



April 12, 2017

Ms. Jennifer Keesmaat, Chief Planner,  
Ms. Angela Stea, Senior Planner  
City Planning Division  
Toronto City Hall  
100 Queen Street W.  
Toronto, ON M5H 2N2

Dear Ms. Keesmaat and Ms. Stea

**Subject:** TOcore and Bloor-Yorkville/North Midtown: Planning Framework

The ABC Residents Association is a volunteer organization committed to enhancing the quality of life in our neighbourhood through active participation in municipal issues. Originally established in 1957, we serve the residents, including condo and apartment residents, living in Toronto's Yorkville / North Midtown community between Yonge Street west to Avenue Road and Bloor Street north to the CPR tracks.

Thank you for presenting Toronto's 25-year plan for the Downtown Core. Representatives of ABCRA attended the *TOcore: Planning Downtown* meeting on March 4th and the *TOcore Parks & Public Realm Stakeholder Workshop* on March 29th. Also some members responded to the TOcore online survey. We applaud the effort to actively collect feedback from those living in the city. The presentations, interactive sessions, written materials, and survey were engaging. We were able to comment and also benefit from the views of others.

We were very pleased to participate and provide feedback as part of the TOcore process. It provided an opportunity to provide input on some aspects of the plan, but we would like to stress that feedback in that format is limited. ABCRA takes planning and the livability of our community seriously. We are writing to remind you of **The Bloor-Yorkville/North Midtown: Planning Framework & Implementation Strategy**, a joint initiative of the Yorkville BIA, ABCRA, the Yonge Bloor Business Association and the Greater Yorkville Condo Association. This document was written by The Planning Partnership, Greenberg Consultants Inc, and Michael Spaziani Architects Inc. ABCRA has dedicated countless hours and secured professional assistance to ensure the needs of our community were professionally documented in a specific framework for future growth. This framework constitutes a long term vision for future development of the area and presents strategies and policies to:

1



- Guide development in distinct character areas and ensure heritage is retained
- Improve the public realm and pedestrian experience
- Protect and enhance the area as a desirable place to live, play, work, shop, visit, and invest.

**The Bloor-Yorkville/North Midtown: Planning Framework & Implementation Strategy** was turned over to Councillor Wong Tam and the City of Toronto Planning Department requesting that the City move expeditiously to develop a Secondary Plan and implement Zoning Bylaws that to give long overdue statutory planning rules for the Bloor-Yorkville/North Midtown Area. We want to ensure that our overall vision with respect to our specific community is taken into consideration and influences the TOcore direction.

The Bloor-Yorkville/North Midtown: Planning Framework & Implementation Strategy has two parts and can be viewed in detail on our website at: <https://abcra.ca/bloor-yorkville-north-midtown-planning-framework-implementation-strategy/>

**Part 1: Background And Emerging Directions** summarizes:

- The history of the Bloor-Yorkville/North Midtown Area
- Information about the current planning policies
- Key issues and opportunities that were discussed during the stakeholder consultation process.

**Part 2: Policy Approach** outlines:

- **A planning and urban design policy framework suitable for the basis of a Secondary Plan intended to provide statutory effect to a number of existing policies and guidelines within the Bloor-Yorkville/North Midtown Area.**
- **Substantial detail identifying where development should, and should not occur, what forms of development in terms of use and built form are appropriate, how future development applications will be analyzed, and what future planning approval processes will be required.**
- **Details are provided on:**
  - **1.0 Application**
  - **2.0 Description of the Bloor-Yorkville/North Midtown Area**
  - **3.0 Vision**
  - **4.0 Intent and Objectives of this Plan**



- 5.0 The Plan for the Pedestrian Realm Network
- 6.0 Architectural + Urban Design Policies
- 7.0 Heritage Resources
- 8.0 Policy Framework
- 9.0 Interpretation

ABCRA asks that the City of Toronto recognize the time, effort, thoughtfulness, and investment in professional advice that ABCRA has undertaken and carefully review the recommended policies contained for serious guidance and inclusion in the TOcore Secondary . Area-specific policies contained within the framework will help ensure growth does not fundamentally alter the unique characteristics of Bloor-Yorkville / North Midtown that make it a special place to live, work, visit, shop, and play.

Should you require more input or have questions we would be pleased to address these.

Thank you for your consideration.

John Caliendo & Ian Carmichael  
Co-Presidents, ABC Residents Association

Cc: Councillor Wong-Tam  
Mayor John Tory  
Yorkville BIA