



**Broadway-Erskine Block Study:
November 10-27, 2020 – Online Survey**

Consultation Summary

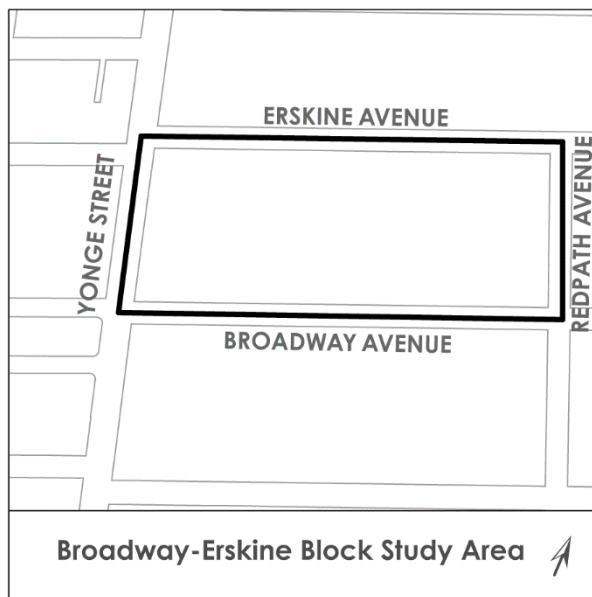
This report is not intended to provide a detailed record of individual responses, but instead provides a high-level summary of respondents' feedback.

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 or 416-392-4392.

Broadway-Erskine Block Study: Online Survey Summary

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](#).

A virtual consultation meeting for the Broadway-Erskine Block Study was held on November 10, 2020. This meeting was to provide information on the block study and the local planning context and to present the three test cases developed to understand potential development outcomes. This was followed by a Q&A session where attendees asked questions to clarify the analysis completed to date, to ask for more information on a potential partnership between the City and private landowners and to highlight concerns on recent and future development activity. A summary of the meeting and copies of the presentation slide decks are available on the Midtown Zoning Review website.

Online Survey Summary:

The Midtown Zoning Review project website featured a link to an online survey to obtain more detailed public feedback on the Block Study. The survey was available to complete from November 10 to 27. In total, there were 181 total respondents, with 136 fully completing the survey.

The survey covered a variety of topics and included 25 questions. Respondents were asked about their relationship to the study area and their modes of transportation. There were questions that asked people to rank their priorities or preferences as they relate to new buildings, access and circulation and parks and other open spaces.

Each of the three test cases were also showcased with opportunities to highlight likes, dislikes and suggestions for improvement. Finally, respondents were able to suggest ideas on how to allocate building heights taking into consideration the height guidance from the Secondary Plan, and to highlight additional considerations for staff in determining building heights.

Communication and Promotional Tactics

The survey 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, directed recipients to provide feedback through the survey posted on the project website, and contact information for planning staff and the local elected official. An email promoting the survey was also sent to over 400 subscribers on the Midtown Zoning Review listserv and to registrants for the virtual community consultation.

Relationship to Respondents

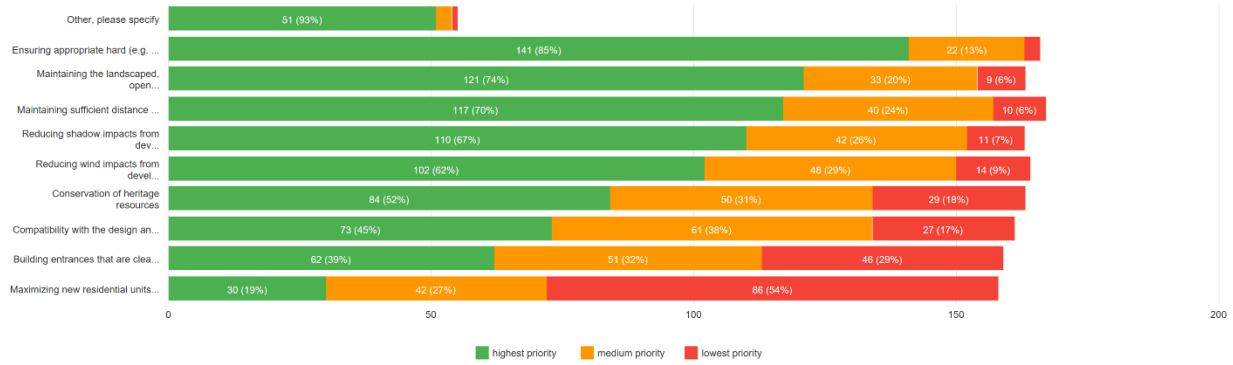
The vast majority of respondents (93 per cent) identified themselves as local residents. Other respondents were landowners, commuters or employees who work in the area. Activities that brought non-residents to the area were largely for shopping, leisure, or for errands and services. Most people travelled within the study area as pedestrians, and drive or take transit when going to and from Midtown.

Priorities for New Buildings

Respondents emphasized a desire to ensure that infrastructure accompanies new growth as the top priority. Respondents also identified several other high priorities, including the need to maintain the open landscaped neighbourhood character and building separation, and reducing the wind and shadow impacts from development.

There was also general support for heritage conservation, ensuring design compatibility with existing buildings and visible and accessible entrances. The majority of respondents ranked maximizing new residential units as a low priority.

What are your priorities when thinking about new buildings in the area?

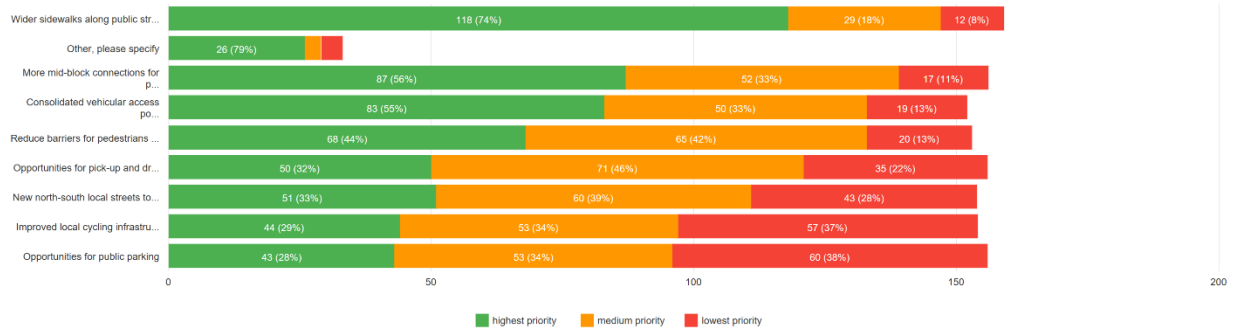


	N	Avg	Med
Other, please specify	55	1.1	1
Ensuring appropriate hard (e.g. sewers and streets) and soft (e.g. day cares and parks) infrastructure investment accompanies new buildings	166	1.2	1
Maintaining the landscaped, open character of the apartment neighbourhood	163	1.3	1
Maintaining sufficient distance between buildings	167	1.4	1
Reducing shadow impacts from development	163	1.4	1
Reducing wind impacts from development	164	1.5	1
Conservation of heritage resources	163	1.7	1
Compatibility with the design and orientation of existing buildings	161	1.7	2
Building entrances that are clear to see and accessible from the street	159	1.9	2
Maximizing new residential units including rental	158	2.4	3

Access and Circulation

The top priority people identified was for wider sidewalks along public streets. The pedestrian experience was an important issue and there was strong support for new mid-block connections, consolidated vehicular access and reduced pedestrian barriers. There was moderate support for adding opportunities for vehicular parking and drop-off, improved cyclist infrastructure and new north-south local streets.

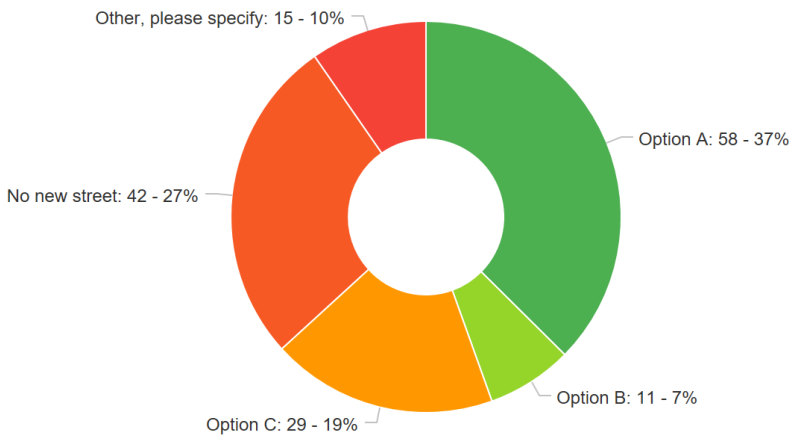
What are your priorities when thinking about access and circulation in the area?



	N	Avg	Med	StDev
Wider sidewalks along public streets	159	1.3	1	0.6
Other, please specify	33	1.3	1	0.7
More mid-block connections for pedestrians and cyclists	156	1.6	1	0.7
Consolidated vehicular access points between development sites to improve safety, control traffic and limit interruptions to the sidewalk	152	1.6	1	0.7
Reduce barriers for pedestrians such as major grade changes and retaining walls	153	1.7	2	0.7
Opportunities for pick-up and drop-off	156	1.9	2	0.7
New north-south local streets to break up the large block	154	1.9	2	0.8
Improved local cycling infrastructure	154	2.1	2	0.8
Opportunities for public parking	156	2.1	2	0.8

Respondents identified a mix of preferences for a potential new street through the study area. Option A was supported by 37 per cent of respondents. This support was generally due to its mid-block position between Yonge Street and Redpath Avenue, although various factors such as traffic and safety were also mentioned. This was followed with 27 per cent of respondents preferring no new street and seeing it as unnecessary. The remaining Options B (7 per cent) and C (19 per cent) were preferred as potentially helping with traffic, drop-offs or providing better coverage of the area. 10 per cent specified another option, with responses generally highlighting support for multiple options or a desire to see a pathway.

What is your preferred location for a new street?

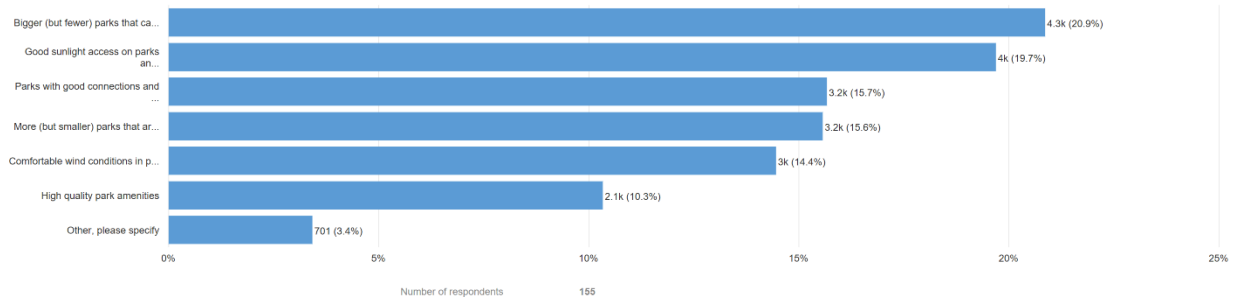


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Parks and Open Spaces

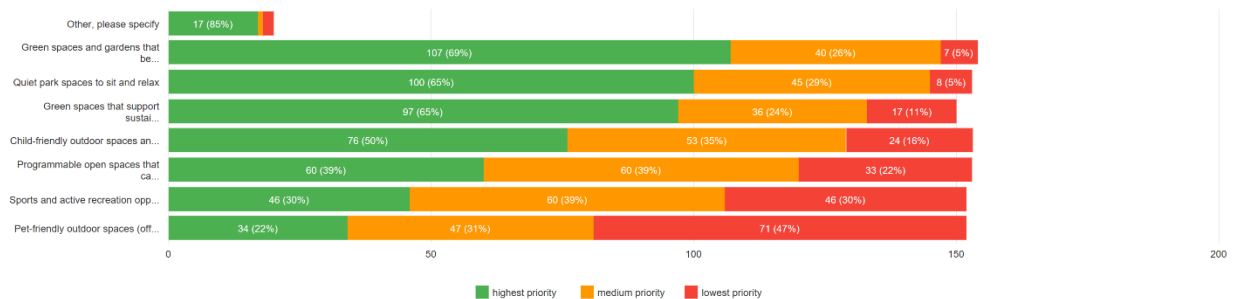
Respondents strongly supported larger (but fewer) parks with good sunlight as the top priority. This was followed with a moderate preference for good connections and easy access, then more (but smaller) parks and comfortable wind conditions. There was also some support for high quality park amenities.

What is most important to you when thinking about parks and other open spaces in the area? Please rank the following qualities with 1 being the most important.



When considering activities to prioritize in parks and open spaces, there was broad support for most items. There was stronger support for “passive” uses such as beautification, quiet spaces and sustainability, with moderate support for “active” uses including child-friendly spaces, programming in open spaces and recreation opportunities. Support was divided on pet-friendly outdoor spaces. Multiple responses also mentioned public safety and adequate seating as concerns.

What types of activities would you prioritize for parks and other open spaces in the area?



	N	Avg	Med	StDev
Other, please specify	20	1.3	1	0.6
Green spaces and gardens that beautify the area	154	1.4	1	0.6
Quiet park spaces to sit and relax	153	1.4	1	0.6
Green spaces that support sustainability and biodiversity, including pollinator-friendly plantings	150	1.5	1	0.7
Child-friendly outdoor spaces and playgrounds	153	1.7	2	0.7
Programmable open spaces that can accommodate various uses (e.g. farmers markets, outdoor films)	153	1.8	2	0.8
Sports and active recreation opportunities (e.g. tennis courts, outdoor exercise equipment)	152	2	2	0.8
Pet-friendly outdoor spaces (off-leash dog parks)	152	2.2	2	0.8

Test Cases

Limited Partnerships

Full Partnership



Respondents ranked Test Case 3 as the preferred option with the most factors liked and least factors disliked. The top three benefits identified were the size of the park, pedestrian routes and the location of the park. Specific feedback included mixed reception to the proposed new street and a desire for more park space.

There was a mixed response for Test Case 2. Pedestrian routes followed by the number of parks and their locations were seen as its main advantages. Specific feedback highlighted the importance of additional park space and concerns about the intensity of development in the area.

Test Case 1 was generally identified as the least preferred option. The number of parks and pedestrian routes were identified as major strengths, along with the location of the school and parks. Specific feedback emphasized a desire for fewer and larger parks and concerns about development intensity.

Across all three test cases, building heights, the number of residential units and either the number of parks (Test Case 3) or their sizes (Test Cases 1 and 2) were consistently identified as the top three disliked factors.

Height Guidance Feedback

Respondents provided suggestions on how to allocate building heights that meet the secondary plan height guidance and policies. Some of these included specific feedback on locations best suited to focus intensification, while others provided more general factors such as considerations to privacy or shadowing impacts. Overall, there was a strong consensus that the height guidance and policies were excessive.

Respondents also recommended several other considerations for the City in determining appropriate building heights. The top three factors highlighted the importance of considering shadowing impacts, ensuring that sufficient infrastructure accompanies new development and wind impacts.

Next Steps:

The online survey provided feedback on preferences and priorities from the local community on general planning matters in the block study area and opinions on the strengths and weaknesses of the three test cases. This information will be considered alongside 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.