



## STAFF REPORT ACTION REQUIRED

### Golden Mile Secondary Plan Study Status Update and Proposed Boundary Expansion

Date: December 17, 2018

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

Wards: Ward 20 – Scarborough Southwest, Ward 21 – Scarborough Centre, and  
Ward 16 – Don Valley East

**Planning Application Number:** 17 134997 EPS 00 TM

#### SUMMARY

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This report provides information on the status of the Golden Mile Secondary Plan (“GMSP”) Study and recommends the expansion of the Study area boundaries to include additional lands west of Victoria Park Avenue and along the southern boundary (south of Eglinton Avenue East). As a result of the recommended expansion, the Study Area would increase from 97 to 113 hectares.

The existing GMSP Study Area is bounded by Ashtonbee Road and the Gatineau Hydro Corridor (the “Meadoway”) to the north, an irregular boundary to the south, Birchmount Road to the east, and Victoria Park Avenue to the west (refer to Attachment 1). The Study area includes lands that are predominantly designated *Mixed Use Areas* and *Employment Areas*, as well as smaller portions designated *Apartment Neighbourhoods*, *Neighbourhoods*, and *Parks and Open Space Areas - Parks*.

#### RECOMMENDATIONS

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The City Planning Division recommends that:

1. City Council direct City Planning staff to extend the boundaries of the Golden Mile Secondary Plan in accordance with Attachment 2 of the report dated December 17, 2018, from the Director, Community Planning, Scarborough District.

## **FINANCIAL IMPACT**

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The recommendations in this report have no financial impact.

## **ISSUE BACKGROUND**

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### **Decision History**

In May 2014, City Council directed City Planning staff to undertake further study of the six focus areas that were identified in the Eglinton Connects Planning Study. The Golden Mile was one of the focus areas along the 19-kilometre Eglinton Crosstown Light Rail Transit (“LRT”) corridor. The focus areas were identified due to their capacity to accommodate future residential, mixed-use and employment growth.

Further information regarding the Eglinton Connects Planning Study may be found at: <https://www.toronto.ca/legdocs/mmis/2014/pg/bgrd/backgroundfile-68062.pdf>

City Planning staff retained Urban Metrics Inc. to undertake the Golden Mile Market Analysis and Economic Strategy Study, which was completed in December 2016. The Study analyzed the existing economic and employment conditions in the Golden Mile. The Study included suggestions for an economic strategy that would inform the development of a vision and planning framework for the Golden Mile area.

Further information regarding the Golden Mile Market Analysis and Economic Strategy Study may be found here: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.SC21.12>

### **Study Purpose**

Further to the direction from City Council, the GMSP Study was initiated by City Planning staff to develop a vision and comprehensive planning framework for the Golden Mile area that would include Secondary Plan policies that direct:

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

In consultation with staff from other City divisions and agencies, City Planning staff are working with a team of land use planning, urban design, transportation, servicing, and community services and public engagement consultants led by SvN Architects + Planners Inc. City Planning staff have also consulted with the broader Golden Mile community throughout the Study process as part of the public engagement strategy.

The Study encourages appropriate residential and non-residential growth on lands designated *Mixed Use Areas*, and employment uses, including office development/investment on lands designated *Employment Areas*.

The Study is also intended to identify the infrastructure that will be required to support the anticipated growth in the Golden Mile, including streets, servicing, parks, and community services and facilities.

## **Status**

The GMSP Study is a three-phase study that is currently in Phase Three. Each phase of the Study has included multiple public engagement/consultation meetings for City staff, external stakeholders, a Local Advisory Committee (“LAC”), and members of the general public.

Phase One was undertaken from June to December 2017. This phase focussed on an analysis of the GMSP Study area and its surrounding context, developing an understanding of the opportunities and constraints within the Golden Mile and identifying the necessary work to be undertaken in other components of the Study. A draft vision and guiding principles were developed to inform the work to be undertaken in Phase Two.

On February 21, 2018, Scarborough Community Council received an Information Report from City Planning staff dated January 24, 2018. The report provided information regarding the status and Background Report for the GMSP Study. The report may be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.SC28.4>

Phase Two of the Study was undertaken from January to August 2018, to further develop the vision and guiding principles for the Study area. Phase Two identified several development alternatives for the Golden Mile that were analyzed and tested. Three alternatives were selected for detailed discussion with the Technical Advisory Committee (“TAC”) and LAC members, as well as through the public consultation process. An Alternatives Report was drafted by the consulting team, which provides a summary of the analysis and feedback regarding the three development alternatives. The Alternatives Report is expected to be tabled for Scarborough Community Council and North York Community Council's information in Q1 2019.

Phase Three commenced in September 2018, to identify a draft preferred alternative based on the feedback from Phase Two. City Planning staff continue to work with partners in other divisions and agencies, as well as the consulting team to refine the preferred alternative. Additional consultation with landowners with large sites in the Golden Mile has occurred throughout Phase Three. This has allowed more fulsome discussions regarding the emerging built form and public realm strategies in advance of finalizing the policies for the Golden Mile. The final Community Consultation Meeting for the Study is anticipated for Q1

2019 and the Final Report, including draft Secondary Plan policies and related strategies, is expected to be brought to City Council for consideration by City Council in Q2 2019.

## **COMMENTS**

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### **Emerging Built Form and Public Realm Strategies**

As part of Phase Three, emerging built form and public realm strategies have been identified to improve the existing and future conditions in the Golden Mile. An enhance street and block network is proposed, which would include:

- the realignment of existing streets:
  - a. O'Connor Drive;
  - b. Ashtonbee Road/Rannock Street/Craigton Drive;
  - c. Thermos Road/Sinnott Road; and
- the introduction of new north-south streets and a new east-west street located north of Eglinton Avenue East (commonly referred to as "Golden Mile" Boulevard).

The emerging public realm strategy includes four major parks, a range of smaller parks, privately-owned publicly-accessible spaces (POPS), and connections to the Meadoway.

As noted, the realignment of O'Connor Drive has been identified as a potential alternative to address transportation capacity constraints associated with the expected long-term growth in the Golden Mile. The realignment would also result in the closure of Eglinton Square, thereby allowing the Victoria Park-Eglinton Parkette (triangle) to be expanded, which is currently constrained by streets on all three frontages and is limited with regard to programmability due to its configuration.

### **Proposed Boundary Expansion**

The realignment of O'Connor Drive and associated closure of Eglinton Square would create opportunities for improvements to the transportation and public realm networks in the Golden Mile area. This realignment also represents an opportunity to analyze built form enhancements for lands on the west side of Victoria Park Avenue, south of Eglinton Avenue East, as well as additional lands on the east side of Victoria Park Avenue that are not currently within the GMSP Study area.

The impacted lands on the west side of Victoria Park Avenue, between Eglinton Avenue East and the proposed realignment of O'Connor Drive are designated *Mixed Use Areas*. The lands generally consist of low-rise non-residential uses including commercial and automotive-related uses.

The lands on the east side of Victoria Park Avenue, south of the existing GMSP Study area consist of a low-rise non-residential building at 1421 Victoria Park Avenue (Bell).

City Planning staff also recommend that the GMSP Study area boundaries east of Victoria Park, south of Eglinton Avenue East be amended as follows:

- add lands designated *Employment Areas* between Pharmacy and Warden Avenues to create a consistent block depth from Eglinton Avenue East for this portion of the Study area;
- add the lands designated *Neighbourhoods* at 2-10 Engelhart Crescent, and rear portion of the lands at 19-23 Engelhart Crescent and 64-68 Harris Park Drive.

For all lands impacted by the boundary adjustment, refer to Attachment 2. The proposed boundary expansion as shown in Attachment 2 would increase the GMSP Study area from 97 to 113 hectares.

## **Conclusion**

This report recommends that Scarborough Community Council direct City Planning staff to expand the boundaries of the GMSP Study area in accordance with Attachment 2 of the report from the Director, Community Planning, Scarborough District, dated December 13, 2018, to include the following lands:

- 1460, 1468, 1474, 1492 and 1496 Victoria Park Avenue;
- 1861, 1871-1875, 1885 and 1900 O'Connor Drive;
- 1880 and 1888 O'Connor Dr;
- Additional lands designated *Employment Areas* between Pharmacy and Warden Avenues;
- 1421 Victoria Park Avenue;
- 2-10 Engelhart Crescent; and
- the rear portion of the lands at 19-23 Engelhart Crescent and 64-68 Harris Park Drive.

## **CONTACT**

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## **SIGNATURE**

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Paul Zuliani, Director  
Community Planning, Scarborough District

## **ATTACHMENTS**

### **City of Toronto Drawings**

Attachment 1: Existing Golden Mile Secondary Plan Study Area Boundaries

Attachment 2: Proposed Golden Mile Secondary Plan Study Area Boundaries



# Attachment 2: Proposed Golden Mile Secondary Plan Study Area Boundaries

