

THE RAD NEWS

Our Past | Our Present | Our Future

Ford Government to Decide Future of NE Block at Pape / Danforth

Where does Pape/Danforth stand today?

The bottom line is that even though Toronto City Council has directed its lawyers to oppose the 49-storey tower proposal in its current form, the future of this block at Pape and Danforth is no longer something that will be decided by Toronto City Council. Instead, a significant part of the development of the neighbourhood will be decided by two provincial government agencies (Infrastructure Ontario and Metrolinx) and the Ontario Land Tribunal (OLT).

For the Del Boca Vista proposal, the City will be a key Party in the appeal, involved in making arguments and negotiating towards a solution better than the developer’s proposed zoning amendments, but the big decision will be made by the OLT.

For most of the block east of the Del Boca Vista site, the province’s October 19th announcement that is being designated as a Transit Oriented Community (TOC) means that there will be new buildings aimed at increasing density on those lands, and on the smaller Gertrude Ave site.

Although they “will work with the City” and “consult with the community”, those TOC decisions will be made by Infrastructure Ontario and Metrolinx, and probably through a Minister’s Zoning Order from the Ontario Minister of Municipal Affairs and Housing. What buildings that get built will set the context and precedent for other development around the new Ontario-line subway station at Pape.



Infrastructure Ontario map showing the Pape Station Transit Oriented Community site A and B outlined in red. (Yellow puzzle piece indicates the Del Boca Vista Property proposed 49 storey tower.)

Developers’ Appeals to the Ontario Land Tribunal

There are two appeals at the Ontario Land Tribunal of interest to DanforthRAD.

1. The 2022 appeal by Del Boca Vista and several others on the city’s overall plan for Danforth Ave,

1.1. DanforthRAD representatives attended the August 25th Ontario Land Tribunal (OLT) meeting on the Danforth Ave plan appeals, where the 49-storey tower developer, Del Boca Vista (DBV), discussed consolidating its objections in this appeal with its new appeal on its own tower application. This might have helped the City’s plan (maximum 7-8 storeys along most

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Disclaimer from website: All preliminary concepts are before the City of Toronto for review images are not final and subject to further approvals and consultations.

IOs draft preliminary concept for public space along Lipton Avenue in the Pape TOC, with a pedestrian connection to Danforth Ave. There is no guarantee the final projects will look anything like the artist’s concept.

Developers’ Appeals ...cont. from Page 1

of the Danforth) finally come into effect. On Nov 3, we found out that plan was dead. Then at the CMC in early December, DBV and the City presented a plan to adjourn DVB’s appeal while its zoning bylaw appeal (see below) goes ahead. This is similar to an adjournment agreed with CP REIT at Broadview and Danforth earlier this year. A hearing on this Danforth Ave. plan appeal is being scheduled for Dec. 2024.

2. Del Boca Vista’s 2023 zoning bylaw appeal on the tower proposal at Pape and Danforth

2.1. The City’s planning department sent a recommendation to the Sept 19th Toronto & East York Community Council giving many reasons the City should oppose the Del Boca Vista appeal at the OLT. The full position is available here: <https://www.toronto.ca/legdocs/mmis/2023/te/bgrd/backgroundfile-238940.pdf>

2.2. DanforthRAD sent a position statement supporting the recommendation and urging the Toronto East York Community Council to recommend it to City Council.

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Councillor Paula Fletcher on Transit Oriented Communities

Here’s how Councillor Paula Fletcher described the situation in a recent newsletter to her constituents:

“A 'Transit-Oriented Community' (TOC) is a business arrangement between Infrastructure Ontario and a private developer to increase density around future transit stations.

“These would normally be dealt with through the city’s planning process, but the provincial Minister of Municipal Affairs and Housing has final approval over TOC projects and will most likely use their MZO (Minister’s Zoning Order) powers as they have done numerous times. Any agreements the city can secure are also subject to the concurrence of the province.”

Councillor Fletcher added that the city was not given advance notice of this announcement, and she noted that there were no commitments for affordable housing within the newly announced transit oriented communities.

Here is a link to the Minister of Infrastructure’s Oct 19 announcement, which says the Pape TOC will provide 440 residential units. That compares with the 496 proposed in the Del Boca Vista project site, which is to the left of parcel A.

<https://news.ontario.ca/en/release/1003667/ontario-building-more-homes-in-toronto-near-transit#quotes>

Four additional TOC’s are planned in Ward 14:

- Pape and Cosburn
- Carlaw and Gerrard South
- Carlaw and Gerrard North (public consultation recently concluded)
- 356 Eastern Avenue.

So far, details are scarce. Some are given here:

<https://news.ontario.ca/en/backgrounder/1003668/ontario-building-more-homes-in-toronto-near-transit>

Developers’ Appeals...cont from page 2

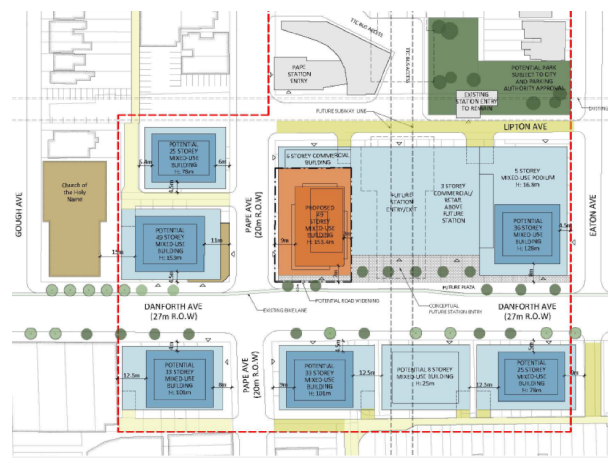
- 2.3.The newly-incorporated “Danforth Residents for Appropriate Development Inc.” requested Participant status in this appeal. (As a "participant", we can make a written submission outlining our concerns.)
- 2.4.Three of our representatives attended the first OLT meeting (Oct 5, by zoom). (Case #: OLT-23-000444)
- 2.5.At that meeting, Metrolinx requested Party status as the tower would be right next door to the Ontario Line subway and station it will be building. (As a "party", Metrolinx is able to make presentations, take part in negotiations and bring expert witnesses at the OLT. At this point, Metrolinx's opinion about the 49-storey tower proposal is not clear.)
- 2.6.Just 8 days later, Infrastructure Ontario announced it would be building several new Transit Oriented Communities (TOCs) on the planned Ontario Line, including Pape Station.
- 2.7.The Del Boca Vista site was not included in the Pape TOC.
- 2.8.On Nov 3, the Ontario Land Tribunal decision from the Oct 5 meeting set Sept 16, 2024 for a 10 day Hearing, with a June deadline for any revised proposal.

DanforthRAD Petition

- 2.9.Meanwhile, DanforthRAD assembled the full list of petition supporters from the door-to-door petition campaign, petitions at stores and businesses, and the petition page on the website, DanforthRAD.ca, for our Ward 14 Councillor.
- 2.10.On October 11. Councillor Paula Fletcher presented our then-886-signature Petition to City Council. The

proposed tower is “far and above any of the guidelines that have been set before,” she said. “So they’re letting Council know that they’re extremely concerned about it and they definitely support City Council going to the Land Tribunal in opposition to this going forward at this time.” Councillor Fletcher added that the project was very premature, given the Province’s plans to build a major subway interchange, new station and probably a Transit Oriented Community.

Is this our future?



This map shows Del Boca Vista’s idea of the potential for new buildings around Pape and Danforth. Decisions on their 49-storey tower proposal (shown in orange) and the Transit Oriented Community to the east of it will set the context and precedent for future development in this area.

Positions Available & Next Steps

- Campaigns
- Communications
- Petition
- Research: We are looking for people to develop and distribute surveys.
- Treasurer to assist on the leadership team
- Continue the petition drive and search for a new volunteer to lead it
- Recruit a volunteer to be treasurer for DanforthRAD Inc.
- Enlist volunteers to develop surveys (either web or door-to-door) for research purposes to understand what the community would consider appropriate.

JOIN RAD

About DanforthRAD

DanforthRAD began when a few residents came together to discuss their concerns about a massive skyscraper that was being proposed for the corner of Pape and Danforth. The few became many (900+) and we continue to grow, and learn.

We now know that the proposed 49-storey tower development fails to address city and provincial policy objectives such as affordable family housing. We have also learned that Toronto city planners share our concerns about the size, scale and compatibility of the proposed development, which blatantly disregards the city's own plan for the Danforth.

Under the original Danforth plan, increased density would be encouraged, but buildings would be limited to heights of about eight storeys to preserve the "rich culture of community on the Danforth." As we followed the proposal through the planning process, we were surprised to learn that the Ford government has changed the rules around urban planning, removing key decision-making power from the city. As a result, the future of the 49-storey tower will be decided, not by Toronto city council, but by an unelected adjudicator appointed to the Ontario Land Tribunal and, to be involved in that process, and to be taken seriously by politicians, planners and developers, we learned that we would need to incorporate. So we did.

DanforthRAD Inc. will continue to closely follow the 49-storey tower proposal and other developments in the neighbourhood, with the goal of encouraging appropriate expansion and change that will bring new neighbours and new vitality to our community.

Directors of DanforthRAD Inc

Rowena Moyes Chair

Scott deVeber Secretary

Paul Hamel Communications

Volunteers Needed!

These proposals have created uncertainty about what future development will look like in our neighbourhood and what input residents will be able to have on the way their community evolves.

That's why it's more important than ever for residents to get involved.

Please consider becoming involved in the newly incorporated Danforth Residents for Appropriate Development.

We have a variety of positions we need help with (See the list under Positions Available). Please come join us and let us know where you can help.

Contact us through our website at: DanforthRAD.ca

YOUR SUPPORT IS HELPING

AWESOME 67% Petition Growth!

Several people and companies have been doing a bang up job of communicating through posters; postcards; and talking to their neighbours.

Thanks to all the volunteers and commercial businesses who have helped us attain more than 900 signatures on our petition! That is a 67% increase in under 3 months. **Well done!**

A special nod to Sandra and Pam who volunteered to spend a very hot July 1st weekend at the local Farmers Market in Withrow Park. Their work signed up 75 residents in just a few hours.

We hope to continue the pressure so please let your friends and neighbours know about our cause.