



GOLDEN MILE SECONDARY PLAN

October 2020



Recap from July 17, 2020

Scarborough Community Council (SCC):

- Commenced a Statutory Public Meeting on Official Plan Amendment No. 499 (OPA 499), including the draft Golden Mile Secondary Plan (GMSP).
- Deferred its decision on OPA 499 and directed City staff to further consult with stakeholders.
- Directed City staff to report back on October 16, 2020.



Additional Consultation

August - October 2020:

- City staff reviewed and discussed feedback received on the July 2020 version of OPA 499.
- City staff undertook additional consultation with stakeholders in the Golden Mile area.
- Based on the additional feedback received, City staff have refined some of the policies of OPA 499, where appropriate.
- Refinements to the GMSP maintain the long-term vision for the Plan Area as a complete, liveable, connected, responsive, and prosperous mixed-use community.



Supplementary Report

- City staff provided a Supplementary Report to SCC identifying policy refinements/clarification on the intent of certain policies.
- Refinements made/clarification provided:
 - Districts and Character Areas
 - Land Use and Density
 - Public Realm
 - Built Form
 - Housing
 - Mobility
 - Implementation, Phasing & Monitoring

Districts and Character Areas

POLICY 3.2.2

“The Central District will accommodate a variety of land uses, as well as potential future community service facilities. **While community service facilities may be provided in other locations in the Plan Area**, the Central District will function as the main institutional, social and cultural hub of the Golden Mile that complements the existing Centennial College - Ashtonbee Campus ("Centennial College"), Ashtonbee Reservoir Park, and The Meadoway.

POLICY 3.6

“Development in the East Park Mid-rise and Tall Building Community will provide a park supported by a mix of tall buildings and mid-rise buildings. **Taller buildings will be located closer to the Golden Mile and Birchmount ECLRT stops**, and an enhanced mid-rise character will be created along a **portion of the Eglinton Avenue East frontage between the two stops, to establish a pronounced variation in built form character along Eglinton Avenue East**. A generous and animated pedestrian promenade will connect pedestrians from Eglinton Avenue East to the East Park.”



Land Use and Density

Proposed conversion of *General Employment Areas* to *Mixed Use Areas* to be addressed through the Municipal Comprehensive Review (MCR) process.

POLICY 4.6

“New major retail developments with 6,000 square metres or more of retail gross floor area are not permitted in *Mixed Use Areas*. Existing major retail stores and/or power centres are permitted to remain and the existing gross floor area for major retail stores and/or power centres, as of [NTD: date of adoption], may be relocated on the same Site or same Block.”
~~If retained, the gross floor area of the existing major retail store and/or power centre must be incorporated into new development conforming with Section 7 of this Plan.~~



Land Use and Density

POLICY 4.9

“As part of a complete application, a Compatibility/Mitigation Study and a Noise Impact and Air Quality Study will be required to determine land use compatibility, appropriate mitigation measures, appropriate design, and minimum separation distances between the **employment uses and the sensitive land uses including:**

- Development on lands designated *Mixed Use Areas* that include sensitive land uses, including residential uses;
- Development that proposes sensitive land uses, including residential uses, within the area of influence of any major facility; or
- Development that proposes sensitive land uses, including residential uses, **outside of and adjacent to or near to** lands designated *General Employment Areas, Core Employment Areas*, or employment uses in *Mixed Use Areas*.

The Compatibility/Mitigation Study and Noise Impact and Air Quality Study will be subject to the requirements of Policies 2.2.4.7, 2.2.4.8 and 2.2.4.9 of the Official Plan.

Land Use and Density

POLICY 4.15

“On lands designated *Apartment Neighbourhoods* and *Mixed Use Areas*, the gross floor area for specific uses and facilities identified in this Policy are exempted from the calculation of density, provided the resulting density and built form will support the public realm, built form and mobility objectives of the Plan. The specific uses and facilities **exempted from the calculation of gross floor area** include:

- a) The gross floor area of a community service facility to be owned and/or operated by the City or a non-profit community agency;
- b) The gross floor area of an innovation hub;
- c) **The gross floor area of public schools; and**
- d) **The gross floor area of new non-residential uses in excess of the minimum requirement in Policy 4.5 of this Plan up to a maximum of an additional 10 per cent of the total gross floor area of the Site, provided the development application includes travel demand management strategies demonstrating that the additional non-residential uses conform with Policies 11.19 to 11.24 of this Plan, to the satisfaction of the City.**

For greater certainty, non-residential uses in excess of the minimum requirement in Policy 4.5 of this Plan will not be included in the gross floor area for the purpose of calculating the maximum permitted gross floor area of the Site, but existing office uses to be replaced are not subject of this Policy.

The provision and/or maintenance of such **uses and** facilities will be secured by appropriate legal agreements in a manner, content and form satisfactory to the City.”

Public Realm

20+ Public Realm policy refinements, including:

- Protection of major telecommunication infrastructure
- Implementation of Eglinton Avenue East streetscape
- Parks
- Clarification on POPS, Public Art, Green Nodes



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 Realigned/Reconfigured 	<ul style="list-style-type: none"> Green Node Transit Node 	<ul style="list-style-type: none"> Potential POPS/Public Art at Intersection Potential POPS/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 Hakim 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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Built Form

- Establishing a new built form vision for the Golden Mile.
- Consistent with Official Plan directions for Secondary Plans, in particular Policy 5.2.1.3 and 5.2.1.4.
- Approach similar to other recent Secondary Plans, such as ConsumersNext Secondary Plan, Don Mills Crossing Secondary Plan, and Sherway Area Secondary Plan.

3. Secondary Plans will promote a desired type and form of physical development resulting in highly functional and attractive communities and plan for an appropriate transition in scale and activity between neighbouring districts.
4. City-building objectives for Secondary Planning areas will identify or indicate the following:
 - a) overall capacity for development in the area, including anticipated population;
 - b) opportunities or constraints posed by unique environmental, economic, heritage, cultural and other features or characteristics;
 - c) affordable housing objectives;
 - d) land use policies for development, redevelopment, intensification and/or infilling;
 - e) urban design objectives, guidelines and parameters;
 - f) necessary infrastructure investment with respect to any aspect of: transportation services, environmental services including green infrastructure, community and social facilities, cultural, entertainment and tourism facilities, pedestrian systems, parks and recreation services, or other local or municipal services;
 - g) opportunities for energy conservation, peak demand reduction, resilience to power disruptions, and small local integrated energy solutions that incorporate renewables, district energy, combined heat and power or energy storage, through development of a Community Energy Plan; and
 - h) where a Secondary Planning area is adjacent to an established neighbourhood or neighbourhoods, new development must respect and reinforce the existing physical character and promote the stability of the established neighbourhoods.

Built Form

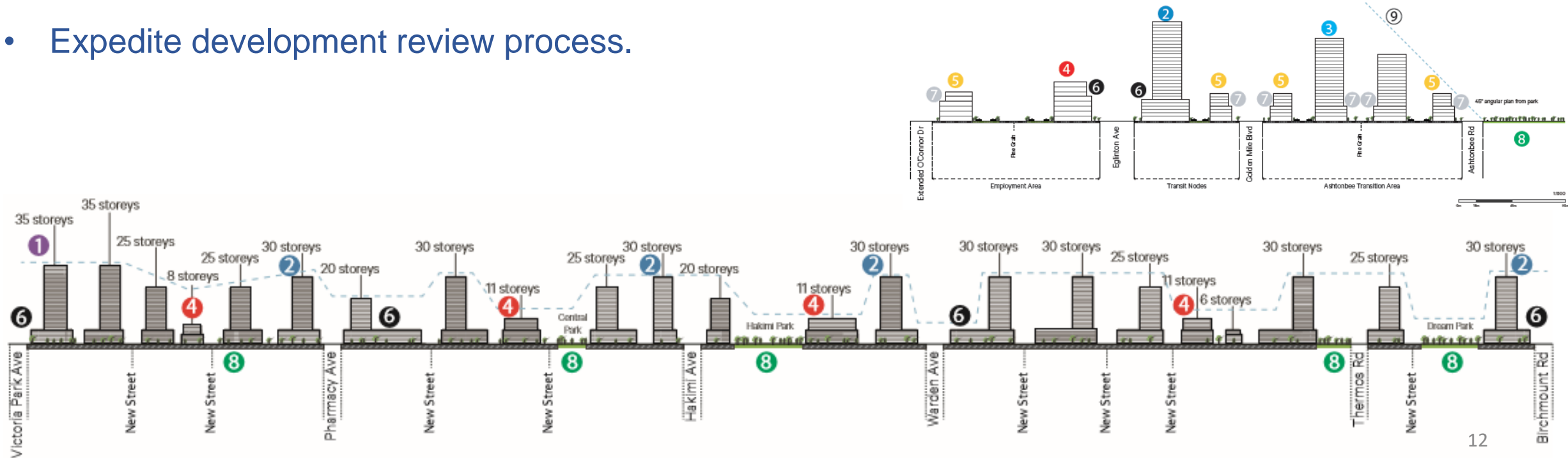
20+ Built Form policy refinements, including 5 key refinements:

Built Form Parameters	July 17 SCC	October 16 SCC
Setback from Parks	6m min.	5m min.
Mid-rise building height	Max. 1:1 ratio with ROW width (i.e., no greater than the width of the street)	Policy deleted (OPA 480 provides a more general direction)
Tall building setback	5m min. (for min. 2/3 of tower frontage)	Added “predominantly”
Tall building separation distance	30m min.	30m min., 25m min. at limited locations
Sunlight	Min. sunlight percentages and durations on key public realm elements	Added a new policy to allow for minor deviations

Other policy refinements made to parking and parking structures, active at-grade uses, outdoor amenity spaces, and the East Park Mid-rise and Tall Building Community Character Area.

Built Form

- Policies developed through extensive consultation with the community and stakeholders.
- Clear, flexible, practical, and achievable.
- Promote design excellence within a varied yet coherent built environment.
- Expedite development review process.



Housing

POLICY 9.2

Reflects the Council-approved Growing Up Guidelines to ensure a range of housing is provided including units suitable for larger households and families. This policy applies to development with more than 80 new residential units.

POLICY 9.4

“Residential units will include operable windows and should include storage space, and balconies or terraces to support larger households, **except where such matters would not be compatible with adjacent employment uses as demonstrated in accordance with Policy 4.9 of this Plan.**”



Mobility

The Mobility policies recognize the long-term development and implementation of the transportation infrastructure. Flexibility is provided in the policies, including:

POLICY 11.2

- The required transportation network improvements from the Plan will be refined, protected and implemented through the development application review process and identified capital expenditures;

POLICY 11.8

- The exact location, alignment and design of streets and potential mid-block pedestrian connections will be refined through the development application review process, a Municipal Class Environmental Assessment (MCEA) as required or other implementation mechanisms at the discretion of the City (with no OPA required); and

POLICY 11.16

- The cycling network, alignment, and design will be refined through the development application review process, an MCEA as required, street designs or other implementation mechanisms at the discretion of the City.



Mobility

SHARED MOBILITY HUBS

- Policy 11.21 describes Shared Mobility Hubs are single service points for bike-share, ride-share and car-share facilities at locations identified on Map 45-17: Transit and Travel Demand Management Plan. These hubs can vary in size and are one-stop service points that provide comfortable areas to find a share bike or scooter stations, car-share vehicles, or wait for a ride-share driver.

TRANSPORTATION MASTER PLAN

- On August 31, 2020, the Minister of the Environment, Conservation and Parks issued a decision on the Part II Order related to the Golden Mile Transportation Master Plan, allowing the City to proceed with Phases 3 and 4 of the MCEA process.
- The Final Report includes a recommendation that City Council direct staff to initiate an MCEA Study for the Golden Mile area, which may be undertaken in phases and will include options for potential modifications to Bartley Avenue/O'Connor Drive.



Implementation, Phasing & Monitoring

POLICIES 13.16 - 13.18 (Mobility)

- Reflect that the transportation network will develop incrementally over the next 20 + years.
- Transportation network improvements to include additional transit improvements.

POLICIES 13.23 – 13.25 (Interim Uses)

- New Policy 13.23 clarifies permissions for the potential relocation of existing uses and gross floor area on the Site on an interim basis;
- Refined policies establish a maximum threshold of additions, renovations or expansions (10% of existing gross floor area); and
- Policies clarify when an Interim Development Strategy would be required.

Draft OPA 499 – Refined

- Draft OPA 499
- Draft GMSP and associated maps
- Draft Urban Design Guidelines

- Regard for matters of provincial interest
- Consistent with the Provincial Policy Statement (2020)
- Conforms with the Growth Plan (2020)
- Consistent with and conforms to the Official Plan (including OPAs 479 and 480)



Image Sources

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

Cover Page and Slide 2

Left (Bomb Girls): thestar.com

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

Slide 10 - Public Realm

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

Middle right (Metrogate Park): Terraplan Landscape Architects

Slide 14 - Mobility

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