



STAFF REPORT ACTION REQUIRED

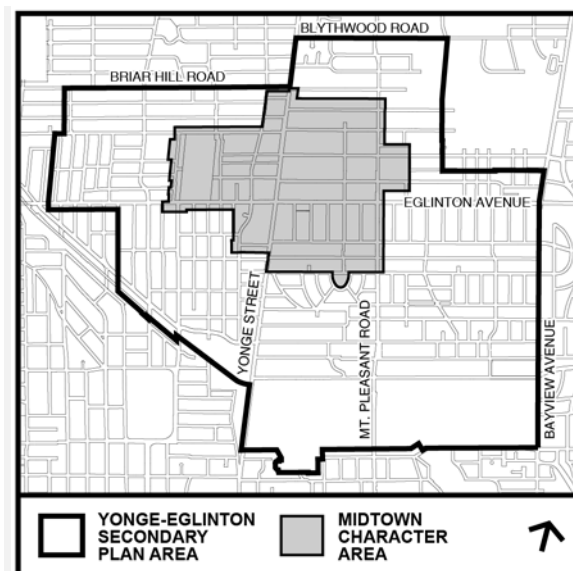
Midtown in Focus – Official Plan Amendment – Final Report

Date:	April 17, 2015
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:	P:\2015\Cluster B\PLN\PGMC\PG15063

SUMMARY

At its August 2014 meeting, City Council adopted the Midtown in Focus Parks, Open Space and Streetscape Plan for the Yonge-Eglinton area (Midtown in Focus Plan) and supported the strategies and initiatives identified in the Plan to inform the priorities for local capital investment, assist in obtaining and directing Section 37 funds for community improvements, identify a parkland acquisition strategy and guide the review of development applications. To advance implementation of the Plan, City Council requested that the Chief Planner and Executive Director, City Planning, prepare draft amendments to the Yonge-Eglinton Secondary Plan to implement the Midtown in Focus Plan and its objectives.

This report summarizes the proposed amendments to the Secondary Plan (refer to Attachment 1). The proposed amendments integrate the Council-adopted Midtown in Focus Plan into the existing planning framework of the Yonge-Eglinton Secondary Plan. An enhanced policy framework is necessary to secure the Midtown in Focus vision of more liveable,



walkable and memorable public spaces across the Yonge-Eglinton area.

This report also outlines the scope of work for an additional phase of planning activity to be initiated in 2015 and reported out in 2016 that will further enhance the existing planning framework for the Yonge-Eglinton area.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning Division recommends that:

1. City Council amend the Official Plan, substantially in accordance with the draft Official Plan Amendment attached to this report as Attachment No. 1.
2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment as may be required.
3. City Council direct the Chief Planner and Executive Director, City Planning, in consultation with the General Managers of Transportation Services, Toronto Water, Parks, Forestry and Recreation, Economic Development and Culture and Children's Services, as well as other applicable divisions and agencies, to undertake further review of the Yonge-Eglinton Secondary Plan in accordance with the planning priorities identified in this report, use the robust and high standard of public consultation used throughout the Midtown in Focus process and bring forward a Proposals Report in early 2016 to the Planning and Growth Management Committee on the emerging directions.
4. City Council direct the Chief Planner and Executive Director, City Planning, in consultation with the General Managers of Transportation Services, Parks, Forestry and Recreation, Toronto Water, Real Estate Services, Engineering and Construction Services, Finance and Economic Development and Culture, as well as other applicable divisions and agencies, to bring forward a report in early 2016 to the Planning and Growth Management Committee outlining the proposed Implementation Strategy for the Midtown in Focus Parks, Open Space and Streetscape Plan, specifically as it relates to 'quick hit' projects that are able to be implemented in the near term and potential funding sources.

Financial Impact

There are no immediate financial implications resulting from the adoption of this report and amendment of the Official Plan.

It is recognized, however, that many of the elements of the Midtown in Focus Plan will involve significant capital costs and ongoing operating budget implications. Preparation of an Implementation Strategy, to be initiated in 2015, will include the development of order-of-magnitude capital cost estimates of these civic improvements.

DECISION HISTORY

On July 21, 2012, City Council established the Midtown Planning Group to create a proactive, holistic and comprehensive strategy for planning initiatives in the Yonge-Eglinton area. The Midtown Planning Group consists of the three local councillors for Wards 16, 22 and 25, representatives of local residents associations, local citizens, BIA members and City staff from North York and Toronto and East York Districts. The Midtown Planning Group is chaired by Councillor Matlow.

The motion establishing the Midtown Planning Group is available on the City's website at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.PG16.17>

The Midtown Planning Group first met in October 2012 to discuss issues within the Yonge-Eglinton area and to identify the planning priorities. A significant issue identified by the Midtown Planning Group was the need for public realm improvements in the area, particularly in the Yonge-Eglinton Centre which is experiencing high levels of growth through redevelopment. In November 2012, the Midtown Planning Group confirmed that a public realm improvement plan should be prepared to guide future redevelopment and civic/capital improvements.

At its meeting of August 27, 2014 City Council adopted the report of July 8, 2014 from the Chief Planner & Executive Director, City Planning Division, entitled Midtown in Focus – Parks, Open Space and Streetscape Plan for the Yonge-Eglinton Area (<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.PG35.21>).

The Council decision requested, among other matters, that the Chief Planner and Executive Director, City Planning prepare draft amendments to the Yonge-Eglinton Secondary Plan to implement the Midtown in Focus Parks, Open Space and Streetscape Plan which support the Midtown in Focus Plan objectives and include:

- a. a new public realm structure plan identifying the Five Place-Making Moves;
- b. clarification of policies related to the impacts of private developments on the public realm;
- c. an enhanced parkland acquisition strategy; and
- d. Section 37 implementation priorities.

ISSUE BACKGROUND

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS), 2014 provides policy direction on matters of provincial interest related to land use planning and development. These policies support the goal of enhancing the quality of life for all Ontarians. Key policy objectives include: building strong healthy communities; wise use and management of resources and protecting public health and safety.

The PPS promotes healthy, active communities. Key policy direction applicable to the Midtown in Focus Plan includes facilitating active transportation and planning public streets to be safe and meet the needs of all transportation modes including walking. The PPS also recognizes the need to provide a full range of recreational opportunities for communities including parklands, public spaces and open space areas. City Council's planning decisions are required to be consistent with the PPS

The *Places to Grow Act*, 2005, and Growth Plan for the Greater Golden Horseshoe, 2006, provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation.

The Yonge-Eglinton Centre is one of the five Urban Growth Centres in Toronto, identified in the Growth Plan, where intensification is directed and encouraged. The Growth Plan directs that intensification be undertaken in a sustainable way to accommodate the population growth projections of the City's Official Plan and the *Places to Grow Act*. Intensification areas, such as Urban Growth Centres, will be planned and designed to provide high quality public open spaces with site design and urban design standards that create attractive and vibrant places.

City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The Official Plan is a long-term vision for how the city should grow and the most important vehicle for implementing the Provincial Policy Statement and Growth Plan for the Greater Golden Horseshoe. An key principle of the Official Plan is its emphasis on the strategic need to enhance the amenity and liveability of the City's growth areas.

Section 3.1.1 of the Official Plan – The Public Realm – recognizes the importance of a well-designed, high quality, connected network of public spaces as an essential part of city-building. The Official Plan identifies attractive, tree-lined streets designed for walking, green spaces of all sizes and public squares that bring people together as fundamental assets of a great city.

To this end, sidewalks and boulevards are to be well-designed with coordinated tree planting and landscaping, pedestrian-scale lighting and quality street furnishings and decorative paving as part of street improvements. New parks and open spaces are to connect and extend existing parks, natural areas and open spaces such as school yards and provide settings for community events and individual use.

Section 3.2.3 of the Official Plan – Parks and Open Spaces – recognizes the importance of Toronto's system of parks and open spaces in contributing and being an integral component to quality of life and social well-being. The Plan's policies speak to:

- adding new parks and amenities, particularly in growth areas;

- maintaining, enhancing and expanding existing parks;
- protecting access to publicly accessible open spaces and expanding the system of open spaces; and
- promoting and using private open space to supplement city-owned parks, facilities and amenities.

The Official Plan identifies four areas where growth is appropriate and directs growth to the *Downtown, Avenues, Employment Districts* and *Centres*, including the Yonge-Eglinton Centre.

The Official Plan identifies specific directions for the City's *Centres*, including direction supporting improvements to the quality of the pedestrian realm and the creation of new parks and open spaces. In the *Centres*, building a high-quality public realm featuring public squares and parks, privately owned publicly-accessible spaces, community gardens, public art and a comfortable environment for pedestrians and cyclists is considered essential for attracting the desired concentration of businesses, workers, residents and shoppers.

The Official Plan identifies that the *Yonge-Eglinton Centre* is strategically located in midtown Toronto with short subway connections to both *Downtown* and *North York Centre*. The Official Plan recognizes the importance and city-wide benefits of ensuring the area continues to develop as both an office centre and a desirable living area. Improving the pedestrian realm and creating new parks and open spaces through the development process is a key objective.

The Official Plan requires the preparation of a Secondary Plan for each *Centre* that includes, among other provisions, strategies for acquiring new parkland and enhancing existing parkland, strong pedestrian and cycling connections to transit stations and identification of future public investments in streets, parks and local amenities to support population and employment growth.

The study area for Midtown in Focus included areas outside the *Yonge-Eglinton Centre* in recognition of the contribution to adjacent neighbourhoods and amenities to the overall public realm of the area. As such, the study area also included lands identified as *Avenues* in the Official Plan and designated as *Apartment Neighbourhoods, Neighbourhoods* and *Parks and Open Space Areas*. Development on the reurbanizing *Avenues* should contribute to the creation of an attractive, safe and comfortable pedestrian environment that encourages walking and local retailing.

In 2014, City Council adopted Official Plan Amendments as part of the *Feeling Congested?* initiative to enhance the City's transportation policies covering the following areas:

- Integration with Land Use;
- Streets and 'Complete Streets';
- Active Transportation;

- Auto, Travel Demand Management and Parking; and
- Goods Movement.

Yonge-Eglinton Secondary Plan

Secondary Plans are part of the City’s Official Plan and are intended to establish more detailed, locally-specific policies to guide growth and change in a Secondary Plan area.

The Yonge-Eglinton Secondary Plan generally applies to lands bounded by Blythwood Road in the north, Chaplin Crescent in the west, Mount Pleasant Cemetery to the south and Bayview Avenue in the east. Among other policy direction, the Secondary Plan encourages improvements to the public realm throughout the Secondary Plan area, including enhancements to streetscapes and existing open spaces and ensuring wider sidewalks in key areas. The Secondary Plan also encourages the provision of mid-block pedestrian connections in new developments where large blocks exist, particularly between Yonge Street and Mount Pleasant Road.

In addition to pursuing the acquisition of land for new local parks, Secondary Plan policies relating to *Parks and Open Spaces Areas* encourage the development of street parks through the provision of trees, benches, planters and other appropriate street furniture and the connection of Secondary Plan area parkland and open spaces with similar resources in adjacent areas through the use of trails, bikeways and pedestrian-friendly streetscape environments. The Secondary Plan also encourages partnerships and agreements that supplement the supply of city-owned parkland by allowing public access to schoolyards and other types of open spaces.

Midtown in Focus Plan

The Midtown in Focus Plan, adopted by City Council in August 2014, supports and builds upon the Official Plan and Yonge-Eglinton Secondary Plan policies. The process to develop the Plan included area analysis and significant public input, resulting in a vision for the Yonge-Eglinton public realm and the identification of a series of priority projects.

The Midtown in Focus study area is located within the Yonge-Eglinton Secondary Plan area, centred on the intersection of Yonge Street and Eglinton Avenue. The study area boundaries include all lands within the Yonge-Eglinton Centre as well as adjacent lands between Eglinton Park to the west, Northern District Secondary School to the east, Keewatin Avenue to the north and the Church of the Transfiguration to the south.

The Midtown in Focus study was undertaken to ensure that as growth proceeds, the network of parks, open space and streets within the area are improved to both address existing deficiencies and to ensure that improvements are undertaken in tandem with future growth.

The Midtown in Focus Plan recognized that the study area has a distinct quality and character, consisting of a vibrant mixed use community with an open and green

landscaped character. Focusing on the public realm as a fundamental contributor to quality of life in Midtown, the Plan provides a vision for the maintenance and enhancement of this character and identifies strategic improvements to achieve a high-quality, comfortable, connective and usable network of parks, open spaces and streetscapes.

The Plan identifies a number of goals, strategies and initiatives to achieve these objectives. The Plan also outlines five Place-Making Moves that, together with other streetscape improvements and the enhancement and expansion of parkland in the area, will form a thriving system of parks, open spaces and streets. The five Place-Making Moves include:

1. Eglinton Greenline – envisioned as an iconic linear space on the north side of Eglinton Avenue designed to be a publicly-accessible open space programmed for social gathering and cultural and retail activities.
2. Yonge Street and its Squares – a sequence of complementary urban squares located at key intersections along Yonge Street.
3. Park Street Loop – a 3 km long multi-use promenade connecting Eglinton Park to adjacent neighbourhoods.
4. Midtown Greenways – local streets that enhance the generous landscaping prevalent within the *Yonge-Eglinton Apartment Neighbourhoods*.
5. Redpath Revisited – improvement of a key north-south community axis bookended by expanded public parks.

The Midtown in Focus Plan applied the 'Complete Streets' design philosophy to consider the needs of all users and uses of streets and laneways and prioritized safety, universal accessibility, public access and active transportation.

The Plan is intended to be used to inform priorities for capital investments in the area, assist in obtaining and directing funds secured through Section 37 of the *Planning Act* for community improvements, identify a parkland acquisition strategy, and guide the review of development applications and potential impacts on the creation and use of the public realm.

In February 2015, the Canadian Society of Landscape Architects awarded the Midtown in Focus Plan its highest award, the National Honours Award, Planning and Analysis. This Award of Excellence recognizes the consultant team led by Public Work for outstanding achievement in the profession of Landscape Architecture for their work on the Midtown in Focus Study.

Community Consultation

Consultation with the public was an important part of the development of the Midtown in Focus Plan. The following methods of consultation and engagement were used to solicit meaningful input in the preparation of the Plan presented to City Council in 2014:

- A project website (www.midtown.com) that included a study description, contact information, upcoming consultation events, consultation summaries and opportunities for study input;
- On-line public consultation platforms;
- Four meetings with the Midtown Planning Group;
- Two public consultation information centres and workshop meetings;
- Three community walking tours and one walking tour with the students of Northern District Secondary School;
- A meeting with members of BILD to review the draft plan; and
- Numerous meetings with individual stakeholders and stakeholder groups.

Subsequent to the adoption of the Midtown in Focus Plan, city staff organized two consultation meetings related specifically to the presentation, review and discussion of draft amendments to the Yonge-Eglinton Secondary Plan:

- A meeting of the Midtown Planning Group on March 5, 2015; and
- A broader public meeting on March 23, 2015.

The City retained a facilitation consultant who documented the consultation meetings and prepared summaries of feedback received both at the meeting and following the meetings.

Meeting participants emphasised the importance of moving ahead with implementation activities in a timely fashion while also making the most of opportunities to improve conditions in the immediate term and address the impacts of construction. Attendees requested greater detail regarding the function of proposed and modified public spaces, including the Redpath Avenue shared street, Yonge Street Squares and Cowbell Lane, and suggested clarifications to improve the proposed amendments.

City staff distributed discussion guides documenting the proposed amendments in detail at both meetings. The presentation materials, discussion guides and meeting summaries were made available on the City's website:
<http://www.toronto.ca/planning/midtowninfocus>.

COMMENTS

Midtown in Focus Secondary Plan Amendments

The proposed amendments to the Yonge-Eglinton Secondary Plan presented in this report support and are consistent with the objectives of the adopted Midtown in Focus Plan. The proposed amendments address the four areas requested in the Council decision of the Midtown in Focus Plan:

- a. a new public realm structure plan identifying the Five Place-Making Moves;

- b. clarification of polices related to the impacts of private developments on the public realm;
- c. an enhanced parkland acquisition strategy; and
- d. Section 37 implementation priorities.

Although the Midtown in Focus Plan was adopted by City Council to inform current and future development applications and civic improvements, the proposed amendments to the Yonge-Eglinton Secondary Plan provide clear policy direction for realizing the improvements to the public realm identified in the Plan.

Public Realm Structure Plan and the Five Place-Making Moves

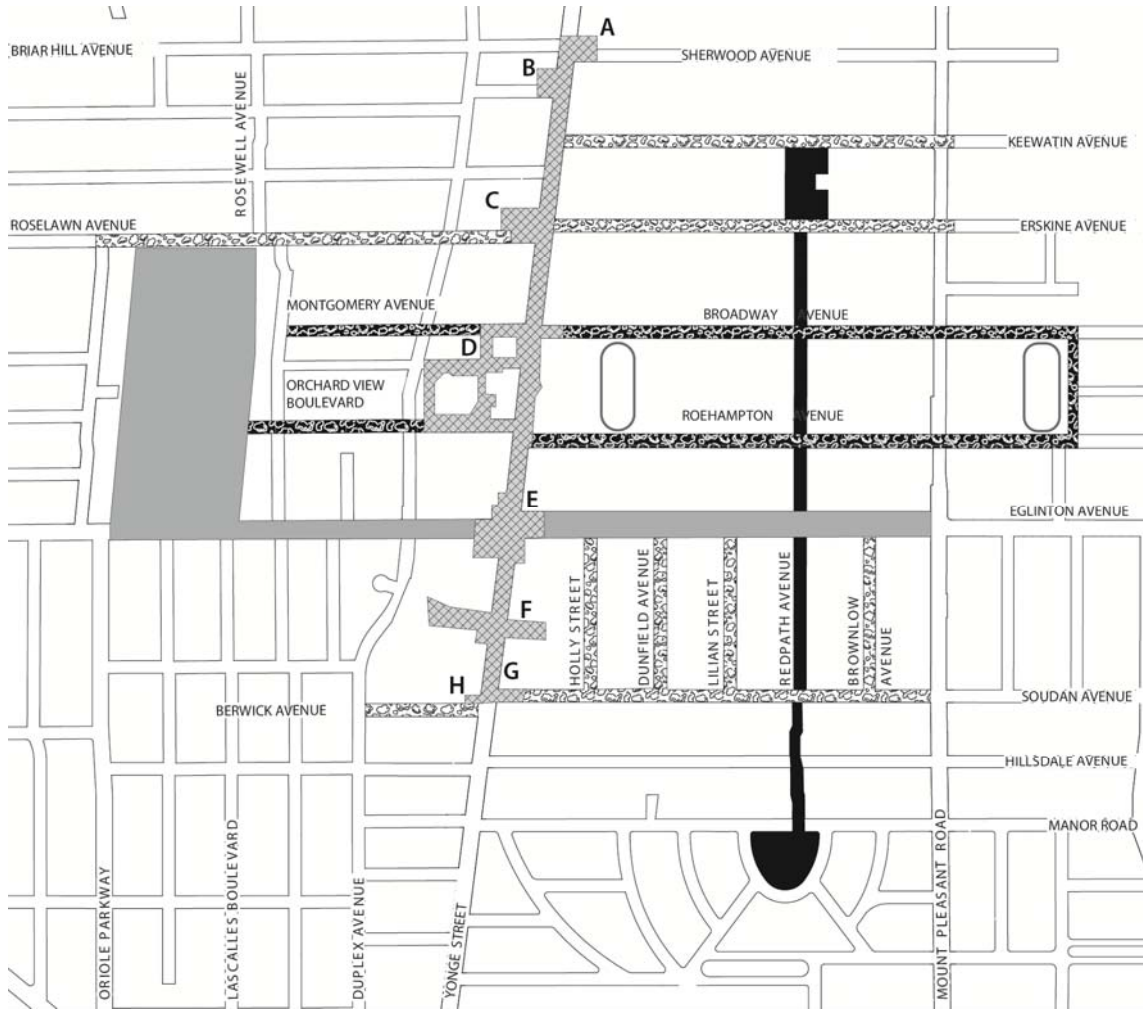
The proposed amendments include a new policy section in the Yonge-Eglinton Secondary Plan (Section 6) introducing a Midtown Character Area, an area consistent with the Midtown in Focus study area, and policies that apply therein.






Section 6 outlines the vision for the public realm in the Midtown Character Area as well as specific objectives to guide City-initiated improvements and development in accordance with this vision.

Specific policies are proposed for each of the Five Place-Making Moves (see the figure on the next page) that identify the vision for these future public spaces and provide direction for their realization.

These policies include:

- Minimum at-grade and above-grade setbacks on the Eglinton Green Line, Park Street Loop, Yonge Street and Midtown Greenways to create landscaped open spaces in keeping with the prevalent character of the neighbourhood, maintain healthy tree canopies and improve pedestrian environments across the area;
- A requirement for underground parking facilities on properties adjacent to the Eglinton Green Line, Park Street Loop and Midtown Greenways to be located and designed in a manner that does not compromise the ability to establish a permanent, high-branching tree canopy;
- Direction for the development of a series of landscaped squares on Yonge Street to be secured through development, street and intersection realignments and City-initiated civic improvements;
- Direction for the use of consistent lighting, paving and street furniture at all squares on Yonge Street to enhance pedestrian amenity and reinforce the interconnected character of the squares; and
- Direction for the improvement of Redpath Avenue as a neighbourhood street linking expanded parks and open space and potentially incorporating shared street elements between Eglinton and Roehampton Avenues.



 Eglinton Green Line	Yonge Street Squares	
 Yonge Street Squares	A Sherwood Square	E Yonge-Eglinton Crossroads
 Park Street Loop	B St. Clemens Square	F Quantum Square
 Greenways	C Erskine Square	G Soudan Square
 Redpath Revisited	D Montgomery Square	H Berczy Square

Following the adoption of the Midtown in Focus Plan, and in the drafting of the proposed amendments, City staff completed additional review of the Plan's recommended setbacks to confirm that the recommended minimum setbacks would maintain viable development opportunities, given lot dimensions at both corner and mid-block locations with or without lot consolidation. The proposed landscaped open space setbacks and other recommended policies to implement the Five Place-Making Moves are consistent with the general intent of the Midtown in Focus Plan and Official Plan policies, and will assist in ensuring future public and private investment contributes to the area's overall parks and open space system.

Enhanced Parkland Acquisition Strategy

The Midtown in Focus Plan identified parkland improvement priorities in the study area as well as acquisition and planning strategies to achieve these objectives.

Proposed amendments to the *Parks and Open Space Areas* policies in the Yonge-Eglinton Secondary Plan reorganize the policies to clarify the City's objectives and role in the acquisition, planning, design and development of expanded and new parks.

The proposed policies identify priority parkland sites to be secured through a variety of tools such as parkland dedication, acquisition or leases. Parkland dedications and acquisitions will:

- expand and enhance the function, visibility and accessibility of existing parks;
- be located on prominent sites including sites on corners and locations which terminate street views;
- contribute to mid-block pedestrian connections, provided parkland functions are not diminished; and
- complement and be integrated with adjacent privately owned publicly-accessible spaces.

The proposed amendments also emphasize the need to create new parks. The key parks and open spaces identified in the Midtown in Focus Plan are identified on the proposed Parks & Open Space Network Plan for the Midtown Character Area (Map 21-4).

The proposed amendments to the Secondary Plan prioritize opportunities for off-site parkland dedications that are in proximity to the site when an on-site parkland dedication is not technically feasible and prior to considering cash in lieu of land.

The Role of Private Development to Support the Public Realm Framework

The Midtown in Focus Plan prioritized the creation and maintenance of a high-quality public realm as means to ensuring the neighbourhood's continued vitality and quality of life. As outlined above, private development plays a key role in achieving the objectives of the Midtown in Focus Plan, for example through parkland dedication, the provision of landscaped open space setbacks and mid-block pedestrian connections, and the functional and aesthetic relationship of buildings to the public realm.

The proposed amendments include general policies that would apply across the Secondary Plan area intended to minimize and/or mitigate impacts of development on the public realm.

These policy directions include:

- reducing curb cuts and designing for pedestrian safety around remaining curb cuts in order to create safe, comfortable pedestrian spaces and minimize pedestrian-vehicle conflicts;
- prohibiting new surface parking lots and commercial boulevard permit parking and requiring new parking to be located below grade;
- requiring above-grade parking structures, where alternatives are not technically feasible, to incorporate active uses to support a vital and safe public realm;
- coordinating and sharing access and servicing areas between development sites; and
- providing wide, unobstructed pedestrian clearways.

As with the Midtown in Focus Plan, the proposed amendments, both general policy direction and policy direction specific to the Five Place-making Moves, align with the City's adopted Official Plan direction in terms of Streets, 'Complete Streets' and Active Transportation. Where applicable, the proposed policy direction prioritizes pedestrian safety, the maintenance and enhancement of the public use of streets and laneways and the promotion of walking and cycling.

The proposed amendments to general policy outline the need for Context Plans with a focus on the public realm that may be required to be submitted as part of a complete application. These Context Plans are to address the objectives noted above and comprehensively address opportunities at the block scale (rather than site scale) in terms of coordinated pedestrian, cycling and vehicular access, site circulation, loading, servicing, tree preservation and planting, open space and parkland. The plans are being identified to assist staff in the review of applications, mitigate the impacts of incremental development of already built-out areas and maximize the transformative potential where multiple developments sequentially lead to the redevelopment of a block.

The proposed amendments also address the impact of development on the quality and enjoyment of important park spaces in the Midtown Character Area. The proposed amendments include policies that prohibit the addition of net new shadow on Eglinton Park and the existing and proposed expansion areas of Redpath Avenue Parkette. Eglinton Park is a large District Park serving active recreational uses and passive uses for the Yonge-Eglinton community and the wider district. It currently benefits from having limited shadow impacts from buildings and structures. The proposed policy would ensure that, as the broader area continues to redevelop through infill and intensification, shadow impacts will maintain the park's existing qualities. Redpath Avenue Parkette, though currently only 0.3 hectares in size, is the largest park space in the densely-populated Yonge-Eglinton Centre. Expansion of this park northward is a key parkland priority identified for the area. The existing park and proposed expansion area currently have good access to sunlight that should be maintained into the future.

Section 37 Implementation Priorities

In the current Secondary Plan, policy direction related to the use of Section 37 of the *Planning Act* is limited to *Mixed Use Area 'A'* (the four corners of the Yonge and Eglinton intersection).

The proposed amendments include a technical amendment that applies the policy direction related to the use of Section 37 of the *Planning Act* as general policy across the Secondary Plan area. The intent of the listed priorities remains unchanged in the proposed amendments and mirrors priorities identified in Section 5.1.1 of the Official Plan.

A policy has also been introduced to clarify the need, in some instances, for community services and facilities studies to assist in determining potential service and facility needs, which could also be utilized to assist in determining potential community benefits.

Next Step: Growth, Built Form and Infrastructure Review

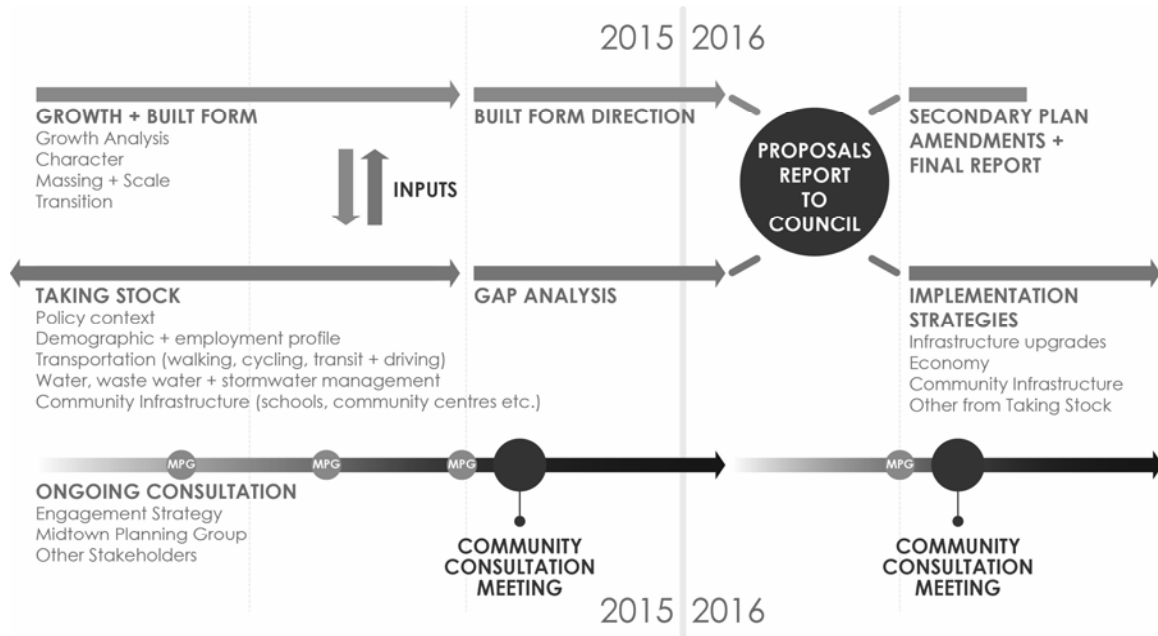
The existing Yonge-Eglinton Secondary Plan incorporates policy direction adopted as part of the City of Toronto's new Official Plan in 2002. The Secondary Plan was updated in 2009 with specific focus on the four quadrants around the Yonge-Eglinton intersection and in 2010 to ensure conformity with the Places to Grow Growth Plan.

In the Yonge-Eglinton Secondary Plan area, there are currently 25 development applications under review, proposing 7,060 new residential units and over 52,000 square metres of non-residential gross floor area. It is anticipated that the area will continue to experience growth and change given its location and proximity to higher order transit. The Midtown in Focus Plan and the associated proposed amendments enhance the existing planning framework with valuable direction in terms of public realm and park improvements. However, in consultation with area Councillors, members of the Midtown Planning Group and other participants in Midtown in Focus' community consultation activities, city staff have confirmed the need for further policy refinement related to other priority issues, specifically addressing future growth and built form.

As such, City Planning staff recommend undertaking a focused review of growth and built form issues in order to develop more robust policies and clearer direction for growth areas, stable areas and the relationships between these areas. City Planning staff propose to undertake a growth analysis and existing conditions review of community and hard infrastructure to quantify anticipated growth in the area and identify existing and anticipated shortfalls in services and infrastructure. The review will be coordinated with participation from partner Divisions and agencies, including Transportation Services, Parks, Forestry and Recreation, Economic Development and Culture, Toronto Water, Children's Services, the Toronto Transit Commission, the Toronto Public Library Board, school boards and human service agencies active in the area.

Outcomes from the study are anticipated to inform future amendments to the Yonge-Eglinton Secondary Plan to provide more robust policy direction related to growth areas,

stable areas and the relationship between these areas, as well as more detailed built form direction. Any identified hard and soft infrastructure deficiencies will be documented, with implementation strategies to be developed following the infrastructure review and in consultation with partner Divisions and agencies (see timeline below).



City staff consulted on planning priorities with the Midtown Planning Group on March 5th and during the March 23rd public meeting. At both meetings, attendees emphasised the need to move as quickly as possible to address planning concerns in the Yonge-Eglinton area and to do so with a vision that captures the full range of contributors to a complete community. Participants at the meetings identified specific priorities including the impacts of high-density development, neighbourhood identity, school capacity, health services, the lack of retail diversity, stormwater management and traffic and parking constraints. The focus for 2015 will be to address some key concerns noted by participants at the meetings such as existing and proposed built form, the impacts of development and hard and soft infrastructure capacity. Outcomes of the study may identify the need for future follow-on work that could include addressing many of the other priorities raised by participants.

Continued consultation with the Midtown Planning Group and broader public will be an important component of the growth, built form and infrastructure review. It is anticipated that City Planning staff will meet regularly with the Midtown Planning Group at key stages in the study and hold larger consultation meetings with the broader public at key milestones. City Planning staff will also utilize a variety of other tools to solicit feedback and engage the public such as online consultation, social media and in-community outreach activities.

City staff propose to publicize an area profile document in 2015 and report back to City Council early in 2016 with a Proposals Report that identifies key findings and emerging

directions from the study. Following a Council decision on the Proposals Report, further consultation would occur on recommended directions and proposed amendments to the Yonge-Eglinton Secondary Plan.

Next Steps: Midtown in Focus Implementation Strategy

City Council, at its August 2014 meeting, directed the Chief Planner to establish and lead an interdivisional staff team to prepare an Implementation Strategy for Midtown in Focus, including the identified quick wins.

As recognized in Policy 5.6.8 of the Official Plan, the implementation of the amended Secondary Plan will take place over time. The improvements identified in the proposed amendments will occur in a phased manner and, in the case of City-initiated initiatives, are subject to budgeting and program availability. The development of the Implementation Strategy will provide the required clarity to prioritize and advance specific initiatives.

City Planning staff have initiated meetings with individual partner Divisions in anticipation of a launch of the interdivisional staff team in Summer 2015. The staff team should include senior staff from: Transportation Services, Parks, Forestry and Recreation, Toronto Water, Real Estate Services, Engineering and Construction Services, Finance and Economic Development and Culture. Staff from other agencies will also be consulted including: Toronto Public Library Board, TTC, Metrolinx, Toronto Hydro and Toronto District School Board.

This team will assess the actions outlined in the Midtown in Focus Plan for their feasibility, benefits, cost estimates, potential phasing and potential funding sources. The team will report back to City Council with a schedule of projects that can be advanced in the near term as well as projects that can be targeted for the medium and longer terms in early 2016.

CONCLUSION

The Midtown in Focus Plan was the product of a concerted, collaborative approach to community planning initiated by the three area Councillors and area stakeholders. Beginning with the formalization of the Midtown Planning Group in 2012 by City Council, hundreds of interested parties have contributed to the development of a vision for the public realm in the Yonge-Eglinton area that is liveable, memorable and appropriate to the neighbourhood's city-wide significance.

The proposed amendments outlined in Attachment 1 present concise policy direction intended to realize the Midtown in Focus vision in the context of ongoing development and capital improvements. Integration of these amendments into the existing planning framework for the Yonge-Eglinton area will provide a guide to political leadership, City staff, residents, property owners, investors and other stakeholders committed to ensuring the dynamism and liveability of Midtown. The proposed amendments are consistent with the City's Official Plan and PPS 2014 and conform to the Places to Grow Growth Plan.

Given anticipated growth in the Yonge-Eglinton area, City Planning staff have identified additional planning priorities requiring up-to-date policy direction. The Midtown in Focus Plan and its implementation are important steps forward. City Planning staff propose to undertake an additional phase of work in 2015 and 2016 that responds to the identified needs and the feedback expressed by area stakeholders and continues the development of robust and proactive policy direction for the Yonge-Eglinton area.

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SIGNATURE

Jennifer Keesmaat, M.E.S, MCIP, RPP
Chief Planner & Executive Director
City Planning Division

ATTACHMENTS

Attachment 1: Draft Official Plan Amendment

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Attachment 1: Draft Official Plan Amendment

BY-LAW No. -2015

To adopt Amendment No. 289 to the Official Plan of the City of Toronto with respect to Chapter 6, Section 21, the Yonge-Eglinton Secondary Plan.

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

WHEREAS Council of the City of Toronto has provided information to the public, held a public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto enacts:

1. The attached Amendment No. 289 to the Official Plan of the City of Toronto is hereby adopted.

Enacted and passed on , 2015

FRANCES NUNZIATA
Speaker

ULLI S. WATKISS
City Clerk

AMENDMENT NO. 289 TO THE OFFICIAL PLAN OF THE CITY OF TORONTO

The Official Plan of Toronto is amended as follows.

1. Delete Policy 1.1 and substitute the following:
 - 1.1 The lands affected by the Yonge-Eglinton Secondary Plan are shown on Map 21-1. The boundaries of the Midtown Character Area are shown on Map 21-2 and are approximate.
2. In Policy 2.3, delete the term "the subway station" and replace it with the term "the Yonge-Eglinton subway and light rail station".
3. Delete Policy 2.12 and substitute the following:
 - 2.12 New developments will provide safe and well-designed on-site pedestrian connections to transit and parking facilities.
4. In Policy 2.13, delete the term "Bicycle Master Plan bicycle network" and replace it with the term "cycling network".
5. Delete Policies 2.15, 2.16 and 2.17 and substitute the following:
 - 2.15 Any alterations to existing public streets contemplated by this Secondary Plan will be subject to further review, analysis and design with applicable divisions and agencies either through the development approval process or municipal capital planning process.

Urban Form and Public Realm

- 2.16 Improvements to the public realm will be required on public and private lands as part of development and City-initiated projects. These improvements may include, but are not limited to:
 - (a) enhancements to streetscapes;
 - (b) provision of wider sidewalks and the establishment of multi-purpose promenades;
 - (c) provision of mid-block pedestrian connections;
 - (d) transit access points; and
 - (e) the integration, extension and enhancement of existing and proposed landscaped open spaces.
- 2.17 Mid-block pedestrian connections will be secured as part of the development of sites located in Yonge-Eglinton Centre and within larger city blocks. Conceptual locations for mid-block connections include, but are not limited to, opportunities shown on Map 21-5.
- 2.18 Development within the Secondary Plan area will reduce the impact of vehicular, loading and servicing activities on the public realm. This will be accomplished by:

- (a) reducing, consolidating and eliminating existing vehicular curb cuts, limiting the introduction of new curb cuts and designing adjacent buildings, structures and open spaces to promote visibility at driveways and laneway intersections;
 - (b) reducing and removing existing front yard drop-off areas and restricting new front yard drop-off areas;
 - (c) reducing and prohibiting surface parking lots and commercial boulevard permit parking and locating parking in below-grade parking structures;
 - (d) restricting above-grade parking structures only to sites where it has been satisfactorily demonstrated that below-grade parking alternatives are not technically feasible and where above-grade structures are faced with active uses adjacent to streets, parks, open spaces and mid-block connections;
 - (e) coordinating and sharing access and servicing areas between properties;
 - (f) ensuring clear, straight, wide, unobstructed pedestrian clearways; and
 - (g) where technically feasible, providing separate pedestrian clearways and adequate lighting where laneways can also serve as mid-block pedestrian connections.
- 2.19 As part of the development review and approvals process, a Context Plan may be required to be submitted to identify opportunities for coordinating development to achieve public realm enhancements. The Context Plan will show the development in relation to relevant adjacent conditions in the area surrounding the site, including:
- (a) coordinated pedestrian, cycling and vehicular accesses;
 - (b) coordinated and consolidated site circulation, loading and servicing;
 - (c) tree preservation and planting opportunities; and
 - (d) opportunities for enhancing and integrating parks and open spaces.
- 2.20 All development will be located and designed to protect access to sunlight on Eglinton Park, the largest and most significant park in the area, and the existing and proposed expansion of Redpath Avenue Parkette identified on Map 21-4. All development proposals will demonstrate that no net new shadow is cast on these existing and proposed parks. "Net new shadow" means shadow cast by a proposed development in excess of the shadow already cast by existing and approved buildings and structures as well as buildings and structures permitted by the existing in-force Zoning By-law.
- 2.21 New development will promote architectural excellence and environmentally sustainable and innovative design.
- 2.22 Temporary enhancements to the public realm will be encouraged and facilitated to demonstrate and assess local benefits, impacts and use patterns of proposed improvements to the public realm.

2.23 City of Toronto Urban Design Guidelines will be used to inform the review and evaluation development proposals submitted in the Yonge-Eglinton Secondary Plan area, including, but not limited to, guidelines addressing mid-rise and tall buildings. Guidelines to be used will be contextually specific to the development site and type of development proposed and in accordance with the policies of the Official Plan and this Secondary Plan.

6. Renumber Policies 2.18 to 2.20 as Policies 2.24 to 2.26.

7. Delete Policy 2.21 and 2.22 and substitute with the following:

2.27 In order to satisfy the need for parks and open space and to improve the quantity, quality, form and distribution of parks and publicly-accessible open spaces within the Yonge-Eglinton Secondary Plan area, the City will:

- (a) secure land for new public parklands in all areas of the Secondary Plan area ;
- (b) pursue opportunities arising from development to secure land for new parkland and improve existing parkland, including the parkland priority improvements identified in policy 2.28 and on Map 21-4;
- (c) preserve schoolyards and, in partnership with local school boards, pursue their greater utilization for community access through the development of shared-use open spaces and recreation facilities and as part of development;
- (d) work with public agencies and private property owners to establish partnerships and agreements to supplement the supply of City-owned parkland by securing public access to other types of open spaces, including the Church of the Transfiguration site and privately owned publicly-accessible spaces that support and are integrated with the public realm priorities outlined in policies 6.3 to 6.8; and
- (e) encourage the consolidation, acquisition and dedication of sites in the Soudan Avenue Priority Park Area identified on Map 21-4 with the objective of creating larger, contiguous park spaces.

2.28 The planning, design and development of expanded and new parks and open spaces will be guided by the following objectives:

- (a) support a community-based planning and design process for creating interesting and engaging parks and open spaces that are safe, comfortable and accommodate people of all ages and abilities year-round;
- (b) create attractive, landscaped linear open spaces on setbacks adjacent to public streets, enhanced through the provision of wide sidewalks, trees, benches, planters and other appropriate street furniture;
- (c) provide connections between public parkland and open spaces in the Yonge-Eglinton Secondary Plan area and in adjacent areas, through the use of streets, trails, bikeways, pedestrian-friendly streetscape environments and walkways; and

- (d) develop attractive parks as focal points in the community which also provide opportunities for public art, heritage interpretation and cultural expression as well as recreational opportunities;
- 2.29 Where, as part of a development, an on-site parkland dedication is determined to be not technically feasible or desirable by the City, an offsite parkland dedication that is in proximity to the development site or a site identified on Map 21-4 may be substituted for an on-site dedication prior to the consideration of cash in lieu of land.
- 2.30 Parkland priority improvements for the Yonge-Eglinton Secondary Plan area include but are not limited to dedications and acquisitions that:
- (a) expand and enhance the function, visibility and accessibility of existing parks;
 - (b) create new parks, including proposed parks identified on Map 21-4;
 - (c) are located on prominent sites including sites on corners and locations which terminate street views;
 - (d) contribute to mid-block pedestrian connections, provided parkland programming and functions are not diminished;
 - (e) complement and are integrated with adjacent privately owned publicly-accessible spaces; and
 - (f) support the implementation of the five place-making moves for the Midtown Character Area outlined in Section 6.
- 2.31 The City will seek to secure agreement for public access through Mount Pleasant Cemetery to complete a circular walking trail through the Vale of Avoca Park Ravine and Moore Park Ravine.

8. Renumber Policy 2.23 as Policy 2.32.

9. Delete Policy 2.24 and 2.25 and substitute with the following:

- 2.33 A monitoring framework for transportation activity in the Secondary Plan area will be implemented in co-operation with local communities to minimize the transportation impact and traffic infiltration resulting from significant new developments.
- 2.34 Community Service facilities serving the Yonge-Eglinton Secondary Plan area will 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. Community Services and Facilities Studies may be required as part of the review of development proposals to assist in the identification of necessary improvements to area community services and facilities

Community Benefits

- 2.35 In determining community benefits to be secured for increases in height and/or density, the following are priorities for the Secondary Plan area:

- (a) Community facilities including non-profit licensed child care and flexible, multi-purpose community recreation and/or human services space;
 - (b) Public parkland and contributions towards park improvements in excess of required parkland dedications under Section 42 of the *Planning Act*;
 - (c) Public realm and streetscape improvements within City rights-of-way not abutting the site, including contributions towards the public realm improvements identified in policies 6.4 to 6.8; and
 - (d) Public Art.
- 2.36 Additional community improvements, services and facilities that are not outlined above may be identified through the development review process. The City may use Community Services and Facilities Studies to assist in determining potential community benefits.
10. In Policy 4.2 (h), delete the term "TTC facilities" and replace it with the term "transit facilities".
11. In Policy 4.2 (i), delete the term "Light Rapid transit station" and replace it with the term " Light Rapid Transit station".
12. Delete Policy 4.2 (k) and renumber the subsequent sub-policies (k) to (n) accordingly.
13. Delete Policies 4.2 (p) and (q).
14. Add the following as a new policy 6:

6. MIDTOWN CHARACTER AREA

- 6.1 The public realm in the Midtown Character Area supports a vibrant mixed use community with an open and green landscaped character. A primary objective of this Secondary Plan is to maintain and enhance the open, green, landscaped character of the area, improve and expand the network of parks, open spaces and streetscapes and create a high-quality public realm to ensure the continued vitality and quality of life in the area.
- 6.2 All civic improvements and development in the Midtown Character Area will advance the implementation of the five place-making moves, parks and open space network and pedestrian network identified on Maps 21-3, 21-4 and 21-5. The five place-making moves, detailed in policies 6.4 to 6.8, include:
- (a) The Eglinton Green Line;
 - (b) Yonge Street and its Squares;
 - (c) The Park Street Loop;
 - (d) The Midtown Greenways; and

(e) Redpath Revisited.

6.3 City-initiated civic improvements and development applications will demonstrate that the following objectives, where applicable, will be achieved:

- (a) Improve and expand on existing public parks and create new parks and open spaces;
- (b) Respect, reinforce and extend the landscaped open space setbacks of buildings from streets that are prevalent in the Midtown Character Area and contribute to the open space system;
- (c) Create safe, animated and attractive mid-block pedestrian connections with active uses at grade in adjacent buildings, pedestrian-scaled lighting, public art and landscaping including green walls;
- (d) Provide sufficient space within public street rights-of-way for pedestrian and cycling infrastructure;
- (e) Encourage community activities in the public realm through programming, activation and the provision of safe, accessible and inviting spaces;
- (f) Develop and use a cohesive and coordinated landscape architectural design strategy for related open spaces, regardless of being publicly or privately owned; and
- (g) Ensure clear pedestrian and cycling connections to the City-wide network of ravines.

6.4 Eglinton Green Line

- (a) The Eglinton Green Line will be a major linear, publicly-accessible green open space on Eglinton Avenue, extending from Eglinton Park to Mount Pleasant Road.
- (b) All buildings on the north side of Eglinton Avenue between Yonge Street and Mount Pleasant Road will be set back a minimum of 12 metres at grade and above established grade from the property line adjacent to Eglinton Avenue. The setback will be provided to establish a high-quality pedestrian and landscaped publicly-accessible open spaces, plazas and forecourts. Space for community gatherings, patios and public art will be encouraged within the Eglinton Green Line.
- (c) The location and design of underground parking facilities on properties abutting the north side of Eglinton Avenue between Yonge Street and Mount Pleasant Road will provide sufficient space and soil depth to establish and maintain a permanent, high-branching tree canopy.
- (d) On Eglinton Avenue between Yonge Street and Eglinton Park, continuous landscaping that includes high-branching trees and plantings will be provided in the right-of-way and in the setbacks.

6.5 Yonge Street and its Squares

- (a) Yonge Street bisects the Midtown Character Area. Along Yonge Street, the pedestrian environment will be enhanced and a series of distinctive landscaped, publicly-accessible squares will be secured.
- (b) Development adjacent to Yonge Street will accommodate and provide wide sidewalks and pedestrian clearways. All buildings will be set back a minimum of 1.5 metres at grade from the property line adjacent to Yonge Street. The setback requirement will be increased in order to realize the Yonge Street Squares. In areas of Yonge Street where the prevailing pattern of buildings consists of narrow frontage storefronts with little or no setbacks, the 1.5 metre setback requirement may be modified to ensure a continuous streetwall without amendment to this Secondary Plan.
- (c) The landscaped squares, conceptually shown on Map 21-3, will be secured as part of development and City-initiated civic improvements.
- (d) The squares, together with the Yonge Street streetscape, will be designed to be built incrementally and will have consistency in lighting, paving and street furniture to reinforce the interconnected character of Yonge Street and its series of squares.
- (e) Streetscapes, parks and open spaces in the blocks between Montgomery Avenue, Yonge Street, Orchard View Boulevard and Duplex Avenue, known as Montgomery Square, will be developed to create a coordinated and cohesively designed precinct of public and publicly-accessible spaces and community facilities.
- (f) At the Yonge and Eglinton Crossroads, a prominent site with city-wide significance, a large-scale publicly-accessible square will be created by providing squares on each of the four corners of the intersection and the connecting streetscapes on Yonge Street and Eglinton Avenue. The design of these open spaces will be coordinated in their design, configuration and layout to complement each other and together create a significant civic focal point. Each square will provide space for gathering and direct and comfortable access to transit. The southwest corner of Yonge Street and Eglinton Avenue will accommodate the largest of the four squares and will provide space for both community gathering and comfortable pedestrian movement, related to its function as the main entrance to the Yonge-Eglinton transit station.
- (g) Three sets of squares will be created by realigning offset east-west streets that connect to Yonge Street, as indicated on Map 21-5. Realignment of the streets will be pursued as opportunities arise, including through the development process, to improve pedestrian movement and enable the creation of consolidated, cohesive open spaces and squares.
- (h) A square will be created mid-block between Eglinton Avenue and Berwick Avenue on the west side of Yonge Street to provide an attractive publicly-accessible open space and a mid-block pedestrian connection.

6.6 Park Street Loop

- (a) The Park Street Loop will be designed as a publicly-accessible, multi-purpose green promenade with wide pedestrian clearways, cycling facilities and landscaping that provides green linkages

connecting Eglinton Park to community amenities and open spaces in neighbourhoods to the east.

- (b) On Broadway Avenue and Roehampton Avenue between Yonge Street and Rawlinson Avenue and on Orchard View Avenue between Duplex Avenue and Yonge Street, all buildings will be set back a minimum of 7.5 metres at grade and above established grade from the property line.
- (c) The location and design of underground parking facilities on properties abutting the Park Street Loop will provide sufficient space and soil depth to establish and maintain a permanent, high-branching tree canopy.

6.7 Midtown Greenways

- (a) The Midtown Greenway streets will provide improved pedestrian amenity and support the continuation and expansion of the landscaped setbacks characteristic of the Midtown Character Area.
- (b) A minimum 5 metre setback at grade and above established grade will be provided on Greenway streets except on both sides of Erskine Avenue, where all buildings will be set back a minimum of 7.5 metres at grade and above established grade from the property line.
- (c) The landscaped open space setbacks will provide a range of publicly accessible open spaces such as entry forecourts, gardens, and other forms of landscaped open space. The landscaped setbacks will be planted with high-branching deciduous trees and understory plantings.
- (d) The location and design of underground parking facilities on properties abutting the Midtown Greenways will provide sufficient space and soil depth to maintain a permanent, high-branching tree canopy.

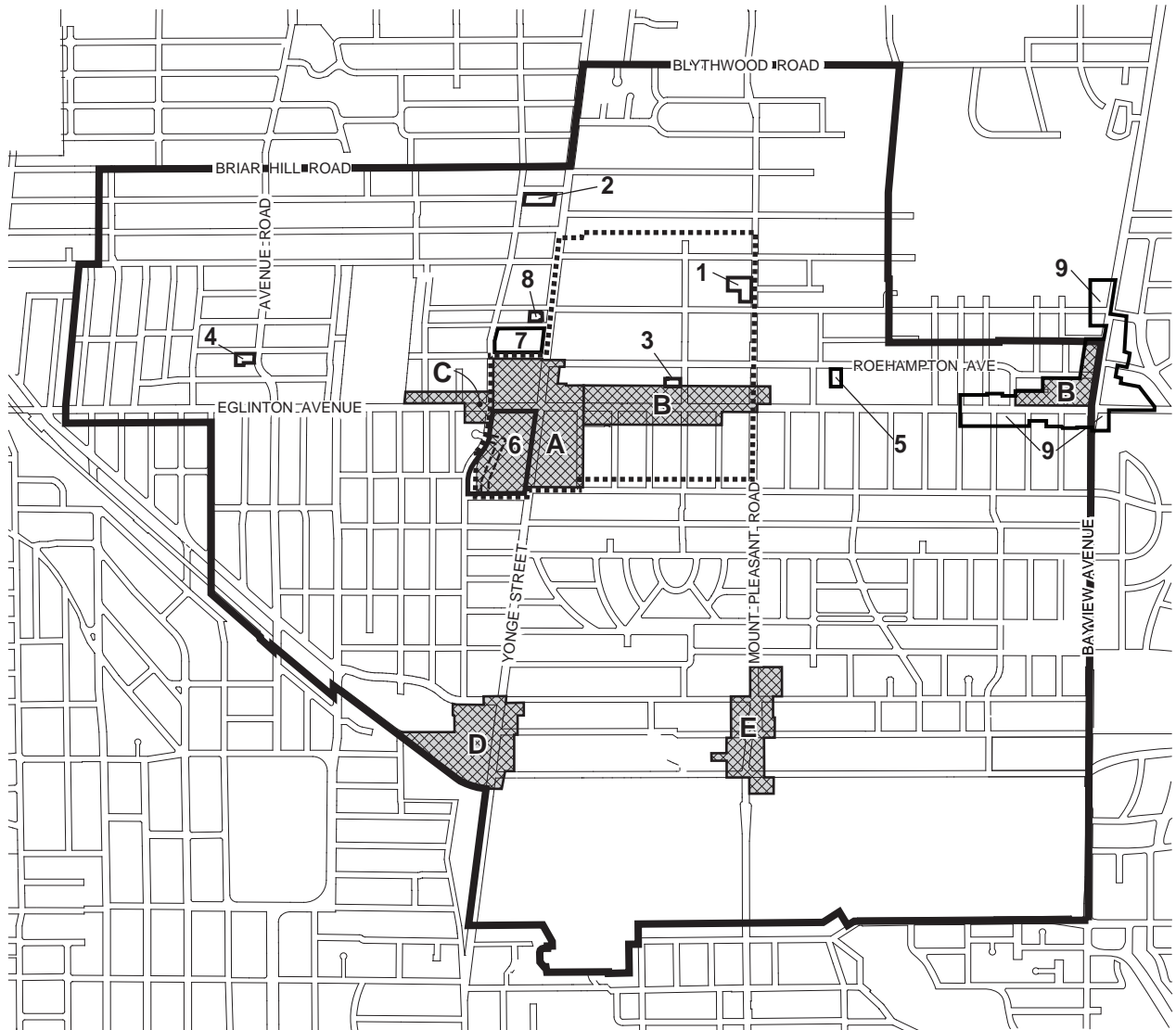
6.8 Redpath Revisited

- (a) Redpath Avenue is an important north-south neighbourhood street that connects to Redpath Avenue Parkette to the north and the Church of the Transfiguration site to the south.
- (b) On the block between Eglinton Avenue and Roehampton Avenue, opportunities will be explored to reduce vehicular speed, improve pedestrian and cycling safety and include shared street use elements. This block of Redpath Avenue will:
 - (i) accommodate outdoor commercial uses, public art and opportunities for community activities; and
 - (ii) incorporate a fine grain of active retail uses and universally-accessible building entrances at grade that promote a safe and animated pedestrian environment.

15. Renumber Policy 6 as Policy 7 and renumber all subsequent sub-policies.

16. Under the List of Maps, add the following:

- Map 21-2 Midtown Character Area
- Map 21-3 Five Place-Making Moves for the Midtown Character Area
- Map 21-4 Parks and Open Space Network Plan for the Midtown Character Area
- Map 21-5 Pedestrian Network Plan for the Midtown Character Area








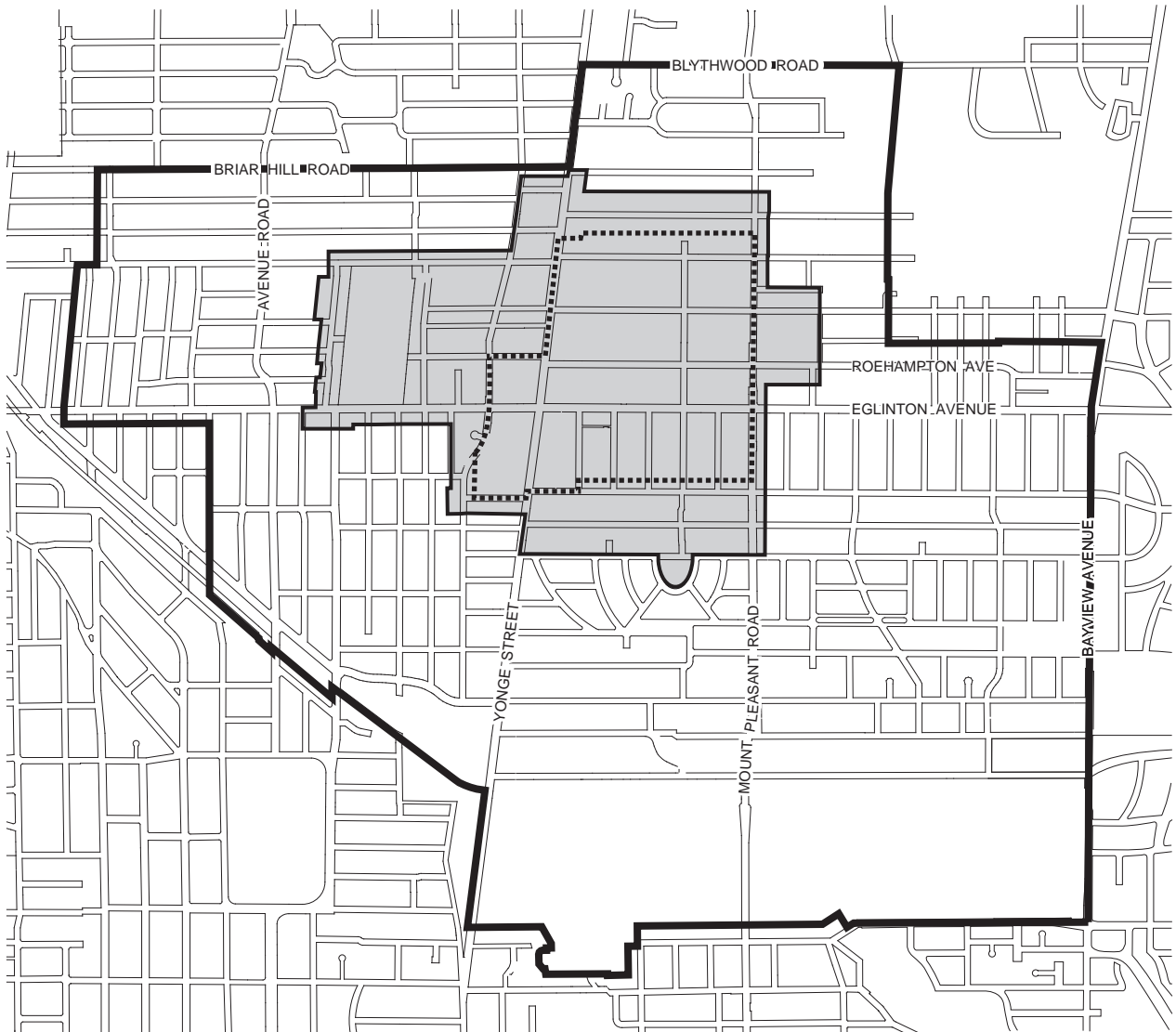
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Yonge-Eglinton Secondary Plan

MAP 21-1 Land Use Plan

-  Secondary Plan Boundary
-  Yonge-Eglinton Centre
-  Mixed Use Areas
-  Site and Area Specific Policies
-  Proposed Road






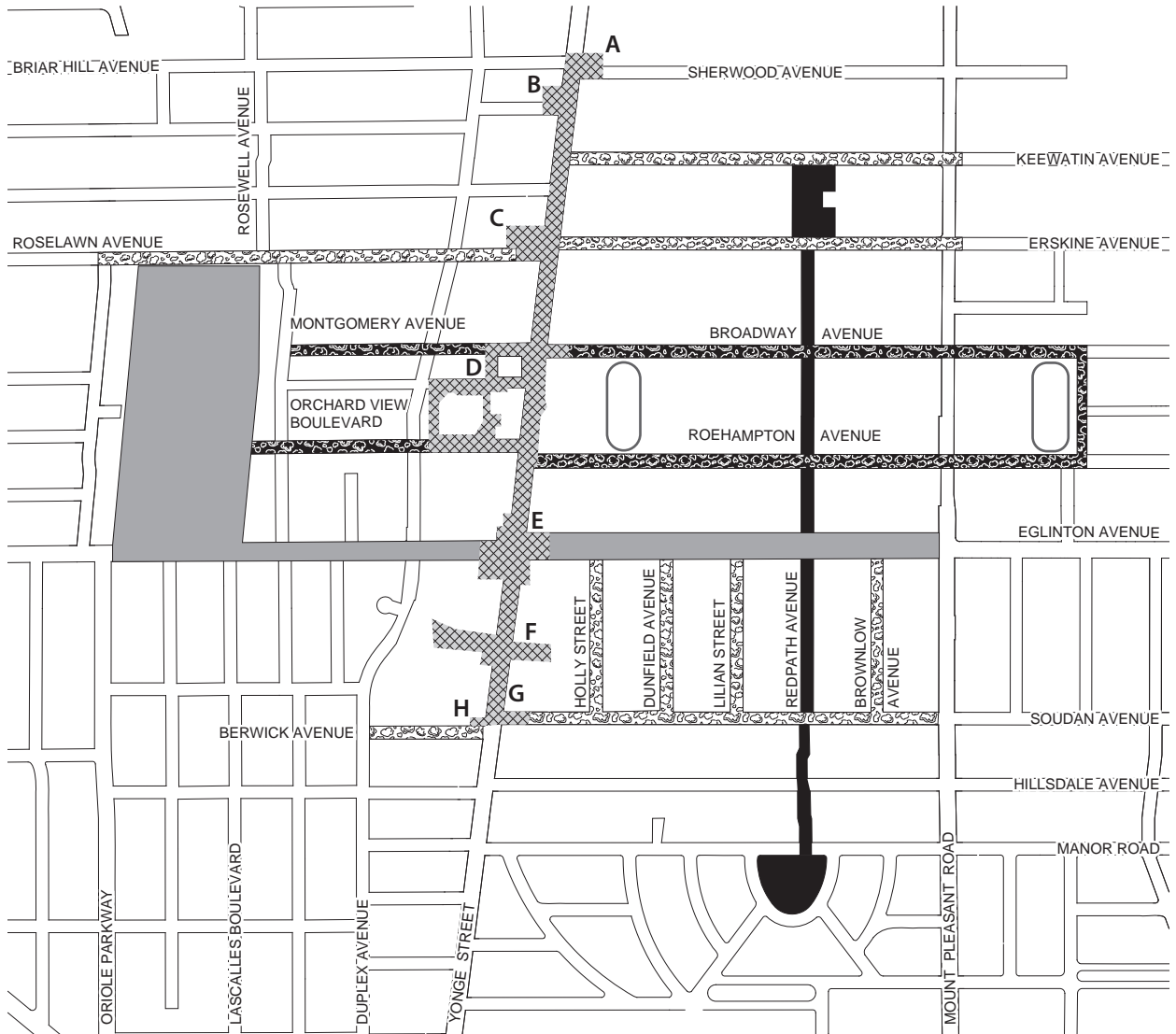
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Yonge-Eglinton Secondary Plan

MAP 21-2 Midtown Character Area






-  Secondary Plan Boundary
-  Yonge-Eglinton Centre
-  Midtown Character Area

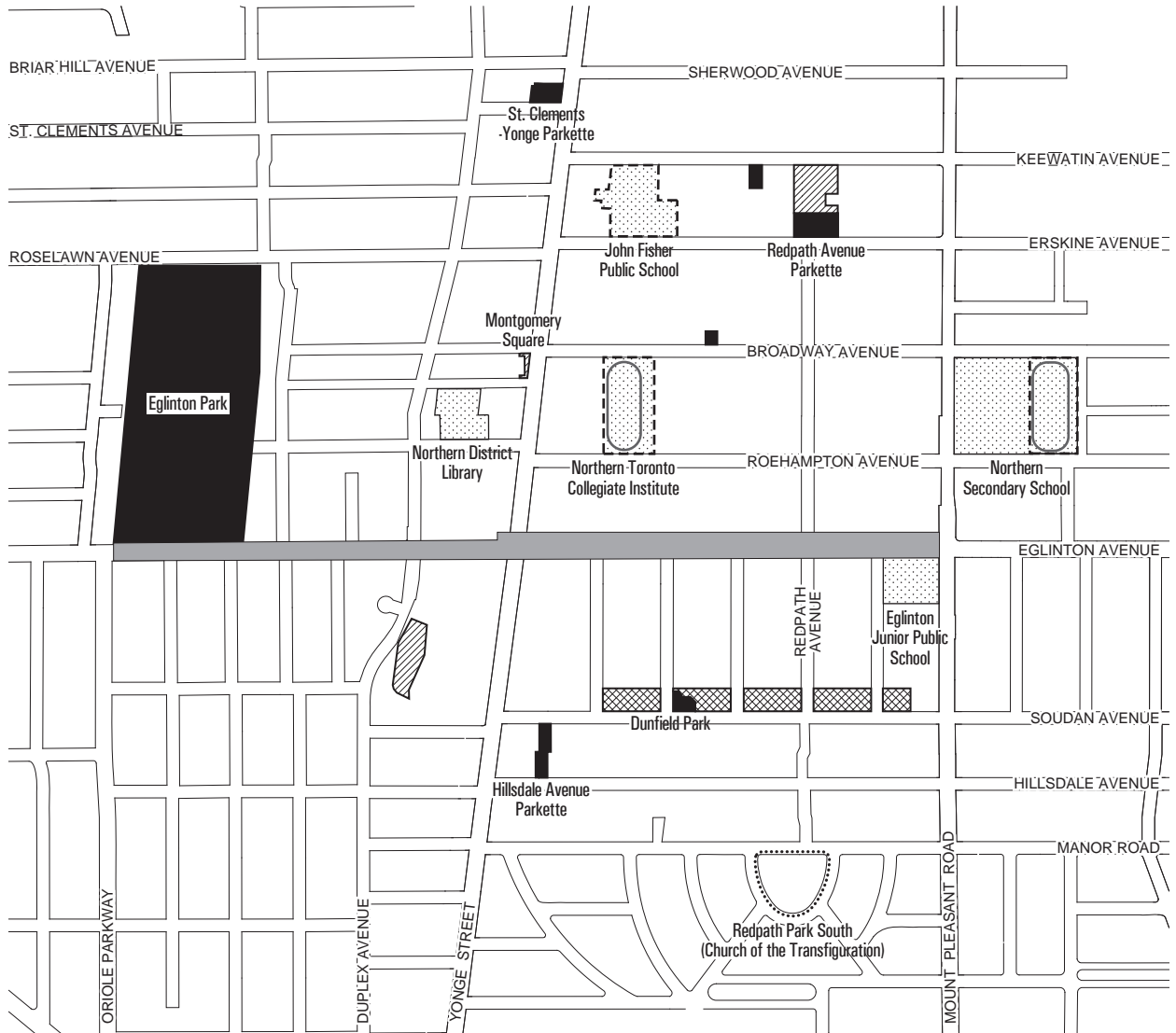


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Yonge-Eglinton Secondary Plan

MAP 21-3 Five Place-Making Moves for the Midtown Character Area








 Eglinton Green Line	Yonge Street Squares		
 Yonge Street Squares	A Sherwood Square	E Yonge-Eglinton Crossroads	
 Park Street Loop	B St. Clemens Square	F Quantum Square	
 Greenways	C Erskine Square	G Soudan Square	
 Redpath Revisited	D Montgomery Square	H Berczy Square	

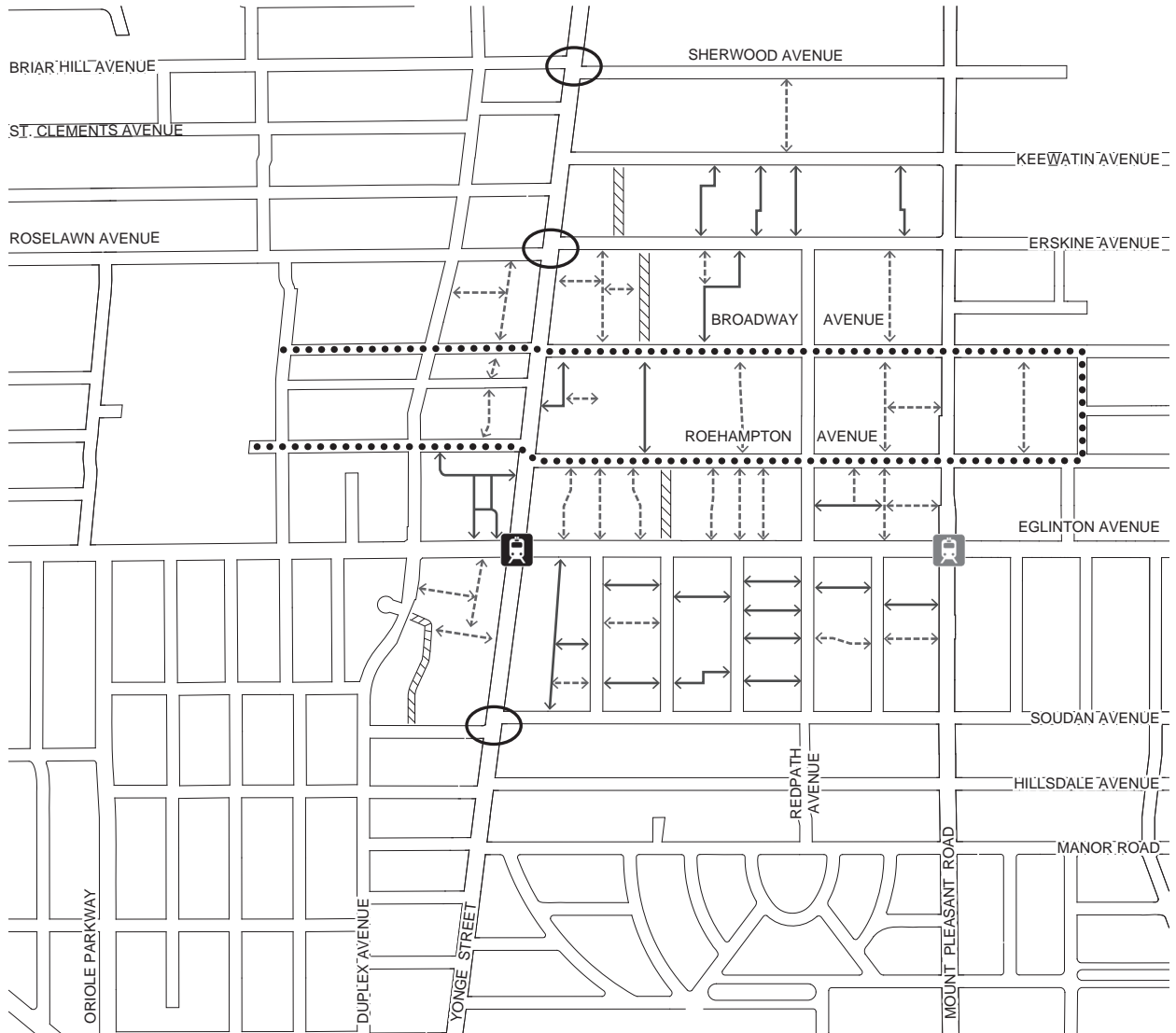


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Yonge-Eglinton Secondary Plan

MAP 21-4 Parks & Open Space Network Plan for the Midtown Character Area




- | | | | |
|-------------------------------------------------------------------------------------|----------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------|
|  | Existing Parks |  | Publicly Accessible Open Space
- School Yards and Library Site |
|  | Proposed Parks |  | Potential Partnerships - Park Leases |
|  | Soudan Avenue Priority Park Area |  | Potential Partnerships - Sports
Programming to Be Studied |
|  | Eglinton Green Line | | |



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Yonge-Eglinton Secondary Plan

MAP 21-5 Pedestrian Network Plan for the Midtown Character Area

- Park Street Loop
- Proposed Street Realignment
- ←→ Existing Mid Block Connections
- ←- - - -> Conceptual Future Mid Block Connections
- ////// Conceptual New Street
-  Existing Subway & Future Eglinton Crosstown Station
-  Future Eglinton Crosstown Station
-  Existing Street