

# Grange Park – circa 1990



# People Plan Toronto Summit

May 26, 2007

“Stories from the Street”  
Of South East Spadina and Secondary Plans

**Ceta Ramkhalawansingh**

ceta\_r@yahoo.ca

- WHAT --A Secondary Plan
- HOW -- Multi-sectoral community planning process
- WHO -- Area planners, residents, businesses, institutional reps, tenants
- TIME -- Two years – ***every 2 weeks***

# Process

- Three reports produced
  - Towards a Part 2 Plan
  - Official Plan proposals
  - Final Recommendations
  
- Leading up to the by-law

# Issues addressed

- **Housing patterns** in the Central Area
  - lack of housing
  - loss of existing stock
  - disruption of lower income communities

# Issues cont.

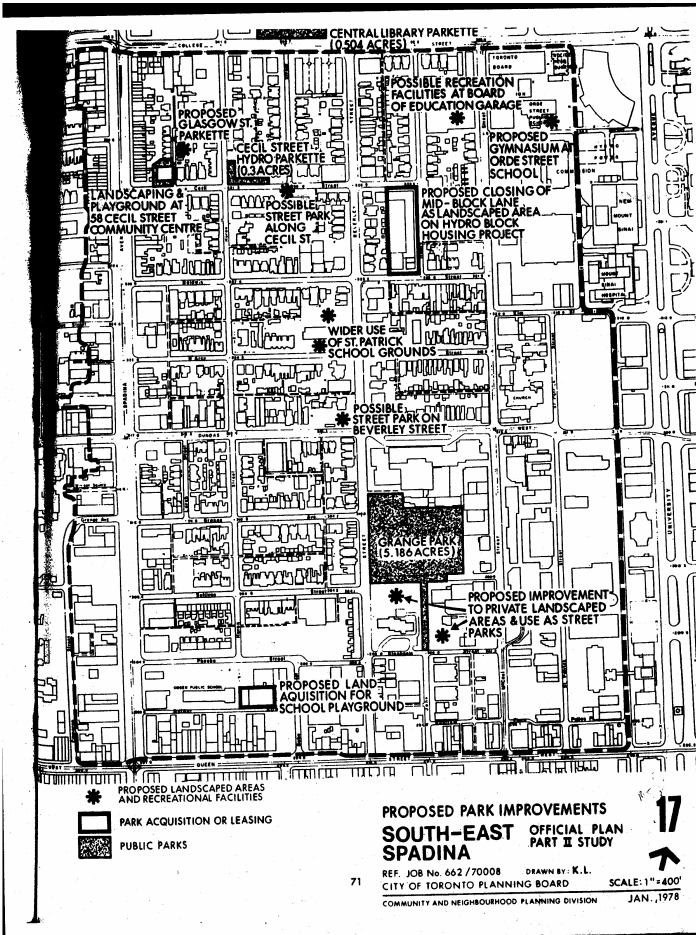
- **Neighbourhoods**
  - **Zoning**
  - **Land assemblies**
  - **Commercial/institutional intrusions**
  - **Open space**
  - **Local streets**

# Issues cont.

**Main** streets – which streets

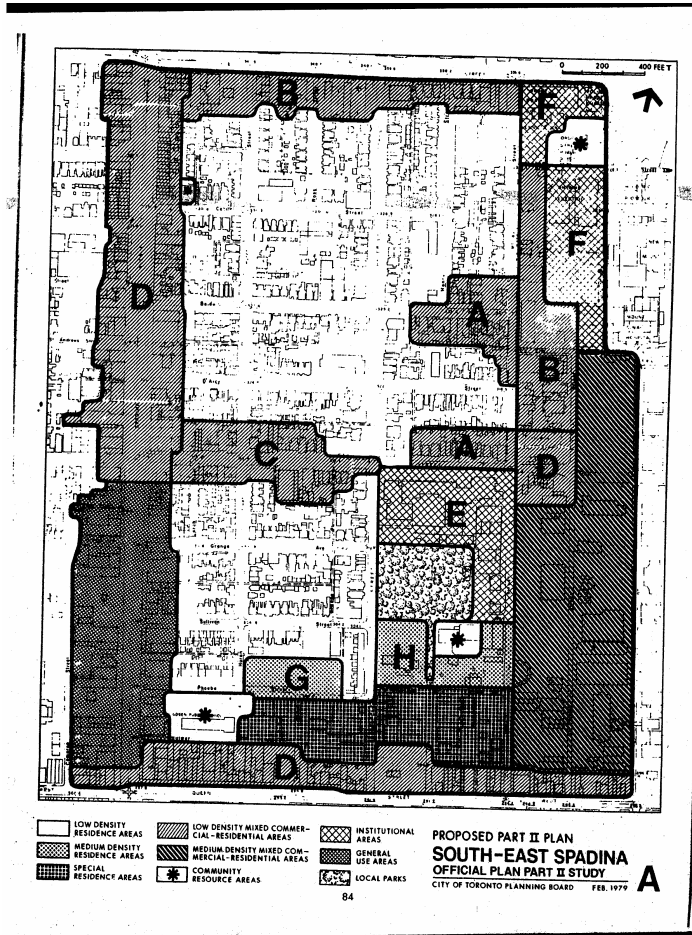
**Transitional** areas

- Redevelopment
- Industries
- What to do with the parking lots

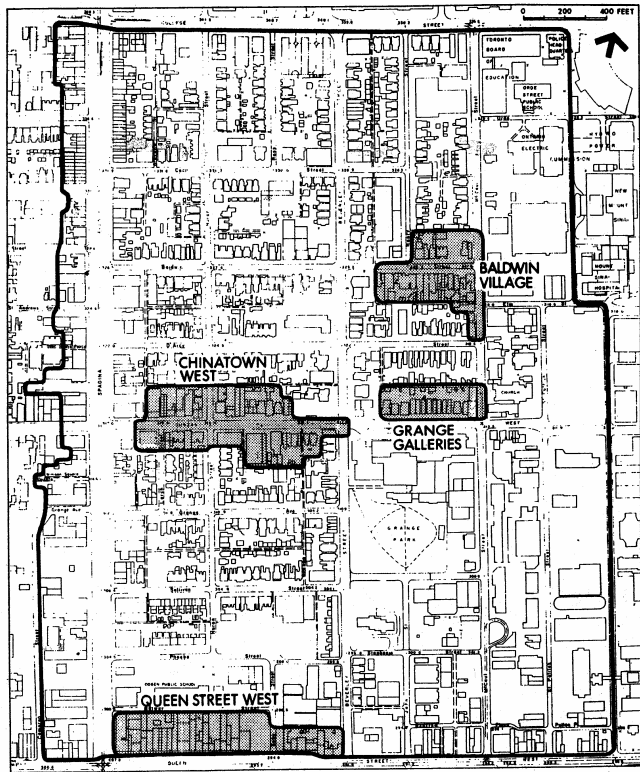


## Community resources

- -- schools
- -- community centres
- -- parks
- -- possible future parks



- A – Areas of special identity
- B - buffer zones
- C - Chinatown west
- D – Shopping with potential for residential
- E and F– Regional Institutions
- G and H – medium density

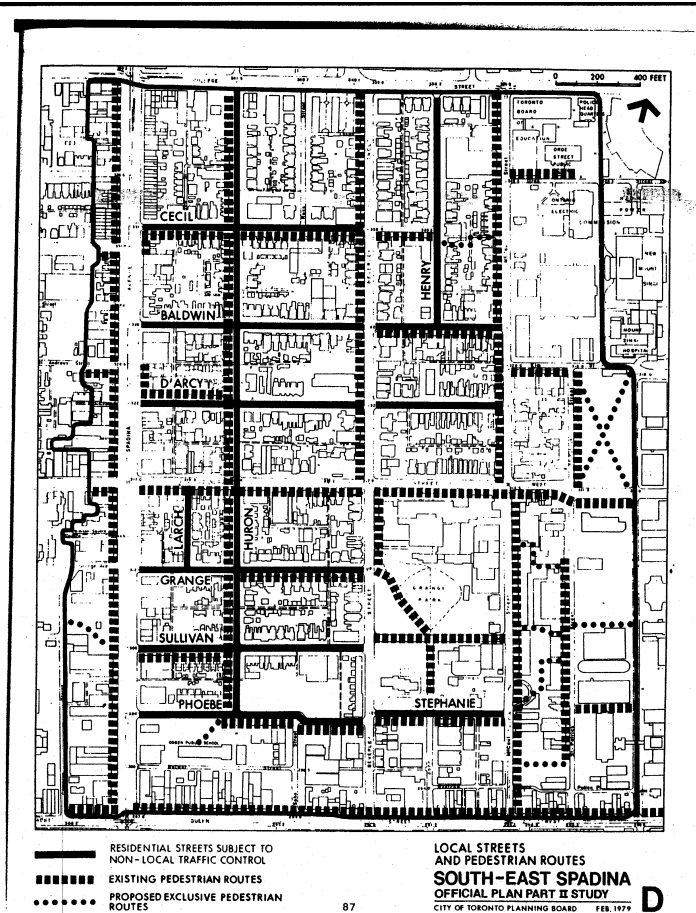


AREAS OF SPECIAL IDENTITY

AREAS OF SPECIAL IDENTITY  
**SOUTH-EAST SPADINA**  
OFFICIAL PLAN PART II STUDY  
CITY OF TORONTO PLANNING BOARD FEB. 1977

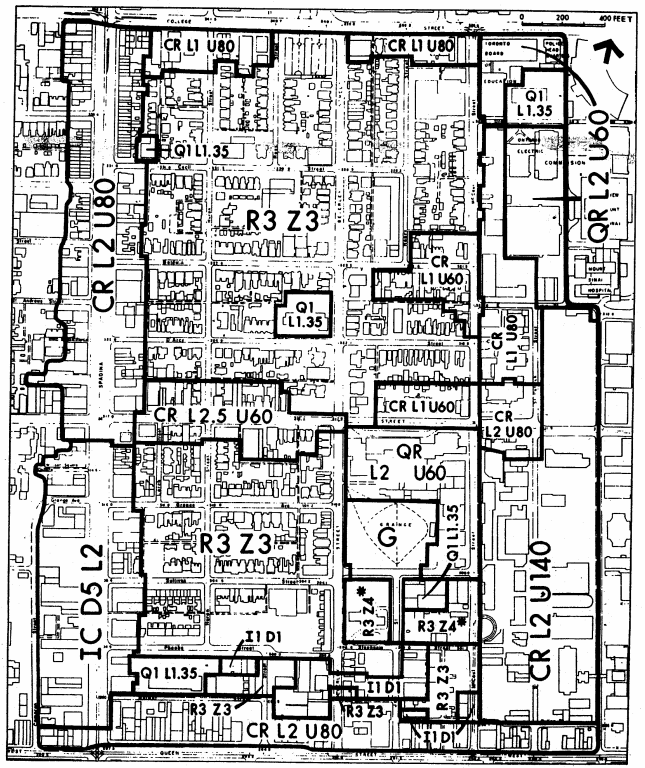
**B**

- Areas of special identity



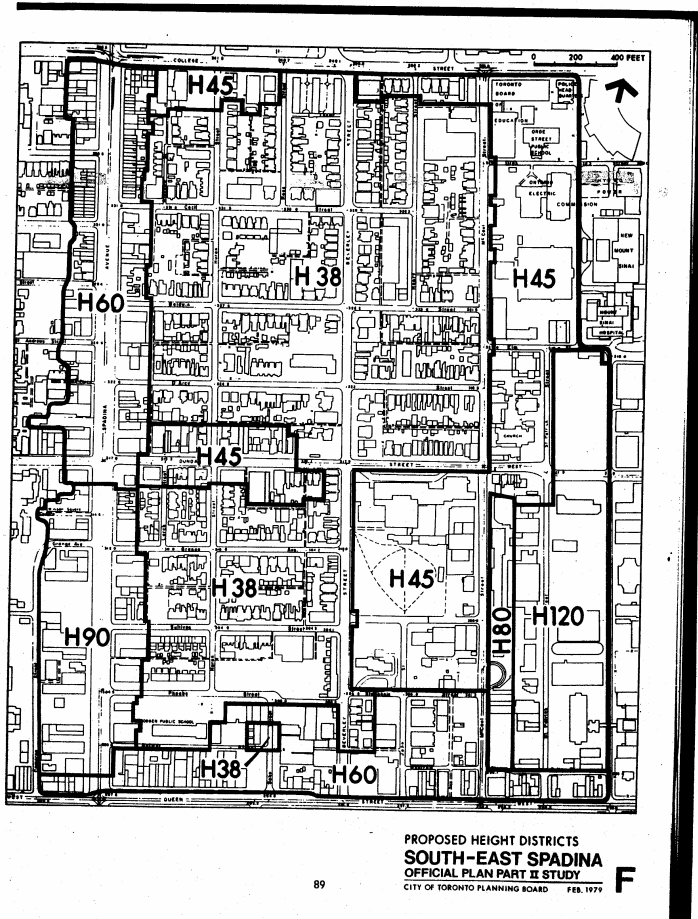
- Street patterns (leading to traffic maze)
- Pedestrian routes

# Zoning

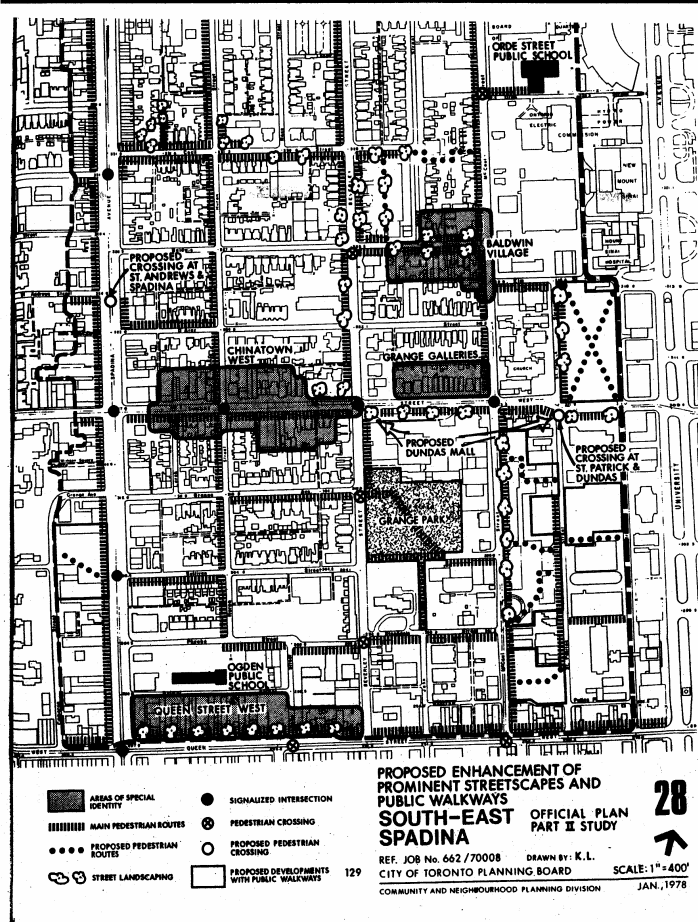


PROPOSED ZONING:  
USE AND DENSITY  
**SOUTH-EAST SPADINA**  
OFFICIAL PLAN PART II STUDY  
CITY OF TORONTO PLANNING BOARD FEB. 1979





- Height limits



- Streetscapes
- Pedestrian

What to look for on a block by block basis

-- land assemblies

-- parking lots

-- illegal uses (offices, front yard, etc.)

What is the pattern

What do you want to keep

What do you want to change

What is the acceptable transition

SSSHITTT to think about ...

- The **Sky**
- The **Sidewalk**
- The amount of **Sunshine**
- **Heritage** and **Housing**
- What to do with **Institutions** (If you have them)
- **Traffic** and **Transit** and **Trees**

## Issues that have emerged:

- Community gardens
- Floor plate size of buildings
- Environmental construction
- Traffic calming
- Youth recreation program
- Community access to institution programs
- Waste from fast food outlets
- Section 37 funding
- Multiple rezoning for same location
- Parking lots

- Those are elements of what to look for  
*but* they are to be used by:

**PEOPLE**

of all ages, races, ability, and means