

Bloor-Yorkville Area – City-Initiated Secondary Plan – Status Update

Date: April 30, 2021

To: Toronto and East York Community Council

From: Director, Community Planning, Toronto and East York District

Ward: 11 - University-Rosedale

Planning Application Number: 17 122803 SPS 00 OZ

SUMMARY

This report provides a status update on the City-initiated Bloor-Yorkville Secondary Plan study. The study area is generally bounded by Avenue Road to the west, the CP railway corridor to the north, Yonge Street/Rosedale Valley Road/Sherbourne Street to the east, and Charles Street to the south.

The Secondary Plan will build upon the existing policy direction outlined in the in-force Site and Area Specific Policies 211 and 225, as well as updated policies, frameworks and guidelines, including the recently approved Downtown Plan. It also will take into consideration the findings and recommendations of a concurrent Heritage Cultural Resource Assessment for the Bloor-Yorkville area.

The Secondary Plan will take the form of a City-initiated Official Plan Amendment (OPA). A draft of the proposed Secondary Plan is anticipated to be brought forward to Community Council in Q1 of 2022. This draft Plan will form the basis for community consultation moving forward.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Toronto and East York Community 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 this report in the current budget year or in future years.

DECISION HISTORY

On August 25, 2014, City Council endorsed the Yorkville - East of Bay Planning Framework and directed the Chief Planner and Executive Director, City Planning to undertake a policy review for the Greater Yorkville area bounded by the Canadian Pacific Railway corridor, Avenue Road/Queens Park, Yonge Street/Rosedale Valley Road/Sherbourne Street and Charles Street/Mt. Pleasant Road/Selby Street. City Council's decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2014.TE34.93>

On October 13, 2016, Toronto and East York Community Council received the Bloor-Yorkville/North Midtown Planning Framework Study prepared through the collaboration of the Bloor-Yorkville BIA, ABC Residents Association, Greater Yorkville Residents Association (GYRA) and Yonge Bay Bloor Business Association (YBB). Community Council's decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE23.62>

On April 4, 2017, Toronto and East York Community Council adopted and added to the recommendations in the Preliminary Report dated March 17, 2017, from the Director, Community Planning, Toronto and East York District regarding the preparation and timelines of a new Site and Area Specific Policy for the Bloor-Yorkville Area and corresponding consultation strategy. Community Council's decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE23.62>

On September 29, 2017, City Council considered the Quick Start portion of the study to preserve the public realm character of the Village of Yorkville and amended City of Toronto Zoning By-law 569-2013 and former City of Toronto Zoning By-law 438-86 to increase the minimum front lot line setback required for the Village of Yorkville. City Council's decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2017.TE27.7>

On May 22-24, 2018, City Council adopted the Downtown Plan Official Plan Amendment (OPA 406) and provided direction to undertake a review of Site and Area Specific Policy 211. City Council's decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2018.PG29.4>

On June 5, 2019, the Minister of Municipal Affairs and Housing issued a Decision modifying and approving the OPA 406. The Downtown Plan provides an updated planning framework for the Downtown, including the area covered by SASP 211. The Decision can be found here: <https://www.toronto.ca/legdocs/refdocs/11189.pdf>

On July 16-18, 2019, City Council adopted the report "Minister's Approval of Official Plan Amendments 405 (Yonge-Eglinton) and 406 (Downtown) with Modifications and Staff's Preliminary Assessment of Potential Impacts of Bill 108." The report summarizes the Minister of Municipal Affairs and Housing's modifications to the Downtown Plan and provides a preliminary assessment of the potential effect of these modifications. These modifications are relevant to the SASP 211 area. The report can be found here:

<https://www.toronto.ca/legdocs/mmis/2019/cc/bgrd/backgroundfile-135949.pdf>

ISSUE BACKGROUND

As the northern gateway to downtown Toronto at the intersection of two of the City's major subway lines, Bloor-Yorkville is experiencing significant development pressures. A Secondary Plan is necessary to guide this growth and change, and to provide comprehensive policy direction that builds upon the direction laid out in the Downtown Plan.

In addition to the Official Plan and Downtown Plan, the existing policy direction for the study area is provided in Site and Area Specific Policies 211 and 225. This policy direction is further informed by the Bloor-Yorkville/North Midtown Urban Design Guidelines (2004), and the Yorkville - East of Bay Planning Framework (2014).

The existing policies and guidelines provide direction as to the urban structure of the area, including:

- A Height Peak node on Bloor Street West between Avenue Road and Yonge Street;
- Height Ridges following mixed-use corridors adjacent to the Height Peak with building heights stepping down from the Height Peak in all directions;
- Areas of Special Identity where existing character is to be respected and reinforced (Village of Yorkville, the Yonge-Yorkville Area, Scollard Hazelton Area, Davenport Terrace and the Yonge Street Corridor north of Ramsden Park); and
- Neighbourhoods with a stable low-rise character (Ramsden Park, Yorkville Triangle, and Asquith-Collier).

Policies respecting the public realm speak to pedestrian walkways at or below grade, the preservation of a number of significant views, and prioritized locations for park space and walkways in certain portions of the broader Bloor-Yorkville area.

There are a number of elements in the existing policy framework that would benefit from further direction and integration into a Secondary Plan for the area. Most notably, there is a need for:

- A consistent boundary for the Bloor-Yorkville area;
- A clear urban structure that provides built-form direction for areas within the delineated Secondary Plan boundary;
- Further refinement of policies applicable to character areas; and
- A vision for the improvement and expansion of the public realm throughout the area.

As a first step toward developing a Secondary Plan, the Bloor-Yorkville community developed a Planning Framework and Implementation Strategy in 2015 outlining a new urban structure plan for the area based on Primary Development Districts, Corridor Districts, and Stable Neighbourhood Districts. The District Map from the Planning Framework is included as Attachment 3 to this report.

In 2019, the Downtown Plan came into force encompassing the Bloor-Yorkville area. The Downtown Plan incorporates much of the urban structure proposed in the community-led Planning Framework and Implementation Strategy in the form of mixed-use area designations. The Mixed Use Areas Map from the Downtown Plan showing the study area is included as Attachment 4 to this report.

The proposed Secondary Plan will build on the Downtown Plan to provide area-specific policy direction. The Plan will help ensure that growth and investment are effectively managed in the area as the number of residents and workers continues to grow.

EMERGING POLICY AND ZONING CONSIDERATIONS

This section summarizes the policies that have emerged since the Bloor-Yorkville Secondary Plan process commenced in 2017.

Provincial Policy Statement and Provincial Plans

Land use planning in the Province of Ontario is a policy led system. Any decision of Council related to this application is required to be consistent with the Provincial Policy Statement (2020) (the "PPS"), and to conform to applicable Provincial Plans which, in the case of the City of Toronto, include: A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) and, where applicable, the Greenbelt Plan (2017). The PPS and all Provincial Plans may be found on the Ministry of Municipal Affairs and Housing website.

Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020) (the "Growth Plan (2020)") came into effect on August 28, 2020. This new plan replaces the previous Growth Plan for the Greater Golden Horseshoe, 2019. The Growth Plan (2020) continues to provide a strategic framework for managing growth and environmental protection in the Greater Golden Horseshoe region, of which the City forms an integral part. The Growth Plan (2020) establishes policies that require implementation through a Municipal Comprehensive Review (MCR), which is a requirement pursuant to Section 26 of the *Planning Act*.

Policies not expressly linked to a MCR can be applied as part of the review process for development applications, in advance of the next MCR. These policies include:

- Directing municipalities to make more efficient use of land, resources and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form and a vibrant public realm;
- Directing municipalities to engage in an integrated approach to infrastructure planning and investment optimization as part of the land use planning process;
- Achieving complete communities with access to a diverse range of housing options, protected employment zones, public service facilities, recreation and green space, and better connected transit to where people live and work;

- Retaining viable lands designated as employment areas and ensuring redevelopment of lands outside of employment areas retain space for jobs to be accommodated on site;
- Minimizing the negative impacts of climate change by undertaking stormwater management planning that assesses the impacts of extreme weather events and incorporates green infrastructure; and
- Recognizing the importance of watershed planning for the protection of the quality and quantity of water and hydrologic features and areas.

The Growth Plan (2020), builds upon the policy foundation provided by the PPS and provides more specific land use planning policies to address issues facing the GGH region. The policies of the Growth Plan (2020) take precedence over the policies of the PPS to the extent of any conflict, except where the relevant legislation provides otherwise. In accordance with Section 3 of the *Planning Act*, all decisions of Council in respect of the exercise of any authority that affects a planning matter shall conform with the Growth Plan (2020). Comments, submissions or advice affecting a planning matter that are provided by Council shall also conform with the Growth Plan (2020).

Planning for Major Transit Station Areas

The Growth Plan (2020) as amended contains policies pertaining to population and employment densities that should be planned for in major transit station areas (MTSAs) along priority transit corridors or subway lines. MTSAs are generally defined as the area within an approximately 500 to 800 metre radius of a transit station, representing about a 10-minute walk. The Growth Plan (2020) requires that, at the time of the next municipal comprehensive review (MCR), the City update its Official Plan to delineate MTSA boundaries and demonstrate how the MTSAs are planned for the prescribed densities.

At its meeting on April 22, 2021, the Planning and Housing Committee adopted the Draft Delineations for the Protected Major Transit Station Areas within the Downtown Secondary Plan and Draft City-wide Major Transit Station Areas (MTSA) Policy Directions as a basis for consultation. The draft sixteen Site and Area Specific Policies under consultation contain individual delineations, policies, and minimum density targets for each station area. The Minister of Municipal Affairs and Housing is the approval authority for the delineation of Protected Major Transit Stations Areas and the Minister's decision is not appealable. There are a number of proposed PMTSAs that overlap with the Bloor-Yorkville study area, including the St. George Station (SASP 598), Bay Station (SASP 599), Bloor-Yonge Station (SASP 600), Sherbourne Station (SASP 601), Wellesley Station (SASP 602), and Museum Station (SASP 612). The staff report (Item PH22.6) can be accessed here:

<https://www.toronto.ca/legdocs/mmis/2021/ph/bgrd/backgroundfile-165469.pdf> and the draft SASPs can be accessed here:
<https://www.toronto.ca/legdocs/mmis/2021/ph/bgrd/backgroundfile-165470.pdf>.

Toronto Official Plan Policies and Planning Studies

The Official Plan is a comprehensive policy document that guides development in the City, providing direction for managing the size, location, and built form compatibility of different land uses and the provision of municipal services and facilities. Authority for the Official Plan derives from *The Planning Act*. The PPS recognizes the Official Plan as the most important document for its implementation. Toronto Official Plan policies related to building complete communities, including heritage preservation and environmental stewardship may be applicable to any application. A land use map of the study area is included as Attachment 2 to this report.

Toronto Official Plan policies may be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>

Downtown Plan (OPA 406)

The Downtown Plan came into force and effect through OPA 406 in 2019, bringing forward a comprehensive and integrated policy framework to shape growth in Toronto's Downtown over the next 25 years. The Downtown Plan includes the Bloor-Yorkville area. The Plan is a response to rapid growth, with projections showing a potential doubling of the Downtown population and a near-doubling of employment by 2041. It provides the City, its partners and stakeholders with a blueprint to manage growth, sustain liveability, achieve complete communities and ensure there is space for the economy to grow.

OPA 320 - Neighbourhoods and Apartment Neighbourhoods

In 2018, the Local Planning Appeal Tribunal allowed Official Plan Amendment 320 in part, amending Neighbourhood and Apartment Neighbourhood policies that apply within the Bloor-Yorkville area. The Amendment introduced policies which seek to minimize the impacts of lighting, amenity, servicing, and parking area from developments on *Mixed Use Areas* and *Apartment Neighbourhoods* on *Neighbourhoods* (Policy 2.3.1.3). It further provides direction on infill development in lands designated *Apartment Neighbourhoods*.

OPA 479 and 480 - Built Form and Urban Design

On September 11, 2020, the Province approved OPA 479 respecting public realm policies and OPA 480 respecting built form policies with one modification.

Amendments to public realm policies with significant implications within the Bloor-Yorkville Secondary Plan study area include:

- Clarification of the composition, function, and means of expanding the public realm;
- The inclusion of lanes as an element of the public realm;
- Direction that certain private shared driveways be publicly accessible and designed as part of the broader public street and lane network;

- The need for public realm elements to be accessible for users of all ages and abilities;
- Provisions for the design of new and existing city blocks, including enhanced walking and cycling networks and extension of public lanes;
- The preservation, long-term growth and increase in the amount of healthy trees to be secured through the development process; and
- Direction on the design and expansion of public parks, Privately Owned Publicly-Accessible Spaces (POPS), and public squares.

Amendments to Built Form policies provide direction on:

- Site organization and location, including provision for additional setbacks, comfortable wind conditions at the street and adjacent open spaces, and locating accessible open space on blocks that have access to direct sunlight and daylight;
- Building shape, scale and massing, including maintaining streetwall heights, appropriate transition in scale between areas of different building heights and/or intensity of use; improving the public realm through building design with respect to building facades and contributing to a pedestrian scale at floors adjacent to and visible from the public realm;
- Private and shared amenity spaces, particularly respecting the location and design of outdoor amenity spaces; and
- Built form building types.

OPA 352 – Downtown Tall Building Setback Area

On October 5-7, 2016, City Council adopted Official Plan Amendment (OPA) 352 – Downtown Tall Building Setback Area. The purpose of OPA 352 is to establish the policy context for tall building setbacks and separation distances between tower portions of tall buildings Downtown. At the same meeting, City Council adopted area-specific Zoning By-laws 1106-2016 and 1107-2016, which provide the detailed performance standards for portions of buildings above 24 metres in height.

OPA 352 and Zoning By-laws 1106-2016 and 1107-2016 were appealed to the Local Planning Appeal Tribunal (LPAT) following City Council's adoption of the planning instruments. On November 25, 2020, and February 2, 2021, City Council approved modifications to OPA 352 and the Zoning By-laws with the intention of resolving the appeals. On March 15, 2021, City Legal, together with the appropriate City Staff, presented the modifications to the LPAT for approval. At the time of this report, a written decision from the LPAT on the modified policies and regulations is pending.

Expanding Housing Options in Neighbourhoods

On July 16, 2019, City Council directed the Chief Planner and Executive Director, City Planning to report to the Planning and Housing Committee in the fourth quarter of 2019 on options and a timeline to increase housing options and planning permissions in areas of Toronto designated as *Neighbourhoods* in Toronto's Official Plan. The motion introduced at City Council (Item MM9.36 - Expanding Housing Options in Toronto –

Tackling the Missing Middle and the Yellowbelt) specifically refers to expanding permissions for "The Missing Middle" in building types ranging from duplexes to walk-up apartments as a form of gentle growth within *Neighbourhoods*.

On July 28, 2020, City Council adopted Item PH15.6 - Expanding Housing Options in *Neighbourhoods*, with amendments. Council's decision approved the recommended approach and work plan described in the report, Expanding Housing Options in *Neighbourhoods*, dated June 26, 2020, from the Chief Planner and Executive Director, City Planning. City Council also endorsed priority projects in the work plan, including increasing permissions for additional residential dwelling units within currently permitted building envelopes in residential zones; permissions for other forms of low-rise housing in areas designated as *Neighbourhoods*, along Major Streets; and allowing garden suites, coach houses, through-lot suites, and other forms of additional units in accessory buildings.

Council's decision, including the associated staff reports and attachments, may be found at:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.PH15.6>

Priority Retail Streets

On November 26, 2019, City Council adopted the Priority Retail Streets Zoning By-law Amendments, which are intended to ensure that the frontages and grade-related uses on these streets are active, contain non-residential gross floor area and animate the street frontage through high-quality design. The Zoning By-laws apply to the Downtown, including streets within the study area. The By-law has been appealed by several property owners to the Local Planning Appeal Tribunal and are being held in abeyance until a Notice of Readiness is filed with the Tribunal.

City Council's decision can be found here:

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2019.PH10.1>

COMMENTS

Secondary Plan Development Process

The Bloor-Yorkville Secondary Plan study is organized into three phases:

- Phase One - Research and Analysis;
- Phase Two - Secondary Plan Development; and
- Phase Three - Implementation.

The study will result in a Secondary Plan that implements the direction provided by the Downtown Plan. At the time of writing this report, the study is nearing the end of Phase One and staff are drafting a proposed Plan to form the basis of consultation during Phase Two. Phase Three will involve the preparation of a recommended Secondary Plan and any other instruments required to implement the Plan.

Phase 1 - Research and Analysis

The first phase of the study has included the development of a community-led Planning Framework and Implementation Strategy, a quick start Zoning By-law Amendment for the Village of Yorkville, engagement in the Downtown Plan policy development, and a Cultural Heritage Resource Assessment. A summary of the work to date is provided below

1. Bloor-Yorkville North Midtown Planning Framework and Implementation Strategy

In 2015, a team of planning, urban design, architectural, and heritage consultants was retained by the Bloor-Yorkville BIA, ABC Residents Association, Greater Yorkville Residents Association and the Yonge Bay Bloor Business Association to draft a Planning Framework and Implementation Strategy for a large portion of the Bloor-Yorkville area.

The framework identifies that one of the distinctive characteristics of the area is the juxtaposition of taller and higher density development in close proximity to smaller scale and lower density residential and mixed-use neighbourhoods. Interwoven among this built form diversity is a sophisticated network of privately and publicly owned pedestrian-scale connections that link the area together.

Key objectives that are identified in the Planning Framework include:

- Direct growth to appropriate locations and ensure appropriate transitions between higher and lower density areas;
- Protect and enhance the character and viability of lower density Urban Village and Neighbourhood areas;
- Secure appropriate infrastructure and community services and facilities to accommodate growth;
- Promote (pedestrian-scale/cycling) accessible interconnectivity throughout the area both at and below grade, particularly through mid-block connections;
- Protect office employment to ensure Bloor-Yorkville's ongoing economic success; and
- Maintain a high level of urban design throughout the area.

In 2016, the Planning Framework was recognized by City Council and City Planning staff were requested to consider the strategies laid out in the Framework during the evaluation of current and future development applications prior to the completion of the Bloor-Yorkville Secondary Plan.

2. Village of Yorkville Zoning By-law Amendment

On November 7, 2017, City Council adopted Zoning By-law Amendments which increased the minimum front setback required for buildings in the Village of Yorkville, generally incorporating properties fronting onto Cumberland Street, Yorkville Avenue and Bellair Street, between Avenue Road and Bay Street. The need for the zoning by-law amendments was identified through the first phase of the Bloor-Yorkville Secondary

Plan study and responded to an immediate concern raised by staff and the local community about respecting and reinforcing the character of the Village of Yorkville.

3. Downtown Plan in Bloor-Yorkville

An opportunity to integrate some of the key objectives of the community-led Planning Framework into Official Plan policy arose through the adoption of the Downtown Plan in 2018, particularly in relation to transitions in mixed-use areas and public realm improvements. As it relates to Bloor-Yorkville, the Downtown Plan:

- Subdivides lands designated *Mixed Use Areas* into four categories of intensity and scale, with the tallest buildings located in *Mixed Use Areas 1* in the vicinity of the intersection of Yonge Street and Bloor Street and stepping down to low-scale buildings in the Village of Yorkville, designated *Mixed Use Areas 4* (Policy 6.20);
- Directs the highest density of development within the *Downtown to Mixed Use Areas* in close proximity to existing or planned rapid transit stations (Policy 6.36);
- Requires a Complete Community Assessment as part of significant and large scale development within Mixed Use Areas 1, Mixed Use Areas 2, and Mixed Use Areas 3 (Policy 5.2);
- Designates the Bloor-Bay Office Corridor as a critical area supporting Downtown's diverse office market, where development must not result in a net loss of office and non-residential gross floor area (Policy 6.7);
- Designates Yonge Street, Bloor Street, Avenue Road, Yorkville Avenue, Cumberland Street, Bellair Street, and parts of Davenport Road and Hazelton Avenue as Priority Retail Streets where ground floor frontage will include only retail and service commercial space and limited small scale offices (Policy 6.40);
- Identifies Ramsden Park and the southern portion of Rosedale Valley as part of the Core Circle, a system of natural areas that circles *Downtown* and is intended to form a legible public realm network over time (Policy 7.7);
- Establishes Ramsden Park as both a Portal Park where physical and visual access to the Core Circle will be established, and as a Park District from which a cohesive public realm network will emerge (Policies 7.14 & 7.22);
- Prioritizes public realm improvements along three Great Streets: Yonge Street, Avenue Road, and Bloor Street are Great Streets (Policy 7.17);
- Provides for the expansion and improvement of the PATH network as a primary place for pedestrian activity (Policy 8.7);
- Identifies priority cycling routes along portions of Bay Street and Scollard Street and prioritizes Yonge Street, Bloor Street, and portions of Davenport Road as corridors requiring study (Policy 8.12);
- Limits net-new shadow on Ramsden Park, Jessie Ketchum Park, and the Village of Yorkville Park (Policy 9.18);
- Requires a minimum of 15% 2-bedroom units, 10% 3-bedroom units, and an additional 15% 2- or 3-bedroom units or convertible units in development containing more than 80 new residential units (Policy 11.1); and
- Designates Yonge Street and Bloor Street West as Cultural Corridors where development is encouraged to provide non-residential gross floor area for cultural spaces (Policy 12.8).

These policies implement much of what had been identified in the community-led Planning Framework. The need for a Secondary Plan remains in order to provide finer-grain direction specific to the Bloor-Yorkville context.

4. Cultural Heritage Resource Assessment

As part of the Bloor-Yorkville study, Heritage Planning staff are undertaking a Cultural Heritage Resource Assessment (CHRA) in order to identify, document, and evaluate properties of cultural heritage value or interest within the mixed use areas of the study area, where growth is anticipated. This assessment will inform policy development and properties with cultural heritage value or interest will also be considered for inclusion on the City of Toronto's Heritage Register.

The approach to the CHRA is one that prioritizes an understanding of the historic context of an area and how properties relate to and support that context. Where information is available, consideration of design or the unique history of a particular property may also be identified. The research and analysis of the CHRA includes a Historic Overview which identifies periods of development and themes that have informed the area's present-day built form and landscape and can assist in the subsequent evaluation of properties for cultural heritage value. That evaluation is also informed by community engagement.

Community engagement for the CHRA is currently underway and a final report on the findings of the assessment is anticipated to be brought forward to the Toronto Preservation Board in Q3 of 2021.

The conclusion of the CHRA will signal the end of Phase One of the Secondary Plan study.

Transition to Phase 2 - Secondary Plan Development

Sub-Character Areas

A consistent theme throughout Phase One of the study has been the diversity of built form throughout Bloor-Yorkville. This diversity is reflected in the broad spectrum of land use designations provided in the Downtown Plan. It is the primary objective of the Secondary Plan study to consider the ways in which Bloor-Yorkville character influences the implementation of Downtown Plan policies in the area.

Existing policy delineates seven major areas, which each contain special sub-character areas, including:

- All four scales of Mixed Use Areas;
- Residential Areas (including Neighbourhoods and Apartment Neighbourhoods);
and
- Parks, Open Space and Natural Areas.

Public Realm

A consolidated vision respecting the public realm is needed in the Bloor-Yorkville area that builds upon and elevates the existing public realm strategy outlined in the Site and Area Specific Policies, the East of Bay Planning Framework, and the Downtown Plan. Mid-block connections, courtyards and a fine-grained pedestrian realm network are a significant part of the heritage of Bloor-Yorkville and an important element within the area to build upon. As such, City Planning staff are considering:

- Improvements to and expansion of the existing pedestrian realm network;
- Enhancement of the pedestrian experience throughout the area;
- Improvements toward a legible system of interconnected parks and open space reflecting the Park District status of the area;
- Increased accessibility to the Core Circle identified in the Downtown Plan; and
- Exploration of potential improvements along Great Streets in the study area (Avenue Road, Yonge Street, and Bloor Street); and
- Opportunities for improved streetscapes including planning for street trees.

The next phase of the study will include consultation on these special sub-character areas and targeted public realm improvements in order to inform the proposed draft of the Secondary Plan.

Next Steps and Timeframe

City Planning staff will continue to complete the Cultural Heritage Resource Assessment and prepare a draft Secondary Plan to form the basis of consultation by Q1 of 2022. Staff anticipate bringing forward a recommended Secondary Plan to City Council in Q1 2023, as a result of the scheduled election.

CONTACT

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SIGNATURE

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ATTACHMENTS

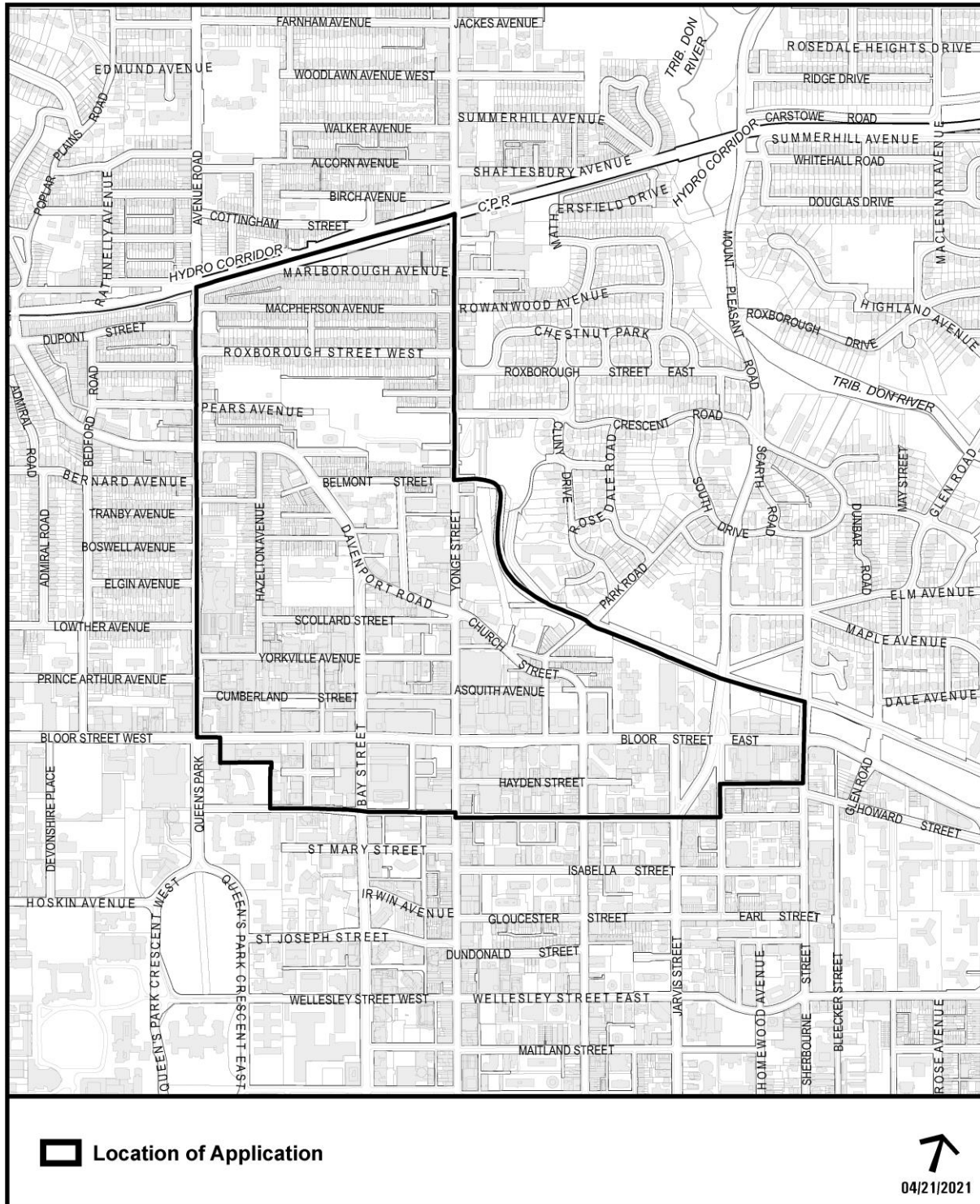
Attachment 1: Location Map

Attachment 2: Official Plan, Land Use Map

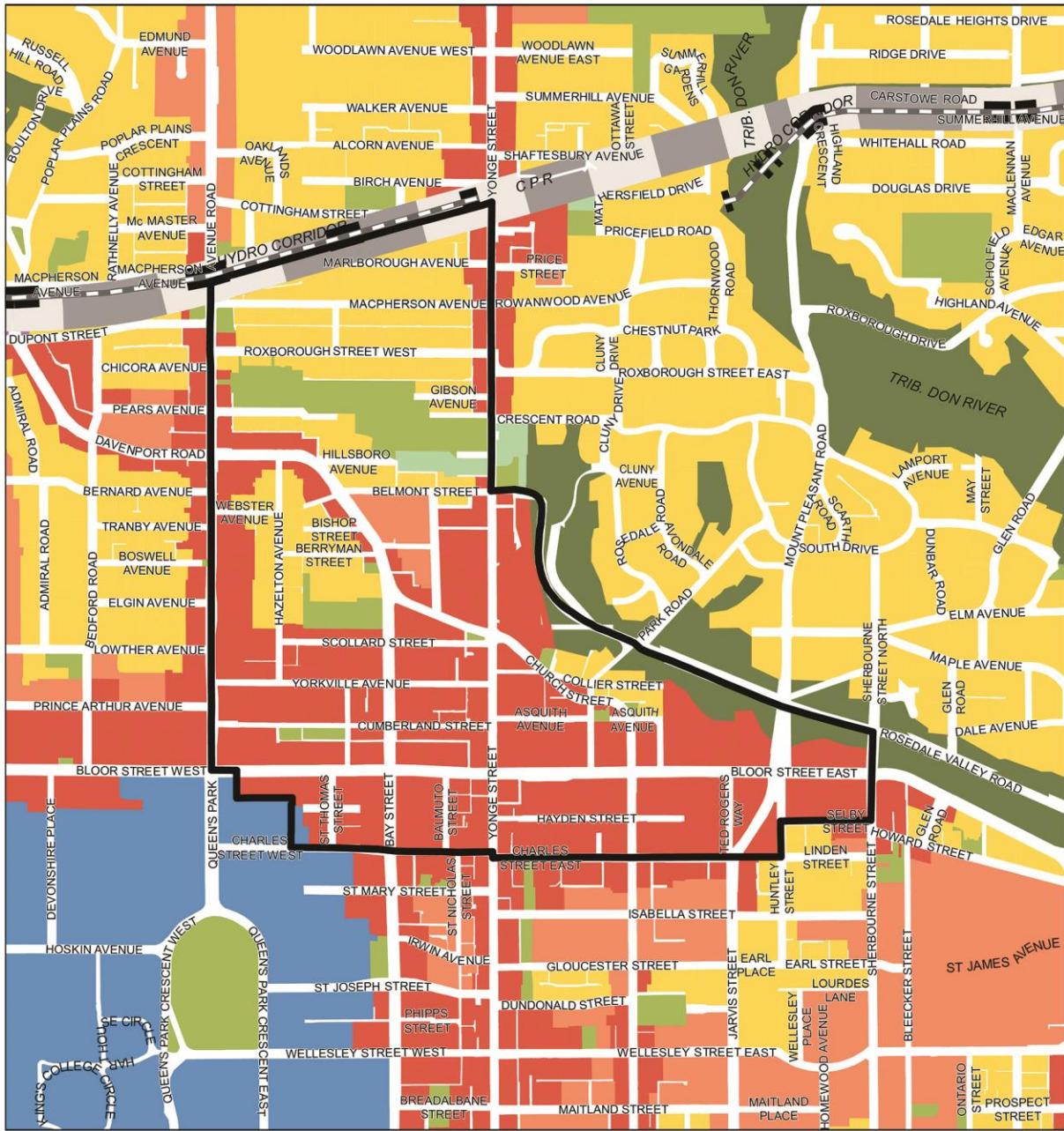
Attachment 3: Districts Map, Planning Framework and Implementation Strategy (2015)

Attachment 4: Downtown Plan Mixed Use Areas

Attachment 1: Location Map



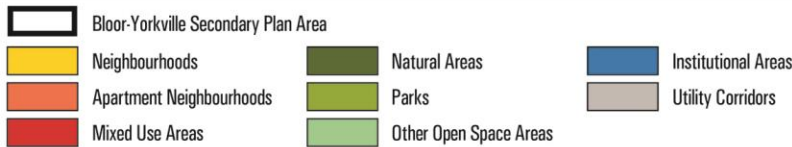
Attachment 2: Official Plan, Land Use Map



Bloor-Yorkville Secondary Plan Study

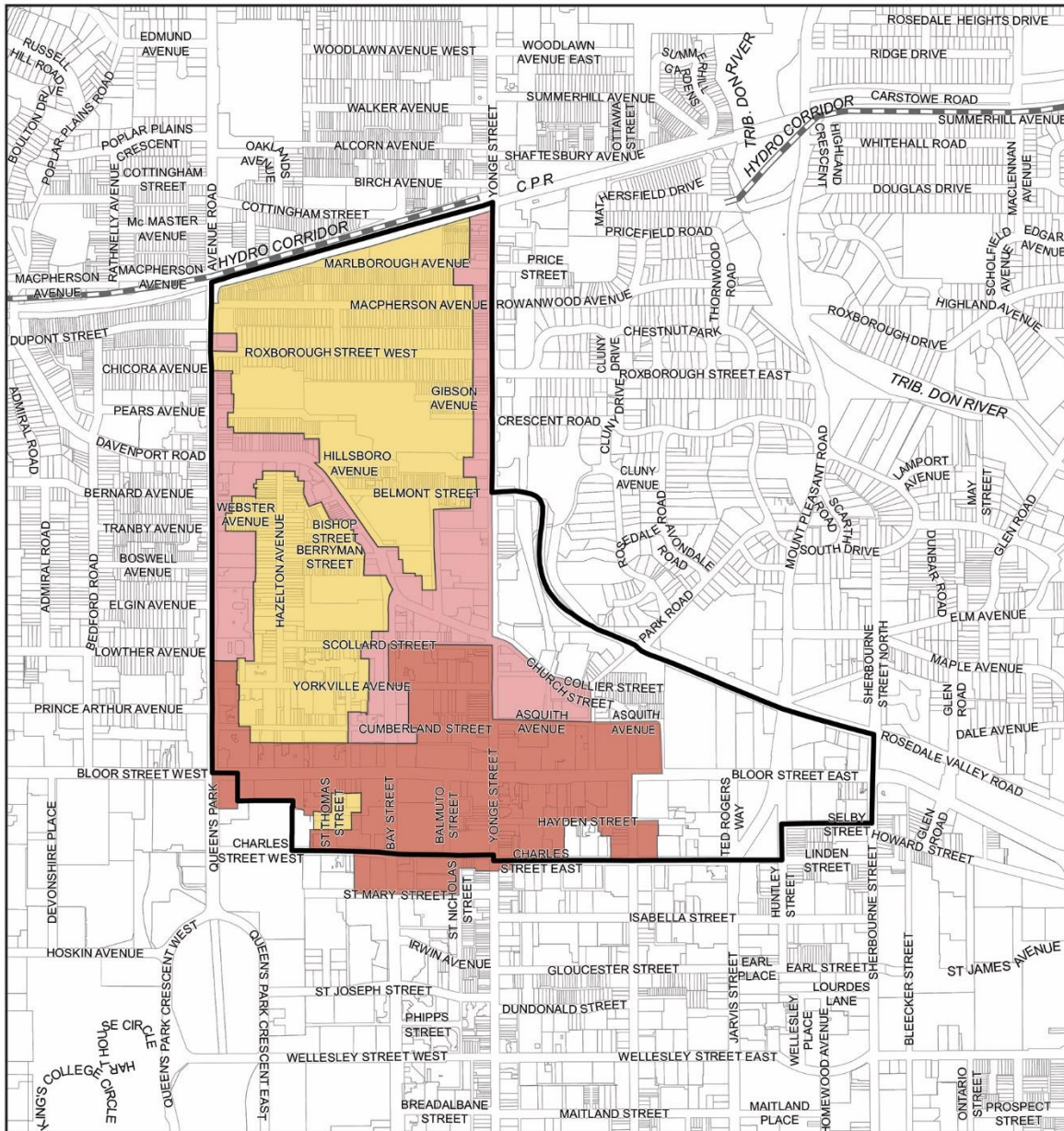
Official Plan Land Use Map #17

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Attachment 3: Districts Map, Planning Framework and Implementation Strategy (2015)



Bloor-Yorkville Secondary Plan Study

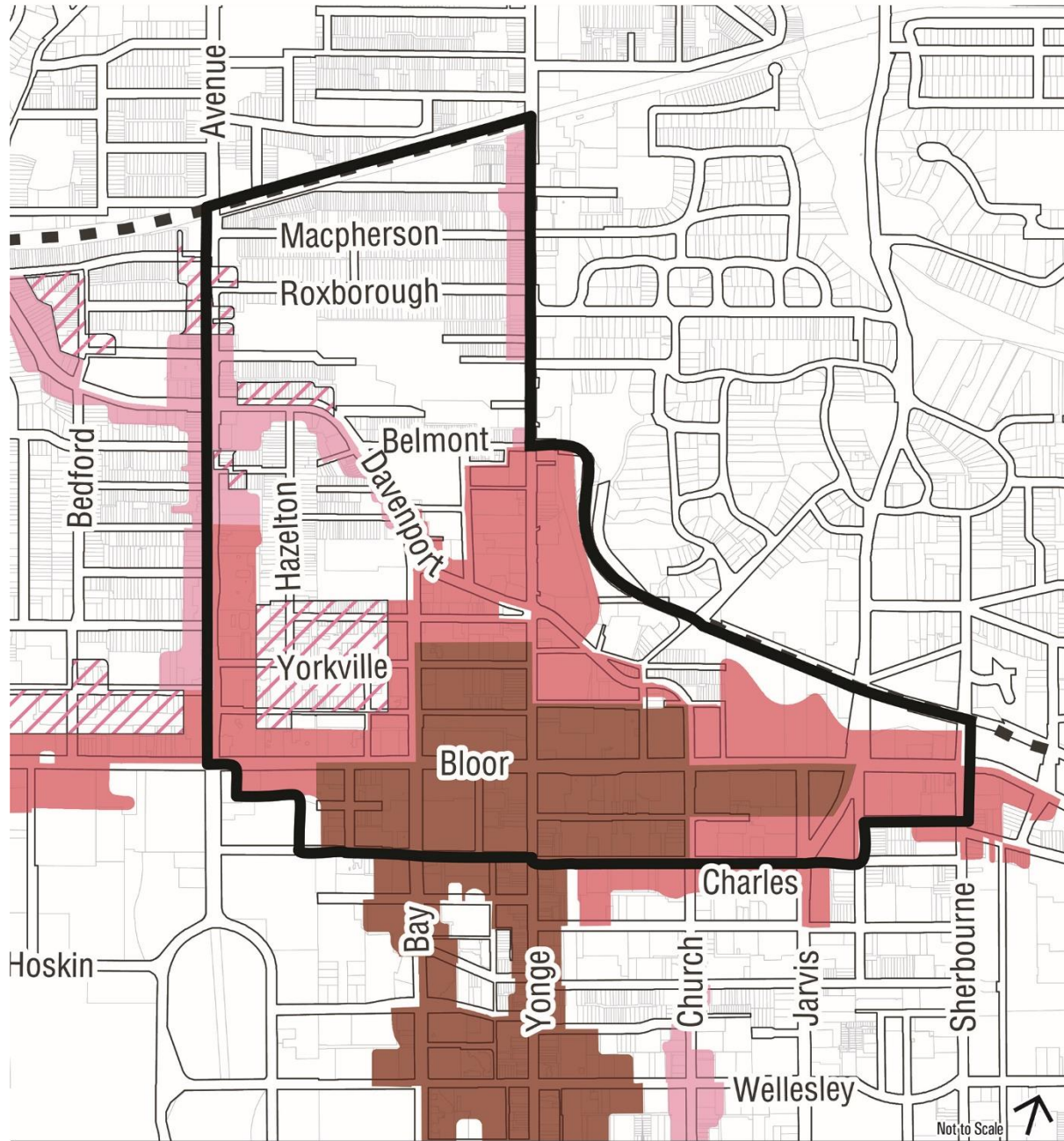
Map 3 - Districts from the Bloor-Yorkville/North Midtown
 Planning Framework and Implementation Strategy

File # 17 122803 SPS 00 0Z

-  Bloor-Yorkville Secondary Plan Area
-  Primary Development District
-  Corridor District
-  Stable Neighbourhood District


 Not to Scale
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Attachment 4: Downtown Plan Mixed Use Areas



Downtown Plan

Extract from MAP 41-3 Mixed Use Areas

- - - - Downtown Plan Boundary
- Bloor-Yorkville Secondary Plan Area
- Mixed Use Areas 1 - Growth
- Mixed Use Areas 2 - Intermediate
- Mixed Use Areas 3 - Main Street
- ▨ Mixed Use Areas 4 - Local