

# **TOWARDS A PLAN FOR THE ANNEX**

## **INTRODUCTION**

# Annex / Quadrants



## Project Team

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# Purpose / Objectives

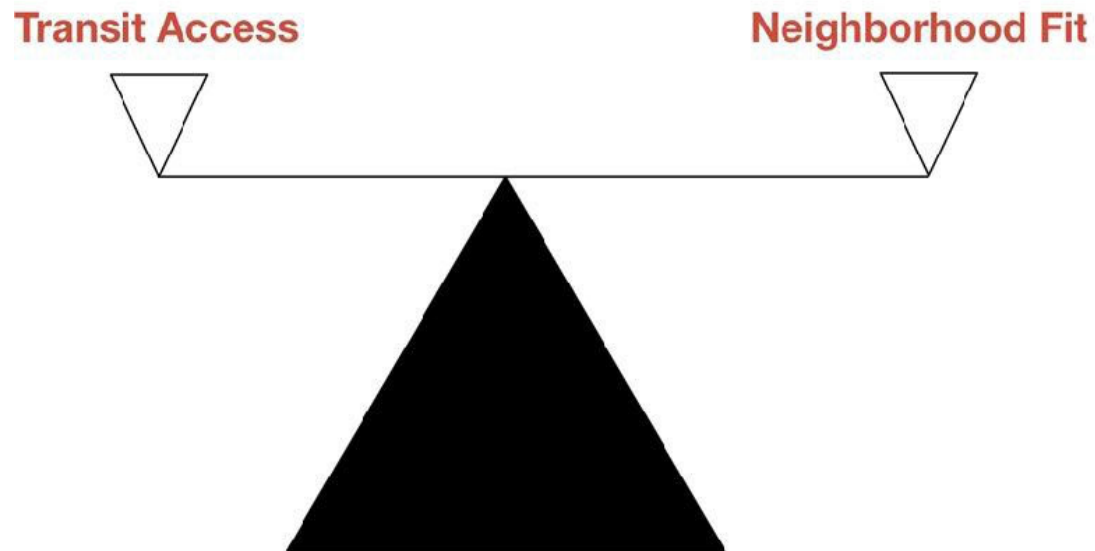
- **Accommodate growth in a measured way**, ensuring new development enhances the Annex as a complete community
- **Strengthen the community's position** in relation to City and Provincial decision-making
- **Add focus and clarity for community and developers**

# Driving political issues:

- Current rules and approval process not coping with accelerating redevelopment pressure
- Provincial intensification policy re: high order transit access has declared open season on existing historic core neighborhoods
- Current Government overriding City development policy



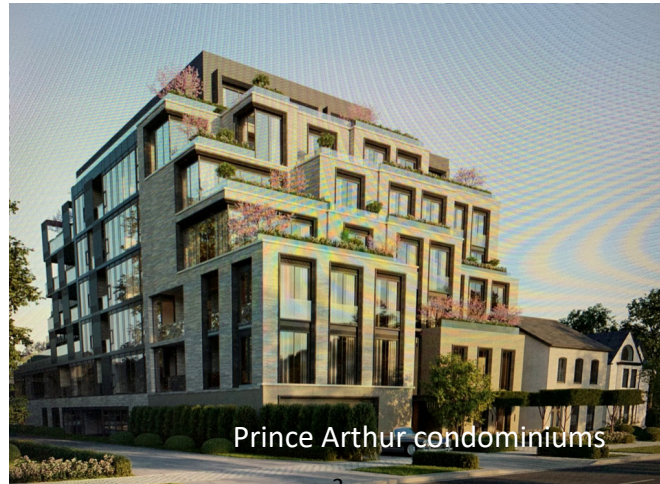
**January 2021 LPAT decision re 64 Prince Arthur:  
Balance between transit-related intensification and other planning considerations.**



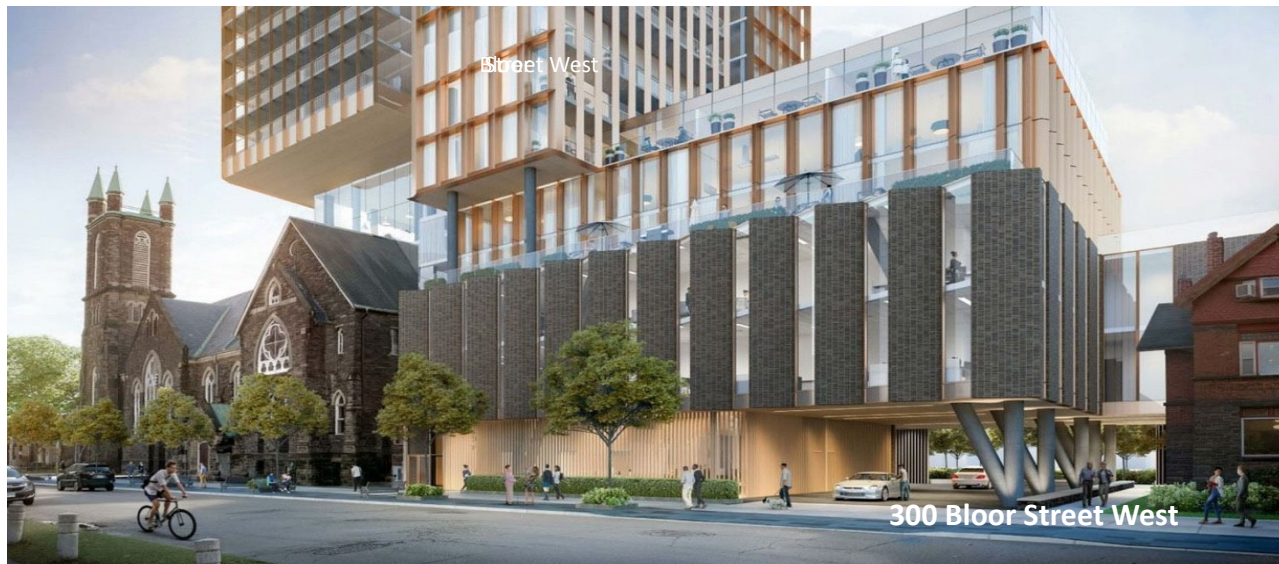
**However, more recent 287 Davenport decision:  
Neighbourhood fit considerations all but ignored in tribunal decision**



# Fitting development.



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# The Annex Character



## Historical Evolution

- Pre 1920:**                    **Annex "city-suburb":** Well-to-do small town original urban suburb - homes & services;
- 1920 to 1950:**           **City suburb:** Toronto emerges as Ontario's major City  
Incursion of cars, institutional uses, multiple unit conversion
- 1950 to 1980:**           **Post-war era:** Baby boom brings accelerated growth  
TTC subway, through traffic, mid-rise apartments, shops, and entertainment transform many arterial streets, particularly near subway stations; substantial UofT student growth
- 1980 - present:**        **Megalopolitization:** All of the above *on steroids*  
High rise mixed use buildings on all arterials magnify the transformation



# **Streetscape / character continuum as future framework:**

**A continuum of three distinct categories of streetscape / character has evolved:**

- **Residential Neighbourhoods,**
- **Apartment Neighbourhoods,**
- **Mixed-use streets with urban services;**





# Looming



# **Principle 1:**

## **Ensure neighbourhood fit**

**Permit major new development only where it will complement and enhance the character of the Annex**

**Key characteristics and attributes of Annex built-form and streetscapes:**

- **Consistent scale within residential areas**
- **Historic houses and conservation districts**
- **Setbacks from street**
- **Lush landscaping and tree canopy**
- **Extensive private gardens**

# Principle 2: Establish Priorities for Intensification

**Conservation of heritage neighbourhoods should have priority over intensification in the application of Provincial policies**





# Principle 3:

## Respect the Neighbourhood Character

Each of the distinct Streetscape Characters can respond to pressure for change while still retaining the integrity of its particular character



- Neighbourhood Residential



- Apartment Neighbourhood



- Mixed-use Arterials

**CONSERVE > ENHANCE > TRANSFORM >**





# Principle 4: Improve the public realm

## Identify municipal initiatives to enhance sidewalks and boulevards

- Transform streetscapes
- Add parkettes
- Restore the tree canopy
- Supplement public realm  
on arterial streets

