

## **2008 Avenue Studies**

<b>Date:</b>	January 25, 2008
<b>To:</b>	Planning and Growth Management Committee
<b>From:</b>	Chief Planner and Executive Director, City Planning Division
<b>Wards:</b>	Various Wards
<b>Reference Number:</b>	pg080002

### **SUMMARY**

---

This report reviews the outstanding Avenue Study requests and recommends two Avenues for study in 2008: Yonge Street from Cummer Avenue to Steeles Avenue and Bloor Street West from Dundas Street West to Keele Street.

### **RECOMMENDATIONS**

---

**The City Planning Division recommends that:**

1. The following areas be endorsed by Council for study as Avenues in 2008:
  - a. Yonge Street from Cummer Avenue to Steeles Avenue, and
  - b. Bloor Street West from Dundas Street West to Keele Street.

### **Implementation Points**

Once Council has approved the areas to be studied in 2008, the results of the studies will be reported through the respective Community Council.

### **Financial Impact**

The recommendations will have no financial impact beyond what has already been approved in the City Planning Division's 2008 Capital Budget.

## **BACKGROUND**

The Official Plan identifies selected corridors along major transit routes as “Avenues” where transit-supportive reurbanization is intended to create new jobs and housing while improving local streetscapes, infrastructure and amenities. Section 2.2.3 of the Plan establishes the Avenue study framework.

The list of Avenue studies undertaken to date is included in Appendix A of this report.

The Plan identifies approximately 160 kilometres of Avenues. Due to limited resources to conduct these studies, priorities have had to be set. The process to date has been for Community Councils to nominate from time to time areas for study; for staff to annually evaluate the best candidates from those identified given the criteria discussed below; and for Planning and Growth Management Committee to make recommendations to Council.

In 2008, the Division will also be engaging a consultant to undertake a review of all the Avenue Studies completed to date, together with an analysis of the results of the Mid-Rise Symposium held in 2005. The purpose of the study is to identify ways on to how to best promote and encourage mid-rise development on Avenues and to identify “generic” Avenue typologies that could be applied in the future to expedite implementation of the Avenue program. The consultants will be asked to provide a template for at least 2 generic Avenue typologies. One for a typical pre-war Avenue such as Queen Street and a second generic typology for typical post-war Avenue such as Eglinton Avenue. The study will focus on ways to remove obstacles to mid-rise development. The results of that work will be reported out in the first half of 2009.

## **COMMENTS**

On February 4, 5 and 6, 2003 Council adopted a report that identified criteria and a process for selecting priority Avenue studies. The criteria previously identified for the selection of Avenue studies were:

- The presence of vacant and underutilized lands with redevelopment potential;
- Significant potential to create new jobs and housing along transit lines;
- Existing zoning was acting as an impediment to area improvement and growth;
- A need for streetscape improvements;
- The study would coincide with scheduling of road reconstruction;
- A strong market exists for redevelopment and development pressure;
- Physical infrastructure can accommodate additional growth, or is scheduled to be expanded to do so;
- There is demonstrable community support for an Avenue study;
- A good geographic distribution of studies is achieved across the City;
- Land use and design studies previously have been done for an area but not implemented; and
- There is a potential synergy with existing economic development programs and initiatives.

More recently, at its November 28, 2007 meeting the Planning and Growth Management Committee asked staff to consider the relationship to Transit City Priorities as another selection criterion. While this is generally captured in the above criteria, the recent announcement of the TTC's three top priority Transit City projects have been incorporated in the assessment of the areas recommended for study in 2008 in this report. The three Transit City priorities are: Sheppard Avenue East, Finch Avenue West, and Eglinton Avenue, across the entire City.

### **Previously Identified Areas for Study**

The following areas have been nominated for consideration as Avenue Studies, through either a Community Council or Standing Committee.

1. Eglinton Avenue West from the Allen Expressway to Dufferin Street
2. Yonge Street from Cummer Avenue to Steeles Avenue
3. Jane Street between Lawrence Avenue West and Black Creek Drive
4. Kingston Road between St. Clair Avenue and the Guildwood Go Station
5. Remaining unstudied portions of St. Clair Avenue
6. Weston Road between Ray Avenue and Humber Boulevard and including Eglinton Avenue to Black Creek Drive and Black Creek Drive from Eglinton Avenue to Trethewy Drive (N.B. this latter segment is not identified as an Avenue in the Plan)
7. Lake Shore Boulevard from Kipling Avenue to Royal York Road.
8. Bloor Street West , from Dundas Street West and Keele Street
9. Kingston Road (Cliffside Community) between St. Clair Avenue East and Guildwood Go Station

As well, the Sheppard Corridor Phase 2 Study, also before the Planning and Growth Management Committee at its February 13, 2008 meeting, has identified two potential areas that should be studied as Avenues to support one of the priority Transit City initiatives. It would be appropriate to consider these two Avenue Studies in 2009.

### **Assessment of Potential Candidate Areas**

In applying the Council approved criteria to the list of candidate areas, two of the highest priority areas to emerge for 2008 are Yonge Street from Cummer Avenue to Steeles Avenue and Bloor Street West from Dundas Street West and Keele Street. While neither of these areas corresponds to one of the top three Transit City Priorities, they exhibit the greatest potential.

Yonge Street from Cummer Avenue to Steeles Avenue has the potential to accommodate additional residential and commercial growth. This portion of Yonge Street is immediately north of the North York Centre Secondary Plan which continues to experience notable growth pressures. The study area consists primarily of older one and two storey commercial buildings with interspersed residential buildings. This area possesses considerable transit infrastructure including the northern extension of the Yonge Street subway line, several TTC bus routes and numerous transit connections to York Region. In addition, both the City of Vaughan and Town of Markham are doing similar studies in anticipation of the subway being extended northwards in the future. In consideration of the selection criteria Yonge Street between Cummer Avenue and Steeles Avenue makes this an ideal candidate for study in 2008.

Bloor Street between Dundas Street West and Keele Street is also being recommended as an Avenue to be studied in 2008. This area consists primarily of one or two storey buildings, vacant and underutilized land and large areas of surface parking. This area possesses considerable, yet uncoordinated, transit infrastructure including the Dundas Street West and Keele TTC subway stations, several TTC streetcar and bus routes and the Bloor GO Station. Given this area's locational attributes, the prominence of automobile-related and underutilized sites and recent development interest, significant development pressure is anticipated in the near future making this an ideal candidate for study in 2008.

#### Future Avenue Studies

The new Transit City Light Rail Plan proposes a network of new light rail (LRT) lines in the City. These transit lines would introduce a broad, interconnected network of rapid transit throughout Toronto by extending light rail transit to areas of the City which do not have it now. The Sheppard Avenue East Corridor has been identified as one of the proposed light rail lines. In light of the Transit City Rail Plan and the ongoing Sheppard Corridor Study, the Midland and Sheppard Avenue and the Warden and Sheppard Avenue Avenue segments would be strong candidates for study in 2009, as Sheppard Avenue provides a critical link between Scarborough and North York Centres and to the City's broader transit network. Study of the Sheppard Avenue segments in 2008 would be premature given the work on the Class Environmental Assessment (EA) that is currently underway and which will not likely be completed until later in 2008. Staff will however continue to monitor work on the Transit City Rail Plan and will take these initiatives into consideration when making recommendations for future Avenue Studies.

#### Generic "Avenue" Typology Study

In light of the Division's undertaking of a study to identify "generic" Avenue typologies, Avenue segments like Kingston Road in the Cliffside Community and certain portions of Lakeshore Boulevard may benefit from the results of the "generic" Avenue study. Both

of these arterials have already had the benefit of Avenue studies being completed on portions of those arterial roads.

## **Conclusion**

In light of Council's approved Avenue selection criteria, Yonge Street from Cummer Avenue to Steeles Avenue and Bloor Street West from Dundas Street West and Keele Street have emerged as two of the highest priority areas to be studied in 2008. While neither of these areas corresponds to one of the top three Transit City Priorities, they exhibit the greatest potential for growth in the near future.

## **CONTACT**

Kerri A. Voumvakis, Manager Official Plan  
Policy and Research  
City Planning Division  
Tel No: (416) 392-8126  
Fax No: (416) 397-4080  
E-mail: [kvoumva@toronto.ca](mailto:kvoumva@toronto.ca)

## **SIGNATURE**

---

Ted Tyndorf  
Chief Planner and Executive Director  
City Planning Division

## **ATTACHMENTS**

Appendix A – Previous Avenue Studies

[P:\2008\Cluster B\PLN/pg080002]

## **Appendix A – Previous Avenue Studies**

As part of the preparation of the new Official Plan, the following four pilot Avenue studies were undertaken:

- Bloor Street between Lansdowne Avenue and Dundas Street West
- Kingston Road between the Guildwood GO Station and Highland Creek
- The Queensway between Mimico Creek and Kipling Avenue
- Finch Avenue in the vicinity of Weston Road

Avenue Studies approved for study in 2003 were:

- College Street between Spadina Avenue and Ossington Avenue
- Lake Shore Boulevard West between Fleeceline Road and the Etobicoke Creek (later refined to the area from Kipling Avenue to the Etobicoke Creek)
- Wilson Avenue between Bathurst and Keele Streets
- Planning staff reported in 2003 on by-laws to implement a previous design study that had been done for Bloor Street West between Mimico Creek and Prince Edward Drive

Avenue Studies approved for study in 2004 were:

- Danforth Avenue from Victoria Park Avenue to Warden Avenue
- Dundas Street West from Royal York Road to the Humber River

Avenue Studies approved for study in 2005 were:

- St. Clair Avenue West from Bathurst Street to Glenholm Avenue
- St. Clair Avenue West from Glenholme Avenue to Keele Street
- O'Connor Drive between Sandra Road and Victoria Park Avenue

Avenue Studies approved for study in 2006 were:

- Avenue Road from Wilson Avenue to Lawrence Avenue West
- Lawrence Avenue from Victoria Park Avenue to Birchmount Road

No new Avenue Studies were approved for 2007 due to limited staff resources, and in order to enable staff to complete the previously approved studies.