

Community Vision for 900 Dufferin St. Development



Drafted by:

The Dufferin Mall Community Working Group

November 23, 2020

Overview and Expectations for the Planning Process

The community is deeply invested in the redevelopment of the 900 Dufferin Mall project now and for the future. We agree with the development principles proposed by City Planning and approved by City Council, that the entire 22-acre site must be planned all at once, even if only the north end is being redeveloped right now. Developing the mall in pieces will cause challenges. We believe in development that reflects local context and needs. This is a large site and community benefits should reflect that.

Community members expect to have input into future developments with developers and expect significant benefits to the community with any new development. To ensure that our community remains livable and equitable, the entire surrounding area requires a secondary plan. We also expect a master plan for this site that provides allowances and add values to the north side of the mall. Both plans will be essential for the community unless we can work together to achieve the conditions below.

Bloor-Dufferin's residents welcome new neighbours
and new residential development

**as long as it supports the qualities we love
about our community, and is accessible to all.**



More housing is necessary because this area, which has been a home to a thriving community of integrated artists, newcomers and people in legacy homes are being displaced by looming condo towers and proposed developments that leave little for the area character. I am concerned about how this will affect the small town neighbourhood "feel" of this area. - Local resident

Bloor-Dufferin welcomes new residents

“More housing is good for Toronto and the neighbourhood. It must be accessible.”

“More affordable housing to keep the vibrant artists community strong in this neighbourhood”

“I'm excited for greater density in the downtown core to stop urban sprawl onto disappearing farmland”

“A parking lot is being turned into housing, any housing is a great development”

- Local residents

The community has great hopes for this site, and what it can contribute to Bloor Dufferin.

There is also concern the development will overwhelm local infrastructure and services.



Insufficient green space, transit, schools, for incoming residents. Increased density with no place for residents to get outside. These tall buildings that go up across the city are soulless and don't seem to add to the neighborhoods they occupy. It will be a beast to live with. Already lacking daycare spaces, schools and community centers. Overburdened transit, traffic worse than it already is. Not enough park space for the new population

- Local residents

We love our neighbourhood and we want this large site to contribute positively to its character.

“This is a massive space with lots of potential - surely we can hit all of our priorities.”

- Local resident

Amenities

Community Spaces Accessible to All

The amenities that are developed within the buildings should be accessible to everyone regardless of income, unit or address. This is in respect to gym; community spaces and other space supports. This neighbourhood needs affordable community and cultural spaces for all residents.



Community Spaces Accessible to All

These should include the following:

- ✓ Daycare - residents will require daycare and there is already a shortage in the neighbourhood
- ✓ Spaces for school / student use - the new BCI school proposed to the northwest will not have as much space allocated for student after school and cultural / arts uses as was previously available. The old school has also provided a much needed community meeting space, which we are losing.



Community Spaces Continued

- ✓ Health care space
- ✓ A computer resource centre for kids' tutoring or adult research, to take the strain off Gladstone Library
- ✓ Open space that can be reserved for activities such as seniors exercising, health seminars etc.
- ✓ New immigrant service provision space

Space for Arts and Culture

The surrounding neighbourhood is losing arts and culture spaces at a rapid rate. This development must include multiple affordable arts workspaces (min. 4000 square feet) and an 8000 square foot affordable and community accessible, signature cultural venue that the neighbourhood can be proud of.

We envision a professional space that the community can also easily and affordably access for public forums, student performances, etc.

Affordable Housing

As a large development, this site must be subject to city policy designating 20-30% (300 units) of residential units to affordable housing with flexibility for these populations:

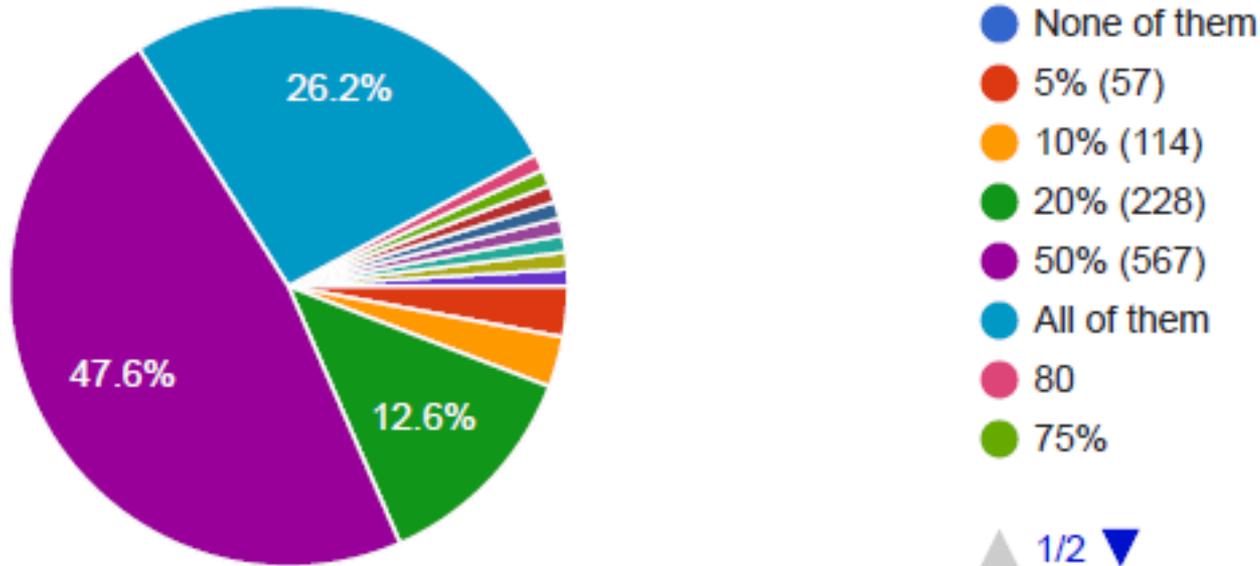
- ▷ Seniors
- ▷ People with disabilities
- ▷ People who have experienced homelessness
- ▷ Workers from the Mall who need more affordable living space

Design considerations for vulnerable / disabled populations:

- ✓ Accessible spaces with wider doors for wheelchairs
- ✓ Barrier Free
- ✓ Accessible bathrooms, bathing chairs, grab bars, cabinets that are lowered in kitchen
- ✓ Accessible design re. plugs, switches, power outlets
- ✓ Smart homes – technology enabled

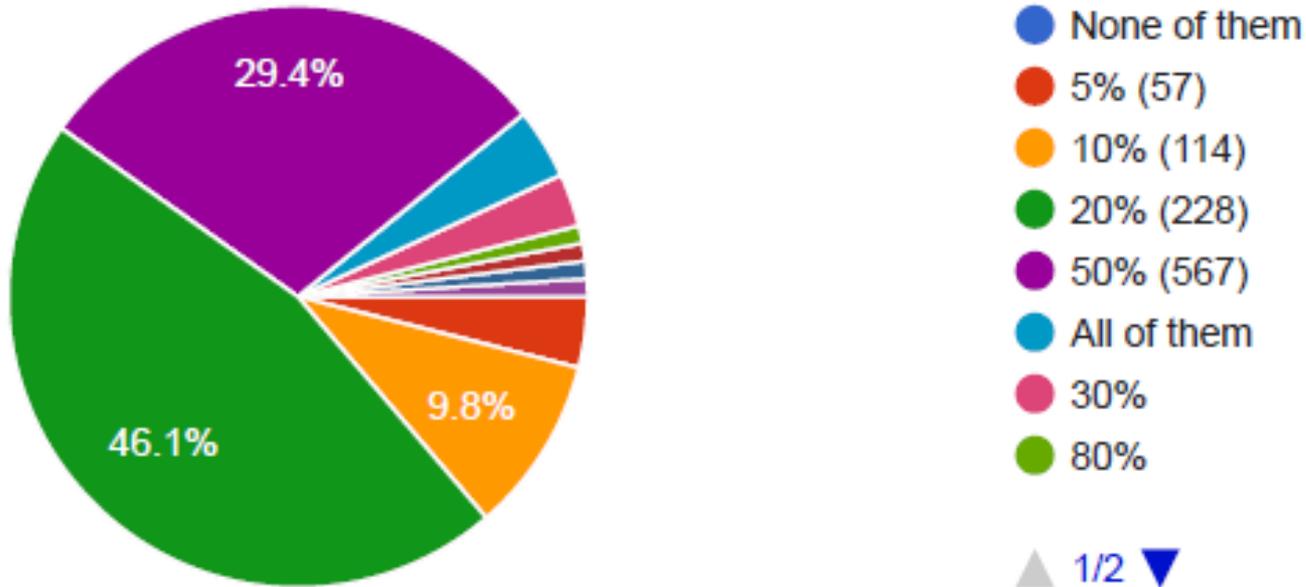
Community response

Of the 1135 rental units proposed for the site, how many do you think should be affordable for people with AVERAGE incomes, such as full-time workers and families with young children?



Community response

How many units should be affordable for people with BELOW-AVERAGE incomes, such as seniors, students, lone parents, newcomers, part-time workers, and people with disabilities?



We expect units both at market rent and deeply affordable units (at CMHC affordable rates).

For the future health of our community, these should be permanently affordable units.



*What does this development contribute to the health, safety,
wellness, history and beautification of our city*

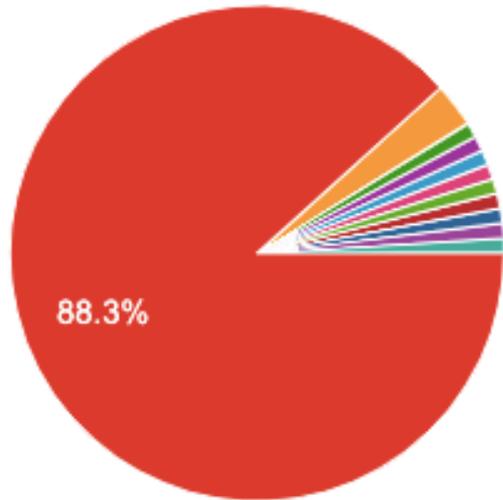
- Local resident

Our area has a low parkland acre per capita and is in a city parkland acquisition priority area. In total the parkland dedication requirement is 2,090 sq. meters.

So far the development proposal is only for 1,561 sq.meters. Quite a bit less than required on a site adding more than 1000 new residential units & thousands of people.

Community response

In your opinion, is the proposed park...



- Too large
- Too small
- Just right
- Tiny (by my calculation Dovercourt Pa...)
- Way, way too small.
- a joke.
- Park location matters more than size....
- Way too small

▲ 1/2 ▼

The survey also shows strong support for park space. 82% of respondents rated it most important in their priorities for the site, and the vast majority said the proposed park was too small in size.

Connected and Significant Parkland

Toronto's large site policy requires parkland that amounts to at least 20% of the entire site area. Given that the site is 22 acres, we need much more parkland than is currently proposed. We expect a greenbelt of public park space that sweeps from the existing Brockton Stadium, through the mall and across Dufferin St. to Dufferin Grove Park.

This would allow us, and our new neighbours in the towers, to play, walk or cycle in a parkway that goes from the site of the new BCI all the way to Havelock Street. West-end Toronto is one of the densest areas in the city and notoriously short of green space. We expect this to be city-owned park space, rather than POPS.

Good Will

We are also looking for these goodwill benefits to be incorporated in the development:

- ✓ A Designated small business catalyst
 - Kiosk for product testing/marketing - food court/mall kiosks
- ✓ Seniors activity area
 - Games tables provided
- ✓ Childcare area (in partnership with community group)
 - E.g. Children's Storefront (Shaw/Bloor)

Good Will

Continued

- ✓ A Designated small business catalyst
- ✓ Community Local Hiring
 - Work with high schools to grow talent through work experience - reduce barriers to hiring local
 - Guarantee a percentage of local hiring
- ✓ Community Garden
 - Ensure that this is community run

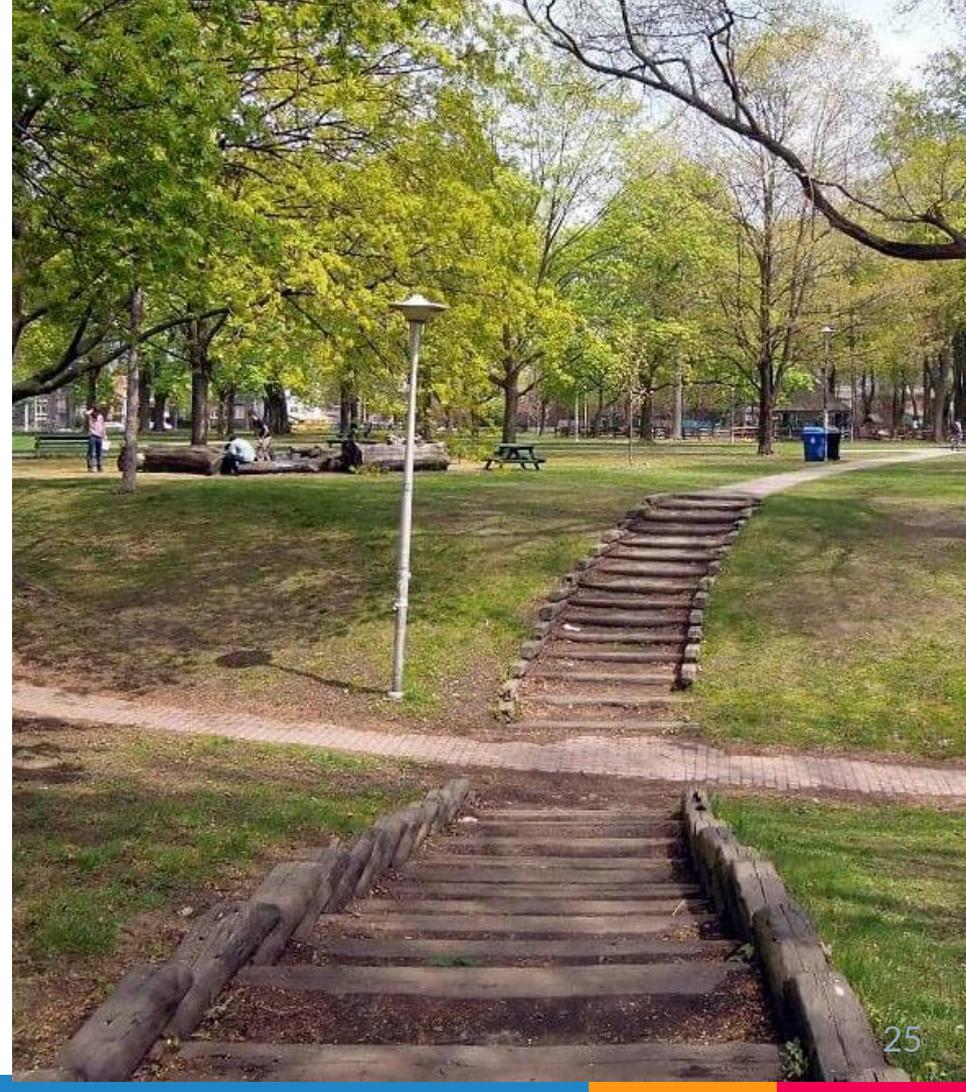
Public Space

And Public Streets



The street running between the proposed buildings must be a public street.

For long term viability, we cannot accept a POPS or private street in that space and it is critical to map out the streets' future extension into the remainder of the site. POPS and private streets are not inclusive of all neighbours in the long term.



Transit & Traffic

**We are concerned
about the
development's
transit and traffic.**



Transit & Traffic Suggestions

- ✓ Existing access roads along the front of the mall become “transit ways.” Allow buses, wheeltrans, taxis, and other vehicles to drop off customers at the front door of the mall and at the front door of residents’ buildings. This reduces distance for shoppers’ to carry their purchases to the bus stop.
- ✓ Croatia St. widened to accommodate two covered bus bays where buses could load and more importantly buses could turn.
- ✓ Discourage traffic on Brock near the front of the high school: Access to loading docks off Dufferin St., for most, deliveries to the mall.

Transit & Traffic Suggestions Continued

To assist in reduction of what will be a massive increase in car ownership in the already congested Dufferin / Bloor neighbourhood provide an allowance for the following:

- ✓ fleet parking of shared / rental vehicles (including electric vehicles)
- ✓ electric vehicle charging stations
- ✓ parking for electric scooters

These could initially be in existing mall parking space, so long as there's a clear commitment to include it permanently when the rest of the site is redeveloped.

Dufferin Grove

Growing the Market

An expanded Dufferin Grove Organic Market would be a great boon to a vibrant, complete Dufferin Mall neighbourhood. The current pioneering success in bringing local, environmentally friendly food to the Dufferin community needs to expand to meet the demand of the 10,000+ new residents planned for the area.

Access to Ontario farmers and small food producers is draws people to our neighbourhood, and our neighbours deserve to share in this community feature.



Dufferin Grove

So Many Possibilities ...

- ✓ A Christmas Market that emphasizes local food and local artisans like jewellers, graphic and plastic artists would also add to the new neighbourhood.
- ✓ Saturday food carts at the market square
- ✓ Sunday concerts by local artists in the market square
- ✓ Space for Clay and Paper Theatre's Night of the Dread
- ✓ Mall kiosks for local artisans from the market to develop their businesses



This site and other developments along the corridor have the potential to trigger much needed transit, cycling infrastructure and streetscape improvements along Dufferin Street, and to show how development can be used to meet urgent city-wide needs for affordable housing and services - Local resident

What would make you **proud** of this development?

Local Resident Responses

A community food garden. Studio space for artists, performers and musicians. Natural gardens or landscaping with native species, community spaces for events and classes. Co-living options. Day care and children's programming, significant green space and /or indoor recreation facility. Creative spaces, free use of meeting rooms, gallery spaces, safe places for youth to engage and congregate. A public swimming pool! Deeply affordable housing. Small retail units to allow for small businesses to thrive. Parks, community centres, small businesses, support for biking. New small businesses. Community Kitchen. Arts and culture, space for families to play. New space for artists. New and interesting people. Local investment.

This vision was prepared by

The Dufferin Mall Community Working Group,
which was convened by Councillor Ana Bailao.

The quotes, statistics and ideas from local residents are derived from over 100 individual responses to a survey facilitated by neighbourhood group Build a Better Bloor Dufferin which were shared with the Dufferin Mall Working Group.