



PLANNING A GREAT CITY  
**TOGETHER**

# Davisville Public Realm









MIDTOWN IN FOCUS  
Building a Livable Yonge-Eglinton

19 November 2016






# Agenda

-  1:00 Councillor Welcome and Introductions
-  1:15 Overview Presentation: Paul Farish & Leo deSorcy
-  1:45 Questions of Clarification
-  2:00 Walking Tours
-  3:00 Reconvene at Greenwood College School
-  3:15 Workshop
-  3:45 Group Discussion
-  4:30 Next Steps



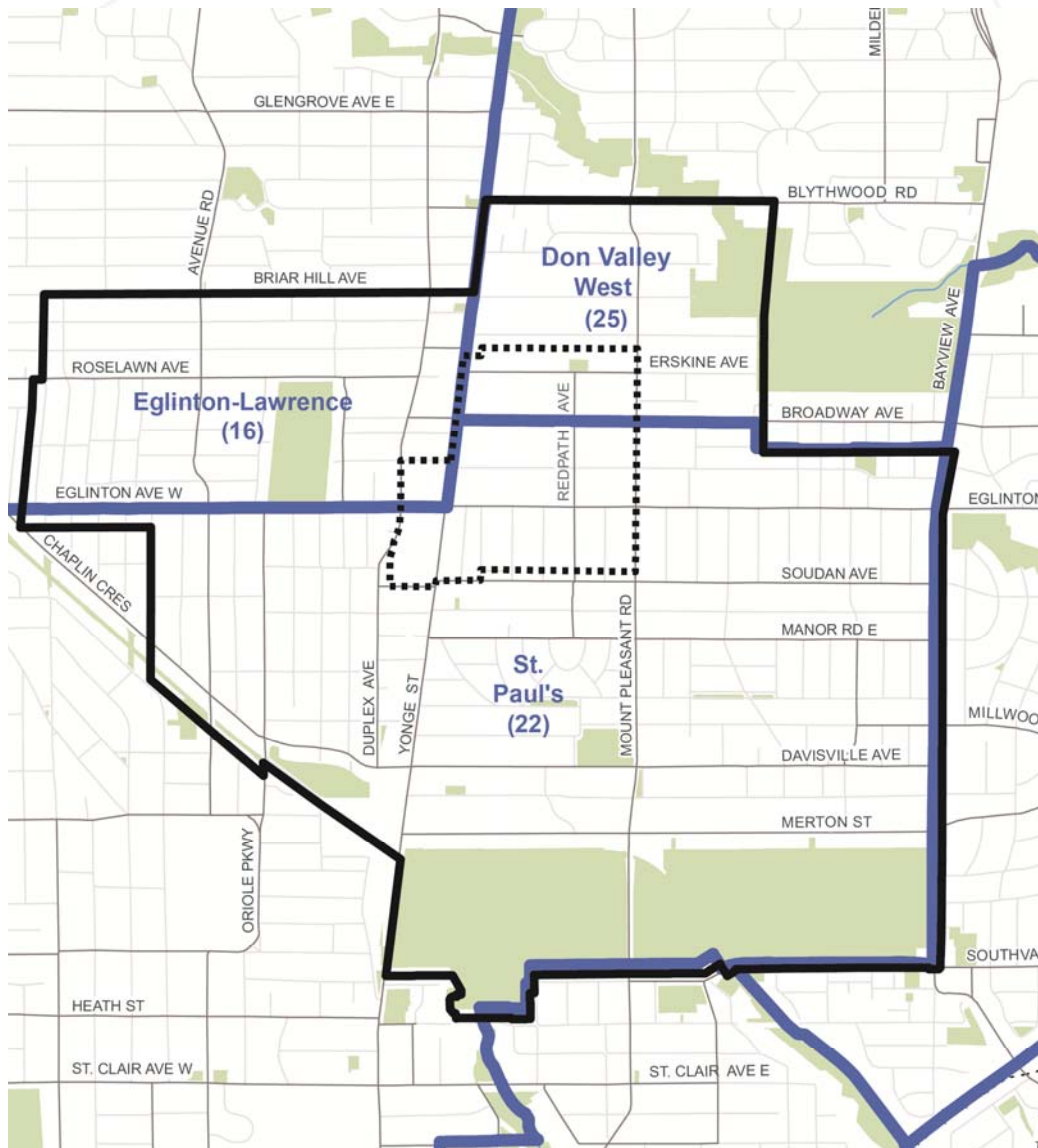
A photograph of an outdoor market or festival. In the foreground, a paved walkway leads through a row of white pop-up tents. People are seen interacting at the tents; one man in a blue shirt is talking to a woman in a brown shirt. A woman with a black backpack is pushing a stroller. To the right, a tent has a black table with red coolers and other items. In the background, there are lush green trees and a tall, modern apartment building with many balconies. The sky is overcast.

# Midtown in Focus Building a Livable Yonge-Eglinton





# Context



## A Complex, Dynamic Area

- 3 Wards
- 2 City Districts
- 5 Business Improvement Areas
- 2 transit lines + 5 stations
- 60,000+ residents
- 33,000+ jobs
- Distinct character areas and a “growth centre”
- Rapid growth + change



# Midtown in Focus

**Public Realm**

+

**Growth and Built Form**

+

**Infrastructure**



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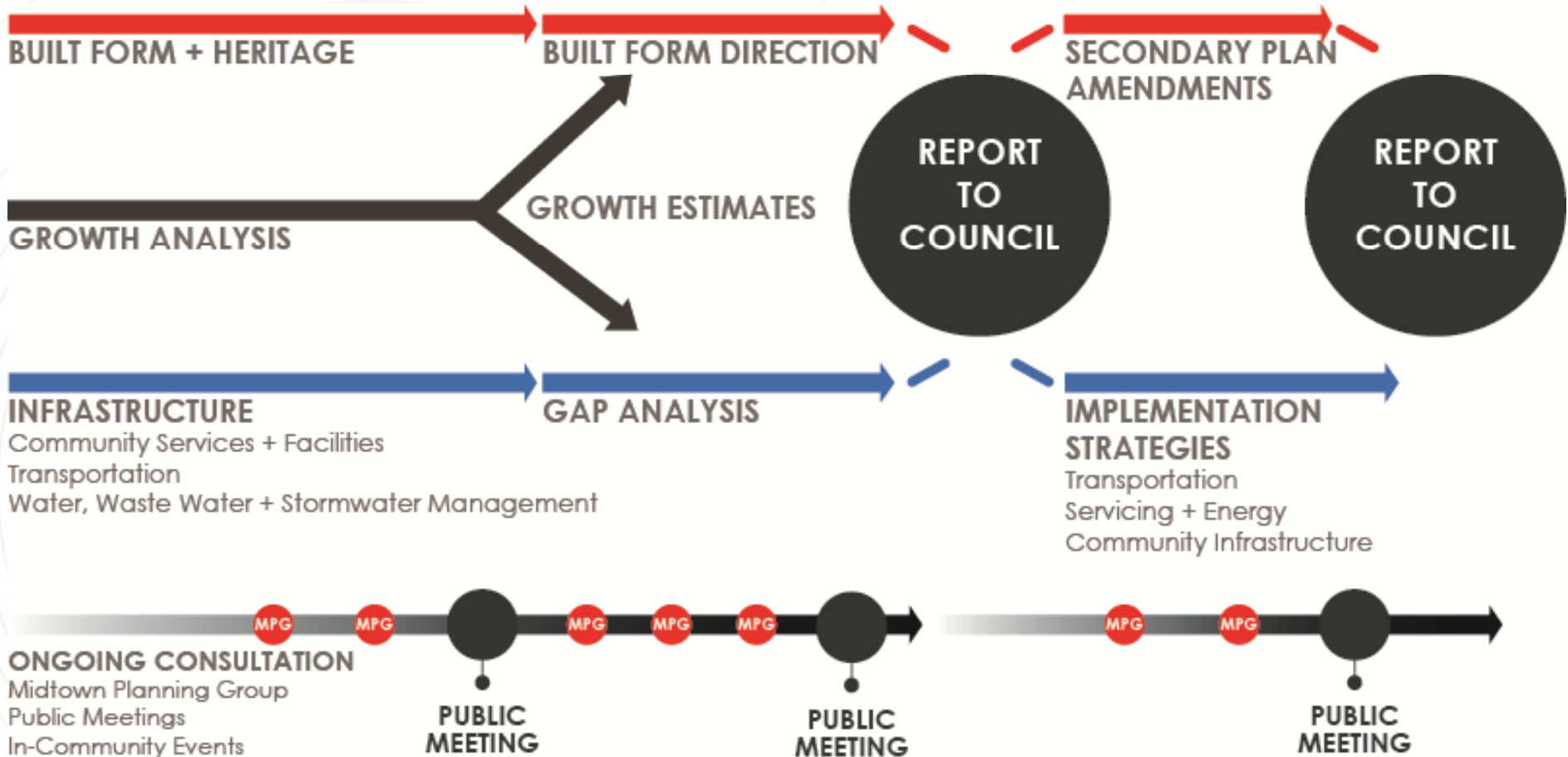
**Long-Term Vision for Midtown**

+

**Planning Framework Reset**



# Midtown in Focus







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# Public Realm

**Public Realm =  
Streets + Parks + Open Space + Civic Buildings**





# Public Realm

“Beautiful, comfortable, safe and accessible streets, parks, open spaces and public buildings are a key shared asset. These public spaces draw people together, creating strong social bonds at the neighborhood, city and regional level. They convey our public image to the world and unite use as a city. They set the stage for our festivals, parades and civic life as well as for daily casual contact. Public space creates communities.”

- City of Toronto Official Plan, 3.1.1. The Public Realm





# Public Realm

- Renewed Midtown Plan requires a vision for the public spaces in the Yonge-Davisville area
- Vision will inform:
  - Plans for existing and new parkland
  - Renewal of streetscapes
  - Mobility and transportation infrastructure
  - Private development

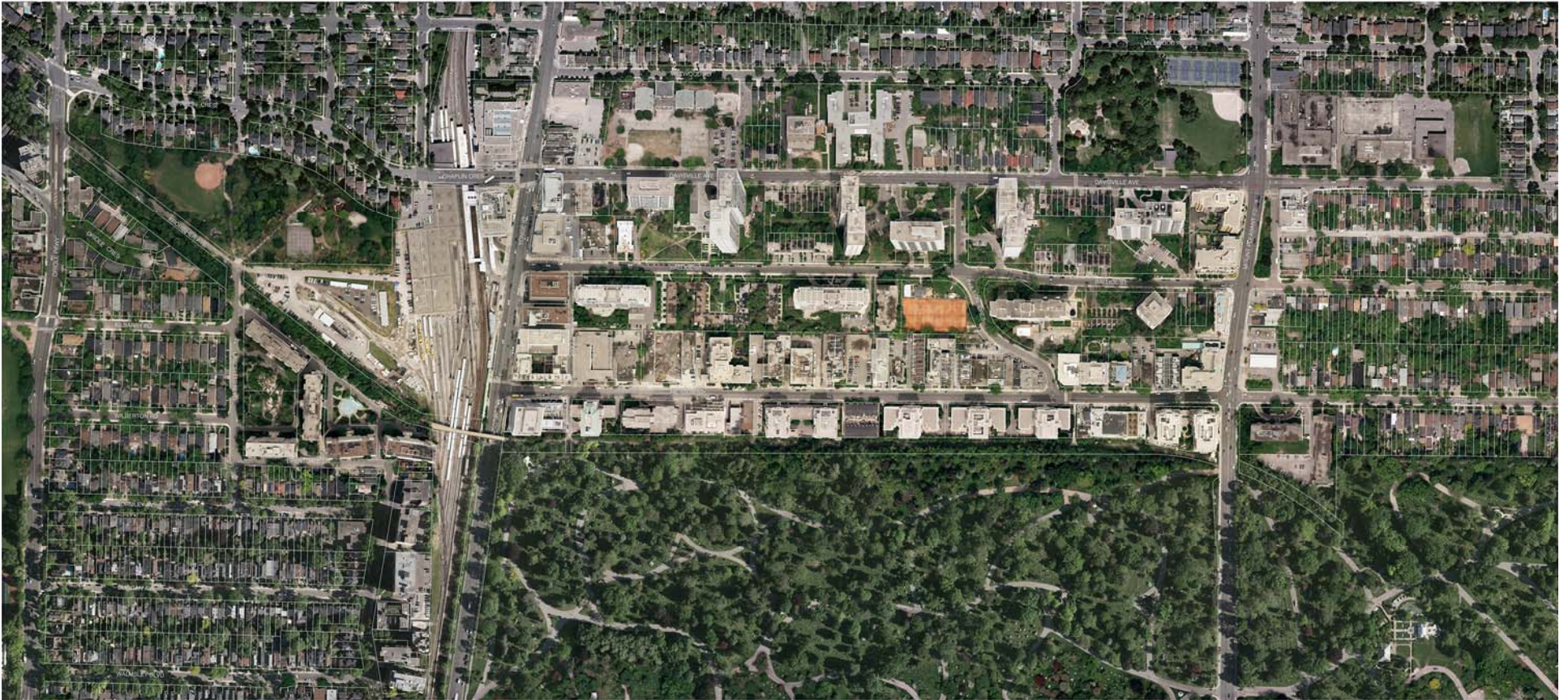






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# Study Area







# Study Area



## Davisville Context Plan

- Transit Stop
- School
- Trees
- Tree Canopy
- Park
- Cemetery
- Schoolyard
- Construction Site

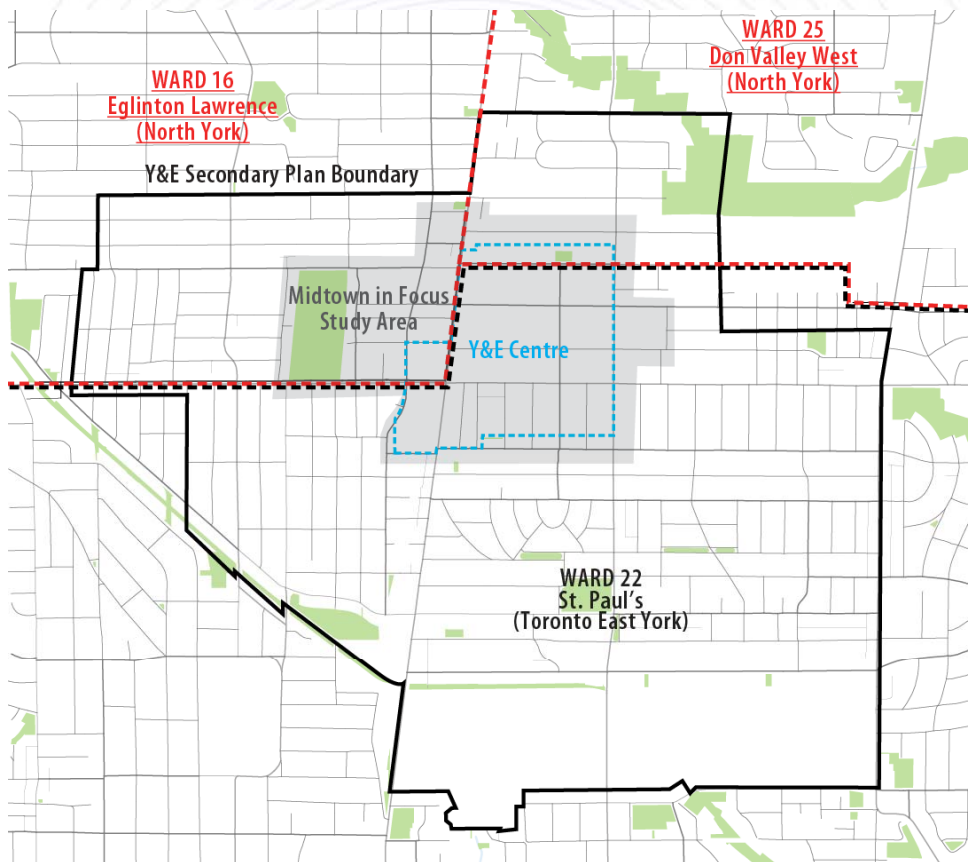






# Yonge-Eglinton Plan

- Davisville vision will complement Midtown in Focus: the Yonge-Eglinton Parks, Open Space and Streetscape Plan (2014)



**1 VISION**



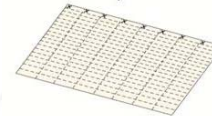
**5 MOVES**



**5 SETS OF STRATEGIES**



**22 INITIATIVES**

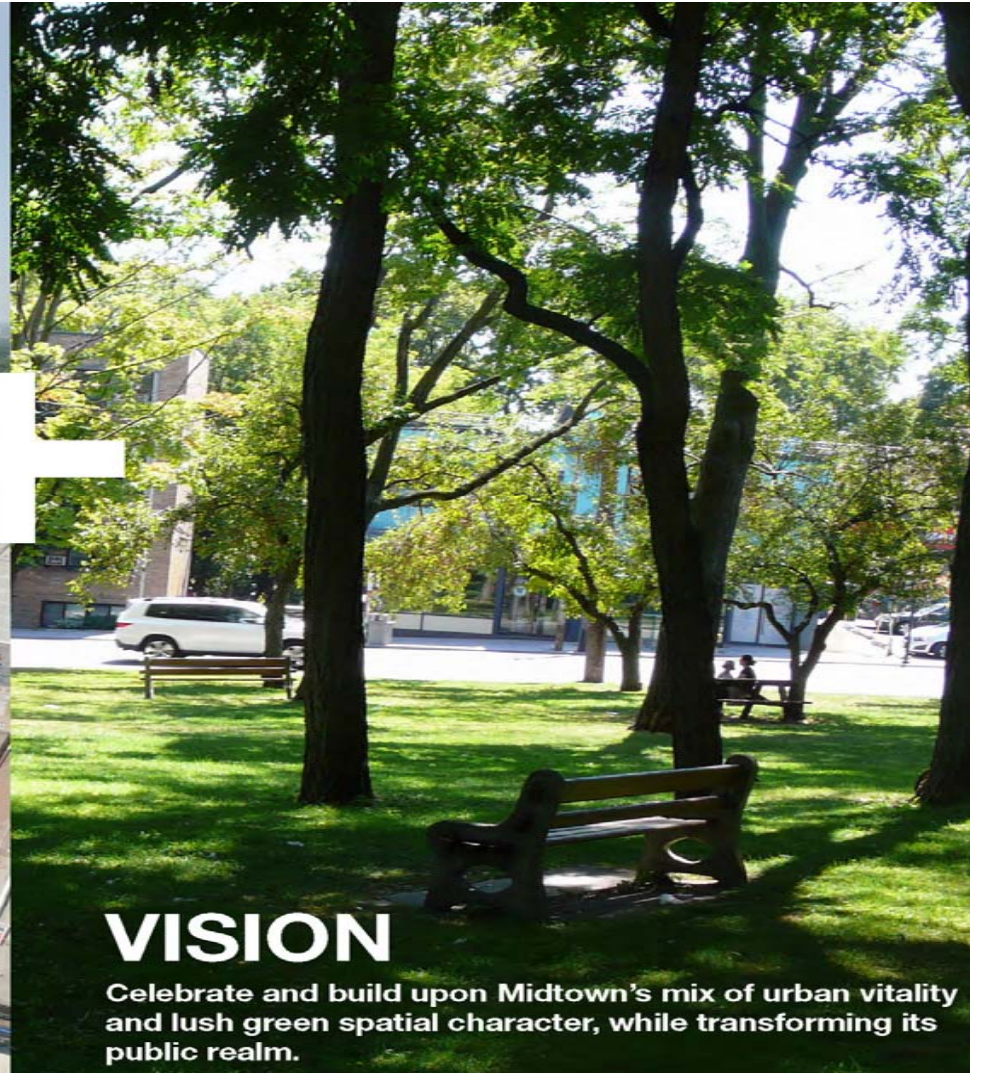


**67 ACTIONS**



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# Yonge-Eglinton Plan



## **VISION**

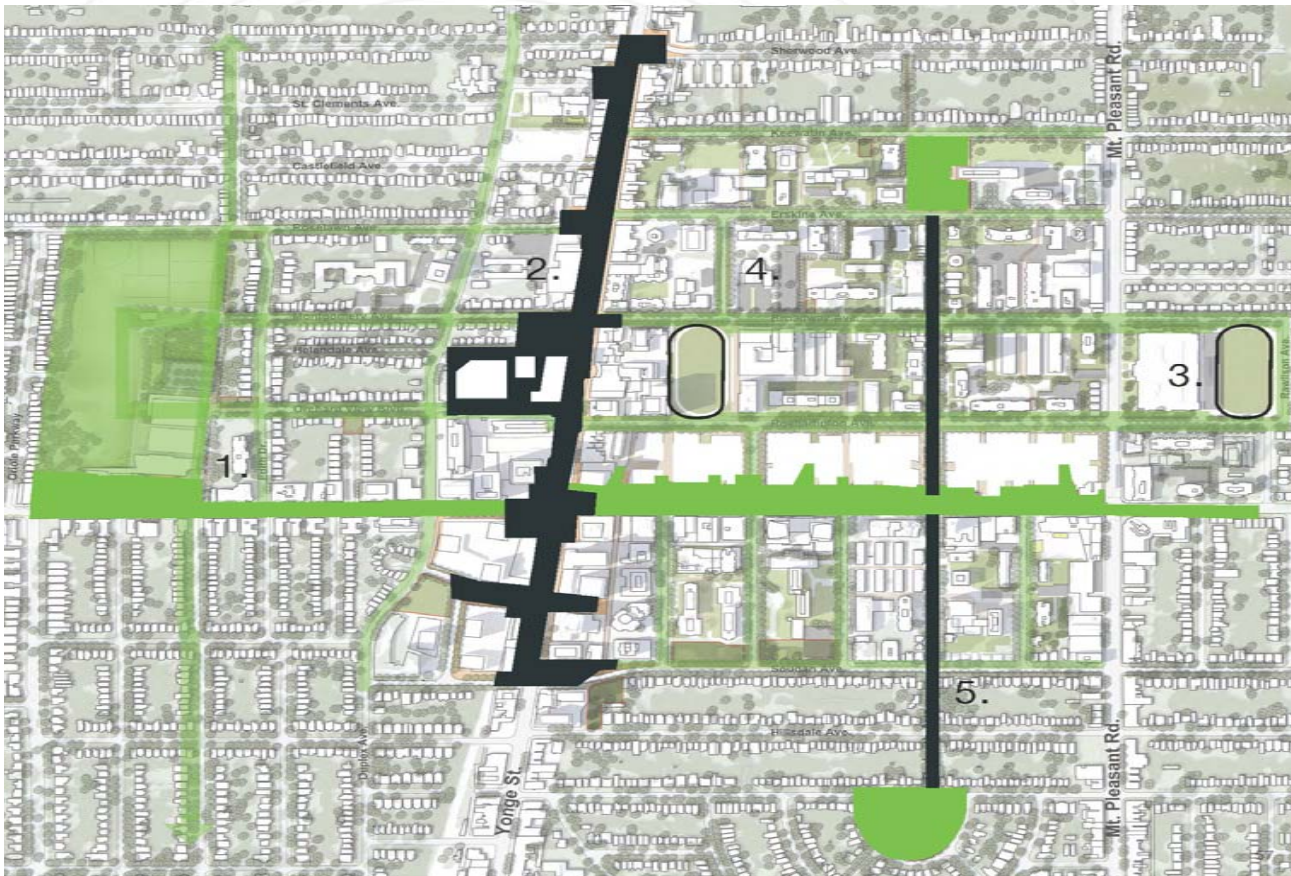
Celebrate and build upon Midtown's mix of urban vitality and lush green spatial character, while transforming its public realm.





# Yonge-Eglinton Plan

- Plan structured around five place-making moves:



1. Eglinton Green Line
2. Yonge Street Squares
3. Park Street Loop
4. Greenways
5. Redpath Revisited





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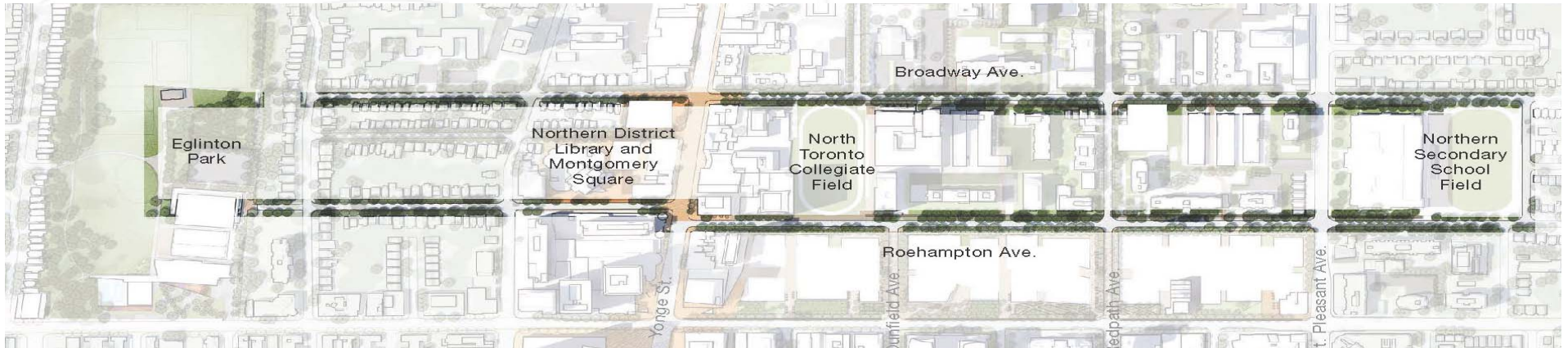
# Eglinton Greenline







# Park Street Loop







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# Greenways





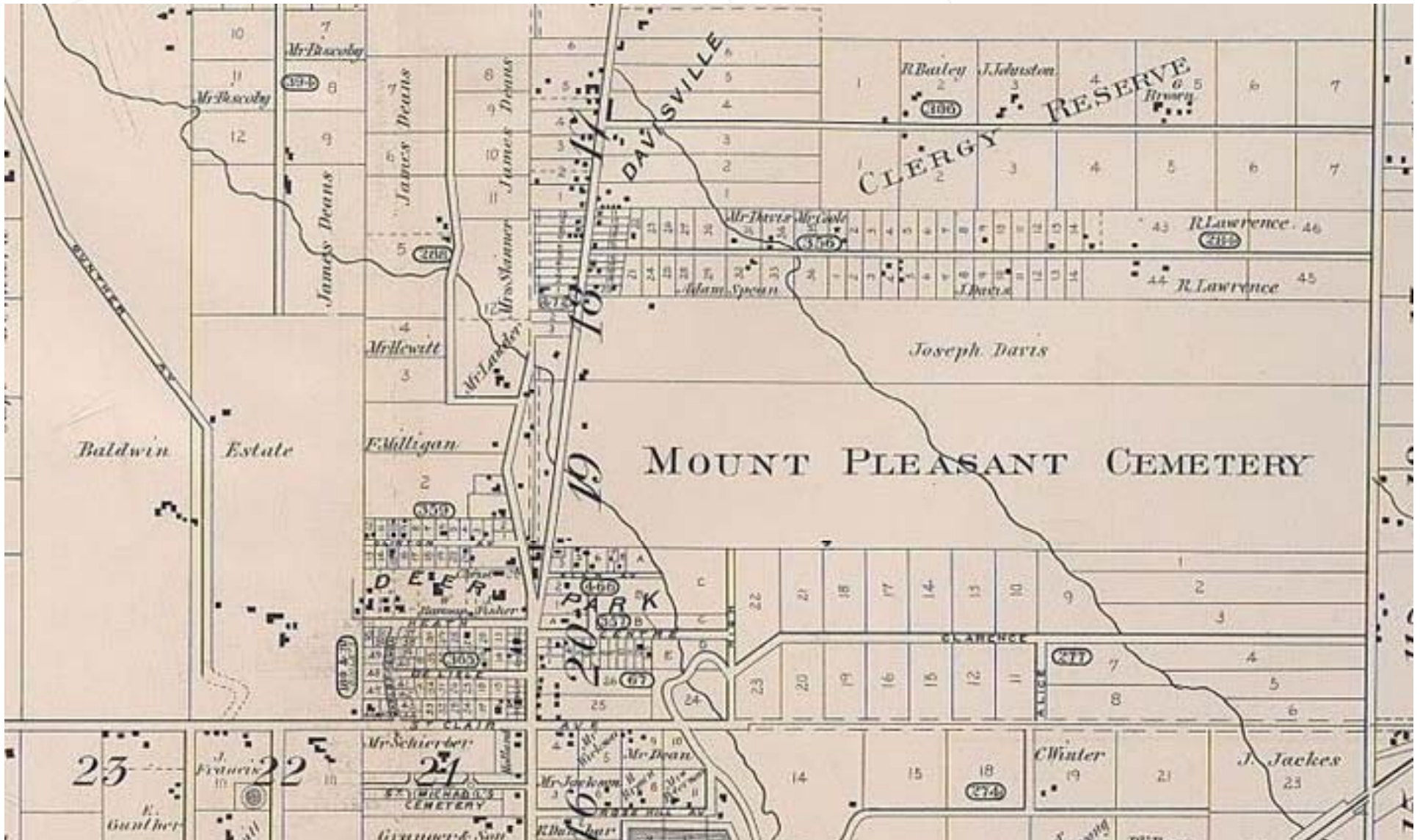


# Davisville's Evolving Public Realm

- Evolution of the Davisville Area
- Understanding the local context
- Supporting a strong sense of place
- Decision-making for change



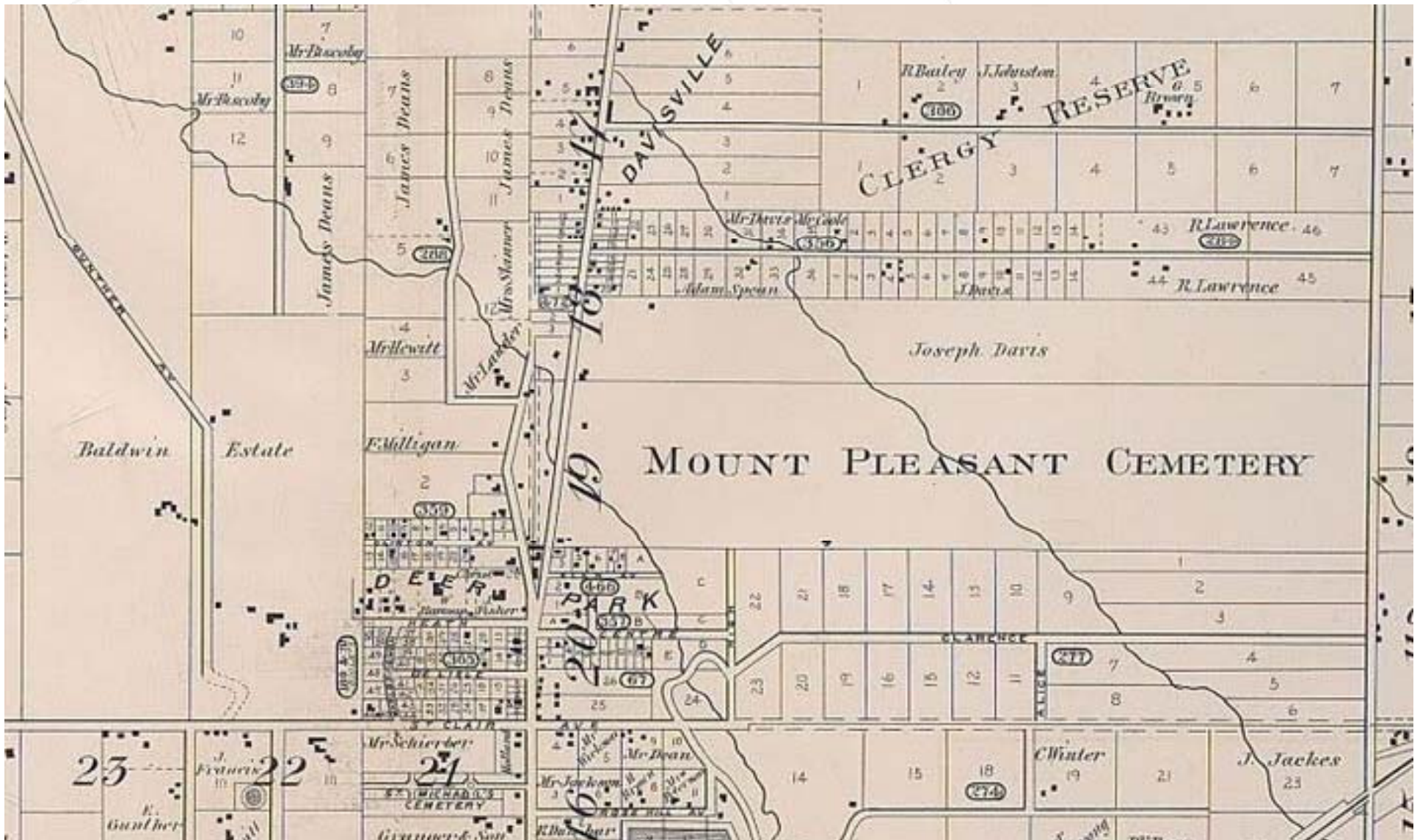
# Davis Farm and First Streets (1884)





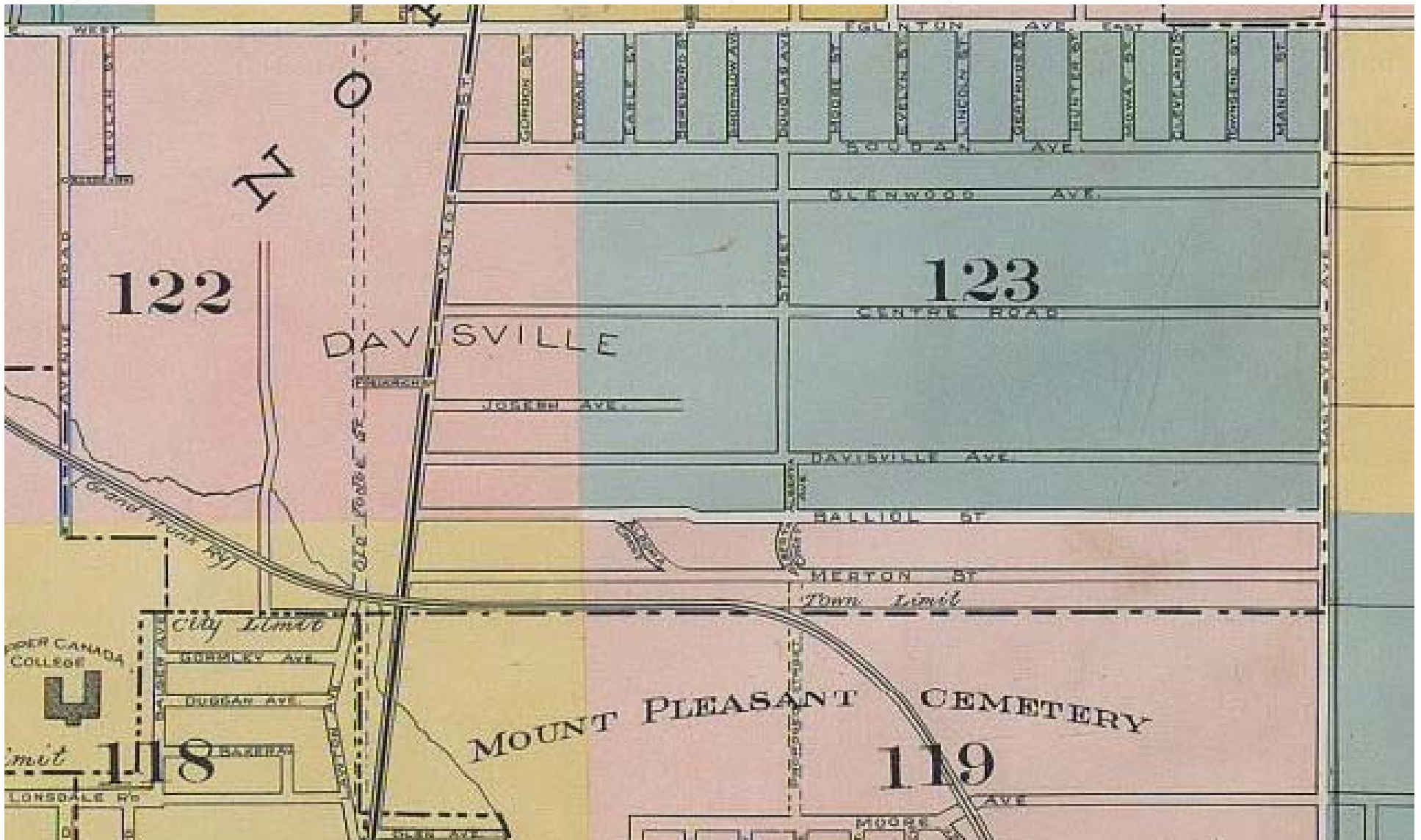


# Davis Farm Subdivision (1890)





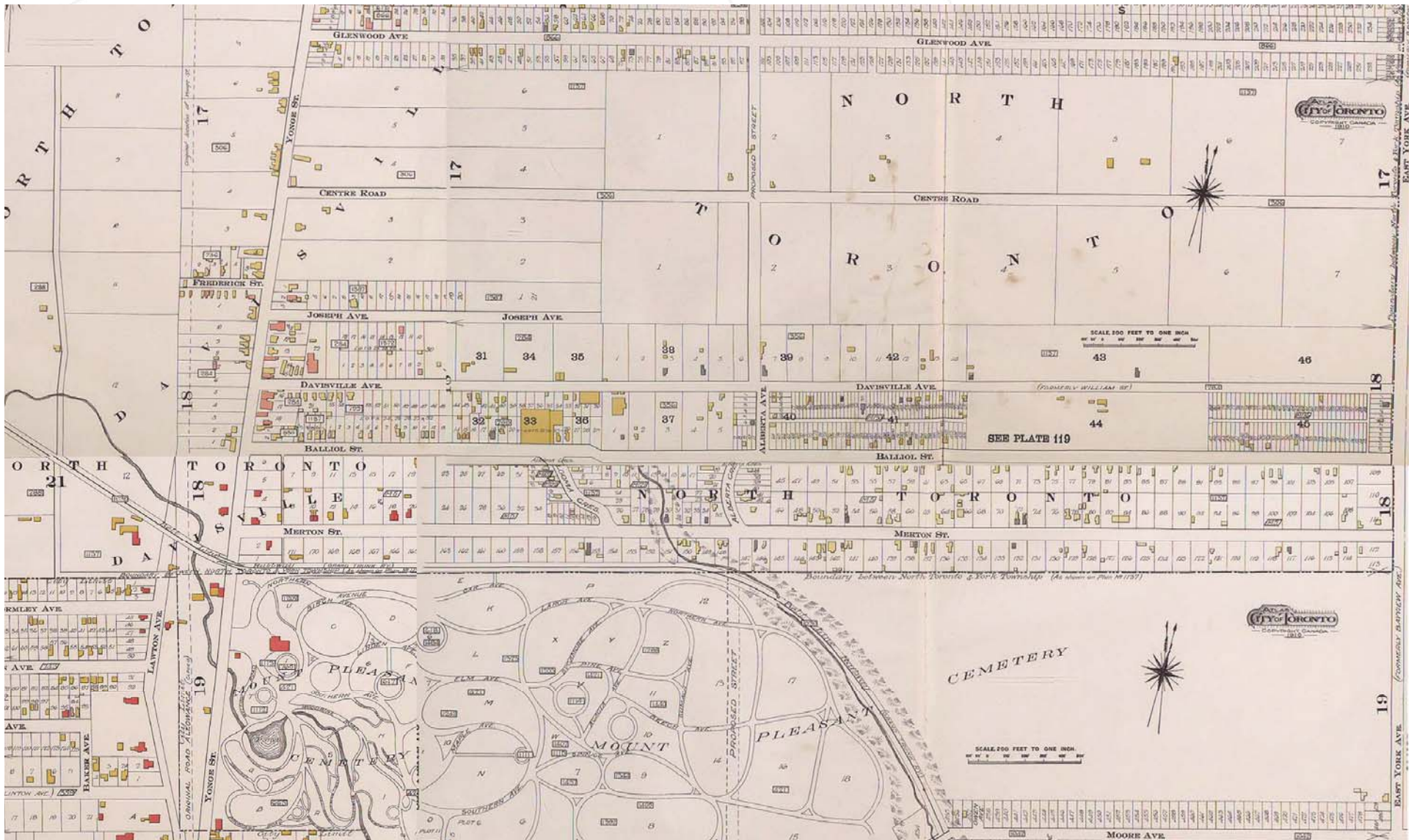
# Davisville First Development (1910)







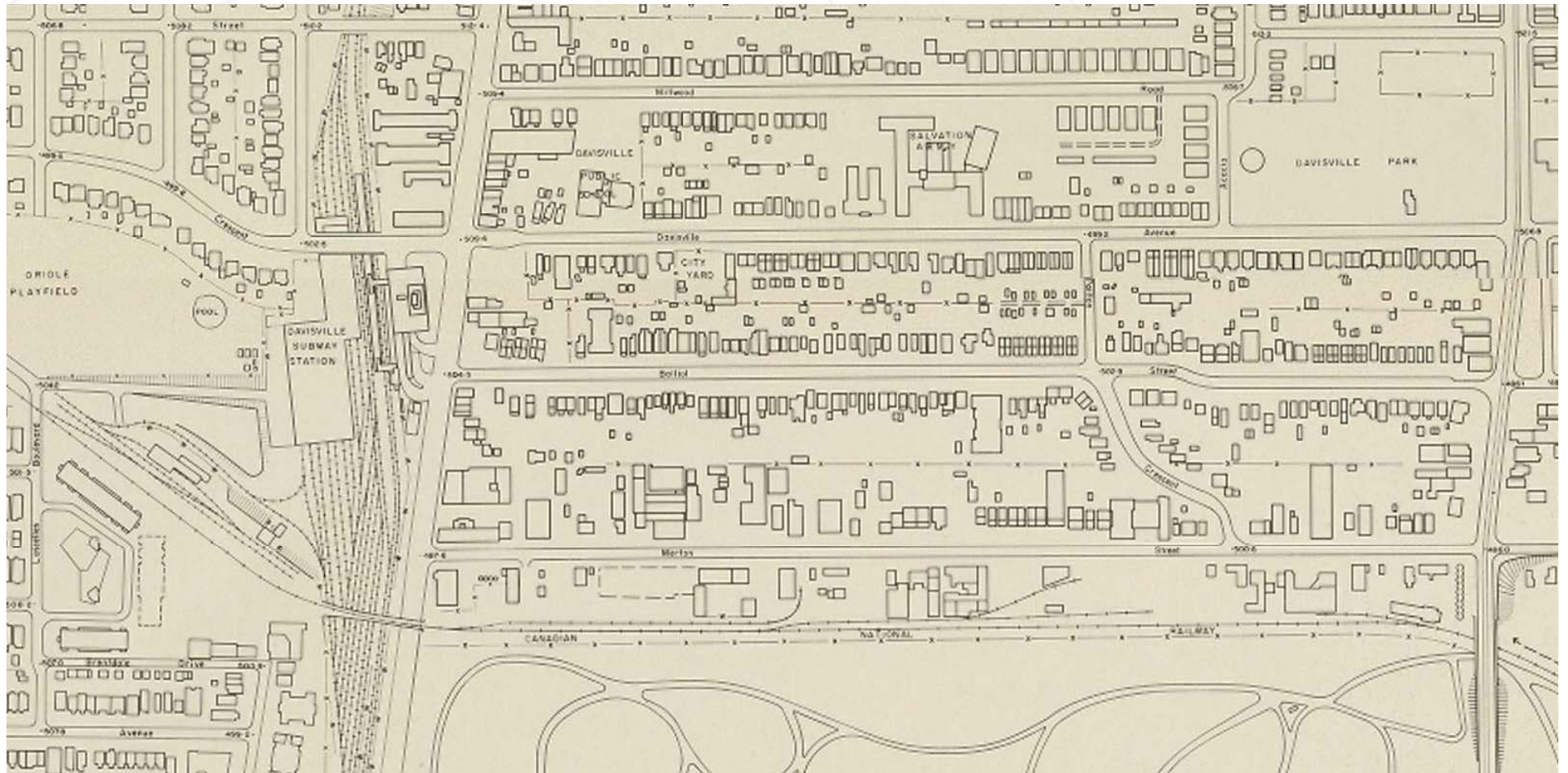
# Goad's Atlas (1910)







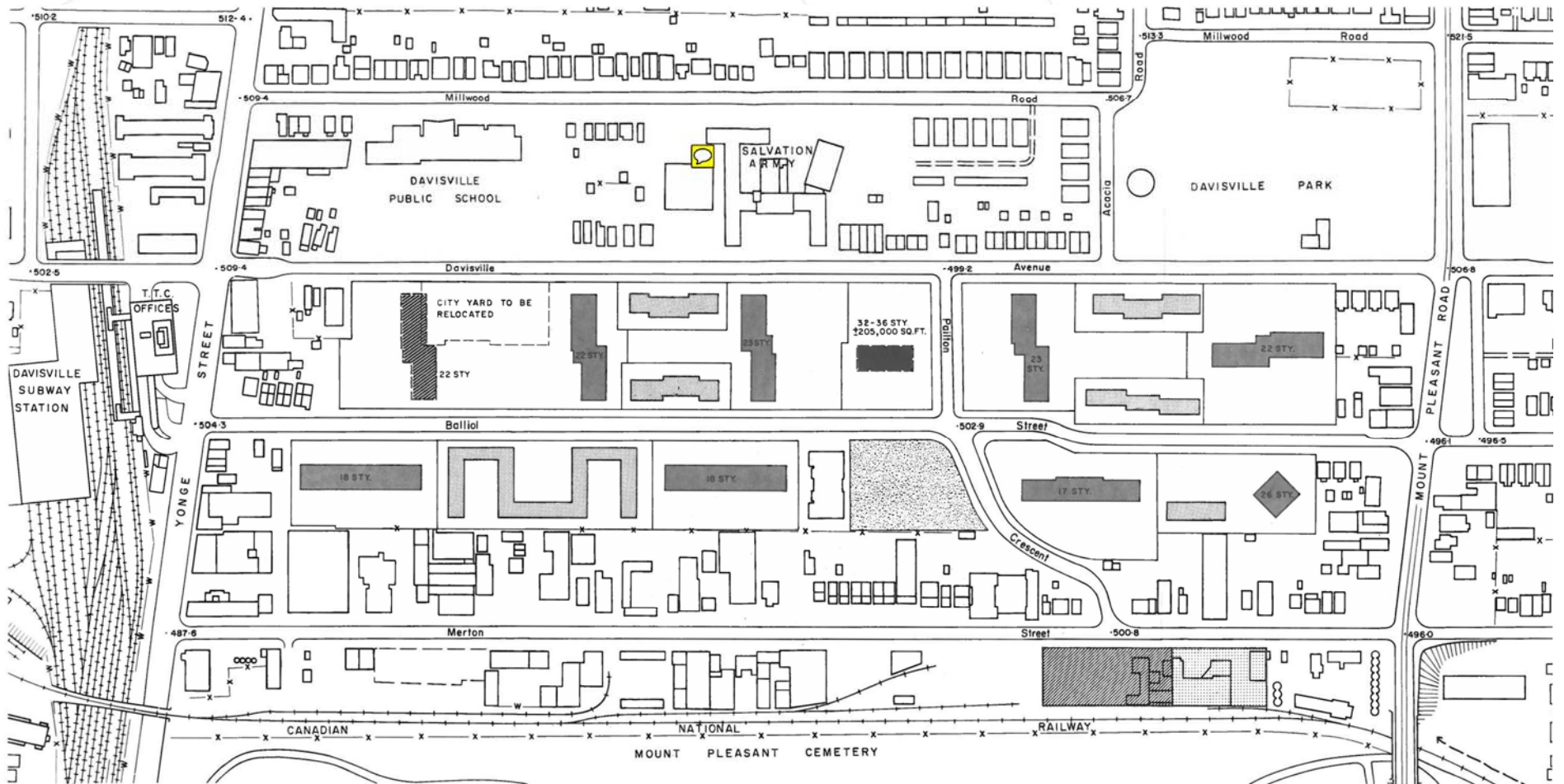
# Yonge Subway (1959)







# Greenwin Plans (1967)



## GREENWIN PLACE PROPOSED CHANGES

MAP 3

- |   |  |   |   |
|---|--|---|---|
|  | HIGH RISE APARTMENTS   |  | PROPOSED GREEN OPEN SPACE                                     |
|  | TOWNHOUSES   |  | EXISTING CITY MAINTENANCE YARD                                |
|  | ASSUMED BUILDING AS PROPOSED<br>32-36 STOREYS 2205,000 SQ. FT. |  | ASSUMED RELOCATION OF MAINTENANCE<br>YARD FROM DAVISVILLE AVE |
|  | ASSUMED BUILDING 22 STOREYS                                    |   |   |

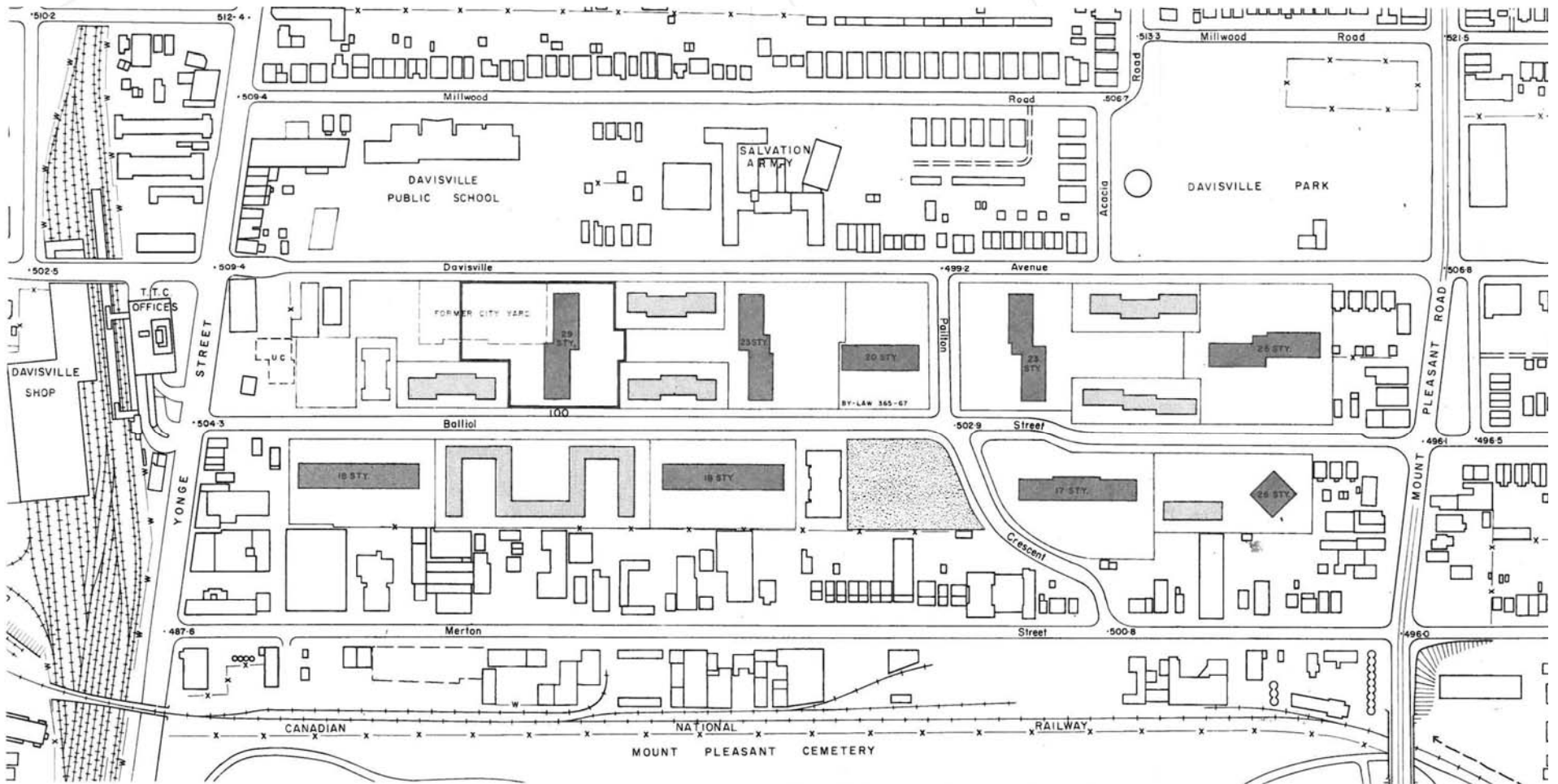
SCALE: 1" = 200'

MAY 1967

CITY OF TORONTO PLANNING BOARD



# Greenwin Plans (1969)



## GREENWIN PLACE DEVELOPMENT AS APPROVED TO DATE

REVISED LOT BOUNDARY FOR 100 BALLIOL STREET  
AFTER ACQUISITION OF LANDS OF THE FORMER  
CITY YARD.

-  HIGH RISE APARTMENTS
-  TOWNHOUSES
-  OPEN SPACE
-  REVISED LOT BOUNDARY

AUGUST, 1969



SCALE: 1" = 200'  
Application No. Z.17/69

CITY OF TORONTO PLANNING BOARD





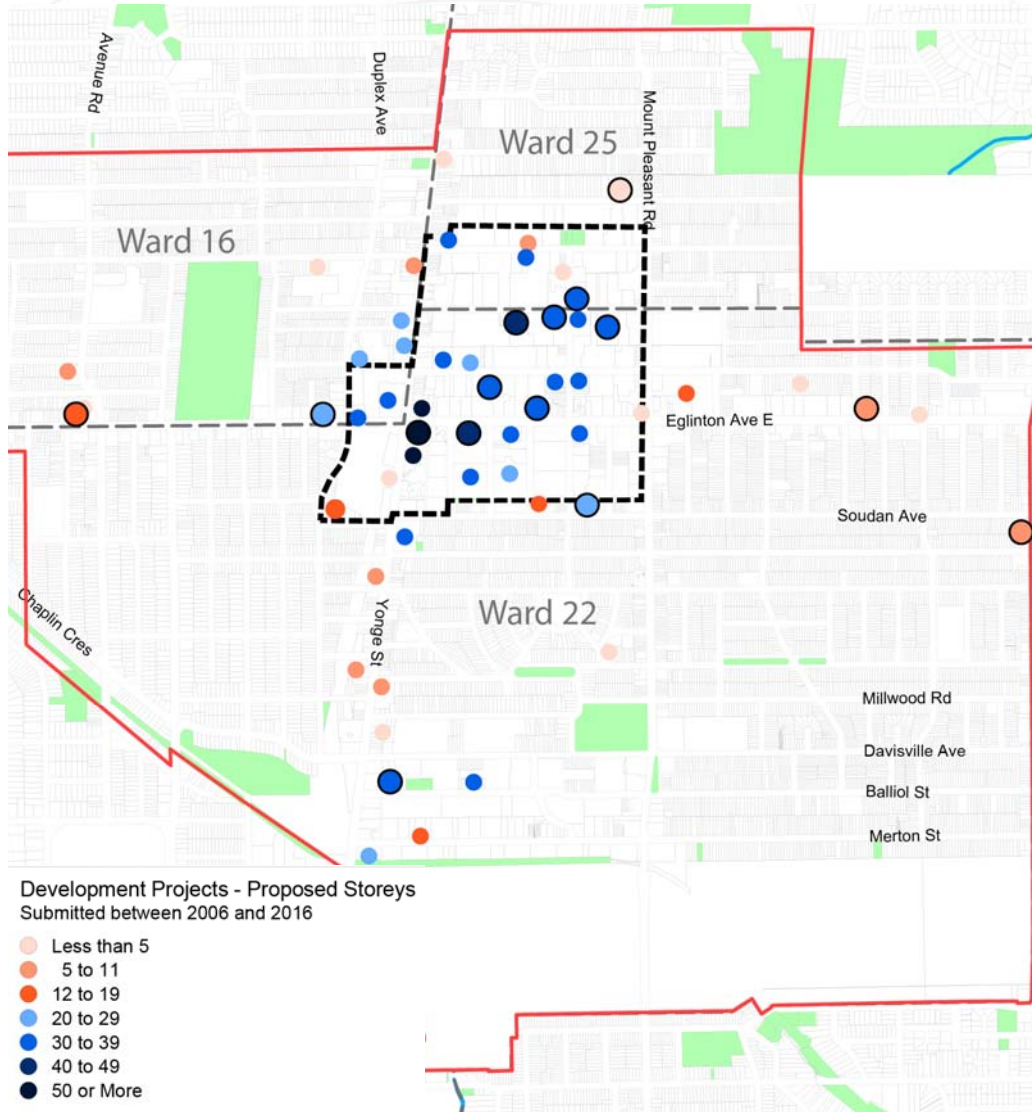
# Present-Day Land Use







# Development + Growth



## 18 active applications

### YE CENTRE

- +28% (2006-2011)
- 6,304 new units approved
- 4,968 new units under review

### OUTSIDE THE CENTRE

- +4% (2006-2011)
- 2,148 new units approved
- 1,616 new units under review
- 25,000 – 29,000 potential new residents in near term

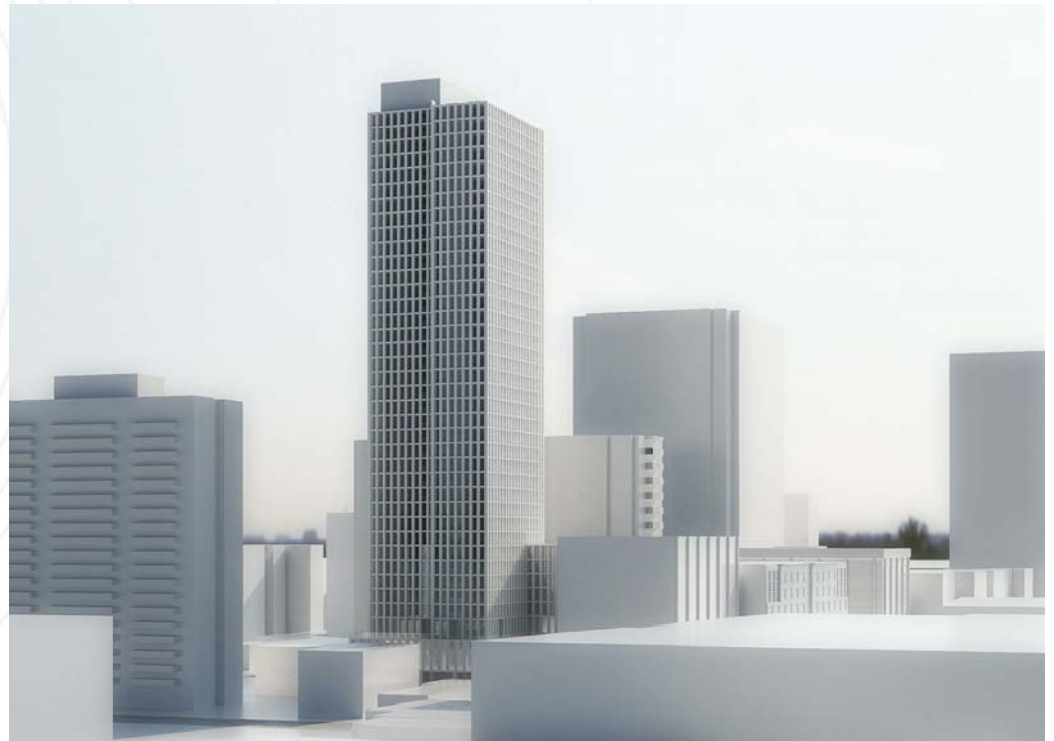




# Recent Davisville Area Applications

- **22 Balliol St (2016)**
- **107 Davisville Ave / 120 Balliol St (2011)**
- **68 Merton St (2010)**
- **1815 Yonge St (2006)**
- **1985 Yonge St (2006)**

*38 Storey Proposal  
at 22 Balliol St*





# Parallel Initiatives

- Midtown Yonge BIA Streetscape Plan (2016)
- Mt. Pleasant Village BIA Streetscape Plan (ongoing)



Zone 5:  
Arboretum  
Link

Zone 4:  
Green  
Immersion

Zone 3:  
The Village

Zone 2:  
Mid-Rise

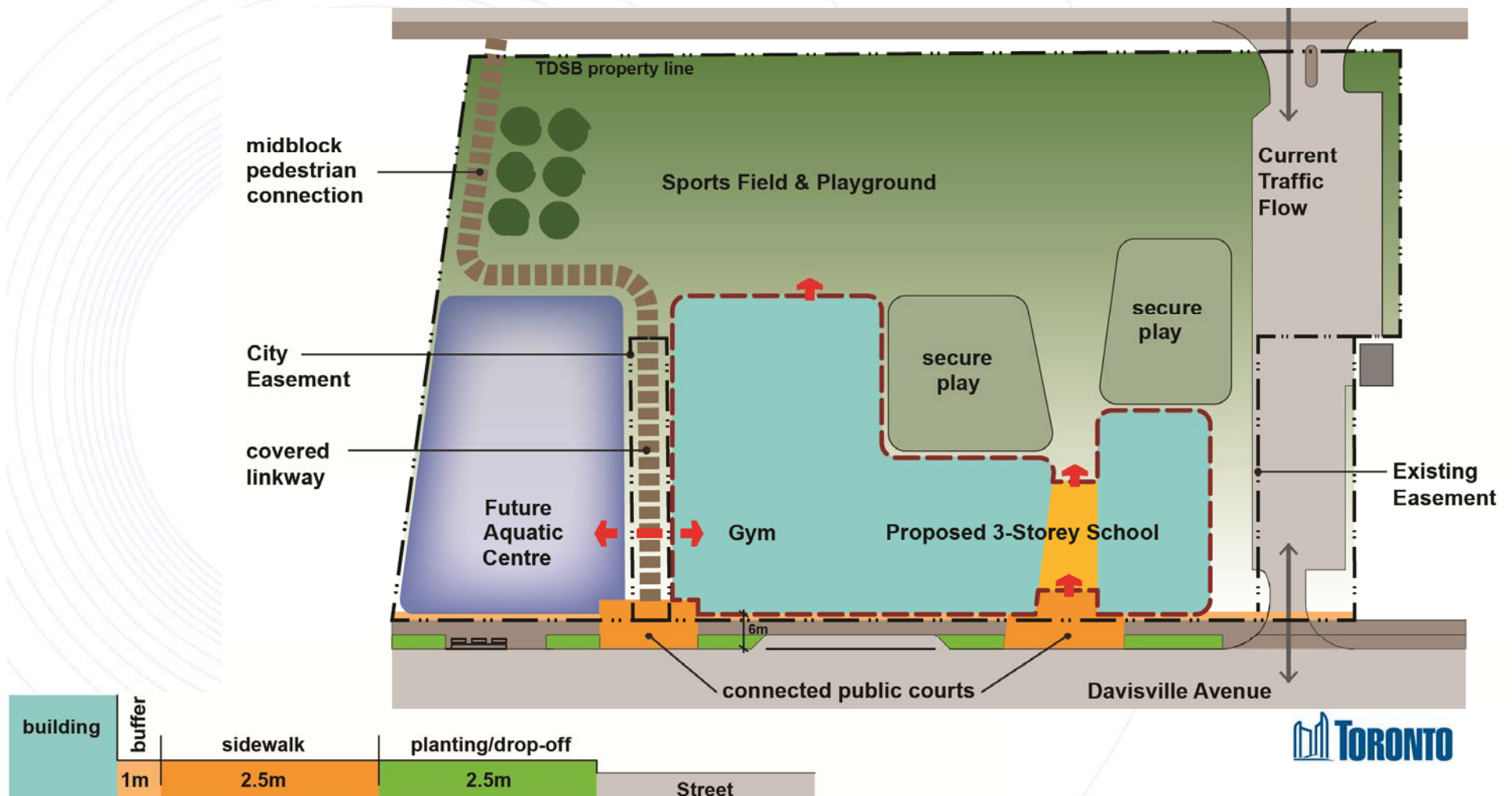
Zone 1:  
Metropolitan





# Parallel Initiatives

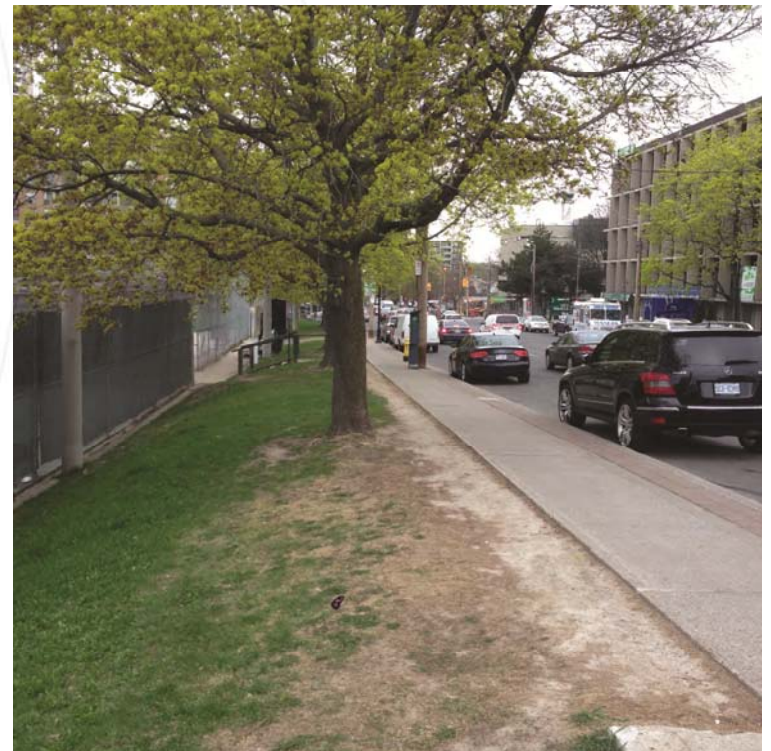
- Davisville School + Aquatic Centre (ongoing)





# Today's Activity

- **What things do you like?**
  - Places and Conditions (e.g. sunny, active, beautiful)
  - Protect, Enhance, Expand
- **What is really not working?**
  - Places and Conditions (e.g. unsafe, windy, shady, congested)
  - Improve, Remove, Mitigate
- **What is Missing?**







# Today's Activity

## 2:00 Hour-Long Walking Tours

- Divided into groups to cover different routes

## 3:00 Reconvene

## 3:15 Workshop

- Work in groups to document observations and identify 5+ big ideas
- Maps and materials provided

## 3:45 Group Discussion

- Groups present observations, issues and opportunities



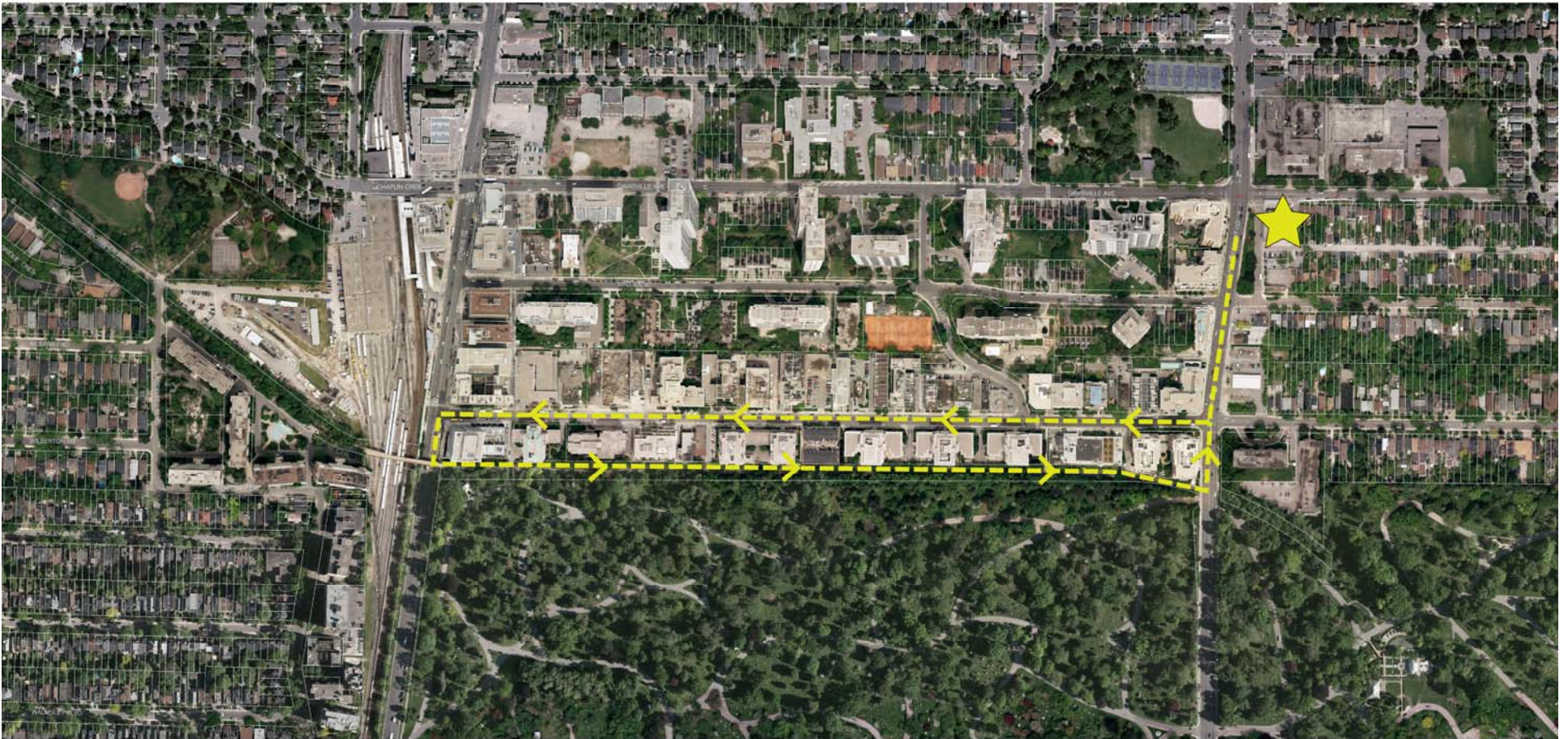




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# Walking Routes

## Merton + the Beltline







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# Walking Routes

## Balliol + Davisville



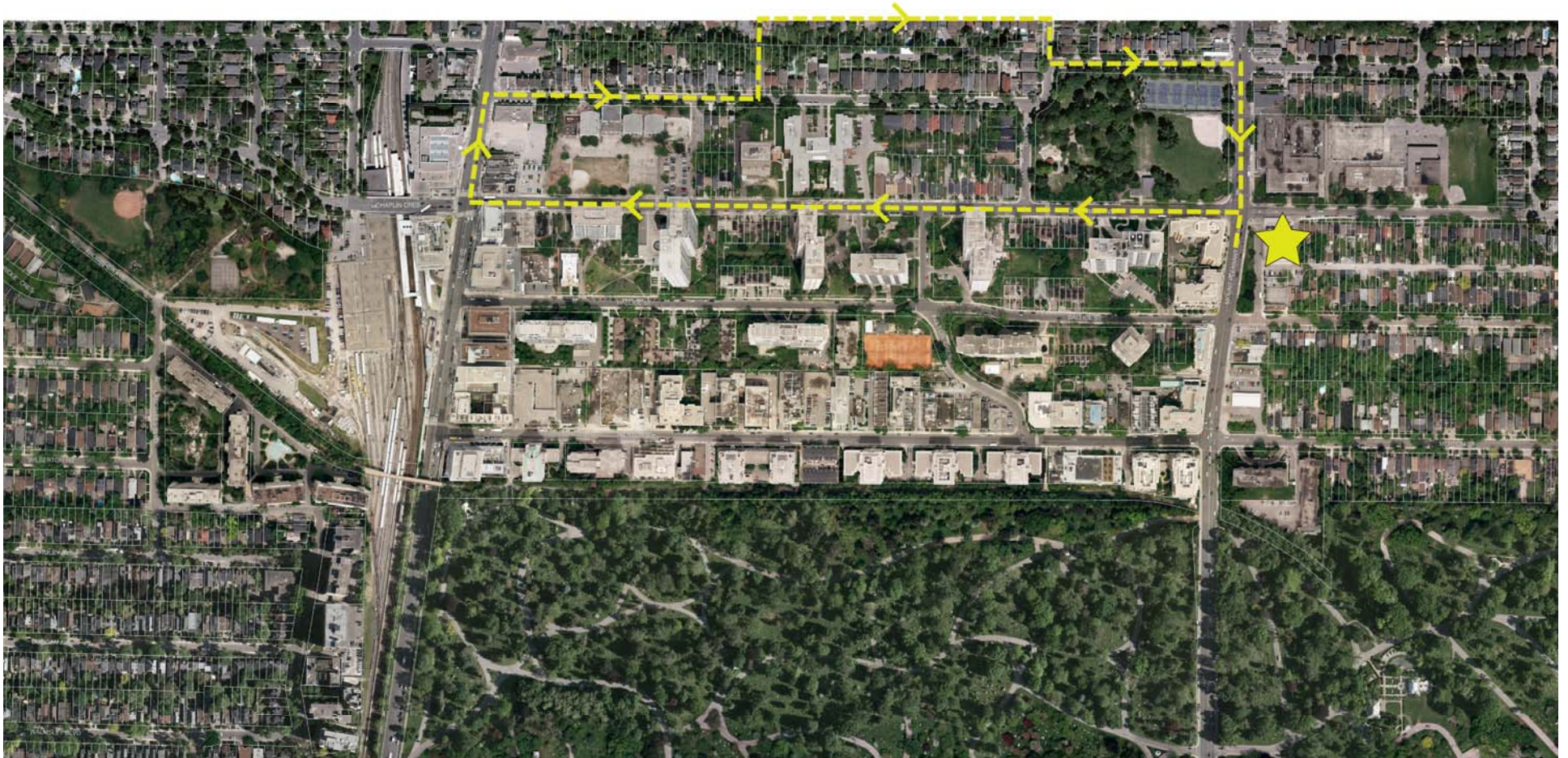




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# Walking Routes

## Davisville + Millwood



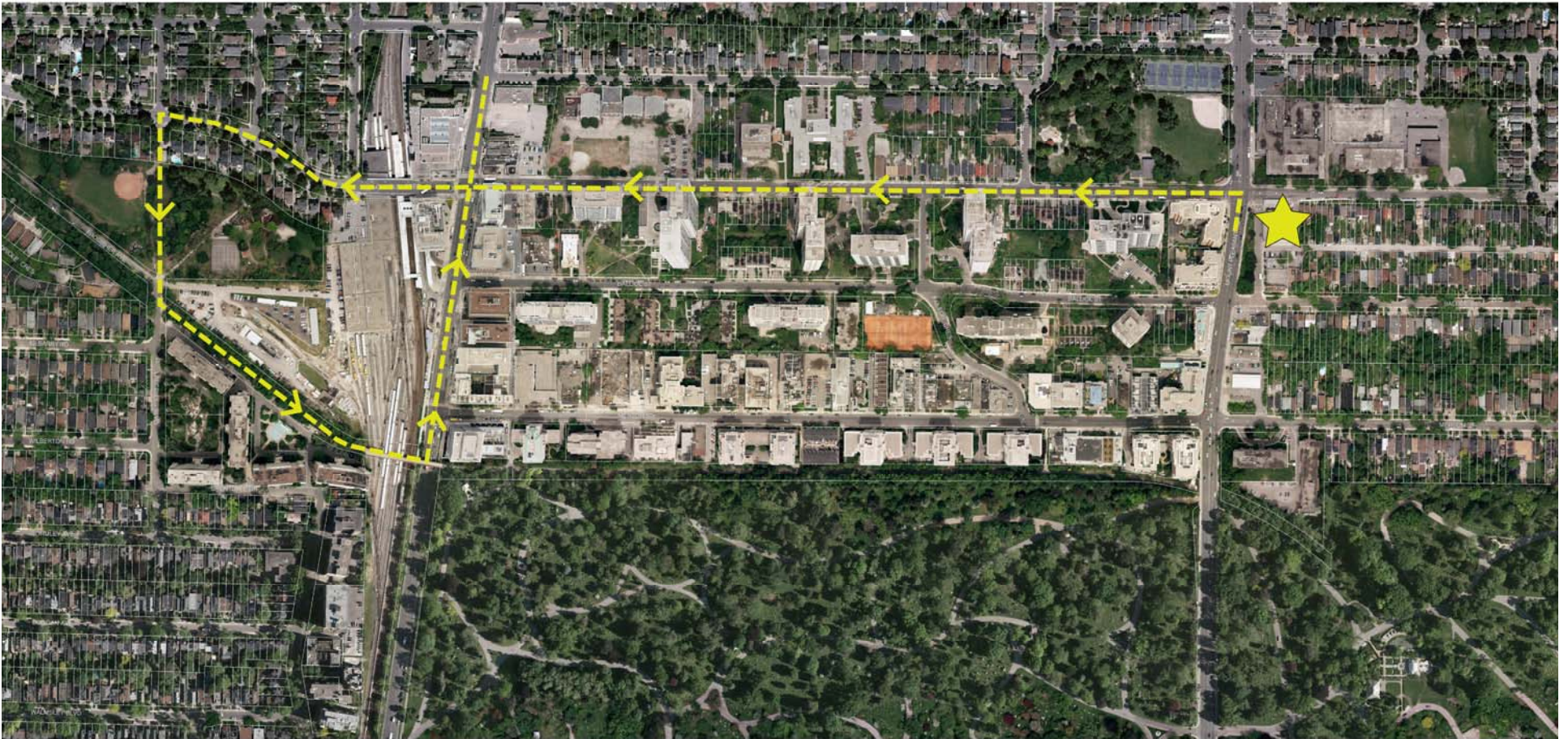




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# Walking Routes

## Yonge + Oriole Park







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# Walking Routes

## Mt. Pleasant + June Rowlands Park

