

# Bloor-Yorkville Secondary Plan Study

Virtual Open House

June 21, 2022 | 6:00 – 8:00 pm



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Preliminary Matters

# Recorded Meeting Notice



**This meeting is being recorded.**

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Preliminary Matters

# Audio Issues

If you are experiencing audio issues, please try connecting by telephone:

Telephone: 416-915-6530

Access Code: 2453 800 0916

Password: 9993 5597

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# 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.

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## Introductions

# Agenda

-  **6:00 p.m. Introductions and Opening Remarks**
-  **6:15 p.m. Presentation by City Staff – Emerging Public Realm Plan**
-  **6:30 p.m. Discussion**
-  **7:00 p.m. Presentation by City Staff - Emerging Policy Area Plan**
-  **7:30 p.m. Discussion**
-  **8:00 p.m. Closing Remarks and Next Steps**

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## Introductions

# Study Team

### **Community Planning**

- Oren Tamir
- David Driedger
- Corinna Prior

### **Strategic Initiatives, Planning & Analysis (SIPA)**

- Anson Ma

### **Heritage Planning**

- Gary Miedema

### **Public Engagement Consultants (Gladki Planning Associates)**

- Lindsay Toth
- Natalie Barcellos

### **Planning Consultants (Perkins & Will)**

- Paul Kulig
- Anna Iannucci
- Vinaya Mani
- Eunice Wong

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## Introductions

# Poll

### **What brings you to this public meeting? Select all that apply.**

- I live or want to live in Bloor-Yorkville
- I work in or near Bloor-Yorkville
- I own a business in or near Bloor-Yorkville
- I ride transit to/through Bloor-Yorkville
- I shop, hang out, or visit family/friends in Bloor-Yorkville
- I am (or represent) a developer or land owner in Bloor-Yorkville
- Another reason

# Introductions

## Opening Remarks





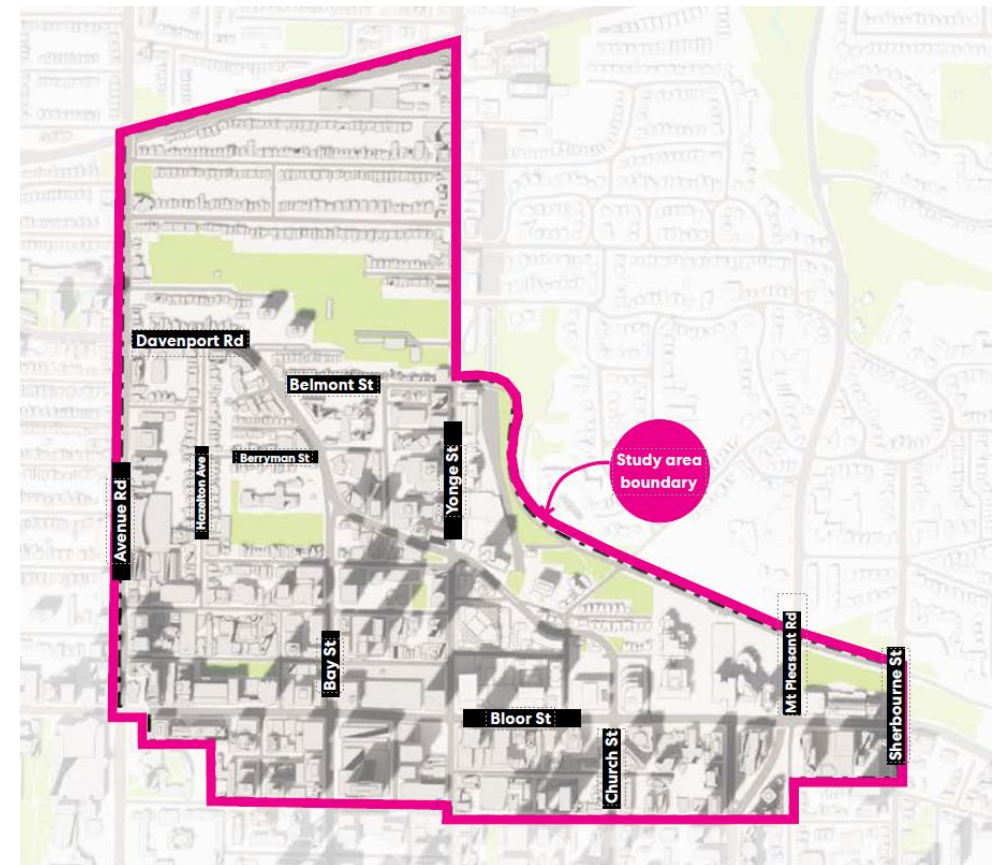
# Presentation



## Study Overview

# Why are we doing this Study?

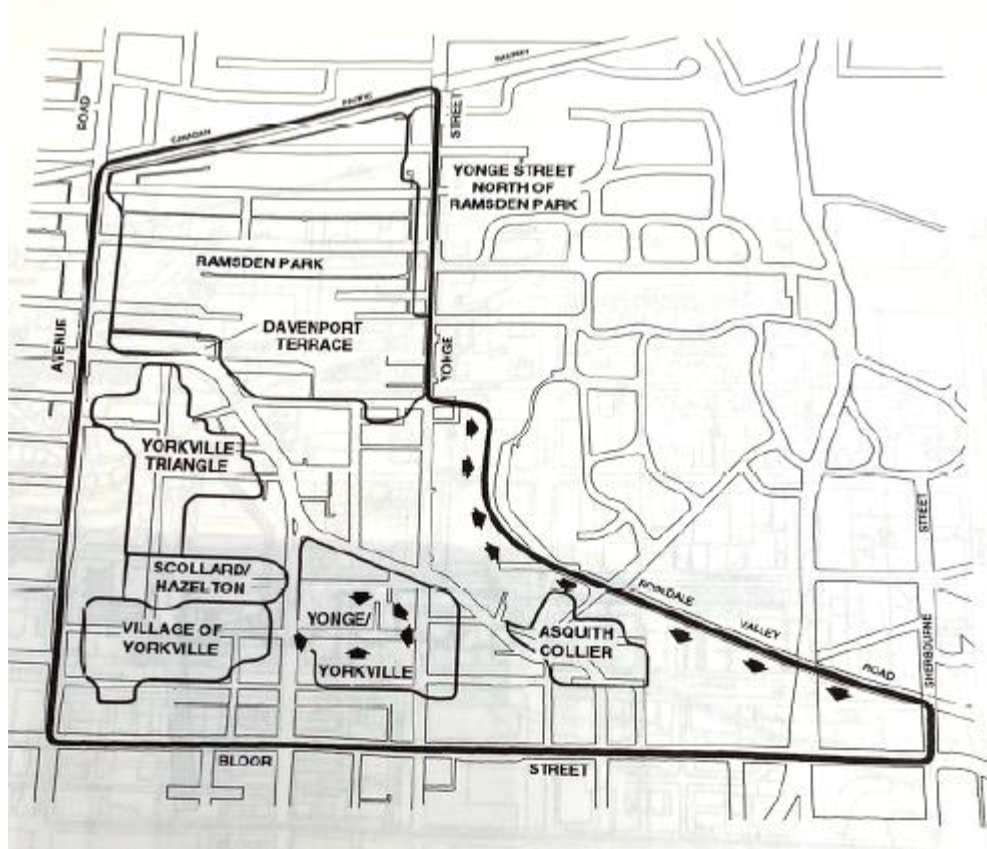
- The existing policy framework for Bloor-Yorkville was developed in the mid 1970s (Site and Area Specific Policies 211 and 225).
- A planning framework was put together by local stakeholders that identified a need for a Secondary Plan in Bloor-Yorkville. This planning framework was used to develop the Downtown Plan.
- A recommendation from Council in the adoption of the Downtown Plan was to update the policy framework for Bloor-Yorkville which originated in the 1970s.



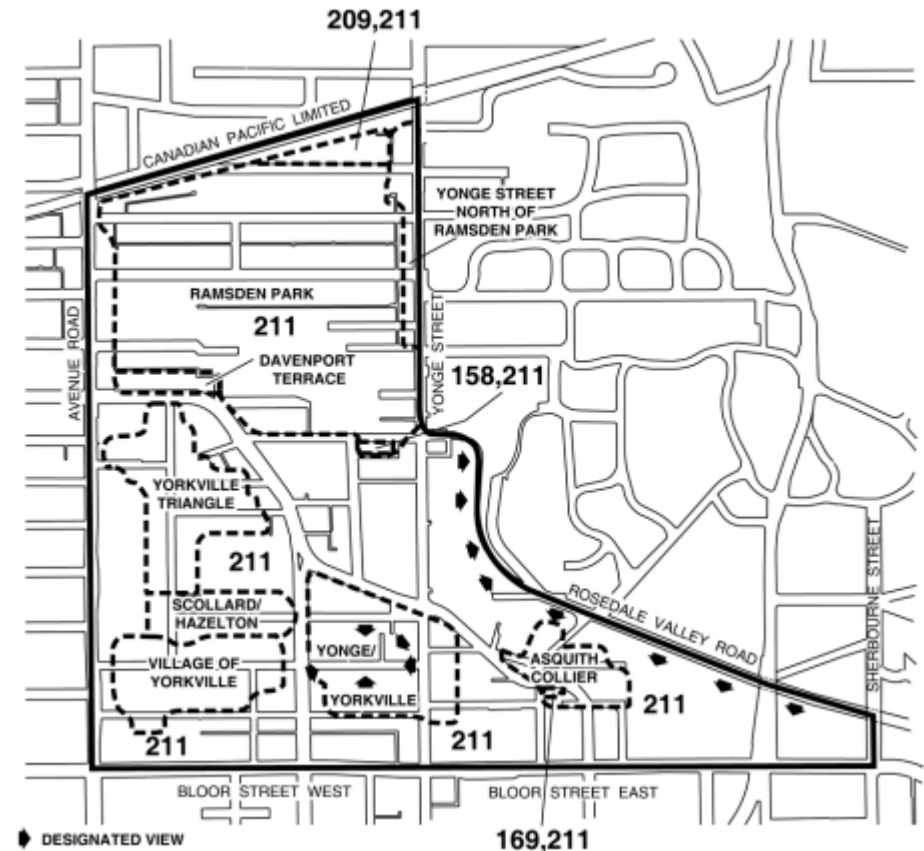
**Bloor-Yorkville Secondary Plan Study Area**

## Study Overview

# Why are we doing this Study?



1976 North Midtown Part II Plan,  
Areas of Special Identity Map (1995 Consolidation)



Site and Area Specific Policy 211, Map 1 (2022)

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## Study Overview

# What we have heard from local stakeholders?

- Need to protect the stability of Neighbourhoods;
- Erosion of non-residential uses, particularly in the Village of Yorkville;
- Conflict between residential and commercial uses;
- Need for enhancements to residential amenities in the area;
- Desire for specific policy on maximum heights and massing;
- Need for better connections into the Rosedale Ravine; and
- Desire for the allocation of more Section 37 and Section 42 funds into the area.

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## Study Overview

# Purpose of this meeting

This meeting is intended to provide an **introduction** to the Bloor-Yorkville Secondary Plan Study.

There are two fundamental components of the Secondary Plan we will walk you through this evening:

1. **Public Realm Plan** – Big moves to improve connectivity, amenities, and enhance identity throughout Bloor-Yorkville.
2. **Policy Area Plan** – Segment Mixed Use Areas in the Downtown Plan to guide growth in a manner that responds to the local context.

Note that this is not the final meeting on the Secondary Plan Study. The next round of public consultation is scheduled to begin near the end of 2022 on the proposed Secondary Plan.

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## Study Overview

# How to provide feedback?

While we welcome feedback and questions this evening, there are many ways beyond tonight to get in touch with us and get more information:

- Visit our study website to obtain key maps: [www.toronto.ca/BloorYorkville](http://www.toronto.ca/BloorYorkville)
- Complete the survey on the Study: <https://s.cotsurvey.chkmkt.com/blooryorkville1> (will remain live until the end of July 2022)
- Provide feedback using the Interactive Mapping Tool (available shortly)
- Email or call me directly at [corinna.prior@toronto.ca](mailto:corinna.prior@toronto.ca) or 416-392-5651



# Study Overview

## How to provide feedback?

www.toronto.ca/blooryorkville

City of Toronto Bookmarks iView City of Toronto Offi... Former Municipal Z... Add/Remove data -... Ratio.City Platform section 118 Toronto By-laws Lis... complete communi... 41 - Secondary Pla... IBMS - Community... CityPlanning - MCR... Rajesh

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### Bloor-Yorkville Secondary Plan

Share Print



#### Contact Information

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Toronto, ON M5H 2N2  
Telephone: 416-392-5651  
Email: [BloorYorkville@toronto.ca](mailto:BloorYorkville@toronto.ca)

- #TOCore
- @CityPlanTO
- City Planning Toronto

#### Related Information

[TOcore: Planning Downtown](#)

We invite you to join us for a Virtual Open House on Tuesday, June 21. Details, including how to register and key maps of the emerging policy directions, and a [short survey](#), are available on the [Meetings & Events page](#).



Audio Call-in Number: 1-416-915-6530 | Access Code: 2453 800 0916 | Password: 9993 5597.

# Cultural Heritage Resource Assessment Update





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CHRA Update

# Cultural Heritage Resources Assessment (CHRA)

City Planning undertakes a Cultural Heritage Resource Assessment (CHRA) to document an area's development history and to ensure that properties of cultural heritage value or interest are appropriately identified, understood and conserved.

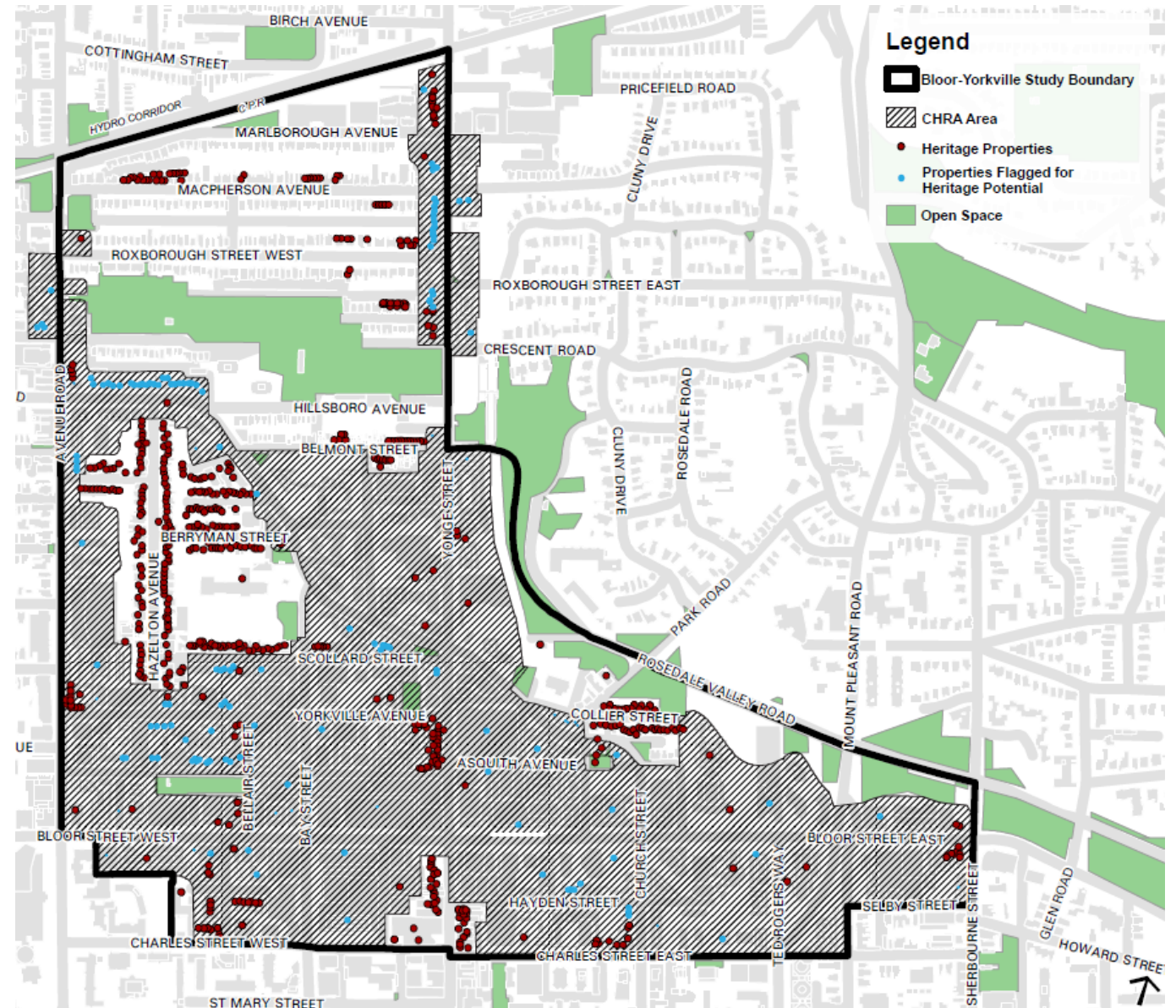


Looking north up Yonge past Cumberland Street to the Yorkville Town Hall (1861)

# CHRA Update

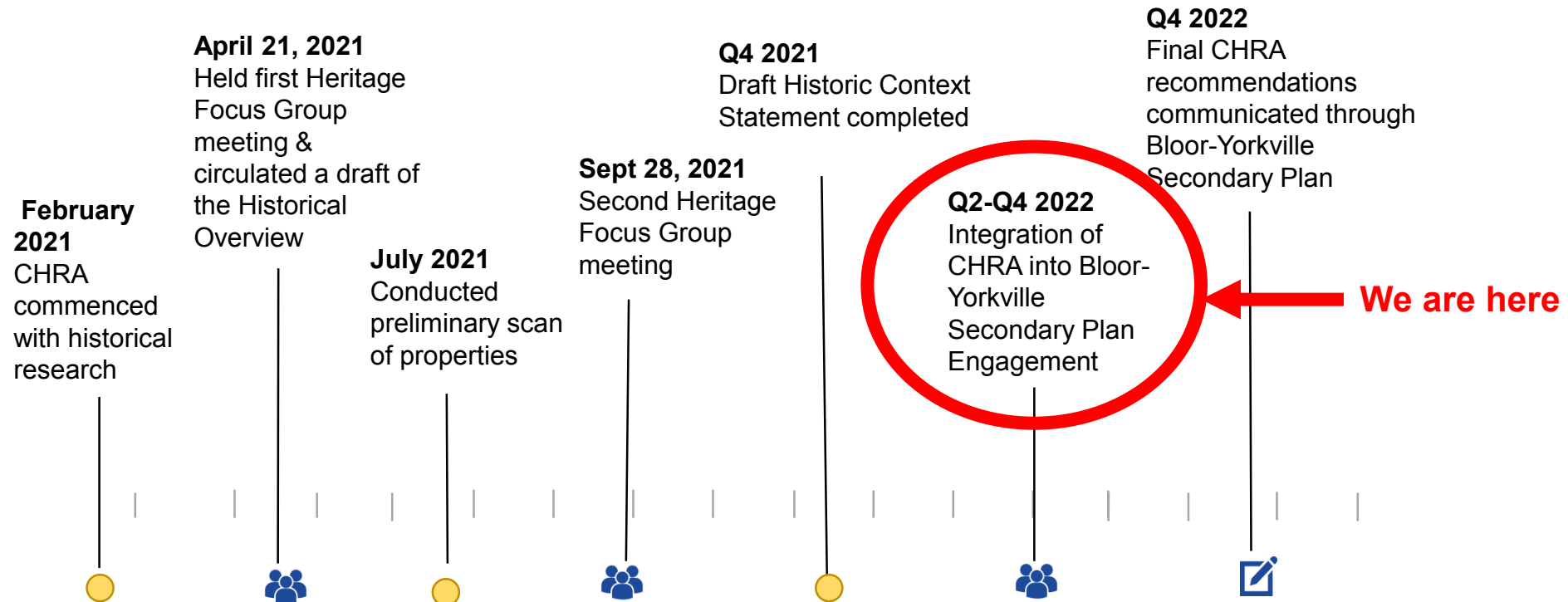
## CHRA Area

The CHRA area is based on the Bloor-Yorkville planning study boundary and focuses on areas that are identified as Mixed Use Areas 1-4 in the City's Official Plan, and that have not been the subject of previous heritage surveys.



# Study Update

## CHRA Timeline



Cultural Heritage Resource Assessment

**BLOOR-YORKVILLE PLANNING STUDY  
PROCESS**

# Emerging Public Realm Plan



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## Emerging Public Realm Plan

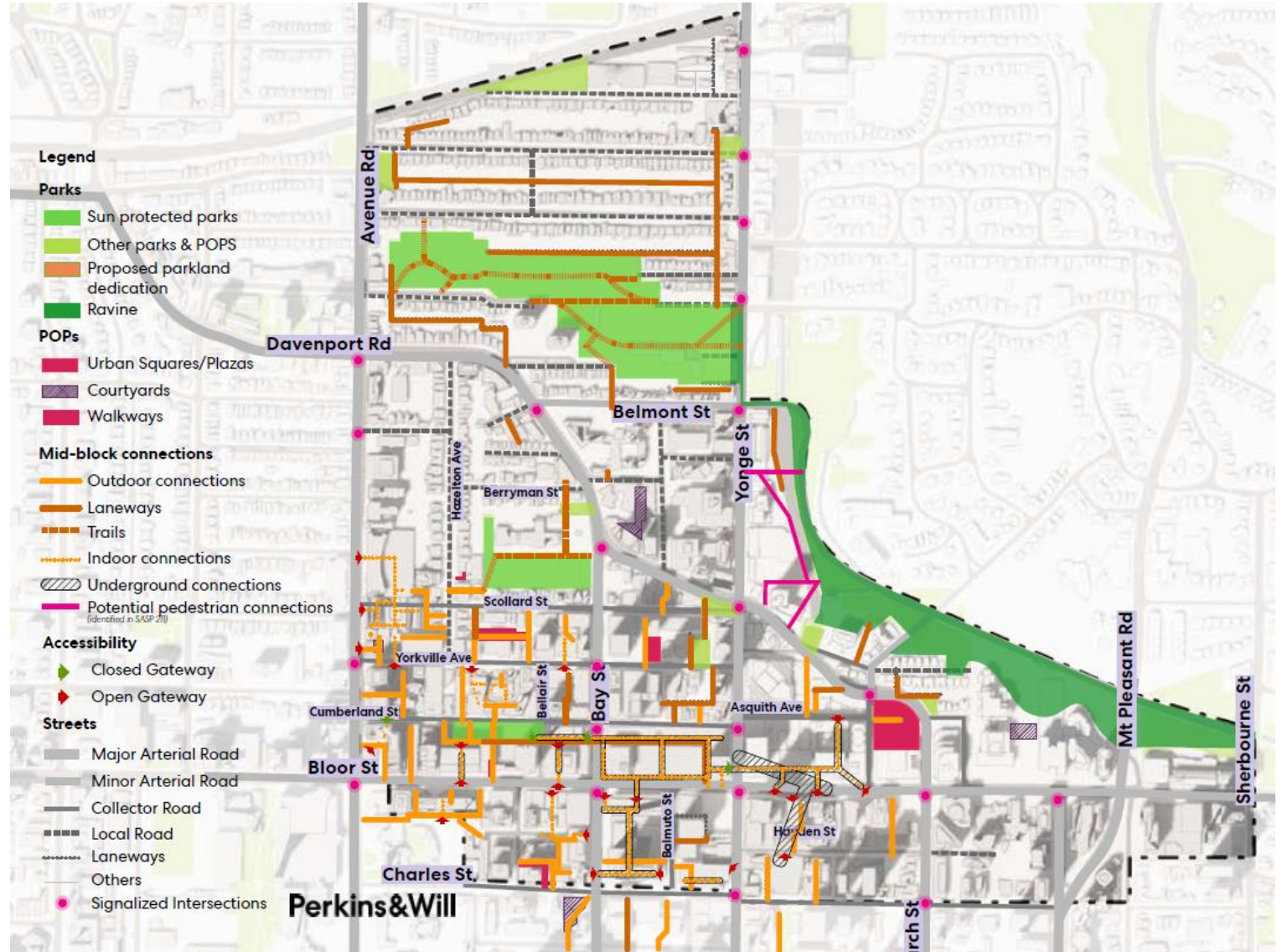
# What is the Public Realm?

The public realm is comprised of all public and private spaces to which the public has access. It is a network that includes, but is not limited to, streets and lanes, parks and open spaces, and the parts of private and public buildings that the public is invited into (Official Plan, 3.1.1.1).



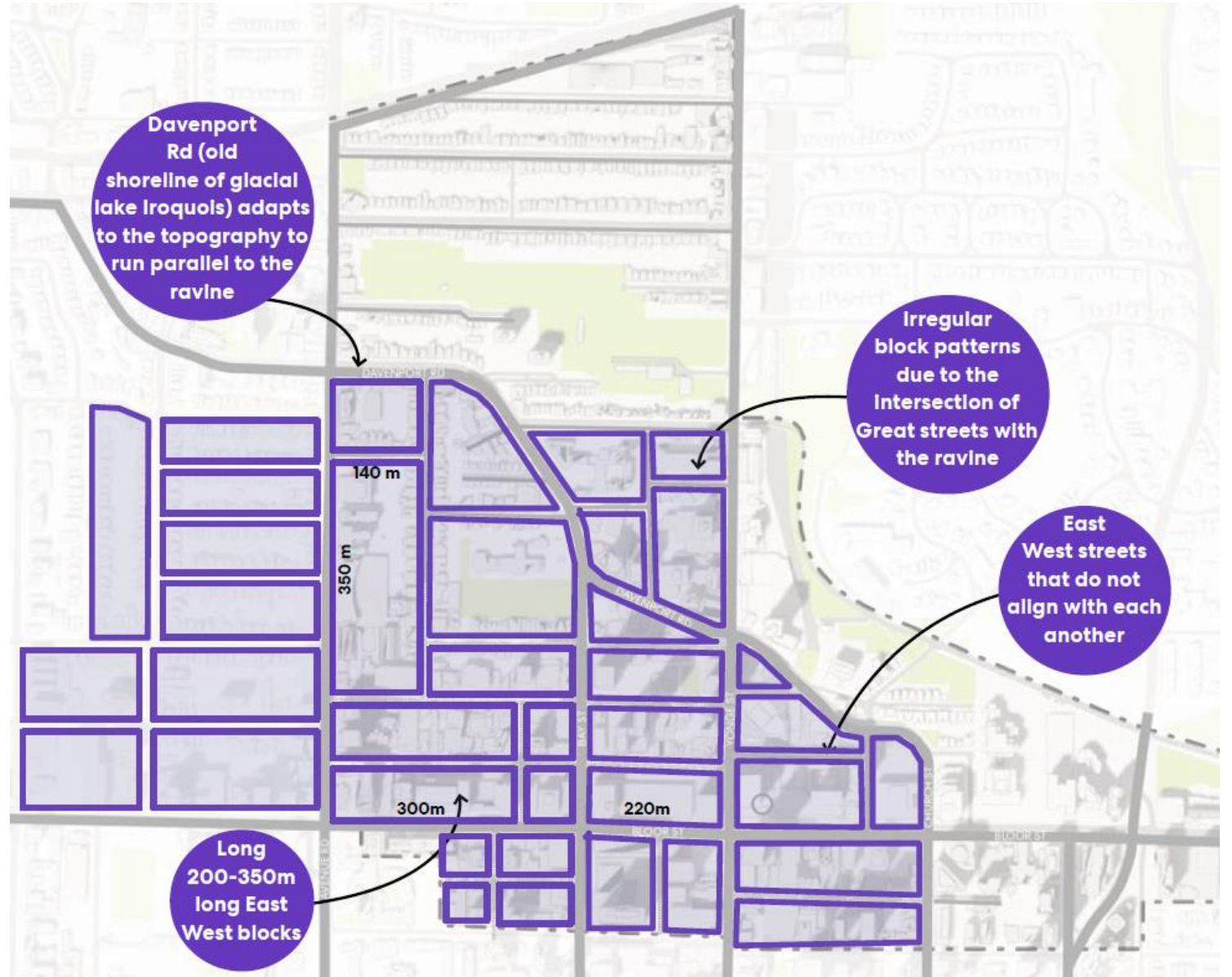
# Emerging Public Realm Plan

## Existing Public Realm



# Emerging Public Realm Plan

## Block Pattern



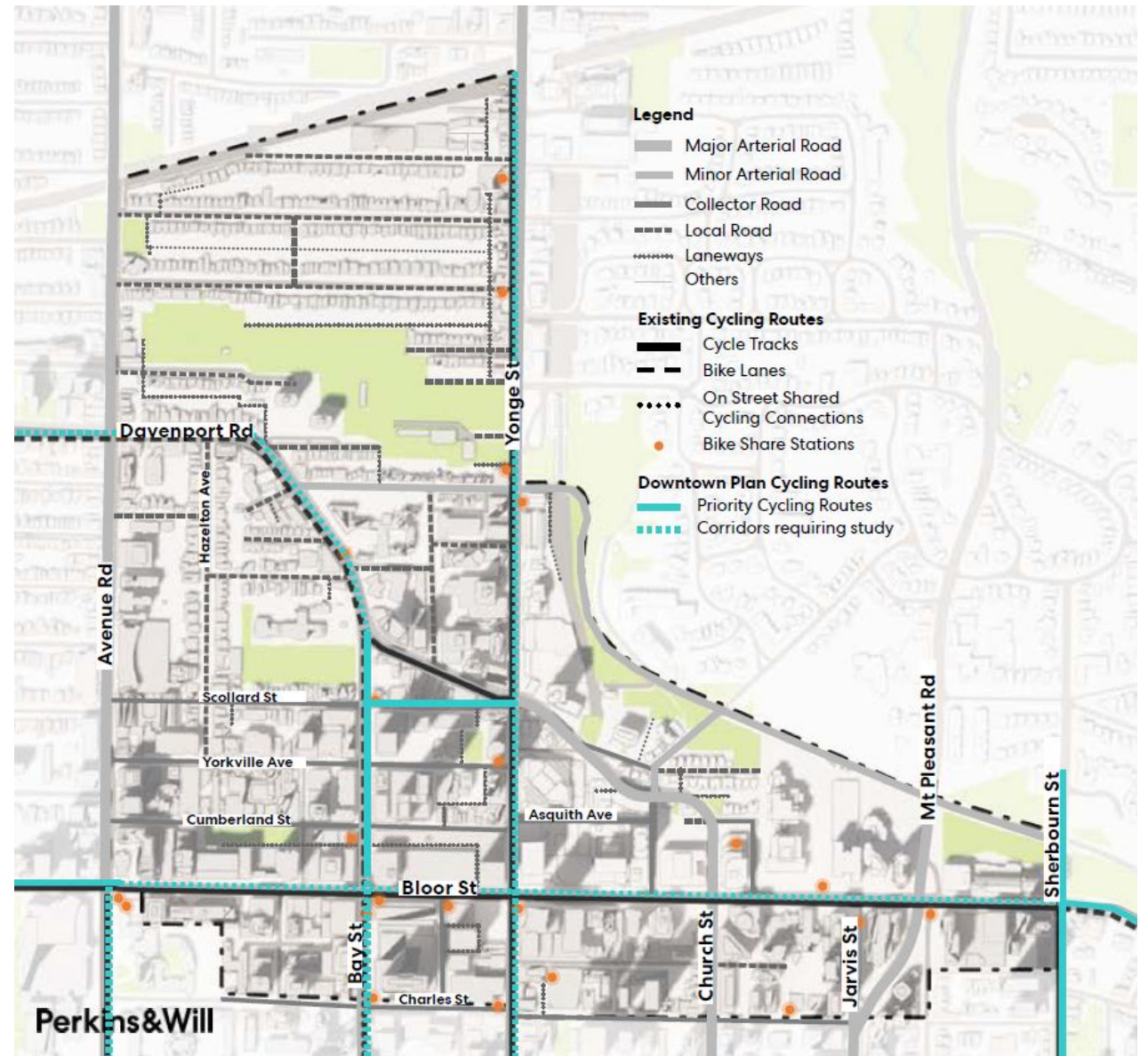
# Emerging Public Realm Plan Landmarks





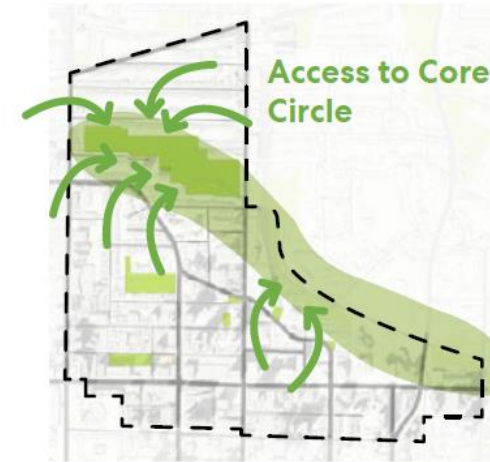
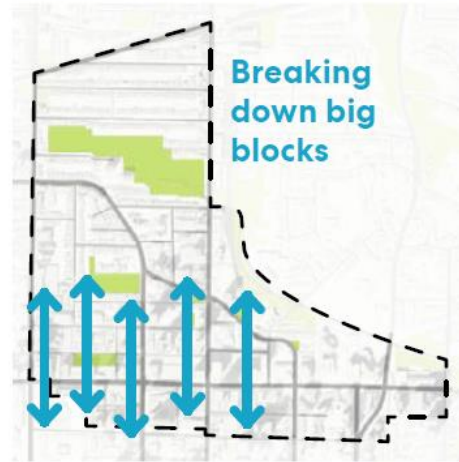
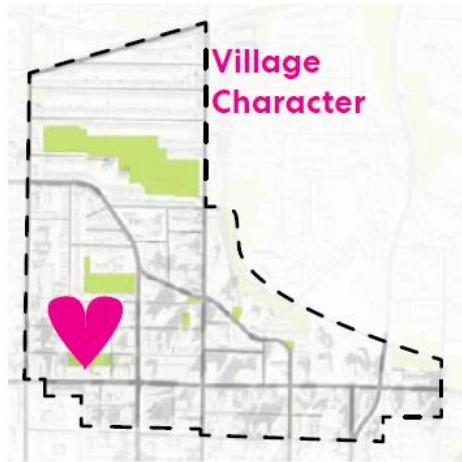
# Emerging Public Realm Plan Cycle Network

- East-west cycle connections could be improved into the Annex as well the Rosedale Ravine.



# Emerging Public Realm Plan

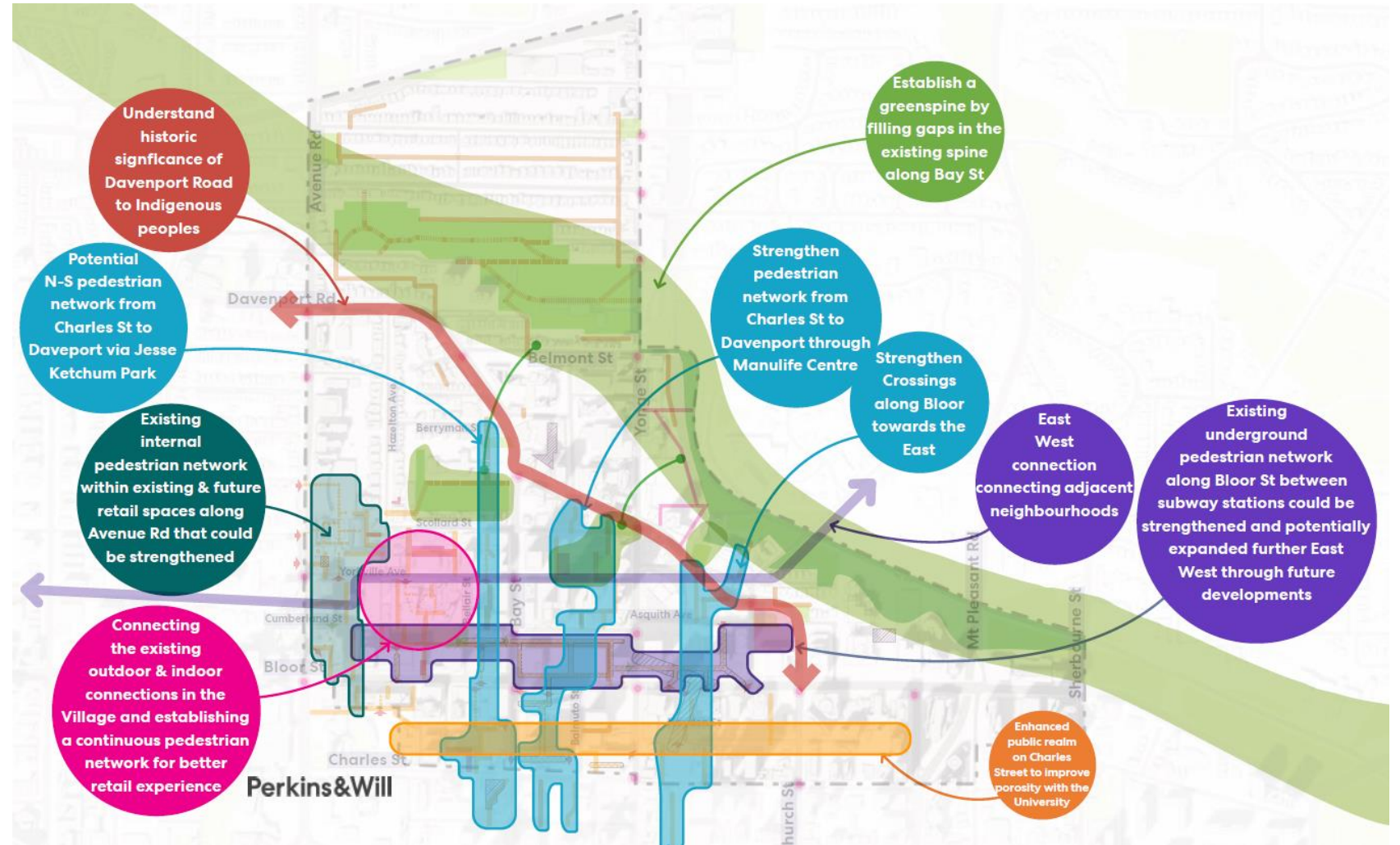
## Public Realm Big Moves



# Emerging Public Realm Plan

## Public Realm Big Moves

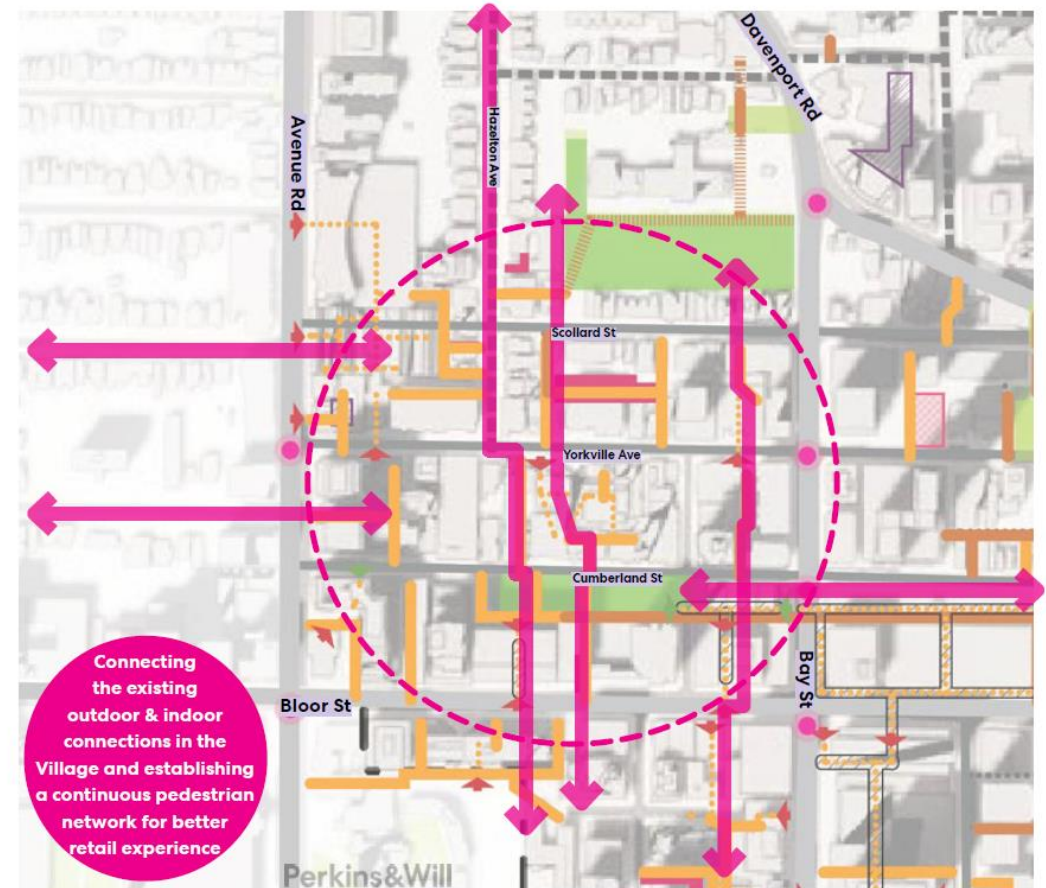
- Village Character
- Avenue Road Pedestrian Network
- Breaking Down Big Blocks
- Access to the Core Circle
- Historic Davenport Route
- Expanding East-West Connections
- Gateway to the South



## Emerging Public Realm Plan

# Village Character (Pink)

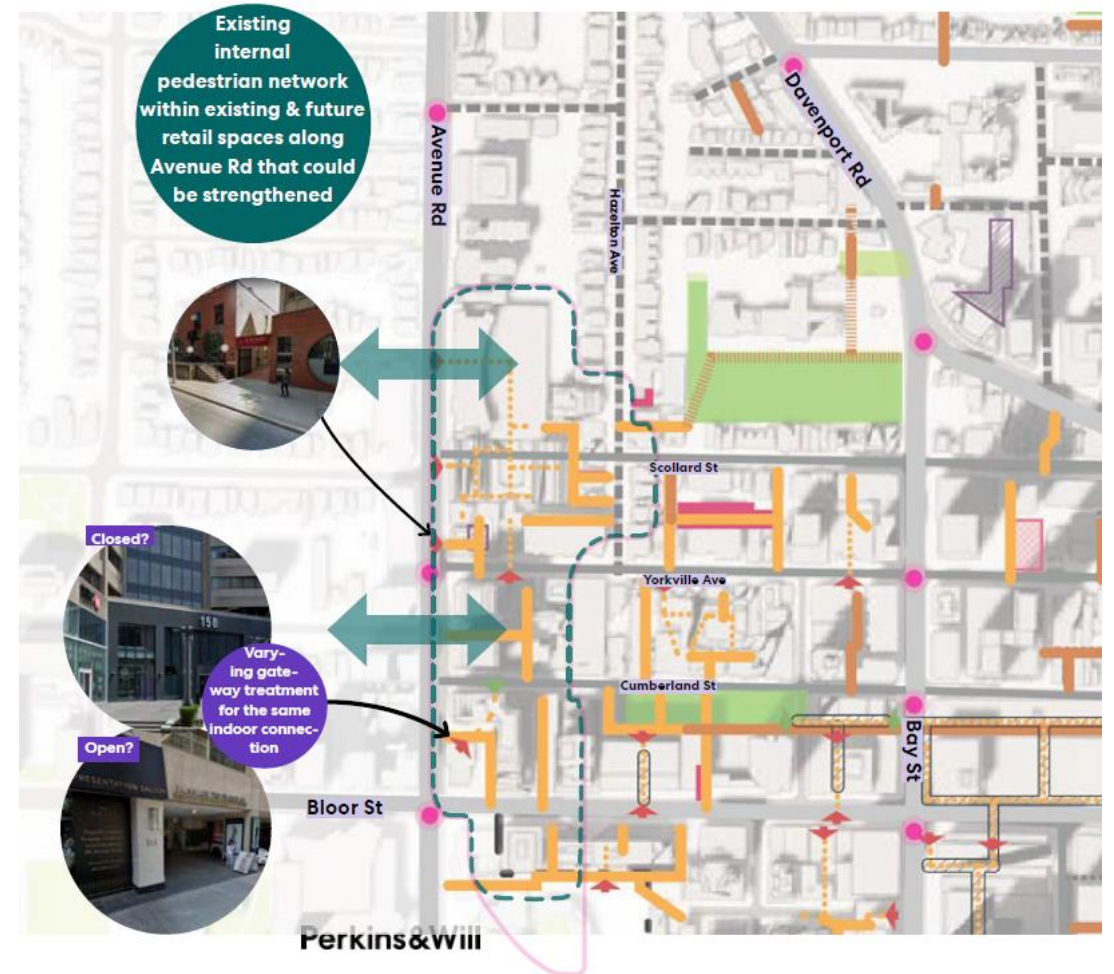
- The Village has a low-rise character that forms the heart of the local retail area.
- This big move would seek to improve indoor and outdoor connections to establish a continuous pedestrian network for a better retail experience.
- Identify and enhance key landmarks to celebrate the distinct character of the Village.



## Emerging Public Realm Plan

# Avenue Road Pedestrian Network (Dark Green)

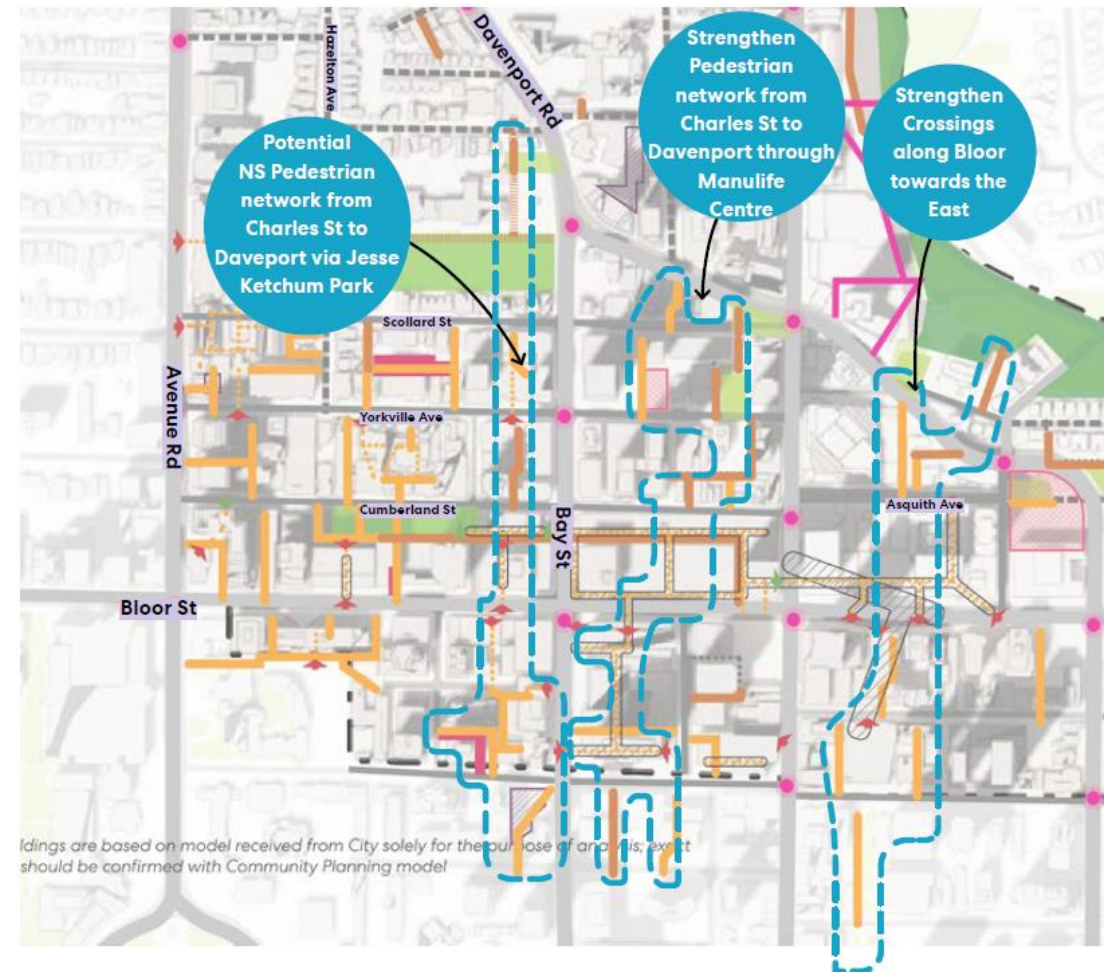
- Improve indoor and outdoor connections between Avenue Road and the Village to create a seamless public realm.
- Improve east-west pedestrian flow over Avenue Road by establishing new crossing points that align with gateways into the Village.



## Emerging Public Realm Plan

# Breaking Down Big Blocks (Blue)

- Break down the long east-west blocks of Bloor Yorkville to provide better north-south connections throughout the study area.
- Establish a consistent streetscape character to these midblock connections using consistent planters, paving, streetlights and wayfinding signage.



## Emerging Public Realm Plan

# Access to the Core Circle (Green)

- The Core Circle aims to connect greenspaces in the city such as ravines and parks into one large green network.
- Bloor-Yorkville has an ample number of Parks & POPS in the study area that can potentially be connected with one another through pedestrian pathways, trails and cycling routes.



## Emerging Public Realm Plan

# Historic Davenport Route (Red)

- The public realm along Davenport Road has the potential to reflect its Indigenous history as a significant Indigenous trail along the old shoreline of glacial Lake Iroquois.
- Indigenous knowledge of the history and significance of the Davenport Road route should be sought for a more complete understanding of the history of this part of the city.

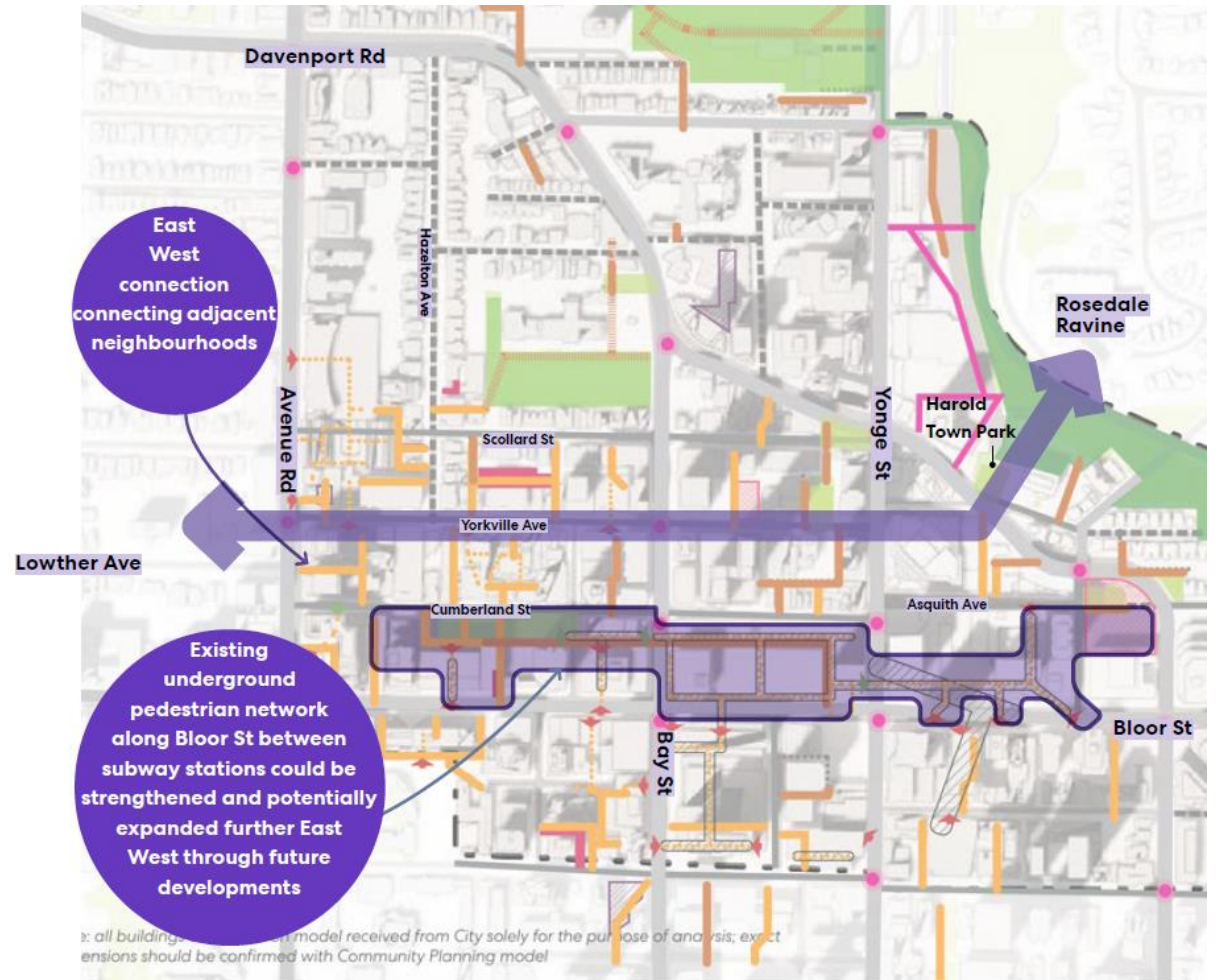




## Emerging Public Realm Plan

# Expanding East-West Connections (Purple)

- Expand and improve the underground connections and wayfinding along Bloor Street.
- Strengthen pedestrian and cycling connections to the Annex and the Ravine.



## Emerging Public Realm Plan

# Gateway to the South (Orange)

- Charles Street has seen significant recent residential developments and has the potential to play a different role as an east-west connector that primarily benefits local residents, particularly students accessing the university.
- Consider connection points between the University of Toronto Secondary Plan and North Downtown Yonge Street policy area.



# Discussion



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## Questions and Answers

# Facilitated Discussion

- At the end of the presentation we will go through each of the questions and one of our panelists will respond.



## Raised Hand:

Raised Hand is found in the bottom right hand corner of the Participant pop-up screen. Use this to ask a Question of the Presenter or panelists through your computer's audio. Participants Calling-in can dial \*3 to raise hand.

## Q&A:








Q & A is found as an option when you click on the circle with dots. Address your question to all the panelists, using the drop down menu, on the top.

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## Questions and Answers

# Facilitated Discussion – Emerging Public Realm Plan

The Public Realm Plan illustrates seven public realm actions:

-  Village Character
-  Enhancement of the Avenue Road pedestrian network
-  Potential for expanded north-south connections
-  Improved connections to the Core Circle network in the Downtown Plan
-  Emphasis on the Indigenous history of Davenport Road
-  Expanding east-west connections
-  Improved gateway to the south

What are the key defining features in the public realm that are important to you within Bloor-Yorkville? Do you have anything else to add with regard to the proposed plan and these public realm actions?



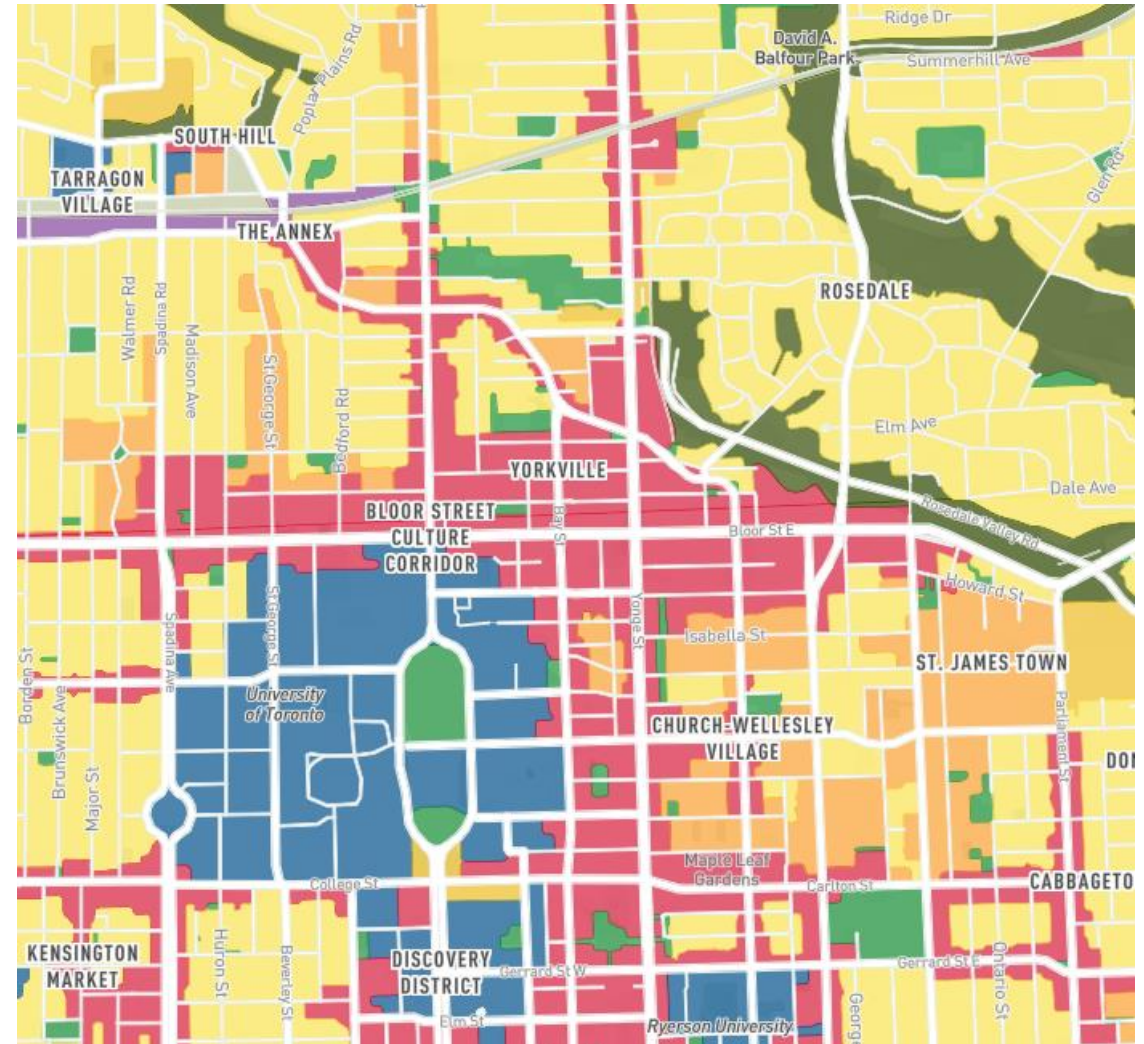
# Emerging Policy Area Plan



## Emerging Policy Area Plan

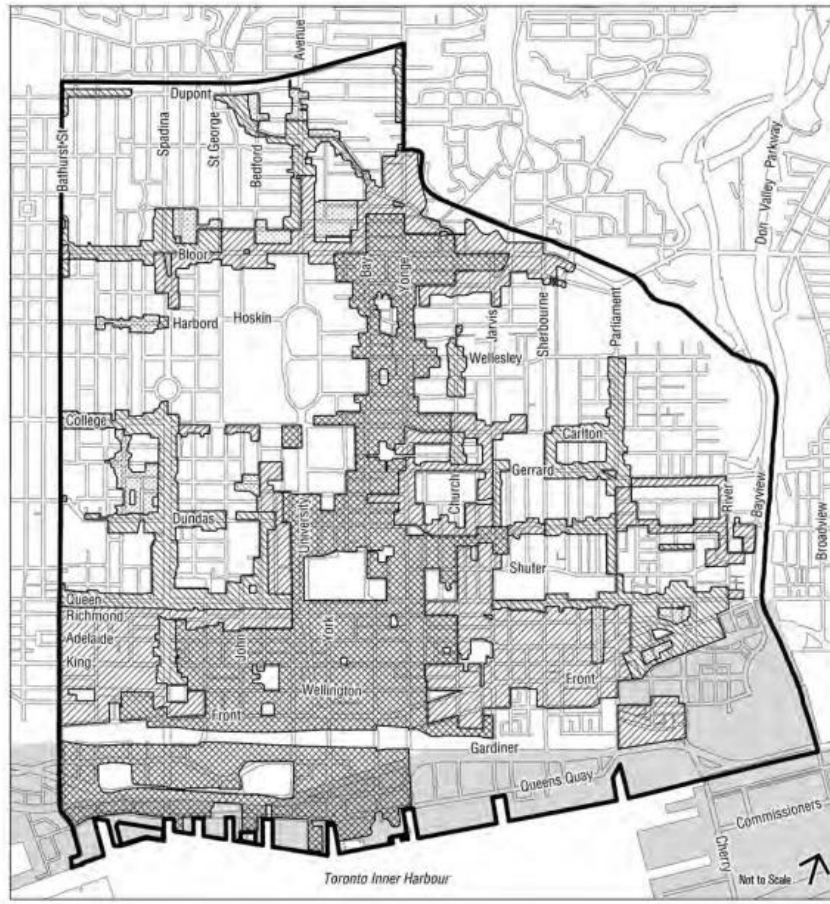
# Official Plan – Mixed Use Areas

- Mixed Use Areas include a broad range of land uses, such as commercial, residential, and office.
- Not all Mixed Use Areas will experience the same scale or intensity of development. The highest buildings and greatest intensity will typically occur Downtown.



## Emerging Policy Area Plan

# Downtown Plan – Mixed Use Areas



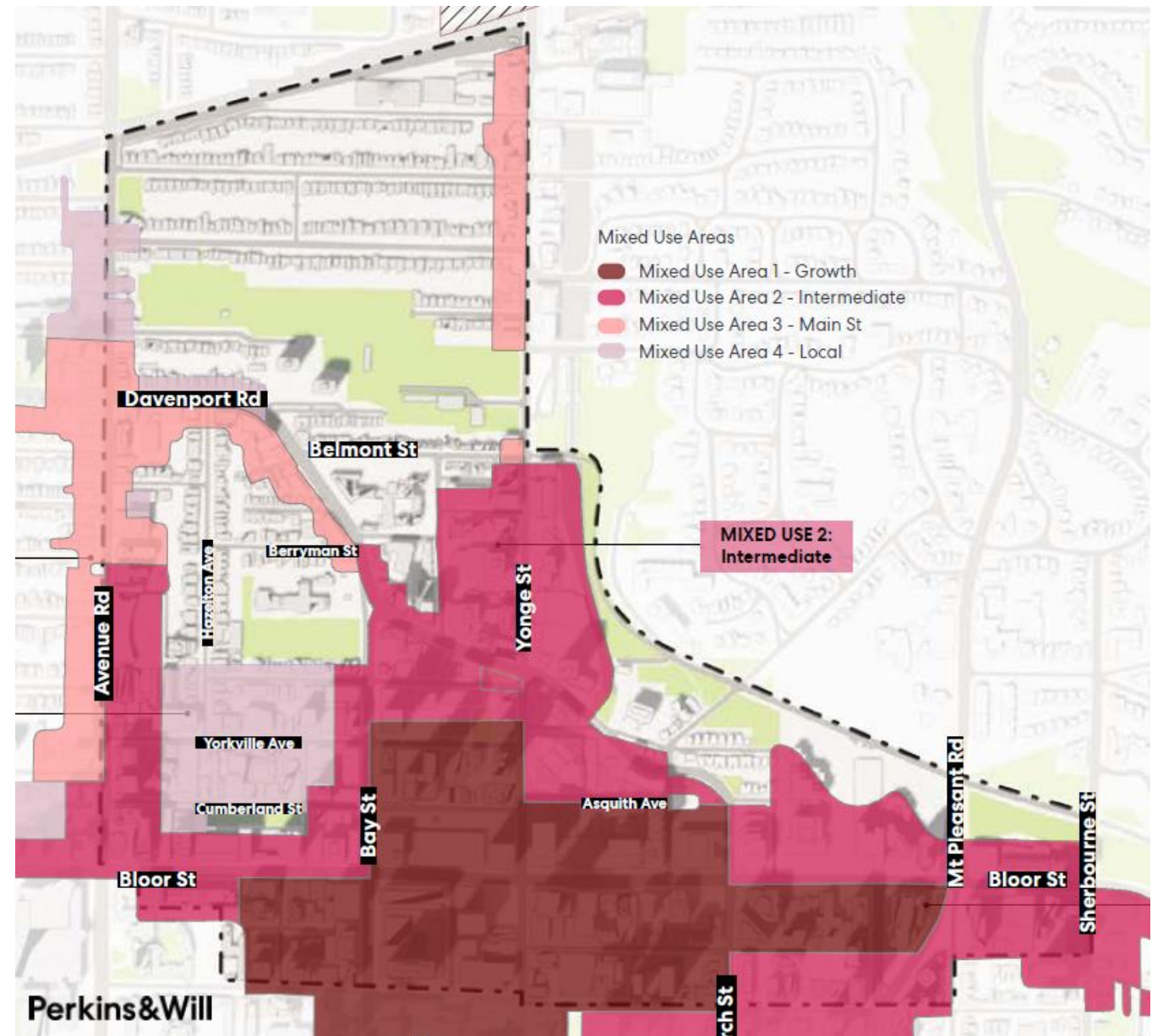
Downtown Plan  
MAP 41-3 Mixed Use Areas

- The Downtown Plan introduced different **intensities** of Mixed Use Areas:
  - **Mixed Use Area 1:** Tall buildings, with height, scale and massing, supportive of intensification suitable for a downtown growth area.
  - **Mixed Use Area 2:** Intermediate and transitional scale, including mid-rise and some tall buildings.
  - **Mixed Use Area 3:** Main street character, in the form of mid-rise buildings, with some low-rise and tall buildings permitted based on compatibility.
  - **Mixed Use Area 4:** Development will be of a low-rise scale, generally four storeys or less in height.



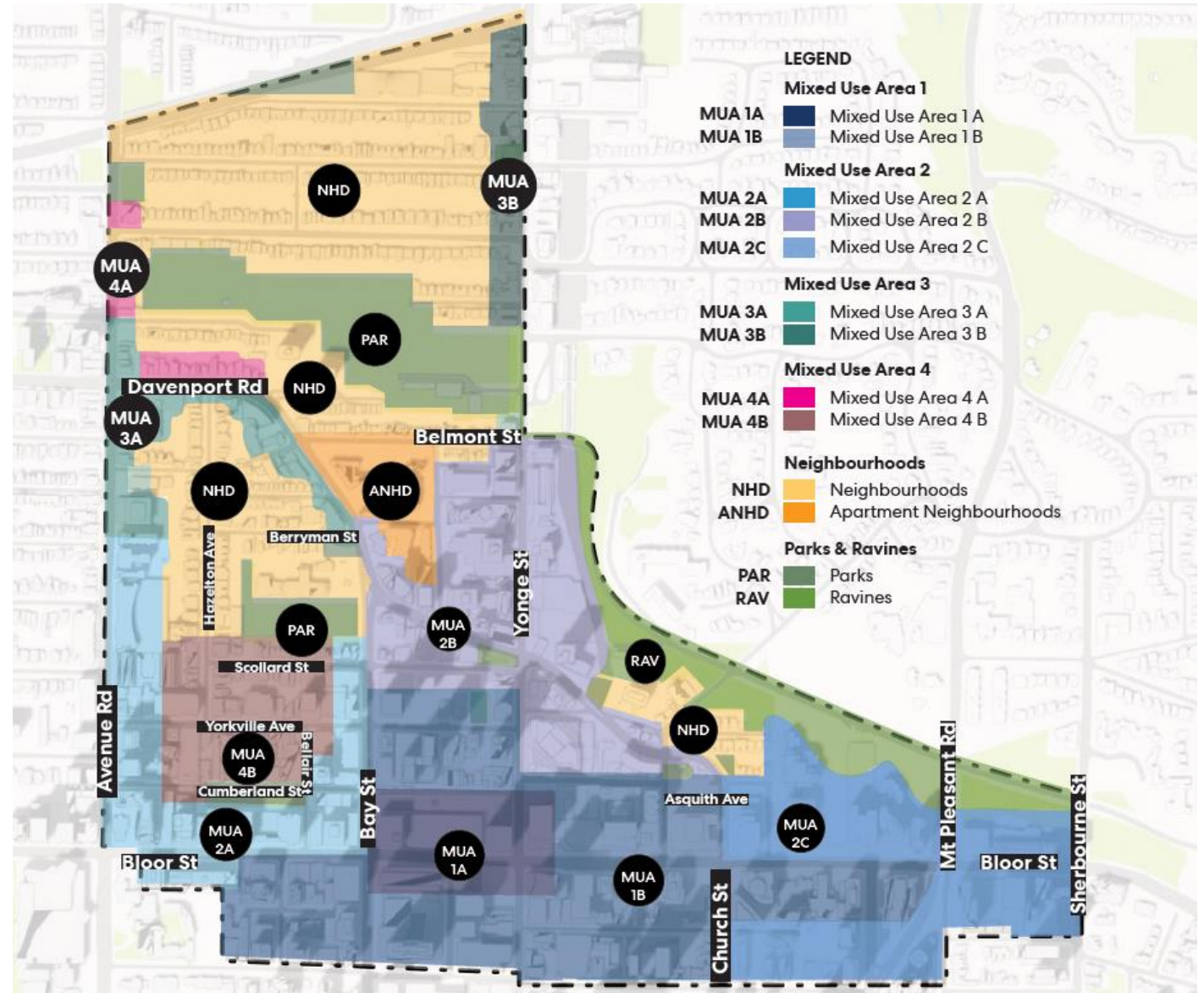
# Emerging Policy Area Plan Downtown Plan Mixed Use Areas in Bloor-Yorkville

- Mixed Use Area 1 - Growth
- Mixed Use Area 2 - Intermediate
- Mixed Use Area 3 – Main Street
- Mixed Use Area 4 - Local



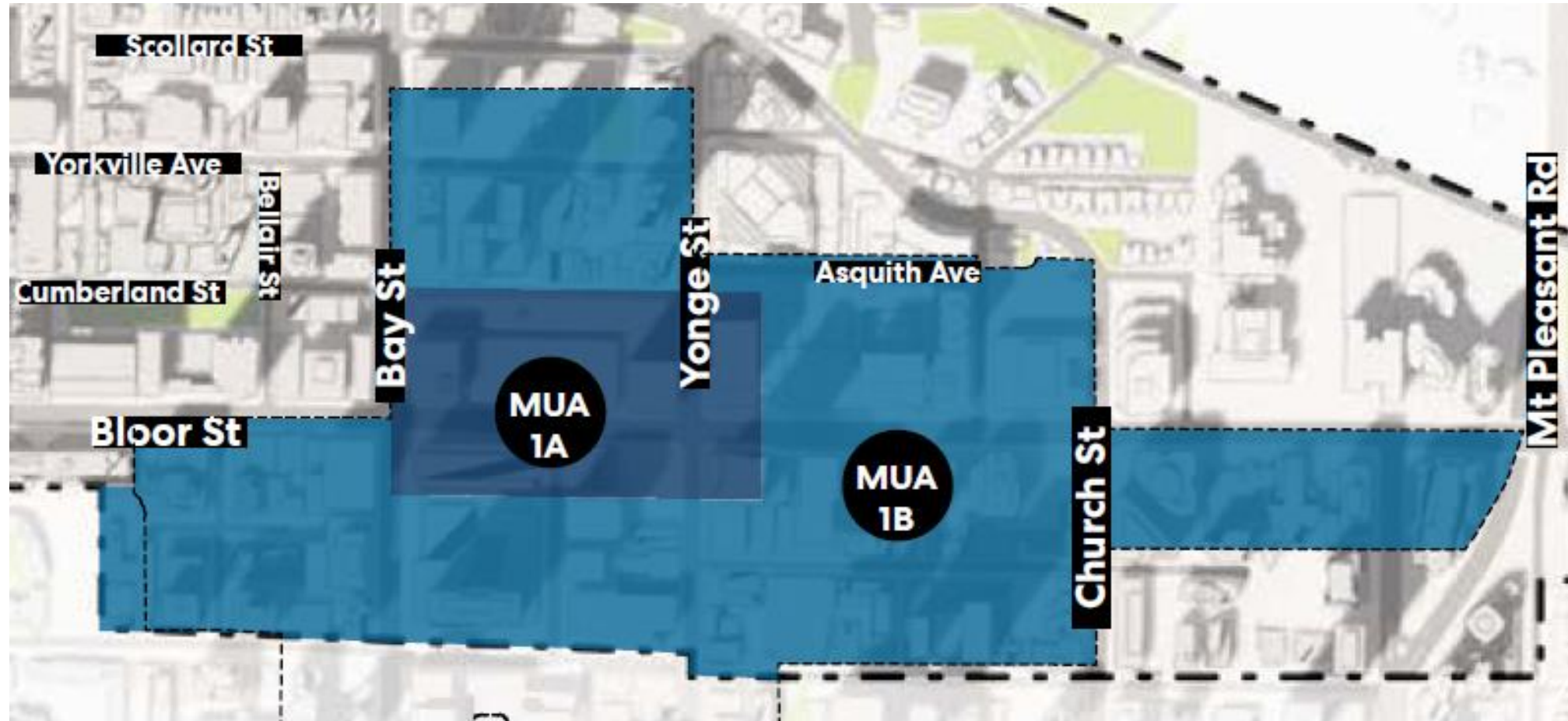
# Emerging Policy Area Plan

- Subdivides the Mixed Use Areas in the Downtown Plan:
  - Mixed Use Area 1 (2 segments)
  - Mixed Use Area 2 (3 segments)
  - Mixed Use Area 3 (2 segments)
  - Mixed Use Area 4 (2 segment).



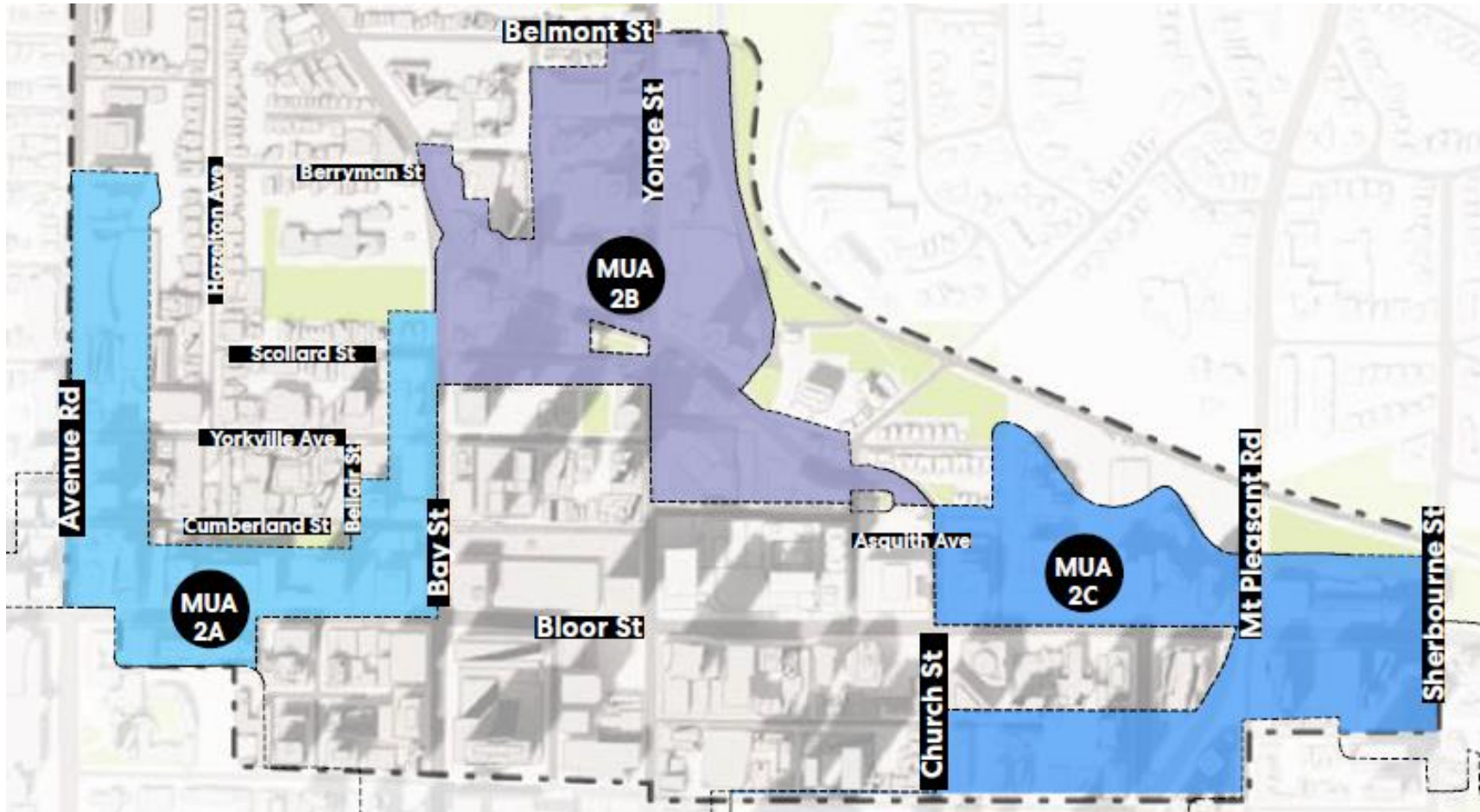
## Emerging Policy Area Plan

# Mixed Use Areas 1 - Growth



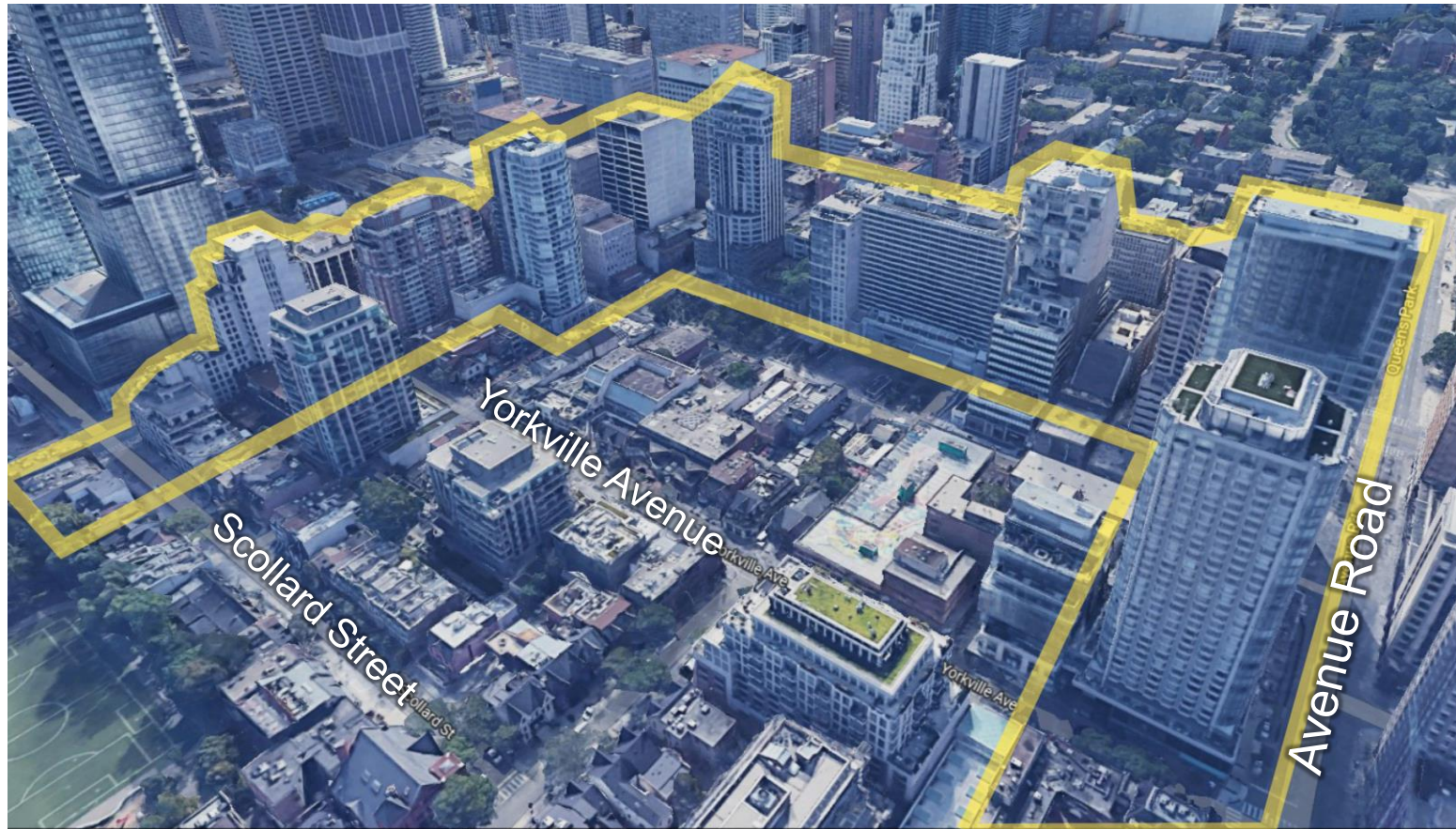
## Emerging Policy Area Plan

# Mixed Use Areas 2 - Intermediate

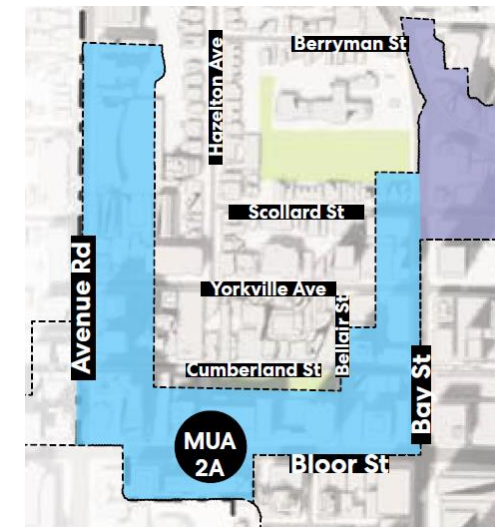


# Emerging Policy Area Plan

## Mixed Use Areas 2A



This segment navigates the most dramatic transition in Bloor-Yorkville - between tall buildings on Avenue, Bay, and Bloor and the low-rise scale of the Village.

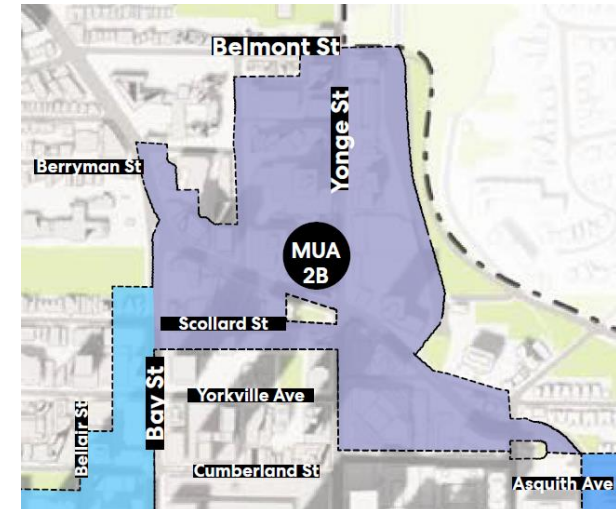


# Emerging Policy Area Plan

## Mixed Use Areas 2B



At the intersection of Yonge, Davenport, and Church, this segment is a quickly growing area that must navigate the transition to adjacent Neighbourhoods and open spaces.

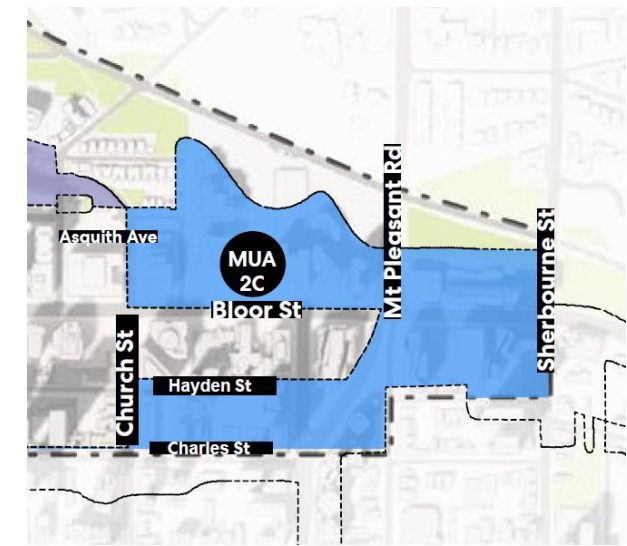


# Emerging Policy Area Plan

## Mixed Use Areas 2C

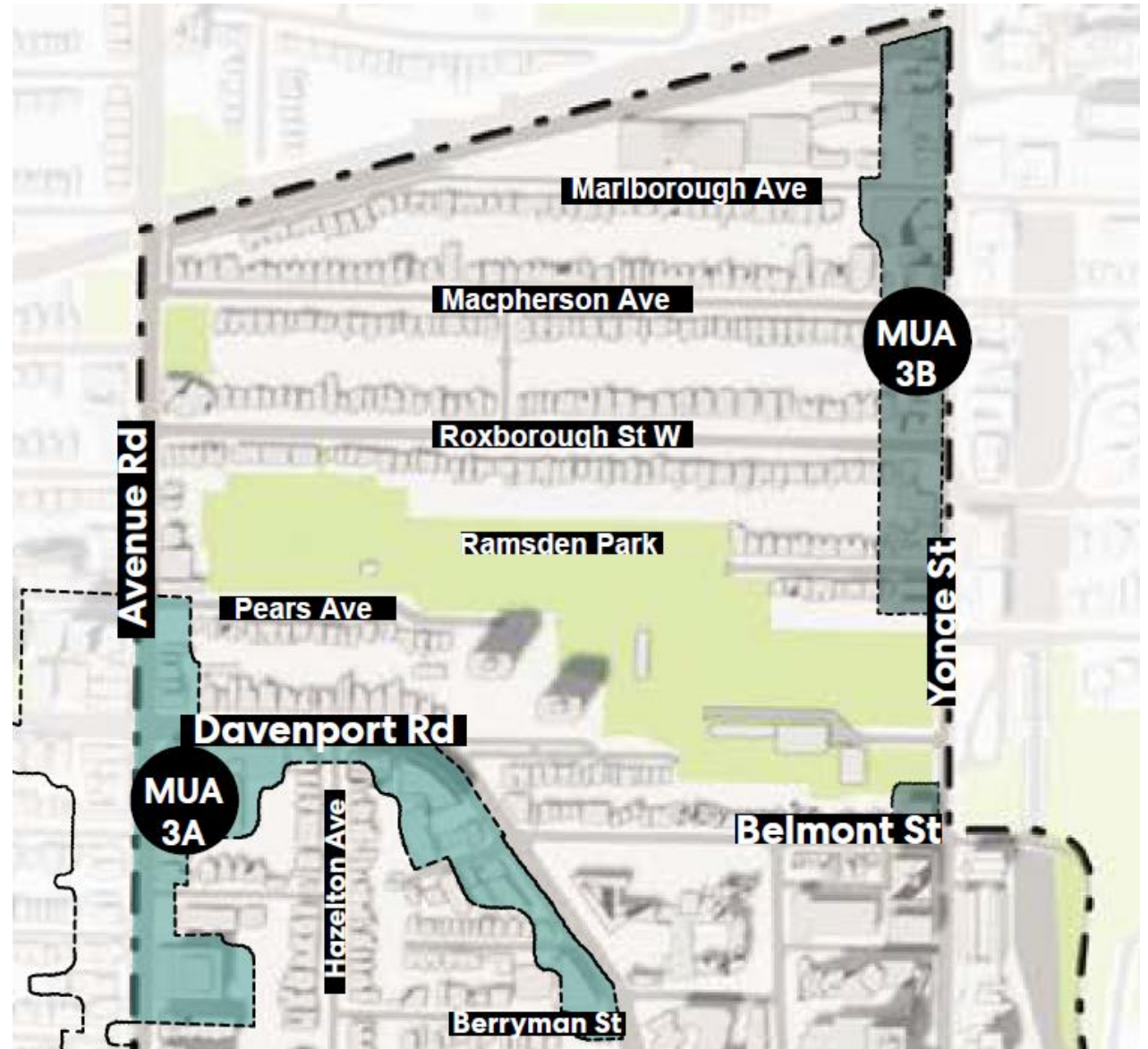


The eastern boundary of the Study area must navigate a direct interface between tall building on Bloor Street and the Rosedale Ravine to the north.



Emerging Policy Area Plan

# Mixed Use Areas 3 – Main Street



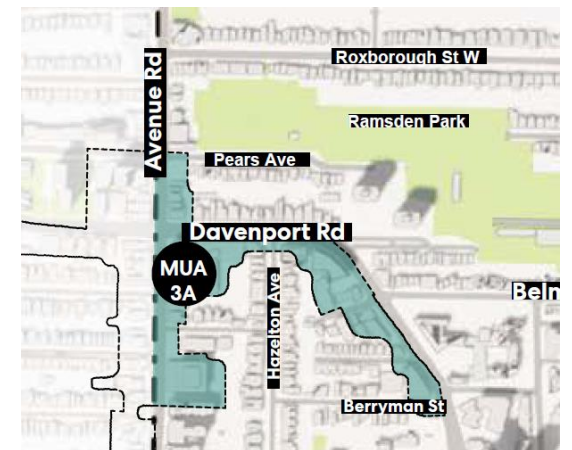


# Emerging Policy Area Plan

## Mixed Use Areas 3A



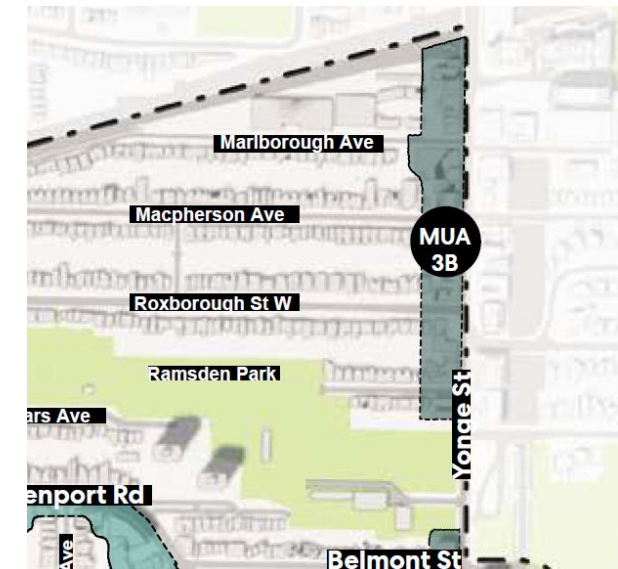
At the intersection of Avenue and Davenport, this segment has a mix of older and more recent mid-rise development with a fairly tall street wall height of 5-6 storeys.



# Emerging Policy Area Plan Mixed Use Areas 3B

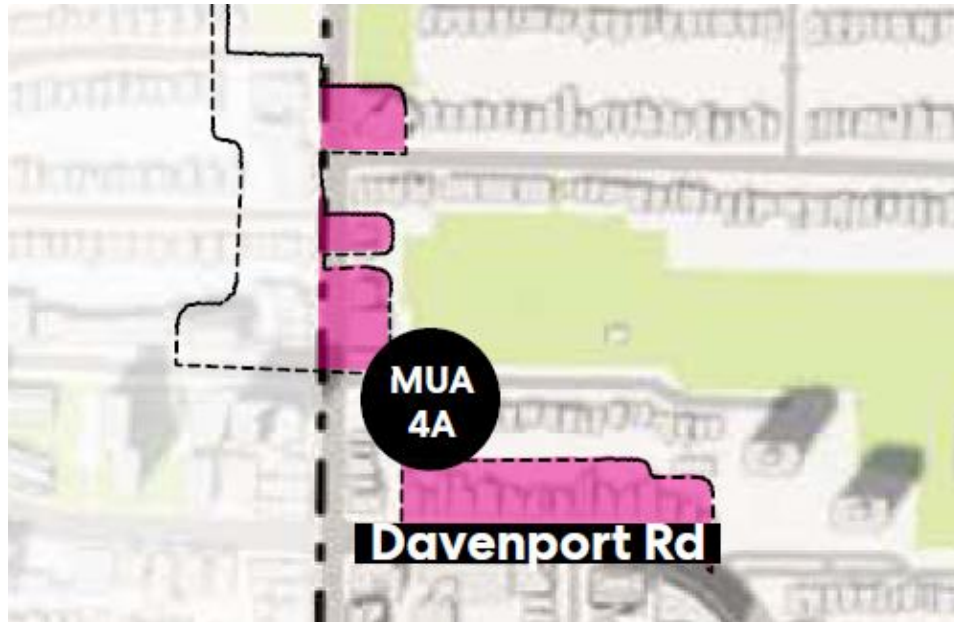


The west side of Yonge Street, north of Ramsden Park is an area with a close relationship to Neighbourhoods and a historic street wall height of 2-3 storeys.

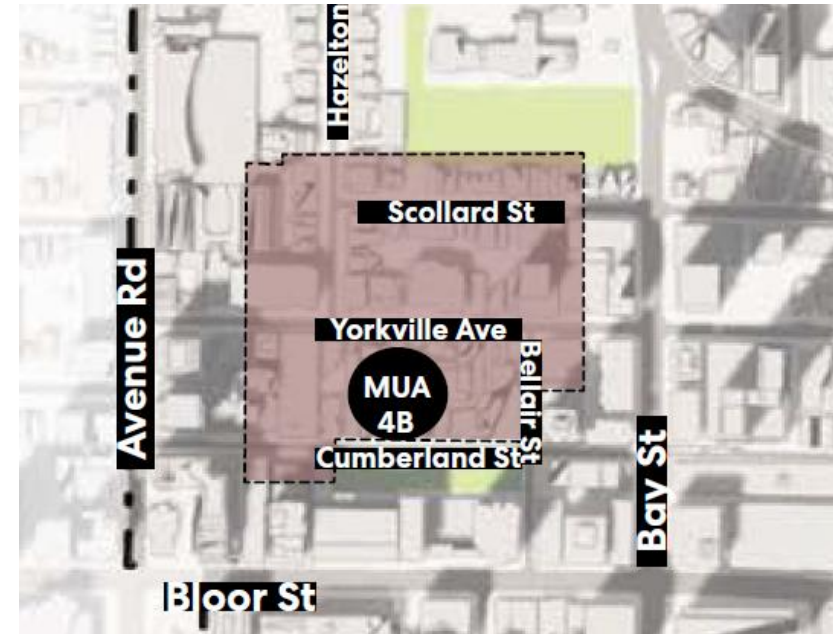


## Emerging Policy Area Plan

# Mixed Use Areas - Local



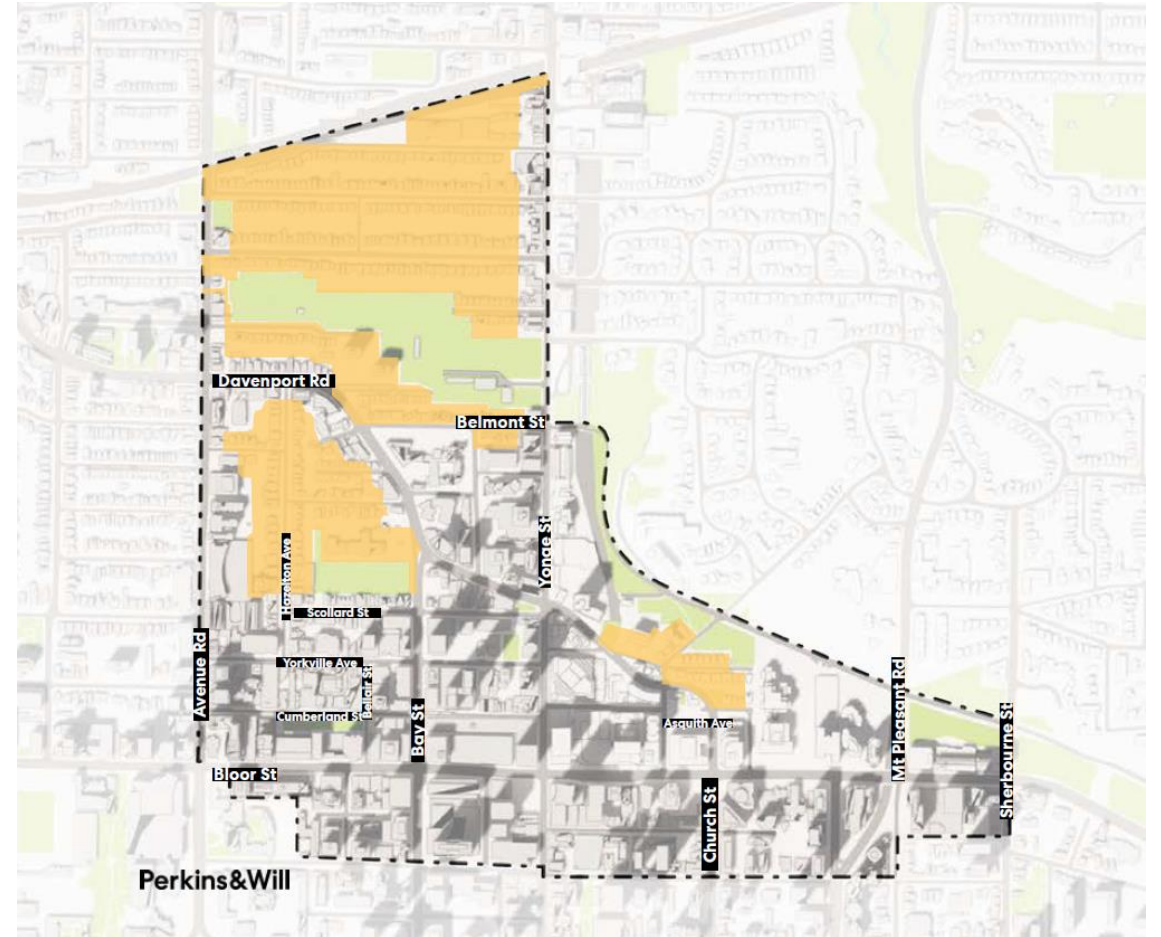
**MUA 4A:** A node of primarily house form low-rise mixed-use development of a similar scale to the Neighbourhoods that surround them is located to the northeast of Avenue and Davenport.



**MUA 4B:** The Village of Yorkville is a dense collection of low-rise restaurants, retail, and art galleries focused on Cumberland and Yorkville interspersed with narrow midblock connections.

# Emerging Policy Area Plan Neighbourhoods

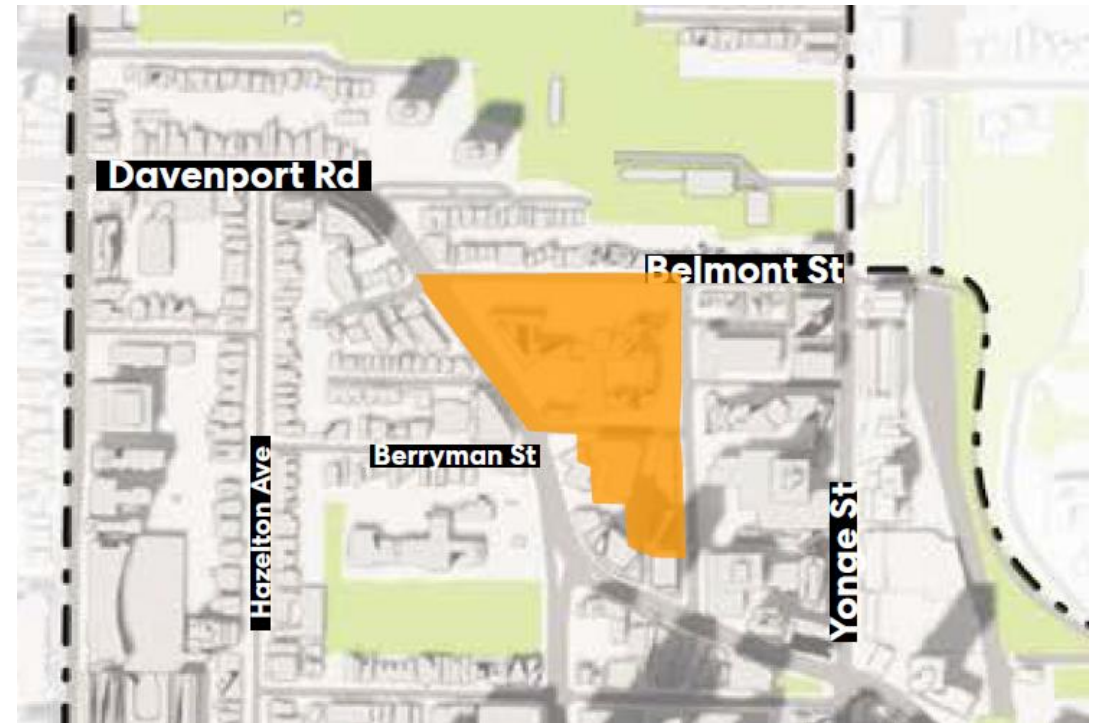
- Purpose of a Secondary Plan is to manage growth and change. Significant growth is not anticipated in Neighbourhoods.
- Three naturally-bounded Neighbourhoods:
  - **Asquith-Collier**
  - **Ramsden Park**
  - **Yorkville Triangle**



## Emerging Policy Area Plan

# Apartment Neighbourhoods

- The designated Apartment Neighbourhoods in Bloor Yorkville consist of low and mid-rise residential buildings and a private long-term care facility (Belmont House).
- Significant growth is not anticipated in Apartment Neighbourhoods.



# Discussion



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## Questions and Answers

# Facilitated Discussion

- At the end of the presentation we will go through each of the questions and one of our panelists will respond.



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## Q&A:

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## Questions and Answers

# Facilitated Discussion – Emerging Public Realm Plan

The emerging policy area plan above subdivides the Mixed Use Areas in the Downtown Plan (as shown on Map 41-3) into smaller segments based on the Bloor-Yorkville context.

- Do you think the segment boundaries are appropriate and do you have any comments about future development within these segments?





# Next Steps



# Study Overview

## Study Timeline



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## Study Overview

# How to provide feedback?

Please get in touch to let us know if you have any comments or questions about the Study:

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- Provide feedback using the Interactive Mapping Tool (available shortly)
- Email or call me directly at [corinna.prior@toronto.ca](mailto:corinna.prior@toronto.ca) or 416-392-5651



# Closing Remarks



# Thank You!

David Driedger | Corinna Prior

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