

City of Toronto – Parks, Forestry & Recreation

2306 St. Clair Avenue West Neighbourhood Improvements Interactive Mapping Activity (Social Pinpoint) Summary Report

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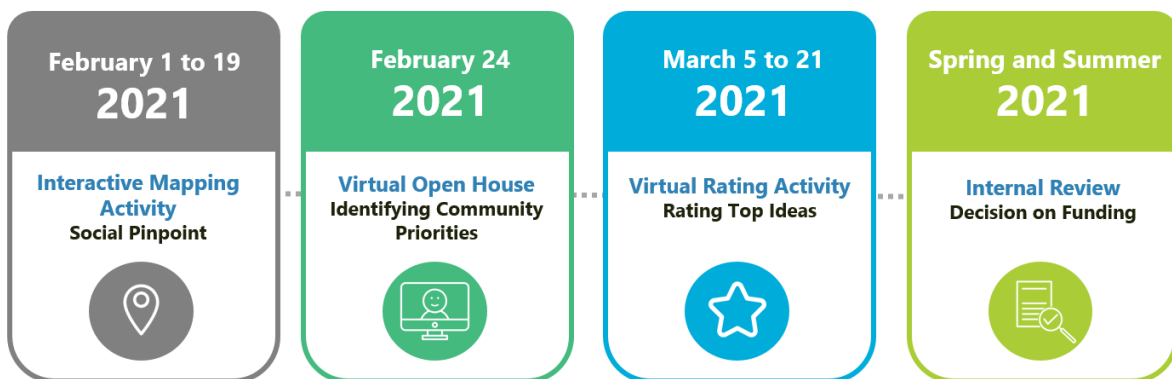
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Project Background

There will be a new 10-storey mixed-use building development at 2306 St. Clair Avenue West. Funding from this development (Section 37) will be used to improve local parks, streetscapes and/or cycling and pedestrian safety in the neighbourhood. The local community is being engaged to help determine how and where this funding is used in close vicinity to the development.

Project Timeline

The Interactive Mapping Activity was the first planned engagement activity for the project. The anticipated project and engagement schedule is as follows:



What is Section 37?

Zoning bylaws control how the land in your neighbourhood is used, including the height and density of buildings. When a developer wants to build something that exceeds these limitations, Section 37 of Ontario's Planning Act allows the City to permit the developer's proposed construction, in return for community benefits (cash-in-lieu or in-kind contributions) that help to improve the neighbourhood the development is located in. Section 37 benefits are used for a variety of local improvements that meet the needs of the community. Learn more about [Section 37 benefits](#).

This project is in the public consultation phase, which will help to identify community priorities for how the Section 37 benefits generated from this and future developments are used in the area surrounding 2306 St. Clair Ave. W and wider community. This also provided valuable information regarding areas for improvement identified by the local community.

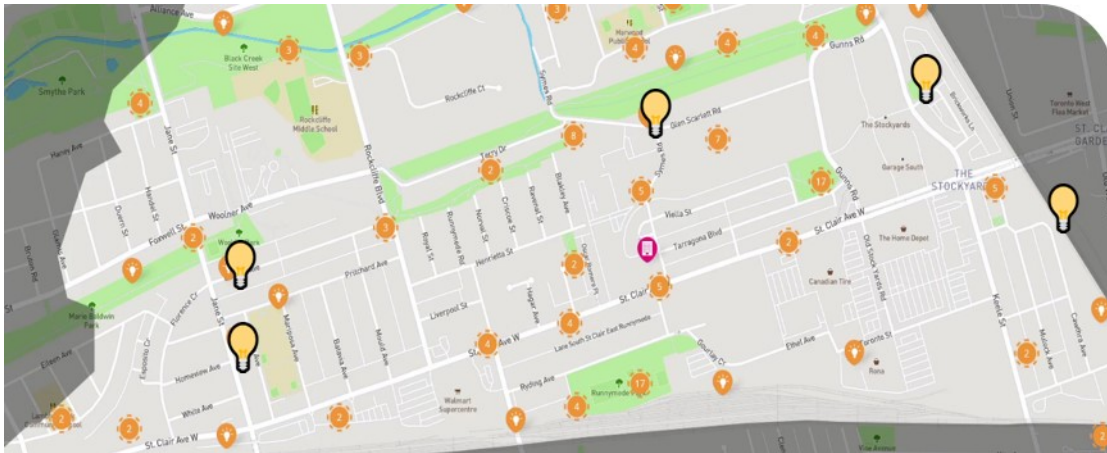
Notification

Due to COVID-19 and following the recommendations of Toronto Public Health, this engagement exercise was conducted online to ensure appropriate physical distancing requirements were met. In general, the community was informed of this activity through virtual outreach methods, including:

- Communications from the local Councillor's Office

- Social media advertisements on Instagram, Twitter, and Facebook.
- A community mail out to residents in the neighbourhood improvements study area
- Project webpage: toronto.ca/StClairWestImprovements

Social Pinpoint Interactive Mapping Activity – February 1 to February 19, 2021



Background

Using Social Pinpoint’s Interactive Mapping feature, the project team invited community residents to identify and share their experiences and ideas for local neighbourhood improvements based on the neighbourhood study area. The study area was a 2km walking distance from the development that ends at the boundary of Ward 5 (York-South Weston). The information collected from this exercise helped the project team and the local Councillor to identify the needs of the community, and potential options for Section 37 funding.

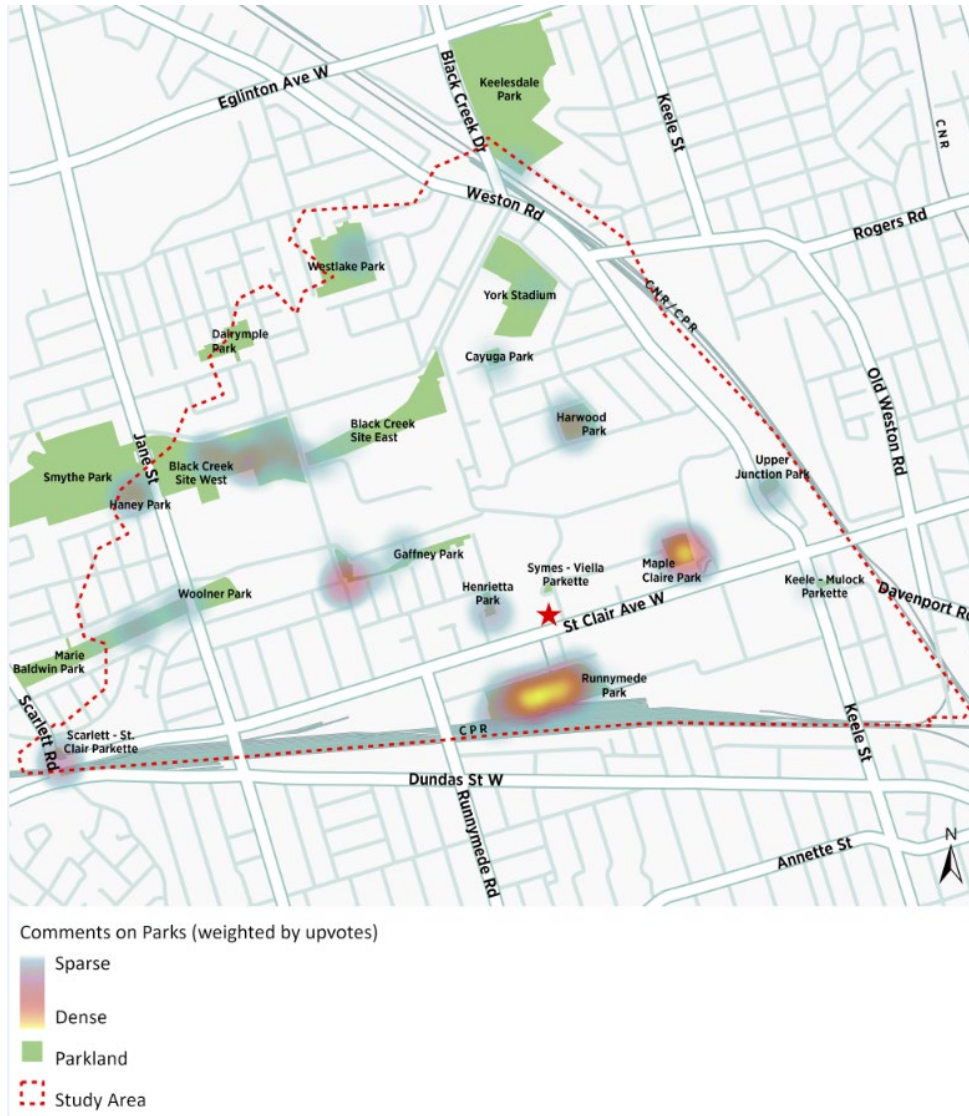
City staff presented a list of options for how this funding could be used on their February 24, 2021 Virtual Open House based on community feedback from this activity.

Social Pinpoint – Key Feedback Highlights

Overall, the Social Pinpoint activity received:

- 632 comments in the study area
- 249 comments related to **parks improvements**
- 227 comments related to **transportation improvements**
- 471 up-votes on comments in the study area

Social Pinpoint – Parks Feedback



In total, 249 comments received on Social Pinpoint were related to parks and/or parks improvements in the study area. The image above indicates which parks received the majority of comments and upvotes.

- Runnymede Park and Maple Claire Park were the top parks, with the most comments and upvotes.
- Other parks identified as a priority through the Social Pinpoint exercise were Black Creek Site West, Harwood Park, Gaffney Park, and Marie Baldwin Park.

A breakdown of the individual parks and top suggested improvements is found below:

- **Runnymede Park (221 Ryding Avenue)**
73 total comments | 538 upvotes

Top suggestions for improvements:

- Update the playground
- Add seating
- Add a community garden
- Add a stage or pavilion
- Add a splash pad

- **Maple Claire Park (20 Viella Street)**

27 total comments | 181 upvotes

Top suggestions for improvements:

- Add public washrooms
- Add a basketball court
- Add an ice rink
- Add a pool
- Add a pathway connecting the playground to Gunns Road

- **Black Creek Site West (805 Jane Street)**

14 total comments | 184 upvotes

Top suggestions for improvements:

- Black Creek re-naturalization/improvement
- Add a Farmer's Market space
- Add a community garden
- Add an outdoor skating rink
- Add a playground

- **Harwood Park (51 Leigh Street)**

12 total comments | 69 upvotes

Top suggestions for improvements:

- Add a splash pad
- Update the playground
- Add a dog park
- Add an ice rink
- Add a basketball court

- **Marie Baldwin Park (746 Jane Street)**

12 total comments | 64 upvotes

Top suggestions for improvements:

- Add a paved pathway
- Beautify the hydro field
- Add a community garden, with a seating area and shade
- Add market space

- Add a dog park
- **Gaffney Park (73 Terry Drive)**
15 total comments | 82 upvotes

Top suggestions for improvements:

- Build stairs connecting Gaffney and Lavender Creek trails to Terry Drive
- Complete the Gaffney Trail
- Add garbage bins and waste bag dispensers (for dog owners)
- Add seating
- Improve park lighting

Suggestions for other park improvements not listed above included:

- Black Creek East: extending the Black Creek trail to Symes Road Trail
 - Upper Junction Park: Shade by the playground
 - West Lake Park: Adding a splash pad and drinking fountain/water bottle filling station
- Creating a new park at the Dunpar Homes Site

Unique park comments will be shared to inform future park planning initiatives.

Social Pinpoint – Transportation Results

In total, 227 transportation-related comments were received through Social Pinpoint, which ranged from pedestrian experience, streetscape, lighting and cycling safety and infrastructure improvements.

Generally, these comments were spread evenly throughout the study area. Across the study area, comments indicated that there was a community need for more pedestrian and cycling connectivity (sidewalks, bike lanes, curb cuts, bridges) and improvements for pedestrian and cycling safety (e.g. dedicated space, crosswalks, slowing/stopping vehicles, path lighting).

Staff Comment: The City's Transportation Services department received all transportation-related feedback through this exercise. These improvements are already underway in the community, and so is not being considered in future engagement exercises for this project to determine a decision on how the S.37 funding will be used.

- Upcoming work coming to this neighbourhood will include road reconstruction, road resurfacing, new sidewalks, and on-street bikeways.
- The types of improvements that can be expected with planned roadwork:
 - Curb extensions
 - Curb radii reductions
 - Intersection normalization: reconfigure an irregular (skewed/offset) intersection
 - Missing sidewalks (or widening of existing sidewalks to current standards)
 - Raised crossings near schools
 - Improvements to accessibility
- Visit [TO InView](#) to get a real-time view at these improvements.

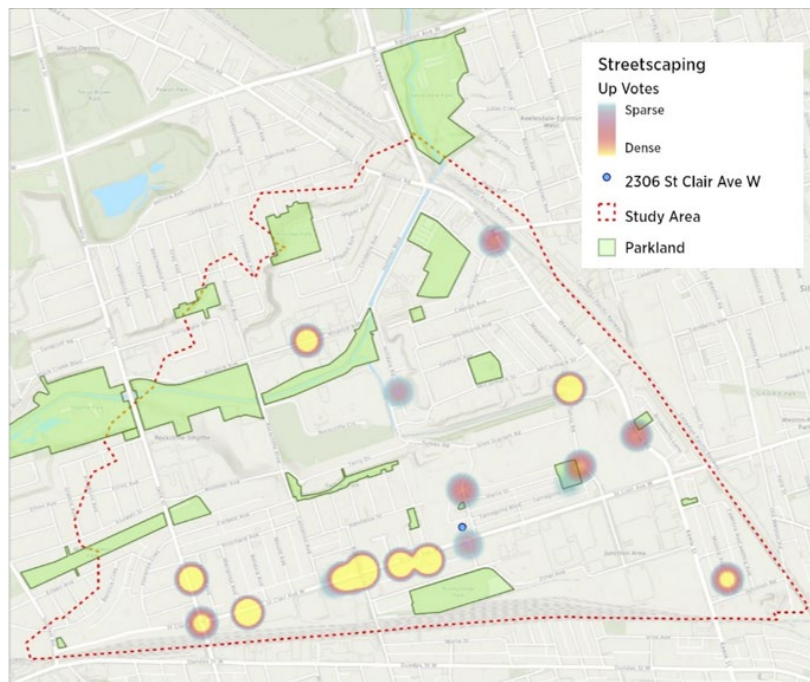
A breakdown of transportation-related feedback is found below:

Pedestrian Experience Improvements



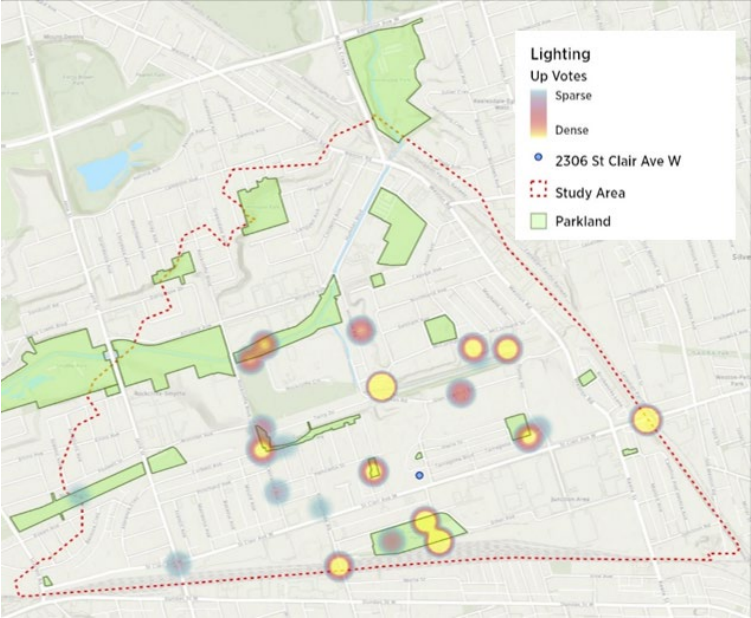
Participant comments related to pedestrian experience were spread somewhat evenly through the study area, with the majority of these being clustered north of St. Claire Avenue, east of Runnymede Road.

Streetscape Improvements



Participant comments related to streetscape improvements experience were scattered throughout the study area, with a small cluster along St. Clair Avenue West, west of Jane Street and north of Runnymede Park.

Lighting Improvements



Participant comments related to lighting improvements were scattered throughout the study area, with a small cluster of comments near Runnymede Park, Symes Road/Glen Scarlett Road, and east of Keele Street on St. Clair Avenue West.

Cycling Safety and Infrastructure



Participant comments related to cycling safety and infrastructure improvements were spread somewhat evenly throughout the study area, with a small cluster of comments located near Symes Road and St. Clair Avenue West, north of Runnymede Park.

Next Steps

The results of the Social Pinpoint exercise were shared with the local Councillor's office and City staff in Parks, Forestry and Recreation and Transportation Services. Results directly informed an idea ranking exercise that allowed residents to rank a finalized set of ideas for how Section 37 benefits would be recommended. The virtual ranking exercise was available online on the project webpage in March 2021.

The final results and funding decision for this project will be available in summer 2021 on the [project webpage](#).