

RE: PH4.3

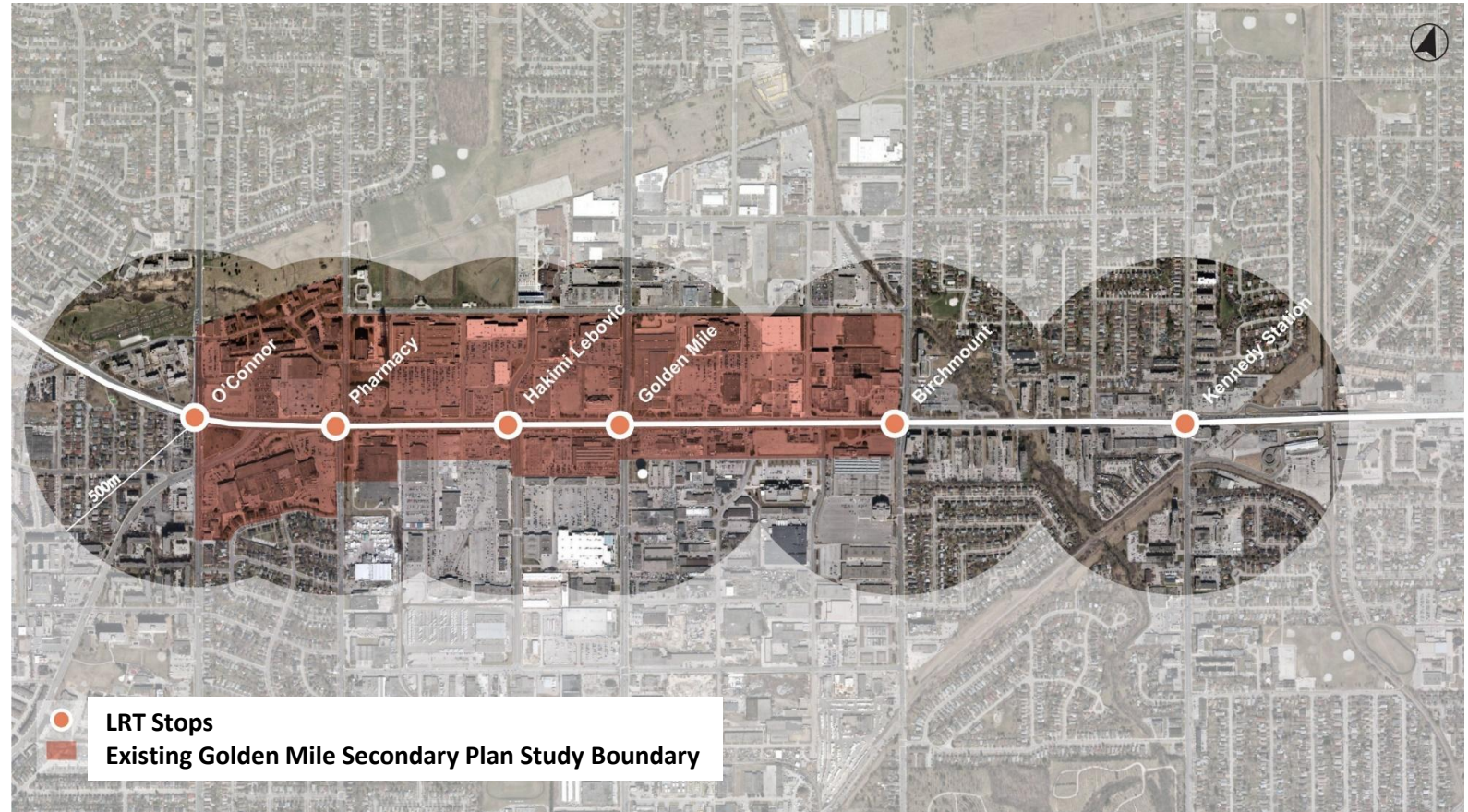
GOLDEN MILE SECONDARY PLAN STUDY

Planning and Housing Committee
April 4, 2019

Background

In May 2014, City Council adopted the EglintonConnects Planning Study and directed City Planning staff to undertake further study of the focus areas along the Eglinton Crosstown LRT corridor, including the Golden Mile.

1. The Golden Mile Market Analysis and Economic Strategy Study was completed in December 2016.
2. In May 2017, City Planning staff initiated the **Golden Mile Secondary Plan (GMSP) Study** with the assistance of a team of land use, transportation, urban design, and service consultants led by SvN Architects + Planners Inc.



Study Purpose

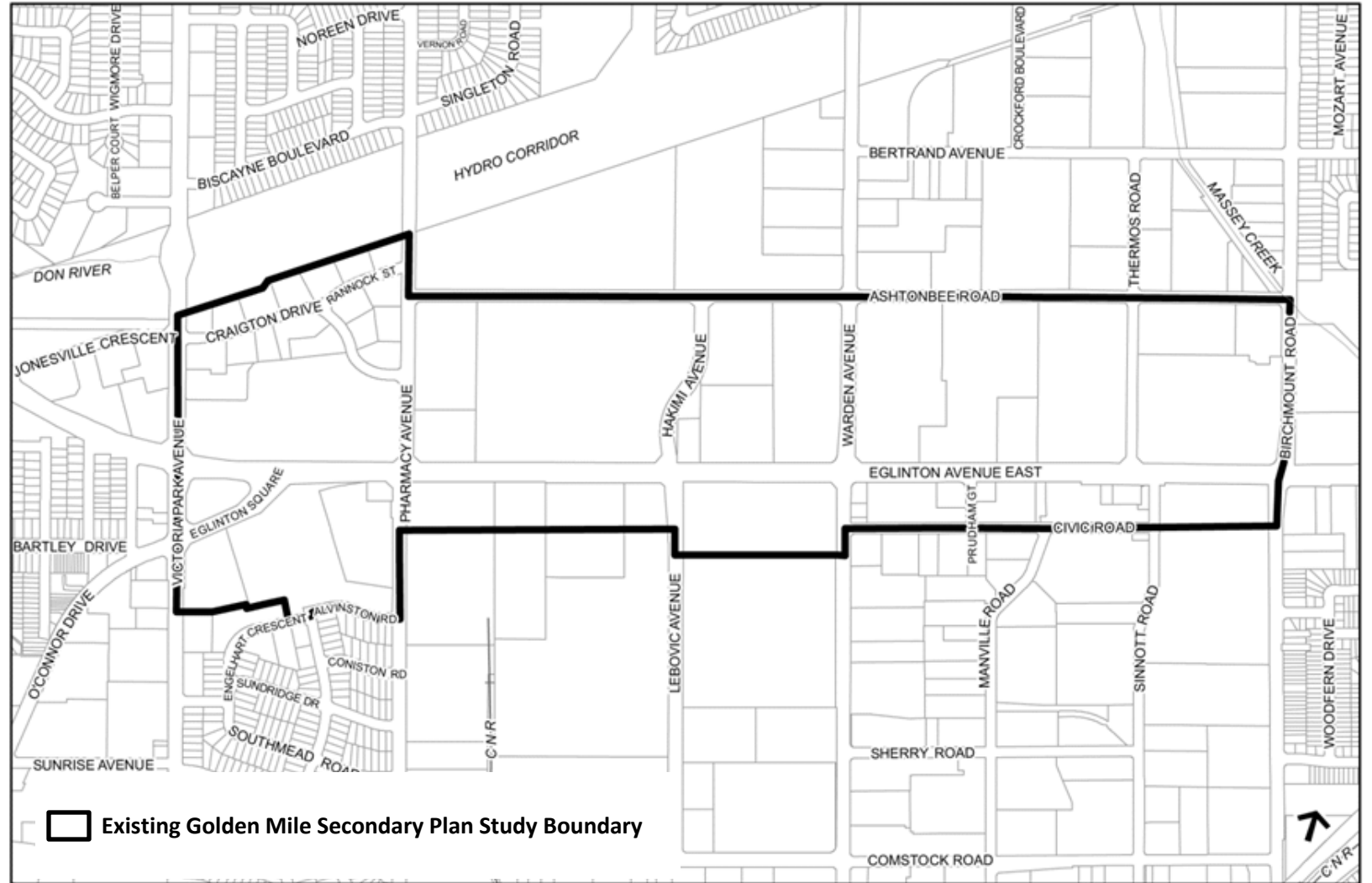
Existing GMSP Study Area: 97 hectares
(Wards 20 and 21)

Residential Area: 16.3 hectares
(17% of Study Area)

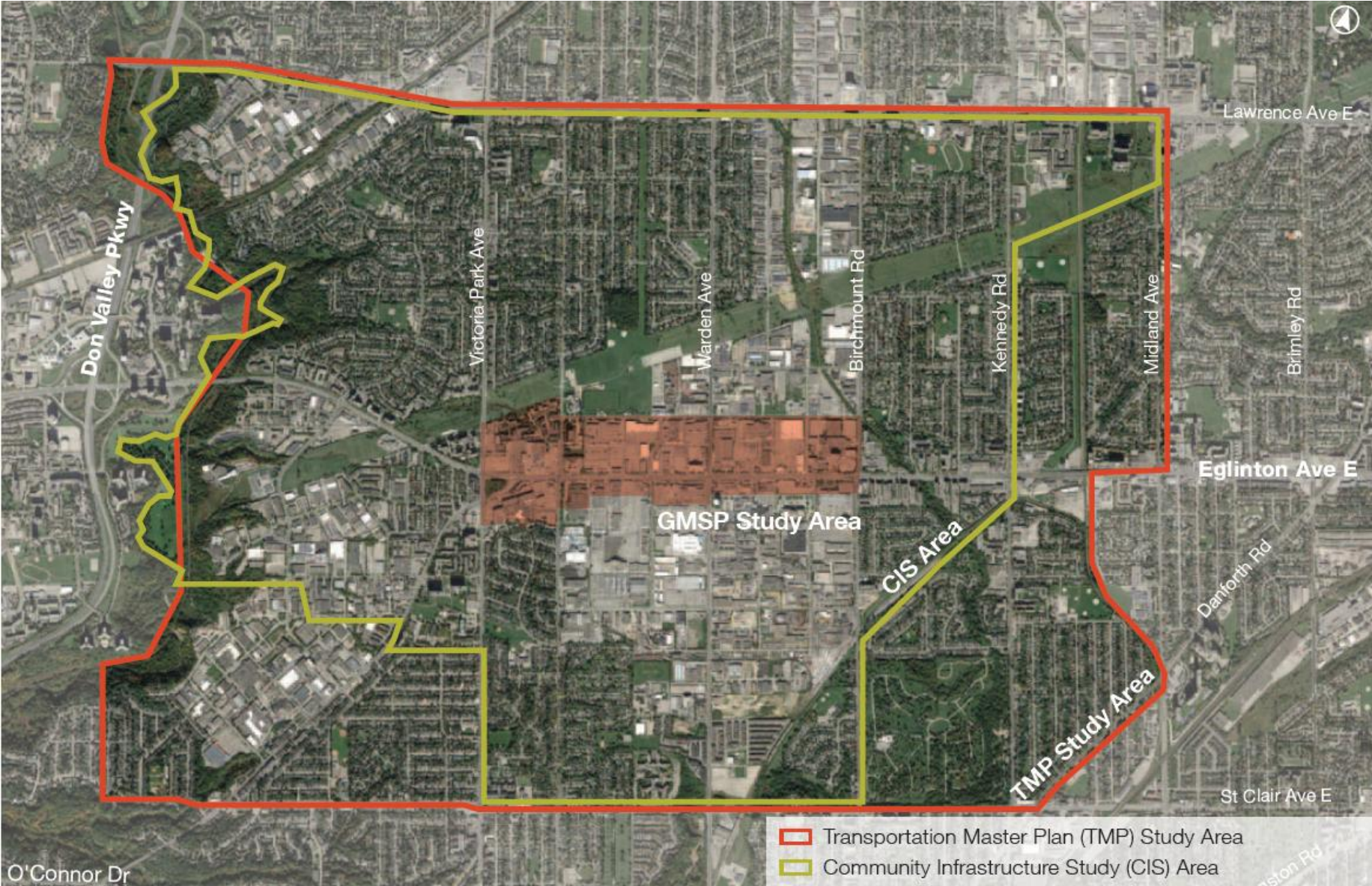
Population: 650 people

To provide a **vision and comprehensive planning framework** for the Golden Mile area in advance of the opening of the Eglinton Crosstown LRT in 2021 that would include Secondary Plan policies that direct:

- built form, public realm, community infrastructure, and public art;
- a transportation master plan;
- a master servicing plan;
- urban design guidelines; and
- Implementation/financial strategies.



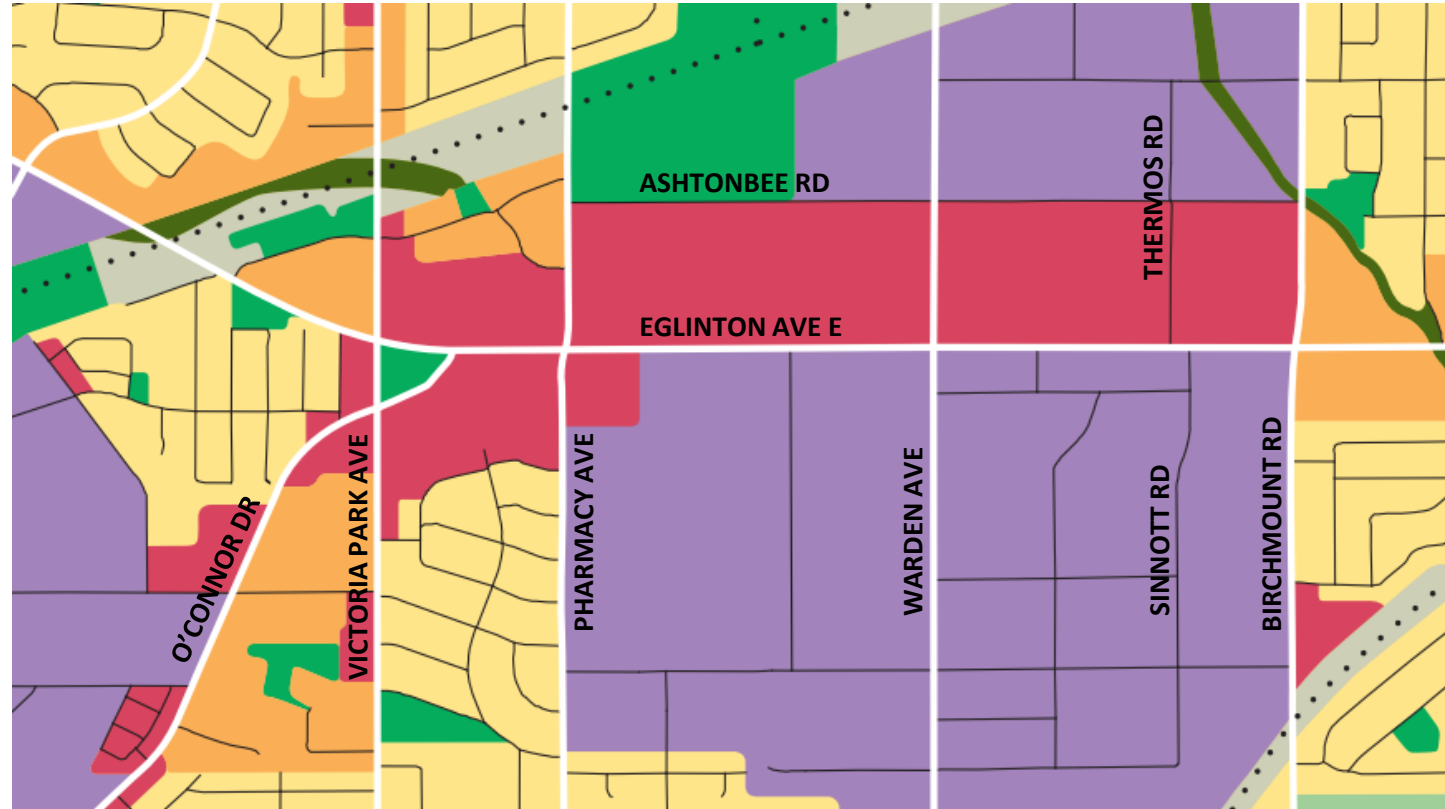
Golden Mile Study Areas



Official Plan

The planning framework for the Golden Mile will include Official Plan policies, guidelines and strategies that will:

- support continued employment investment; and
- **promote residential and mixed-use intensification** within the Golden Mile area.



Land Use Designations



Status

June – Dec 2017

Jan – Aug 2018

Sept 2018 - Present

PHASE 1

- Draft Vision
- Draft Guiding Principles
- Background Report

PHASE 2

- Identify Alternatives
- Analyze Alternatives
- Alternatives Report

PHASE 3

- Select Preferred Alternative
- Draft Secondary Plan Policies
- Final Report to City Council

Implementation

CCM #1 June 2017
CCM #2 Oct 2017

CCM #3 June 2018

PHC April 4th
Proposed Boundary Expansion &
Alternatives Report

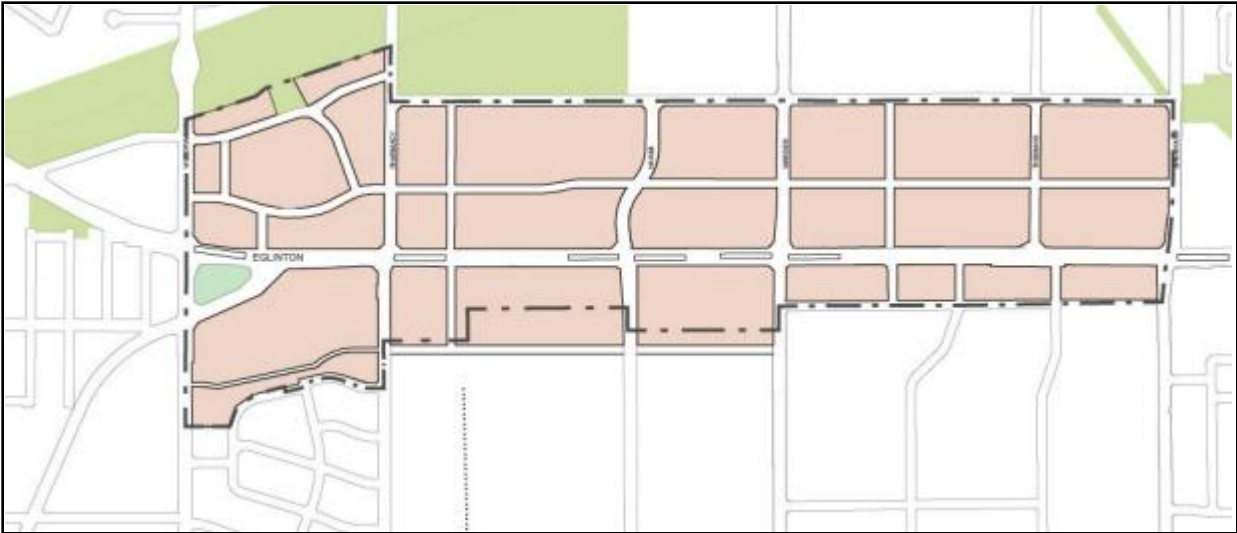
CCM #4 (Date TBD)

Final Report to City Council
Draft Secondary Plan Policies
Transportation Master Plan
Urban Design Guidelines

WE ARE HERE

3 Street and Block Network Alternatives

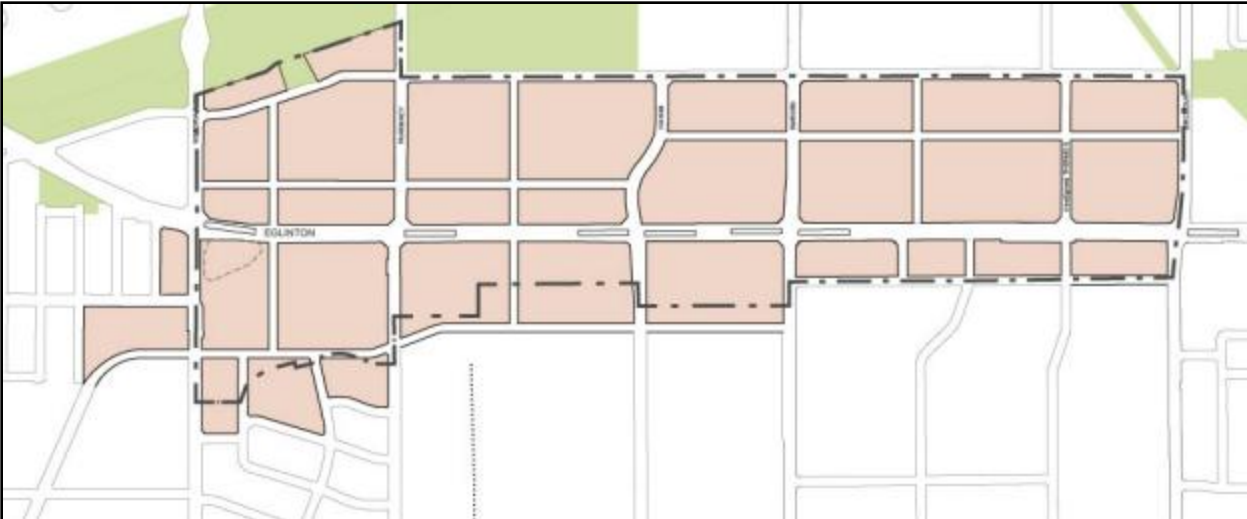
Alternative 1



Alternative 2

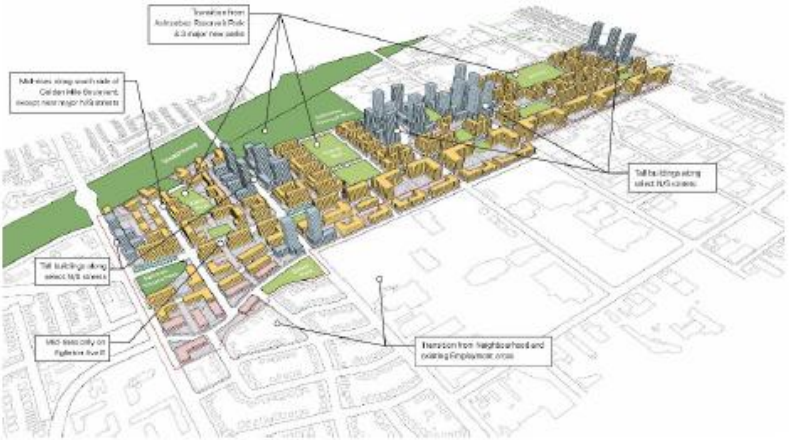


Alternative 3

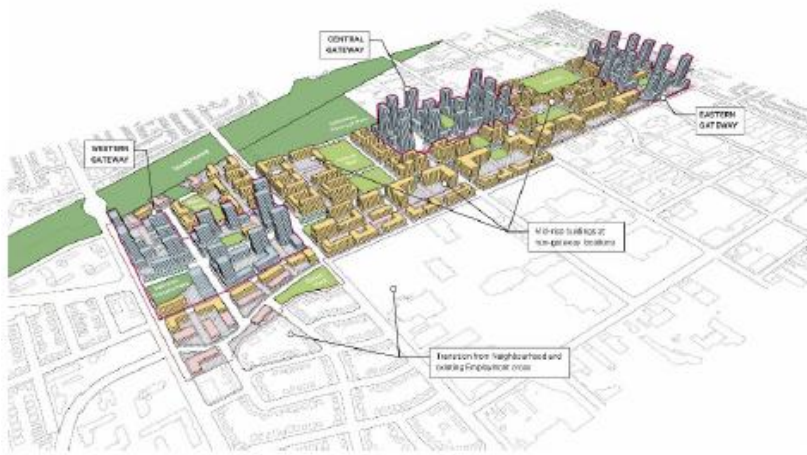


3 Development Alternatives – June 2018

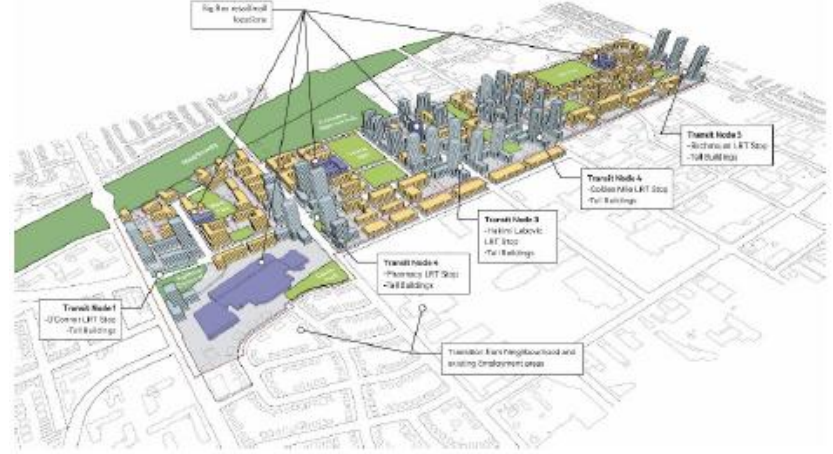
Alternative 1
A Mid-Rise Eglinton



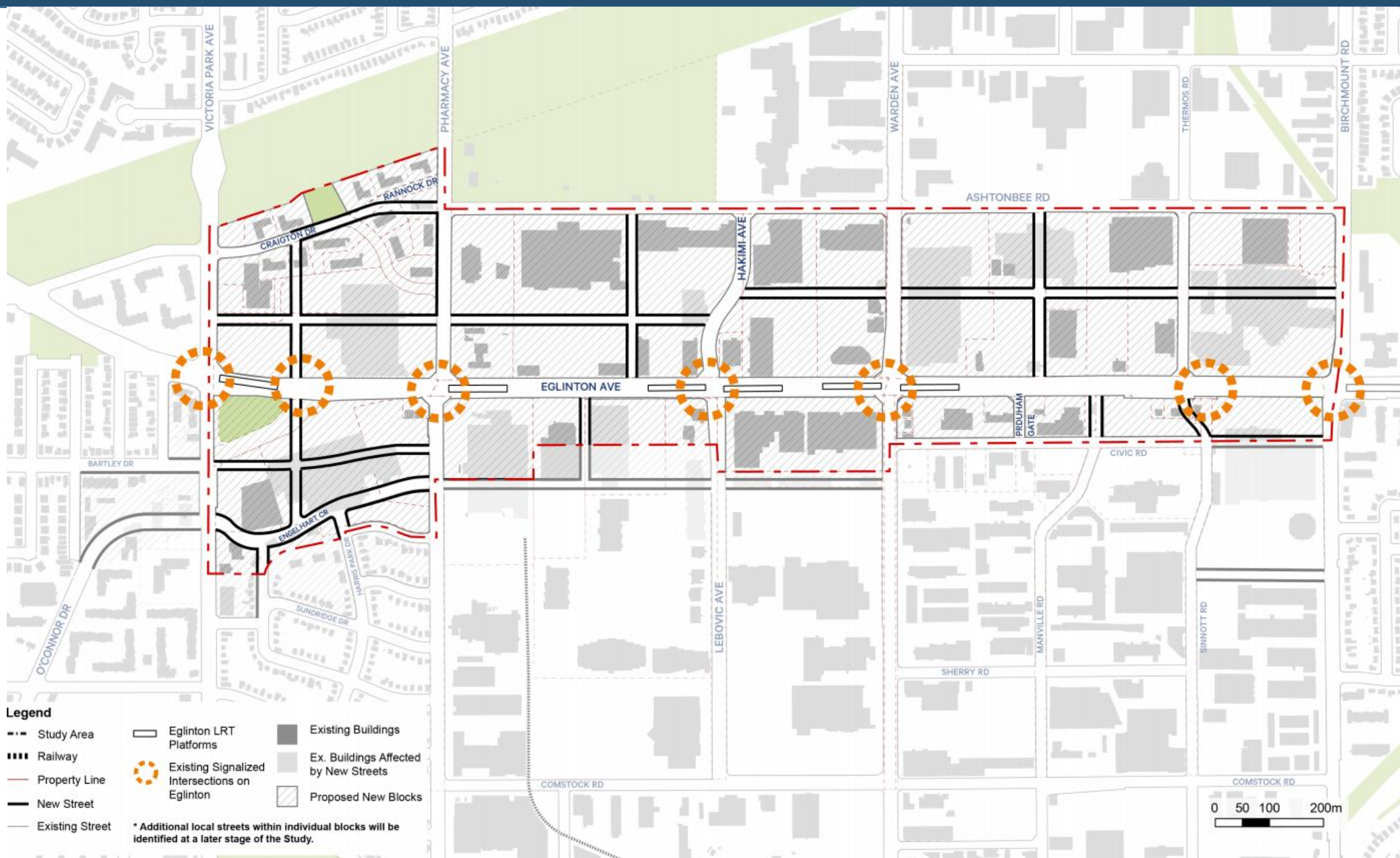
Alternative 2
Three Gateways + Park Districts



Alternative 3
Five Transit Nodes + Central Hub



Emerging Preferred Street and Block Network



Big Moves – November 2018

Emerging Street and Blocks Strategy

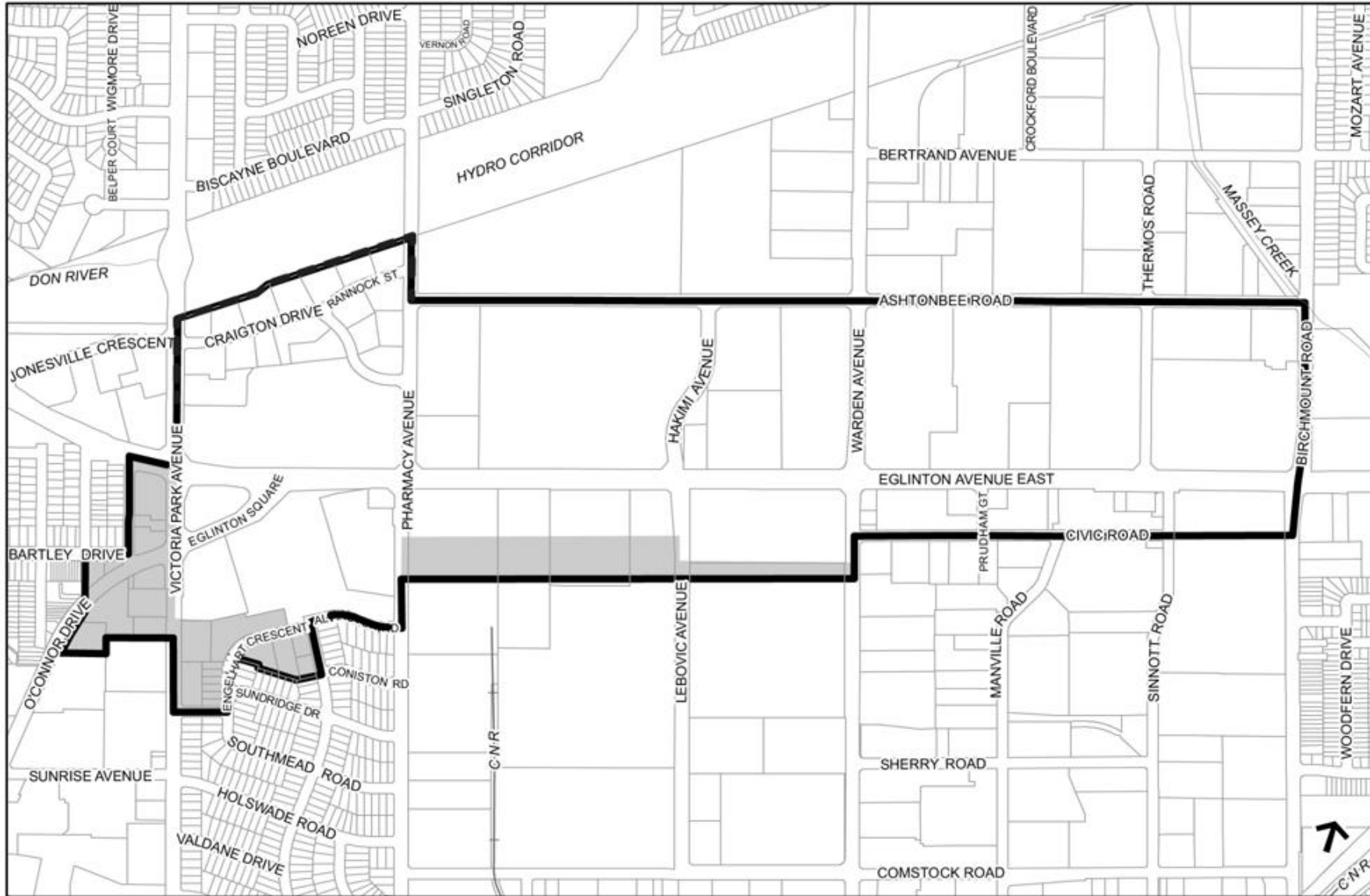
- Enhanced street and block network
- Coarse street network to finer street network
- New north/south and east/west connections
- Reconfigure existing streets/intersections
- A range of appropriately sized development blocks

Emerging Public Realm Strategy

- Enhanced Public Realm network
- 7 major parks (2 existing and 5 proposed)
- Range of smaller parks, POPS and connections to the Meadoway
- Expansion of the Victoria Park – Eglinton Parkette (triangle)



Proposed Boundary Expansion

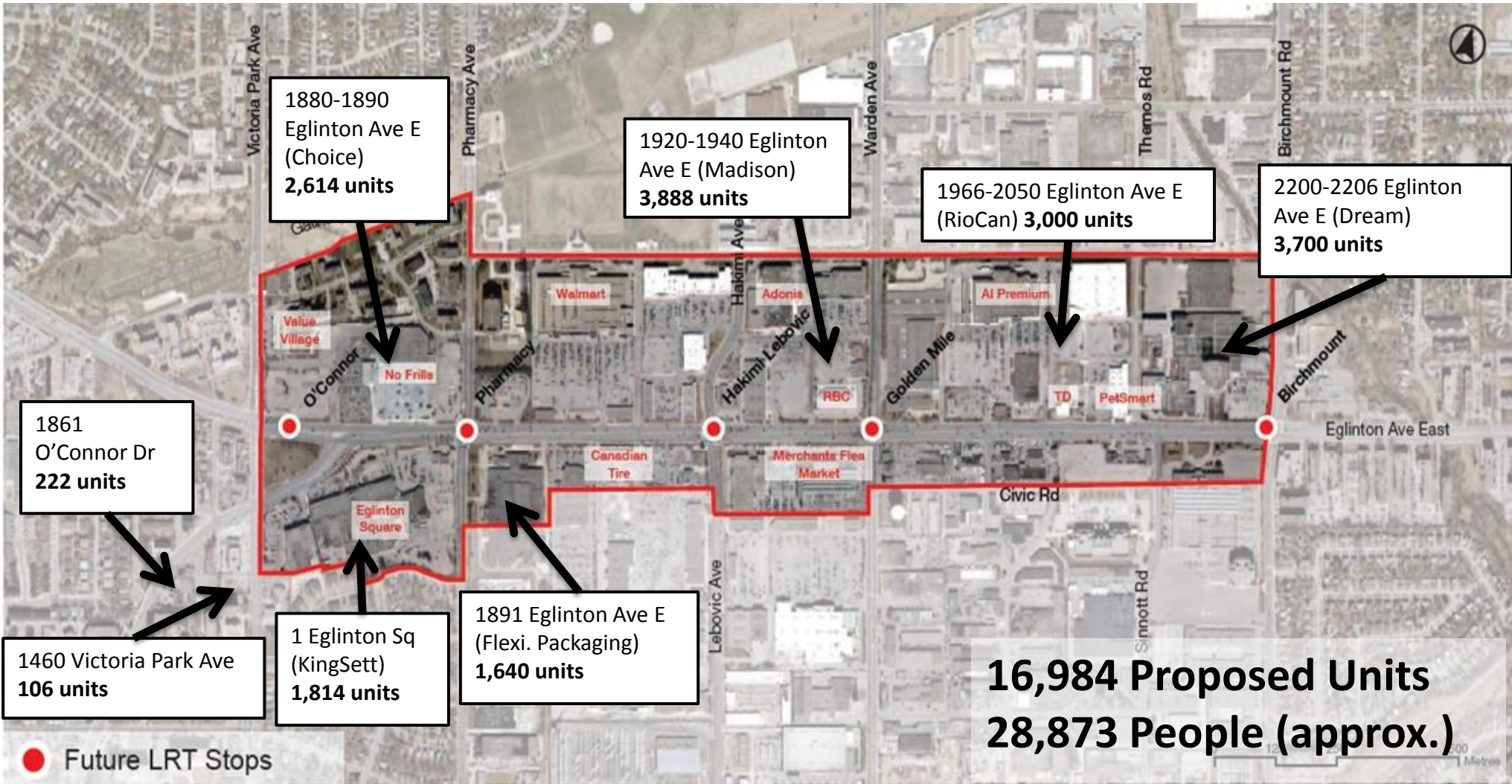


Golden Mile Secondary Plan Study Expanded Area

Next Steps

- | | |
|----------|---|
| April | Finalize Built Form and Public Realm Strategies |
| May/June | Technical Advisory Committee (TAC) and Local Advisory Committee (LAC) Meetings |
| June | Community Consultation Meeting #4 |
| July | Final Consultant Report and Draft Secondary Plan Policies |
| Q3 2019 | Final Staff Report to City Council with Draft Secondary Plan Policies, Transportation Master Plan, Urban Design Guidelines, etc |

8 Current Development Applications



Notification – Open House for Landowners & CCM # 3 (June 2018)

Postal Walk: 1,030 notices to Businesses

9,984 notices to Residents, Businesses

