



Midtown Implementation

Built Form Study Update

Midtown Planning Group Meeting #4 – *June 22, 2021*



Land Acknowledgement

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.



Councillor Remarks

Councillor Josh Matlow

Councillor Jaye Robinson

Councillor Mike Colle

Ward 12 – Toronto-St. Paul's

Ward 15 – Don Valley West

Ward 8 – Eglinton-Lawrence



Agenda

- | | |
|--|----------------|
| 1. Welcome & Introductions | 25 mins. |
| 2. Meeting Purpose & Outcomes | 5 mins. |
| 3. Built Form Study – Group 1 | 45 mins. |
| - BREAK - | 5 mins. |
| 4. Built Form Study – Group 2 | 25 mins. |
| 5. Built Form Study – Group 3 | 30 mins. |
| 6. Parks Planning Update | 15 mins. |
| 7. Next Steps, Q&A | Time remaining |



This meeting is being recorded

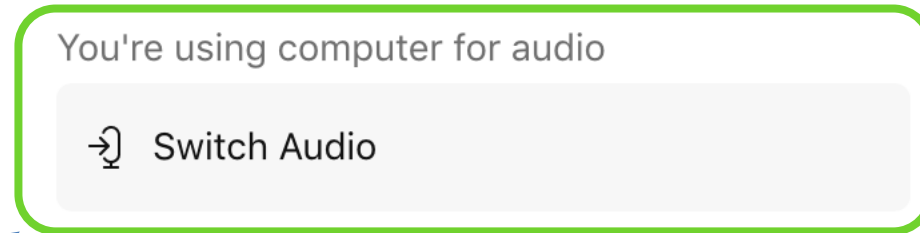
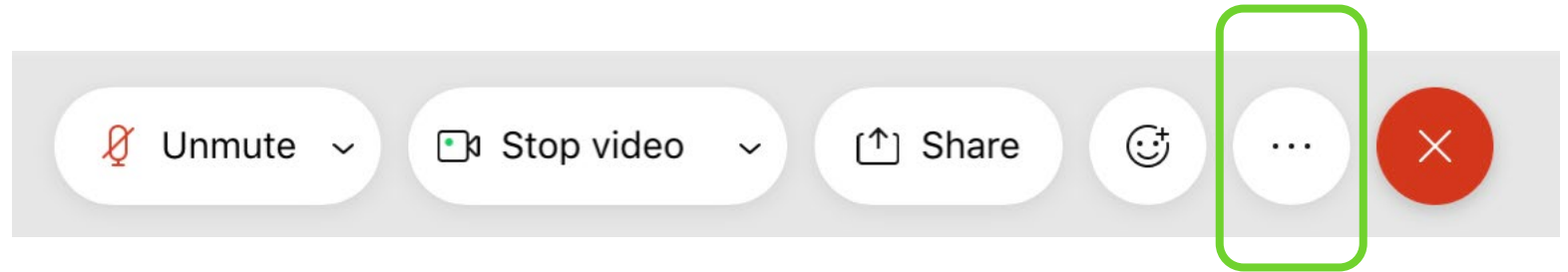
Please be aware that this meeting is being recorded and personal information, such as your opinions, statements and voice will become part of a public record.

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WebEx Tips: Audio Connection or Bandwidth Issues

Having issues with audio? Switch to a phone connection. You don't need to disconnect from the event:

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Meeting

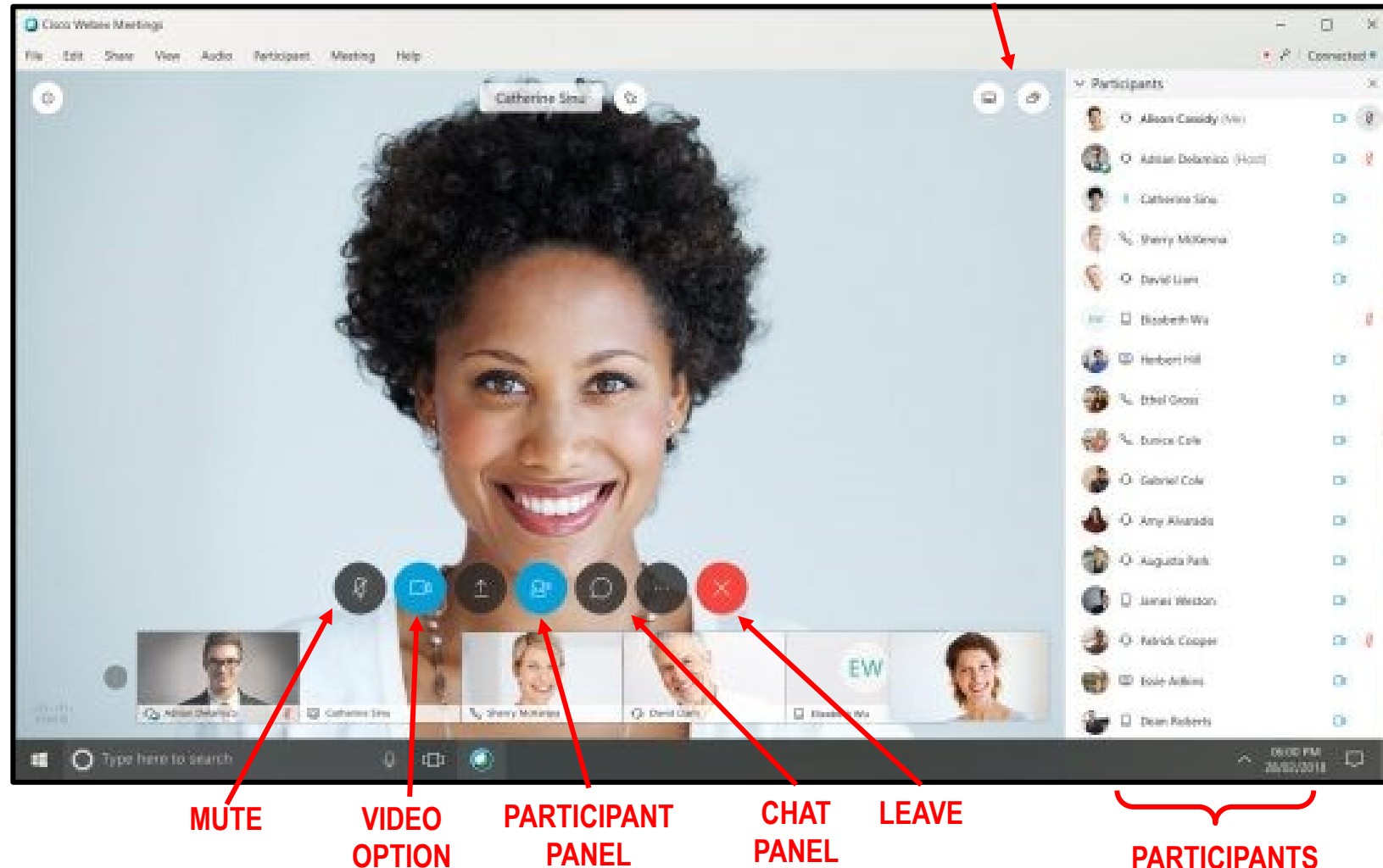
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WebEx Tips

- Please ensure you are on 'mute' during the presentations
- Please hold questions until each discussion session
- You may use the Raise Hand function or Q&A box to provide your comments and questions
- Please use chat function to ask technical support questions of staff





Facilitated Discussion



At several points during the meeting, we will open the floor to discussion.



Raise Hand:

Raise Hand is found in the bottom right hand corner of the Participant pop-up screen. Use this to ask a spoken question or make a comment through your computer's audio.

Q&A: [...]

Q & A is found as an option when you click on the three dots under the Participants panel. Use this to ask a written question of the Presenter or panelists.



Introductions





City Staff

CITY PLANNING

Strategic Initiatives Midtown Team

Leading Midtown Zoning Review and Implementation
Strategies Development

**Community Planning/Urban Design
North York District**

Review of Development Applications
(generally north of Eglinton)

**Community Planning/Urban Design
Toronto & East York District**

Review of Development Applications
(generally south of Eglinton)

PARKS, FORESTRY & RECREATION

Parks Development & Capital Projects

Coordinating Parks planning and acquisition

CONSULTANT TEAM

Perkins & Will

Undertaking Built Form Study on behalf of City
Planning



Midtown Planning Group - Invitees

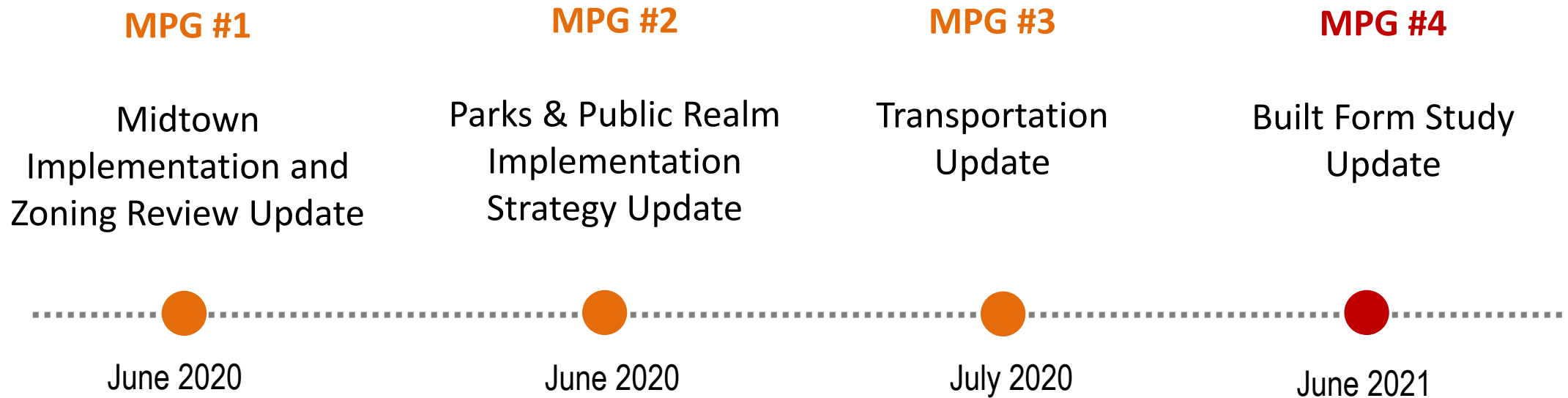
- 33 Holly/44 Dunfield Tenant Assoc.
- ARECA
- Deer Park Residents.
- Eglinton Park Residents Assoc.
- FONTRA
- Leaside Property Owners Assoc.
- Lytton Park Residents Assoc.
- Midtown Community Hub
- Montgomery Place Seniors' Club
- Oriole Park Assoc.
- QUoRA
- Republic Residents' Assoc.
- SERRA
- Stanley Knowles Co-op
- TCHC
- Upper Canada Court Tenant Assoc.
- West Keewatin Neighbours
- Anne Johnston Health Station
- AppleTree Market
- Central Eglinton Community Centre
- Cycle Toronto
- Cycle Don Valley Midtown
- Toronto Green Community
- Toronto Youth Cabinet
- Friends of the Beltline
- Walk Toronto
- Area Schools
- TDSB
- Local BIAs



MPG Terms of Reference

- Purpose:** A forum for local representatives across Midtown to collaborate and provide feedback on the various components of the Midtown Implementation Initiatives
- Meeting Format:** Remote meetings using online platforms or teleconferencing
- Membership:** Representatives from active area organizations
- Conflict of Interest:** Members must report any conflict
- Roles:** Members to provide feedback, support effective collaboration, communicate discussions and outcomes to organizations

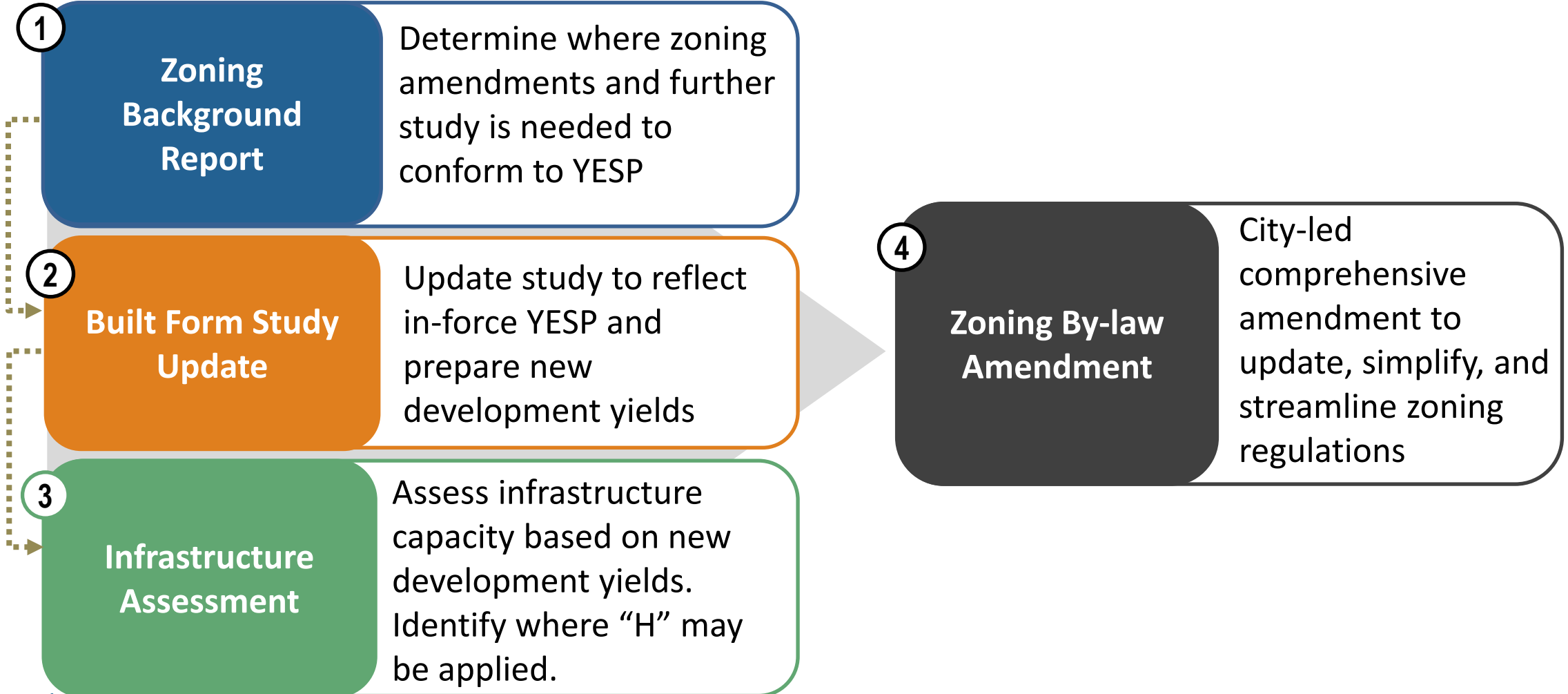
Midtown Planning Group Meetings



Built Form Study Update

- Midtown in Focus: Detailed built form analysis conducted as part of the initial stage of work
- Current study undertaken to reflect the Provincial modifications to OPA 405 and in-force Yonge-Eglinton Secondary Plan (YESP)
- Study Focus:
 - Updating 3D massing model
 - Micro-climate analysis (wind, shadow)
 - Tall building step-backs, tower separation, and built form transition
 - Height Analysis – interpreting height guidance with other relevant policies
 - Updated development yields
- Study to incorporate findings from Broadway & Erskine Block Study

Built Form Study Update Purpose





Built Form Study

Perkins & Will



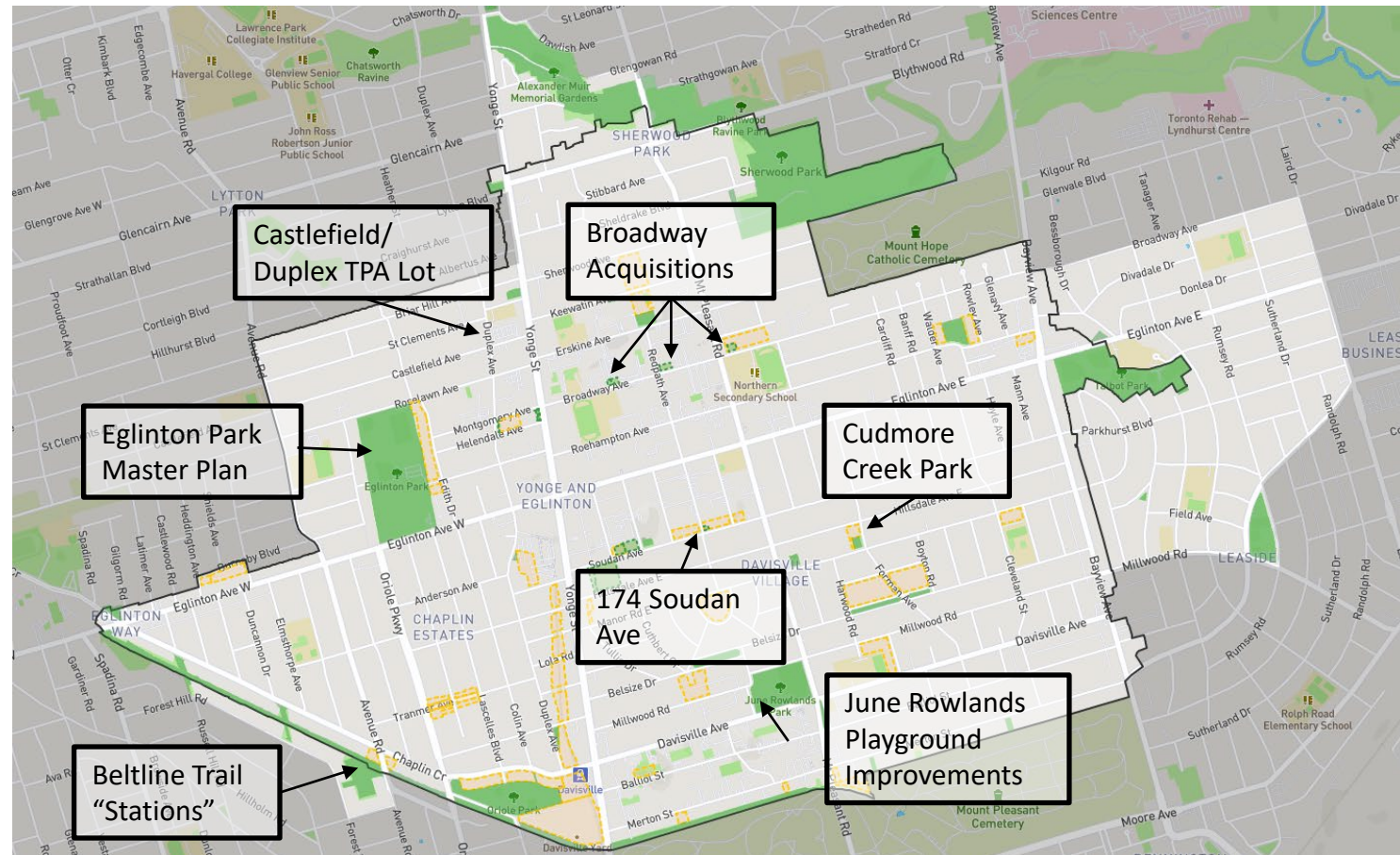


Parks Update



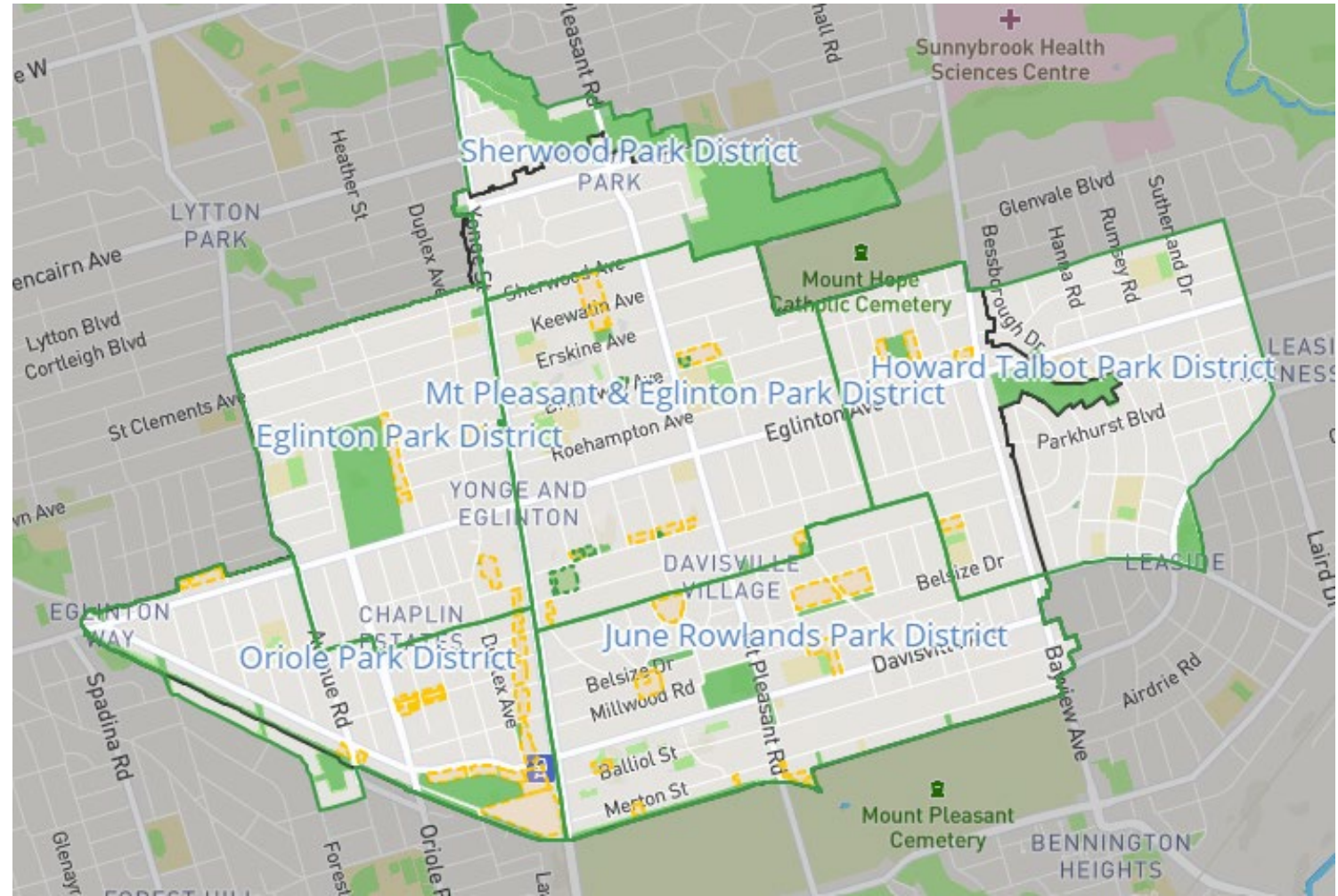
New Parks and Improvement Projects

- Rolling implementation of the Midtown Parks and Public Realm Plan has included the acquisition of new parkland and improvement of existing parks.
- Master Plan completed for Eglinton Park
- Ongoing acquisition includes conversion of Castlefield/Duplex TPA lot to parkland



Park Districts

- Staff have identified Park Districts to guide parks planning in Midtown and identify priorities.
- Each District consists of a local network of parks, streets and other open spaces centered on one or more significant “anchor” parks.
- Criteria applied to identify priority Park Districts:
 - Park Districts prioritized for **acquisition** include Mount Pleasant and Eglinton, and June Rowlands Park Districts.
 - Park Districts prioritized for **improvements** include Mount Pleasant and Eglinton, June Rowlands, and Howard Talbot Park Districts.



Parks – Next Steps

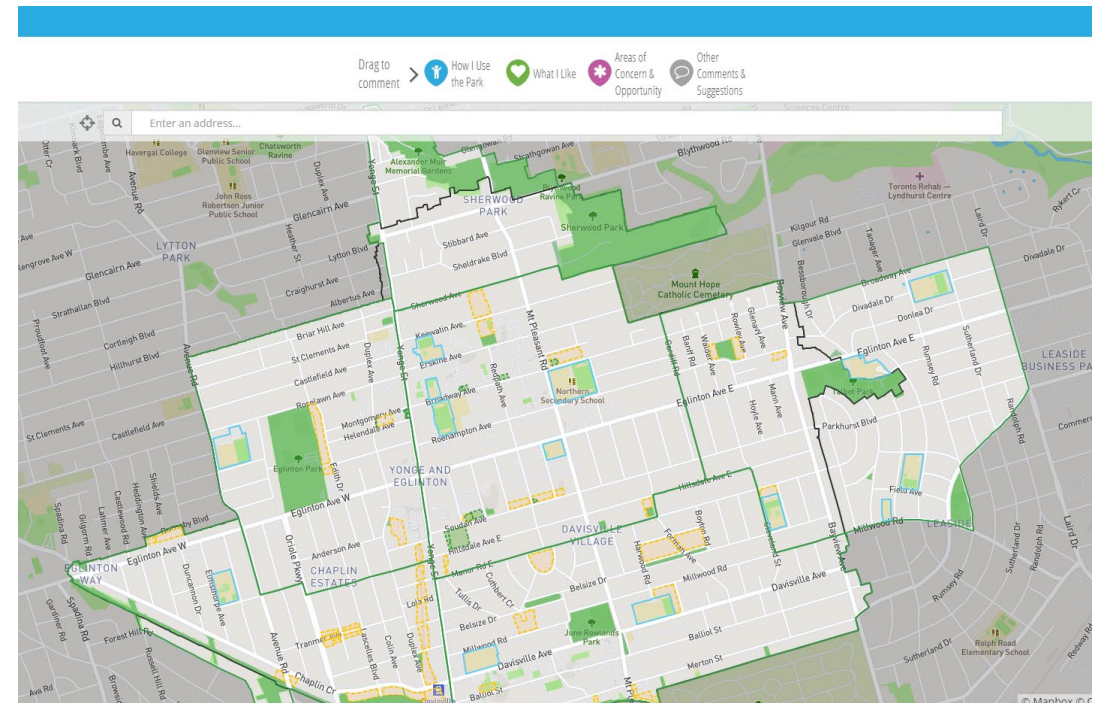
Revitalization of Redpath Avenue Parkette

- Identified as a priority for improvements.
- Located in Mount Pleasant and Eglinton Park District, which scored highly on prioritization criteria.
- Next steps for consultation are being discussed with Councillor's Office.



Public consultation for potential park improvements in Midtown

- Social Pinpoint exercise (summer 2021)
- Follow-up PPR consultation (fall 2021)





Midtown Zoning Review – Next Steps

- Project website updates
- Meeting Materials and Summary to be posted on project website
- Comments welcome (requested by July 30, 2021)
- Refinement of recommendations
- Zoning consultation targeted Q4 2021
- Draft Zoning By-law targeted Q2 2022



Q & A



Contact Us



Melanie Melnyk, Project Manager

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Submit comments to:

midtownzoning@toronto.ca

***Thank you for
participating!***