

# Broadway-Erskine Block Study Virtual Public Meeting

Tuesday November 10, 2020 | 7:00 to 9:00pm | Webex Meeting



# Having issues with the audio?

Click the button with **3 dots** at the bottom

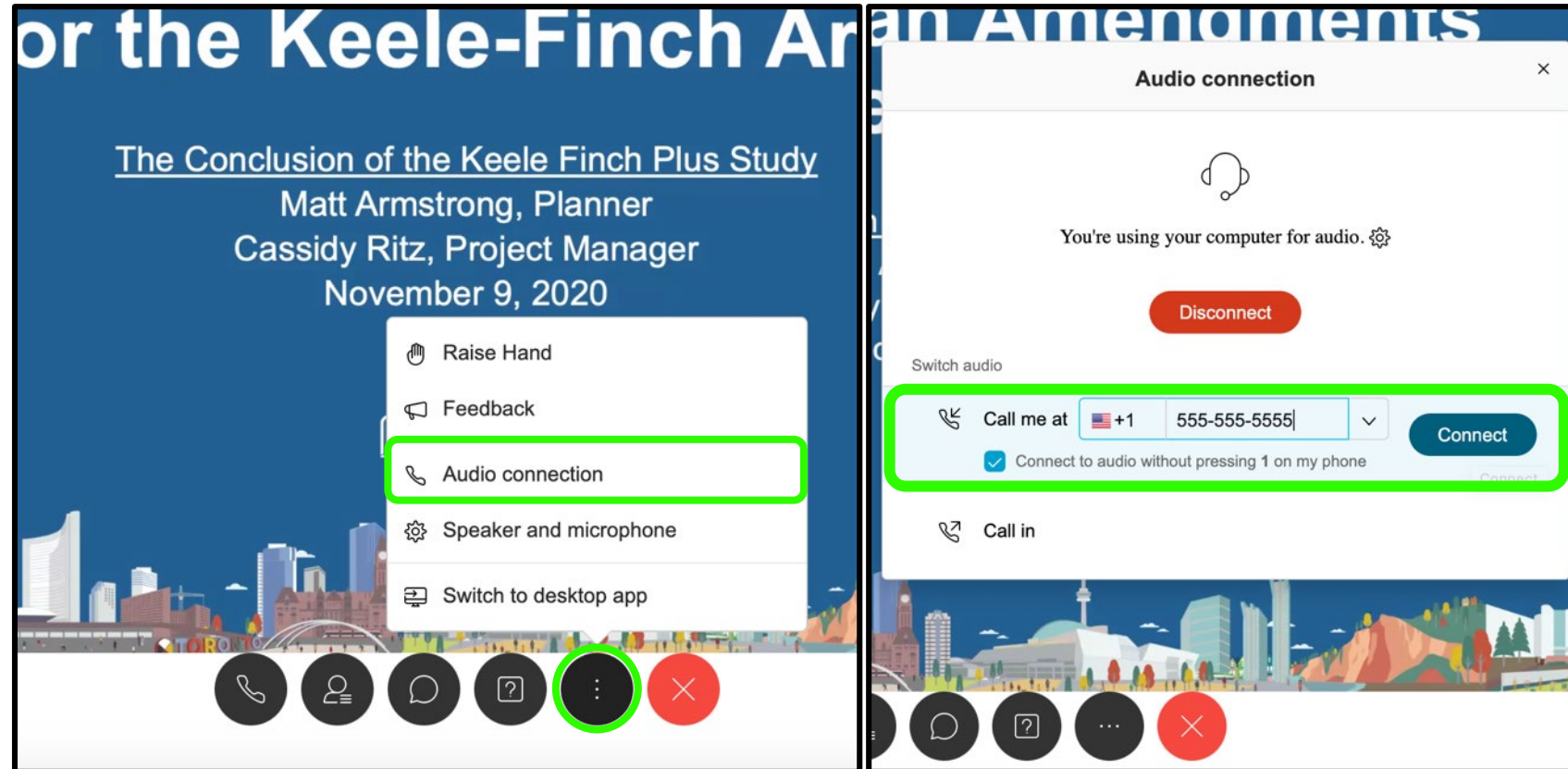
Select **Switch audio** in the pop-up menu

Switch audio to either **Call Me** or **Call In** from the menu.  
**Call Me is the easiest option**

**Call me:** Enter your phone number and select **Switch**. You will receive a call. You won't be charged long distance



Web Browser





# Audio Alternative

**Dial: 416-915-6530**

When prompted for an Access Code enter:

**133 442 4885**

# Meeting Conduct

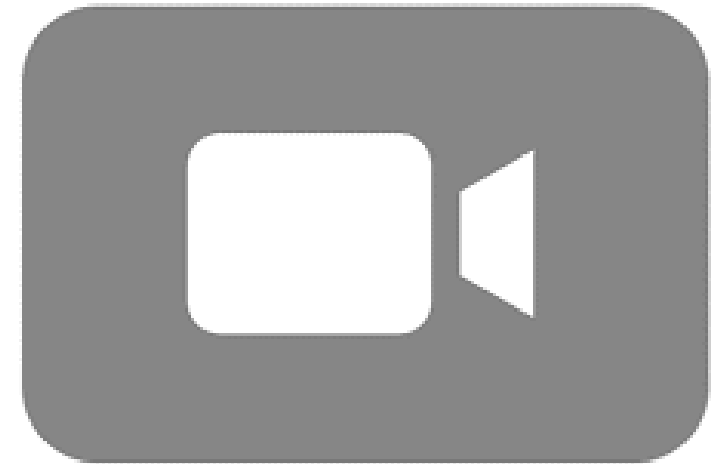
- Raise your hand to ask questions or use the Q and A feature.
- Be brief and limit yourself to one question or comment at a time, there will be other opportunities to engage.
- Be respectful. City of Toronto is an inclusive public organization. Racist or other forms of discriminatory, prejudicial, or hateful comments and questions will not be tolerated.
- Engage with high energy, be personable as you would in person!

# Notice of Recording

Please be aware that **this meeting is being recorded** and personal information, such as your opinions, statements and voice will become part of a public record.

Under section 27 of the Municipal Freedom of Information and Protection of Privacy Act, records created for the general public do not restrict access and may be made available on the City Planning website.

Your registration information will not be disclosed as part of the public record.



# Land Acknowledgment

We acknowledge the land we are meeting on is the traditional territory of many nations including the Mississaugas of the Credit, the Anishnabeg, the Chippewa, the Haudenosaunee and the Wendat peoples and is now home to many diverse First Nations, Inuit and Métis peoples. We also acknowledge that Toronto is covered by Treaty 13 with the Mississaugas of the Credit.



# Agenda



## Presentation

- Introductions (5 min)
- Project Background (15 min)
- Block Study Analysis and Test Cases (20 min)



## Survey Demonstration (5 min)



## Q&A Session (1 hour 15 min)



## Conclusion

# Meeting Purpose

Council-directed City staff undertake a block in 2019.

The purpose of tonight's meeting is to present analysis and test cases for the Council-directed Broadway and Erskine Block Study and get feedback from the public



# Introductions

## City Planning

- Strategic Initiatives
- Community Planning
- Urban Design
- Heritage Preservation Services
- Parks, Forestry and Recreation Staff
- Transportation Planning

## Consultant Team

- Perkins + Will

## Local Councillor

- Office of Councillor Robinson, Don Valley West





# Project Background

# Planning Toolbox



Less  
Specific

More  
Specific

## PROVINCIAL STATUTES

Legislation that Sets Out the Ground Rules for Planning in Ontario

## PROVINCIAL POLICY AND PLANS

Province-wide or Geographic Specific Direction for Managing Growth

## TORONTO OFFICIAL PLAN

Long-Term Vision and Policy Direction for the City

## SECONDARY PLANS

More Detailed Local Area Plans

### STRATEGIES / ASSESSMENTS

Context specific strategies to guide development or public works

### GUIDELINES

Ensures desirable design of buildings, streetscapes and more

### PRECINCT OR CONTEXT / BLOCK PLANNING

Finer-grained, detailed planning for sub areas

## ZONING BY-LAWS

The Precision - Controls Use and Type of Development

### PLANS OF SUBDIVISION / SEVERANCES

Orderly servicing and development of large parcels

### SITE PLANS

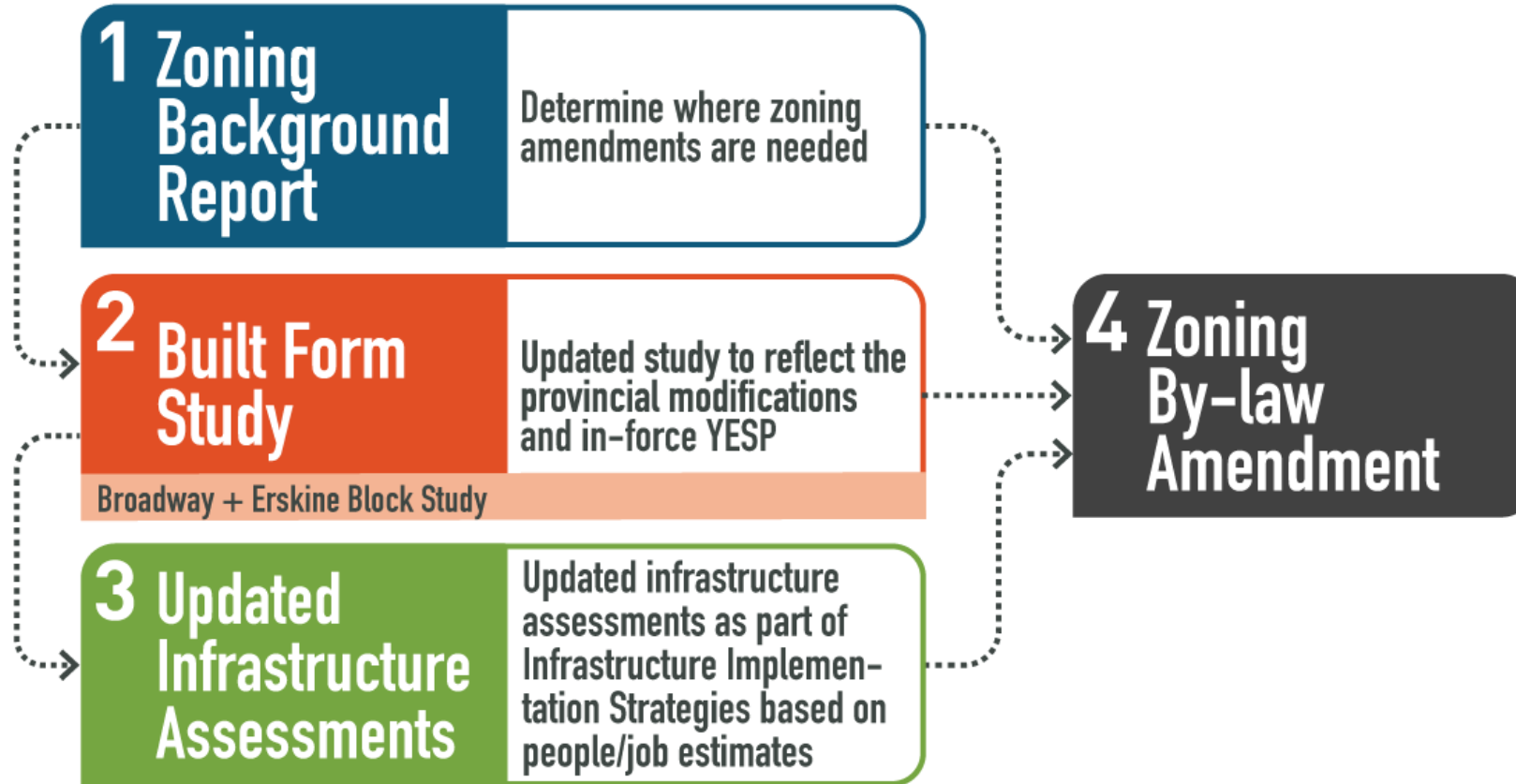
The detailed design and technical aspects of a proposed development, including sustainability elements.

### BUILDING PERMITS

Formal permission to begin the demolition, construction, addition or renovation of a building

# Background

## Midtown Zoning Review



Visit:

<http://www.toronto.ca/midtownzoning>

# Midtown's Character Areas

## A Apartment High Streets

- A1 Eglinton Park
- A2 Mount Pleasant Gateway
- A3 Eglinton East
- A4 Mount Pleasant North

## B Apartment Neighborhoods

- B1 Erskine & Keewatin
- B2 Redpath Park Street Loop
- B3 Soudan
- B4 Davisville

## C Villages

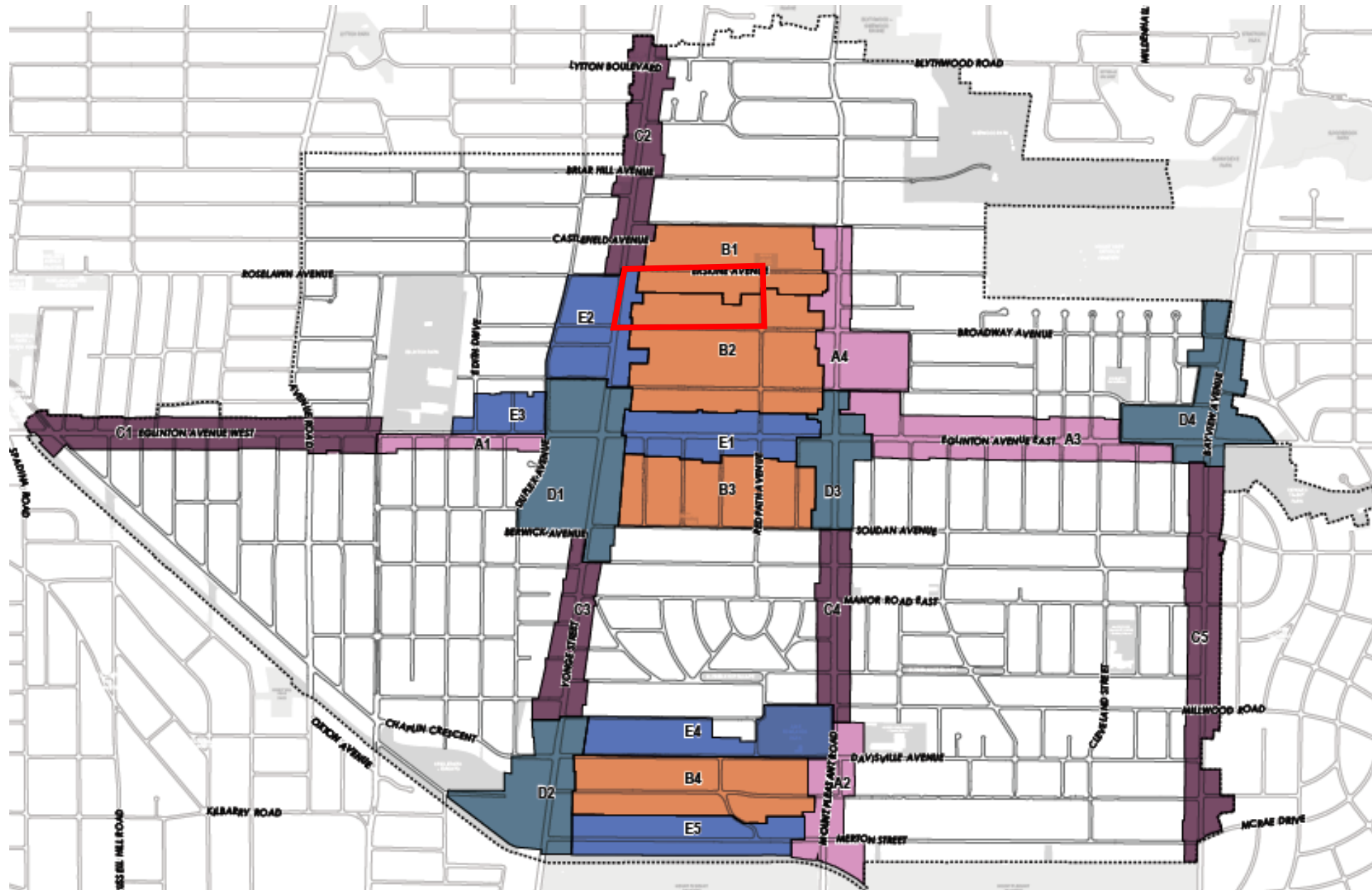
- C1 Eglinton Way
- C2 Yonge Street North
- C3 Yonge Street South
- C4 Mount Pleasant South
- C5 Bayview-Leaside

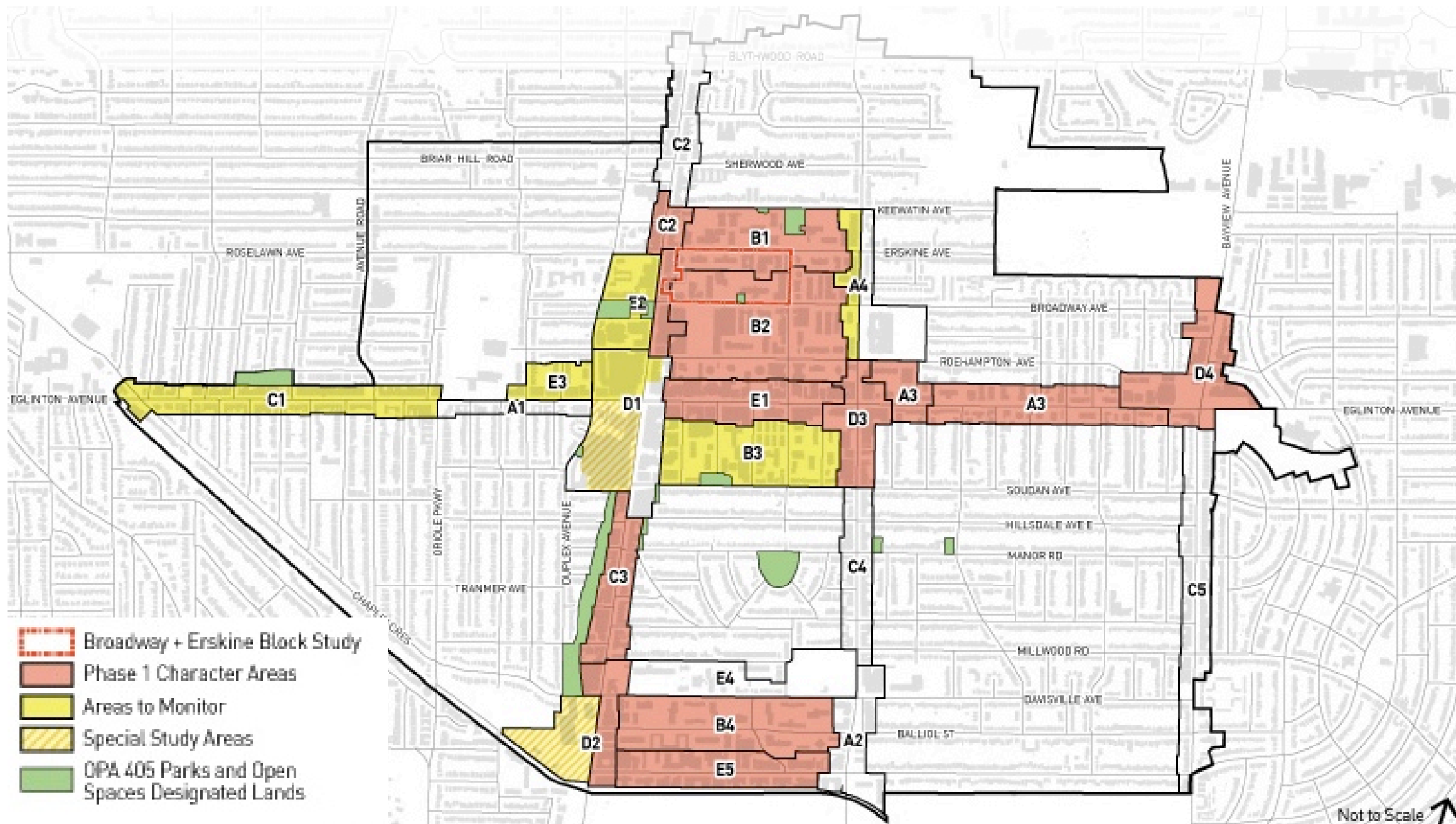
## D Cores

- D1 Yonge-Eglinton Crossroads
- D2 Davisville Station
- D3 Mount Pleasant Station
- D4 Bayview Focus Area

## E Special Places

- E1 Eglinton Green Line
- E2 Montgomery Square
- E3 Henning
- E4 Davisville Community Street
- E5 Merton Street





# Block Study Objectives

- Proactively plan the block
- Inform the review of current development applications
- Interpret the height guidance, and other policy directions, in the provincially-approved Yonge-Eglinton Secondary Plan
- Assess the cumulative impact of potential redevelopment in the area
- Address building heights, location and massing; public realm improvements; and local access and circulation
- Ensure better coordination and collaboration to result in better outcomes and investment in the community





# Key Secondary Plan Policies

The Block Study needs to conform to the approved Yonge-Eglinton Secondary Plan. Key Secondary Plan policies informing the Study include:

- Character Area **vision statements** (Section 1.3)
- **Park Street Loop** and **Erskine Greenway** Public Realm Moves (Policies 3.2.5 and 3.2.6)
- **Built form principles** (Policies 5.1.1 a, d, f, h, l and j)
- **Anticipated** building **height ranges** (Policy 5.4.3)
- Mid-rise and tall building **urban design standards** (Section 5.3)



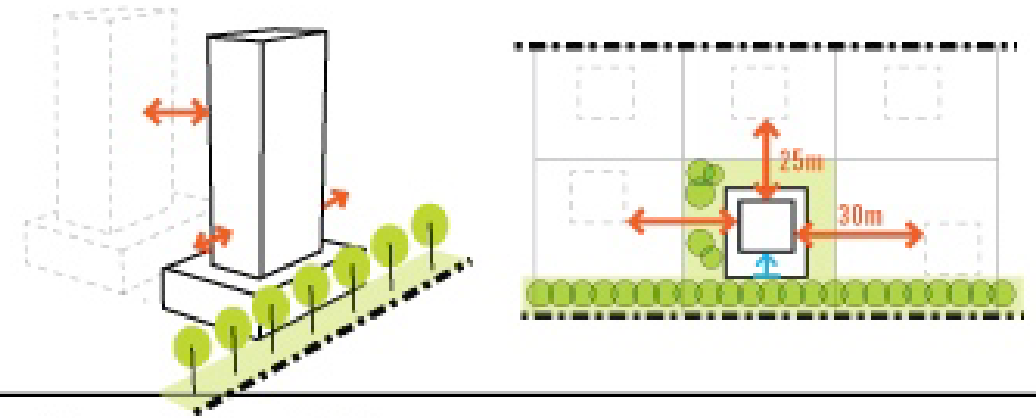
*Conceptual rendering of the Park Street Loop*



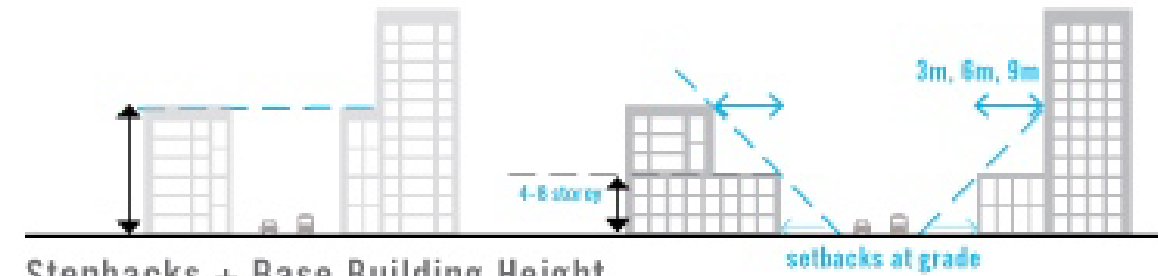
# Key Secondary Plan Policies: Building Urban Design Standards

The Secondary Plan includes a number of policies that guide the siting and massing of buildings. Key policies that apply to tall buildings include:

- Appropriate **tower separation** distances established in zoning (Policy 5.3.45)
- Maximum 750m<sup>2</sup> **tower floor plates** for residential buildings (Policy 5.3.45)
- Towers should be massed to **minimize shadow impact** on the public realm (Policy 5.3.44)
- Tower location will take into account **other sites, provide sunlight**, and support **comfortable pedestrian environment** (Policy 5.3.31)
- **Step-backs** along street frontages that are compatible with existing character (Policy 5.3.19)
- Buildings massed and designed **to limit wind impact** (Policy 5.6.6)



Tower Separation + Lot Coverage



Stepbacks + Base Building Height



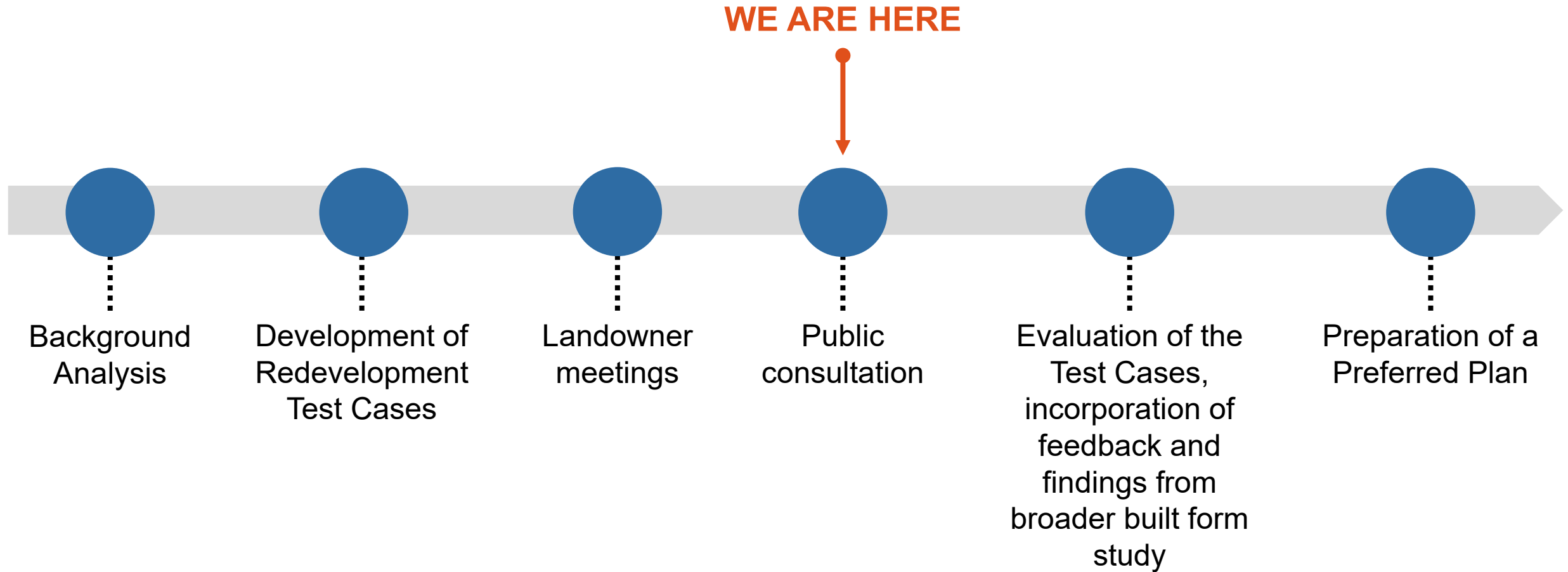
SMALLER FLOORPLATES



LARGER FLOORPLATES



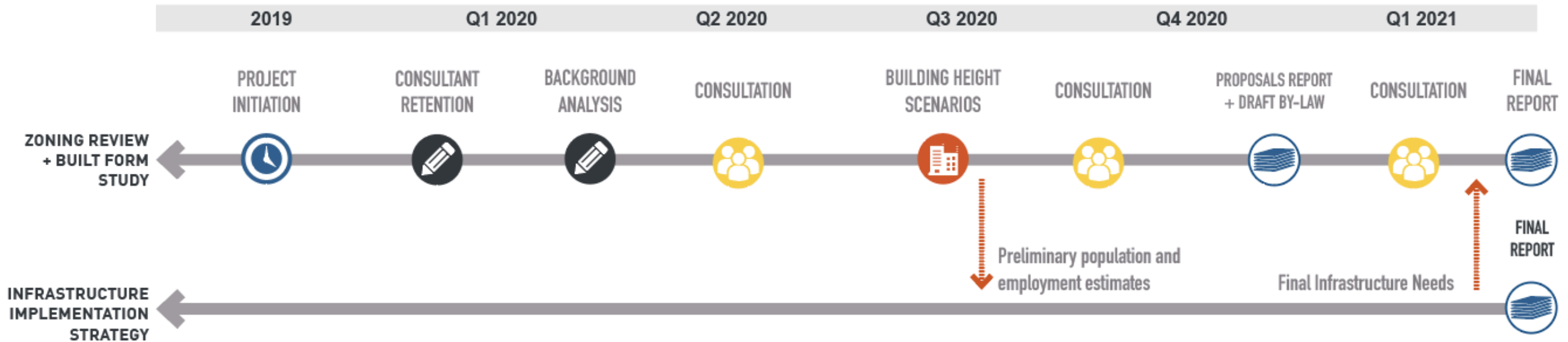
# Block Study Approach



# Feedback we're looking for from the public

- What needs to be considered when thinking about:
  - New buildings in the area (e.g. securing new parks, maintaining open space character, more affordable housing)
  - Park spaces (More parks or bigger parks, types of activity)
  - Optimal locations and considerations for new connections and site accesses
- Feedback on test cases and prioritization of partnerships for the City to pursue
- Alternative suggestions for building heights while still meeting the Secondary Plan's height guidance

# Timing & Next Steps



## CURRENT PLANNED CONSULTATION



### MIDTOWN PLANNING GROUP MEETINGS

Midtown Implementation Initiatives Update  
Parks and Public Realm Update  
Major Transportation Infrastructure Update  
Building Height Scenarios  
Preferred Scenario



### COMMUNITY CONSULTATIONS (FORMAT TBD DUE TO COVID-19)

**Broadway + Erskine Block Study (Nov 2020)**  
Davisville Public Realm Moves (October 2020)  
Zoning Review + Building Heights (Targeting Dec. 2020)  
Draft Zoning By-law (Jan 2021)



# Terminology and Other Policy Considerations

# Terminology:

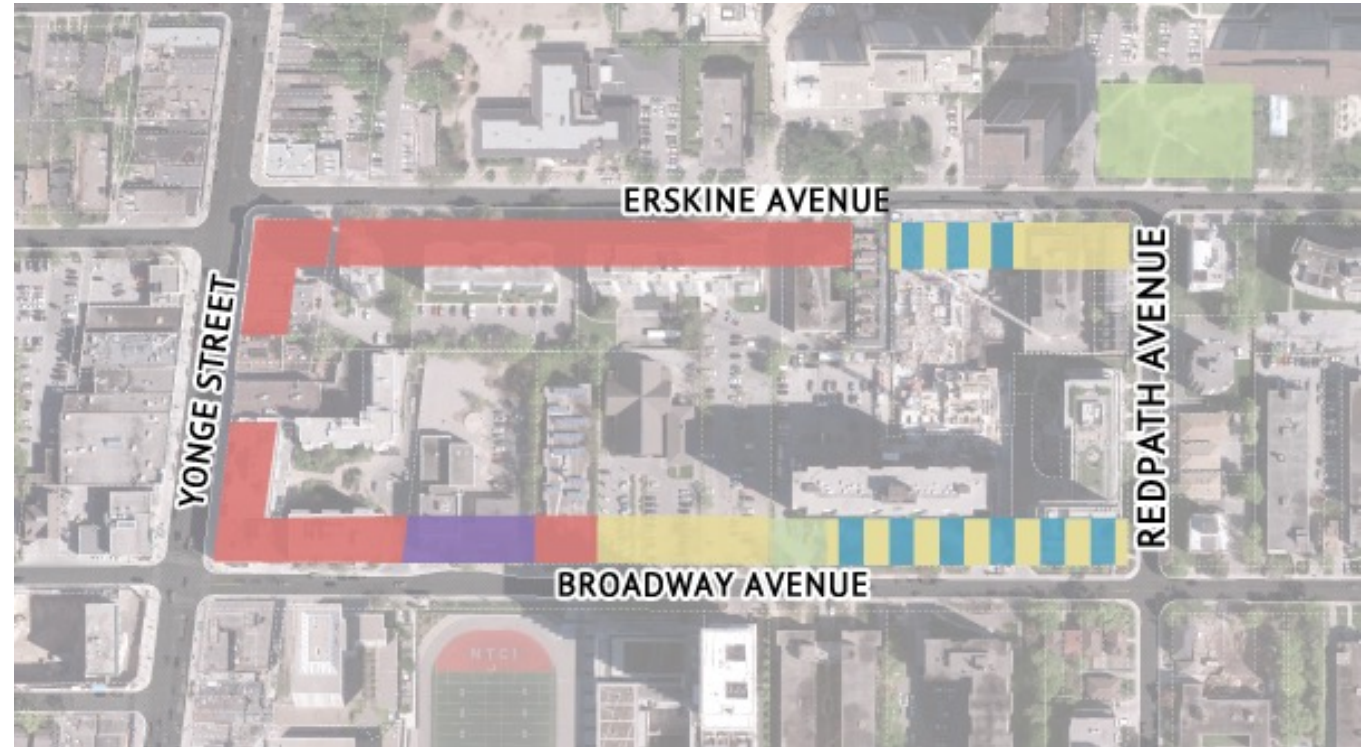
## Tenant Protection and Rental Replacement

The Broadway and Erskine Block Study is **only** establishing a more detailed planning framework for the block

The City's Official Plan has policies that require the replacement of rental units as part of the redevelopment of rental buildings

The City and TCHC also have policies to protect existing tenants where redevelopment of a rental building occurs

Any City-owned sites would also be required to provide new affordable housing



-  Sites with Existing Rental Units
-  Sites with Active Development Applications
-  Sites with Limited Redevelopment Potential
-  School Site
-  Existing Parks

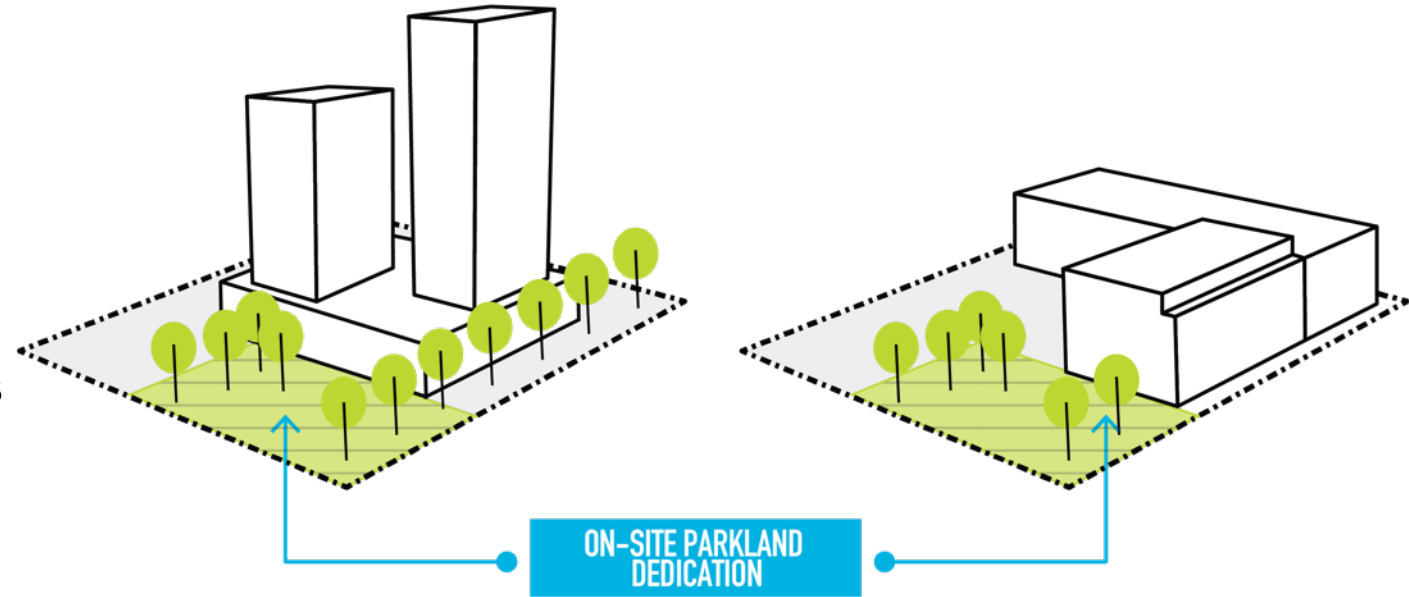
# Terminology:

## Parkland Dedication

City secures parkland dedication with **Section 42** of the Planning Act

Parkland dedication is generally capped at **10% of site area** as sites are all generally less than 1 hectare

Where park sites are too small for a park, the City may secure **off-site dedications** or **cash-in-lieu** of parkland



A PERCENTAGE OF A DEVELOPMENT SITE'S AREA IS REQUIRED TO BE PROVIDED FOR CITY-OWNED AND OPERATED PARKLAND



# Terminology:

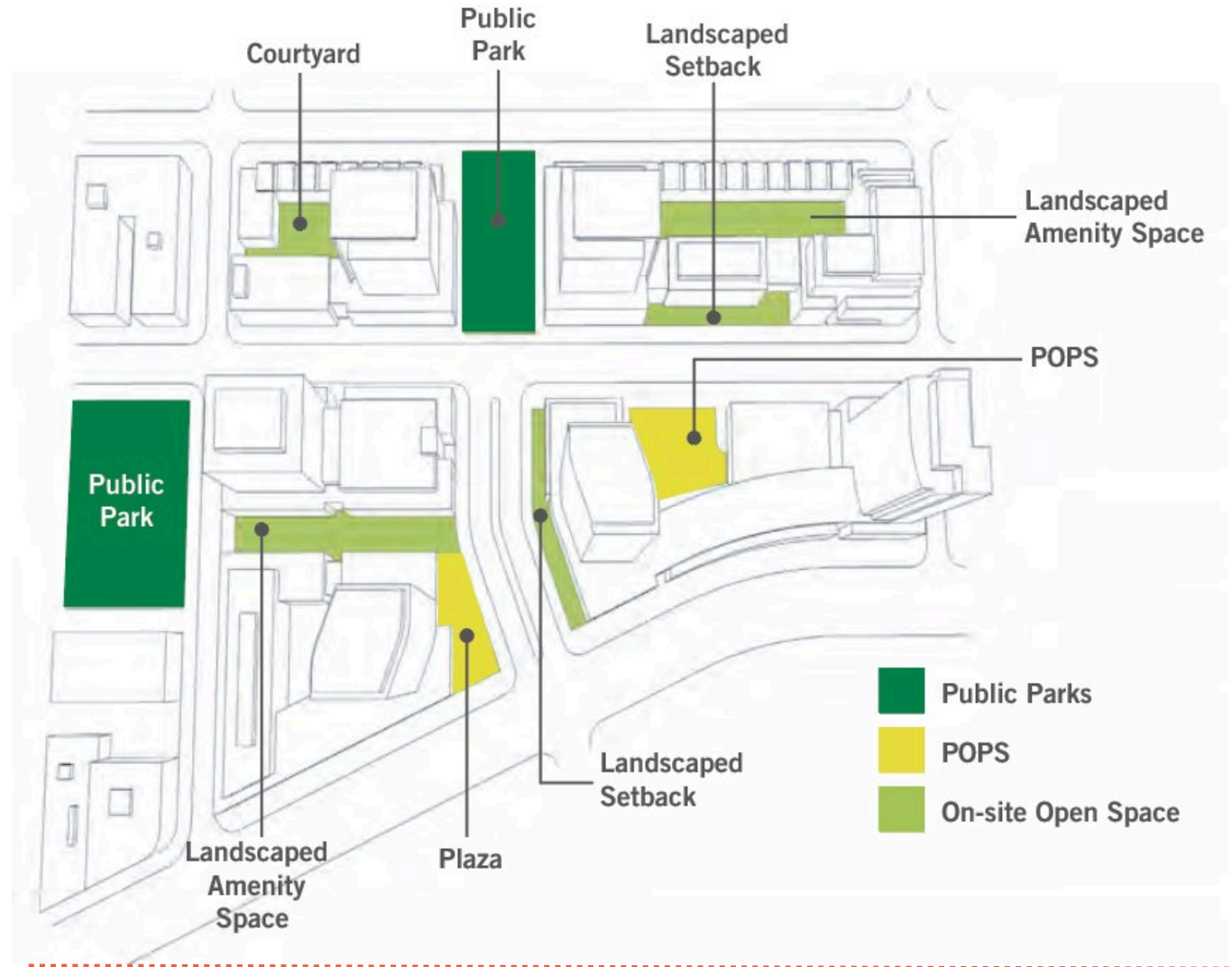
## Other Open Spaces

### POPS (**P**rivately-**o**wned **P**ublicly-**A**ccessible **O**pen **S**paces):

A specific type of open space which the public are invited to use, but remain privately owned and maintained. They complement City-owned parks

### On-site Amenity Area/Landscaped Open Space

Parts of a site that do not have buildings, parks or POPS, and that are often used for amenity space for building residents and/or that define the character of a site, such as landscaped setbacks



DIFFERENT TYPES OF OPEN SPACES WITHIN A BLOCK

# Terminology:

## Landowner Agreements

**Landowner agreements** are used to secure the terms of coordination, confirming who will be responsible for what, timing, and other matters

Used in blocks with multiple landowners to achieve a shared vision for the block

Sets out how infrastructure or other matters will be provided and by who



**LOWER YONGE PRECINCT: AN EXAMPLE WHERE THE CITY USED A LANDOWNER AGREEMENT TO SECURE A LARGER PARK IN THE MIDDLE OF THE PRECINCT ON ONE LANDOWNER'S SITE**





# Survey Demonstration

**<https://cotsurvey.chkmkt.com/broadwayerskine>**

Staff will now take this opportunity to demonstrate the online survey that will be available following the meeting.

The survey will be available through the project website:  
<http://www.toronto.ca/midtownzoning>



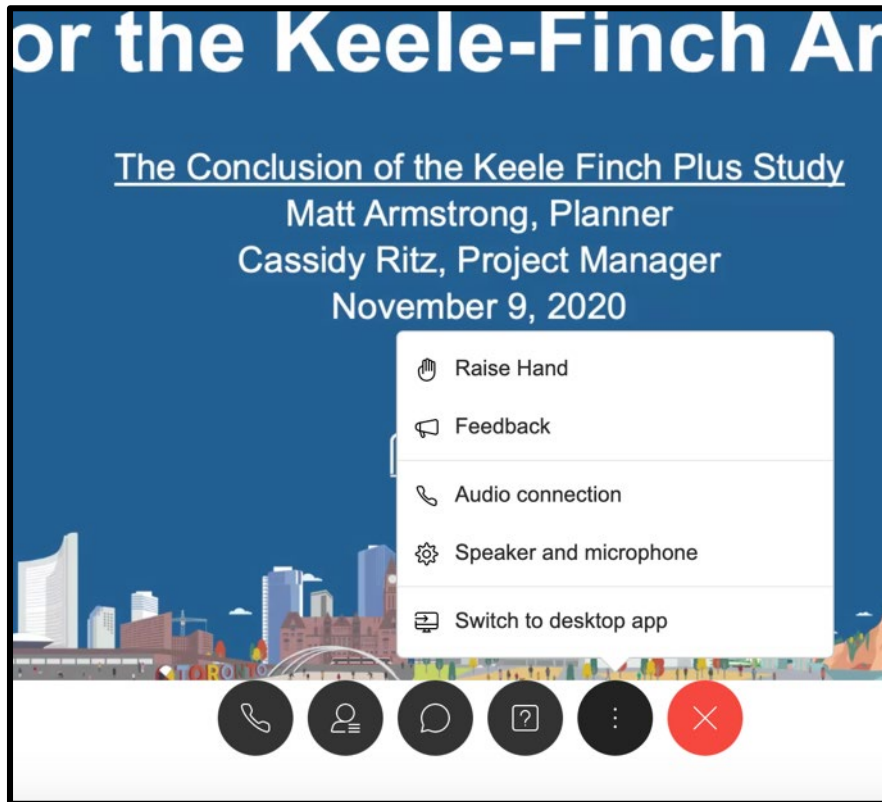
# Facilitated Discussion

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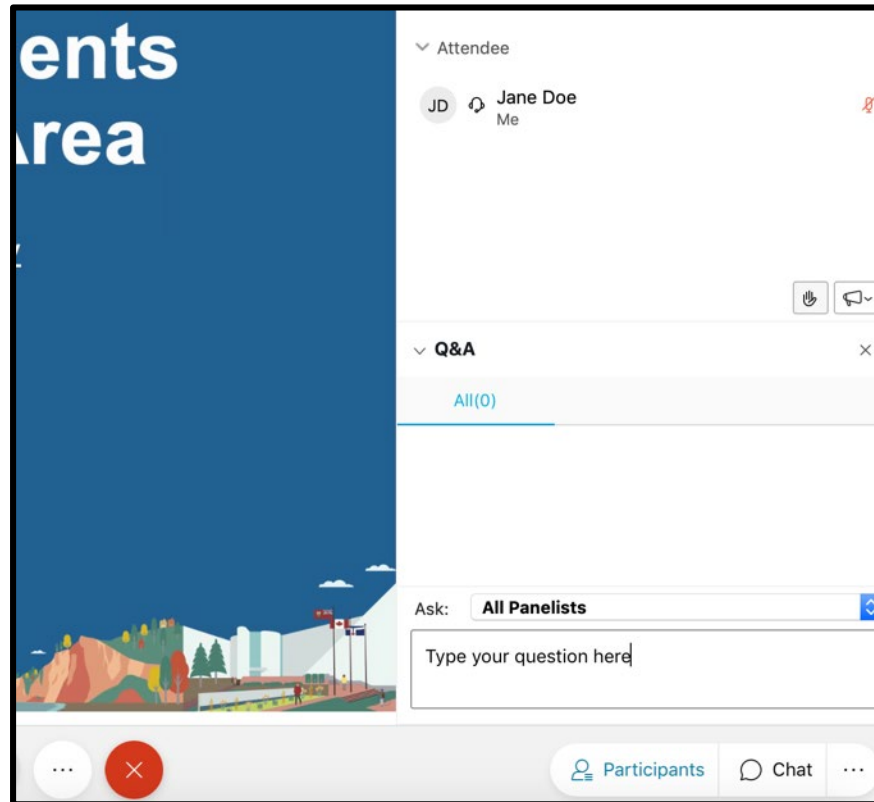
## Raise your Hand to Ask a Question



Web Browser



Webex App



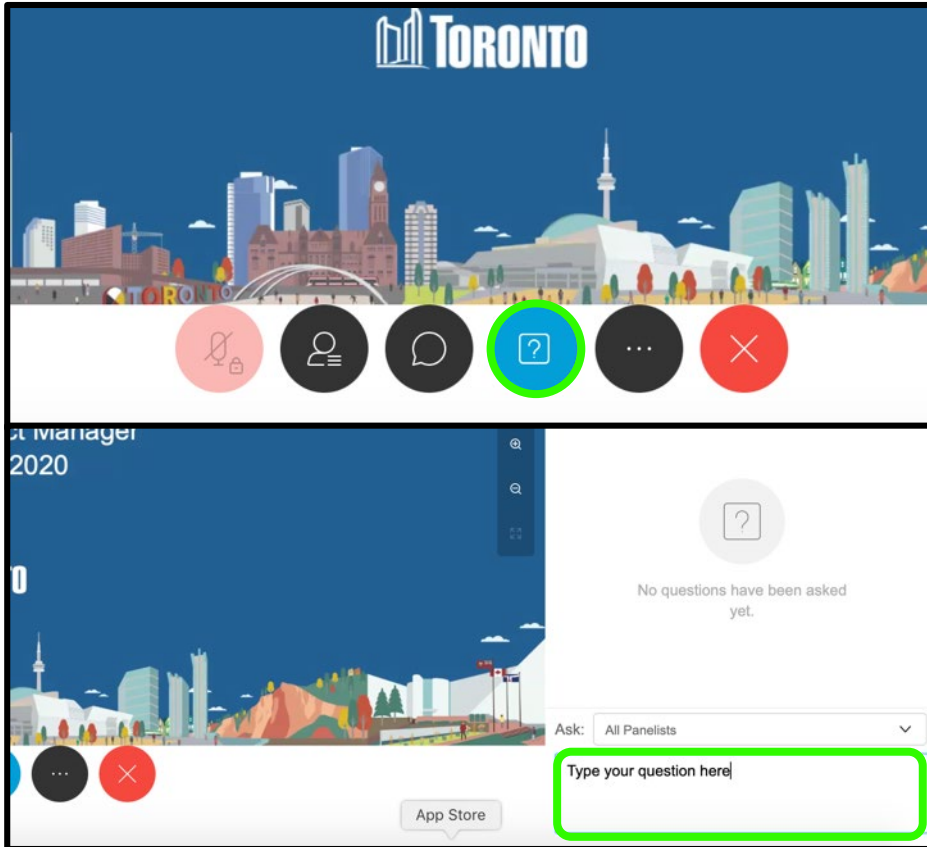
Participants just on the phone or that have **Called-in** can dial \*3 to raise your hand.

# Facilitated Discussion

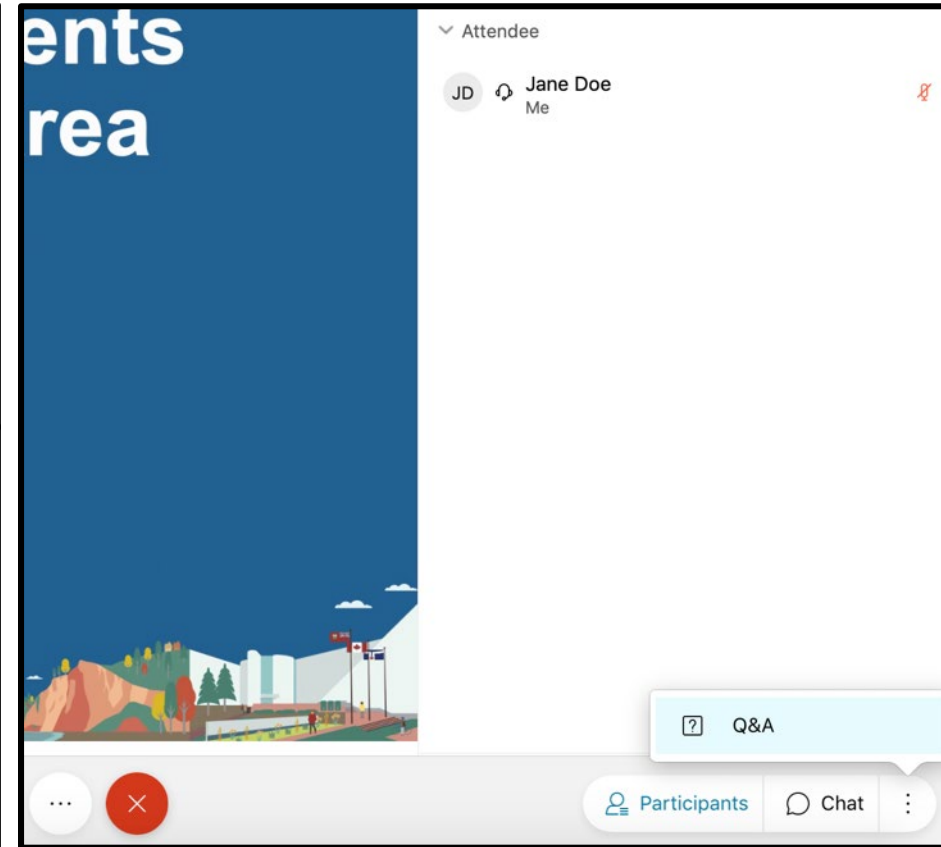
## Ask a Question using the Q and A Feature



Web Browser



Webex App





# Contact Us



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*Thank you!*

*for participating!*  
<http://www.toronto.ca/midtownzoning>

<https://cotsurvey.chkmkt.com/broadwayerskine>