

## **Golden Mile Secondary Plan Study – Status Report**

Date: May 27, 2020

To: Scarborough Community Council

From: Director, Community Planning, Scarborough District

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

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

### **SUMMARY**

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The City of Toronto has completed the Golden Mile Secondary Plan (“GMSP”) Study for the lands along Eglinton Avenue East that are generally bounded by Ashtonbee Road/ the Gatineau Hydro Corridor to the north, an irregular boundary to the south, Birchmount Road to the east, and Victoria Park Avenue/Cranborne Drive/O'Connor Drive to the west. The 113-hectare Study area includes five (5) Eglinton Crosstown Light Rail Transit (“ECLRT”) stops and is predominantly located within Wards 20 and 21 of the Scarborough District, with approximately 4.3 hectares of lands on the west side of Victoria Park Avenue within Ward 16 of the North York District (refer to Attachment 1: Golden Mile Secondary Plan Study Area Boundary).

The Secondary Plan establishes a planning framework for future development in the Golden Mile area that sets out the long-term vision for a complete, liveable, connected, responsive, and prosperous mixed-use community.

The purpose of this report is to introduce the proposed policies for the Secondary Plan for the Golden Mile (the “Secondary Plan”) to provide the public with additional time to review the Secondary Plan prior to the Statutory Public Meeting, considering the current health emergency and proposed virtual meeting format. The Statutory Public Meeting will be held virtually at Scarborough Community Council on July 17, 2020. The Statutory Public Meeting Notice shall provide particulars on participating and commenting on the Secondary Plan.

### **RECOMMENDATIONS**

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The City Planning Division recommends that:

1. Scarborough Community Council direct that Attachments 1 & 2 to the report dated May 27, 2020, from the Director, Community Planning, Scarborough District, containing proposed amendments to the Official Plan policies for the Golden Mile Area, including

the Golden Mile Secondary Plan be made available to the public and considered at a Statutory Public Meeting to be held on July 17, 2020.

## **FINANCIAL IMPACT**

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The City Planning Division confirms that there are no financial implications resulting from the recommendations included in the report in the current budget year or in future years.

## **BACKGROUND**

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In 2014, the City completed the Eglinton Connects Planning Study ("Eglinton Connects"), a comprehensive planning review of the Eglinton Avenue corridor responding to the opportunity presented by the ECLRT and establishing a long-term vision for the corridor. As part of the recommendations of the Eglinton Connects Study, the Golden Mile was identified as one of the six focus areas for a more detailed study based on its capacity to accommodate future mixed use, residential, and employment growth on large and/or underdeveloped sites.

From 2017 to 2020, the City commissioned the GMSP Study by a team of consultants led by SvN Architects + Planners Inc. The GMSP Study has informed the Secondary Plan, which establishes a vision for the Secondary Plan Area ("Plan Area") as a connected, accessible, diverse, complete and liveable mixed-use community and identifies:

- Districts and Character Areas within the Plan Area, accommodating a balance of residential, commercial, and employment uses, as well as community services;
- A comfortable and attractive public realm including streets, parks and open spaces, pedestrian and cycling connections, as well as public art, designed to reflect the history and heritage of the broader Golden Mile area;
- A variety of built form with high quality architecture that will respond to the local context, and define, support, and contribute to the public realm and the Character Areas;
- A multi-modal transportation network, anchored by the ECLRT, with new streets and improved mobility;
- Densities that will promote a transit-supportive environment, increasing transit ridership and optimizing the significant public investment in the ECLRT, while achieving other objectives of the Secondary Plan; and
- Strategies to promote sustainability and climate resilience.

The Secondary Plan identifies the key elements that will define the structure of the Plan Area and serve as the foundation for the comprehensive planning framework of the Secondary Plan, including:

- Existing streets and reconfigured and/or widened existing streets;
- New streets;

- Eglinton/Victoria Park Gateway, including the Eglinton Avenue East and Victoria Park Avenue intersection and the surrounding public realm;
- Five Transit Nodes, including the ECLRT stops and the surrounding public realm;
- Existing parks and open spaces;
- Nine new parks; and
- Green Nodes at the new parks along East-West Street north of Eglinton Avenue East ("Golden Mile Boulevard").

Refer to Attachment 2: Draft Official Plan Amendment: Golden Mile Secondary Plan for the details of the proposed amendments to the Official Plan and the Secondary Plan policies. A map of the boundary of the Secondary Plan is included as Attachment 1 to this Report

The Urban Design Guidelines for the Golden Mile will be attached to the Final Report for the GMSP Study, which will be brought forward to the July 17, 2020, Scarborough Community Council meeting.

## **Conclusion**

Due to the current situation related to COVID-19 and the virtual format of upcoming Community Council meetings, City Planning staff recommend that the Secondary Plan be made available prior to the Statutory Public Meeting at Scarborough Community Council on July 17, 2020, in order to allow the public additional time to review the proposed amendments to the Official Plan, including the Secondary Plan for the Golden Mile. The Notice of Statutory Public Meeting will provide the public with details on how to participate in the virtual Statutory Public Meeting and provide comments that they may have to the City.

## **CONTACT**

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## **SIGNATURE**

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Paul Zuliani, MBA, RPP, Director  
Community Planning, Scarborough District

## **ATTACHMENTS**

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Attachment 1: Golden Mile Secondary Plan Study Area Boundary  
Attachment 2: Draft Official Plan Amendment: Golden Mile Secondary Plan



**Attachment 2: Draft Official Plan Amendment: Golden Mile Secondary Plan**

Provided separately as a PDF and posted under the Agenda Item for Scarborough Community Council's June 19, 2020 meeting.