



**Broadway-Erskine Block Study:**  
**November 10, 2020 – Virtual Consultation Meeting**  
**Consultation Summary**

*This report is not intended to provide a verbatim transcript of the meeting, but instead provides a high level summary of participant feedback.*

*If you have any questions after reviewing this report and the appendices, please contact Anson Ma, Assistant Planner, Strategic Initiatives, City of Toronto at [anson.ma@toronto.ca](mailto:anson.ma@toronto.ca) or 416-392-4392.*

# Broadway-Erskine Block Study: Virtual Community Consultation

## MEETING SUMMARY

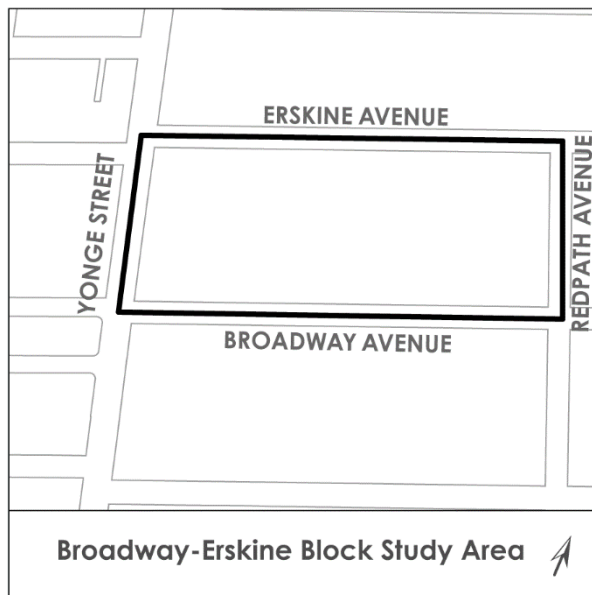
Date: November 10, 2020: 7:00 – 9:00 PM

Location: Virtual Consultation Meeting (Webex Event)

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### Background:

The City of Toronto is developing a comprehensive long-term plan to inform updates to the zoning by-law and the review of applications within the Broadway and Erskine Block Study area. In July 2019, Council directed staff to undertake a block study in response to the active development applications in the area and to review the potential for a new, consolidated park within the block. The study area is bounded by Yonge Street, Erskine Avenue, Redpath Avenue and Broadway Avenue.



The Broadway-Erskine Block Study is a component of the Midtown Zoning Review. Additional information on the Midtown Zoning Review is available on the [City of Toronto website](#).

## **Virtual Consultation Meeting Overview:**

Cassidy Ritz, City Planning, hosted the Webex Event, welcomed the attendees to the Event and introduced the attending City staff and the consulting team – Perkins & Will. A total of 131 people attended the meeting, excluding staff and consultants.

Rachel Hillier provided remarks on behalf of Councillor Jaye Robinson. Ms. Ritz then gave [an overview of the planning context](#) in Midtown and provided background on the Midtown Zoning Review and the Broadway-Erskine Block Study. Ms. Ritz referred to key relevant policies from the Yonge-Eglinton Secondary Plan and highlighted how public feedback will help to inform the Block Study.

Paul Kulig, Perkins & Will, presented [analysis of the block and three test cases](#) developed to understand potential development outcomes for the block relating to land uses, public spaces and sunlight access, among others. Mr. Kulig also presented analysis of the height guidance in the Yonge Eglinton Secondary Plan. Each test case used an initial building height of 35 storeys for tall buildings, with some exceptions to elicit feedback on how to best interpret the height guidance in the Secondary Plan.

Anson Ma, City Planning, gave a demonstration of where to find an online survey and how to complete it. The survey was posted on the Midtown Zoning Review website from November 10 to November 27. The survey contained 25 questions to gather public feedback on various matters such as local priorities, the three test cases and suggestions on how to implement height guidance policies within the Secondary Plan. There were 181 respondents in total, with 136 surveys that were fully completed. A summary of the survey feedback is available on the Midtown Zoning Review website.

A copy of the meeting agenda is included as an appendix at the end of this summary.

## **Communication and Promotional Tactics**

The meeting was promoted with a mail-out notice to local addresses that was distributed starting on October 27. A double-sided notice was mailed to 13,215 addresses in the area bounded by Yonge Street, Keewatin Avenue, Redpath Avenue and Eglinton Avenue East. The flyer contained information on the block study, meeting information and instructions, and contact information for planning staff and the local elected official. An email promoting the meeting was also sent to over 400 subscribers on the Midtown Zoning Review listserv.

## Summary of Feedback and Responses:

Following the presentations, participants had the opportunity to provide feedback and ask questions. A summary of the questions and issues raised and staff responses is provided below.

At the end of the session, Cassidy Ritz invited attendees to provide feedback on the Block Study through the online survey posted on the project website. Ms. Ritz also invited attendees to email any additional questions or comments to the project team. These emailed comments can be found in **Appendix B**.

### *Stakeholder Collaboration*

There were some questions on how community members will be involved in the block study. Staff noted that this virtual meeting as well as the online survey are intended to gather public feedback as part of the process in developing the block study. Staff acknowledged community frustration with local development intensity and recent LPAT decisions, and highlighted the importance of community input in improving proposed applications and in conveying community support at the LPAT.

Some participants asked to clarify the details of how the City would partner with the private landowners, TCHC and the TCDSB. Staff mentioned various benefits to developers in a full partnership through moving park dedication off-site, consolidating vehicle access and improving site plans. An example of a successful partnership is the North Toronto Collegiate Institute, where a developer and the TDSB collaborated to co-locate a school and a condominium. Partnerships can be secured over multiple development sites through a landowners' agreement. This area also benefits from much of the land being under public ownership, which makes it easier to collaborate. TCHC properties that are redeveloped would be required to follow City policies to increase the amount of affordable housing.

### *Concerns on Province's Actions*

Concerns were raised that the Province could cancel the block study or reject the outcomes. Staff responded that the block study is a City-led process that follows with provincial policy and objectives. The Province may issue a Minister's Zoning Order but it has not indicated any intention to do so.

### *Impact of Recent and Future Development*

A matter that frequently came up throughout the meeting was on the negative impacts of recent development in the area and concerns that this may be exacerbated by future development. Participants brought up matters including traffic congestion, narrow sidewalks, water and sewage capacity, heavy wind and shadow impact. Staff discussed

that many of these conditions were assessed as part of Midtown in Focus or are currently being assessed.

Toronto Water routinely reviews water and sewage capacity in the development process and a watermain replacement for Broadway Avenue and Roehampton Avenue is planned by 2025. Sidewalk widening is expected to be secured through the redevelopment process and will be planned to minimize disruptions. Tower separation and deep setback requirements and a base building height limit are also being explored as potential tools to mitigate shadow impact.

### *Parkland Capacity*

There were some concerns that new park spaces will be inadequate to meet the needs of the growing population. Staff discussed that the parkland strategy is based on a per-capita basis and that parks are smaller in Test Case 1 as this is the legal limit that the City can request, with the goal that a larger single park can be achieved through partnerships in Test Case 3. Parkland capacity is currently being reassessed to account for the Province's changes to the Secondary Plan.

A question was whether a park similar to the field at the North Toronto Collegiate Institute can be achieved. This was explained to be a unique circumstance as the site was expropriated in 1920 and that the main tool for new parkland is through parkland dedication from development. The Secondary Plan identifies sites for potential larger parks outside of this area but large parks are difficult to establish in this area due to the small site sizes and the high cost of land.

### *Transportation Improvements*

There were some comments about potential improvements to the local transportation network. Some suggestions were to consider redesigning Broadway and Erskine Avenue as one-way streets and to install additional infrastructure such as pedestrian crossings and new signals. Staff mentioned that the block study does not include a transportation study as a larger study was completed for Midtown in Focus and that the Midtown Zoning Review includes an ongoing infrastructure assessment. The block study also focuses on improving the public realm through wider sidewalks and better streetscaping.

### **Next Steps:**

The virtual community consultation meeting provided an opportunity to highlight local concerns and to share updates on the block study. Along with the results of the online survey, this information will be considered with other inputs such as ongoing modelling and analysis by consultants and feedback from other City divisions, as staff continue to work with local landowners and advance the block study.

## Appendix: Agenda

### Broadway-Erskine Block Study: Virtual Community Consultation Meeting

Tuesday, November 10, 2020 | 7:00 – 9:00pm | Webex Meeting

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Discussion Item	Lead	Duration
1 Introduction	<b>Cassidy Ritz</b> , Project Manager (City Planning)	5 mins
2 Councillor Remarks	<b>Rachael Hillier</b> , on behalf of Councillor Jaye Robinson	5 mins
3 Project Background	<b>Cassidy Ritz</b> , Project Manager (City Planning)	10 mins
4 Block Study Analysis and Test Cases	<b>Paul Kulig</b> , Principal (Perkins & Will)	20 mins
5 Survey Demonstration	<b>Anson Ma</b> , Assistant Planner (City Planning)	5 mins
6 Q&A Session	All	75 mins
7 Conclusion and Next Steps	<b>Cassidy Ritz</b> , Project Manager (City Planning)	5 mins