

## **2012 Avenue Study**

<b>Date:</b>	August 27, 2012
<b>To:</b>	Planning and Growth Management Committee
<b>From:</b>	Acting Chief Planner and Executive Director, City Planning Division
<b>Wards:</b>	Ward 15
<b>Reference Number:</b>	p:\2012\Cluster B\PLN\pg12067

### **SUMMARY**

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This report recommends an Avenue Study be undertaken on Dufferin Street between Highway 401 to just south of Lawrence Avenue West.

### **RECOMMENDATION**

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**The City Planning Division recommends:**

1. That the following study be endorsed by Council for study in 2012/2013:
  - a. Avenue Study for Dufferin Street from Highway 401 to just south of Lawrence Avenue West.

### **Financial Impact**

The recommendation in this report has no financial impact beyond what has been previously approved in the City Planning Division's 2012 Capital Budget.

### **ISSUE 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.

A list of Avenue studies undertaken to date is included in Attachment 1 to this report.

The Plan identifies approximately 160 kilometres of Avenues. Due to limited resources to conduct these studies, priorities for this work were established. The process to date has been for Community Councils to nominate 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 July 2010, Council adopted Performance Standards for Mid-Rise Buildings which generally address the overall size and shape of mid-rise buildings on Avenues, the design of the adjacent public realm on the Avenue and the quality of the buildings and landscaping. City Planning utilizes these Performance Standards to review mid-rise proposals on the Avenues and in other mixed use areas where appropriate.

Through the 2011-2012 Avenue Studies – Request for Direction Report considered by Council on January 17, 2012, Council endorsed the study of Eglinton Avenue, between Jane Street and McCowan Road for study and directed that the Chief Planner and Executive Director, City Planning report back on one additional Avenue Study for 2012.

This report responds to this direction.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2011.PG9.4>

## **COMMENTS**

On February 4, 5 and 6, 2003 Council adopted a report that identified criteria and a process for selecting priority Avenue studies. These criteria are:

- The presence of vacant and underutilized lands with redevelopment potential;
- Significant potential to create new jobs and housing along transit lines;
- Existing zoning is an impediment to area improvement and growth;
- A need for streetscape improvements;
- The study would coincide with the 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 Planning and Growth Management Committee directed staff to consider the relationship to transit priorities as another selection criterion. City Planning has a significant study currently underway that fully implements this direction with funding from the Avenues Study capital budget. A status report on this study, the Eglinton Planning Study, is on this agenda. This study will provide for a new vision for redevelopment along this transit supportive Avenue. To date, 19 Avenue Studies have been completed.

## **Implementation Points**

The results of the study and the implementation of their recommendations, including proposed Official Plan and Zoning By-law Amendments and Urban Design Guidelines, are reported through the respective Community Council except where they cross Community Council boundaries in which case they are reported to Planning and Growth Management Committee.

## **Assessment of Dufferin Street as a Potential Candidate Area**

The stretch of Dufferin Street between Highway 401 to just south of Lawrence Avenue West contains a number of vacant and underutilized lands. Properties fronting onto Dufferin Street are all designated as Mixed Use Areas. The properties range in size and configuration and have the potential for redevelopment. The area is also in need of streetscape improvements.

Numerous inquiries to City Planning staff, recent redevelopment proposals on the west side of Dufferin Street and the redevelopment of the northeast corner of Dufferin Street and Lawrence Avenue West indicates a market exists for redevelopment in the area. Villa Charities has also advised the City it would like to undertake a campus planning exercise for the Columbus Centre lands at the southwest corner of Dufferin Street and Lawrence Avenue West.

Dufferin Street is also identified on Map 5 (Surface Transit Priority Network) as a Transit Priority Expansion Segment. In addition, the area to the east of Dufferin Street has been the subject of recent City initiatives to provide for redevelopment and reinvestment in the area. The City has recently completed the Lawrence-Allen Redevelopment project resulting in a new Secondary Plan to provide for redevelopment in this area.

An Avenue Study would provide an ideal opportunity to develop a new comprehensive vision for this stretch of Dufferin Street where substantial private and public investment is proposed and anticipated in the general vicinity.

## **Conclusion**

In light of Council's approved Avenue selection criteria, staff recommend that Dufferin Street between Highway 401 to just south of Lawrence Avenue West be studied. The results of the study will be reported through North York Community Council at the conclusion of the study.

## **CONTACT**

Kerri A. Voumvakis  
Acting Director, Policy and Research, City Planning  
Tel. No. 416-392-8148  
Fax No. 416-397-4080  
E-mail: [kvoumva@toronto.ca](mailto:kvoumva@toronto.ca)

## **SIGNATURE**

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Gregg Lintern, MCIP, RPP  
Acting Chief Planner and Executive Director  
City Planning Division

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## **ATTACHMENTS**

Attachment 1      Previous Avenue Studies

## Attachment 1 – 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 and Ossington Avenues
- 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 East from Victoria Park Avenue to Birchmount Road

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

Avenue Studies approved for study in 2008 were:

- Kingston Road (Cliffside Community) from Danforth Avenue to Chine Drive
- Bloor Street West between Dundas Street West and Keele Street, and Dundas Street West between Boustead Avenue and Glenlake Avenue

Avenue Studies approved for study in 2009 were:

- Sheppard Avenue East between the former Hydro Corridor lands to Bay Mills Road/Aragon Avenue
- St. Clair Avenue West between Scarlett Road and Keele Street

Council determined that no new Avenue Studies would be undertaken in 2010.

Avenue Studies approved for study in 2011/2012 were:

- Eglinton Avenue between Jane Street and McCowan Road
- To be determined through this report