

Midtown in Focus

Building a Liveable Yonge-Eglinton

Open House
10 February 2018



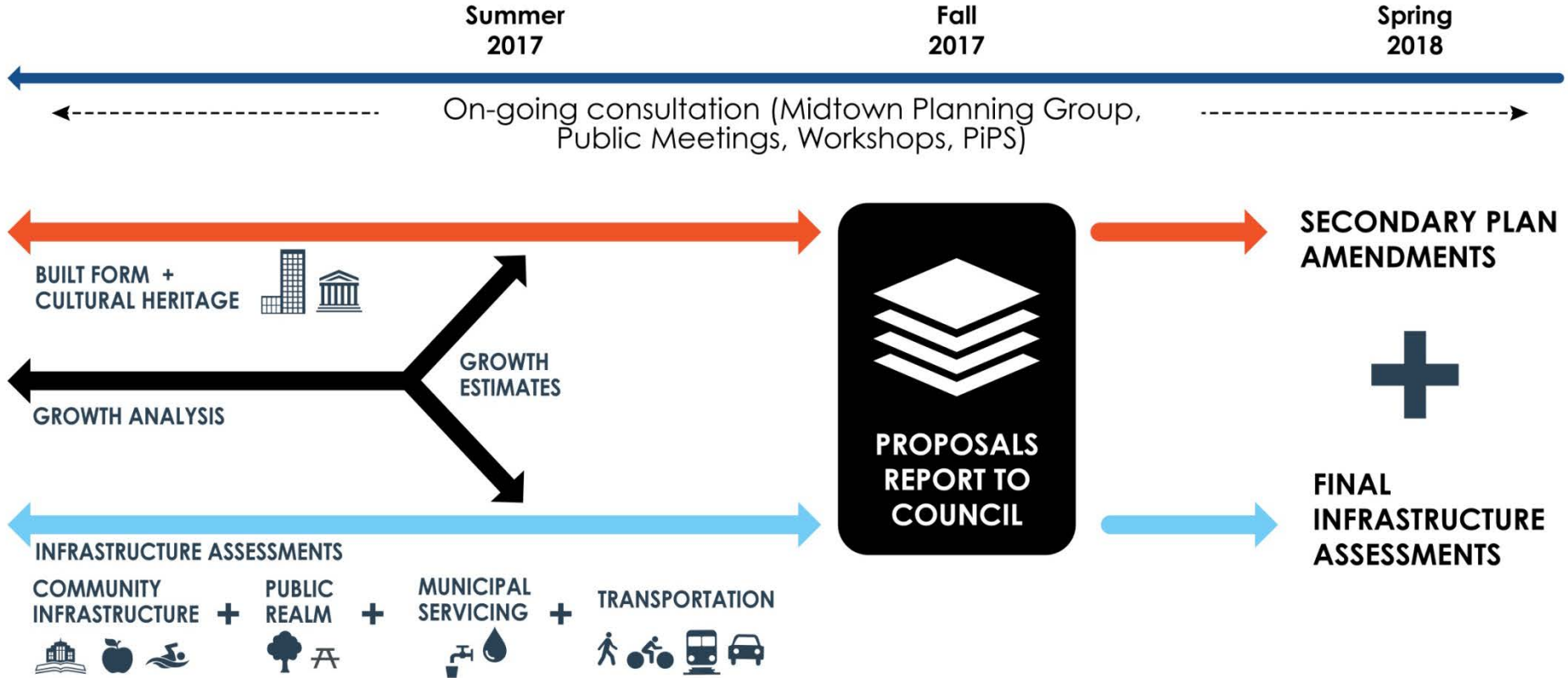


**UPDATED
SECONDARY
PLAN**



**INFRASTRUCTURE
ASSESSMENTS**







What is a Secondary Plan?

- Part of the Toronto Official Plan
- Provides local policies tailored specifically for areas experiencing growth or change
- Applies City-wide Official Plan policies to the local context with more detail
- Sets the pattern of growth, land use and intensity of activities in a local area
- Identifies how local infrastructure can be improved
- Local direction regarding affordable housing, environmental and economic objectives and more

- A **tailored, comprehensive plan** to shape and manage growth over the coming decades and ensure a **complete, liveable community**
- Provides **clarity, certainty and detailed direction** for a complex area
- Recognizes the **diversity of communities** within the area with **varying levels of intensity**
- Links future **growth** to the provision of **infrastructure and community services/facilities**



1. Interpretation
2. Vision
3. General
4. Character Areas
5. Implementation

- 3.1 Growth and Infrastructure
- 3.2 Parks and Public Realm
- 3.3 Built Form
- 3.4 Land Use
- 3.5 Community Services and Facilities
- 3.6 Housing
- 3.7 Transportation
- 3.8 Resiliency

1 VISION

4 OBJECTIVES


Complete Community


Green and Resilient

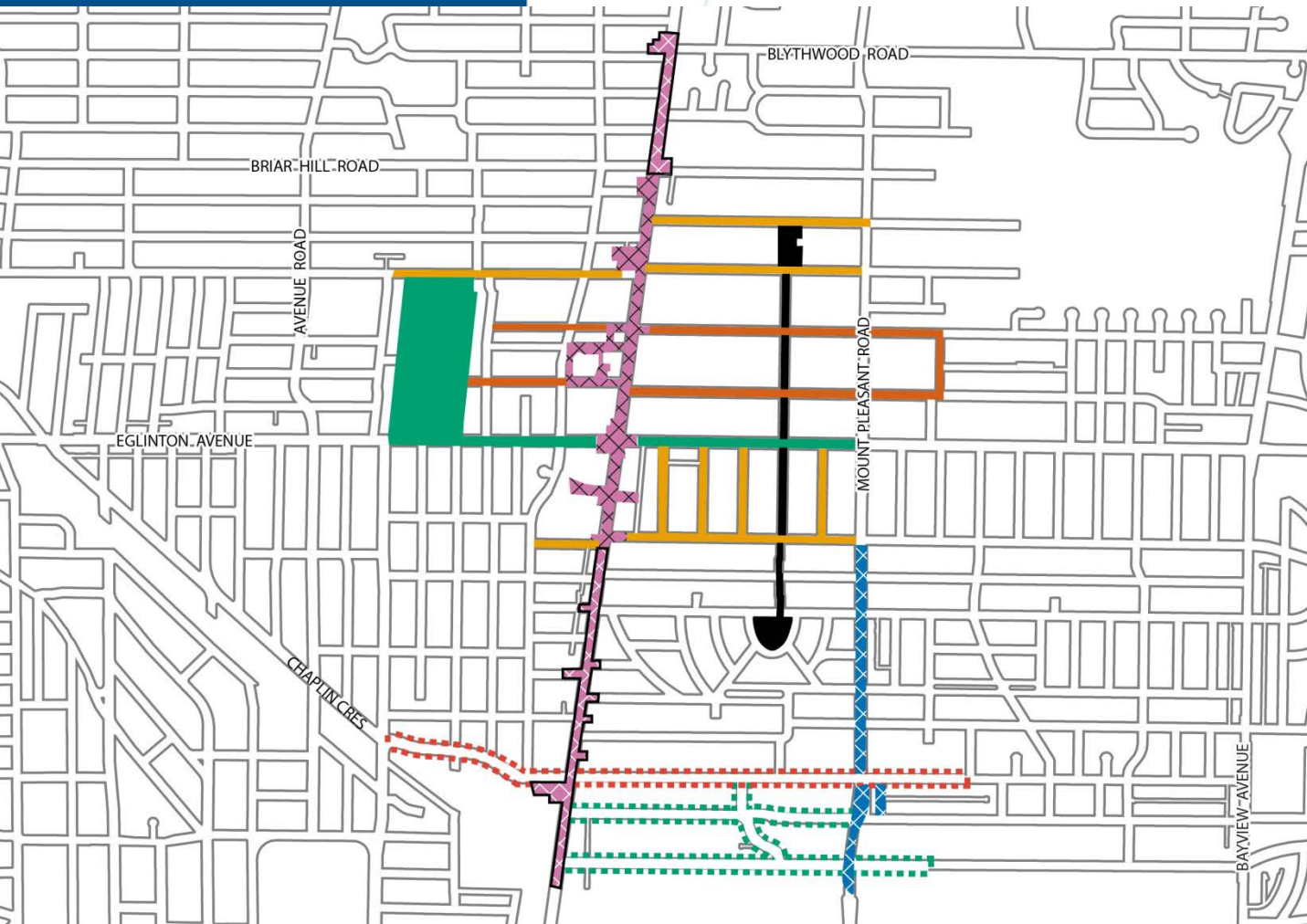
Connected

Inclusive and Prosperous



- 
- Clear policy direction that **growth and intensification** will be as set out in the Secondary Plan
 - Fundamental principle that **growth must be linked to the provision of infrastructure and community services/facilities**
 - Maintaining and reinforcing the **stability of Neighbourhoods**

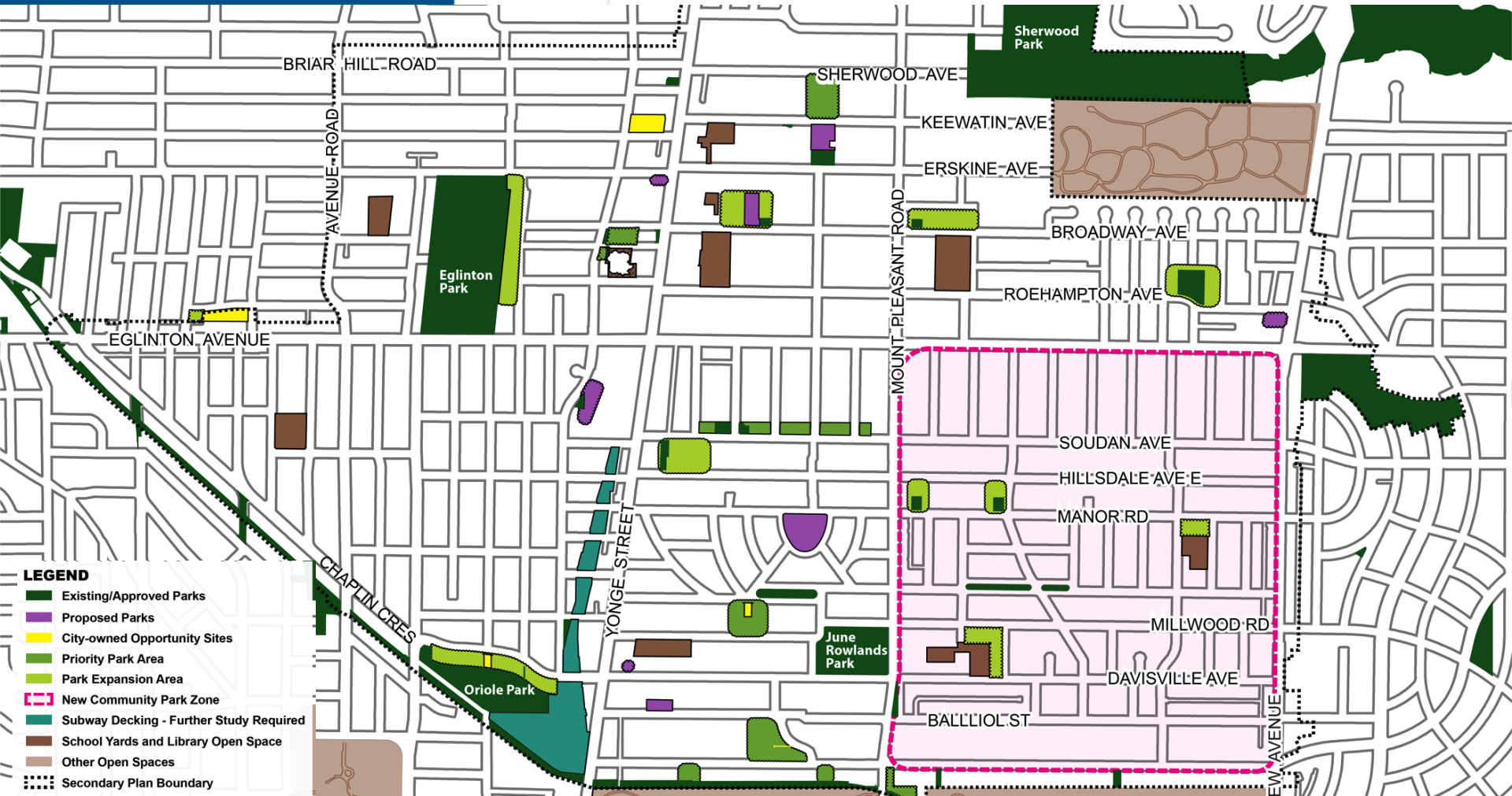
- 
- Maintaining policy direction from **1st phase of Midtown in Focus**
 - Extending public realm vision to **Davisville area** and **Yonge St. North**
 - Six additional **public realm moves**
 - Enhanced direction on **sidewalks, mid-block connections and POPS**



-  Redpath Revised
-  Eglinton Green Line
-  Yonge Street Squares
-  Yonge Street North-South Extension
-  Park Street Loop
-  Greenways
-  Davisville Community Street
-  Balliol Green Street, Pailton Connector, Merton Promenade
-  Mount Pleasant Road Arboretum

- **Land first** parkland strategy
- Advancing a **Parks Plan** in coordination with City-wide Parkland Strategy
- Identification of **opportunity sites**:
 - **Expansion opportunities** of existing parks and open spaces
 - Creation of new parks to **address parkland deficiencies and gaps**
 - Leveraging **City-owned land**
- Study **decking** over subway corridor and part of Davisville Yards

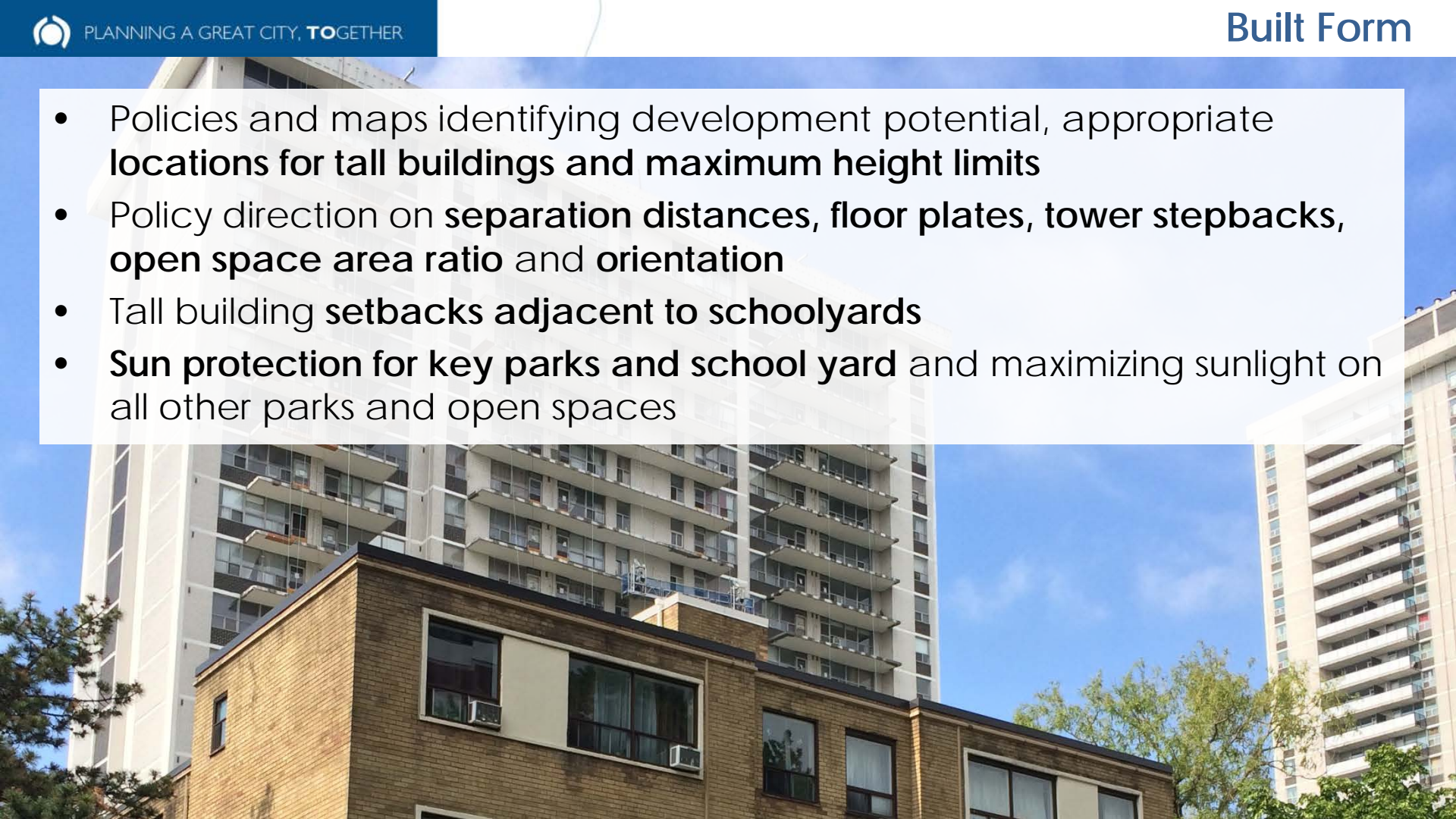




LEGEND

- Existing/Approved Parks
- Proposed Parks
- City-owned Opportunity Sites
- Priority Park Area
- Park Expansion Area
- New Community Park Zone
- Subway Decking - Further Study Required
- School Yards and Library Open Space
- Other Open Spaces
- Secondary Plan Boundary

- Policies and maps identifying development potential, appropriate **locations for tall buildings and maximum height limits**
- Policy direction on **separation distances, floor plates, tower setbacks, open space area ratio and orientation**
- Tall building **setbacks adjacent to schoolyards**
- **Sun protection for key parks and school yard** and maximizing sunlight on all other parks and open spaces





M Comprehensive Study

- # Maximum Permitted Height/Height Range

S School Sites

Grey No Tall Building Potential or Infill Potential

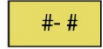
Dark Green Existing Parks

Light Green Proposed Parks





Comprehensive Study



Maximum Permitted Height/Height Range



School Sites



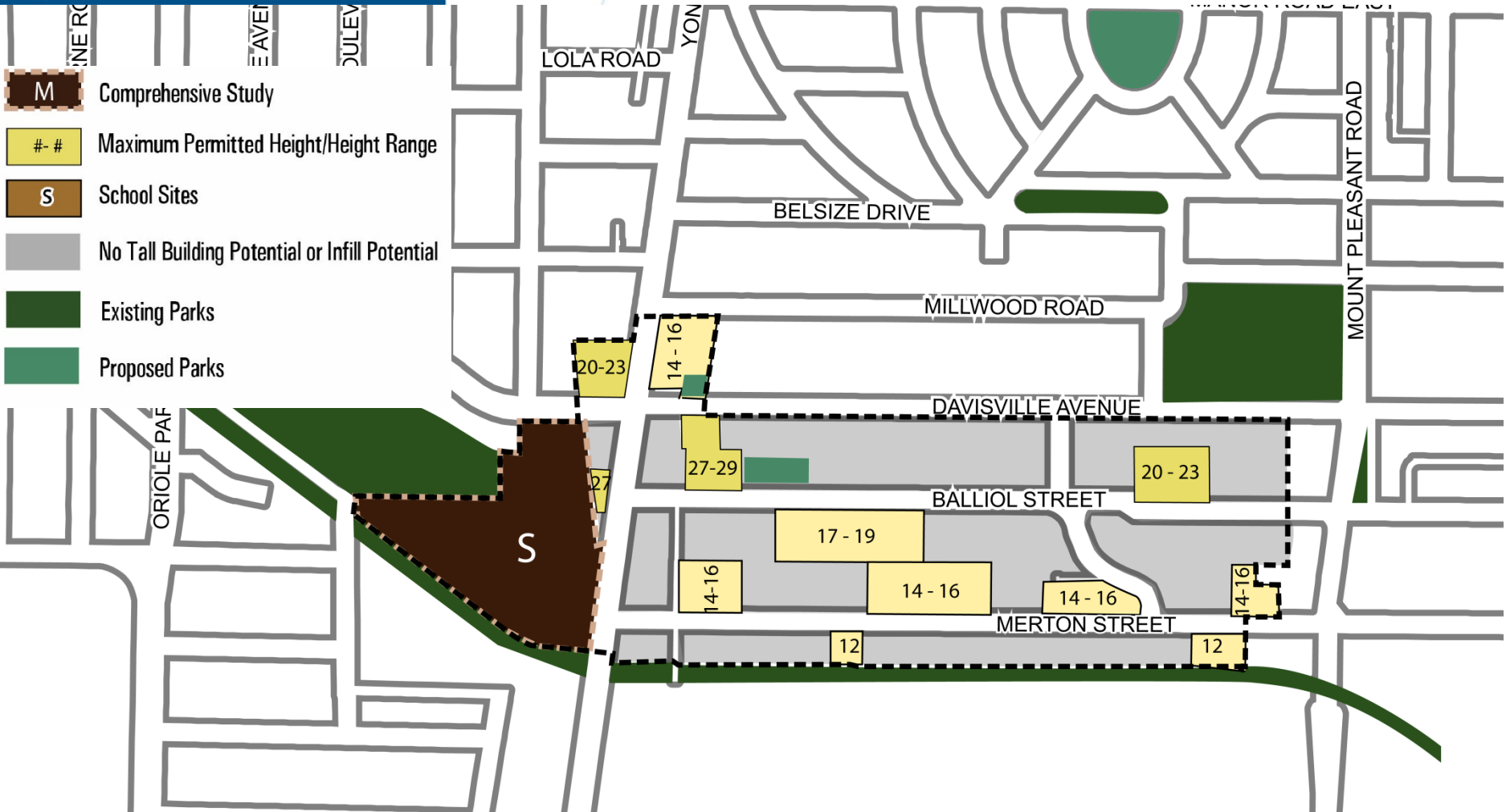
No Tall Building Potential or Infill Potential



Existing Parks

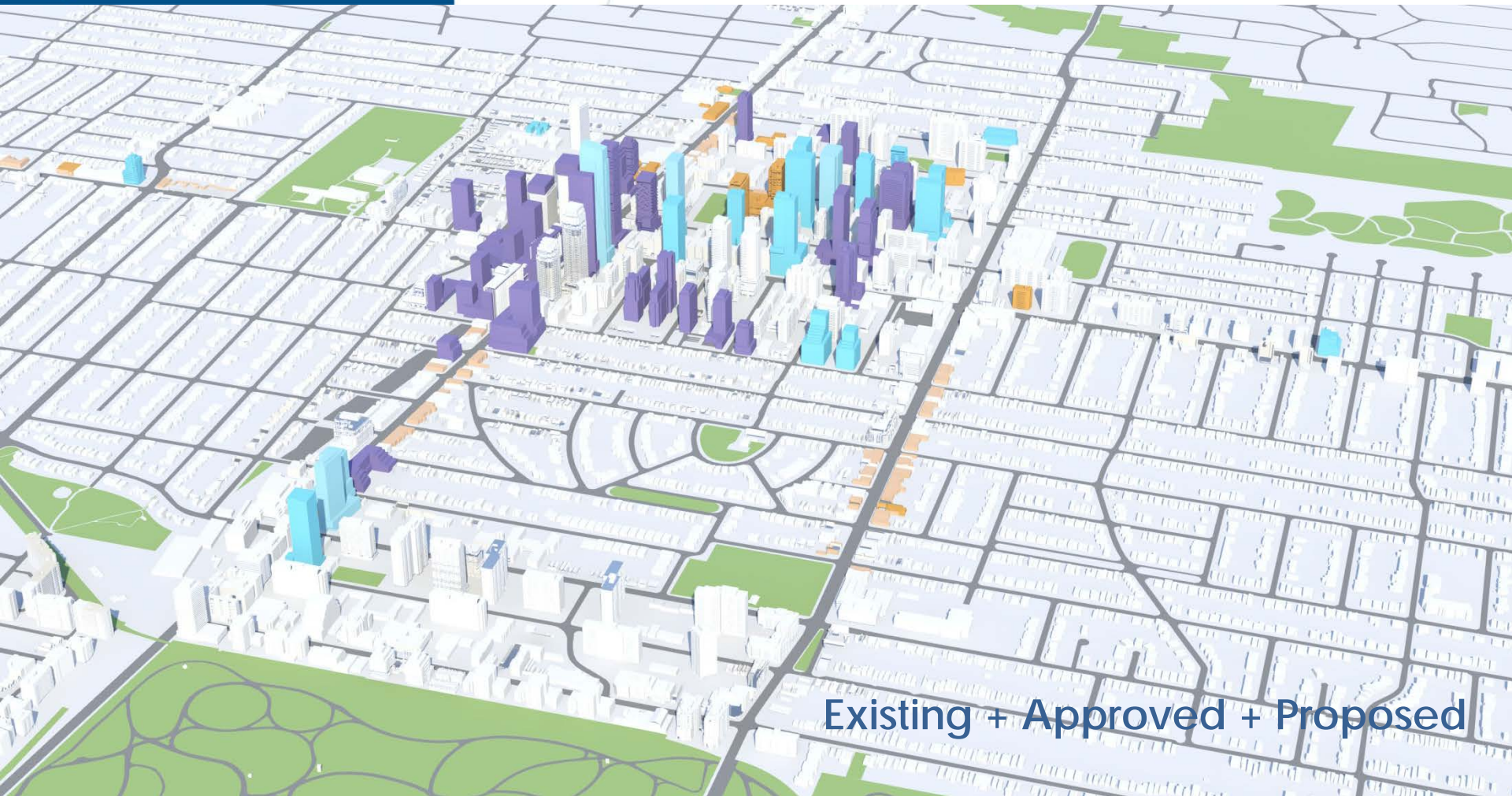


Proposed Parks

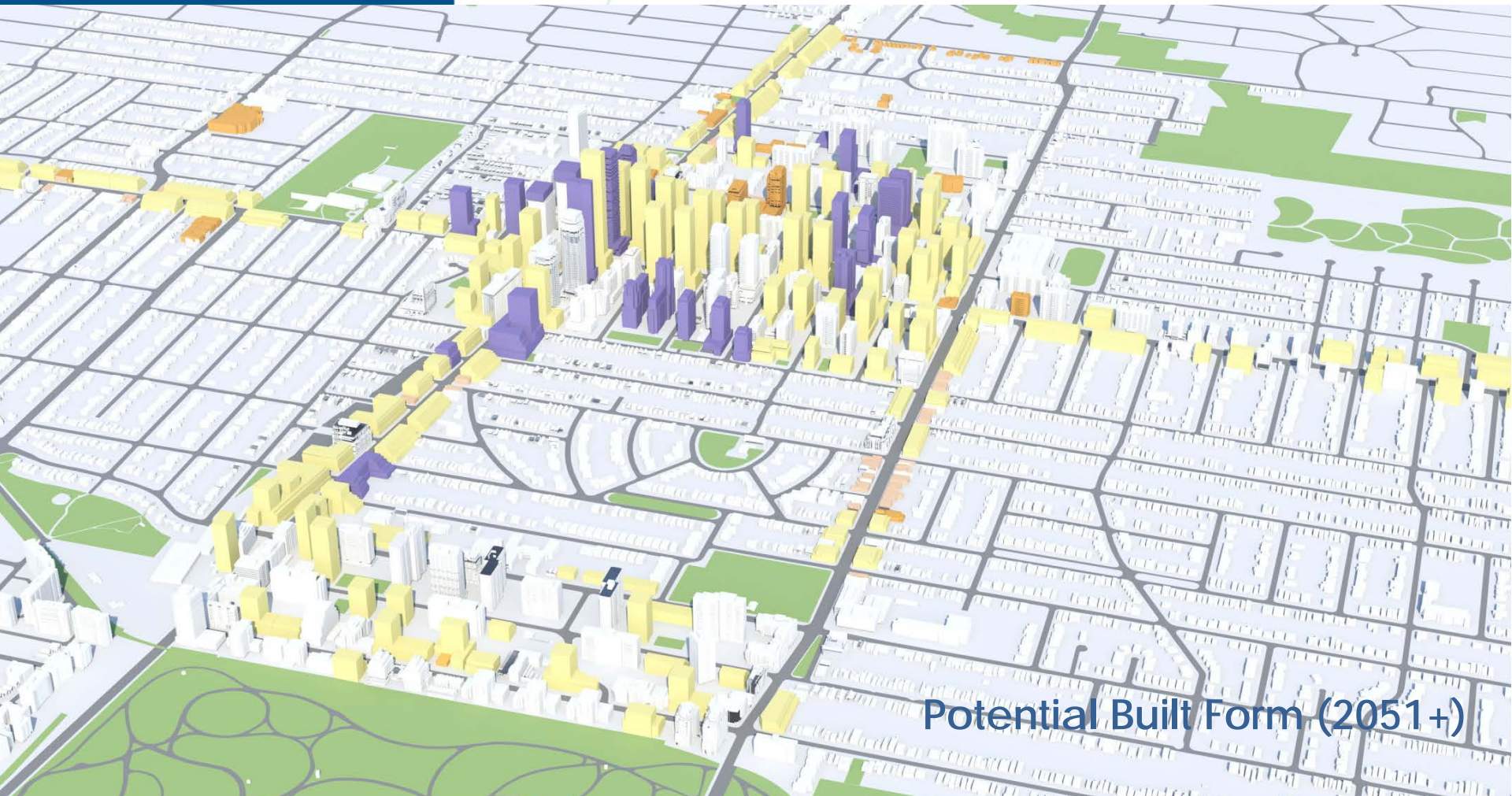




Existing + Approved

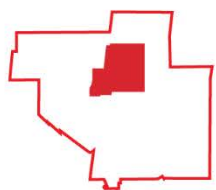


Existing + Approved + Proposed



Potential Built Form (2051+)

YE CENTRE



2016

19,000 res.

18,000 jobs

Pipeline (2031)

40,000 res.

20,000 jobs

Proposed Plan (2051)

50,000+ res.

23,000+ jobs

YESP AREA



2016

66,000 res.

34,000 jobs

Pipeline (2031)

94,000 res.

38,000 jobs

Proposed Plan (2051)

127,000+ res.

42,000+ jobs

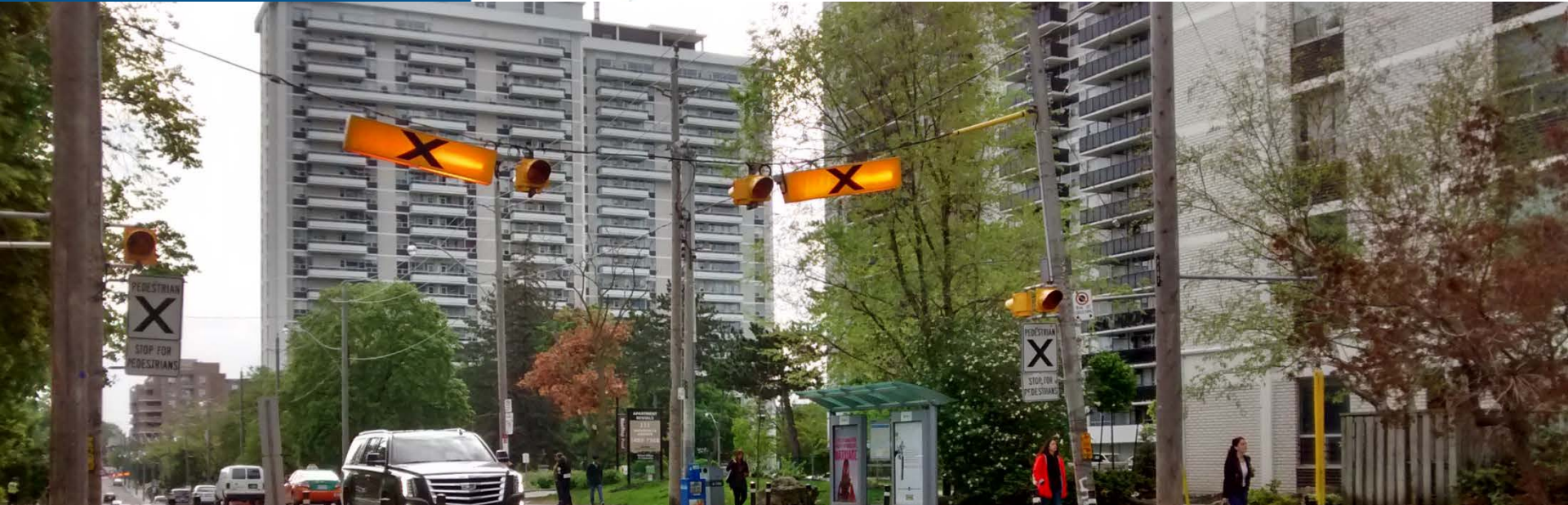


- Recognition of the importance of **diversity of uses** in Midtown in appropriate locations
- **Office replacement and expansion** and identification of **office priority areas**
- Development criteria for at-grade / retail spaces on **priority and secondary retail streets**

- Prioritizing needs identified in the **CS&F Assessment**
- Criteria for the appropriate **design and location of new and expanded community facilities**
- **No-net-loss of community space** through development
- Requiring the **on-site provision** of community services and facilities as appropriate










- Requirements for **larger units** for families / larger households
- Increasing **affordable housing** stock for renters and owners



- **Transportation Assessment** advancing focused and area-wide improvements
- Prioritizing **active transportation and transit**
- Identifying local **pedestrian and cycling network** connections
- Right-of-way widening on **Davisville Avenue**



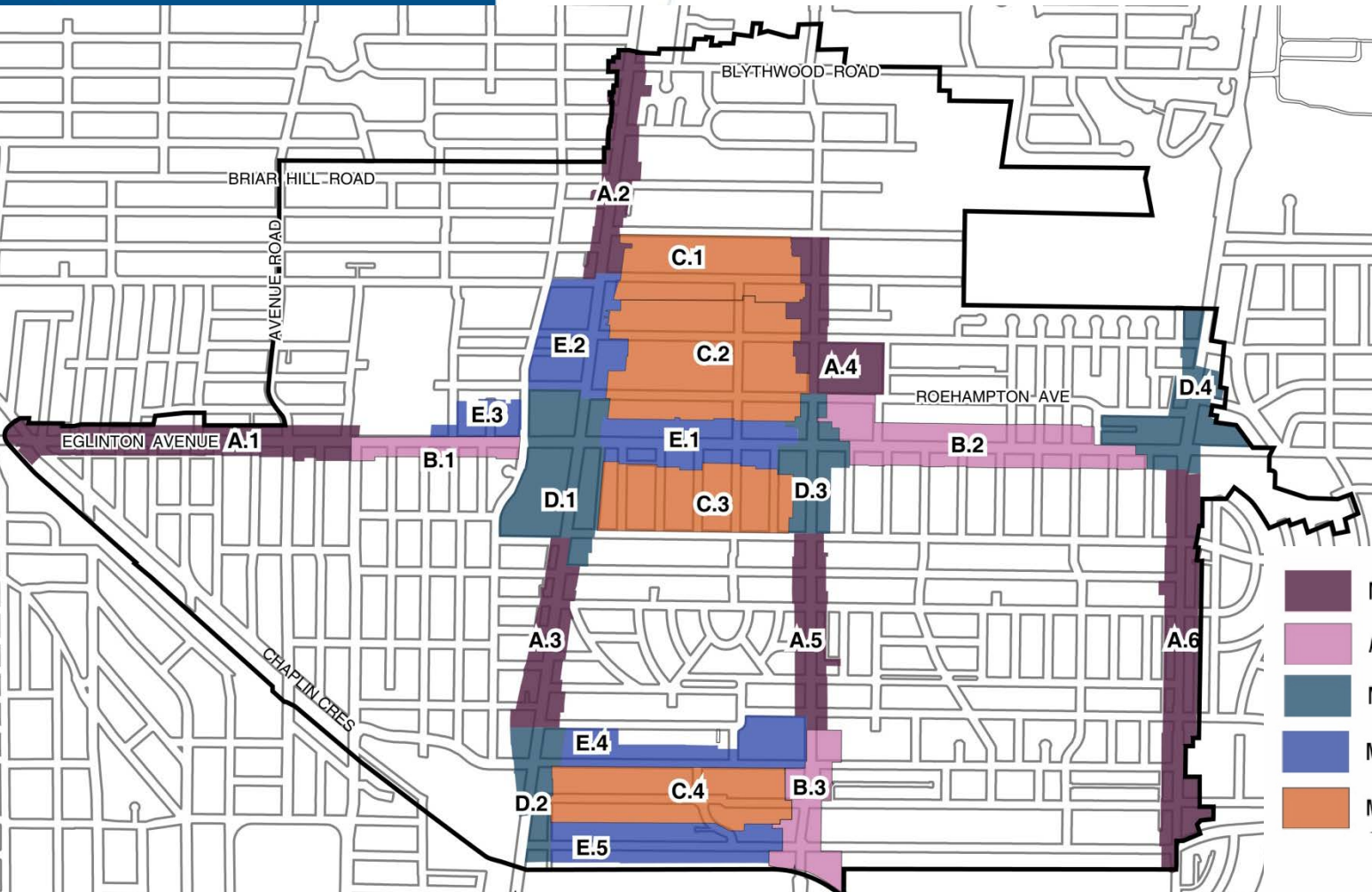
-  Existing Bike Lane/ Cycle Tracks
-  Existing Trails/ Boulevard Trails
-  Existing Quiet Street Routes
-  Proposed Bike Lane/ Cycle Tracks
-  Proposed Trails/ Boulevard Trails
-  Proposed Quiet Street Routes
-  Corridors where future study may be considered as part of the Cycling Network Plan 2 Year Review Report



- Integration of **green and low carbon energy infrastructure**
- **Back-up power** for residential buildings
- Expansion of **water-related servicing** to support growth and reduction of groundwater inflow/infiltration into sewers



- **Vision statement** for each character area
- **Detailed development direction** tailored to the local context
- **Heights, massing, transition, setbacks, land use** and more



-  Midtown Villages
-  Apartment High Streets
-  Midtown Cores
-  Midtown Special Places
-  Midtown Apartment Neighbourhoods



Park Street Loop (example)



- **Development potential/heights** per the Secondary Plan maps
- **30 metre separation** distance between towers to preserve skyview
- **Definition of base building heights** (4 storeys) to maintain character
- **Setbacks at grade** (7.5m or 5.0m) consistent with OPA 289
- 9 metre **tower setbacks** from base buildings
- Direction to ensure **animation/activity** at the pedestrian level
- **Tower orientation** to maximize sunlight on the public realm
- **55:45 open space area ratio** to buildings to maintain sense of openness/spaciousness and skyview
- **On-site parkland dedication** adjacent to the Park Street Loop

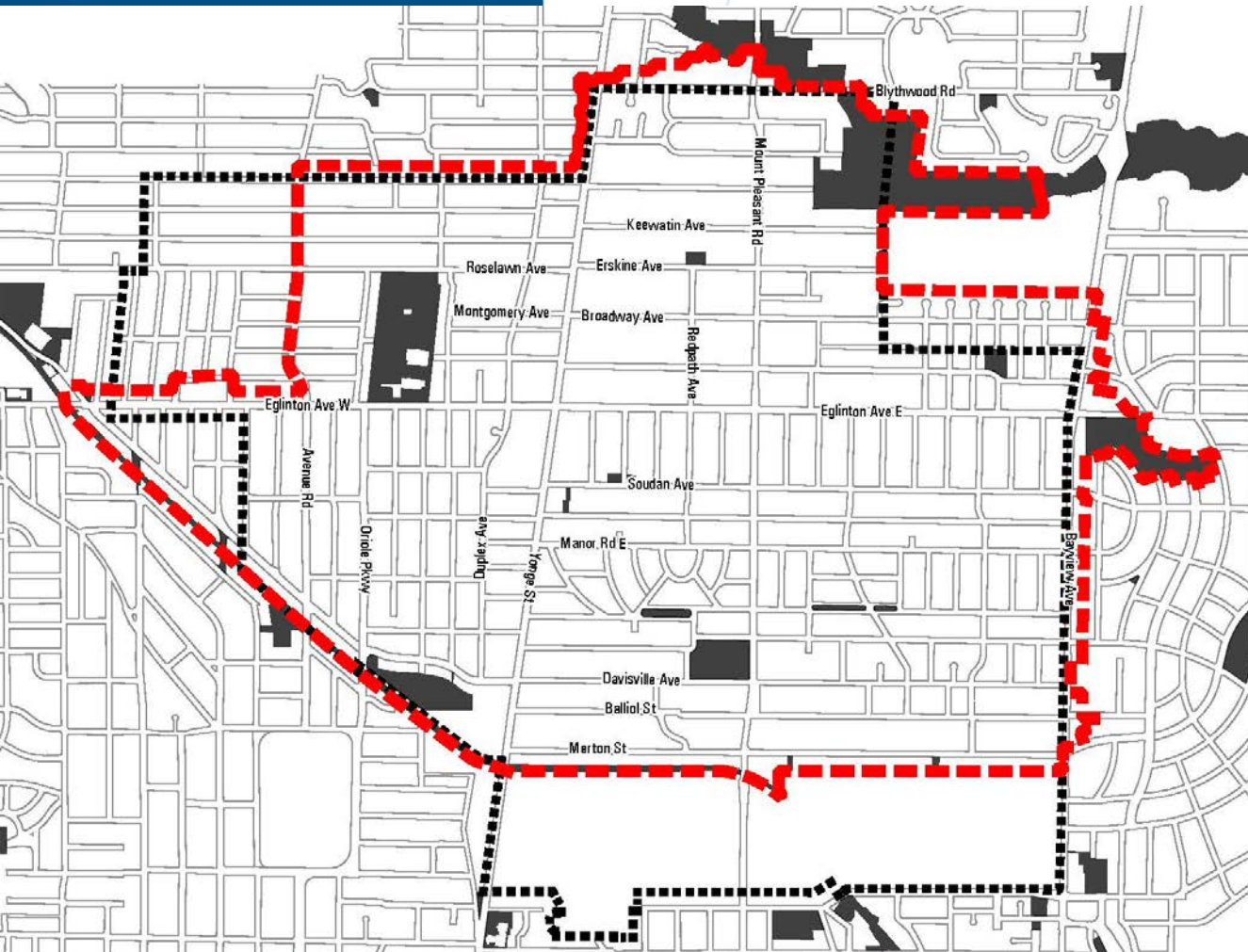
Park Street Loop (example)

- **Tailored Section 37 approach** based on density for consistency and predictability
 - **Priority benefits:** community infrastructure and public realm improvements
- **Holding provisions** for infrastructure, office replacement and other matters

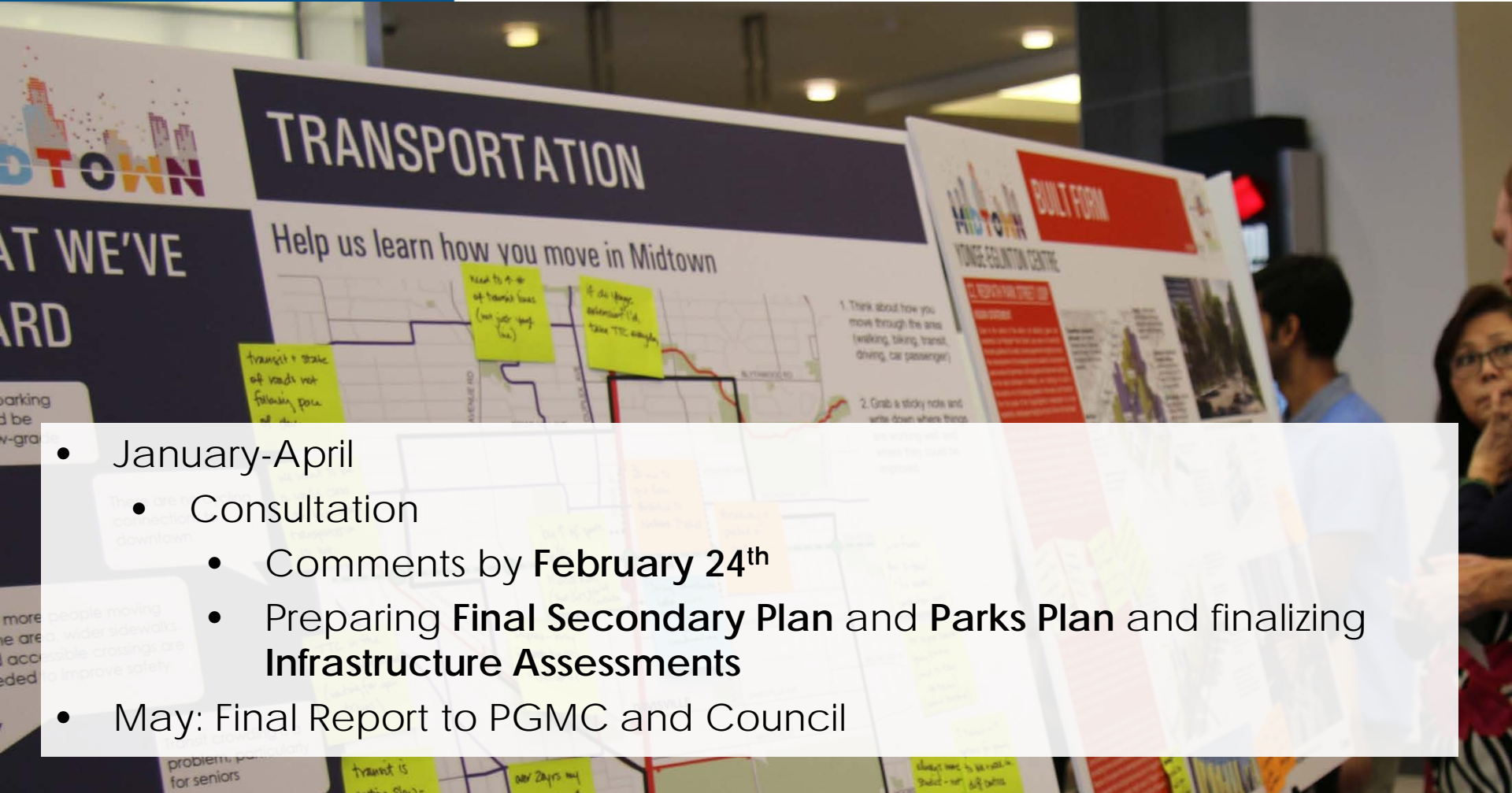
- Recommending revisions to **Urban Growth Centre boundary** to align with character areas
- Advancing **new measures** to conform with Growth Plan 2017 - **Major Transit Station Areas**
- Growth Plan requires municipalities to **delineate MTSAs** in a manner that maximizes the number of potential users







- Proactively aligning **land use designations** to reflect Character Area boundaries and prevailing lot fabric
- Revisions to the **Secondary Plan area**



- January-April
 - Consultation
 - Comments by **February 24th**
 - Preparing **Final Secondary Plan** and **Parks Plan** and finalizing **Infrastructure Assessments**
 - May: Final Report to PGMC and Council

An aerial photograph of a city, likely Toronto, showing a clear urban gradient. On the left, a residential neighborhood with single-family houses and trees is visible. In the center, a mix of mid-rise apartment buildings and commercial structures is seen. On the right, a dense urban core with several tall skyscrapers and construction cranes is prominent. The sky is filled with large, white clouds, and the overall scene is captured from a high-angle perspective.

DISCUSSION