



OFFICE OF
**BRAD
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Toronto City Councillor
Beaches—East York | Ward 19

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Monday December 2, 2019

Toronto and East York Community Council
2nd floor, West Tower, City Hall
100 Queen St. W.
Toronto, ON M5H 2N2

RE: TE11.4 Main Street Planning Study: A community vision for the future of Main & Danforth

To the Chair and Members of Toronto and East York Community Council:

On behalf of my community, I am sharing my support for the recommended Official Plan amendments before us in Item TE11.4 "Main Street Planning Study – City-Initiated Official Plan Amendment – Final Report".

Changes in Provincial policy as well as continued growth in the East End make the timing of this report critical. With one 27-storey development approved and five active applications in the study area, growth is coming. The work done by staff across divisions is an example of the type of proactive, community-led planning communities across Toronto need. I am grateful to them for the work they have already done. The report and recommendations carefully address important considerations raised throughout the study process:

- GO and TTC station integration;
- A mix of housing including affordable and family-friendly units, as well as rental housing;
- Significant increases in green space;
- Initiating a Social Development Plan and, Community Service and Facilities Plan;
- Building heights to transition sensitively to surrounding neighborhoods;
- Addressing road safety at key cross-streets with Main Street (Gerrard, Stephenson, and Danforth); and,
- Preserving local heritage assets.

While I am supportive, I am also aware of the need to ensure that the coming growth in our community includes substantial investment in public services and facilities that are at the heart of any good neighborhood. Housing affordability in my community is worsening, the City's parkland strategy identifies this area as below-average in parks provision and significantly below average

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just north of the Danforth. The high usage rate of the Main Street Community Centre is also a challenge for residents using City services.

These concerns need to be addressed while we grow, not after. My community has been clear that we should learn from experience across Toronto where growth has come first, and the resources to support that growth are catching up, and sometimes left out. The recommendations at the end of my letter address additional areas where I have heard input from my community:

- Creating a "Danforth Design District" to ensure the buildings in the area make a positive, aesthetic contribution to the neighborhood;
- Finding opportunities for additional park frontage and connectivity directly from Danforth Avenue into the study area;
- Finding opportunities to incorporate district energy and other low-carbon energy solutions;
- Informing the Toronto District School Board, Toronto District Catholic School Board, and the TTC of the coming growth so they can plan proactively for their capacity needs;
- Asking for opportunities to incorporate BikeShare and Green P parking;

Developing in our community is both an incredibly opportunity and an important responsibility. The Danforth East and broader community has a history of being great partners in community-led change, always working to be "for" something rather than "against". I would like to thank all of the community members and organizations who have engaged positively and productively to the changing land use planning context in our community including Danforth Village Community Association, Beach and East Toronto Historical Society, Danforth East Community Association Visioning Table, the Beach Hill Neighborhood Association, the Danforth Village BIA, and many other groups and individuals.

I look forward to working with you all in shaping the future of this community in the coming months and years.

Respectfully,



Brad Bradford

Toronto City Councillor
Beaches-East York | Ward 19

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Recommendations:

Councillor Bradford recommends, Toronto and East York Community Council amend recommendations 4 and 5 as indicated below:

4. City Council direct the General Manager, Transportation Services in consultation with the Chief Planner and Executive Director, City Planning and relevant staff at the Toronto Transit Commission, to review the Main Street and Stephenson Avenue intersection from a safety and functionality perspective, and/or improvements to the intersection, and to report to a future Community Council meeting with recommended changes, if deemed necessary.
5. City Council direct the General Manager, Transportation Services in consultation with City Planning and the Toronto Transit Commission, to study and implement intersection improvements at the intersections of Main Street and Danforth Avenue and Main Street and Gerrard Street East and report to a future Community Council meeting, if necessary.

Councillor Bradford recommends, Toronto and East York Community Council add the following recommendations:

6. City Council request the Chief Planner and Executive Director, City Planning to submit all development applications in the study areas mapped as "Height Peak" and "Transition Area (Tall)" (Attachment 7, Map 6) to Toronto's Design Review Panel and/or Planning Review Panel in an effort to achieve the highest quality design outcomes for the area's most prominent sites.
7. City Council request the Chief Planner and Executive Director, City Planning and the General Manager, Parks, Forestry and Recreation, to consult with the local Councillor before entering into negotiations for on-site or off-site parkland dedication within the study area.
8. City Council direct the Chief Planner and Executive Director, City Planning, in consultation with the General Manager, Parks, Forestry and Recreation, to report to the December 17 & 18, 2019 meeting of City Council with an amendment to Map 4: Parks and Public Realm Plan in the draft Site and Area Specific Policy 577, as shown in Attachment 7, to identify additional opportunities for park frontage and/or connectivity to Danforth Avenue, including through City parkland provision or Privately Owned Publicly Accessible Spaces.
9. City Council request the Chief Planner and Executive Director, City Planning to circulate all development applications in the study area to the relevant staff at Toronto Parking Authority for consultation on opportunities to incorporate BikeShare facilities into new developments, and to identify opportunities to replace on-street public parking capacity through future redesign of Danforth Avenue, if required.
10. City Council authorize the Director, Environment & Energy Division to engage in consultation with land owners in the study area to implement the "Sustainability and Resilience" policies in Section 4 of the proposed Official Plan amendment (Attachment 7) including providing advice and support for incorporating low-carbon/renewable energy solutions such as district energy, into proposed developments in the study area.
11. City Council request the Chief Planner & Executive Director, City Planning to forward this report to the Chair, Toronto District School Board, the Chair, Toronto Catholic District School Board, and the Toronto Transit Commission to assist in the planning for future capacity needs.