

Supporting Canada Square Working Group with Additional Information about the Yonge-Eglinton Centre Focused Review - Supplementary Report

Date: May 4, 2021

To: City Council

From: Chief Planner and Executive Director, City Planning

Ward: Toronto-St. Paul's - 12

Related Planning Application Number: 20 232714 STE 12 OZ

SUMMARY

On April 21, 2021, Toronto and East York Community Council requested the Chief Planner and Executive Director, City Planning, to report to the May 5, 2021 meeting of City Council with a brief summary detailing how the Yonge-Eglinton Centre Focused Review, approved by Council at its meeting of February 23, 2009 through PG23.1, informs City Planning's assessment of the current proposal by Oxford Developments on the Canada Square site.

This report provides a summary of the Yonge-Eglinton Centre Focused Review, which set out planning objectives for future development on the Canada Square site. The Focused Review resulted in an Official Plan and Zoning By-law amendments and urban design guidelines. These instruments, the new Yonge-Eglinton Secondary Plan and current Provincial plans and legislation form the majority of the planning framework for this site. In addition to engaging with local stakeholders and assessing the current and future needs of the area, Planning staff will consider the entirety of the current planning framework in the evaluation of this application.

RECOMMENDATIONS

The Chief Planner and Executive Director, City Planning recommends that:

1. City Council receive this report for information.

FINANCIAL IMPACT

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.

COMMENTS

The Yonge-Eglinton Centre Focused Review was a four year study process involving city staff and a working group. The working group, comprised of area residents, business, and City staff, provided input, comments, and feedback to staff. The working group met on several occasions with city staff and local Councillors to help develop the vision for Yonge-Eglinton Centre. A number of community meetings were also held to gather feedback and to discuss the study's conclusions.

The Focused Review formed the planning framework by which any future application would be evaluated, as it resulted in:

- Official Plan Amendment no. 63 to the (former) Yonge – Eglinton Secondary Plan.

OPA 63 amended the previous Yonge-Eglinton Secondary Plan which was replaced with Official Plan Amendment no. 405 (The new Yonge-Eglinton Secondary Plan). Much of the policy direction in OPA 63 continues through in the new Secondary Plan.

- Site Specific Zoning By-law 236-2009.
- Council-adopted Yonge-Eglinton Urban Design Guidelines.

A summary of some of the planning objectives identified in the Focused Review include:

- A mixed use development, with a major office component, compatible built form and exceptional urban design;
- Transit Infrastructure Improvements, including a new bus terminal;
- Comprehensive development of the southwest quadrant including a new public road;
- Community facilities including non-profit licensed daycare and flexible multi-purpose community space and youth centre;
- A new public park, preferably along Duplex Avenue;
- Public realm improvements, including new pedestrian mid-block connections and an urban plaza at the intersection of Yonge and Eglinton
- Affordable Housing;
- Environmental sustainability;
- Public Art; and
- Continued community engagement.

A link to the Yonge-Eglinton Centre Focused Review – Final Report - can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2009.PG23.1>

CONCLUSION

In addition to engaging with local stakeholders and assessing the current and future needs of the area, Planning Staff will evaluate the Zoning By-law Amendment application in the context of the current Planning Framework, including the planning objectives resulting from the Yonge-Eglinton Centre Focused Review.

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SIGNATURE

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