

3.0 EXISTING CONDITIONS

The following sections provide an overview of the existing features within the study area, including the Natural Environment (**Section 3.1**), Socio-Economic Environment (**Section 3.2**), Cultural Environment (**Section 3.3**), Transportation Features (**Section 3.4**), and Utilities (**Section 3.8**).

Information presented in this chapter was developed based on secondary source information (including but not limited to City of Toronto planning policies including the North York Centre Secondary Plan (NYCSP), aerial photography and mapping, provincial databases), correspondence with regulatory agencies (including but not limited to the Ministry of Natural Resources and Forestry (MNRF), Toronto and Region Conservation Authority (TRCA) and the City of Toronto), and field investigations.

3.1 Natural Environment

There are limited natural environment features within the study area, due to the urbanized nature of the North York Centre. The sub-sections below provide a summary of the natural environment based on a review of background data, the Don Watershed Plan, Beyond Forty Steps (prepared by the TRCA in 2009), interpretation of aerial imagery and a search of the MNRF's Natural Heritage Information Centre (NHIC) online database. The NHIC database contains records of Species at Risk (SAR) and designated natural areas in the vicinity of the project. SAR are species listed under the provincial *Endangered Species Act* (ESA) and under the federal *Species at Risk Act* and afforded protection depending on their level of risk. The Natural Environment Memo is available in **Appendix A**.

3.1.1 Vegetation, Watercourses and Natural Areas

Aerial imagery shows a highly urbanized area on Yonge Street where vegetation is limited to street trees, small patches of lawn with trees, and beds of shrub and herbaceous plants. Along the parallel service roads (i.e. Beecroft Road and Doris Avenue) are a number of parks including Albert Standing Parkette, York Funeral Centre, Dempsey Park, Canterbury Place Park, and Kempford Parkette along Beecroft Road; and Willowdale Park, Lee Lifeson Art Park, John McKenzie Parkette, McKee Parkette and Northtown Park along Doris Avenue. Though many of the parks are larger than the patches of green on Yonge Street, they contain similar vegetation.

The project site lies in the Don watershed and the *Don Watershed Plan* is a comprehensive report that provides effective guidance for the regeneration of the watershed. The plan indicates that there are no natural watercourses or natural terrestrial cover within the project limits.

The NHIC database contains one record for a designated natural area, Earl Bales Woods Life Science Site. This site is approximately 800 metres southwest of the intersection of Yonge Street and Sheppard Avenue East.

3.1.2 Wildlife and Species at Risk (SAR)

Wildlife in the study area would be highly urbanized and adaptive to urban environments, such as raccoons, squirrels, birds and small rodents (e.g. mice, voles).

A search of the NHIC online database in 2021 identifies records for ten SAR within one kilometre of the project site. They include Butternut (*Juglans cinerea*), Bobolink (*Dolichonyx oryzivorus*), Chimney Swift (*Chaetura pelagica*), Eastern Meadowlark (*Sturnella magna*), Eastern Wood-pewee (*Contopus virens*), Henslow's Sparrow (*Ammodramus henslowii*), Wood Thrush (*Hylocichla mustelina*), Peregrine Falcon (*Falco peregrinus*), Queensnake (*Regina septemvittata*) and Redside Dace (*Clinostomus elongatus*) (NHIC 2021).

Only three of the ten species may occur within highly developed streetscapes. Butternut may be present as a street tree but since planted specimens are not protected under the ESA, it would not represent a constraint for this project. Chimney Swift may nest in a chimney in the vicinity and forage over the study area. Some Peregrine Falcons have adapted to nesting on tall buildings as an alternative to their natural breeding habitat on the ledges of tall, steep cliffs. Survey information on the Canadian Peregrine Foundation website (June 2021) indicates that Peregrine Falcons have been using various buildings along Yonge Street within the project limits as recently as 2013.

3.1.3 Landscape Composition

Two site visits and tree assessments were conducted on May 18, 2016 and June 26, 2017 to characterize the landscape composition of the study area, which is composed predominantly of office towers, condominiums, one storey retail, commercial plazas, institutional and government buildings, restaurants, various parks/parkettes, and parking lots. The streetscape varies on the west and east sides of Yonge Street, therefore vegetation assessments have been separated into two sections: Yonge Street – West Side and Yonge Street – East Side. The side streets connecting to Yonge Street were also categorized, along with Doris Avenue and Beecroft Road (as part of Stage 2 works).

The Arborist Reports (for Yonge Street, and Doris Avenue/Beecroft Road) are available in **Appendix B**.

3.1.3.1 Yonge Street – West Side

The west side of Yonge Street has experienced considerable redevelopment with office and condominium towers concentrated between Avondale Avenue and Park Home Avenue and Horsham Avenue to Finch Avenue. New development has provided a wider streetscape as the buildings are setback from the street farther than the older retail buildings. Vegetation is generally young and have been planted in raised planters, tree pits or boulevards. The North York Civic Centre, Government of Canada office at 4900 Yonge Street and the North America Centre at Finch Avenue have raised continuous planters, rows of street trees in tree pits. There are several blocks that do not contain any street trees.

Species consist of an abundance of Honeylocust (*Gleditsia triacanthos*), frequent instances of Kentucky Coffee Tree (*Gymnocladus dioica*), Accolade Elm (*Ulmus japonica x wilsoniana*), the occasional Crimson King Maple (*Acer platanoides* 'Crimson King'), Sugar Maple (*Acer saccharum*), Ivory Silk Tree (*Syringa reticulata* 'Ivory Silk'), Freeman Maple (*Acer x freemanii*), Little Leaf Linden (*Tilia cordata*), Silver Maple (*Acer saccharinum*) and a small amount of White Ash (*Fraxinus americana*) and Austrian Pine (*Pinus nigra*).

3.1.3.2 Yonge Street – East Side

Some redevelopment consisting predominantly of condominiums and a small number of office towers has occurred on the east side of Yonge Street between Avondale Avenue and Greenfield Avenue, between Spring Garden Avenue and Park Home Avenue, and close to Finch Avenue East. Development is ongoing, with high-density uses replacing older, less intensive occupancies. Vegetation consists of generally young (i.e. less than 5 cm to 35 cm Diameter at Breast Height (DBH) (average 10 cm DBH)), urban tolerant species in planters, a number of small parkettes (e.g. McKee Parkette, Doris-Norton Park, McKenzie Parkette, Princess Park, Lee Lifeson Art Park, Spring Garden Parkette, Willowdale Park) continuous raised planters south of Sheppard Avenue East in front of the Hullmark Centre (4789 Yonge Street), tree grates in front of the Procter and Gamble building (4711 Yonge Street) and trees within a small cemetery. Several blocks do not have any street trees.

Species consist of a frequent amount of Honeylocust and Accolade Elm, the occasional Sugar Maple, Freeman Maple, Kentucky Coffee Tree and Horsechestnut (*Aesculus hippocastanum*) and a rare amount of Little Leaf Linden, Crimson King Maple, Ivory Silk Tree, Bradford Pear (*Pyrus calleryana*), Serviceberry (*Amelanchier spp.*), Manitoba Maple (*Acer negundo*), Red Maple (*Acer rubrum*), Tree of Heaven (*Ailanthus altissima*),

Karpick Maple (*Acer rubrum* 'Karpick'), White Spruce (*Picea glauca*) and Siberian Elm (*Ulmus pumilla*). Species within the medians consist of Red Oak (*Quercus rubra*), Honeylocust and White Ash. The Ash was dying from Emerald Ash Borer (*Agrilus planipennis*) at the time of field investigations.

3.1.3.3 Side Streets - Yonge Street to Beecroft Road (West Side)

The side streets between Yonge Street and Beecroft Road consist mainly of residential uses (condominium towers) with some scattered retail, schools, a church, a number of parks and parkettes (e.g. Lorraine Drive Park, Kempford Parkette, Gibson Park, Beecroft Linear Park, Dempsey Park, Beecroft Park, Willowdale Lawn Bowling Club, Albert Standing Park), the North York Civic Centre, Toronto Centre for the Arts, Toronto District School Board office, Government of Canada building, Police department and parking lots. The boulevards range between 1 to 4 metres wide allowing for more growing space than the tree pits and planters found on Yonge Street.

Species consist of a frequent amount of Honeylocust and Accolade Elm, the occasional Sugar Maple, Siberian Elm, Crabapple (*Malus* spp.), White Ash, Little Leaf Linden, Silver Maple, Norway Maple (*Acer platanoides*), Kentucky Coffee Tree, Pyramidal English Oak (*Quercus robur* 'Fastigiata'), Ginkgo (*Ginkgo biloba*) and a rare amount of Scots Pine (*Pinus sylvestris*), Crimson King Maple, Red Oak, Austrian Pine, Hackberry (*Celtis occidentalis*), Tulip Tree (*Liriodendron tulipifera*), Cherry (*Prunus* spp.), White Spruce, and Ivory Silk Tree.

3.1.3.4 Side Streets - Yonge Street to Doris Avenue (East Side)

The side streets between Yonge Street and Doris Avenue consist of mainly residential uses (condominium towers) with some scattered retail, parkettes, church, schools and a grocery store. The boulevards range between 1 to 4 metres wide allowing for more growing space than the tree pits and planters found on Yonge Street. Several mature Silver Maple were observed on the north side of Spring Garden Avenue.

Species consisted of a frequent amount of Honeylocust, Hackberry and Ginkgo, the occasional Serviceberry, Little Leaf Linden, Freeman Maple, Accolade Elm, Bradford Pear, Ivory Silk Tree, Silver Maple, Red Oak, Kentucky Coffee Tree, White Ash, White Pine, Sugar Maple, Crimson King Maple, American Elm (*Ulmus americana*), Norway Maple, Basswood (*Tilia americana*), Chinese Elm (*Ulmus parvifolia*), Manitoba Maple, Bur Oak (*Quercus macrocarpa*), Crabapple and Austrian Pine.

3.1.3.5 Doris Avenue

The built form on Doris Avenue differs on the east and west sides in terms of the density, type and character. The west side is characterized by high-rise and low-rise residential buildings that front onto Doris Avenue, private residential amenity spaces,



Bishop Parkette, John McKenzie Parkette, Princess Park, tennis courts and a school. The east side is less dense and consists of Toronto Catholic District School Board offices, townhouse blocks, side yards of existing residential buildings, Willowdale Park, landscape plantings along Doris Avenue, John McKenzie Gate, and Gladys Allison Place to provide a vegetation buffer between housing and the road, and parkettes at intersections of east / west connections and Northtown Park.

Vegetation was observed predominantly in landscaped boulevards between the curb and pedestrian clearway, between the pedestrian clearway and property lines, landscape plantings along Doris Avenue to provide a vegetated buffer between housing and the road, parkettes and landscape open space. Vegetation consists predominantly of young to semi-mature deciduous trees with some coniferous trees and some mature Silver Maple. Trees ranges in size from less than 5 cm to 140 cm DBH, a majority of which were between 5 cm to 25 cm DBH.

Frequent tree species consisted of Kentucky Coffee Tree, Freeman Maple, Red Oak, Honeylocust, Pyramidal English Oak, Little Leaf Linden, Ginkgo, Colorado Blue Spruce (*Picea pungens* 'Glauca') and Hackberry.

3.1.3.6 Beecroft Road

The density, type and character of the built form varies on the east and west sides of Beecroft Road. The east side of Beecroft Road is characterized by high-rise residential buildings that front onto Yonge Street and low-rise residential buildings that front onto Beecroft Road. There is a school, townhouse blocks, parking lots for a Police and Fire Station, a church, apartment buildings, the North York Civic Centre, parking garages, commercial buildings (close to Sheppard Avenue West), Kempford Parkette, Lorraine Drive Park, Gibson Park, tennis courts, and existing detached residences along Hounslow Avenue.

The density on the west side of Beecroft Road is much less and consists of Albert Standing Parkette, Canterbury Place Park, Beecroft Park, Dempsey Park, Kempford Parkette, landscape buffers between Beecroft Road and existing residential areas, a Lawn Bowling Club, parking lots, York Cemetery and landscape buffer plantings between housing and Doris Avenue.

Vegetation was observed predominantly in landscaped boulevards between the curb and pedestrian clearway and the pedestrian clearway and property lines, and consists predominantly of young to semi-mature deciduous trees with some coniferous trees and some mature Silver Maple. Trees ranged in size from less than 5 cm to 70 cm DBH, a majority of which were between 10 cm to 30 cm DBH.

Species consisted predominantly of Kentucky Coffee Tree, Freeman Maple, Silver Maple, Honeylocust, Pyramidal English Oak, Little Leaf Linden, Ginkgo and Hackberry.

3.1.4 Drainage

The existing drainage pattern for the study area is generally from north to south along the gutters of the Yonge Street right-of-way, and runoff is collected in catch-basins at regular intervals for minor storm events. For events beyond the capacity of the catch-basins, the storm runoff will drain overland within the Yonge Street right-of-way to the south beyond the study area and eventually drains to the Don River.

The Yonge Street right-of-way is a crowned roadway with mostly hardscape boulevards that are sloped towards the roadway. The roadway and pedestrian clearways are in fair to good condition and storm runoff generally drains freely by sheet flow. There are a limited number of locations that may have minor ponding as a result of settlement or curb damage under the existing conditions.

3.1.5 Contaminated Property

In accordance with *O. Reg. 153/04*, two Phase One Environmental Site Assessments (ESAs) were undertaken to identify areas / properties with actual or potential site contamination that may impact evaluation and selection of the preferred alternatives, future roadway design and construction activities. The first Phase One ESA was based on the current and former land uses and activities along Yonge Street; the second Phase One ESA was completed along Doris Avenue and Beecroft Road; each capturing the area from Bishop Avenue / Hendon Avenue to Avondale Avenue / Florence Avenue. A 250 m radius around the sites was also included, making up the Phase One ESA study areas.

Secondary source information reviewed included: aerial photography, historical records, public directories (such as fire insurance plans [FIPs] and City directories), ERIS Ecolog database, Ministry of the Environment, Conservation and Parks (MECP) (*formerly Ministry of Environment and Climate Change*) records (including incidents of spills, well records, etc.) and field investigations were completed to broadly identify properties / areas that pose potential for site contamination.

The Phase One ESAs indicated that Yonge Street was developed as a roadway since at least 1878, and the Yonge subway line was constructed in the mid-1970s below the roadway within the study area. It also indicated that by 1878, Doris Avenue and Beecroft Road were occupied by various agricultural and rural residential lots. Based on 1957 aerial photography, portions of the roadways Beecroft Road and Doris Avenue were constructed and occupied by residential properties. Aerial photographs from 2002

and 2017 identified that the entirety of both Beecroft Road and Doris Avenue were redeveloped from Finch Avenue to Sheppard Avenue.

Areas of Potential Environmental Concern (APECs) were identified within the overall Phase One ESA study area by assessing the overall relative potential of contamination from the findings. The APECs with potential for contamination are summarized below.

High Potential for Contamination

Properties with the following historical or present uses within the study area are classified as having potential for contamination:

- Garages and Maintenance and Repair of Railcars, Marine Vehicles and Aviation Vehicles;
- Gasoline and Associated Product Storage in Fixed Tanks;
- Operation of Dry-Cleaning Equipment (where chemicals are used);
- Salvage Yard, including Automobile Wrecking;
- Textile Manufacturing and Processing;
- Waste Disposal and Waste Management, including thermal treatment, landfilling and transfer of waste, other than use of biosoils as soil conditioners;
- Ink Manufacturing, Processing and Bulk Storage;
- Pesticides (including Herbicides, Fungicides and Anti-Fouling Agents), Manufacturing, Processing, Bulk Storage and Large-Scale Applications;
- Polychlorinated Biphenyl (PCB) Storage Facility;
- Using fill material during development of Yonge Street, the Yonge Street subway line, Beecroft Road and Doris Avenue;
- De-icing activities along the roadway for winter maintenance; and,
- Spills that have the potential for environmental impacts.

The location of the properties with low, medium and high potential for contamination are shown in **Exhibits 3-1a to 3-1h**.

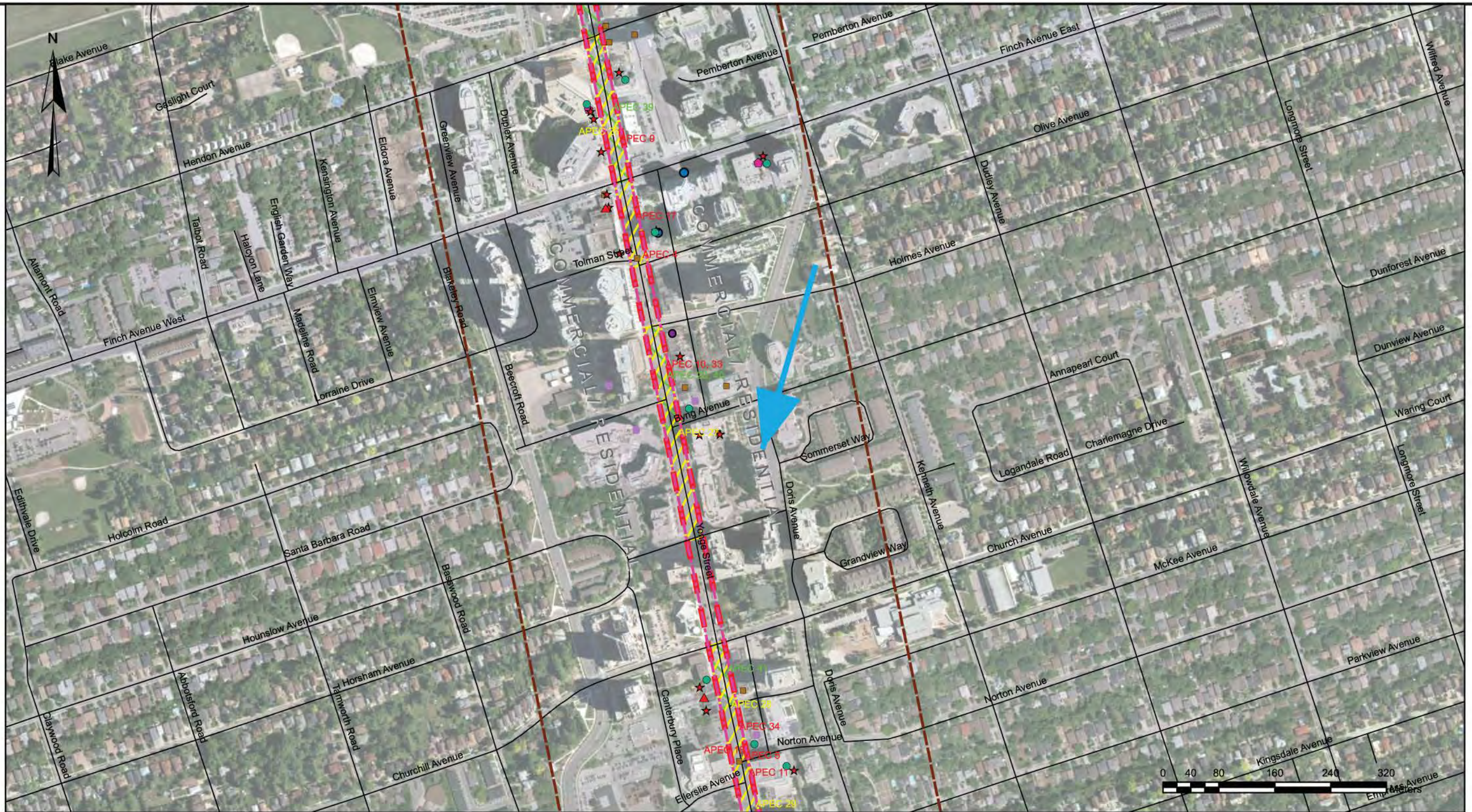
Section 7.1.7 contains both the recommendations of the Phase One ESA and summarizes mitigation measures that will be implemented during construction to address the findings.

3.1.6 Air Quality

As part of the study, an estimate of the current air quality baseline needs to be established by obtaining relevant air quality data from the Ministry of Environment, Conservation and Parks (MECP) (*formerly Ministry of Environment and Climate Change*).

Background (ambient) conditions measure contaminant concentrations that are exclusive of emissions from the existing or proposed project infrastructure. These emissions are typically the result of trans-boundary (macro-scale), regional (meso-scale), and local (micro-scale) emission sources, and result due to both primary and secondary formation. Primary contaminants are emitted directly by the source and secondary contaminants are formed by complex chemical reactions in the atmosphere. Secondary pollution is generally formed over great distances in the presence of sunlight and heat and most noticeably results in the formation of fine particulate matter (PM_{2.5}) and ground-level ozone (O₃), also considered smog.

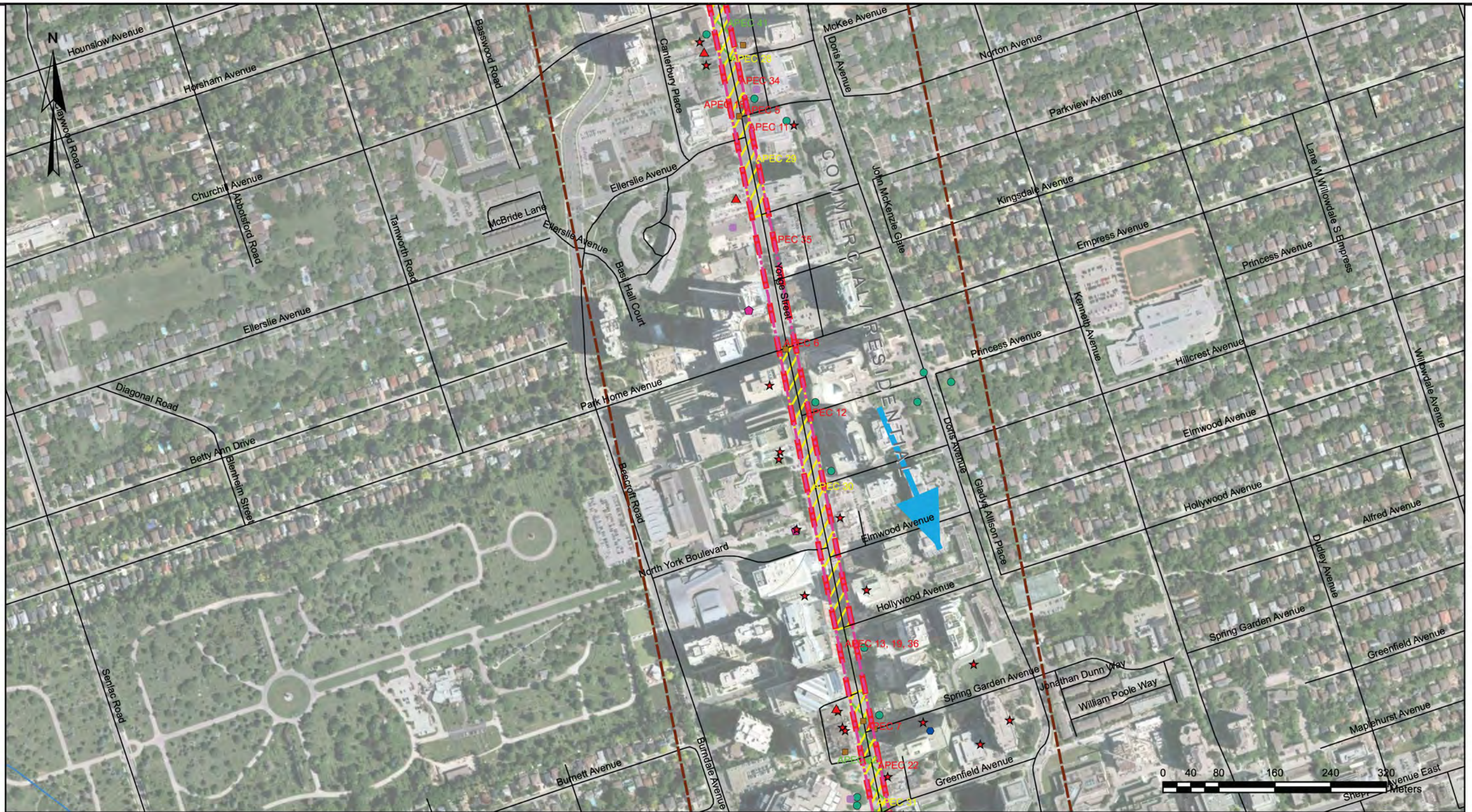
Air pollution is strongly influenced by weather systems (i.e., meteorology) that typically move out of central Canada into the mid-west of the U.S. then eastward to the Atlantic coast. In Ontario, the number of smog days is increasing, which is affected by motor vehicle emissions and weather systems.



Legend

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| Site | 37. Dry Cleaning | Spill | Groundwater Flow Direction | High Risk APECs 1,2,4-7,9-14,17-19,22,33-37 |
| Study Area | 49. Autobody Wrecking | PCB Storage | Roadways | Medium Risk APECs 26-32 |
| 27. Garage | 54. Textile Manufacturing | Service Station | Rivers | Low Risk APECs 3,8,15,16,20,21,23-25,38-44 |
| 28. Gasoline in Fixed Tanks | 58. Waste Disposal | | | |

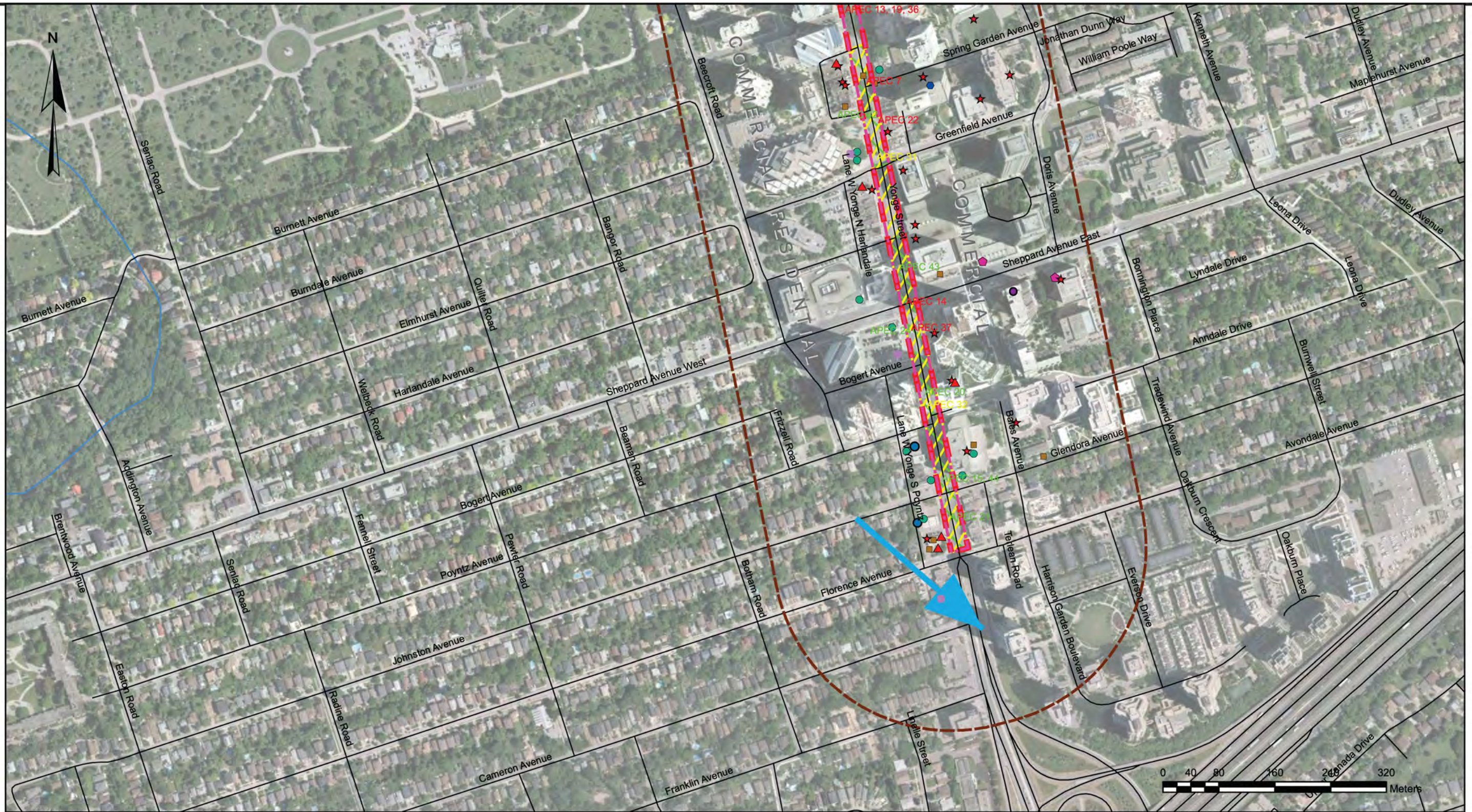
Note: This drawing should be read in conjunction with the accompanying report.



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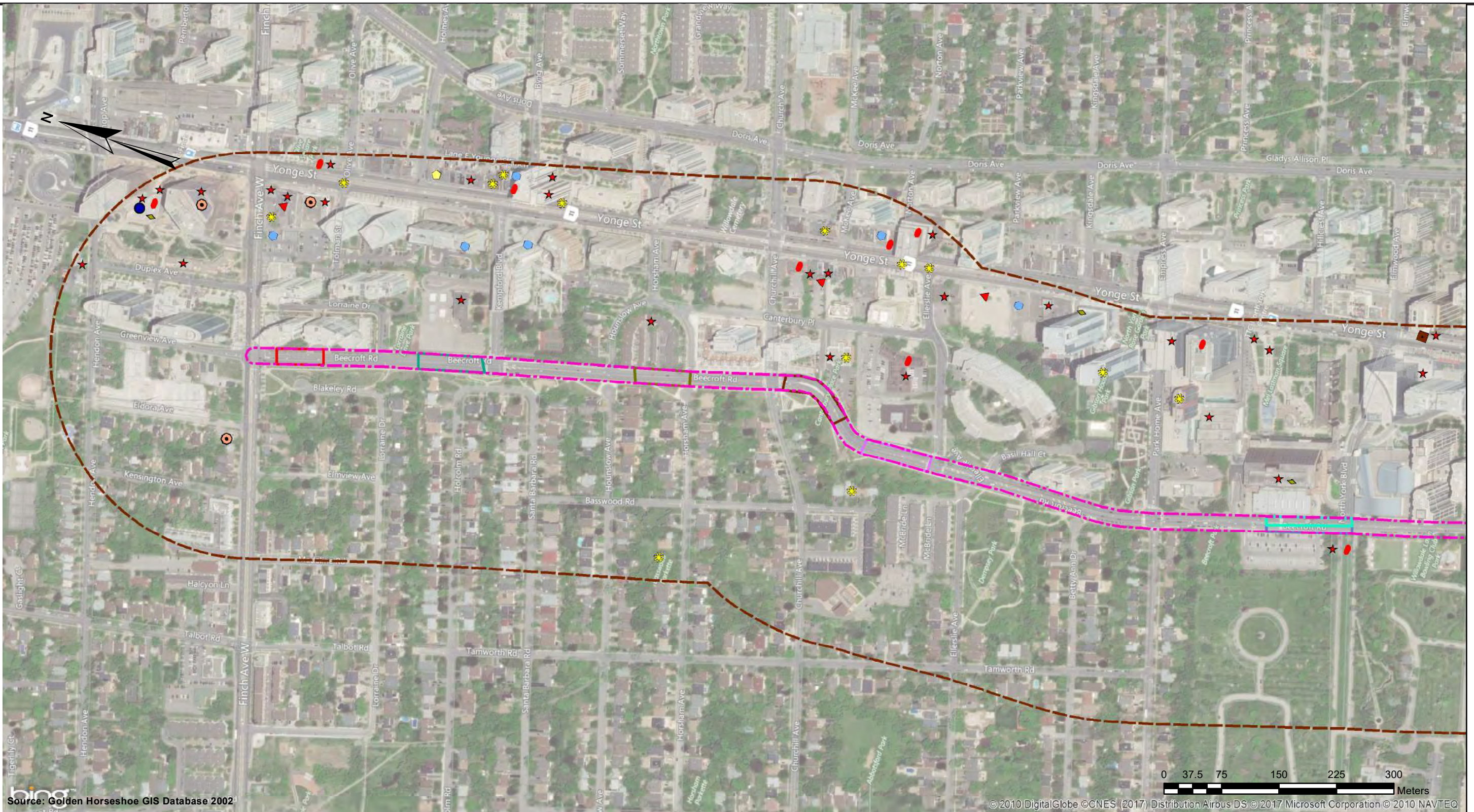
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| Site | ▲ 37. Dry Cleaning | ■ Spill | → Groundwater Flow Direction | High Risk APECs 1,2,4-7,9-14,17-19,22,33-37 |
| Study Area | ● 49. Autobody Wrecking | ◆ PCB Storage | — Roadways | Medium Risk APECs 26-32 |
| ● 27. Garage | ● 54. Textile Manufacturing | ● Service Station | — Rivers | Low Risk APECs 3,8,15,16,20,21,23-25,38-44 |
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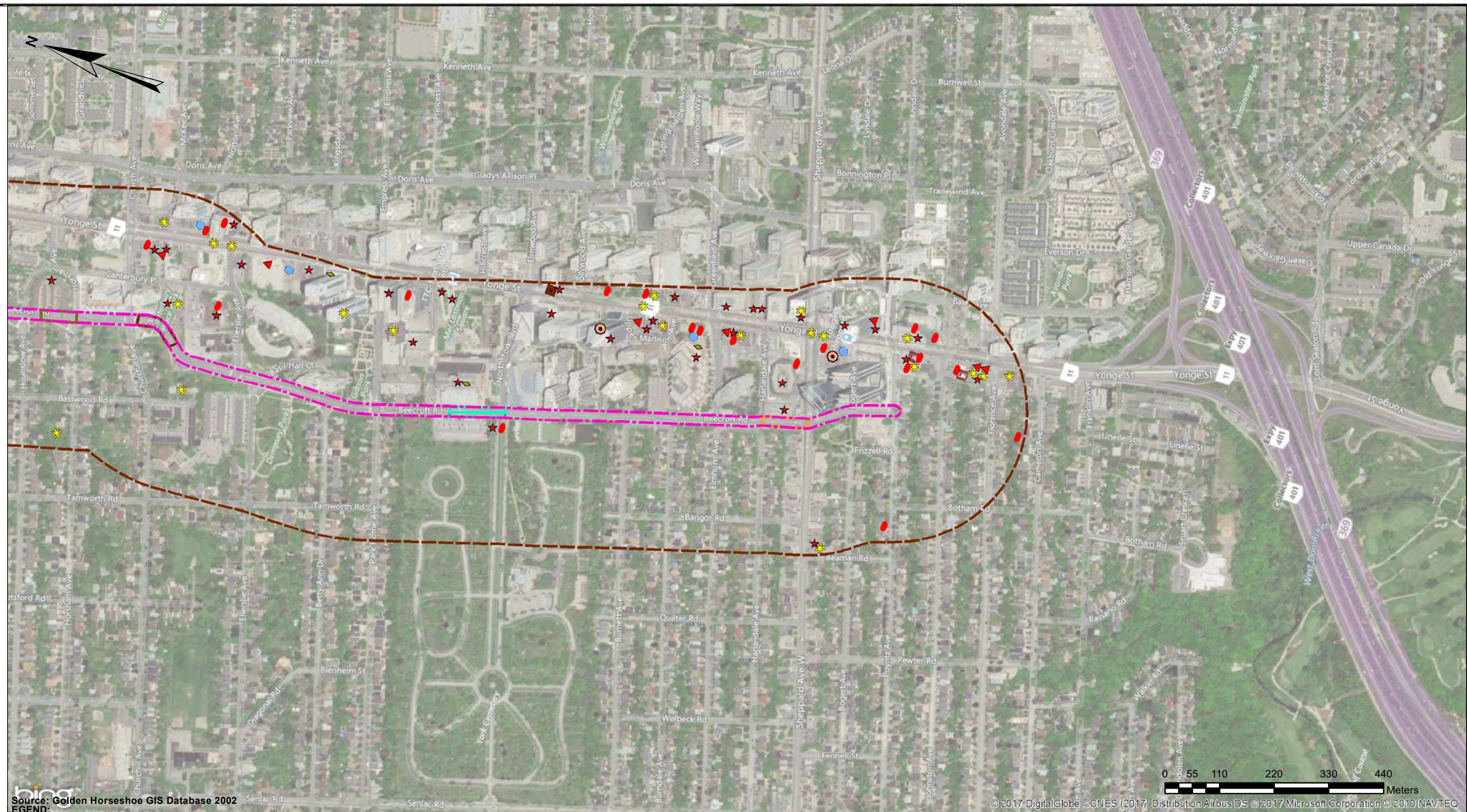
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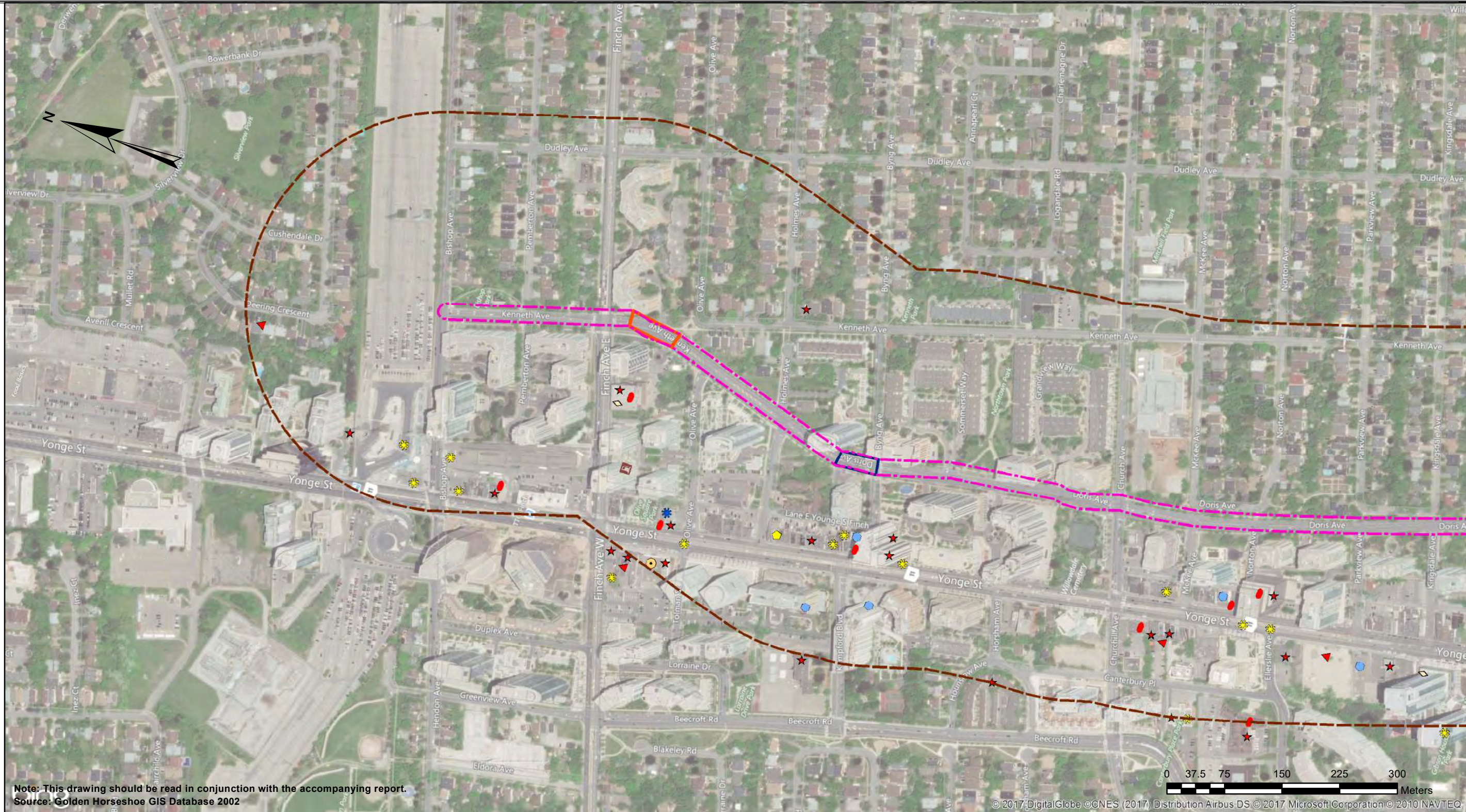
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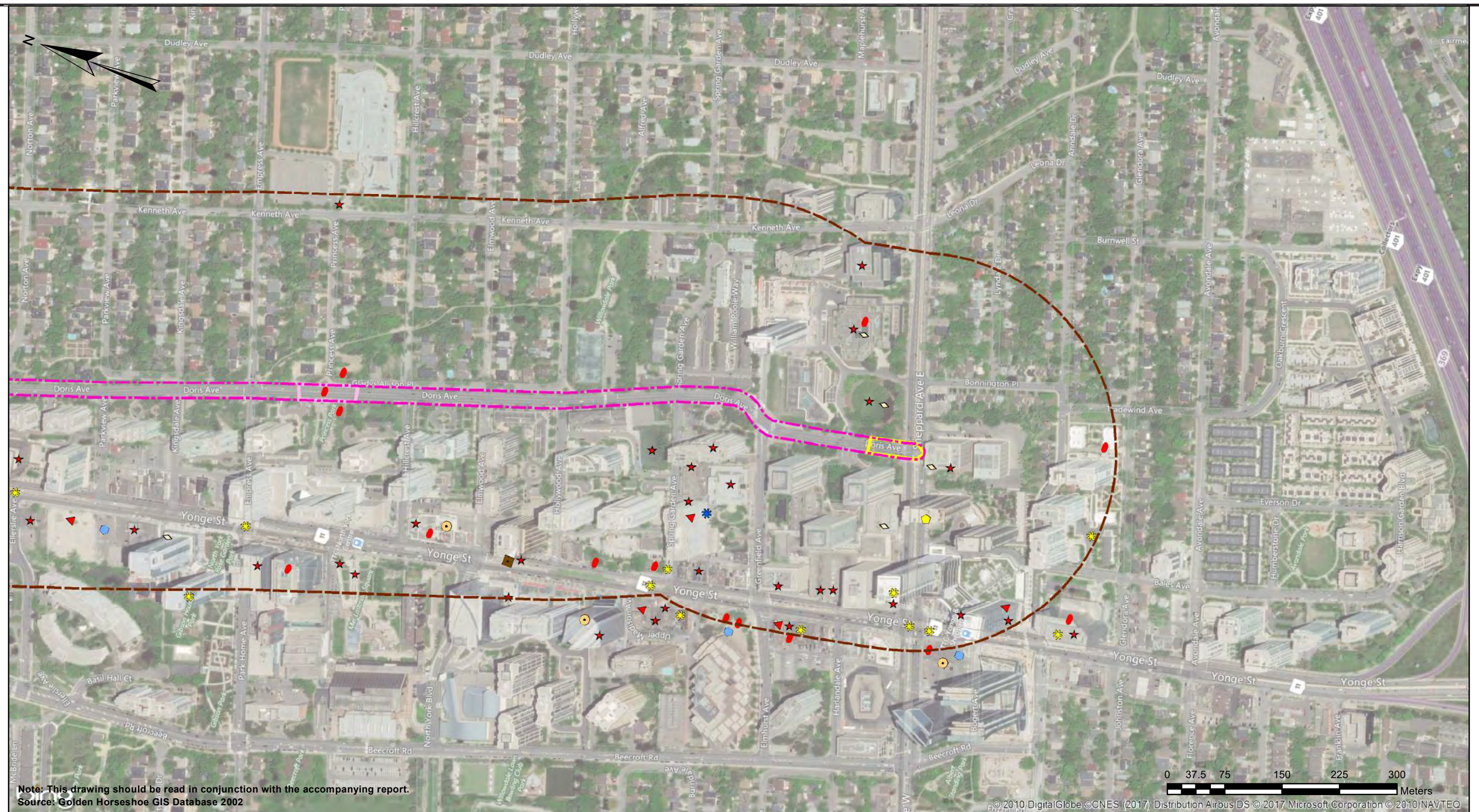
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Note: This drawing should be read in conjunction with the accompanying report.

The contaminants chosen for this study are based on the regularly assessed contaminants of interest for transportation assessments in Ontario, as determined by the Ontario Ministry of Transportation (MTO) and MECP. These contaminants are emitted due to fuel combustion, brake wear, tire wear, the breakdown of dust on the roadway, fuel leaks, evaporation and permeation, and refuelling leaks and spills. All of the selected contaminants are emitted as particulates, and a list of these contaminants is provided below:

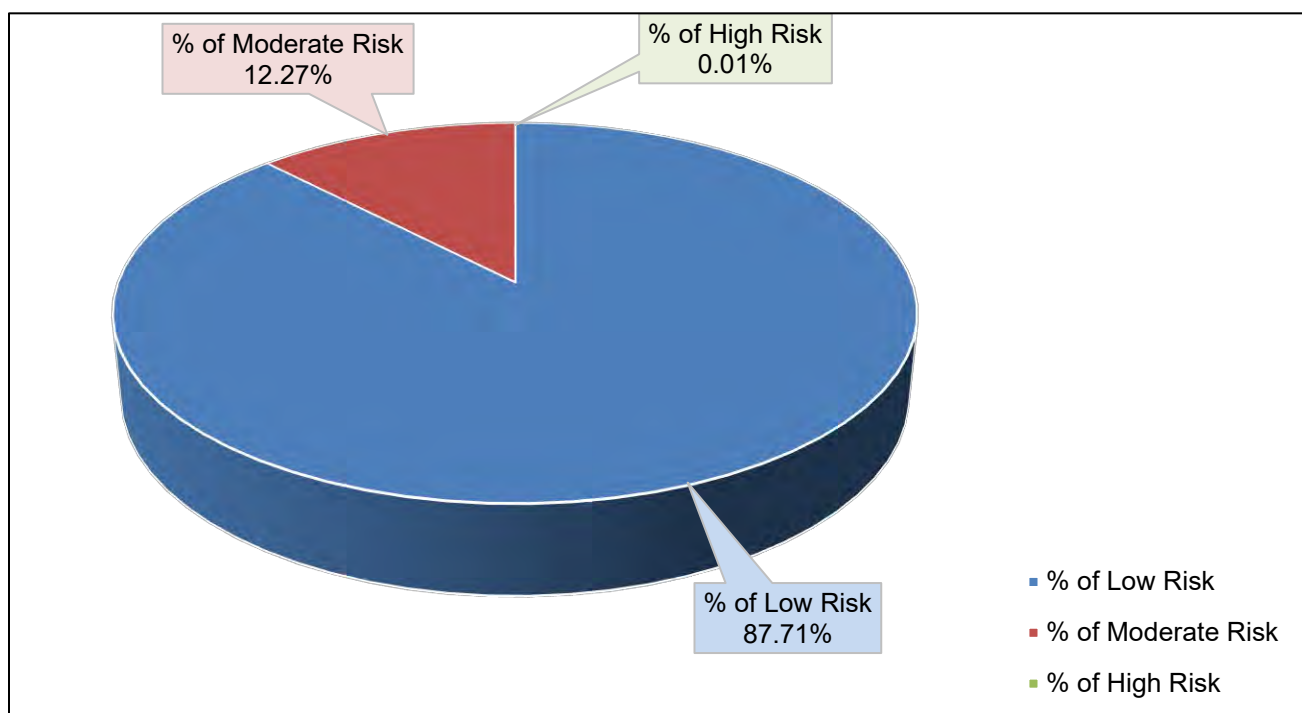
- Nitrogen Dioxide (NO₂)
- Carbon Monoxide (CO)
- Fine Particulate Matter (<2.5 microns in diameter) (PM_{2.5})
- Coarse Particulate Matter (<10 microns in diameter) (PM₁₀)
- Acetaldehyde (HCHO)
- Total Suspended Particulate Matter
- Acrolein (C₃H₄O)
- Benzene (C₆H₆)
- 1,3-Butadiene (C₄H₆)
- Formaldehyde (CCHO)
- Sulphur Dioxide (SO₂)
- Total Reduced Sulphur Compounds

The Province of Ontario operates a network of 39 ambient (outside) air monitoring stations across the province that collect real-time air pollution data. This information is communicated to the public through Ontario's new Air Quality Health Index (AQHI) and as hourly concentrations of six common air pollutants which can have an adverse effect on humans and the environment at high levels, such as, Ozone (O₃), Fine Particulate Matter with 2.5 microns (PM_{2.5}), Nitrogen Dioxide (NO₂), Sulphur Dioxide (SO₂), Carbon Monoxide (CO) and Total Reduced Sulphur Compounds (TRSC).

Among the 39 stations, the closest monitoring station to the study area is "Toronto North Ambient Air Monitoring Site" located to the northeast of the intersection of Dufferin Street and Finch Avenue West (4905 Dufferin Street). In respect to Toronto North station, the 2018 Provincial Report indicates that the station monitored five pollutants: Ozone (O₃), Fine Particulate Matter (PM_{2.5}), Nitrogen Dioxide (NO₂), Carbon Monoxide (CO) and Sulphur Dioxide (SO₂).

In addition to monitoring ambient contaminant concentrations, the MECP maintains a province-wide Air Quality Health Index (AQHI) for the purpose of relaying a general assessment of air quality to the public on an hourly basis. The AQHI values recorded at the Toronto North station in 2018 are shown in **Exhibit 3-2**.

Exhibit 3-2: Toronto North Station – Percentage breakdown of Air Quality Health Index reported for 2018



An analysis of Environment Canada's National Pollutant Release Inventory (NPRI) Database revealed a number of industrial facilities within a five (5) kilometer radius of the centre of the study area are shown in **Exhibit 3-3**. Most of these industries are located in the far west part of the study area which includes facilities in the general manufacturing, electricity and wood product sectors as well as one wastewater treatment plant. None of these facilities reported above-noted contaminants of interest between 2005 and 2015. The Air Quality Screening Assessment is available in **Appendix C**.

3.2 Socio-Economic Environment

The City's Official Plan Map 2 - Urban Structure provides an overview of the key structuring elements within the City, including the *Centres*, *Avenues*, *Employment Areas*, and *Green Space Systems* (**Exhibit 3-4**). The segment of Yonge Street from Highway 401 north to Cummer Avenue / Drewry Avenue is designated as a *Centre*. North of Cummer Avenue / Drewry Avenue is designated as an *Avenue*. Finch Avenue and Sheppard Avenue are also both designated as an *Avenue* east and west of the Yonge Street corridor. *Green Space Systems* exist west of Beecroft Road within the York Cemetery and Funeral Centre and westward.

Section 2.2.2 of the Official Plan states that “growth will be directed to the *Centres, Avenues, Employment Areas* and the *Downtown*” in order to: efficiently use land and infrastructure; concentrate jobs and people in areas well served by transit; create assessment growth and contribute to the City’s fiscal health; promote mixed use development increasing opportunities for people to live close to work; offer opportunities for affordable housing; facilitate social interaction, public safety, and cultural and economic activity; and protect neighbourhoods from the effects of nearby development.

3.2.1 Demographic Profile

The City of Toronto is divided into four districts: Scarborough, Toronto and East York, North York, and Etobicoke. The Study Focus Area is within North York District, and is located within Toronto Ward 18 (Willowdale). John Filion is the City Councillor for Ward 18.

Ward 18 is bounded by Highway 401 to the south, Bathurst Street to the west, Steeles Avenue to the north, and Bayview Avenue to the east.

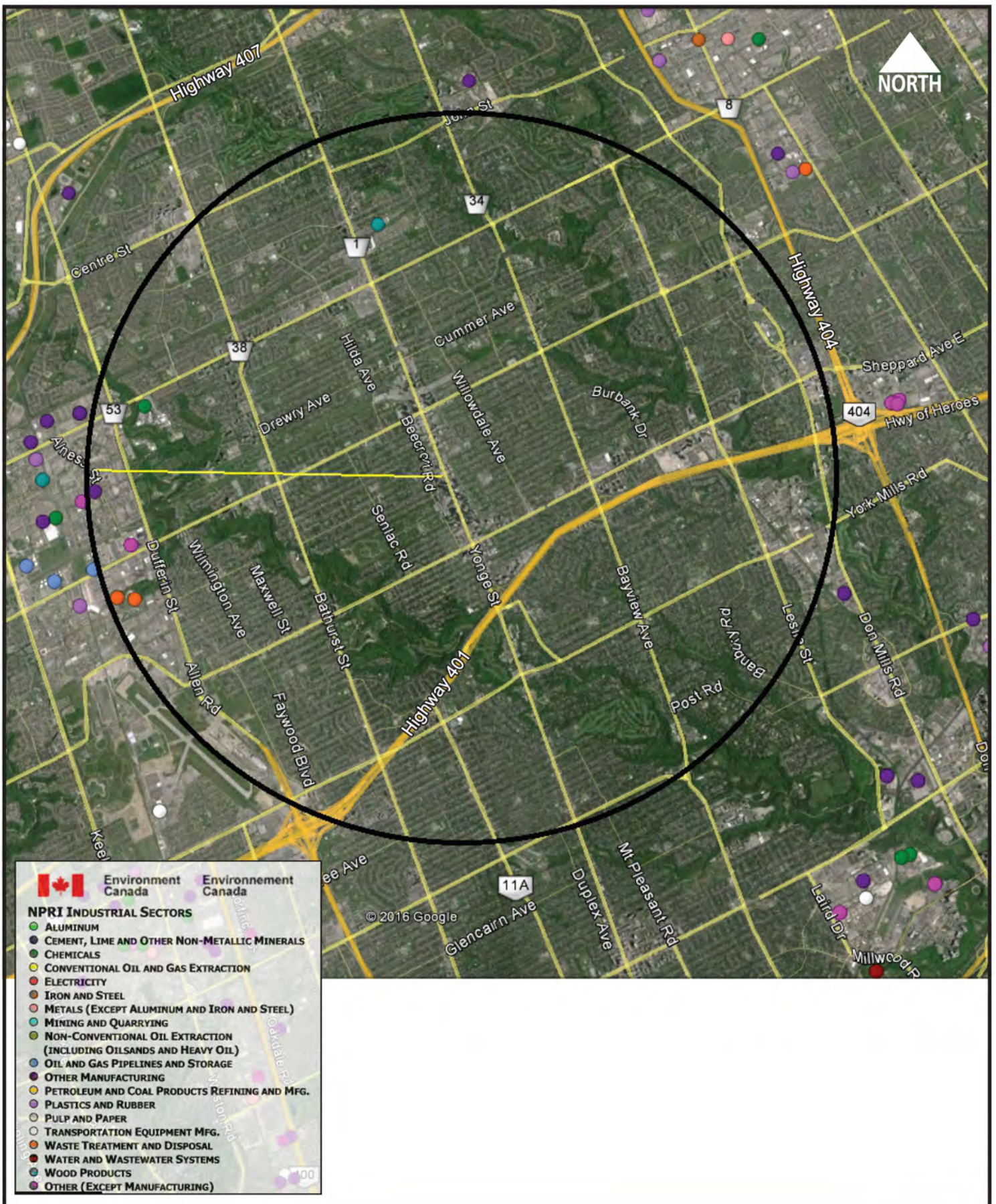
The population of Ward 18 increased by approximately 8.3% between 2011 and 2016 with a 2016 population of 118,800 in 2016 (Statistics Canada, 2016). According to Statistics Canada, the following occupational sectors are most dominant in Ward 18: Sales and service; Business, finance and administration; Natural and applied sciences; and Education, law and social, community and government.

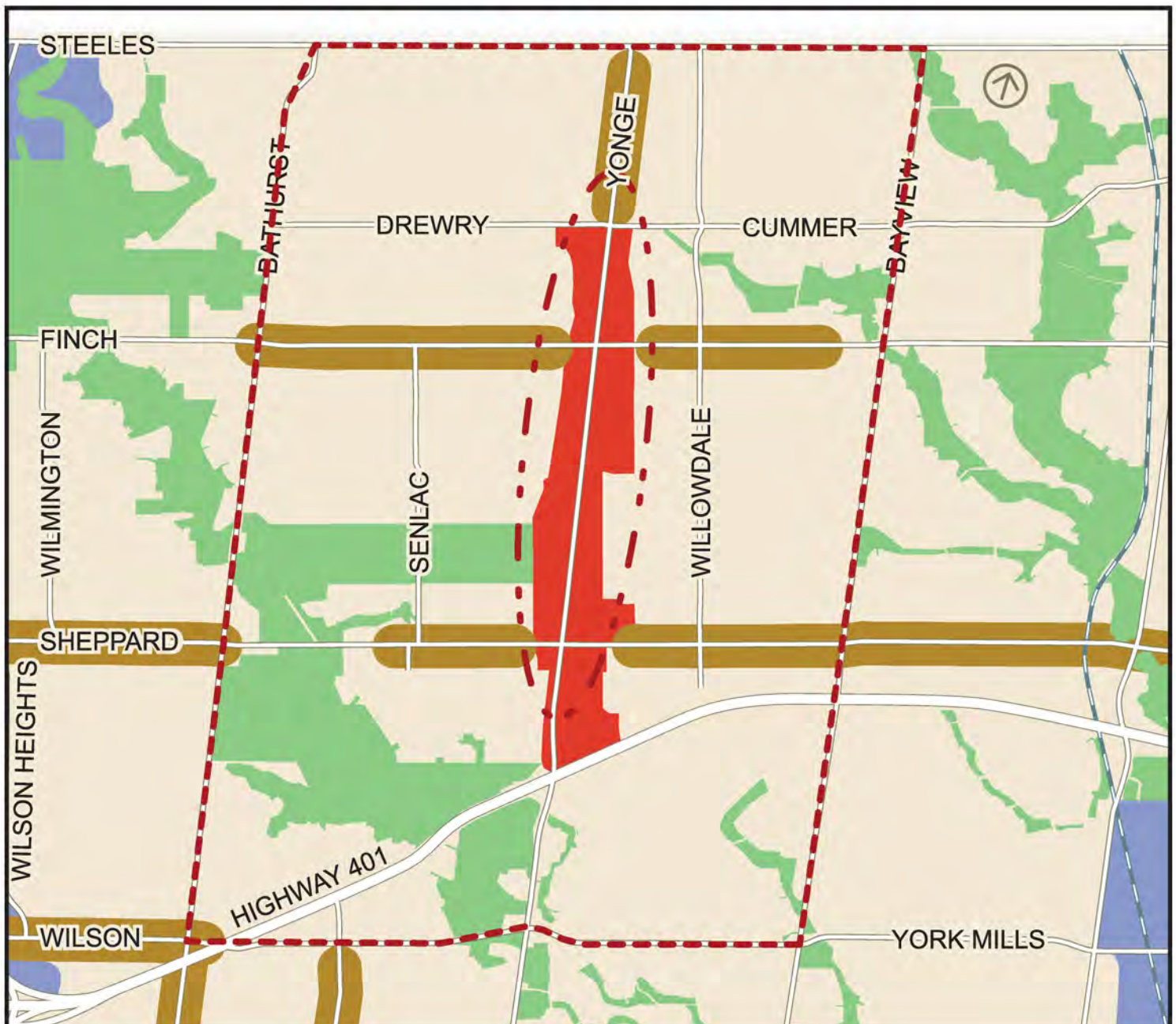
The primary housing stock in Ward 18 includes apartment buildings that are five or more storeys (61.2%), followed by detached houses (24.5%).

3.2.2 Study Area

The 2016 Census reports a total population of 138,138 in the Study Focus Area, representing an average annual growth rate from 2011 to 2016 of 1.38%. This growth rate is greater than the City of Toronto annual average growth rate.

The demographic distribution of the Study Focus Area, shown in **Exhibit 3-5**, closely resembles the City of Toronto average with slightly more 20-29 years olds (+1.08%) and slightly less 0-14 year olds (-1.05%).

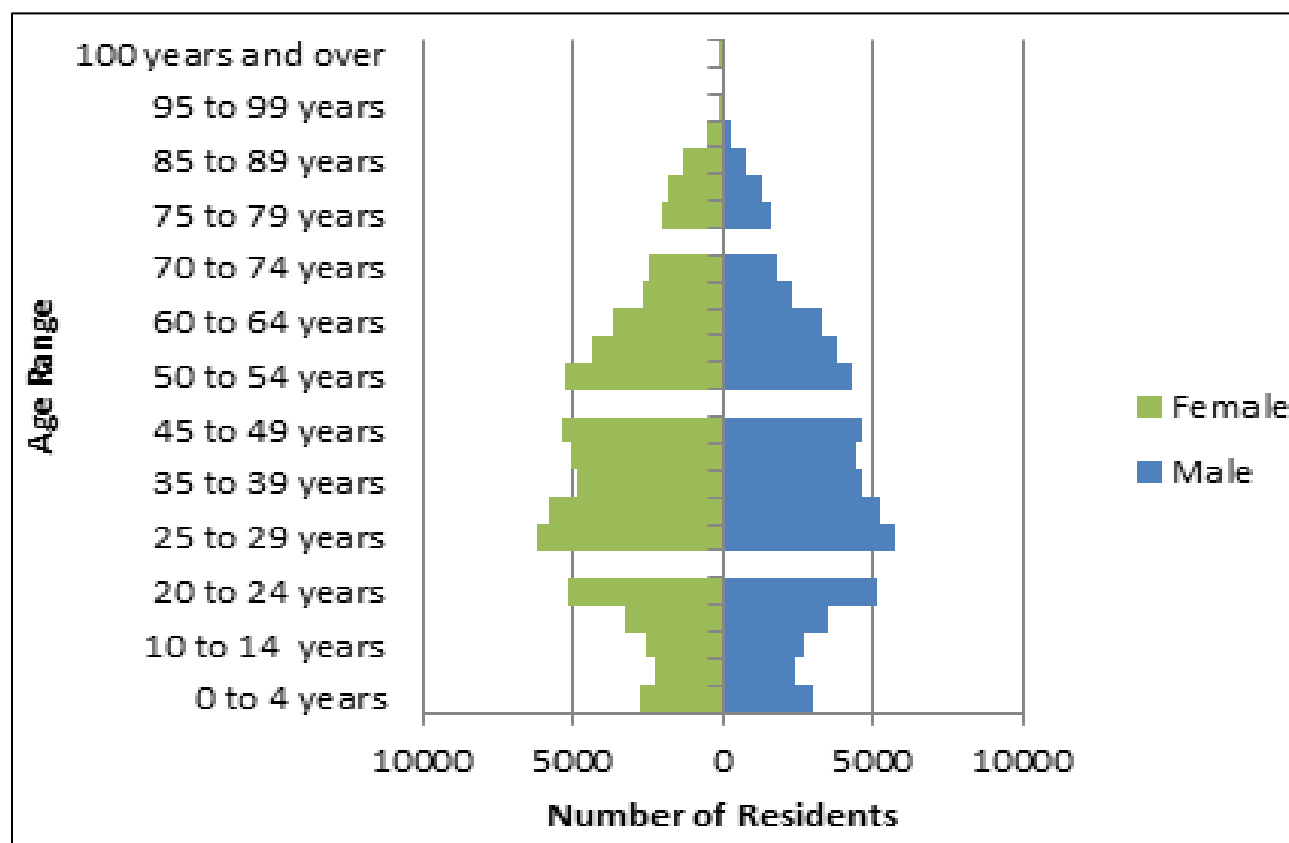




LEGEND

- Avenues
- Centres
- Employment Districts
- Downtown and Central Waterfront
- Green Space System
- Extended Study Area
- Focused Study Area

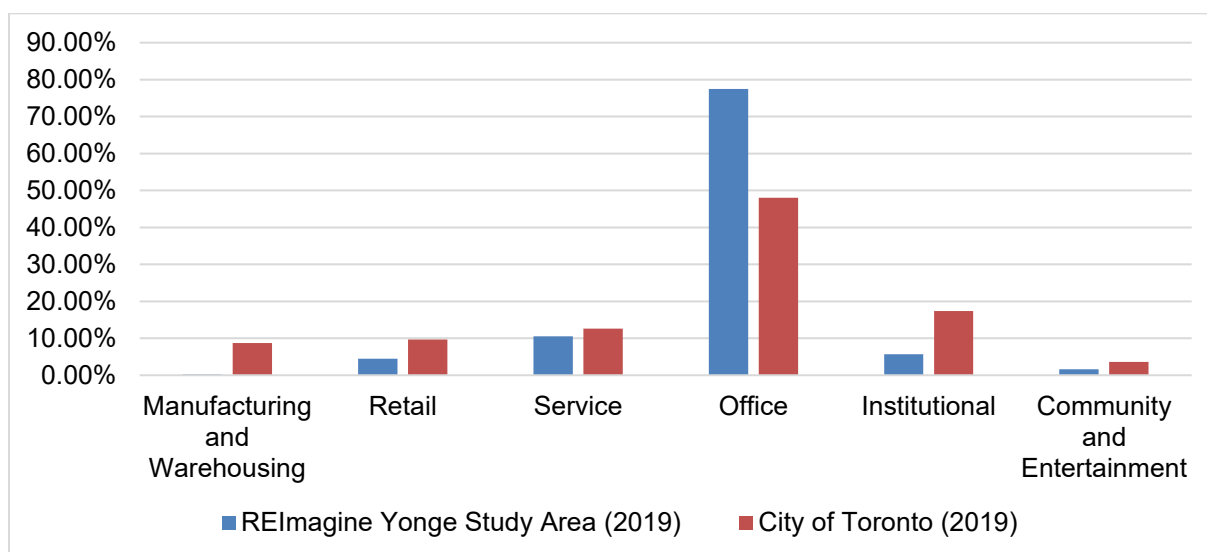
Exhibit 3-5: Age Distribution (2011)



3.2.3 Economic Profile

The 2019 City of Toronto Employment Survey reported a total of 33,420 full and part time jobs at 1284 establishments within the Study Focus Area. The distribution of job types for Yonge Street differs significantly from the City of Toronto average in some job categories, with fewer jobs in the manufacturing and retail trade sectors and relatively more jobs in the public administration and educational services sectors (**Exhibit 3-6**). The relatively large proportion of public administration jobs can be attributed to the Government of Canada office building and North York Civic Centre, both located along Yonge Street.

Exhibit 3-6: Relative Distribution of Study Area Job Categories Compared to City of Toronto Totals (2019)



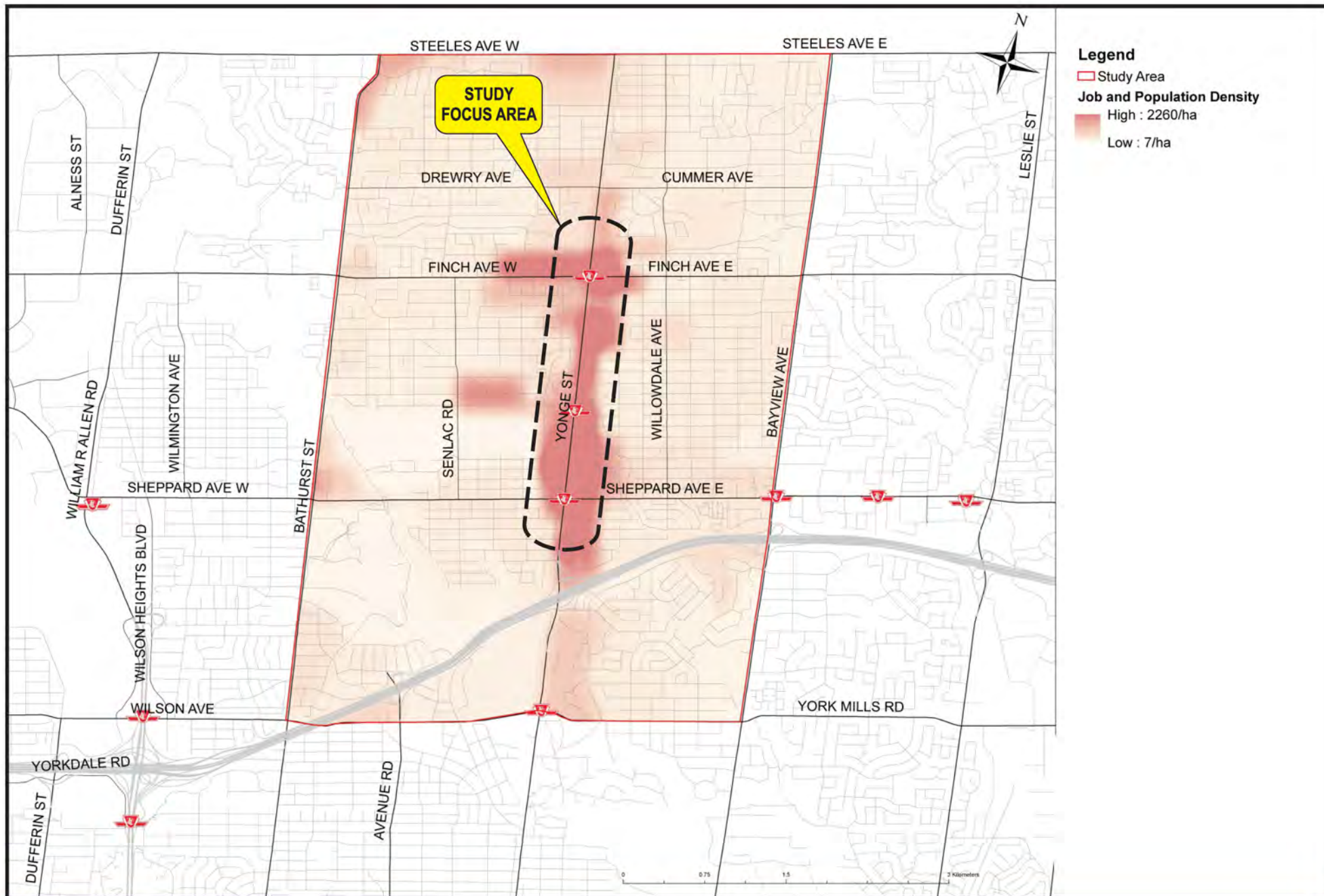
3.2.4 Population and Job Density

The average combined population and job density across the study area is 158 people and jobs per hectare. **Exhibit 3-7** illustrates the geographic distribution of people and jobs within the study area. The highest job and population density is found along the Yonge Street corridor north of Highway 401 and just south of Cummer Avenue / Drewry Avenue.

3.2.5 Land Uses

3.2.5.1 City Land Use Designations

The City's Official Plan (2019) (OP) designates the majority of lands within the EA Study Area as *Neighbourhoods*, with smaller areas typically located along major streets designated *Apartment Neighbourhoods*. The tributary of the Don River bisects a portion of the EA Study Area from the northwest to the southwest. These lands are designated *Natural Areas* or *Parks*. There exist some scattered *Institutional Areas* which generally relate to specific institutional uses, such as the St. John's Rehabilitation Facility (Sunnybrook) on Cummer Avenue and the Canadian Forces College on Wilson Avenue. Lands designated *Other Open Spaces* relate to the York Cemetery and the Don Valley Golf Course. The Finch Avenue and Sheppard Avenue corridors are generally designated as *Mixed Use*. Similarly, the Yonge Street corridor and Study Focus Area are primarily designated *Mixed Use Areas*, with the west side of Beecroft Road and east side of Doris Avenue both designated *Neighbourhoods*, and some *Parks* designations throughout. The hydro corridor north of Finch, running east-west, is designed *Utility Corridors*. No *Employment Areas* or *Regeneration Areas* exist within the EA Study Area.

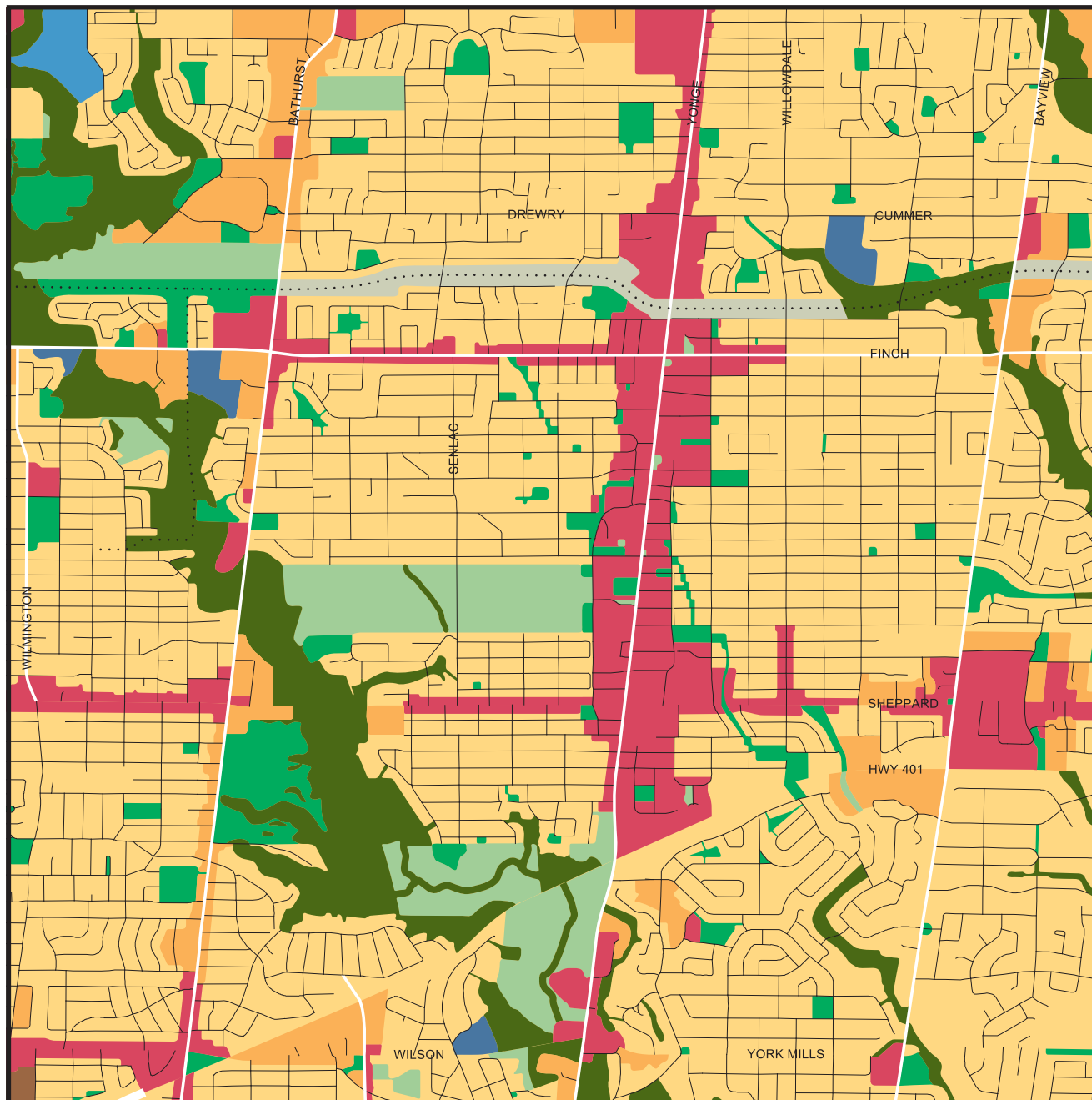


The OP notes that *Neighbourhoods* are low rise and low-density residential areas, considered to be physically stable. *Apartment Neighbourhoods* are residential areas with higher densities than *Neighbourhoods* and are also considered to be physically stable although compatible infill may be permitted on a site with an existing apartment building subject to the policies of the OP. These areas within the EA Study Area are mostly found along the arterial streets of Wilson Avenue, Bathurst Street, Bayview Avenue, Sheppard Avenue and Steeles Avenue.

Development is prohibited within *Natural Areas*, *Parks*, and *Other Open Spaces*, except for development associated with recreation, cultural facilities, conservation projects, cemetery facilities, public transit and essential public works. The OP identifies that *Mixed Use Areas* are made up of a broad range of commercial, residential and institutional uses, in single-use or mixed-use buildings. *Utility Corridors* consist of hydro and rail corridors used primarily for the movement of goods and the transmission of energy, information and people. The OP policies acknowledge that although hydro corridors are to primarily be used for the transmission of energy, there may be opportunities to use the corridors for secondary uses, such as parks, pedestrian or bicycle connections / trails, agriculture, parking lots, etc. The hydro corridor north of Finch Avenue within the Study Focus Area is used to provide surface parking in support of the Finch TTC Station. *Institutional Areas* are made up of major educational, health and government uses with associated ancillary uses. As noted above, *Institutional Areas* in the EA Study Area relate to existing facilities.

The area surrounding Yonge Street within the Study Focus Area is also subject to the Yonge Street North Secondary Plan, the boundaries of which form the Urban Growth Centre identified in the Province's *A Place to Grow: Growth Plan for the Greater Golden Horseshoe* (2020). The North York Centre is an important focus of transit-based employment and residential growth. The North York Centre is one of the four *Centres* in the City and has an important role in achieving the strategic growth objectives of the City's Official Plan. While redevelopment is encouraged in the North York Centre, existing *Neighbourhoods* outside the North York Centre will be protected, preserved and enhanced.

Exhibit 3-8 shows the land designations for the study area. **Exhibit 3-9** illustrates the North York Centre Secondary Plan boundaries.

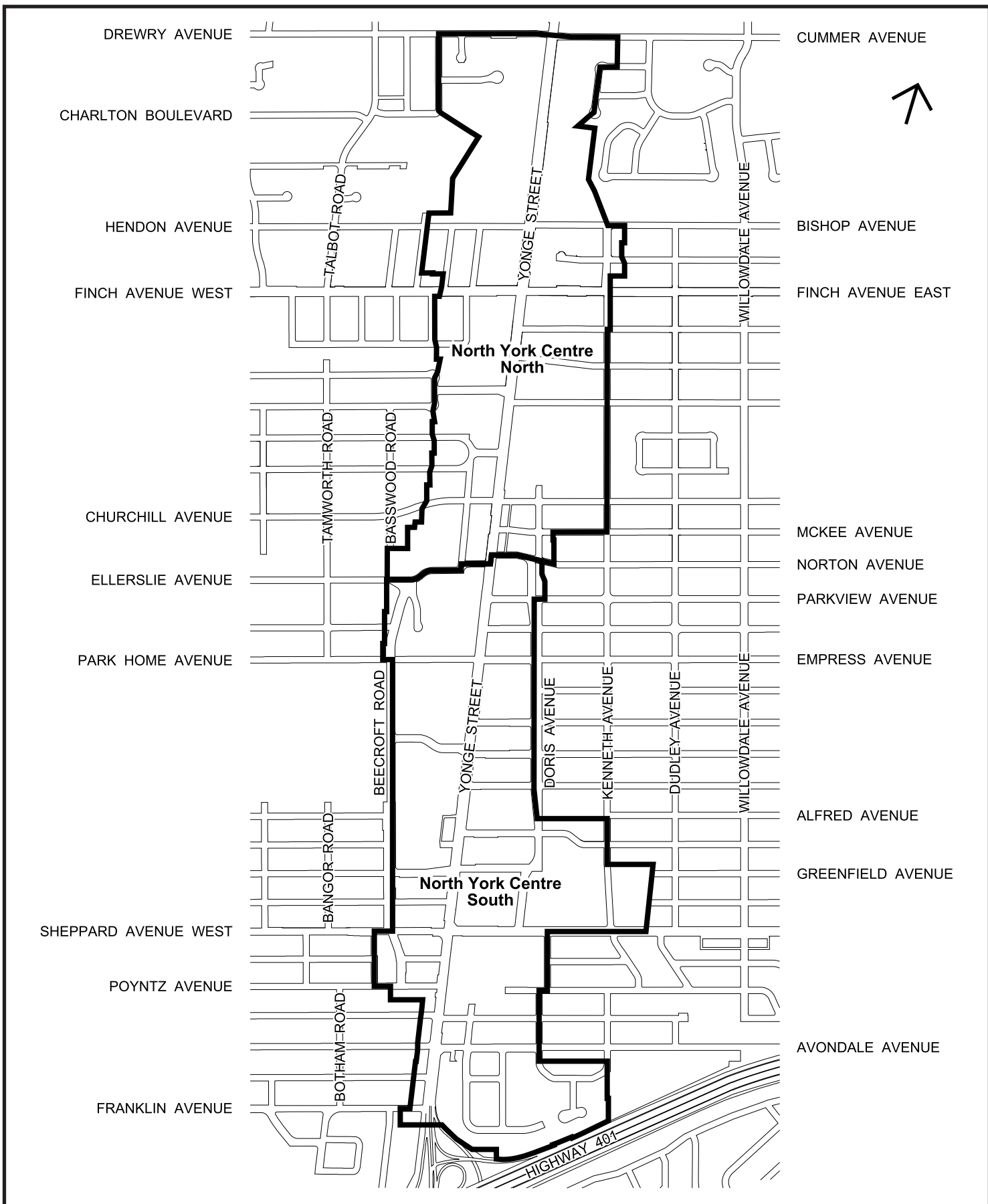


Land Use Designations

- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Parks and Open Space Areas
- Natural Areas
- Parks
- Other Open Space Areas (Including Golf Courses, Cemeteries, Public Utilities)
- Institutional Areas
- Regeneration Areas
- Employment Areas
- Utility Corridors

- Major Streets and Highways
- Local Streets
- Railway Lines
- Hydro Corridors

0 500 1000 1500m



3.2.6 Public Art

Public art exists at various points along the Yonge Street Corridor and adjacent side streets Doris Avenue and Beecroft Road, and there are various artworks in Lee Lifeson Park east of Doris Avenue. Below is an overview of some of the artworks within the study area.

- C.W. Jefferys Memorial located at York Mills Park
- Untitled piece by Elizabeth Wynnwood located in York Mills Park
- The Dance located on Yonge Street in front of Mel Lastman Square
- One Hundred Links Equals One Chain located in Gibson Park
- Time Track located in Dempsey Park

3.2.7 Recent Development Activity

3.2.7.1 Estimated Jobs and Population from Developments Built from 2016 to 2020

Since 2016, at least 6,800 residential units and 118,000 m² of non-residential gross floor area (GFA) have been built within the Study Focus Area. All of the 'Active' development includes apartment or other multiple unit construction (100%). The majority of built development from 2016 to 2020 included apartment or other multiple unit construction (58%). **Exhibit 3-10** summarizes the development activity from April 2016 to December 2020.

Exhibit 3-10: Summary of Development Activity within the Study Area (from April 2016 to December 2020)

Development Status	Projects	Land use (number of projects with this particular land use)							Number of Residential Units	Non-Residential Gross Floor Area (GFA) (m ²)
		Apartment / Multiple Units	Other	Street Townhouse	Industrial / Service	Office	Retail / Service	Single / Semi-Detached		
Under Review	12	10	1	0	0	0	1	0	1,481	14,839.51
Active	9	9	0	0	0	0	0	0	2,486	46,568.27
Built	12	7	2	2	0	0	1	0	2,848	57,390.29

*Projects under review are those which have not yet been approved or refused and those which are under appeal.
Active projects are those which have been approved, for which Building Permits have been applied or have been*

issued, and/or those which are under construction.

Built projects are those which have become ready for occupancy and/or were completed.

3.2.7.2 Spatial Distribution of Development Activity

Exhibits 3-11 and **3-12** illustrate the spatial distribution and magnitude of development activity, according to total residential units, and the total non-residential gross floor area. The majority of development activity has occurred along Yonge Street between Highway 401 and Cummer Avenue / Drewry Avenue, as well as along the major arterial roadways of Finch Avenue and Sheppard Avenue, both east and west of Yonge Street.

3.2.8 Noise

Noise Sensitive Areas (NSAs), as defined by MECP, include specific land uses, provided they have an “Outdoor Living Area” (OLA) associated with them. An Outdoor Living Area is the part of an outdoor area easily accessible from the building and intended for the quiet enjoyment of the outdoor environment. The term OLA is generally used in reference to an outdoor patio, a backyard, a terrace, or other area where passive recreation is expected to occur.

Small balconies are not considered OLAs for the purposes of the noise assessment. Terraces greater than 4 metres in depth, measured perpendicular to the building façade, are considered to be OLAs. In general, the following OLAs are considered NSAs:

- Private Dwellings: Individual family units and townhouses
- High-rise buildings, such as apartments having a common OLA
- Educational facilities and daycare centres with OLAs for students
- Hospitals and nursing homes with OLAs for patients
- Campgrounds for providing overnight accommodation
- Hotels and motels with outdoor common OLAs (such as, swimming pools) for visitors

In addition, the MECP also considers places of worship as NSAs.

Exhibits 3-13, 3-14 and **3-15** highlight seventeen (17) NSAs that have been selected for further review.

Section 7.2.3 contains both the recommendations of the noise review and summarizes mitigation measures that will be implemented during construction. **Appendix D** contains a copy of the noise report.

