



GOLDEN MILE SECONDARY PLAN

October 2020



113 Hectares and 5 EQLRT Stops



Golden Mile Secondary Plan (GMSP) Area

- **105+ hectares in Wards 20 and 21 (Scarborough District)**
- **Approx. 4.5 hectares in Ward 16 (North York District)**

Secondary Plan Boundary

Transit Node

Vision and Guiding Principles

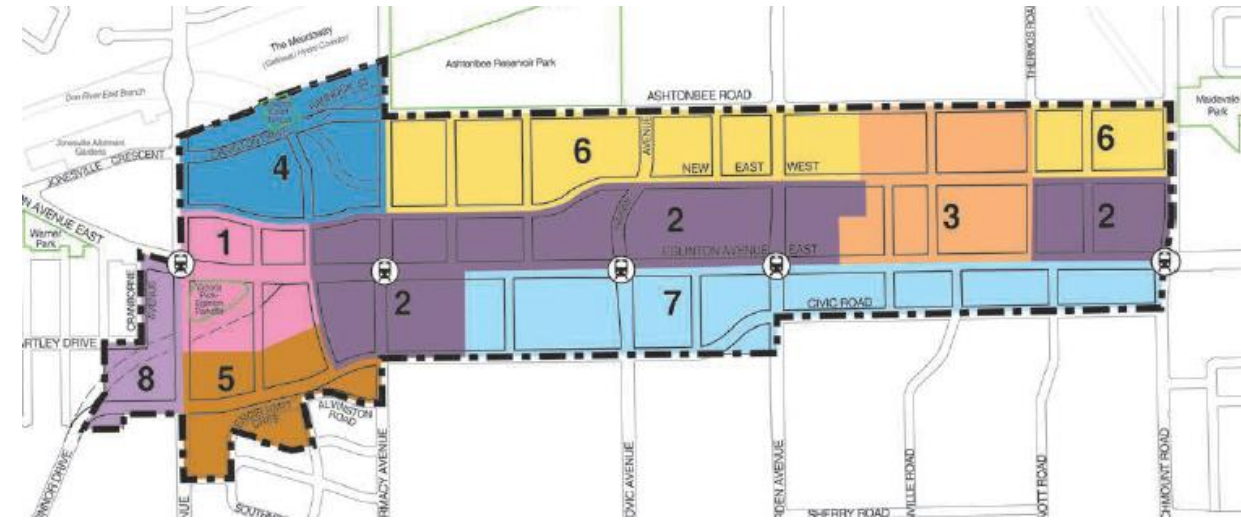
The Vision for the Plan Area is for a complete, liveable, connected, responsive, prosperous, and resilient mixed-use community that includes a balance of uses (residential, commercial and employment) supported by community services

- **Complete & Liveable**
- **Connected**
- **Responsive**
- **Prosperous**
- **Resilient**



4 Districts and 8 Character Areas

The Golden Mile will consist of 4 Districts and 8 Character Areas, defined by specific land use, built form, and public realm objectives. The breakdown responds to existing local conditions and establishes new character areas to help guide the development in each area.

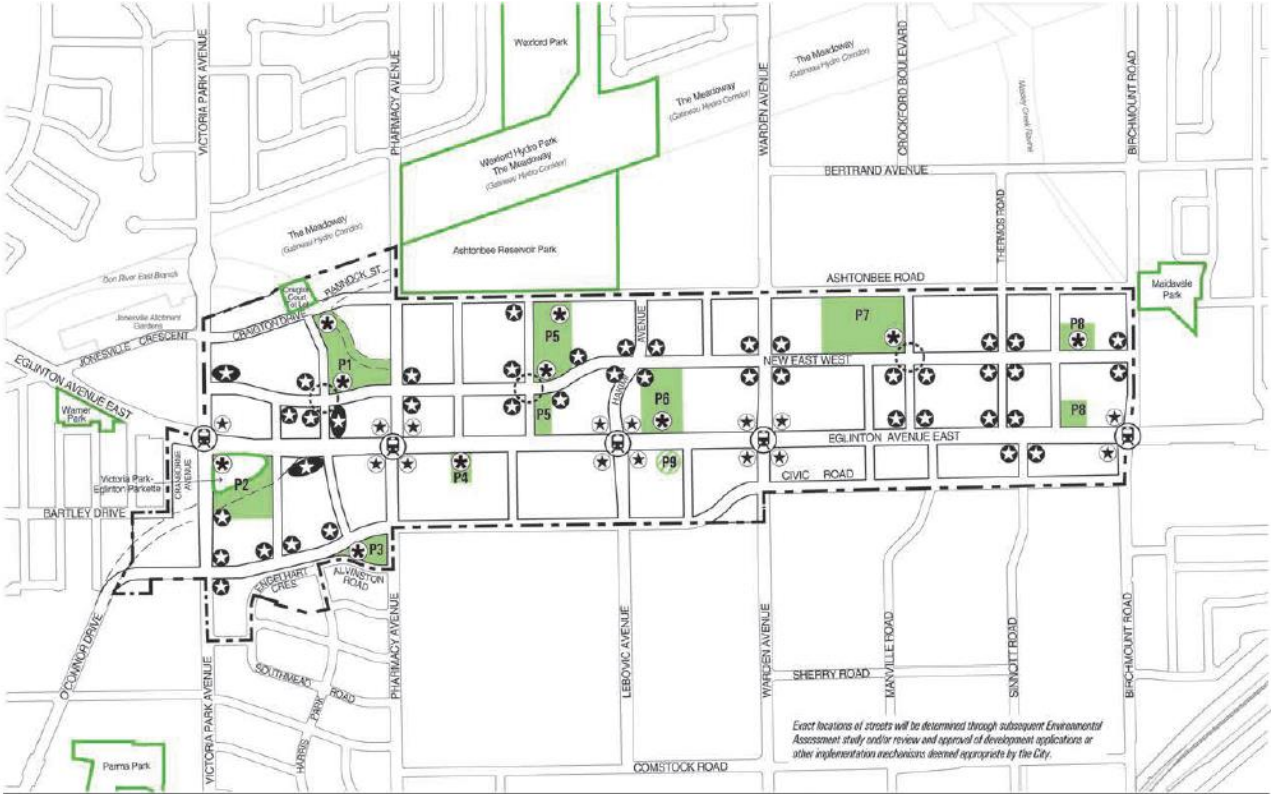


- West District: Commercial Gateway and Surrounding Area
- Central District: Institutional, Social and Cultural Hub
- East District: Primarily Residential Community
- Employment District: Preserved and Enhanced Employment Lands

1. Golden Mile Commercial Gateway
2. Mixed Use Transit Nodes
3. East Park Mid-rise and Tall Building Community
4. West Park and Meadoway Transition Area
5. O'Connor Dr. Transition Area
6. Ashtonbee Transition Area
7. Employment Area
8. Victoria Park Ave. / O'Connor Dr. Intersection Area (SASP 400)

Public Realm

New development will enhance the existing public realm network and will include widened/reconfigured and new streets, 9 new public parks, new pedestrian and cycling connections, and locations for public art, which are essential to complete and liveable communities.



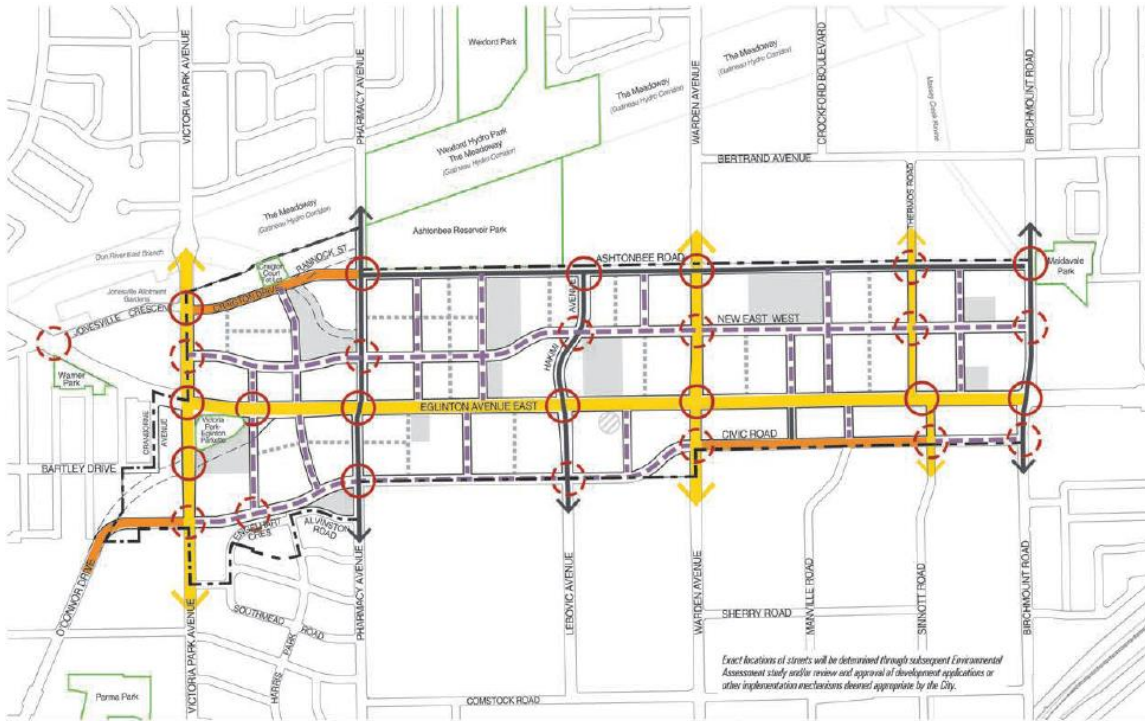
Toronto Golden Mile Secondary Plan MAP 45-6 Public Realm Plan

<ul style="list-style-type: none"> Secondary Plan Boundary Existing Street within the Secondary Plan Boundary to be Potentially Reconfigured/Reconfigured 	<ul style="list-style-type: none"> Green Mode Transit Mode 	<ul style="list-style-type: none"> Potential PDPS/Public Art at Intersection Potential PDPS/Public Art at LRT Stop Potential Public Art at New Park 	<ul style="list-style-type: none"> Existing Park New Park Conceptual Park Location (Refer to Policy 6.2.1) 	<ul style="list-style-type: none"> New Park Index P1 West Park P2 Eglinton Square Park P3 South Park P4 Pharmacy-Eglinton Park P5 Central Park N & S P6 Hekari Park P7 East Park P8 Birchmont Park N & S P9 Employment Park 	<ul style="list-style-type: none"> Not to Scale
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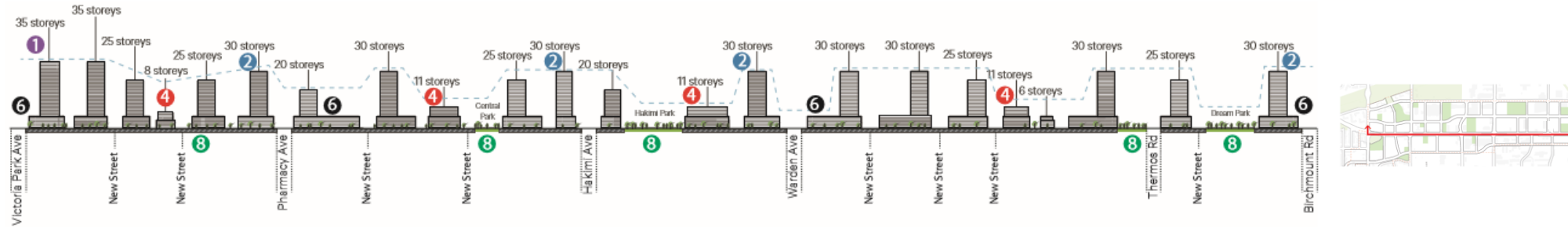
Street Network

Informed by the Golden Mile Transportation Master Plan, the Secondary Plan mobility policies identify the required transportation infrastructure to support the anticipated growth in the Golden Mile. The Plan was developed with a Complete Street approach and focused on improving access and balancing modes of transportation to ensure a range of travel choices and encourage sustainable travel behaviour.

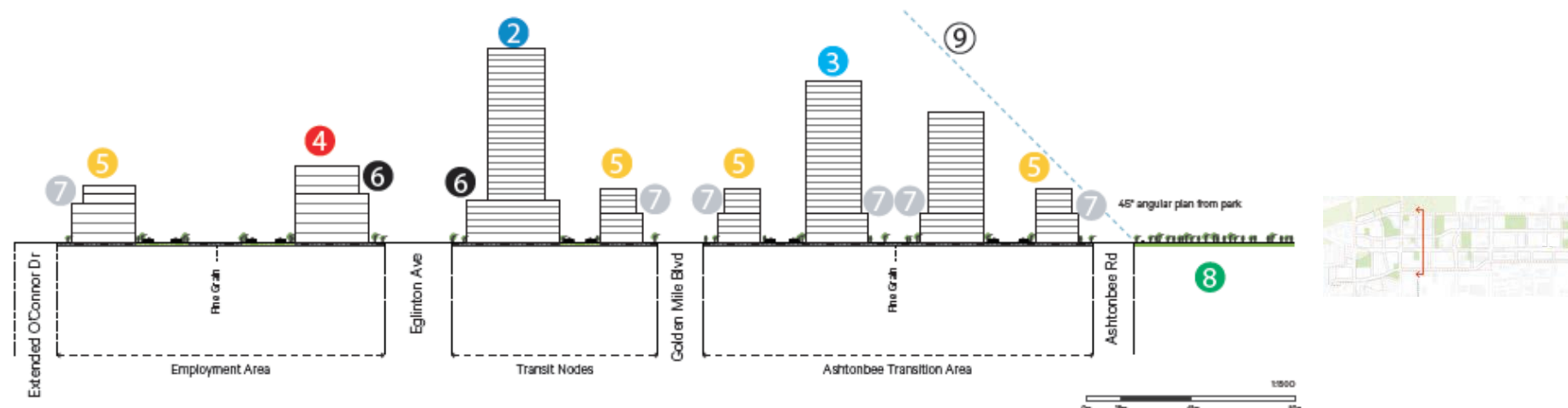


Built Form and Design Excellence

The Secondary Plan promotes diverse, transit-supportive and contextually appropriate built form (including a mix of tall and mid-rise buildings) all of which will have high-quality design and appropriately transition to *Parks and Open Space Areas, Neighbourhoods and Employment Areas*. Low-rise buildings are permitted at appropriate locations.



Eglinton Avenue East Elevation looking north: Variety of building types and variation of building heights



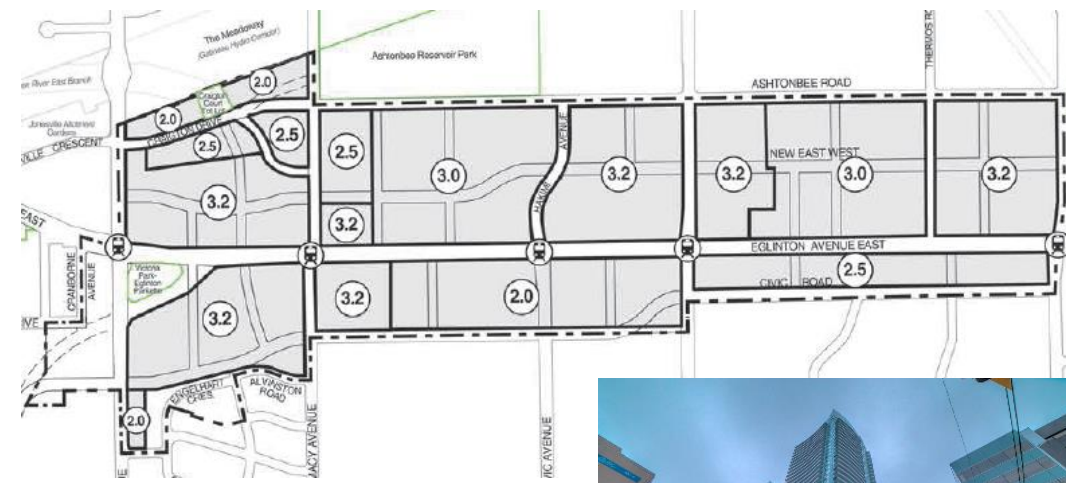
North south cross-section of Plan Area looking west: Transition in building form and building height



Development Density

The gross density strategy was informed by an analysis of the public realm, built form, transportation, and servicing components of the GMSP Study.

Density will be appropriately distributed in a hierarchical manner to create a complete and liveable community with areas of distinctive character, with a higher intensity of uses in proximity to ECLRT stops, while achieving public realm and built form objectives.

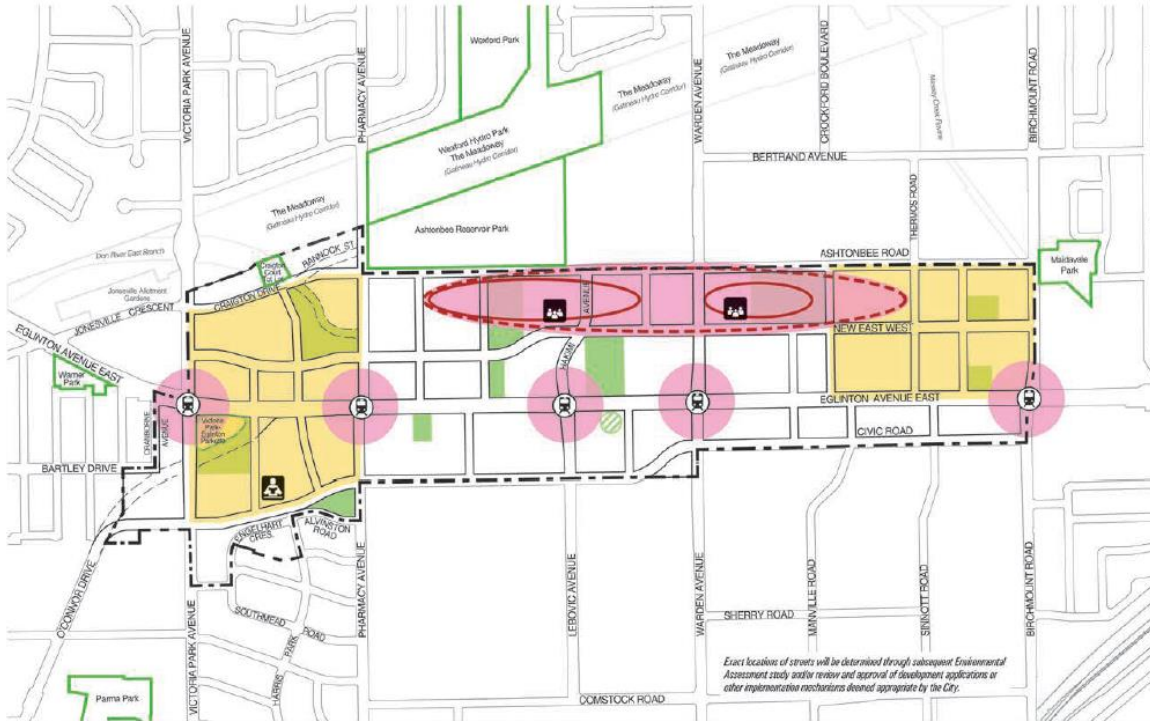


Demonstration Plan
Note: Thermos Road to be widened but not re-aligned



Community Services & Facilities (CS&F)

The CS&F priorities for the GMSP Area include new child care facilities, new public schools, revitalization/expansion of existing facilities and community agency spaces, and potential provision for a new community recreation centre.



TORONTO Golden Mile Secondary Plan

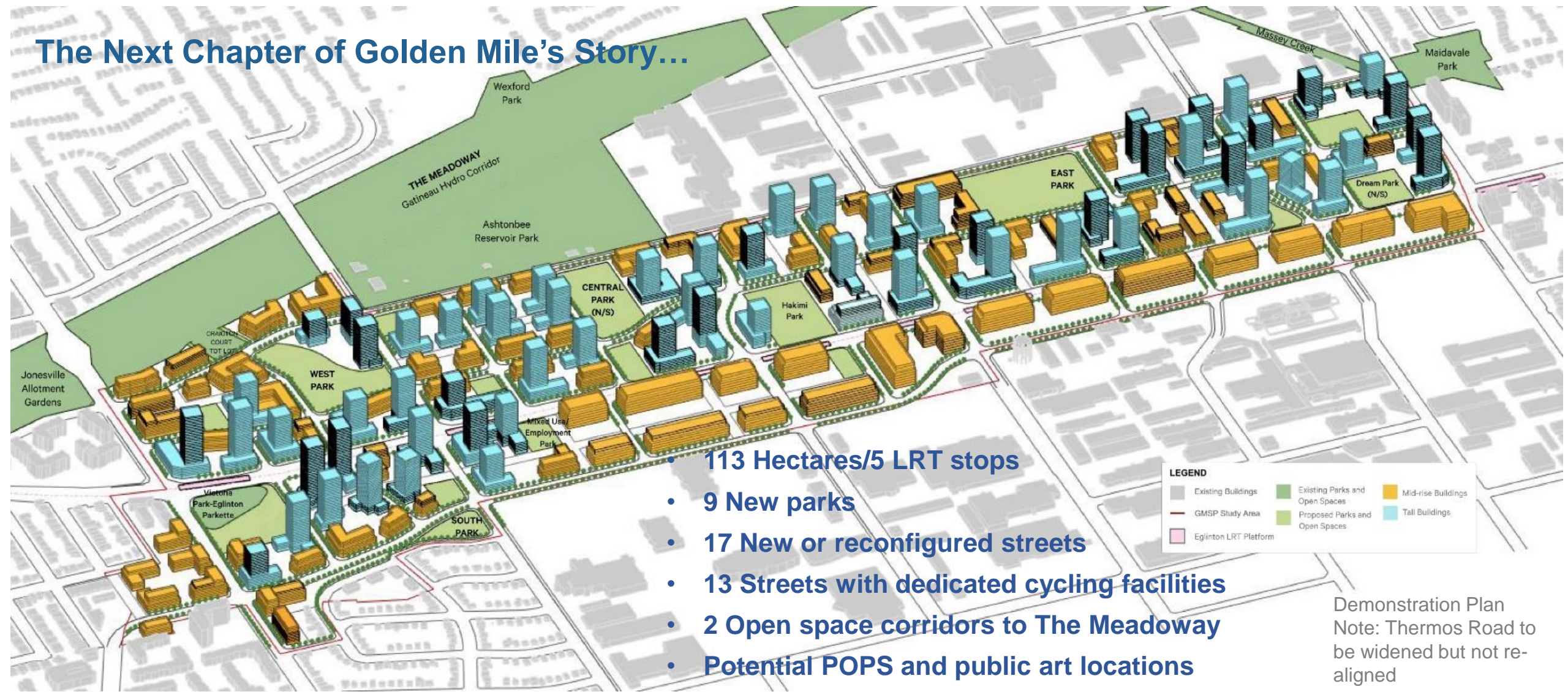
MAP 45-16 Conceptual Community Services & Facilities Map (Non Statutory)

- Secondary Plan Boundary
- Existing Street within the Secondary Plan Boundary to be Potentially Realigned/Reconfigured
- Transit Node
- Eglinton Square Branch Public Library to be Retained
- Potential Community Facility Location
- Community Agency Priority Area
- Child Care Priority Area
- TDCSB Area of Interest
- TDCSB Area of Interest
- Existing Park
- New Park
- Conceptual Park Location (Refer to Policy 6.2.1)

Not to Scale



The Next Chapter of Golden Mile's Story...



- 2 Schools, community service facilities, child care integrated into development
- Total GFA: 2,600,000 m²/60+ Tall buildings/70+ Mid-rise buildings
- 24,000 Residential units/43,000 Residents/19,500 Jobs
- **Potential for 2,000 - 4,000 affordable homes under existing enforce OP policies (Large site policy)**