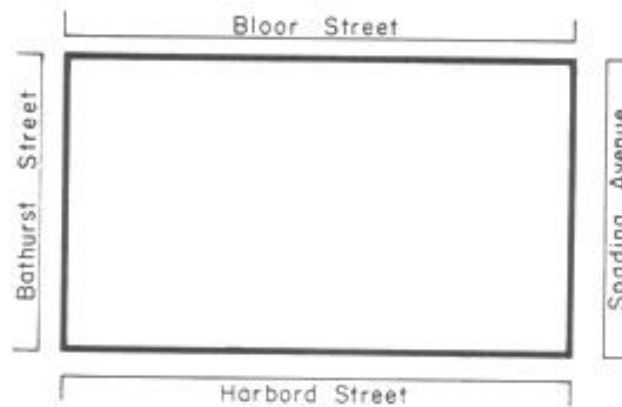


PUBLIC MEETING TO OBTAIN
THE VIEWS AND OPINIONS ON
THE PROPOSALS FOR

THE SUSSEX AREA



MONDAY, NOVEMBER 28th. 1966

8. P. M.

Y.M.H.A. 750 SPADINA AVENUE

PREPARED BY THE CITY OF TORONTO
PLANNING BOARD, CITY HALL

Nov. 28 - 1966

PUBLIC NOTICE

To RESIDENTS OF THE AREA BORDERED BY BLOOR ST., HARBORD ST., SPADINA AVE., AND BATHURST ST.

WHERE WILL YOU GO WHEN THEY TEAR DOWN YOUR HOUSE?

Certain developers are now attempting to convince the City Council to rezone this "BLIGHTED" area to allow only high rise apartments and high-cost town houses. FAMILY HOUSING and PRIVATE DWELLINGS would then DISAPPEAR.

Do you wish to see your recent home improvement wiped out?

Do you want to move out of the heart of the city? To "make room" for those who can afford extravagant rents?

If not, Remember:

- FIRST: That NO real estate agent has the power of expropriation.
- SECOND: That property developers are trying to hurry the City Council into rezoning the area.
- THIRD: That the Central Neighborhood Committee of Residents, protested the premature rezoning of the ROBERT SUSSEX AREA.
- FOURTH: That Alderman Horace Brown supported your committee, and succeeded in having the rezoning postponed until we all, 3,000 strong, could be heard at the Public Meeting on November 28th.
- FIFTH: That before this date each household will receive a copy of the planning proposals for the Bloor-Harbord-Spadina-Bathurst area from the Toronto Planning Board.
- SIXTH: That DEMOCRACY DEPENDS ON YOU. If YOU want to help decide where you will live, what rent you will pay, and how this community of ours will develop -

COME TO THE
PUBLIC MEETING
MONDAY NOVEMBER 28, 1966
at the
SPADINA - BLOOR Y.M.H.A.

LET'S PLAN FOR PEOPLE

The Central Neighborhood Committee is hoping to visit you to get your opinions on the future of our community. In the meantime if you have any questions or ideas, phone

Mrs. Anne Snell
536-2478

Mr. Paul Kromer
925-8576

Mrs. Laura Sneyd
925-7119

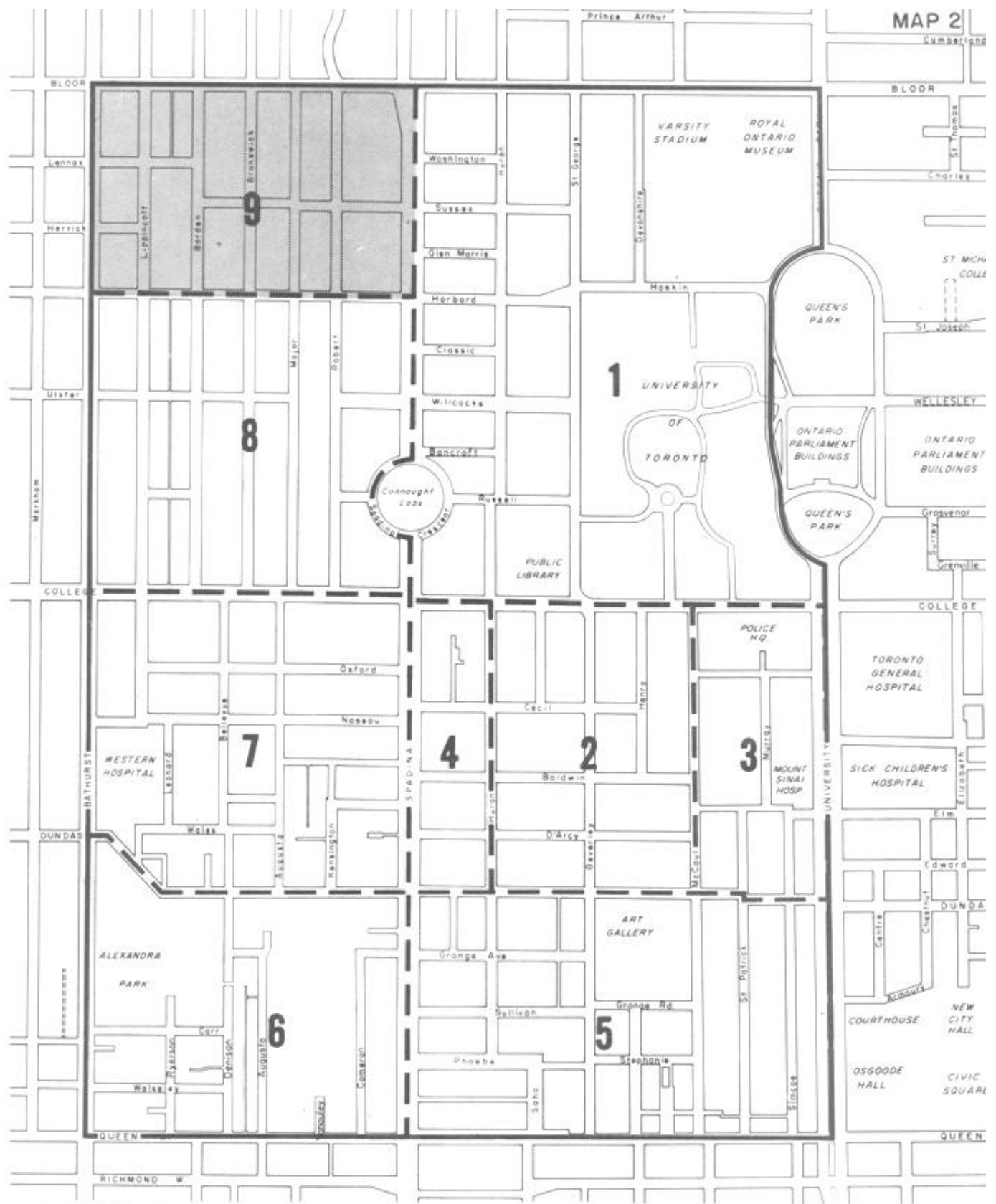
Mr. Peter Martin
924-9430

Mr. Robert Beardsley
925-1985

Mrs. Harry Malcolmson
925-6204

Mr. Milton Little
925-0567





- | | |
|-----------------|--------------|
| 1 UNIVERSITY I | 6 ALEXANDRA |
| 2 UNIVERSITY II | 7 KENSINGTON |
| 3 McCAUL | 8 ULSTER |
| 4 HURON | 9 SUSSEX |
| 5 GRANGE | |

- PLANNING DISTRICT BOUNDARY
- - - SUB-AREA BOUNDARY
- SUSSEX SUB-AREA

TO THE PROPERTY OWNERS, RESIDENTS AND BUSINESSMEN OF THE SUSSEX AREA

MAKE THIS YOUR PLAN

The City of Toronto Planning Board invites you to attend a meeting to discuss plans for your area

at THE YOUNG MEN'S HEBREW ASSOCIATION
750 SPADINA AVENUE
(Just south of Bloor)

on MONDAY, NOVEMBER 28, 1966

8:00 p.m.

DESCRIPTION OF THE AREA

The Sussex area is located in the north-west corner of the Spadina Planning District. It is bounded by Bathurst, Bloor, Spadina and Harbord. (See the accompanying maps, #1 and #2).

THE RELATIONSHIP BETWEEN THE PROPOSED NEW PLAN FOR TORONTO AND THE PROPOSALS FOR THE SUSSEX AREA

"Proposals for a New Plan for Toronto" contains the Planning Board's general proposals for policies to govern development city-wide. (These proposals are preliminary only and have been published for purposes of public discussion).

The specific proposals for the Sussex Area have been prepared simultaneously to provide guidance for development within the area. These must conform to the longer term plan for the City as a whole.

THE FUTURE OF THE AREA

THE PLANNING BOARD PROPOSES THAT PRIVATE BUILDERS BE PERMITTED TO DEVELOP APPROXIMATELY 23 ACRES IN THE SUSSEX AREA FOR APARTMENTS AND TOWN HOUSES. THE CITY WOULD NOT BUY OR EXPROPRIATE ANY OF THIS LAND. IF THE PRESENT OWNERS DECIDE TO SELL THEIR PROPERTIES TO APARTMENT DEVELOPERS, THE CITY WOULD AGREE TO THE NECESSARY REZONING.

THE SUGGESTED LOCATION OF THIS DEVELOPMENT IS SHOWN IN MAP #3. THE PROPOSED CHANGES IN ZONING ARE ILLUSTRATED IN MAPS #4 and #5 (LOCATED AFTER PAGE 4 OF THIS REPORT). THIS PLAN FOR APARTMENT DEVELOPMENT IN SUSSEX IS A LONG-RANGE PROPOSAL. WHILE THE PLAN IS AREA-WIDE, IT IS LIKELY THAT THE REDEVELOPMENT WILL BE DONE ON INDIVIDUAL SITES OVER A PERIOD OF SEVERAL YEARS.

THE PROPOSALS ALSO CALL FOR INCREASED PARKS AND THE DEVELOPMENT AND IMPROVEMENT OF DISTRICT SHOPPING CENTRES, OFFICES AND INSTITUTIONS IN THE SUSSEX AREA. THESE ARE DISCUSSED IN MORE DETAIL LATER ON IN THIS REPORT.

WHY A PLAN FOR THE SUSSEX AREA?

A glance at maps #6, #7, and #8, at the end of this report will show some of the problems the Sussex Area faces. These maps describe the existing land use, building age and condition in the area.

Many homes are old and there has been little rebuilding. The residential section is hemmed in behind an important commercial frontage on Bloor Street West, and, to a lesser extent, on Harbord Street. Central Technical School takes up a large part of the residential area and it is now starting a large expansion program.

Some problems are not shown on the maps. There is a shortage of parks for both adults and children. Many homes lack sufficient off-street parking space with the result that streets are congested day and night with parked vehicles.

APARTMENT DEVELOPMENT IN SUSSEX

Already there is interest in the area for apartment development. Its location makes it suitable for this kind of development. It is close to Downtown and within a five-minute walk of the Bathurst and Spadina subway stations. The University of Toronto is even closer. Apartments in the Sussex Area would go a long way towards easing the acute housing shortage.

THE PLAN IN DETAIL

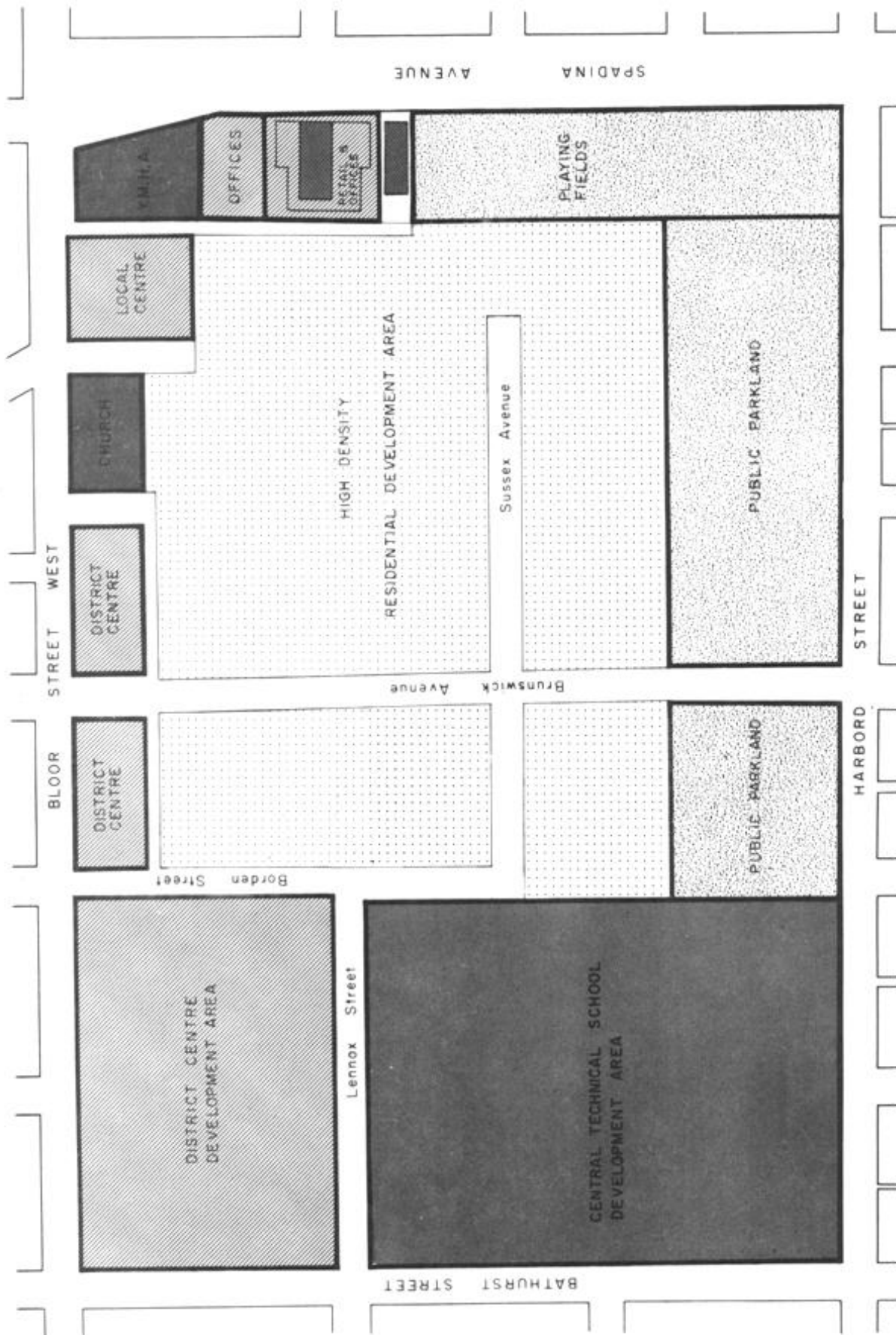
1. RESIDENTIAL

- . Approximately 23 acres within the Sussex Area are proposed for apartment and town house development.
- . Development will be phased over a period of time.
- . Each development will contain a specified proportion of town houses.
- . The floor area of buildings in Sussex will be restricted to a maximum of 2.4 times the area of the building sites. The basic restriction will be 2.0 with a bonus available up to 20 percent.
- . This bonus will provide developers with an incentive to include larger areas of landscaped open space around apartments with sufficient car parking space underground.

2. PARKS

- . An area of 5.85 acres should be set aside for local parks within the Sussex Area to serve the eventual population of 6,500.
- . A good location for the parkland would be in a strip immediately north of Harbord Street, where it will separate high and low density residential areas. This parkland will be provided by the exchange of closed street rights-of-way.

MAP 3 DEVELOPMENT PLAN (1) LAND USE ZONES SUSSEX SUB-AREA SPADINA PLANNING DISTRICT



- INSTITUTIONAL USES
- COMMERCIAL USES
- PARKLAND & PLAYING FIELDS
- EXISTING & APPROVED APARTMENTS
- RESIDENTIAL DEVELOPMENT



- . An additional area along Spadina Avenue has been proposed for playing fields for the University of Toronto. If not required for these, at least part of the land could be retained as open space to provide a buffer between the proposed Spadina Expressway and the apartment areas. Private developers could be encouraged to provide landscaped open space for this buffer.

3. DISTRICT SHOPPING

- . The district centre at Bloor/Bathurst is proposed to be strengthened by redevelopment and improvement at its southeastern corner.
- . This centre will also accommodate businesses displaced by residential and park developments elsewhere in the Sussex Area.
- . A guide plan prepared by the City will ensure adequate parking and servicing facilities for this development and improvement.

4. LOCAL SHOPPING

- . Existing shopping units along Bloor will help to meet the demands of nearby apartment dwellers.

5. OFFICES AND INSTITUTIONS

- . The relocation and consolidation of local offices into the proposed district centre at Bloor/Bathurst will be encouraged.
- . Other office and institutional development will take place on a limited scale at the southwestern corner of Bloor/Spadina.

6. SCHOOLS

- . No new schools will be needed in the area. There will probably be fewer school age children in the area after the long-term apartment development is completed.
- . Central Technical School is expanding from its present site to include an area along Bathurst Street for a playing field and building development.
- . St. Peter's School on Bathurst Street is considering the replacement of the older of its two buildings, but no decision has yet been made on the future of the site.

7. TRANSPORTATION

- . The existing streets in Sussex are faced with increasing congestion. Residential streets should not carry through traffic, but should be designed to handle only local traffic. To achieve this, the majority of the roads in the area will be closed and transferred to provide parkland.
- . Retained roads include Brunswick Avenue and sections of Sussex Avenue, Lennox Street and Borden Street. The Development Plan, map #3, shows a possible future layout of roads.

- . Widened rear service lanes will be used to service the Bloor Street West and Spadina Avenue commercial frontages. It may be desirable to extend Sussex Mews down to meet Sussex Avenue. Pedestrian access will be maintained along the closed section of Sussex Avenue west of Spadina Avenue.
- . Although the final route of the Spadina Expressway through the area has not yet been determined, a landscaped separation should be maintained between it and the future residential developments.
- . Future residential parking for approximately 4,000 vehicles will be constructed in several units below ground, in addition to enlarged parking areas for commercial and educational purposes.

8. ZONING CHANGES

- . Several amendments to the present zoning are suggested. These zoning changes will implement the proposals described previously for the development of the Sussex Area. The amendments are described in detail in maps #4 and #5.
- . THE MAJORITY OF THE SUSSEX AREA WILL BE REZONED R.2 Z.4 TO PERMIT HIGH-DENSITY RESIDENTIAL DEVELOPMENT, PROVIDED:
 - A. APPLICATIONS CONFORM TO THE OVERALL PLAN FOR THE AREA, AND
 - B. DEVELOPMENTS MEET CERTAIN CONDITIONS TO BE LAID DOWN, INCLUDING PROVISIONS FOR LANDSCAPED OPEN SPACE, UNDERGROUND PARKING, PROVISION OF TOWN HOUSES, ETC.
- . Commercial zoning will be extended to permit major development at the north-west corner of the Sussex Area, and minor development at its north-east corner.
- . A strip along both Harbord Street and Spadina Avenue will be rezoned G (parks) to provide both parkland and playfields.

The Planning Board invites your comments on these specific Sussex proposals. If you are unable to come to the meeting you may write or telephone your comments to:

THE CITY OF TORONTO PLANNING BOARD
CITY HALL,
TORONTO 1.

TELEPHONE: 367-7182

SUSSEX SUB-AREA
SPADINA PLANNING DISTRICT

EXISTING ZONING

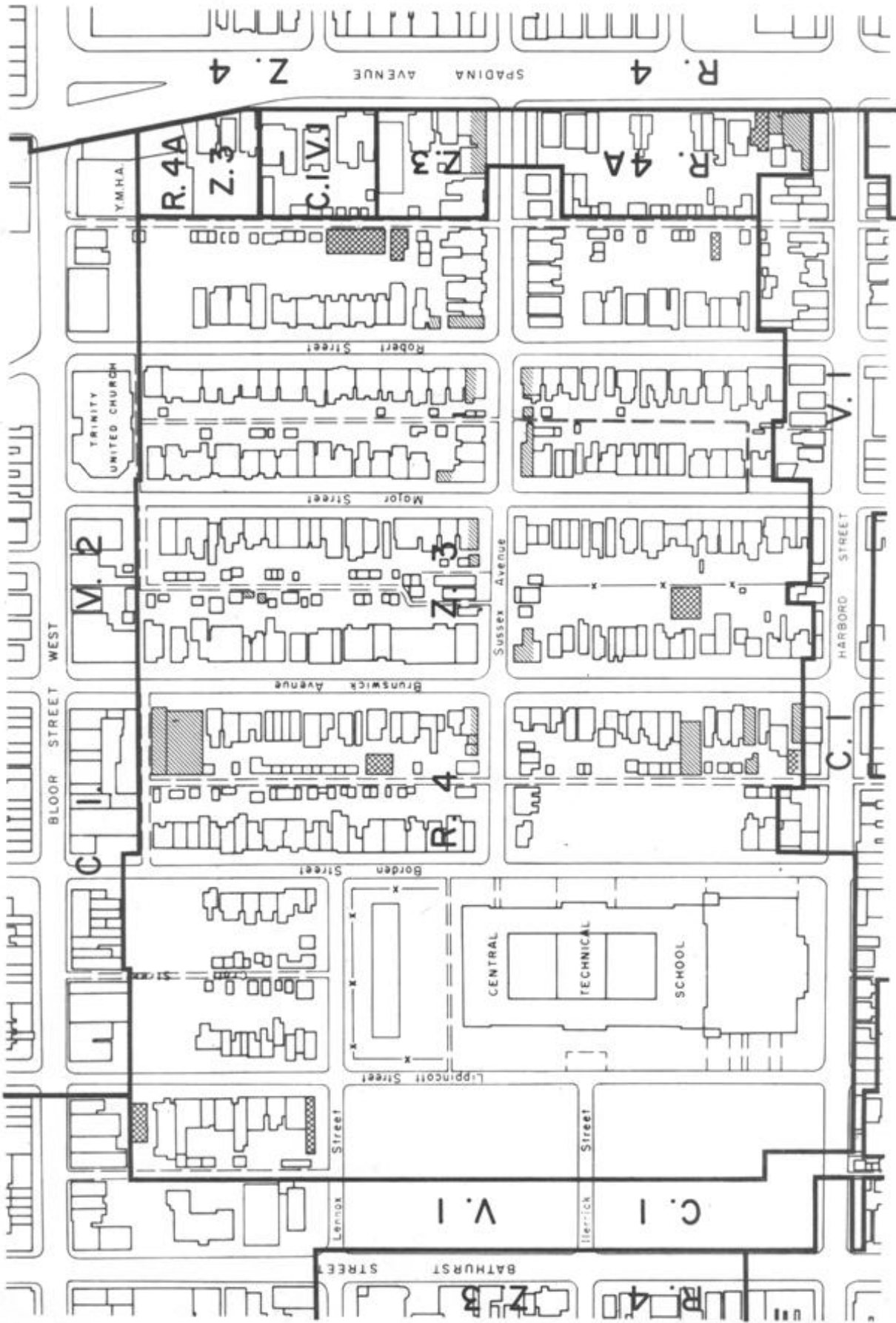
NON-CONFORMING USES

COMMERCIAL
OTHERS

SOURCE: CITY OF TORONTO DATA SHEET SURVEY 1960
UPDATED TO MARCH, 1966



CITY OF TORONTO PLANNING BOARD - JUNE 1966

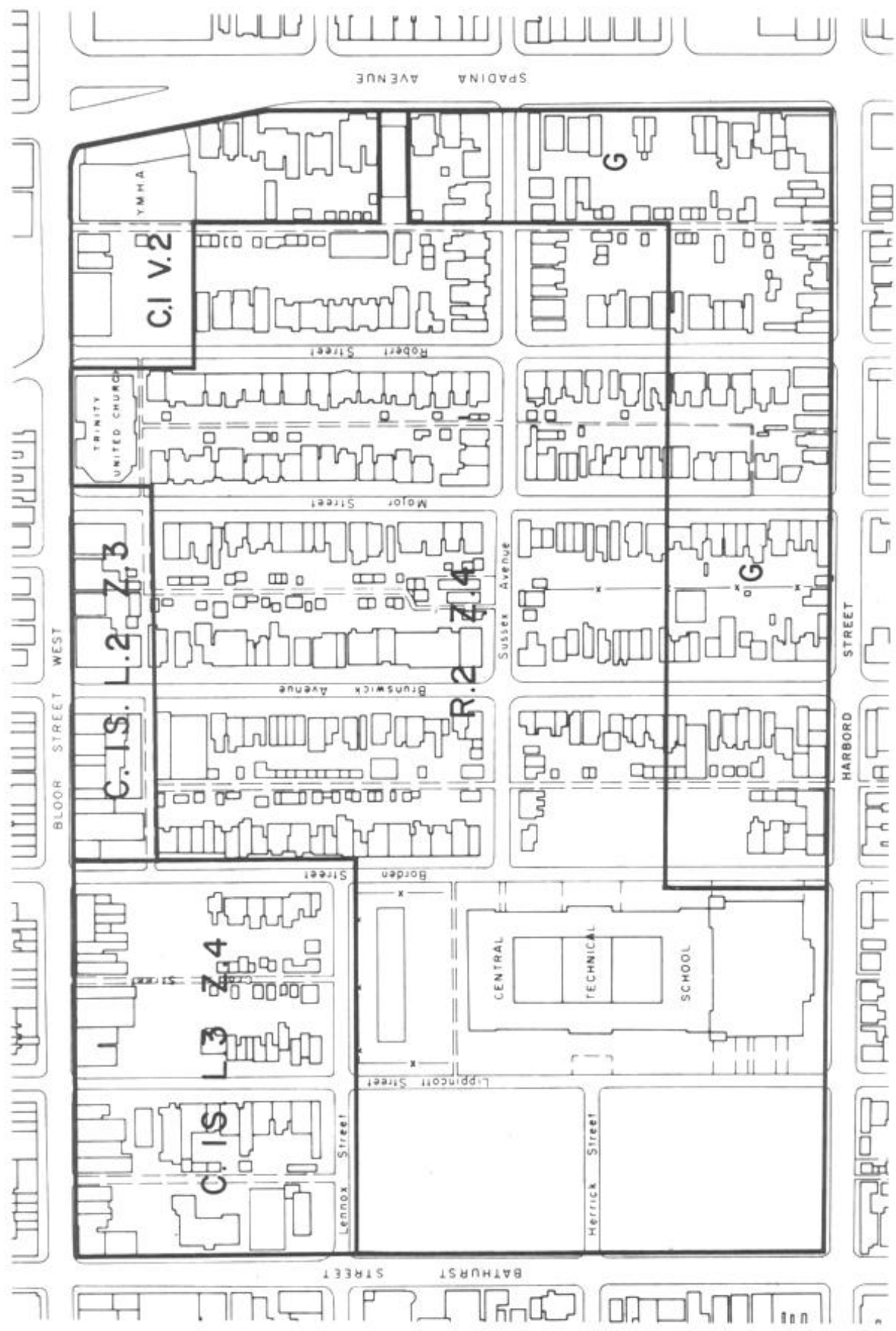


EVENTUAL PROPOSED ZONING
SUSSEX SUB-AREA
SPADINA PLANNING DISTRICT

REVISED AUGUST 1966



CITY OF TORONTO PLANNING BOARD - JUNE 1966



SUSSEX SUB-AREA
SPADINA PLANNING DISTRICT

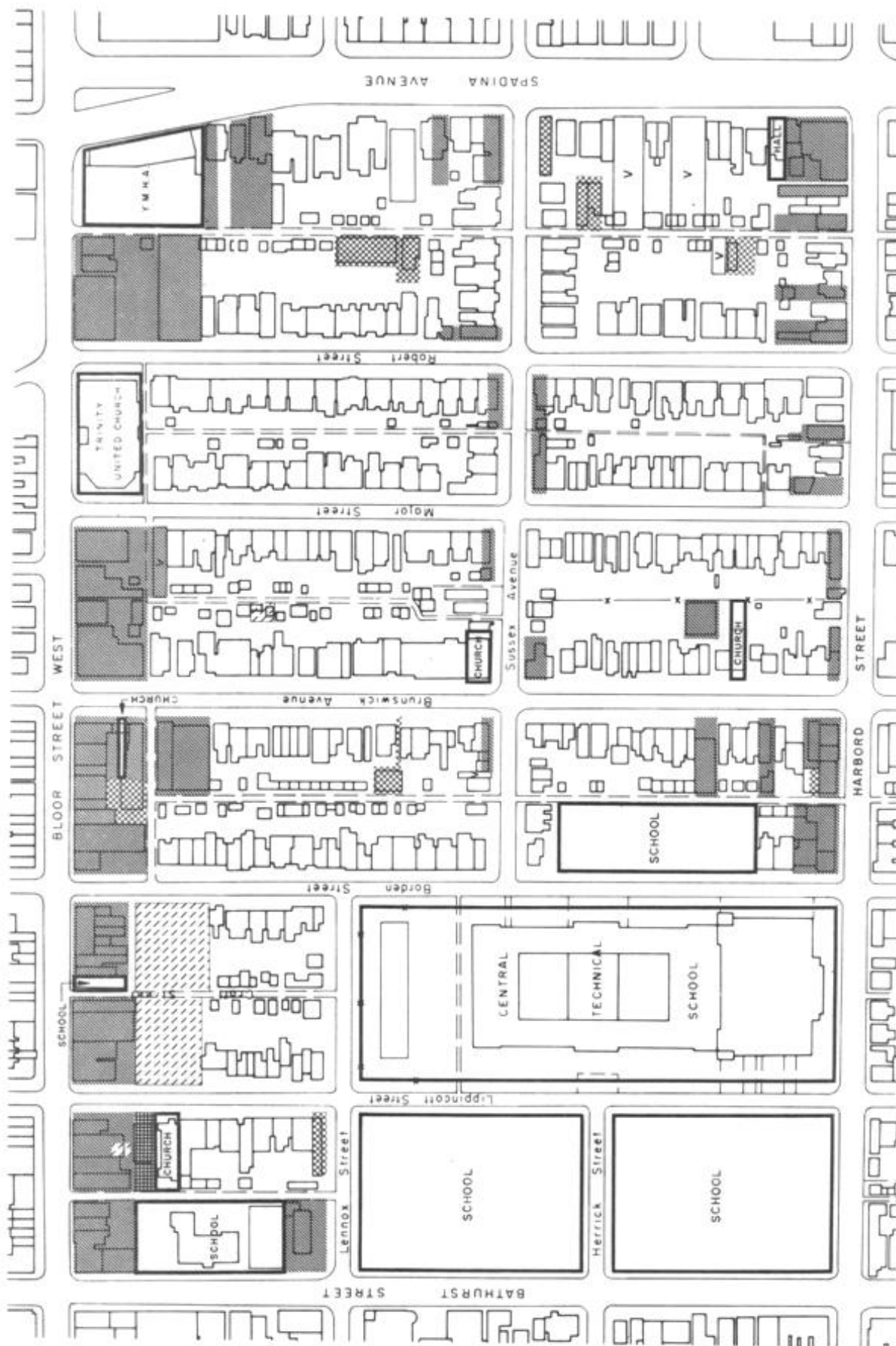
EXISTING LAND USE



SOURCE: CITY OF TORONTO DATA SHEET SURVEY 1960
- UPDATED FOR NON-RESIDENTIAL USES
MARCH, 1966



CITY OF TORONTO PLANNING BOARD - JUNE 1966



SUSSEX SUB-AREA
SPADINA PLANNING DISTRICT

AGE OF BUILDINGS



UP TO 1899
1900 - 1945
1946 TO DATE
NO INFORMATION AVAILABLE

100' 50' 0' 100' 200'

SOURCE: CITY OF TORONTO DATA SHEET SURVEY 1960
CITY OF TORONTO PLANNING BOARD - JUNE 1966