



# DID YOU KNOW

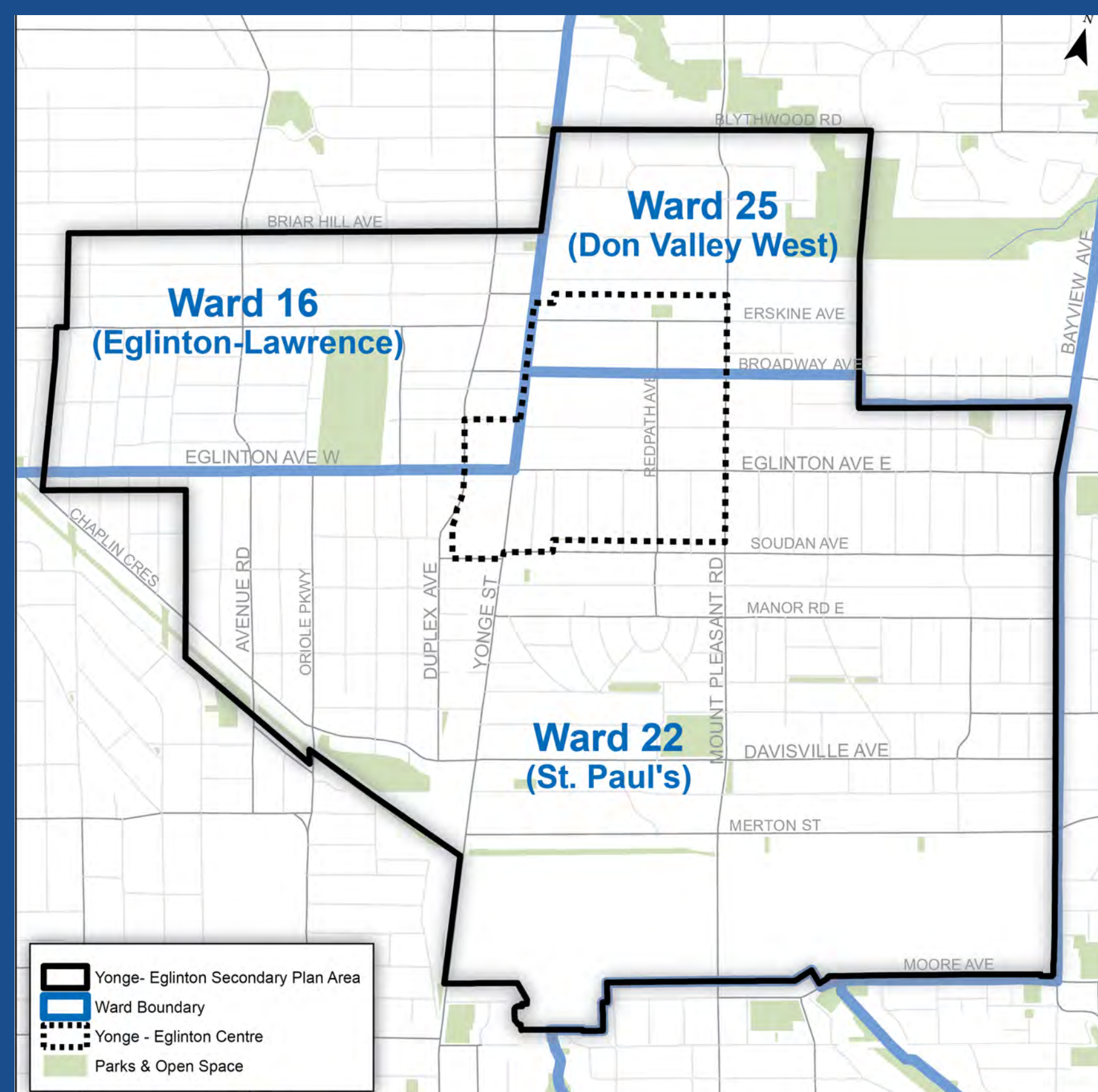


MIDTOWN IS REPRESENTED BY 3  
CITY COUNCILLORS:

WARD 16 EGLINTON-LAWRENCE

WARD 22 ST. PAUL'S

WARD 25 DON VALLEY WEST



# WELCOME

## Midtown in Focus: Building a Livable Yonge-Eglinton

The Yonge-Eglinton area has experienced significant growth and change in the last decade.

The City is developing a plan for the area, Midtown in Focus, that ensures the ingredients of a livable community are in place including parks and public spaces, great old and new buildings, community facilities, transportation and servicing infrastructure and more.

## What is today about?

The Midtown in Focus study is moving towards a draft plan at the end of 2017. At today's event, we need your feedback on:

- Parkland opportunities and priorities
- Public realm strategies, including for the Davisville area
- The location, scale, and form of future development
- Recommendations to preserve the area's cultural heritage
- Community infrastructure priorities
- Transportation challenges
- Municipal servicing

## Today's workshops

There are three workshops being held today to gather your feedback on built form and public realm priorities in three character areas of Midtown:

- Yonge-Eglinton Centre
- Davisville-Merton
- Midtown Villages

Workshops will take place at 10:30 a.m. and 12:00 p.m.



Midtown looking east







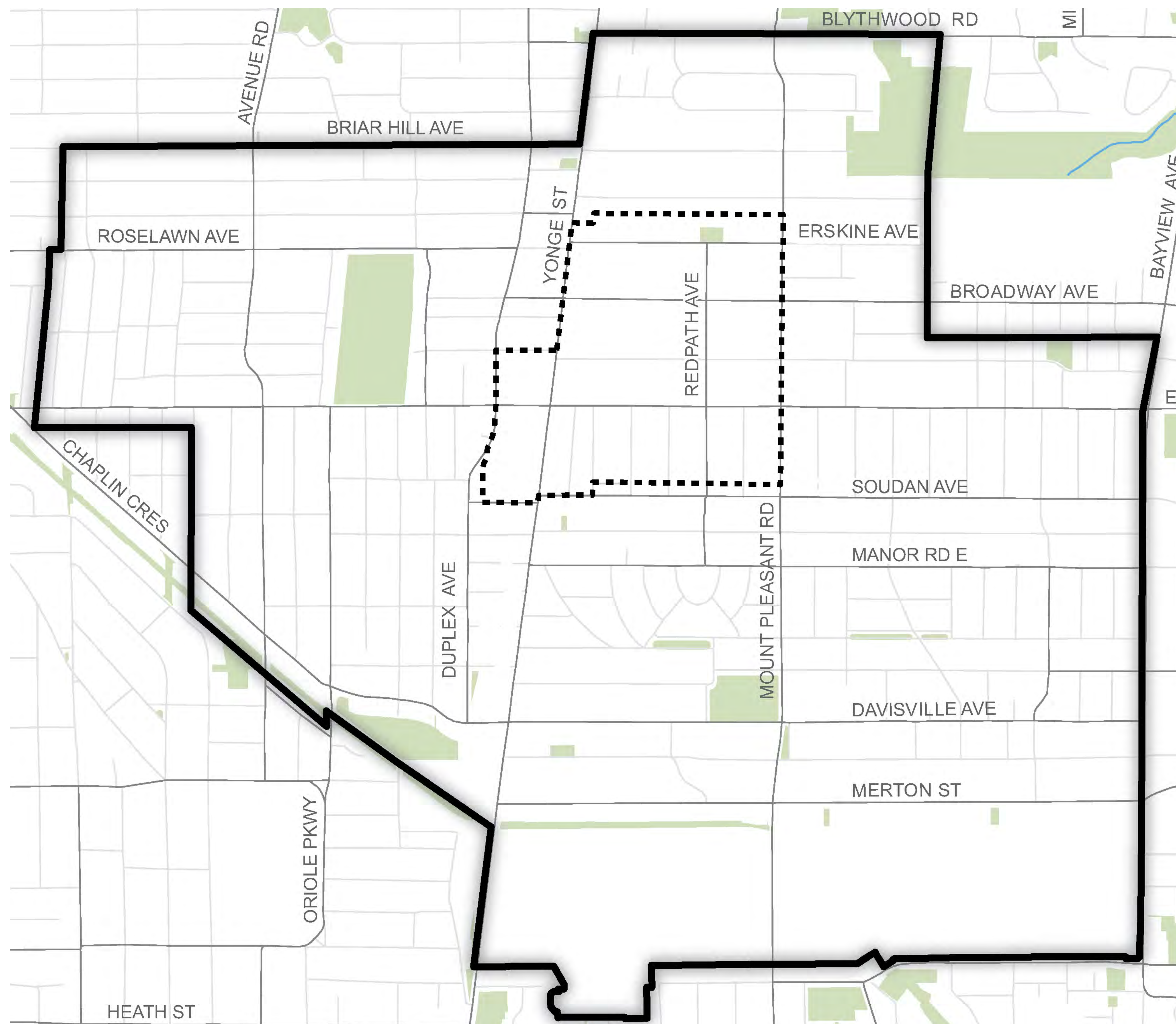
# WELCOME

## TELL US

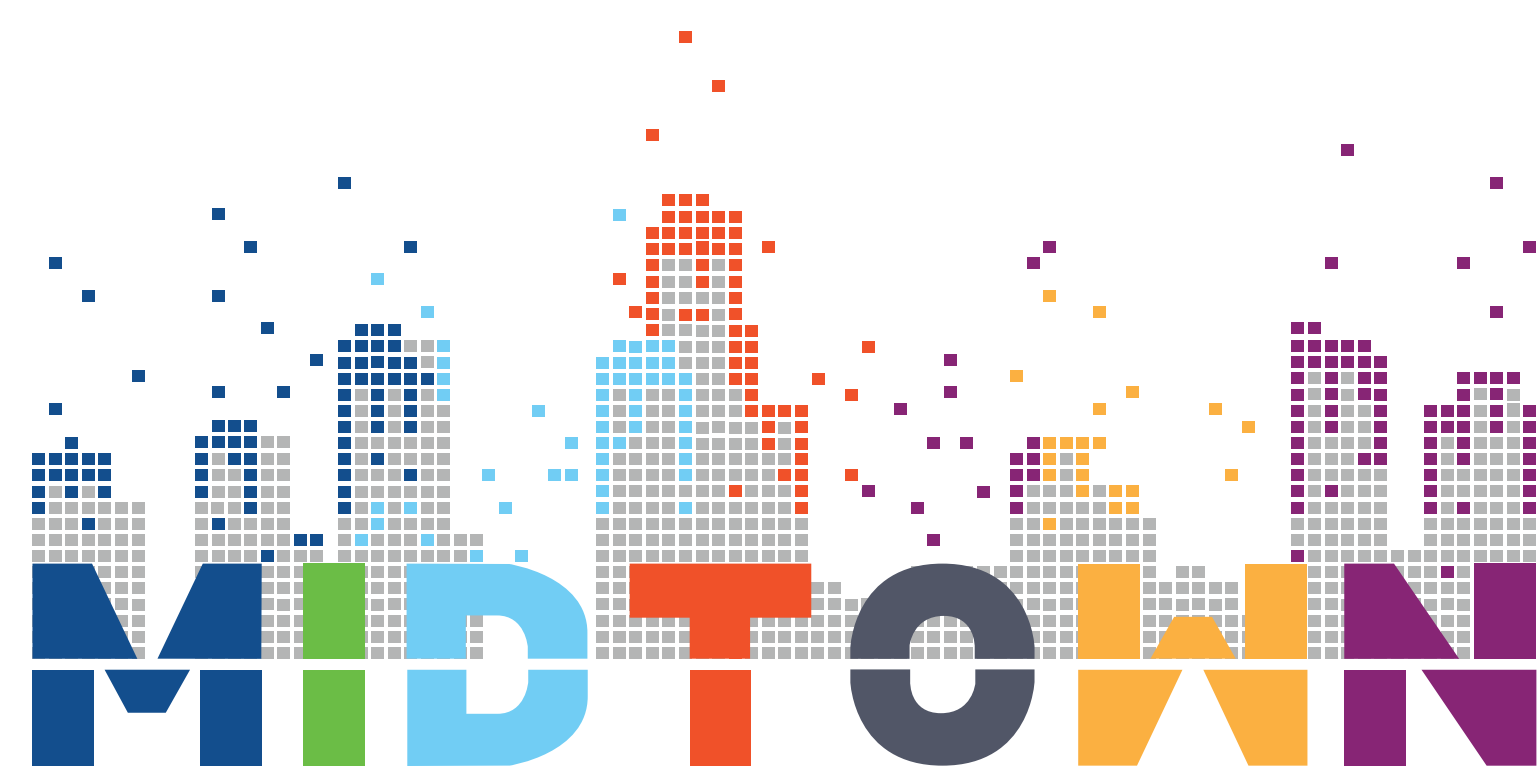
Place a dot to show:

- ☐ Where you live
- ☐ Where you work or study

Tell us a bit about yourself:







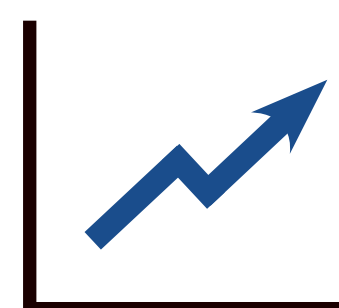
# YONGE- EGLINTON TODAY

## Faces of Midtown

### RESIDENTS OF YONGE-EGLINTON

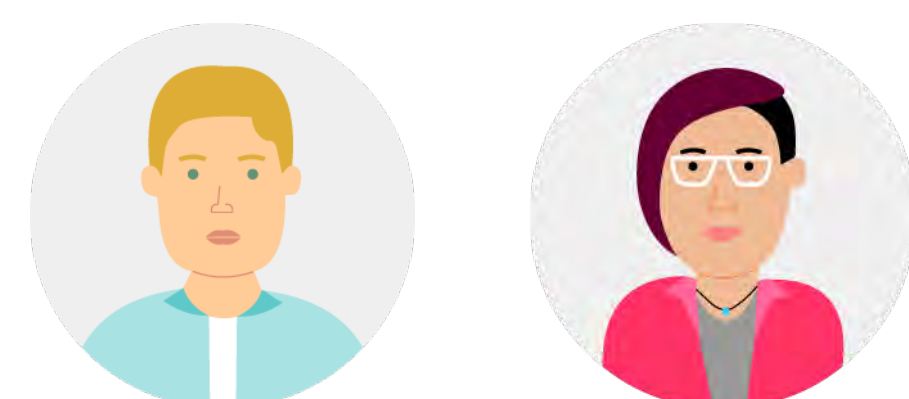
**61,000+ PEOPLE** CALL MIDTOWN HOME

MIDTOWN'S POPULATION IS GROWING (2006-2016)

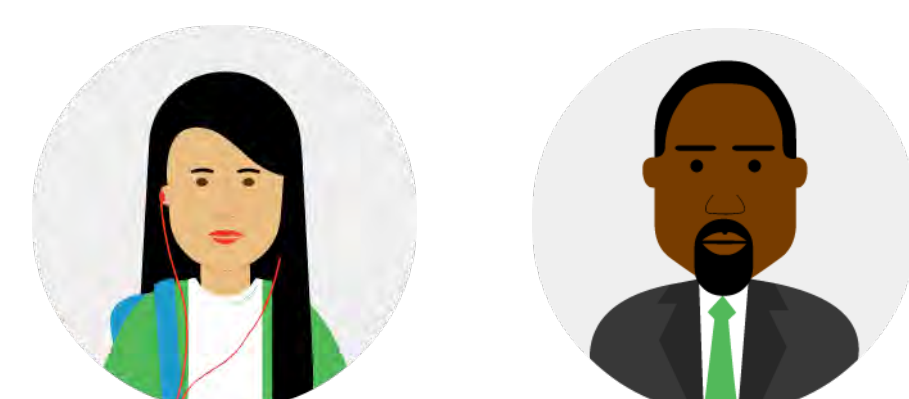


34% YONGE-EGLINTON CENTRE  
11% REST OF THE SECONDARY PLAN AREA  
9.1% CITY OF TORONTO

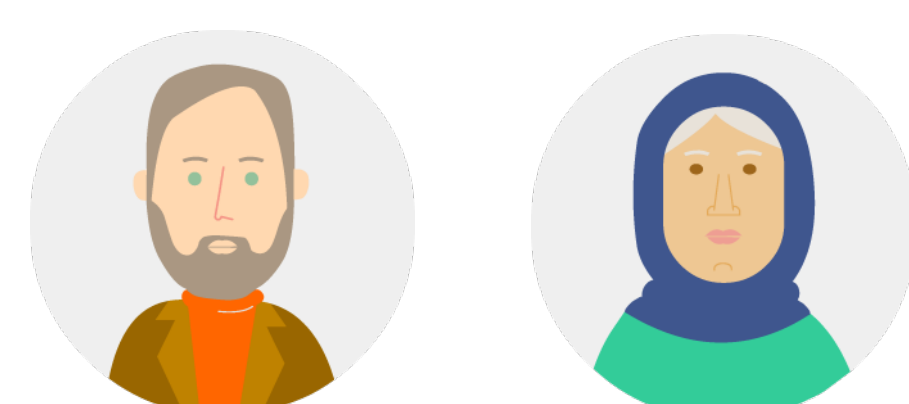
25-34 year olds make up over **30%** of the population in Yonge-Eglinton Centre



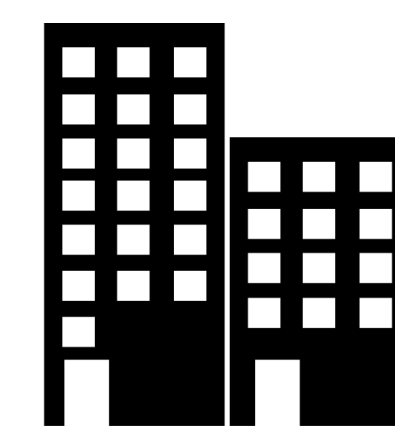
Over **30%** of residents in Yonge-Eglinton are immigrants



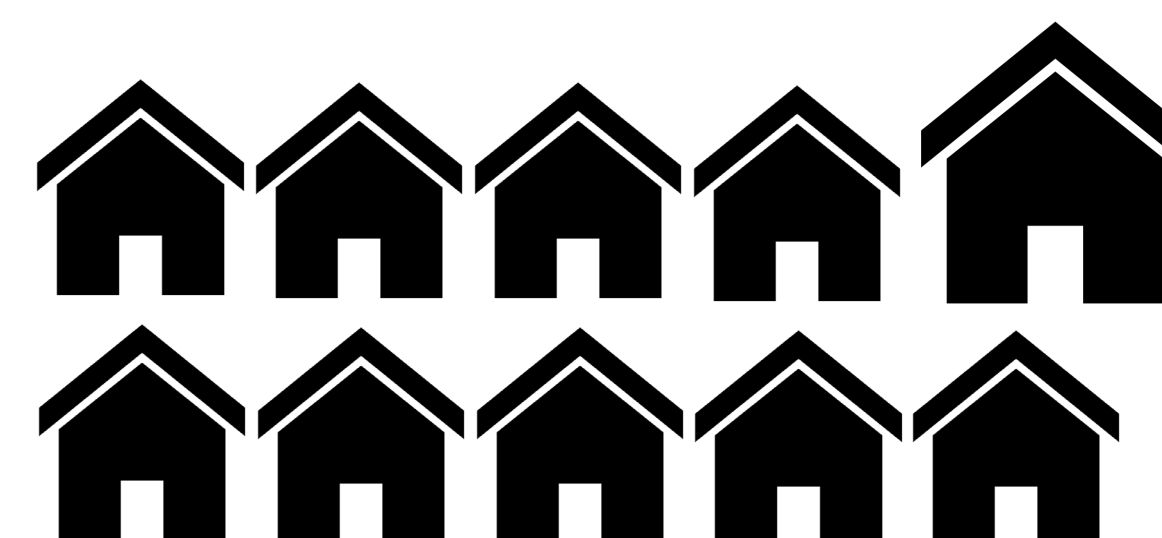
The population aged 60-74 is increasing more rapidly than the city overall



### HOUSING AFFORDABILITY

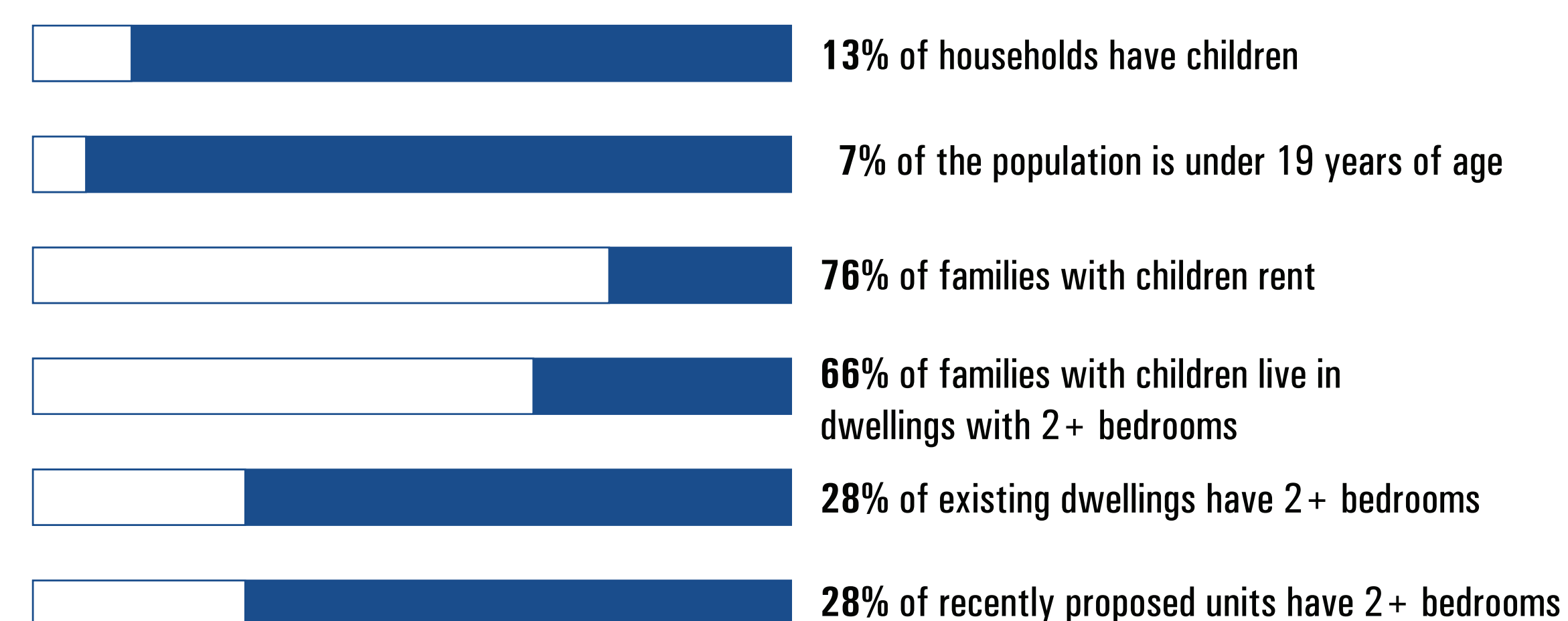
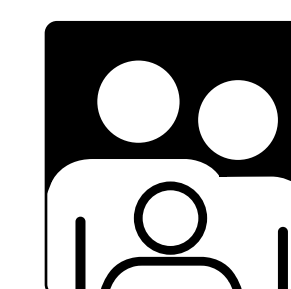


42% of tenant households and 21% of owner households spend more than 30% of their household income on shelter



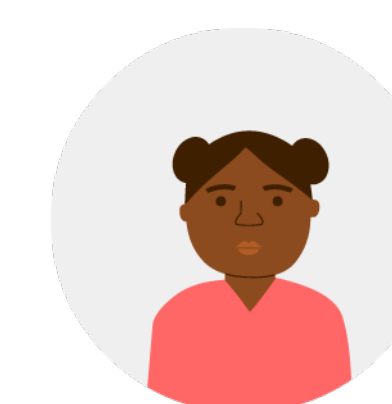
13% of households in Yonge-Eglinton are low income

### CHILDREN AND FAMILIES IN THE YONGE-EGLINTON CENTRE



### THE YOUTH POPULATION IN MIDTOWN IS INCREASING WHILE IT DECLINES CITY-WIDE

+ 16% MIDTOWN  
- 4% CITY OF TORONTO



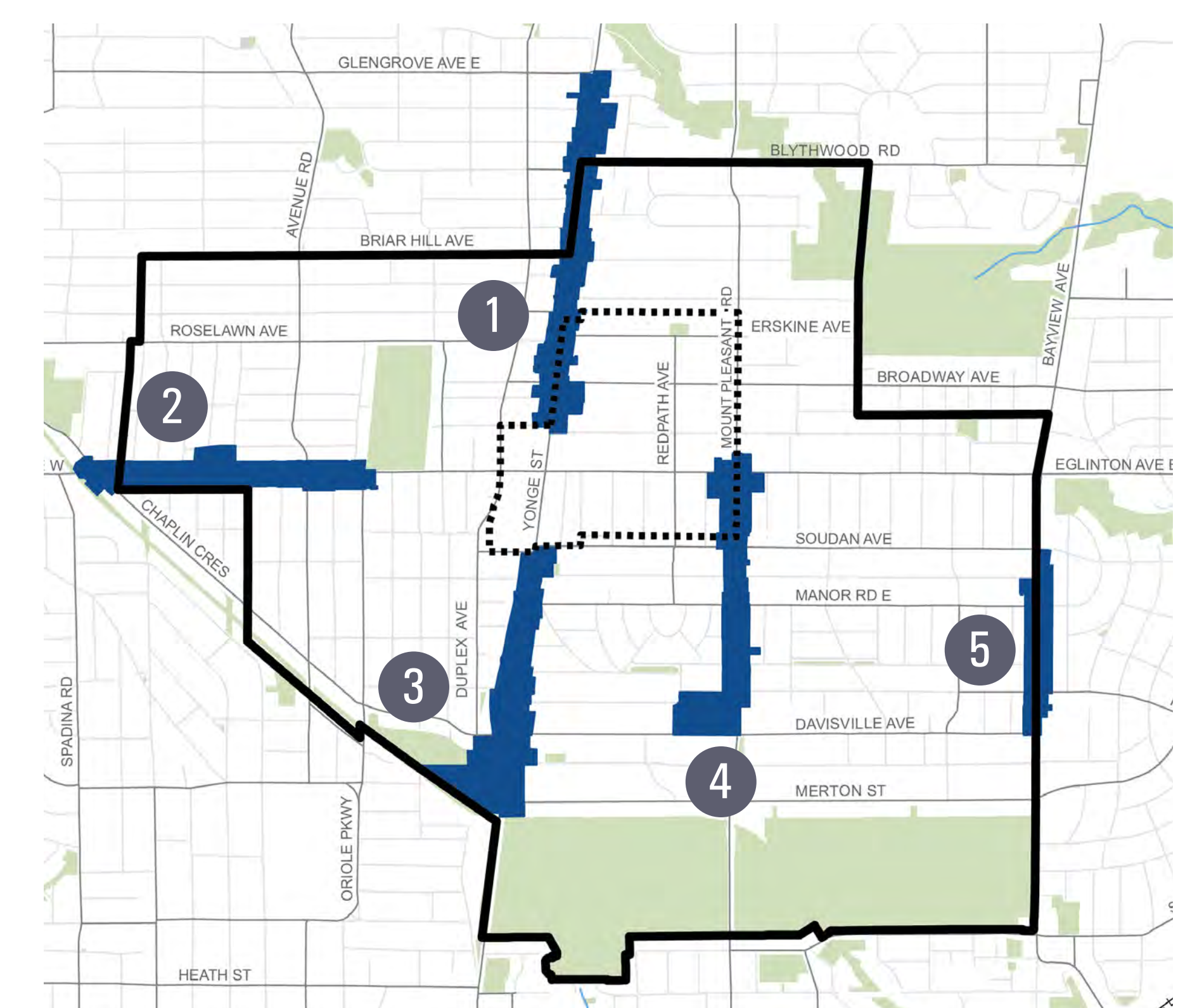
### EMPLOYMENT IN YONGE-EGLINTON

MIDTOWN IS THE SITE OF **32,000+ JOBS** - 2.2% OF ALL JOBS IN THE CITY (2016)

**65% OF JOBS** IN MIDTOWN ARE IN THE OFFICE SECTOR

MIDTOWN HAS A STRONG PRESENCE OF SMALL RETAIL CLUSTERS AND MAIN STREETS ANCHORED BY **FIVE BIAS**:

- |                      |                            |
|----------------------|----------------------------|
| (1) Uptown Yonge     | (4) Mount Pleasant Village |
| (2) The Eglinton Way | (5) Bayview Leaside        |
| (3) Midtown Yonge    |                            |







# DID YOU KNOW



**THE OFFICIAL PLAN IS THE MAIN POLICY DOCUMENT TO MANAGE AND DIRECT PHYSICAL CHANGE IN TORONTO. IT IS A LEGAL DOCUMENT REQUIRED BY THE PROVINCE THAT GUIDES GROWTH AND DEVELOPMENT TO THE YEAR 2031.**

**THE OFFICIAL PLAN HAS POLICIES RELATED TO:**

- LAND USE
- DEVELOPMENT
- TRANSPORTATION
- HOUSING
- COMMUNITY SERVICES + FACILITIES
- ENVIRONMENT

# PLANNING FRAMEWORK

## Plans, Policies and Guidelines

Midtown's ongoing evolution is guided by the City's planning framework and provincial policy direction, including the *Provincial Policy Statement*, *Growth Plan for the Greater Golden Horseshoe*, *City of Toronto Official Plan* and *Yonge-Eglinton Secondary Plan*.

The Midtown in Focus study will result in an updated Yonge-Eglinton Secondary Plan and related infrastructure implementation strategies in 2018.

## What is a Secondary Plan?

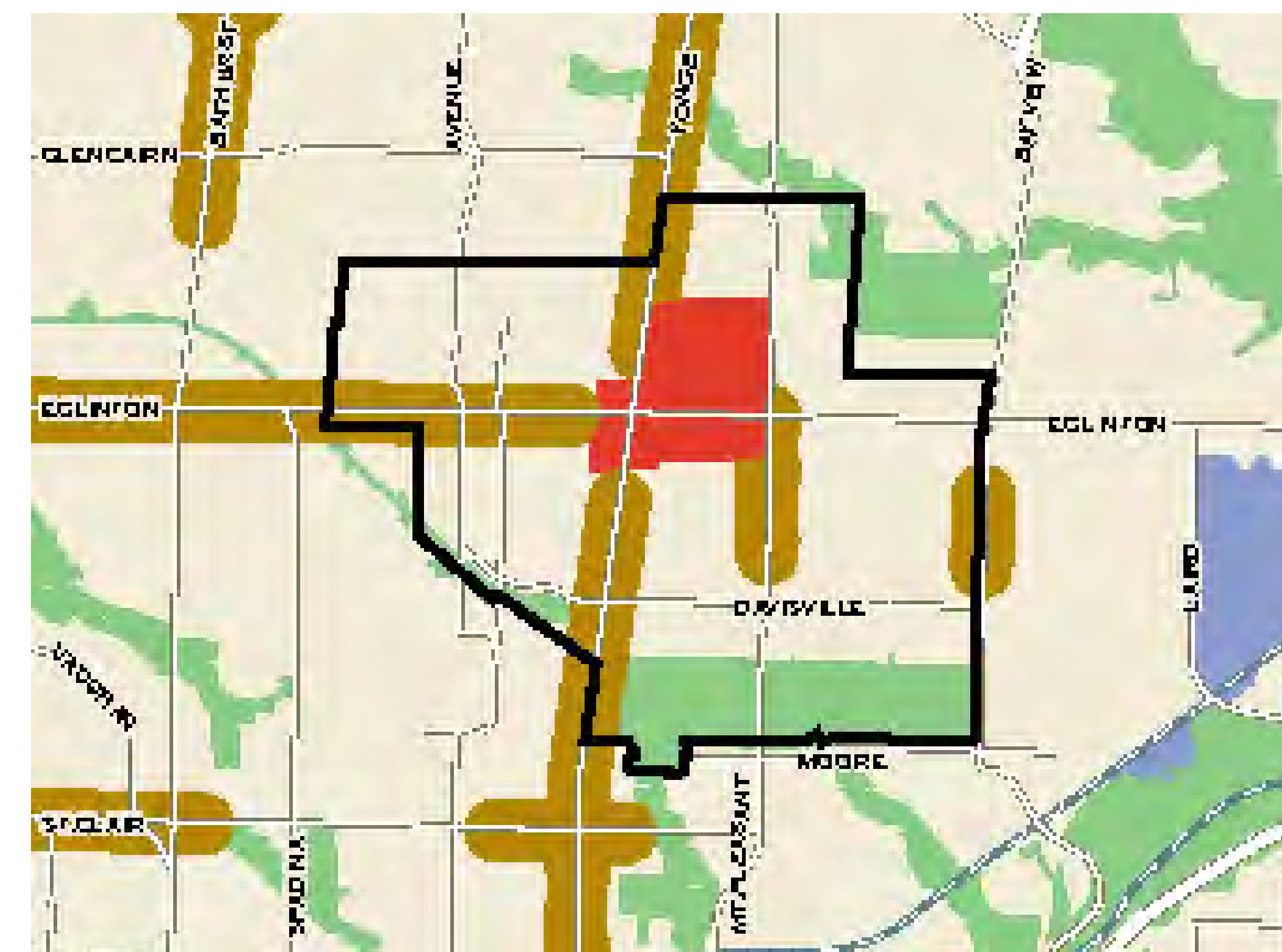
Secondary Plans:

- Are part of the Toronto Official Plan;
- Provide local policies tailored specifically for areas experiencing growth or change;
- Apply City-wide Official Plan policies to the local context with more detail;
- Create special policies to address unique conditions; and,
- Set the pattern of growth for a local area.

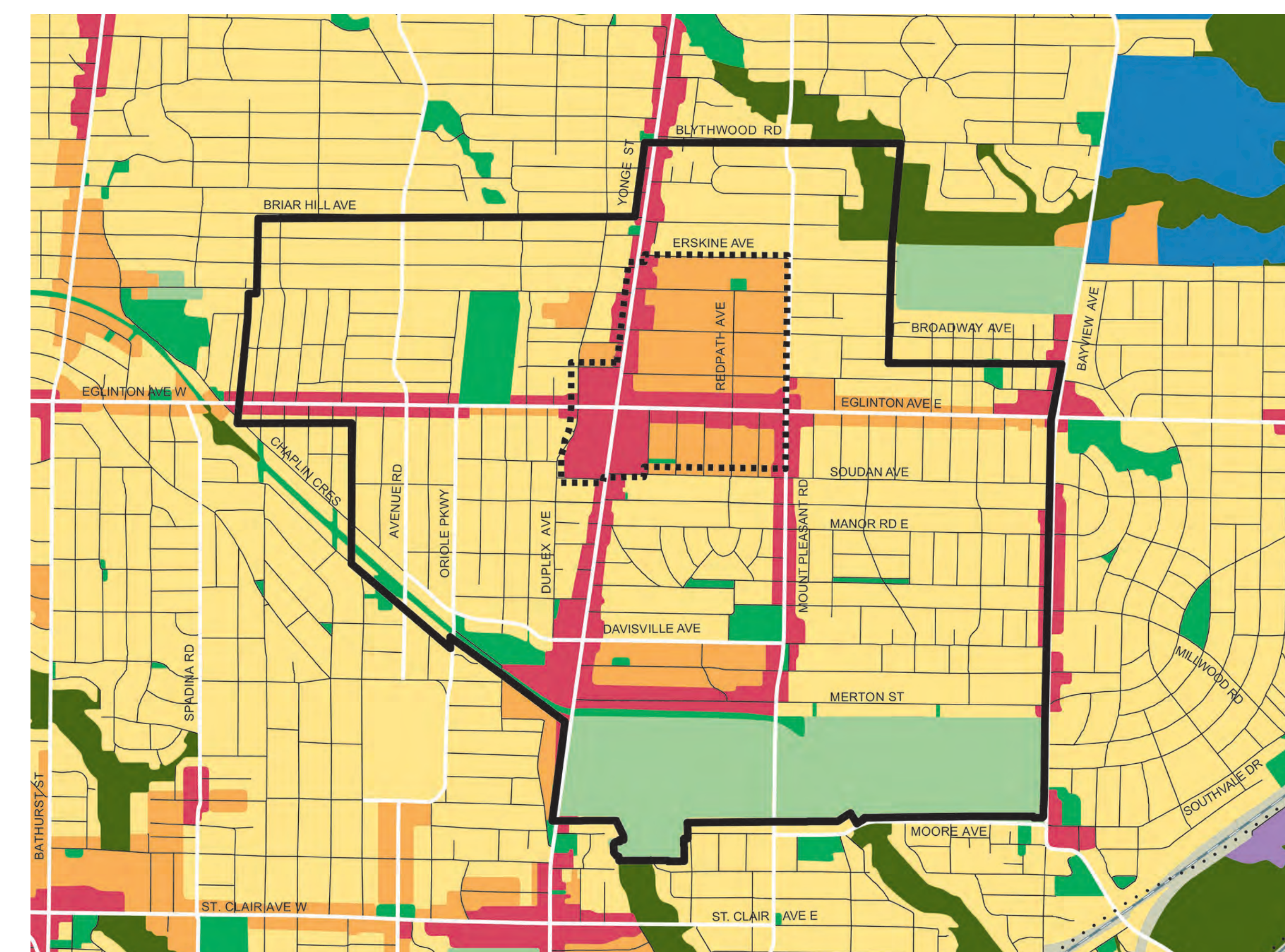
The Yonge-Eglinton Secondary Plan provides a locally focused policy framework for guiding growth and change in the Secondary Plan area.

The Yonge-Eglinton Secondary Plan area includes:

- The Yonge-Eglinton Centre, one of four Centres in the city identified as a growth area in the Official Plan and the Province's Growth Plan for the Greater Golden Horseshoe.
- Avenues, areas targeted for intensification, along Yonge Street, Eglinton Avenue West, and segments of Mount Pleasant Road and Bayview Avenue.



Extract from Official Plan Map 2, Urban Structure



Extract from Official Plan Map 17, Land Use Plan





## ENGAGEMENT TO DATE

- 6 MIDTOWN PLANNING GROUP MEETINGS
- 6 PLANNERS IN PUBLIC SPACES EVENTS
- 140 COMMENTS ON *YOUR YONGE- EGLINTON* ONLINE MAP
- 2016 OPEN HOUSE + DAVISVILLE PUBLIC REALM WORKSHOP
- 2016 AREA PROFILE DOCUMENT

## RECENT STUDIES

- 2015 - OPA 289: SECONDARY PLAN AMENDMENTS IMPLEMENTING PARKS AND PUBLIC REALM POLICIES
- 2014 - PARKS, OPEN SPACE AND STREETSCAPE MASTER PLAN
- EGLINTON CONNECTS PLAN
- 2013 - YONGE, DUPLEX, HELENDALE, & ORCHARD VIEW BLOCK STUDY
- OFFICIAL PLAN EMPLOYMENT / OFFICE POLICIES REVIEW
- 2009 - YONGE-EGLINTON CENTRE REVIEW

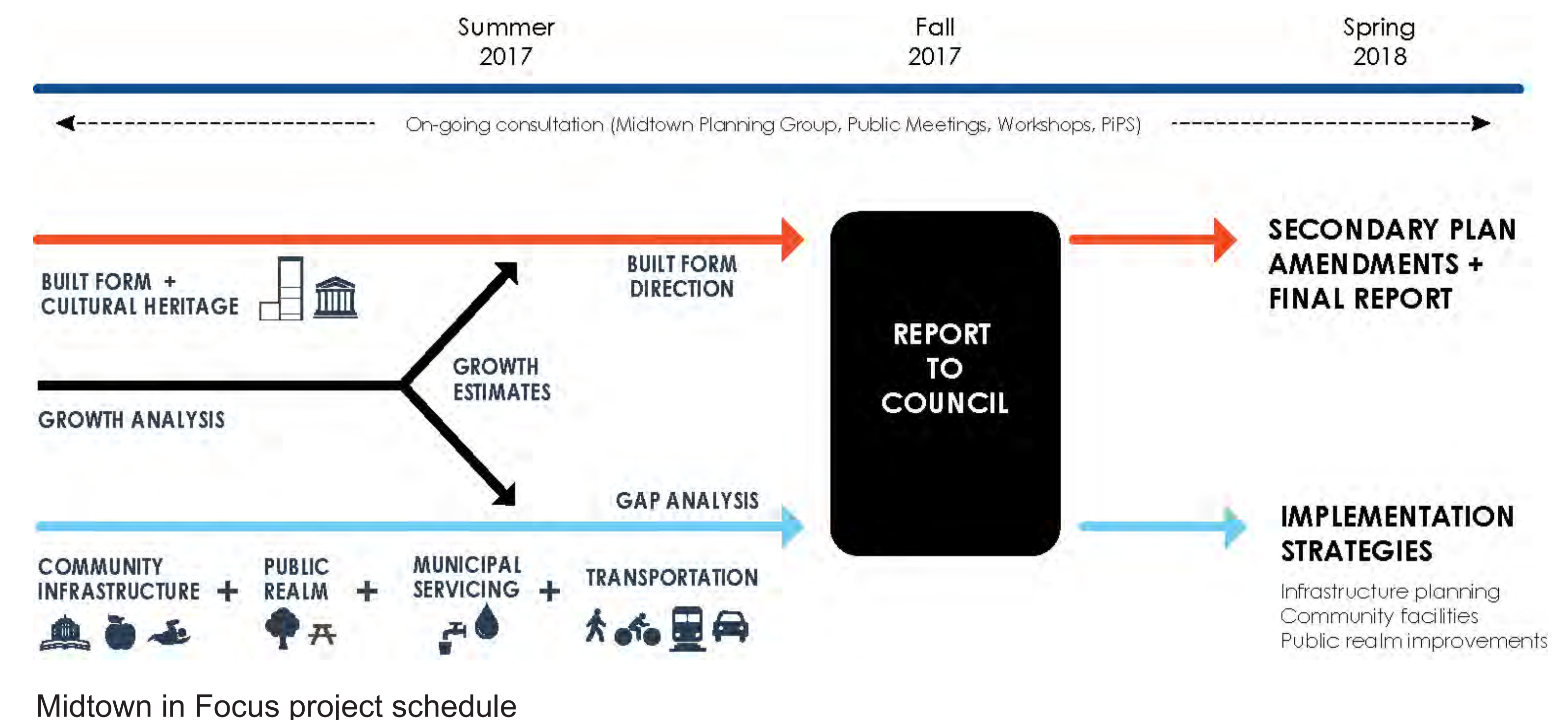
# WORK PROGRAM

## Study Scope and Schedule

City Planning is leading the current Midtown in Focus study addressing growth, built form and infrastructure issues in the Yonge-Eglinton area. The study builds on the Parks, Open Space and Streetscape Plan adopted by City Council in 2014.

The study includes the following key activities that will inform the updated plan for Midtown:

- **Growth Analysis** including an evaluation of growth trends and growth estimates.
- **Built Form Study** to analyze area character and development trends and impacts and develop a built form vision to guide the area's evolution.
- **Cultural Heritage Resource Assessment** to identify properties of cultural heritage value or interest for conservation, listings and designations.
- **Community Services and Facilities Assessment** identifying gaps and outlining implementation strategies for priority community infrastructure projects.
- **Transportation Study** to identify key issues and priorities to help safely move people.
- **Municipal Servicing Assessment** to document the performance and capacity of water infrastructure in the context of future growth.
- An area-wide **Parks Plan** and **public realm strategy** for the Davisville area.



Davisville Public Realm workshop





# GROWTH + INFRASTRUCTURE

**DID YOU  
KNOW**



THE YONGE- EGLINTON AREA ADDED  
10,000 NEW RESIDENTS BETWEEN  
2001 AND 2016

**THE DEVELOPMENT PIPELINE**  
IS THE AMOUNT OF DEVELOPMENT  
THAT IS UNDER CONSTRUCTION,  
APPROVED OR UNDER REVIEW

8,452 NEW UNITS APPROVED /  
UNDER CONSTRUCTION

22 ACTIVE APPLICATIONS

8,121 NEW UNITS UNDER REVIEW

26,000 - 31,000 POTENTIAL NEW RESIDENTS  
RESULTING FROM PIPELINE

76,000+ M<sup>2</sup> OF NON-RESIDENTIAL  
SPACE IN THE PIPELINE

## Sustaining a Complete and Livable Community

One of the fundamental goals of Midtown in Focus is to better align the area's population and employment growth with the timely provision of the physical and social infrastructure of a complete community.

Presently, there is ongoing investment in:

- Transit infrastructure (e.g., Eglinton Crosstown LRT, re-signaling Yonge subway)
- Wider sidewalks and bike lanes on Eglinton Avenue
- New parkland and plazas
- Improvements to the Northern District Library
- School capacity (Davisville, Hodgson, Eglinton JPS)
- Recreational facilities (planned Davisville Aquatic and Recreation Centre).

The new vision for Midtown will combine a tailored plan for development with implementation strategies for parks, public realm, community facilities, transportation and water.

Today, we're seeking your feedback on both the vision for Midtown's physical evolution and infrastructure priorities that respond to development, growth and demographic change.



Yonge-Eglinton Centre looking west along Soudan Avenue



Official Plan Land Use Designations

### STATUS QUO



**VS.**

### MIDTOWN VISION

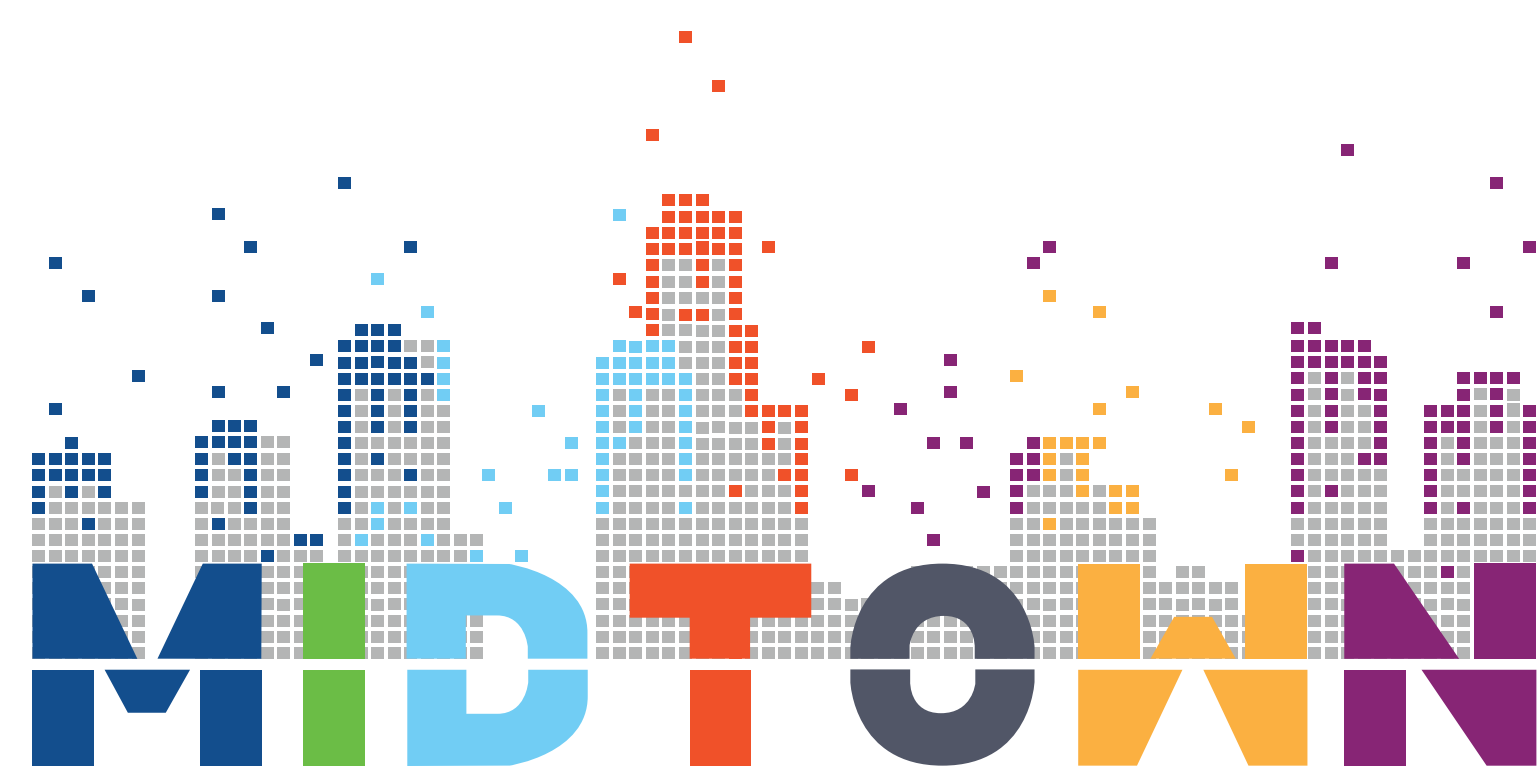


### INFRASTRUCTURE STRATEGIES



Aligning the Planning Vision with Infrastructure  
Implementation Strategies





# LAND USE + GROWTH

## Directing Growth, Maintaining Character

By proactively planning Midtown's evolution over the coming decades, a clear vision for its future that minimizes speculative, destabilizing development pressures is possible.

Midtown in Focus is proposing to strategically reconcile land use designations in key areas to ensure development is appropriately scaled and takes into account surrounding lot fabric, context and character.

City staff are investigating redesignations within the Eglinton East Apartment Neighbourhood and Bayview Village character areas (see maps). The potential redesignation of specific properties in these areas will assist in ensuring new development that:

- Reinforces existing area character and context;
- Enables the establishment of a high-quality public realm;
- Reinforces a consistent lot fabric;
- Enables sufficient lot depths to accommodate appropriate built form without the need for destabilizing intrusions into *Neighbourhoods*; and,
- Enables the extension of laneway systems where appropriate.



Eglinton Avenue East looking east from Taunton Road



Land Use Considerations in Bayview Village Character Area

- Eglinton Crosstown LRT Station
- Parks and Open Spaces
- Mixed Use Area
- Neighbourhood Designation Under Review
- 701 Soudan Application Boundary
- Existing Laneways
- Potential Laneways

- Eglinton Crosstown LRT Station
- Parks and Open Spaces
- Mixed Use Area
- Apartment Neighbourhood
- Site Rezoned through Eglinton Connects (2014)
- Neighbourhood Designation Under Review
- New Public Laneways Adopted by City (2014)
- Potential Additional Laneways
- Heritage Register



Land Use Considerations in Eglinton East Character Area