

Appendix L – yongeTOmorrow Socio-Economic and Land Use Characteristics Assessment

Socio-Economic & Land Use Characteristics Assessment

FINAL Background Report
August 15, 2019

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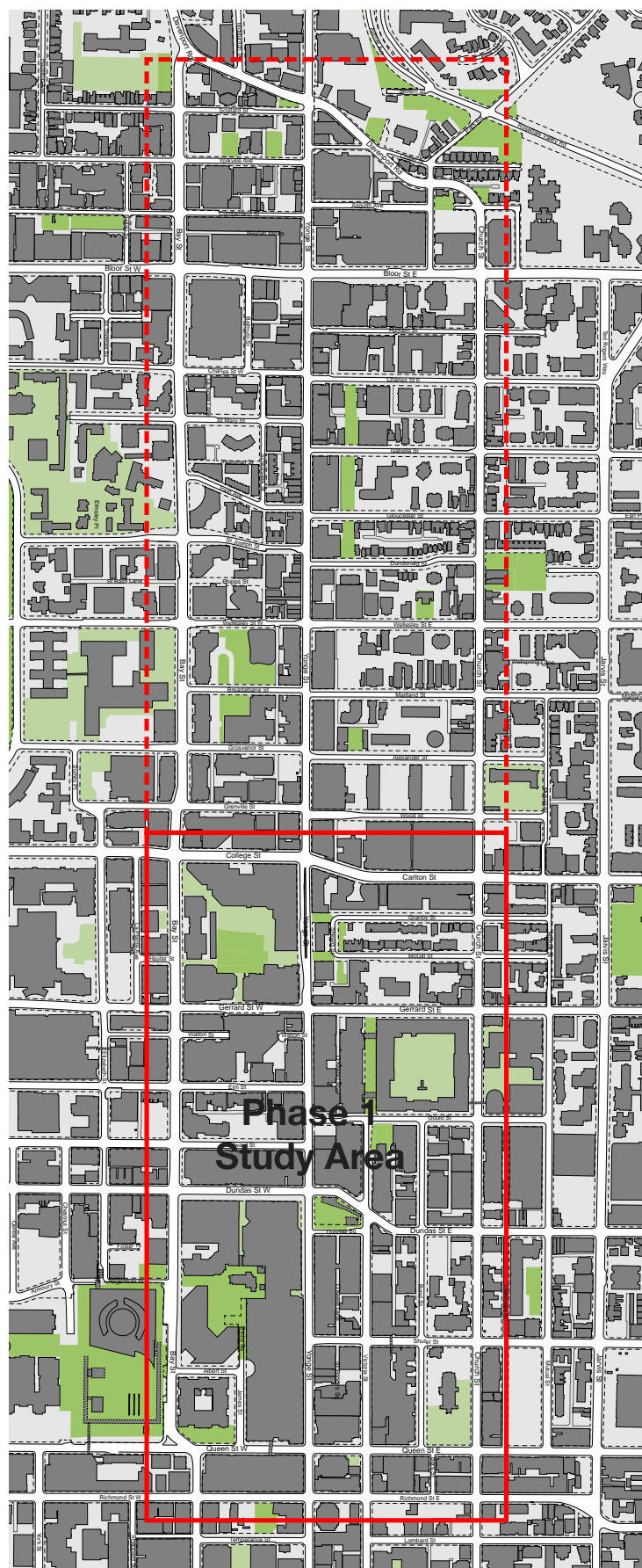
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Introduction

This Socio-Economic & Land Use Characteristics Assessment background report has been prepared on behalf of the City of Toronto for the *Yonge Street Environmental Assessment* (EA) Study (Yonge TOmorrow). This is an Infrastructure Planning and Design Study that will develop, evaluate and recommend design options for streetscaping and public realm improvements for the Yonge Street public-right-of-way between Richmond Street and College/Carlton Streets. The EA Study will satisfy the requirements of a Municipal Class EA under the Ontario Environmental Assessment Act (EAA).

This background report is intended to provide a planning policy, socio-economic and urban design framework that will inform potential design proposals. The study describes and details the existing context including land use, development, heritage and open space, thereby providing a character profile of the study area.

Study Area



Overall Study Area

Overall Study Area

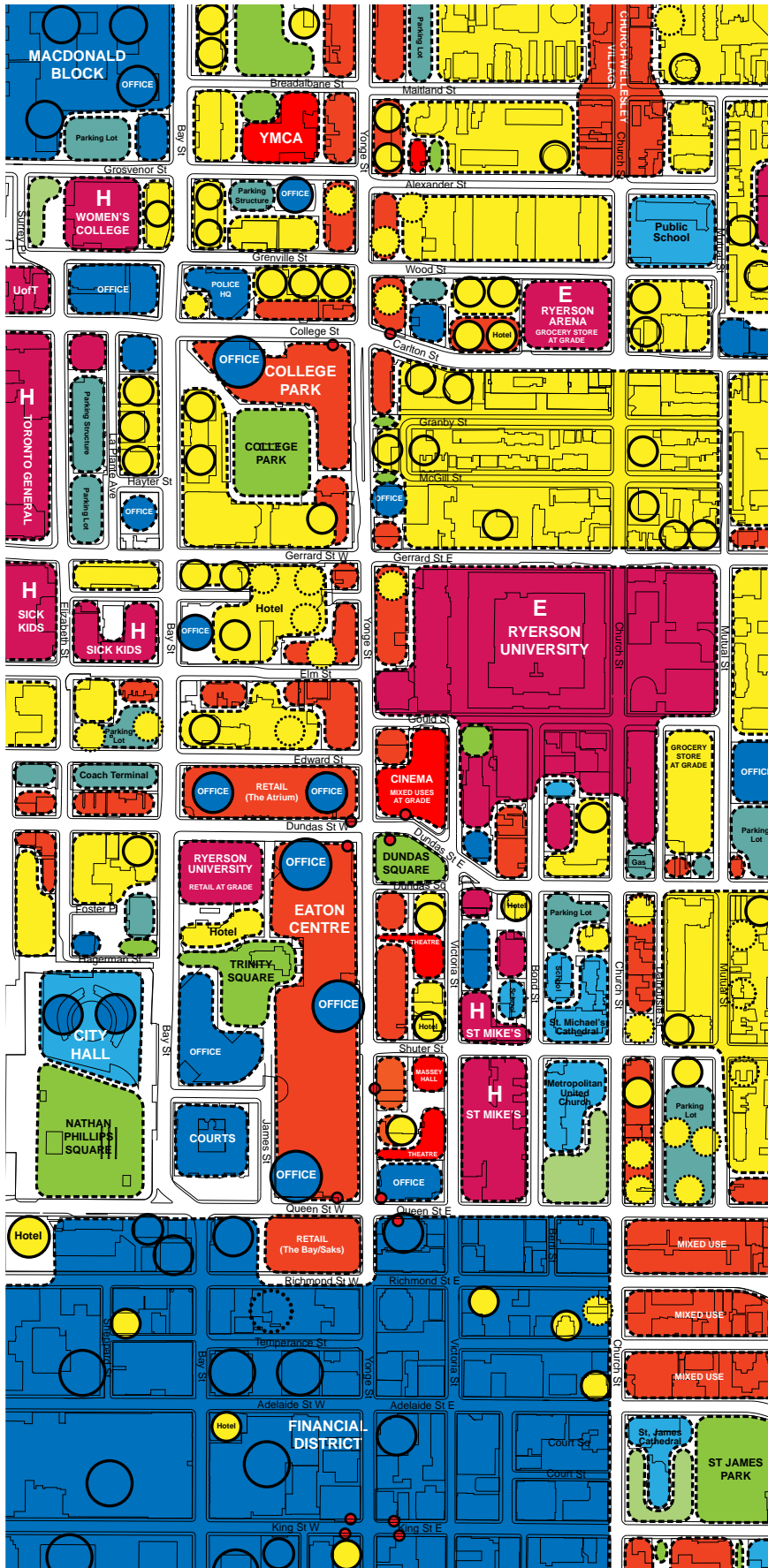
The overall study area for the Yonge TOMorrow environmental assessment extends from Davenport Road southward to just below Richmond Street, and from west of Bay Street to just east of Church Street. The area includes most of Yorkville in the north, the Bay Street Corridor, and the Yonge-Church Corridor. Phase 1 comprises the southern portion and is the focus for this background report.

Phase 1 Study Area

The Phase 1 Study Area extends from just north of College & Carlton Streets to just south of Richmond Street, an area encompassing the Eaton Centre, College Park, the core of Ryerson University's campus, and the northern fringe of the Financial District.



Phase 1 Study Area



Neighbourhood Context

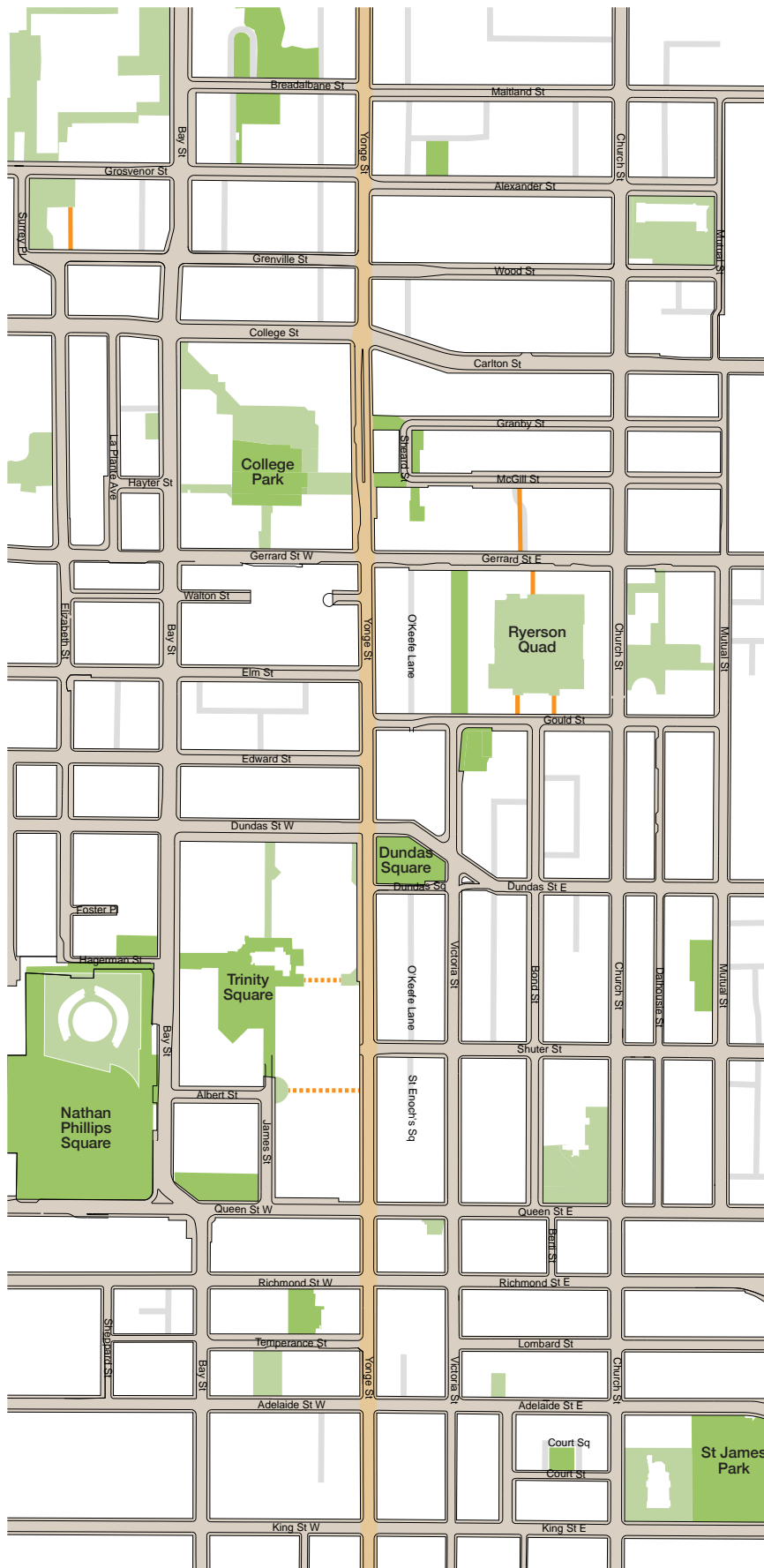
Neighbourhood

The area around Yonge Street is undergoing dramatic changes as a result of large numbers of new residential towers being built along and in close proximity to Yonge Street. The trend is continuing with numerous developments under construction or in the planning stages. According to a survey of the neighbourhood, there are currently approximately 20,000 residential units in towers over 15 storeys high within this context, with 10,000 new units in the pipeline based on current development applications made to the City. There are at least 2,800 hotel rooms, with 600 more hotel rooms proposed. The character of the street is inevitably responding to the influx of new residents, becoming more service-oriented, while increasing retail rents are encouraging more chain and franchise type stores. Ryerson University's expansion out to Yonge Street has also affected the character, bringing more students out to Yonge Street and creating a new hub between Ryerson facilities, Dundas subway station, the cinemas, Dundas Square and the Eaton Centre.

LEGEND

- Public Parks & Open Space
- Mixed Uses
- Entertainment (Theatres/Cinemas/YMCA)
- Office
- University/Hospital
- City Hall/Churches/Public School
- Infrastructure/Parking/Coach Terminal
- Primarily Residential
- Residential Tower
- Office Tower
- Proposed Residential Tower
- Proposed Office Tower
- Subway Entrance





The Public Realm

While Dundas Square is the only public park fronting onto Yonge Street in the Study Focus Area, Yonge Street forms a spine connecting a variety of different important spaces in the area. The revitalized College Park is directly accessible from Yonge Street, and mid-block connections through the Eaton Centre allow for access to Trinity Square providing shortcuts to City Hall and Nathan Phillips Square. Gould Street is currently being rebuilt as a pedestrian spine through the Ryerson University Campus, providing further connectivity eastwards.