

Allen District Plan - City of Toronto Comments Update

June 2017

Since the Community Consultation Meeting held last year, Build Toronto has received all comments from City staff on the Allen District Plan submission for the lands east of Allen Road. Comments received included very detailed commentary on specific background reports, as well as overall remarks with respect to the District. In an effort to summarize the wide-ranging comments, Build Toronto has grouped the comments into the various “focus areas” listed below. City staff have reviewed and concur with this summary, and both Build Toronto and City staff will continue to meet to discuss the comments received before the District Plan resubmission.

Focus Areas

- **District Plan Report** – The District Plan was submitted to the City of Toronto in September 2014. As City staff comments have been coming in, a number of new City-wide guidelines have also been introduced over the last two and a half years, such as the City’s *Mid-Rise Buildings* and *Townhouse and Low-Rise Buildings*. City staff have recommended the District Plan make reference to and have regard for these new City initiatives. Staff also stated that the overall guiding principles of the Allen District are appropriate, but they have also requested that more descriptive language be added to provide additional clarity. Further, City staff have requested information on the phasing of the overall development of the District, including new parks and roads, as well as statistics regarding proposed built form types and approximate numbers of units per land use area.
- **Urban Design Guidelines** – City staff have requested that the Urban Design Guidelines Document be restructured in accordance with the City’s *Terms of Reference for Urban Design Guidelines*, found in the *Toronto Development Guide*. In addition, staff requested further detail regarding built form, massing, density and total number of units. The inclusion of a more detailed urban structure plan and public realm plan would also provide additional clarity.
- **Affordable Housing** – City staff have requested the Affordable Housing Report be revised to indicate the following: a strategy for the delivery of the affordable ownership and rental units, identification of the parcels that will contain the affordable units, estimated unit mix and the proposed affordability period.
- **Community Facility and Services** – City staff recommended that the location of the most southerly “new public park” be relocated towards the middle of the *Neighbourhoods* designation to create a more accessible, prominent and visible location in the District. City staff have also requested more information regarding the one acre of land for community use and greater detail on the location of the required day care facility.

- **Public Art** – City staff recommend greater clarity be incorporated in the proposed Public Art Strategy regarding proposed funding, allocation process for public art and more detailed examples of public art.
- **Sustainability** – City staff have requested further detail regarding how the proposed LEED ND category for the District relates to the City’s Toronto Green Standards. Further, staff have recommended that development in the District meet the City’s Tier 2 standard.
- **Transportation** – Given that the *Downsview Major Roads EA* recommended a preferred alignment of the future north-south Transit Road (to be ratified by Council later this year), City staff have recommended that the Allen District road network be revised to reflect this configuration. The EA Study also establishes three new east-west signalized connections from Transit Road across the Allen and into the Build Toronto lands. The proposed road network in the District will be revised to reflect this as well. City staff have also requested that Build Toronto consider the incorporation of *Transportation Demand Management* strategies as part of the District.

Next Steps

As part of the review of the Allen District Plan, City staff have identified revisions to a number of studies or reports that will be required as part of Build Toronto’s District Plan resubmission. Build Toronto has set up a series of meetings with City staff to work on addressing the comments raised in the various “focus areas”. Build Toronto will continue to work with City staff on determining which of the comments are appropriate to address at the District Plan stage, and which of the comments are more appropriately addressed as part of future development applications as we move forward to submitting Plan of Subdivision and rezoning applications for various stages of future development. Collectively, Build Toronto and City staff are working together toward a Final Staff Report targeted for a late Fall Community Council meeting.