

# Woodside Square Planning Review

Community Consultation Meeting, December 4<sup>th</sup>, 2019



# Land acknowledgement

*We acknowledge that the land we are meeting on 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. We acknowledge that Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit, and the Williams Treaties signed with multiple Mississaugas and Chippewa bands.*

# Outline






1. Introductions and meeting purpose
2. Remarks from Ward 23 Scarborough North Councillor Cynthia Lai
3. City Planning staff presentation
  - Why do a planning review? Why now?
  - Proposed planning goals & potential development concepts
  - Next steps and participation opportunities



## 4. Questions and answers

*(General questions. Please visit the boards where staff can answer your more detailed questions)*

# Purpose of today's meeting

-  1. Provide information about the Woodside Square Planning Review
-  2. Gather feedback on proposed planning goals and preliminary concepts
-  3. Identify interest in a Local Advisory Group



# Site and surrounding context 1571 Sandhurst Circle (Woodside Square)



# About the Planning Review: Why?

## Why now?

The landowner of Woodside Square has expressed their desire to maintain and expand the existing mall while exploring additional development opportunities for the site.

The City of Toronto's Official Plan requires a planning review for this site to be completed to Council's satisfaction prior to permitting any new uses beyond commercial uses and places of worship.

In September 2019, City Council directed City Planning staff to initiate the planning review to:

1. Assess merits of how new uses might be accommodated on the site
2. Establish policies that secure improvements to and support the site's important existing community commercial functions



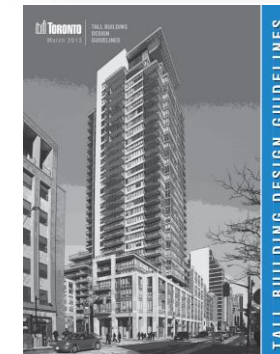
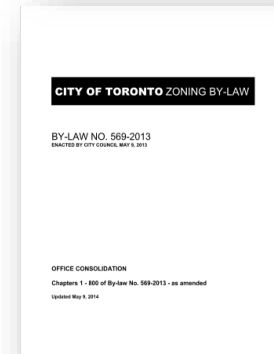
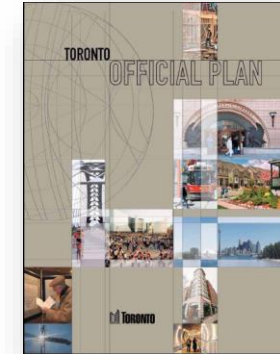
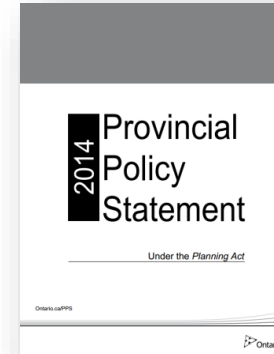
# Planning Policy Framework

There are provincial and City policies that provide direction and guidance regarding growth and development including:

- The Planning Act
- Provincial Policy Statement
- Growth Plan (2019)
- Official Plan
- Zoning By-laws
- Guidelines

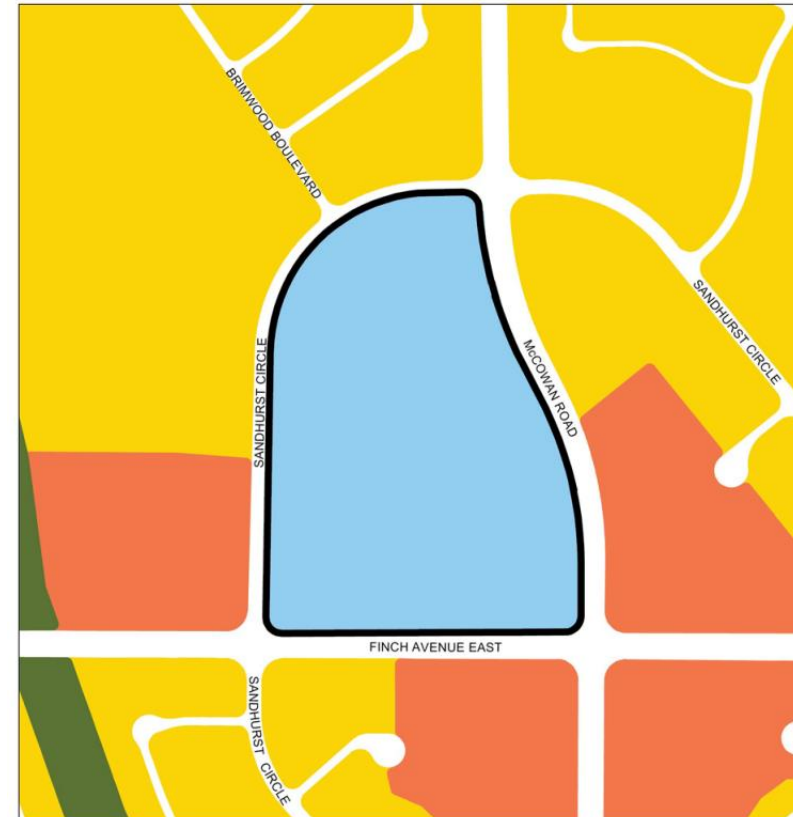
Province  
of Ontario

City of  
Toronto



# Site and Area Specific Policy (236) in City of Toronto Official Plan

**Site and Area Specific Policy 236:**  
**Lands at the Northwest Corner of**  
**McCowan Road and Finch Avenue**  
Only Places of Worship, and  
commercial uses...are permitted. No  
other uses are permitted until a  
planning review of the area has been  
completed to Council's satisfaction.



**TORONTO**  
Official Plan Land Use Map #19

1571 Sandhurst Circle

File # 19 182375 ESC 23 TM



↑  
Not to Scale  
7/31/2019

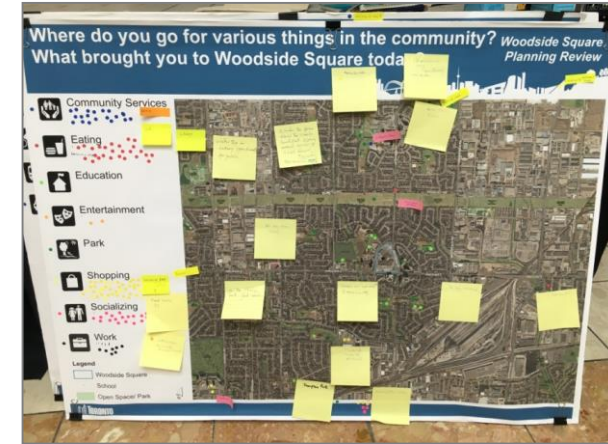


# Planning Review Process and Next Steps



- There are many opportunities to participate.
- Planning Review will be coordinated with review of anticipated rezoning application, where appropriate.
- Timing and process is intended to be adaptable.

# Preliminary consultation



# What we have heard...so far (1/3)

## Reasons for Visiting Woodside Square

- Diversity of uses and activities (shopping, eating, socializing, work, entertainment)
- Exercise (Tai Chi and walking)
- Community hub, especially for seniors
- Many people visit the mall regularly, even daily

# What we have heard...so far (2/3)

## Travel to the mall

*Where did you travel from? How did you get here? How was your experience accessing the mall?*

Many people expressed satisfaction with their travel experience (live nearby, plentiful parking).

Safe access to and within the site was frequently raised as a concern and an area requiring improvement.

# What we have heard...so far (3/3)

## Attributes and opportunities

### What people like

- Proximity and convenient access to retail, professional and community services, and entertainment
- Comfortable, friendly, familiar environment
- Vibrancy
- Social gathering opportunities

### What people want to see changed

- Larger mall with more retail choices, professional and social services, entertainment, offices, and gathering spaces
- More community services, recreation and exercise opportunities
- Additional opportunities for social and community gathering
- Site and building improvements



# Proposed Planning Review goals

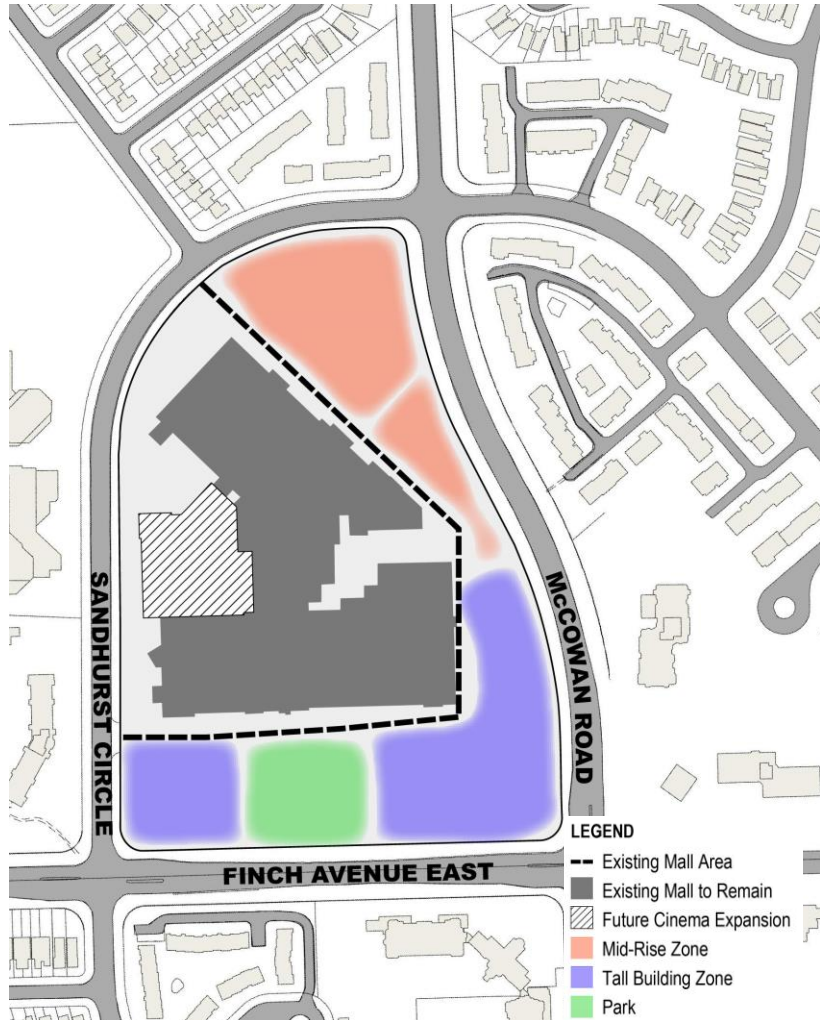
**To respond to policy requirements and early feedback from preliminary consultation, a number of themes were identified to be explored through the planning review:**

- Land Use
- Housing (tenure, affordability)
- Built Form and Density
- Public Realm, Parks and Open Spaces
- Transportation
- Environment
- Servicing
- Phasing

# Potential development concepts

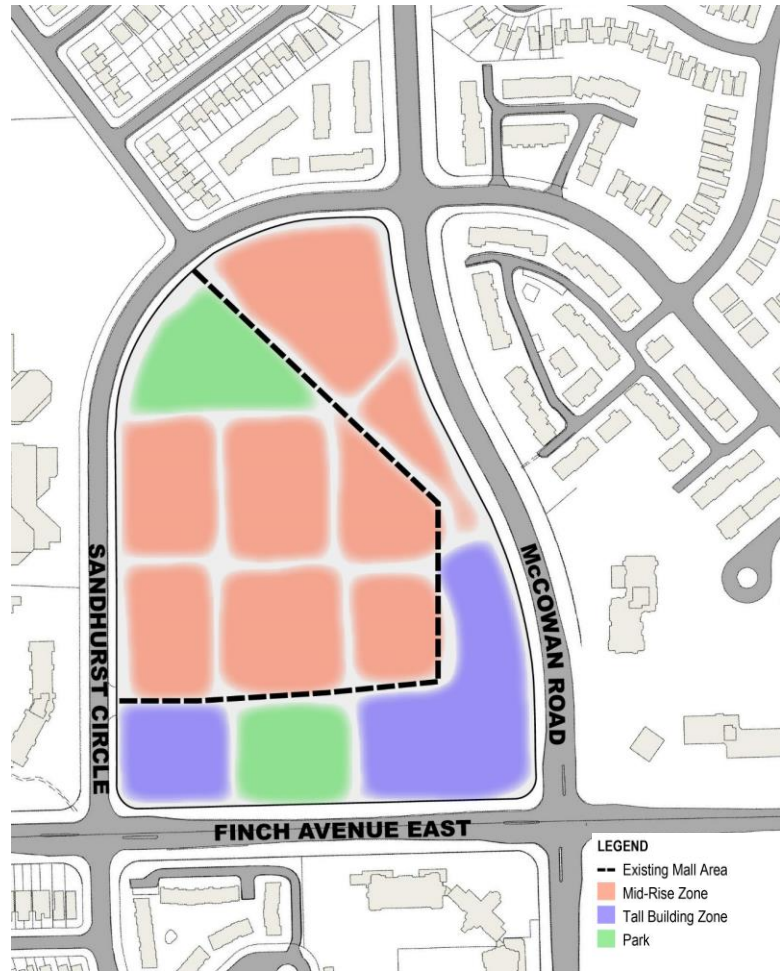
## Infill Concept

(potential rezoning application, short-term)



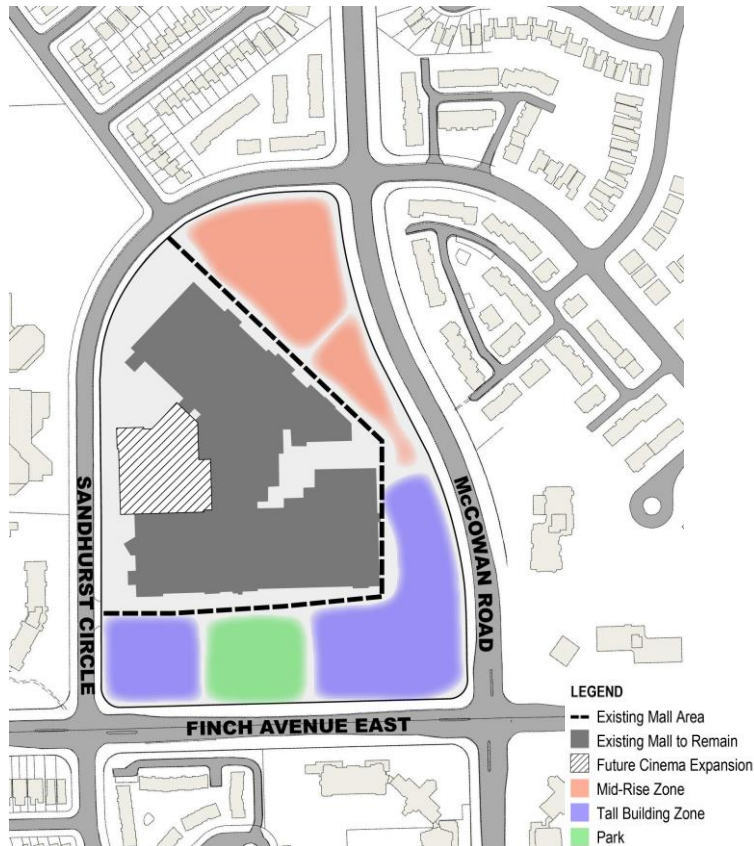
# Potential development concepts

## Comprehensive Concept (theoretical only, long-term)



# Potential development concepts

## Infill Concept (potential rezoning application, short-term)



## Comprehensive Concept (theoretical only, long-term)



**Why develop a comprehensive development concept, given that the mall owner intends to keep the mall?**

A focus of the Planning Review is to develop policies that enable infill development around the existing mall to proceed while ensuring new development does not preclude (prevent or diminish) comprehensive development of the site if the mall is redeveloped at some point in the future.



# Local Advisory Group

- A local advisory group is a non-political advisory body (i.e. sounding board) to provide feedback, guidance, advice and recommendations to the City staff at key points during the Planning Review Process.
- The Local Advisory Group will be composed of organizations representing a range of interests including local residents, business owners, developer, City staff, agencies, boards and commissions, and community groups.

**Please indicate your interest in participating in the Local Advisory Group by filling out a form at the registration table.**







# Stay in touch!

[www.toronto.ca/woodsidesquarereview](http://www.toronto.ca/woodsidesquarereview)

## Contact:

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*Please make sure you sign in and fill out a feedback form!*

*The applicant is also conducting a survey, which we encourage you to fill out.*