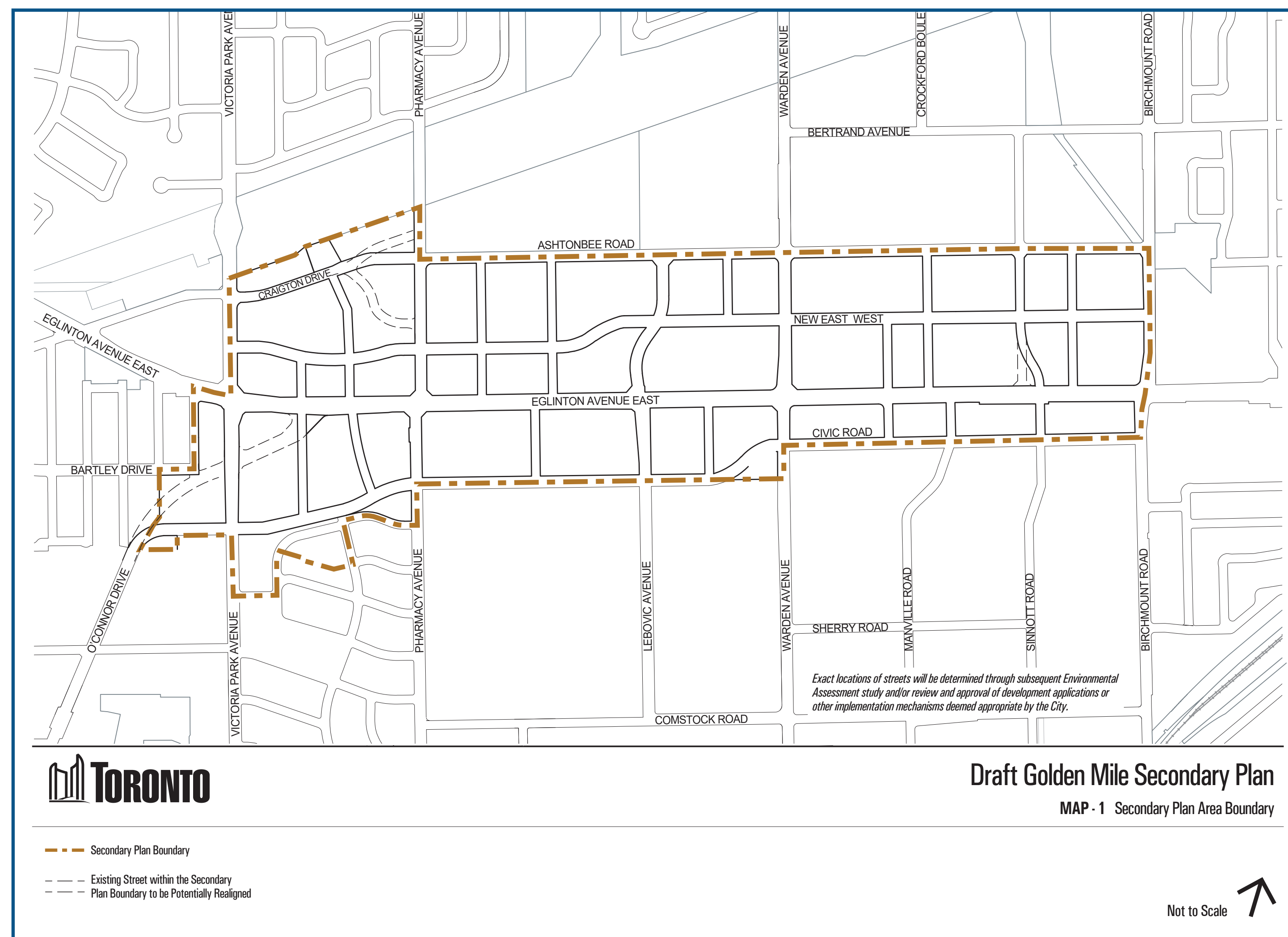


# Golden Mile Secondary Plan (Draft)

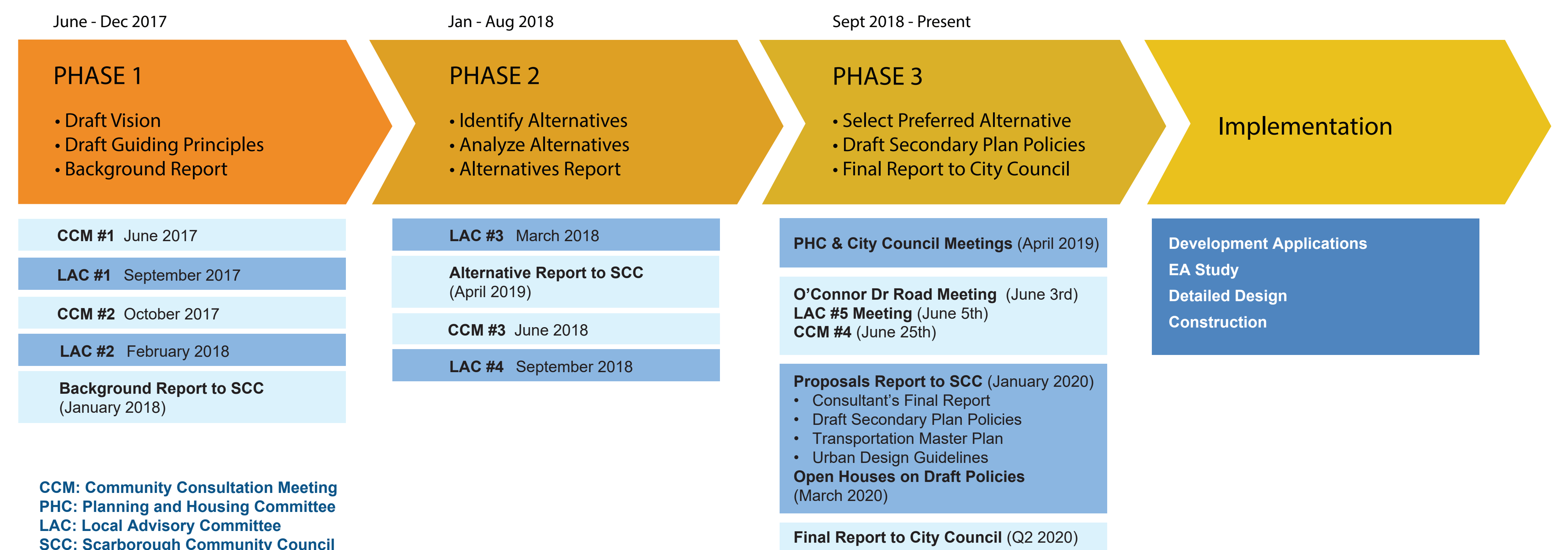
## Process

## STUDY AREA BOUNDARY



## VISION FOR GOLDEN MILE

## STUDY PROCESS



## GUIDING PRINCIPLES

- ## 1. Creating a Complete and Livable Community

Golden Mile will be a liveable, vibrant neighbourhood with a range of parks and open spaces, a diverse mix of housing types, forms, and affordability, different types of commercial uses, a range of employment uses, community service and facility uses, schools, and a high-quality public realm while retaining its historical identity as a commercial retail centre in the region.

- ## 2. Creating a Connected Community

Golden Mile will be accessible, green and pedestrian-friendly area for residents, businesses, and visitors. It will also offer improved connections for all modes of travel, providing enhanced travelling experiences as well as safety for all users of the street.

- ### 3. Creating a Responsive Community

Golden Mile will be flexible, responsive, and resilient to the changing needs of the community. It will provide a wide range of community service facilities, and programs that suit the diverse neighbourhoods while anticipating and accommodating change over time.

- ## 4. Creating a Prosperous Community

Golden Mile will provide an opportunity for prosperity for all. It will have enhanced competitiveness of the existing employment, while providing opportunities for new types of businesses to grow and flourish.

- ## 5. Creating a Resilient Community

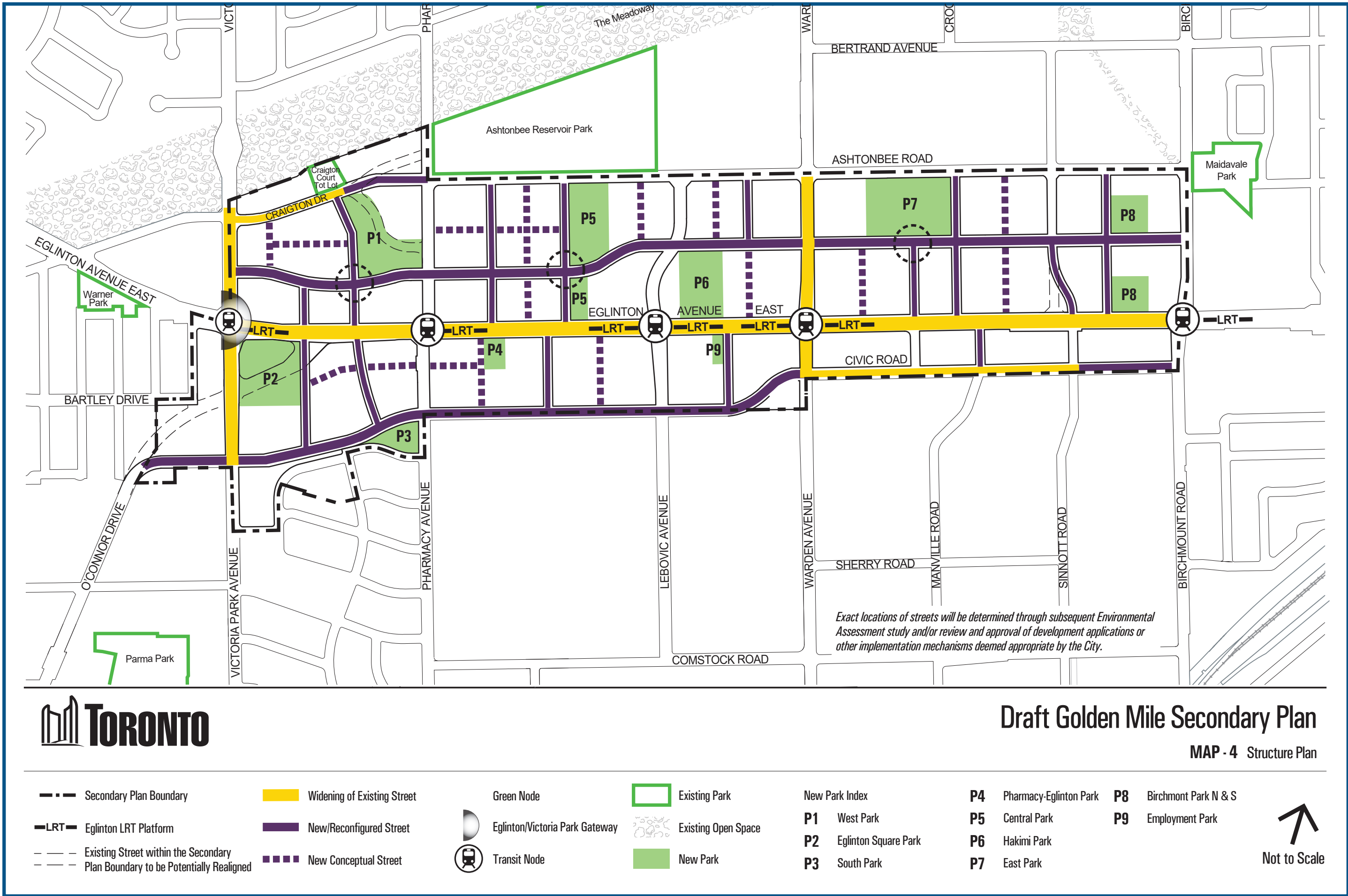
Golden Mile will be a resilient community integrating sustainable design of new buildings, landscapes, parks and open spaces to minimize energy demand, achieve zero emissions, absorb and retain stormwater, protect natural areas and enhance biodiversity.



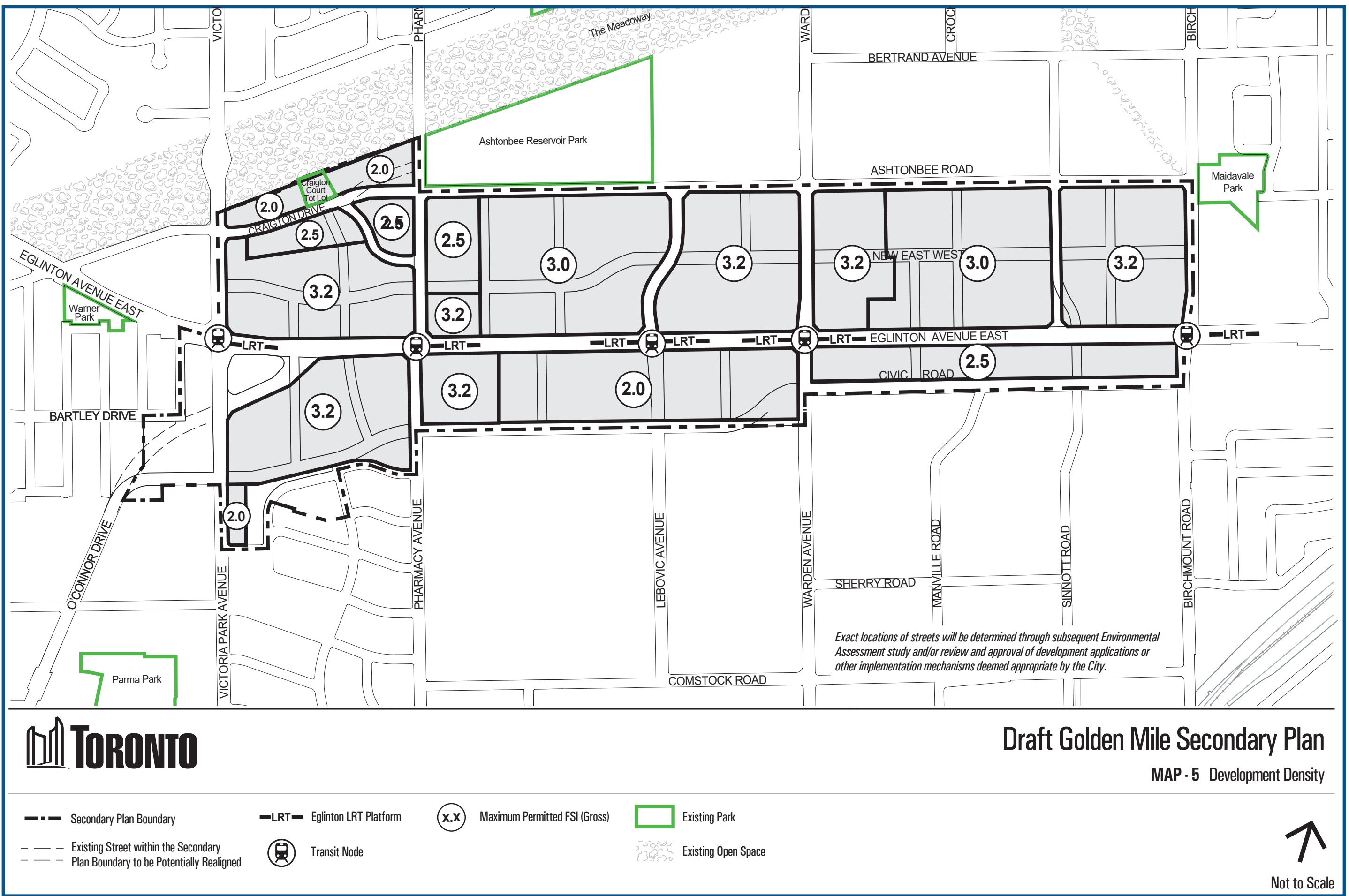
# Golden Mile Secondary Plan (Draft)

## Structure

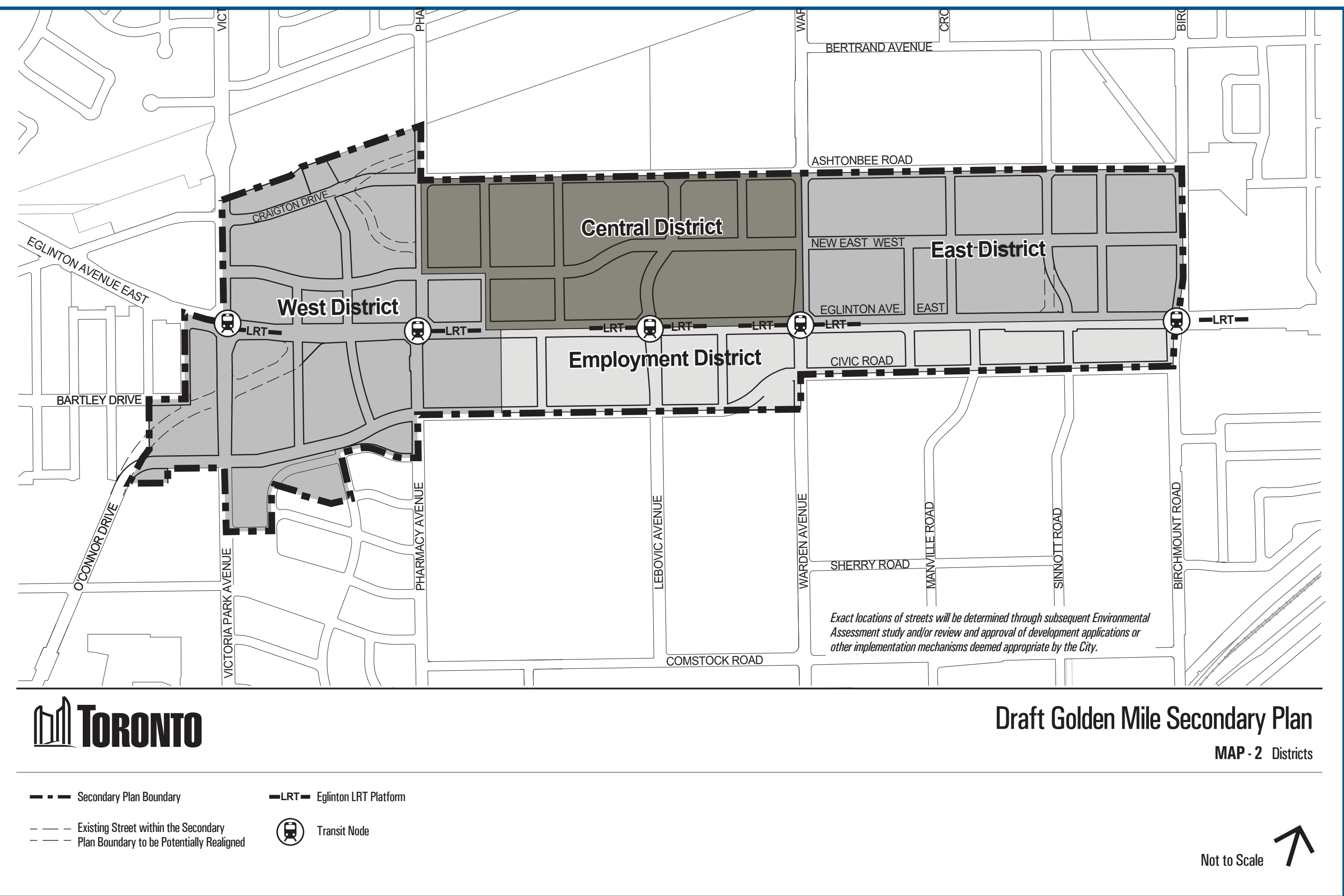
### STRUCTURE PLAN



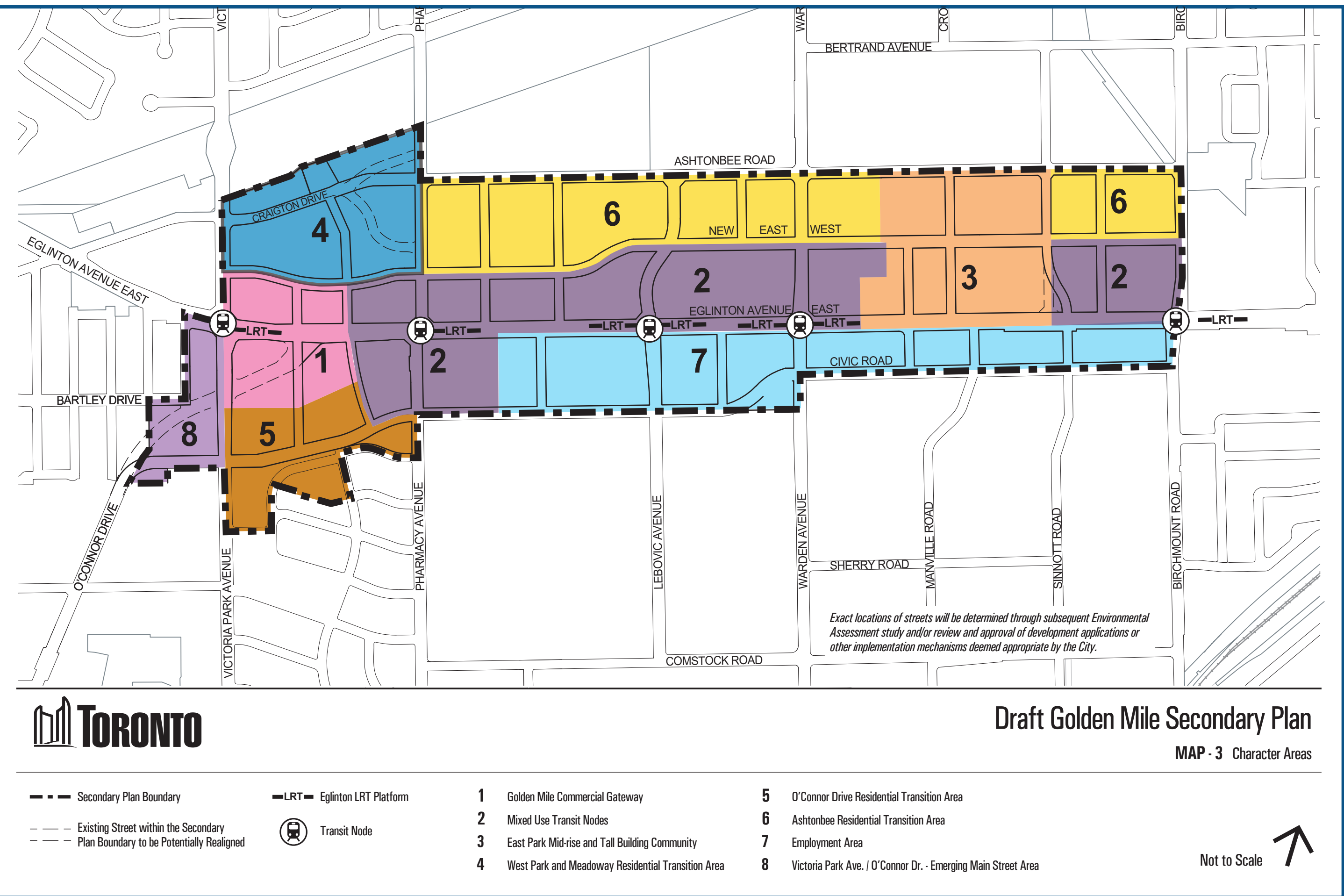
### DEVELOPMENT DENSITY



### DISTRICTS



### CHARACTER AREAS





# Golden Mile Secondary Plan (Draft)

## Cultural Heritage + Community Services and Facilities

### CULTURAL HERITAGE

Listed Heritage Building



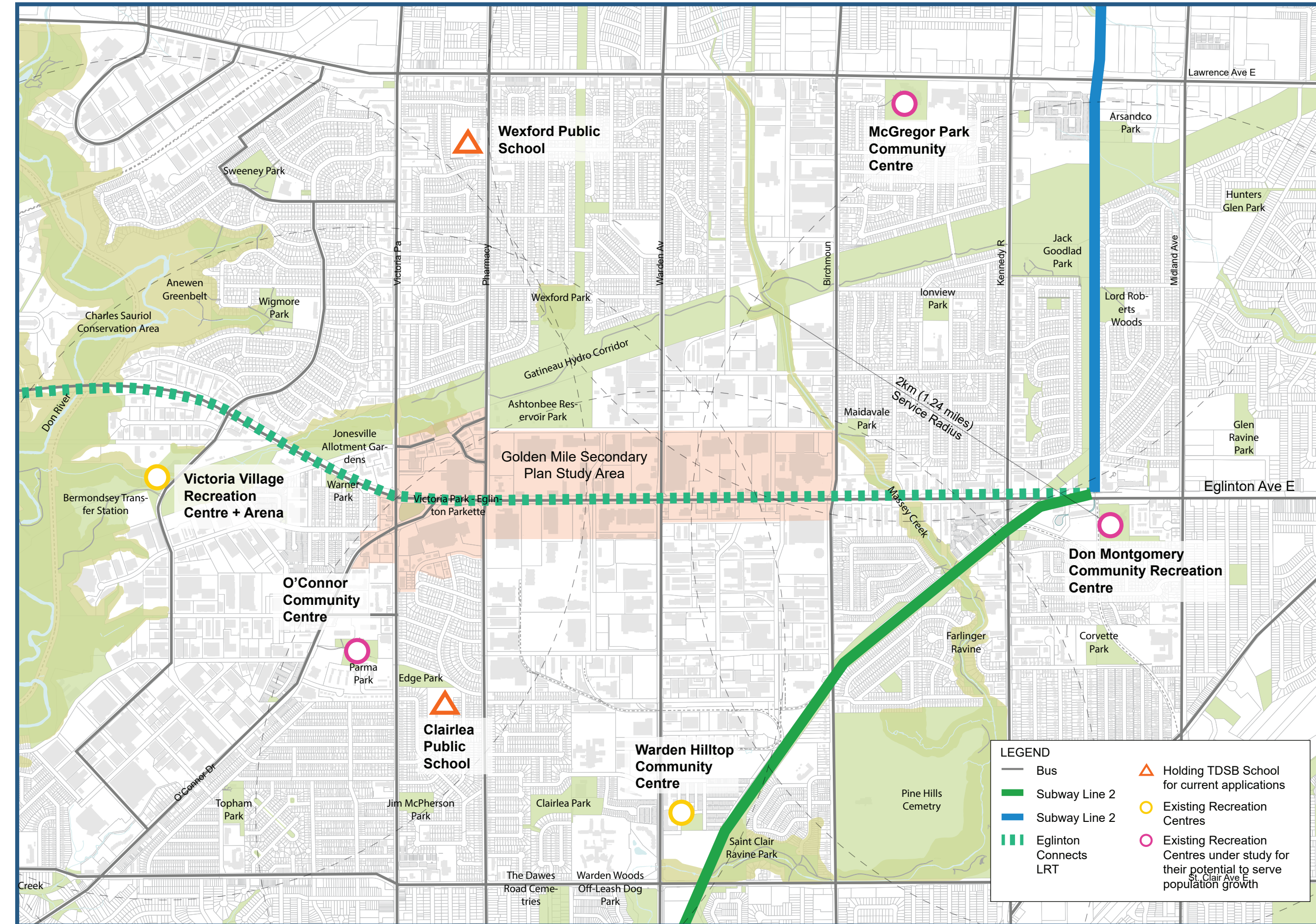
1940 Eglinton Ave. E. (The Volkswagen Building); Photo Provided by SvN Architects and Planners; 2020.

Heritage Potential Currently Under Review

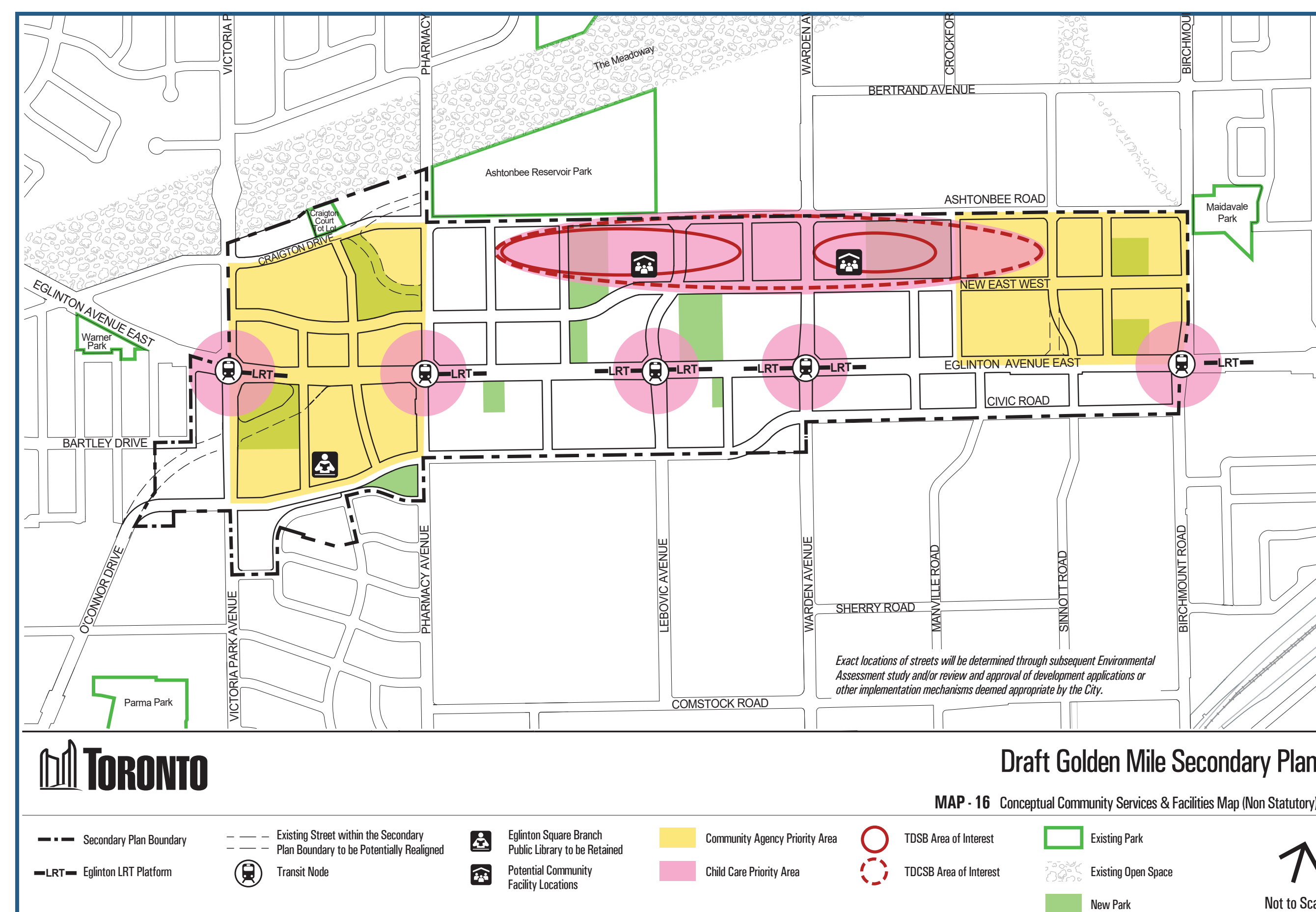


75 Thermos Rd. Photo provided by SvN Architects and Planners; 2020.

### COMMUNITY SERVICES AND FACILITIES



Community Services and Facilities in broader area around the Study Area



Community Services and Facilities in the Golden Mile Secondary Plan Study Area



Identified Areas of Archaeological Potential; Map provided by SvN Architects and Planners; 2020.

### Planning for Community Facilities

Consultation with key City Divisions and agencies identified the following considerations and strategic directions for the delivery of community service facilities to serve future residents of the Golden Mile:

#### Child Care

New child care facilities will be required to serve future growth in the Golden Mile. Priority areas have been identified where provision of new child care will be considered based on available funding. Priority areas include LRT station areas and within future elementary schools. Both Ward 20 and 21 have an existing deficiency of licensed child care spaces.

#### Libraries

The newly expanded Eglinton Square library is expected to serve the Golden Mile for the next twenty years. Should the library be impacted by future redevelopment, replacement, expansion and/or collocation opportunities within the Golden Mile will be considered. Based on estimated growth and development timeline, Eglinton Square and Kennedy/Eglinton branch libraries have been identified as 'hold and maintain' branches in TPL's 2019 Facilities Master Plan.

#### Community Recreation

Five City-run community recreation centres (CRCs) currently serve the Golden Mile area. Community Recreation provision will include the revitalization and expansion of existing community centres that serve the area (including O'Connor Community Centre and Don Montgomery Community Centre) and/or the potential provision of a new community recreation centre within the Golden Mile area. Community recreation provision will be evaluated on growth patterns, participation and program needs, or new opportunities that emerge.

#### Human Services

Consultations with the Human Services sector identified the desire to replace and expand the Victoria Village Hub, and an increase in the amount community agency space available at affordable rates. Two areas have been identified for the provision of new or improved community agency spaces at the western and eastern gateways of the Golden Mile.

#### Schools

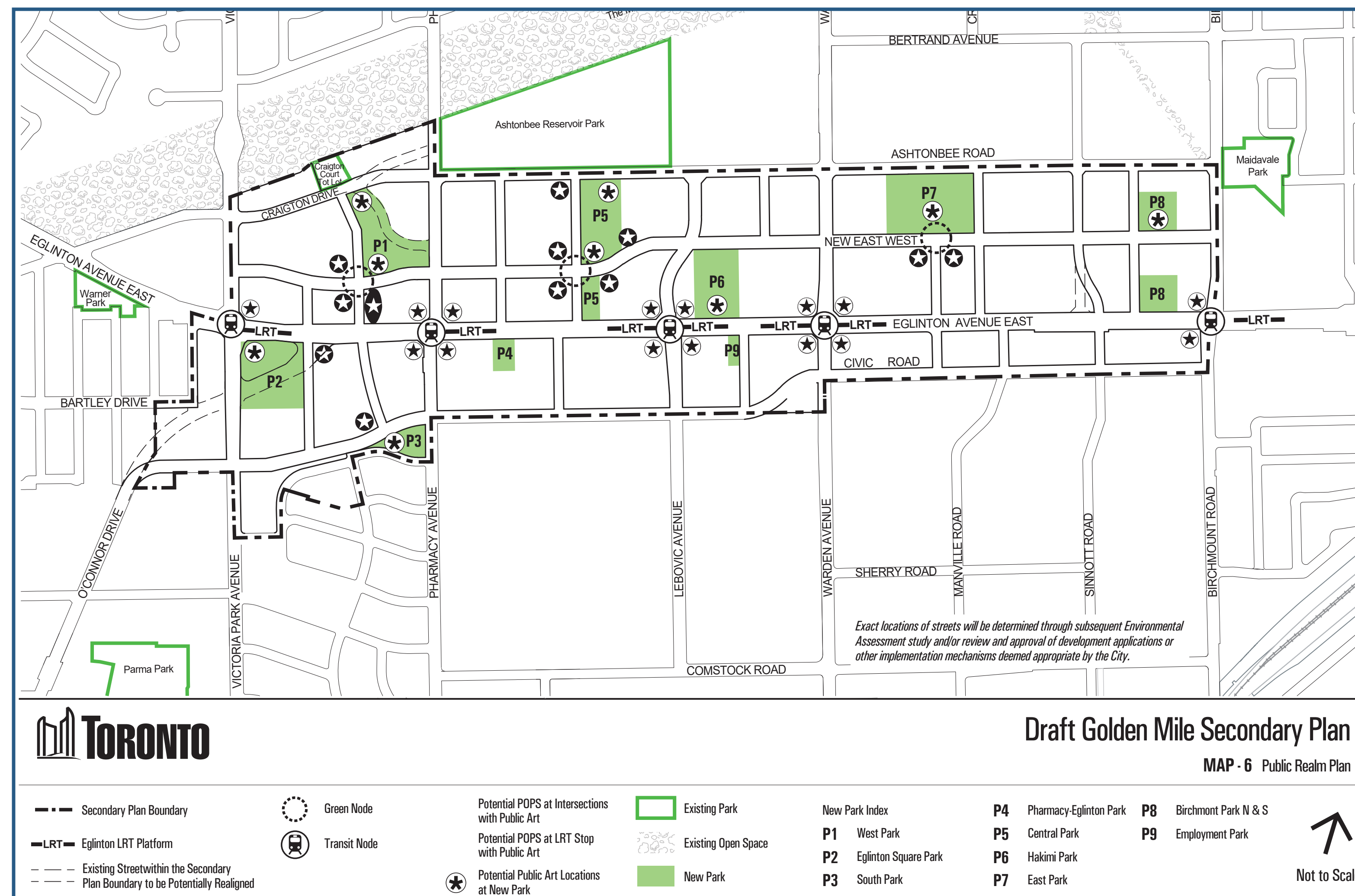
Based on estimated growth, both the TDSB and TCDSB will require new elementary schools over the long-term. Each board has identified areas of interest for the location of these schools. The costing and timing for the TDSB is tied to Ministry funding requirements and a number of schools within the surrounding area will accommodate new pupils over the near-term. The TCDSB is eligible to levy Education Development Charges to acquire land for a school in the area.



# Golden Mile Secondary Plan (Draft)

## Public Realm + Parks and Open Spaces

### PUBLIC REALM PLAN



Examples of Parks and Open Spaces, Public Art, and Heritage Expression (Photos Provided by SvN Architects and Planners; 2020.)

The public realm consists of the streets, parks and open spaces, and pedestrian and cycling connections that provide structure for development and contribute to Golden Mile's distinctive identity and value. These elements are essential to complete and liveable communities. The draft public realm policies provide directions on creating an interconnected network of open and inviting spaces that all users can enjoy.

New development in the Golden Mile will build on and enhance the existing streets, parks and open spaces, and create a new pedestrian and cycling friendly public realm to support a growing residential and employment population by:

- Adding new streets with high quality streetscape;
- Reconfiguring and/or widening existing streets to support improved pedestrian and cycling movement and enhanced streetscape;
- Providing streetscape improvements such as street tree planting to existing streets;
- Providing nine (9) new parks to support the planned growth. The parks are strategically located to achieve an even distribution and integration with the overall public realm network. If more growth than anticipated occurs, additional parks will be required;
- The West, Central and East Districts will each have at least one Community Park and Local Parks and Parkettes to ensure a range of park sizes and functions. The Employment District will have a least one park to provide open space amenity for workers;
- Designing parks and open spaces to be seamless with the street network to improve connectivity and accessibility;
- Ensuring high-quality park and public realm experience by promoting design considerations such as prominence and visibility, identity and character, user experience, as well as physical characteristics and thermal comfort;
- Incorporating Privately Owned, Public-Accessible Spaces (POPS) to complement the parks and open space system, including generous urban plazas at the ECLRT stops;
- Creating Green Nodes (groups of public and/or publicly accessible open spaces) in areas where streets terminate or intersect with parks, to serve as centres of community and cultural activities;
- Providing public art that will reflect, commemorate, and celebrate the cultural and natural heritage of the Golden Mile; and
- Creating high quality pedestrian and cycling routes throughout the Golden Mile, with connections to the existing communities and parks and open spaces such as the Meadoway and Ashtonbee Reservoir Park.