

Little Jamaica and Oakwood Vaughan Planning Framework – Proposals Report

Date: March 27, 2026

To: Planning and Housing Committee

From: Interim Executive Director, Development Review

Wards: 5, 8, 9, and 12 – Eglinton-Lawrence, York South-Weston, Davenport and Toronto-St. Paul's

SUMMARY

This proposals report presents a draft Little Jamaica and Oakwood Vaughan Planning Framework ('draft Planning Framework'), which when finalized will guide future development in the area. The draft Planning Framework will serve as the basis for consultation. The draft Planning Framework outlines community priorities based on what has been heard from past consultations and how development can help achieve them; different aspects of culture in the community and how they can be supported; how public realm elements can celebrate the area's cultural identity as it changes; direction for cultural corridors and different focus areas; and its implementation.

RECOMMENDATIONS

The Interim Executive Director, Development Review recommends that:

1. Planning and Housing Committee request the Executive Director, Development Review, to undertake community and stakeholder consultation on the draft Little Jamaica and Oakwood Vaughan Planning Framework in Attachments 1 and 2 and report back with final recommendations in the fourth quarter of 2026.

FINANCIAL IMPACT

The Development Review 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.

EQUITY IMPACT STATEMENT

Toronto's continued growth creates many opportunities for residents and businesses; however, there are persistent concerns that Indigenous, Black and equity-deserving communities are not equitably included or benefiting from the changes at the neighbourhood level. These communities have been among the hardest hit by the impacts of the COVID-19 pandemic, as noted in the Building Back Stronger report prepared by the City of Toronto Economic and Culture Recovery Advisory Group in 2020.

People working and living in communities such as Little Jamaica, Downtown Chinatown and Church-Wellesley Village, are struggling to safeguard the ongoing sustainability of their cultural heritage, which is at the foundation of creating safe spaces and promoting a sense of belonging. Toronto's urban Indigenous population and, equity-deserving communities such as 2SLGBTQ+, Black and other racialized communities, as well as low-income residents, who have faced long-standing barriers to accessing capital due to systemic racism and discrimination that has had intergenerational impacts.

The neighbourhoods that comprise Little Jamaica and Oakwood Vaughan have played an important role in bringing together different cultures to create a vibrant and inclusive community. The Jamaican, and broader Caribbean and Black community, have a strong cultural imprint in these neighbourhoods through the businesses in the area that provide culturally responsive food, music, services, arts and culture. These neighbourhoods have evolved, welcoming residents from around the world, further enriching their diversity while preserving their cultural roots. Through consultation from the Little Jamaica Cultural District Plan, residents and businesses shared the common challenge that the City should create more tools to safeguard the cultural identity and cultural heritage of their areas, and offer tools to support community wealth building, and culturally responsive placemaking.

The Little Jamaica and Oakwood Vaughan Planning Framework is a continuation and component of this work. The draft Planning Framework provides a holistic approach to managing growth and change in the area, while considering potential impacts on equity-deserving groups, Indigenous and vulnerable residents of Toronto. The draft Planning Framework will result in a vision for establishing a complete community that supports overall quality of life for people of all ages, abilities, cultural background and incomes. Staff will involve diverse voices through ongoing consultation and engagement. The community's feedback will inform the final recommendations.

DECISION HISTORY

On September 30, October 1 and 2, 2020, City Council directed the City Manager to report to the Executive Committee on several urgent actions required to help the survival of small businesses on Eglinton Avenue West affected by a decade of Eglinton Crosstown construction. City Council also directed the City Manager, in consultation with the General Manager, Economic Development and Culture, the Chief Planner and Executive Director, City Planning and the Executive Director, Social Development,

Finance and Administration, along with the Confronting Anti-Black Racism Unit to report back as soon as possible on the immediate actions required to establish the Eglinton Avenue West area as a Little Jamaica Heritage and Innovation Heritage Hub that recognizes and promotes the local Black History and culture of the area.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.MM24.17>

On September 30, October 1 and 2, 2020, City Council directed several divisions to form an inter-divisional working group to address recommendations related to the development of a Cultural District Plan, an affordable housing strategy for the area, and a comprehensive planning framework study and plan.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.MM24.36>

On September 30, October 1 and 2, 2020, City Council directed the Chief Planner and Executive Director, City Planning, and the Executive Director, Housing Secretariat to include Eglinton Avenue West station as part of the Phase 1 Protected Major Transit Station Area Study being conducted and to develop a Housing Strategy so that inclusionary zoning permissions can be achieved within the new cultural district and to work with Community Planning to incorporate the Protected Major Transit Stations Area requirements into a new planning framework.

<http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2020.MM24.36>

On September 30, October 1 and 2, 2020, City Council direct the Chief Planner and Executive Director, City Planning to collaborate with the inter-divisional team to conduct a comprehensive planning framework study and plan that will reflect the new Little Jamaica Cultural District designation and to report back to the Planning and Housing Committee. <https://secure.toronto.ca/council/agenda-item.do?item=2020.MM24.36>

On July 19, 20, 21 and 22, 2022, City Council directed the Chief Planner and Executive Director, City Planning to work with the Ward Councillors for Ward 9 - Davenport and Ward 12 - Toronto St. Paul's to establish a community consultation process for an Oakwood Vaughan Planning Strategy and to report back to the Toronto and East York Community Council in the second quarter of 2023.

<https://secure.toronto.ca/council/agenda-item.do?item=2022.TE34.234>

On February 5, 2025, City Council, as part of the Housing Action Plan implementation, adopted Official Plan Amendment 778, updating the Official Plan's Avenues policies and Map 2 to include new Avenues, including Oakwood Avenue and Dufferin Street. City Council also directed the Chief Planner and Executive Director, City Planning to bring forward phased amendments to land use designations and zoning along new Avenues.

<https://secure.toronto.ca/council/agenda-item.do?item=2025.PH18.5>

PLANNING FRAMEWORK AREA

The draft Planning Framework area is generally bound by the properties on the north side of Eglinton Avenue West to the north, Keele Street to the west, Rogers Road to the South and Cedarvale park to the east as shown on Attachment 1. The proposed boundaries of the planning framework area will be presented to the local community, with feedback used to inform any refinements to the final boundary.

POLICY AND REGULATION CONSIDERATIONS

Planning Act

Section 2 of the Planning Act establishes matters of provincial interest to which City Council shall have regard in carrying out its responsibilities, including: the orderly development of safe and healthy communities; the adequate provision of a full range of housing; sustainable development that is transit-supportive, and pedestrian-oriented, to support public transit and to be oriented to pedestrians; and the appropriate location of growth and development.

Provincial Planning Statement

All decisions of Council on planning matters shall be consistent with the Provincial Planning Statement (2024) (the "PPS"). The PPS directs planning authorities to support complete communities and includes policies on key issues that affect communities, such as:

- encouraging the efficient use and management of land and infrastructure to reduce sprawl, contribute to environmental sustainability and provide for a more compact built form;
- ensuring the sufficient provision of housing to meet changing needs including affordable housing;
- supporting long-term economic prosperity and ensuring opportunities for job creation;
- minimizing the impact of climate change by promoting compact, transit-supportive communities, energy efficient, green infrastructure and sustainable infrastructure development; and
- improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.

Official Plan

The City's Official Plan is founded on a growth management strategy which steers growth and change to some parts of the city.

Chapter One of the Official Plan sets out aspirational and vision-based statements that inform how the city will grow for the next 30 years. These statements reflect the shared values of Torontonians, expressed in a way to guide development, and are the foundation for the other chapters in the Plan. Chapter One emphasizes four key principles to guide planning decisions, including creating meaningful, ongoing relationships with Indigenous Peoples; ensure that land use and development decisions enable everyone – regardless of age, income, ability, race, ethnicity, gender, or any other attribute – to have convenient and safe access to a complete community; address the inequities that create barriers for Toronto's most marginalized and vulnerable residents; and creating a City that is safe, caring, and provides equitable opportunities for all Torontonians and those yet to arrive, including residents of all ages, from children to seniors.

Official Plan section 3.5 deals with Toronto's Economic Health, directing a wide range of cultural activities to reflect the City's diversity, providing access to City-owned and surplus properties for non-profit arts use, encouraging the inclusion of new arts and cultural facilities in developments through incentives, involving the arts community in local design and beautification efforts, and promoting cultural activity hubs to create arts districts that attract visitors and revitalize communities.

The Official Plan also directs supporting retail opportunities in a form that promotes pedestrian and transit use; and encouraging stores selling fresh food in areas currently lacking pedestrian access to fresh food.

The City of Toronto Official Plan can be found here: <https://www.toronto.ca/city-government/planning-development/official-plan-guidelines/official-plan/>.

Site and Area Specific Policy 477 (“SASP 477”):

SASP 477 applies to part of the lands within the draft Planning Framework area, particularly around the intersection of Dufferin Street and Eglinton Avenue West, called the “Dufferin Focus Area”. The SASP directs that tall buildings will be located at the intersections of Dufferin and Eglinton, and development within the focus area will be supported by transportation infrastructure, including new and improved pedestrian connections to the Eglinton Crosstown LRT stations.

Amendments to SASP 477, permitting tall buildings outside the corners of the intersection of Dufferin Street and Eglinton Avenue West, have been approved where they meet the general intent of the Official Plan and other relevant policies.

In addition to advancing the planning framework for the area, SASP 477, along with the land use designations within the Fairbank Protected Major Transit Station Area, should be reviewed to determine whether policy updates are needed to reflect the current and emerging development context, while balancing city- building objectives and implementing the planning framework direction.

Protected Major Transit Station Areas

Provincial and City policies direct growth to areas surrounding higher-order transit, including Protected Major Transit Station Areas (PMTSAs), to support transit-oriented, complete, and accessible communities. Lands within the study area are situated within five delineated PMTSAs. These include Eglinton West (SASP 716), Oakwood (SASP 676), Fairbank (SASP 675), Caledonia (SASP 674), and Keele (SASP 673).

Within PMTSAs, the Official Plan includes policies to support higher-density, transit-oriented development on lands designated Apartment Neighbourhoods, Mixed Use Areas, and Regeneration Areas, with greater density directed closer to existing and planned transit stations to help achieve Provincial density targets. The City is required to update its Zoning By-laws to implement the approved height and density permissions within PMTSAs and MTSAAs. Zoning updates are currently under review, with staff expected to report to City Council in the second quarter of 2026.

Inclusionary Zoning only applies within the Inclusionary Zoning Market Areas, as identified in OPA 557. Within the draft Little Jamaica and Oakwood Vaughan Planning Framework area, this currently includes only a small portion surrounding the Eglinton West Station. New development within this area will be subject to provincial Inclusionary Zoning requirements beginning July 1, 2027, subject to applicable exemptions. At the time of this work, most of the Planning Framework area remains outside of the Inclusionary Zoning Market Areas. These Market Areas are reviewed every five years, and Council has directed staff to undertake additional market analysis, including for areas such as Little Jamaica.

A map showing the City's PMTSAs within the draft Planning Framework area can be found in Attachment 3.

Expanding Housing Options in Neighbourhoods (EHON)

The Expanding Housing Options in Neighbourhoods (EHON) initiative seeks to equitably distribute housing options across the city by shifting emphasis from land-use distinctions to built form and scale. The initiative includes priority projects including multiplexes, major streets, and local neighbourhood retail and services. A significant portion of the Planning Framework area is designated Neighbourhoods and is therefore subject to recent EHON-related Official Plan changes that permit additional density and a broader range of residential and small-scale non-residential uses.

Multiplex permissions were adopted by City Council in May 2023 and are in effect city-wide, permitting low-rise residential buildings with up to four dwelling units as-of-right. Expanded permissions allowing up to six units are in effect in Toronto and East York District and Ward 23, following Council adoption and implementation in June 2025.

The Major Streets initiative permits gentle density on Neighbourhoods-designated lands fronting Major Streets, including townhouses and small-scale apartment buildings up to six storeys. The associated Official Plan and Zoning By-law Amendments (OPA 727 and ZBLA 1062-2025) were brought into force following an Ontario Land Tribunal decision in September 2025. Within the Planning Framework area, Major Streets include Eglinton Avenue West, Oakwood Avenue, Vaughan Road east of Oakwood Avenue, Dufferin Street, and Rogers Road west of Oakwood Avenue.

Through the Local Neighbourhood Retail and Services work, City Council adopted Zoning By-law amendments in November 2025 which are now in force. New opportunities for small-scale, neighbourhood-serving retail, service, and office uses have been introduced, primarily along Major Streets, with complementary opportunities within Neighbourhood Interiors in select wards.

Avenues Policy Review

Within the Little Jamaica and Oakwood Vaughan Planning Framework area, Eglinton Avenue West, Oakwood Avenue and portions of Dufferin Street are identified as Avenues. Map 2 of the Official Plan shows where the City's Avenues are located.

The Avenues Policy Review is a Housing Action Plan initiative that updates the City's policy framework to support housing, employment, and community-serving uses along Toronto's Avenues. Through Phase 1, City Council adopted Official Plan Amendment 778 (OPA 778) in February 2025, establishing a new vision for Avenues, expanding the Avenues network city-wide, and removing the requirement for Avenue Segment Reviews and City-led Avenue Studies. OPA 778 was appealed to the Ontario Land Tribunal (OLT) following its adoption by City Council. Through the appeal process, the City resolved issues with appellants, and the Tribunal confirmed the amendment in effect as of March 14, 2025, with only limited site-specific appeals remaining.

The updated policies emphasize addressing the displacement of existing small businesses and community service providers along Avenues, including through community consultation, and encouraging development that maintains or improves opportunities for community-serving uses. The updated policies also encourage activating the ground floor of developments with commercial uses such as small-scale retail to help enable equitable, convenient access to amenities.

Phase 2 of the Avenues Policy Review is currently underway and focuses on implementing the updated Avenues vision through area-based Official Plan and Zoning By-law Amendments, including enabling as-of-right mid-rise development along Avenues. This work is proceeding through a staged, ward-based approach with community and stakeholder engagement.

ENGAGEMENT

Community Feedback

Through the Little Jamaica and Eglinton West Cultural District study, several engagement sessions were held with local leaders, numerous stakeholders and local residents. In addition, staff reviewed and analyzed the various reports and recommendations from the diverse and active community groups in the wider Little Jamaica and Oakwood Vaughan area. Local residents and stakeholders shared their thoughts and priorities for culturally appropriate retail, the urgent need for community ownership of retail spaces, spaces for cultural and recreational activities, food security, housing, and culturally relevant community services.

The following input from the community informed the key themes and directions in the draft Planning Framework in Attachment 2.

Retail and Small Business

- Ensure a mix of uses in new development to support retail and small business and create spaces for existing businesses to relocate in new buildings.
- Secure affordable retail spaces within new developments (e.g. 20% of 500 square metres of retail gross floor area to be affordable/community-based retail).
- Strong support to prioritize fixing sidewalks, beautifying business facades and addressing boarded-up and vacant storefronts to create welcoming retail, mixed use streets.

- Small-scale/temporary storefronts should be established at the green P lot at Reggae Lane, like Market 707, to be used by businesses that need to temporarily relocate due to construction.
- The sizes of new retail spaces should be restricted, so that these spaces can be affordable and accessible to small businesses and start-ups, facilitate animated street walls and encourage pedestrian activity.
- Animate the public realm by encouraging art displays in empty storefronts.
- Recognize and support certain businesses, like barbershops and salons, as extensions of the public realm that can also act as informal community spaces.
- Mitigate the impacts of gentrification by encouraging developers to give impacted existing businesses first right of refusal to return into the new development.

Connectivity and Mobility

- Concerns were raised regarding the lack of sidewalk maintenance and unsafe, aging infrastructure.
- Reduced pedestrian access to many businesses, which has contributed to closures; the erasure of vibrant street life, which has contributed to concerning street-involved behaviours such as public drug use and unsanitary street conditions.
- Concerns regarding the loss of sidewalk and street space for both formal and informal cultural events to support the cultural identity of the area.
- Prioritize safer and well-connected bike lanes.
- Ensuring there is enough parking for patrons from outside of the area.
- Implement improvements to the five-point intersection at Oakwood Avenue, Vaughan Road and Belvidere Avenue for pedestrians and cyclists.
- Improve and expand bike lanes in the neighbourhood, especially along Winona Drive, Oakwood Avenue and Vaughan Road.
- Animate laneways through public art installations and spaces for cultural activities, improve lighting and safety, and encourage active uses to front onto or provide active access from the lane.

Streetscape and Public Realm

- Prioritize incorporating street trees, seating and other street furniture to create a more comfortable and inclusive pedestrian environment.
- Widen and flatten sidewalks to be safe and accessible for all users.
- Increase the number and location of public benches and seating along streets and parks as they are critically important to supporting residents and visitors of all ages and abilities.
- Create opportunities to increase patios, street trees and seating along retail streets through building setbacks and curb extensions to increase safety and foster community cohesion.
- Improve and expand Reggae Lane and the adjacent Green P parking lot to create a formalized public space to accommodate cultural events.
- Design public spaces to accommodate programming and events and expand instances of public art, particularly to celebrate the Caribbean community.
- Frame the Eglinton LRT stations with public spaces and public art to help draw attention and pedestrian movement along streets and implement clear wayfinding.

- Improve the existing concrete planters along Eglinton Avenue West as they are too small and limit tree growth. Larger planters or soil cells are preferred if there are no conflicts with underground utilities.

Parks and Other Open Spaces

- Use city-owned lands to build new parks and increase the provision of green spaces in the community.
- Secure public open spaces
- Encourage the greening of schoolyards and playgrounds to improve mental health and promote physical activity.
- Encourage school boards to allow the community to use school facilities (e.g. gyms, yards, greenspace) outside of school hours.
- Design public open spaces to have elements such as accessible seating, playgrounds, winter-focused amenities, game spaces and multi-purpose spaces for people at all stages of life.
- Include recreational spaces and play structures in new, existing and expanded parks.

Sustainability

- Prioritize planting of indigenous plant species.
- Require new developments and encourage existing buildings (especially city-owned buildings) to incorporate green roofs.
- Secure spaces on private and public lands for the community to grow food, and support food-based entrepreneurship, including space for community gardens in new and expanded parks.
- Encourage new developments to incorporate food growing systems, like greenhouses, rooftop gardening and vertical gardening.
- Encourage school boards to plant trees and increase soft landscaping on their properties.

Housing

- Use city-owned and other publicly owned lands to build non-profit, affordable housing and community space.
- Allow for live-work uses/home occupation within the neighbourhoods to support income generation, and support laneway and garden suite development.
- Revise the Inclusionary Zoning market areas so Inclusionary Zoning can be implemented in the framework area.
- Ensure servicing keeps pace with housing development by using tools like holding by-laws and interim control by-laws.
- Support right to remain approaches for the redevelopment of housing and commercial units.

Community Benefits Priorities and Community Services

- Encourage developers, City staff and the Councillor to consult with diverse voices in the community to determine the use/programming options for any secured in-kind

Community Benefits Charge spaces early in the development application process, depending on the valuation of the in-kind contribution.

- Secure, in consultation with the community, community space within redevelopment projects. Some spaces could be directed toward youth, while other spaces could be secured for urban agricultural and food-sharing purposes, intergeneration socializing, and zero waste and upcycling programs. All of these spaces should include resilient design features.
- Community Benefits Charge collected through the development process should be dedicated to projects like renovating the Vaughan Road Academy community hub, spaces for seniors and supporting culturally inspired improvements to parks/recreation spaces.
- Complete the Allen Greenway linear park to connect to Cedarvale Park.
- Secure affordable community spaces and housing through redevelopment to support the portfolio of community land trusts.
- Prioritize creating flexible cultural spaces that can accommodate programming and organizations of varying sizes and types (e.g. space for large institutions, micro cultural spaces, pop-ups and seasonal events).

Construction Management

- Ensure construction sites and the impacted public realm are maintained and clean to create a safe environment for surrounding residents, businesses and visitors by storing waste and equipment away from public spaces, mitigating impacts and allowing the continuation of local business operations, construction hoarding should incorporate public art and promote local culture.

The community and the City's consultant for the Little Jamaica and Eglinton West Cultural District study undertook a substantial amount of work and provided numerous recommendations that are outside of the scope of what can be achieved through land use planning, development applications, and non-statutory direction in a planning framework. These recommendations have been documented and will be shared with the appropriate divisions in the City that may have the tools to implement them.

Staff recognize that there may be other sources of feedback that may have been inadvertently missed and there may be other actions/changes needed and recommended by the community, which staff hope to understand through the upcoming consultation process.

COMMENTS

The draft Planning Framework provides planning guidance for new development and redevelopment within the diverse communities of Oakwood Village, Little Jamaica, Eglinton West, Cedarvale, Caledonia-Fairbank, Briar Hill-Belgravia, Beechborough-Greenbrook, and Keelesdale.

It brings together community priorities and perspectives shared through Little Jamaica consultations and reports from local organizations, outlining how residents and

businesses see their community developing in the future, while retaining and creating spaces that honour the community's history and evolving cultural identity.

A planning framework is a non-statutory tool that builds upon current policies of the Official Plan, and other relevant policy documents, and responds to the unique character and physical attributes of the area. The planning framework is intended to: guide new development and improvements to existing transportation networks; identify opportunities for public realm improvements and priorities; and begins to identify the infrastructure and community services and facilities needs required to support balanced growth and a complete community as the area continues to evolve.

Commercial and Retail Uses

Non-residential uses within the Little Jamaica and Oakwood Vaughan Planning Framework area are shaped by a dynamic mix of service, office, retail and institutional establishments, reflecting the area's longstanding role as a hub for small business, community services, and cultural life.

According to results of the Toronto Employment Survey, between 2018 and 2024, the draft Planning Framework area experienced the greatest employment decreases to the office, institutional, and manufacturing sectors. The number of retail establishments declined by 45 percent from 2011 to 2021, though retail activity has shown minor signs of recovery from 2022 onward, with a modest increase in retail establishments. This local rebound aligns with the broader citywide post-pandemic trend, which saw an overall increase in both retail establishments and retail employment from 2021. Notably, the proportion of retail jobs in the planning framework area grew between 2022 and 2024, while office employment declined. Despite retail's gradual rebound, the area has experienced significant long-term decline, as between 2010 and 2024 the number of restaurants serving the community fell by 16 percent, and the overall number of retail establishments decreased by 31.9 percent from 2011 to 2025.

Street-level service and retail uses are especially prevalent along Eglinton Avenue West and Oakwood Avenue. Shops, salons, barbers, and small restaurants continue to serve as cornerstones of the local economy, reinforcing the area's identity as a collection of independent, culturally rich, and community-oriented businesses. While retail is limited along Vaughan Road, the street is characterised by its institutional as well as community and entertainment establishments.

The guiding principles and direction in the draft Planning Framework will prioritize enhancing the combination of small-scale retail frontages, long-standing cultural businesses, and community-serving institutions to help form a diverse economic and social ecosystem that continues to support both the local population and the broader community.

Growing Development Pipeline and Interest

With the introduction of the Eglinton Crosstown LRT and the new Caledonia GO train station, which will function as an interchange between regional rail and rapid transit, development interest is currently focused along Eglinton Avenue West.

There have been a number of Committee of Adjustment applications for garden and laneway suites, and multiplexes along Vaughan Road, Northcliffe Boulevard, Oakwood Avenue, and Alameda Avenue.

Within the planning framework area, there are a number of approved and active planning applications. Recently built developments and active and under review applications within the draft Little Jamaica and Oakwood Vaughan Planning Framework area are outlined in Attachment 6.

LITTLE JAMAICA AND OAKWOOD VAUGHAN PLANNING FRAMEWORK

The draft Little Jamaica and Oakwood Vaughan Planning Framework is intended to provide additional guidance beyond Official Plan policy for new development by bringing together views and priorities shared by diverse communities in the planning framework area through the Cultural District study consultations, reports from various community organizations, and informal conversations with residents and interest groups.

The planning framework will guide and set priorities for development applications to emphasize the importance that the community is left better than it was found with vibrant retail and open spaces, improved lighting and safety, social services, parks and infrastructure and improved quality of life.

The Planning Framework will serve as a resource for both the community and the development community by outlining priorities. It will also help inform future planning policy initiatives and establish priorities for economic development, community services, parks, and recreational investments, including any future secondary plans, community improvement plans, and community development plans.

The draft Planning Framework is based on the following principles:

- *Centering Equity and Inclusion in Growth:* Ensuring that the positive impacts of growth and development benefit existing and future residents with a focus on equity-deserving, marginalized and vulnerable residents.
- *Making Space for Culture and Successful Local Retail:* Prioritizing the preservation, improvement, and creation of a network of third spaces (i.e. spaces that are important for social well-being, providing a neutral ground for connection, conversation, and belonging outside of one's private and professional life) for gathering and culturally responsive community support through the development process. The retail and commercial uses within the planning framework area contribute to its unique culture.
- *Designing Complete Communities:* The communities within the planning framework area should be safe, walkable, with a mix of land uses, including size and types that create a sense of place, reduce disparities, and enable residents to conveniently access the necessities of daily life.

- *Building Sustainability and Resiliency into Development:* New development has a responsibility to help achieve the City's sustainability goals, as set out in Council's 2021 TransformTO Net Zero Strategy.

The draft Planning Framework has a number of directions, which are outlined below:

- *Centering Community Priorities:* Community priorities in the draft Planning Framework are based on what has been heard to date from diverse residents and businesses in the planning framework area. The priorities focus on fostering sustainable growth, enhancing resiliency, and addressing the diverse needs of the local population like the need for affordable retail, intergenerational and accessible spaces, affordable housing and space to grow culturally relevant food.
- *Supporting Culture and a Vibrant Retail Community:* Retail within the planning framework area is defined by its small-scale community-oriented nature, serving as a cultural hub for the Caribbean and Black community, while gradually evolving to embrace and welcome a diverse range of cultures. Small-scale retail and the surrounding spaces not only facilitate businesses but also provide third spaces for community gathering and support to act as extensions of community services.
- *Making Space for Music:* Business owners - from record and beauty supply stores to restaurants - often use their spaces for multiple purposes, including recording studios, rehearsal spaces and small live-music venues. The multipurpose nature of spaces along Eglinton Avenue West has created a network of third spaces for gathering and community building. The continued use of commercial spaces for multiple purposes maintains and strengthens the area's role as a cultural hub.
- *Designing a Beautiful and Accessible Public Realm:* As the area grows, it is essential to expand and improve public spaces through development - wider sidewalks, improved lighting, seating, landscaping, street trees, public open spaces and cultural squares - ensuring they are accessible, high-quality, and support both formal and informal interactions.
- *Enhancing Cultural Corridors:* There are three key corridors within the planning framework area (Eglinton Avenue West, Oakwood Avenue, and Vaughan Road) that contribute to its vibrancy. Specific direction is needed for development along these streets to help ensure the spirit of the spaces are retained and sustained.
- *Improving Focus Areas:* The draft Planning Framework identifies key areas with deep rooted ties to community, where the function and spirit of these spaces should be maintained and strengthened as the community grows and evolves. Four Focus Areas are identified in the draft Planning Framework: Vaughan Hub, Oakwood-Vaughan Centre, Reggae Lane, and Dufferin and Eglinton Apartment Neighbourhoods.

The final section of the draft Planning Framework deals with construction management and implementation. Construction should be managed to ensure its disruptive and negative impacts are mitigated and monitored to help ensure that surrounding

businesses and residents are not negatively impacted, and spaces are safe and accessible.

Construction within the Little Jamaica Planning Framework Area will be expected to align with City standards for construction site protection on city streets. Ongoing work led by Transportation Services focuses on updating and consolidating construction standards, requirements, and policies into a clear, visual, and easy-to-reference public document to support improved understanding, compliance, and accountability. These construction management guidelines will form part of the Planning Framework's overall approach to guiding growth and development within the Little Jamaica Planning Framework Area.

RELATED INITIATIVES

Cultural Heritage Resource Assessment (CHRA)

Heritage Planning, in consultation with Community Planning and as part of the Planning Framework Study, is currently undertaking a Cultural Heritage Resource Assessment for the draft Planning Framework area.

Building on previous surveys and community studies, the CHRA will begin by establishing an understanding of the area's historic evolution and cultural identities. This work will inform the identification of places with cultural heritage value. The results of the CHRA will inform policy development related to the conservation of cultural heritage resources and will more broadly inform the development of the Little Jamaica and Oakwood Vaughan planning framework.

Consultation on the draft Planning Framework will be integrated with Heritage Planning's engagement on the CHRA to ensure that efforts are coordinated to mitigate over-consultation and achieve coordinated outcomes, and so that both pieces of work can inform each other. Where the CHRA would identify ways to preserve and conserve built heritage resources using legislated tools such as the Ontario Heritage Act, the planning framework would work as a complementary tool to guide development that enhances the community's cultural heritage.

Oakwood Village Streets Plan

Transportation Services staff are developing the Oakwood Village Streets Plan ('OVSP') for the area bound by Eglinton Avenue West to the north, Dufferin Street to the west, St. Clair Avenue West to the south, and Arlington Avenue, Vaughan Road and Winnett Avenue to the east. The OVSP will identify, prioritize, and recommend short-term actions and long-term changes to traffic operations and road design to support safety for all modes of transportation (e.g., turn prohibitions, traffic calming, intersection safety improvements, enhanced pedestrian crossings, etc.).

The OVSP recommendations will be informed by the City's Traffic Calming Guide, Vision Zero Action Plan, and Complete Streets Guidelines.

Transportation Services conducted a comprehensive, two-phase consultation process. During Phase 1, which concluded in March 2024, community members shared their concerns through meetings with community interest groups, a public drop-in event, and an interactive mapping tool. In Phase 2, which wrapped up in October 2025, proposed changes were shared with the community for feedback. The final recommended plan will be brought to the Toronto and East York Community Council in early 2026.

The Little Jamaica Oakwood Vaughan Planning Framework has been informed by community feedback gathered through the OVSP that could be appropriately addressed in this planning tool. In addition, the planning framework will align with recommendations from Transportation Services staff advanced through the OVSP.

NEXT STEPS

The draft Planning Framework area and text (Attachments 1 and 2) bring together and translate community priorities into planning direction that can be used to guide the review of development applications. It will be the basis of public consultation, to ask local communities, “did we get this right?” then to collaboratively review and revise the draft Planning Framework. Staff are targeting bringing forward a final version to Planning and Housing Committee for endorsement and adoption in Q4 2026.

The consultation on the draft Planning Framework will focus on:

- Developing an introduction and vision for the planning framework;
- Reviewing and revising the guiding principles and directions in the draft Planning Framework; and
- Developing maps collectively to identify key locations for public realm improvements (e.g., key locations for public open spaces and cultural squares, pedestrian connections).

Public consultation is anticipated to occur in Q2 2026 and include an interactive virtual mapping tool, in-person and virtual community consultation meetings for residents to learn more and share their ideas, and targeted working meetings with key interest groups.

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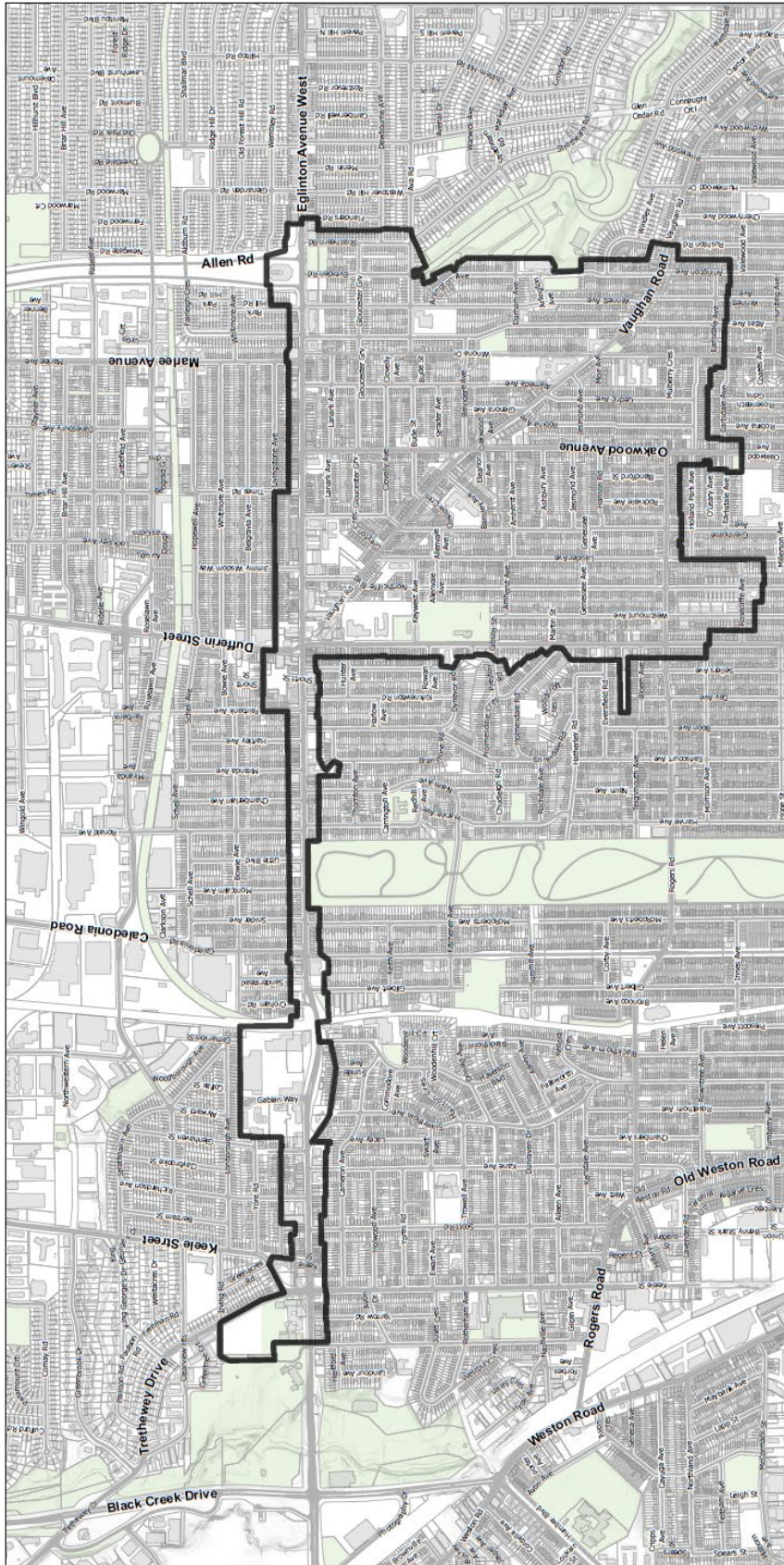
SIGNATURE

Oren Tamir
Interim Executive Director
Development Review

ATTACHMENTS

Attachment 1: Draft Oakwood Vaughan Planning Framework Area
Attachment 2: Draft Oakwood Vaughan Planning Framework
Attachment 3: Protected Major Transit Station Areas in Draft Planning Framework Area
Attachment 4: Official Plan Designations in Draft Planning Framework Area
Attachment 5: Major Streets and Avenues in Draft Planning Framework Area
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Attachment 1: Draft Oakwood Vaughan Planning Framework Area



Draft Little Jamaica & Oakwood Vaughan Planning Framework

Parcel Map



Not to Scale



Draft Little Jamaica & Oakwood Vaughan Planning Framework Area

Guiding Principles:

The Little Jamaica and Oakwood Vaughan Planning Framework is rooted in the following guiding principles to guide new development within the diverse neighbourhoods of Oakwood Village, Little Jamaica, Eglinton West, Cedarvale, Caledonia-Fairbank, Briar Hill-Belgravia, Beechborough-Greenbrook, and Keelesdale that make up the planning framework area.

The following overarching guiding principles shape and inform the Planning Framework:

- *Centering Equity and Inclusion in Growth:* As the community grows, the positive impacts of growth and development will be shared with and focused on equity-deserving, marginalized and vulnerable residents. Decisions and actions should create equitable opportunities for all existing and new residents, including people of all ages and abilities.
- *Making Space for Culture and Successful Local Retail:* Culture means many things to many people. It can include fashion, culinary arts, music, art, comedy, and storytelling, among other forms. Restaurants, juice bars, music and record stores, recording studios, tailors, beauty supply stores, and personal care services and barbershops are an essential part of the culture in the planning framework area as they provide spaces to celebrate the diverse culture of the community. Combined with the public realm, these spaces are assets that create a network of third spaces (i.e. spaces that are important for social well-being, providing a neutral ground for connection, conversation, and belonging outside of one's private and professional life) for gathering and culturally responsive community support that should be preserved and improved through the development process.
- *Designing Complete Communities:* The planning framework area should be safe, walkable, and include mixed-income areas that create a sense of place, reduce disparities, and enable residents to conveniently access the necessities of daily life. It should include cultural spaces, affordable retail, local amenities, sustainable transportation, including a resilient transit network and all-ages-and-all abilities cycling routes, employment, education, healthcare, parks and greenspace, and a full range of housing options including variety in tenure, unit type, size and affordability.
- *Building Sustainability and Resiliency into Development:* In December 2021, City Council adopted its TransformTO Net Zero Strategy to achieve net-zero emissions in Toronto by 2040. In December 2025, City Council adopted the Net Zero Strategy Action Plan (2026–2030), which advances implementation of this target. Development has a responsibility to help achieve the City's sustainability goals. This includes direction to ensure that buildings constructed in or after 2030 are near zero emissions. Buildings, parks, open spaces and green infrastructure will contribute to improving air and water quality, reducing greenhouse gas emissions (GHG), conserving water and other resources, supporting biodiversity, minimizing the urban heat island effect and fostering resilient infrastructure and communities.

Implementing Directions:

The implementing directions outlined below translate the guiding principles into actions to help achieve community priorities through development.

Centering on Community Priorities

Community priorities for the planning framework area are based on what has been heard from the community to date through consultations and community-initiated studies. These priorities focus on fostering sustainable growth, enhancing resilience, and addressing the diverse needs of locals such as the need for affordable retail, intergenerational and accessible spaces, affordable housing and space to grow culturally relevant food. They aim to create a vibrant, accessible, and inclusive neighbourhood through innovative, green design and community-focused initiatives.

The Planning Framework will aim to advance the following priorities identified by the community:

- Development is strongly encouraged to support the achievement of the City's TransformTO Net Zero Strategy by implementing net-zero actions in new buildings.
- Development within the Planning Framework area is strongly encouraged to support biodiversity by creating habitats where bees, butterflies and other pollinators, and wildlife can thrive.
- Development is encouraged to promote architectural excellence, as well as environmentally sustainable and innovative design.
- Development will improve access to low-carbon transportation options and help reduce dependence on private vehicles.
- Schools are encouraged to expand soft landscaping areas, such as spaces for tree planting, on school property to improve climate resiliency, support stormwater management, and help mitigate the urban heat island effect.
- School boards are strongly encouraged to coordinate the shared use of open spaces on school sites (i.e., school yards) with the community during off-school hours to expand access to spaces for community use.
- Existing and new development are encouraged to incorporate private landscaping, as well as make use of rooftop and underground levels, to accommodate space for residents and the surrounding community to grow fresh, healthy, and culturally relevant food.
- New development is encouraged to incorporate spaces that support community food systems, such as community kitchens for food preparation, areas for small-scale food processing and distribution, and flexible spaces for educational programming and food entrepreneurship.

- Existing parks should be expanded through redevelopment, where possible, and redesigned to increase functionality and usability.
- New development is encouraged to provide a range of unit sizes, types, tenure and levels of affordability to meet a diversity of housing needs.
- Opportunities to secure affordable housing through development will be prioritized.
- Opportunities to secure affordable retail and service units and community spaces through development will be prioritized to support local economic development.
- Opportunities to support and empower community land trusts and non-profit organizations to form partnerships with the development sector and the City will be strongly encouraged.
- Where feasible, new development, including on City-owned sites, will prioritize the integration of the following types of spaces: affordable housing, intergenerational community spaces, affordable retail and commercial units, and community spaces for local economic development.

Supporting Culture and A Vibrant Retail Community

The diverse neighbourhoods in Oakwood Village, Little Jamaica, Eglinton West, Cedarvale, Caledonia-Fairbank, Briar Hill-Belgravia, Beechborough-Greenbrook, and Keelesdale have played an important role in bringing together different cultures to create a vibrant and inclusive community.

Retail within the planning framework area has been defined by its small-scale, community-oriented nature, serving as a cultural hub for the Caribbean and Black community, while gradually evolving to embrace and welcome a diverse range of cultures. Small-scale retail and the surrounding spaces not only facilitate businesses but also provide third spaces for community gathering and support that act as extensions of community services.

While growth and change are inevitable, it is vital to maintain and support the nature of small-scale retail through future development. Development is an opportunity to preserve the nature of these spaces and upgrade them with integrated servicing and new materials.

The following directions will guide the evolution of small-scale retail:

- Development along Major Streets will maintain the existing rhythm of storefronts by re-introducing ground-floor retail units with a similar number and size of retail and service units as those being demolished through redevelopment, to ensure the nature and retail character of the community is retained.
- Retail and service uses will be the primary ground floor use in all development along Major Streets.

- Owners of properties being redeveloped are encouraged to offer existing businesses displaced by redevelopment a first-right-of-refusal to return to new retail space within the new development.
- Development on Major Streets is strongly encouraged to provide ample ground-floor heights to accommodate retail and service uses.
- Development on streets flanking Major Streets is strongly encouraged to provide ample ground-floor heights to future-proof ground floor spaces to accommodate retail and service uses at-grade over time.
- Temporary or “pop-up” uses will be prioritized in vacant storefronts and on vacant sites to activate the streetscape and improve safety, while development applications are being reviewed and until demolition and construction begins.
 - These spaces are encouraged to be leased to local community members and business owners for community and cultural events, pop-ups, or the sale of cultural food and products, at affordable rents.
- Surface parking lots are encouraged to be used by property owners, commercial tenants and Business Improvement Areas for permanent or temporary community-oriented uses, such as seasonal festivals, patios, gathering areas, community gardens, or greenspaces.

Making Space for Music

Business owners, from record and beauty supply stores to restaurants, often use their spaces, including basements for multiple purposes, including recording studios, rehearsal spaces and small live music venues to support the music industry as many of them were often musicians as well. Over time, many of these creative and culturally significant spaces have diminished in number and presence.

The Planning Framework seeks to help revitalize this legacy by supporting the return of multipurpose spaces and reestablishing Eglinton Avenue West as a network of third spaces used by musicians, as well as, for gathering and community building.

The following directions will help support the music industry, performances and community gathering:

- Retail units should be designed to span multiple floors to enable flexible programming, such as for recording studios, music venues and rehearsal spaces, particularly in underground levels. This approach can help accommodate these uses within development, while mitigating noise impacts on nearby residents.
- Metrolinx and the TTC are strongly encouraged to make urban plazas outside transit stations available for community use, such as community events, festivals, musical performances, and pop-up retail/commercial uses, in partnership with local residents and organizations.

Designing a Beautiful and Accessible Public Realm

The space between buildings is as important to the community as the buildings themselves as it provides spaces for community gathering. The public realm, comprised of streets, laneways, public parks and other open spaces, plays a pivotal role in enhancing the area's livability and supporting public life. As the area grows, it is essential to expand and improve public spaces, ensuring they are accessible, high-quality, and support both formal and informal interactions. Improvements such as wider sidewalks, improved lighting, seating, landscaping, and street trees will help ensure that the benefits of growth are shared with the community.

The following direction will help guide the space between a building and the curb, including street trees and open spaces to create a vibrant and comfortable public realm:

Sidewalk Zone:

- Development along Major Streets is encouraged to widen public sidewalks to support a comfortable, accessible, and continuous walking environment that contributes to an active public realm. Where site constraints exist, opportunities to achieve sidewalk widenings will be considered on a case-by-case basis.
- For development that does not front onto a Major Street, the design of public sidewalks is encouraged to prioritize safety, accessibility, and comfort for all users, subject to site-specific conditions.
- New development along Major Streets is encouraged to incorporate curb to building face setbacks that maximize opportunities for seating areas with shade, spaces for respite for people of all ages and abilities; pedestrian-scale lighting to enhance safety; and landscaping that supports mature street trees and pollinator-friendly plants.
- New development along Major Streets should provide additional setbacks to accommodate spaces for active commercial and community uses, including patios, product displays, and areas to cook and serve food and accommodate customer overflow.
- Due to the unique topography of Dufferin Street, retaining walls are a common existing feature. Where feasible, existing retaining walls should be replaced with terraced landscaping to increase useable soft landscaping areas and mitigate stormwater runoff.
- New development along Dufferin Street should limit the use of retaining walls within the public realm to preserve pedestrian-friendly environments and enhance visual and ecological quality.
- New pedestrian connections will be secured through redevelopment to improve access to key destinations within the planning framework area, including public open spaces, parks, and community spaces.

- Pedestrian spaces adjacent to new and existing parks will be improved and expanded, where feasible, to provide public seating, bike share stations, bicycle parking, street trees, and landscaping. These improvements should complement and contribute to a more comfortable and inviting pedestrian experience.

Street Tree Planting:

- Development will support the City's tree planting target and prioritize tree planting in areas identified as having an inequitable distribution of urban forest canopy coverage.
- Development will prioritize in-ground street tree planting using open planters. In locations that have underground utility conflicts, building setbacks should be used to enable in-ground tree planting that supports healthy trees capable of reaching maturity.
- Where raised planters are necessary, they will be designed to provide sufficient soil volume to support mature tree growth, be constructed with durable and sustainable materials, and serve multiple purposes such as seating, tables, or public art.
- Placement of street tree plantings, including raised planters, will consider pedestrian flows and gathering zones and will be coordinated with access to doorways, passenger pick-up, drop-off and loading zones, and other street amenities.

Public Open Spaces:

- Redevelopment of City-owned sites will incorporate public open spaces for community gathering and cultural programming, where feasible.
- Public open spaces should be secured on private property through redevelopment, where appropriate, to frame streets, adjacent community service facilities, and adjacent parks, to function as natural extensions of community infrastructure and to support community gathering.

Cultural Squares

Cultural Squares are vibrant public gathering spaces that reflect and support the cultural, social, and economic life of the surrounding community. They provide space for cultural expression, such as performances, markets, art installations, and community events, and should be framed by active ground-floor uses like local shops, restaurants, and community facilities.

- Cultural Squares will be established at key locations within the planning framework area to attract both residents and visitors. These spaces will serve as the stage for informal and programmed community gatherings, markets, murals and public art, and cultural and community events.

- Cultural Squares will be secured through the redevelopment of larger sites. Existing non-residential uses on these sites should be retained and integrated into the new development.
- Cultural Squares will be designed with seating, planting, and infrastructure such as electrical and hot and cold plumbing connections. These spaces should be framed by small-scale retail uses to support festivals, events and other activities that contribute to the community's vibrancy.

Enhancing Cultural Corridors

Cultural Corridors are streets where arts, culture, and community life intersect, characterized by a network of local organizations, public spaces, and events that collectively define it as a vibrant destination. They provide opportunities to cluster cultural activity, support local organizations, and guide development and public realm improvements that strengthen the street's identity and accessibility, while enhancing the social and economic vitality of the surrounding area.

There are three key cultural corridors within the planning framework area that contribute to the vibrancy of the study area. Specific direction is needed for development along these streets to help ensure the spirit of the spaces along the streets are preserved and strengthened.

The following direction will help guide development along the three Cultural Corridors:

Eglinton Avenue West Cultural Corridor:

- Ground floor spaces along Eglinton Avenue West will be designed to support small, independent and local retail and other small-scale commercial and service uses to support a vibrant and diverse streetscape.
- Fine-grain retail and community spaces will be prioritized to animate the street and provide essential day-to-day services to the local community. Each ground floor retail and commercial unit will contribute to the small-scale retail character of the street.
- Larger retail and service uses, such as banks, offices and health care uses, may be considered if the majority of the unit is located below or above ground level with an accessible entrance at ground level. All entrances to below and above ground units will be universally accessible.
- Where larger retail and commercial units are being proposed through redevelopment, preference should be given to uses that support community needs and cultural expression as follows: affordable and cultural-responsive grocery stores; music studios and venues; and arts and cultural spaces.

Oakwood Avenue Cultural Corridor:

- Oakwood Avenue will be defined by its vibrant and accessible main street character. New development will incorporate active ground-floor uses fronting onto the street, including fine-grain retail and small-scale service and restaurant uses to support a lively and inclusive public realm.
- Residential dwelling units are not encouraged on the ground floor along Oakwood Avenue, and residential lobbies will be designed to provide access from the side of the building, preserving active frontages for commercial and community uses.
- The location of any live/work units should prioritize streets flanking Oakwood Avenue, rather than on Oakwood Avenue.
- Development on corner sites will incorporate sidewalk bump outs along Oakwood Avenue and the flanking streets, where appropriate, to create more space for planting and street amenities, and improve road safety by encouraging slower traffic and shorter crossing distances for pedestrians at designated crossing locations.

Vaughan Road Cultural Corridor:

- The winding path of Vaughan Road is a continuous reminder of its roots as an Indigenous trail that laid the foundation for the street it is today. Opportunities to learn, acknowledge and celebrate the Indigenous history of the street should be prioritized through the development process.
- Public open spaces and the streetscape, and types of planting should reflect and take inspiration from past and present local cultures in the community. This may include public art that tells community stories, interpretive signage and information plaques, and landscaping featuring culturally significant plant species.
- Sidewalks along Vaughan Road will be widened and accessible to facilitate opportunities for public art and commemorative streetscape elements.
- Opportunities to upgrade and connect the existing bikeway along Vaughan Road to the segment between Oakwood Avenue and Winona Drive will be prioritized, if feasible, to complete the bike network from the Fairbank LRT station to St. Clair Avenue West.

Improving Focus Areas

There are a number of places within the Little Jamaica and Oakwood-Vaughan Planning Framework Area with deep-rooted ties to the community, and the function and spirit of these spaces need to be maintained as the community grows and evolves.

The following directions will guide development and improvement within the four new Focus Areas:

Vaughan Hub:

The Vaughan Road Academy, at the corner of Vaughan Road and Winona Drive, was a former high school with deep roots in the community, which began in 1927. While the school closed in 2017, the building continues to provide space for a daycare and more recently the Vaughan Hub, a centre for seniors programming. The building also continues to temporarily house students from other Toronto District School Board schools under renovation.

Should the Vaughan Road Academy be deemed surplus for school purposes:

- the building and schoolyards should be prioritized to become an intergenerational cultural and community centre with dedicated programming and services for seniors, adults, and youth, in addition to any other development on the lands.
- if residential uses are proposed on the lands, the provision of affordable housing should be a key priority to be secured.
- the existing open space at the north-west corner of Winona Drive and Vaughan Road should be redesigned to support a comfortable and safe environment where residents and visitors can find respite and gather to help create a sense of community.
- opportunities to incorporate community gardens on rooftops and at grade, within future on-site parkland dedication and the priority urban plaza, should be prioritized to provide the local community with spaces to grow culturally relevant food.
- to promote a pedestrian-first design along Alameda Avenue near Vaughan Road, access for on-site parking and loading should account for potential vehicle restrictions on Vaughan Road and any limitations on turning or entering from Alameda Avenue.

Oakwood-Vaughan Centre:

The Oakwood-Vaughan Centre encompasses the intersection of Oakwood Avenue and Vaughan Road, and is an important commercial, retail and cultural centre for the community, as the intersection is anchored by the Nia Centre for the Arts and Unison Health and Community Services. Its peculiar layout formed by the intersecting of two streets that are not perpendicular to each other creates a unique open space landmark in the community. There are opportunities to improve safety at this intersection, particularly at the corner of Oakwood Avenue and Vaughan Road, and create a welcoming public realm and community meeting space.

- Improvements to the Oakwood-Vaughan intersection, including the south-east portion of the intersection, will be prioritized to improve pedestrian safety within and approaching the intersection. Plantings, trees and shade structures should be incorporated within the intersection, where feasible, to create a comfortable seating and gathering environment.

- As the corners of the Oakwood-Vaughan intersection develop, development sites will contribute to creating safe and vibrant public open spaces that are connected by accessible pedestrian crossings, active frontages, clear wayfinding and opportunities for public art.
- Through the redevelopment process, community services and community retail spaces will be secured in the ground and second floor with direct access to the public realm within the Oakwood-Vaughan Centre. Priority should be given to clustering these spaces around the intersection of Oakwood Avenue and Vaughan Road to strengthen their visibility, accessibility and impact.
- Existing and new community spaces will be framed by public open spaces, where feasible, to serve as natural outdoor extensions for community service programming.
- Vaughan Road and Oakwood Avenue serve as key mobility corridors within and across the surrounding area. Future redesigns of these streets should prioritize improved accessibility and safety for all users, including pedestrians, cyclist, motorists and people using mobility devices, and motorists, by implementing measures such as reducing vehicle speeds and enhanced street design.
- Options will be explored to improve the island at the southeast corner, which may include removal of the right-turning lane from Oakwood Avenue to Vaughan Road. This would expand space for pedestrians and transit users and create a larger public open space for different programming at the south end of the intersection.

Reggae Lane:

Reggae Lane is a public laneway located in the heart of Little Jamaica. It runs just south of Eglinton Avenue West in the east-west direction from Oakwood Avenue to a Green P parking lot and has a number of independent and local businesses on the north side and residences to the south. The lane and the Green P parking lot are home to murals that celebrate the local reggae culture, and its impacts globally are important commemorations of the music industry in Little Jamaica.

- The extension of Reggae Lane to Alameda Avenue is encouraged through future development.
- The redevelopment of the properties north of Reggae Lane will enhance safety and improve the pedestrian environment by removing surface parking, upgrading and increasing lighting, incorporating planting, and where feasible, providing safe pedestrian pathways.
- Retail units on the north side of Reggae Lane are encouraged to incorporate service windows and/or secondary entrances fronting onto the lane. This will help increase business activity, and encourage safe activation of the lane, shifting its function beyond vehicle access, loading and 'back-of-house' operations.

- Potential streetscape improvements to Reggae Lane should create a shared-use space that prioritizes pedestrians while accommodating vehicle access and supporting active uses.
- Existing public art along Reggae Lane and the Green P parking lot should be preserved and thoughtfully integrated into new development in the immediate area. Where possible, these artworks should be conserved to maintain their cultural significance and contribute to the identity of the public realm.
- New public art is encouraged along Reggae Lane to complement and build upon existing artworks, reinforcing the lane's distinctive cultural character and identity.
- Garages and fences from the residential dwellings south of the lane will be encouraged to incorporate murals to complement the look and feel of Reggae Lane while adding visual interest into the space.

Dufferin and Eglinton Centre:

The area around the southeast corner of Dufferin Street and Eglinton Street West has developed into a diverse tall vertical community with a mix of residential, commercial, retail and community use, including schools and parks. There is high concentration of rental units and seniors housing that are essential to the local community.

Tall buildings are part of the existing and planned urban fabric in the area. They are anticipated along key corridors such as Eglinton Avenue West, Dufferin Street, and within lands designated *Apartment Neighbourhoods* and *Mixed Use Areas* and will improve the quality of life for existing and future residents. There is growing development interest here due to the area's improved transit connectivity associated with the Eglinton Crosstown LRT.

- Tall buildings proposed along Eglinton Avenue West, Dufferin Street and within *Apartment Neighbourhoods* and *Mixed Use Areas* are strongly encouraged to include small-scale retail units, cultural and community spaces, and affordable housing.
- Tall building proposals in this area have a larger responsibility to improve the public realm due to their scale through larger building setbacks, accessible sidewalks, new pedestrian connections (where appropriate), street tree planting, public open spaces on-site and publicly-accessible seating.
- Tall building proposals have a responsibility to mitigate wind impacts to the public realm, amenity areas on site and surrounding areas to ensure there are no unsafe conditions created through additional development and the public realm is comfortable throughout the year. Built form changes to a proposal should be prioritized before other mitigation is accepted.
- Redevelopment of the large school sites is strongly encouraged to replace and modernize the existing educational facilities. New development is encouraged to integrate residential uses above or adjacent to the school and make efficient use of

the site to incorporate green space, public open spaces, community services and facilities, and affordable housing.

Construction Management and Implementation

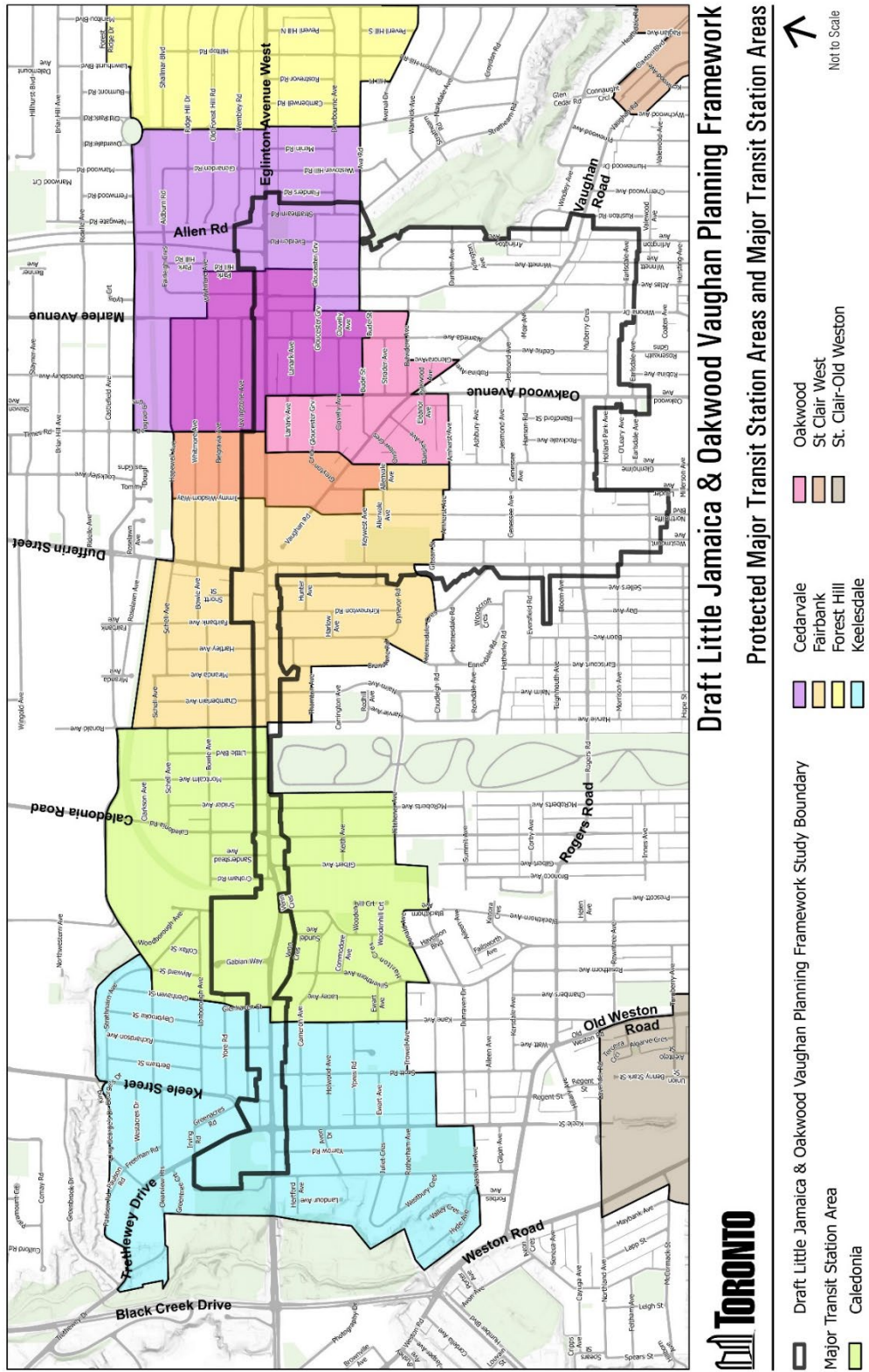
The directions in the Planning Framework will be implemented through two primary means:

1. Development review, where private development proposals will be evaluated and shaped in alignment with the Planning Framework's priorities; and
2. City-led initiatives, where the shared community priorities identified in the Planning Framework will inform future projects within the area.

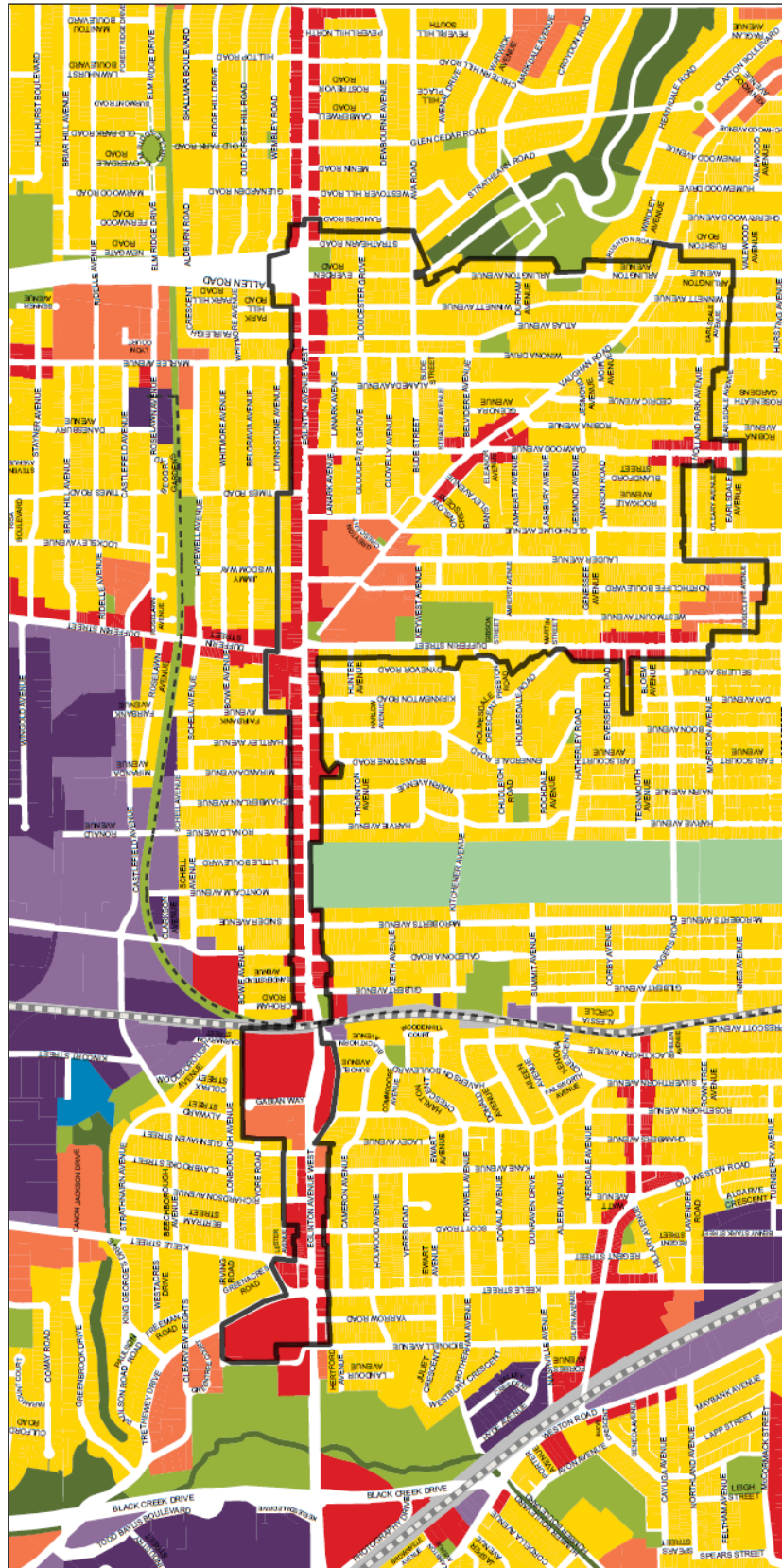
The following directions will guide the implementation of the Planning Framework:

- Development will prioritize working with local public artists to design and install public art on construction hoarding that will be maintained for the duration of the time the hoarding is required throughout the construction period.
- Landowners and developers must ensure that any rights-of-way adjacent to construction sites are safe and accessible for the public with all abilities, including dedicated and safe paths of travel that are maintained at all times of the year throughout the development process.
- Developers must ensure that construction activities do not disrupt the business operations of surrounding commercial, retail and service uses, including maintaining unobstructed and safe access to and from adjacent properties at all times.
- The Planning Framework will help inform future planning policy creation and set out priorities for future economic development, community services, parks and recreational initiatives directed by Council.

Attachment 3: Protected Major Transit Station Areas in Draft Planning Framework Area



Attachment 4: Official Plan Designations in Draft Planning Framework Area
















Draft Little Jamaica & Oakwood Vaughan Planning Framework

Official Plan Map 17

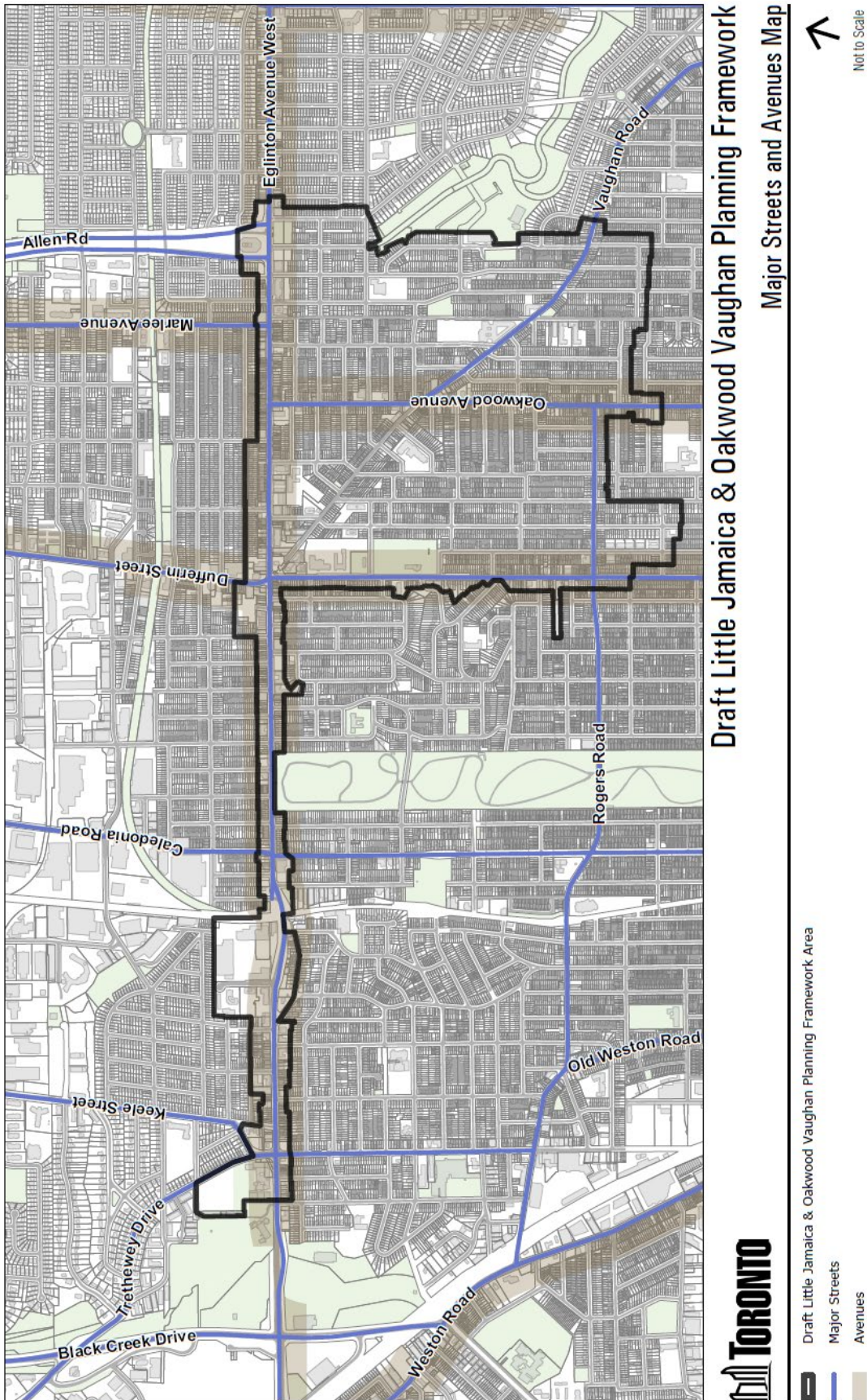


Not to Scale

-  Draft Little Jamaica & Oakwood Vaughan Planning Framework Area
-  Neighbourhoods
-  Apartment Neighbourhoods
-  Mixed Use Areas
-  Natural Areas
-  Parks
-  Other Open Space Areas
-  Institutional Areas
-  Regeneration Areas
-  General Employment Areas
-  Core Employment Areas
-  Utility Corridors
-  Special Policy Area (See Chapter 7, Site and Area Specific Policies 235, 236)



Attachment 5: Major Streets and Avenues in Draft Framework Area



Attachment 6: Development Pipeline in the Framework Area

The Table below lists development projects with activity between October 1, 2020 and December 31, 2025.

- **Built Projects:** are those which became ready for occupancy and/or were completed.
- **Active Projects:** are those which have been approved, for which Building Permits have been applied or have been issued, and/or those which are under construction.
- **Projects Under Review:** are those which have no decision and those which are under appeal.

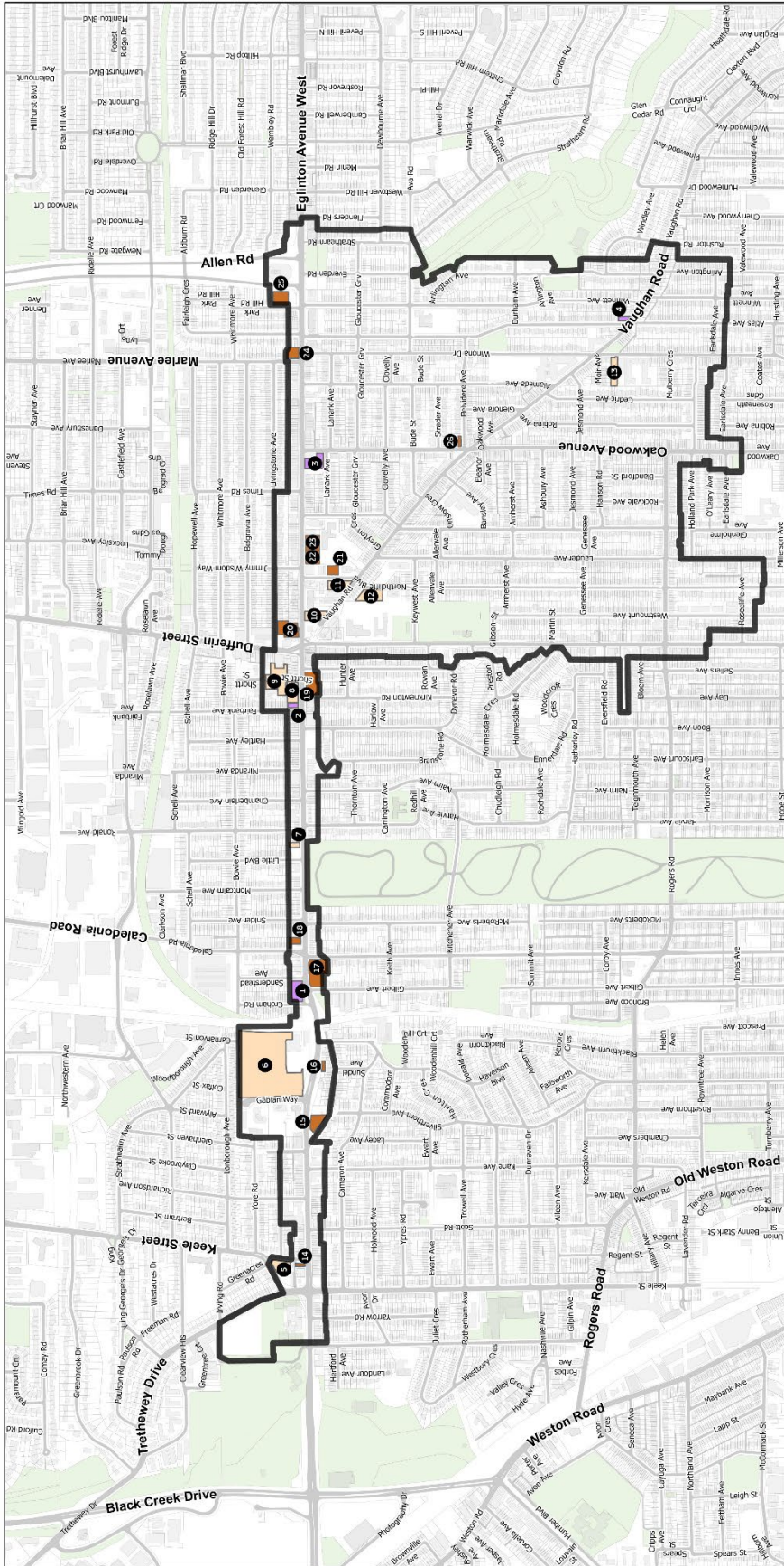
Map ID	Address(s)	Application Type	Current Proposal	Number of Residential Units
Built Projects				
1	1924 Eglinton Avenue West	Site Plan Control	An 8-storey mixed use building 216 square metres of non-residential space	27 units
2	2270 Eglinton Avenue West	Official Plan and Zoning By-law Amendment	An 8-storey mixed use building with 750 square metres of non-residential space	141 units
3	1603 Eglinton Avenue West	Official Plan and Zoning By-law Amendment	An 18-storey mixed use with approximately 1,425 square metres of non-residential space. Twelve townhouses are proposed to face Lanark Avenue.	204 units
4	465-467 Vaughan Road	Site Plan Control	Six 3-storey townhouses containing 6 dwelling units. One unit has a secondary suite.	7 units

Active Projects				
5	9 Shortt Street	City-initiated Zoning By-law Amendment	41- and 6-storey affordable rental housing buildings with 497 square metres of non-residential space	458 units
6	2400 Eglinton Avenue West	Official Plan Amendment	New Site and Area Specific Policy for Block A to guide the development of 6 buildings (tallest height proposed 60 storeys)	4,057 units

Active Projects				
7	632 Northcliffe Boulevard	Official Plan and Zoning By-law Amendment	A 38-storey (including mechanical penthouse) residential building with a maximum gross floor area of 30,250 square metres	442 units (including 11 rental replacement units)
8	775 Vaughan Road	Official Plan and Zoning By-law Amendment	A 45-storey mixed-use building with 500 square metres of commercial space at-grade, one level of below grade parking and 576 residential units	576 units (including 16 rental replacement units)
9	2116 Eglinton Avenue West	Official Plan and Zoning By-law Amendment	A 9-storey mixed-use building with 400 square metres of retail at-grade	101 units
10	1886 Eglinton Avenue West	Site Plan Control	A 9-storey mixed-use building with 194 residential units and a gross floor area of 1,201 square metres of retail at-grade	194 units
11	1801 Eglinton Avenue West	Official Plan and Zoning By-law Amendment	A 41-storey mixed-use building with 446 residential units and 633 square metres of non-residential space.	446 (including 47 rental replacement units)
12	1860 Keele Street	Zoning By-law Amendment	A 24-storey mixed use building with 272 residential units and 393 square metres of retail space.	272 units
13	464 Winona Drive	Official Plan and Zoning By-law Amendment	A total of 16 four-storey townhouse units, in two blocks with 8 units each.	16 units
Projects Under Review				
14	2485 Eglinton Avenue West	Official Plan and Zoning By-law Amendment	A 45-storey mixed-use building with approximately 100 square metres of non-residential use.	500 units
15	2636 Eglinton Avenue West	Zoning By-law Amendment	A 36-storey mixed use building with 324 square metres of non-residential space	370 units

Active Projects				
16	2421 Eglinton Avenue West	Official Plan and Zoning By-law Amendment	A 4-storey townhouse building	7 units
17	2343 Eglinton Avenue West	Zoning By-law Amendment	43-storey mixed use building with 878 square metres of non-residential use	638 units
18	2204 Eglinton Avenue West	Zoning By-law Amendment	A 6-storey residential building to accommodate a municipal shelter with approximately 80 beds	80 shelter beds
19	1901 Eglinton Avenue West	Official Plan and Zoning By-law Amendment	A 34-storey mixed-use building with 910 square metres of retail	446 units
20	1812 Eglinton Avenue West	Zoning By-law Amendment	A 50-storey mixed-use building including commercial units fronting onto Eglinton Avenue West and proposed townhouses fronting onto Livingstone Avenue, with 202 square metres of non-residential space	503 units (including 10 affordable housing units)
21	645-655 Northcliffe Boulevard (Appealed to OLT, Settlement adopted by Council)	Official Plan and Zoning By-law Amendment	A 42-storey mixed use building with 131 square metres of non-residential space	336 units
22	1711-1741 Eglinton Avenue West (Council approved, appealed to the OLT)	Official Plan and Zoning By-law Amendment	A 39-storey mixed use building with 500 square metres of non-residential use that is to include a Community Cultural Space	427 units (including 8 rental replacement units)
23	1675 & 1685 Eglinton Avenue West (Council approved, appealed to the OLT)	Official Plan and Zoning By-law Amendment	A 37-storey mixed-use building with 500 square metres of non-residential use	424 units (including 75 rental replacement units)
24	1410 Eglinton Avenue West	Official Plan and Zoning By-law Amendment	A 43-storey mixed-use building with 183.4 square metres of retail	442 units

Active Projects				
25	5, 7, 9, 11, & 15 Park Hill Road	Official Plan Amendment, Zoning By-law Amendment, Site Plan Control	48-storey residential building	505 units
26	503 Oakwood Avenue	Official Plan Amendment and Zoning By-law Amendment	13-storey mixed-use building with 360 square metres of commercial-retail space at ground level.	161 units



Draft Little Jamaica & Oakwood Vaughan Planning Framework

Recent Development Activity Map



Not to Scale

- Pipeline Status**
- Built
 - Built Projects are those which became ready for occupancy and/or were completed.
 - Active
 - Active Projects are those which have been approved, for which Building Permits have been applied or have been issued, and/or those which are under construction.
 - Under Review
 - Projects under Review are those which have not yet been approved or refused and those which are under appeal