Midtown in Focus
Status Report
Planning and Growth Management Committee
15 June 2016
Context

A Complex Area

- 3 Wards
- 2 City Districts
- 5 Business Improvement Areas
- 2 transit lines + 5 stations
- Office + service hub
- Distinct character areas and a “growth centre”
- Largest SP area in the City by population
- Rapid growth + change
Midtown in Focus

2013-2015
Parks and Public Realm

2015-2017
Growth and Built Form

Infrastructure

Long-Term Vision for Midtown

Planning Framework Reset
Study Overview

**Built Form + Heritage**

**Built Form Direction**

**Growth Analysis**

**Growth Estimates**

**Infrastructure**
- Community Services + Facilities
- Transportation
- Water, Waste Water + Stormwater Management

**GAP Analysis**

**Secondary Plan Amendments + Final Report**

**Implementation Strategies**
- Infrastructure planning
- Community Infrastructure
- Economy

**Ongoing Consultation**
- Midtown Planning Group
- Public Meetings
- In-Community Events

**Public Meeting**
Public Engagement

- Midtown Planning Group
- Planners in Public Spaces
- Your Yonge-Eglinton Interactive Online Map
- Open House
- Planning Portal
- Community Agency Survey + Workshop
Emerging Directions

**Built Form**
- Draft Principles
- Draft Future Character Areas

**Heritage**
- Candidate Properties

**Infrastructure**
- Gap Analysis
- Emerging Community Infrastructure Priorities

**Infrastructure and Growth – Tools**
Recommendations

1. Rezoning applications be considered and reviewed in the context of the Midtown in Focus: Growth, Built Form and Infrastructure Review.

2. Endorse the Draft Built Form Principles and direct staff to consider the Principles in the review of development applications and continue to refine the principles in consultation with landowners and the community.
Recommendations

3. Endorse the emerging community infrastructure priorities and direct staff to identify opportunities on city-owned lands for new community infrastructure and secure community infrastructure space as part of the development application review process.
Recommendations

4. In consultation with other City Divisions, landowners and the community, bring forward a Proposals Report no later than Q1 2017.
Context

Development Pipeline

• 7,792 new units approved
• 7,427 new units under review
• 24,000 – 29,000 potential new residents in near term
  o 17,000 – 21,000 potential new residents in YE Centre