



STAFF REPORT ACTION REQUIRED

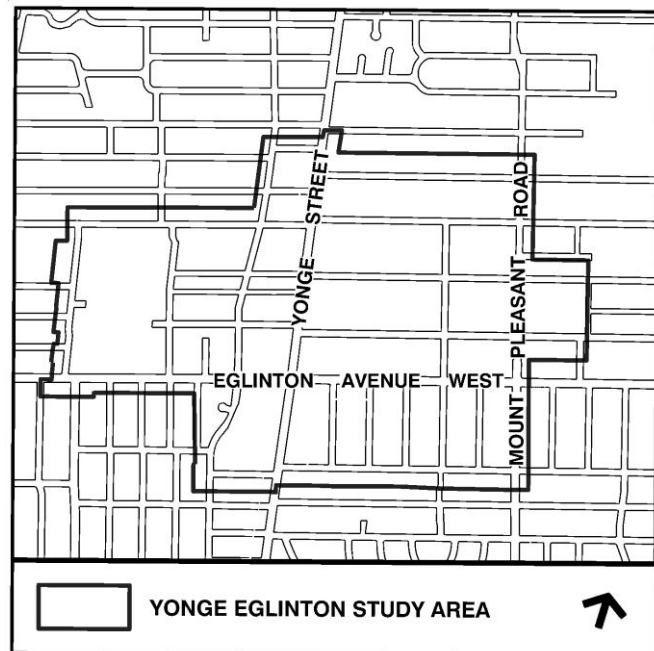
Midtown in Focus – Parks, Open Space and Streetscape Plan for the Yonge-Eglinton Area

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| Date: | July 8, 2014 |
| To: | Planning and Growth Management Committee |
| From: | Chief Planner & Executive Director, City Planning Division |
| Wards: | Ward 16 – Eglinton Lawrence Ward 22 – St. Paul's Ward 25—Don Valley West |
| Reference Number: | P:\2014\Cluster B\PLN\PGMC\PG14070 |

SUMMARY

This report presents the recommendations of the Midtown in Focus, Parks, Open Space and Streetscape Plan.

The City Planning Division began a study of Yonge-Eglinton's public realm in 2013. The firm Public Work in consultation with Swerhun Inc., Parsons Brinckerhoff, and Quadrangle was retained to undertake the Parks, Open Space and Streetscape Master Plan for the Yonge-Eglinton Study Area — branded during the course of the study as the Midtown in Focus Parks, Open Space and Streetscape Plan. Integral to the consultant team's work program was an extensive public engagement component that included community walks, public meetings, stakeholder meetings, and digital media.



The Midtown in Focus Parks, Open Space and Streetscape Plan is a master plan for the public realm. It establishes a comprehensive vision and presents a flexible, phased approach for improving the parks, open spaces and streetscapes to create a high quality public realm for the Yonge-Eglinton study area. The plan is responsive not only to current community needs, but also to anticipated growth and change. The Midtown in Focus Plan is a guide for creating more liveable, walkable and memorable public spaces within Midtown at Yonge and Eglinton.

An Executive Summary is attached as Attachment 1 to this report.

The Midtown in Focus Parks, Open Space and Streetscape Plan is available on the City's website at:

<http://www.toronto.ca/planning/midtowninfocus>

RECOMMENDATIONS

The City Planning Division recommends that:

1. Council adopt the Midtown in Focus Parks, Open Space and Streetscape Plan and support the strategies and initiatives identified in this plan, in order to inform current and future development applications to begin the implementation of the identified priority improvements to achieve the vision for the Yonge-Eglinton public realm through the improvement of the quality, quantity and character of parks, open spaces and streets within the area;
2. Council request the Chief Planner and Executive Director, City Planning Division, to establish and lead an interdivisional staff team to prepare an Implementation Strategy for Midtown in Focus Parks, Open Space and Streetscape. The staff team should include: Transportation Services, Parks, Forestry and Recreation, Toronto Water, Real Estate Services, Engineering and Construction Services, Finance and Economic Development. Staff from other agencies will also be consulted in the preparation of the Implementation Strategy, including: Toronto Public Library Board, TTC, Metrolinx, Toronto Hydro and Toronto District School Board;
3. Council request the Chief Planner and Executive Director, City Planning Division, General Manager, Transportation Services, and General Manager, Parks, Forestry and Recreation to jointly undertake the Implementation Strategy set out in Recommendation 2 to study the feasibility and establish the priorities of the ten "Quick Win" projects identified in the Midtown in Focus, and provide an overall strategy for the timing, prioritizing and necessary approvals for consideration in future capital budget processes;
4. City Council request that upon completion of both the Implementation Strategy for the Midtown in Focus initiative and the feasibility study for the ten "Quick Win" projects, that the Chief Financial Officer and Deputy City Manager identify a

capital financing strategy that will include the coordination of capital funding, for Council's consideration as part of future capital budget processes; and

5. Council request the Chief Planner and Executive Director to 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.

Financial Impact

There are no immediate financial implications resulting from the adoption of this report. It is recognized, however, that many of the elements of this plan will involve significant capital costs and ongoing operating budget implications. The Implementation Strategy will include the development of order-of-magnitude capital cost estimates of these elements.

The capital financing strategy required to implement the Midtown in Focus initiative, including the "Quick Wins", will include the identification of various City and non-City funding sources, including Section 37 funds, developer responsibilities, contributions from Business Improvement Areas (BIA) and identification of other potential funding partners. Opportunities to bundle or coordinate any improvements or initiatives with other capital projects will also be identified.

The Deputy City Manager and Chief Financial Officer have reviewed this report and agree with the financial impact information.

DECISION HISTORY

On July 21, 2012, City Council established the Midtown Planning Group to create a proactive 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 both 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 is 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.

ISSUE BACKGROUND

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 identified in the Secondary Plan, and beyond including both sides of Keewatin Avenue to the north; Berwick/Soudan to the south; Mt. Pleasant Road to the east and Eglinton Park to the west. Additional lands beyond the Centre boundary including significant parks and open space such as Eglinton Park, Sherwood Park and Northern District Secondary School are included in the study area.

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. This document requires 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. During the last ten years, development within the Yonge-Eglinton area has been significant. The quality and quantity of the public realm has not kept pace with changes to the area. In addition to development, the following is a list of current transit and planning initiatives within the area:

- Eglinton Crosstown Light Rail Transit(LRT);
- Eglinton Connects Planning Study and Streetscape Plan, including the Eglinton Avenue Environmental Assessment;
- Northern District Public Library Master Plan (2014);
- Yonge, Duplex, Helendale, Orchard View Urban Design Guidelines (2013); and
- Yonge Eglinton Centre Urban Design Guidelines (2009).

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 recognizes that local context and character are important. Policies are outcome-oriented, and some policies provide flexibility in

their implementation provided that provincial interests are upheld. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe 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. City Council's planning decisions are required by the *Planning Act* to conform, not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Midtown in Focus Parks, Open Space and Streetscape Plan

The purpose of the Master Plan is to establish a vision for the Yonge-Eglinton public realm and to identify priority projects to improve and enhance the public realm framework of parks, open space and streetscapes. Focusing on the existing streets, parks and accessible open spaces in the area, the Midtown in Focus Plan provides a vision for high quality, comfortable, connective and usable parks, open spaces and streetscape networks. The planning framework will assist in improving existing streets, parks and open spaces to meet the diverse needs of residents, visitors and workers in anticipation of continued growth in the area. It will be used to inform the priorities for City of Toronto 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.

The Midtown in Focus, Parks, Open Space and Streetscape Plan:

- Identifies the distinct characteristics of the area;
- Inventories the existing street, park and open space network to identify opportunities to extend, connect, enhance and expand the network;
- Provides a compelling vision for a distinctive public realm that will be expressive of the study area's character and be responsive to growth and change within the study area;
- Sets out a framework for additions and improvements to the City's network of public parks;
- Provides a guide for the planning and design of open space as part development applications;
- Develops guidelines for public streets which enhances the pedestrian and landscape environment with appropriately scaled sidewalks, street furniture and landscaping including the design of landscaped setbacks and forecourts as part of the street; and
- Identifies a framework for implementation.

The urban design consulting firm of Public Work along with their sub-consultants SWERHUN Consulting Inc. (Public Engagement), Parsons Brinckerhoff (Transportation), Quadrangle Architects (Architecture), were selected to undertake the Parks, Open Space and Streetscape Master Plan for the Yonge-Eglinton Study Area.

The Consultant Team worked closely with a City staff team that included representation from City Divisions, as well as with the Midtown Planning Group, area residents and other stakeholders.

The Midtown in Focus Plan was undertaken in two phases. Phase 1 included background research and analysis of the study area, site visits, meetings with the Midtown Planning Group and a number of local stakeholders, and the formulation of a preliminary public realm framework. Phase 1 was reviewed by the Design Review Panel (DRP) at its October 16, 2013 meeting.

In Phase 2, the concept plans were refined with further public and staff input. Priority projects were identified along with an exploration of phasing and implementation strategy. Phase 2 was reviewed by the DRP at its January 21, 2014 meeting.

Public Engagement and Outreach

Consultation with the public throughout the study is a key component of the Midtown in Focus Plan. Effective consultation provides an opportunity for stakeholders to have a meaningful exchange of ideas and information. "What we heard" is related directly to the directions for public realm improvements being proposed. The following methods of consultation and engagement were used to solicit meaningful study input:

- Established a project website www.midtown.com that included a study description, contact information, upcoming consultation events and consultation summaries, opportunities for study input;
- Hosted on-line public consultation platforms: Metroquest and #benchme;
- Hosted 4 meetings with the Midtown Planning Group;
- Hosted 2 public consultation information centres and workshop meetings;
- Hosted 3 community walking tours and 1 walking tour with the students of Northern District Secondary School; and
- Held numerous meetings with individual stakeholders and stakeholder groups.

The public engagement process including public comments, concerns and questions is summarized for both phases of the study. The consultant's phase 1 and phase 2 public consultation reports are available on the City Planning web page.

COMMENTS

As the City grows, the value of the City's streets, parks and open spaces – the public realm – in creating a vibrant and livable urban environment becomes more and more apparent. Official Plan policy 3.1.1 The Public Realm, recognizes the importance of a well-designed, high quality, connected network of public spaces as an essential part of city-building.

Beautiful, comfortable, safe and accessible streets, parks, open spaces and public buildings are a key shared asset. These public spaces draw people together, creating strong social bonds at the neighbourhood, city and regional level. They convey our public image to the world and unite us as a city. They set the stage for our festivals, parades and civic life as well as for daily casual contact. Public space creates communities.

Midtown in Focus Plan

The Midtown in Focus Plan is a public realm master plan. It provides a Vision, supported by goals, strategies and initiatives, and identifies Five Place-making Moves that form the framework for an integrated network of parks, open space and streetscapes within the Yonge-Eglinton study area. Together, these components and relationships reveal and express the unique character of Midtown's public realm. The document includes the following key sections that define the Midtown in Focus Plan:

Vision and Goals

This section describes the overall intent of the public space framework for the Yonge-Eglinton study area and articulates the overall vision for the physical form and character of the public realm. The proposed public realm framework balances Midtown's dual characteristics of urban vitality and lush green environment to create a memorable identity for the Yonge-Eglinton community. Goals for this study are to:

- Improve existing parks; make new ones;
- Create midblock connections to make the community more walkable;
- Connect to the City-wide network of ravines;
- Rebalance streets to encourage walking and cycling;
- Find a common language for public space, regardless of being publicly or privately owned;
- Capitalize on Midtown's 'Tower in the Park' composition to create a uniquely green public realm experience;
- Sustain civic life in the public realm through programming and activation;
- Provide spaces for the community to come together strengthening social fabric; and
- Promote a safe and accessible environment through new animated connections.

Illustrative Public Realm Master Plan

The plan includes an illustrative Master Plan that shows how the proposed public realm initiatives work together. The purpose of the illustrative public realm master plan is to show how the proposed Master Plan framework for the public realm could be developed over time, and how the principles, guidelines, and standards can be achieved.

Five Place-making Moves

The plan puts forward five integrated proposals that will work together to transform Midtown's public realm of parks, open space and streetscapes. The Five Place-making Moves are as follows:

1. Eglinton Greenline:
 - An iconic linear space on the north side of Eglinton Avenue including Eglinton Park and extending east to Mt. Pleasant Boulevard designed to be a landmark open space programmed for social gathering, cultural and retail activities.
2. Yonge Street Squares:
 - A sequence of six complementary urban squares designed as foci for civic life and located at key intersections along Yonge Street including Montgomery Square and the four open spaces that make up the Yonge and Eglinton Crossroads Square.
3. Park Street Loop:
 - The transformation of Broadway Avenue/Montgomery Avenue and Roehampton Avenue/ Orchard View Boulevard into a generously scaled landscaped 3 km long promenade or "street park" anchored by Eglinton Park to the west and integrating two significant school sports fields and Montgomery Square / Northern District Library.
4. Greenways:
 - Selected existing local streets' "tower-in-the-park" green character is enhanced to support the Park Street Loop.
5. Redpath Revisited:
 - Redpath Avenue as a central north-south community axis bookended with parks at the north and south ends and having as its focus a shared street block between Eglinton Avenue and Roehampton Avenue.

Strategies and Initiatives

The Plan sets out five sets of strategies that outline the principles and high order design direction for improving the public realm in the Yonge-Eglinton Study area. Together, they identify and prioritize the essential components of the overall Vision.

Following each set of strategies are initiatives that support the identified strategies. The strategies are organized by public realm component as follows:

Midtown Parks

- Consolidate and Expand Parkland
- Develop Park Partnerships
- Design Multifunctional, Flexible and Multi-seasonal Parks
- Provide Public Edges
- Improve Access and Connectivity to and through Parks
- Streets and Blocks
- Reconnect the Grid
- Create New Public Streets
- Make New Midblock Connections
- Rebalance Streets
- Plant Trees
- Consolidate Driveways and Servicing
- Expand Tree Canopy and Planned Bulb-outs
- Incorporate Storm Water Management Features and Underground Utilities
- Enhance Pedestrian Safety at Crossings
- Improve Cycling Infrastructure
- Improve Connection Points to Public Transportation for Pedestrians
- Relocate Commercial Parking

Squares and Open Space

- Create and Improve a Series of Squares along Yonge Street
- Create and Iconic Open Space along Eglinton Avenue
- Encourage Publicly Accessible Open Space to Complement the Public Space Network
- Design a Common Experience across the Open Space Network

Ravine Links

- Connect to the City Ravine System
- Improve and Increase Access Points
- Enhance Regional Cycling Infrastructure
- Promote the Ravine System with Wayfinding and Information

Programming and Activation

- Catalyse the Vision with Site Specific Events
- Program Parks, Streets and Open Space
- Activate Streets and Frontages with Temporary Program
- Express Community Identity through Public Art and Heritage

Implementation Strategy

This section of the Plan identifies that decisive action is required to achieve the vision for Midtown's public realm. Implementation will be an incremental process with each step building upon those before it. Implementation will need to be coordinated amongst several City Divisions and within a planning framework defined by three Wards and two administrative districts, Toronto-East York, and North York.

Public Realm improvements need to be responsive to opportunities as they arise. They will be undertaken in association with upcoming development, and need to be coordinated with capital works projects. The Midtown in Focus Plan will be used to inform discussions with applicants /owners regarding Section 37 and 42 of the *Planning Act*, and Section 114 of the *City of Toronto Act*. It will also be used to inform and complement capital budgets and projects. To achieve the improvements identified in the Plan, a strategy of coordination amongst the Wards including the pooling of available resources and coordination of projects that cross ward boundaries will need to be considered at the earliest stages of project planning through to project implementation. The public realm improvements will also depend upon strong commitment, involvement and stewardship by both the community and City staff.

Within the study area, a number of public realm initiatives and improvements are currently underway, or have been secured. Improvements to the Eglinton Park playground, preparation of the Northern District Public Library Master Plan and its first phase implementation, the Yonge-Eglinton Crossroad Squares (northwest and northeast quadrants), pedestrian crossing improvements at Yonge Street and Roehampton/ Orchard View Boulevard, and Redpath Park North expansion and several midblock connections have already been secured through development applications. Reconstruction of a portion of Eglinton Avenue between Chaplin and Mt. Pleasant is anticipated as part of the Crosstown LRT project, and the cross section and streetscape plan have been approved through the Eglinton Connects Study, and is consistent with the goals and vision of this study. In addition, several development applications within the study area are currently being considered having regard for public realm improvements identified during the course of the Midtown in Focus study process including new parks, and a midblock connection east of Yonge Street between Erskine Avenue and Keewatin Avenue.

Delivery of improvements to Yonge-Eglinton public realm will be incremental, occurring over an extended time period. The Midtown in Focus Plan identifies 80 Actions that will implement the strategies and initiatives for improving Yonge-Eglinton public realm. The Actions are aligned directly with each of the 28 initiatives proposing site specific works that reinforce the Plan's five strategies. Ten priority initiatives for 2020 are identified in the Midtown in Focus Plan, strategically chosen to support the Five Place-making Moves that form the Vision for Midtown's public realm.

Ten priority projects are identified that could be undertaken in the near term (2014 – 2020) coinciding with the planned completion of the Eglinton LRT. From these priority projects, a series of Quick Wins are also identified to be considered for implementation within the short term (2015 - 2016). These Quick Wins move forward the public realm improvements and build upon the momentum of the Midtown in Focus Plan; however, further work is required to determine the feasibility and costs of these initiatives. Also, in some cases, additional approvals may be required (e.g. Environmental Assessment approval for road extensions, narrowings and closures and/or approval of capital funding).

Other projects, including the build-out of the Eglinton Greenline, are anticipated to be undertaken over the longer term, some of them incrementally, following completion of the Eglinton Crosstown LRT.

Public realm improvements will be undertaken in association with upcoming private development, and through capital works projects. The Master Plan will be used to inform Section 37 discussions with applicants/owners. It will also be used to inform capital budgets and projects. The public realm improvements will also depend upon strong commitment, involvement and stewardship by both the community and City staff.

In recognition of the interdivisional nature of the priorities identified in the Midtown in Focus Plan, an Implementation Strategy will be required to ensure that the funding for the various projects is coordinated and the timing aligned within the various divisional capital budgets. This will require that an interdivisional team is struck, coordinated by City Planning, to prepare the Implementation Strategy. The staff team would include staff from: Parks, Forestry and Recreation, Transportation Services, Toronto Water, Engineering and Design, Finance, and Economic Development and Culture.

In addition, this staff team would continue to coordinate with the three Ward Councillors for the Yonge-Eglinton study area to ensure overall project coordination continues for both the planning, financing and implementation of the Midtown in Focus Plan. This approach will need to continue for this area over the long term to ensure success in achieving the Vision for Midtown's public realm.

Secondary Plan

Both the Official Plan and the Yonge-Eglinton Centre Secondary Plan include policies that give direction to protecting and enhancing the public realm. The Midtown in Focus, Parks, Open Space and Streetscape Plan builds upon those policies, and area analysis and public input, revealing essential public realm components, features and relationships that define the Yonge-Eglinton study area's character. To realize the Midtown in Focus public realm objectives, amendments to the Secondary Plan will be needed to provide an appropriate level of detail to support specific improvements to the public realm identified in the master plan. These details include the following:

- Identify increased building setbacks on Yonge Street, Eglinton Avenue, Broadway Avenue, Roehampton Avenue, and the following streets within the Apartment Neighbourhoods: north side of Soudan Avenue, south side Keewatin Avenue, Erskine Avenue, Roselawn Avenue, Holly Street, Dunfield Avenue, Lillian Street, Brownlow Avenue;
- Require preparation of a master plan for Eglinton Park;
- Identify Yonge Street Squares;
- Encourage public-private partnerships to improve and increase open space;
- Identify new parks and open spaces;
- Identify potential shared street for a portion of Redpath Avenue between Eglinton Avenue and Roehampton Avenue;
- Identify potential road closure for a portion of Helendale Avenue, west of Yonge Street; and
- Encourage design competitions for Eglinton Greenline and Yonge-Eglinton Crossroads Square.

The Yonge-Eglinton area has and continues to experience a considerable amount of growth and change. Approximately 67 development applications, ranging from a commercial parking lot to a mixed use 56-storey residential-commercial building were being considered within the Secondary Plan area between 2002 and 2013. A number of these applications included more than one building on their sites. In 2013 development applications for 7 new tall buildings, ranging in height from 17 storeys to 38 storeys were received by City Planning.

The purpose of the Midtown in Focus study was to ensure that as growth proceeds, the public realm network of parks, open space and streets within the area is improved to both address the existing deficiencies and to ensure that improvements are undertaken in tandem with future growth. Through this process, community members identified the need for the Secondary Plan policies to be more direct in addressing the growth and development pressures in the area and their impact on the creation and use of the public realm. This report recommends that the Chief Planner to prepare draft amendments to the Yonge Eglinton Secondary Plan to implement the Midtown in Focus Parks, Open Space and Streetscape Plan which support the Plan's objectives including a new public realm structure plan identifying the Five Place-making Moves, clarification of the policies related to the impacts of private developments on the public realm, an enhanced parkland acquisition strategy, and Section 37 implementation priorities.

CONCLUSION

Midtown in Focus, Parks, Open Space and Streetscape Plan provides a vision of an improved public realm within the Yonge-Eglinton study area. This plan is responsive to both the immediate needs of the community, and the change and growth occurring in this part of city. It is based on a vision of Midtown's character, a combination of urban vitality and verdant landscape. This vision is given physical expression through Five Place-making Moves, and further supported by strategies and initiatives, and an implementation proposal. This report recommends that City Council adopt the Midtown in Focus Plan, endorse the establishment of an interdivisional staff implementation team, and request the Chief Planner to propose amendments to the Yonge Eglinton Secondary Plan which support the Midtown in Focus vision and goals.

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ATTACHMENTS

Attachment 1: Executive Summary: Midtown in Focus

Attachment 1: Executive Summary: Midtown in Focus (page 1 of 2)

Midtown in Focus

Executive Summary

The continuing transformation of Toronto's urban landscape reflects the City's planned intensification Downtown, at four urban growth Centres and along the Avenues. As the Yonge-Eglinton skyline expands, the demands on the extent, quality and connectivity of the streets, parks and accessible open space – the public realm – become more and more urgent.

This Plan offers a vision able to articulate a clear direction on how fundamental improvements to the area's parks, squares, open space and streetscapes can coincide with growth to ensure Midtown's continued vitality and quality of life for its residents, workers and visitors.

Why This Study?

In 2013, amidst concerns about accelerating development, the Midtown Planning Group and the City of Toronto initiated a process to develop a Master Plan for Yonge-Eglinton's parks, open space and streetscape that can be implemented over time by public and private investment. This study models a new, comprehensive approach to planning for the area's public realm that brings all three Ward Councillors, both Toronto East York and North York planning service areas, and community members from across the study area under one 'big tent.'

A New Public Dialogue

Midtown in Focus represents the launch of an entirely new conversation about the public realm at Yonge-Eglinton. At the heart of the multi-faceted public engagement process is the Midtown Planning Group, a Council-created body of passionate, engaged citizens. The study enlists a broad range of communities to join a new dialogue about the future of Midtown's public realm. The result of the collaborative planning effort is the *Yonge-Eglinton Parks, Open Space, and Streetscape Master Plan – Midtown in Focus*.

An Inclusive, Contextual Vision

The Master Plan draws upon the knowledge and direct experience of the community – what we heard – combined with fresh observations by the consultant team to provide the guiding vision for Midtown's evolving public realm over the next 20-30 years. It serves as both a conceptual blueprint to direct the transformation and development of the public realm in Midtown, and as a practical manual for all parties engaged in development projects which interface with the public realm in the Yonge-Eglinton area.

Elaborating on the Secondary Plan and with the participation of the community, the Midtown Planning Group and the City, the *Yonge-Eglinton Parks, Open Space, and Streetscape Master Plan* intends to create, focus and communicate a shared vision for this important neighbourhood. The Plan aims to strengthen the area's distinct character by amplifying its inherent strengths – to transform the neglected and disconnected public realm and strategically invest it with quality, connectivity, vitality, and a coherent identity.

The quality and character of Midtown's public realm is born out of its particular context and essential attributes. In its idealized form, Midtown conjures a balance of urban forms between the intimate and the metropolitan. It suggests a combination of the urban vitality of the city within the generosity of a lush, green, open landscape.

The Vision for Midtown's public realm articulates a proper balance in the planning and design of its parks, streets and open space network by drawing upon two inherent attributes – urban vitality and lush green spatial character – to create a memorable identity and enriched experience at the crossroads of Toronto.

Attachment 1: Executive Summary: Midtown in Focus (page 2 of 2)

Five Place-Making Moves

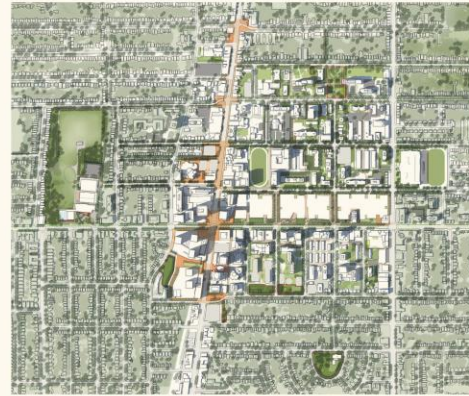
The Vision takes form in an illustrative Framework Plan that integrates the analysis and public feedback. Five Place-Making 'Moves' amplify existing qualities and synthesize diverse elements to create a framework of distinct but integrated public spaces. The Moves are large scale public space proposals that bring together changes in the design of parks, streets and open space, working together with complementary influence. These high-level interventions are supported by a series of strategies and site-specific initiatives that reinforce and complete the Vision, helping to identify and prioritize the essential aspects of the public realm transformation.

Making Midtown Happen

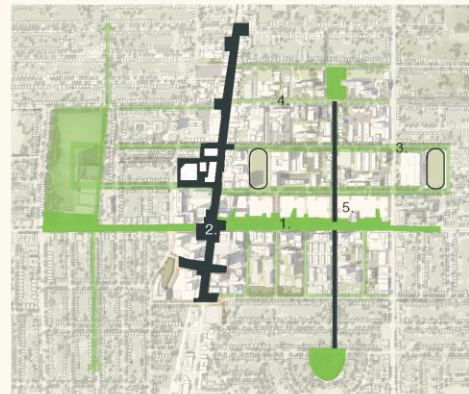
The long range Vision will be achieved incrementally over time, guided by critical milestones and channels to direct investment and resources. An important consideration is how to imprint the Place-Making Moves on the public realm from the onset. Starting immediately, there are a number of interim programs and initiatives that catalyze the Moves and give the community a preview of the spatial transformations set to unfold. The Vision is organized in two main implementation phases – short term priorities for 2020 and the long term build out of the Master Plan. This approach allows for flexibility to adjust to and leverage future opportunities that arise from changing development dynamics over the next 20-30 years.

Ongoing Community Stewardship

Throughout the development of the Master Plan, momentum has been galvanizing around community-initiated, bottom-up strategies to implement and sustain the emerging vision. The *Yonge-Eglinton Parks, Open Space, and Streetscape Master Plan* intends to foster a safe, inspiring and meaningful public realm framework through the continued stewardship of this public realm dialogue, that will contribute to the identity and quality of life which makes Midtown one of the most desirable communities in the city.



Framework Plan



Five Place-Making Moves

1. Eglinton Green Line

Linking Eglinton Park with an iconic Green Line along Eglinton Avenue – a significant new public space which will dramatically expand the presence of parks and open space in Midtown in a new form of open space, combining green with urban culture, commerce and streetlife.

2. Yonge Street Squares

A transformed Yonge Street corridor defined as a sequence of great, intimately-scaled, connected urban public spaces – rather than a single, central square.

3. Park Street Loop

A coveted new park address is created with the transformation of Broadway Avenue/Montgomery Avenue and Roehampton Boulevard/Orchard View Avenue into a lush green multi-purpose promenade to serve the heart of Midtown.

4. Midtown Greenways

Midtown Greenways enhance some of the area's most established apartment-lined residential streets, promoted as the new green conduits for community life and movement – elevating their status to key components of the public realm network.

5. Redpath Revisited

A re-imagined Redpath Avenue including a shared block between Eglinton Avenue and Roehampton Avenue, bookended by two great parks defining the north and south ends of a central community axis – to attract and focus the local scale of Midtown activity.