



# GOLDEN MILE SECONDARY PLAN

July 2020



113  
Hectares

5  
ECLRT 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)

# Once Upon a Time...



# Vision and Guiding Principles

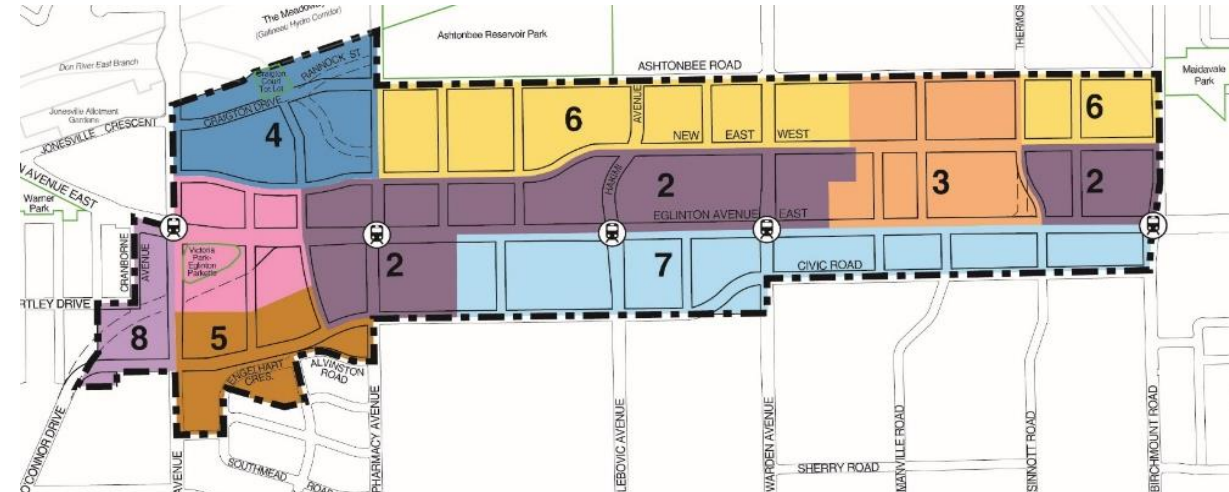
The Vision for the Plan Area is for a complete, liveable, connected, responsive, prosperous, and resilient mixed-use community that includes a balance of uses (residential, commercial and employment) supported by community services

- **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.

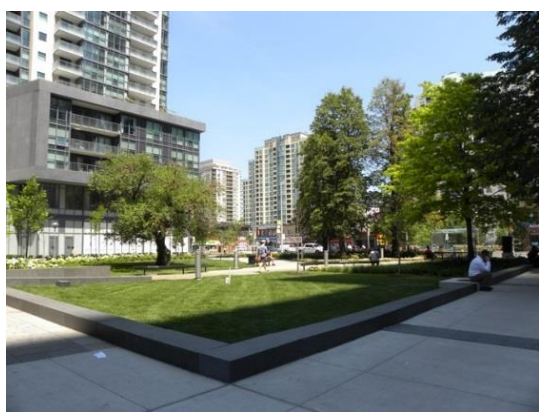
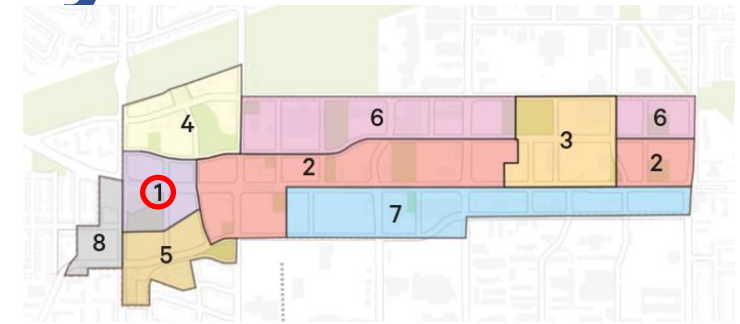


- West District: Commercial Gateway and Surrounding Area
- Central District: Institutional, Social and Cultural Hub
- East District: Primarily Residential Community
- Employment District: Preserved and Enhanced Employment Lands

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)

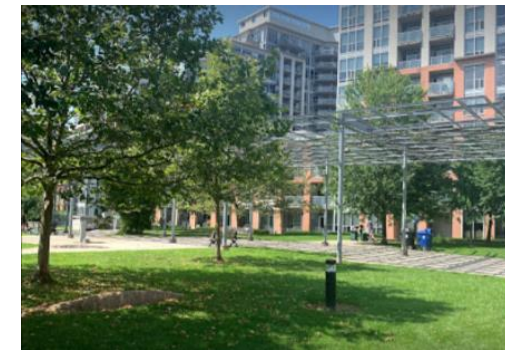
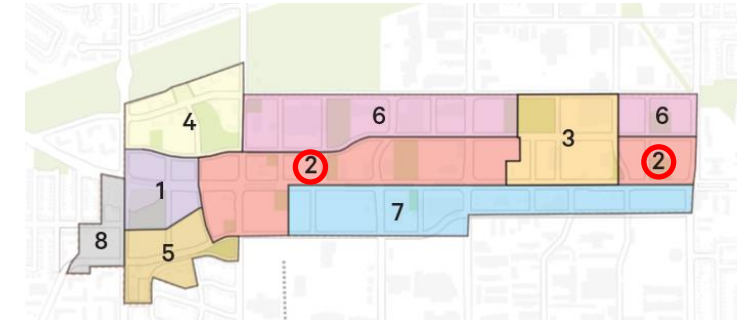
# Golden Mile Commercial Gateway

The Golden Mile Commercial Gateway will be a primary location for intensification with the tallest buildings in the Plan Area and a mix of tall buildings and some mid-rise buildings. The public and private development in this area will celebrate the historic gateway location and commercial nature of the area with a vibrant urban public realm, supported by continuous commercial uses at grade along most of the streets in the area.



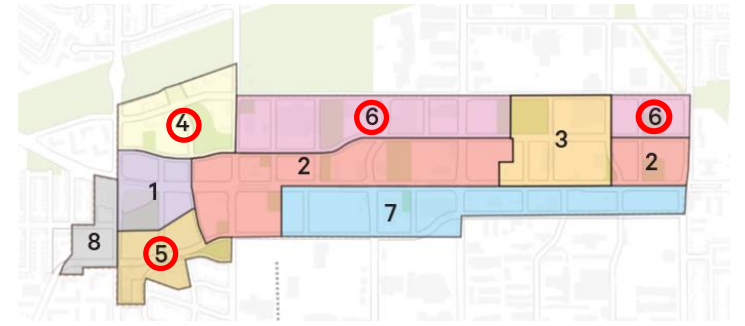
# Mixed Use Transit Nodes

The Mixed Use Transit Nodes will be the centres of activity for the Golden Mile. They will be designed with a mix of tall and mid-rise buildings to animate and support Eglinton Avenue East as a commercial main street along the LRT corridor with enhanced streetscape. Parks will be provided at strategic locations. Privately Owned Publicly-Accessible Spaces with potential public art installations will be provided at intersections with LRT stops.



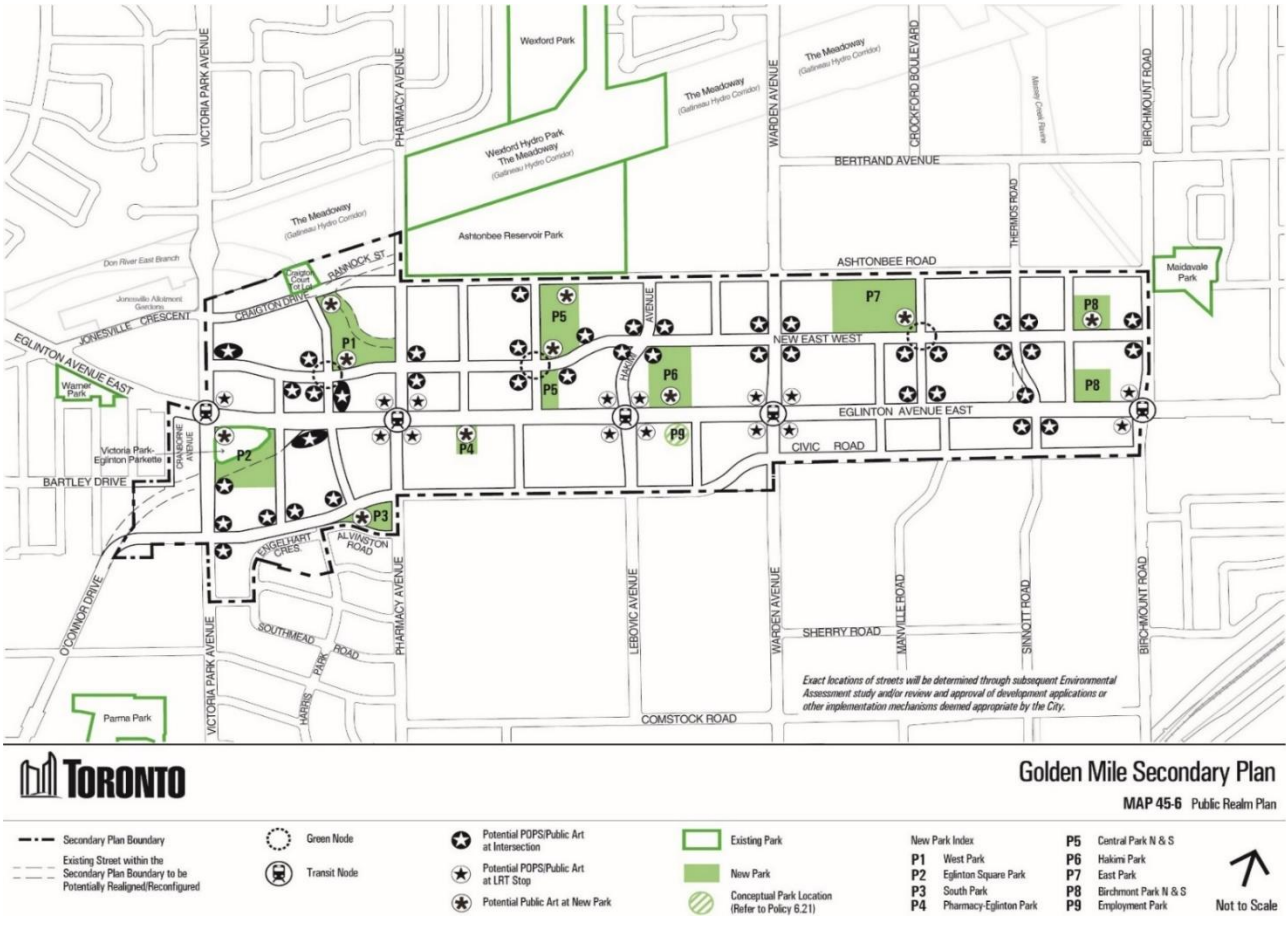
# Three Transition Areas

Located further away from Eglinton Avenue East and anchored by new parks, the three Transition Areas will be developed as mostly residential areas with a mix of tall buildings, mid-rise buildings, and low-rise buildings, with appropriate transition to the surrounding parks and open spaces, *Neighbourhoods*, and *Employment Areas*.



# 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.



# New Parks

9 new public parks will be strategically located to achieve an even distribution and integration with the overall public realm network.

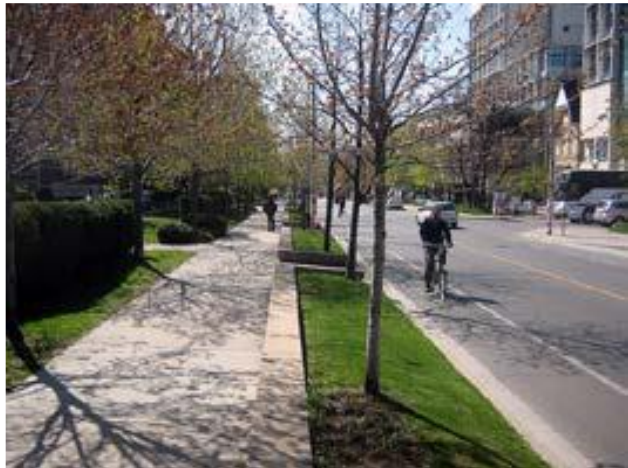
The West, Central and East Districts will each include a Community Park, Local Parks and Parkettes to ensure a range of park sizes and functions.

The Employment District will have a least one park to provide open space amenity for workers.



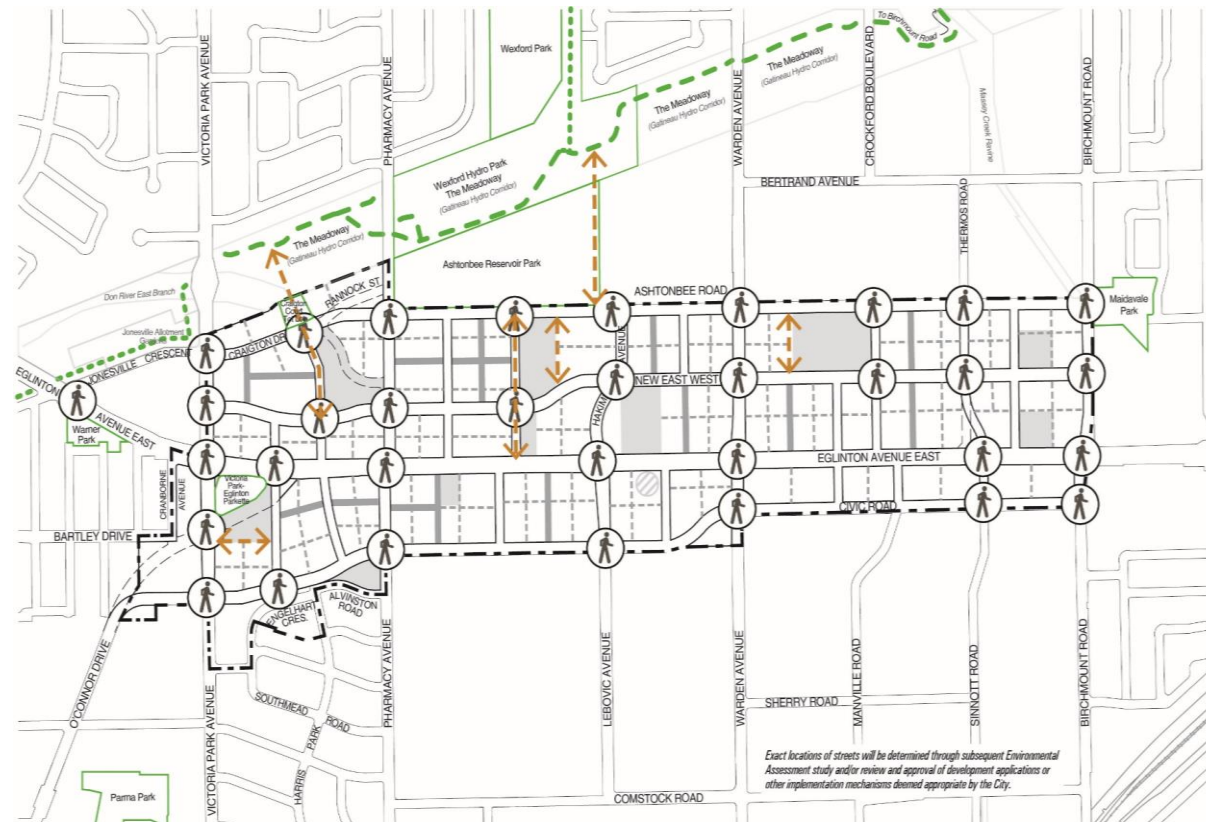
# Street Network

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.



# Pedestrian Network

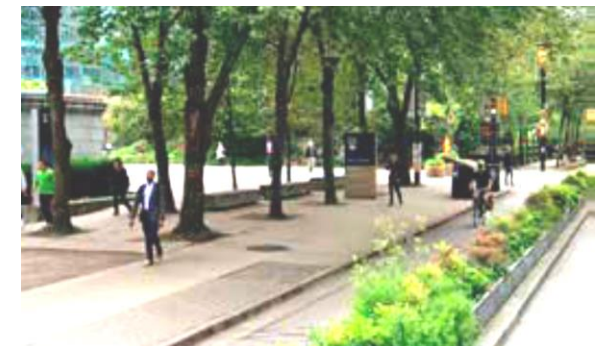
Pedestrian and cycling transportation infrastructure will be integrated with improvements to the public realm, particularly around transit stops and intersections. New and reconfigured/widened streets and existing streets with streetscape improvements will provide inviting spaces for pedestrians and cyclists, and encourage walking and cycling as desirable choices to move to and through the Golden Mile.



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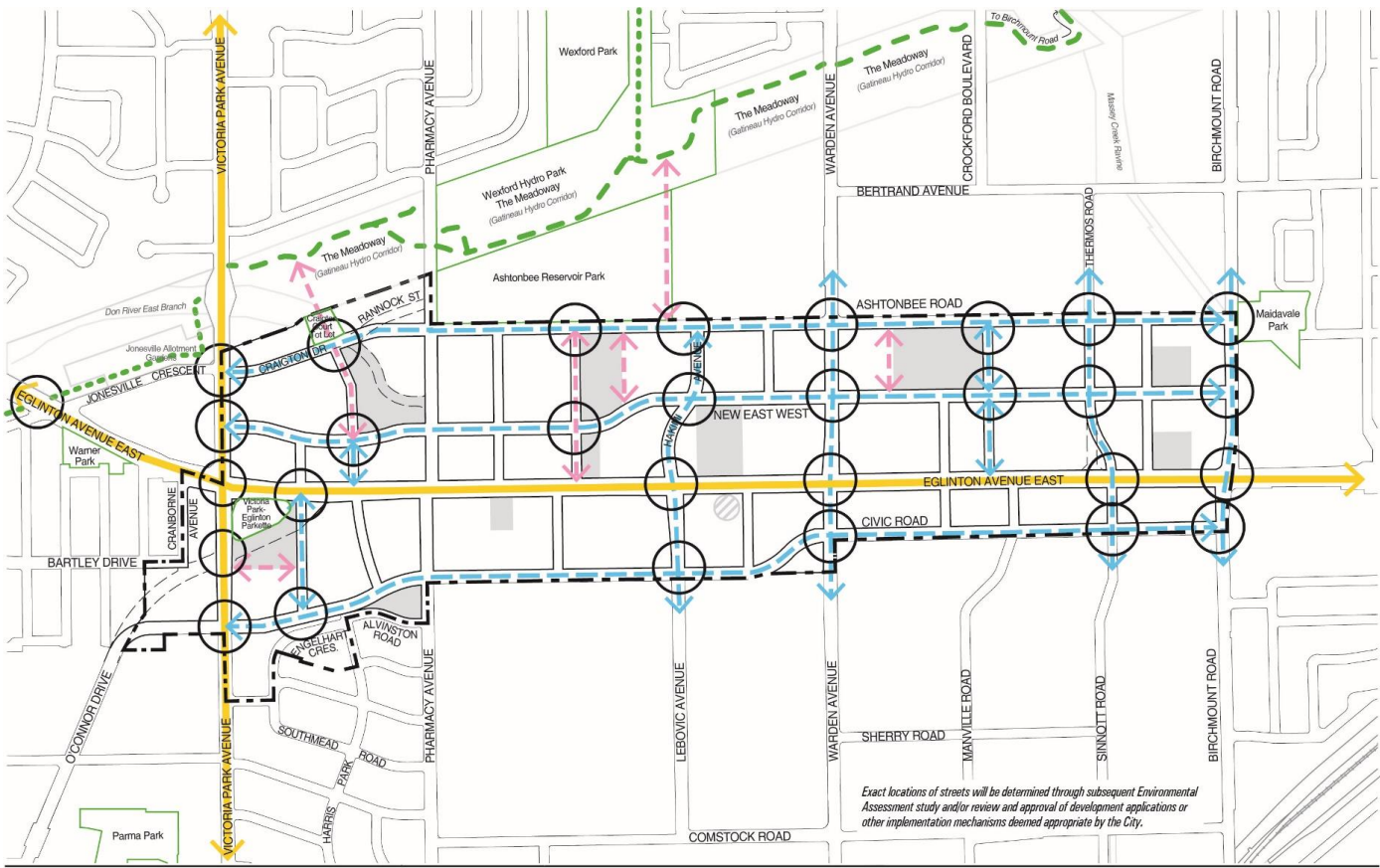
Golden Mile Secondary Plan

MAP 45-9 Pedestrian Network



# Cycling Network

Dedicated bike lanes or cycle tracks will be provided along Eglinton Avenue East, Golden Mile Boulevard, re-configured Craigton Drive/Ashtonbee Road, re-configured O'Connor Drive, Victoria Park Avenue, Hakimi Avenue, Warden Avenue, Birchmount Road, as well as 5 key new and re-configured north-south streets including Thermos Road.

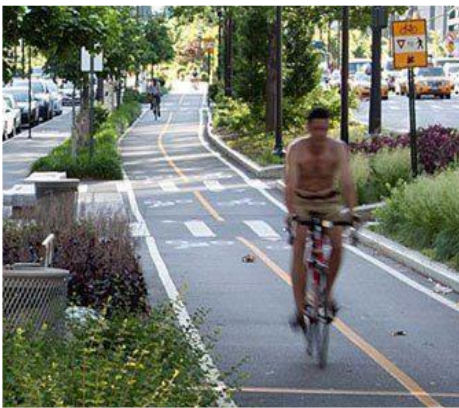


Golden Mile Secondary Plan

MAP 45-10 Cycling Network

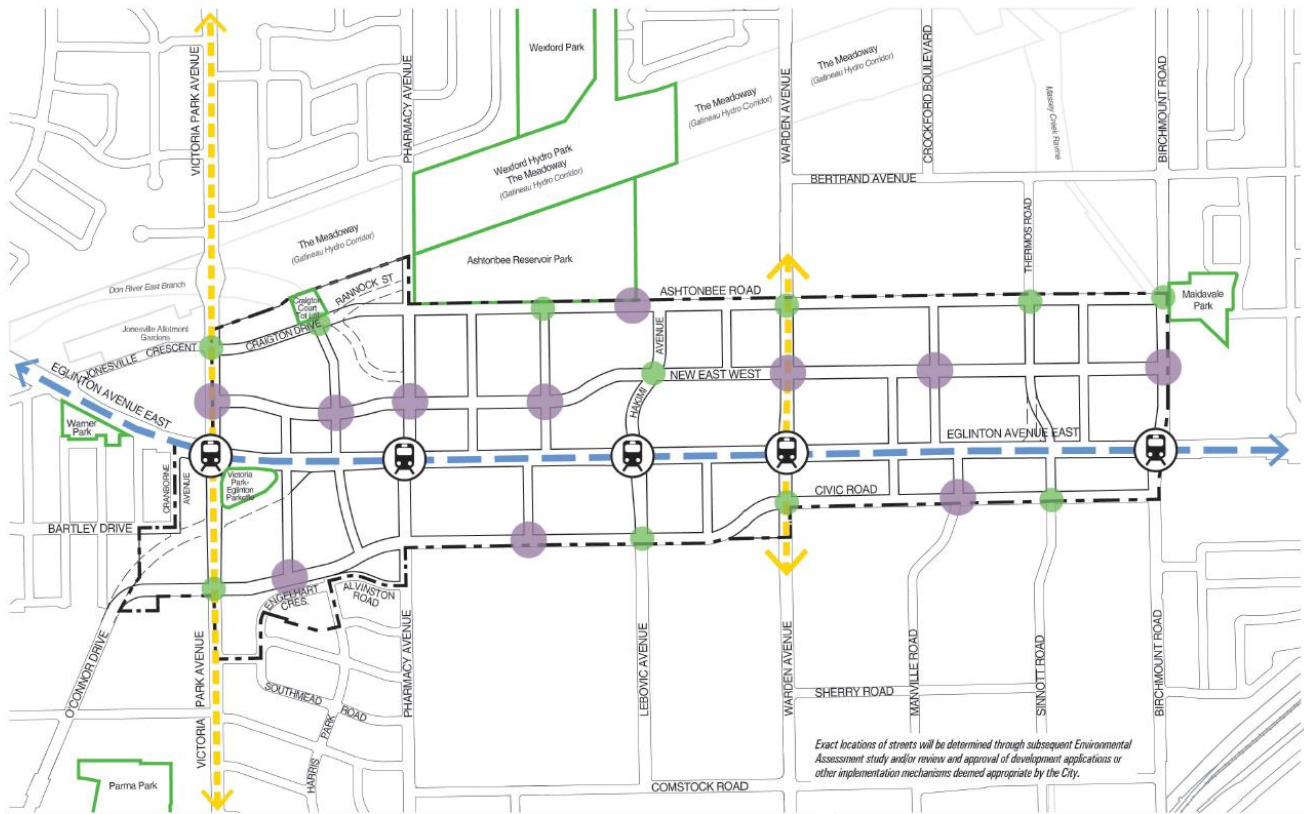
- Secondary Plan Boundary
- - - Existing Street within the Secondary Plan Boundary to be Potentially Realigned/Reconfigured
- Dedicated Cycling Route
- Multi Use Cycling Route
- Planned Cycling Route
- Cycling Interchanges
- Existing Trail
- Planned Trail
- Existing Park
- New Park
- Conceptual Park Location (Refer to Policy 6.2.1)

Not to Scale



# Transit Network

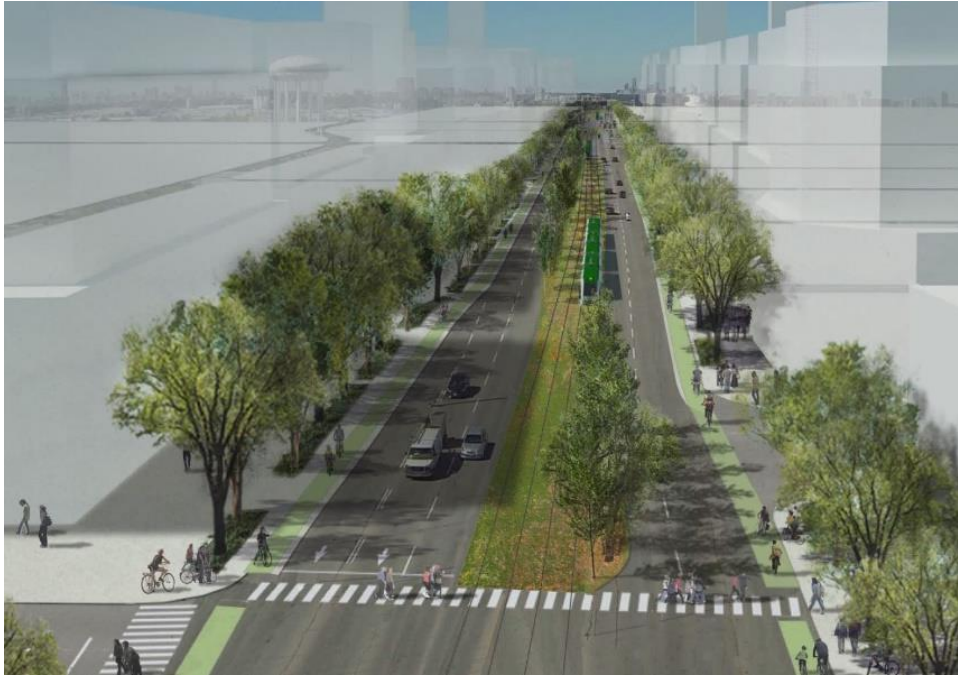
Development in the Secondary Plan area will create a transit-supportive environment that optimizes the infrastructure investment made in the ECLRT. The Secondary Plan will expand, enhance, and introduce new surface transit priority measures and implement travel demand management strategies to manage travel behaviours.



# Eglinton Avenue East

A vibrant commercial main street and a people place along the LRT corridor.

A 3.0 metre road widening and a 3.0 metre minimum setback will be provided on each side to allow for generous pedestrian clearways, dedicated cycling facilities and street trees within the public boulevard, as envisioned through the original Eglinton Connects Study (2014).



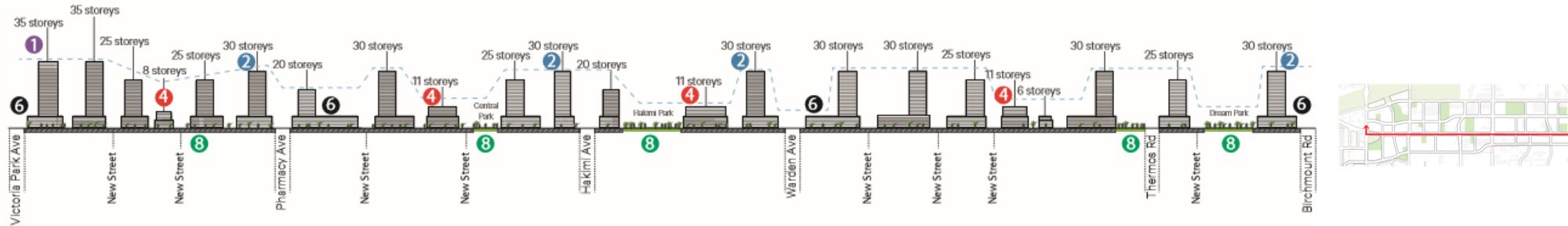
# Golden Mile Boulevard

A new east-west neighbourhood street with varying characters as it crosses the Districts and Character Areas with their differing commercial, residential and park and open space frontages. The design of the street will prioritize pedestrian and cycling experience with double rows of street trees on both sides of the street., where appropriate.

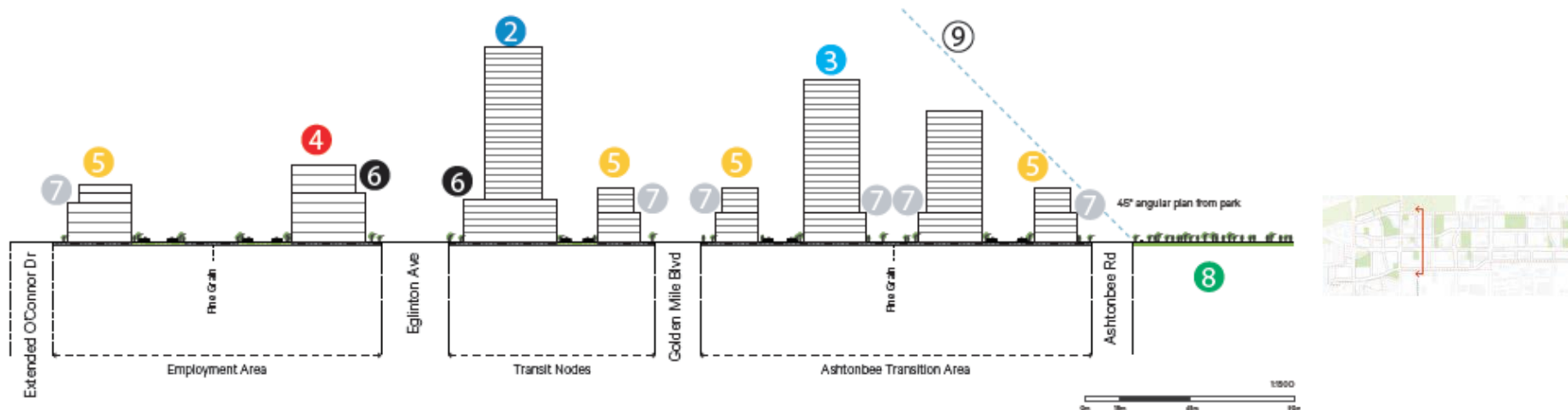


# Built Form and Design Excellence

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



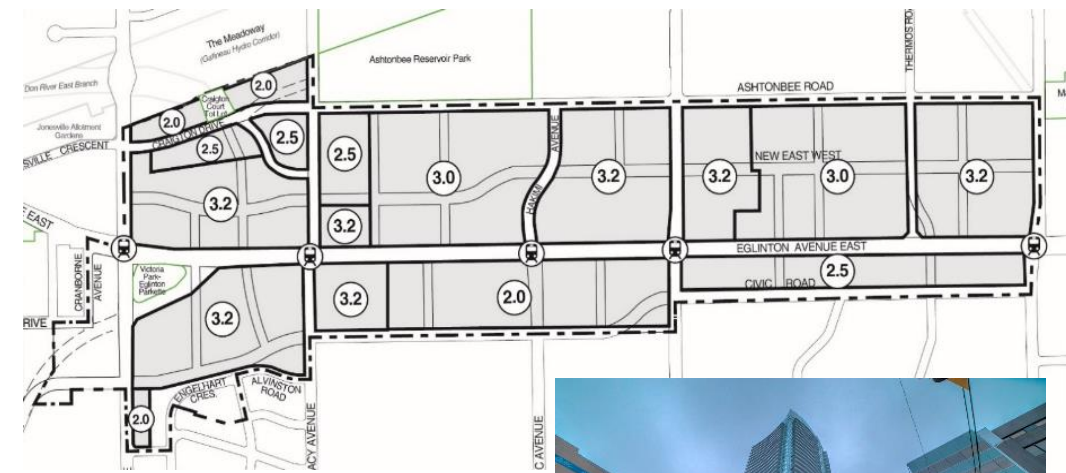
North south cross-section of Plan Area looking west: Transition in building form and building height



# Development Density

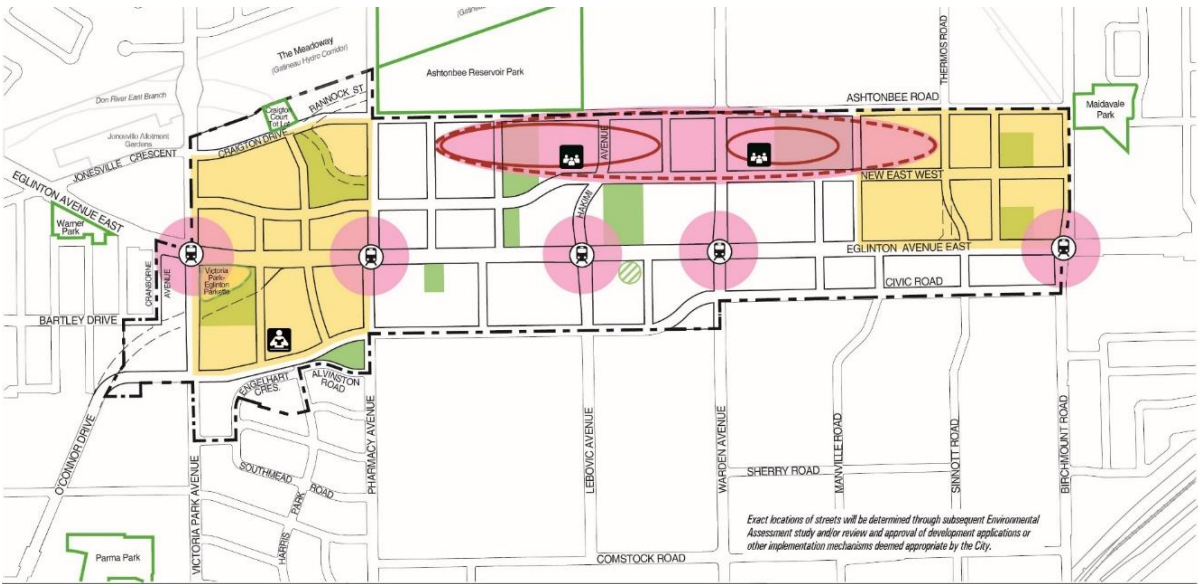
The gross density strategy was informed by an analysis of the public realm, built form, transportation, and servicing components of the GMSP Study.

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.



# 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

TDSB Area of Interest

TDCSB Area of Interest

Existing Park

New Park

Conceptual Park Location (Refer to Policy 6.21)

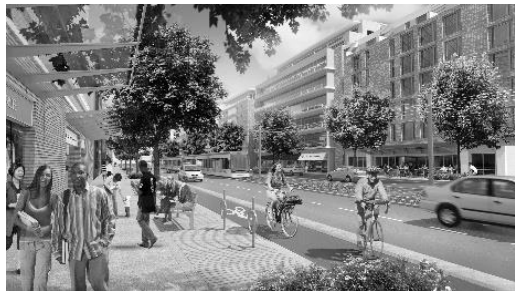
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# The Next Chapter of Golden Mile's story...



- 113 Hectares
- 5 LRT stops
- 9 New parks
- 17 New or reconfigured streets
- 13 Streets with dedicated cycling facilities
- 2 Open space corridors to The Meadoway
- Potential POPS and public art locations
- 2 Schools, community service facilities, child care integrated into development
- 60+ Tall buildings
- 70+ Mid-rise buildings
- Total GFA: 2,600,000 m<sup>2</sup>
- 24,000 Residential units
- 43,000 Residents
- 19,500 Jobs



# Image Sources

Images in this slides deck are from City of Toronto Urban Design Image Library unless noted below:

## Cover Page

Left (Bomb Girls): thestar.com

Second from right (155 Redpath Ave.): condos.ca

## Slide 3 – Once Upon A Time

Top left (Golden Mile 1949): Scarborough Historic Society

Bottom left (Golden Mile 1973): Scarborough Historic Society

Bottom middle (Golden Mile Marquee 1954): Doug Taylor

## Slide 7 - Golden Mile Commercial Gateway

Bottom right (Agincourt Mall Redevelopment): Giannone Petricone Associates

## Slide 8 - Mixed Use Transit Nodes

Top middle (Agincourt Mall Redevelopment): Giannone Petricone Associates

Top right (Massey Harris Park): Petre Ene

## Slide 10 - Public Realm

Middle left (Cycle Track in Seattle): theurbanist.org

Middle right (Metrogate Park): Terraplan Landscape Architects

## Slide 11– New Parks

Bottom left (Regent Park): danielshomes.ca

## Slide 15 – Transit Network

Top: <http://thecrosstown.ca/the-project/stations-and-stops/pharmacy-stop>

Middle: <https://www.infrastructureontario.ca/York-Viva-Bus-Rapid-Transit-Expansion/>

Bottom: <https://www1.nyc.gov/html/bmt/html/about/sbs-features.shtml>

## Slide 17– Golden Mile Boulevard

Right (Agincourt Mall Redevelopment): Giannone Petricone Associates

## Slide 19 – Development Density

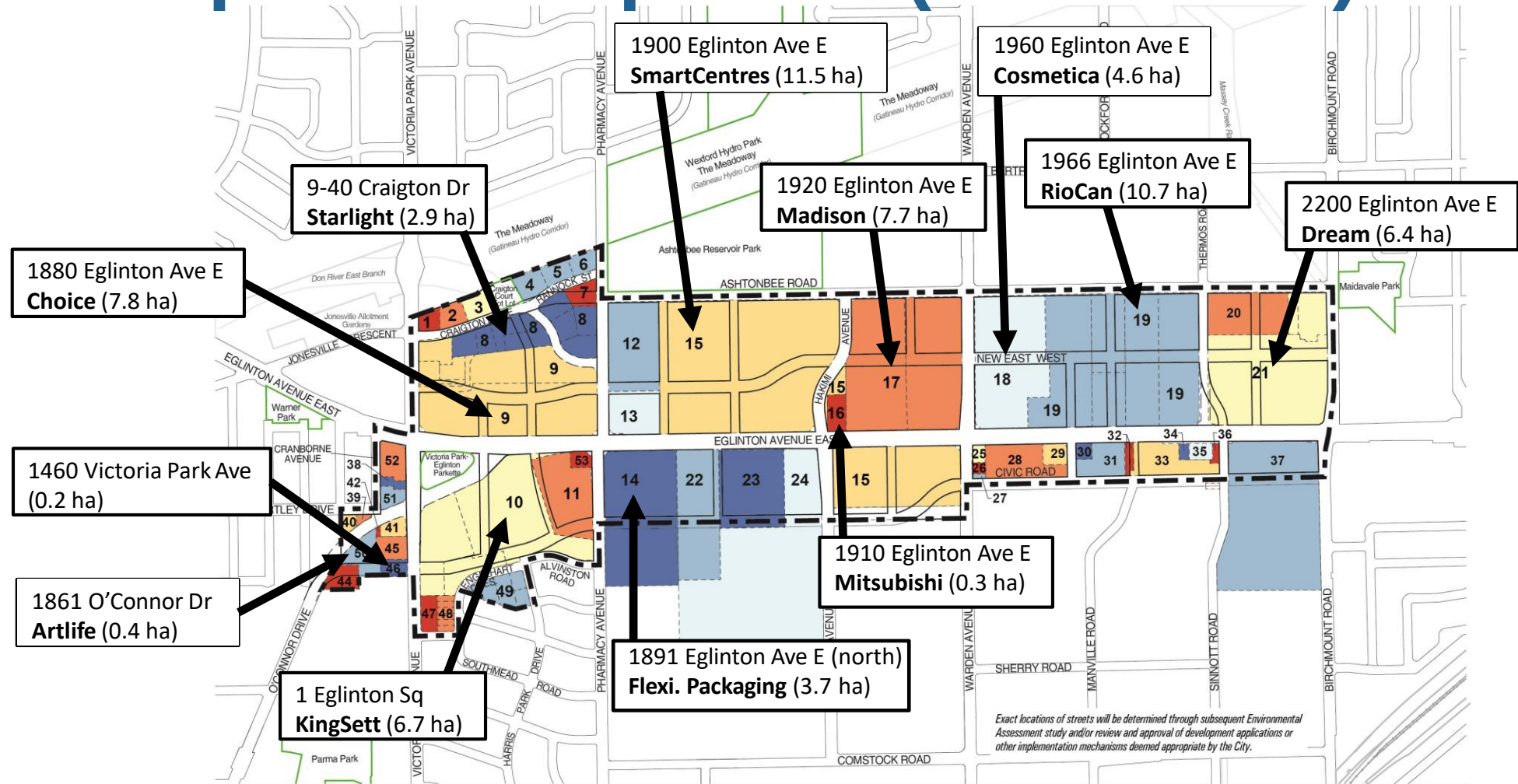
Top (Madison Condo at Yonge/Eglinton): gvapp.ca

## Servicing Slides

Golden Mile Master Servicing Report (Cole Engineering)

# **Additional Background Slides**

# 12 Development Proposals (June 2020)



Exact locations of streets will be determined through subsequent Environmental Assessment study and/or review and approval of development applications or other implementation mechanisms deemed appropriate by the City.



## Golden Mile Secondary Plan

Ownership

- Secondary Plan Boundary
- Existing Property Lines
- Existing Street within the Secondary Plan Boundary to be Potentially Realigned/Reconfigured
- Existing/New Streets
- Existing Park

- 1/2/3 Individually owned apartments
- 4/5/6 Centuries Apartments
- 7 Staridel Property Management
- 8 Starlight
- 9 Choice Reit
- 10 KingSett
- 11 Metro

- 12 Bell
- 13 Petro-Canada
- 14 Flexi. Packaging
- 15 Smart Centres
- 16 Mitsubishi
- 17 Madison Group
- 18 Cosmetica
- 19 RioCan
- 20 Canadian Kawasaki
- 21 Dream Site
- 22 Toyota Tatamis
- 23 Canadian Tire
- 24 CIBC & other commercial
- 25 Eggsmart

- 26 Church
- 27 TN Discovery
- 28 Nissan
- 29 Hyundai
- 30 Auto Select
- 31 Donway Ford Lincoln
- 32 Discount Car
- 33 Bank of Nova Scotia
- 34 Enterprise Rent-A-Car
- 35 The Arkadia House
- 36 Barans Turkish Cuisine
- 37 Scotia Bank
- 38 Lynmarsh Enterprises Ltd.
- 39 Individual

- 40 1880 O'Connor Inc
- 41 BRL Realty Ltd
- 42 City of Toronto
- 43 KingSett Capital
- 44 10285773 Canada Corp.
- 45 Anastasia Investments Ltd.
- 46 Vitmont Holdings Inc

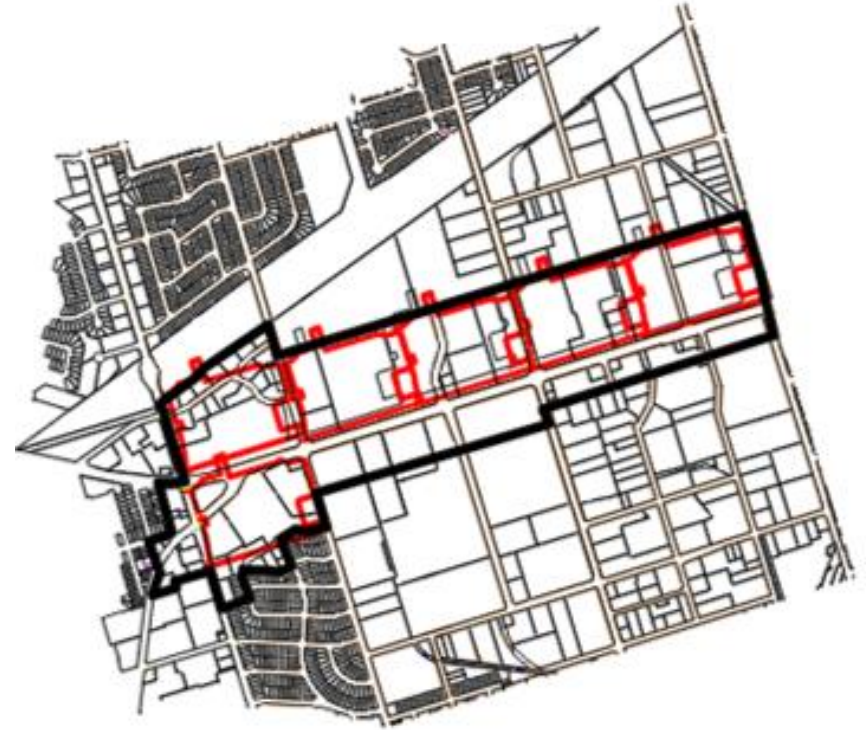
- 47 Bell Canada
- 48 Individual
- 49 KingSett Capital
- 50 212369 Ontario Inc
- 51 The TDL Group Ltd
- 52 Condo TSCP 1690
- 53 Optical



# Size of the Plan Area



2+ times Don Mills Crossing



Mixed Use Area Only:  
6+ times Agincourt Mall

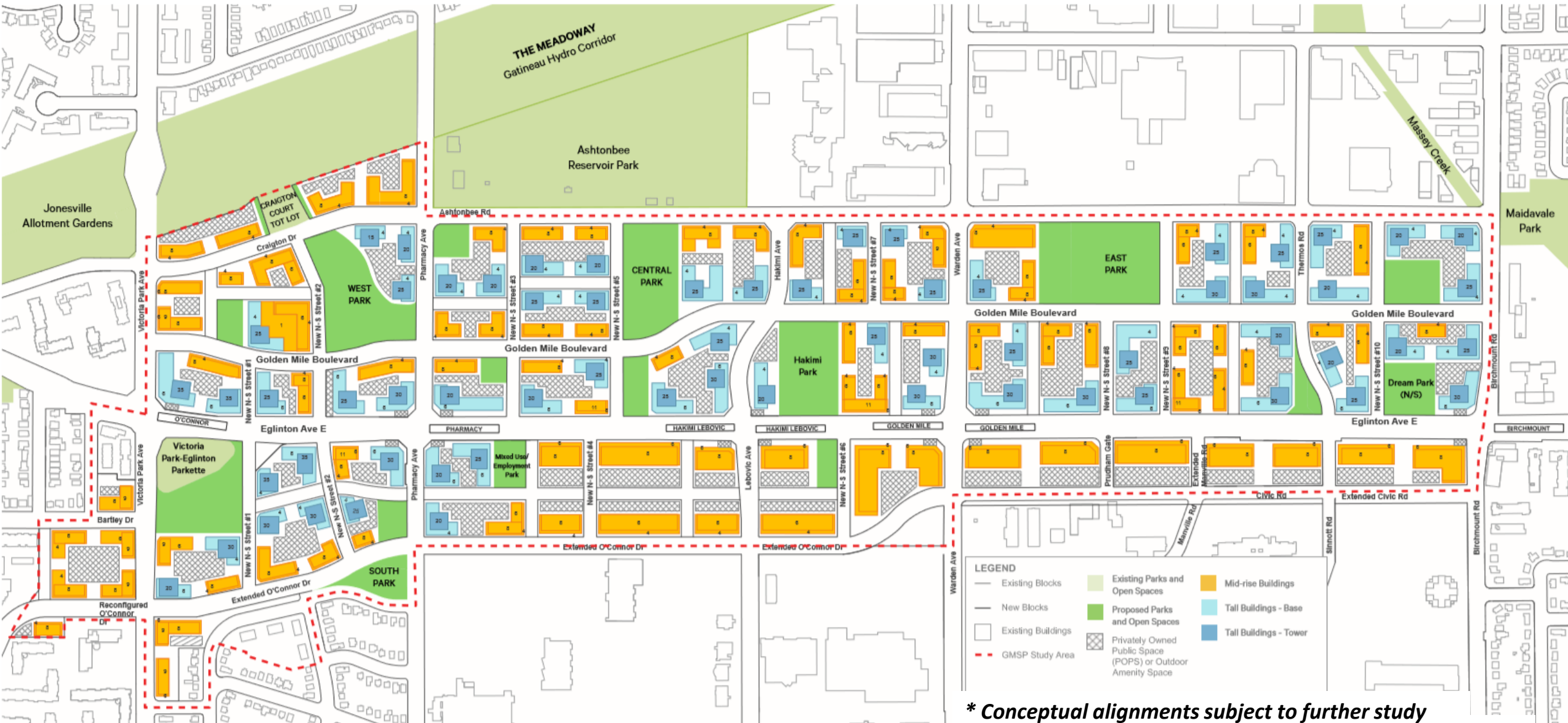
# Comparison to Other Studies/Secondary Plans

|                                        | GMSP                             | Agincourt SASP                             | Sherway Area Secondary Plan                            | ConsumersNext Secondary Plan          | Don Mills Crossing       |
|----------------------------------------|----------------------------------|--------------------------------------------|--------------------------------------------------------|---------------------------------------|--------------------------|
| <b>Area</b>                            | 113 ha                           | 10.5 ha                                    | 136 ha                                                 | 49 ha                                 | 52 ha                    |
| <b>Building Heights</b>                | 4 - 35 storeys                   | Up to 40 storeys                           | Predominantly midrise, tall buildings at key locations | Up to 137 metres (approx. 45 storeys) | Up to 48 storeys         |
| <b>Gross Floor Area (GFA)</b>          | 2,600,000 m <sup>2</sup>         | 371,326 m <sup>2</sup> **                  | 1,025,000 m <sup>2</sup>                               |                                       |                          |
| <b>Floor Space Index (FSI) (gross)</b> | 2.9 – 3.2                        | 3.5                                        | 0.5 – 2.5                                              | 1.25 – 3.5 (2.05 average)             | 1.0 to 4.6 (3.0 average) |
| <b>Residential Development</b>         | 24,000 units or 43,000 residents | 4,372 units or 334,631 m <sup>2</sup> **   | 555,000 m <sup>2</sup>                                 | 11,800 additional residents           | 16,000 residents         |
| <b>Employment</b>                      | 19,500 jobs *                    | 9,000 m <sup>2</sup> + non-residential GFA | 225,000 m <sup>2</sup> office GFA                      | 13,500 additional jobs                | 9,300 jobs               |

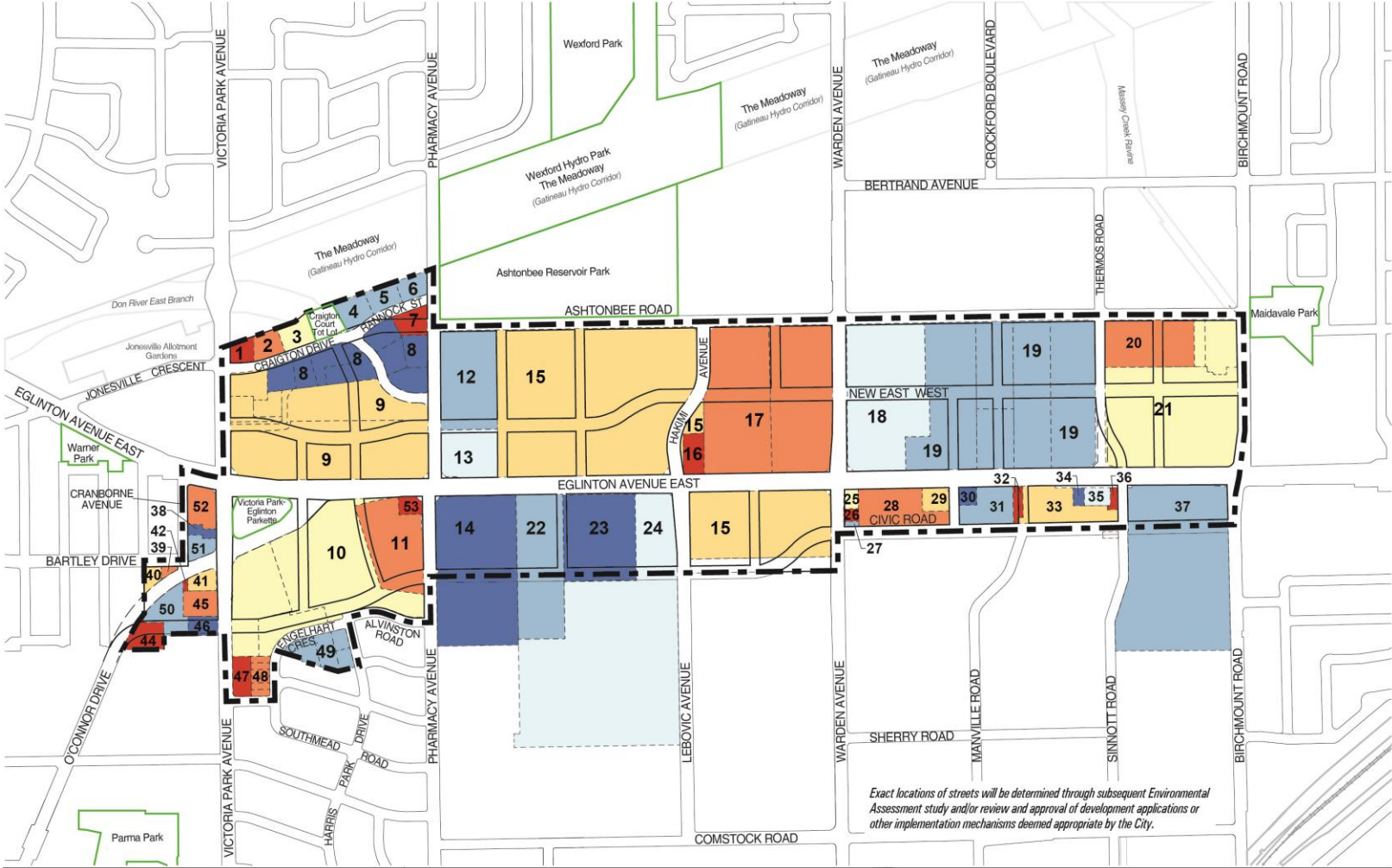
\* Includes replacement of existing jobs on sites with employment uses (e.g. office uses)

\*\* Based on latest formal application submission

# Demonstration Concept 2D (June 2019)



# Ownership Map



Exact locations of streets will be determined through subsequent Environmental Assessment study and/or review and approval of development applications or other implementation mechanisms deemed appropriate by the City.



## Golden Mile Secondary Plan

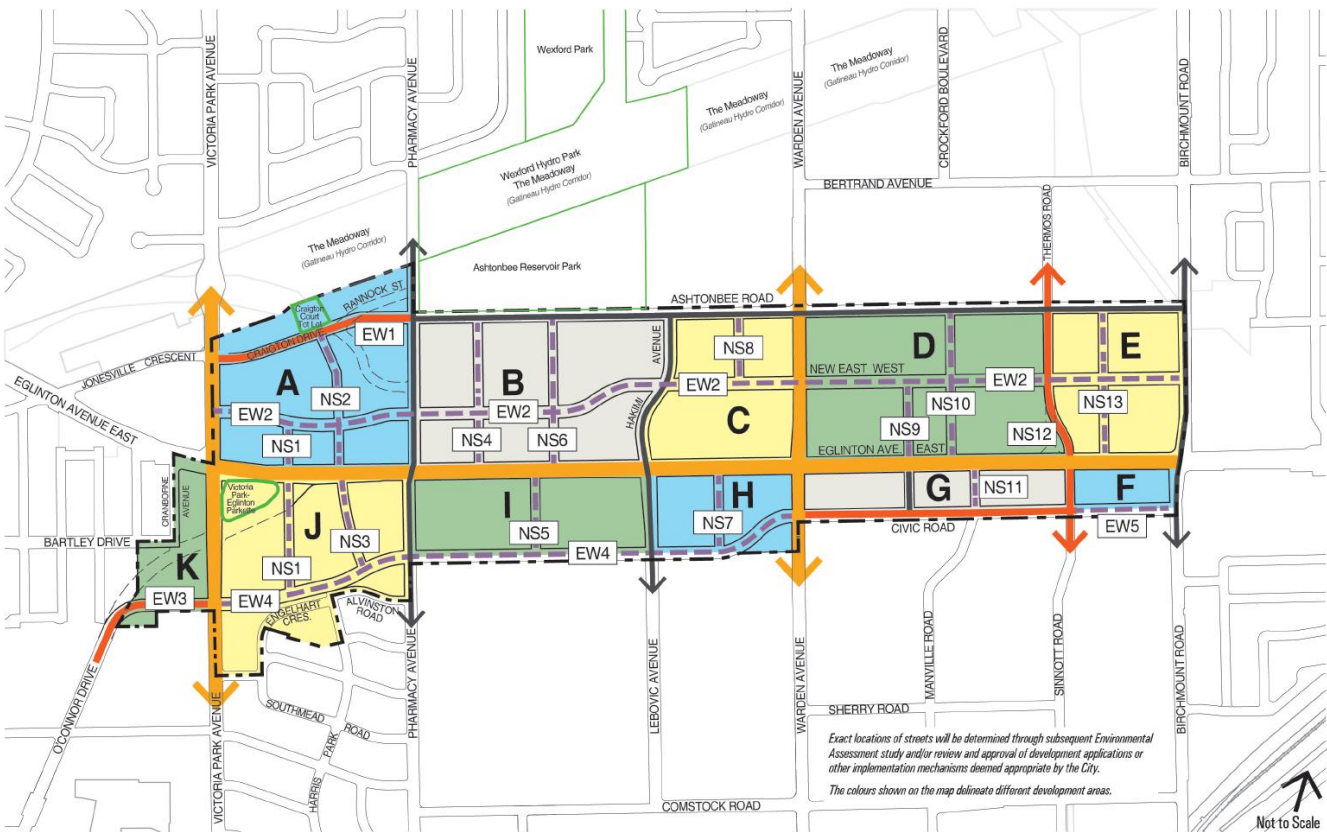
Ownership

|                                                                                                   |                                     |                     |                            |                        |                              |                               |                       |
|---------------------------------------------------------------------------------------------------|-------------------------------------|---------------------|----------------------------|------------------------|------------------------------|-------------------------------|-----------------------|
| --- Secondary Plan Boundary                                                                       | 1/2/3 Individually owned apartments | 12 Bell             | 19 RioCan                  | 26 Church              | 33 Bank of Nova Scotia       | 40 1880 O'Connor Inc          | 47 Bell Canada        |
| - - - Existing Property Lines                                                                     | 4/5/6 Centuries Apartments          | 13 Petro-Canada     | 20 Canadian Kawasaki       | 27 TN Discovery        | 34 Enterprise Rent-A-Car     | 41 BRL Realty Ltd             | 48 Individual         |
| - - - Existing Street within the Secondary Plan Boundary to be Potentially Realigned/Reconfigured | 7 Stardel Property Management       | 14 Flexi. Packaging | 21 Dream Site              | 28 Nissan              | 35 The Arkadia House         | 42 City of Toronto            | 49 KingSett Capital   |
| — Existing/New Streets                                                                            | 8 Starlight                         | 15 Smart Centres    | 22 Toyota Tatamis          | 29 Hyundai             | 36 Barans Turkish Cuisine    | 43 KingSett Capital           | 50 212369 Ontario Inc |
| Existing Park                                                                                     | 9 Choice Reit                       | 16 Mitsubishi       | 23 Canadian Tire           | 30 Auto Select         | 37 Scotia Bank               | 44 10285773 Canada Corp.      | 51 The TDL Group Ltd  |
|                                                                                                   | 10 KingSett                         | 17 Madison Group    | 24 CIBC & other commercial | 31 Donway Ford Lincoln | 38 Lynmarsh Enterprises Ltd. | 45 Anastasia Investments Ltd. | 52 Condo TSCP 1690    |
|                                                                                                   | 11 Metro                            | 18 Cosmetica        | 25 Eggsmart                | 32 Discount Car        | 39 Individual                | 46 Vitmont Holdings Inc       | 53 Optical            |



Not to Scale

# Transportation Implementation Plan

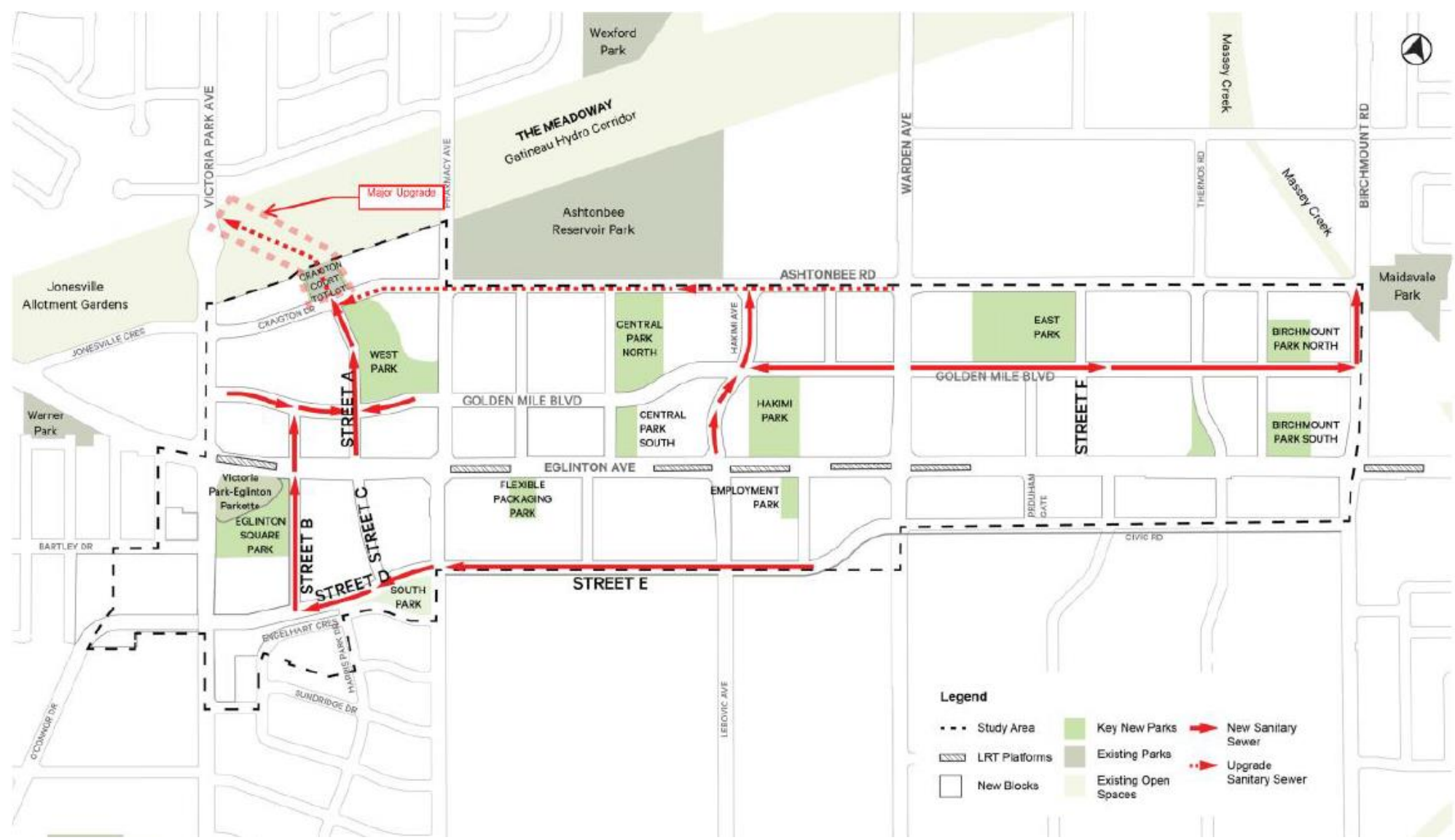


Golden Mile Secondary Plan  
MAP 45-18 Transportation Implementation Plan

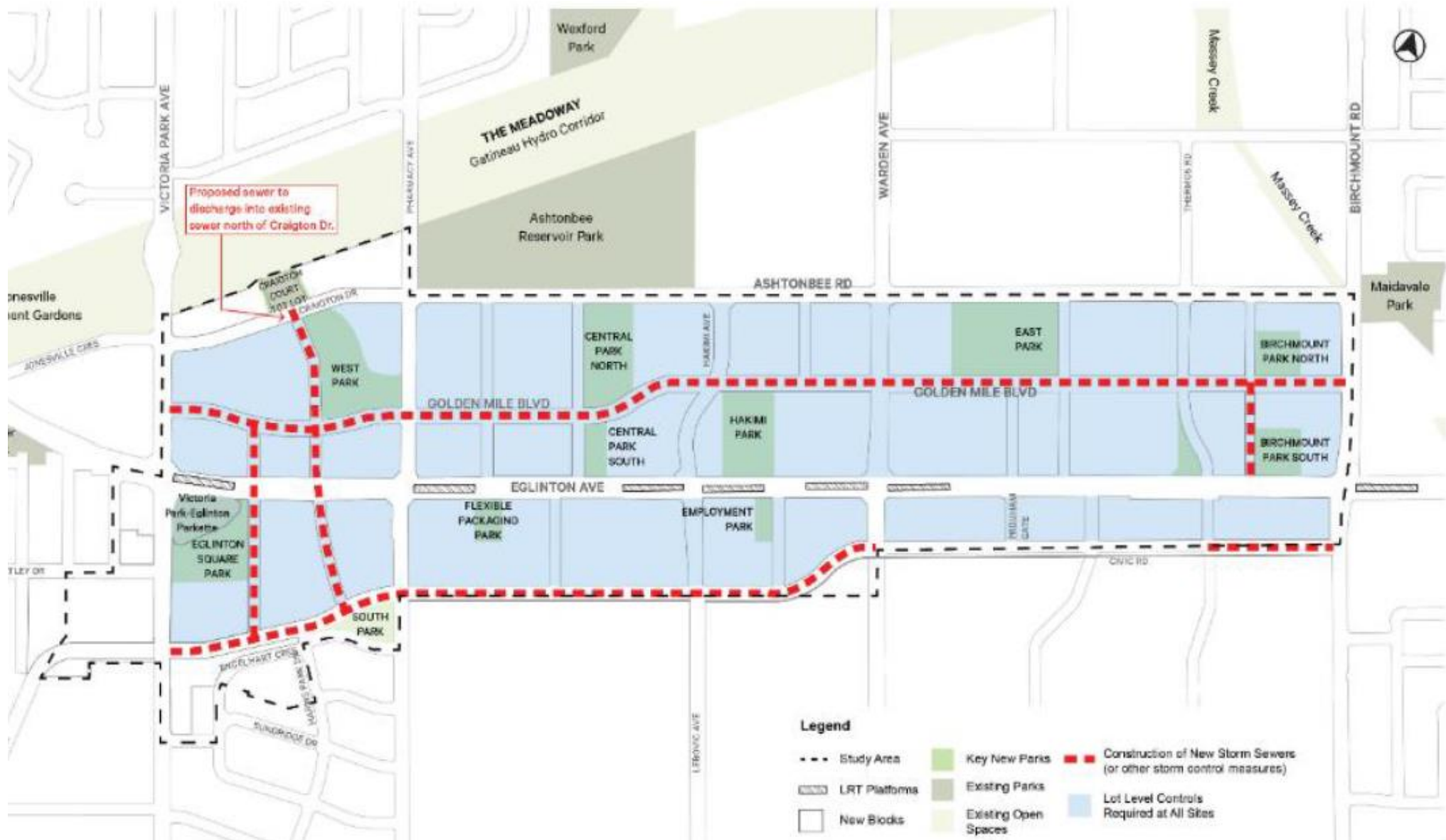
| Street ID | Street Name                    | Development Area | Street ID   | Street Name                | Development Area | Street ID    | Street Name                  | Development Area |
|-----------|--------------------------------|------------------|-------------|----------------------------|------------------|--------------|------------------------------|------------------|
| EW1       | Craigton Drive Reconfiguration | All              | NS1 and NS3 | North-South Street 1 and 3 | J                | NS9 and NS10 | North-South Street 9 and 10  | D                |
| EW2       | Golden Mile Boulevard          | All              | NS1 and NS2 | North-South Street 1 and 2 | A                | NS11         | North-South Street 11        | G                |
| EW3       | O'Connor Drive Reconfiguration | All              | NS4 and NS6 | North-South Street 4 and 6 | B                | NS12         | Thermos Road Reconfiguration | D and E          |
| EW4       | O'Connor Drive Extension       | All              | NS5         | North-South Street 5       | I                | NS13         | North-South Street 13        | E                |
| EW5       | Civic Road Extension           | All              | NS7         | North-South Street 7       | H                |              |                              |                  |
|           |                                |                  | NS8         | North-South Street 8       | C                |              |                              |                  |

| Street ID   | Street Name                    | Development Area |
|-------------|--------------------------------|------------------|
| EW1         | Craigton Drive Reconfiguration | All              |
| EW2         | Golden Mile Boulevard          | All              |
| EW3         | O'Connor Drive Reconfiguration | All              |
| EW4         | O'Connor Drive Extension       | All              |
| EW5         | Civic Road Extension           | All              |
| NS1 and NS3 | North-South Street 1 and 3     | J                |
| NS1 and NS2 | North-South Street 1 and 2     | A                |
| NS4 and NS6 | North-South Street 4 and 6     | B                |
| NS5         | North-South Street 5           | I                |
| NS7         | North-South Street 7           | H                |
| NS8         | North-South Street 8           | C                |
| NS9, NS10   | North-South Street 9 and 10    | D                |
| NS11        | North-South Street 11          | G                |
| NS12        | Thermos Road Realignment       | D and E          |
| NS13        | North-South Street 13          | E                |

# Servicing: Proposed New Sanitary Sewers (preliminary)



# Servicing: Proposed new storm sewers (preliminary)



# Servicing: Proposed new watermain (preliminary)

