

**City Initiated Official Plan Amendment - Yonge – Eglinton Urban Growth Centre**

<b>Date:</b>	March 26, 2010
<b>To:</b>	Planning and Growth Management Committee
<b>From:</b>	Gary Wright, Chief Planner and Executive Director
<b>Wards:</b>	Ward Nos. 16, 22 and 25
<b>Reference Number:</b>	Pg10015 IBMS Folder No: 2010-124634-NNY-16-OZ

**SUMMARY**

The Province’s Growth Plan for the Greater Golden Horseshoe contains policies to direct a significant portion of future growth into a number of intensification areas. These areas include “Urban Growth Centres” (UGC)s, and are generally located within the existing built fabric in municipalities throughout the Greater Golden Horseshoe. Under the Growth Plan, municipalities are required to delineate the boundaries of the UGCs, with minor adjustments permitted, in their respective Official Plans.

The Growth Plan identifies five Urban Growth Centres in Toronto: Downtown/Waterfront, Scarborough Centre, North York Centre, Etobicoke Centre and Yonge-Eglinton Centre. In the fall of 2008 the Province identified the approximate size and location of the UGCs.

In February 2009, City Planning staff were directed by Council to consult with the Yonge-Eglinton community with respect to incorporating the Province’s UGC boundary into the City’s Official Plan. City Planning staff subsequently consulted with the community and have generally reflected the input received from those consultations in the proposed policy amendments.



This report recommends amendments to the Official Plan and Yonge-Eglinton Secondary Plan to delineate the proposed boundary of the Yonge-Eglinton Urban Growth Centre as required by the Growth Plan. The recommended UGC generally corresponds to the area identified by the Province as shown on Attachment 2. City Planning staff are recommending two minor adjustments to the Province's UGC to accommodate the pattern of development along the northern edge and to reflect the results of the Yonge-Eglinton Centre Focussed Review in the southwest quadrant.

The proposed amendments include new policies with respect to the UGC that will reinforce the underlying land use designations and the intent of the existing Secondary Plan. The recommended amendments include a proposal to expand the applicability of the urban design, planning and development policies approved by Council in February 2009 as a result of the Yonge-Eglinton Centre Focussed Review that apply good general planning principles to the entire area of the Yonge-Eglinton Secondary Plan.

## **RECOMMENDATIONS**

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### **The City Planning Division recommends that:**

1. City Council amend the Official Plan substantially in accordance with Attachment 1; and
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft official plan amendment as may be required.

### **Financial Impact**

The recommendations in this report have no financial impact.

### **DECISION HISTORY**

At its meeting of February 23, 24 & 25, 2009 City Council adopted a report regarding the findings and conclusions of the Yonge-Eglinton Centre Focussed Area Review, a study initiated by the City to review the policy framework governing development in the area.

In addition to recommending the adoption of urban design guidelines, the report recommended that Council amend both the Yonge-Eglinton Secondary Plan and in-force zoning by-law. The intent of the adopted amendments was to set the stage for City building and economic revitalization of the Yonge-Eglinton intersection and southwest quadrant, including opportunities for investment in public transit infrastructure, major office space and employment, promoting sustainable green development on the under-utilized Eglinton TTC bus terminal lands, and improving the public realm and local amenities.

The amendments were appealed to the Ontario Municipal Board. The appeals have now been resolved by settlement. The report also recommended Council direct Planning staff to undertake consultations with the local community, in consultation with the Councillors for Wards 22, 16, and 25, with regard to the Yonge-Eglinton Urban Growth Centre (UGC) in the Provincial Growth Plan for the Greater Golden Horseshoe, 2006, and report back on the results of the consultations and any amendments necessary to bring the Official Plan into conformity to the Provincial Growth Plan.

An electronic version of this report can be found at the following web link:

<http://www.toronto.ca/legdocs/mmis/2009/pg/bgrd/backgroundfile-18454.pdf>

## **ISSUE BACKGROUND**

The Growth Plan for the Greater Golden Horseshoe contains policies to direct a significant portion of future growth into a number of areas of intensification. These areas include “Urban Growth Centres”, and are generally located within the existing built fabric in municipalities throughout the Greater Golden Horseshoe.

The Growth Plan identifies five Urban Growth Centres in Toronto: Downtown/Waterfront, Scarborough Centre, North York Centre, Etobicoke Centre and Yonge-Eglinton Centre. Section 2.2.4 of the Growth Plan contains the applicable policies regarding UGCs in the Greater Golden Horseshoe. In addition to requiring municipalities to delineate the boundaries of the UGCs in their respective Official Plans, Policy 4 of Section 2.2.4 sets out the broad planning objectives the UGCs are meant to achieve. This policy states that UGCs will be planned :

- a) As focal points for investment in institutional and region-wide public services, as well as, commercial, recreational, cultural and entertainment uses
- b) To accommodate and support major transit infrastructure
- c) To serve as high density employment centres that will attract provincially, nationally or internationally significant employment uses
- d) To accommodate a significant share of population and employment growth.

Section 2.2.4 also states that UGCs in Toronto will be planned to achieve, by 2031 or earlier a minimum combined gross density target of 400 residents and jobs per hectare. The section further states that if a UGC is already planned to achieve or has achieved a higher gross combined density that higher figure will be considered the minimum target for that UGC.

In the fall of 2008 the Province identified the approximate size and location of the Urban Growth Centres throughout the Greater Golden Horseshoe. With the exception of the Yonge-Eglinton UGC, the identified geographies of three of the Province’s UGCs closely approximated the boundaries of three of the City’s *Centres* and the area of the *Downtown and Central Waterfront* as shown on Map 2 - Urban Structure of the Official Plan. However, the approximate size and location of the Yonge-Eglinton UGC as identified by the Province differed substantially from what is shown on Map 2. As such, and in

accordance with Policy 3 of Section 2.2.4 of the Growth Plan, an Official Plan Amendment is required to delineate the boundaries of the Yonge-Eglinton UGC. Amendments are not required for the three other *Centres* shown on Map 2 of the Official Plan.

As shown on Attachment 2, the Province generally located the Yonge-Eglinton UGC on lands designated *Apartment Neighbourhoods* on both the north and south sides of Eglinton Avenue East between Yonge Street and Mount Pleasant Road. Generally the Province's UGC encompass the following lands:

North of Eglinton Ave.: East of Yonge Street the Province's boundary extends along a line approximately parallel to the northern limit of Redpath Avenue Parkette on Erskine Avenue. West of Yonge Street the boundary extends along Orchard View Boulevard.

South of Eglinton Ave.: East of Yonge Street the boundary is located between the 14 metre and 38 metre height zones as shown in the current zoning by-law West of Yonge Street the boundary extends along Berwick Avenue.

East of Yonge St.: Mount Pleasant Road.

West of Yonge St.: north of Orchard View Boulevard Yonge Street is the westerly boundary. South of Orchard View, the boundary extends slightly to the west of Yonge Street running south to Berwick Avenue.

Under policy 2.2.4.3 of the Growth Plan all municipalities within the Greater Golden Horseshoe are required to delineate the boundaries of their respective UGCs in their Official Plans. In its 2008 document the Province instructed that in delineating the boundaries, municipalities will adhere to and will make "only minor necessary adjustments" to the size and location of their UGCs. It is within this policy context that City Planning staff undertook the work required to reflect the Province's direction with respect to the Yonge-Eglinton UGC.

## **COMMENTS**

City Planning staff undertook a review of the land use policies and development pattern of the proposed UGC area as well as conducted numerous site visits. In addition, staff were mindful of Council's recent decision with respect to the Yonge-Eglinton Centre Focussed Review as well as ongoing development pressures in the area. As a result of this process staff concluded that only two minor adjustments to the Province's UGC would be required to accommodate the pattern of development along the northern edge and to reflect the results of the Yonge-Eglinton Centre Focussed Area Review in the southwest quadrant. City Planning staff were also mindful that the Growth Plan establishes a minimum combined gross density target of 400 residents and jobs per

hectare for each of the UGCs in the City, or the existing combined gross density as of 2006 if greater. The Yonge-Eglinton UGC is currently meeting the Provincial target and staff are confident that the recommended boundaries will help the UGC continue to meet the density target. A number of options were developed by staff that were then brought forward to representatives of the Yonge-Eglinton community for consultation. The results of this consultation are discussed in the following section.

## **Community Consultation - Summary of Conclusions**

In response to Council's direction, City Planning staff undertook a consultative process with many of the parties that had previously participated in the Yonge-Eglinton Centre Focussed Area Review. Consultation sessions included three meetings held on June 9, 2009, July 28, 2009, and November 19, 2009 culminating with a broader public meeting on March 3, 2010. An additional meeting with members of the Sherwood Park Residents Association was held on March 11, 2010. City Planning staff also received and responded to written comments from members of the community.

A primary finding of the consultation was that there is a need to ensure stable residential neighbourhoods continue to be protected from the effects of intensification. There is concern within the community that the provincial UGC designation may encourage intensification in the area significantly beyond what is appropriate or desired. There is also concern that the proximity of the UGC to adjacent lands designated *Neighbourhoods* may be used to justify proposals within those *Neighbourhoods* that are of a height and density that do not respect the current context or existing physical character of the area. As such, the location of the UGC boundary is crucial along with implementing mechanisms to ensure an appropriate transition between *Neighbourhoods* and the more intensive land uses within the UGC.

It was also determined that there is a need to ensure the current in-force Secondary Plan's hierarchy of scale and intensity of development be reinforced and applied to the potential UGC area.

Concern was also expressed that the intent and outcome of the Yonge-Eglinton Focussed Review not be undermined through the identification of the proposed UGC. There were suggestions that a number of the policies developed during the Focussed Review represent a good planning template and consideration could be given to extending them to cover the entire Secondary Plan area.

## **Proposed UGC Boundary**

After conducting a review of the UGC study area, and as informed by the community's comments and concerns, City Planning recommends that the UGC correspond to the boundaries shown in Schedule 'A' of Attachment 1 and that Map 2 of the Official Plan be amended to reflect this boundary. In addition, it is also recommended that the boundaries shown in Schedule 'B' of Attachment 1 be incorporated onto Map 21-1 of the Yonge-Eglinton Secondary Plan. The boundaries shown are modified to reflect the development pattern and built-form reality of the area. The recommended boundaries acknowledge Council's decision with respect to the Yonge-Eglinton Centre Focussed Review and the

concerns of residents with respect to ensuring adjoining lands designated as *Neighbourhoods* are protected from the effects of intensification.

The proposed boundaries and supporting rationale are provided below.

### *Northern Boundary*

It is recommended that the northern boundary west of Yonge Street remain where the Province located it along Orchard View Boulevard.

Four options were considered in determining the final location of the northern boundary east of Yonge Street:

1. Leave the boundary where the Province had located it;
2. Move the boundary south to Erskine Avenue;
3. Move the boundary north to Keewatin Avenue; and
4. Move the boundary slightly north to the boundary between the 14 metre and 38 metre height zones as defined by the in-force zoning by-law.

After reviewing the existing built form and development pressures in the area as well as ensuring concerns regarding transition were addressed, City Planning recommends the fourth option as the preferred choice for the northern UGC boundary. Unlike options 1 and 2, the preferred option incorporates all the apartment buildings over 20 storeys (88, 110, 140 & 160 Erskine Avenue) into the UGC area. Under option one the boundary would run through the middle of a number of the high rise apartment towers, while option two would exclude all the high rise apartment towers from the UGC.

The third option is not considered desirable in that it brings the UGC boundary directly against the *Neighbourhoods* designated lands on the north side of Keewatin Avenue, thus eliminating any transitional buffer between the higher density uses in the UGC and the lower scale uses in the adjacent *Neighbourhoods*.

The preferred option aligns the northern boundary along the 14 metre height limit as shown in the in-force zoning and represents the closest ‘fixed’ line in any statutory planning document to the Province’s UGC. The height line is a longstanding zoning boundary and, in the past, has been an effective boundary between higher scale development and lower scale residential development in the area. Also, aligning the northern boundary along the zoned height limit would also be consistent with the approach taken for the southerly boundary just north of Soudan Avenue.

Although this proposed UGC northern boundary runs through several properties, it includes all of the high-rise apartment towers fronting Erskine Avenue within the UGC. The existing low-rise residential uses and open space areas on the south side of Keewatin Avenue would be outside the UGC. The preferred option would establish an area of built form transition from the Urban Growth Centre to the adjacent lower scale area to the north, as envisioned in the Provincial Growth Plan under Policy 7f) of Section 2.2.3. It should be noted that any potential infill development on any open space or any lands considered “under utilized” within or outside the UGC would continue to be subject to

the development criteria of the *Apartment Neighbourhoods* designation found in Section 4.2 of the Official Plan.

### *East and Southern Boundaries*

City Planning staff recommend that both the east and south boundaries as defined by the Province remain unaltered. The east boundary runs along Mount Pleasant Road, a built feature that effectively serves as a boundary between the different existing and planned built form contexts along Eglinton Avenue.

It is recommended that the southern boundary located just north of Soudan Avenue remain unaltered as staff note that it runs along the height boundary line between the 14 metre and 38 metre height zones as shown in the in-force zoning by-law. As with the preferred northern boundary, all the high rise towers north of Soudan Avenue are contained within the UGC, the southern boundary is aligned with a statutory 'fixed' line and similar to the preferred northern UGC boundary, it provides an area of built form transition between the more intense uses within the UGC and the lower scale uses to the south that front onto the north side of Soudan Avenue.

### *Western Boundary*

City Planning staff recommend that the Province's western boundary south of Orchard View Boulevard be relocated from its present location (approximately the depth of properties fronting Yonge Street) to Duplex Avenue and Orchard View to Berwick Avenue. This excludes the small area designated *Neighbourhoods* at the south-east corner of Berwick and Duplex Avenues. This boundary would correspond to the recently amended boundaries of *Mixed Use Area 'A'* as shown in the Yonge-Eglinton Secondary Plan, which is envisioned to be the area where the height, density and scale of development will be greater than elsewhere in the Secondary Plan. This vision was reaffirmed through the Focussed Centre Review and the subsequent Official Plan and zoning by-law amendments as adopted by Council in February 2009. Given its location at the Yonge-Eglinton intersection, its underlying land use designation and the existing built form and pattern of development, *Mixed Use Area 'A'* is the most appropriate location in the Yonge-Eglinton Secondary Plan area for the type of intensified development envisioned by the Growth Plan's UGC policies.

## **Additional Secondary Plan Policies**

The proposed UGC area that staff recommend be added to both Map 21-1 of the Yonge-Eglinton Secondary Plan and Map 2 of the Official Plan, contains a variety of land use designations and diverse development patterns. As such, additional policies to recognize and support this diversity within the proposed UGC area are proposed. These policies are intended to identify the Yonge-Eglinton UGC area on Map 21-1 and Map 2 and reference the UGC policies of the Growth Plan as required by the Province. These policies will also:

- provide that within the Yonge-Eglinton Urban Growth Centre the highest heights, densities and scale of development will be within the Yonge Eglinton Focussed Review Area on the blocks at the four quadrants of the intersection of Yonge Street and Eglinton Avenue;
- require that the heights, densities and scale of development decrease on Eglinton Avenue East with increasing distance from the Yonge-Eglinton intersection within the Yonge Eglinton Urban Growth Centre;
- reinforce that the *Apartment Neighbourhoods* within the Yonge Eglinton Urban Growth Centre are considered to be physically stable areas and that development in the *Apartment Neighbourhoods* will consist of compatible infill development that complies with policies in Sections 2.3.1 and 4.2 of the Official Plan;
- carry forward the intent of the *Avenue* identification for the lands on the east side of Yonge Street north of Roe Hampton Avenue and west side of Mount Pleasant Road south of Eglinton Avenue East by ensuring development on these lands will feature mid-rise buildings with retail uses at-grade;
- clarify that where a portion of a lot is located within the *Yonge-Eglinton Centre*, the intensification policies of the Official Plan applicable to *Centres* and the intensification policies of the *Growth Plan for the Greater Golden Horseshoe* applicable to *Urban Growth Centres* are applied only to that portion of the lot located within the *Yonge-Eglinton Centre*;
- reinforce that new development in the Yonge Eglinton Urban Growth Centre will be compatible with maintaining the character of surrounding *Neighbourhoods*.’
- state that development in the Yonge Eglinton Urban Growth Centre will maintain a high quality of life and residential amenity for existing and new residents and will implement the Built Environment policies in Section 3.1 of the Official Plan;
- state that investment in public transit infrastructure improvements by all levels of government will be a priority for *Yonge-Eglinton Centre*.

### *Transition*

Ensuring there is appropriate built form transition between potential intensified development within the UGC and less intense primarily residential uses beyond the proposed UGC boundary to the north and south is of particular concern for both the City and community. As such City Planning staff propose to effectively create a zone of transition to both the north and south of the UGC east of Yonge Street by aligning the boundaries along the statutory height line within the current in-force zoning. Staff visited the areas and concluded that the potential for significant intensified development within the *Apartment Neighbourhoods* designation along both the northern and southern boundaries is restricted by current uses and a lack of under utilized space.

Furthermore it is important to note that regardless of the identification of the UGC, the underlying land uses and their associated policies remain in full force and effect. This is stated in the Province’s 2008 Growth Plan document showing the size and location of UGC throughout the Greater Golden Horseshoe. As such any development within the Yonge-Eglinton UGC would be subject to all the applicable policies of the Secondary



Plan and the Official Plan including development criteria policies for *Apartment Neighbourhoods* in Section 4.2 of the Plan, which require transition between areas of different development intensity. Other applicable in-force Official Plan policies with respect to transition are as follows:

- Policy 2b) of Section 2.3.1 Healthy Neighbourhoods;
- Policy 3 of Section 3.1.2, Built Form;
- Policy 2a) of Section 4.2 *Apartment Neighbourhoods*;
- Policies 2c) and 2d) of Section 4.5 *Mixed Use Areas*.

#### *Revised Secondary Plan Policies*

City Planning staff recommend revisions to the existing policies of the Yonge-Eglinton Secondary Plan. After consulting with the Yonge-Eglinton community and after reviewing Council's recent amendments to the Secondary Plan as a result of the Yonge-Eglinton Centre Focussed Review, City Planning staff are of the opinion that there is a solid planning rationale to extend the geographic range of those adopted policies to apply to the entire Secondary Plan area. The proposed Transportation, Urban Form and Public Realm and Community Focus policies will promote:

- sustainable transportation;
- enhanced pedestrian connections;
- the use of bicycling;
- architectural excellence and environmentally sustainable and innovative design;  
and
- sufficient community services within the area.

## **CONCLUSION**

This report recommends approval of the attached Official Plan Amendment to delineate the Yonge-Eglinton UGC on Map 2 of the Official Plan and Map 21-1 of the Yonge-Eglinton Secondary Plan to reflect the Provincial Growth Plan. Associated amendments to the policies of the Yonge-Eglinton Secondary Plan are also recommended.

## **CONTACT**

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## **SIGNATURE**

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Gary Wright  
Chief Planner and Executive Director  
City Planning Division

## **ATTACHMENTS**

Attachment 1: Proposed Official Plan Amendment  
Attachment 2: Provincial Yonge-Eglinton Urban Growth Centre

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**Attachment 1: Proposed Official Plan Amendment**

Authority: Planning and Growth Management Committee Item ~ as adopted by City of Toronto Council on ~, 20~

Enacted by Council: ~, 20~

**CITY OF TORONTO**

**Bill No. ~**

**BY-LAW No. ~-20~**

**To adopt Amendment No. 116 to the Official Plan  
for the City of Toronto  
respecting the Yonge-Eglinton Centre**

WHEREAS authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law;

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The attached Amendment No. 116 to the Official Plan is hereby adopted pursuant to the *Planning Act*, as amended.

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

DAVID R. MILLER,  
Mayor

ULLI S. WATKISS,  
City Clerk

(Corporate Seal)

**AMENDMENT NO. 116 TO THE OFFICIAL PLAN**

**Lands Within the Yonge-Eglinton Secondary Plan Area**

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The Official Plan of the City of Toronto is amended as follows:

1. Map 2, Urban Structure, is amended by deleting the Yonge-Eglinton *Centre* and inserting the revised Yonge-Eglinton *Centre* as shown on the attached Schedule 'A'.
2. Chapter 2 , Section 2.2.2 *Centres: Vital Mixed Use Communities* is amended by deleting the eighth paragraph of unshaded text that begins with the words 'Yonge-Eglinton Centre' and replacing with the following paragraph:

'Yonge-Eglinton Centre' is situated in midtown Toronto with a more central location in Toronto's transit network than the other *Centres*. The *Centre* is at the crossroads of the Yonge subway line and the future Eglinton Avenue Light Rapid Transit line, both of which bisect the City. This strategic location, and its short subway connections to both *Downtown* and the North York Centre, ensure that this *Centre* continues to develop as both an office centre and a desirable living area. Employment within the *Centre* is focussed at the intersection of Yonge Street and Eglinton Avenue and along Eglinton Avenue East. This *Centre* is an important area of employment, highly accessible by transit to a large segment of Toronto's labour force. The residential population is found in older and more recent infill buildings throughout the *Apartment Neighbourhoods* east of Yonge Street, and newer condominium residences near the intersection of Yonge Street and Eglinton Avenue and along Eglinton Avenue East.

The Yonge-Eglinton Centre has potential for new development through: the infill and redevelopment of key sites near the Yonge-Eglinton intersection and along Eglinton Avenue East, mid-rise development on both Mount Pleasant Road south of Eglinton Avenue and Yonge Street north of Roehampton Avenue, and sensitive infill development within the *Apartment Neighbourhoods* designation. Through the development process, improvements will be made to the quality of the pedestrian realm, and new parks and open spaces will be created.'

3. Chapter 6, Section 21, Yonge-Eglinton Secondary Plan is amended as follows:
  - i) Section 2.8 be deleted and replaced with the following:

## ‘Transportation

- 2.8 Major development proposals will be subject to the City of Toronto’s Transportation Impact Study requirements and, where appropriate, Transportation Demand Management Study requirements. The city will promote the design of new development which encourages travel by walking, cycling and transit.
- 2.9 New developments shall be encouraged to consider implementation of sustainable transportation initiatives, such as: providing facilities for car-sharing; enhanced facilities for bicycle users; entrance connections to transit facilities; and bulk purchase of transit passes to minimize the potential incremental impact of vehicular traffic in the area.
- 2.10 New development will be required to provide an adequate supply of parking and loading to meet site requirements while balancing the City’s goal to reduce reliance on automobile use. Parking requirements may be reduced for the development in ‘*Mixed Use Areas*’ and ‘*Apartment Neighbourhoods*’ which are in close proximity to subway and light rapid transit access provided the proponents can demonstrate how projected travel can be accommodated by other modes. The purpose of such relief is to: reduce reliance on automobiles; reduce conflicts between vehicular traffic and on-street servicing; and maximize the utilization of existing parking facilities.
- 2.11 The provision of loading dock management plans to maximize the efficiency of planned infrastructure shall be required where necessary.
- 2.12 New developments shall provide adequate, safe and well-designed pedestrian connections to parking facilities.
- 2.13 Bicycle linkages (routes, trails and lanes) shall be encouraged and investigated to connect the Yonge-Eglinton Centre to the City’s Bicycle Master Plan bicycle network.
- 2.14 Enhanced bicycle facilities such as bike lockers and change rooms will be encouraged in all new significant developments.

## Urban Form and Public Realm

- 2.15 New development shall promote architectural excellence and environmentally sustainable and innovative design.
- 2.16 Improvements to the public realm throughout the area will be encouraged including enhancements to streetscapes, existing open spaces and wider sidewalks. When a new development is proposed on a major street, the

possibility of a building setback to provide a wider sidewalk will be considered. When the Eglinton Avenue or Yonge Street right-of-way is reconstructed wider sidewalks will be considered as part of the reconstructed right-of-way.

- 2.17 Where large blocks exist, particularly between Yonge Street and Mt. Pleasant Rd., mid-block pedestrian connections will be encouraged in new developments.

#### Community Services

- 2.18 Community service facilities shall be delivered in a timely manner in order to provide the social infrastructure required to support additional growth in the Yonge Eglinton Secondary Plan area.
- 2.19 Community service facilities shall be designed in a way that promotes the development of flexible, multi-purpose facilities that may be shared by a number of agencies providing programs and services to the residential and working populations of the area.
- 2.20 Community service facilities shall be designed with input from local service providers, residents and appropriate City staff to ensure that the location, size and configuration is sufficient to meet the community service needs of the area, both in the long and short term.'
- ii) Sections 2.9 as amended by OPA 63 and 2.10 be renumbered as Sections 2.21 and 2.22 respectively and that the new Section 2.21 be preceded by the words, in italics: '*Parks and Open Space Areas*'.
- iii) The following policies be added following the new Section 2.22:

#### 'Construction Management

- 2.23 Construction Management Plans will be required for new developments in *Mixed Use Areas* and *Apartment Neighbourhoods* to ensure minimal disruptions to the surrounding area and good communications with neighbours of the development site during the construction period.

#### Monitoring

- 2.24 A monitoring framework for transportation activity in the Yonge-Eglinton area will be implemented in co-operation with local communities to minimize the transportation impact and traffic infiltration resulting from significant new developments.

2.25 Community Service facilities serving the Yonge Eglinton Secondary Plan area shall be monitored on an ongoing basis to ensure that the social infrastructure is developed in tandem with the phased development of new development, in order to assess the need for new facilities over time.’

iv) Section 4 be amended by:

1) deleting the first paragraph of Section 4 and Policy 4.1 and adding the following as a new policy 4.1;

‘4.1 The City will enact regulations, review plans and drawings and make requirements so as to ensure a compatible relationship of uses in *Mixed Use Areas* and residential uses in adjacent residential areas. It is a further objective to encourage that access points, the relationship of development to the sidewalk and the location of walls, fences and trees enhance the quality of the streetscape. A number of *Mixed Use Areas* have specific policies which are applicable. Subject to policies 4.2 to 4.6 inclusive, *Mixed Use Areas* will be regarded as a predominantly street related retail and service use area within which residential uses will be encouraged and commercial and institutional uses permitted.’

2) Adding the new policy 4.2 and renumbering the existing policies 4.2 to 4.5 respectively as 4.3 to 4.6

‘4.2 *Mixed Use Area ‘A’* (Yonge-Eglinton Focused Area)

a) *Mixed Use Area ‘A’* as identified on Map 21-1 will be regarded as a significant commercial area which is intended to contain a major concentration of office and retail employment, and within which, components of residential, institutional and other commercial uses are to be accommodated. Within this area, the height, density and scale of development will be greater than elsewhere in the Secondary Plan area, recognizing its role as the transportation and commercial focal point of the local community. In considering new development proposals, particular regard will be had in avoiding adverse impacts resulting from height, scale and density, on abutting *Neighbourhoods* and on other *Mixed Use Areas*.

b) In addition to the policies of the Official Plan, Urban Design Guidelines which promote compatible built form and exceptional urban design will guide new development in *Mixed Use Area ‘A’*.

The Pedestrian Realm, Open Space

c) Improvements to existing pedestrian conditions, including underground connections to the Subway and Light Rapid Transit, shall be encouraged and investigated to address local pedestrian needs and opportunities.

- d) Comprehensive redevelopment of the northeast quadrant of the Yonge-Eglinton intersection that incorporates publicly accessible open space on the corner will be encouraged.
- e) Street-related retail along Yonge Street will be retained and encouraged.
- f) The introduction and improvement of street-related retail along Yonge Street on the south west quadrant of the intersection will be encouraged to better connect this area with the established retailing area to the south.
- g) To strengthen the community focus a public park and community facilities should be established in the southwest quadrant of the Yonge-Eglinton intersection. in a timely fashion.

#### Transportation

- h) Transit-oriented developments which enhance accessibility to nearby TTC facilities and services, including, direct connections will be a priority in *Mixed Use Area 'A'*.
- i) A new TTC bus terminal on the southwest quadrant of the intersection, linked to the Eglinton station on the Yonge subway line and the new Yonge-Eglinton Light Rapid transit station, will improve public transit accessibility for the area.
- j) Transit vehicle access to the new Eglinton bus terminal will be designed to minimize pedestrian/transit vehicle conflicts while maintaining acceptable bus operations.
- k) The design of the new TTC bus terminal and redevelopment of the TTC lands shall not preclude the construction of a future higher-order transit facility along Eglinton Avenue West, as identified in the City's Official Plan.
- l) Measures to improve TTC bus operations in the Yonge-Eglinton area, with particular regard to ingress/egress from the Eglinton Bus Terminal shall be encouraged and investigated.
- m) New development shall accommodate the transit functions in *Mixed Use Area 'A'*, including a new permanent bus terminal in the southwest quadrant of the Yonge-Eglinton intersection.
- n) A new public road extending east and south from Duplex Avenue to Berwick Avenue will be implemented through new development to facilitate comprehensive development and improved pedestrian and



vehicular accessibility within the southwest quadrant of the Yonge-Eglinton intersection. New development shall not preclude the implementation of a new public road and shall provide land dedications where necessary to implement the public road.

- o) Strategies to encourage and support the business and office focus of *Mixed Use Area 'A'* shall be pursued in partnership with all stakeholders.

#### Community Facilities and Benefits

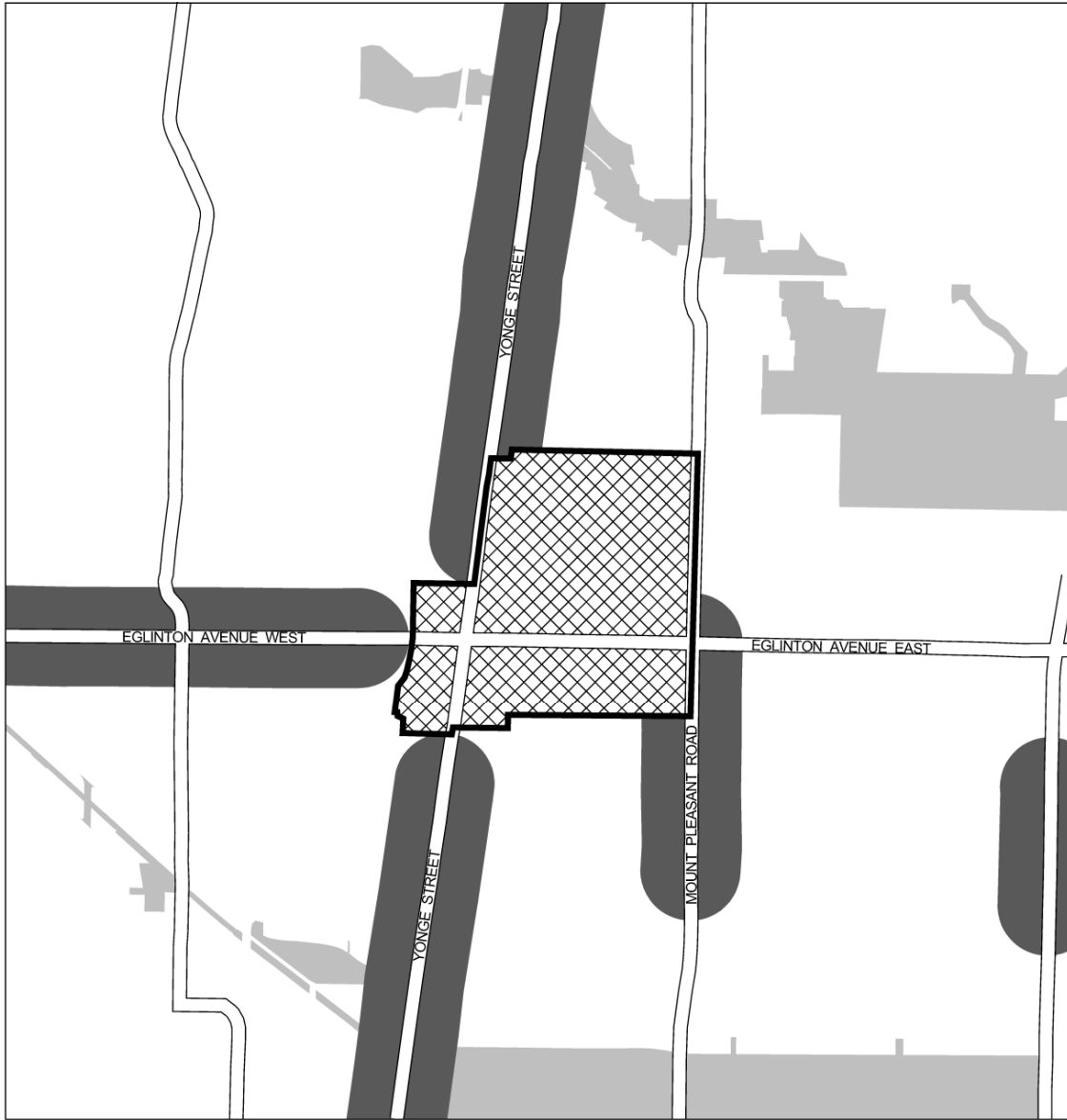
- p) Priorities for Community Benefits to be secured under Section 37 of the Planning Act include:
  - Community facilities including non-profit licensed daycare and flexible multi-purpose community space.
  - Public parkland and park improvements in excess of required parkland dedications under Section 42 of the Planning Act
  - Public realm, pedestrian connections, and streetscape improvements
  - Public Art
- q) To promote the implementation of the public transit and social infrastructure necessary to accommodate additional development, public transit facilities and public community and recreation facilities shall be excluded from the calculation of density from projects within *Mixed Use Area 'A'*.
- v) Section 5 Yonge-Eglinton Focussed Area (as amended by OPA 63) be deleted and replaced by the following.

#### **‘5. YONGE- EGLINTON CENTRE**

- 5.1 It is the intent of this Plan that the Yonge-Eglinton Centre, shown on Map 21-1, shall satisfy the requirements of an ‘Urban Growth Centre’ within the meaning of the Growth Plan for the Greater Golden Horseshoe.
- 5.2 Within the Yonge-Eglinton Centre the highest heights, densities and scale of development will be within *Mixed Use Area 'A'* on the blocks at the four quadrants of the intersection of Yonge Street and Eglinton Avenue.
- 5.3 The heights, densities and scale of development will decrease along Eglinton Avenue East with increasing distance from the Yonge-Eglinton intersection within the Yonge Eglinton Centre.
- 5.4 The *Apartment Neighbourhoods* within the Yonge Eglinton Centre are considered to be physically stable areas. Development in this these *Apartment Neighbourhoods* will consist of compatible infill development

that complies with the policies of the Official Plan, and particularly policies in Sections 2.3.1 and 4.2..

- 5.5 Development on the lands on the east side of Yonge Street north of Roehampton Avenue and the west side of Mount Pleasant Road south of Eglinton Avenue East within the Yonge-Eglinton Centre will be mid-rise buildings with a scale in the range of 8 to 12 storeys with retail uses at-grade.
  - 5.6 Where only a portion of a lot is located within the Yonge-Eglinton Centre, the intensification policies of the Official Plan applicable to Centres and the intensification policies of the Growth Plan for the Greater Golden Horseshoe applicable to Urban Growth Centres are to be applied only to the portion of the lot located within the Yonge-Eglinton Centre.
  - 5.7 New development in the Yonge Eglinton Centre will be compatible with maintaining the character of surrounding *Neighbourhoods*.
  - 5.8 New development in the Yonge Eglinton Centre will maintain a high quality of life and residential amenity for existing and new residents and will implement the Built Environment policies of the Official Plan.
  - 5.9 Investment in public transit infrastructure improvements shall be a priority for Yonge-Eglinton Centre, with all levels of government encouraged to improve the public transit-supportive focus of the Yonge-Eglinton Centre.
- vi) Section 6 ‘Policies Applicable to *Mixed Use Areas*’ be deleted.
  - vii) Section 7 Site and Area Specific Policies be renumbered as Section 6 and policies 7.1 to 7.6 inclusive be renumbered as policies 6.1 to 6.6 inclusive.
4. Map 21-1 of the Yonge-Eglinton Secondary Plan Land Use Plan be amended by adding the shaded area comprising the Yonge-Eglinton Centre, adding the Yonge Eglinton Centre to the key of Map 21-1, and changing the name of Map 21-1 to ‘Yonge-Eglinton Secondary Plan’ all as shown on Schedule ‘B’ to this amendment.



**TORONTO** City Planning

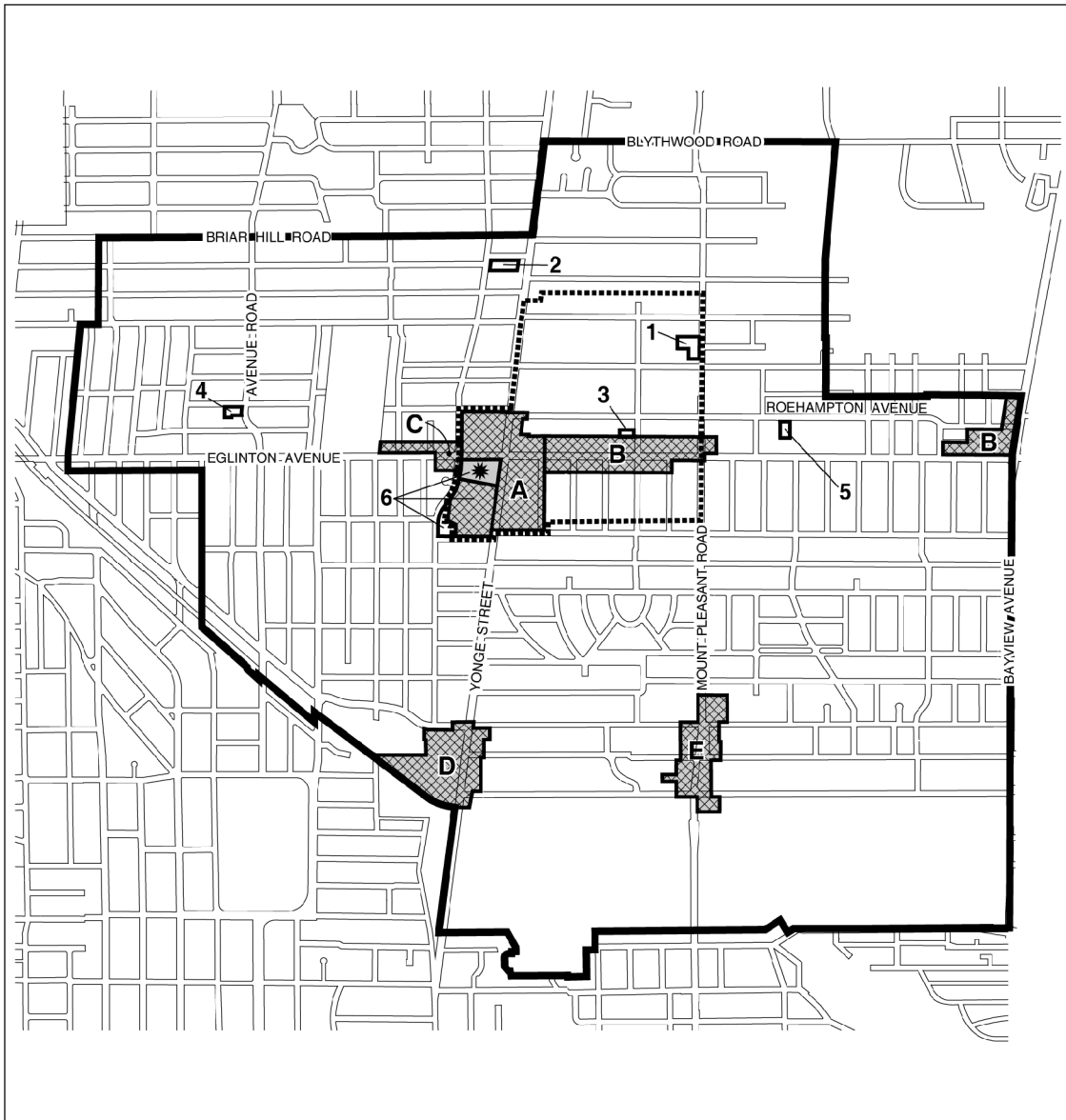
## Official Plan Amendment #116: Schedule A

Revisions to Yonge-Eglinton Centre on Map 2 Urban Structure

### Yonge-Eglinton Centre

-  Centres
-  Avenues
-  Green Space System

  
Not to Scale  
March 2010



### Yonge-Eglinton Secondary Plan

## Official Plan Amendment #116: Schedule B

Map 21-1, Land Use Plan, of Chapter 6, Section 21, Yonge-Eglinton Secondary Plan is amended by revisions to the boundary of Yonge-Eglinton Centre

- Secondary Plan Boundary
- Special Study Area
- Mixed Use Areas
- Site and Area Specific Policies
- Yonge-Eglinton Centre

Not to Scale  
 March 2010

## Attachment 2: Provincial Yonge-Eglinton Urban Growth Centre



Size and Location of Urban Growth Centres in the Greater Golden Horseshoe