

Yonge Street North Planning Study

City Planning staff are looking for your feedback on the Transportation Master Plan and Planning Study for Yonge Street North during a virtual consultation meeting on September 9, 2020. Your feedback is important to help the City develop policies for this changing area where an extension to the TTC Line 1 Yonge-University Subway is planned.

Consultation Materials

The materials contained in this package relate to draft expanded Secondary Plan boundaries and different building type options in the area of Yonge Street North and will be discussed by City Planning staff during the September 9, 2020 virtual consultation meeting. In advance of the meeting, staff recommend you review these materials and prepare any questions you might have.

In addition to these materials, Transportation staff have prepared a package with materials related to the Transportation Master Plan and data of existing transportation conditions. You can view the Transportation Materials that will be presented during the September 9, 2020 virtual consultation at the following link: <https://www.toronto.ca/city-government/planning-development/planning-studies-initiatives/yonge-street-north-planning-study/meetings-events-yonge-street-north-planning-study/>

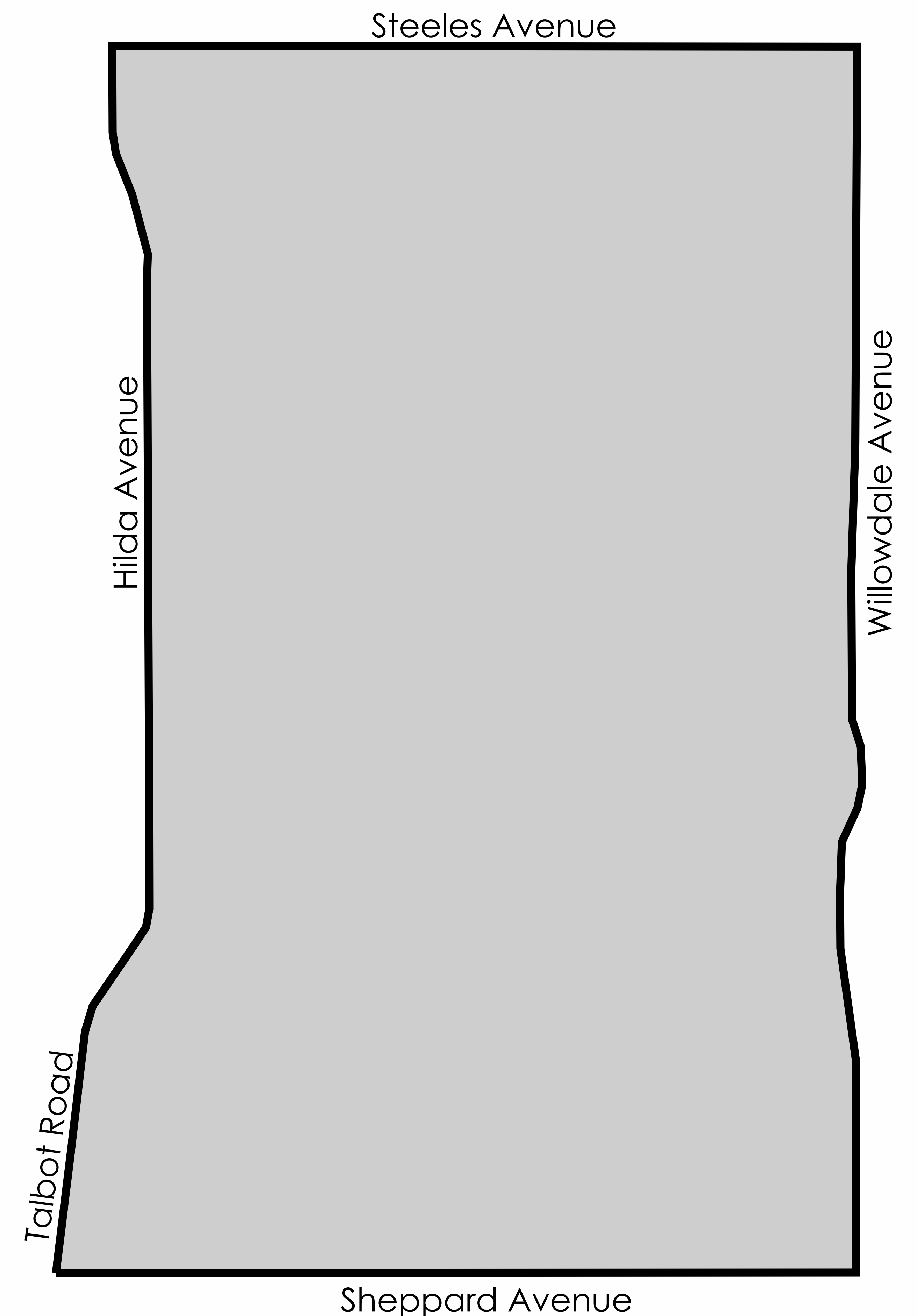
Share Your Comments With Us

In advance of the virtual consultation meeting that will be held on September 9, 2020:

- Send your comments and questions to Guy Matthew, Senior Planner at Guy.Matthew@toronto.ca

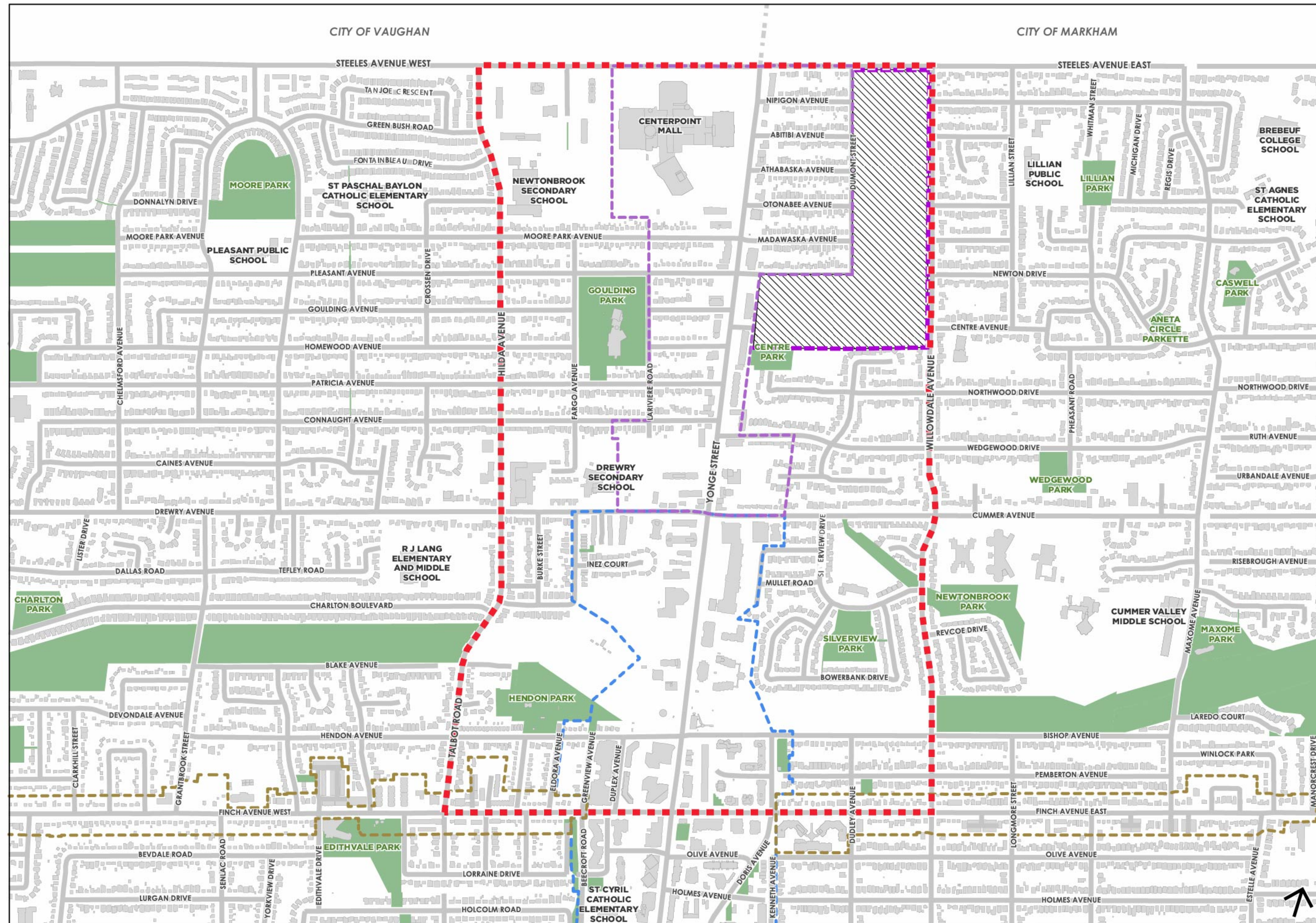
Participate in the virtual consultation meeting on September 9, 2020:


- Click [here](#) to learn more about how you can join the virtual consultation meeting





This area delineates the Transportation Master Plan Study Area


Draft Yonge Street North Secondary Plan Boundary and Draft Boundary Expansion




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Yonge Street North Planning Study

This boundary delineates the broader area that is being studied as part of the Yonge Street North Planning Study. City Planning staff are studying the transportation patterns and trends, population projections, and servicing capacity of this area.
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Draft Yonge Street North Secondary Plan

This boundary outlines the draft boundary of Yonge Street North Secondary Plan. The policies of the future Yonge Street North Secondary Plan would apply to all properties in this area.
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Draft Expanded Yonge Street North Secondary Plan

This grey hatched area outlines the area where staff are proposing to expand the draft Yonge Street North Secondary Plan boundary. Staff identified this expanded area based on feedback we received at our community consultation meeting in May 2019. You can share your questions and comments on the proposed draft expanded boundary by emailing Guy Matthew, Senior Planner at Guy.Matthew@toronto.ca or participating in the virtual consultation meeting on September 9, 2020.
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North York Centre Secondary Plan

This illustrates the boundary of the North York Centre Secondary Plan. You can view the North York Centre Secondary Plan at the following link: <https://www.toronto.ca/wp-content/uploads/2017/11/8fe9-cp-official-plan-SP-8-North-York-Centre.pdf>
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Central Finch Area Secondary Plan

This illustrates the boundary of the Central Finch Area Secondary Plan. There are no changes proposed to the Central Finch Area Secondary Plan as part of the Yonge Street North Planning Study. You can view the Central Finch Area Secondary Plan at the following link: <https://www.toronto.ca/wp-content/uploads/2017/11/8840-cp-official-plan-SP-22-CentralFinch.pdf>

Boundary Feedback from May 2019 Community Consultation Meeting



- Use service road to determine expanded boundaries.
- Widen boundaries but don't increase densities.
- Expand the eastern boundary to Bayview Avenue.
- Expand to Hilda and Willowdale Avenues to spread out density.
- Boundaries should be consistent with the North York Centre Secondary Plan.
- The boundaries should proactively address redevelopment pressures, not respond reactively.

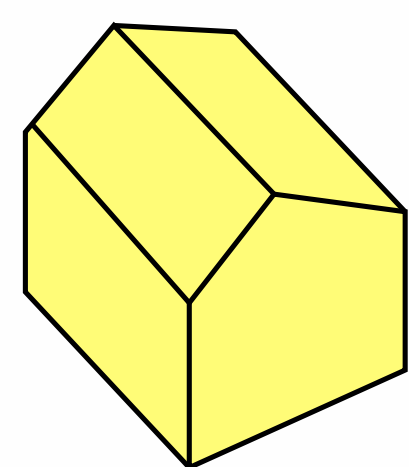
Missing Middle Building Typologies: Official Plan Direction



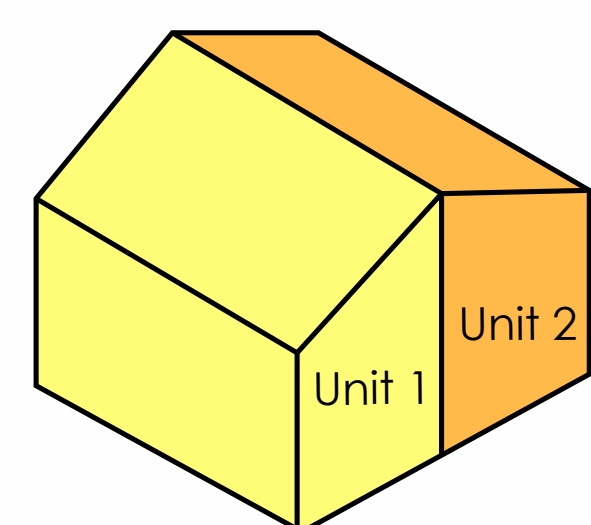
Policy 4.1.1 of the Official Plan lists a number of residential uses in lower scale buildings that are permitted in the Neighbourhoods designation. Policy 4.1.1 states:

Neighbourhoods are considered physically stable areas made up of residential uses in lower scale buildings such as **detached houses, semi-detached houses, duplexes, triplexes and townhouses, as well as interspersed walk-up apartments** that are no higher than 4-storeys. Parks, low scale local institutions, home occupations, cultural and recreational facilities and small-scale service, retail, and office uses are also provided for in *Neighbourhoods*.

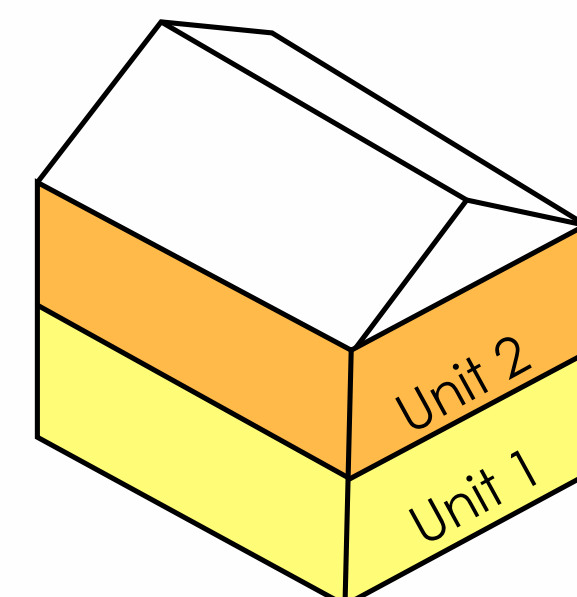
The following graphics illustrate each building type that Policy 4.1.1 of the Official Plan permits in *Neighbourhoods*. Each colour within each graphic represents one dwelling unit.



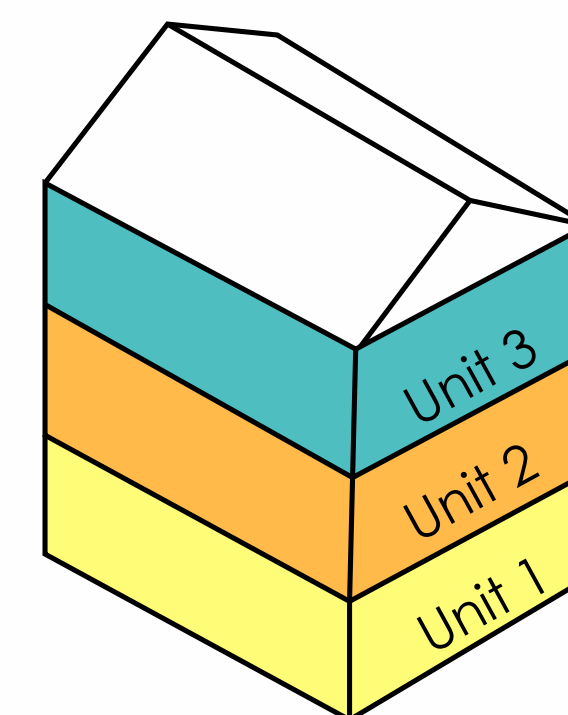
Detached Houses



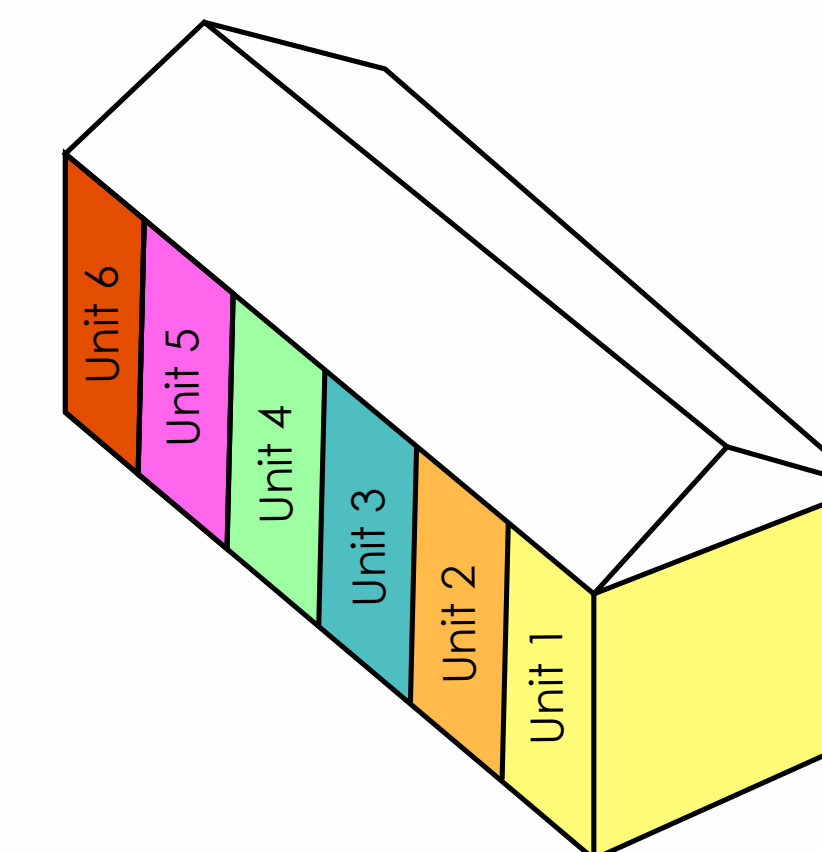
Semi-detached
Houses



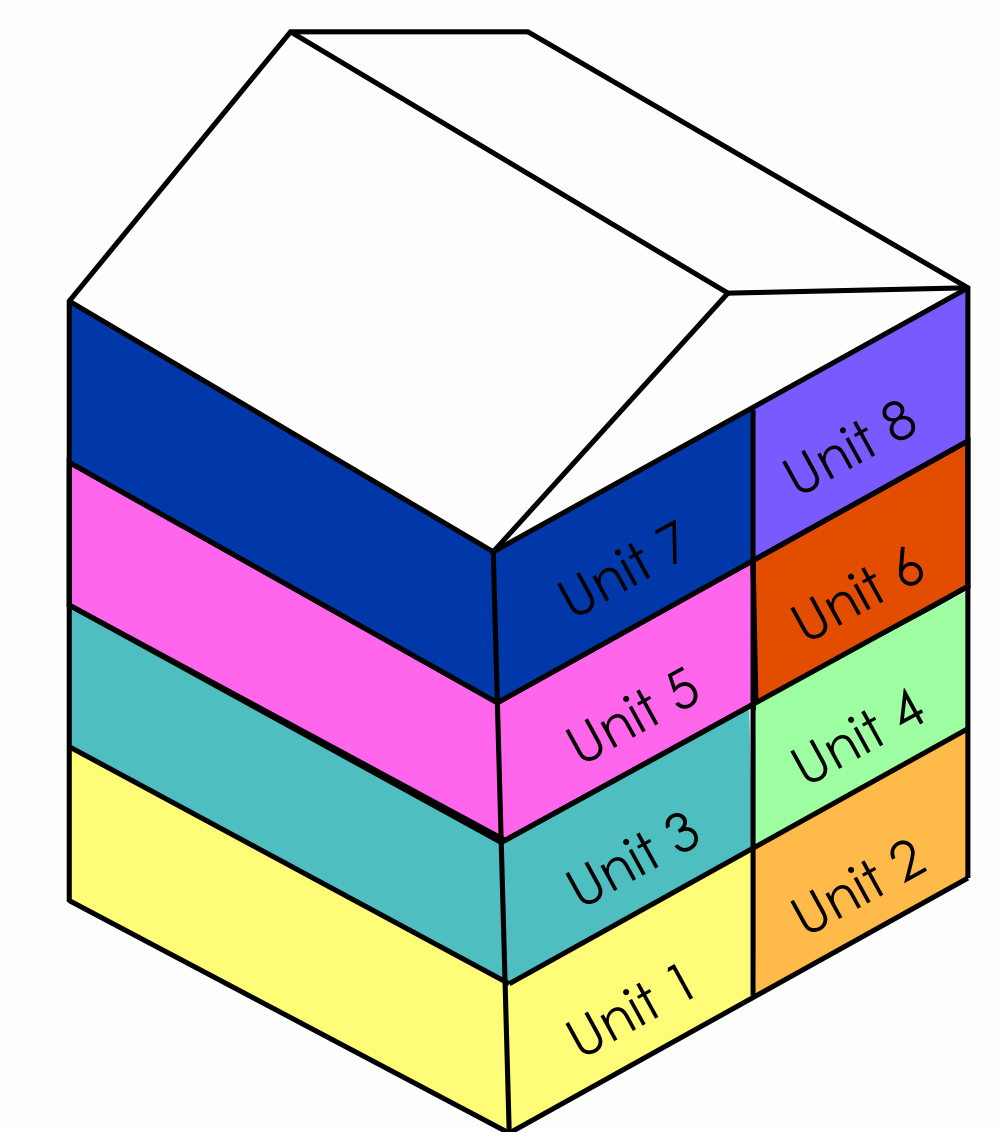
Duplexes



Triplexes



Townhouses



Walk-Up Apartments

Typical and Potential Future Building Typologies (Duplex)



Existing Typical Local Residential Streetscape



This graphic illustrates a typical local residential street in the area of Yonge Street North. These streets typically consist of detached dwellings that range from modest one-storey bungalows to larger, newly constructed two-storey dwellings.

Duplex Potential



Can you identify which detached dwelling was converted to a duplex?

Typical and Potential Future Building Typologies (Duplex) Continued



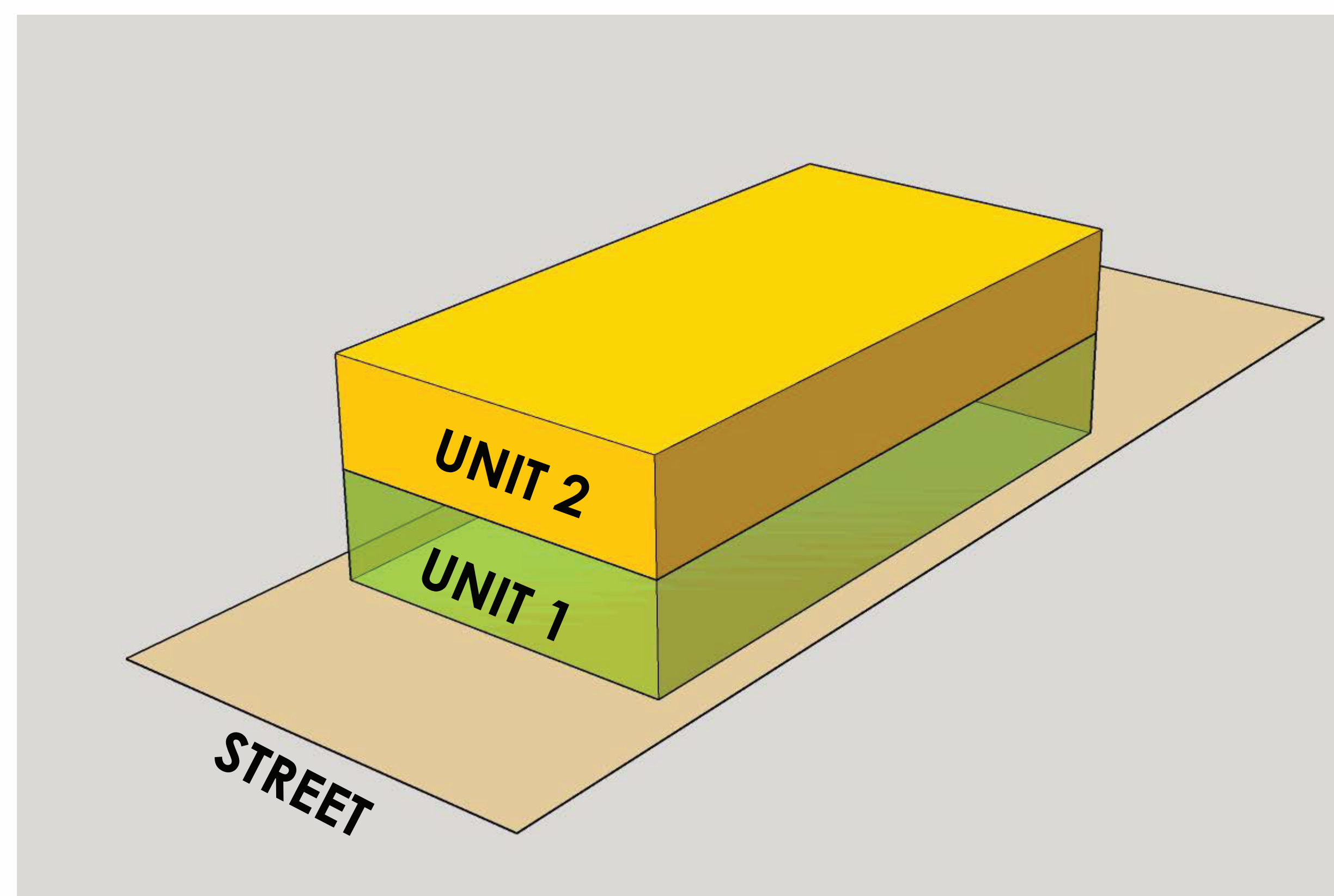
Existing Typical Local Residential Streetscape



Duplex Potential



Duplex Typology



These graphics illustrate a detached dwelling that was converted to a duplex which contains two dwelling units. Through the development of area specific policies, it may be possible to introduce new building typologies that respect and reinforce the character of the existing neighbourhood.

Typical and Potential Future Building Typologies (Triplex)



Existing Typical Local Residential Streetscape



This graphic illustrates a typical local residential street in the area of Yonge Street North. These streets typically consist of detached dwellings that range from modest one-storey bungalows to larger, newly constructed two-storey dwellings.

Triplex Potential

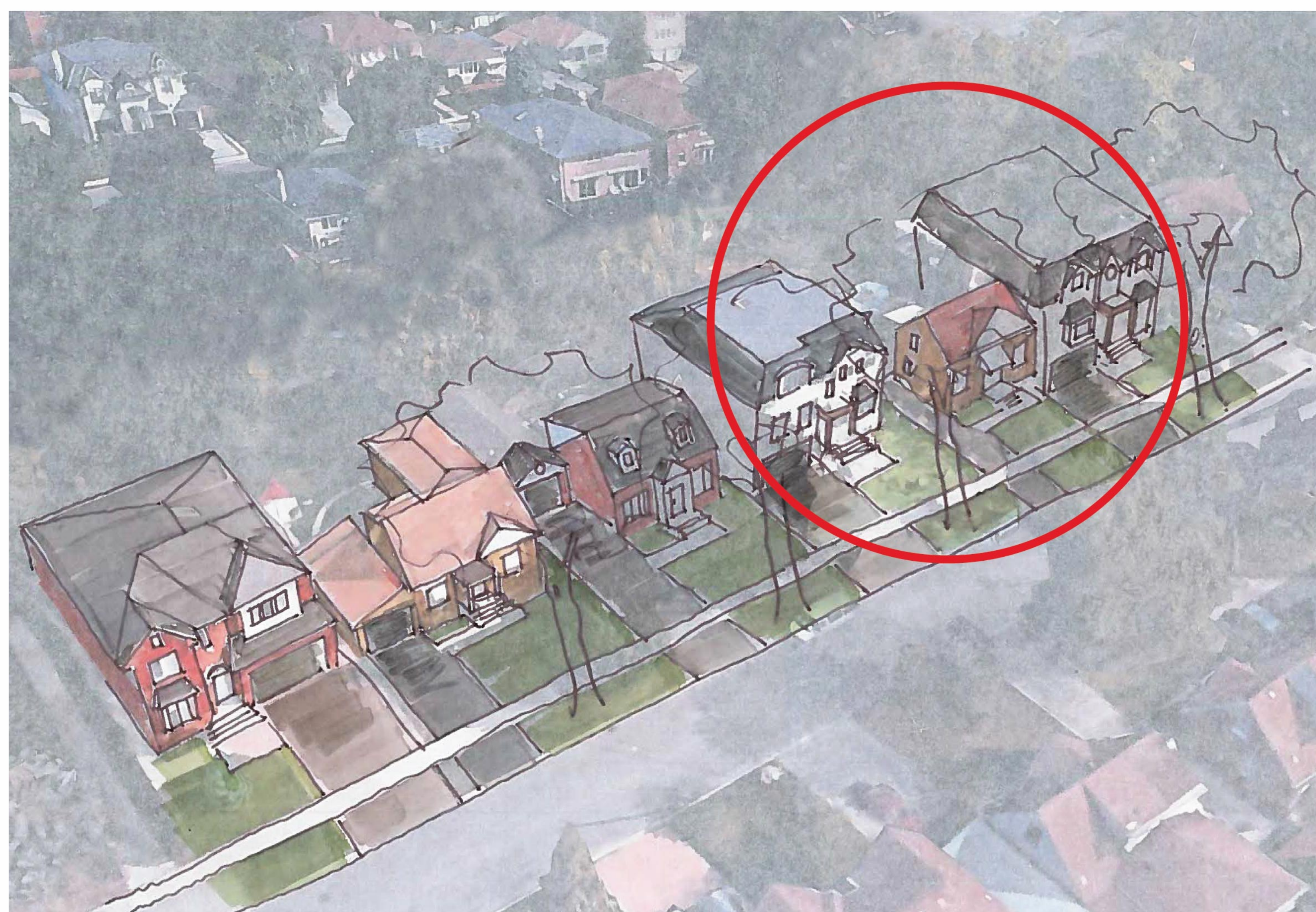


Can you identify which detached dwelling was converted to a triplex?

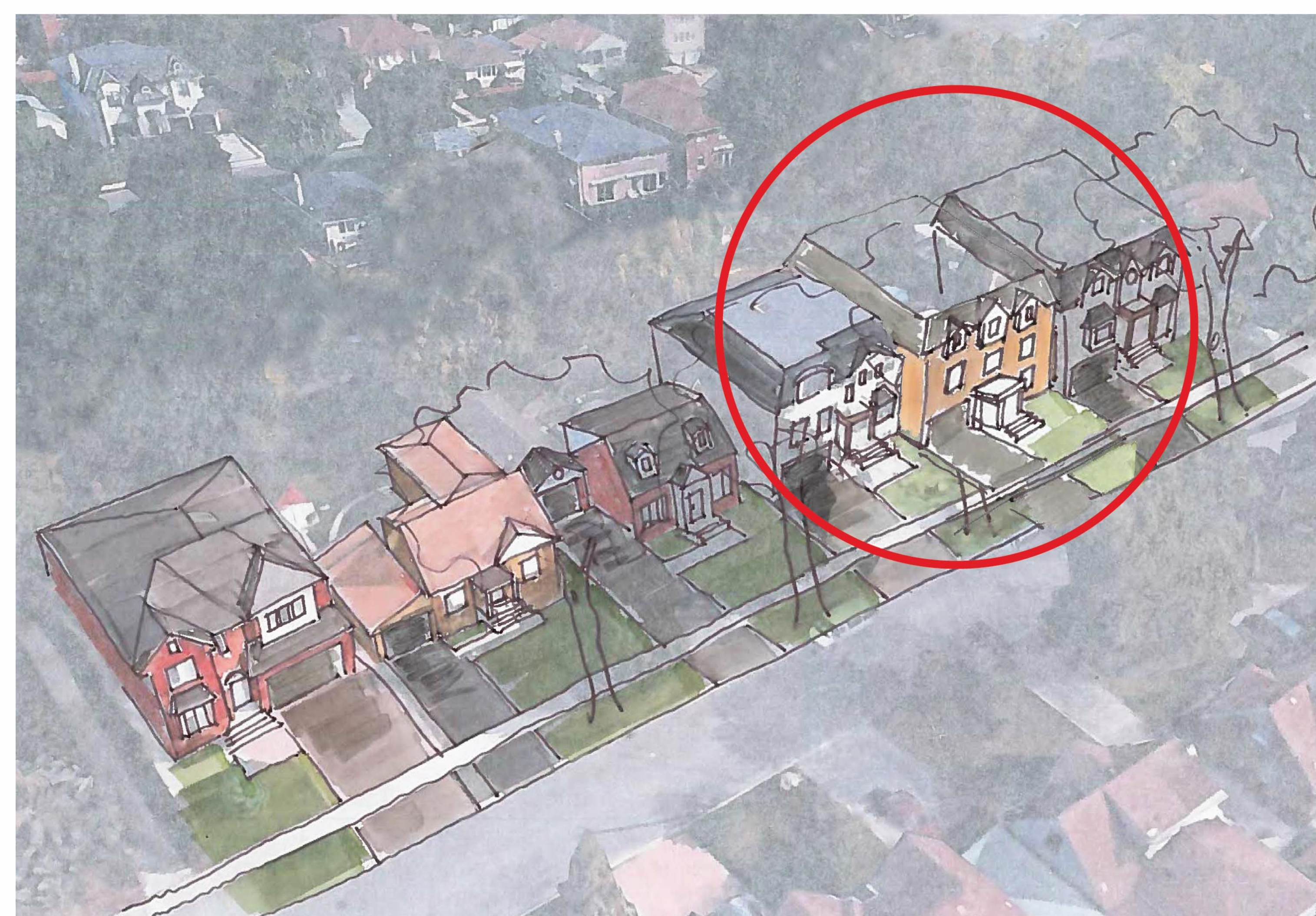
Typical and Potential Future Building Typologies (Triplex) Continued



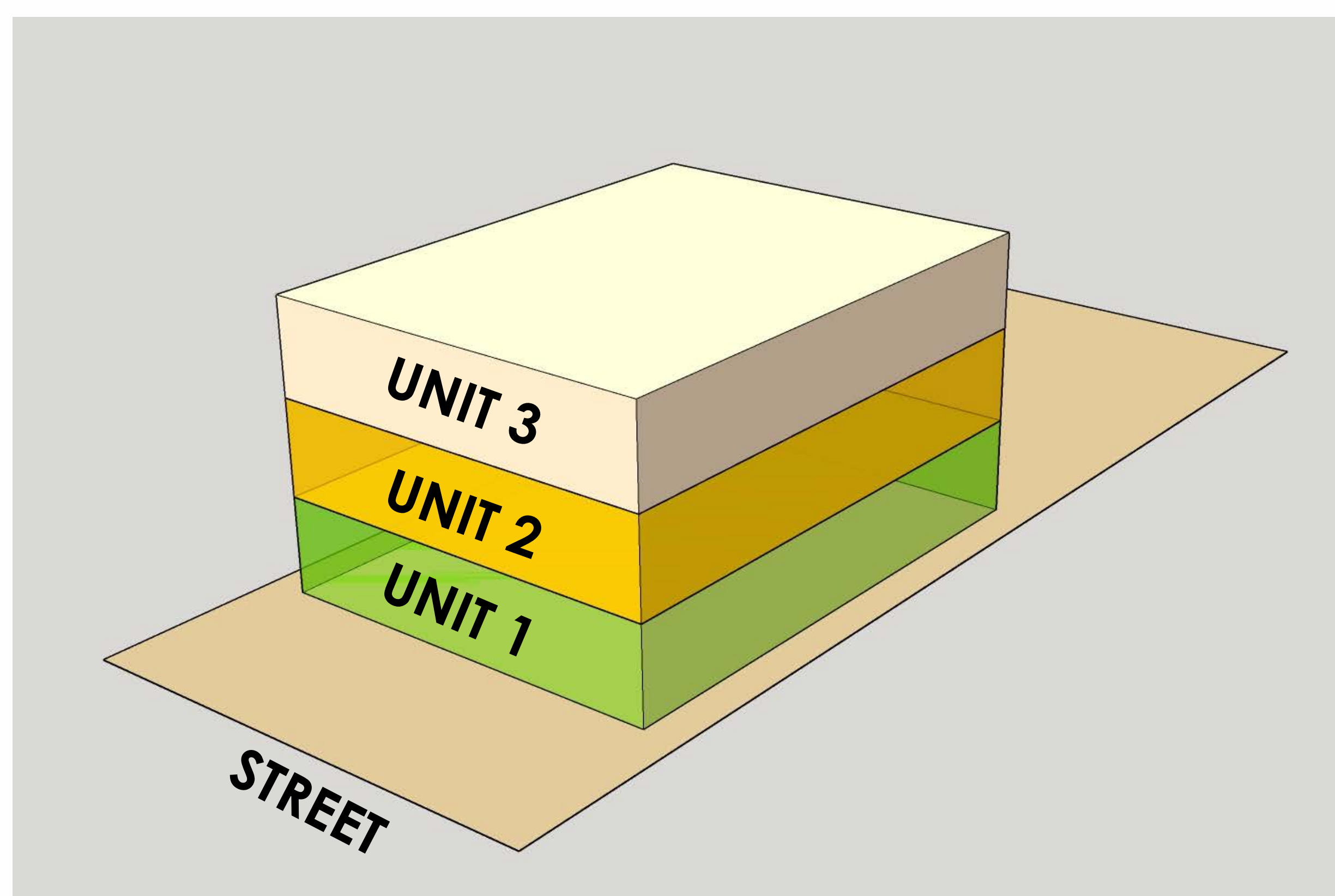
Existing Typical Local Residential Streetscape



Triplex Potential



Triplex Typology



These graphics illustrate a detached dwelling that was converted to a triplex which contains three dwelling units. Through the development of area specific policies, it may be possible to introduce new building typologies that respect and reinforce the character of the existing neighbourhood.

Study Status & Next Steps



Study Status

Planning Study

Understand Study Area & Establish Vision

Test & Confirm Ideas to Further the Vision

We Are Here

Draft Policies to Implement the Vision

Transportation Master Plan

Existing Conditions & Problem or Opportunity Statement

Develop & Evaluate Alternatives

We Are Here

Draft Policies to Implement the Preferred Alternative

Final Report to City Council for Adoption of Policies

Next Steps

Phase 1

- Draft updated Secondary Plan policies
- Community Consultation to present updated draft Secondary Plan policies

Phase 2

- Revise updated draft policies based on community feedback and draft a zoning by-law
- Present to Design Review Panel
- Community Consultation to present final policies to the public

Phase 3

- Final Report to North York Community Council and City Council

*there will be an opportunity for stakeholders/interested parties to provide feedback during each stage of the Planning Study and Transportation Master Plan