

GOLDEN MILE SECONDARY PLAN STUDY

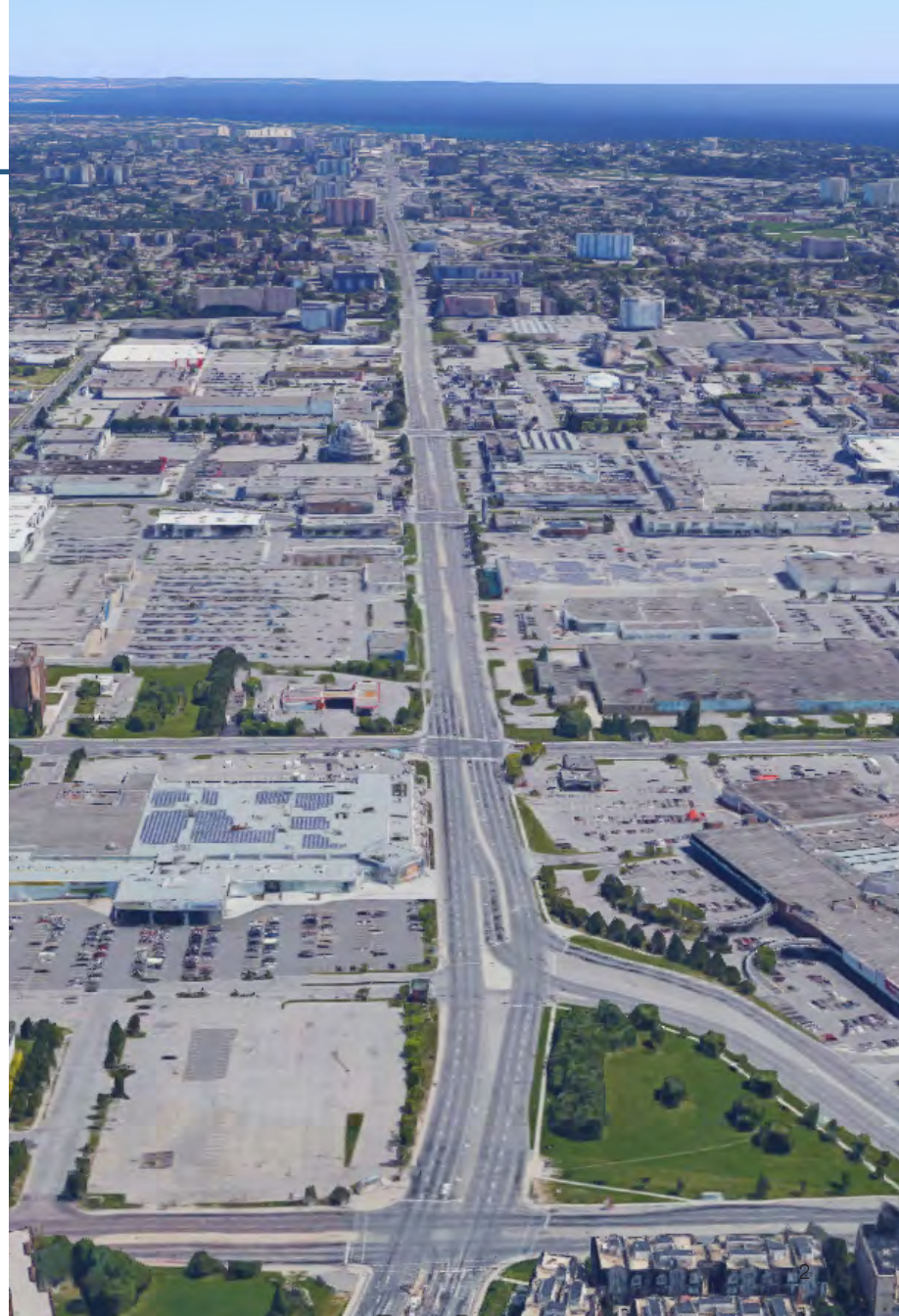
Community Consultation Meeting
& Study Launch

June 28, 2017



Presentation Outline

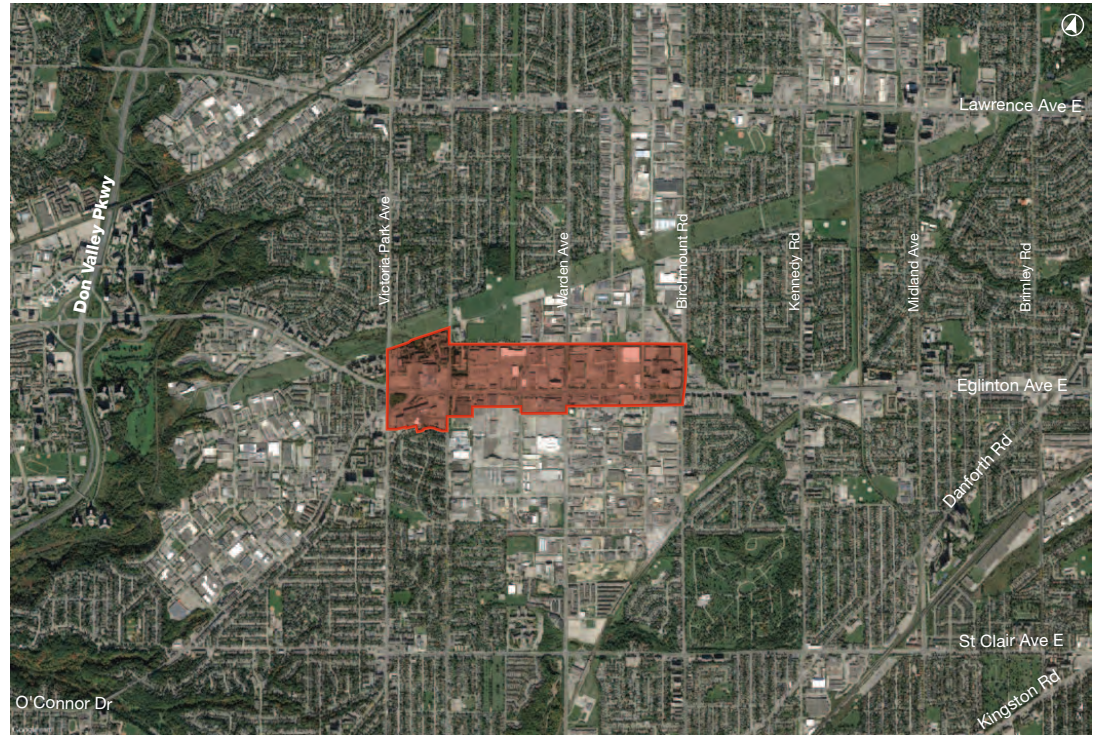
1. Study Introduction
2. Drivers of Change
3. Change in the Golden Mile
4. Next Steps



STUDY INTRODUCTION

Study Purpose

- The purpose of the Golden Mile Secondary Plan (GMSP) Study is **to develop a vision and comprehensive planning framework** for a complete community in the Golden Mile area.
- The **vision and comprehensive planning framework** will form the **foundation** for a Secondary Plan, Urban Design Guidelines, and other planning tools for the Golden Mile area which supports both existing and future employment, mixed use and residential uses in the area.



Golden Mile Secondary Plan Study Area in Context

Study Purpose

“The Official Plan envisions a safe city that evokes pride, passion and a sense of belonging - a City where people of all ages and abilities can enjoy a good quality of life.”

- City of Toronto Official Plan Vision

City of Toronto Official Plan

- outlines long term vision for the City
- establishes the land use policy for long-term growth and development of the City

Secondary Plan(s)

- area-specific direction on land use, transportation, servicing, community infrastructure
- provides a framework for the development of new community and employment uses
- linked to other planning tools such as Urban Design Guidelines

Golden Mile Vision & Planning Framework



Study Approach

The Study is made up of several complementary sub-studies that will be used to assess development alternatives and inform the vision and comprehensive planning framework. These sub-studies are the **5 Building Blocks** of the Study:



Land Use / Urban Design

- Comprised of:
 - Land use and density
 - Built form and streetscapes
 - Parks, open space and public realm
 - Public art and heritage
- Assess redevelopment potential and examine highest and best use
- Identify a conceptual master plan, policy and planning tools



Transportation

- Comprised of:
 - Pedestrian, bicycle, transit and automobile networks
 - Streets and blocks
- Assess transportation network alternatives, proposed streets and blocks
- Identify a preferred network (and satisfy phases 1 & 2 of the Municipal Class EA)



Servicing

- Comprised of water, stormwater, wastewater infrastructure networks
- Assess bottlenecks and constraints within the network
- Identify network improvements



Community Infrastructure

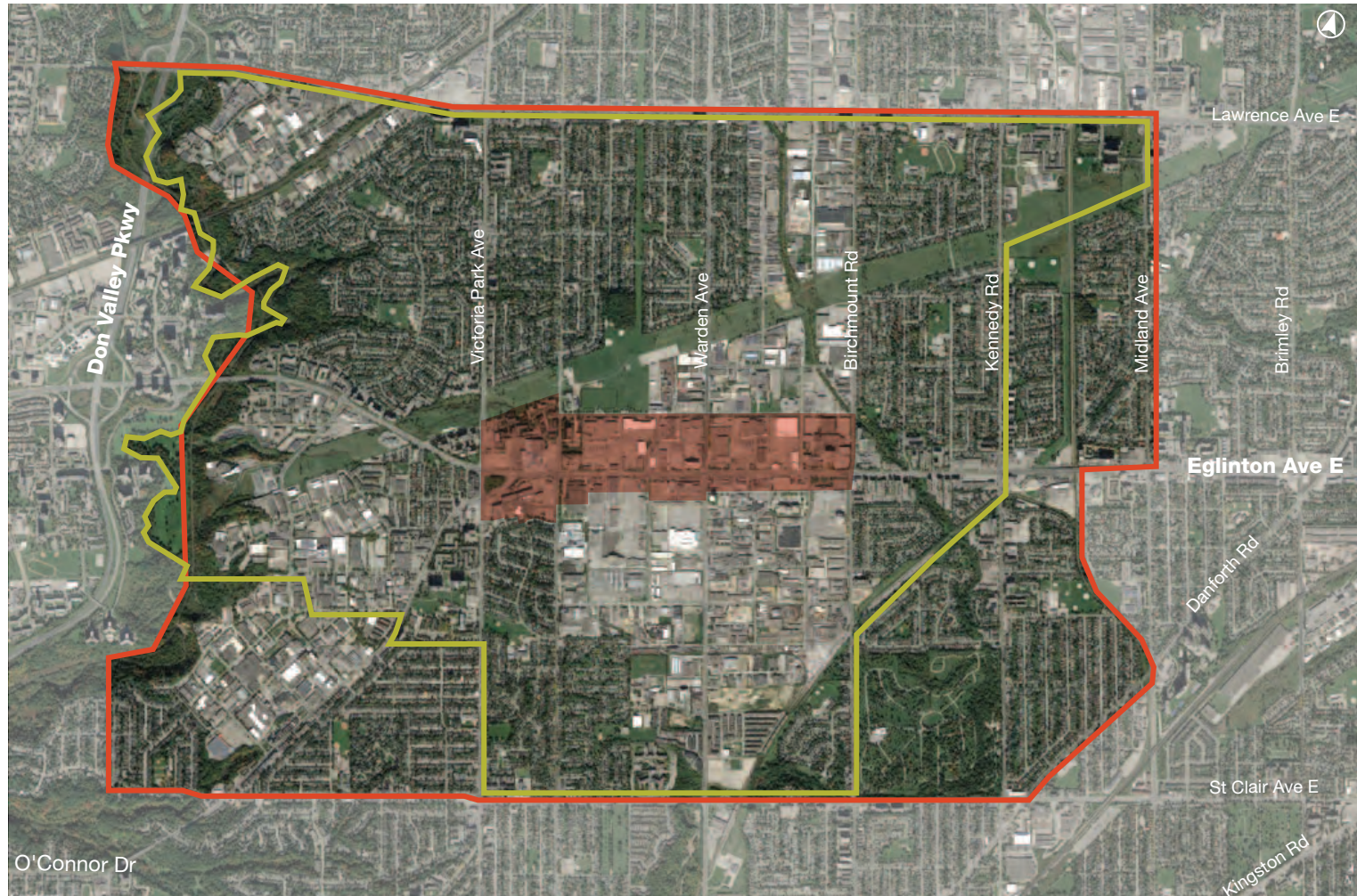
- Comprised of schools, libraries, community recreation centres, child care centres, etc. and human service agencies
- Assess neighbourhood demand and constraints for facilities and human service agencies
- Identify community infrastructure network improvements



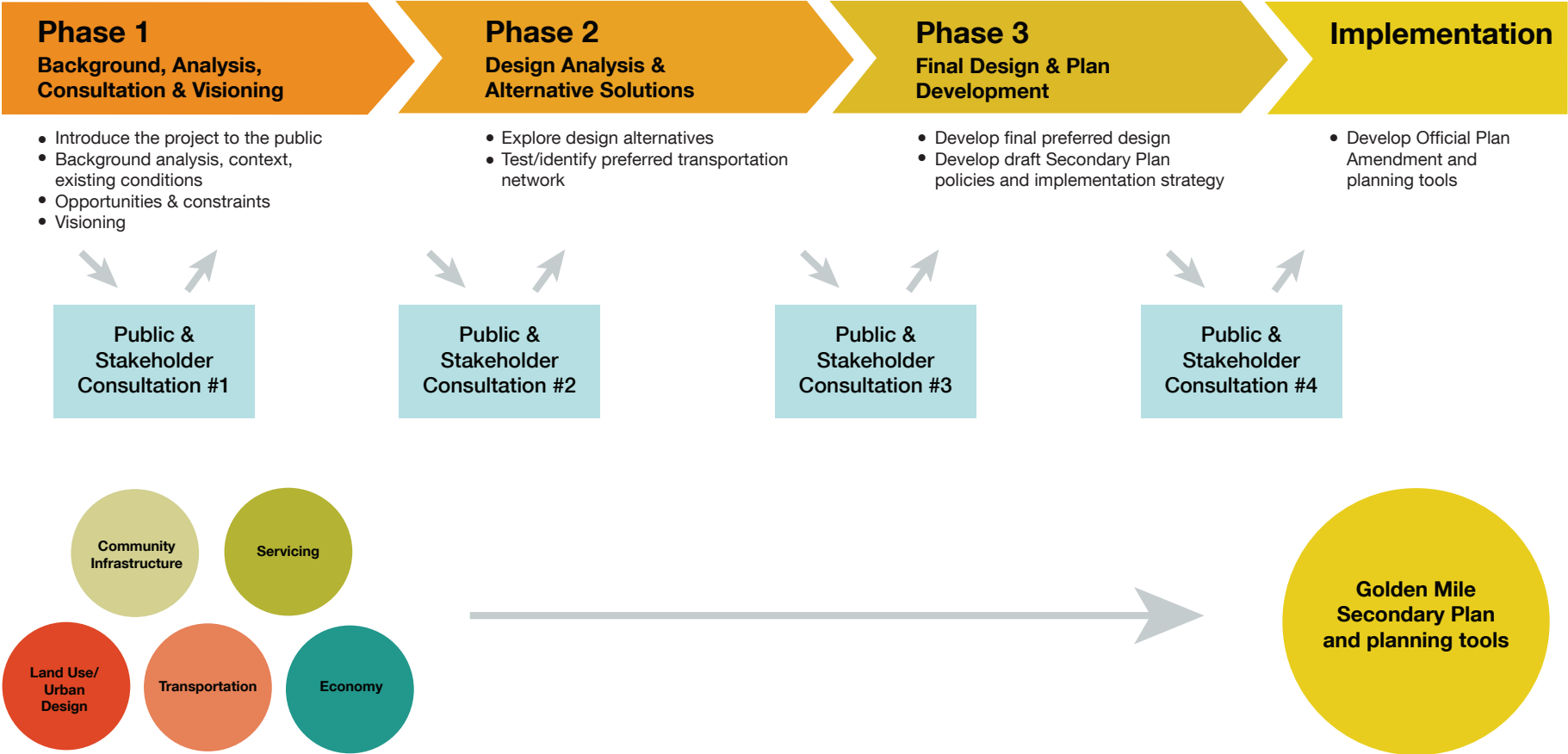
Economy

- Comprised of:
 - Economic and employment conditions
 - Current building stock and employment uses
 - Land holdings and lease information
- Determine viability of the area as an employment generator
- Identify economic strategy to enhance / attract employment

Study Area



Study Process



Study Team



Local Advisory Committee (LAC) Overview

Role

- Will provide an on-going forum for feedback, guidance and advice throughout all Study phases
- Will provide feedback and advice on materials and Study findings

Interested in Becoming a Member of LAC?

- Application Forms are available tonight. Submission details are on the Application Form.
- Application deadline is **July 28, 2017**.



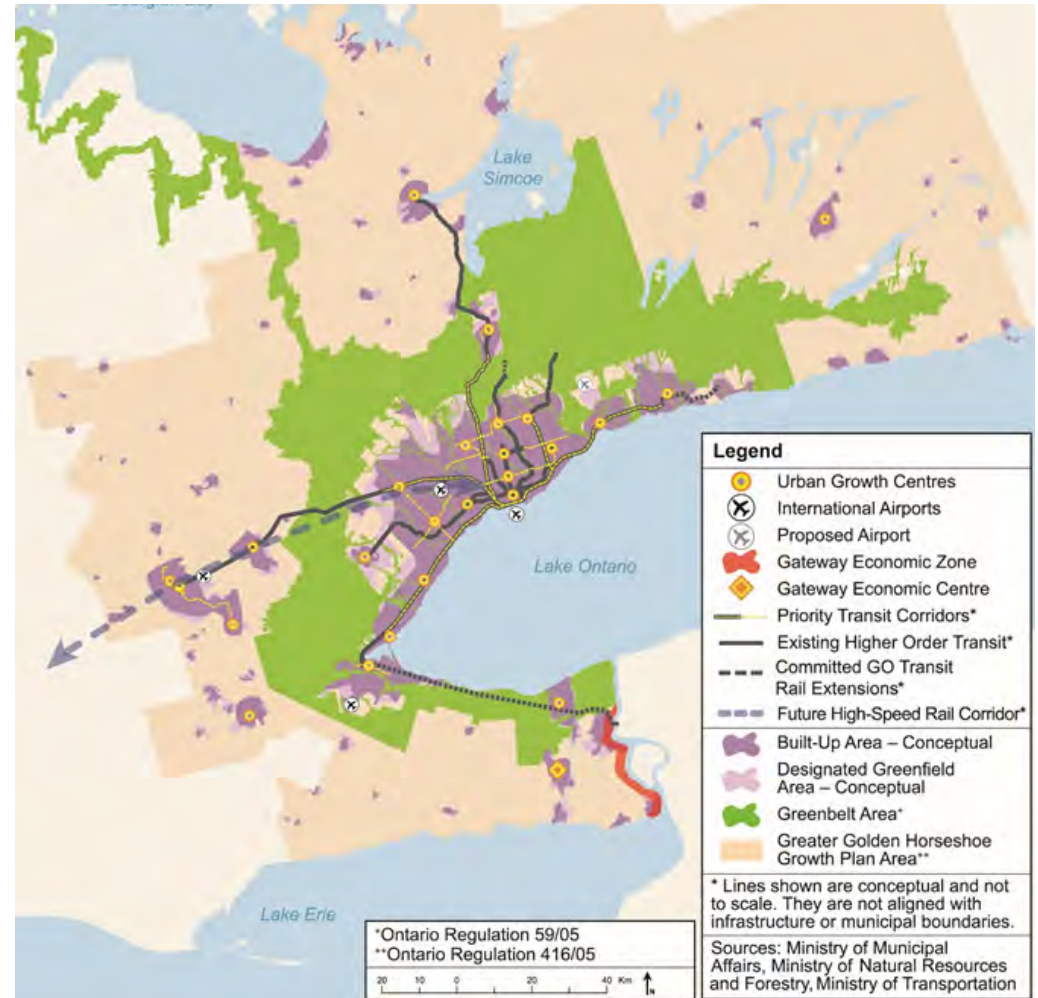
DRIVERS OF CHANGE

Growing Region: Transit and Intensification

POPULATION + JOB GROWTH Greater Golden Horseshoe Region

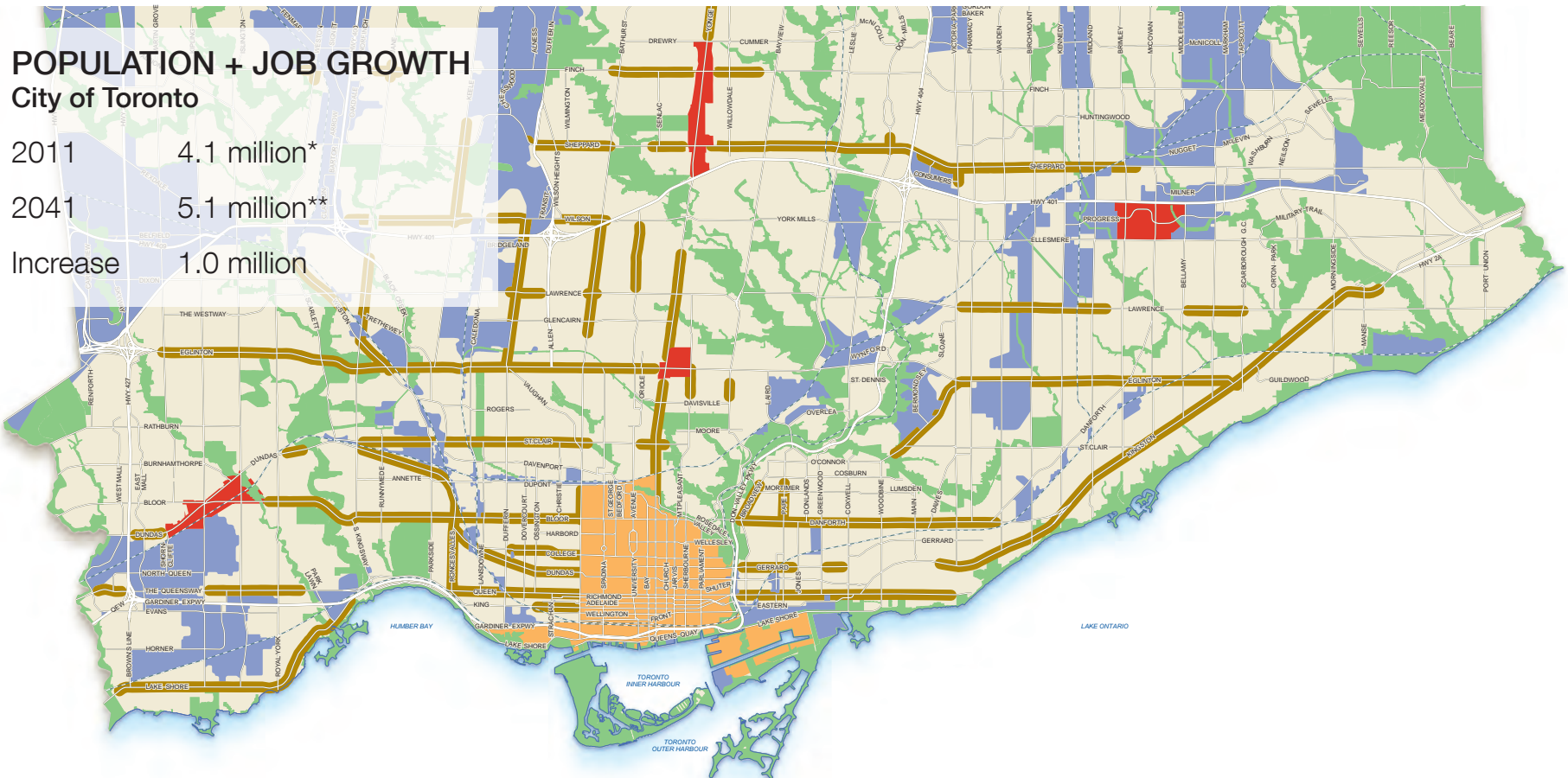
2011	13.5 million*
2041	19.8 million **
Increase	6.3 million

* Greater Golden Horseshoe Growth Forecasts to 2041
Technical Report Addendum, 2012
** The Growth Plan for Greater Golden Horseshoe, 2017



Schedule 5, Growth Plan for the Greater Golden Horseshoe, Province of Ontario, 2016

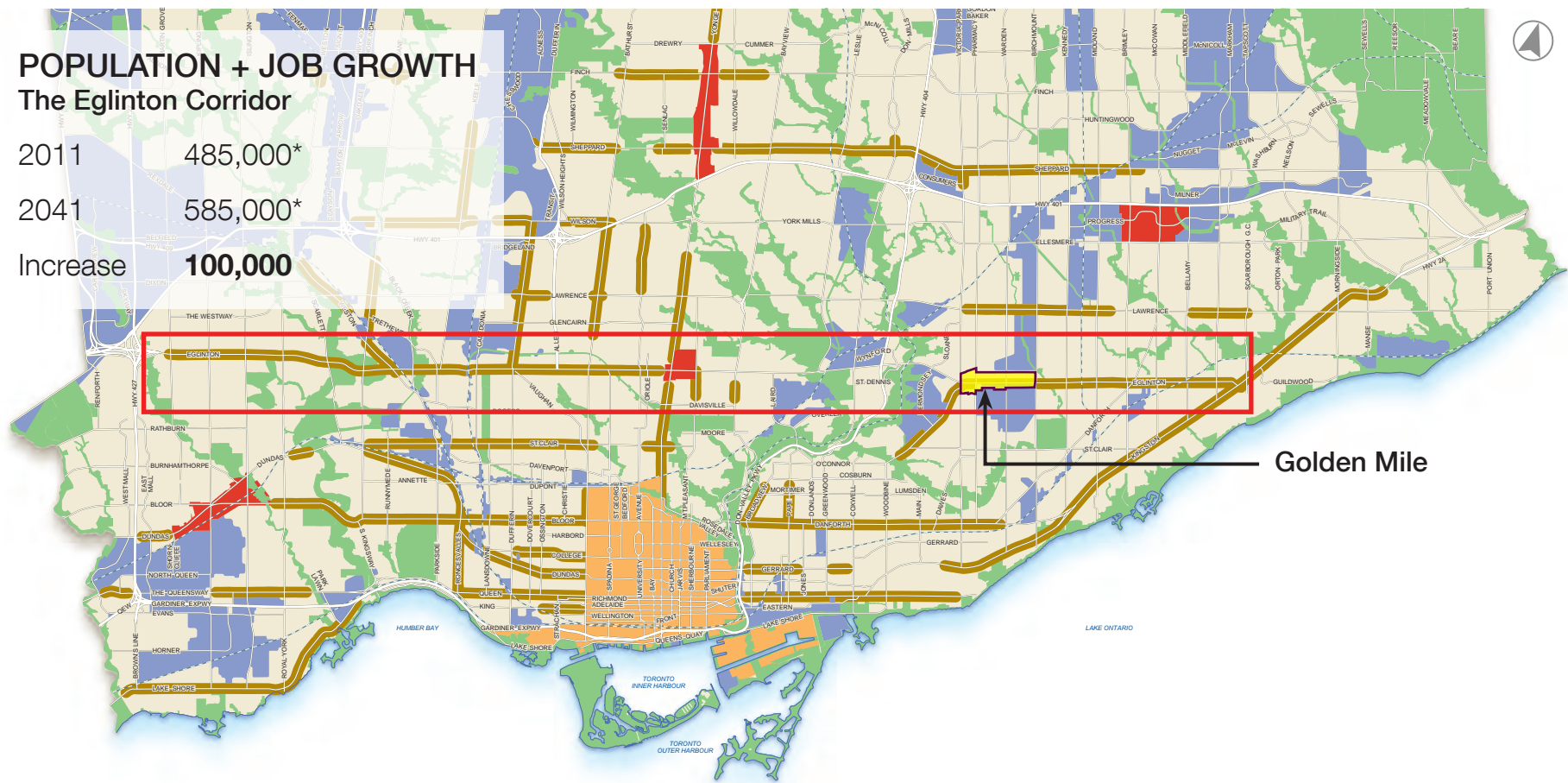
Growing City: Urban Structure



* Greater Golden Horseshoe Growth Forecasts to 2041 Technical Report Addendum, 2012

** The Growth Plan for Greater Golden Horseshoe, 2017

Growing City: Urban Structure



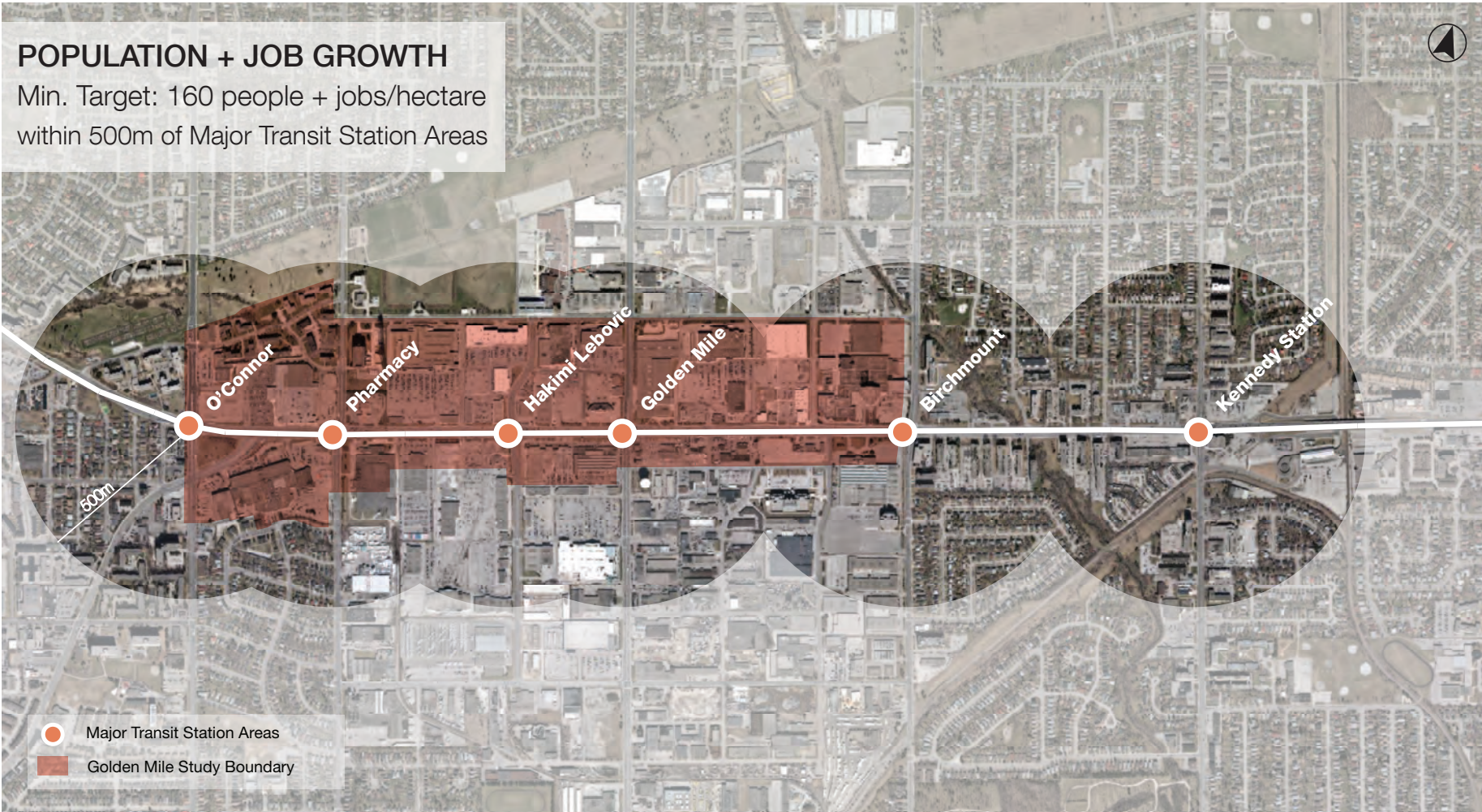
*Eglinton Connects Environmental Study Report, 2014

City of Toronto, Official Plan Urban Structure, 2015

Growing City: Pairing Public Investment with Growth

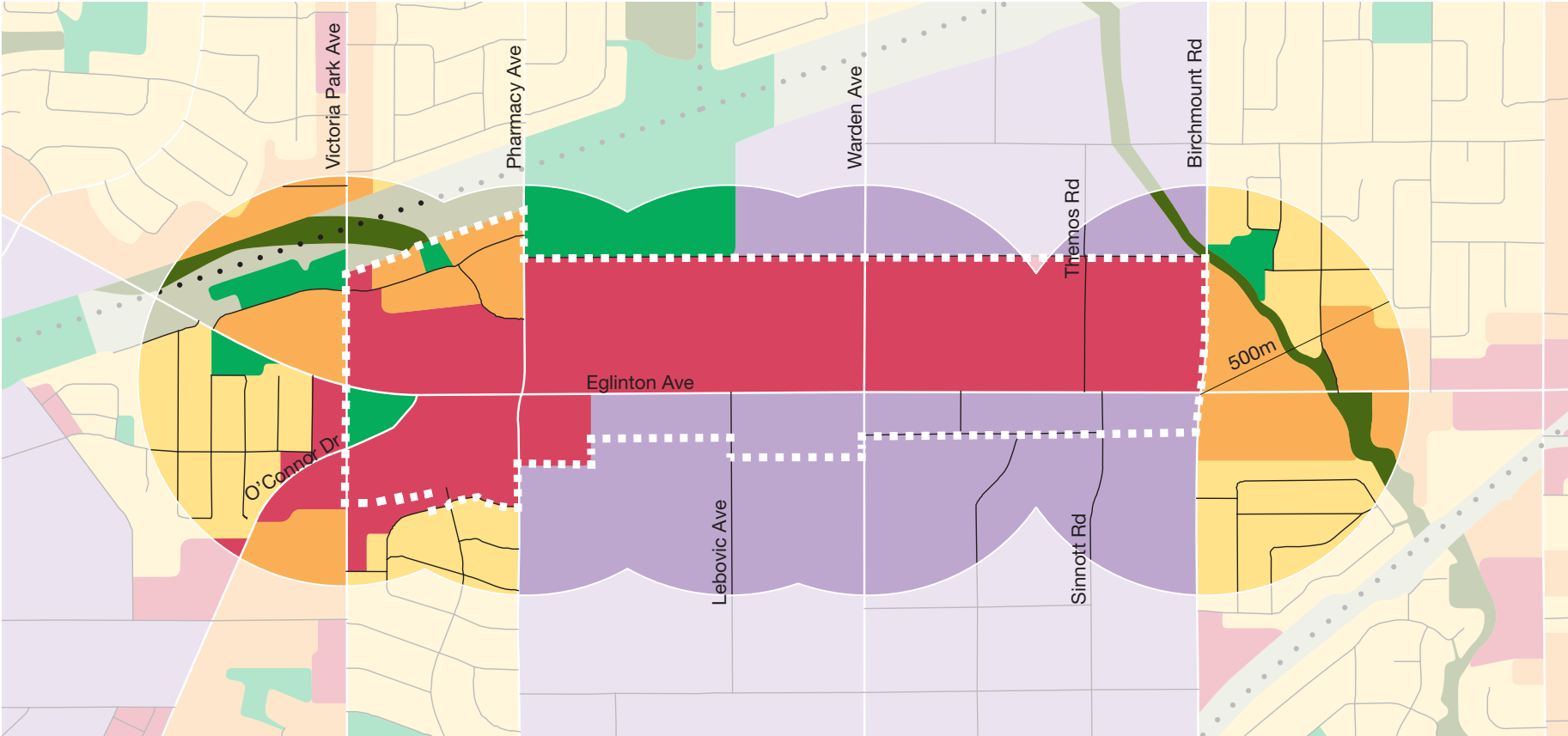


Pairing Public Investment with Growth



Growth Areas & Stable Areas: Accommodating 160 people+jobs/ha

Golden Mile Secondary Plan



Growth Areas

Mixed Use Areas (People + Jobs)

Employment Areas (Jobs)

Stable Areas

Neighbourhoods

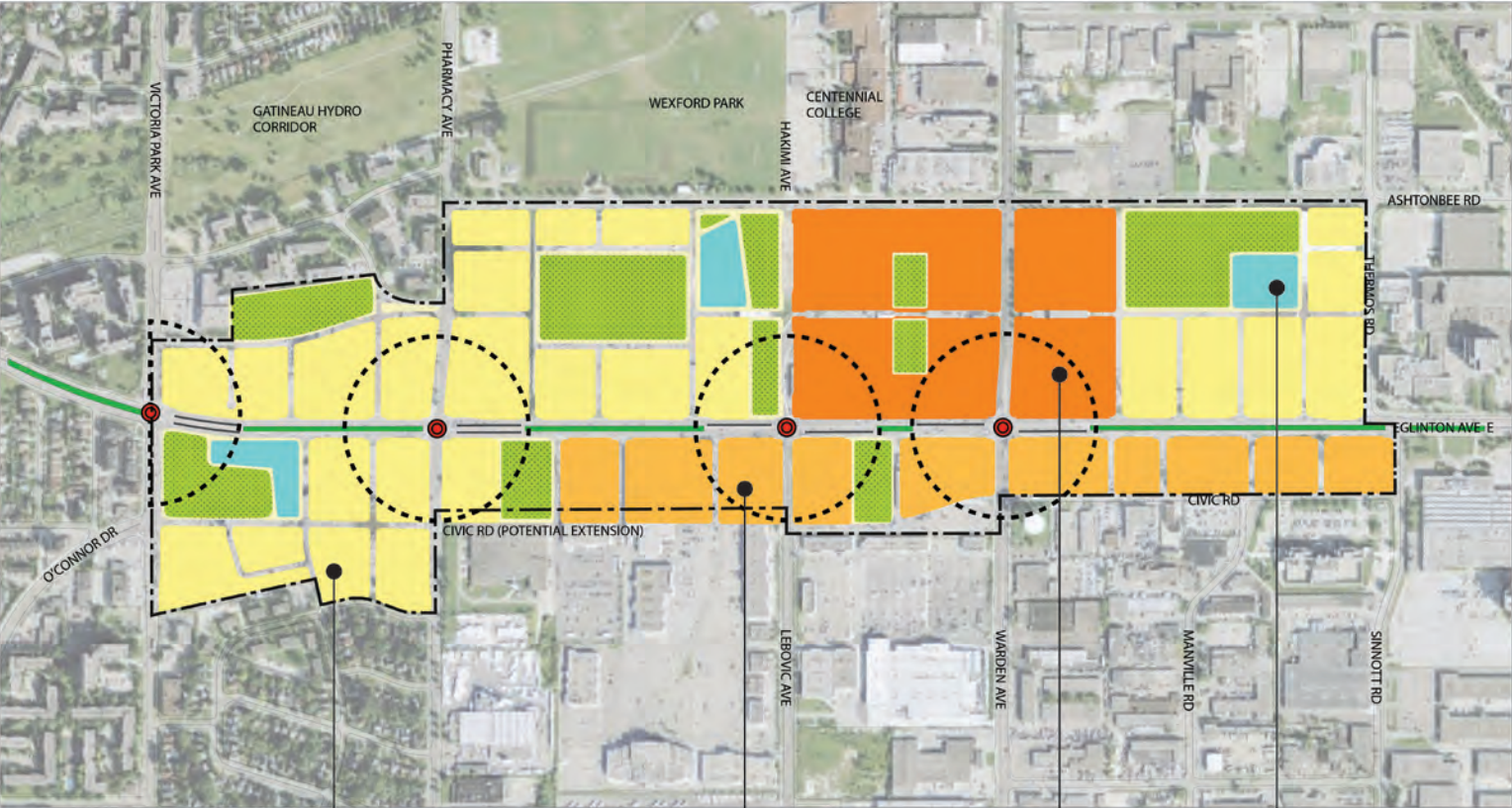
Apartment
Neighbourhoods

Parks

Natural Areas

Utility Corridors

Eglinton Connects: Focus Area Recommendation



Activity Nodes
at Major
Intersections
+ Hybrid Built
Form

MIXED-USE COMMUNITIES

- Mid-rise buildings along Eglinton Avenue
- Hybrid built form: mix of tall, mid-rise and low-rise behind Eglinton
- Large central parks integrated with community facilities

EMPLOYMENT AREA

- Mid-rise buildings along Eglinton Avenue
- Office/light industrial uses

INNOVATION CLUSTER

- Mid-rise buildings along Eglinton Avenue
- Hybrid built form: mix of tall, mid-rise and low-rise behind Eglinton
- Institutional/office uses to capitalize on proximity to Centennial College

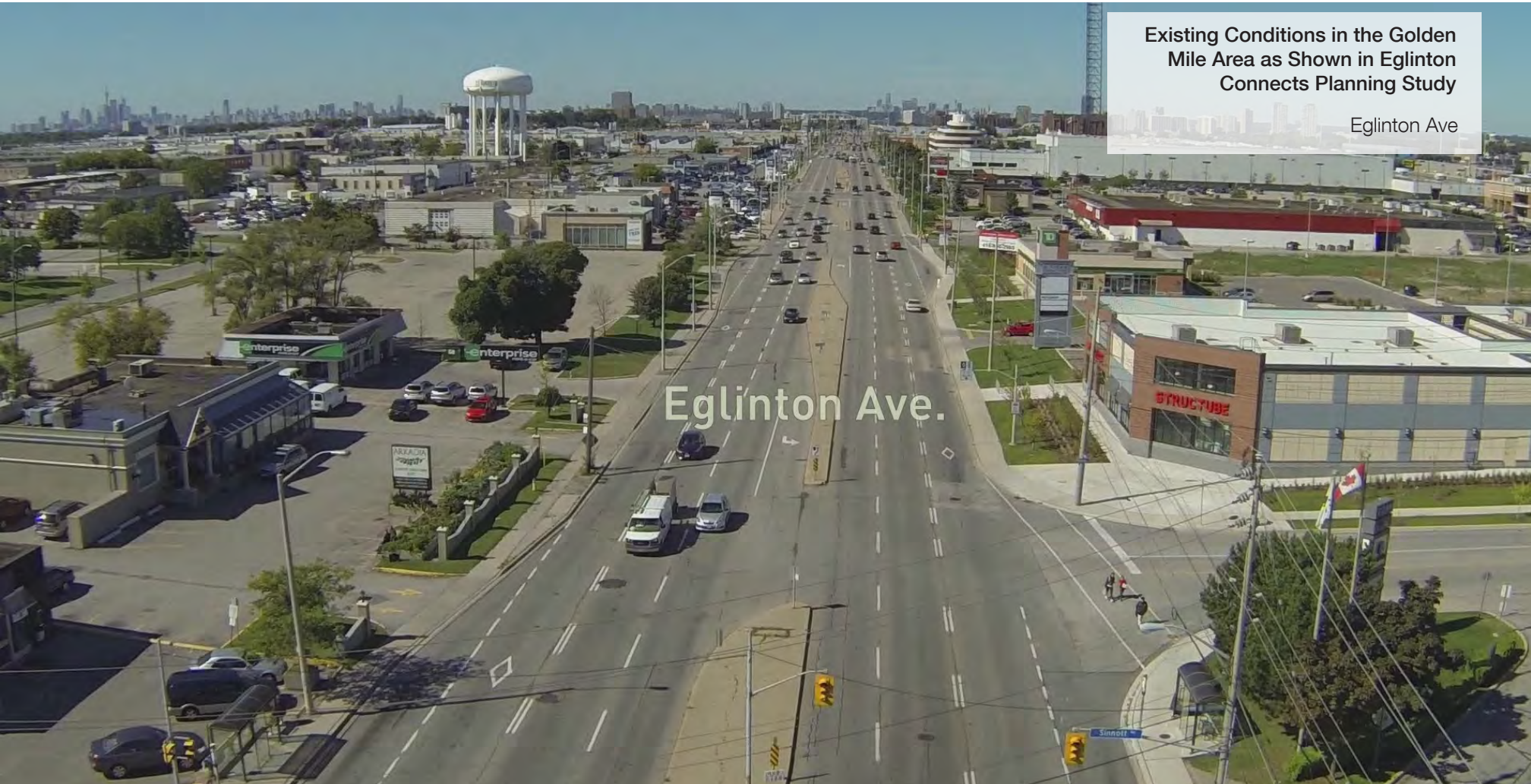
Community Facilities

LEGEND

- LRT Station
- Future LRT platform
- Green trackway
- New mixed-use communities
- New innovation cluster
- Employment lands
- Potential development block
- Open space
- Focus area boundary

Pairing Public Investment with Growth

Golden Mile Secondary Plan



Pairing Public Investment with Growth

Golden Mile Secondary Plan
.....

Future of the Golden Mile Area
Envisioned in Eglinton Connects
Planning Study

Eglinton Ave with LRT Green Track



Pairing Public Investment with Growth

Golden Mile Secondary Plan
.....



**Future of the Golden Mile Area
Envisioned in Eglinton Connects
Planning Study**

Eglinton Ave with LRT Green Track
Bike Lane

Pairing Public Investment with Growth

Golden Mile Secondary Plan
.....



**Future of the Golden Mile Area
Envisioned in Eglinton Connects
Planning Study**

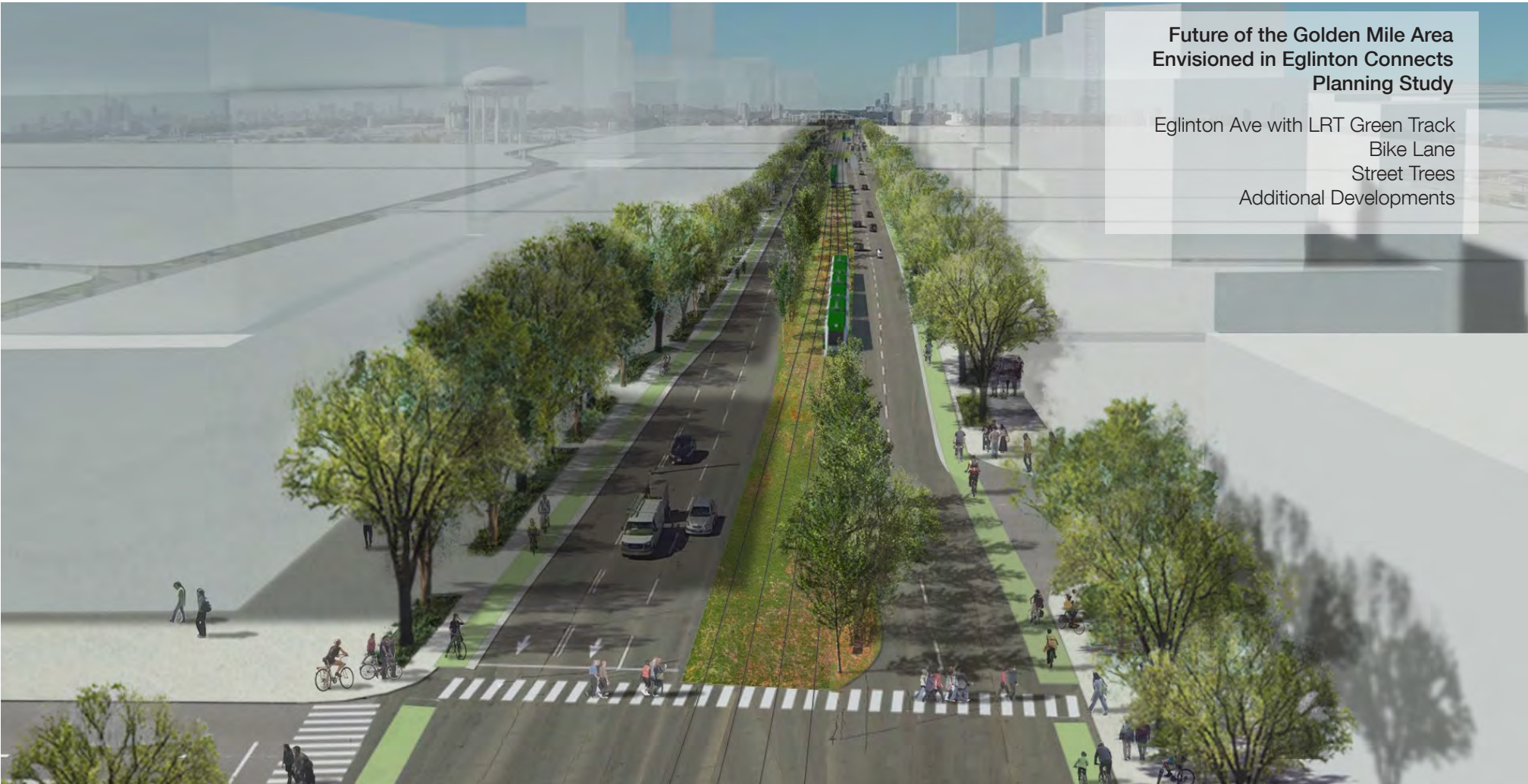
Eglinton Ave with LRT Green Track
Bike Lane
Street Trees

Pairing Public Investment with Growth

Golden Mile Secondary Plan
.....

Future of the Golden Mile Area Envisioned in Eglinton Connects Planning Study

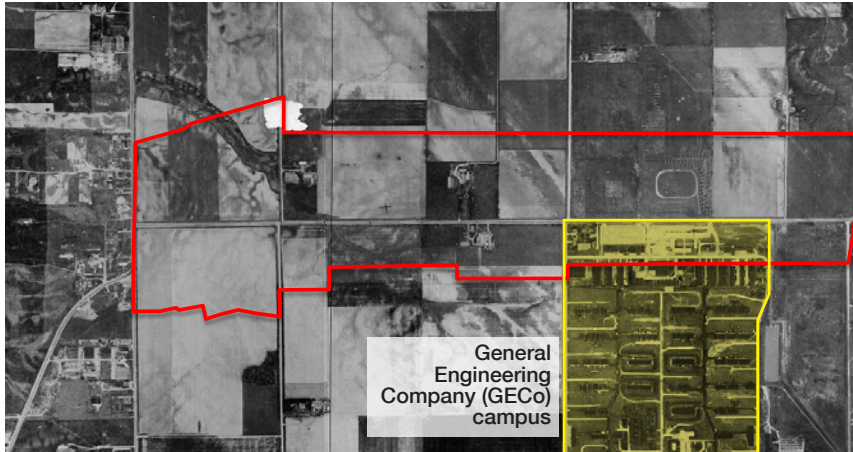
Eglinton Ave with LRT Green Track
Bike Lane
Street Trees
Additional Developments



CHANGE IN THE GOLDEN MILE

Golden Mile: Historic Change

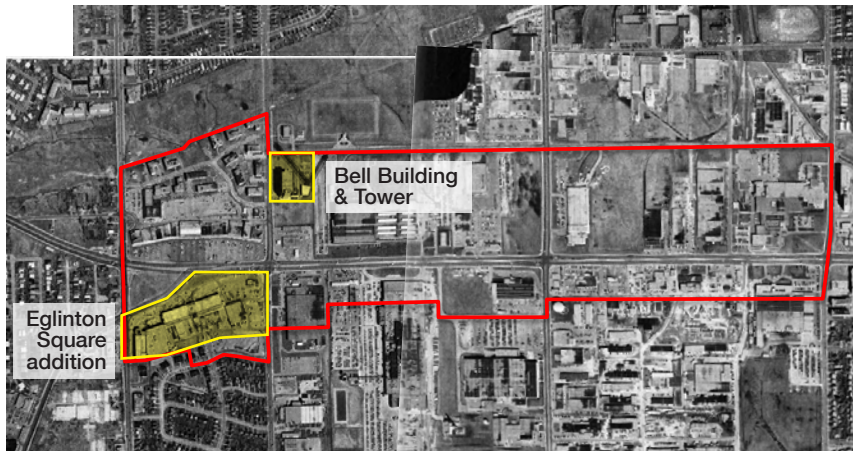
1947



1957



1975

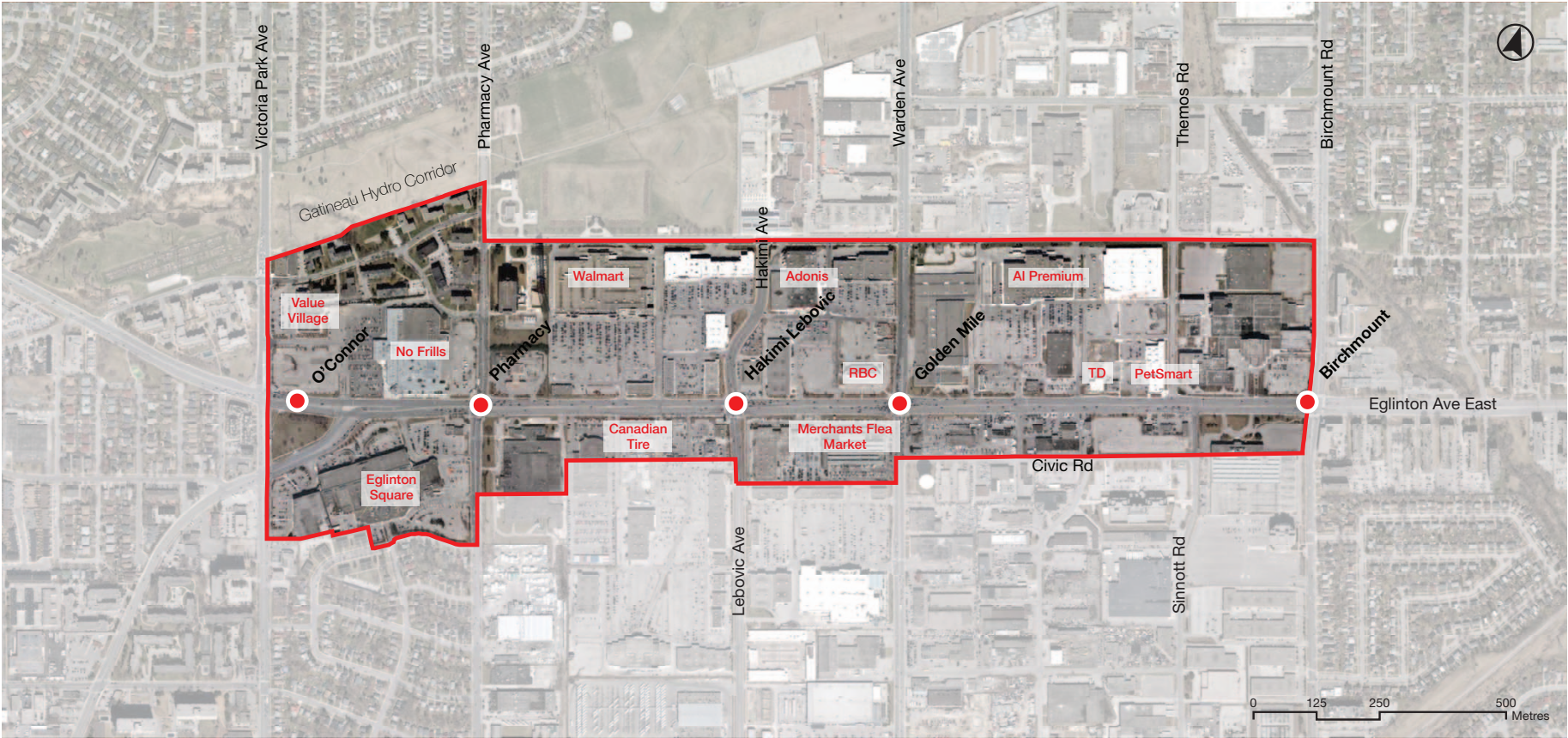


1992



Golden Mile: Today

2017

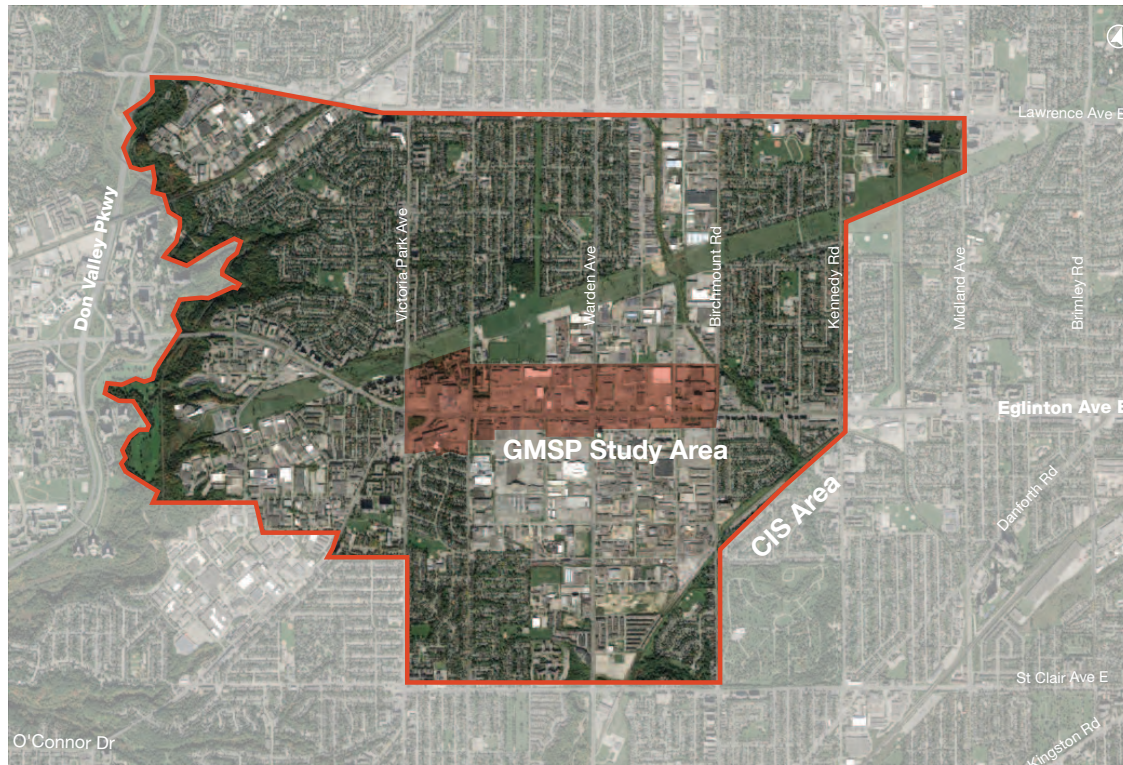


Golden Mile & Surrounding Area: Today

Just over 56,000 residents within CIS Study Area + 10,470 jobs in GMSP Study Area

Approximately 55% are first-generation Canadians (those 15 years or older)

The youth population (15-24) grew by 11% between 2006-2016, faster than the City average



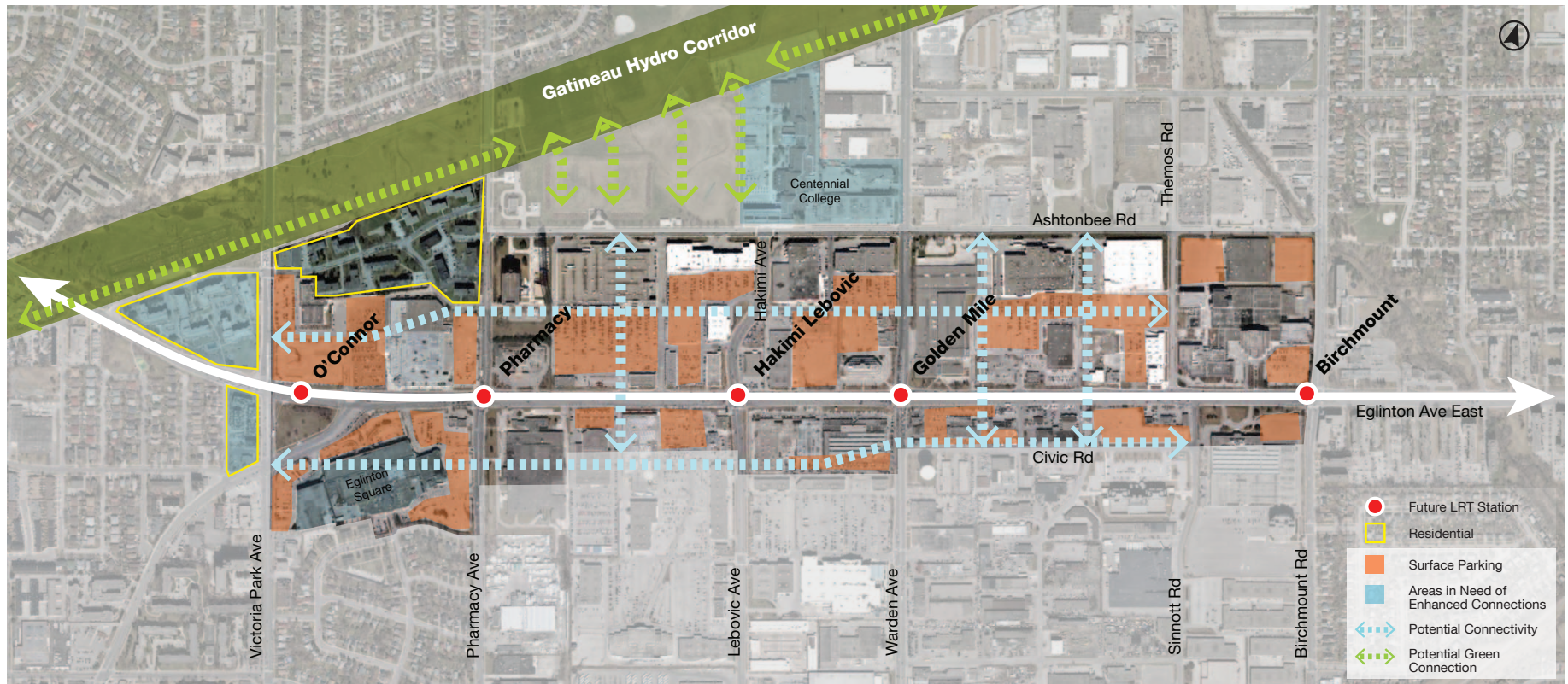
Average family income is \$72,148, which is lower than the City average.

Approximately 57% of households live in apartment buildings.

Higher proportion of seniors than City average. Of the 7,870 seniors aged 65 or over, 28% live alone.

Modal Split:
74% Vehicles;
20% Public transit;
6% Other

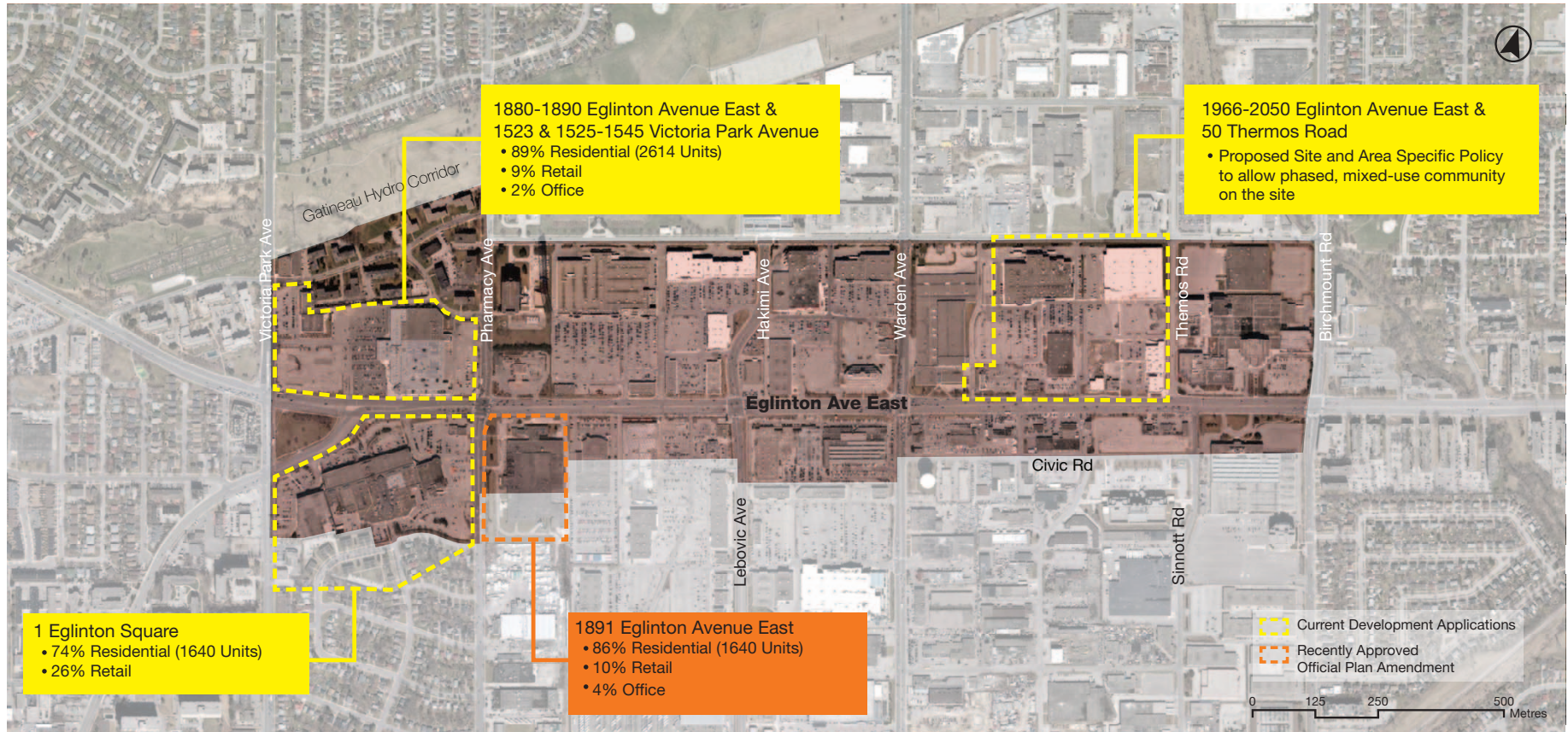
Golden Mile: Opportunity for Change



- Redevelop surface parking, particularly adjacent to LRT Stops
- Large lots: opportunity to break up parcels and provide a finer street network
 - Opportunity to introduce new parks/open spaces

- Opportunity to connect to Gatineau Hydro Corridor Trail
- Opportunity to introduce east/west connections
- Opportunity to improve pedestrian and cycling experience between LRT stops and existing uses such as Centennial College, Eglinton Square, and residential areas.

Golden Mile: Opportunity for Collaboration



Golden Mile: Current Applications

Choice REIT's Proposed Vision



Site Area



Proposed Site Plan



Proposed Development

Choice
Properties

Golden Mile: Current Applications

KingSett Capital's Proposed Vision for Eglinton Square



Proposed Site Plan



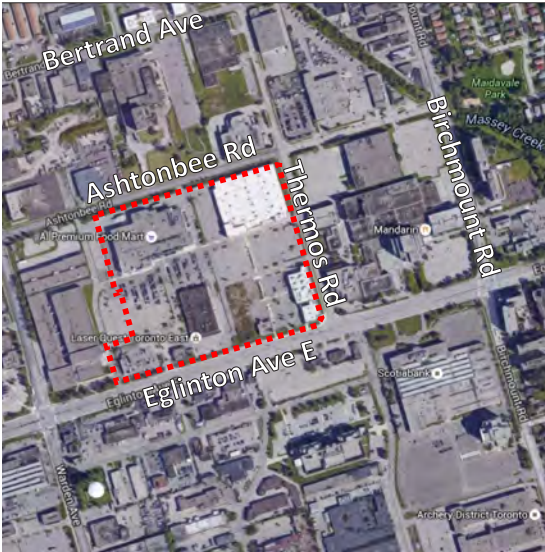
View 1 (looking south towards proposed plaza)



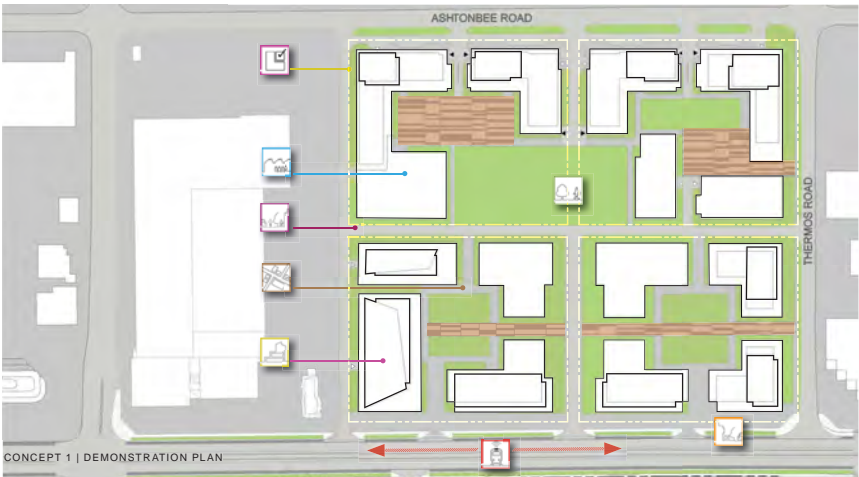
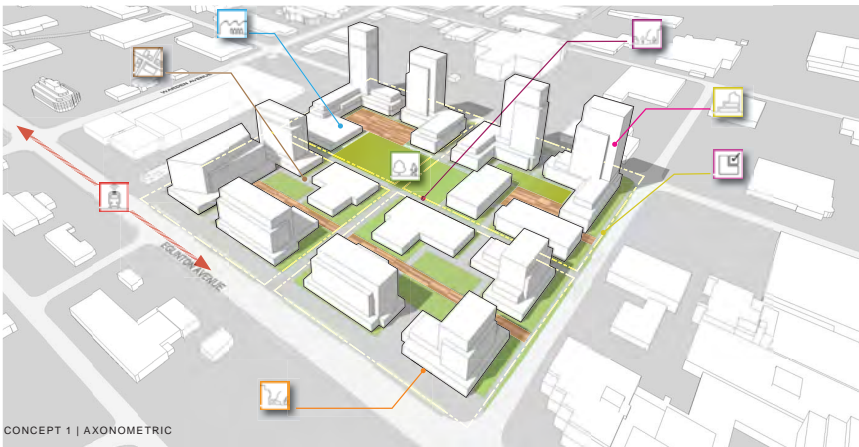
View 2 (looking east along Alvinston Road)

Golden Mile: Current Applications

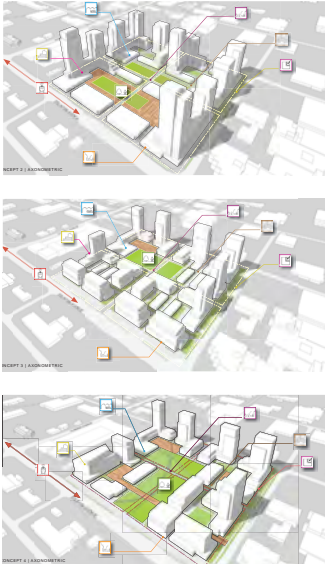
RioCan's Proposed Vision



Site Location



One of Four Demonstration Plans



Other Demonstration Plans

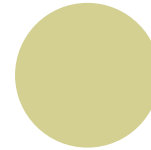
Golden Mile: Accommodating Change

The Study will utilize the **5 Building Blocks** to assess how the Area can accommodate change:



Land Use / Urban Design

- Land use and density
- Built form and streetscapes
- Parks, open space and public realm
- Public art and heritage



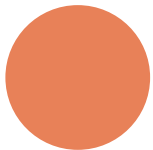
Servicing

- Water
- Stormwater
- Wastewater



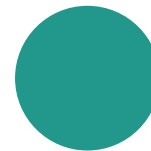
Community Infrastructure

- Facilities:
 - Schools
 - Libraries
 - Community recreation centres
 - Child care centres, etc.
- Human service agencies



Transportation

- Pedestrian
- Bicycle
- Transit
- Automobile
- Streets and blocks

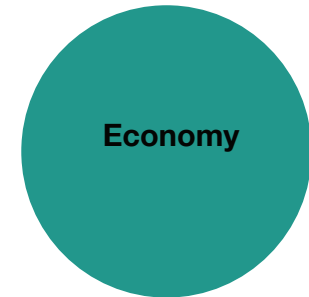
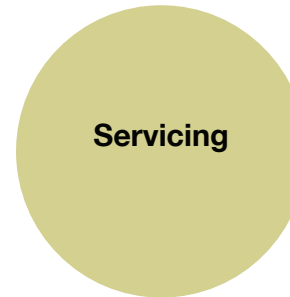
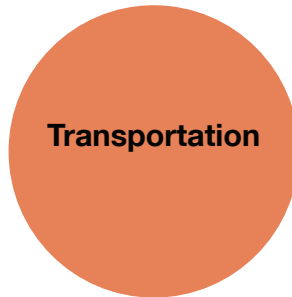


Economy

- Jobs
- Employment land use

Golden Mile: Leading towards a Vision

We want to understand what is working well today and what can be improved within the Building Blocks.



The type of feedback we are looking for includes:

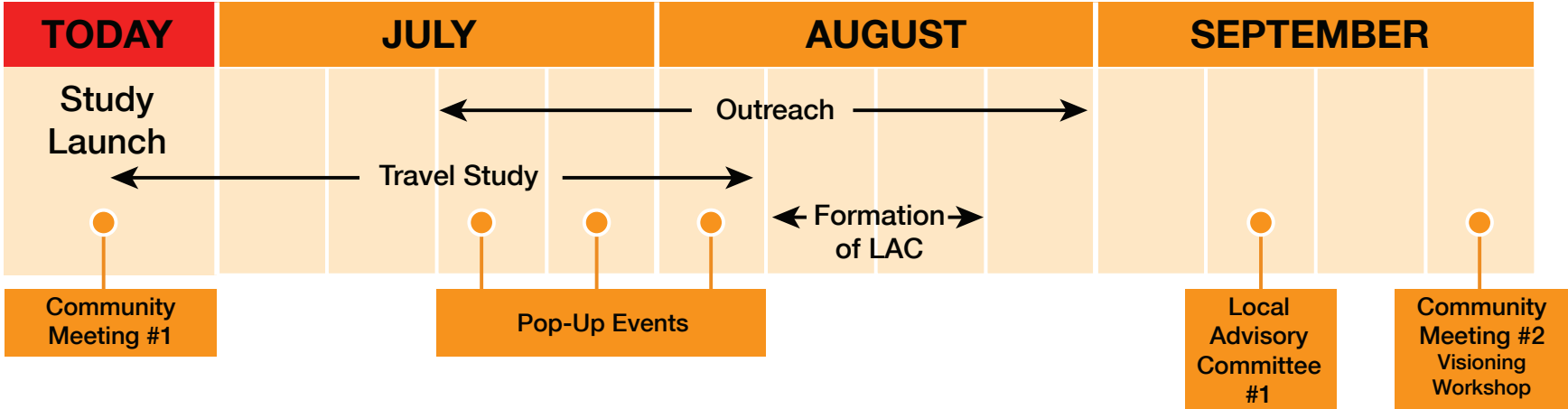
1. **What do you think is working well** in the Golden Mile today?
2. **What would you would like to see improved?** What suggestions do you have (if any) on how they could be improved?

NEXT STEPS

Next Steps in 2017



Phases in the Study Process



Timeline of Phase 1

THANK YOU!

For more info, visit our website:
www.toronto.ca/renewgoldenmile

 @CityPlanTO
#RenewGoldenMile

Come out to the **PiPS** (Planners in Public Space) &
Pop-Up Events in summer 2017

+

Sign-up for **LAC & Visioning Workshop!**

To stay informed, please provide your email/ mailing address on the sign-in sheet, visit our website, or contact the City Planner/ local Councillors listed below:

Councillor Michelle Holland

Ward 35, Scarborough Southwest
(416) 392-0213

Russell Crooks

Senior Planner, City Planning
Russell.Crooks@toronto.ca
(416) 396-7040

Mailing address:
Russell Crooks (City Planning)
Scarborough District, Scarborough
Civic Centre, 150 Borough Drive,
Toronto, Ontario, M1P 4N7

Councillor Michael Thompson

Ward 37, Scarborough Centre
(416) 397-9274

The Golden Mile Secondary Plan Study Area is located adjacent to Wards 31 & 34.
You may also contact:

Councillor Janet Davis

Ward 31, Beaches-East York
(416) 392-4035

Councillor Denzil Minnan-Wong

Ward 34, Don Valley East
(416) 397-9256