

Yonge - Eglinton Centre Urban Design Study

Date:	August 5, 2010
To:	Planning and Growth Management Committee
From:	Chief Planner and Executive Director, City Planning Division
Wards:	Ward 16 – Eglinton-Lawrence, Ward 22 – St. Paul’s, Ward 25 – Don Valley West
Reference Number:	pg10056

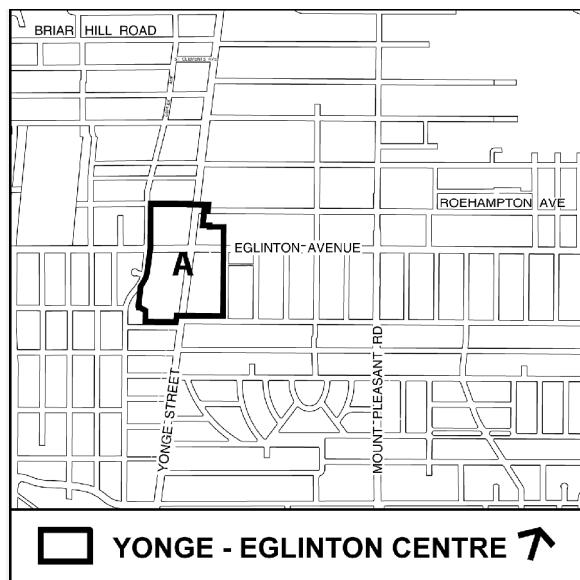
SUMMARY

The purpose of this report is to seek direction from City Council on the Yonge-Eglinton Urban Design Study, as directed by City Council at its meeting on January 26 and 27, 2010. The study will be prepared by City Planning Staff assisted by consultants and will involve public consultation, which will commence in 2011. A staff working group is being established with representatives from Community Planning, Urban Design, Urban Forestry, Transportation Planning and Parks and Recreation.

The study area will include all lands referred to as Area A in City of Toronto By-law 623-2010. The area may expand following consultation with area residents and councillors. The study will complement the work that has previously been done for the Yonge-Eglinton Focused Review Study completed in 2009 and endorsed by Council.

The study will examine existing conditions and work with area residents to develop a vision for the Centre in accordance with the City of Toronto’s Official Plan.

The study will include, but will not be limited to the following elements as directed by City Council:



- Parks, Open Spaces and Natural Features
- Street Network
- Pedestrian & Bicycle Circulation
- Transit Circulation
- Vehicular Circulation
- Built-Form
- Character and Identity
- Street Frontages and Character
- Gateways and Landmark Features
- Revitalization Areas

The study will be considered for the 2011 Capital Budget. The estimated cost of hiring consultants to assist with this work is \$125,000. City Planning does not have sufficient staff resources to do this work without consulting assistance.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council endorse this study approach, to be pursued as part of City Planning's 2011 work plan, and 2011 Capital Budget submission.

Financial Impact

There are no financial implications for this study at this time.

DECISION HISTORY

This report was undertaken in accordance with the Member Motion 45.6 submitted to City Council on January 26 and 27, 2010, which recommends that City Council direct the Chief Planner and Executive Director, City Planning to conduct an Urban Design Study for the intersection of Yonge Street and Eglinton Avenue to establish a vision for the area that will help guide growth.

ISSUE BACKGROUND

The Yonge-Eglinton Centre is one of the five Urban Growth Centres in Toronto, identified by the Provincial Government in the Places to Grow Act, where intensification of development built-form is directed and encouraged. Intensification in a sustainable way to accommodate the population growth projections of the City's Official Plan and the Places to Grow Act.

Yonge-Eglinton is the geographic centre of the City, and will be the intersection of two higher-order transit lines and a bus station hub. The quality and quantity of the public realm has not kept pace with changes to the area. Presently, the area is confronted by significant opportunities and challenges, which includes:

- 1) The TTC is preparing to build an underground LRT line under Eglinton Avenue with changes to the existing station to accommodate the growth and the addition of two new stations located within the proposed study boundary. Parts of Yonge Street and Eglinton Avenue will be dug-up to accommodate this work.
- 2) The addition of the underground LRT line, results in a reduction in bus movement at the Eglinton station, thereby freeing-up land at the southwest corner of the study area for redevelopment, which includes new public roads, public parks and pedestrian connections.
- 3) The approval of Rio-Can's Yonge-Eglinton Centre development has focussed the remaining open space to the corner. Development opportunities at the other corners will create four opens spaces that will work together.
- 4) An initial street tree assessment undertaken by Urban Design and Urban Forestry indicates that many of the street trees in the area are missing or in poor condition and are coming to the end of their lifespan.
- 5) Tower in the Park infill projects would be assisted by guidelines that look to maintaining landscape and open space, formalizing mid-block connections and desire lines, and implementing streetscape improvement.
- 6) To work with other public agencies, such as the TTC, Build Toronto and the Parking Authority to achieve high-quality open spaces.

COMMENTS

The scope of the study will require hiring consultants to assist with this work, a public consultation with ratepayers and landowners and input from representatives of the staff working group to ensure a comprehensive study. City Planning would like to proceed in developing a work plan for the study to achieve these goals.

CONTACT

Robert Freedman
Director, Urban Design
Tel. No. 416-392-1126
Fax No. 416-392-1744
E-mail: rfreedm@toronto.ca

Deanne Mighton
Urban Designer
Tel. No. 416-392-0381
Fax No. 416-392-1744
E-mail: dmighto@toronto.ca

SIGNATURE

Gary Wright, Chief Planner and Executive Director
City Planning Division