Community Planning, Toronto and East York District recommends that:

1. City Council amend the Official Plan for the lands municipally known as 707 Dundas Street West and 327 Bathurst Street substantially in accordance with the draft Official Plan Amendment included as Attachment 3 to this Report.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment as may be required.
3. City Council endorse the revised Redevelopment and Revitalization Principles for the Scadding Court Community Centre and Sanderson Public Library, located at 707 Dundas Street West and 327 Bathurst Street, as contained in Attachment 5 to this Report.

4. City Council direct the Executive Director, Development Review to consider the revised Redevelopment and Revitalization Principles during the review of the future draft Zoning By-law Amendment, Site Plan Control and any other development application(s) submitted to the City for 707 Dundas Street West and 327 Bathurst Street.

5. City Council request the General Manager, Parks and Recreation, the Executive Director, Housing Secretariat, the Executive Director, Corporate Real Estate Management, and the Toronto Public Library Board to work with CreateTO to identify funding through the 2026 budget process to advance the City-initiated redevelopment of 707 Dundas Street West and 327 Bathurst Street.

FINANCIAL IMPACT

The Development Review Division confirms that there are no financial implications resulting from the recommendations included in this Report in the current budget year or in future years.

DECISION HISTORY

In [November 2011](#), Council directed staff to initiate a planning study to develop a set of principles to guide the redevelopment and revitalization and of the Scadding Court Community Centre, including the Sanderson Branch of the Toronto Public Library.

In [November 2012](#), Council adopted a set of guiding principles created by staff in consultation with the public and various key stakeholders for any future redevelopment and revitalization of the site. The guiding principles included nine subject areas and 44 guiding principles.

In [May 2014](#), Council directed staff to create an interdivisional working group with nine City divisions with the objective of exploring potential redevelopment and revitalization scenarios of the Scadding Court Community Centre in accordance with the guiding principles established in 2012.

In [May 2018](#), Council adopted the [TOCore Community Services and Facilities Strategy](#) which supports co-location opportunities through the redevelopment of the Scadding Court Community Centre.

In [June 2018](#), Council directed staff to continue the work of reviewing local community services and facilities in the Downtown West area of the City with the intent of identifying current and planned community assets, service overlaps and/or gaps, and opportunities for service improvement. The key community facilities in the Downtown West area include Cecil Street Community Centre, University Settlement House, Harrison Pool, Alexandra Park Community Centre, and SCCC.

In [July 2018](#), Council directed the expansion of the interdivisional working group to 13 City divisions to help continue work on the redevelopment and revitalization plans for SCCC and Sanderson Library.

In [July 2019](#), staff reported back to Council with an update on the interdivisional working group that was established in 2014 and a review of the work that had been to date and a workplan for the work that still needs to be done regarding the comprehensive review of the key community facilities in the Downtown West area, including SCCC.

In [October 2019](#), Council adopted the Parks and Recreation Facilities Master Plan 2019-2039, which secured funding to support development of a new indoor pool facility within SCCC.

THE SITE AND SURROUNDING LANDS

Site Description

The site is approximately 7,600 square metres in size and is bounded by Dundas Street West to the north and east, Bathurst Street to the west, and Alexandra Park to the south. It is the site of Scadding Court Community Centre (SCCC), Toronto Public Library's (TPL) Sanderson branch, and an indoor pool owned and managed by the City's Parks and Recreation division (P&R). Though designated Parks in the Official Plan, the City-owned property is under the jurisdiction of SCCC. See Attachment 1 of this report for the Location Map of the lands subject to this application.

Founded in 1975, SCCC is approximately 1,765 square metres (19,000 square feet) in size. The SCCC is one of ten Association of Community Centres (AOCC) in the City of Toronto. The AOCC model is a hybrid between a City agency and an independent, not-for-profit, community-based organization. The City owns the Scadding Court lands and funds the Centre's core administration costs, including salaries and benefits, facility operations and maintenance costs. The programs that are provided are funded through user fees, donations and grants, and SCCC is treated like an independent not-for-profit community-based organization. Scadding Court provides a wide array of services and programs including: social recreation and wellness; support for children, youth and families; an Early ON Centre; a TDSB specialty school (Oasis Skateboard Factory); food security and urban agriculture; social enterprise opportunities; anti-racism and community-building; supports for people living with disabilities; programming for seniors; and newcomer services. The community centre is visited by up to 600 people each day to participate in programs or services or just to socialize and gather.

The SCCC includes an indoor pool in the basement of the building. The indoor pool is a two tank facility consisting of one 25 metre, 6 lane pool and one tot pool, and is owned by the City and operated by Parks and Recreation. The pool is used during the day by the Toronto District School Board, and the City delivers swimming lessons and other drop-in programming, including leisure and lane swims. Parks and Recreation has identified replacement of the pool as part of its 10-year Capital Plan.

The SCCC building also includes the TPL's Sanderson Branch. Opened in 1968, Sanderson Library is approximately 1,115 square metres (12,000 square feet) and is the seventh busiest library in the City of Toronto. Renovation and expansion of the Sanderson Branch has been in the TPL's 10-year capital plan for more than 10 years now. The TPL undertook the development of a Facilities Master Plan, first released in 2019 and updated in 2022, that identifies and prioritizes capital investment over the short, medium and long terms. The TPL currently has funds allocated for significant upgrades to this specific branch. The upgrades and expansion will bring the library to appropriate library service delivery standards.

Surrounding Uses

North: Toronto Western Hospital is located directly north of the site on the north side of Dundas Street West. The land use designation in the Official Plan is Mixed Use Areas at the north east corner of the Dundas Street West and Bathurst Street intersection, and Institutional Areas for the remainder of the hospital campus. A 2022 Minister's Zoning Order was issued to expedite the construction of a 15-storey (approximately 82 metres including mechanical penthouse), 21,100 square metre expansion on the north side of the hospital to include new state-of-the-art patient beds and operating rooms. Construction is currently underway and is anticipated to be completed in 2028. As part of the expansion, the hospital will be using waste water energy provided by Noventa to supply up to 90% of the campus' heating and cooling needs. Noventa's construction work is currently underway at the northeast and southeast corners of the Dundas Street West and Bathurst Street intersection.

South: Alexandra Park, a 2.7 hectare City-owned park, is located directly south of the site. The land use designation in the Official Plan is Parks, and in the Downtown Plan the park is identified to be part of the Kensington-Alexandra Park park district and categorized as one of the sun protected parks in the Downtown. Amenities within Alexandra Park include a pickleball court, gazebo, outdoor basketball court, outdoor pool, outdoor artificial ice rink, picnic areas, playground, skateboard area, splash pad and washroom facilities, among others.

East: southeast of the site is the Toronto District School Board's Ryerson Community School (Junior Kindergarten to Grade 8), and the Alexandra Park Revitalization project currently underway. In 2012, City Council approved the revitalization plan for Alexandra Park and Atkinson Housing Co-operative, which includes the replacement and refurbishment of all pre-existing Toronto Community Housing units, introduces over 1,540 new market units, and incorporates the construction of a new community recreation centre. Building heights range from three- to 20-storeys. Construction started in 2014 and is currently in Phase 2A, with the full buildout anticipated to be completed in 2040.

West: low-rise one to three-storey buildings are located on the west side of Bathurst Street. The lots fronting on Dundas Street West are designated Mixed Use Areas with the interior lots located on Markham Street and beyond designated Neighbourhoods. A few of the lots fronting on Bathurst Street near Dundas are also designated Mixed Use Areas, while the majority of the lots fronting on Bathurst Street across from Alexandra Park are designated Neighbourhoods.

THE APPLICATION

Description

The proposed City-initiated Official Plan Amendment primarily re-designates the subject lands from Parks to Mixed Use Areas. Amendments to other maps of the Official Plan and Downtown Plan are also required as a result of this re-designation:

- Removing the subject lands from Map 7B, Identified Views of the Public Realm - Downtown and Central Waterfront;
- Removing the subject lands from Map 8A, City Parkland;
- Re-designating the subject lands from Parks to Mixed Use Areas on Land Use Map 18;
- Designating the subject lands on Map 41-3 of the Downtown Plan to Mixed Use Areas 2;
- Designating the subject lands on Map 41-3-B of the Downtown Plan to Mixed Use Areas 2 - Intermediate to allow for the introduction of residential and non-residential uses that will facilitate the redevelopment and reconstruction of the community facilities and provide affordable housing on the site; and,
- Removing the subject lands from Map 41-13, Sun Protected Parks and Open Space of the Downtown Plan.

The details of the Official Plan Amendment and associated map changes are included in Attachment 3 of this report.

Reasons for Application

The Official Plan Amendment is required to permit residential uses, including affordable housing, on top of the reconstructed SCCC, Sanderson Library, and indoor pool. Under the current Parks land use designation, residential and non-residential uses are not permitted.

APPLICATION BACKGROUND

Agency Circulation Outcomes

The application has been circulated to all appropriate City Divisions and agencies. Responses received have been used to assist in evaluating the application and to formulate appropriate Official Plan amendments.

POLICY & REGULATION CONSIDERATIONS

Provincial Land-Use Policies

All decisions of Council in respect of the exercise of any authority that affects a planning matter shall be consistent with the Provincial Planning Statement (2024), and shall conform to provincial plans.

Official Plan

The [Official Plan](#) identifies this site in many ways:

- Map 2, Urban Structure, identifies the site as part of the Downtown and Central Waterfront. In February 2025, Council adopted [Official Plan Amendment 778](#) that introduced 283 kilometres of new Avenues throughout the City. As a result, the Bathurst frontage of this site is identified as a new Avenue, as identified on the revised Map 2 of the Official Plan. Official Plan Amendment 778 is currently under appeal;
- Map 5, Surface Transit Priority Network, identifies the Dundas Street West frontage of the site as a Transit Priority Segment;
- Map 6 identifies the site as part of the Downtown Toronto Urban Growth Centre;
- Map 7B, Identified Views of the Public Realm - Downtown and Central Waterfront, identifies the site as Parks and Open Space;
- Map 8A identifies this site as City Parkland;
- Map 18 designates the site as Parks.

See Attachment 2 of this Report for the Land Use Map.

Section 4.3 of the Official Plan contains policies for Parks and Open Space Areas, where it generally prohibits development within these areas and that they be primarily used to provide public parks and recreational opportunities. Section 4.5 of the Official Plan contains policies for Mixed Use Areas, where a broad range of commercial, residential, and institutional uses, in mixed use buildings, as well as parks and open spaces, are permitted.

The Official Plan should be read as a whole to understand its comprehensive and integrative intent as a policy framework for priority setting and decision making.

Secondary Plan

The [Downtown Secondary Plan](#) identifies the site on Map 41-8, as part of the Kensington-Alexandra Park park district. A park district is a grouping of neighbourhood parks, streets and other open spaces that are and will continue to be designed to form a cohesive public realm network. These districts provide access to a wide range of experiences and programs that support community and civic life. Map 41-13 identifies this site as a sun protected park and open space, for which development is to adequately limit net-new shadow between 10:18 a.m. and 4:18 p.m. between March 21 to September 21.

The Downtown Secondary Plan contains policies for Community Services and Facilities, where it encourages consideration for co-location within mixed-use buildings where existing community service facilities are identified for expansion or retrofit. The Secondary Plan also encourages cost-effectiveness and coordination of community service and facility providers by encouraging co-location of facilities and sharing of resources, as well as the co-location of community hubs and community spaces as part of development in the Mixed Use Area land designation.

Site and Area Specific Policy 762

This site is subject to and located within the boundaries of [Site and Area Specific Policy \(SASP\) 762](#) which delineates the Queen-Spadina Protected Major Transit Station Area (PMTSA). Between 2020 and 2022, Council adopted over 180 Major Transit Station Areas and PMTSAs. SASP 762 is still awaiting approval from the Minister of Municipal Affairs and Housing.

Site and Area Specific Policy 465

The site is also subject to [SASP 465](#) which pertains to establishing character areas for lots along Bathurst Street between Dupont Street and Queen Street West. Mixed Use Areas within the SASP boundary are intended to be primarily pedestrian shopping areas with more expansive sidewalks and public realm space. The site is part of the Palmerston-Nassau Character Area that limits buildings to a maximum of four storeys, however, it is noted in the policy that, "The area on the southeast corner of the Bathurst Street and Dundas Street West intersection of this Policy is a Special Study Area". The Dundas Street West and Bathurst Street frontages are identified to be New Main Streets with the primary building face to be set back a minimum of 4.8 metres from the boulevard to support more pedestrians and tree planting.

PUBLIC ENGAGEMENT

Community Consultation

On January 8, 2025, an in-person community open house meeting took place in the gymnasium of Scadding Court Community Centre. Staff from Community Planning, Urban Design, Parks & Recreation and CreateTO provided information regarding the site and surrounding area, the intent of the Official Plan Amendment, a recap of the previous work completed in 2012, and answered any questions regarding the future plans for the site.

Along with Deputy Mayor Ausma Malik, a total of 40 people attended the open house meeting. Prior to and following the open house, there were also a number of people who submitted correspondence regarding their interest and concerns of the future plans for the site. Attachment 4 of this report summarizes the feedback staff have heard from members of the public who attended the meeting, as well as those who shared their thoughts through email and phone conversations. Generally, the public has expressed their excitement regarding the redevelopment and revitalization of the community centre

and library, and are curious about what the new buildings will look like. One of the key concerns staff have heard from the public has been regarding the disruption of SCCC programming and services during construction.

The issues raised through the community consultation process have been considered in the preparation of this report.

Statutory Public Meeting Comments

In making their decision with regard to this application, Council members have an opportunity to hear the oral submissions made at the statutory public meeting held by the Toronto and East York Community Council for this application, as these submissions are broadcast live over the internet and recorded for review.

COMMENTS

Provincial Planning Statement and Provincial Plans

Staff's review of this application has had regard for the relevant matters of provincial interest set out in the Planning Act. Staff find the proposal consistent with the PPS (2024).

Official Plan Policies

This application has been reviewed against the Official Plan policies, Secondary Plan policies, and the two SASPs, described in the Policy and Regulation Considerations Section of this Report.

Land Use

Considering the location and Council's previous decisions regarding this site, staff believe that the proposed land use re-designation is appropriate and will help advance various City objectives.

While the primary goal of the re-designation is to introduce residential uses to the site, which is a concept that was previously endorsed by Council in 2012, it is essential to reiterate that re-designation will not result in the loss of publicly accessible community facilities and spaces. The library, community centre and indoor pool will remain as key uses on this site, as they do today, but through a new and modernized building with increased capacity and revitalized facilities. Additionally, the existing outdoor pool, rink and skatepark will be maintained. No operational parkland will be lost.

With the pressure to increase the service capacity of community facilities to serve downtown and the surrounding area, both the new library and community centre will expand in size. The introduction of residential uses within the site allows for the opportunity to better leverage the value of the land, which would in turn support the construction of the new community centre, library and new affordable housing units. The SCCC currently has no secured funding for reconstruction. CreateTO and City staff will

continue working to develop a funding strategy to enable the redevelopment to proceed towards construction.

Staff support the introduction of residential uses in a taller form above the re-built library and community centre. This co-location will maximize the use of City-owned lands while providing new and larger community facilities, increasing their capacity, and delivering both affordable and market rental housing. Given the site's location north of Alexandra Park, along with the expansion of Toronto Western Hospital and nearby Alexandra Park Revitalization, staff believe that introducing taller buildings on this site would have minimal impacts on surrounding buildings and the public realm. Furthermore, increasing density on this site aligns with redevelopment policies for Avenues and Downtown areas and proximity to surface and underground transit.

Market707 is an outdoor market currently on the site with over 20 local food and retail vendors within shipping containers. It was initiated by the SCCC and has been in operation since 2011, making it the first shipping container market in downtown Toronto. Market707 is well-loved by local residents and beyond. It has positively transformed the public realm along this stretch of Dundas Street West while providing meaningful entry-level opportunities for newcomer and local entrepreneurs to launch businesses. This non-residential use has been a key attribute to the SCCC community, and staff are strongly interested in maintaining and potentially expanding small-scale uses that support local businesses and entrepreneurs as part of the redevelopment plans.

Redevelopment and Revitalization Principles

In 2012, City Council adopted a set of principles to guide the redevelopment and revitalization of the site. These principles covered nine subject areas and included a total of 44 guiding principles that were to be considered for any future redevelopment of this site.

While all the principles established in 2012 remain applicable today, staff have made minor revisions to some of them. Additionally, a tenth section has been introduced to address the potential disruption of programs and services during construction. This concern was raised by the community during the recent consultation for the Official Plan Amendment. The revised set of principles is included in Attachment 5 of this report.

Next Steps

The redevelopment of the Scadding Court Community Centre and Sanderson Library is a complex project that seeks to deliver multiple city building objectives. To ensure the successful planning, design, construction and delivery of the future community centre, library and residential and non-residential uses, continued collaboration with appropriate City divisions, agencies and corporations, and all relevant stakeholders is required. CreateTO will continue to lead this project through its redevelopment, including project management, identifying funding sources, developing a funding agreement and a project Charter to advance the development concept, and procuring consultants to support the rezoning process to occur following Official Plan Amendment approval. Community Planning staff will continue to provide support to CreateTO throughout discussions and designing the site.

CONTACT

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E-mail: Aileen.Keng@toronto.ca

SIGNATURE

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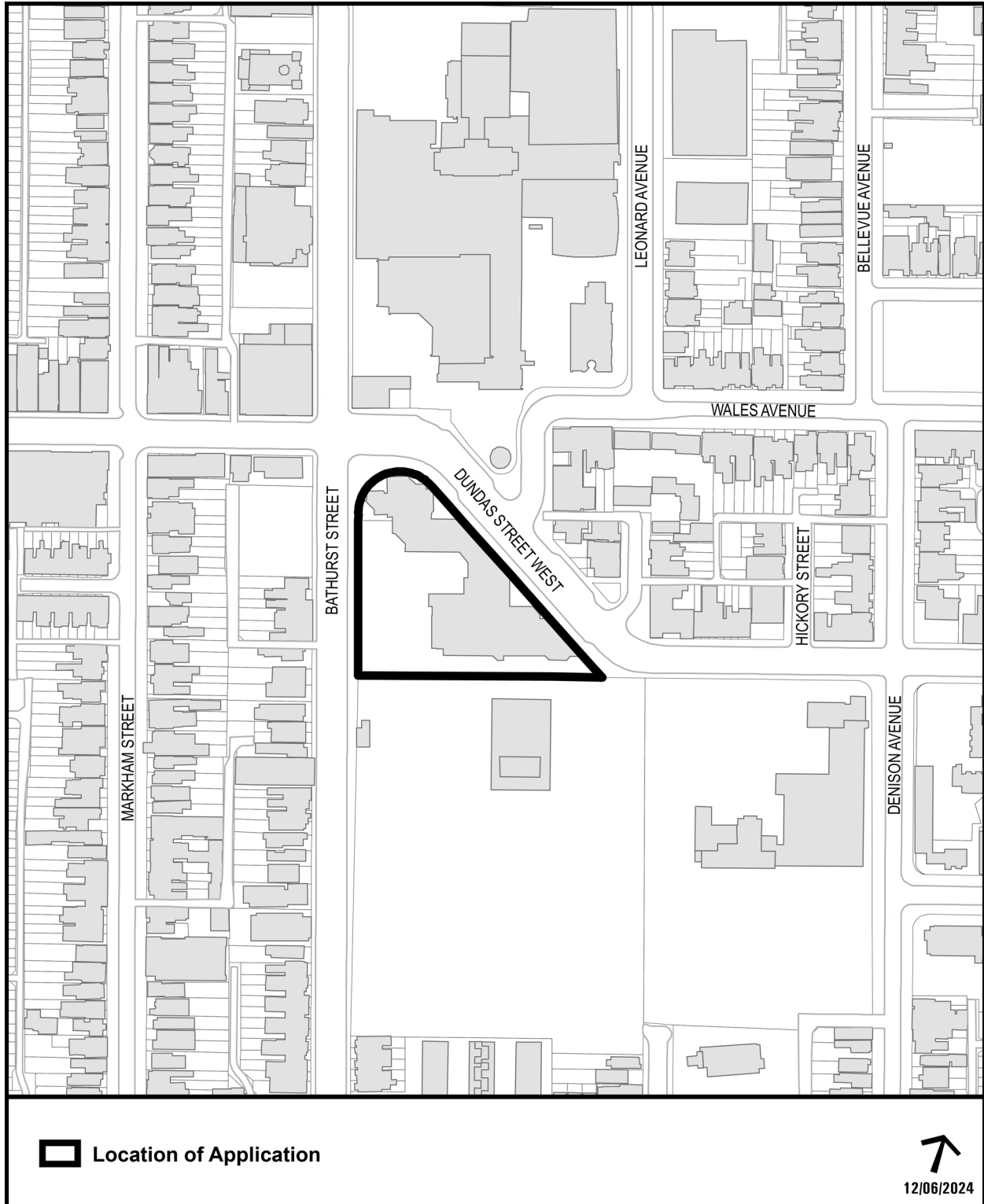
Carly Bowman, M.Sc.PI, MCIP, RPP
Director, Community Planning
Toronto and East York District

ATTACHMENTS

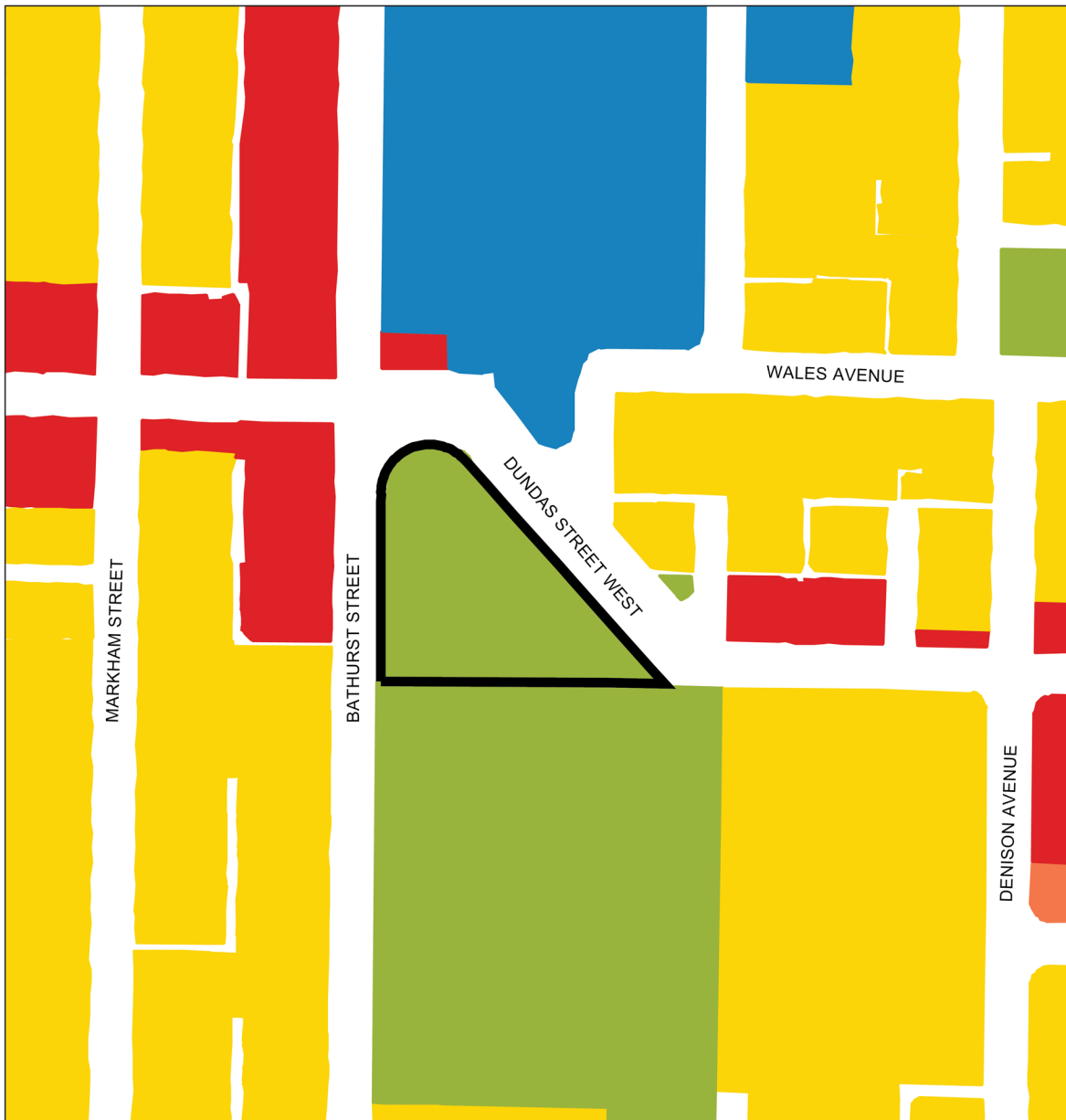
City of Toronto Information/Drawings

- Attachment 1: Location Map
- Attachment 2: Official Plan Land Use Map
- Attachment 3: Draft Official Plan Amendment
- Attachment 4: Community Consultation Summary
- Attachment 5: Revised Redevelopment and Revitalization Guiding Principles

Attachment 1: Location Map



Attachment 2: Official Plan Land Use Map



Official Plan Land Use Map #18

**707 Dundas Street West &
327 Bathurst Street**
File # 24 247135 STE 10 0Z



↑
Not to Scale
12/11/2024

Attachment 3: Draft Official Plan Amendment

Authority: Toronto and East York Community Council Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

CITY OF TORONTO

Bill XXX

BY-LAW XXX

To adopt an amendment to the Official Plan for the City of Toronto respecting the lands known municipally in the year 2024, as 707 Dundas Street West and 327 Bathurst Street

Whereas authority is given to Council under the Planning Act, R.S.O. 1990, c.P. 13, as amended, to pass this By-law;

Whereas Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the Planning Act;

The Council of the City of Toronto enacts:

1. The attached Amendment No. ~~~ to the Official Plan is hereby adopted pursuant to the Planning Act, as amended.

Enacted and Passed this ~ day of ~, A.D. 20~.

Frances Nunziata, ULLI S. WATKISS,
Speaker City Clerk

(Seal of the City)

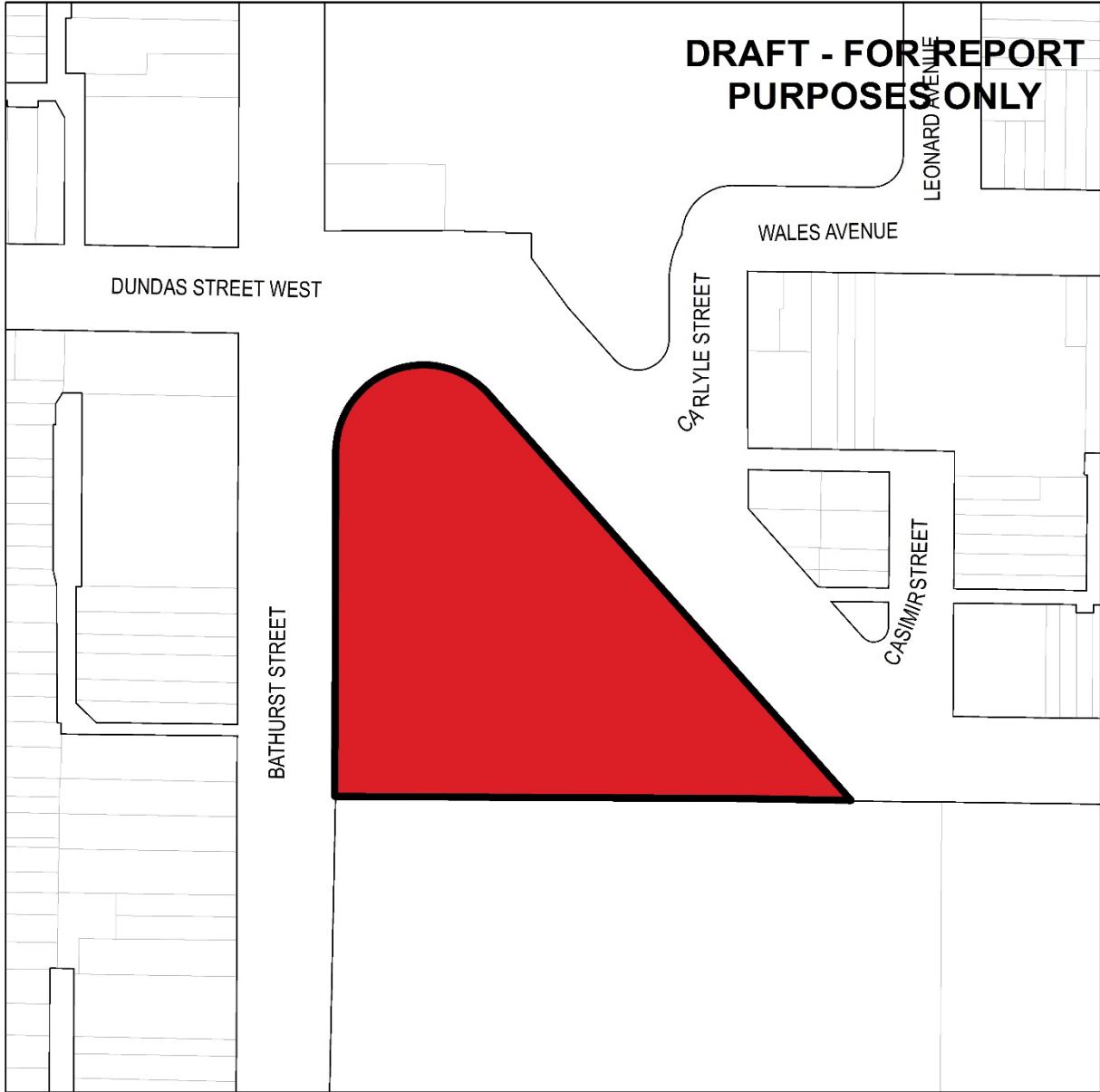
AMENDMENT NO. ~ TO THE OFFICIAL PLAN

**LANDS MUNICIPALLY KNOWN IN THE YEAR 2024 AS
707 DUNDAS STREET WEST AND 327 BATHURST STREET**

The Official Plan of the City of Toronto is amended as follows:

1. Map 7B, Identified Views of the Public Realm – Downtown and Central Waterfront, is amended to remove the lands municipality in 2024 as 707 Dundas Street West and 327 Bathurst Street.
2. Map 8A, City Parkland, is amended to remove the lands known municipality in 2024 as 707 Dundas Street West and 327 Bathurst Street.
3. Map 18, Land Use Plan, is amended by re-designating the lands known municipally as 707 Dundas Street West and 327 Bathurst Street from Parks to Mixed Use Areas, as shown on the attached Schedule A.
4. Map 41-3, Downtown Plan, Mixed Use Areas, is amended to show the lands known municipally in 2024 as 707 Dundas Street West and 327 Bathurst Street as Mixed Use Areas 2, as shown on the attached Schedule B.
5. Map 41-3-B, Downtown Plan, Mixed Use Areas 2 – Intermediate, is amended to show the lands known municipally in 2024 as 707 Dundas Street West and 327 Bathurst Street as Mixed Use Areas 2 – Intermediate, as shown on the attached Schedule C.
6. Map 41-13, Downtown Plan, Sun Protected Parks and Open Space, is amended to remove the lands known municipally in 2024 as 707 Dundas Street West and 327 Bathurst Street, as shown on the attached Schedule D.

Appendix A



Official Plan Amendment #

Proposed revisions to Land Use Plan Map 18 to redesignate lands from Parks & Open Space to Mixed Use Areas

707 Dundas Street West &
327 Bathurst Street

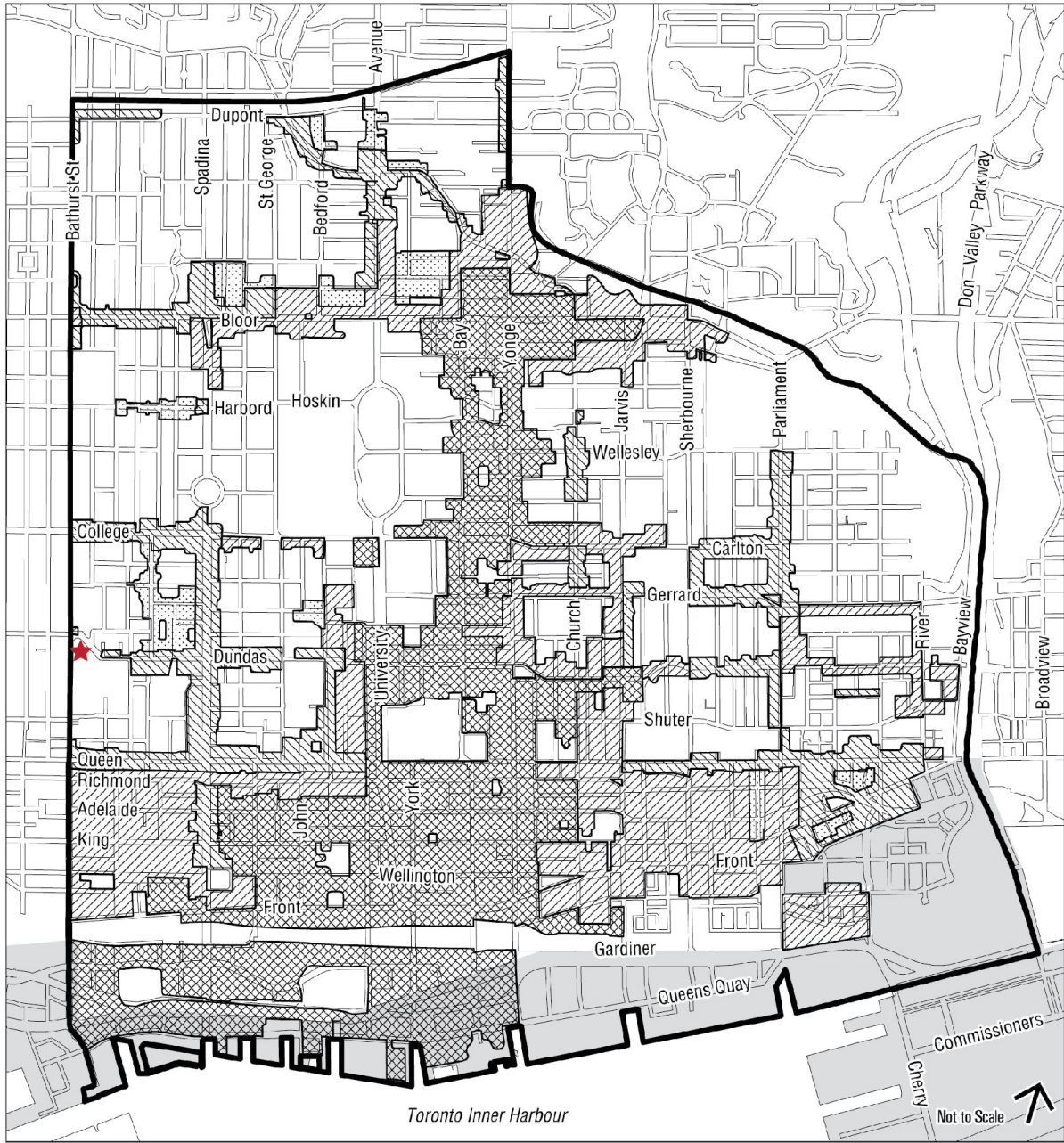
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- Subject Site
- Mixed Use Areas



12/11/2024

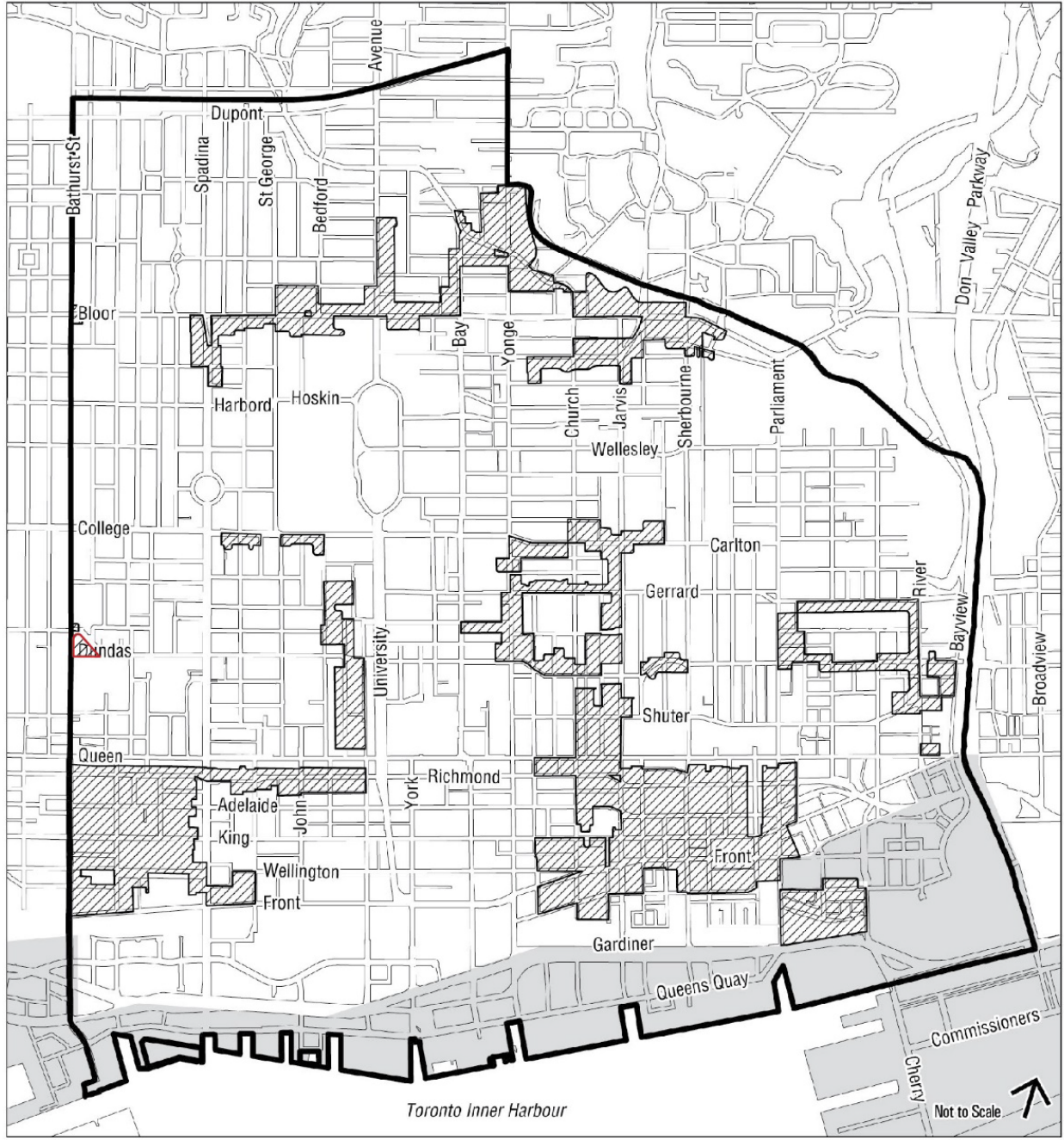
Appendix B



Downtown Plan MAP 41-3 Mixed Use Areas





-  Downtown Plan Boundary
-  Mixed Use Areas 1 - Growth
-  Mixed Use Areas 2 - Intermediate
-  Mixed Use Areas 3 - Main Street
-  Mixed Use Areas 4 - Local
-  Subject Site
-  Central Waterfront Secondary Plan

Appendix C



Downtown Plan

MAP 41-3-B Mixed Use Areas 2 - Intermediate

-  Downtown Plan Boundary
-  Mixed Use Areas 2 - Intermediate
-  Central Waterfront Secondary Plan
-  Subject Site - Designated Mixed Use Areas 2 - Intermediate

Appendix D



Downtown Plan

MAP 41-13 Sun Protected Parks and Open Spaces

- Downtown Plan Boundary
- Central Waterfront Secondary Plan
- Sun Protected Parks and Open Spaces
- Subject Site - To Be Removed from Sun Protected Parks and Open Space
- Sun Protected Parks and Open Spaces (as included in existing SASPs)

Attachment 4: Community Consultation Summary

Email Comments from Residents

- Concerns regarding the removal of the children's playground on Bathurst, as residents nearby use it.
- Interest in preserving and expanding upon Market707 and keeping it in operation during construction.
- Strong interest in providing a form of affordable housing here, and that it remains in public ownership.
- Provide greater funding support for the operation of Scadding Court to allow them for greater programming that is still free/reasonably priced.
- Continuation of the community gardening program to address the food insecurities of some of those living in the neighbourhood.
- Design the new community centre around the programs and spaces Scadding wants/needs, not the other way around.
- No displacement of the community centre during construction.

Scadding Court Open House

Held on Wednesday, January 8, 2025, from 6:00 to 7:30 p.m. at the Scadding Court Community Centre Gymnasium

Attendees: 40

What Did Staff Hear:

- The biggest concern was about how we will maintain the services of the Community Centre during construction.
- There were questions about maintaining Market707 and how that will be included as part of the redevelopment plans.
- There was some concern about ownership of the site and wanting to make sure that land and future residential units are not transferred or sold to private developers; it should remain under public ownership.
- Overall people were very supportive of the project and appreciative of the programs Scadding Court provides for the community.

- Need more hardscape in the open spaces' design. The former baseball court is now removed from Alexandra Park and replaced with grass, thus people who do Tai Chi there and the Winter Solstice event is now prohibited in the Park.
- There is a need for more bath houses in the area for people with no homes, such as Harrison Pool. Grange Park only has one.
- Phasing will be incredibly important. Services provided by the library and the community centre cannot be interrupted during construction. The residents here (mostly Chinese seniors) are not mobile and cannot simply go to another space.
- Ratio of market versus affordable housing should be at least 50/50 as an economic model, which was the original ratio at Regent Park.
- This needs to happen soon. It has been in discussion for so long.
- Curious about what the proposed new buildings will look like on the site.

Post-it Note Comments from Residents:

Prompt: *“Your turn to tell us! What do you like about Scadding Court and Sanderson Library? What do you think about the Redevelopment & Revitalization Principles? Are we missing anything?”*

- I hope the swim pool will be open soon for Aquafit. We need it as seniors for swim exercise to keep healthy. Thanks!
- No hostile architecture or design.
- I appreciate that the vendors provide food and groceries for the poor needy families during Christmas. Thanks a lot!
- Where do we go during the 5 years construction? This place is the centre of the community!
- The City or local non-profits should manage and own all residential units. They need to be affordable.
- 100% deeply affordable housing!
- Indoor and outdoor pool was free, accessible, welcoming to the community for programming, and also a great entry job with the City of Toronto!
- Programming and space activation with arts and culture performances, events to go to.
- All outreach need Chinese/Vietnamese translation.

- 100% affordable housing.
- I love the lights, food, benches around this area!
- Housing and community gathering space!
- Explore ways to make the development net zero (solar panels, community garden, LEED certified).
- I appreciate the opportunity to see the planning – nice layout. Enhancing the community centre and pool is wonderful. We need more housing. Food security and community engagement is paramount. Keep up the good work!
- Phasing? Continue use of community centre.
- I like the food vendors on Dundas Street just outside the library.
- We need affordable senior housing in this 'hood!
- (Indoor, outdoor) The swim pool is a necessary place to keep us physically fit. Thank you.
- No public-private partnership for residential units.
- Let's update the redevelopment and revitalization principles in 2012! Social infrastructure needed in 2025.
- Love the public art and seating, would love more! The new development should be reflective to the community.
- Community gardens and food security; urban agriculture programs.

Attachment 5: Revised Redevelopment and Revitalization Guiding Principles

Changes to the Redevelopment and Revitalization Principles adopted by Council in 2012 are noted in **BOLDED UPPER CASE** below. None of the 2012 principles were removed.

1. Parks & Open Spaces

a. Alexandra Park will be protected and enhanced through improved connections to the surrounding existing and planned developments, **SUCH AS TCHC'S ALEXANDRA PARK, AND ONGOING PLANNING STUDIES, SUCH AS THE CHINATOWN TOMORROW PLANNING INITIATIVE.**

b. New development will respect all existing parks and open spaces. **ANY NEW DEVELOPMENT WILL INCLUDE INDOOR AND/OR OUTDOOR RECREATION AMENITIES AND PUBLIC SPACES ON SITE THAT COMPLEMENT WHAT EXISTS IN ALEXANDRA PARK.** Opportunities to expand and provide a well connected, publicly-accessible green space system will be explored.

c. All parks and open spaces will be well-designed, publicly accessible, and create opportunities for both active and passive recreation that encourages year round use.

d. Opportunities to expand open spaces will be explored, and all open space areas will be publicly accessible, well-designed, and interconnected.

e. The surrounding community will be actively supported by increasing opportunities for community gardening, gathering, recreation, and the sharing of information.

f. The urban tree canopy will be enhanced by preserving healthy and mature trees and maximizing opportunities for additional plantings across the site to meet the City's tree canopy coverage objectives.

2. A Safe, Accessible, and Connected Public Realm

a. All new and existing publicly accessible spaces (sidewalks, indoor and outdoor walkways, etc.) will be designed to accommodate people of all abilities and ages.

b. All new and existing publicly accessible spaces will be designed to ensure pedestrian safety and comfort are addressed through appropriate lighting, wayfinding, landscaping and seating areas.

c. Safe, well-lit, and efficiently located parking and drop-off facilities will provide vehicle access, and allow for easy pick-up and drop-off.

d. Effective connectivity to existing transit lines **AND CYCLING CONNECTIONS** will be **PRIORITIES.**

e. Pedestrian, transit, **AND CYCLING** impacts will be minimized by sharing vehicular accesses for all site uses and services.

F. GROUND FLOOR USES FRONTING ONTO THE PUBLIC REALM SHOULD HAVE ACTIVE USES AND TRANSPARENCY TO PROVIDE OVERLOOK ONTO THE SPACE.

3. Built Form

a. New development will consist of high quality, well-designed, **SUSTAINABLE** and engaging mixed-use buildings with a majority of the ground floor devoted to uses which serve the community.

b. New buildings will frame Dundas and Bathurst Streets and be strongly integrated with the pedestrian realm to form a vibrant and inviting streetscape.

C. NEW BUILDINGS SHOULD BE DESIGNED TO BE A LANDMARK SITE FOR THE LOCAL COMMUNITY AND A VIEW TERMINUS WHEN LOOKING WEST WHILE ON DUNDAS STREET WEST FROM THE EAST SIDE.

D. Building heights will fit with other existing or planned buildings in the area context.

E New buildings will be sited and organized so that Alexandra Park will be overlooked and supported by attractive building facades achieved through architectural excellence and/or integrated public art that reflects the diversity of surrounding neighbourhoods, such as Alexandra Park and Chinatown.

F. Residential **BUILDINGS** will include units varying in size to suit a broad range of occupants, and **WILL INCLUDE AFFORDABLE UNITS.**

G. Design will promote a safe and secure pedestrian environment.

H. Sustainable building design and building elements and opportunities to harness renewable energy sources will be strongly encouraged. **EXPLORE THE POTENTIAL OF PARTNERING WITH TORONTO WESTERN HOSPITAL'S NOVENTA ENERGY SYSTEM.**

I New buildings will incorporate strong accessibility features and exceed minimum standards, to accommodate people of all levels of ability, within both the public and private spaces.

J. Wind and shadow impacts will be sensitive to the **SURROUNDING** streets, **AND** adjacent properties **AND OPEN SPACES.**

K. All parking **AND SERVICING ACCESS** should be **MINIMIZED AND** located underground.

4. The “Centre” of the Community

- a. A new community centre on the site will contain more activity and learning space than what exists today while providing improved swimming facilities.
- b. The new community centre will be a safe and welcoming gathering space for all community members, regardless of their personal situations.
- c. The new community centre will include modern and well-designed multi-purpose learning spaces for community use and public gathering.
- d. The main entrance to the community centre will serve as a welcoming, gateway element, be clearly visible, and strongly related to the public realm.
- e. The new community centre should be designed with attention to public accessibility and visibility to Alexandra Park on the south.

5. Programming for an Active, Diverse Community

- a. The new community centre will build upon its current programs by introducing new services and programs that are responsive to the needs of the broader community and attractive to participants of all ages, **IDENTITIES AND CULTURAL BACKGROUNDS**.
- b. The new community centre will continue to provide various forms of childcare services in an environment where children can learn, play and interact.
- c. Exercise, fitness, recreation and nutrition programs within the new community centre will help prioritize a healthy community.
- d. Programs will be provided that focus on the physical and mental well-being of all community members.
- e. The design and programming of the new community centre should conform to City Standards.

6. The Library: Connecting the Community for Success

- a. Any new development will integrate the Sanderson Branch into the ground level with a highly visible, welcoming street access either from Dundas Street West, Bathurst Street or both.
- b. The new library will be easily identifiable and have a distinct architectural presence. It will be a destination for the community.
- c. The new library will be well-designed, larger than it is today, and provide visitors of all ages with the opportunity to explore state-of-the-art learning tools.
- d. The new library will provide a mix of multi-purpose spaces for collaboration, learning, meeting, reading, and relaxation.

7. Programs and Services at the Library

- a. The Library will continue to provide programs and collections that foster the love of reading and support literacy for all ages, especially children, **AND ALL CULTURES**.
- b. The new library will provide opportunities for innovation and creativity through flexible spaces and access to state of the art technology and resources.
- c. The library will be a place where community members connect to culture, lifelong learning and skills training.

8. Fostering Economic Development

- a. Any new development will provide flexible indoor and outdoor space for the local business community to develop and thrive, including spaces for farmers' markets and night markets.
- b. Non-residential floor space will be flexible and designed to accommodate a variety of tenants with a focus on space for the public.
- c. The City, Toronto District School Board, Community Centre, Toronto Public Library, Toronto Western Hospital and other public agencies, such as OCAD University, should pursue partnerships with local businesses to promote the area as a unique destination.

9. Providing Social Infrastructure

- a. Community service providers will co-operate and co-ordinate with one another to ensure that they meet the local needs in order to achieve mutual benefits, including services for newcomers from all cultural backgrounds, including the homeless, unemployed and youth.
- b. Any new development should **CONSIDER** various forms of affordable housing, including **THE POTENTIAL FOR** affordable homeownership, and units geared towards various family unit formats.
- c. Residential units should be designed to include a high degree of accessibility to accommodate residents at all levels of physical ability.

D. ANY PUBLIC ENGAGEMENT NOTICES RELATED TO THE REDEVELOPMENT SHOULD ALSO BE TRANSLATED INTO OTHER LANGUAGES THAT REFLECT THE DEMOGRAPHIC OF USER GROUPS.

10. PROGRAMS AND SERVICES DURING CONSTRUCTION

A. ANY REDEVELOPMENT PLANS FOR THE SITE WILL STRIVE TO MINIMIZE SIGNIFICANT DISPLACEMENT AND DISRUPTION OF PROGRAMS AND SERVICES OFFERED TO THE PUBLIC DURING THE TIME OF CONSTRUCTION.

B. THE CITY, TORONTO PUBLIC LIBRARY, SCADDING COURT, AND ANY OTHER RELEVANT STAKEHOLDERS WILL EXPLORE THE FEASIBILITY OF PHASING THE REDEVELOPMENT AND CONSTRUCTION PLANS.

C. THE CITY, TORONTO PUBLIC LIBRARY, SCADDING COURT, AND ANY OTHER RELEVANT STAKEHOLDERS WILL STRIVE TO IDENTIFY INTERIM LOCATIONS IN ORDER TO MINIMIZE INTERRUPTION OF KEY SERVICES AND PROGRAMS DURING CONSTRUCTION.