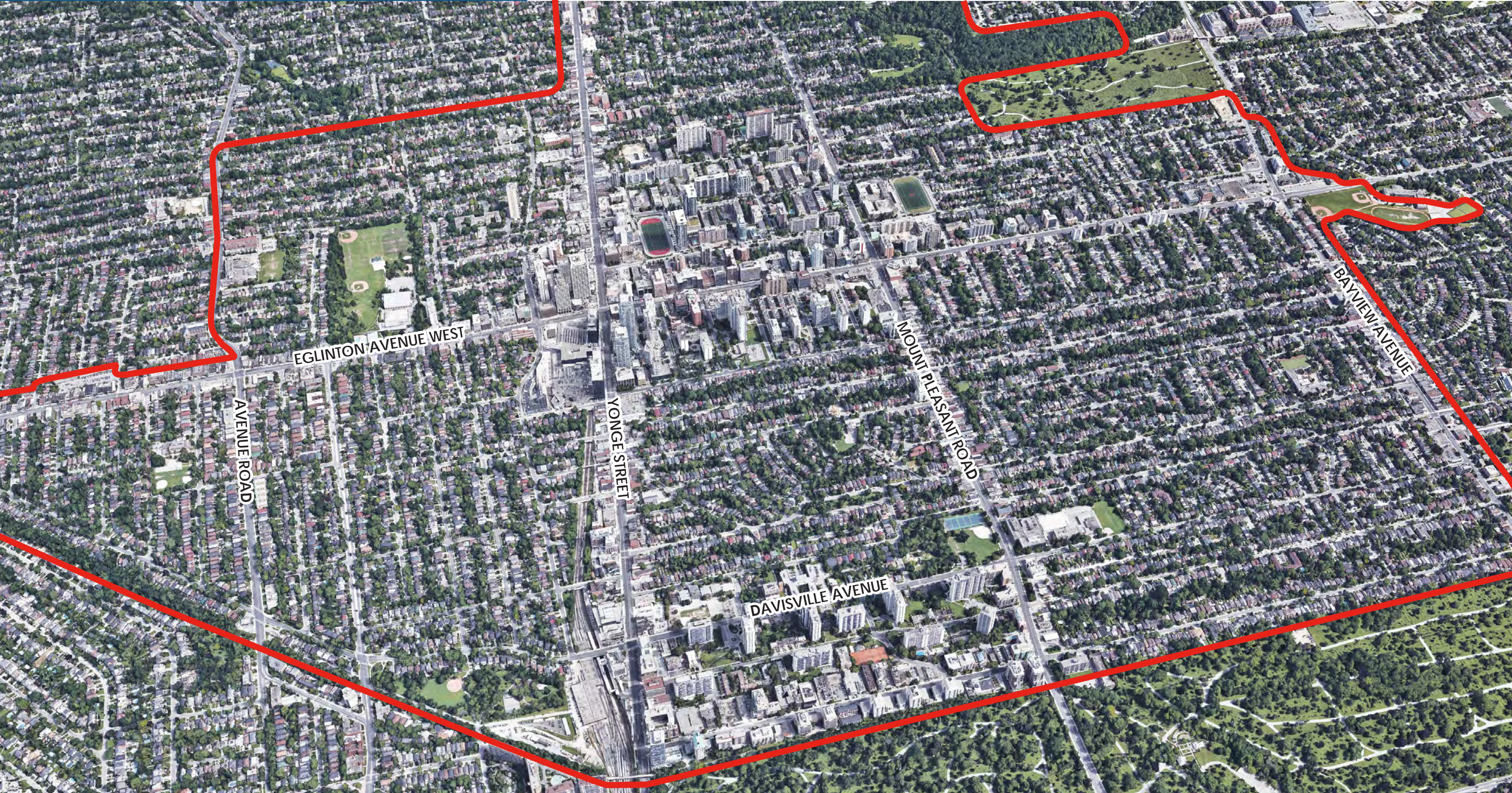




Midtown in Focus

Building a Liveable Yonge-Eglinton

Open House
May 28, 2018



A Complex Built-up Environment with Significant Development Pressure

2nd Highest

growth area in the City

~25

applications currently under review

+150%

increase in the intensity of residential units

19,000+ units

approved and under review

625

people and jobs/ha in the Urban Growth Centre today

0%

growth in employment since 1991



62K people and 33K jobs

currently in the Secondary Plan area

Existing + Approved Development



- Approved Developments
- Designated Heritage Properties
- Listed Heritage Properties

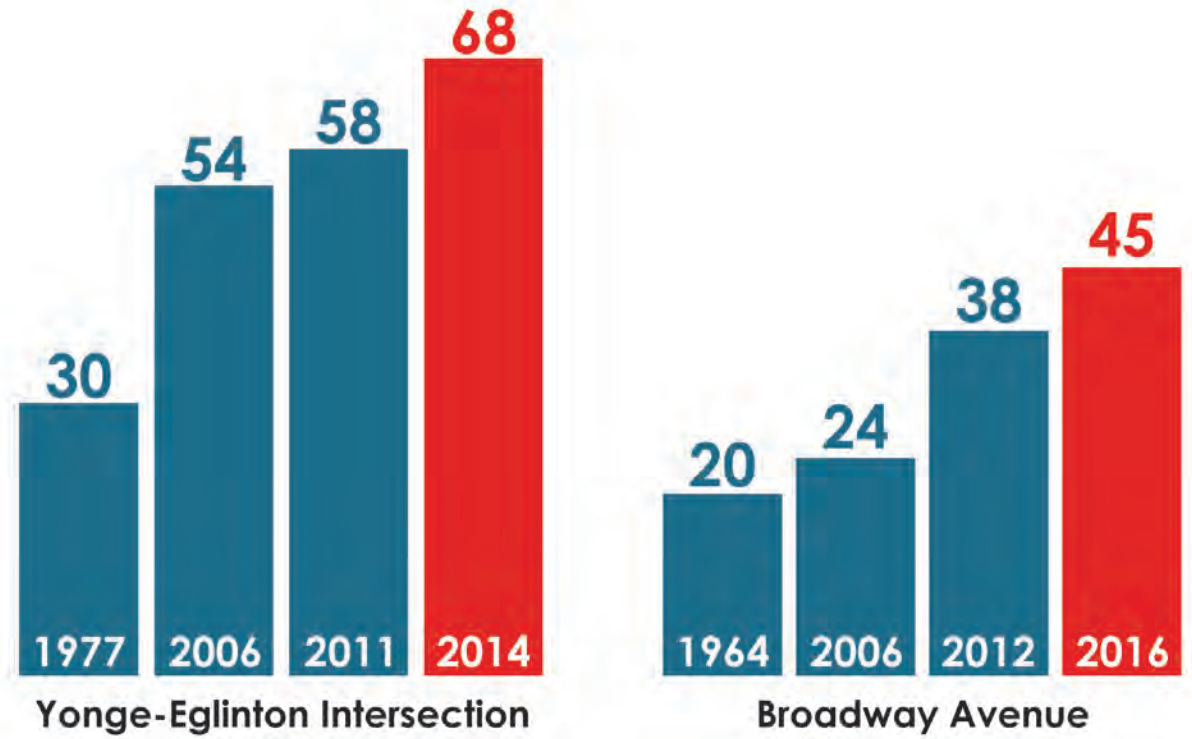
(As of Fall 2017)

Applications Under Review

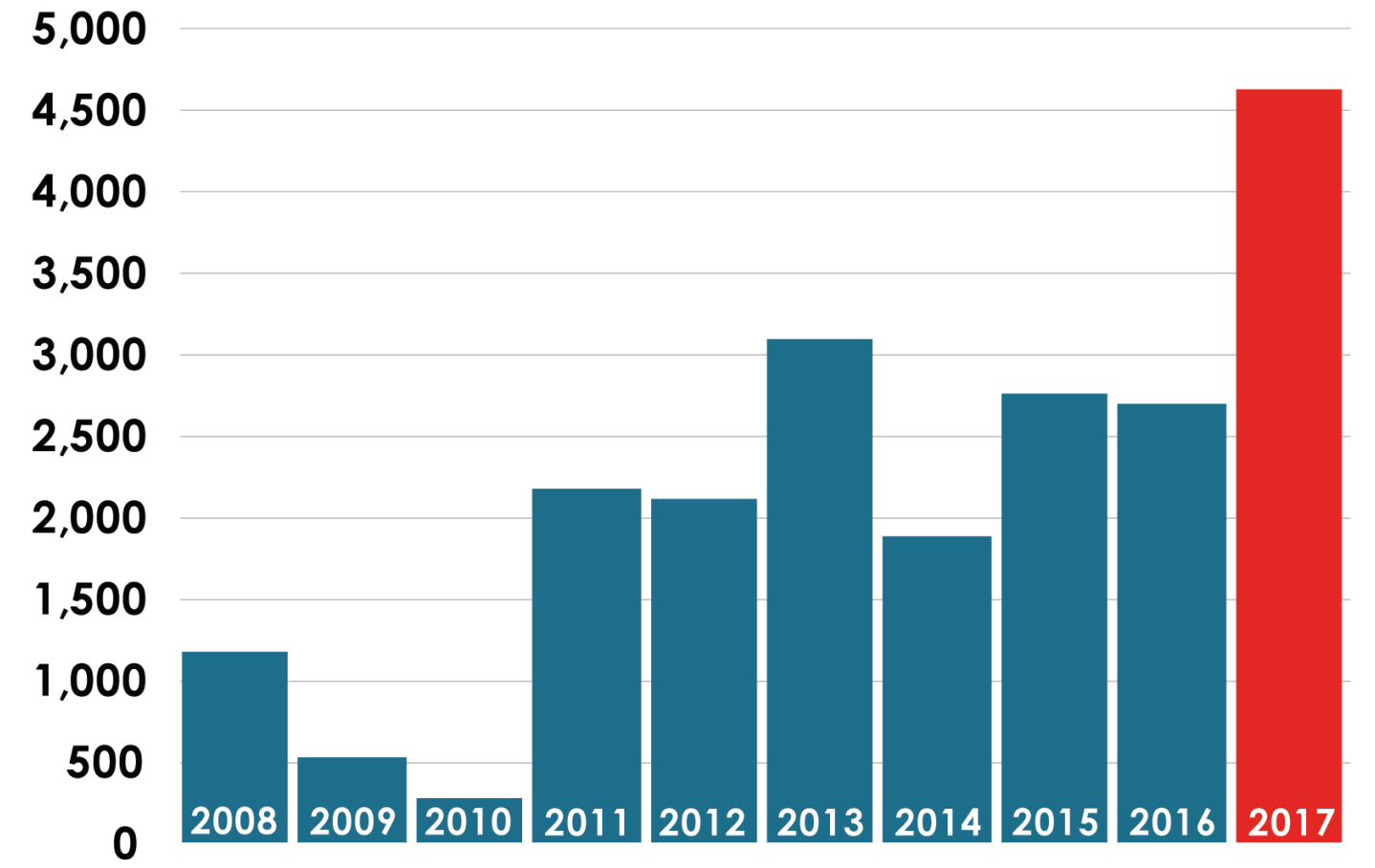


- Approved Developments
- Designated Heritage Properties
- Listed Heritage Properties
- Proposed Developments

(As of Fall 2017)

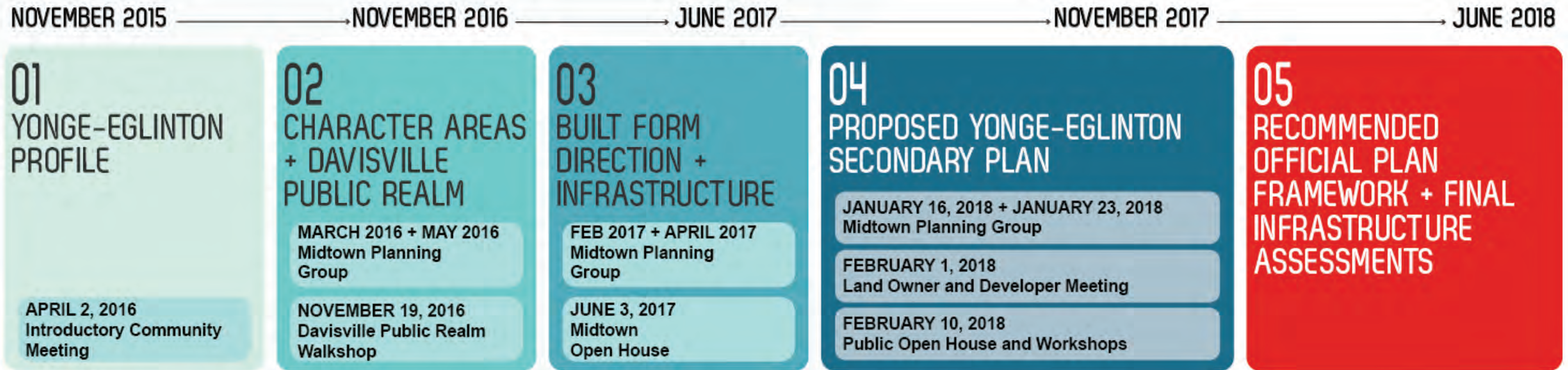


Tallest Buildings (Constructed or Proposed) by Year



Proposed New Residential Units by Year

Enhanced direction is needed to inform development review and retain character



4 Major Public Consultation Events

96,000 Notices Mailed

10,000 Website Visits

7 Midtown Planning Group Meetings

12 Planners in Public Spaces Events

3 Land Owner and Developer Meetings

1,835 People Engaged at Public Consultation Events

1 VISION + INFRASTRUCTURE TO SUPPORT GROWTH



A framework to guide growth and ensure infrastructure is provided in lock-step with growth

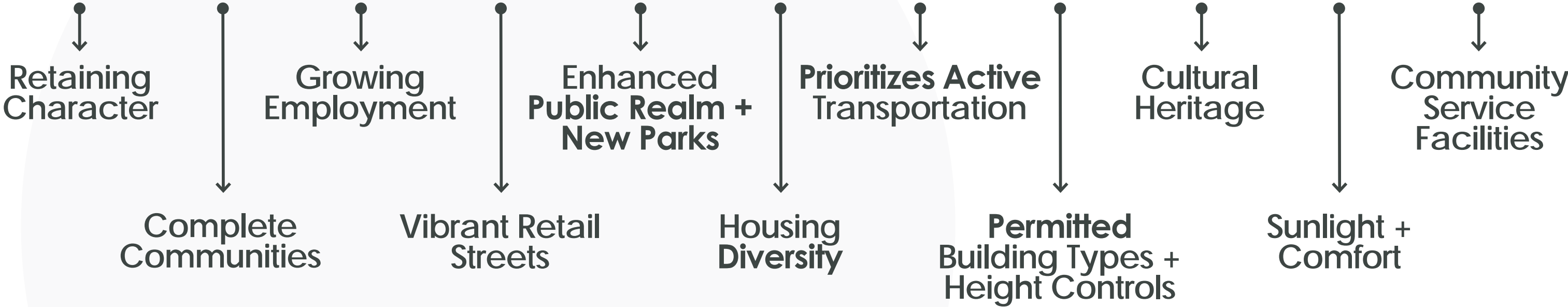
A comprehensive framework with direction for all elements of a complete, liveable community

Guidance for the near, medium + longer terms to set clear expectations for what's to come and needed in the area

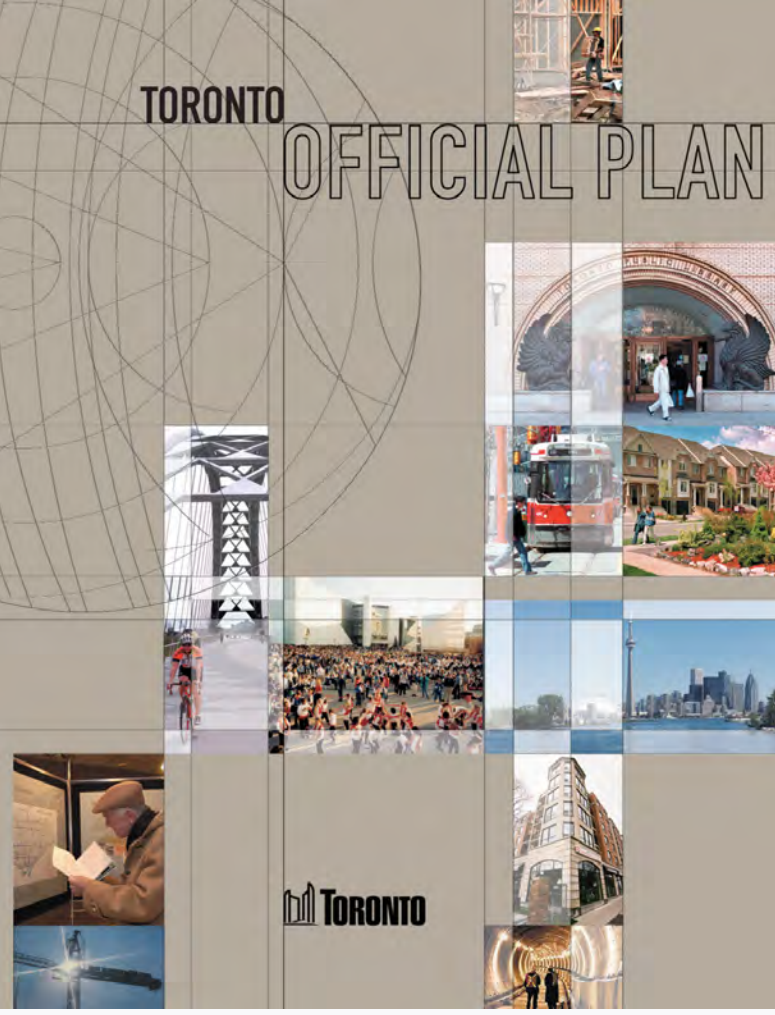
Detailed, locally-specific direction to guide orderly development and set the stage to update zoning

KEY DIRECTIONS

Detailed Policy Direction and Guidance for Achieving the Vision

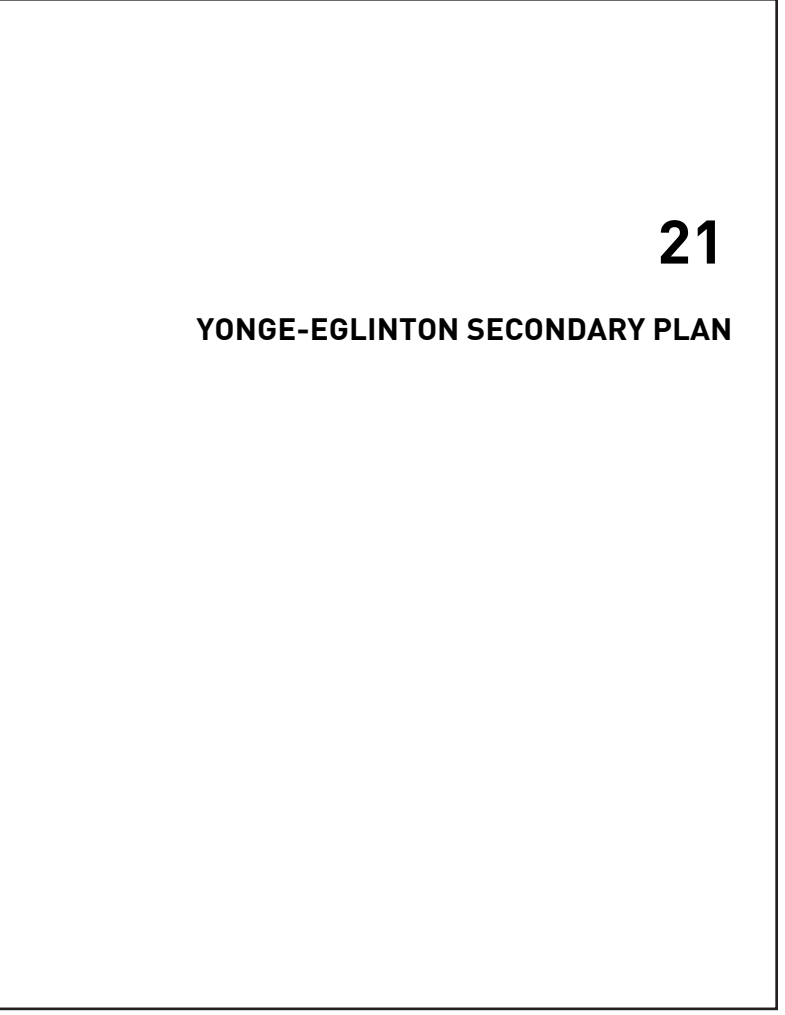


Recommended Official Plan Framework



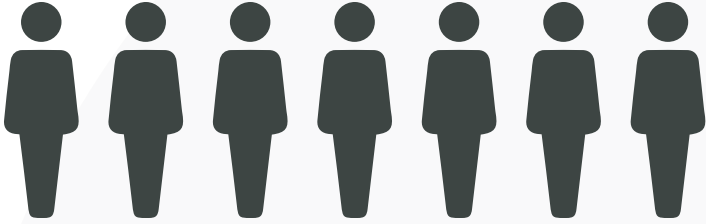
Amendments to the Parent OP


- 2.2.2 Centres
- Map 3 - ROW widths
- Map 17 - Land Use
- Site and Area Specific Policies

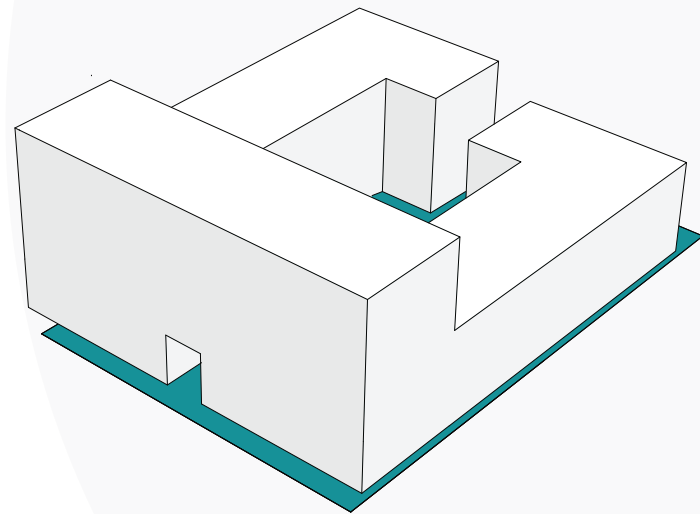


New Secondary Plan

Recommended Plan

1 2 3K


4 5K




~60 per cent
of new buildings will consist of mid-rise buildings



 ~12.5K
new office jobs



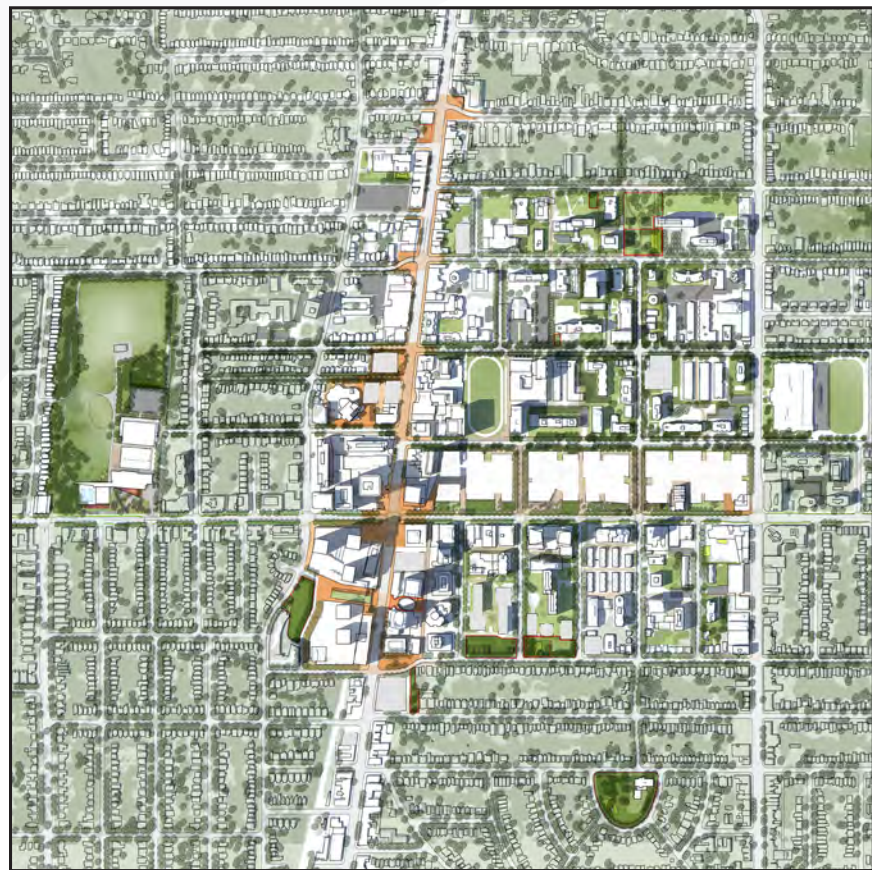
~17 hectares
of new and expanded parkland over the long term



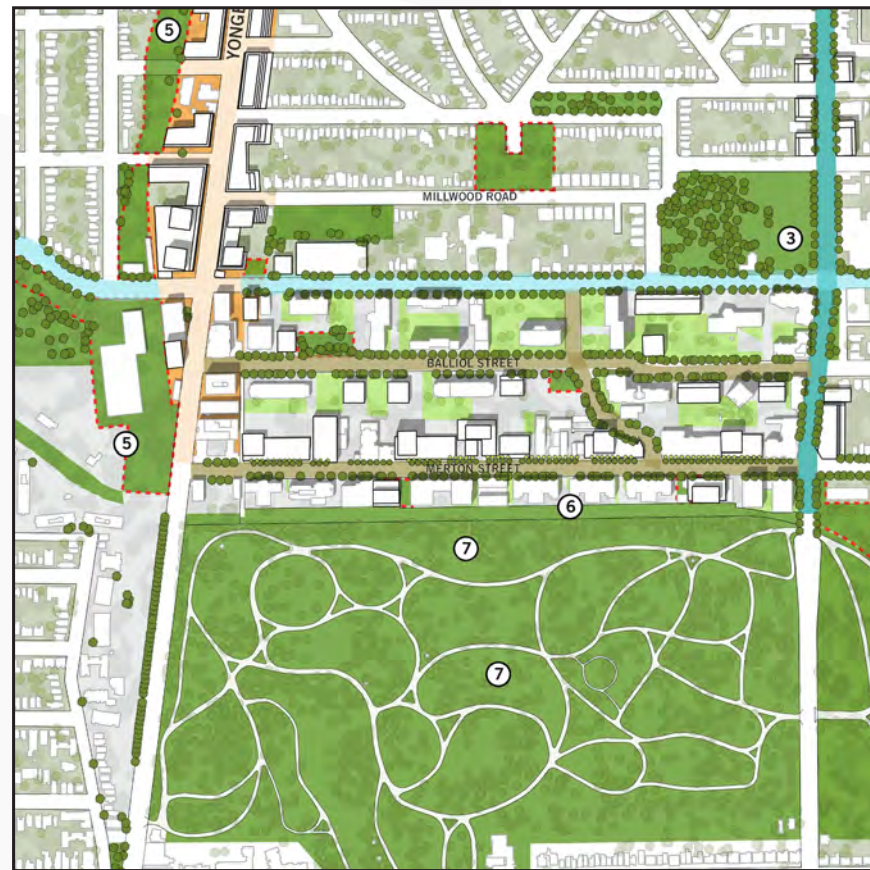
~350
average people and jobs per hectare in the Midtown Transit Station Areas



Infrastructure to Support Growth



2014 Streets, Parks + Open Space Master Plan



Davisville Public Realm



Parks + Open Space Network Plan




Create New and Expanded Parks and Open Spaces

Treasure and Enhance our Parks and Open Spaces

Share our Parks and Open Spaces

Connect our Parks and Open Spaces

- 
- Midtown CS&F Strategy identifies **priority community space and facility needs**
 - Identified priorities will **inform development review and capital planning**
 - Strategic directions
 - Reinvest in and maximize the use of **existing public assets**
 - Identify **innovative and integrated service delivery models** to address needs in a mature urban context
 - Pursue **partnerships and co-location** opportunities
 - Ensure new space and facilities **keep pace with growth**
 - **Link capital planning and funding tools** to identified CSF priorities



Schools

Additional elementary school capacity is needed in the near term. New school space needed in the long term and to be secured in mixed-use developments, expansion of existing schools where possible or new school sites.



Community Recreation Centres (CRC)

Priority of advancing Davisville CRC. Additional CRC needed in the longer term. To be monitored through five-year reviews of Facilities Master Plan



Child Care

City goal of serving 50% of existing population aged 0-4. Continued growth will require 900 and 1,400 new licensed child care spaces



Libraries

Continued improvements to Northern District Library and exploring opportunities to replace the Mount Pleasant Library




Human Services

Need for affordable, secure, accessible and adequate spaces for the delivery of a wide variety of programs

- **Key Infrastructure and Directions**
 - Increase employment uses in Midtown
 - Improve **transit access to Downtown** in the immediate term
 - Improve **cycling network** in Midtown and to the Downtown
 - Provide more space and more routes to enhance local **walking network**
 - Explore innovative **Transportation Demand Management strategies**
 - Review space allocation for **parking** in ROWs



- 
- Some upgrades required to address existing deficiencies. Additional **capital upgrades required for all municipal services** to support future growth
 - The required capital upgrades address different problem areas. Recommended measures include, among others:
 - upgrades/replacements of **existing storm and combined sewers**;
 - incorporation of **green infrastructure**;
 - constructing **new watermains** to increase network capacity; and
 - future buildings should be constructed to **address fire flow issues**.

Infrastructure Implementation Strategies

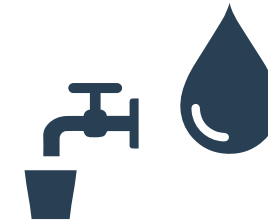
COMMUNITY
INFRASTRUCTURE



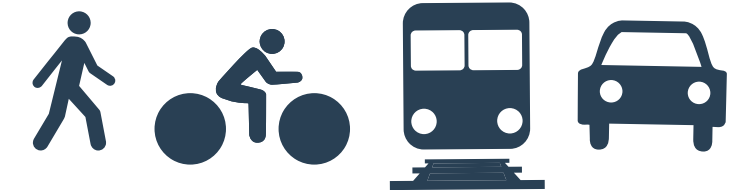
PARKS +
PUBLIC
REALM



MUNICIPAL
SERVICING



TRANSPORTATION



- Recommending preparation of **Infrastructure Implementation Strategies** to address identified gaps and scope priority projects
- Work with partner divisions and agencies to define **scope, feasibility, initial costing and timing of priority infrastructure investments**
- Ensure priorities are incorporated into the **10-year Capital Plan** and identify the anticipated timing for other required infrastructure
- Provision of infrastructure will be **monitored and reported to Council every five years**



A Tailored Toolbox to Manage Growth



1. Vision
2. Area Structure
3. Parks + Public Realm
4. Mobility
5. Built Form
6. Community Services + Facilities
7. Housing
8. Resilience
9. Making It Happen
10. Interpretation

1 VISION

4 GOALS

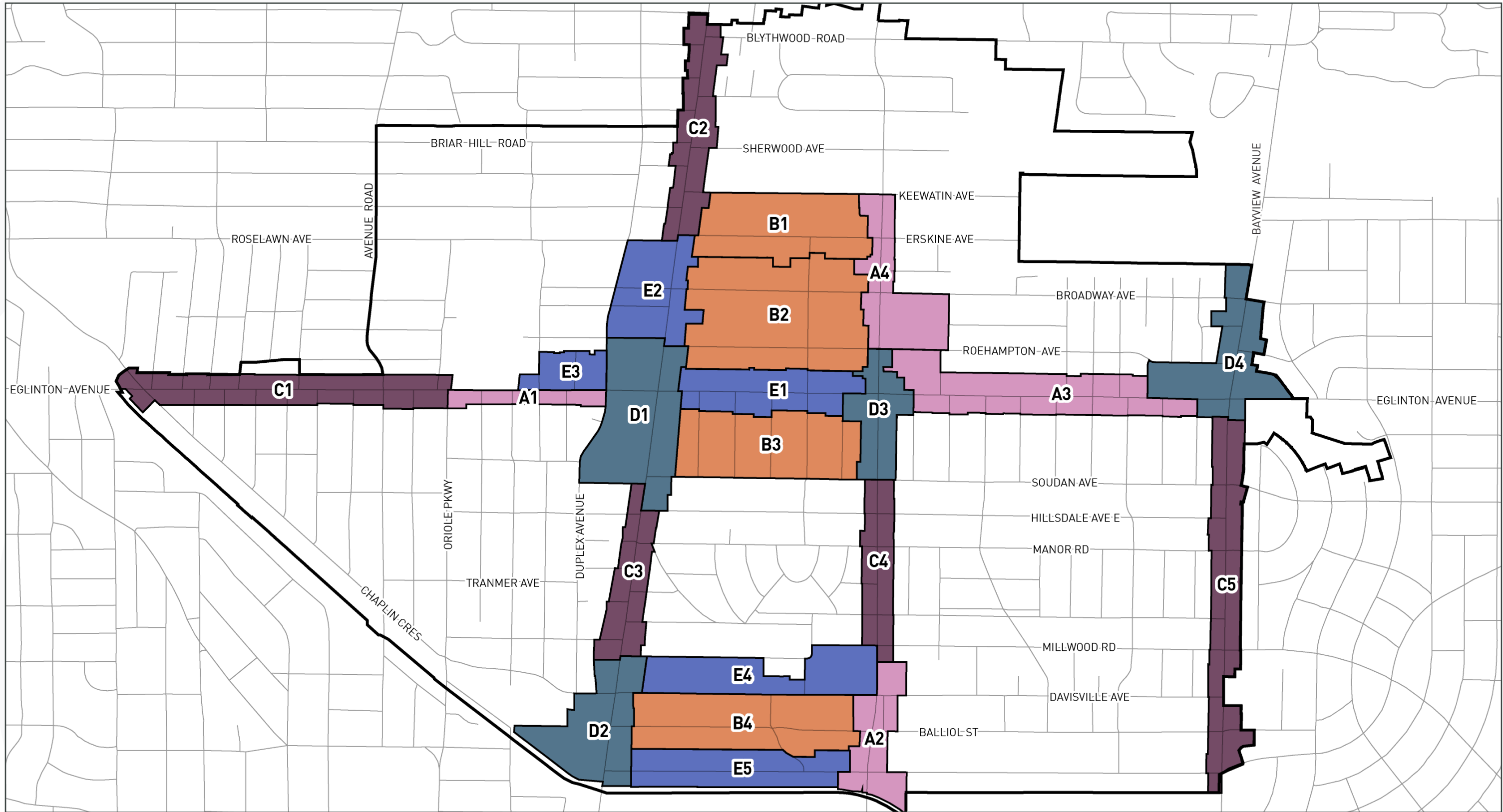
Complete Community

Green and Resilient

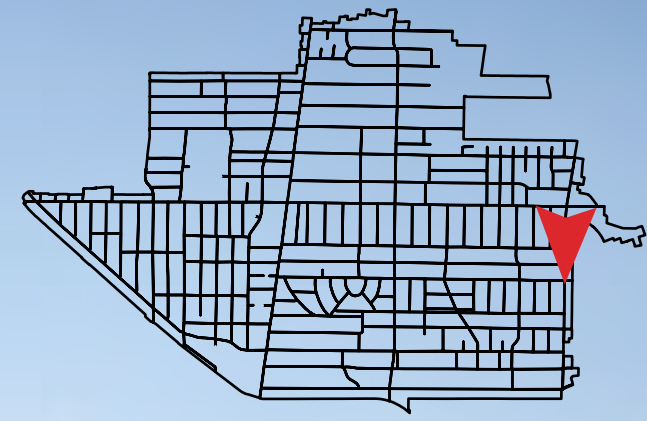
Connected

Prosperous

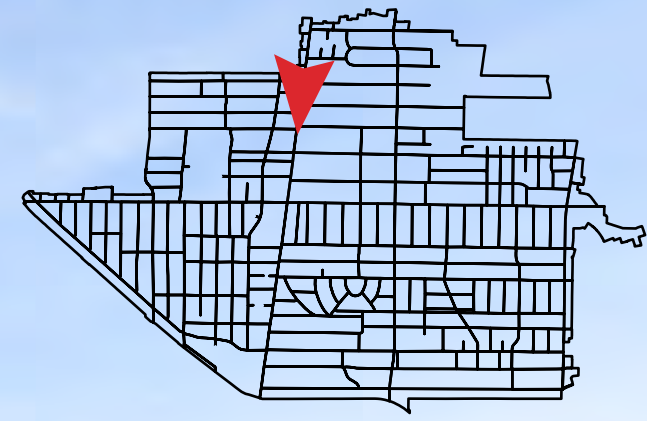




Secondary Plan Boundary	Apartment Neighbourhoods	Villages	Cores	Special Places
Apartment High Streets	B1 Erskine and Keewatin	C1 Eglinton Way	D1 Yonge-Eglinton Crossroads	E1 Eglinton Greenline
A1 Eglinton Park	B2 Redpath Park Street Loop	C2 Yonge Street North	D2 Davisville Station	E2 Montgomery Square
A2 Mount Pleasant Gateway	B3 Soudan	C3 Yonge Street South	D3 Mount Pleasant Station	E3 Henning
A3 Eglinton East	B4 Davisville	C4 Mount Pleasant South	D4 Bayview Focus Area	E4 Davisville Community Street
A4 Mount Pleasant North		C5 Bayview-Leaside		E5 Merton Street



Midtown Villages



Midtown Villages



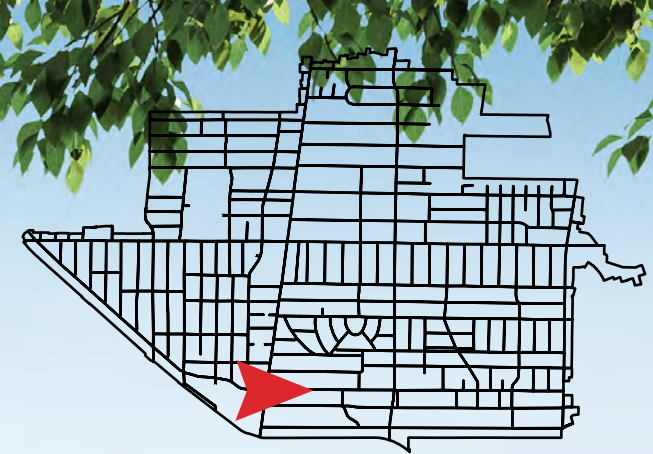
Midtown Apartment Neighbourhoods



Midtown Cores



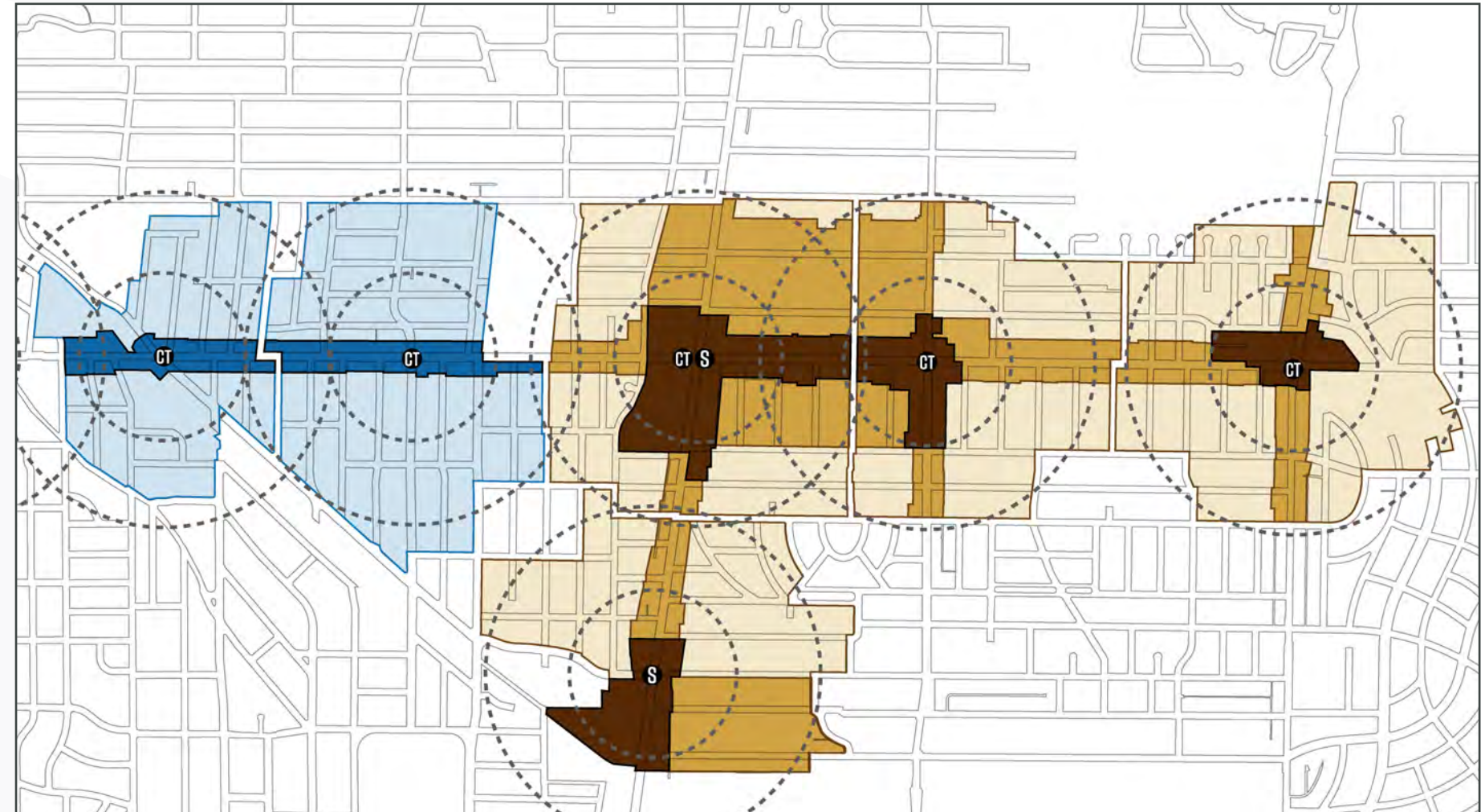
Midtown Special Places



Midtown Special Places

- Emphasizes that the Urban Growth Centre is a **place for wealth creation and culture**, not just residential intensification
- Introduces **new policy tools** to establish where growth is appropriate and intensity of development as a response to increasing pressures
- Growth **linked to the provision of infrastructure** and defines infrastructure

Midtown Transit Station Areas



Transit Nodes

- Station Area Core
- Secondary Zone
- Built-up Zone

Transit Corridors

- Corridor
- Built-up Zone



250m and 500m Radii

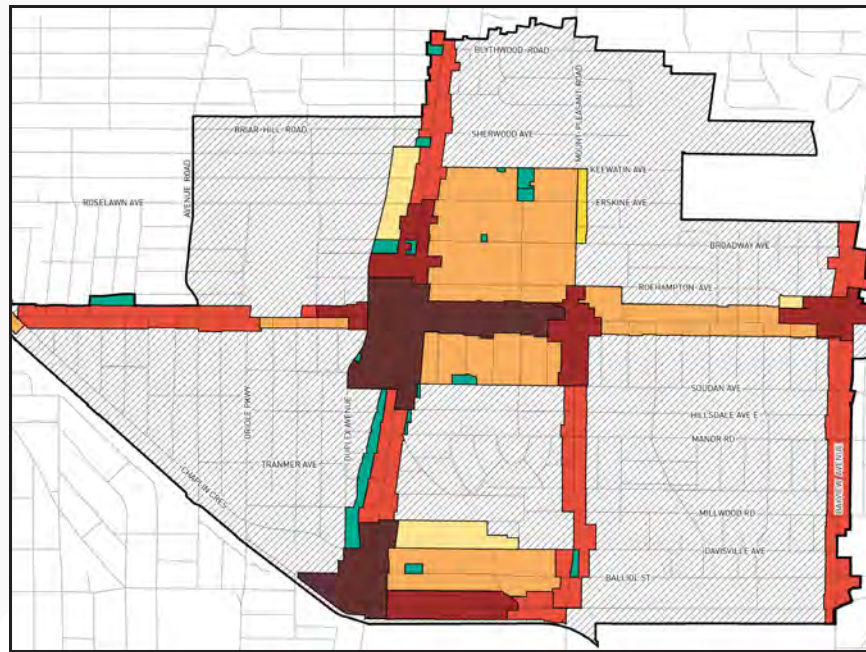


Subway Station

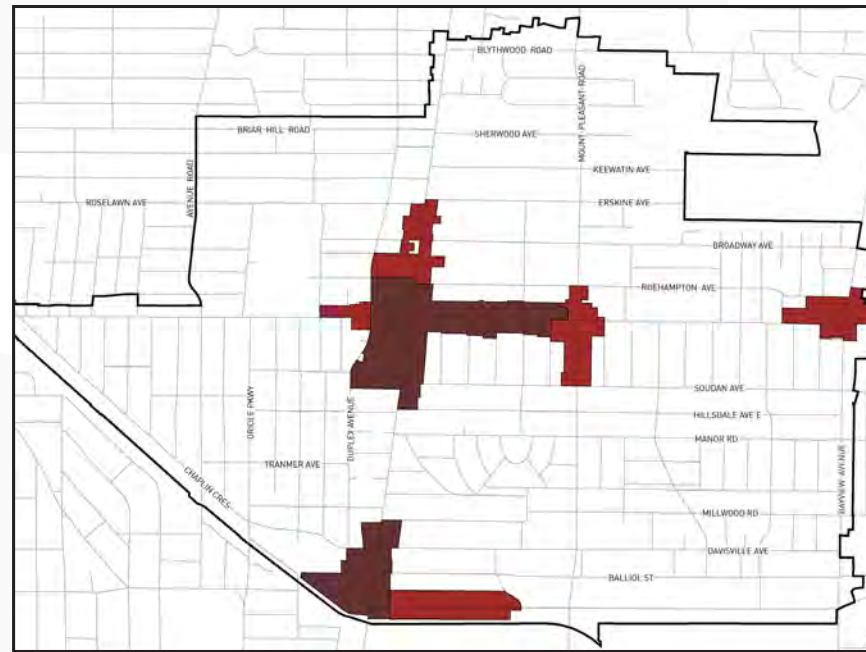


Eglinton Crosstown Station

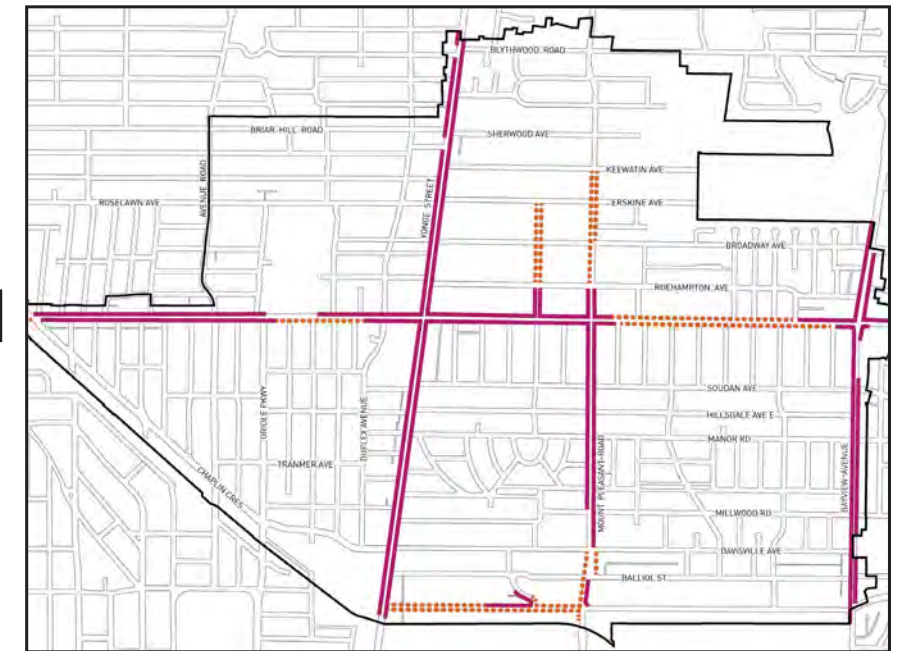
A Vibrant Mix of Uses and Growing Employment



Land Use Plan



Office Priority Areas

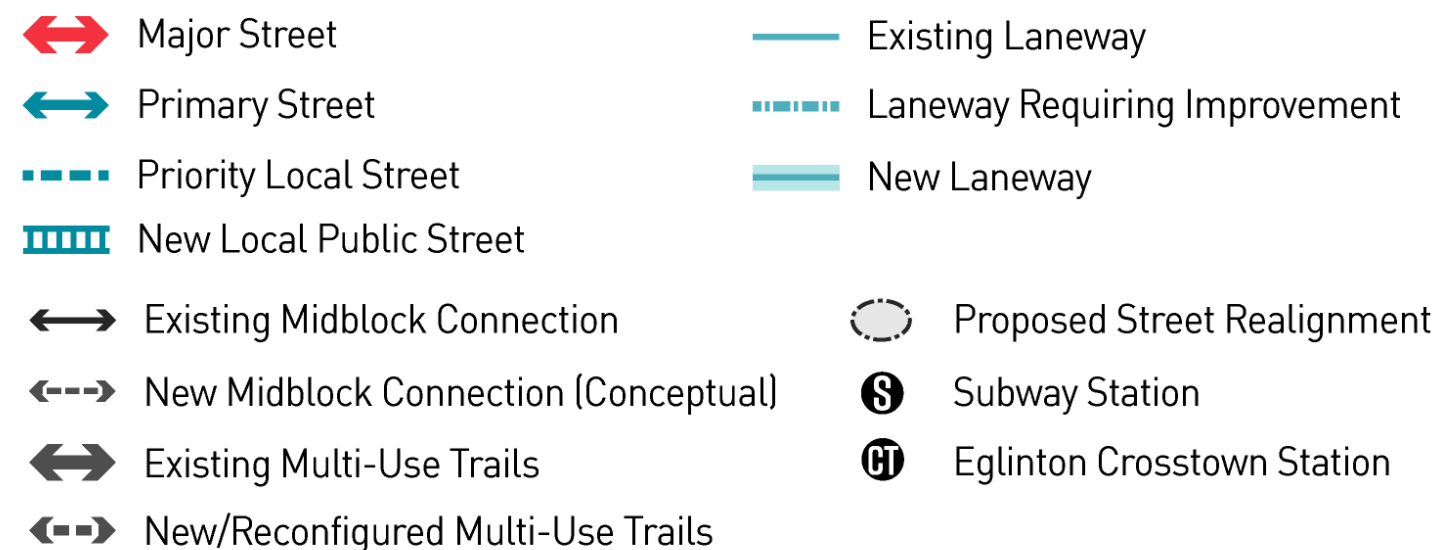
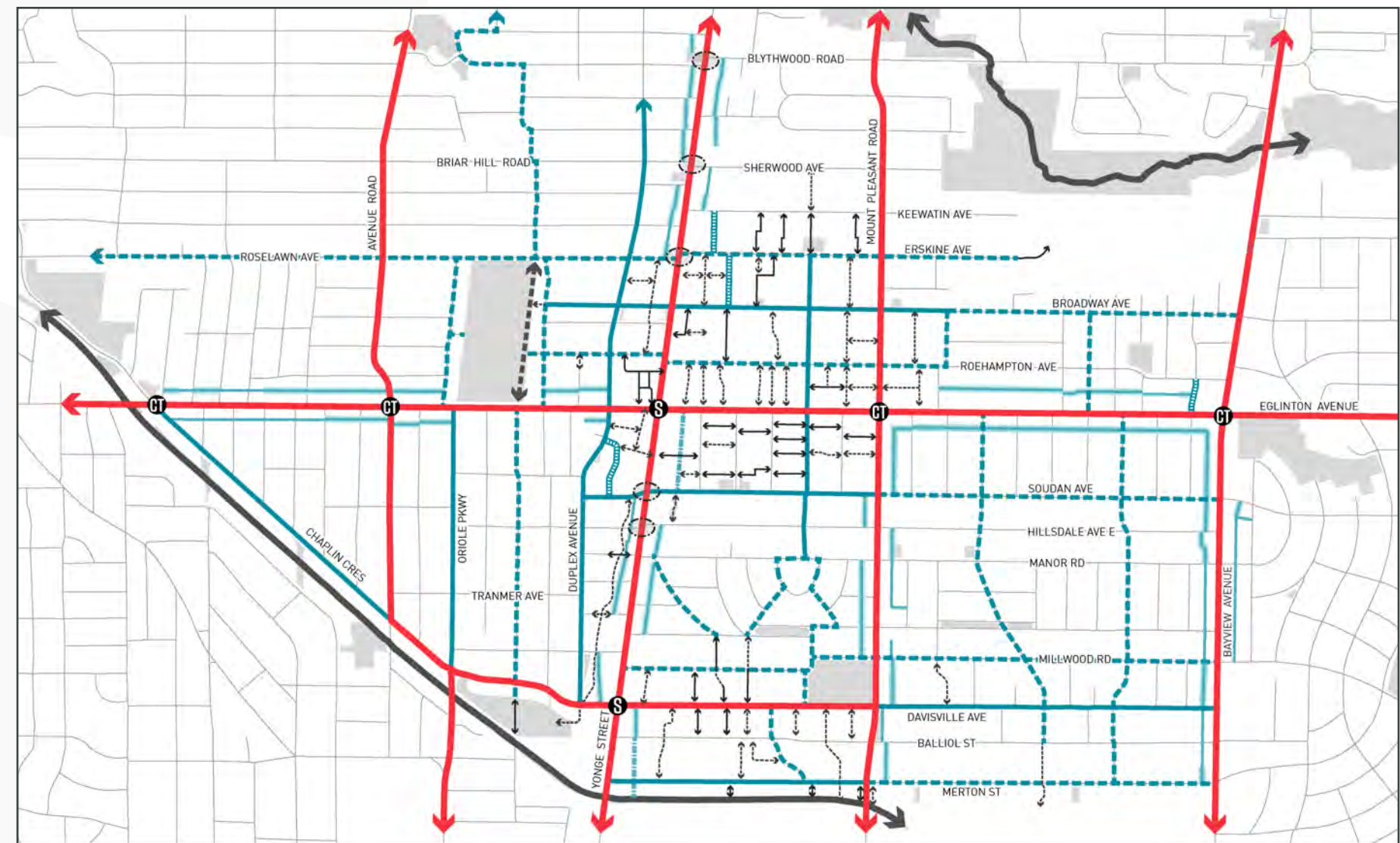


Retail Streets

- Identifies **land use designations** and clarifies permitted uses tailored to achieve the desired character of areas
- Prioritizes **office, institutional and cultural** uses in key areas - Mixed Use Areas A and B - to achieve **a net employment gain** by establishing minimum requirements and 100% office replacement
- Requires **narrow frontage retail uses at grade** on key streets, protects for retail on other streets and restricts retail stores over 3,500m²

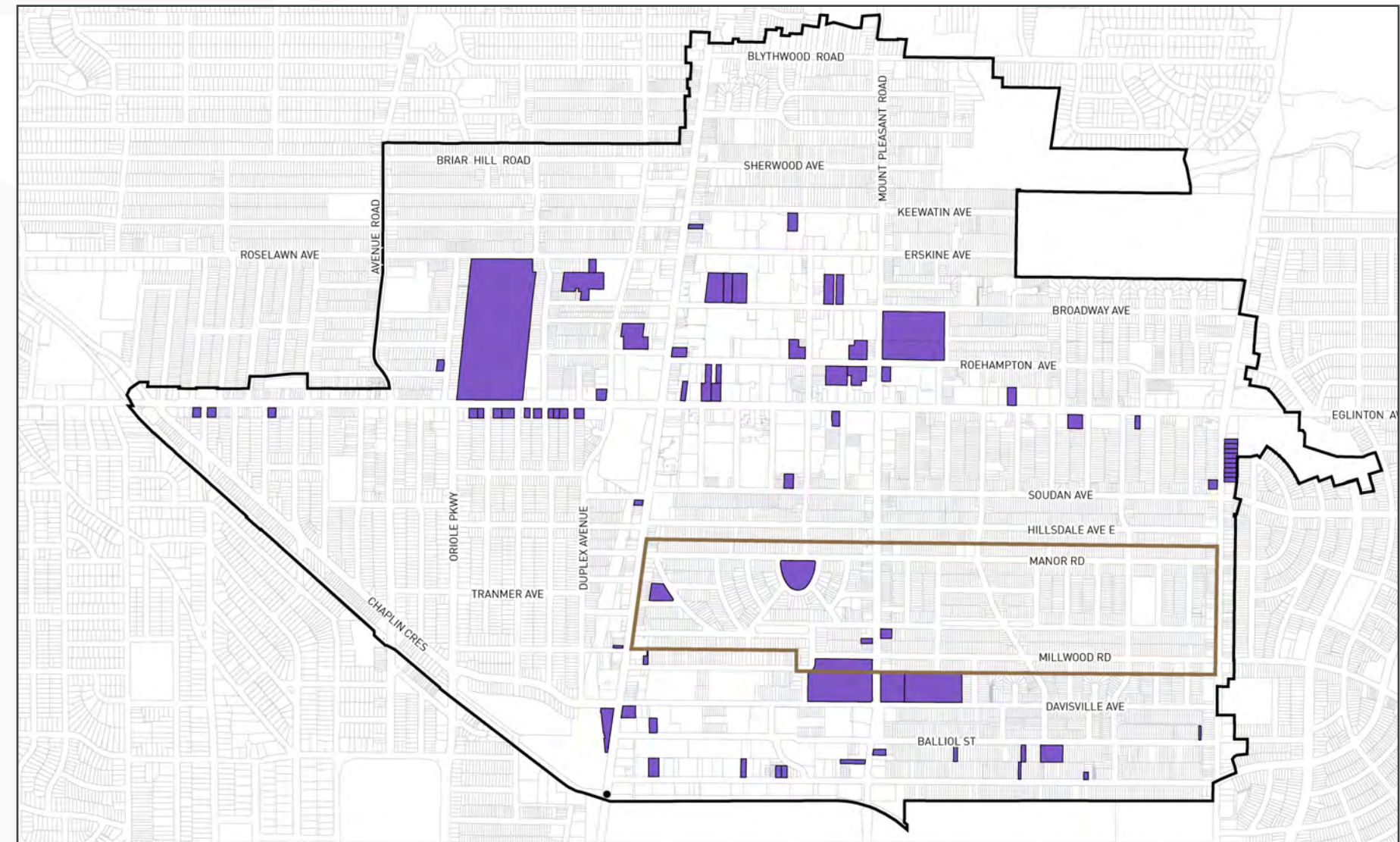
- Incorporates the policies from the **2015 Official Plan Amendment (OPA 289)** and introduces **six new Public Realm Moves** for the Davisville area
- Includes the **Parks and Open Space Network Plan** to direct public and private efforts for parkland improvements and acquisitions
- **Consolidation of parkland** and **connectivity between parks** to create an open space network with **improved programming potential**
- Signals a **new alternative requirement for parkland dedication** at rates commensurate with the intensity of development in Midtown
- Prioritizes **on-site and off-site** parkland dedications
- Includes specific policies for the **provision of parks** and **use of parkland dedications**

- A well-connected and integrated network of **streets, laneways, mid-block connections and multi-use trails** that will provide a variety of safe and sustainable travel choices to:
 - **improve mobility** and accessibility for people of all ages and abilities
 - **accommodate a range of activities**, including transit service and goods delivery
 - balance the essential roles of streets as **movement corridors and civic spaces**
- Additional policies addressing **travel demand management and parking**



- Appropriate **conservation of heritage resources** per the Official Plan policies
- Acknowledges that **further sculpting of buildings** may be required for development on or adjacent to properties with **cultural heritage value**
- Identifies **additional properties with cultural heritage potential** based on the Cultural Heritage Resource Assessment undertaken as part of the Study

Cultural Heritage Potential



- Secondary Plan Boundary
- Properties with Potential Cultural Heritage Value
- ▭ Proposed Glebe Manor Estates HCD Study Area
- Kay Gardner Beltline Bridge



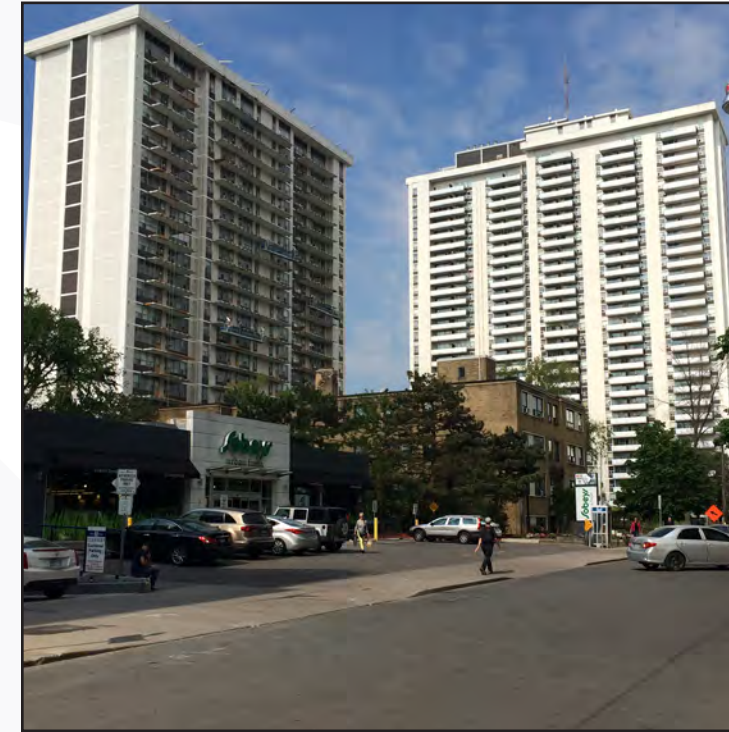
Midtown Low-rise

Buildings up to a maximum of four storeys in height and may consist of a variety of residential and non-residential buildings



Midtown Mid-rise

Buildings with a range of maximum permitted building heights of between five to ten storeys with consideration of a range of objectives



Midtown Tall Buildings

Buildings that exceed the maximum low- or mid-rise heights in the respective Character Area



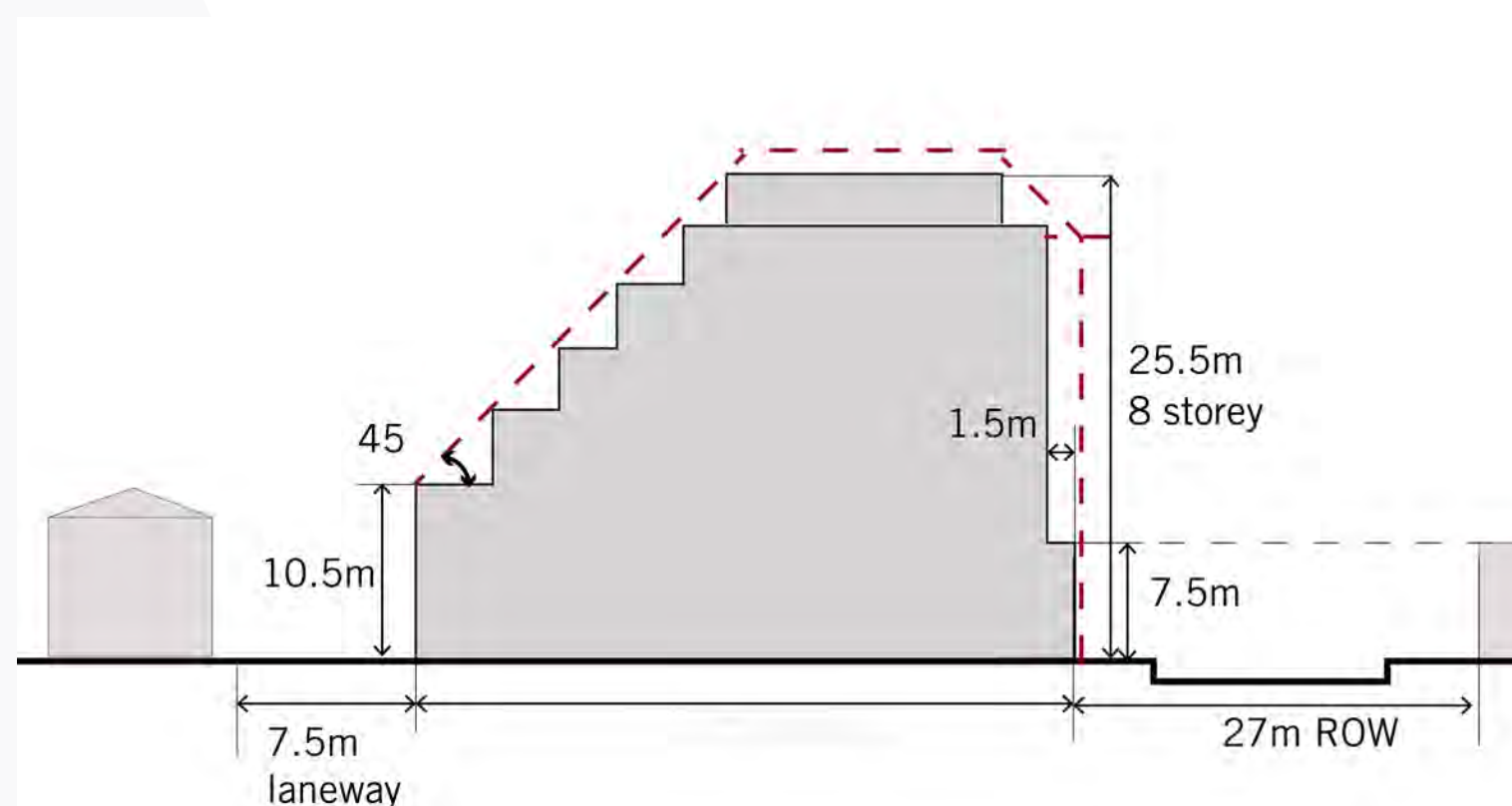
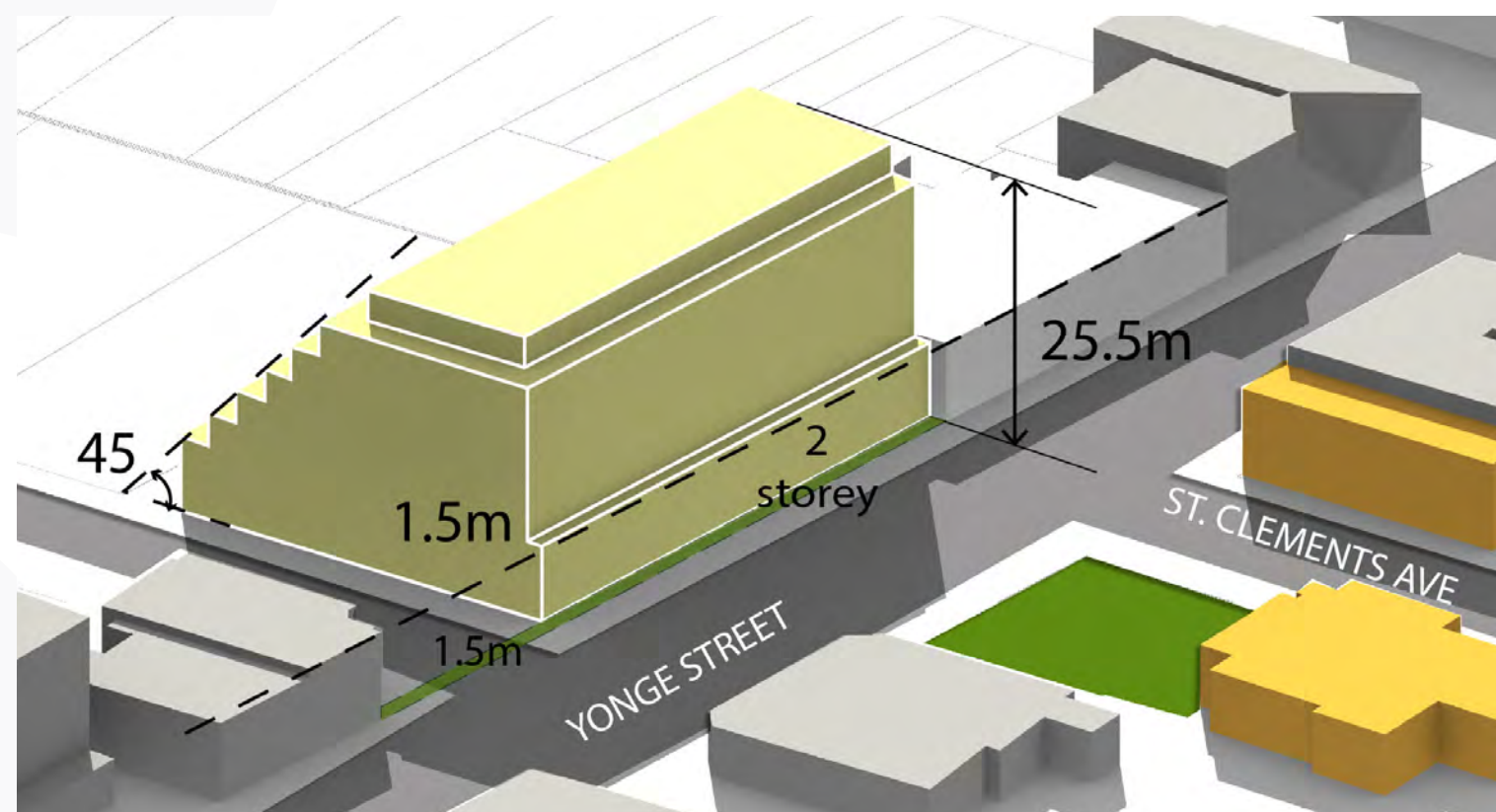
Midtown Infill

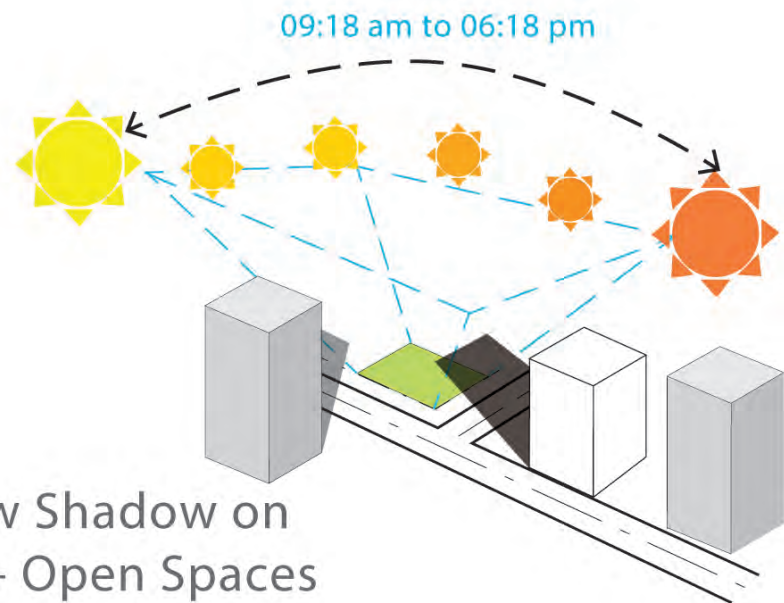
Consists of new development on a site with an existing building to remain, or an addition to an existing building

- Areas where planned context includes low-rise intensification up to four storeys to contribute to the diversity of housing in the area
- Includes townhouses, walk-up apartments, main street buildings and low-rise institutional buildings with different typologies permitted in different areas
- Directions to ensure:
 - appropriate relationship to neighbouring sites
 - integration with the Public Realm Moves
 - generous facing distances between units
 - relationship with public streets and mid-block connections for eyes on the street and high-quality streetscapes

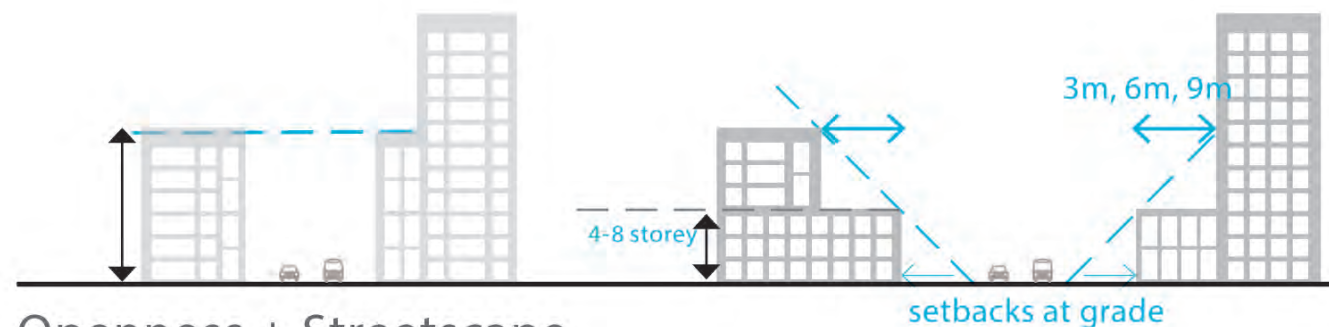


- Tailored urban design standards to reflect distinguishing features and Character Area-specific site design standards
- Reflects two types of mid-rise buildings found in Midtown:
 - Main street
 - Pavilion style
- Key objectives are to ensure:
 - maintaining historic two-storey streetwall condition
 - good proportion between buildings
 - consistent high standards for sunlight on the public realm
 - transition to low-rise areas
- Flexibility provided in key areas subject to meeting criteria

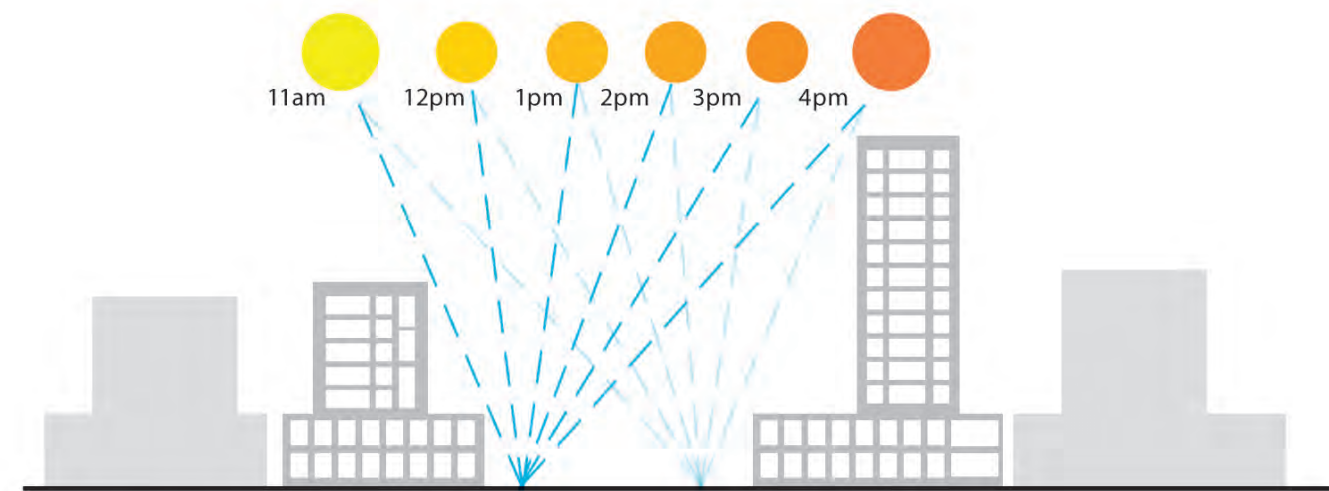




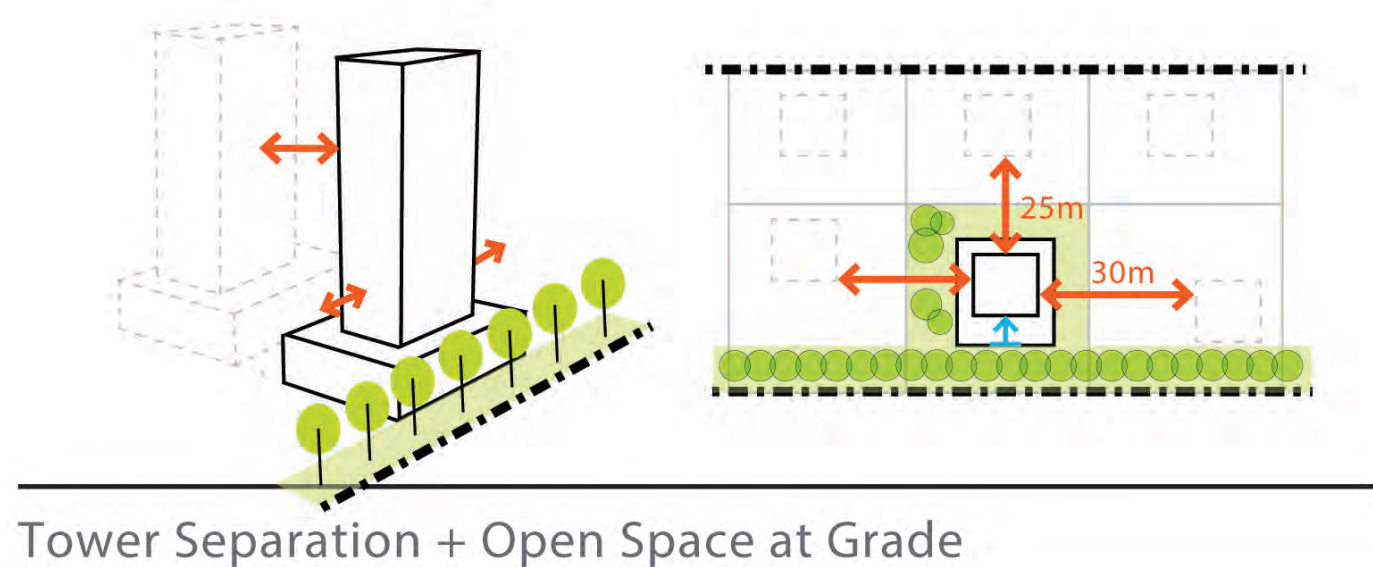
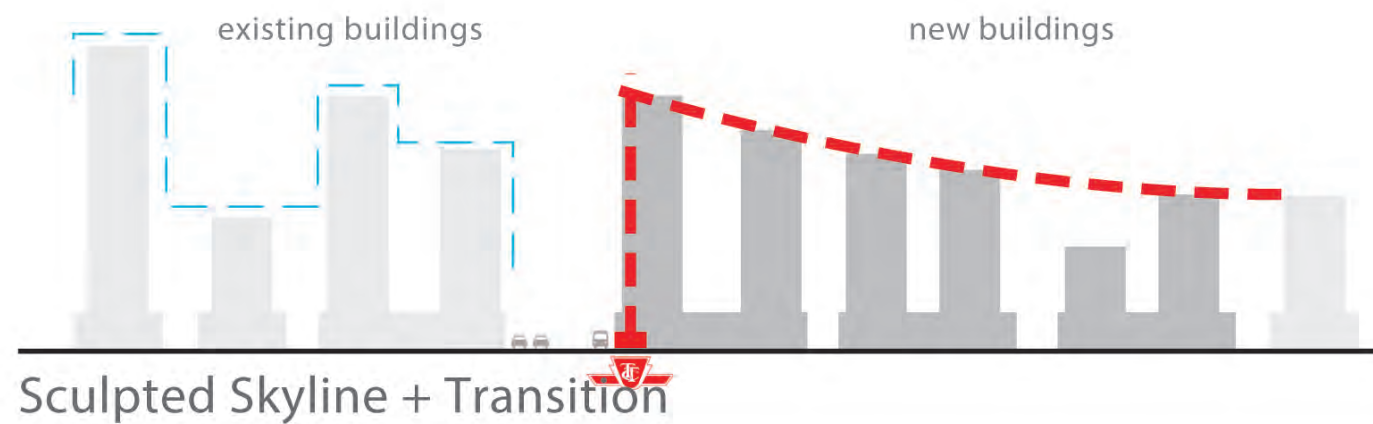
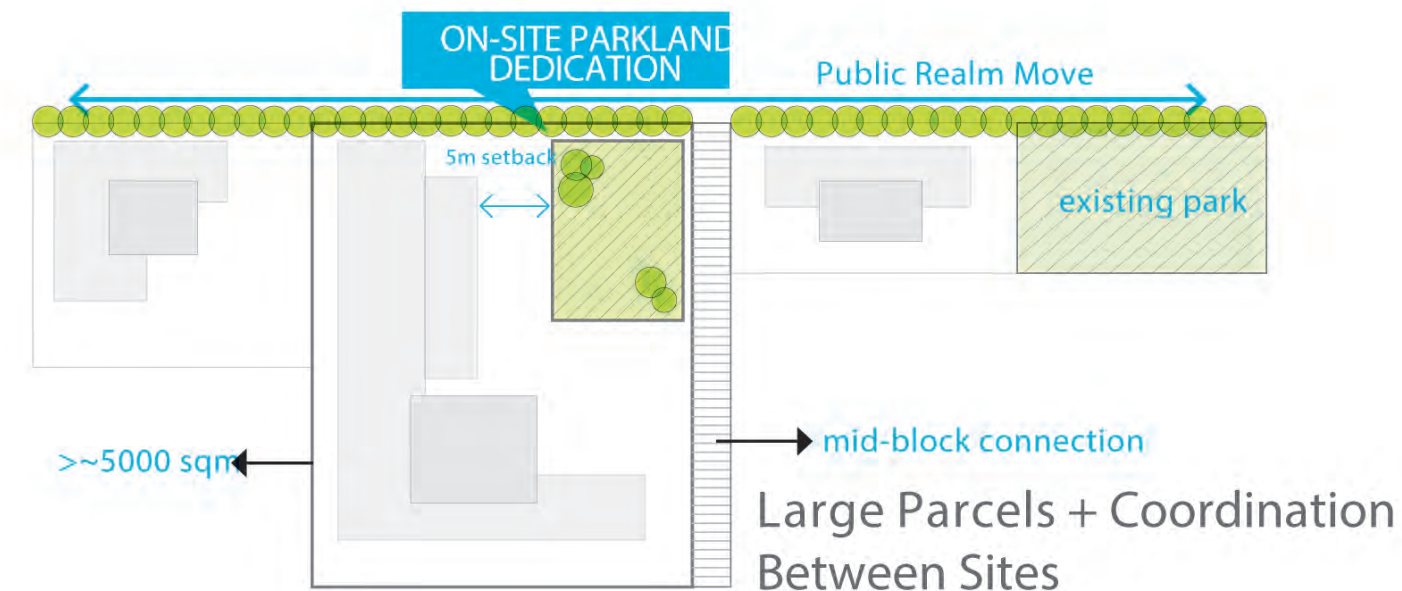
No Net New Shadow on Key Parks + Open Spaces



Openness + Streetscape

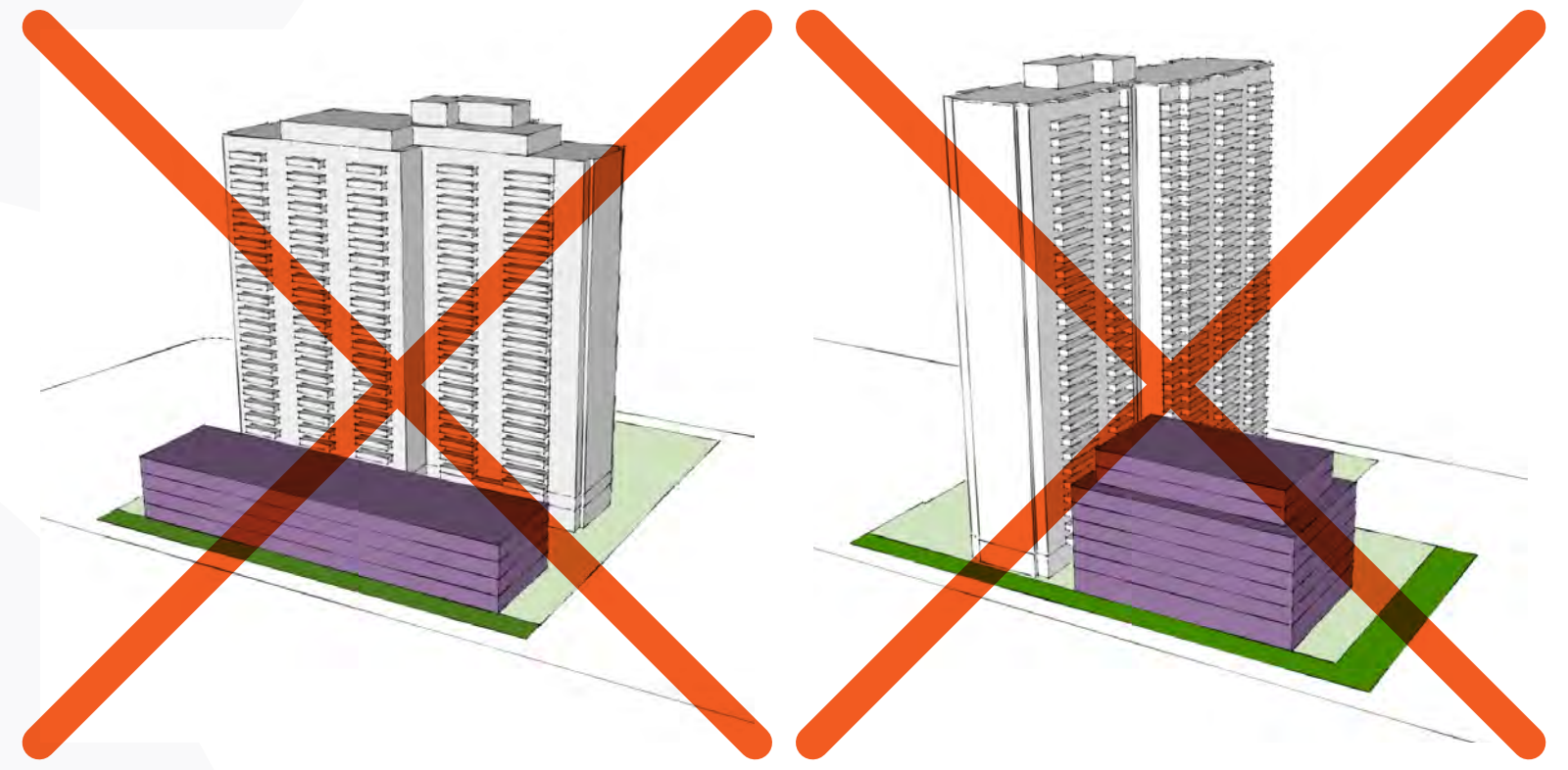


Solar Protection



Midtown Infill Development

- Enables building renewal and achievement of public realm objectives
- Allows for low to modest infill development on sites that have not had prior infill development
- Provides direction tailored to address the diverse conditions in Midtown and achieve positive outcomes e.g:
 - Wind mitigation
 - Improved amenities
 - Maintaining open space at grade
- Generally allows for low- and mid-rise buildings across all sites and limited potential for tall building additions
- Urban design standards will ensure high quality development that reflects area character



Low-rise Additions



New Low- or Mid-rise Buildings


Permitted Building Types and Height Limits Maps



- | | | |
|---|---|---|
| Midtown Low-rise | Midtown Tall Buildings | No Additional Infill Capacity |
| Midtown Low-rise (Approved/Constructed) | Midtown Tall Buildings (Approved/Constructed) | No Additional Storeys on Top of Existing Building |
| Midtown Mid-rise | Midtown Infill Apartment Neighbourhood Building | Special Study Areas |
| Midtown Mid-rise (Approved/Constructed) | Midtown Infill Apartment High Street Building | Maximum Height Limits |



The built form will contribute to a compact, transit-supportive built form, transition, a diversity of housing forms, the skyline of Midtown, the character of particular areas and a sunny and comfortable public realm

- 
- Requires larger units (**2 & 3 bedrooms**) to keep and attract families to Midtown
 - Inclusionary zoning policies will be brought forward to address **affordable housing** citywide in early 2019
 - Addresses **growth-related community service facilities priorities** for five sectors including child care, recreation, libraries, schools and human services
 - Requires **timely provision** of community service facilities commensurate with growth
 - Ensures **no loss of community space** through development

- Encourages **retention of City-owned** lands to address Plan priorities
- Identifies the need to complete **Infrastructure Implementation Strategies**
- Requires **Context Plans** to ensure orderly development and expands on requirements
- Provides detailed direction for **Public Benefits** (e.g Section 37) for predictability and transparency
- Allows for the use of **Holding** provisions
- Enables the City to **secure public access** for POPs, mid-block connections etc.
- Requires **Construction Management Plans** be submitted during development review
- Identifies the need for **Transportation Certification** reports



Next Steps

- Initiate a zoning review for Midtown's Character Areas
- Complete a Heritage Conservation District Study for the Glebe Manor Estates and prepare heritage guidelines/best practices for the Midtown Villages
- Advance preparation of a by-law to amend municipal code and enact an alternative parkland requirement for Midtown
- Undertake feasibility studies of decking subway trench and decking and redeveloping Davisville Yard
- Undertake a study of multi-modal access between Midtown and Downtown, including priority transit and cycling corridors
- Undertake an on-street parking review
- Prepare Infrastructure Implementation Strategies for:
 - Parks and Public Realm
 - CS&F
 - Municipal Servicing
 - Transportation-related infrastructure

An architectural rendering of a modern city street. The scene is bright and sunny, with lush green trees lining both sides of the road. On the left, there are multi-story modern buildings with large windows and balconies. A yellow taxi is driving on the road. On the right, a wide, paved sidewalk is populated with people: a woman in a grey dress and hat walking a child, a woman in a black top and green leggings jogging, and a man in a grey shirt and blue shorts walking. The overall atmosphere is one of a vibrant, walkable urban environment.

Planning + Growth Management Committee June 7, 2018

10:30 a.m., or as soon as possible thereafter
Committee Room 1, 2nd Floor,
City Hall, 100 Queen Street West