

July 27, 2022

Mr. Oren Tamir, Manager
Community Planning, City of Toronto
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Ms. Corinna Prior, Planner
Community Planning, City of Toronto
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RE: Bloor-Yorkville Secondary Plan Project

Hi Oren, Corinna:

I have been asked to provide this letter to you on behalf of the Planning, Preservation and Urban Design Committee of the Bloor-Yorkville BIA (of which, as you know, I am the Chair), as well as on behalf of the ABC Resident's Association. I am currently acting as an informal liaison between the two groups. In the end, however, separate issues and comments may be provided, but currently, we are working on matters of common interest collaboratively.

To begin, thank-you for the opportunity to participate in the preparation of the Bloor-Yorkville Secondary Plan. Based on our earlier conversations, we remain hopeful that the City will be considering a comprehensive approach to managing change within our community, including:

- > A clear understanding of which City of Toronto policy regimes are applicable to development applications within Bloor-Yorkville, and where there is a conflict in policy directives, which set of policies take precedence over the others. This is a key issue in order for us to clearly understand what policies apply to any specific development application;
- > The identification of key areas that will appropriately accept significant development intensification, including policies that articulate appropriate height and density regulations, as well as crucial policies that will ensure excellent transition to existing lower scale areas, as well as high quality urban design and architecture. We agree that having urban design and architectural guidance in the Secondary Plan is crucial, helping to strengthen these important requirements;
- > A policy framework that properly manages change within the more stable and lower intensity neighbourhoods, in recognition of the need to accommodate Additional Residential Units, but also prohibiting more significant redevelopment proposals that negatively impact the neighbourhood character. Again, we will be looking for crucial policies that will define community character, and to ensure excellent transitions from newer, more intense development forms to existing lower scale areas, as well as those key issues of high quality urban design and architecture already mentioned;
- > A framework to enhance the public realm, including improvements to streetscapes as well as additions to the parkland system that will be achieved and built through the development approval process. We expect that the policy framework will articulate an appropriate urban

parkland system, and include requirements to produce new park elements appropriate in our community's urban context on s development by development basis;

- > A recognition that the financial benefits generated through the development approval process in our community are appropriately allocated to capital improvement projects within the Bloor-Yorkville Area. A policy framework that provides guidance to the City to allocate funds generated through the Development Charges By-law, the Parkland Dedication By-law, the Community Benefits By-law and the Parkland Dedication By-law to land acquisition opportunities and key projects within Bloor-Yorkville is essential to the ongoing, positive evolution of our community; and,
- > A commitment to updating the implementing Zoning By-law, to conform with the policy directives of the new Secondary Plan within a reasonable timeframe - a maximum of 2 years from the date of approval of the new Secondary Plan.

Further, and while we will continue to participate in the stakeholder consultation process, we will reserve our detailed comments on the project until such time as we have received a more complete package of proposed mapping and associated policies. This will allow us the opportunity to review the proposed "package" comprehensively and efficiently. Following that review, we will be very pleased to meet with you, other City staff, the Councillors and your consultants to review and explain our commentary, as necessary.

Sincerely,

Ron Palmer, Chair
Planning, Preservation and Urban Design Committee
Bloor-Yorkville Business Improvement Area

cc. Councillor Mike Layton
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