

Your organization is invited to participate in a: Downtown North Development Roundtable

When: Saturday, 19 June; 1:00 – 4:00 pm

Co-convenors: Planning + Development Committees of Annex Residents' Association; Harbord Village Residents' Association; Bloor East Neighbourhood Association

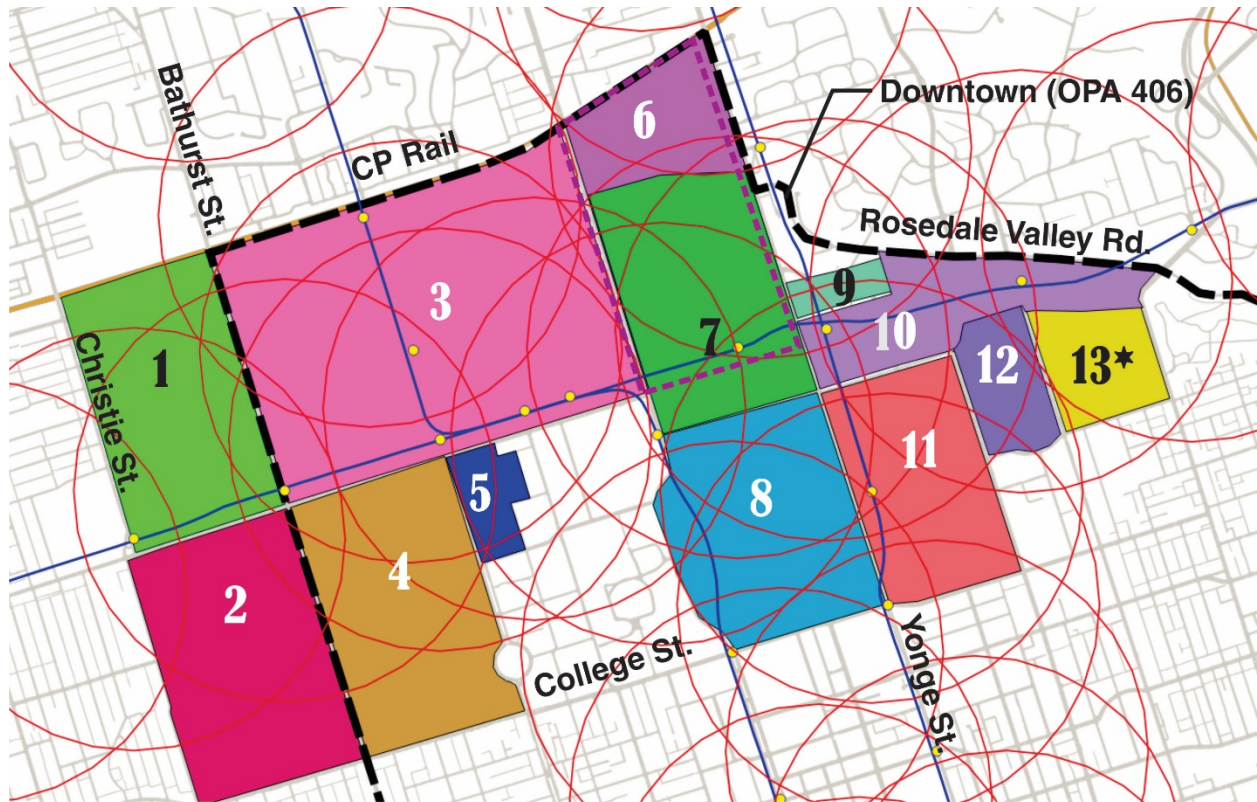
Purpose: a one-time Roundtable for residents' organizations in Downtown North to:

- review **key trends** that could affect our Downtown North communities, including:
 - recent population and density changes
 - results from the City's 2020 Employment Survey (presentation from City Planning's Strategic Initiatives, Policy & Analysis group: requested)
 - scale and locations of major developments in Downtown North (presentation from City Planning's Community Planning group: requested)
 - recent trend in appeals to LPAT; Reasons? (presentation from City Planning's Community Planning group: requested)
 - recent trend in CofA applications? Appeals to TLAB? (presentation from City Planning's Community Planning group: requested)
 - blunt force: prospects for MZOs in Downtown North?
- assess City Planning's current work on 'Growth Plan Conformity' Review (Province's 2019 update to GTA Growth Plan) and 'Municipal Comprehensive Review' (revisions to Toronto's Official Plan), particularly:
 - the **Province's mandatory density targets for 'Major Transit Station Areas – MTSA's' (800-meter radius from subway stations);**
 - the City's proposed boundaries and minimum densities for MTSA's in the Downtown Area, going for Council approval in 4th Quarter of this year;
 - the City's proposed designation of these MTSA's as 'Protected' which also require them to include **inclusionary zoning** of affordable housing;
 - this discussion will be anchored on a presentation by Toronto Planning's Strategic Initiatives, Policy & Analysis group and Housing to the meeting: (confirmed)
- share experiences and useful **practices** in engaging with the City and developers on **major development applications** in their areas.

This will be a one-time, Saturday afternoon event for exchange of information and views on pressing planning and development issues by residents' associations from the Seaton Village and Palmerston Area¹ east to the Don Valley, and College Street north to the CP Rail line. This area, traversed by TTC Line 2 and a major section of TTC Line 1, shares similar downtown pressures and could be significantly affected by the Province's Growth Plan density targets around subway stations. The roundtable, focusing on a specific part of Downtown, is meant to *complement* – not replace – work on these issues by individual residents' associations and umbrella groups (i.e. FoNTRA, CORRA, FoSTRA).

¹ Both RAs share the Bathurst boundary of Downtown; the major Mirvish Village redevelopment is within PARA.

Invited Organizations²:



- | | | |
|----------------------|------------------------|---------------------------------------|
| 1 Seaton Village RA | 6 ABC RA | 11 Church Wellesley NA |
| 2 Palmerston Area RA | 7 Greater Yorkville RA | 12 Upper Jarvis NA |
| 3 Annex RA | 8 Bay Cloverhill CA | 13 St. James Town*
[organization?] |
| 4 Harbord Village RA | 9 Collier-Asquith NA | |
| 5 Huron-Sussex RO | 10 Bloor East NA | |

Agenda:

1. Opening Remarks <ol style="list-style-type: none"> Land acknowledgement Introductions Overview 	Co-convenors: <ul style="list-style-type: none"> • ARA P+D • HVRA P+D • BENA P+D Councillors: <ul style="list-style-type: none"> • Kristyn Wong-Tam (confirmed) • Mike Layton (confirmed) 	1:00 – 1:15
2. Key Trends Affecting Downtown North <ol style="list-style-type: none"> Demographic shifts (2016 Census) Work: Doing what? Where? (City's 2020 Employment Survey) Major Developments <ul style="list-style-type: none"> • Map inventory or 3D model of major projects in pipeline • Size and location 	E. Leman, ARA P+D Strategic Initiatives: to be confirmed Community Planning: to be confirmed	1:15 – 2:10 5 mins. 10 mins. 10 mins.

² We have so far not been able to identify an umbrella residents' association for St. James Town. If anyone has suggestions, please let us know.

d. Trends in LPAT Appeals	Community Planning or Legal Dept.: to be confirmed	5 mins.
e. Trends in CofA applications and TLAB Appeals	Community Planning: to be confirmed	5 mins.
f. MZOs in Downtown North? • Are they possible? Are they likely? What then?	Councillors Wong-Tam and Layton	10 mins.
g. Q+A	RA representatives and presenters	10 mins.
3. Downtown North: Conformity to Province's Growth Plan for Golden Horseshoe		
a. City's Delineations and Density Proposals for Downtown Protected Major Transit Station Areas (PMTSAs)	Strategic Initiatives: confirmed	2:10 – 2:30
b. City's Inclusionary Zoning Provisions for Affordable Housing in PMTSAs	Strategic Initiatives: confirmed	2:30 – 2:50
c. Councillors' Views	Councillors Wong-Tam and Layton	2:50 – 3:00
d. Roundtable Discussion	RA representatives and presenters	3:00 – 3:30
4. Engaging on Development Applications: RAs' Experiences		
a. What are the Issues?	all RAs	
b. Project Reviews and Working Groups	ARA, HVRA	
c. Site Plan Control	BENA, others	
d. Others to be suggested by RAs before the meeting		
5. Summing Up		
	<ul style="list-style-type: none"> • Co-convenors • Councillors 	3:55 – 4:00

Note: The convenors would like to record a video of the Roundtable for public streaming. If anyone is uncomfortable with this idea, please let us know and we will not record the meeting.

For further information, please contact:

- Edward Leman, Co-Chair, Planning + Development Committee: ARA (edwardleman@gmail.com)
- Henry Wiercinski, Co-Chair, Planning + Development Committee: ARA (hwiercinski@rogers.com)
- Sue Dexter, Director, Harbord Village Residents' Association (susan.dexter@gmail.com)
- Linda Brett, President, Bloor East Neighbourhood Association (linda.brett@sympatico.ca)