

CHAPTER

8



A CONNECTED AND VERSATILE NETWORK OF PUBLIC PARKS

The parkland analysis and public feedback received have been synthesized with new park spaces previously identified as part of the 2014 Midtown in Focus: Parks, Open Space and Streetscape Master Plan to create a connected and versatile network of public parks for Midtown (Figure 11). The network capitalizes on the area's existing park assets with an eye to expanding these parks and making better use of these spaces to support local needs. It also identifies a series of proposed public parks of all shapes and sizes throughout the area.

In some instances, the identification of proposed parks is opportunistic to complement and further strengthen the Public Realm Moves or to recognize the transformative potential associated with the existing subway trench and Davisville Yard. In other instances, a practical approach has been taken to provide new park spaces capable of accommodating a range of locally-oriented passive and active activities throughout the area that will not only provide new park spaces, but also fill in missing gaps. Taken as a whole, the network of public parks that will be created responds to the challenges and opportunities facing Midtown both now and into the future. It has the potential to add at least 17 hectares of new parkland to Midtown's existing 26.2 hectares of parkland.

Figure 11: Parks and Open Space Network Plan



- Existing/Approved Public Parks
- Proposed Public Parks
- Ravines/Natural Areas
- Park Expansion Areas
- Priority Park Area
- Decking - Further Study Required
- City-Owned Opportunity Sites

Not to Scale

8.1 PROPOSED PUBLIC PARKS

The proposed public parks in this plan will create a series of well placed, meaningful, suitably-sized parks capable of accommodating a diverse range of programming in Midtown. The parks will assist in further shaping and solidifying Midtown’s lush and green qualities and support Midtown’s growing population and peoples’ needs over the coming decades.

The proposed parks will create yet another layer of diversity and activity in Midtown and will add to the area’s existing complement of active, nature and linear parks. There will be new signature parks, urban parks, such as plazas and squares, green spaces, and other local spaces for people to be active, play and socialize.

Principles used in developing the proposed Parks Plan included the following:

- Continue to recognize potential park partnerships;
- Support, strengthen and build on the Public Realm Moves;
- Create places where people want to be and which will serve as civic focal points in Midtown;
- Strategically locate parks in underserved areas to both reduce pressure on other parks and enhance access for residents;
- Consolidate parkland to improve the quantity, quality and distribution of parks;

- Ensure park spaces can be multifunctional, flexible and multi-seasonal;
- Create parks that are sunny, visible and accessible from adjacent public streets;
- Secure land on larger sites to create new park spaces as development proceeds; and
- Get the most out of scarce resources and consider the cost of acquiring new lands.

8.1.1 Park Partnerships

There are a number of sites in Midtown that are currently privately-owned but look and act like public parks. The City can partner with these landowners, either by leasing the lands or through other arrangements, to secure the use of these open spaces as public parks for the enjoyment and benefit of people living and working in Midtown. The 2014 Parks, Open Space and Streetscape Master Plan identified two open spaces in particular – an open space to the north of the existing Redpath Parkette and the Church of the Transfiguration. The existing Balliol Parkette in the Yonge-Davisville area, in conjunction with the Sculpture Garden to the east, is also a park partnership opportunity. Additionally, new opportunities to partner with the local School Boards and create new local park spaces that are functional in their own right, but part of a bigger park and open space system will be pursued.

Redpath Parkette Expansion

The northeast quadrant of the study area has the highest population density in Midtown, but lacks a large, programmable park to support its growing population. The 2014 Midtown in Focus: Parks, Open Space and Streetscape Master Plan identified lands to the north of the existing Redpath Parkette

as a priority park area. The new, better and bigger Redpath Parkette should be reexamined and redesigned with an emphasis on creating flexible open space.

Church of the Transfiguration

The expansion of Redpath Parkette was part of the Redpath Revisited Public Realm Move which also sought to take advantage of the open space and remarkable city views at the Church of the Transfiguration site at Redpath Avenue's southern terminus. The City should partner with the Church to absorb this open space into the park network, providing community access to this unique site located on a drumlin with its topographic vantage point and anchored by the historic place of worship.

Balliol Parkette

The City previously leased the Balliol Parkette site in the Yonge-Davisville area. This green space is nestled along Balliol Street, beside the Al Green Sculpture Garden associated with 77 Davisville Avenue. The City should explore options for potential continued public use of this site as the area continues to intensify, providing an area



Balliol Parkette

of green respite in the heart of the Davisville Apartment Neighbourhood.

Hodgson and Maurice Cody Public Schools

Two new public park spaces are also proposed in association with existing schools in the area. These park spaces are large enough to accommodate a range of programmable spaces. Working in partnership with the local School Boards and optimizing the design of the both the parks and school properties can have synergistic benefits and create expanded open spaces for use by students at the schools and people living and working in Midtown.

8.1.2 Civic Focal Points

Feedback heard throughout the consultations on parks and public realm was that Midtown lacked certain types of public spaces, like squares, where people could gather, people watch or offer respite from dense urban living. The 2014 Midtown in Focus: Parks, Open Space and Streetscape Master Plan began to address this identified deficiency with the Yonge Street Squares Public Realm Move, but other opportunities can be capitalized on to create a series of new urban squares and plazas in Midtown.

Montgomery Square

A new park space is proposed in association with Montgomery Square, reinforcing the role of this area as the civic heart of Midtown with its district servicing community facilities and rich history. The new park will provide space large enough to not only accommodate seasonal events and markets that could spill out onto the adjacent streets, but also to allow for other park programs and features

fitting for the calibre of this important civic focal point. The new park space would be located, configured, coordinated and designed with the other open spaces that have and will be secured as part of redevelopment in the area, such as in front of Postal Station K, and improvements to the open spaces surrounding the Northern District Library. A unified design and material palette for the new park, the adjacent streets and other open spaces will work to create a distinct civic destination in an area of Midtown with the highest level of activity and intensification.

Soudan Priority Park Area

The Soudan Apartment Neighbourhood is undergoing a dynamic period of development. Close to the crossroads of the Yonge-Eglinton intersection, the transformation of the blocks along Soudan Avenue continues to offer the opportunity to enlarge existing and approved parks in this area and create a series of park spaces along the corridor. The expanded Dunfield Park will provide the neighbourhood with a sizeable, programmable

community destination. Its location north of low-rise neighbourhoods provides these areas with ideal sunlight access. The park spaces will link the apartment blocks to the north with the low-rise residential neighbourhood to the south, providing a sunny place for the community to gather.

Pailton Square

Building on the Pailton Crescent Connector Public Realm Move, the new open space associated with reclaiming space from the existing street can be expanded with any redevelopment of the existing private tennis club to create a new square along the Davisville Apartment Neighbourhood's only north-south street. The square would be part of the sequence of public realm interventions designed as a cohesive whole along both Davisville Avenue and Pailton Crescent and linked to the existing commercial hub at Merton Street. Combined, these places will create a cohesive network of community spaces and a new civic focal point in the Yonge-Davisville area.



Illustration of redevelopment at Montgomery Square including Postal Station K

Davisville Civic Precinct

The Davisville Apartment Neighbourhood, and Midtown as a whole, is benefitting from a newly proposed aquatic centre and new Davisville Public School. New park spaces are proposed to be secured in and around these new facilities to expand and enlarge open spaces associated with these community facilities to create a new civic precinct along with the Davisville Community Street Public Realm Move. A new park space specifically proposed adjacent to the future aquatic centre will provide a contiguous open space and allow for both indoor and outdoor recreational programming. Other opportunities to acquire adjacent buildings to further expand this precinct and provide additional school and neighbourhood recreational programming may also emerge to the east of Davisville Public School.

8.1.3 Local Park Spaces

Midtown lacks parks in the 0.5 to 1.5 hectare range. As noted earlier in this Plan, parks this size can offer a variety of locally-oriented parks programming and provide a crucial role in supporting the needs of area residents. A series of new local parks in this size range are proposed in close proximity to areas experiencing or anticipated to experience the most growth, while also benefitting Midtown's stable residential neighbourhoods. The local parks will be of a sufficient size and suitably configured to accommodate a variety of neighbourhood-oriented active and passive amenities such as small or mid-sized sports fields, play spaces, community gardens and multi-use spaces. Additional parkland may be required depending on the number of residents the park would serve.

In conceptually locating these new local park spaces, consideration was given to the distribution

of park spaces across Midtown and to capitalizing on locations adjacent to any existing City-owned assets or other community focal points like schools. The proposed local park spaces consist of:

- The Chaplin Estates Local Park – oriented along the existing Tranmer Avenue right-of-way and situated between Eglinton Park and Oriole Park. The park has been conceived as a series of park spaces that could host a range of park programming, from basketball courts to playgrounds much like David Crombie Park in the heart of the St. Lawrence Neighbourhood. Further review of Tranmer Avenue will be needed as the Plan progresses into more detailed assessment;
- The Redpath Revisited Local Park further supports the Redpath Revisited Public Realm Move. The new park is intended to provide an unencumbered park space to the north of the existing open spaces and improve local connectivity;
- The Hillsdale Local Park which will create a greatly expanded park space in close proximity to Midtown's high growth areas and adjacent to the existing linear, connector park space between Soudan Avenue and Hillsdale Avenue;
- The Broadway Park located across from the Northern Secondary School, builds on recent acquisitions for new park space related to redevelopments in the Apartment Neighbourhood to the west; and
- The Davisville Local Park located mid-way between Yonge Street and Mount Pleasant Road, capitalizes on a small treed and sodded City-owned piece of land.

8.1.4 A New Neighbourhood Hub

The original subdivisions associated with the Glebe Manor Estates included very little parkland for residents. The only park spaces consisted of the signature boulevard parks located on Belsize Drive. Land acquisition over time also resulted in the development of June Rowlands Park in this area by 1967. The southeast quadrant of the Midtown area, in particular, lacks public parks, but has potential to accommodate a new, centrally-located medium-sized local park that could not only provide much needed park space for this quadrant, but also for all of Midtown. A park space in the range of 1.5 to 3.0 hectares could accommodate a new community facility in the long-term, contributing to creating a new neighbourhood hub in each of Midtown's districts and quadrants.

8.1.5 Large Sites

Midtown's diverse lot fabric, while challenging to plan, presents opportunities to secure new, functional park spaces on larger sites. The exact shape and location of these park spaces will be determined either through a special study for Canada Square, or through the development approvals process. Potential large sites for park opportunities include:

- The Canada Square Park initially conceived as part of the 2010 Yonge-Eglinton Focused Review
- A new park Commons at the existing Metro grocery store site, at the northwest corner of Bayview Avenue and Eglinton Avenue West;
- A new square at the corner of Roselawn Avenue and Yonge Street where the beaux-arts Bank of Montreal building once stood; and

- A series of new parks in association with the Park Street Loop and Davisville Community Street Public Realm Moves, given the large lot fabric in these areas and opportunity to further improve the utility of the Loop and Community Street as community spaces.

Other large sites may also emerge in the future as ownership of properties continues to change in Midtown. A small site today could be assembled into a larger site providing opportunities to secure park spaces on sites that are approximately 500 square metres or bigger.

8.2 MAKING BETTER USE OF MIDTOWN'S EXISTING PUBLIC PARKS

Many of Midtown's existing public parks have significant potential to be reconfigured and reimagined to respond to 21st Century needs and a growing population. As funding becomes available, the City can invest in these existing parks and expand them to maintain their inherent character and qualities, while providing enhanced locally-oriented programming. By expanding existing parks incrementally, they can also be designed to respond to changing demographics and new generations of users and uses, while at the same time recognizing that space constraints demand more out of each square metre of park to provide the greatest benefit to a growing and diverse population. Additionally, targetting park expansions to maximize the perimeter street frontage of existing parks can improve their prominence, visibility and accessibility.

There are opportunities for all of Midtown's existing parks to provide enhanced programming, but the most opportunity is afforded by the area's existing larger parks. A master planning exercise is currently underway for Eglinton Park. As the area continues to evolve, master planning exercises should be undertaken for the balance of Midtown's larger park spaces with the objective of improving and enhancing their utility, including installing new and renewed recreation facilities, developing new pathways and walking loops, providing additional seating and accommodating community events. Properties adjacent to existing large park spaces can also be acquired over time to provide additional parkland associated with these existing parks. Other identified park expansion opportunities will contribute to improving access to the Kay Gardner Beltline Trail, such as sites south of Merton Street and on either side of Oriole Parkway.

8.3 CAPITALIZING ON OTHER OPPORTUNITIES

Midtown has a number of City-owned properties that can be considered to provide additional parkland and contribute to placemaking in Midtown. There are two Toronto Parking Authority parking lots, as well as the existing open cut subway trench located between Duplex Avenue and Berwick Avenue.

8.3.1 The Yard

The Davisville Yard presents an incredible opportunity to not only grow employment opportunities in Midtown, but also to create a new, signature park space that connects with an improved Oriole Park. The vision for the Yard is to

transform the space above the active subway maintenance yard into a new mixed-use office district alongside a new, signature public park to create a major destination for people from across the city that will also serve people living and working in its immediate vicinity. However, more detailed study is needed to realize this vision. A feasibility study is recommended to be undertaken to understand what would be required functionally, technically and structurally to enable decking of the Yard. The study will need to ensure that:

- Existing essential operations that need to remain on the site will receive the first priority, as well as potentially allowing for future flexibility for modifications and improvements;
- Any decking potential will prioritize office development and the creation of the new, signature public park that provides active and passive recreation activities, natural areas, and civic and cultural spaces;
- Any park provided on the Yard is physically integrated with Oriole Park to expand this existing park asset and contribute to creating a large, multi-function park space;
- A proposed approach to phasing is developed and includes a review of how the project would be sequenced, constructed and aligned with other planned capital projects; and
- The development of a business plan is included as a key consideration in the study that will include a review of potential revenue generated by the introduction of new uses and other tools that may be needed to finance decking over the Yard.

8.3.2 The Trench

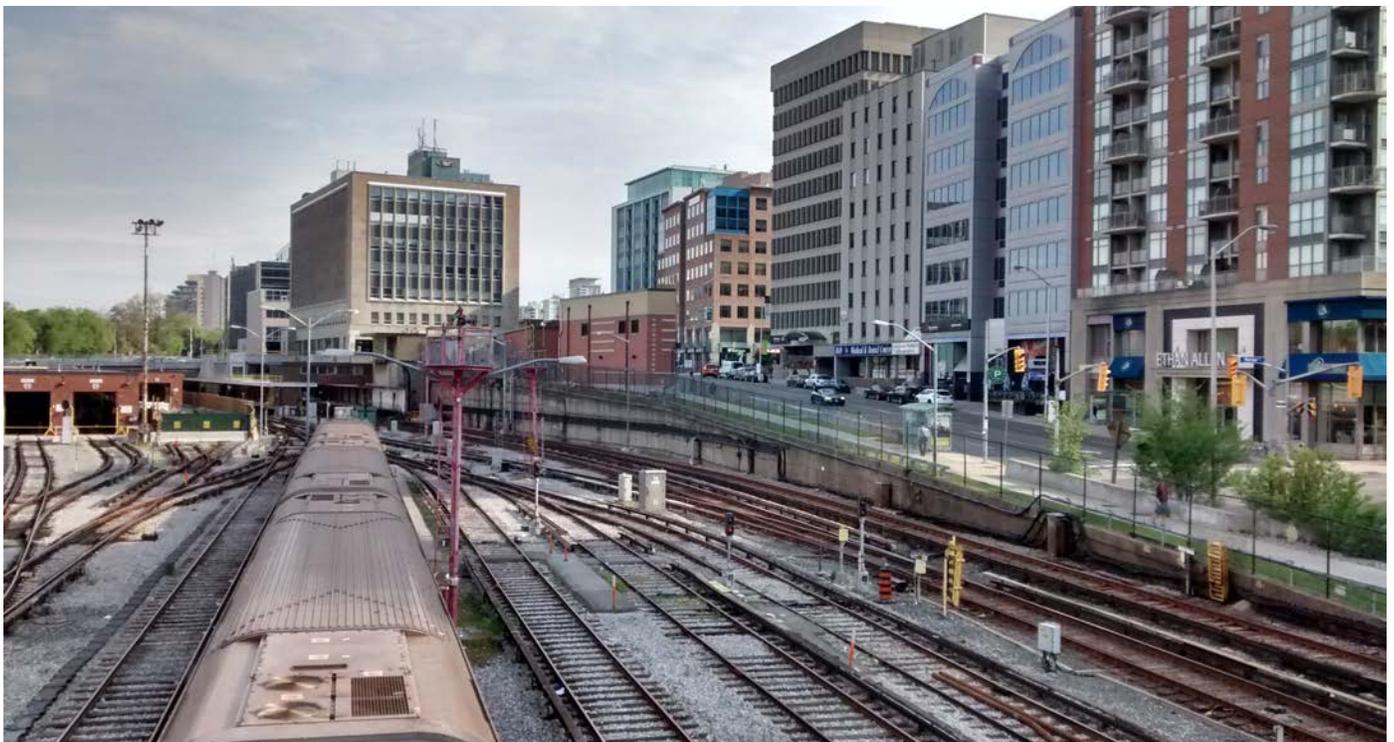
Equally as exciting as the prospect of decking over the Yard is the 0.6 kilometre section of the subway system between Chaplin Crescent and Berwick Avenue and its transformative potential as a new, two hectare signature linear park spine that would connect Midtown north and south. Much like with the Yard, more detailed study is needed to realize this new park space. The study would include undertaking an engineering feasibility review of decking over the Trench with the development of cost estimates and funding options.

While more study is needed, the future of the Trench Park should nonetheless be secured by designating these lands as Parks and Open Spaces Areas in the City's Official Plan. The lands are currently designated a combination of *Mixed Use Areas* and *Neighbourhoods*. By redesignating the lands, it sets clear expectations that any decking of the subway needs to be for park purposes, with the continued subway functions accommodated and permitted.

8.3.3 The Lots

The two lots owned by the Toronto Parking Authority provide different opportunities to support increased access to parkland in Midtown. The lot at 20 Castlefield Avenue may be able to achieve a number of local priorities, including a new park space and other city-building priorities such as new affordable housing in a low-rise form.

The lot at 83-97 Burnaby Boulevard presents an opportunity to provide a new local park midway between Eglinton Park and Memorial Park to serve the neighbourhood and the anticipated mid-rise intensification along Eglinton Avenue. The lot will be redesignated to parkland to secure this location for a future park. Parking spaces on this site could be replaced in one or more mixed-use developments in the area.



Davisville subway yards

CHAPTER

9



MAXIMIZING THE USE OF OTHER OPEN SPACES

Midtown's parks and open space network includes parks of various sizes and functions, ravines that connect Midtown to the broader city, mid-block connections through large landscaped sites, and open spaces on privately-owned land. Privately-owned open spaces play an essential role in Midtown's open space network: small POPS break up the dense built form along the street edges and create local spaces for pause; the landscaped Tower in the Park sites create an expansive green condition that provides much needed contrast to the high-rise buildings; and large open spaces like the cemeteries create additional areas for passive recreation and contemplation.

As infill and intensification occurs in Midtown, there is pressure to reduce existing open spaces to accommodate new buildings and additions. The intention for growth needs to be balanced with the preservation of the landscaped spaciousness that is so characteristic of Midtown. A proper balance between intensification and green space will be achieved, in no small part, by creating new open spaces and improving existing open spaces on private lands. By making the most of open spaces beyond Midtown's parks, open spaces and streets, Midtown's identity will be further strengthened while enabling growth and intensification.

9.1 CEMETERIES

The two cemeteries in Midtown provide important spaces for passive recreation and reflection as well as connections to the city's ravine network. Improving existing entrances and creating new points of access is important to ensure these spaces are accessible to the public. Development adjacent to the cemeteries should provide new mid-block walkways that offer safe and accessible connections for pedestrians and cyclists. Improved connections through Mount Pleasant Cemetery connecting with the Vale of Avoca and Moore Park Ravine will also help to connect the city's active transportation networks and provide additional opportunities for recreation.

9.2 PLACES OF WORSHIP

The open space surrounding the Church of the Transfiguration has been identified as an opportunity to create a new small park through a lease or acquisition by the City (Redpath Revisited Public Realm Move). For other churches in the area that have landscaped yards, including St. Clement's Church, Glebe Road United Church, St. Peter's Estonian Lutheran Church and St. Cuthbert's Church, preserving and enhancing their existing open space amenity is important for local passive use as well as their role in the larger parks and open space network.

9.3 SCHOOLS

School yards scattered throughout the study area provide important local green spaces and recreational uses. Public access to these spaces will continue to be important as the area grows. The local School Boards and the City have agreed that, working in partnership, they will ensure provision of recreational and landscaped open spaces on school properties. Together, the City and local Schools Boards will also pursue greater utilization of school properties for community access through shared-use open spaces and recreation facilities. Through the development of the Yonge-Eglinton Secondary Plan and Midtown Parks and Public Realm Plan, the City has identified a number of proposed public parks located adjacent to school properties. These sites offer the opportunity to optimize the utility of both the public park and school property for public and educational use. The City and local School Boards have agreed that as adjacent lands are acquired by the City, or if the identified school sites redevelop, the City and local School Boards will collaborate on the site design of the properties to provide the greatest utility for both sites.



Nursery playground at the Church of the Transfiguration

9.4 DEVELOPMENT-RELATED

Infill development and redevelopment can, both directly and indirectly, contribute to creating new publicly-accessible open spaces, and preserve and enhance existing open space areas. For instance, new buildings and building additions can be located, configured and massed to preserve and improve at-grade open space and tree canopy conditions, while also preserving skyview from these spaces and ensuring good sunlight on them. Buildings can also be massed and designed to frame open spaces with good proportion and animate them with complementary indoor and outdoor uses, entrances and clear views into and out of buildings. Casual overlook from adjacent buildings can be used to promote safety.

All infill development and redevelopment will support Midtown's public realm with new or improved open spaces that rejuvenate, expand and enhance the existing network of streets, parks and open spaces. Open spaces will be located and configured to support the Public Realm Moves with landscaped setbacks and physical and visual connections, as appropriate. These open spaces will connect to and be integrated with existing open space assets such as parks, cemeteries and school yards. Soft landscaping should predominate providing opportunities for tree planting on private lands to increase and improve the urban forest tree canopy. The open space will be programmed with amenities and uses that are complementary to park and public space uses contributing to a holistic network of facilities.

Regardless of ownership, a common design language of hard and soft landscaping features and strategies will tie public and private lands together, as appropriate, to give Midtown a coherent identity. Grading at the interface of public and privately owned publicly-accessible lands should be subtle to promote universal accessibility and should not involve abrupt grade changes or extensive retaining walls. Well-maintained outdoor spaces with clear definition of private and public space will contribute to a safe and accessible environment.

Whether publicly accessible or not, these other open spaces contribute to the urban environment by providing generous building spatial separation and space for trees and landscaping. The planting, in turn, has the potential to provide local shade and cooling, mediate wind impacts, provide wildlife habitat and other ecological benefits. In support, underground parking slabs will provide sufficient depth and amount of planting medium to support a permanent canopy of high branching deciduous trees especially in front yard areas. These spaces can also support stormwater management features such as bioswales or rain gardens, reduce solar reflection and heat island effects, support wildlife habitat and corridors and increase biomass, urban forest, tree canopy and diversity.

These additional open spaces will provide places for the community to come together strengthening the local social fabric, and reinventing degraded and underused open spaces to not only provide amenity for the residents of a building, but to also contribute to environmental sustainability and neighbourhood identity. The scale, location and configuration of these open spaces will support flexible programming that can change over time —

responsive to evolving trends and outdoor interests. For example, outdoor swimming pools and tennis courts may become space for future community gardens and orchards, children's play areas, stormwater management facilities, landscaped courtyards or formal gardens.

9.4.1 Tower in the Park Open Space

The Tower in the Park built form and open space typology associated with a significant wave of intensification in the 1960s is important to Midtown's character. Tower in the Park open space is also one of the most significant sources of private open space in Midtown. Despite being park deficient, Midtown maintains the appearance of a green and lush landscape due, to a great extent, to the continued existence of these spaces, whether they are in pristine condition or have degraded over time. These open spaces are valued and make important contributions to the park and open space network in Midtown.

Some of the original landscaped amenity areas of the tower buildings in Midtown may have been converted to other uses over time including parking lots or service areas. These areas need to be re-landscaped to re-establish the park-like setting that



AI Green Sculpture Garden

was part of the original Midtown character. Further, re-designing elaborate drop-off courts and sterile front entrance landscapes to incorporate areas for seating, gathering and playing can add interest and make these areas more public and responsive to community needs.

As potential cultural heritage landscapes, the Tower in the Park open spaces may be conserved and restored by maintaining generous setbacks from streets, parks and mid-block connections in order to improve spatial relationships and existing trees, improving pedestrian conditions and access, minimizing hardscaped areas and supporting a range of recreational amenities. Landscape features such as pools and fountains, low decorative walls, retaining walls, garden structures and walkway alignments that define gardens or amenity areas may also be preserved, restored, enhanced and integrated with new development. New development will need to be responsive to the existing landscape forms, elements, and relationships in a way that will reflect and support the attributes of the Tower in the Park neighbourhoods.

Some of the landscaped green spaces have been neglected and have degraded over time resulting in the loss of once high quality and valued recreational features such as pools, tennis courts, playgrounds, gardens, feature walls, trellises and other garden structures. The result is that the remnant landscape is no longer valued and defaults to being seen as a vacant underutilized site to be redeveloped. In Midtown, where public park space is in short supply, open space is valued and the "park" portion of a Tower in the Park site should, instead, be rejuvenated to regain its value as useful and beautiful open space that can serve the needs of residents and visitors.

9.4.2 Landscaped Entries and Forecourts

Large scale entry areas for private buildings are another important feature of Tower in the Park landscapes, Eglinton Avenue East's mid-century mid-rise pavilion style buildings, as well as many of Midtown's low-rise walk-up apartment buildings. The Tower in the Park sites consist of generously scaled front yard setbacks that typically include vehicular drop off areas, architectural entry features, and sometimes fountains and pools. Entrance landscaped areas are provided on a smaller scale for many buildings in Midtown in the form of landscaped forecourts featuring decorative paving, planting, seating, lighting and sometimes public art or other architectural or landscape features.

New development will create landscaped entries and forecourts, as well as ensure that main entrance doors and interior lobby and amenity areas face the entry courts with extensive glazing and uses that complement the entry function. Large scale weather protection elements should extend into the forecourt/entry areas and provide places for people to sit with hard and soft landscaping, lighting and other landscape



Landscaped forecourt

features. Wherever possible, driveways and service areas will be minimized or consolidated to create more space for soft landscaping and outdoor people places.

9.4.3 Mid-block Pedestrian Connections

Mid-block connections are secured public access routes. Existing, legacy connections in Midtown are often informal and have no legal status for public access. Generally, they provide north-south connections through Midtown's large blocks, providing active transportation routes and physical breaks. Mid-block connections are part of the overall transportation network that includes public sidewalks, park walkways and other mid-block walkways that connect to local and city-wide destinations. Mid-block connections incorporate landscaped amenities such as trees, landscaping, lighting and seating areas.

New development will contribute to the network of mid-block connections, providing multiple connections or alternate mid-block routes through blocks where possible. Where mid-block connections meet streets they will have a welcoming design that is legible as a public place.



Mid-block connection to the Beltline Trail

Adjacent development will be organized and adjacent buildings will be massed, designed and programmed with entrances, glazing and active indoor and outdoor uses to promote safety, support the public realm and active mobility functions of the space and provide address along the mid-block connection.

9.4.4 Communal Amenity Space

Generally, communal amenity space for residential buildings in Midtown is located in the middle of the block either behind or beside existing buildings. These areas are not publicly accessible but contribute a significant amount of open space and are a valued part of the open space network. They provide outdoor amenity area for residents and contribute open space, sky view and building separation. Providing space for on-site trees and other planting also contributes biomass, shade, water balance and solar protection. Where communal amenity areas border the public realm, such as mid-block connections or parks, they will be defined by transparent or partially transparent fencing or other permeable boundary markers that support safety by providing overlook. The visual connection between communal open space and the public realm creates a more spacious ensemble of open spaces.

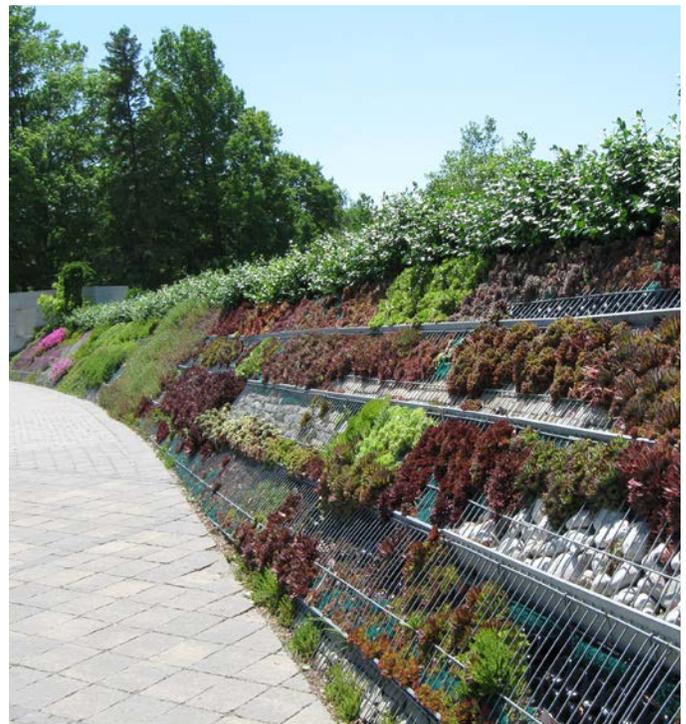
9.4.5 Private Amenity Space

Typically, private amenity space is located at grade as patio areas or front entry gardens or porches; above grade private amenity spaces include terraces and balconies. Generally, these are small scale spaces. As with communal open space, where they border public or publicly accessible open spaces, these spaces will be designed with defined boundaries rather than screening to encourage overlook and promote a safe environment. The permeable edges allow for

a visual connection between private and publicly accessible space that can be borrowed to make each space appear larger and more spacious.

9.4.6 Landscape Buffers

Landscape buffers are often located between public and or private lands or between different uses. They are linear landscaped features that support fencing, screening and /or trees and other planting. Often these areas are designed with practical considerations including snow storage, visual screening between different uses and storm water management purposes. They can also support tree planting, adding shade, biomass, wildlife habitat and amenity. Considerations for creating planted networks through Midtown's large blocks with native plant materials to provide wildlife corridors, habitat and food will support the local ecology. By ensuring that these areas are large enough to support trees and other plantings, they can contribute a treed backdrop to development.



Example of landscaped buffer

9.4.7 Privately Owned Publicly-Accessible Open Space (POPS)

Privately Owned Publicly-Accessible Open Spaces (POPS) are private landscaped open space areas that are secured through development for the purposes of ensuring public access. Midtown POPS are located in highly visible areas of sites often adjacent to and connecting to parks, mid-block connections, public sidewalks, squares and, where possible, in direct relation to the Public Realm Moves. The Eglinton Green Line, Park Street Loop and Yonge Street Squares make use of POPS to the greatest extent possible to strengthen the impact of these Public Realm Moves. The City provides open space, design and built from guidance for POPS through its policies and the draft Urban Design Guidelines for Privately Owned Publicly-Accessible Spaces.

Through development, POPS are sited and configured to support the public realm by contributing additional green space, a variety of recreational facilities and amenities, trees and other landscaping, pedestrian and cycling amenities and sites for public art or other landmark features. POPS will also support green technologies and sustainable design features and support the natural environment. Midtown POPS will predominately comprise soft green landscaping, generously scaled to support the landscaped spaciousness characteristic of Midtown.

Buildings bordering POPS will have direct access to indoor and outdoor public uses at grade such as cafés or storefronts. The buildings will frame POPS with well-articulated building walls with a significant amount of glazing, direct access to active interior spaces and lighting. Where appropriate, private amenity areas, cafes, restaurant patios and other private spaces bordering POPS will have a well-

defined edge that is visually permeable and attractive, such as a low decorative fence or hedge, to differentiate between public and private space.

9.4.8 Rooftop Terraces and Green Roofs

Buildings may provide open space on rooftop terraces as communal amenity areas, private amenity areas and commercial areas such as outdoor restaurant patios. These spaces are designed to take advantage of their relationship to the public realm through their use and their design, particularly in ways that support the Public Realm Moves. Green roofs, though not publicly accessible, are valued not only for their role in sustainability, but also for their contributions to reinforcing Midtown's green character when viewed from above.

Rooftop terraces can support the open space network by creating physical and visual connections to adjacent at-grade public open space and, in return, they benefit from having a strong visual connection to Midtown's well defined public realm.

Locating rooftop terraces and green roofs along the Public Realm Moves and overlooking public parks or POPS will support the public realm by providing a visually prominent green edge with trees and other landscaping and avoiding solid high screening parapets that visually increase the base building height. Transparent edge barriers on rooftops that allow users at-grade and on rooftops visual access and interaction is encouraged. By using a similar design language at grade and along rooftops, Midtown's strong public realm image will be expanded to additional levels. Where the rooftop terraces are publicly accessible, very strong design cues for vertical connection and for identification of their public accessibility are essential to their success as public places.

CHAPTER

10



PULLING IT ALL TOGETHER

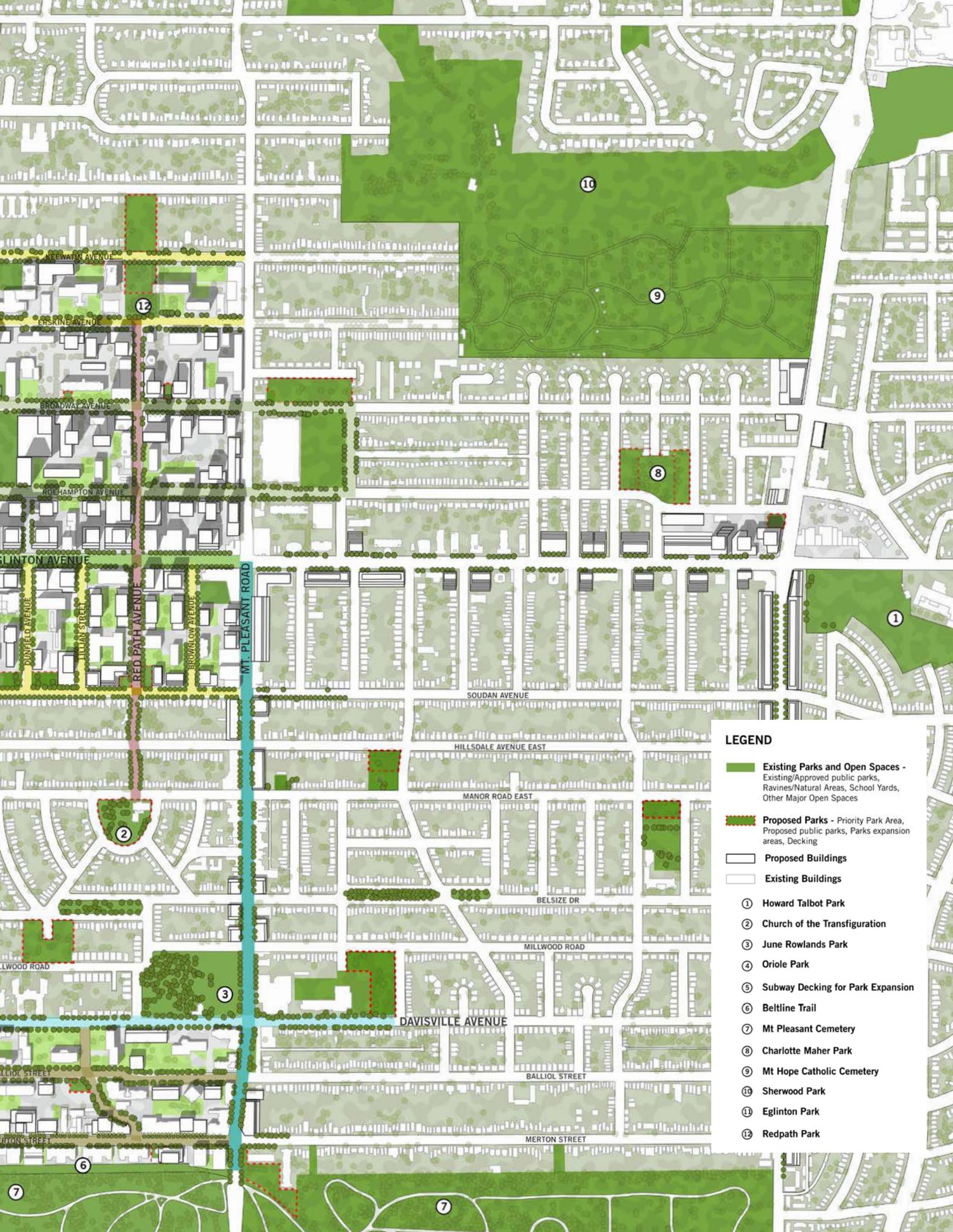
The Midtown Parks and Public Realm Plan sets out a 25 year vision as an expanded, connected and improved network of parks, streets and open spaces. The Plan brings together Three Core Elements of the public realm in Midtown:

- A Series of Public Realm Moves that create the framework for a transformed public realm;
- A Connected and Versatile Network of Public Parks to provide a variety of places for people to play, be active, rest and relax and contribute to an enhanced environment; and
- Maximizing the Use of Other Open Spaces to supplement Midtown's public parks and reinforce Midtown's open space character.

The Core Elements create impact at different scales to fulfill the aspirations of the Plan. New and expanded parks create a foundation of community level destinations and provide essential recreation and green spaces within the growing district. Improvements to existing parks provide localized benefits to residents while also creating a large collective impact by enhancing the network of public parks. Access to privately-owned open spaces provides unique experiences for residents and contributes to the green character of the area. And finally, the Public Realm Moves, while becoming new destinations themselves, link together the parks and open spaces in Midtown extending the park-like experience along the street network and providing improved active transportation routes and pedestrian connections. The integration of these elements will strengthen Midtown's identity as a thriving metropolitan district that is dense and urban while still being spacious and green. The Three Core Elements are presented together in the illustrative framework plan demonstrating how to bring together community-level and signature park destinations, important private green spaces and the Public Realm Moves to create a cohesive vision for Midtown.



Midtown Parks and Public Realm Illustrative Framework Plan



LEGEND

■ Existing Parks and Open Spaces - Existing/Approved public parks, Ravines/Natural Areas, School Yards, Other Major Open Spaces

Proposed Parks - Priority Park Area, Proposed public parks, Parks expansion areas, Decking

Proposed Buildings

Existing Buildings

- ① Howard Talbot Park
- ② Church of the Transfiguration
- ③ June Rowlands Park
- ④ Oriole Park
- ⑤ Subway Decking for Park Expansion
- ⑥ Beltline Trail
- ⑦ Mt Pleasant Cemetery
- ⑧ Charlotte Maher Park
- ⑨ Mt Hope Catholic Cemetery
- ⑩ Sherwood Park
- ⑪ Eglinton Park
- ⑫ Redpath Park

CHAPTER

11



MOVING FROM PLAN TO ACTION - IMPLEMENTATION TOOLBOX

The existing parks in Midtown are increasingly under pressure from the growth the area has been experiencing. This Plan lays out a comprehensive parks and public realm vision rooted in its Three Core Elements to support Midtown's continued evolution. However, the delivery of the Three Core Elements will not be instantaneous. Significant investment is required over the coming decades to make it happen. The degree to which the City can respond to continued growth pressures and to create new and improved parks and open spaces can, in part, be better addressed by adjusting and making better use of the tools the City has at its disposal.

The implementation of some of the spaces and places identified in this Plan will occur incrementally and be secured through individual development applications, while others, such as decking of the subway trench and Davisville Yard, will require additional study. Implementation should focus on delivering the Core Elements with the greatest possible outcomes, both big and small, and assuring that they are cost-effective for Torontonians while ensuring orderly development. Critical to the success of this Plan's implementation is developing a more detailed Implementation Strategy that will outline near, medium and long-term actions needed to realize the vision, and identify the funding to support these actions. On-going monitoring will be an important aspect of this Plan's implementation, recognizing that new and exciting opportunities may emerge as Midtown continues to grow and evolve.

11.1 PRIORITIZING INITIATIVES

This Plan provides a framework for informing decisions about the acquisition of new parks, and clarity around lands that will be set aside for park purposes as part of the development approval process. It also identifies key parks requiring improvements, and direction for transforming Midtown's streets into more than just movement corridors. The number of projects and initiatives is impressive and exceeds the City's current capacity, and that of specific Divisions (e.g. City Planning, Parks Forestry & Recreation and Transportation Services), to undertake all the projects in the short-term. Accordingly, the Implementation Strategy will prioritize the projects and initiatives using a strategic lens and based on a set of refined criteria.

The criteria will provide a rationale for advancing different initiatives at different points over the lifecycle of the Plan. When an initiative aligns with one or more of these criteria, it will provide a clear rationale for the project or initiative to be prioritized and presents greater opportunity for implementation. The initial set of criteria to be further refined as part of the development of the Implementation Strategy consists of:

- Addressing Park Need and Population Growth;
- Eligibility for Capital Funding; and
- Coordinated Infrastructure Investments through:
 - A. Synchronized City Infrastructure Projects
 - B. Partnerships with Third Parties; and
 - C. Emergent Opportunities/Quick-wins.

11.1.1 Addressing Park Need and Population Growth

The Parkland Supply Map (2016) shows areas of Midtown that have very low parkland supply per person. New parks that would support the areas with the lowest provision of parkland per person will be prioritized for park acquisition and expansion. In other areas where growth is occurring and resultant parkland need increases, the City will use the appropriate planning tools to secure parkland and public realm improvements through the development approvals process to assist in meeting demand. The City will also monitor the effectiveness of any new parks that are delivered by periodically updating the Parkland Supply Map to reflect Midtown's growing population, as the area continues to develop.

11.1.2 Eligibility for Capital Funding

The City's capital program covers the City's \$76 billion in physical assets. Identifying new capital projects is a complex process but, in general, a project may be eligible for capital funding if it meets one of the following criteria:

- investing in new infrastructure; and
- maintaining existing assets.

The Implementation Strategy will review projects and initiatives identified in the Three Core Elements and identify which of those projects are aligned with other projects and initiatives already included in the 10-year capital plan. Where there is identified need for new park or public realm infrastructure, but no capital plan alignments exist, recommendations can be made for initiatives to be added to the 10-year capital plan. Where new projects are identified, the costs will be outlined, sources of funding will be determined and the

appropriate City Division will make a submission for approval through the City's capital budget process.

11.1.3 Coordinated Infrastructure Investments

Synchronized City infrastructure projects

Effective implementation of this Plan will ensure that City Divisions leading infrastructure projects, such as Toronto Water, engage with City Planning, Parks Forestry and Recreation and Transportation Services when working within Midtown. This can be facilitated by the Municipal Capital Infrastructure Coordination office within the City. When an initiative of this Plan is aligned with planned below-grade work, the City should make every attempt to advance the public realm improvements as part of project completion. An example of this would be the various watermain replacements and stormwater infrastructure upgrades needed throughout the area. The Implementation Strategy will outline specific projects that can be synchronized with other initiatives. It will detail a process for ensuring coordination among City Divisions and with other organizations that develop and operate utilities and infrastructure.

Partnerships with Third Parties

Infrastructure investment can come from other levels of government or government agencies, boards and commissions. The City of Toronto works in partnership with these organizations to leverage investment and participation in priority projects. Examples of these partnerships include transit planning and infrastructure with Metrolinx or the shared use agreements with the School Boards. Elements of the Midtown Parks and Public Realm Plan that align with existing initiatives underway

by third parties should be prioritized to seize the opportunity to integrate expansion of the parks and public realm system within existing projects. An example of this is the construction of the Eglinton Crosstown Stations where portions of Eglinton Park will be restored and Eglinton Avenue will be improved as part of the construction.

11.1.4 New Opportunities

There are concepts in the Plan that may not meet all or some of the above criteria, but should be prioritized based on an emergent opportunity or possibility of a quick-win. For example, the City could advance the public realm improvements along the Park Street Loop in consideration of the number of development projects located along the length of the street. Section 37 funding has also been secured that could be utilized to support comprehensive improvements along the street and be front-ended by development proponents. Quick-wins may also arise through the development approvals process when a land dedication to base-park condition can be enhanced to above base park condition to improve the functionality of the space.

11.2 REALIGNING TOOLS TO MEET TODAY'S REALITIES

The degree to which the City's parks system keeps pace with residential and employment growth can be improved by adjusting and making better use of the tools the City has at its disposal. As a starting point, the Three Core Elements of this Plan are being integrated into Official Plan policy as part of the comprehensive update to the Yonge-Eglinton Secondary Plan.

Bringing this Plan to fruition will involve using a number of different tools. A primary instrument for the acquisition of parkland and improvements to existing parks stems from the legislative authority of the *Planning Act*. The City can also leverage existing real estate assets to contribute to the vision of this Parks and Public Realm Plan. Other tools at the City's disposal for improving parks and streets include Development Charges and the tax base. Open spaces can be secured on development sites during rezoning processes and during detailed site design.

11.2.1 Parkland Dedication

As enabled through Section 42 of the *Planning Act*, Toronto's primary planning instrument for acquiring new parkland is through land dedications or cash-in-lieu of parkland as a condition of development or redevelopment. Section 42 of the *Planning Act* sets out a standard rate for parkland dedication of two per cent of the land area for commercial or industrial development and five per cent of the land area for residential development.

The Act also permits municipalities to set their own alternative parkland dedication rates (within limits set by the *Planning Act*) by by-law to enable the City to require parkland dedication and cash-in-lieu as a condition of development and redevelopment over and above the *Planning Act* minimums. Prior to passing a new by-law that includes an alternative rate, an official plan is required to be in effect that contains specific policies dealing with the provision of lands for park or other public recreational purposes and the use of the alternative requirement. A parks plan is also required to be made publicly available prior to the adoption of Official Plan policy. The parks plan must examine the need for parkland in a city or specific geography. The Midtown Parks and Public Realm Plan meets the criteria under the *Planning Act*, to be the Parks Plan to support the Yonge-Eglinton Official Plan Amendment.

Importantly, any alternative rate established by the City only reflects the expectation of the amount of parkland, or cash-in-lieu of parkland, that development is expected to contribute; it is not necessarily representative of the total amount of land that would be required to meet the City's need for new parkland.

New developments will be expected to contribute parkland commensurate with growth. A new alternative rate will be established for Midtown that is based on intensity of development, rather than the current static requirement of a percentage of the site area. The rate will account for the range of development intensity Midtown is experiencing. This new rate will be established by by-law, and brought forward with the Implementation Strategy, in 2019. The key principle that will be applied is that the more intense the development, the greater the parkland dedication requirement.

11.2.2 On-site Parkland Dedications

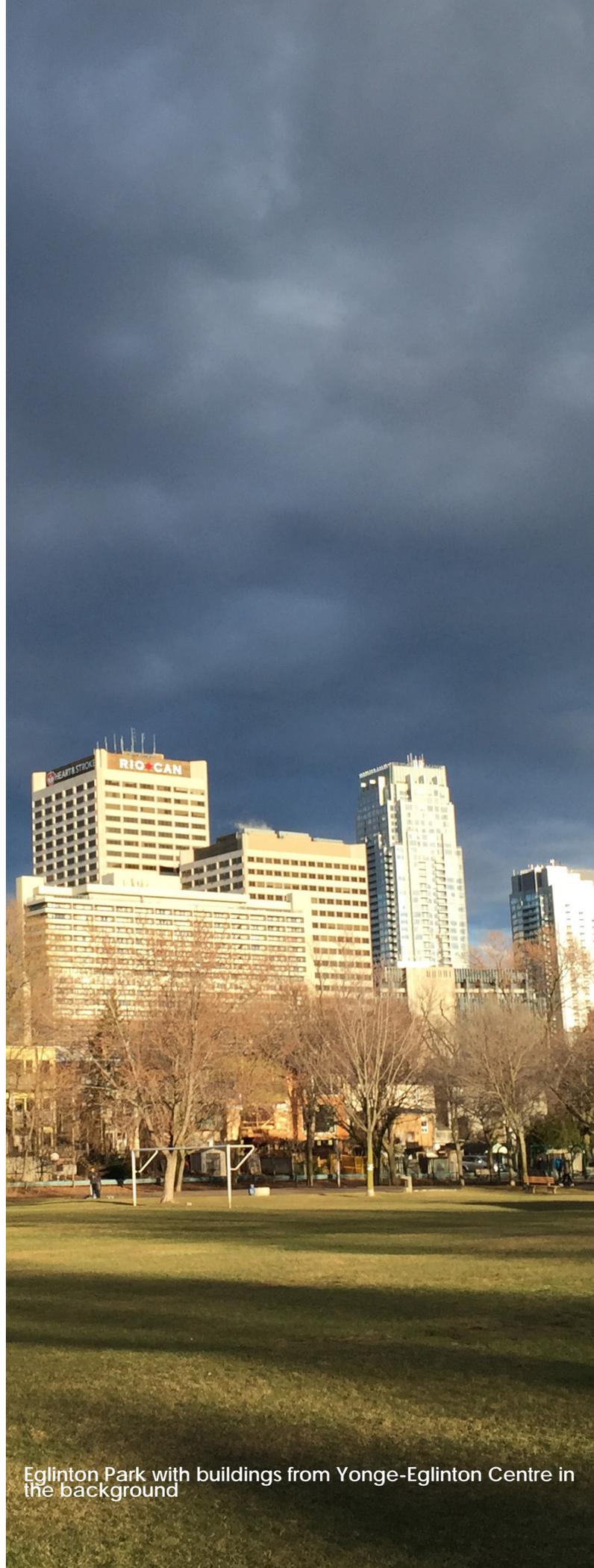
This Plan identifies optimal locations for new parkland throughout Midtown. Where sites are large enough to accommodate new parkland, on-site land dedications will be prioritized. The City also has the ability to request that development provide its dedication outside of the property itself, referred to as an “off-site” contribution. Off-site land dedications will be pursued to ensure the provision of parkland is concurrent with growth and in areas that enhance and increase accessibility of the existing parks system in accordance with the public parks proposed in Section 6.

11.2.3 Cash-in-lieu of parkland

Where the City exercises its right to accept cash-in-lieu of parkland, the alternative rate provision will be used to implement parkland acquisition and improvements serving Midtown. This may include parkland and improvements to parks outside the Secondary Plan area that serve the area.

11.2.4 Development Charges

The *Development Charges (DC) Act* enables municipalities to collect fees from developers at the time a building permit is issued to help fund essential growth-related infrastructure. Under the City's proposed 2018 DC By-law, parks and recreation accounts for 12 per cent of residential development charges and two per cent of non-residential development charge allocations. The *Development Charges Act* precludes cities from using DC funding for parkland acquisition; however, costs associated with parks development and improvements in Midtown may be eligible for DC funding.



Eglinton Park with buildings from Yonge-Eglinton Centre in the background

11.2.5 Section 37

Section 37 of the *Planning Act* enables a municipality to secure community benefits in exchange for increased height and density of development otherwise permitted by a Zoning By-law. The Yonge-Eglinton Secondary Plan identifies that Section 37 will be used to secure public realm and streetscape improvements, including those associated with the Public Realm Moves. As such, this tool will continue to provide important contributions for achieving the Public Realm Moves articulated in this Plan.

11.2.6 Site Plan Control

Development proposals on individual sites will be subject to Site Plan Approval under Section 114 of the *City of Toronto Act*. Site Plans reflect the detailed design and technical aspects of a proposed development, including the design of open space on a site. The Site Plan Control process will be an important tool for achieving the public realm vision for Midtown associated with private property, such as POPS, landscaping within the minimum required setbacks, low-impact, naturalized stormwater management approaches, species selection, as well as a range of other matters.

11.2.7 Agreements to enable public access

There are many spaces in Midtown that contribute to the public realm and that will be important elements of the overall parks and open space network. They include the portions of the Public Realm Moves located on private property, POPS, church yards, cemeteries, squares and schoolyards. These are, and will continue to be, important public space assets in Midtown. Some of these spaces are

located in areas experiencing the lowest levels of parkland provision. Shared use agreements and other partnerships will be needed to allow these spaces to remain or become publicly-accessible. Additionally, public easements will be utilized to secure public access to the variety of open spaces that will be created in Midtown.

11.3 GETTING IT DONE

The Midtown Parks and Public Realm Plan represents a clear vision; however it can be added to and enriched over time. It is a shared, practical, action-oriented framework to be used not only to inform investments by the City, but also the wide range of parties, including institutions, businesses, and community organizations, that will all contribute to shaping Midtown's evolution. It calls for sustained leadership, support and engagement of all parties to foster the long-term vision.



Playground in June Rowlands Park

Partnerships within the City and with outside stakeholders will be the key to the successful implementation of this Plan. Some of Toronto's most successful public realm projects are those that have been implemented through partnerships. Examples of successful partnerships in Midtown and other parts of the city include:

- Oriole Park/Neshama Playground – philanthropy, community organizing, City of Toronto
- Bloor Street Revitalization – Bloor-Yorkville BIA and City of Toronto
- Scarborough Centre Civic Green – Toronto District School Board, Toronto Public Library, City of Toronto
- Dundas Street West Parkettes - DUWest BIA, City of Toronto
- Grange Park – AGO, Grange Community Group, philanthropy, City of Toronto
- The Bentway – philanthropy, Waterfront Toronto, City of Toronto
- Roncesvalles Renewed – Roncesvalles Village BIA, Residents Association, City of Toronto



Farmers' Market in June Rowlands Park

11.4 MEASURING SUCCESS

The full realization of this Plan's Core Elements is a long-term prospect. This Plan will need to be reviewed over the course of its implementation, and at a minimum coinciding with Official Plan review periods specified in the *Planning Act*. This will enable the City and its partners to reflect on the successes and achievements reached, but also consider areas that would benefit from additional direction. These reviews will include, at minimum, the following analysis:

- an update to the park provision assessment, including parkland need and future need based on ongoing development pressures and data from City Planning's Development Pipeline;
- an assessment of where growth has occurred during the review period and how parks and the public realm have been expanded, improved and connected commensurate with that growth;
- a review and update of the priority projects and associated actions for the next five years and beyond; and
- an inventory of uninitiated projects and priorities, and a review of their relevance when the impact of other opportunities and investments have been factored into the provision assessment and implementation strategy.

Appendices

Appendix 1

Inventory of Parks in Midtown

Appendix 2

Inventory of Recreation Facilities in Midtown

Appendix 1

INVENTORY OF PARKS IN MIDTOWN

Existing Parks	Area (ha)	Assets	Improvements identified in 2018-2027 Capital Plan
Eglinton Park	9.09	<ul style="list-style-type: none"> • North Toronto Memorial Community Centre • North Toronto Memorial Arena • 1 Fieldhouse • 1 Kitchen • 5 Multipurpose Fields • 2 Baseball Diamonds • 2 Outdoor Tennis Courts • 1 Playground • 1 Wading Pool • 1 Picnic Site • 2 Parking Lots 	<ul style="list-style-type: none"> • Community Centre improvements (2018) • Arena rehabilitation (2021-22) • Tennis court rehabilitation (2026) • WC building repairs (2027) • Currently undergoing a Master Planning process which will identify more items for future Capital Plans
Sherwood Park	6.78	<ul style="list-style-type: none"> • 1 Ball Diamond • 1 Dog Off-leash Area • 1 Playground • 1 Wading Pool • 1 Picnic Shelter • 2 Picnic Sites • 1 Parking Lot 	<ul style="list-style-type: none"> • Pathway and fountain repairs (2022)
Oriole Park	2.91	<ul style="list-style-type: none"> • 1 Ball diamond • 2 Outdoor Tennis Courts • 1 Playground • 1 Splash Pad • 1 Wading Pool • 1 Picnic Site • 1 Washroom Facility • 2 Drinking Fountains 	
June Rowlands Park	2.65	<ul style="list-style-type: none"> • 1 Ball Diamond • 6 Outdoor Tennis Courts • 1 Ping Pong Table • 1 Playground • 1 Splash Pad • 1 Picnic Site • 1 Washroom Facility 	<ul style="list-style-type: none"> • Clubhouse/Washroom (2024) • Tennis court rehabilitation (2027)
Kay Gardner Beltline Park	2.29	<ul style="list-style-type: none"> • Bike Trail • 1 Drinking Fountain 	<ul style="list-style-type: none"> • Beltline Trail Stations (2018-19) • Beltline Trail repairs (2020-22, 2026)
Glebe Manor Square	0.87	<ul style="list-style-type: none"> • No amenities 	
Charlotte Maher Parkette	0.61	<ul style="list-style-type: none"> • 1 Playground • 1 Drinking Fountain 	

Existing Parks	Area (ha)	Assets	Improvements identified in 2018-2027 Capital Plan
Redpath Avenue Parkette	0.28	<ul style="list-style-type: none"> • 1 Playground • 1 Drinking Fountain 	
Mount Pleasant Parkette	0.16	<ul style="list-style-type: none"> • No amenities 	
St. Clements - Yonge Parkette	0.15	<ul style="list-style-type: none"> • 1 Drinking Fountain 	
Pottery Playground	0.11	<ul style="list-style-type: none"> • 1 Playground • 1 Splash Pad • 1 Drinking Fountain 	
Dunfield Park	0.1	<ul style="list-style-type: none"> • 1 Playground 	<ul style="list-style-type: none"> • Playground Enhancement (2018)
Fiona Nelson Parkette	0.09	<ul style="list-style-type: none"> • No amenities 	
The Mission Ground Parkette	0.08	<ul style="list-style-type: none"> • No amenities 	
54 Berwick Avenue	0.03	<ul style="list-style-type: none"> • No amenities 	
79 Keewatin Avenue	0.022	<ul style="list-style-type: none"> • No amenities 	

Secured Parks	Area (ha)	Assets
86-88 Soudan Avenue	0.142	<ul style="list-style-type: none"> • To be programmed
Cudmore Creek Park (250 Manor Road)	0.119	<ul style="list-style-type: none"> • 1 Playground • 1 Chess Table
Manor Community Green (190 Manor Road)	0.114	<ul style="list-style-type: none"> • 1 Bocce Court • 1 Ping Pong Table • 2 Chess Tables
2388 Yonge Street	0.083	<ul style="list-style-type: none"> • To be programmed
174-180 Broadway Avenue	0.075	<ul style="list-style-type: none"> • To be programmed
Hillsdale Avenue Parkette	0.07	<ul style="list-style-type: none"> • To be programmed
66 Broadway Avenue	0.05	<ul style="list-style-type: none"> • To be programmed
29-31 Soudan Avenue/2131 Yonge Street	0.018	<ul style="list-style-type: none"> • To be programmed
61 Montgomery Avenue	0.018	<ul style="list-style-type: none"> • To be programmed

Appendix 2

INVENTORY OF RECREATION FACILITIES IN MIDTOWN

Facility Name	Area (square metres)	Key Assets
Hodgson Public School	N/A	<ul style="list-style-type: none"> • 2 Outdoor Artificial Ice Rinks
Maurice Cody Community Centre	836	<ul style="list-style-type: none"> • Community Recreation Centre • Gymnasium • Multipurpose Room
North Toronto Memorial Arena	2,676	<ul style="list-style-type: none"> • Arena • 2 Outdoor Artificial Ice Rinks
North Toronto Memorial Community Centre	6,921	<ul style="list-style-type: none"> • Community Recreation Centre • Indoor Pool • Outdoor Pool • Multipurpose Rooms
Davisville Community Recreation Centre and Pool (approved for capital funding)	2,787 *based on concept plan	<ul style="list-style-type: none"> • Community Recreation Centre • Indoor Pool • Gymnasium (co-located with reconstructed Davisville Public School)

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