

# Background Report

August 2023



**City of Toronto**

North York At the Centre - Preliminary Background Report

Project Webpage: [North York At the Centre - City of Toronto](#)

## **LAND ACKNOWLEDGEMENT**

We acknowledge the land within North York Centre 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.

## **AFRICAN ANCESTRAL ACKNOWLEDGEMENT**

The City of Toronto acknowledges all Treaty peoples – including those who came here as settlers – as migrants either in this generation or in generations past – and those of us who came here involuntarily, particularly those brought to these lands as a result of the Trans-Atlantic Slave Trade and Slavery. We pay tribute to those ancestors of African origin and descent.

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Toronto Catholic District School Board  
Toronto Children's Services  
Toronto District School Board  
Toronto Public Library  
Toronto Water  
Transportation Services



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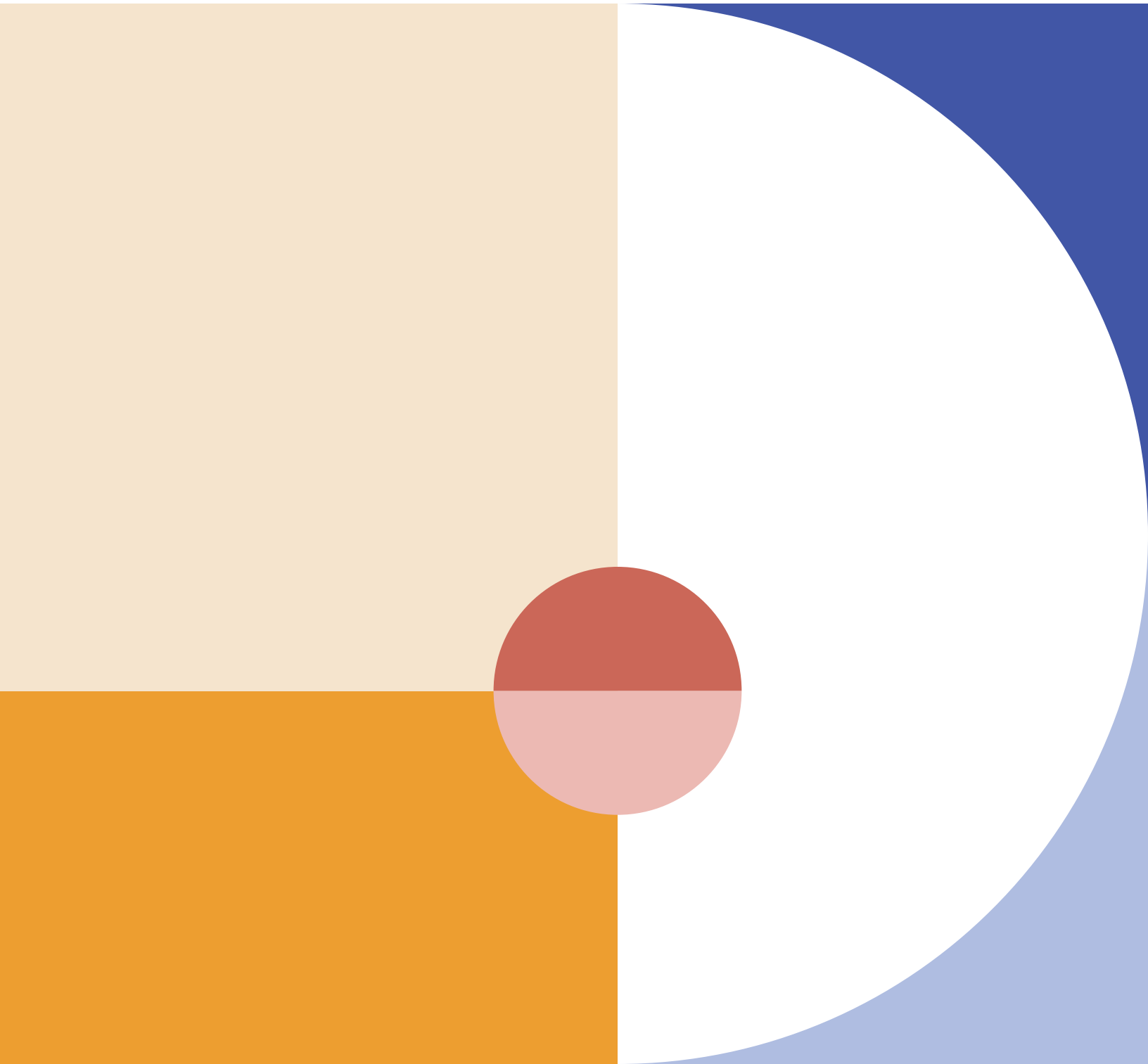
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# North York Centre At a Glance



# NORTH YORK CENTRE AT A GLANCE

## Location

North York Centre is located along Yonge Street, from Highway 401 to north of Finch Avenue

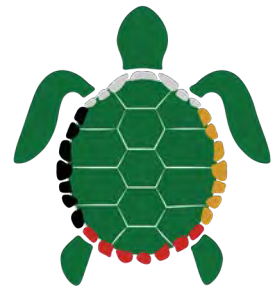


Learn more about the project and study area in [Section 1](#)

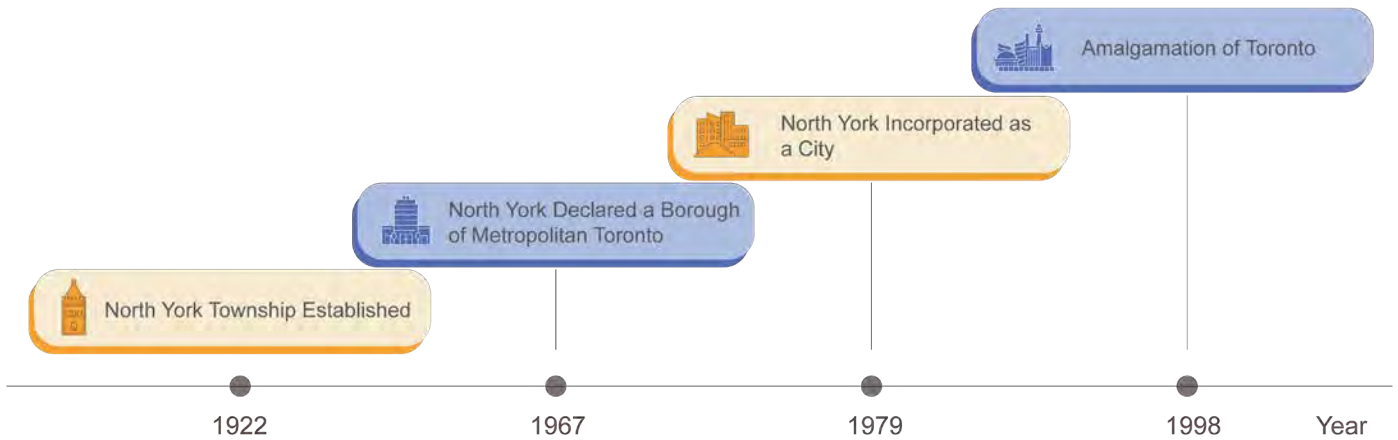
## Historical Context

### Indigenous Peoples

Toronto and North York Centre are the **traditional territory of many nations**, including the Mississaugas of the Credit, Anishnabeg, Chippewa, Haudenosaunee, and Wendat Peoples



### History of Municipal Governance



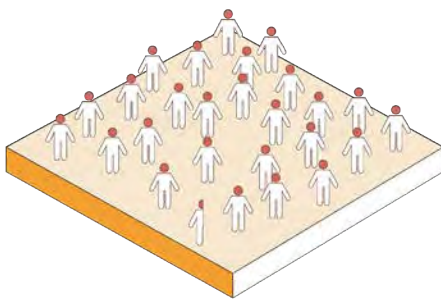
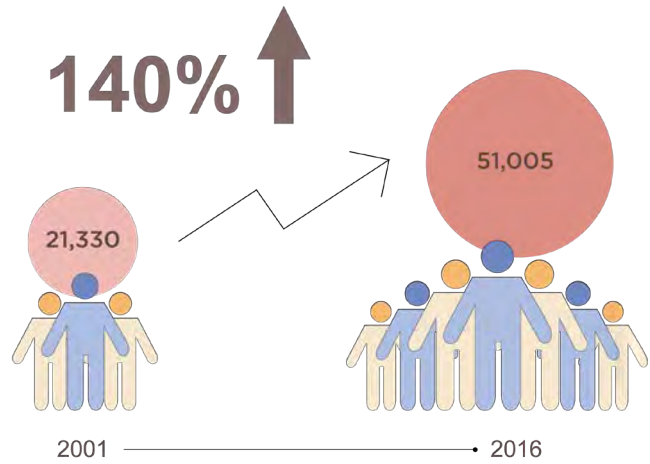
Learn more about the area's history in [Section 2](#)

# People & Housing

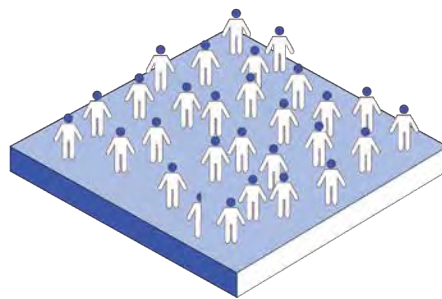
## Population

The Centre's population has **grown 140% between 2001-2016**, from 21,330 people in 2001 to **51,005 people in 2016**

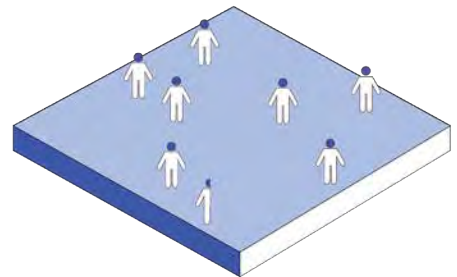
North York Centre's population density = **266 people per hectare**, which is roughly **six times** higher than the city-wide average



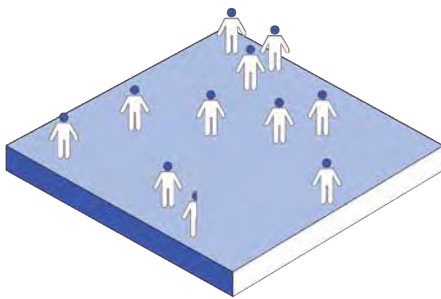
North York Centre



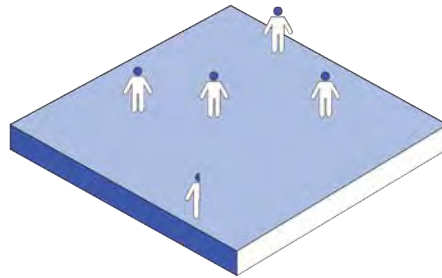
Yonge-Eglinton Centre



Scarborough Centre

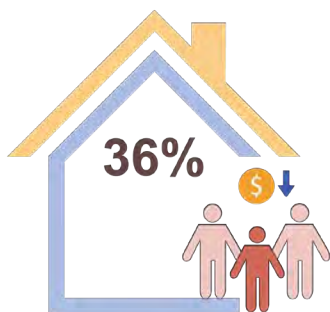


Etobicoke Centre

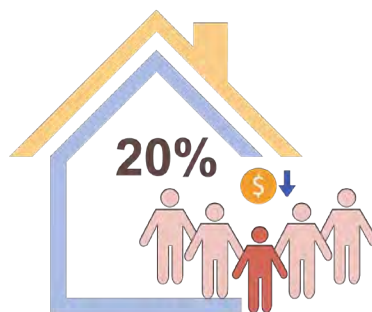


City of Toronto

= 1,000 People  
 = one km<sup>2</sup>



North York Centre



City of Toronto

Low-income household

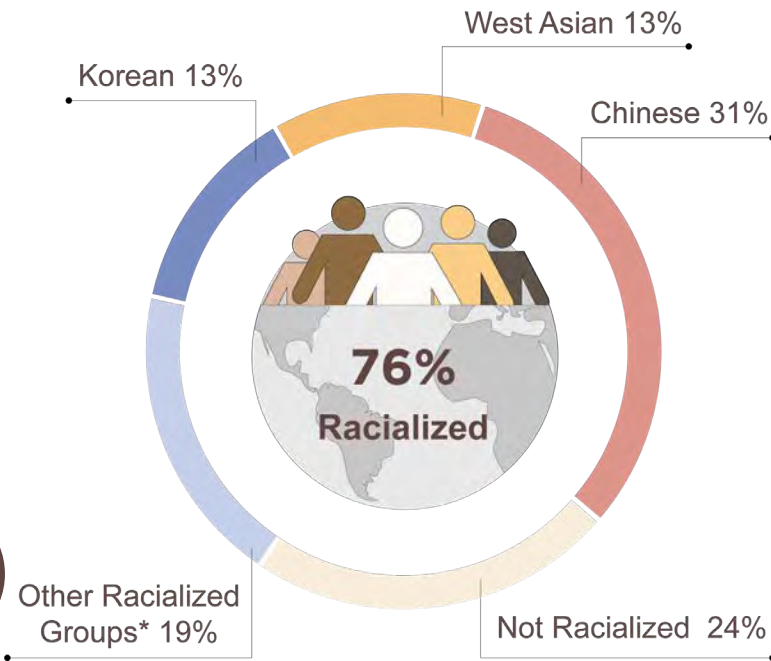
## Income

More than **one in three residents** in North York Centre live in a low-income household, which is higher than the city-wide average of one in five

## Racialized Populations

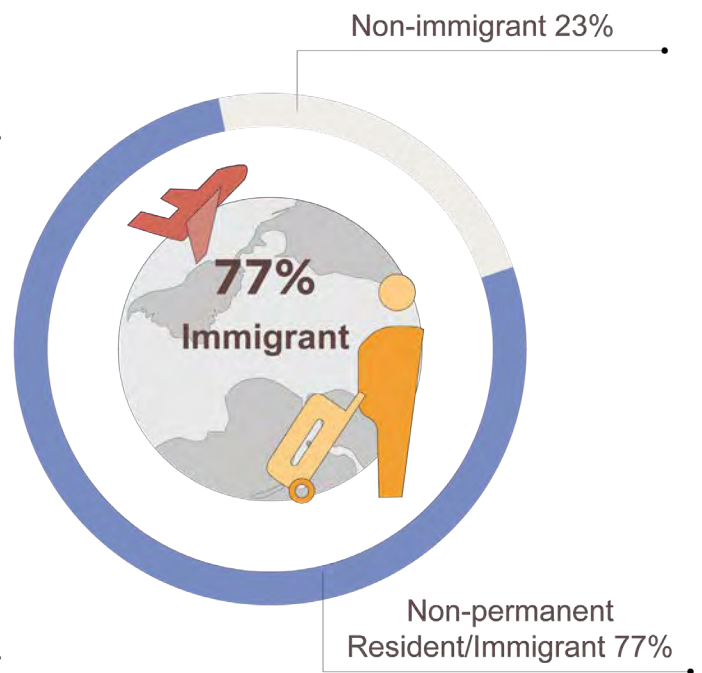
76% of residents in North York Centre identify as racialized

Chinese residents make up 31% of the Centre's population, followed by Korean and West Asian residents at 13% respectively

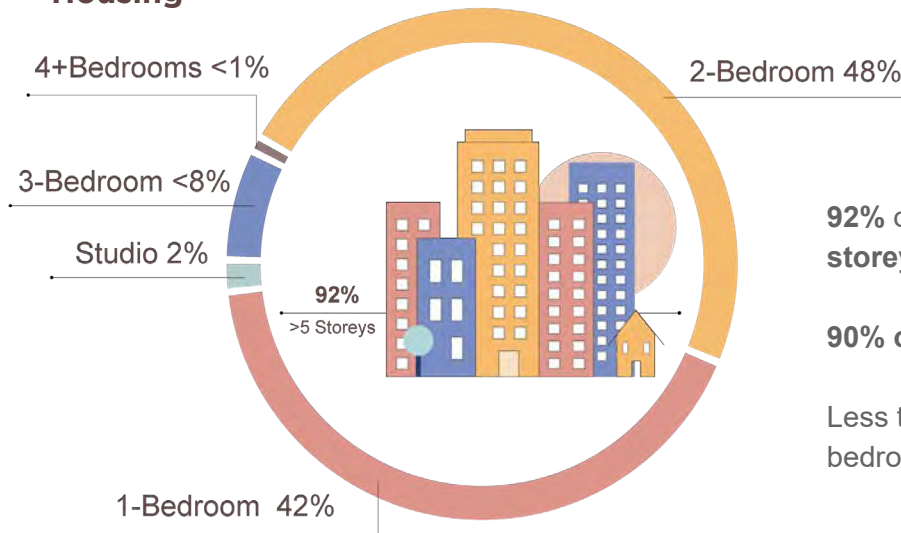


## Immigration

More than **three in four** residents in North York Centre identify as an immigrant or non-permanent resident



## Housing



92% of dwellings are in buildings taller than 5 storeys

90% of dwellings are 1 or 2-bedroom units

Less than 9% of dwellings have 3 or more bedrooms

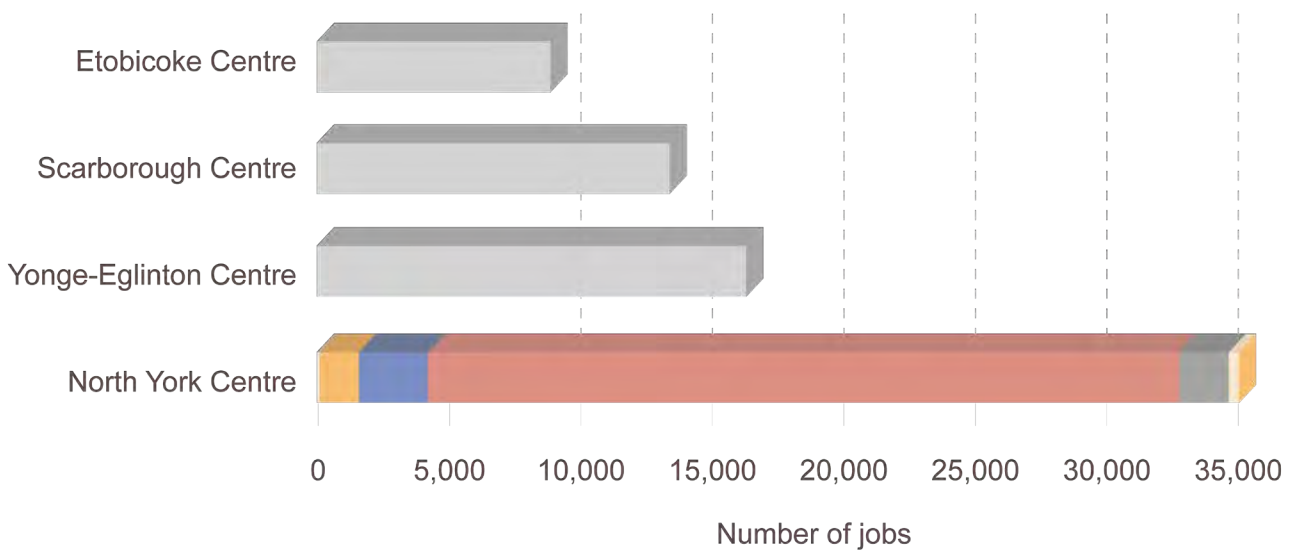
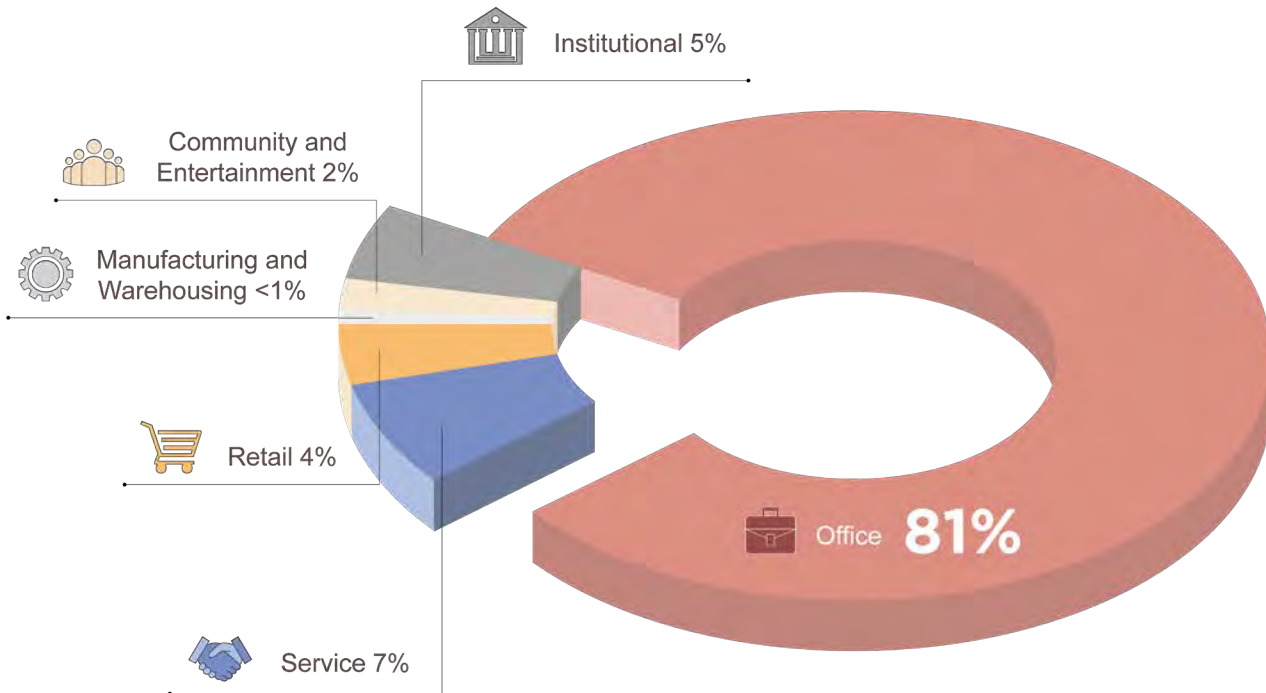
Learn more about people and housing in [Section 4](#)

\* Other Racialized Groups includes South Asian (7%), Filipino (>2%), Arab (2%), Black (2%), Latin American (>1%), Japanese (1%), and Southeast Asian residents (1%), as well as residents who identified with multiple racialized groups (>1%)

# Employment

There are over **34,800 jobs** in North York Centre, making it the City's **largest employment hub outside of Downtown**

**81% of jobs** in North York Centre are in the **office** sector

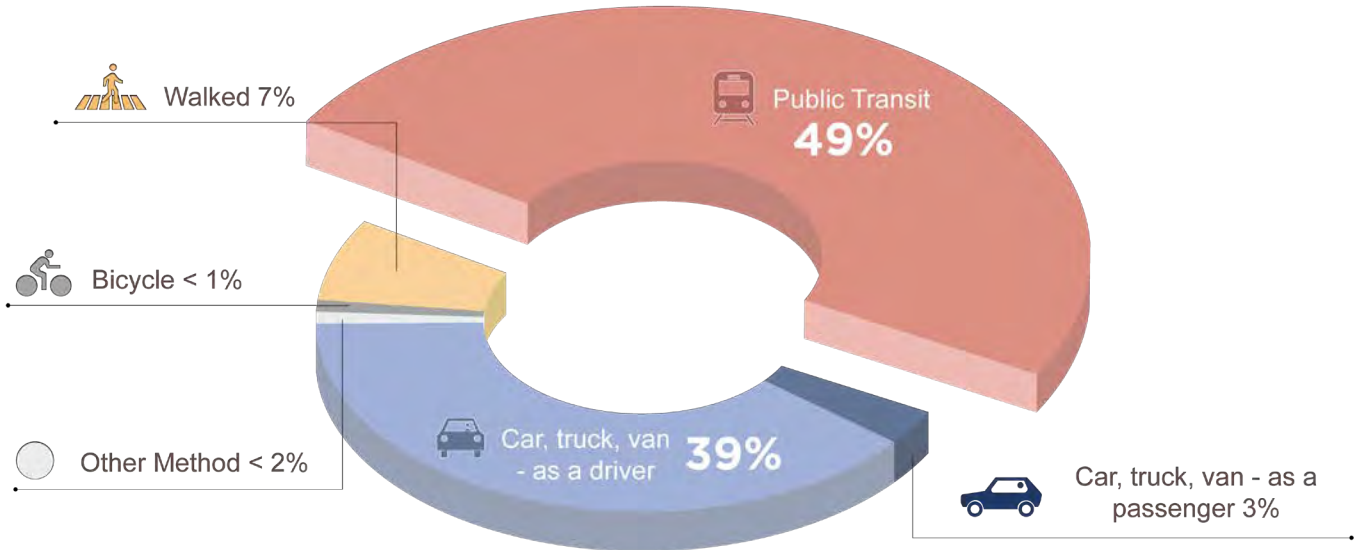


Learn more about employment in [Section 5](#)

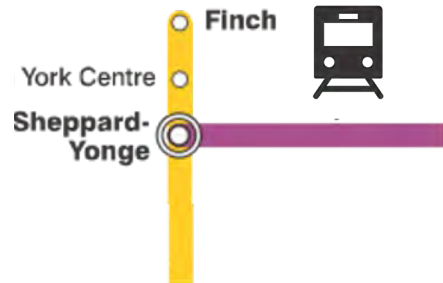
## Mobility & Public Realm

**Public transit** is the most common mode of transportation for North York Centre residents

**49% of residents** in the Centre use public transit to get to work

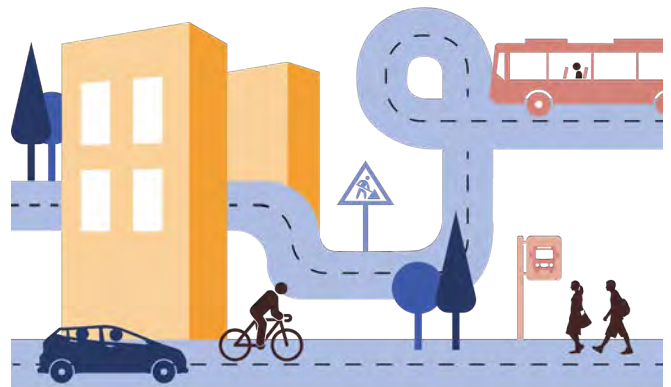


There are **two subway lines** (Line 1 Yonge-University and Line 4 Sheppard) and **three subway stations** (Sheppard Yonge, North York Centre, and Finch) in North York Centre



There are **four major street improvement projects** at varying stages in North York Centre, including:

- REimagining Yonge Environmental Assessment
- North Service Road (Beecroft Extension)
- South Service Road (Doris Extension)
- Yonge Street / Highway 401 Interchange Environmental Assessment



Learn more about mobility and the public realm in [Section 7](#)

## Community Amenities

In North York Centre there are:



3 Elementary schools



1 Secondary school



9 Childcare facilities



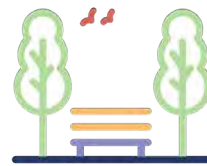
1 Public library



1 Public indoor pool

Residents also have access to many community amenities located near the Centre

There are **33 publicly owned parks** in or very near to North York Centre covering **15.2 hectares** (a space equivalent to about 96 hockey rinks)



33 Parks

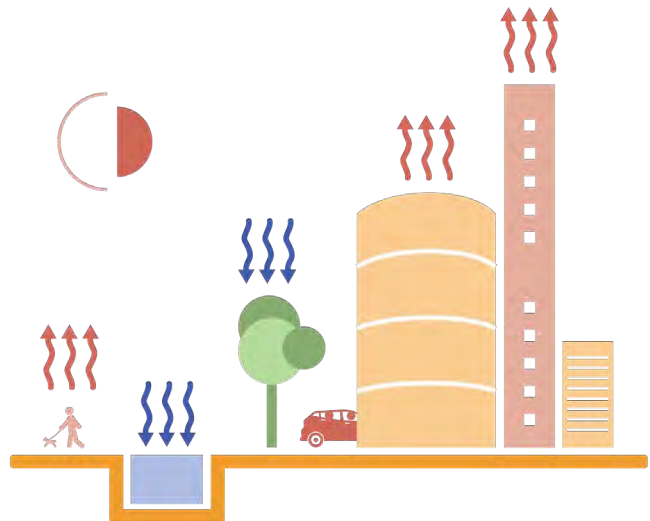
*Learn more about community amenities in [Sections 9](#) and [Section 12](#)*

## Environment & Climate

North York Centre is located between the east and west branches of the Don River

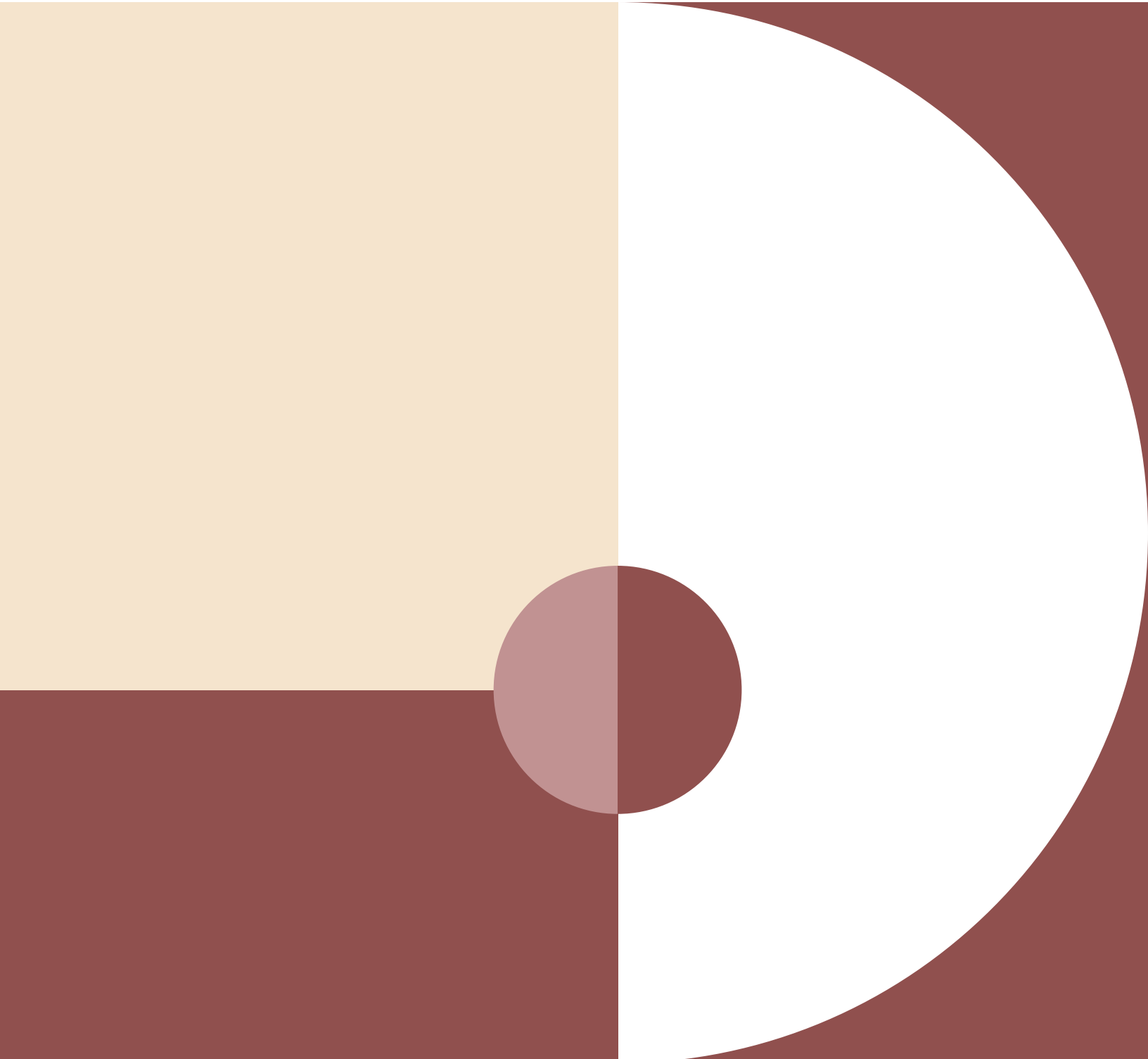
**Buildings** are the greatest **source of carbon emissions** in North York Centre followed by transportation

Most of North York Centre is developed with impermeable surfaces making some areas more vulnerable to high temperatures, particularly where tree cover is limited



*Learn more about the natural environment and climate change in [Section 13](#)*

# 01. Introduction





# 01. INTRODUCTION

## North York At the Centre

The City of Toronto is beginning a review of the *North York Centre Secondary Plan* to refresh the vision for the Centre and develop new policy directions to shape the area as an inclusive, resilient, and complete community.

The project, known as ‘North York at the Centre’, will include engagement with the community and interested parties to identify aspirations, determine priorities, and recommend updates to the planning policies that guide growth and investment in the area.

## About North York Centre

North York Centre is a dynamic, transit-oriented community that is home to more than 50,000 residents and nearly 35,000 employees. It is the largest office-based employment hub in Toronto outside of the Downtown and one of four *Centres* identified in the Official Plan. Given its excellent access to rapid transit, the Centre is recognized as a focal point for mixed-use development and growth, while also serving as a hub for civic uses and community services.

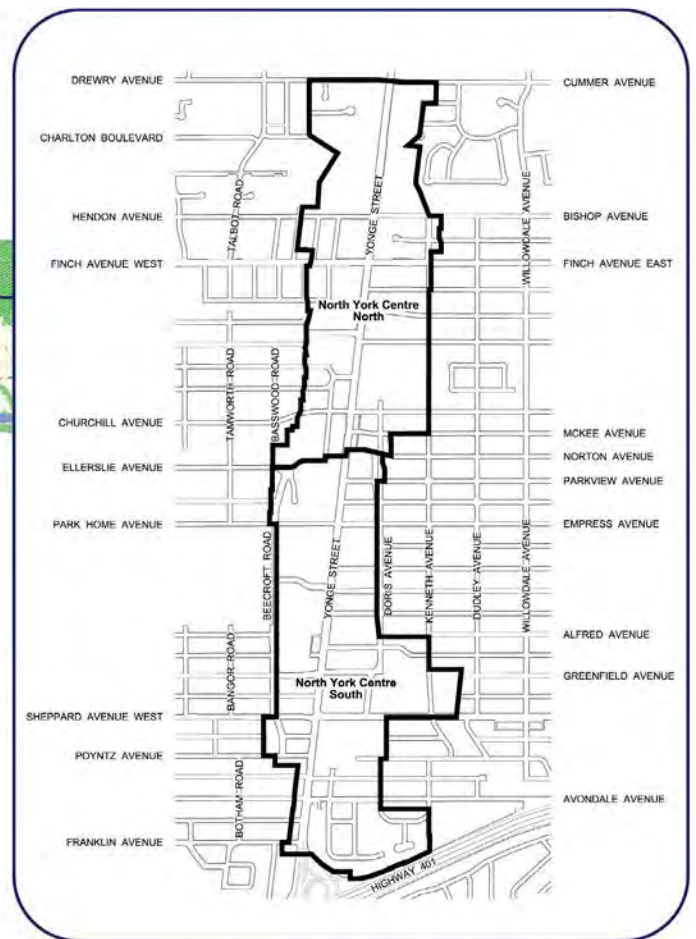


Figure 1.1 – North York Centre Secondary Plan area and location: The North York Centre Secondary Plan has an area of roughly 1.92 square kilometres and is located toward the northern boundary of Toronto, from Highway 401 to north of Finch Avenue

## What is a Secondary Plan?

The City of Toronto [Official Plan](#) provides a city-wide framework for guiding growth and development, and Secondary Plans provide more detailed land use designations and policy directions to fit local contexts in areas where major physical change is expected or desired.

## Why Update the Secondary Plan?

The existing [North York Centre Secondary Plan](#) was adopted in 1997 and has positively shaped growth in the Centre for over two decades, providing direction on matters such as land use, built form, mobility, the public realm, parks, and community services and facilities. A review is needed now to examine current conditions and trends, and to set the stage for a policy refresh to guide growth in the Centre over the coming decades.

The review will address conformity with Provincial policy and legislation and alignment with the Official Plan and other city-wide policies, guidelines, and priorities, particularly regarding inclusion, equity,

truth and reconciliation, climate and energy, affordable housing and complete communities. Through an overarching lens of inclusion and climate resilience, the review will focus on land use and density permissions across the Centre, with an emphasis on maintaining a range of job opportunities, expanding housing options, and making the best use of the area's access to higher order transit. The review will also focus on the Plan's mobility policies to examine what updates are needed to better support the mode shift towards walking, cycling, and transit, and to recognize planned transportation improvements that have advanced since the existing Plan was adopted. Study area maps are provided in [Appendix A](#), including for the primary study area and complimentary study areas for various review elements.

Alongside the recently completed plans for Downtown ([TOcore](#)) and Midtown ([Yonge-Eglinton Secondary Plan](#)), and the ongoing [Our Scarborough Centre](#) study, North York at the Centre will contribute to a contemporary policy framework for the City's Centres.

*In January 2021, the [Planning & Housing Committee](#) adopted a Council motion to review the North York Centre Secondary Plan and recommend necessary updates to the document.*

## Purpose of the Preliminary Background Report

This Preliminary Background Report catalogs historical, current, and planned conditions in North York Centre as a resource for community engagement and technical analysis in Phase 1 of the review. With input from the community and interested parties, the Final Background Report delivered at the end of Phase 1 will identify

opportunities and constraints for how the Centre can change over time, along with a vision, principles, and criteria for developing options in Phase 2 to guide the Secondary Plan update (*Figure 1.2*).

More information on the study components and process can be found at [toronto.ca/NYcentre](https://toronto.ca/NYcentre).

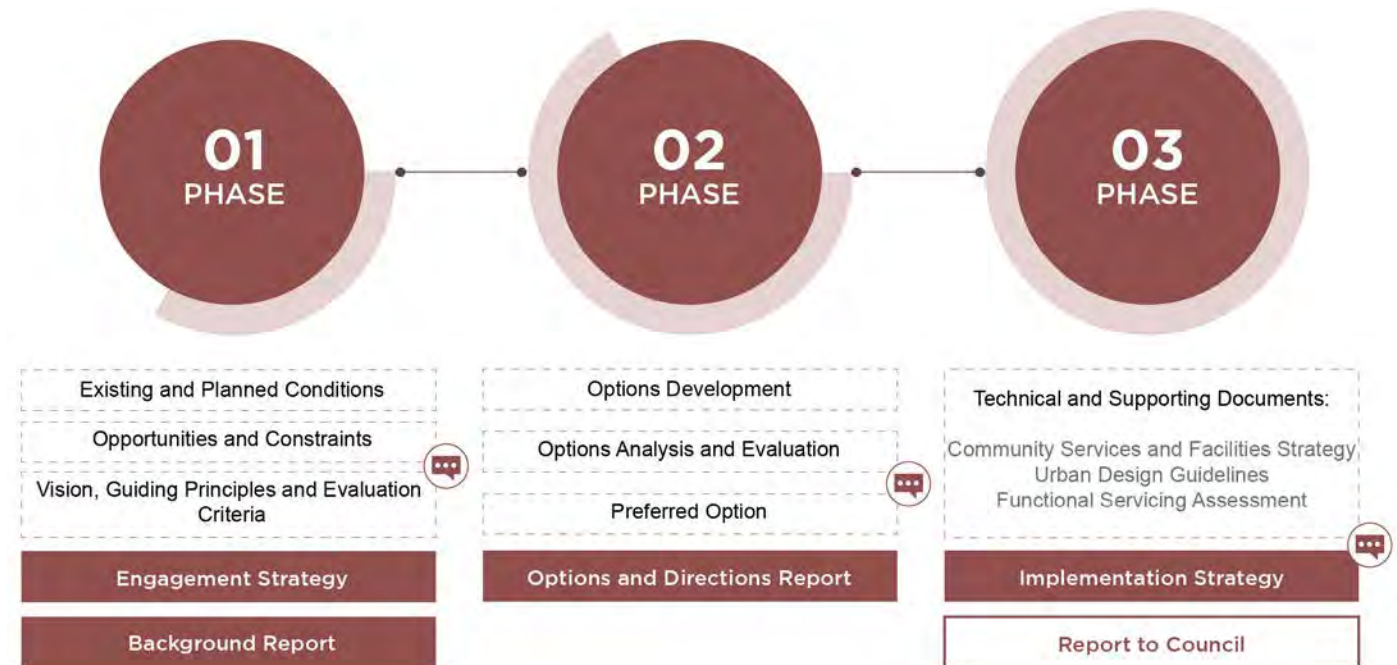


Figure 1.2 – Project phases

# 02. Historical Context



## 02. HISTORICAL CONTEXT

The human history of the lands known today as North York Centre dates back millennia. A variety of elements from these past periods can still be observed in the area's built form, while others remain buried beneath the contemporary landscape.

Recognizing that the boundaries of North York Centre are new relative to the history of the area, it is necessary to look at the historical context from a regional perspective. Situated between Lake Ontario and Lake Simcoe, as well as between the valleys of the Humber River and Don River, the lands have played a critical role in shaping various communities over the years.

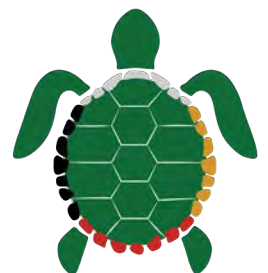
For time immemorial, Toronto has been home to Indigenous peoples. Ojibway oral histories speak of Ice People, who lived at a time when ice covered the land.<sup>1</sup> Following the retreat of glaciers approximately 13,000 years ago, groups of Indigenous peoples moved from place to place, hunting and gathering the food they needed according to the seasons. Over millennia, they adapted to dramatically changing environmental conditions, developing and acquiring new technologies as they did so. Waterways and the lake were vital sources of fresh water and nourishment, and shorelines and nearby areas were important sites for gathering, trading, hunting, fishing, and ceremonies. Long-distance trade moved valuable resources across the land.

After corn was introduced to Southern Ontario, possibly as early as 2300 years ago, horticulture began to supplement food sources. Between 1300-1450 years ago, villages focused on growing food appeared in the area today known as Toronto and became year-round settlements surrounded by crops. These villages were home to ancestors of the Huron-Wendat Nation, who would continue to

occupy increasingly larger villages in the area and beyond. These villages were connected to well-established travel routes which were part of local and long-distance trail networks, including the Carrying Place and other trails that followed the Don, Rouge and Humber rivers to connect Lake Ontario to Georgian Bay.

In the 1640s, the Haudenosaunee Confederacy expanded into southern Ontario and eventually dispersed the Huron-Wendat Nation. Establishing villages along the trails adjacent to the Humber and Rouge Rivers, the Haudenosaunee Confederacy returned back to the south shore of Lake Ontario in the late 1680s, and were replaced by Anishinaabe peoples who came from the Upper Great Lakes. Of these peoples, the Mississaugas of the Credit First Nation inhabited the Toronto area when the British Crown sought to establish it as a new centre of European settlement. In 1787 and again in 1805, the British Crown negotiated the signing of Treaty 13 (controversially known as “The Toronto Purchase”) with the Mississaugas of the Credit, which encompasses the lands of North York Centre, setting the stage for colonization and eventual urbanization of the area.<sup>2</sup>

The City of Toronto remains 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 who continue to care for this land. The City also acknowledges that Toronto is covered by Treaty 13 signed with the Mississaugas of the Credit, and the Williams Treaties signed with multiple Mississaugas and Chippewa bands.



1 With thanks to Philip Cote for the reference to Benton-Banai, Edward, *The Mishomis book: the voice of the Ojibway*. (Indian Country Press, 1985), 26.

2 [Map of Ontario treaties and reserves | Ontario.ca](https://www.ontario.ca/gov/topics/indigenous-land-claims)

Although there are no known sites of archaeological significance within North York Centre, various sites are identified as having archaeological potential, some of which may relate to Indigenous history (Figure 2.1).

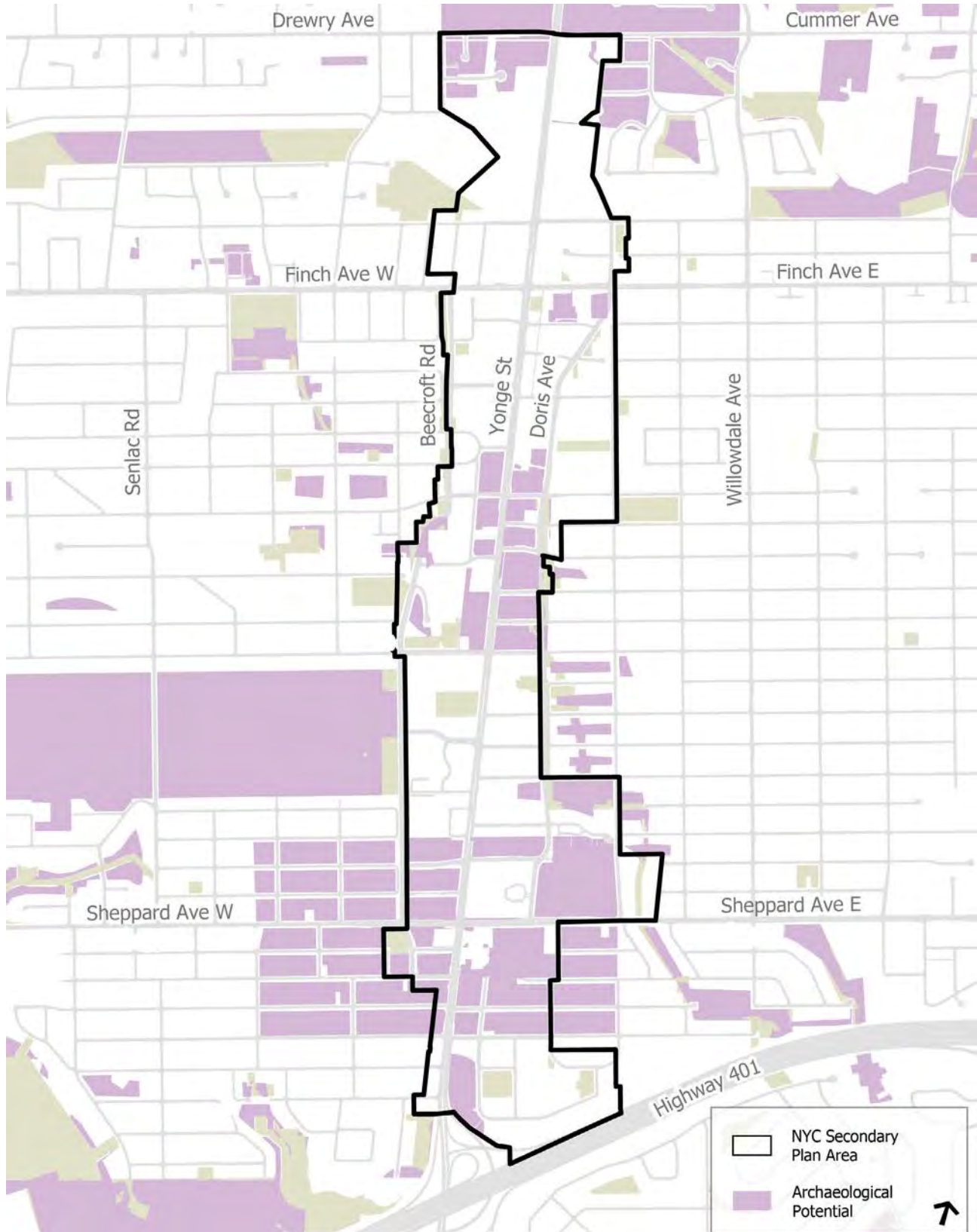


Figure 2.1 – Areas of archeological potential

Following the initial signing of Treaty 13, several development periods shaped North York Centre's urban evolution, with elements from each still retained in its built form.

York Township (now Toronto) was founded in 1793, and shortly after, Yonge Street was surveyed as a critical long-distance link to surrounding regions and the Upper Great Lakes. It also formed part of an expansive grid of concession roads facilitating access to farm lots. Yonge Street opened in 1796, inviting colonists to establish farms, mills, and the communities that supported them. Over the course of the next century, the area known today as North York Centre became a stable farming landscape serviced by villages, including Willowdale and Lansing, established at crossroads along the central spine of Yonge Street.<sup>3</sup>

In 1922, the largely agrarian North York Township was established, separating it from urbanizing parts of York Township to the south. The North York municipal office building was constructed the following year on Yonge Street, at the corner of today's Empress Avenue – recognizing the importance of Yonge Street as a spine for transportation and settlement. As shown in *Figure 2.3* below, the municipal office building included a council chamber and community hall. Although it was mostly demolished in 1989, part of its façade was preserved and is now built into the east entrance of the Empress Walk mall and condominium building (*Figure 2.3*).

During the early to mid-twentieth century, growth came to North York largely in the form of a grid of residential streets stretching east and west from the spine of Yonge Street, with farms and concession roads continuing to dominate the landscape beyond. In the second half of the twentieth century, development patterns fundamentally changed during an unprecedented urban expansion, largely made possible by the formation of Metropolitan Toronto in 1953 and its fiscal capacity to build regional water and sewer infrastructure, to widen roads, to build highways and to construct subways. Following the Province's completion of Highway 400 and Highway 401 in the 1950s, Yonge Street was widened in 1956 and a building height limitation of 35 feet was removed in 1957.<sup>4</sup> The Sheppard and Finch subway stations opened in 1974, followed by the addition of North York Centre station in 1987. By 1967 North York had been declared a borough and, by 1979, it was incorporated as a city, the same year the North York Civic Centre opened to further solidify its role as an administrative centre.<sup>5</sup>

While a comprehensive heritage study has not been undertaken in North York Centre, cultural heritage resources have been identified and conserved from these earlier periods. These include listed, designated, and modernist architecture resources (*Figure 2.4*).<sup>6</sup>

*The [North York Historical Society](#) (NYHS) is actively engaged in preserving and promoting North York's history, including a 'Plaquing Program' to commemorate historic sites, people, and events. Several of NYHS' historic plaques can be found.*

3 Hopkins, J. *York Mills Heights: Looking Back* (1998)

4 Hart, P. W. *Pioneering in North York: A History of the Borough* (1968)

5 [Timeline of North York - North York Historical Society \(nyhs.ca\)](#)

6 E.R.A. Architects. *North York's Modernist Architecture Revisited* (2010)



Figure 2.2 – Sheppard and Yonge intersection looking north, 1911 and 2022 (Source: Toronto Public Library Archives)



Figure 2.3 – North York Municipal Office, 1957 and Empress Walk Mall, 2022 (Source: Toronto Public Library Archives)



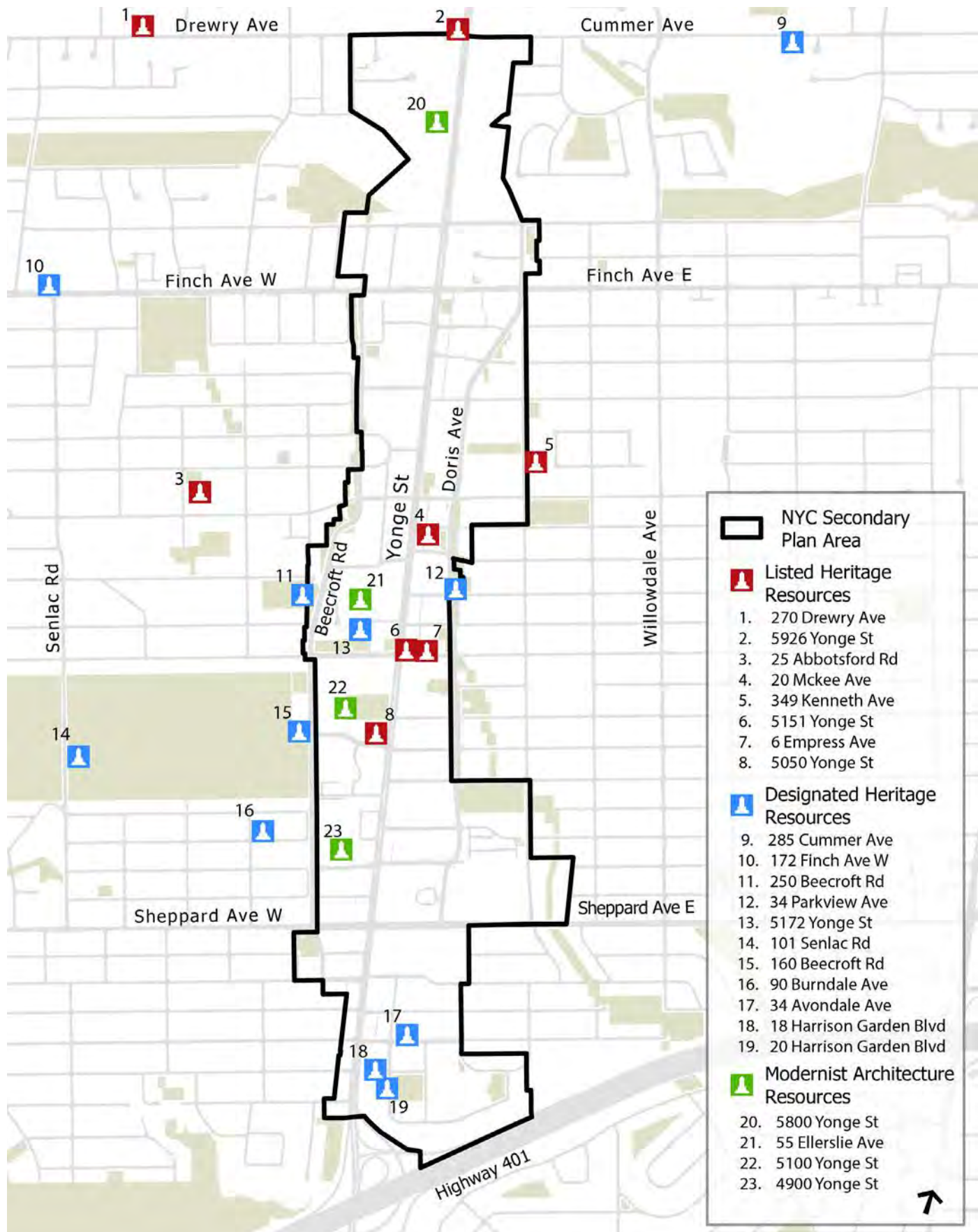


Figure 2.4 – Cultural heritage resources

In the early 1990s, the Metropolitan Toronto Official Plan would define North York Centre as a hub for large-scale residential and employment land uses, setting the stage for it to grow into the high-density, mixed-use area it is today. In 1998, North York was amalgamated with the City of Toronto, shortly after the consolidated North York Centre Secondary

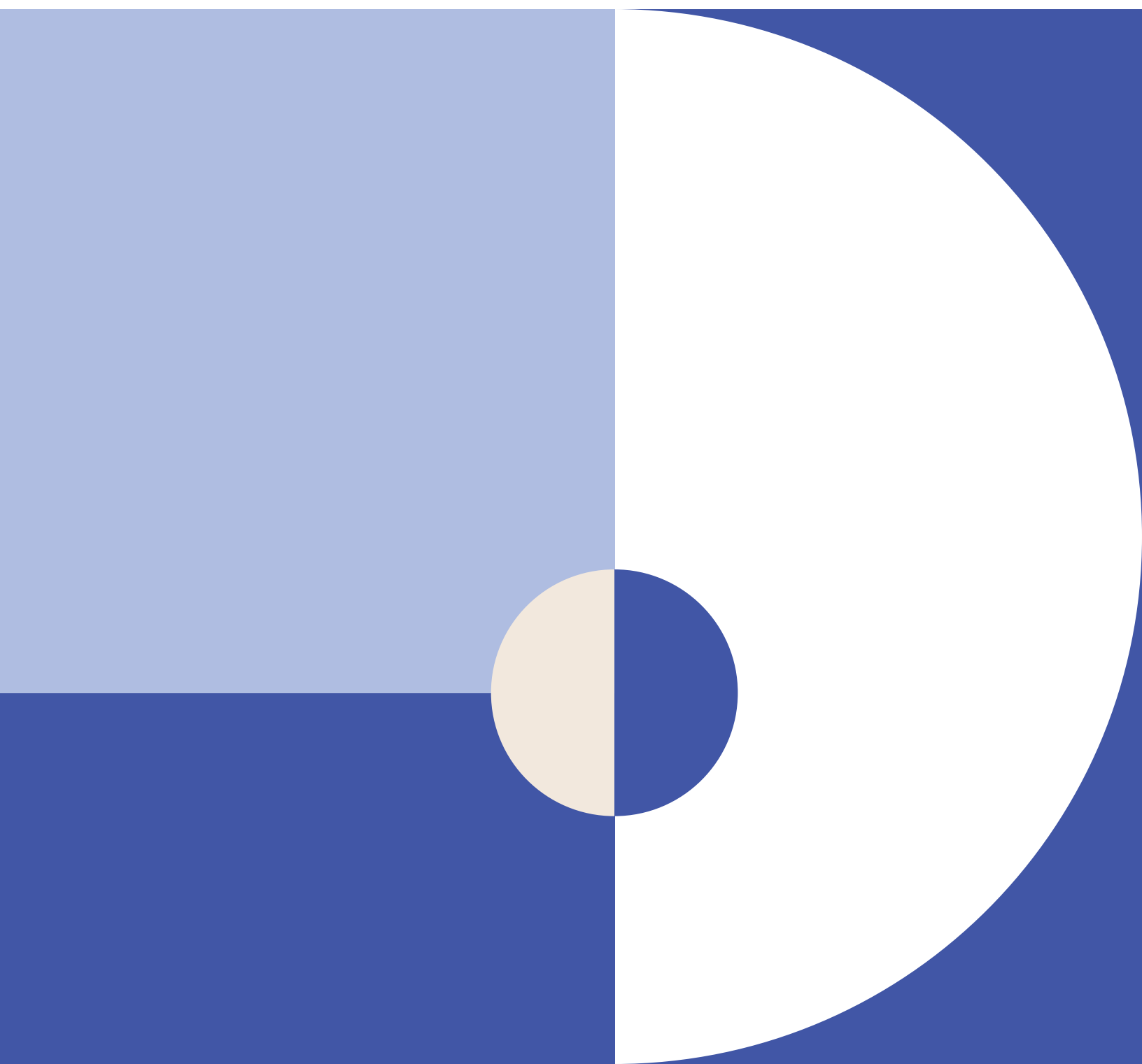
Plan was adopted by North York Council.<sup>7</sup> A much higher rate of development would occur in the following decades, including the introduction of service roads to the east (Doris Avenue) and west (Beecroft Avenue) to distinguish the Centre from the neighbourhoods around it (Figure 2.5).



Figure 2.5 – Historic views of development (Source: School of Cities – Historical Aerial Imagery of Toronto)

7 North York Planning News: Vol.10, No.3 and Vol.6, No.2 from the Fowler Planning Library

# 03. Policy and Regulatory Context



### 03. POLICY AND REGULATORY CONTEXT

North York at the Centre will be guided by the Provincial and municipal policy and regulatory framework to ensure alignment with broader planning principles, objectives, and requirements.

#### Provincial Legislation and Policy

The relevant provincial legislation and policies covered in this section include the *Planning Act*, the Provincial Policy Statement, and A Place to Grow: Growth Plan for the Greater Golden Horseshoe (Growth Plan). Recognizing the substantive legislative changes that have recently occurred or are expected to occur in the near-term, the initiative will also need to reflect updates and amendments made to the *COVID-19 Economic Recovery Act, 2020 (Bill 197)*, *More Homes for Everyone Act, 2022 (Bill 109)*, and *More Homes Built Faster Act, 2022 (Bill 23)*, and any other changes introduced by the Province during the project.

#### Planning Act (R.S.O. 1990, c. P. 13)

The *Planning Act* is provincial legislation that establishes an overarching framework for land use planning and development in Ontario. The *Planning Act* enables and directs the preparation of planning

tools, including Official Plans that may include area-based secondary plans.

In reviewing the NYCSP, policies that are no longer consistent with the *Planning Act* must be identified and updated. For example, provisions related to density bonusing will need to be aligned with the recent changes to Section 37 pertaining to Community Benefits Charges.

#### Provincial Policy Statement, 2020

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest and sets the policy foundation for regulating the development and use of land within Ontario.

Municipal Official Plans are recognized as the primary vehicles for implementing the PPS. As such, they must also address key policy areas set out by the PPS in relation to provincial interests, including: capitalizing on existing or planned servicing and transportation infrastructure; providing diverse and affordable housing options; protecting natural resources; mitigating and adapting to climate change; and, offering quality public service facilities.

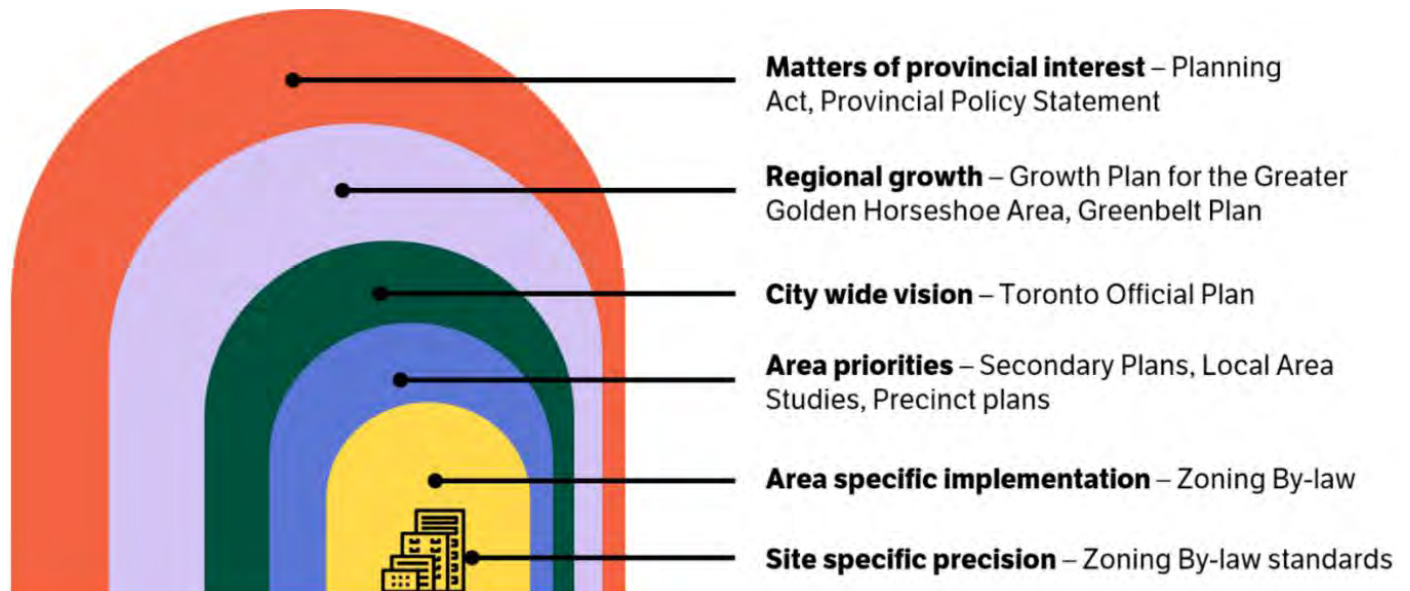


Figure 3.1 – Macro to micro land use planning system in Ontario

## A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2020)

A Place to Grow (Growth Plan), enabled by *The Places to Grow Act* (2005), is the Provincial plan for growth and development in the Greater Golden Horseshoe (GGH). The intent is to manage urbanization in a way that supports economic prosperity, protects the environment, and helps communities achieve a high quality of life.

The Growth Plan designates the North York Centre as an *urban growth centre* (UGC) with a density target of 400 residents and jobs combined per hectare (by 2031 or earlier). In addition to serving as high-density residential and employment areas, UGCs are intended to be focal areas for investment in regional public service facilities and higher order transit infrastructure.

The Growth Plan also requires municipalities to establish Major Transit Station Areas (MTSAs) around transit stations and stops, with a corresponding minimum density target of a combined 200 residents and jobs per hectare. MTSAs are generally defined as the area within an approximate 500 to 800 metre radius of the transit station or stop. Protected Major Transit Station Areas (PMTSAs) are a subset of MTSAs and are a prerequisite of the Province for the City to implement Inclusionary Zoning by-laws under the *Planning Act*.

*A review of the Provincial Policy Statement and Growth Plan is currently being undertaken by the Province to form a new, integrated provincial planning policy instrument.*

## City Policies and Regulations

### Official Plan

The Official Plan is a land use planning tool legislated under the *Planning Act* that sets out the vision, principles, and policy framework for guiding growth and development in the city. In doing so, the Official Plan defines an urban structure, designates areas for appropriate land uses, and establishes city-wide policies. Further, the Official Plan contains Site and Area Specific Policies (SASPs) and Secondary Plans to provide more detailed direction for certain locations facing growth pressures.

The most recent Official Plan consolidation of Chapters 1 to 5 and Schedules 1 to 4 is in effect as of March 2022, including Official Plan Amendment (OPA) 479 pertaining to the public realm and OPA 480 pertaining to the built form.

As indicated by its name, North York Centre is identified as a *Centre* under the Official Plan's

urban structure (*see Figure 3.2*). It is one of four *Centres* identified outside of downtown Toronto, which are intended to grow into complete, mixed-use communities by accommodating significant employment and residential growth. The Official Plan requires that all *Centres* be guided by Secondary Plans, covering a wide range of topics including but not limited to:

- Achieving minimum density targets consistent with the Province's Growth Plan (2020);
- Creating a framework for the location, mix, and intensity of land uses;
- Creating a positive climate for economic growth and commercial office development;
- Encouraging a full range of housing opportunities in terms of type, tenure, unit size and affordability;

- Identifying future public investment in transit facilities, streets and other infrastructure, parks, community facilities and local amenities to support population and employment growth;
- Establishing a high-quality public realm featuring public squares, parks and public art; and,
- Supporting the potential for growth within the Centre and ensuring an appropriate transition in built form scale and intensity of activity from within the Centre to surrounding residential areas.

While it has not yet received Ministerial approval, [OPA 583](#) would require Secondary Plans for Centres to assess opportunities for achieving net zero greenhouse gas emissions, including impacts from transportation and building materials. This is in addition to existing climate change considerations, such as increasing resilience to power disruptions.

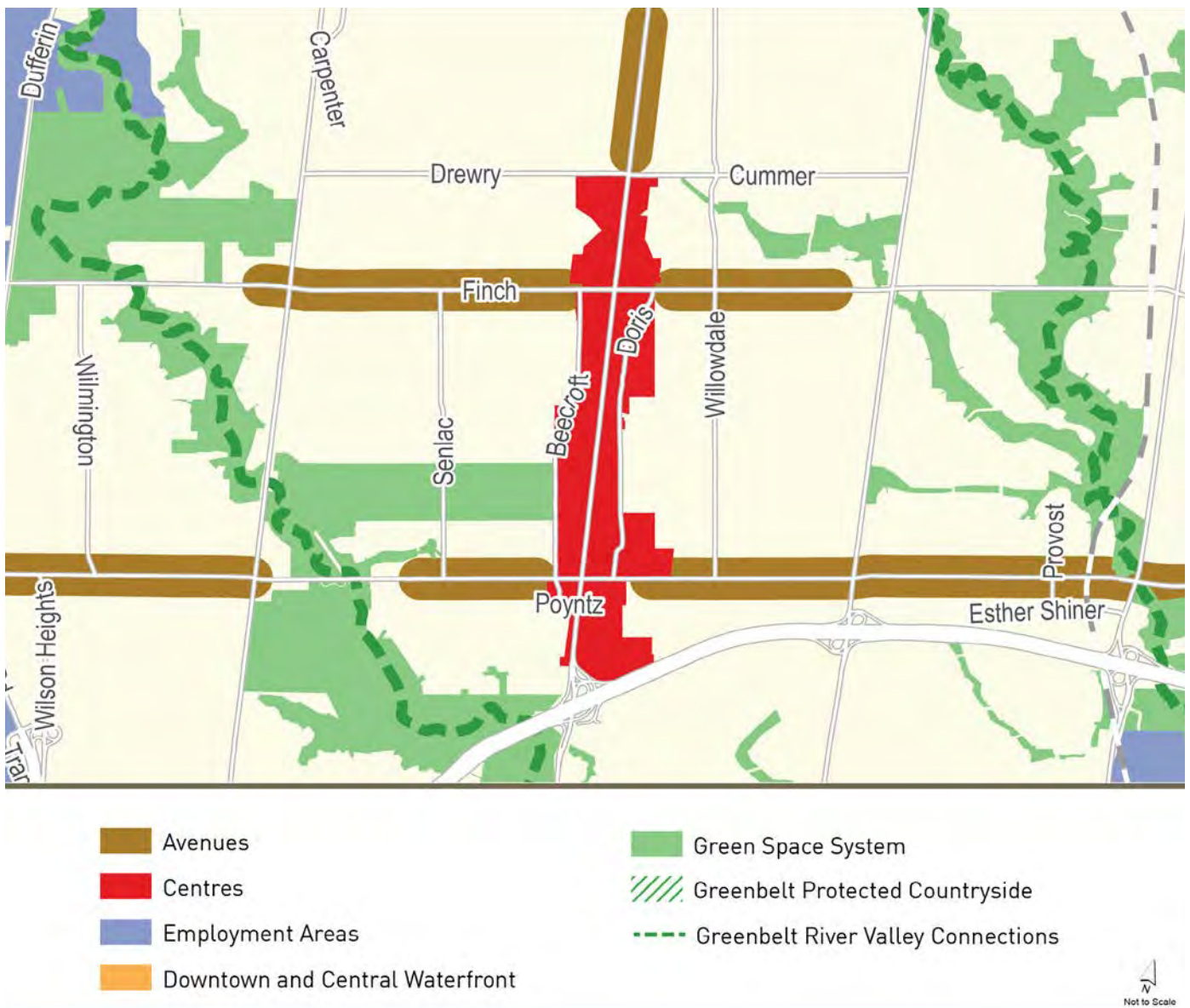


Figure 3.2 – Excerpt of Map 2 Urban Structure (City of Toronto Official Plan)

The vast majority of lands within North York Centre are designated as *Mixed Use Areas* (Figure 3.3). There are also several designated *Parks* distributed throughout the Centre, together with the Finch Hydro corridor, which is an important linear green space that is designated as a *Utility Corridor* within the Official Plan.

Aside from the *Mixed Use Areas* extending along Finch Avenue West and Sheppard Avenue West, lands adjacent to North York Centre are for the most part designated *Neighbourhoods*.

Under the Official Plan, and in accordance with the Growth Plan (2020), areas around higher order transit stations are established as MTSAs (Figure 3.4). Within the North York Centre, this applies to the Finch, North York Centre, and Sheppard-Yonge subway stations. These areas are intended to be focal points for intensification through high-density residential and commercial development.

All three of the MTSAs within North York Centre have been delineated by the City as Protected Major Transit Station Areas (PMTSAs), which may enable affordable housing requirements in accordance with the City Council-approved inclusionary zoning framework.

City Planning continues to advance its Municipal Comprehensive Review (MCR) of the Official Plan called '[Our Plan Toronto](#)'. It is a city-wide initiative focused on addressing where growth should go,

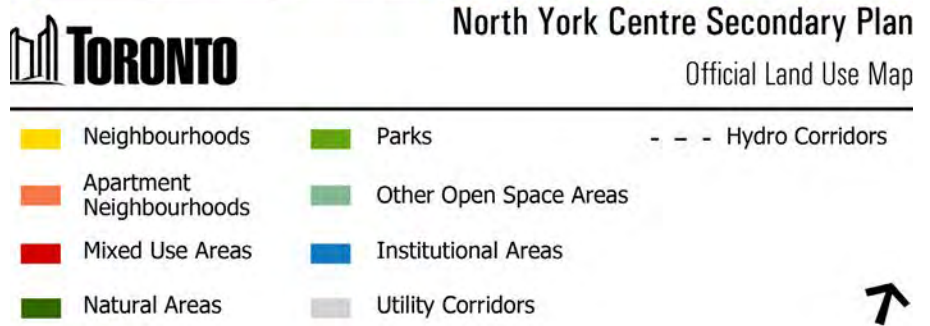
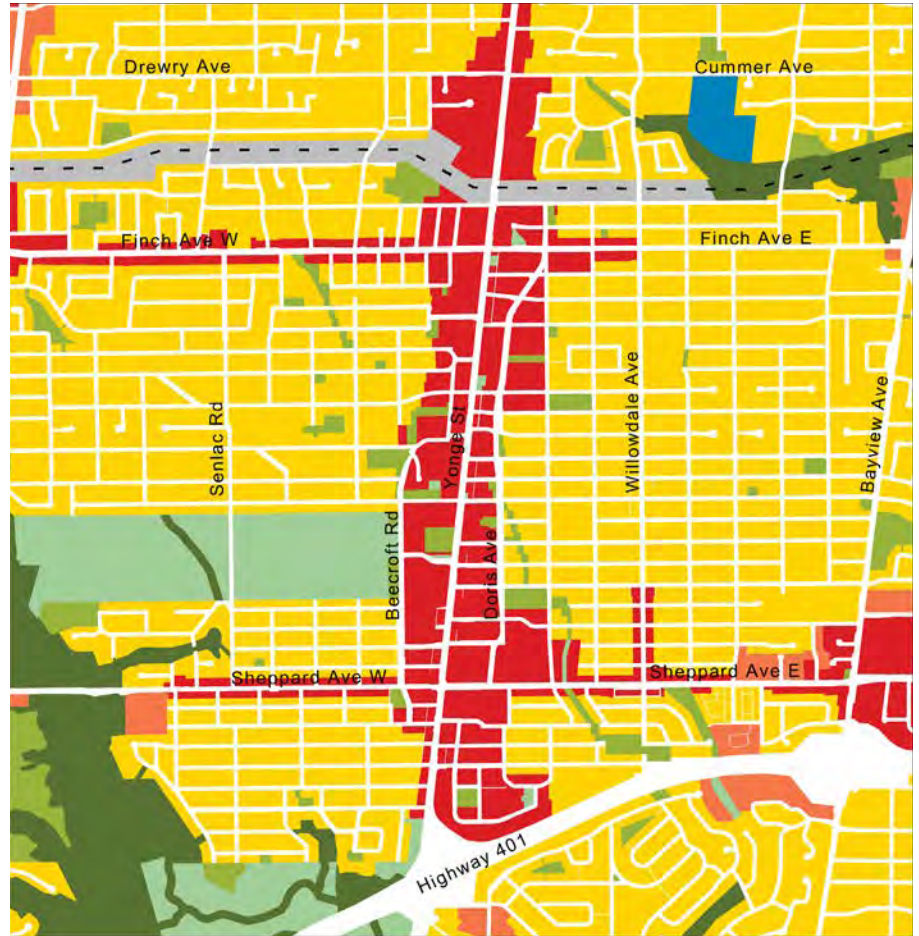


Figure 3.3 – Official Plan land use designations

as well as what is needed to support healthy, inclusive, and complete communities. The MCR includes a review of Official Plan Chapter 1 that will introduce language on Indigenous planning perspectives, inclusivity, eliminating disparities, and climate action, along with a renewed 2051 vision for the City and updated principles for growth, as well as updated policies and corresponding OPAs pertaining to the environment, MTSAs and PMTSAs, and *Employment Areas*.

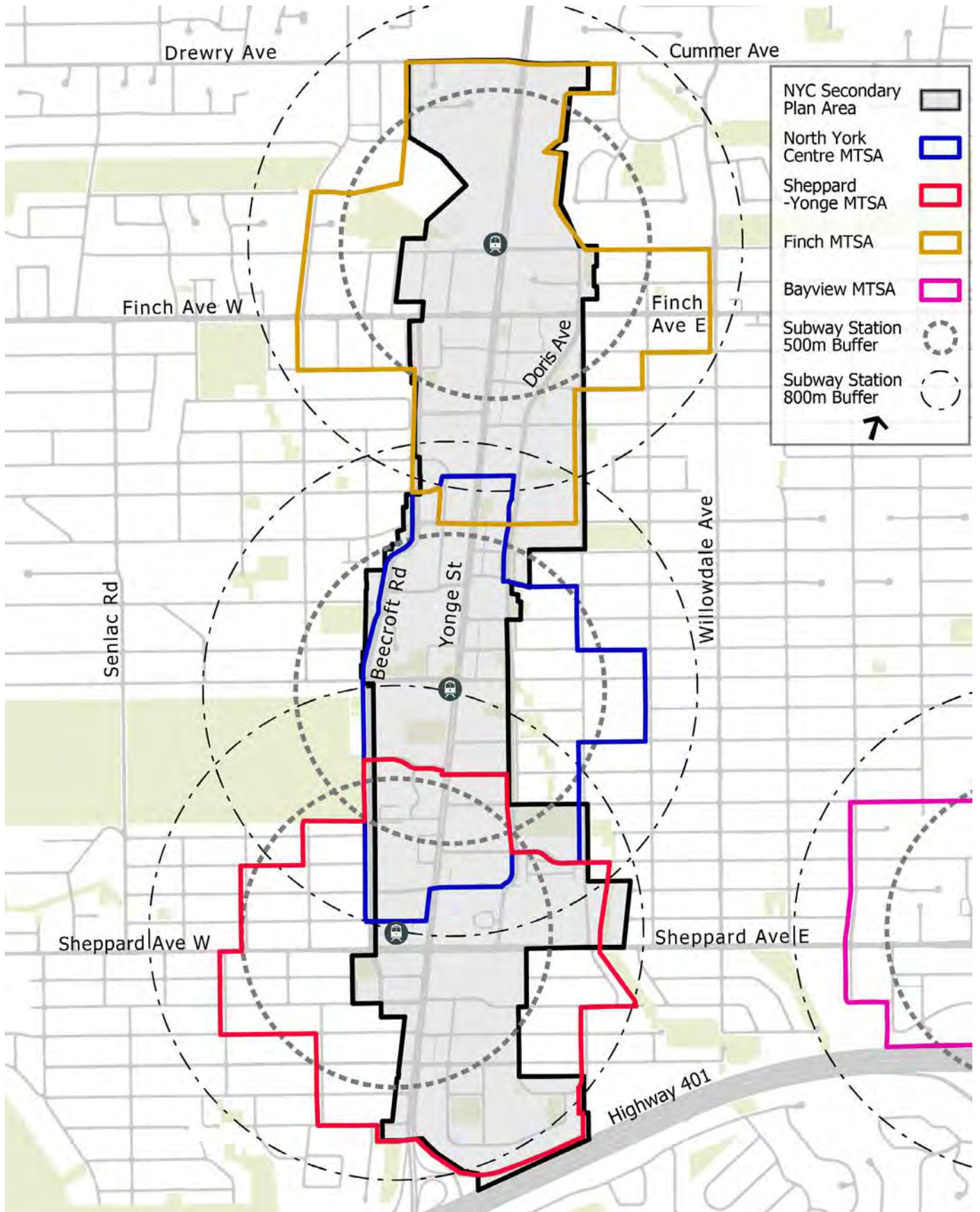


Figure 3.4 – Major Transit Station Areas in North York Centre



## North York Centre Secondary Plan

The North York Centre Secondary Plan (NYCSP) establishes a policy framework to guide the Centre's transit-oriented employment and residential growth. The NYCSP was adopted by the former City of North York Council in 1997 and later incorporated into the new City of Toronto Official Plan in 2002 following amalgamation. The key components of the Secondary Plan are outlined below.

### **Land Use and Area Designations**

The NYCSP divides the Plan area into North York Centre South and North York Centre North, which are further divided into *Mixed Use Areas* with corresponding land use policies.

North York Centre South is intended to be a mixed use area with a particular emphasis on establishing commercial nodes and supporting substantial office buildings. Accordingly, *Mixed Use Areas A-D* in North York Centre South generally allow for or require the provision of a higher proportion non-residential development types. For example, under Section 2.1.2, permitted uses for *Mixed Use Areas A* and *B* require 100% and 50% non-residential uses respectively.

North York Centre North is intended to be a predominantly residential area with open space, recreational, and community-related uses located throughout. Accordingly, *Mixed Use Areas E-H* in North York Centre North generally allow for a higher proportion of residential development, exclusive of *Mixed Use Area H*, where permitted uses are limited to institutional uses. Within *Mixed Use Areas E-G*, land use policies establish maximums for the permitted proportion of commercial uses, ranging from 20%-65% of total ground floor area (see Appendix C).

### **Density Limits**

The NYCSP establishes limits on development density throughout the Centre. Generally, greater density allowances are established adjacent to Yonge Street and Highway 401, particularly in proximity to higher order transit stations with limits decreasing to the east and west as they approach low-density neighbourhoods. The density limits are intended to encourage more people to live and work in areas with convenient access to public transportation, while also ensuring redevelopment is compatible with the surrounding neighbourhoods and does not exceed the capacity of physical infrastructure, including roads, sewers, and watermains.

### **Density Incentives and Transfers**

In correspondence with the established density limits, the NYCSP outlines a complete list of incentives for the provision of specific uses and facilities, allowing the limits to be exceeded by up to a maximum of 33% (unless otherwise provided for in the incentives list). The uses and facilities identified in the incentives list generally offer a benefit to the community, such as providing a public recreation centre or another community facility needed to support growth, or help support the City's objectives for the area, such as providing a transit terminal or land for the service roads. The NYCSP also allows for density limits to be exceeded by up to a maximum of 33% through density transfers from other development sites. The implementation of density incentives under the NYCSP relied on a previous iteration of Section 37 in the *Planning Act* that authorized density bonusing, allowing the City to negotiate specific contributions in exchange for increases in permitted densities.

03

## ***Building Height Limits***

Building height policies generally reinforce and further articulate density policies, as they allow for the tallest buildings along Yonge Street and adjacent to the Highway 401, while also establishing a transition down in height to adjoining neighbourhoods.

## ***Transportation***

The NYCSP identifies transportation system improvements necessary to support the development of the Centre, such as the construction of the Sheppard Subway and the completion of the service roads (i.e., Doris Avenue and Beecroft Avenue). The plan also identifies long-range aggregate development levels to ensure growth does not exceed the capacity of the transportation system. These development levels are associated with the land use and density designations described above. The established aggregate development level for residential gross floor area (GFA) in the Centre is a total of 3,215,098 square metres and the level for non-residential GFA is a total of 1,896,586 square metres. The NYCSP also outlines a Monitoring Program for the transportation system in the Centre, considering such factors as trip generation rates, modal split, and travel characteristics.

## ***Public Realm***

The NYCSP establishes public realm policies related to built form, heritage, the pedestrian environment, and building heights, which are generally intended to help create an activated, comfortable, and attractive public realm. Policies cover such matters as block definition, street definition, streetscapes, and the interface between the Centre and adjacent neighbourhoods. As well, policies for building setbacks and build-to lines are established for specific streets and street types. Heritage policies are solely focused on the Gibson House (see [Section 11](#)), ensuring access to natural light and existing views from Yonge Street are preserved for the museum. Pedestrian environment policies touch on many critical aspects of the public realm, such as design, connectivity, security, accessibility, and comfort. Building height policies are discussed above.

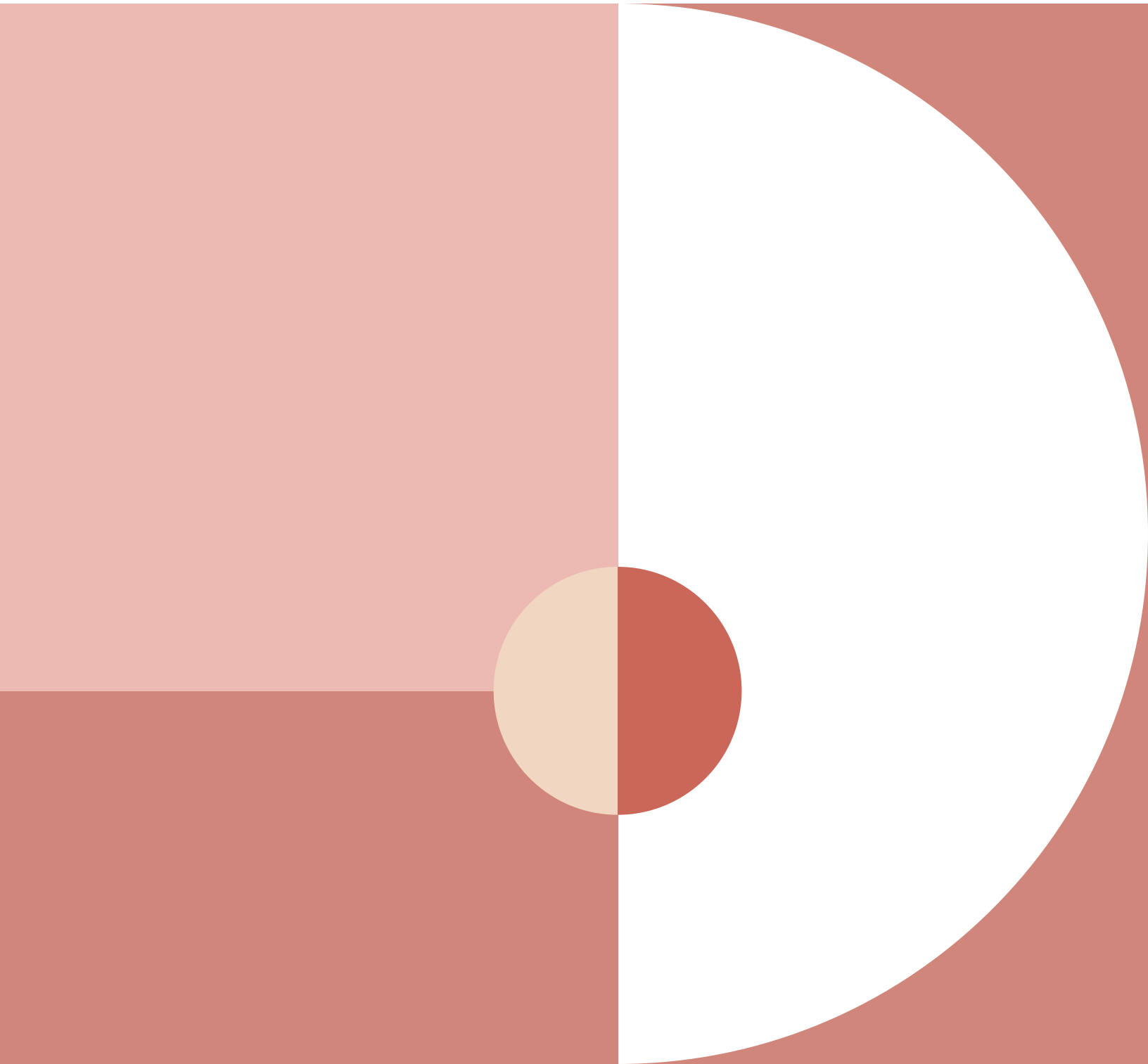
## ***Parks and Open Spaces***

The NYCSP articulates a Conceptual Parks and Open Space Plan for the Centre, identifying priority areas for parks and open spaces that vary in size, shape, and function. It outlines policy directions for parkland dedication, including criteria for the types of lands that will be accepted and the amount of land and/or cash in lieu that is to be provided in relation to the size of the development site.

Existing NYCSP maps are provided in Appendix C, including: land use policy areas; building height and density limits; desired parkland locations; desired service road locations; potential public art locations; buffer areas to provide protection for surrounding neighbourhoods; prime frontage areas; and site specific policy areas.

A complete list of Official Plan amendments applicable to specific sites within North York Centre is provided in Appendix D.

# 04. People and Housing



## 04. PEOPLE AND HOUSING

Population trends in North York Centre are an important consideration in planning for the appropriate provision of housing, amenities and services in the area.

North York Centre has experienced continuous population growth since 2001 (*Figure 4.1*). The most significant growth occurred between 2001 and 2006 when the population grew from 21,230 to 38,280, representing a more than 80% increase. Population growth has been more moderate in subsequent years, increasing by 16% between 2006 and 2011 and 14% between 2011 and 2016. As of 2016,<sup>8</sup> North York Centre's total population was reported to be 51,005, representing a 140% increase since 2001, or just over 9% annually. By comparison, Toronto's overall population increased by approximately 10% over the same 15-year period.

When compared to Toronto overall, North York Centre's population has a lower proportion of children (0-14 years), a higher proportion of young adults (15-24 years) and working age adults (25-64 years), and a lower proportion of seniors (65+ years) (*Figure 4.2*).

North York Centre had a population density of 26,565 people per square kilometre or approximately 266 people per hectare in 2016 (*Figure 4.3*). This is roughly six times higher than the city-wide average where the density was 4,297 people per square kilometre or 43 people per hectare.

While the land use policies of the existing Secondary Plan direct more residential density toward the northern portion of the Centre, concentrations of highly dense areas can be found throughout the area (*Figure 4.4*).

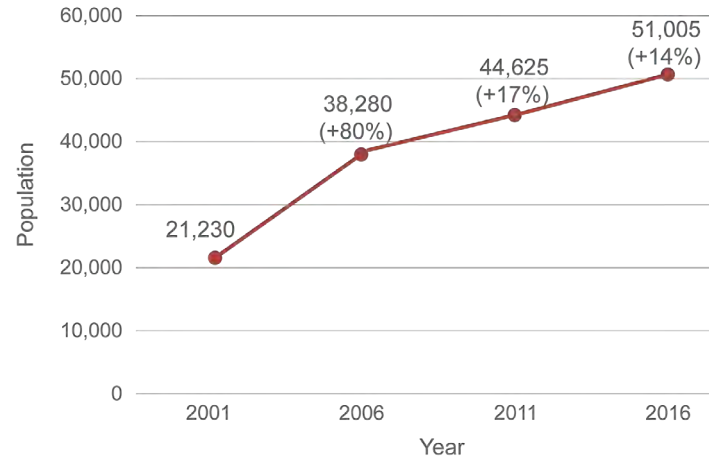


Figure 4.1 – Population growth in North York Centre (2001-2016)

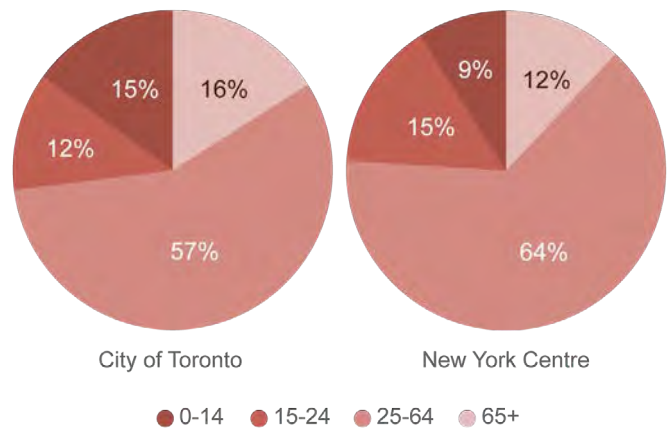


Figure 4.2 – Population by age category (2016)

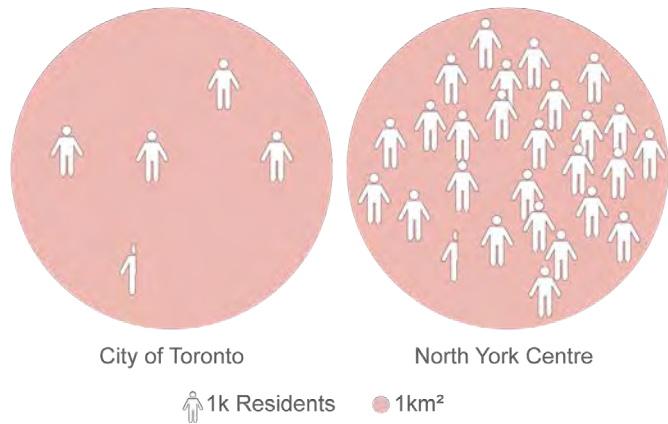


Figure 4.3 – Population density (2016)

<sup>8</sup> At the time of drafting this Preliminary Background Report, only 2016 Census data was available for the specific geography of the secondary plan area.

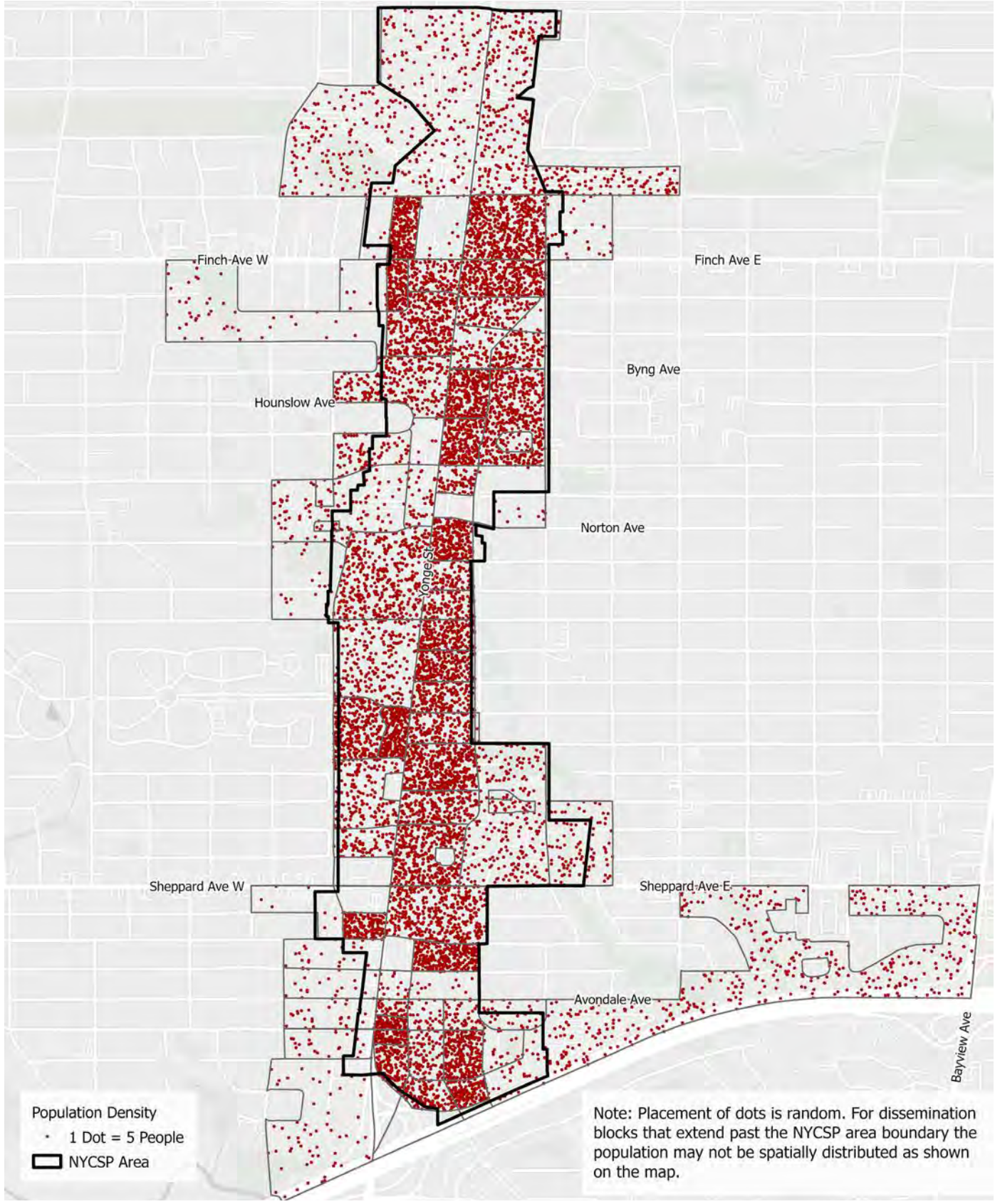


Figure 4.4 – Population density by location in North York Centre (2016)

The average household size in North York Centre was 2 persons per household in 2016, which was slightly smaller than the average in Toronto at 2.4 persons per household. The greatest proportion of households in North York Centre are 1 person households at 38%, while households with 4 or more persons represent the smallest proportion at 10% (Figure 4.5).

Of the more than 25,000 households in North York Centre in 2016, 52% were single-family households, 47% non-family households, and just 1% multiple-family households (Figure 4.6). In comparison to the City of Toronto overall, this demonstrates a lower rate of single-family households and higher rate of non-family households, which accounted for 59% and 38% respectively.

Of the 13,665 census families living in private households in North York Centre in 2016, 7,630 had children while the remaining 6,035 did not. This translates to 56% of households with children, which is lower than Toronto overall where about 65% of households had children. Lone parent families with children at home accounted for 18% of all families in private households, while couple families with children at home accounted for 38% of all private households in North York Centre.

In North York Centre, the majority of both lone parent and couple families had one child at home at 72% and 60% of lone parent and couple households respectively. In Toronto, by comparison, 62% of lone parent families and 42% of couple families had just one child, while 11% and 16% had three or more children respectively. Larger families are less common in North York Centre, with just 3% of lone parent families and 5% of couple families having three or more children.

In North York Centre, 26% of children living with lone parent or couple families were 25 years or older, which is higher than the Toronto average of 19.5%.

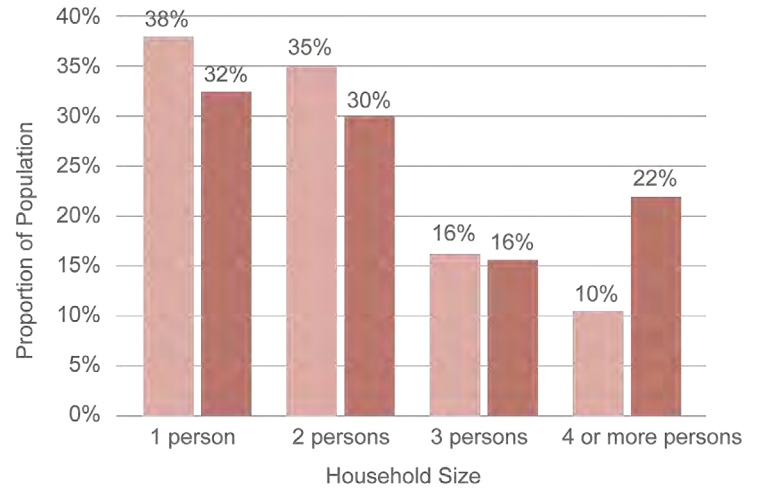


Figure 4.5 – Household size (2016)

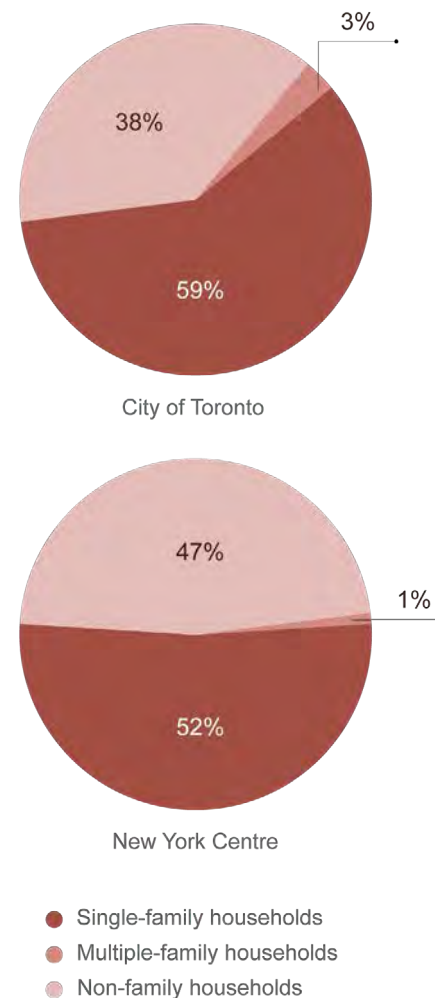


Figure 4.6 – Private households by household type (2016)

The largest proportion of primary household maintainers in North York Centre fell within the 25-34 year age range (27%), followed by the 35-44 year range (19%) and the 45-54 year range (16%) (Figure 4.7). This demonstrates a lower age of primary household maintainer on average when compared to Toronto as a whole, where the greatest proportion fell within the 45-54 year range (20%), followed by the 55-64 and 35-44 year ranges that accounted for 18% each. This contrast is further demonstrated by the proportion of primary household maintainers within the 15-24 year range, which was 9% in North York Centre and just 3% in Toronto.

In 2016, the median household income in North York Centre was \$53,251 in 2016 (Figure 4.8). Across Toronto, the median household income was \$65,808, revealing a 24% difference.

Approximately 36% of North York Centre residents, or more than one in three, fell into the low income category in 2016. This is much higher than the City of Toronto average of 20% (Figure 4.9). A person falls into this category if their household income is below 50% of median household incomes in Canada, accounting for household size. As this measure moves according to the changing incomes of the total population, it is a relative measure of low income.

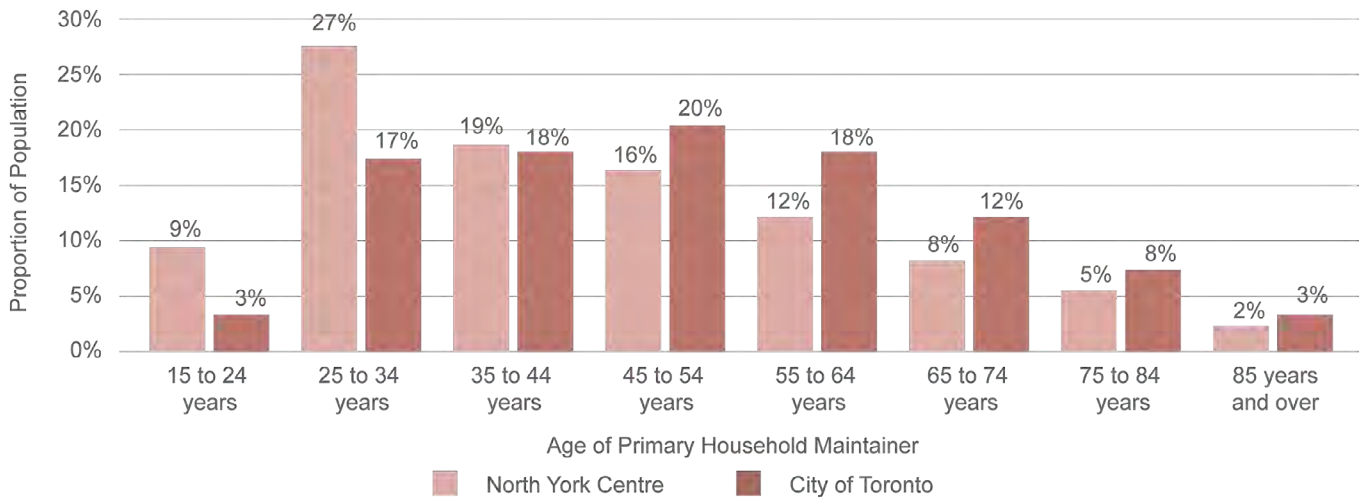


Figure 4.7 – Age of primary household maintainers (2016)

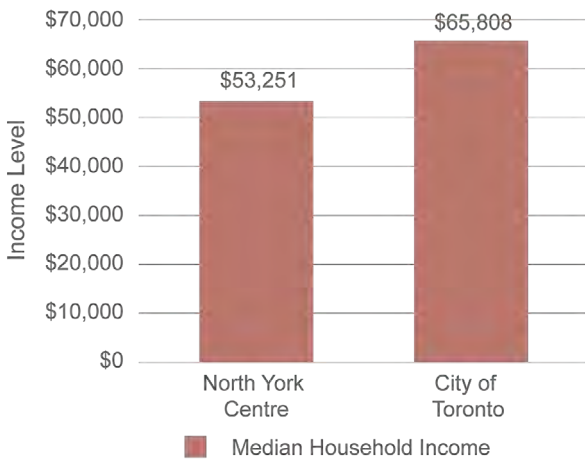


Figure 4.8 – Median household income (2016)<sup>9</sup>

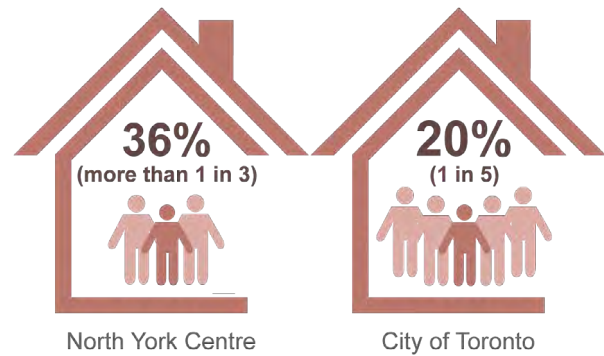


Figure 4.9 – Incidence of low income (2016)

<sup>9</sup> Median income data should be treated as estimated within North York Centre, as these income figures are calculated from aggregate data and, therefore, have been weighted.

For residents of North York Centre, lower incomes translate into housing affordability challenges. In 2016, 63% of renters and 49% of homeowners were spending 30% or more of their income on shelter costs (Figure 4.10). While this trend is prevalent throughout Toronto, it is less common overall, with 47% of renters and 27% of owners falling in this category.

Core housing need<sup>10</sup> is another way to assess housing affordability issues in a community. As of 2016, 5,625 households (17%) living in North York Centre<sup>11</sup> were in core housing need compared to Toronto overall, where 19% of households were in core housing need.

In addition to affordability, providing an appropriate mix of housing types and sizes is important. It allows people to access housing to meet their evolving physical abilities or financial means, as well as expand or contract their households over time. Currently, 92% of the housing stock in North York Centre is comprised of buildings with five or more storeys (Figure 4.11).

In North York Centre, 44% of existing dwellings were either studio or one-bedroom units, with two-bedroom dwellings accounting for the greatest proportion at 48% (Figure 4.12). This leaves just 9% of dwellings with three or more bedrooms, which likely influences the smaller average household size found in the Centre. Across Toronto, the mix of dwellings by size is more balanced than

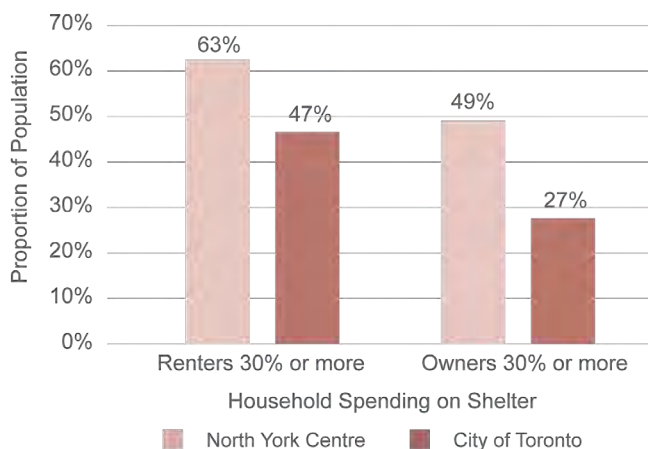


Figure 4.10 – Households spending 30% of income or more on shelter (2016)

in North York Centre, with approximately 41% of dwellings having three or more bedrooms.

Regarding tenure, the balance between rental and ownership is fairly even in North York Centre, with 44% of residents renting and 56% owning as of 2016 (Figure 4.13). This balance is generally consistent with Toronto overall, where 47% of residents are renters and 53% are owners.

The majority of North York Centre’s dwellings were built after the year 2000, with 25% constructed in 2001-2005, 21% in 2006-2010, and 17% in 2011-2016. Just 9% of existing dwellings were constructed before 1981, which is much lower than Toronto overall where 64% of dwellings had been built by that time (Figure 4.14).

*Since 2018, according to City of Toronto data, Rental Housing Demolition and Conversion Applications have been submitted for a total of 32 existing rental units in North York Centre.*

10 [Statistics Canada](#) defines a household as being in ‘core housing need’ if its housing falls below one of the adequacy, affordability, or suitability standards and it would have to spend 30% or more of its total before tax income to pay the median rent of alternative local housing that is acceptable (meets all three housing standards).

11 In order to assess core housing need in North York Centre, households were considered at the census tract level, which means some areas outside of the centre are captured as well. A map of the 10 applicable census tracts is provided in Appendix B.



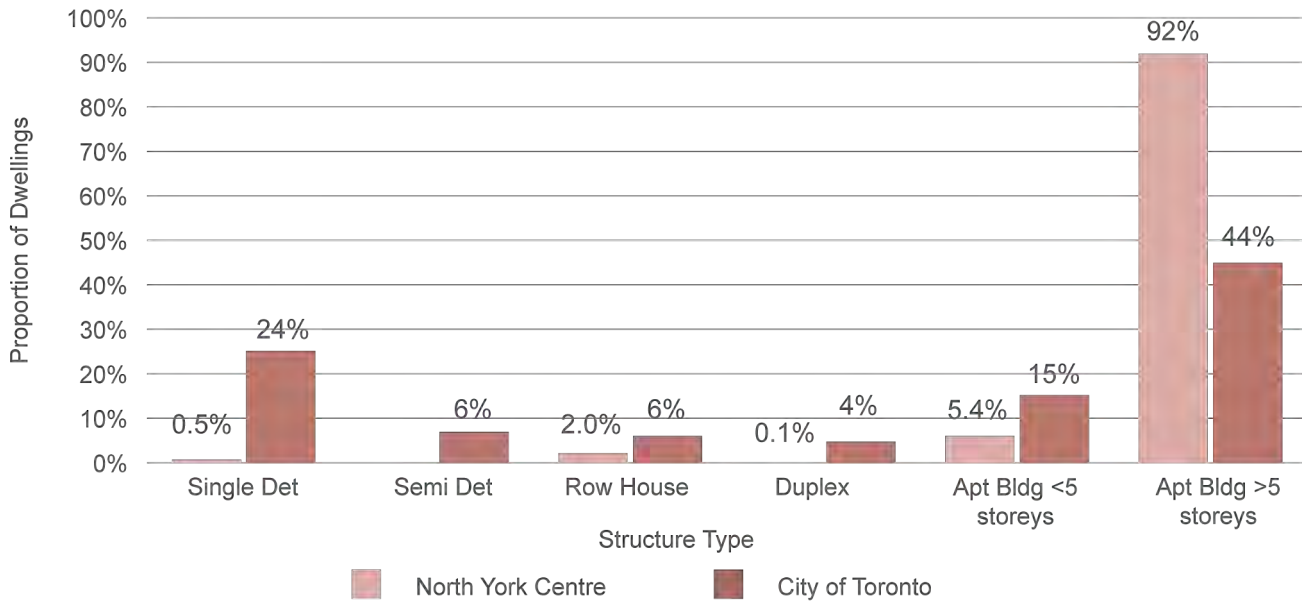


Figure 4.11 – Dwellings by structure type (2016)

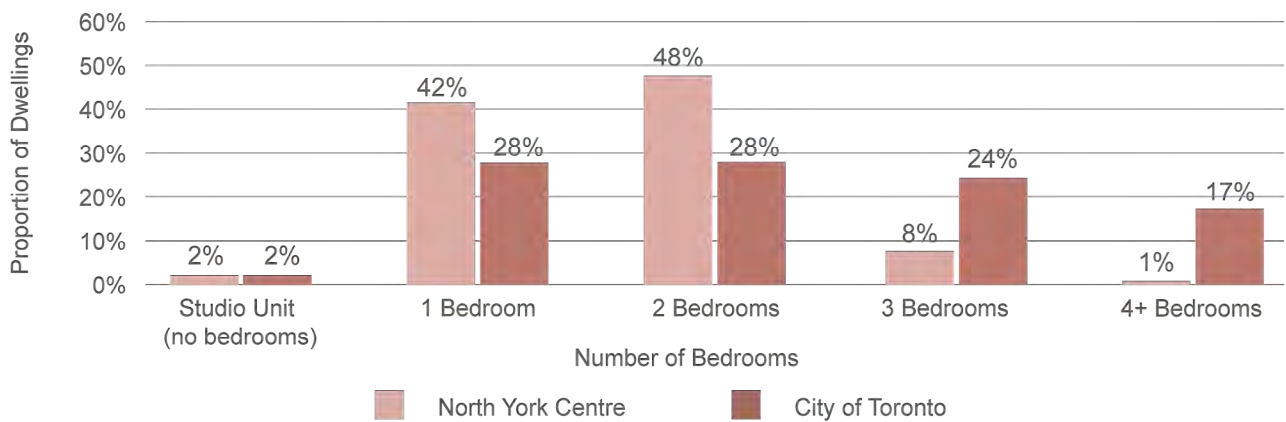


Figure 4.12 – Dwellings by number of bedrooms (2016)

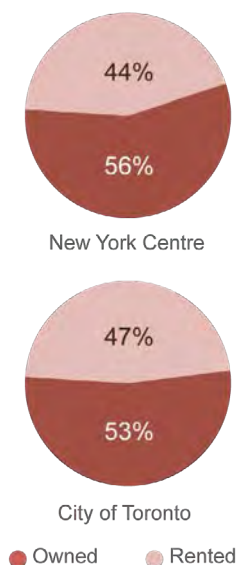


Figure 4.13 – Occupied private dwellings by tenure (2016)

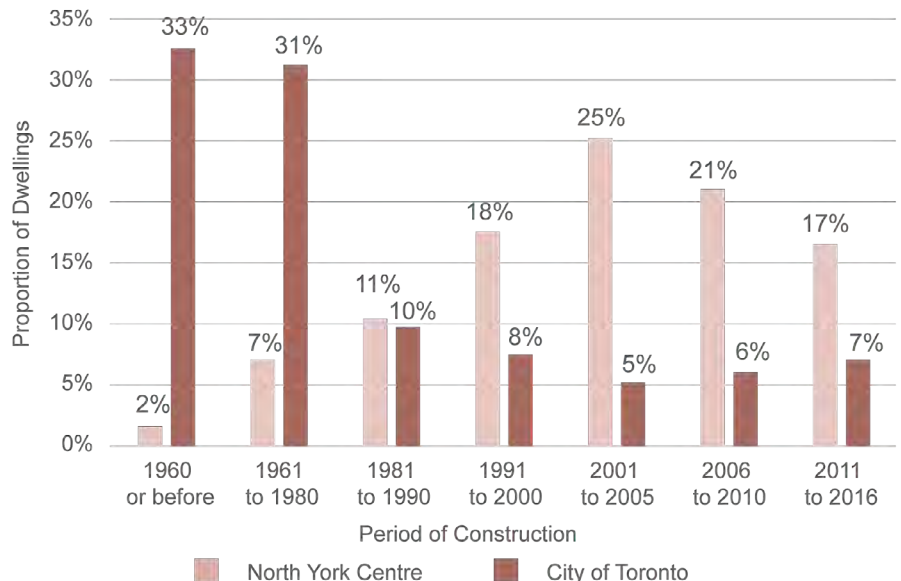


Figure 4.14 – Dwellings by period of construction (2016)



Figure 4.15 – Existing building stock in North York Centre

The mobility of North York Centre residents, which refers to whether they moved to a new place of residence in the last five years, was reported to be high in 2016. In total, 65% of residents identified as movers and just 35% identified as non-movers (*Figure 4.16*). Across Toronto, the proportion of movers was much lower at 41%. While the reason for this trend is difficult to identify, various factors can contribute to high rates of mobility, such as the nature of the workforce, housing affordability, the large proportion of recent immigrants in the area, or the number of new homes being built.

North York Centre was home to a high proportion of immigrants and non-permanent residents, comprising 76% of its population, which is significantly higher than Toronto overall at 50% (*Figure 4.17*).

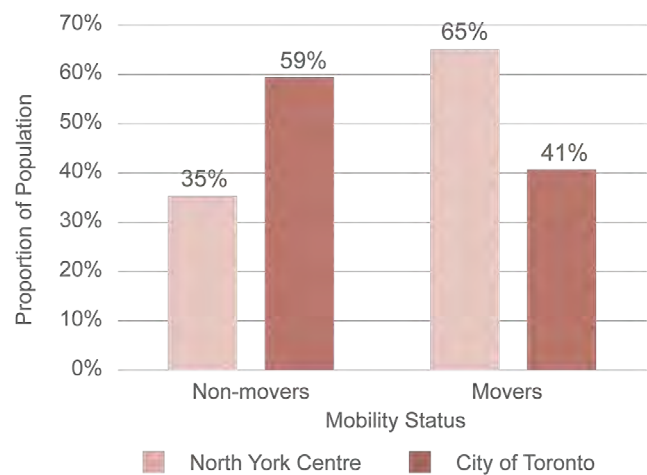


Figure 4.16 – Mobility status of residents (2016)

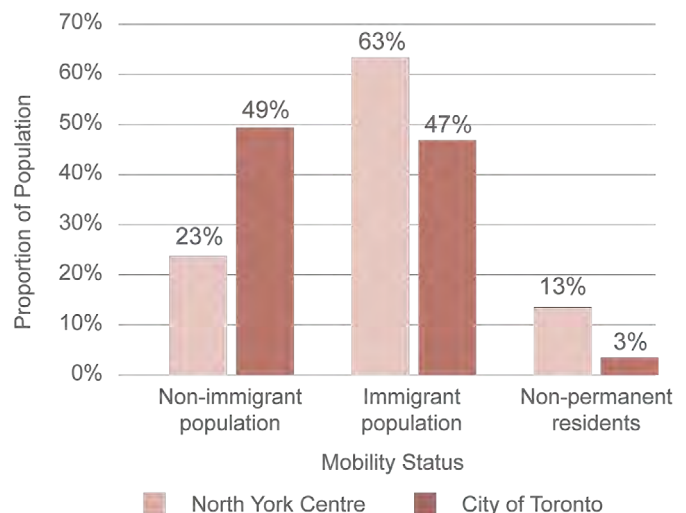


Figure 4.17 – Immigration status (2016)

The most common period of immigration among North York Centre residents was between 2011 and 2016 (26%), which is nearly double the Toronto average of 15% in this period (Figure 4.18). The periods of 2006-2011 and 2001-2005 also included high rates of immigration, with 16% of North York Centre residents immigrating to the country in each of these periods, respectively.

North York Centre is also home to a high proportion of community members who identify as racialized, representing just over three-quarters of the population (76%) in 2016. Chinese residents comprise the largest group at 31%, followed by Korean (13%), West Asian (13%), and South Asian (7%) (Figure 4.19).

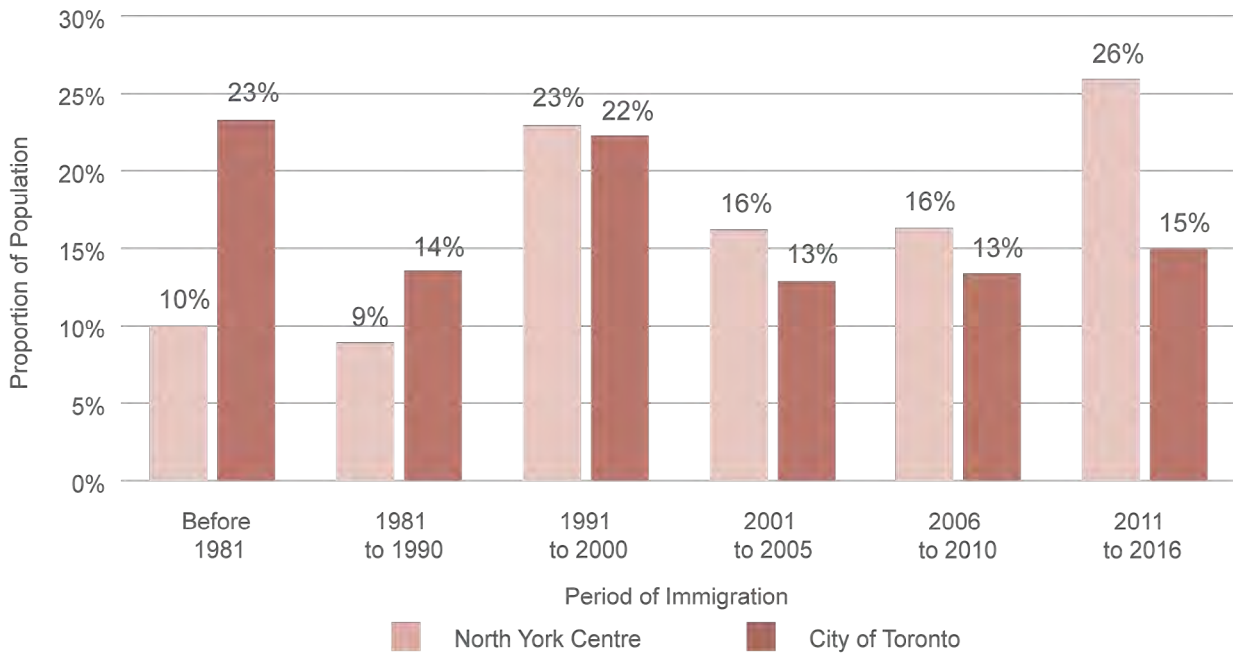


Figure 4.18 – Period of immigration (2016)

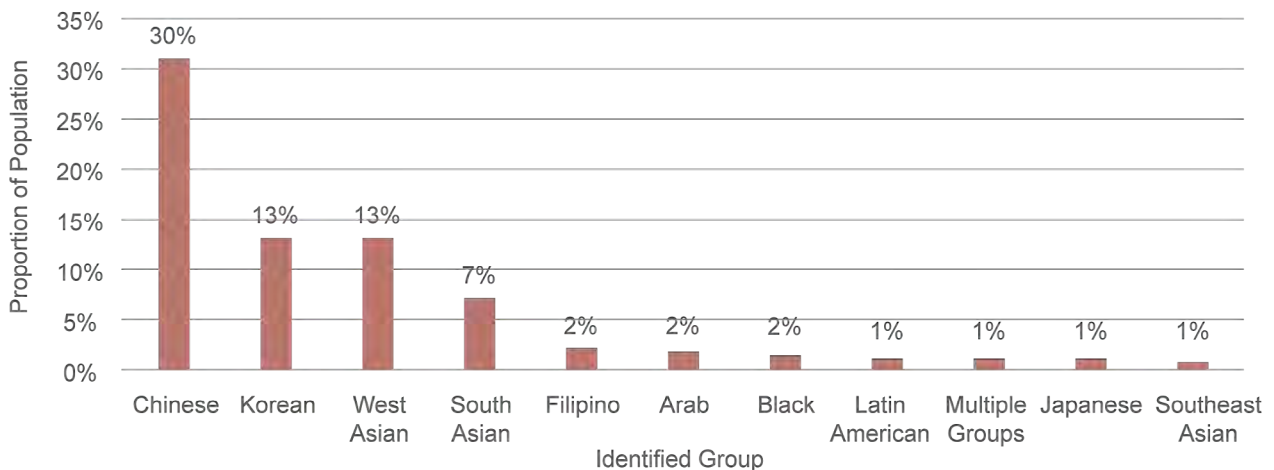


Figure 4.19 – Racialized populations (2016)

The ethnic origin of North York Centre’s community members, referring to the ethnic or cultural origins of a person’s ancestors, is shown in Figure 4.20. The highest proportion is represented by residents of Asian origins at 77%, with residents of European origins representing the next highest proportion at 22% (Figure 4.20). The City of Toronto as a whole, by comparison, had a much smaller proportion of residents with Asian origins at 40%, and a much higher proportion of residents with European origins at 48%.

The diversity of North York Centre’s population was further demonstrated by languages spoken at home in 2016. While English is the most common language reported (45%), Mandarin (14%), Persian (12%), Korean (10%), and Cantonese (6%) are also commonly spoken.

Residents of North York Centre are more likely to have earned a post-secondary education when compared to residents across Toronto, at 86% versus 69% of the population, respectively (Figure 4.21).

For North York Centre’s labour force, the majority of employed residents reported working within the City of Toronto (76%), while a much smaller proportion of residents reported working outside of the municipal boundaries (23%) or provincial boundaries (0.3%). The most common length of commute reported by North York Centre residents was between 30 and 44 minutes (35%), followed by 15 and 29 minutes (22%) and 45 to 59 minutes (20%) (Figure 4.22). Overall, North York Centre residents reported longer commutes to work than residents across Toronto.

The most common mode of travel for North York Centre residents’ commute to work was public transit at 49%, which is higher than the city-wide average of 37% (Figure 4.23). The next most common mode for commuting to work by North York Centre residents was driving a private vehicle, at 39% of commuters, followed by walking at 8%. Just 0.3% of North York Centre residents bike to work, which is lower than Toronto average of 3%.

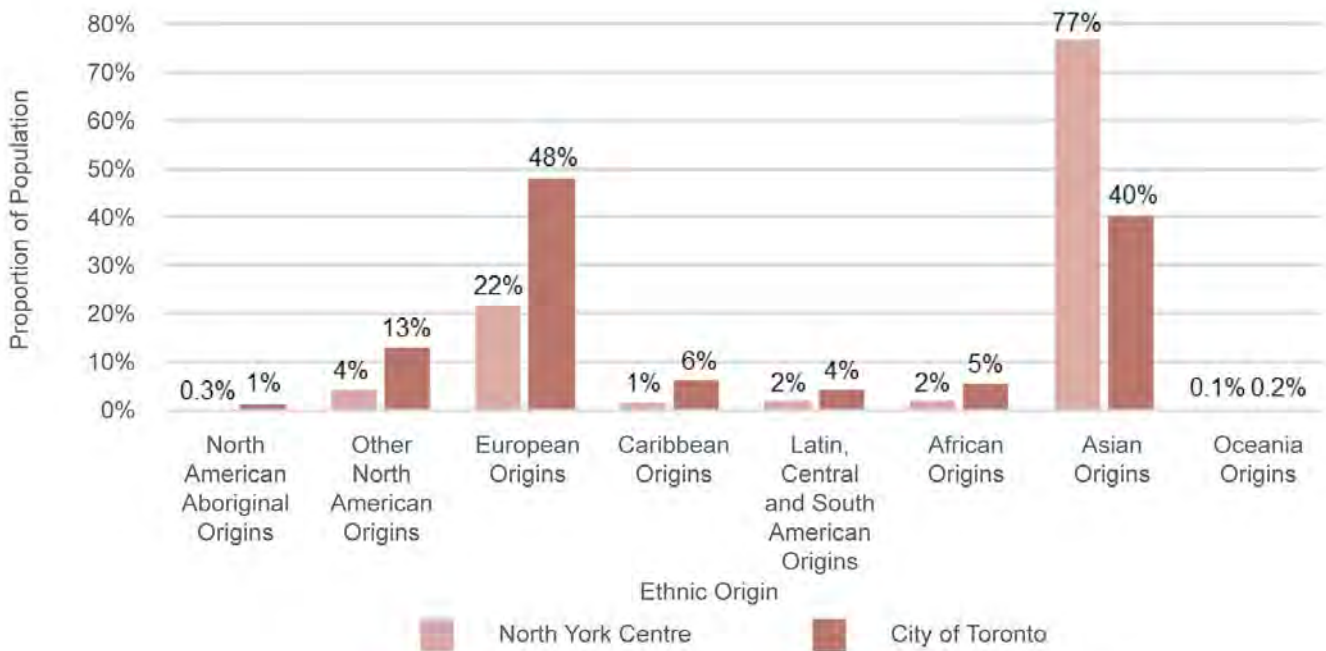


Figure 4.20 – Ethnic origin (2016)

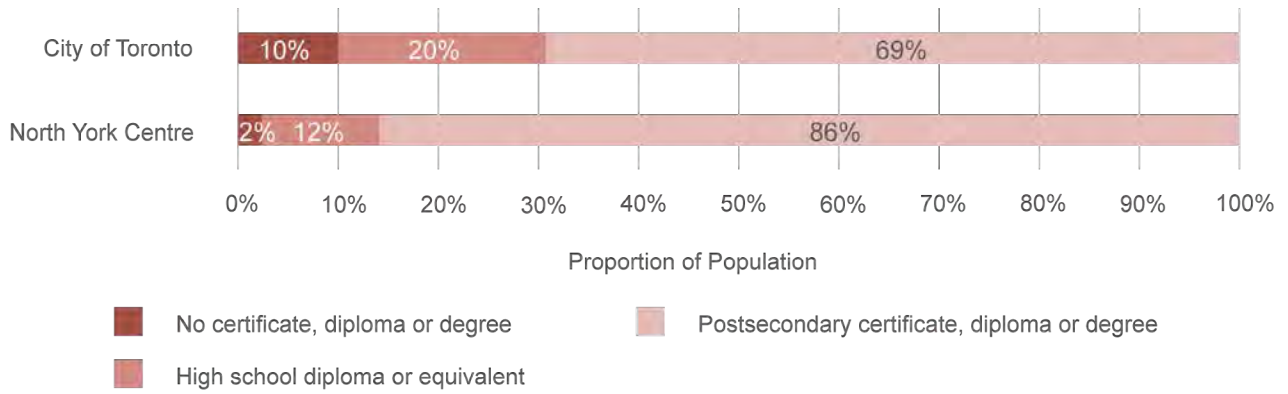


Figure 4.21 – Post-secondary education attainment (2016)

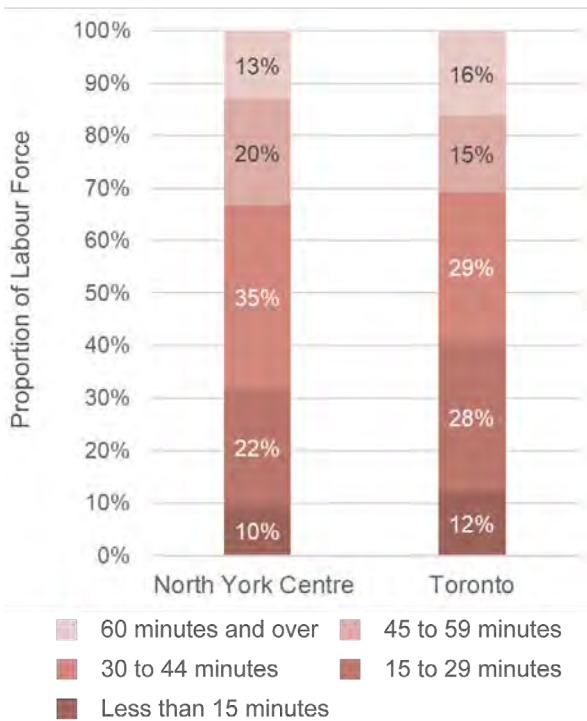


Figure 4.22 – Length of commute to work (2016)

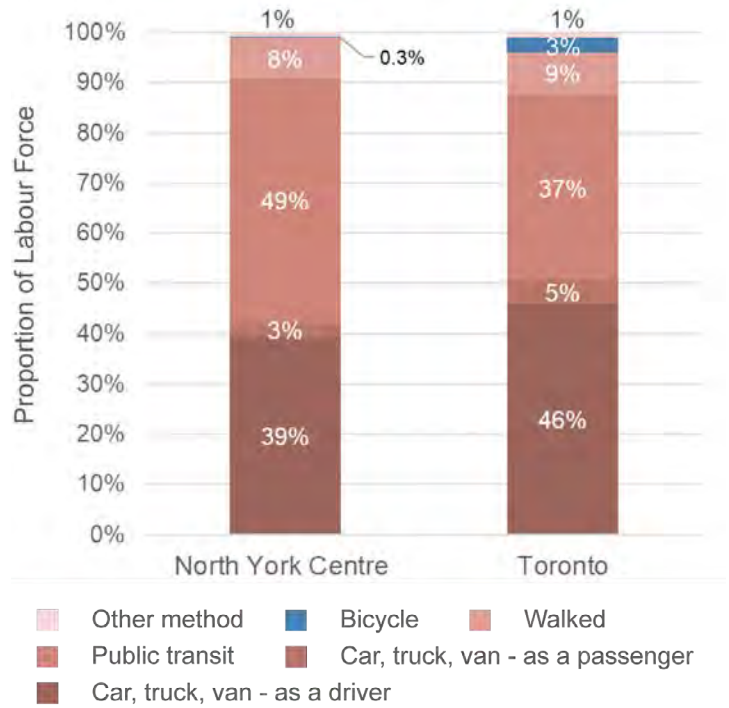
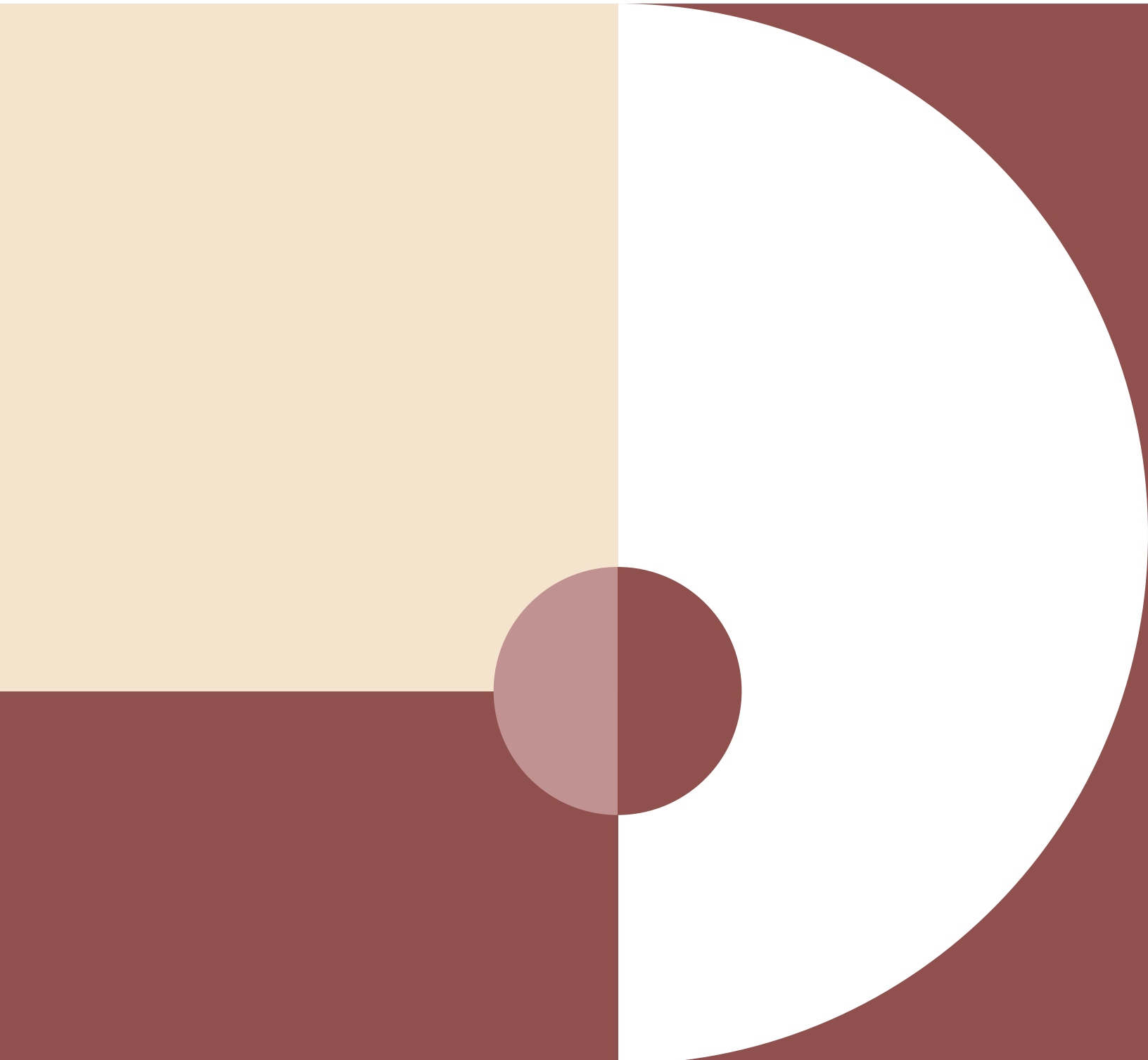


Figure 4.23 – Commute to work mode share (2016)

04

# 05. Employment and Office Market



## 05. EMPLOYMENT AND OFFICE MARKET

North York Centre is the largest concentration of employment in Toronto outside of the Downtown. As of 2021, the Toronto Employment Survey (TES) reported just over 34,800 jobs in the area, with full time jobs accounting for 86% of the total. The number of jobs in North York Centre grew by just over 3,700 (12%) between 2001 and 2021 (Figure 5.1). While much of the growth occurred earlier on, reaching a peak of nearly 38,800 jobs in 2010 before slowing in the years to follow, the number of jobs in the Centre has remained stable over the past decade.

In comparison to the three other Centres outside of Downtown, North York Centre has more than twice as many jobs as the Centre with the next largest employment concentration (Yonge-Eglinton Centre), and saw the second largest increase in net jobs since 2016 (Figure 5.2).

Jobs in North York Centre are primarily situated along Yonge Street, with a higher concentration between Sheppard Avenue and Park Home / Empress Avenue where significant developments such as the North York Civic Centre and shopping mall are located (Figure 5.2). This translated to a job density of more than 18,000 jobs per square kilometre, or 180 jobs per hectare.

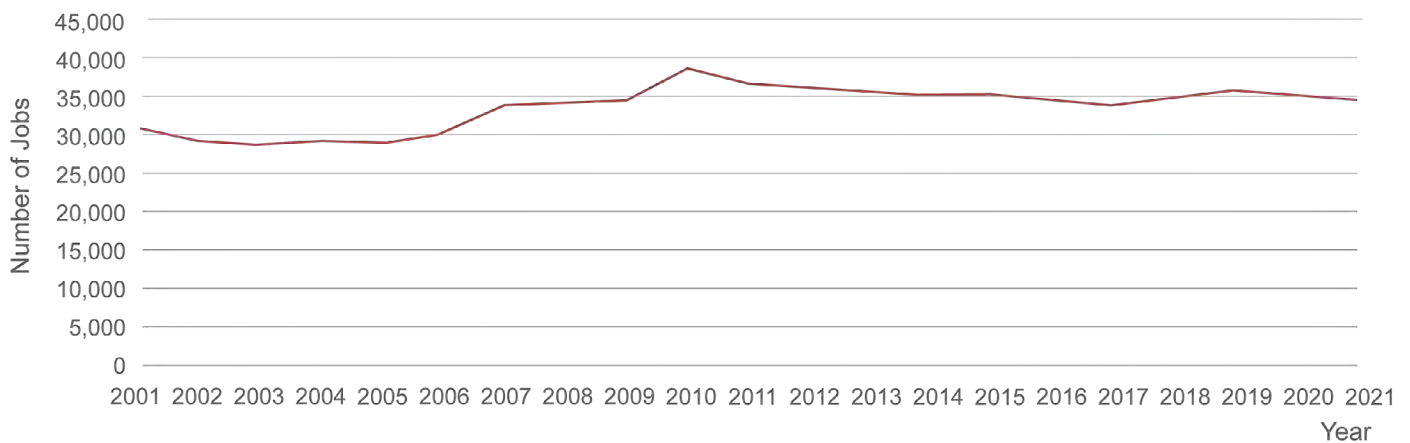


Figure 5.1 – Total employment in North York Centre (2001-2021)

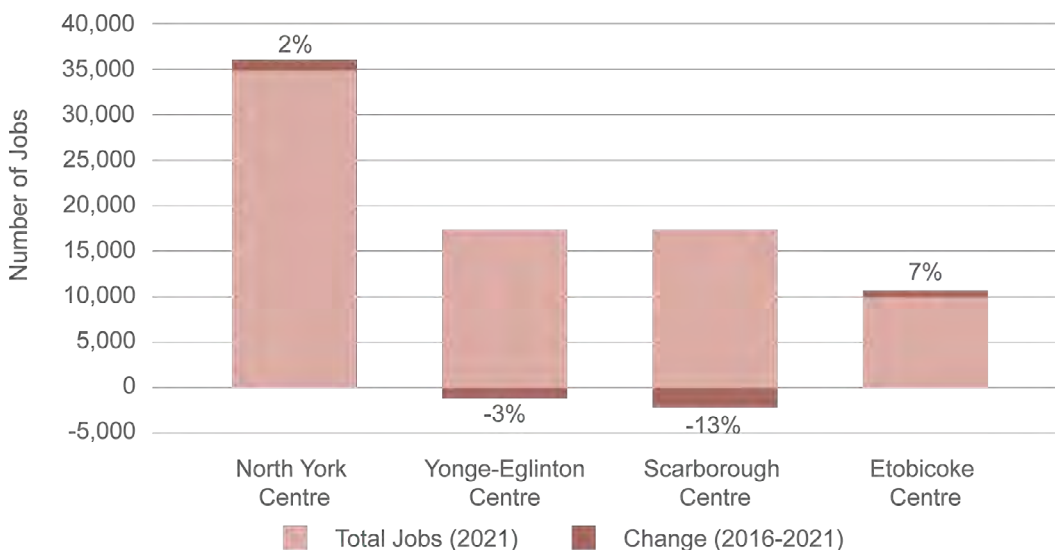


Figure 5.2 – Total jobs (2021) and net change (2016-2021) across Centres

As defined by the TES land use categories, the vast majority of jobs in the Centre are classified as 'office' at more than 81%. In real numbers, there were 26,447 full-time and 1,933 part-time office

jobs reported in 2021 (Figure 5.3). The sectors providing the next largest proportion of jobs according to these categories are 'service' (8%), 'institutional' (5%), and 'retail' (4%).

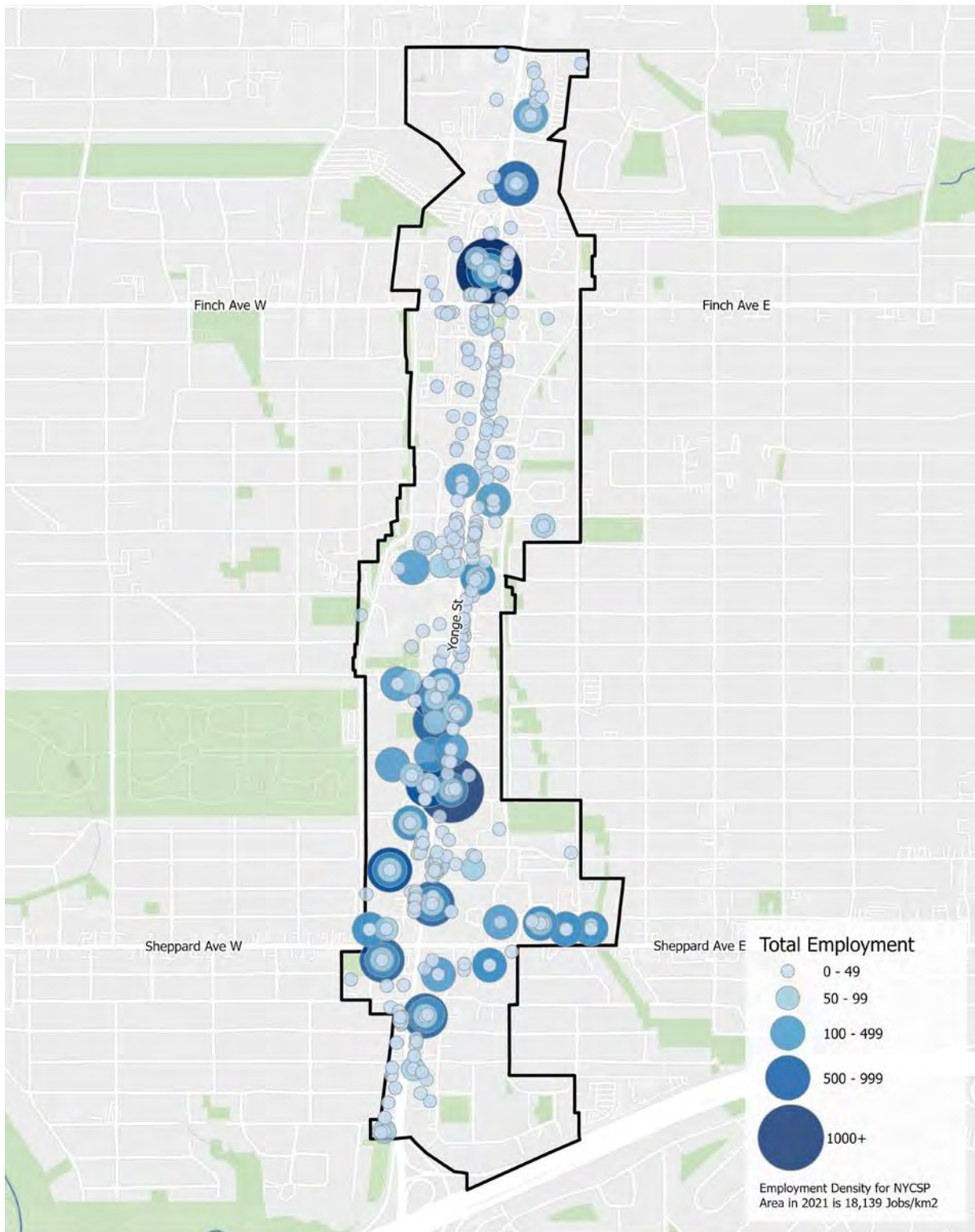


Figure 5.3 – Job density (2021)



While the breakdown of jobs by sector above combines full-time and part-time jobs (*Figure 5.4*), separating the two reveals a greater prominence of categories beyond 'office' for part time workers. Although 'office' still represented the greatest proportion of part time jobs at 40%, 'service' and 'retail' were also prominent at approximately 26% and 18% respectively (*Figure 5.5*).

With the high number of office-related jobs comes a large supply of office space in the Centre, at more than 7.2 million square feet, according to CoStar Analytics. This gross leasable area (GLA) is spread across 24 'office' properties and 225 spaces, which is equivalent to 125 football fields. Roughly 44% of this GLA is reported as 'Class A',<sup>12</sup> and the remaining 56% as 'Class B'.<sup>13</sup>

Historically, the development of office space in North York Centre has been prompted by various factors, including the extension of the subway to Sheppard Avenue, in concert with the development of municipal and federal office buildings in the

area, the former Borough of North York's favourable office development policies to create its own city centre, and the complementary efforts of the former Metropolitan Toronto government to decentralize office development.<sup>14</sup> More recently, growth in office space has been bolstered by Toronto's Official Plan, which, outside of the Downtown and Central Waterfront, directs office growth to designated 'Centres' like North York Centre (and in particular development of large freestanding office buildings). While this role for the Centre will remain important for supporting a robust economy moving forward, over the past three years the COv ID-19 pandemic has changed the way many people operate in office-based industries, with working from home or hybrid work arrangements becoming more prevalent and demand for office space fluctuating.

The near, mid, and long-term future of office space in North York Centre is one of the key issues that will be examined through the Secondary Plan review process.

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12 CoStar defines a class A building as an extremely desirable property with the highest quality construction and workmanship, materials and systems, significant architectural features, abundant amenities, first rate maintenance and management, and an excellent location with exceptional accessibility. These buildings typically have above average rental rates.

13 CoStar defines a class B building as a more utilitarian property with ordinary architectural design and structural features, in addition to average interior finishes, systems, and floor plans. These buildings are less likely to have the abundant amenities and exceptional location that a class A building does, and typically attract a wide range of tenants with average rental rates.

14 Charney, Igal (2000). *The Conditions for Capital Investment in the Real Estate Sector: the Case of Office Development in Toronto*.

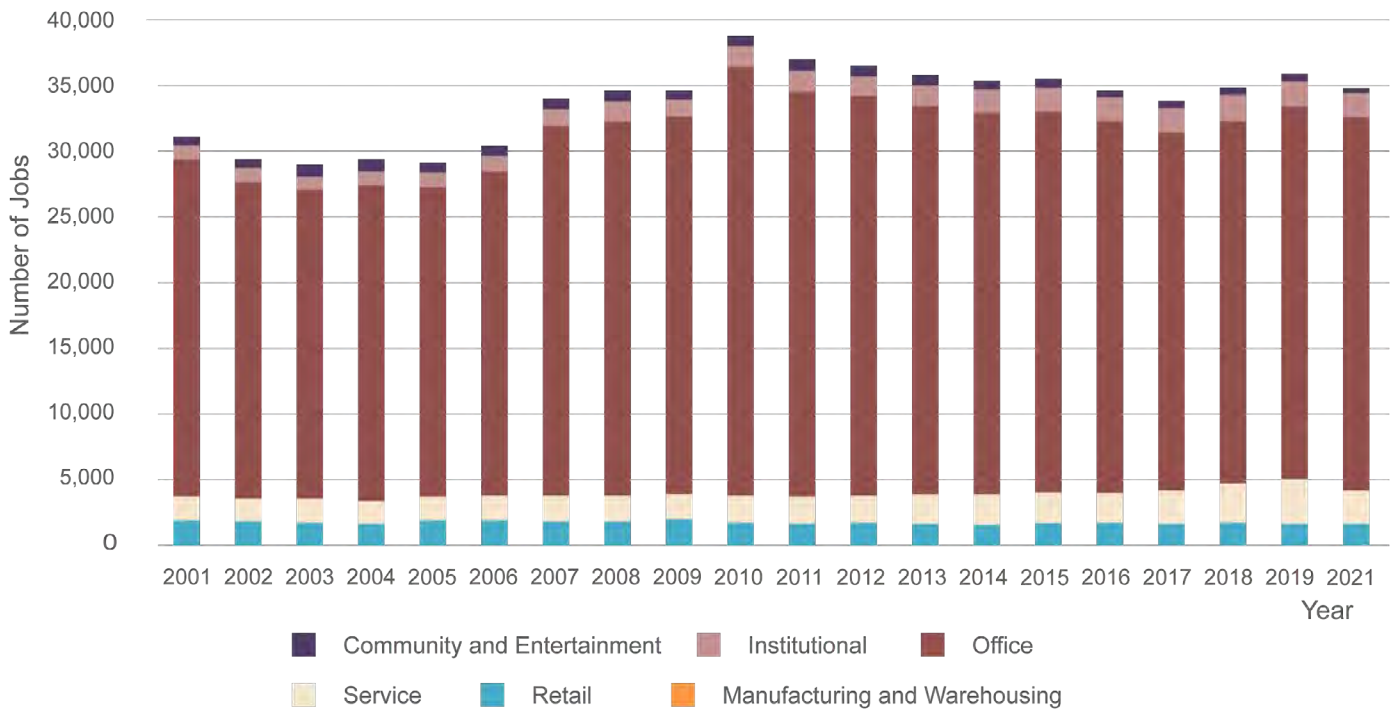


Figure 5.4 – Total jobs by sector in North York Centre (2001-2019 / 2021)

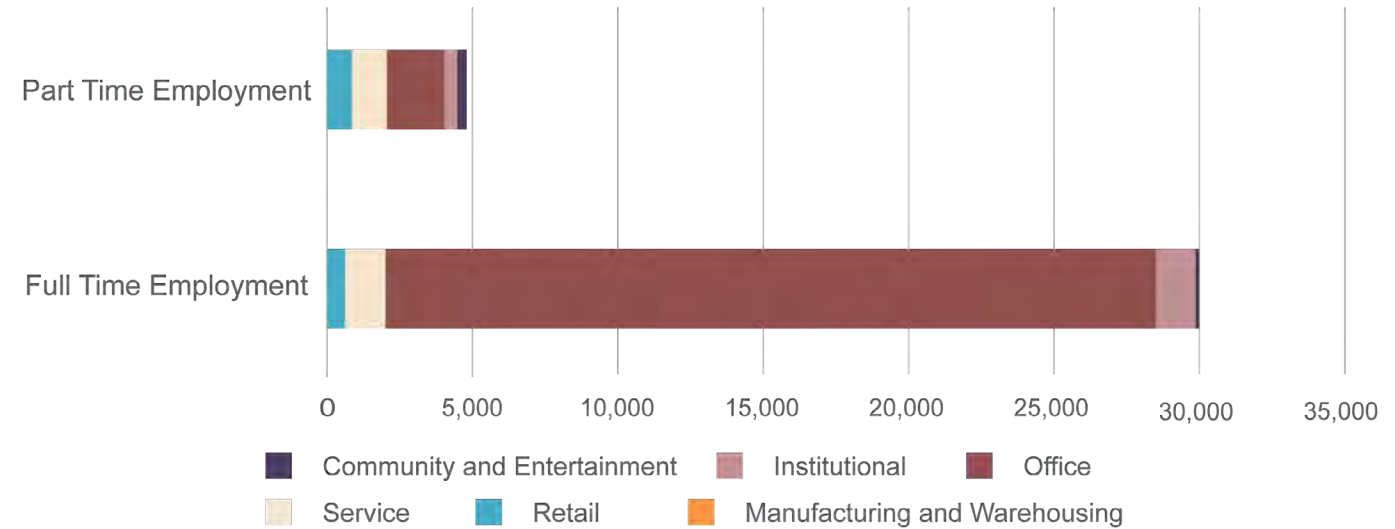
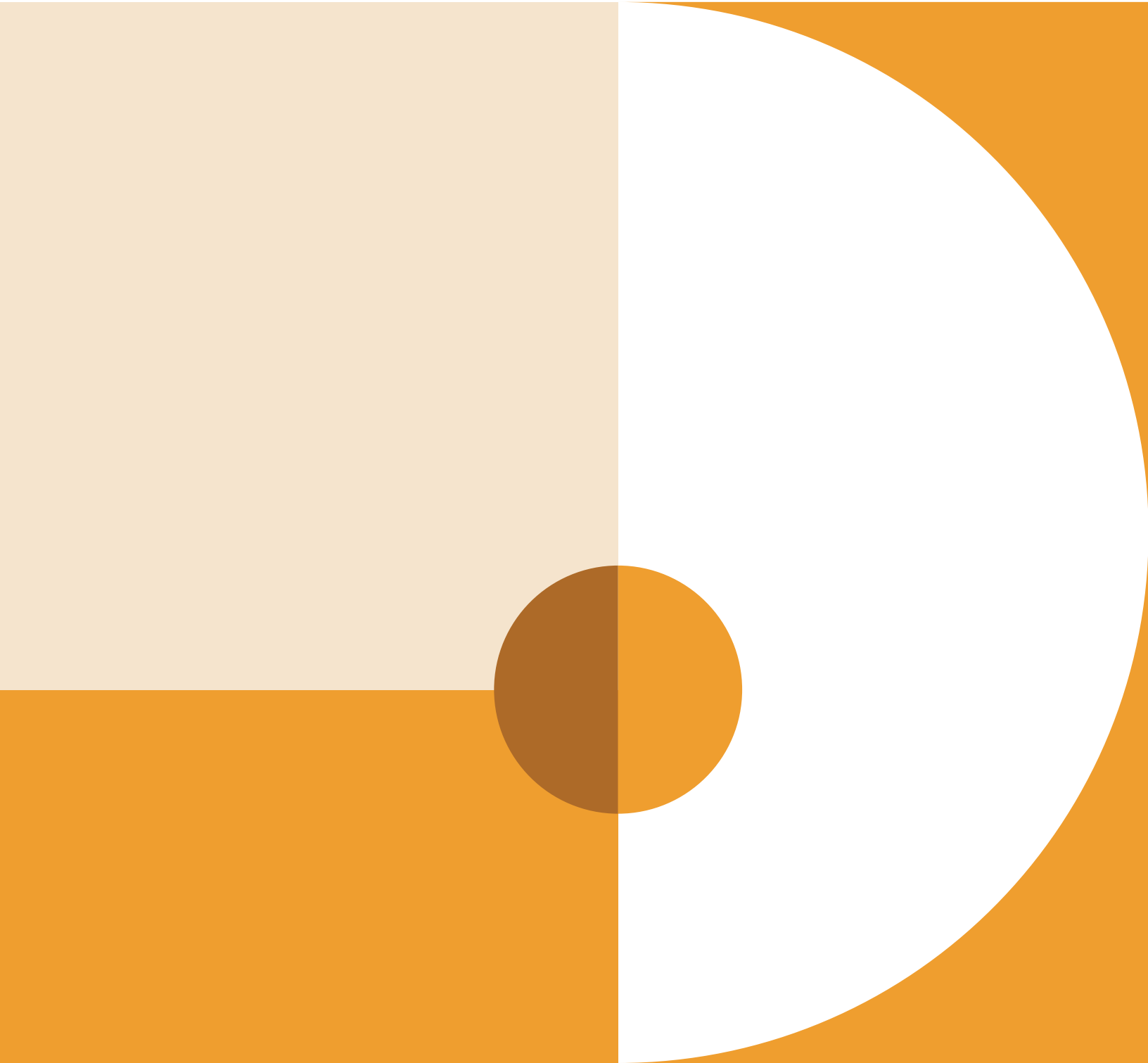


Figure 5.5 – Full-time and part-time jobs by sector in North York Centre (2021)

# 06. Land Use



## 06. LAND USE

A diverse mix of land uses can be found in and around North York Centre. The following overview first looks at the North York Centre Secondary Plan area, followed by the potential boundary expansion areas, which are 500- and 800-metre radii around existing subway stations.

### North York Centre Secondary Plan Area

Prominent land uses in North York Centre include different types of residential and commercial, in addition to institutional and mixed use developments (*Figure 6.1*). The most common type of land use is apartment residential, often in the form of apartment towers, which are widely

distributed throughout the Centre. The largest concentrations of office commercial and mixed use developments are found in the southern portion of the Centre, which reflects Secondary Plan policies.

North York Centre also includes a centralized hub of public services, including significant government office buildings such as the Service Canada Centre, North York Civic Centre, and Toronto District School Board offices.

Publicly owned assets in North York Centre include parks, community facilities, transit stations, and vehicle parking facilities, including surface parking lots (*Figure 6.2*).

#### *Land Uses Defined:*

**Mixed Use** includes properties with both residential and non-residential uses where at least 30% of the gross floor area is dedicated to non-residential uses.

**Residential Apartment** includes properties with seven or more self-contained residential units, excluding townhouses, which are generally greater than four stories in height. Residential Apartments may include non-residential uses where less than 30% of the total ground floor area is dedicated to non-residential uses (e.g. ground floor retail).

**Residential Townhouse** includes properties with more than two units under different ownership in a row, sharing a side wall or walls, which are generally between two and four stories in height.

**Lands in Transition** includes properties that are currently, or soon to be, under construction.

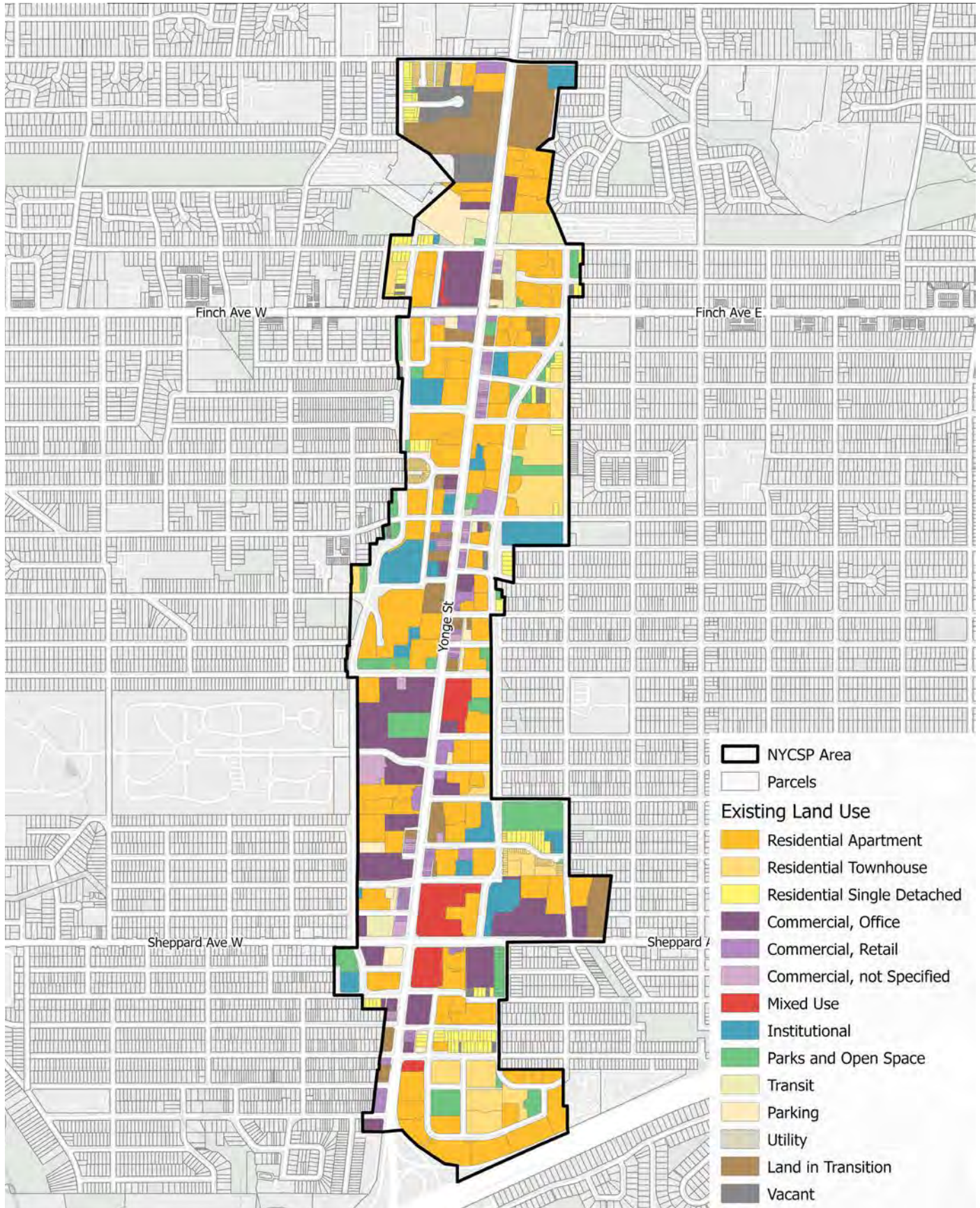


Figure 6.1 – Existing land uses in the North York Centre Secondary Plan area

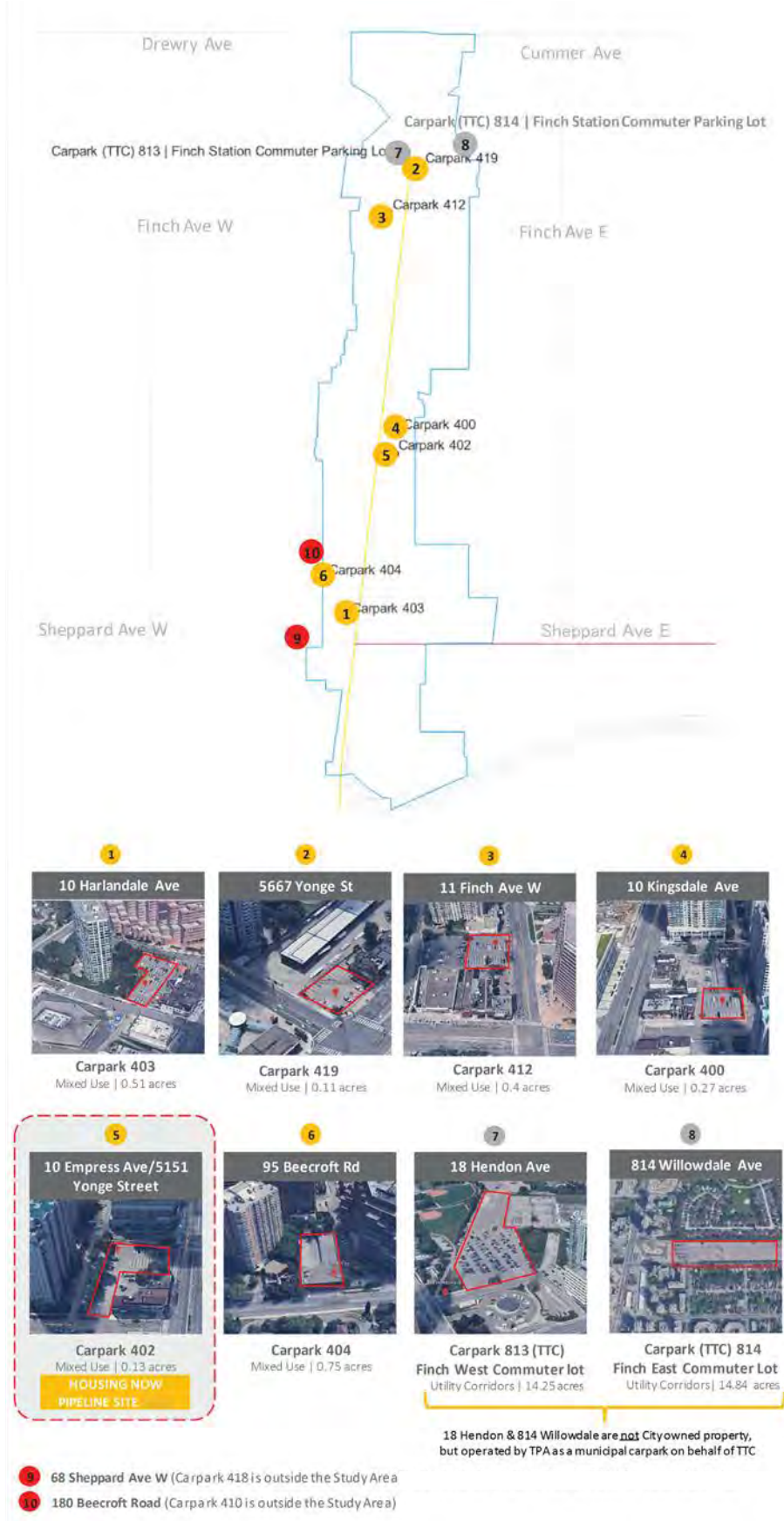


Figure 6.2 – Publicly owned parking lots in the North York Centre Secondary Plan area

## Potential Boundary Expansion Areas

The most common land use in the potential boundary expansion areas is residential singles (detached and semi-detached homes) (Figure 6.3).

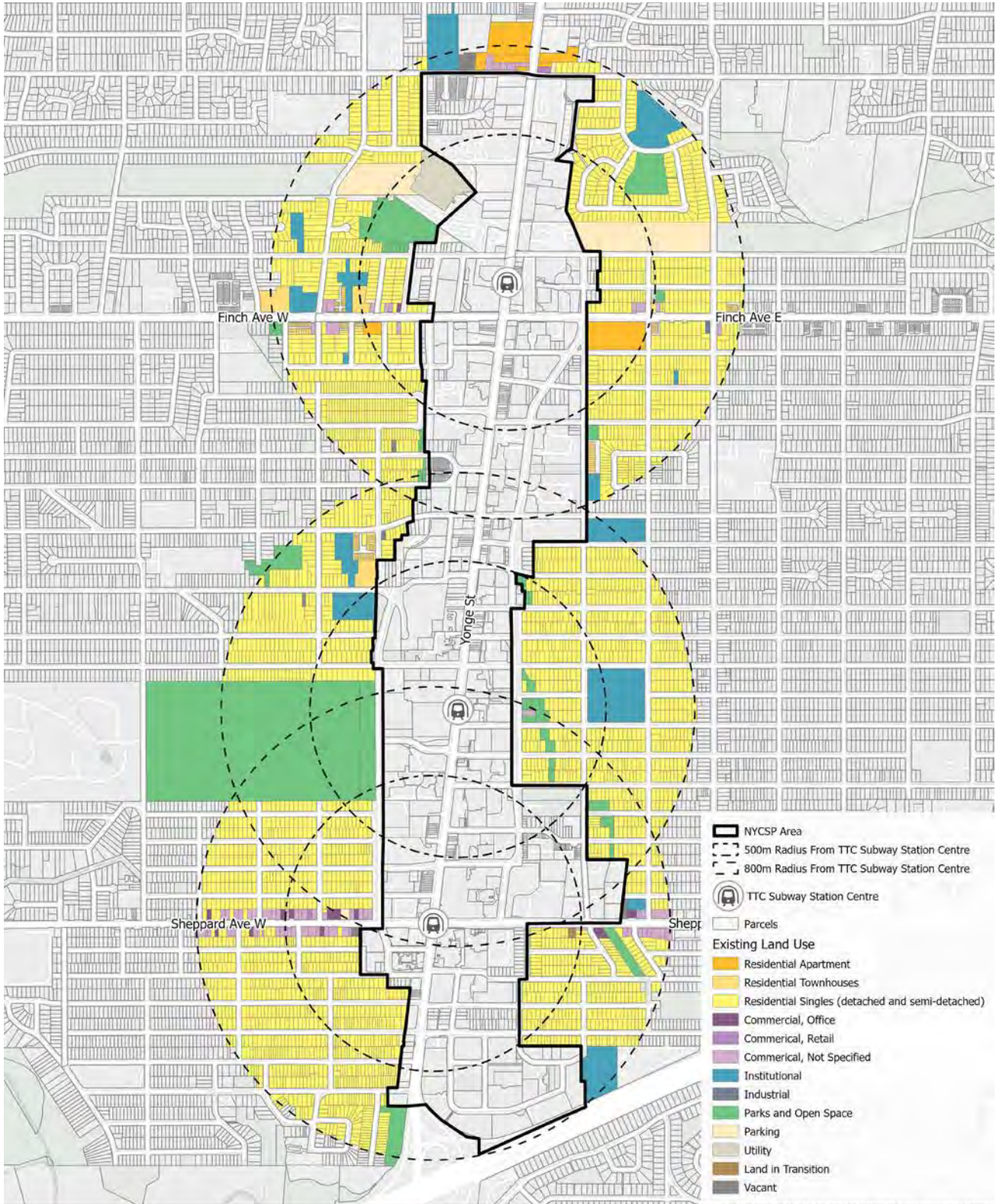


Figure 6.3 – Existing land uses in potential boundary expansion areas

Institutional uses and parks and open spaces can also be found distributed throughout the areas, in addition to commercial uses along the Finch Avenue and Sheppard Avenue corridors.

There are also three publicly owned parking lots in the Boundary Expansion Areas, located at 890 Willowdale Avenue, 180 Beecroft Road, and 68 Sheppard Avenue (Figure 6.4).

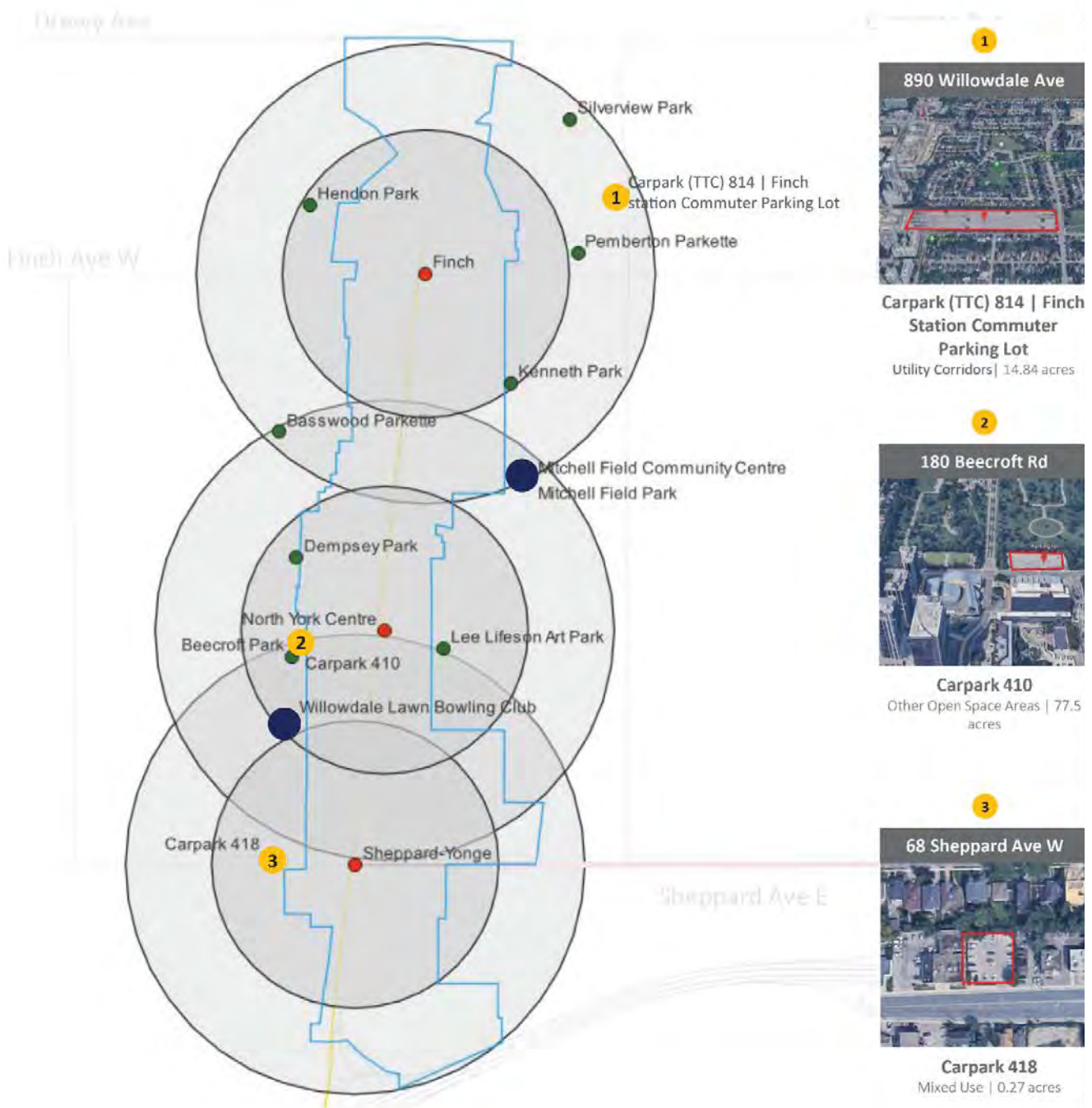
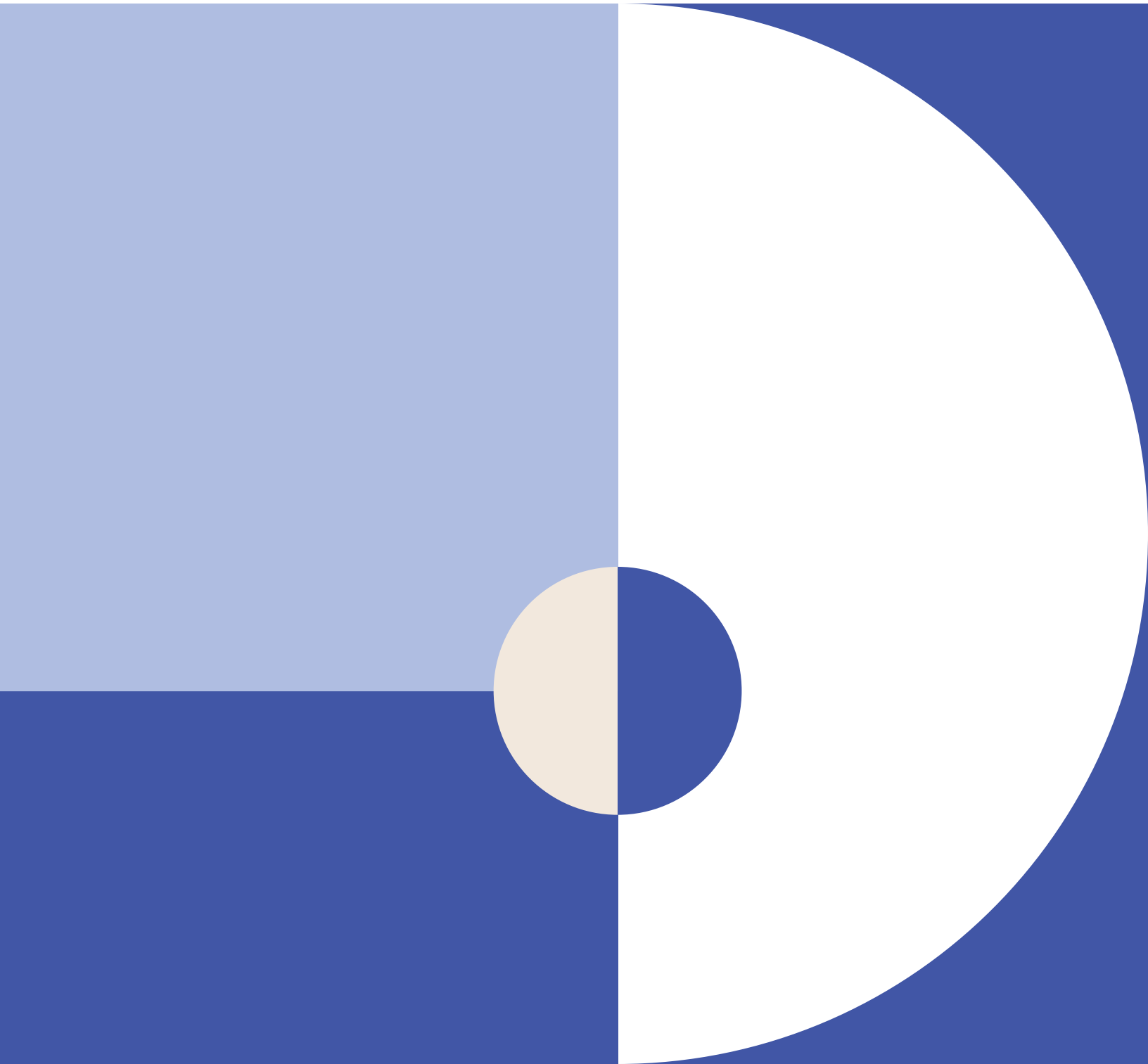


Figure 6.4 – Publicly owned parking lots in potential boundary expansion areas



# 07. Mobility and Public Realm



## 07. MOBILITY AND PUBLIC REALM

The mobility and public realm network move people and goods, while providing places for civic and public life that define the image of an area. Elements of the mobility and public realm network overlap in space and are intertwined in their design and function.

### Mobility Network

North York Centre's mobility network supports a variety of active and passive transportation modes, from the streets and transit lines to the sidewalks and pedestrian pathways.

### Existing Street Network

The central transportation corridor of North York Centre is Yonge Street. Yonge Street runs north-south across the entire area, spanning three lanes of traffic in both directions with a median that intermittently serves as an additional turning lane. At the southern base of the Centre, Yonge Street connects to Highway 401, an important route for

east-west regional connectivity. Yonge Street is one of three major arterials in the Centre, in addition to Sheppard Avenue East and Finch Avenue East, which both run east-west (*Figure 7.2*).

Minor arterials in the area include Drewry Avenue and Cummer Avenue, which collectively serve as the north boundary of the Centre, in addition to Doris Avenue and Beecroft Road, which are the service roads primarily serving as the east and west boundaries respectively. Both Doris Avenue and Beecroft Road run north-south and are intended to relieve Yonge Street of some traffic pressure, while also providing a buffer from surrounding neighbourhoods. Small segments of the service roads remain a work-in-progress in the Centre, in accordance with the directions of the existing Secondary Plan. The remaining streets are a combination of collector and local streets. Laneways can also be found in a limited number of locations, including small segments east and west of Yonge Street.



Figure 7.1 – Yonge Street

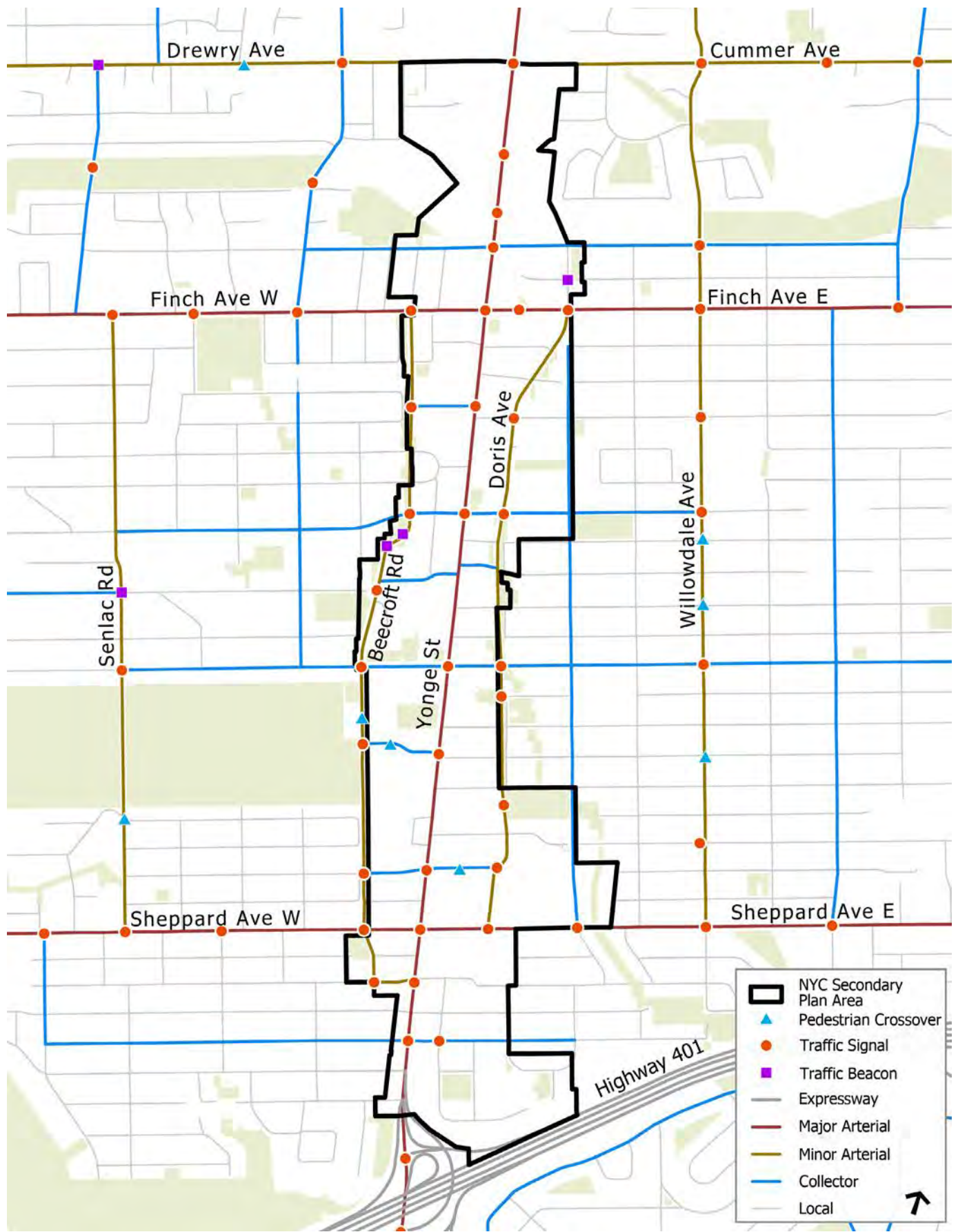


Figure 7.2 – Existing street network and traffic signal locations

Existing right-of-way widths for Yonge Street, Sheppard Avenue, and Finch Avenue are outlined in Table 1 below.

The planned ROW widths for Drewry Avenue and Cummer Avenue, as recommended in the Yonge Street North Secondary Plan, are outlined in Table 2 below.

**Table 1 – Planned ROW Widths Associated with Existing Major Streets**

Street Name	From	To	ROW Width
Yonge Street	Sheppard Avenue	Cummer Avenue	33 metres
Yonge Street	Sheppard Avenue	Highway 401	36 metres
Sheppard Avenue	Doris Avenue	Beecroft Avenue	36 metres
Finch Avenue	Doris Avenue	Beecroft Avenue	36 metres

Source: Official Plan (Map 3)

**Table 2 – Planned Street ROW Widths**

Street Name	From	To	ROW Width
Drewry Avenue	Yonge Street	Hilda Avenue	23 metres
Cummer Avenue	Yonge Street	Willowdale Avenue	23 metres

Source: Yonge Street North Secondary Plan

There are multiple locations in North York Centre where collisions have been reported involving motorists, cyclists, and pedestrians (*Figure 7.3*). The majority of locations where more frequent collisions occurred are along Yonge Street at major intersections, including at Sheppard Avenue and Finch Avenue.

### Planned Street Improvement Projects

There are several planned street infrastructure enhancement projects for North York Centre in the City’s capital program. Four of the most significant projects are already underway, either at the Environmental Assessment (EA) or Detailed Design phase, including:

#### ***REimagining Yonge EA Detailed Design***

[REimagining Yonge](#) includes the redesign and reconstruction of Yonge Street from Florence Avenue / Avondale Avenue to the Finch Hydro Corridor with the following refinements:

- Cross-section reduction from six to four traffic lanes between Sheppard Avenue and Finch Avenue;

- Wider sidewalks and boulevards, including street trees and enhance plantings, as well as opportunities for public art and street furniture;
- New and enhanced pedestrian crossings – traffic signals and turn restrictions at some intersections;
- Extension of the centre landscaped median;
- Protected bicycle lanes (cycle tracks);
- On-street lay-bys for parking, loading and deliveries, where right-of way width permits;
- The removal of left-turn lanes at the intersection of Yonge Street and Sheppard Avenue, to be accommodated by the future extension of the North York Centre Service Roads (Beecroft Road and Doris Avenue); and,
- Modifications in the section of Yonge Street between Finch Avenue and Hendon Avenue / Bishop Avenue to improve TTC bus travel.

The proposed design is based on the preferred solution that was recommended in the Environmental Assessment completed in 2022.

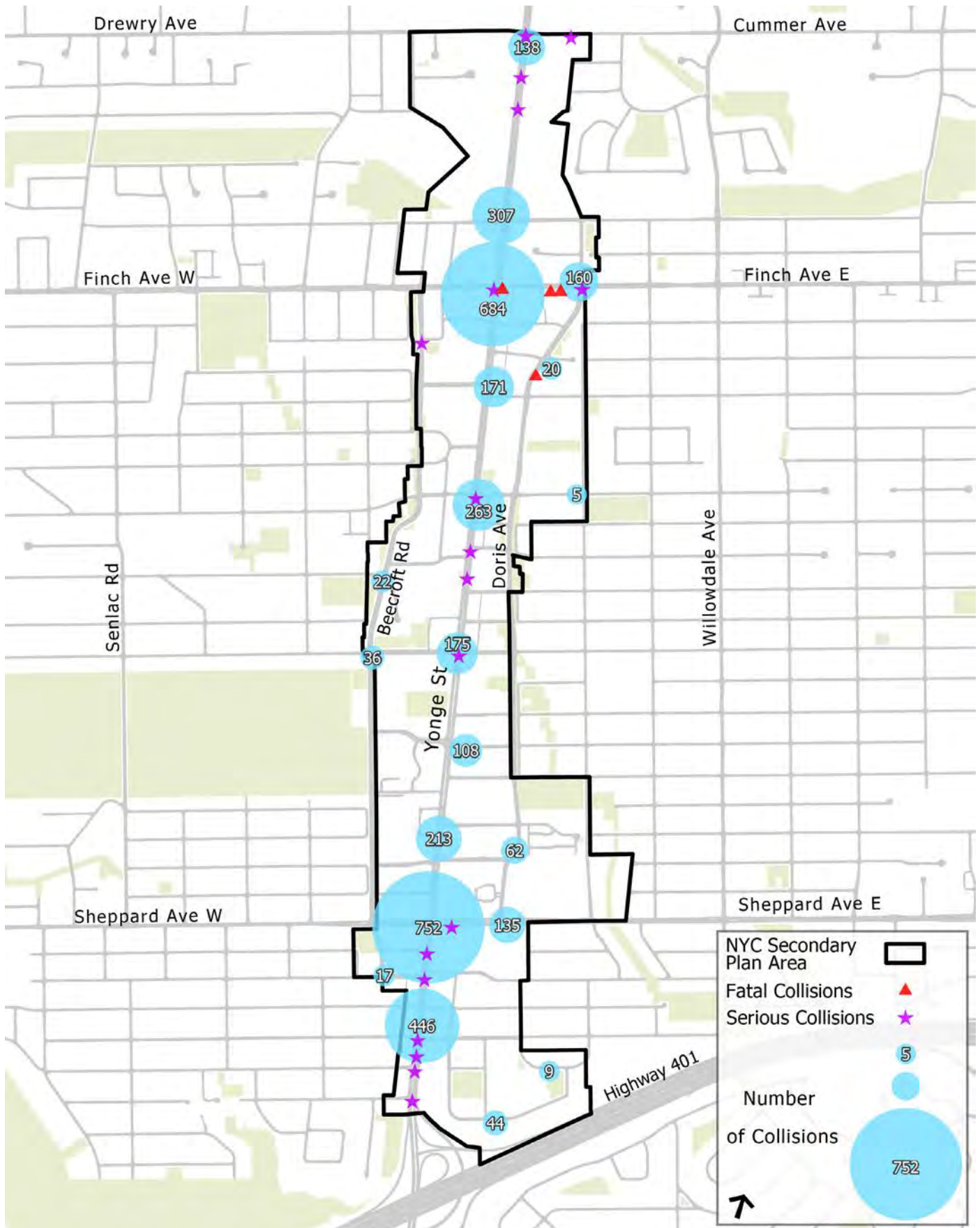


Figure 7.3 – Collisions in North York Centre (2017-2022)

### **North York Centre (NYC) North Service Road (Beecroft Extension) Detailed Design**

The NYC North Service Road includes the widening of Greenview Avenue between Finch Avenue West and Hendon Avenue, as well as the construction of a new street segment between Hendon Avenue and Drewry Avenue. The new street will consist of four travel lanes (two per direction), protected bicycle lanes (cycle tracks), sidewalks, and landscaping.

The proposed design is based on the preferred solution that was recommended in the Environmental Assessment completed in 1993.

### **North York Centre (NYC) South Service Road (Doris Extension) Preliminary / Detailed Design**

The [NYC South Service Road](#) includes a two-phased approach for the South Service Road (including interim design and ultimate design):

- The interim design is an offset intersection with a reduced lane arrangement that includes the extension of Tradewind Avenue north from Anndale Drive to Sheppard Avenue East, maintains the existing Doris Avenue alignment, and restricts the Bonnington Place intersection with Sheppard Avenue East to a northbound 'right-out'. These two intersections will be operated as a single coordinated intersection through traffic signal phasing.
- The ultimate design is a single continuous intersection at Sheppard Avenue East achieved by realigning the approach of Doris Avenue to meet the northern extension of Tradewind Avenue at Sheppard Avenue East. This would result in a single four-lane intersection on a skew.

The proposed design is based on the preferred solution that was recommended in the Environmental Assessment Addendum completed in 2022.

### **Yonge Street / Highway 401 Interchange EA**

The interchange of Yonge Street and Highway 401 is experiencing significant traffic congestion because of development and intensification in the surrounding area over time. Later this year, in partnership with the Ministry of Transportation, the City will be initiating an environmental assessment (EA) study to identify a preferred solution for a reconfigured interchange. The EA will evaluate a number of alternative solutions identified in preceding feasibility studies, including new and/or realigned ramps, new facilities for active modes of transportation on Yonge Street, and a widening of Highway 401.

### **Transit**

North York Centre is well served by public transit, including subway and bus. One of the key drivers of growth in the area has been the subway system, with two lines and three stations located within the Centre (*Figure 7.4*). The two lines include Line 1 Yonge-University, which runs north-south along Yonge Street through the entire Centre, and Line 4 Sheppard that runs in an east-west direction east of Yonge Street. The three stations include Sheppard Yonge, North York Centre, and Finch, from south to north respectively.

Buses are another critical component of the public transit network in North York Centre (*Figure 7.4*). In terms of north-south connectivity, the 97 bus offers regular service along Yonge Street, which extends across the entire Centre. Between Finch Avenue and Drewry Avenue / Cummer Avenue, additional bus services are provided on the express (960 and 953) and ten-minute (60 and 53) networks from Finch Station. There is also GO Highway 407 bus service north-south along Yonge Street, in addition to a north-south York Region Transit route from the Finch GO bus terminal. As for east-west connectivity, transit routes run along Sheppard Avenue, Finch Avenue, and Drewry Avenue / Cummer Avenue. These routes include regular service buses (125, 85, and 42), as well as buses on the express (984, 939, and 939B) and ten-minute (36AB, 39, and 84) networks.

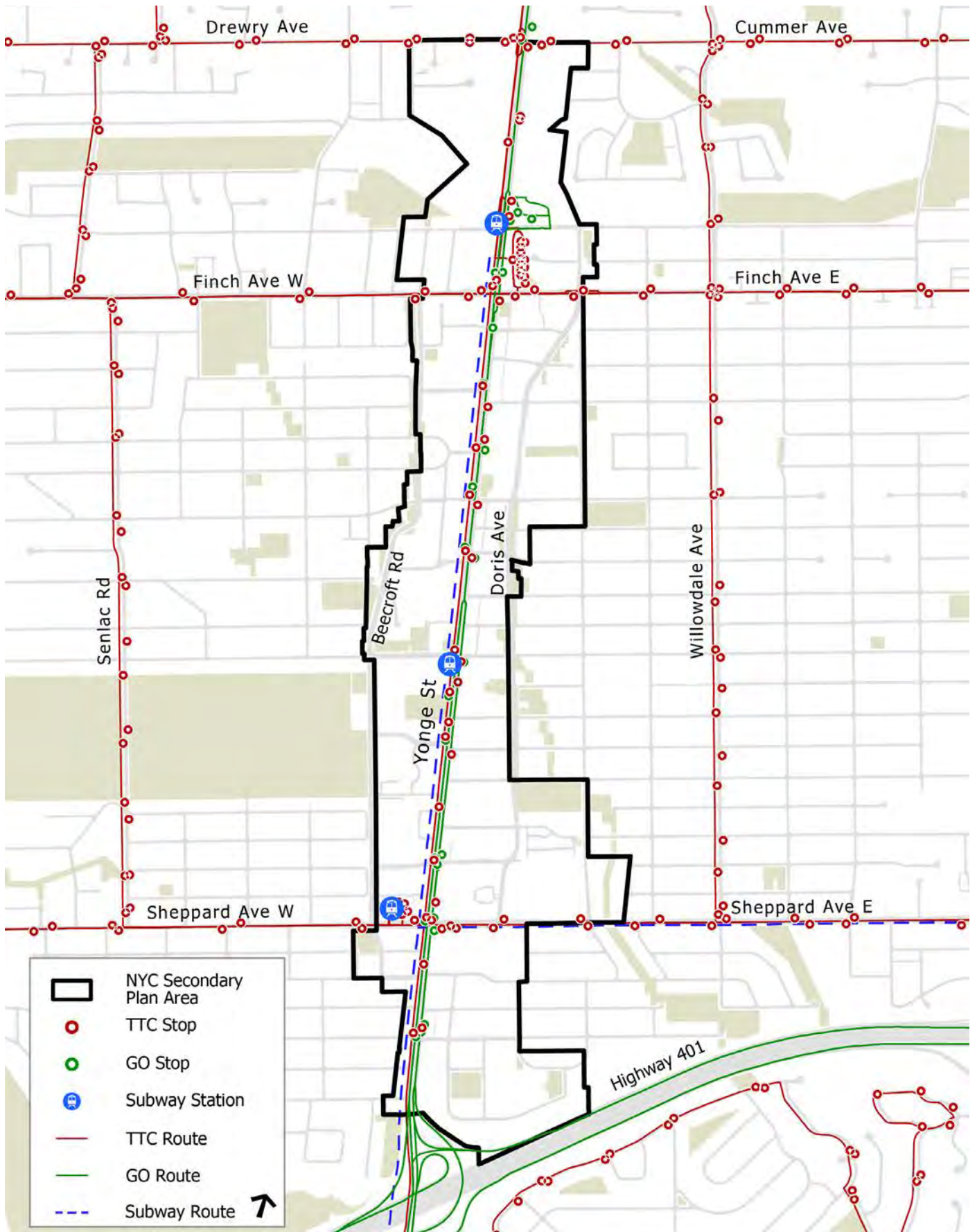


Figure 7.4 – Existing TTC and GO routes and stations

Within the Toronto Transit Commission's (TTC) 5+ year capital program, there are planned improvements for the Sheppard Yonge Station and along Harlandale Avenue in the near-term.

There are several major transit expansion projects planned for the subway system that, although primarily located outside of North York Centre, will have an impact on local and regional mobility (Figure 7.5). These include the Yonge North Subway Extension (not shown), Sheppard East Subway Extension, and Sheppard West Subway Extension, which would establish a connection to the Downsview Area.

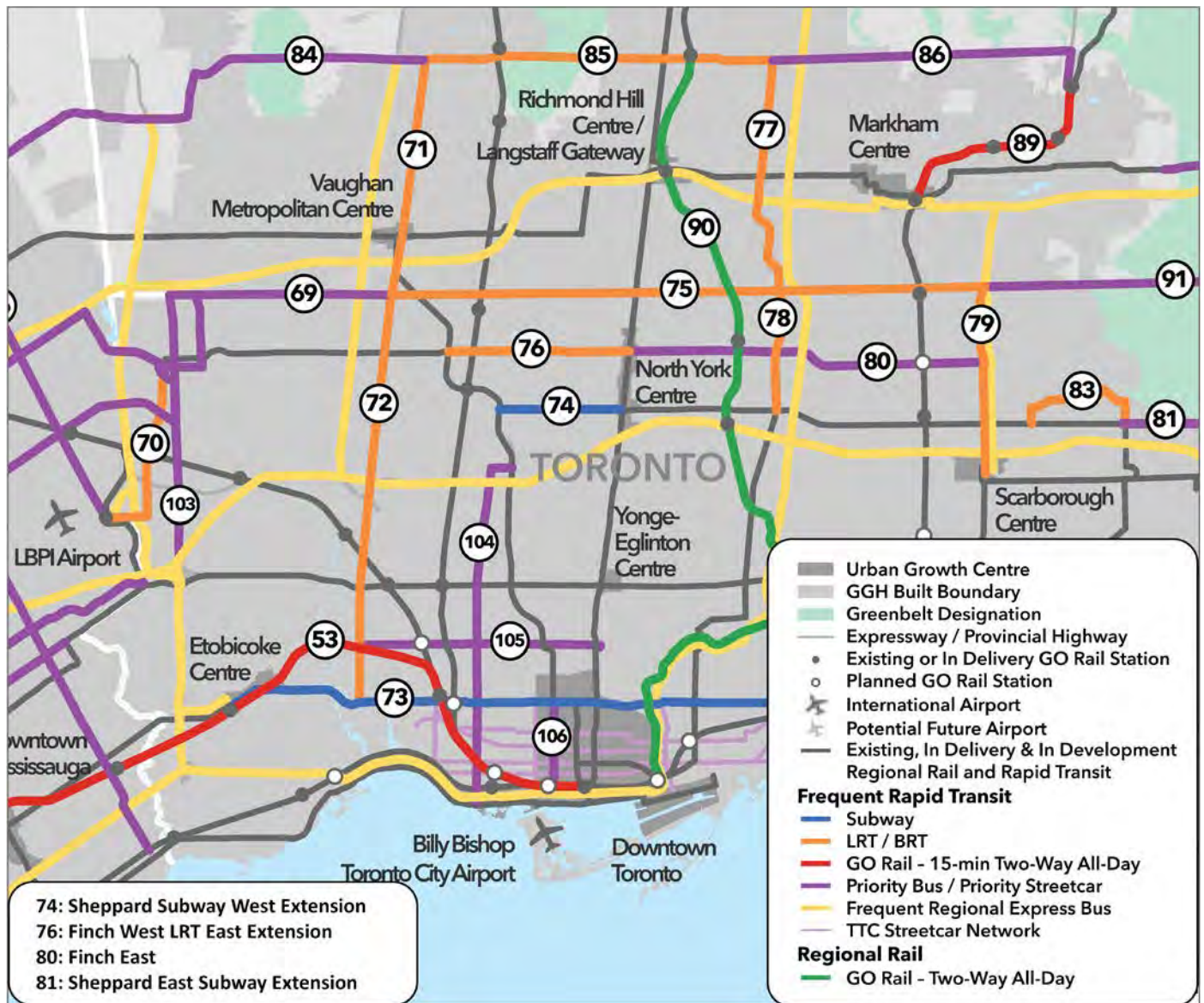


Figure 7.5 – Excerpt from 2041 Frequent Rapid Transit Network (Source: [Metrolinx 2041 Regional Transportation Plan](#))



## Cycling Facilities

There is no dedicated cycling infrastructure currently located in North York Centre. The Finch Corridor Multi-Use Trail extends through the Centre along the Finch Hydro Corridor, but aside from a very small segment on the west side of Yonge Street, the Centre creates a break in the trail from Kenneth Avenue to Bishop Avenue that forces cyclists and other users off the trail onto Bishop Avenue or Hendon Avenue (*Figure 7.6*). While current conditions in North York Centre are not favourable for people choosing to cycle, there are plans in the works to make significant improvements (*Figure 7.6*). These include the following projects:

- Reimagining Yonge project – introduction of protected cycle tracks along Yonge Street from Florence Avenue / Avondale Avenue to the Finch Hydro Corridor, creating new connections to the multi-use trail.
- Sheppard Reconstruction and Doris Extension projects – introduction of dedicated bike lanes along Sheppard Avenue West, extending east from Yonge Street beyond the Centre’s western boundary.

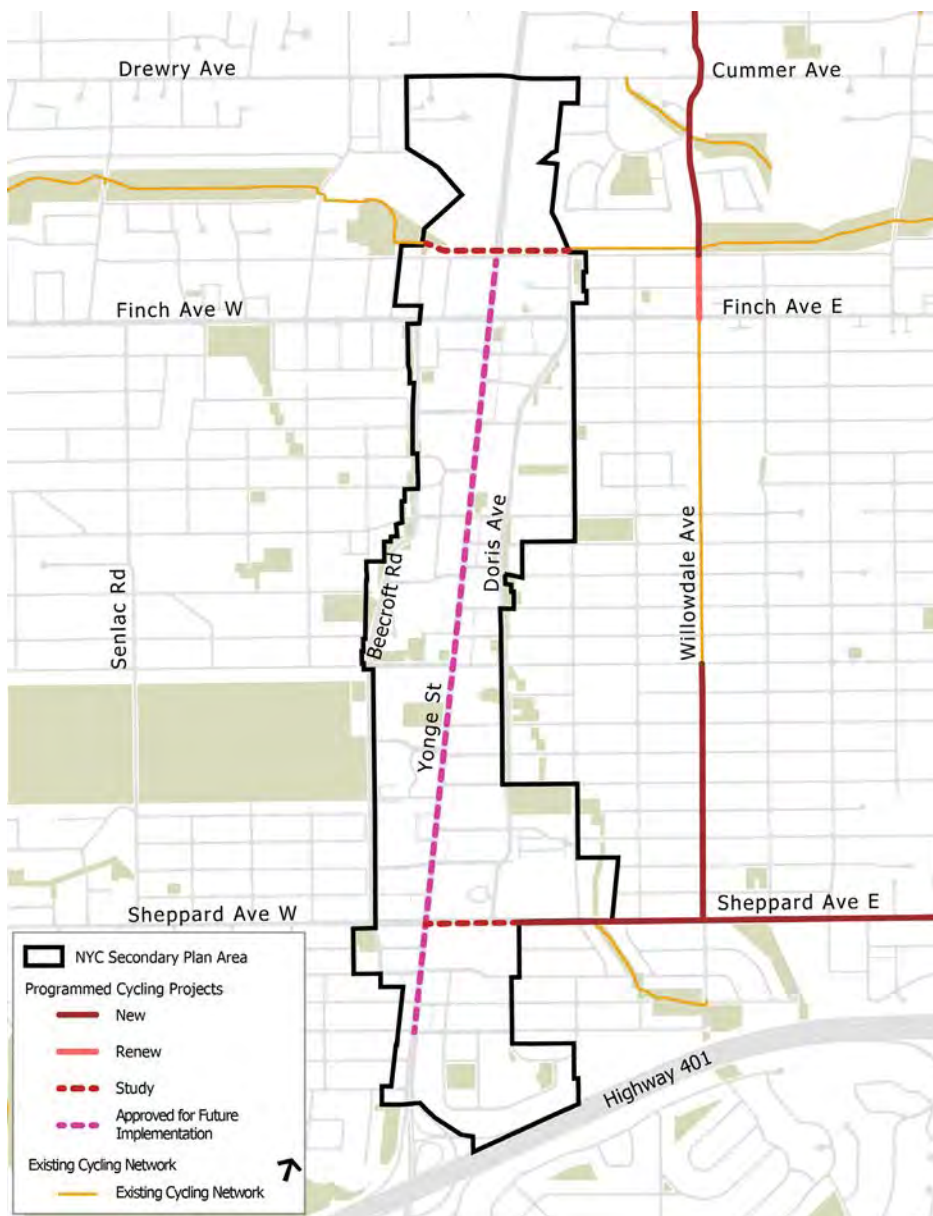


Figure 7.6 – Existing, planned and potential cycling facilities (2022-2024)

## Pedestrian Facilities

The pedestrian network in North York Centre is primarily comprised of sidewalks on both sides of arterial, collector, and local streets, connected by pedestrian crossings and protected crossings at signalized intersections (*Figure 7.7*). However, segments of some local and collector streets currently have sidewalks on just one side of the street, such as Johnston Avenue, Ellerslie Avenue, and Churchill Avenue. Public realm considerations that are related to the pedestrian network are further discussed below.

There are also limited off-street pathways available to pedestrians in the area. While several parks do offer such pathways that are often on corner lots, they are typically shorter in length, such as at the corner of Beecroft Road / Ellerslie Avenue and Kingsdale Avenue / Doris Avenue.

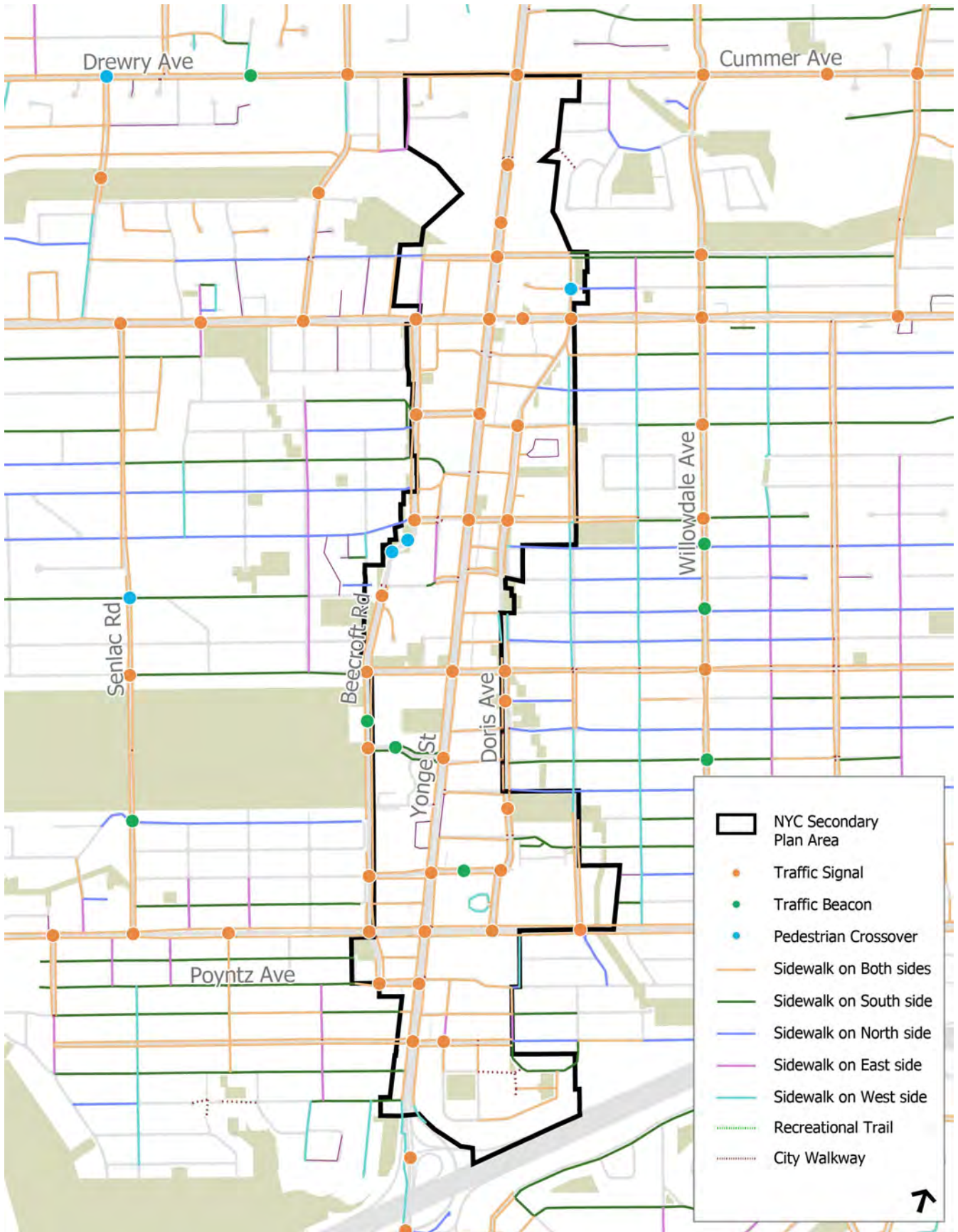


Figure 7.7 – Existing pedestrian network and signalized crossings

## Underground Pedestrian Connections

Some developments in the Centre provide underground pedestrian connections (*Figure 7.8*). These are primarily around the three subway stations and run mostly between Yonge Sheppard Centre and North York Civic Centre (with a combination of public and private connections). Underground pedestrian connections are encouraged in some locations by Secondary Plan policies.

## Public Realm

The public realm is comprised of all public and private spaces to which the public has access. It plays an important role in supporting health, liveability, social equity, and overall quality of life for both existing and future populations of residents, workers, and visitors. The sections below provide an overview of public realm elements that intersect with the mobility network.

## Street Grid

North York Centre's street grid pattern was established during earlier periods of urbanization and is largely consistent with surrounding neighbourhoods (see [Section 2](#)). While block lengths vary throughout the area, they generally stretch between 100 and 200 metres, with many falling on the shorter end (*Figure 7.9*). Short blocks are important in a dense area such as North York Centre where the façades of some buildings stretch the entire block length. In turn, this can limit possible alternative routes and connections for those navigating the area. Other approaches to dividing large blocks, such as open spaces and mid-block pedestrian connections, can also be observed in the area.

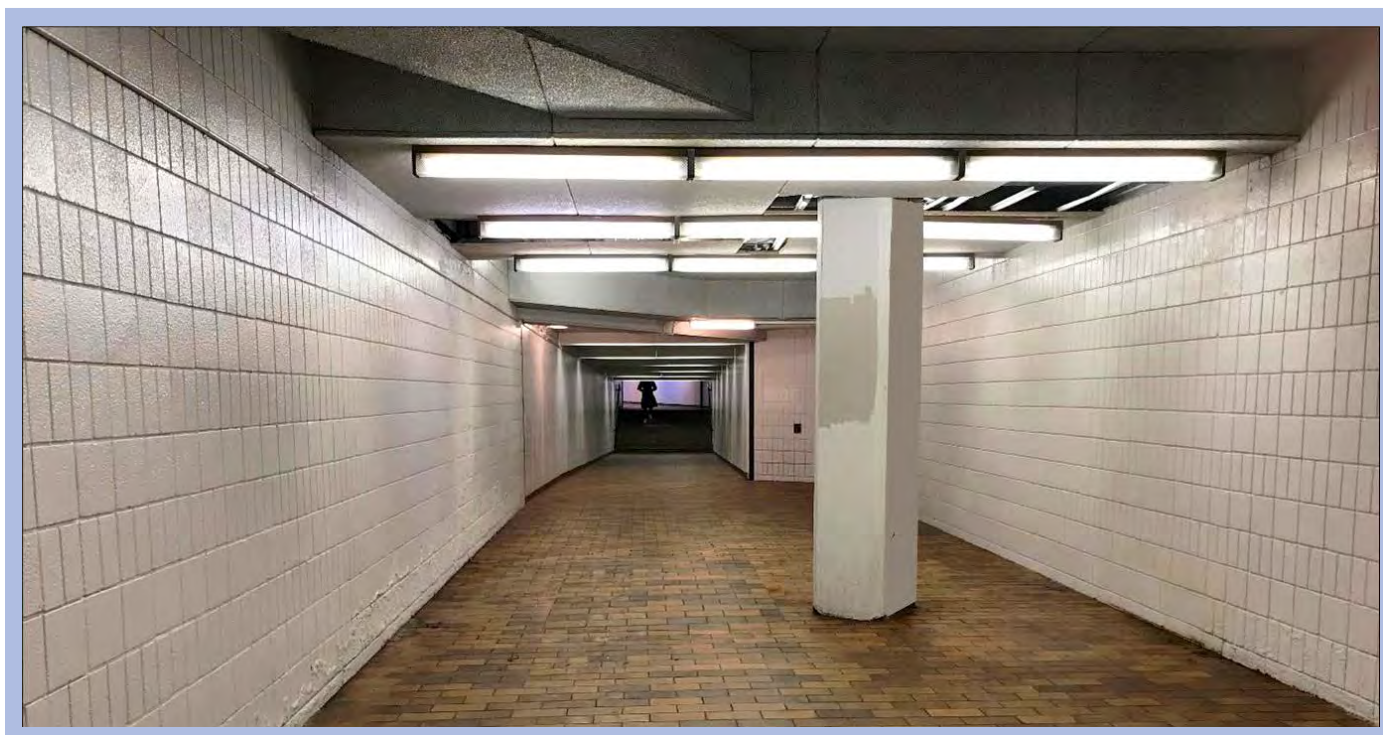


Figure 7.8 – Underground Pathway in North York Centre

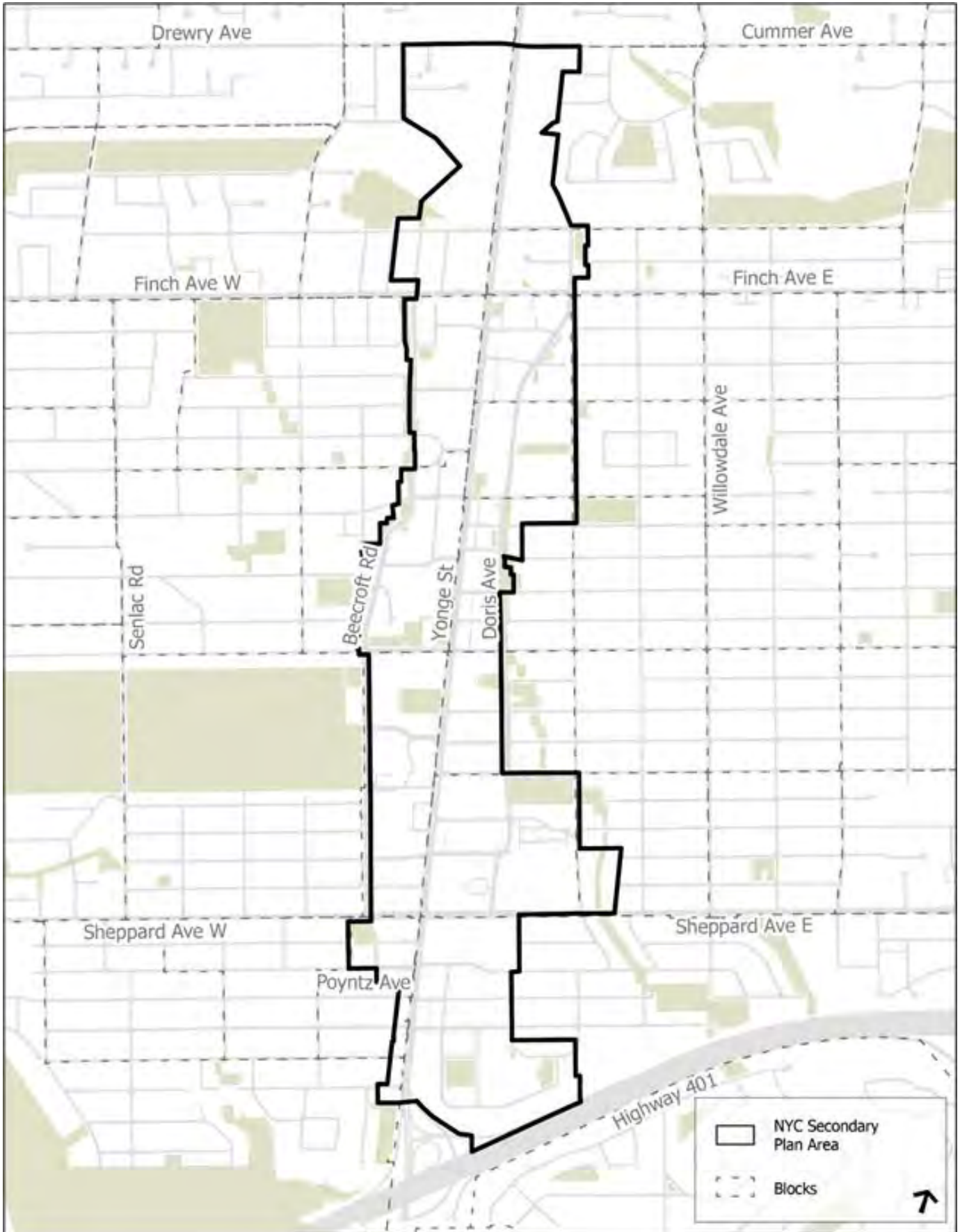


Figure 7.9 – Street grid pattern in North York Centre and the surrounding area

## Pedestrian Amenities

The provision of pedestrian amenities within the public realm also varies greatly throughout the area. For example, there is currently limited public seating on long stretches of Yonge Street, with some blocks offering none. Privately owned public plazas near building entrances often bolster seating options. Variation of pedestrian amenity along Yonge Street can also be observed in sidewalk pavers, planters, and sidewalk widths (with only some stretches wide enough to accommodate patios – see *Figure 7.10*), as well as the provision of a median within the right-of-way. Parks and open spaces also make an important contribution to the quality of the public realm in North York Centre and the variety of outdoor amenities found at grade. These elements are discussed in greater detail in Section 12 of this Report.

## Views

Two important views from the Centre's public realm are recognized on [Map 7A](#) of the Official Plan. These include views 24 and 25, generally looking west from Yonge Street toward North York Centre's skyline. It is intended that future development maintains these prominent views.

## Streetscape Types

According to the City of Toronto [Streetscape Manual](#), Yonge Street is identified as a *Special Type of Main Street*. These streets are designated as such because of their historical, cultural, physical, and/or functional significance for the City. The remainder of streetscapes in North York Centre are primarily identified as a *Special Area Type*, reflecting its designation as a *Growth Centre* and the intent to develop a cohesive character, with portions of Sheppard Avenue and Finch Avenue identified as *Emerging Main Types* (*Figure 7.11*). The development of North York Centre's streetscape is further reinforced by the Secondary Plan's public realm framework.

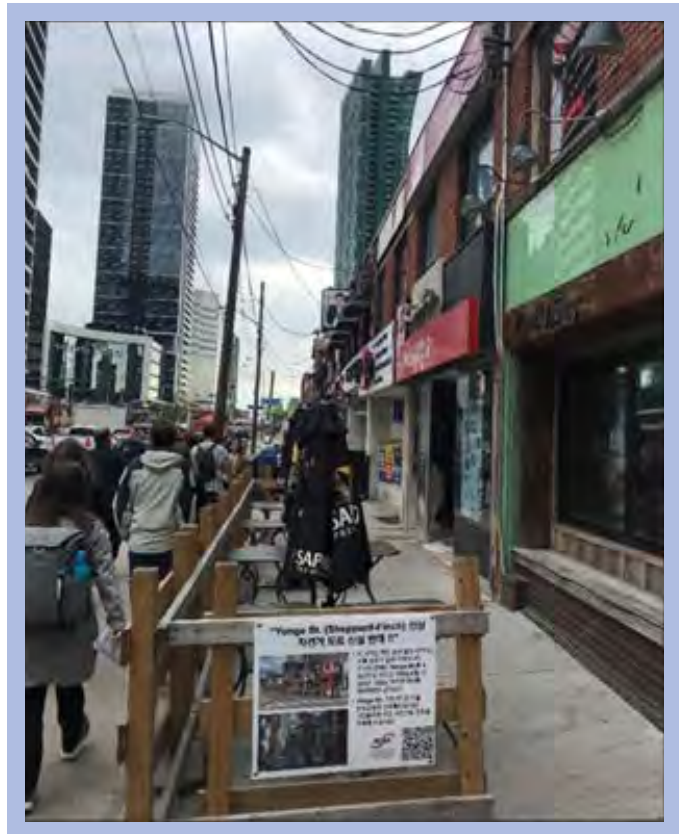


Figure 7.10 – Commercial properties on Yonge Street with sidewalk patios

[REimagining Yonge](#), a project that aims to make improvements to the Yonge Street public realm, streetscape and mobility for all users, is currently in the design phase and, once implemented, will address many of the inconsistencies and opportunities outlined above.

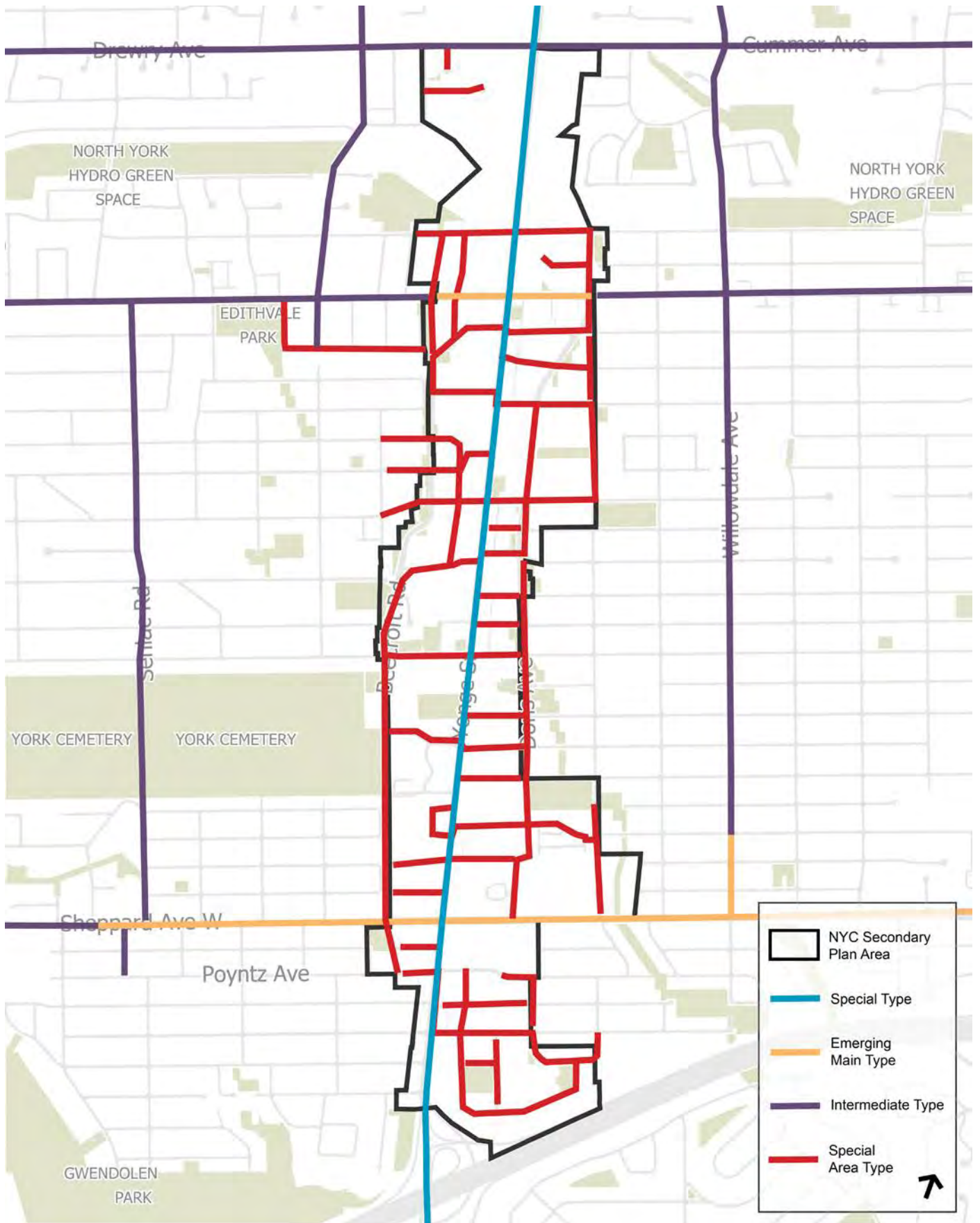


Figure 7.11 – Streetscape Types in North York Centre

## Public Art

Public art can be found throughout the Centre. A cluster of art installations is situated around the prominent government office buildings located in the area (Figure 7.12). As shown in Map 8-14 of the Secondary Plan, provided in Appendix C, additional installations were envisioned for the northern and southern gateways to the Centre and for other prominent locations.

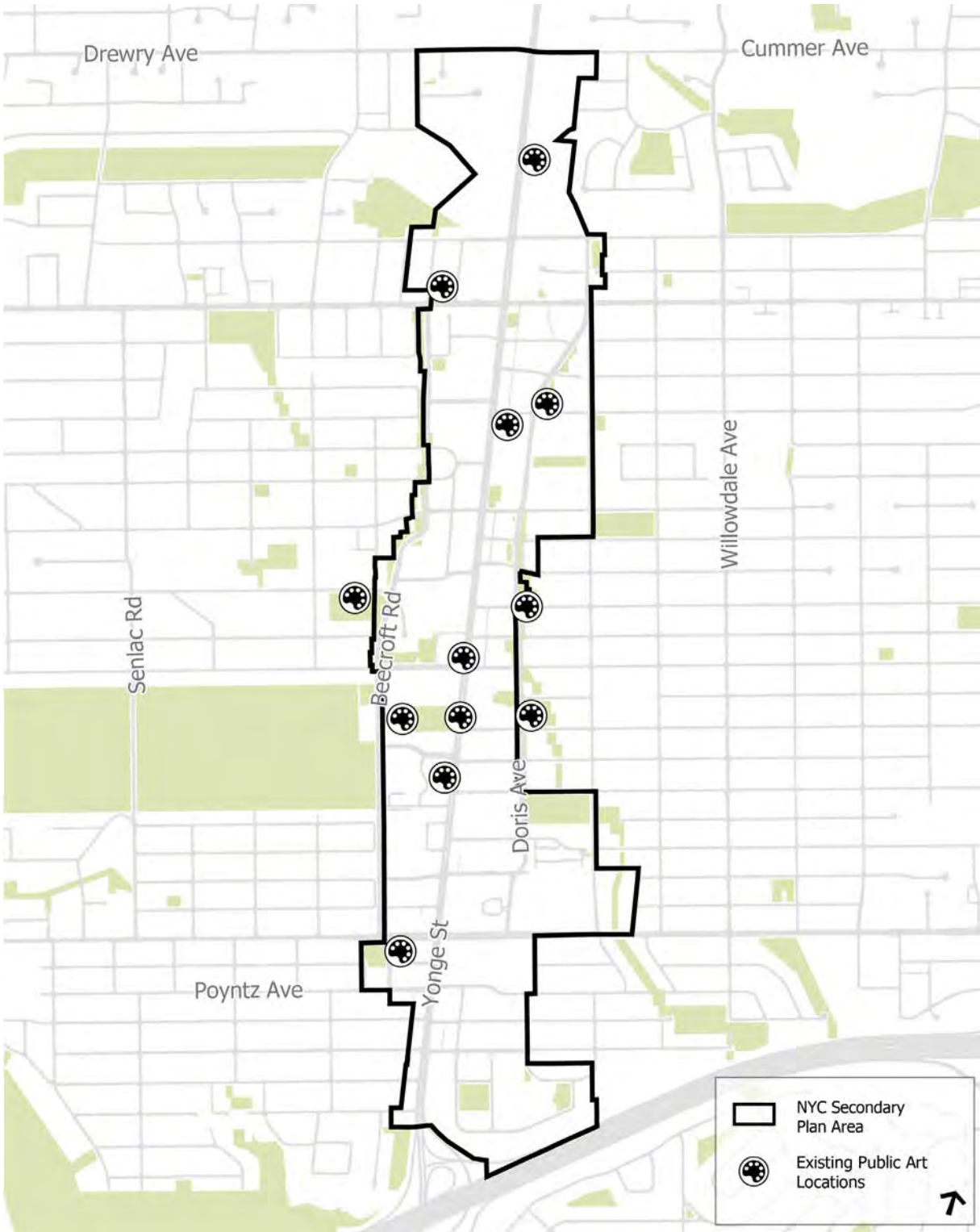


Figure 7.12 – Existing public art locations in North York Centre

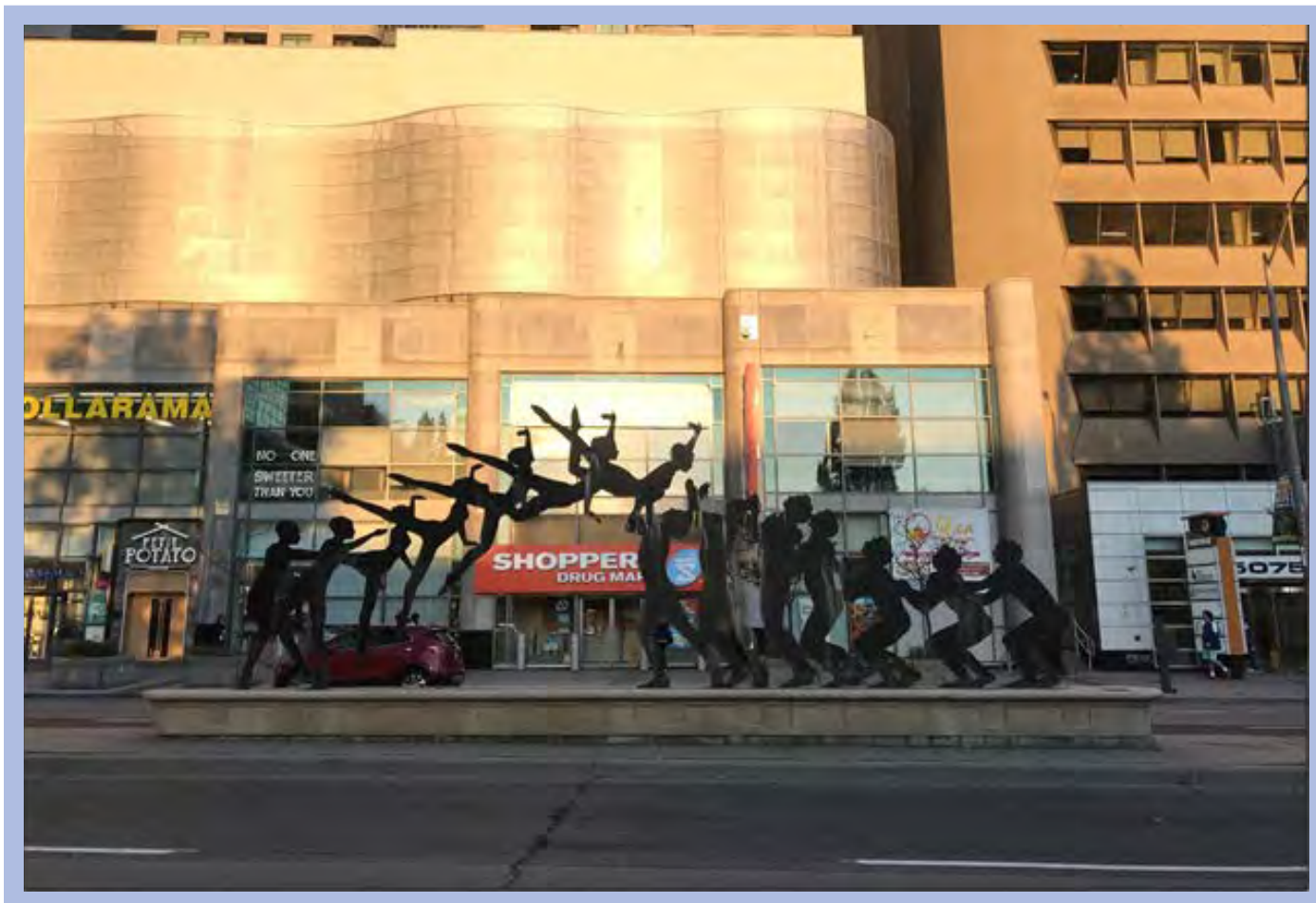


Figure 7.13 – ‘Dance’ public art piece

*Dance consists of 14 larger-than-life size silhouettes of ballet dancers and 124 small figures. Created in 1998 by Toronto artist Robert Sprachman, the piece is inspired by movement on busy Yonge Street, as well as human interaction and social engagement.*

### Street Trees

Street trees are another important element of the public realm, as they provide shade to pedestrians, reduce urban heat island effect, help soak up stormwater runoff, and generally contribute to streetscape aesthetic. There are a substantial number of street trees in the area, with some notable gaps along Yonge Street near older developments where the width of the sidewalk limits potential (Figure 7.14).



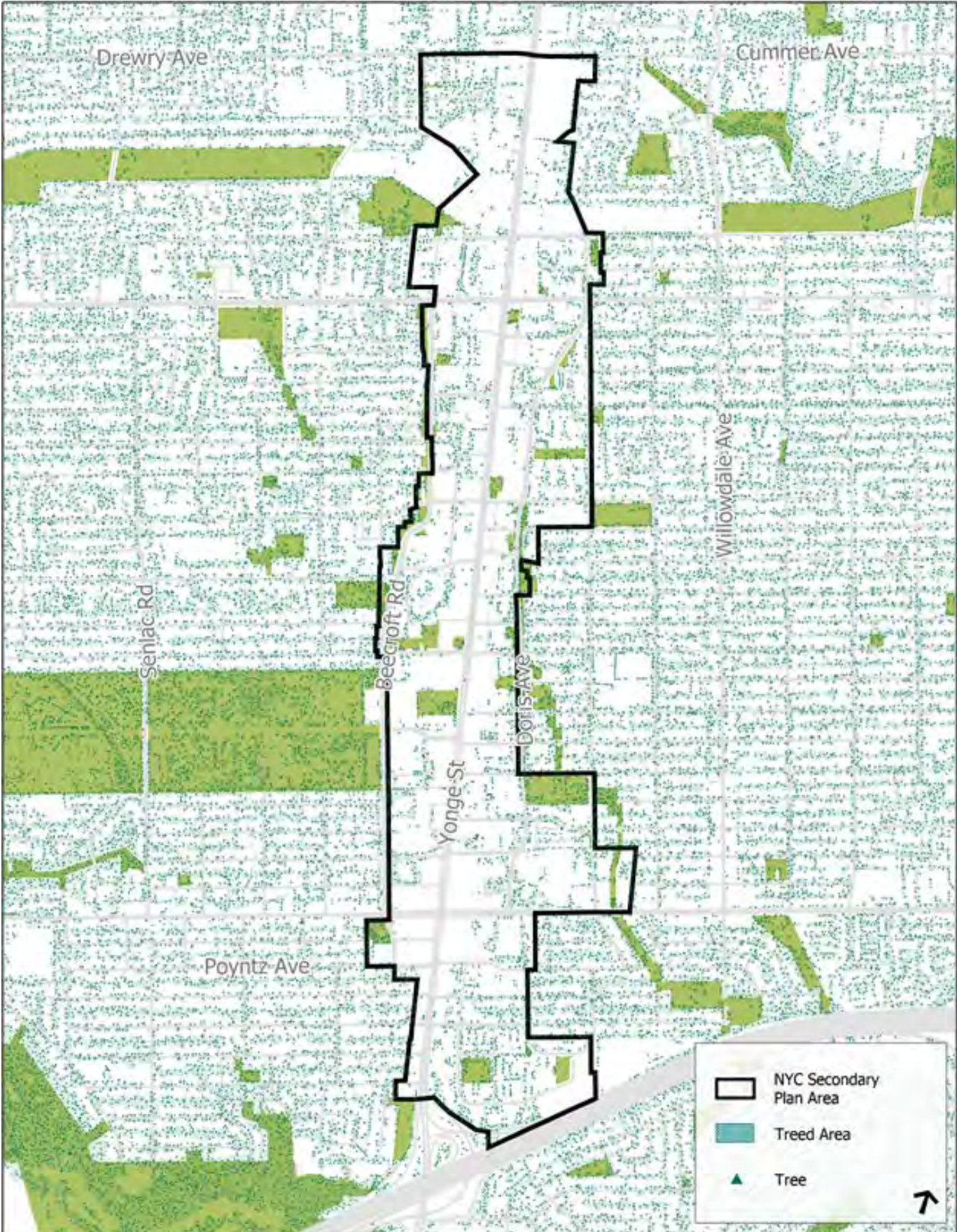
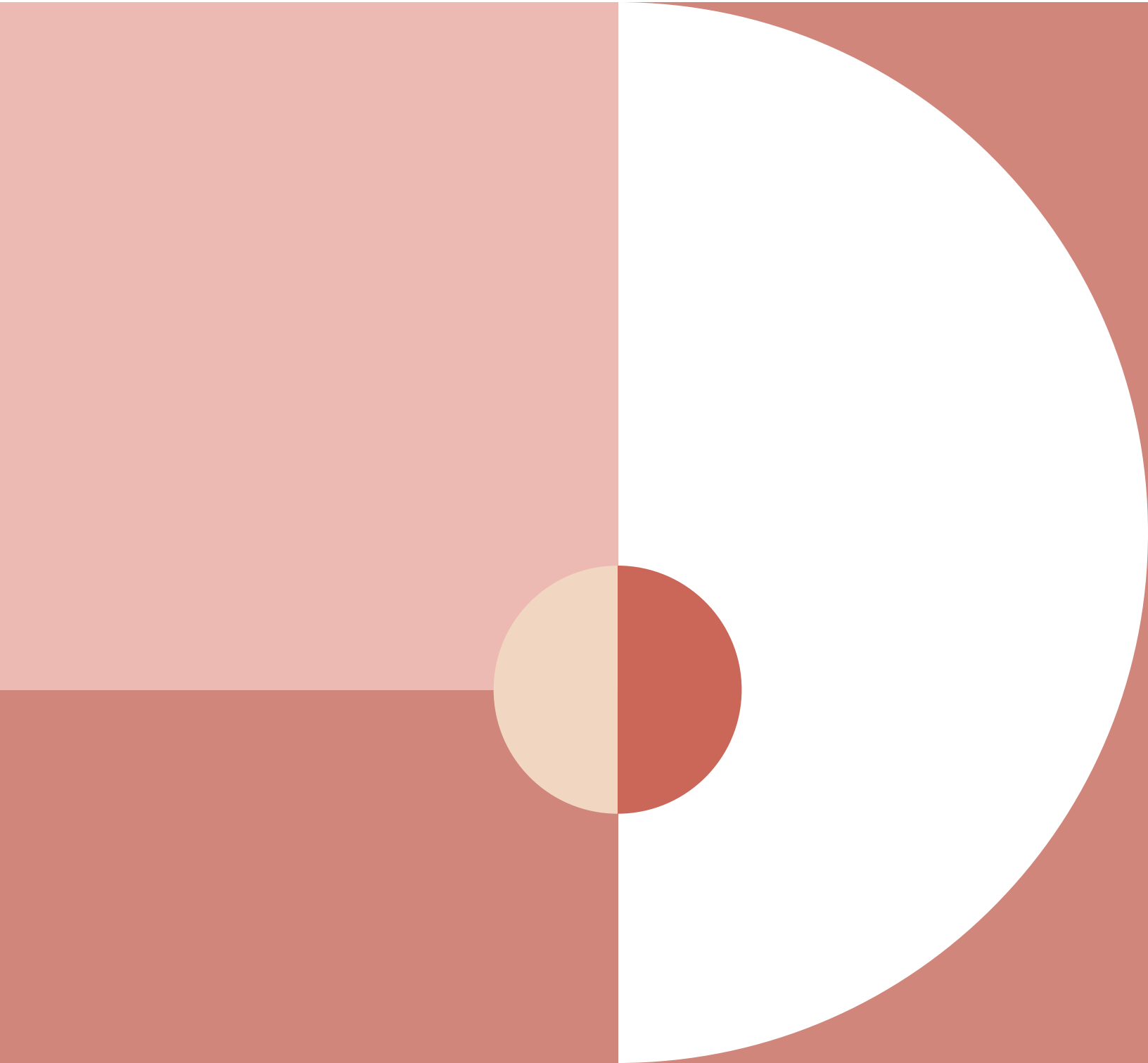


Figure 7.14 – Existing trees and tree canopy in North York Centre

# 08. Built Form



## 08. BUILT FORM

The built form, which considers such factors as the massing, scale, height, and setbacks of buildings, greatly influences how the urban environment looks and is experienced.

The scale of buildings along Yonge Street varies greatly in terms of height and massing. This variation is most pronounced when sites that have more recently been redeveloped in accordance with Secondary Plan policies about older developments that predate the plan. For example, a stark comparison in the scale of buildings can be found at the intersection of Yonge Street and Sheppard Avenue, as well as at the intersection of Poyntz Avenue and Yonge Street (*Figure 8.1*).

The transition from Yonge Street to surrounding neighbourhoods through a decrease in building height and massing, which is a direct result of Secondary Plan policies described in Section 3, is another notable characteristic of the Centre's built form (*Figure 8.2*).

The parcel fabric found in North York Centre is also varied. Some properties are narrow and shallow, contrasted with others that are long and deep (*Figure 8.3*). In addition to the small number of properties with single detached dwellings in the area, narrow-frontage commercial properties can also be observed along some segments of Yonge Street, such as on the east side between Byng Avenue and Olive Avenue. While supporting pedestrian amenity, animation at grade and providing space for small businesses to thrive, these lot configurations may contribute to challenges around redevelopment and intensification. Properties that have been redeveloped more recently, in some cases requiring property consolidations, are typically larger in area to accommodate buildings of a greater scale, such as on the east side between Sheppard Avenue and Glendora Avenue.



Figure 8.1 – Contrast at Yonge Street and Poyntz Avenue



Figure 8.2 – Existing three-dimensional (3D) building massing

The setbacks of buildings along Yonge Street are relatively consistent across the Centre. Notwithstanding some plaza areas and open spaces, setbacks are minimal, with buildings located closer to the public realm to create a consistent pedestrian-scale street-wall condition (*Figure 8.4*). These consistent setbacks are the result of a built-to line in the existing Secondary Plan, which is minimum ten metres from the street curb lines along Yonge Street. With that, other elements of the built form in North York Centre are also critical to creating a comfortable at-grade pedestrian experience, including streetwall heights, podium heights, minimum setbacks for towers, glazed building facades, and active ground floor uses.

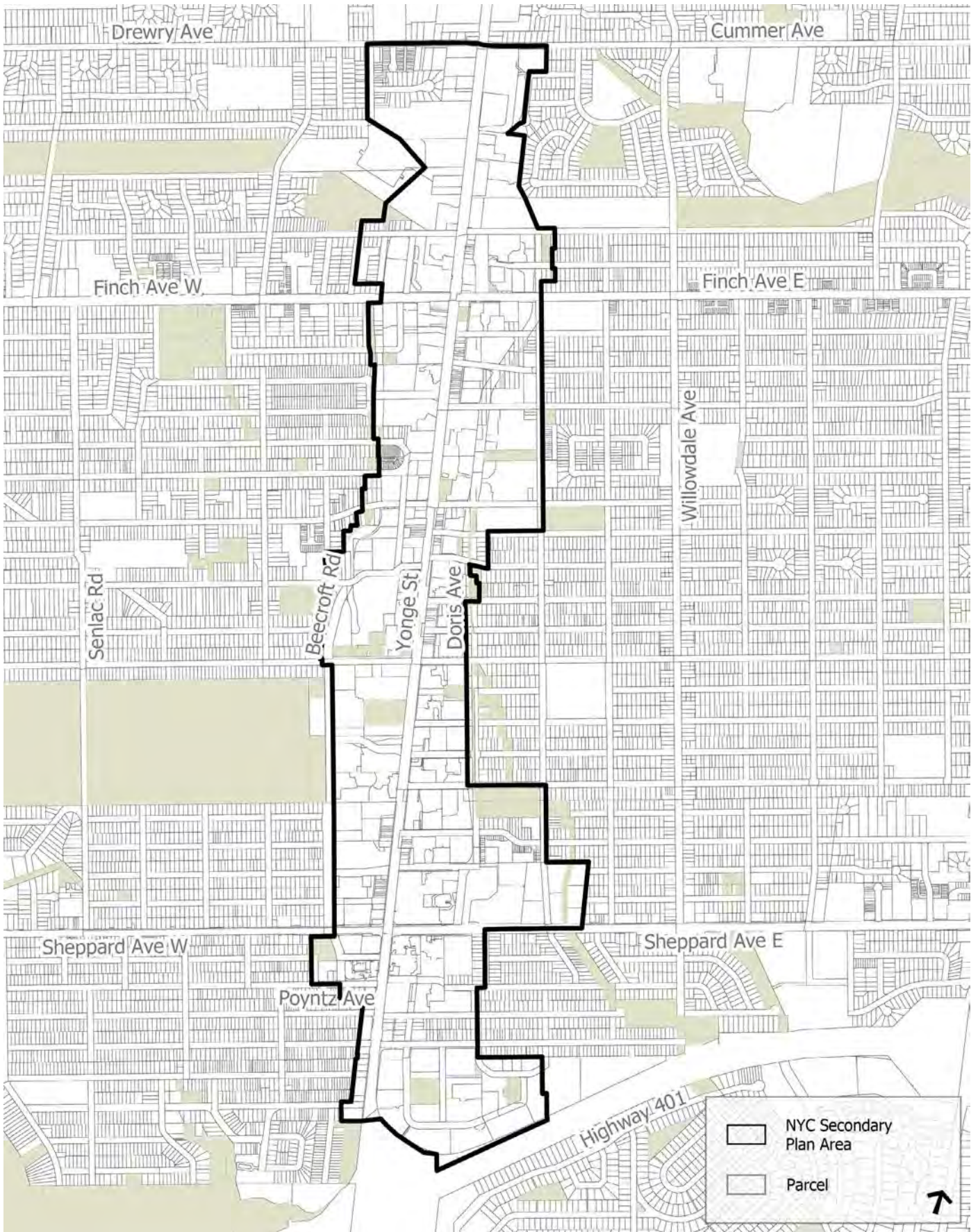


Figure 8.3 – Parcel fabric in North York Centre and the surrounding area

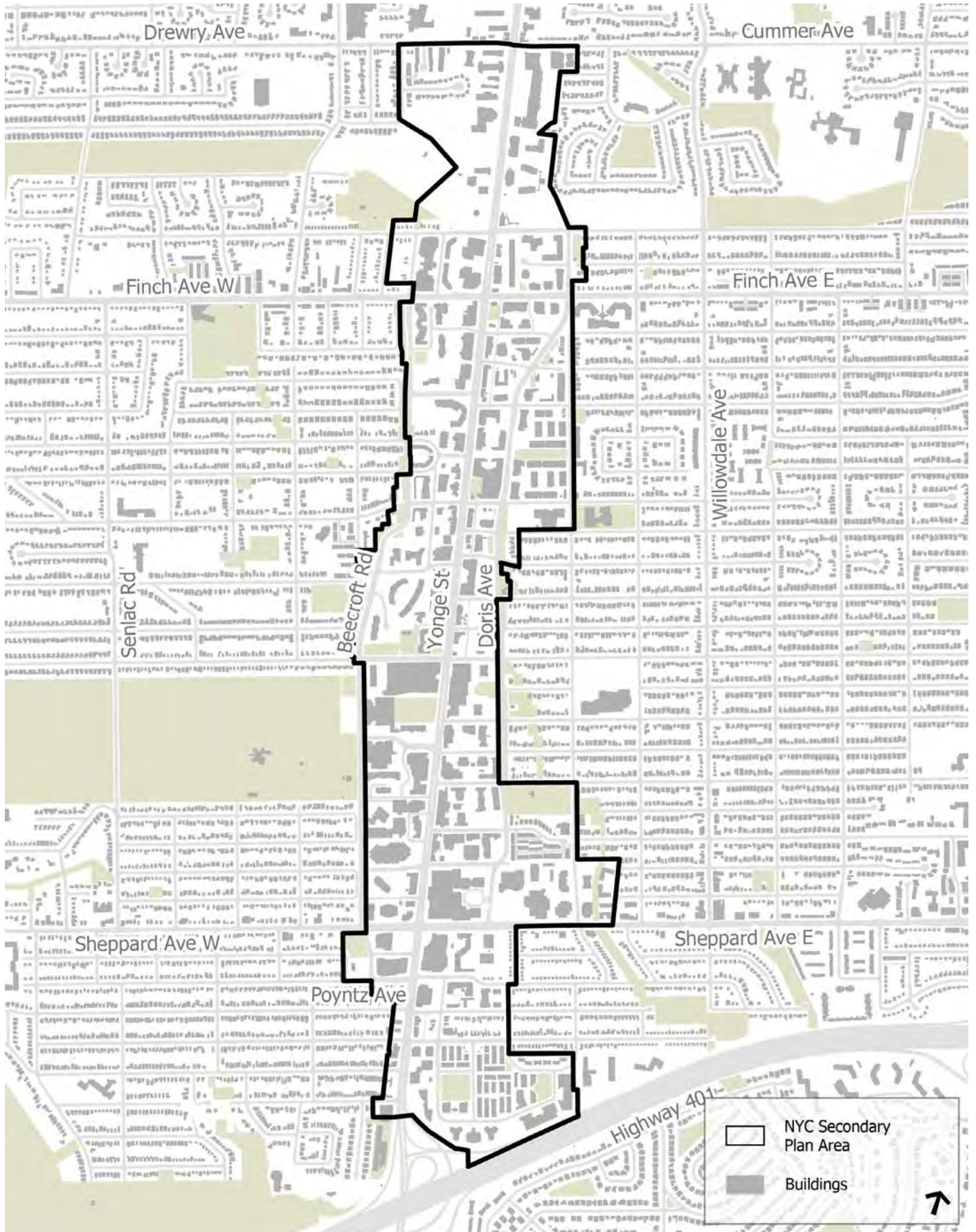
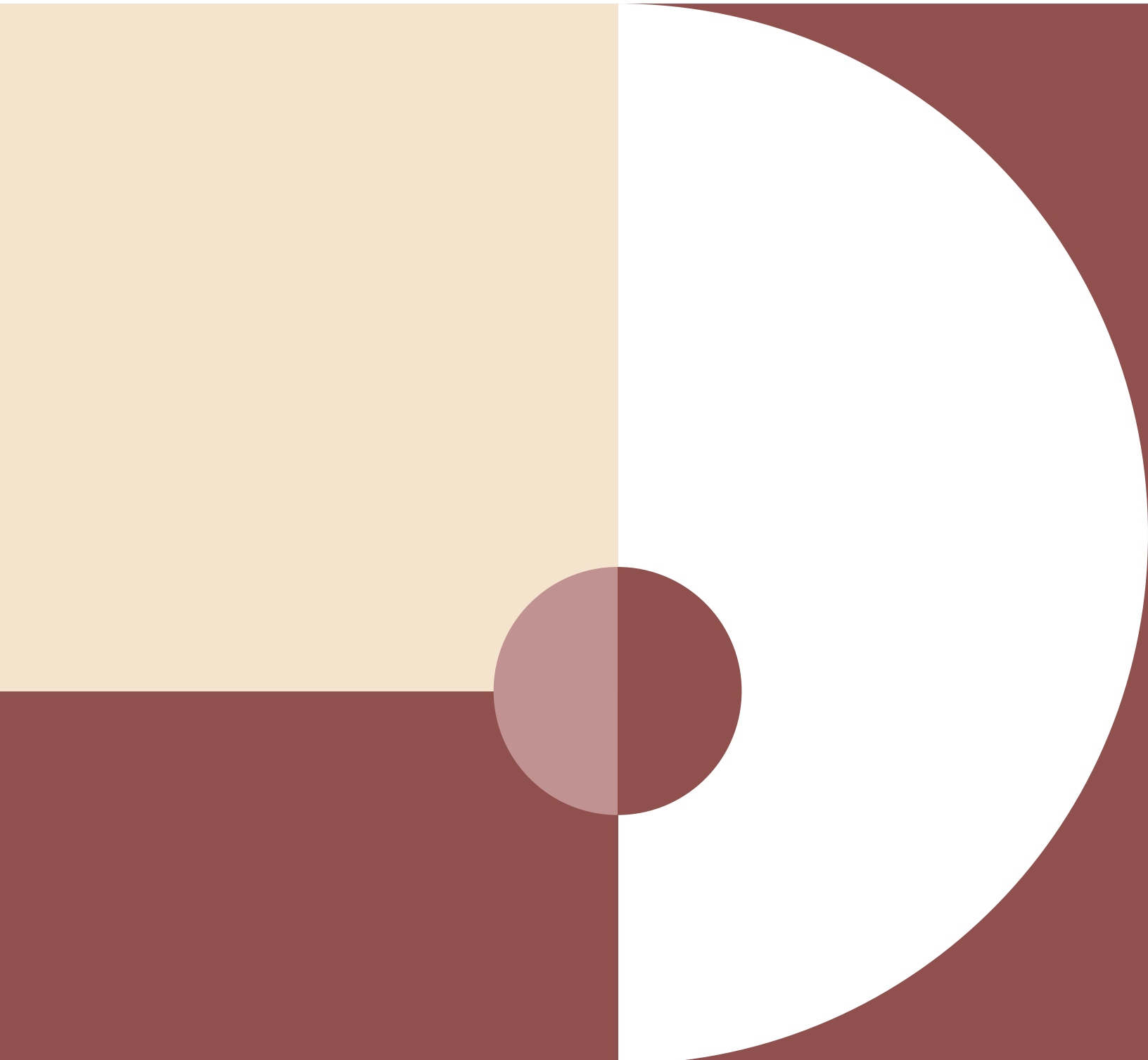


Figure 8.4 – Building footprints in North York Centre

# 09. Community Services and Facilities



## 09. COMMUNITY SERVICES AND FACILITIES

Community services and facilities (CS&F) are publicly accessible, non-profit spaces where programs and services are delivered by City divisions, agencies, Toronto Public Library, school boards and not-for-profit organizations. This includes libraries, childcare centres, recreation facilities, schools, and community space for human service agencies. CS&F support a strong network of programs and services that are essential to building community capacity, in addition to fostering complete communities by serving as neighbourhood focal points where people gather, work, learn, socialize, and seek out programs and services.

A wide array of community services and facilities serves the Centre, many of which are located outside of North York Centre. The CS&F Study Area is bounded by Steeles Avenue to the north, Highway 401 to the south, Bathurst Street to the west and the Bayview Avenue to the east. This

geography captures catchment areas for different community facilities and generally reflects current delivery models (1.5 to 2 kilometres) (*Figure 9.1*).

### Libraries

The North York Central Library (L1) is the only library branch located within North York Centre. Regular services include the Digital Innovation Hub, Fabrication Studio, KidsStop Early Literacy Centre, and a study space, with additional programs and events for the community provided throughout the year. The branch provides service to the local community and the entire City as one of two reference libraries with in-depth research and reference services and collections.

A CS&F profile developed for the area by the City in 2019 identified that, although plans to upgrade and retrofit the North York Central Library were already underway, consideration should be given

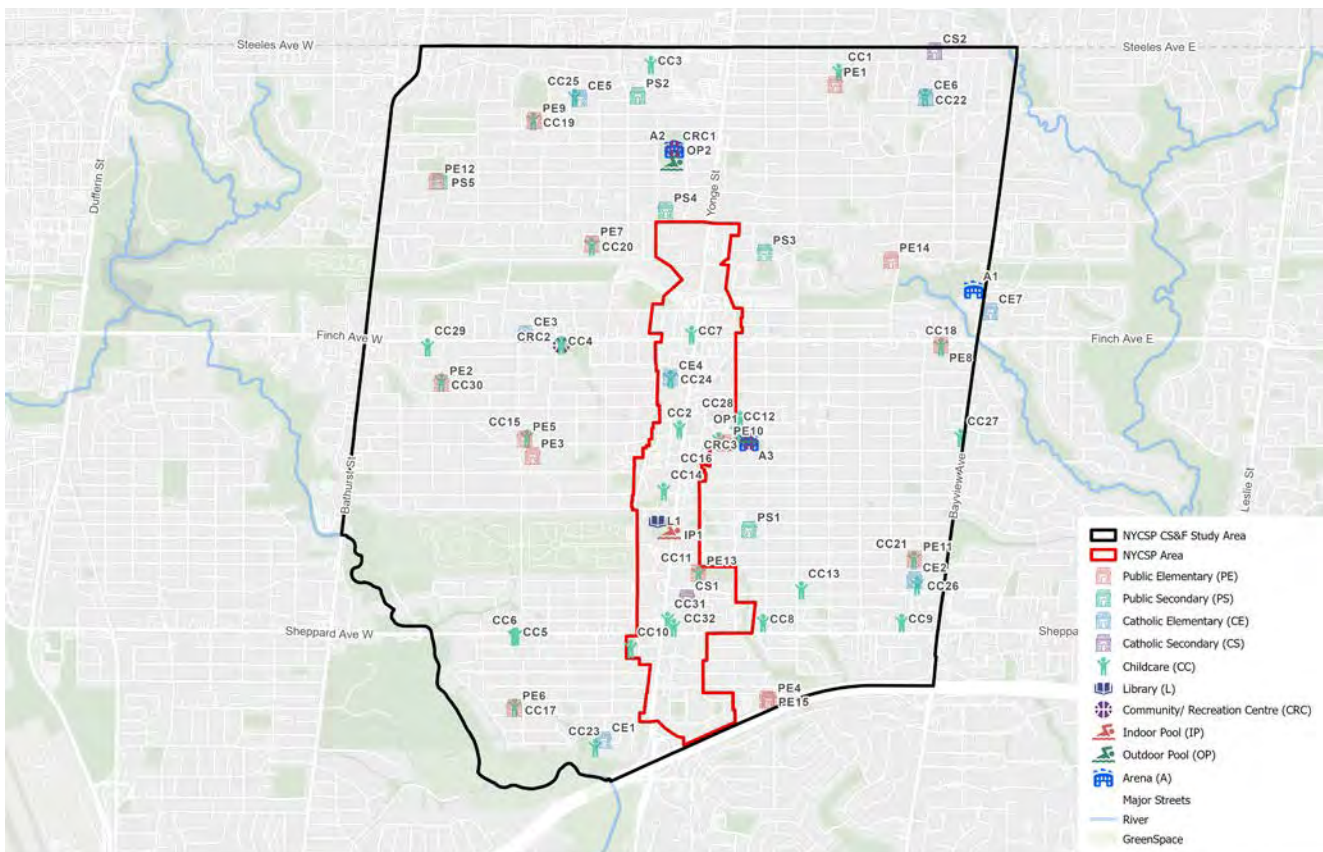


Figure 9.1 – Existing community services and facilities by type

to expanding the scope of work due to projected growth numbers.

While not located within the Centre or the CS&F Study Area, two nearby public libraries help to serve portions of the Centre, including the Bayview Library located near the southeast corner of the CS&F Study Area, and the Centennial Library located northwest of the Study Area.

## Elementary Schools

There are three publicly funded elementary schools currently located within North York Centre. For the Toronto District School Board (TDSB), these include McKee Public School (PE10), and Claude Watson School for the Arts (PE13). Claude Watson School for the Arts is an arts-focussed school that accepts students from across the city. For the Toronto Catholic District School Board (TCDSB) this includes St. Cyril Catholic School (CE4). Both St. Cyril and Claude Watson School for the Arts have childcare services integrated within their facilities.

There are other TDSB elementary schools that have attendance areas serving the Centre, these being: Avondale Public School (PE15) and Alternative School (PE4); Churchill Public School (PE5); Cameron Public School (PE6); Finch Public School (PE8); Hollywood Public School (PE11); Lillian Public School (PE1); and, RJ Lang Elementary and Middle School (PE7). Additional TDSB elementary schools within the broader CS&F Study Area include: Yorkview Public School (PE2); Willowdale Middle School (PE3); Pleasant Public School (PE9); Fisherville Senior Public School (PE12); and, Cummer Valley Middle School (PE14). Some of these schools are experiencing student accommodation pressures. The TDSB's Long-Term Program and Accommodation Strategy (2022-2023) points to studies the Board will undertake to address these pressures. These studies could include changes to local school attendance areas and the exploration of future capital projects. The Board's future capital projects may involve the

expansion or replacement of existing schools, construction of new schools on other lands owned by the Board, or schools integrated within mixed-use developments.

TCDSB elementary schools that have attendance areas serving the Centre include: St. Edward Catholic School (CE1); St. Gabriel Catholic School (CE2); and, St. Antoine Daniel Catholic School (CE3); St. Paschal Baylon Catholic School (CE5); St. Agnes Catholic School (CE6); and, Blessed Trinity Parish Catholic School (CE7). The TCDSB uses several methods to manage enrolment throughout the system. These include boundary re-alignments, placement of portable classrooms, interior retrofits, building additions, school consolidations and the construction of new schools. For example, St. Antoine Daniel is scheduled for replacement with a new 510 pupil-place capacity building on its current site with an expected occupancy date in the fall of 2024, which will alleviate projected capacity pressures. The TCDSB is currently conducting a review of all school facilities, which will result in an updated 15-year Long Term Accommodation Program Plan (LTAPP), allowing locations throughout the City to be identified that require one or more of the solutions described above.

## Secondary Schools

The TDSB secondary schools with attendance areas that include North York Centre are Earl Haig Secondary School (PS1) and Newtonbrook Secondary School (PS2), both located within the CS&F Study Area, in addition to the Northview Heights Secondary School located outside of the CS&F Study Area. In the early 2000s, Georges vanier Secondary School – located 5 kilometres east at Don Mills Road and Sheppard Avenue East – was identified to accommodate students residing in new residential developments within the North York Centre area. This measure was put in place to mitigate enrolment pressures at Earl Haig Secondary School. Additional TDSB secondary schools within the broader CS&F Study Area



include: Avondale Secondary Alternative School (PS3); Drewry Secondary School (PS4); and, North West Year Round Alternative School (PS5). The TDSB's Long Term Program and Accommodation Strategy (2022-23) includes a future study to explore additional secondary school capacity in the area at the appropriate time.

The TCDSB's Cardinal Carter Academy for the Arts (CS1) is the only publicly funded secondary school in North York Centre, which is a specialty school with an audition-based admission system. While the utilization percentage is currently high for Cardinal Carter Academy for the Arts, the school uses an annex location adjacent to the main school facility.

There are also other TCDSB elementary schools that have attendance areas serving the Centre, these being Brebeuf College (CS2) located within the CS&F Study Area, as well as James Cardinal McGuigan Catholic School and St. Joseph Morrow Park Catholic Schools located outside of the CS&F Study Area. The TCDSB currently has no accommodation pressures with these schools.

## Childcare Facilities

There are eight facilities in North York Centre that offer childcare services. These facilities are distributed fairly evenly throughout the area. The services they provide are summarized in *Table 3* below.

Table 3 – Childcare Services

Map ID	Name	Sector	Number of Spaces per Service Area					Total Spaces
			Infant	Toddler	Preschool	Kindergarten	School-age	
CC2	Yonge-Churchill Child Care Centre	Non-profit Agency	10	30	48	0	45	133
CC7	Finch Child Care – Kids & Company Canada	Commercial Agency	10	25	30	0	0	65
CC10	Network – Lansing Child Care Centre	Non-profit Agency	20	20	32	0	0	72
CC14	Yonge Hearts Child Care Centre	Non-profit Agency	20	30	64	0	0	114
CC16	McKee McKids Enrichment Centre	Non-profit Agency	0	0	24	40	90	154
CC24	St. Cyril's Before and After School Programme	Non-profit Agency	0	0	0	26	60	86
CC31	Angus valley Montessori	Commercial Agency	0	19	40	0	0	59
CC32	The Neighbourhood Group Yonge and Sheppard Child Care Centre	Non-profit Agency	10	20	32	0	0	62

North York Centre is located in an area that is considered a medium priority for childcare expansion with enough licensed childcare spaces to serve 30% of children aged 0-4. It is estimated that 10-15 childcare centres (assuming 62 spaces per centre) will be needed over the next 15 years to meet the target of serving 50% of children in this age category.

There are an additional 24 childcare facilities located outside of North York Centre but within the CS&F Study Area. The services they provide are summarized in Appendix E.

### **EarlyON Child and Family Centres**

*EarlyON child and family centres offer free programs to parents/caregivers and their children from birth to six years of age. These centres welcome all families to participate in quality programs that help strengthen adult-child relationships, support parent education, and foster healthy child development. Qualified professionals can help families and caregivers find support, get advice, make personal connections and access a network of resources. The Northminster EarlyON Child and Family Centre (CC29) is currently the only such facility located within North York Centre or the CS&F Study Area.*

## **Recreation Facilities**

There is one public recreation facility in the Centre, the Douglas Snow Aquatic Centre (IP1). An outdoor skating rink is seasonally provided at Mel Lastman Square (Figure 9.2).

There are a variety of recreation facilities that serve North York Centre within the CS&F Study Area, including Bayview Arena (A1), Goulding Park Arena

(A2), and Mitchell Field Park Arena (A3), in addition to Goulding Community Centre (CRC1), Edithvale Community Centre (CRC2), and Mitchell Field Community Centre (CRC3). Both the Mitchell Field Community Centre (OP1) and Goulding Community Centre (OP2) also provide seasonal outdoor pools for community use.

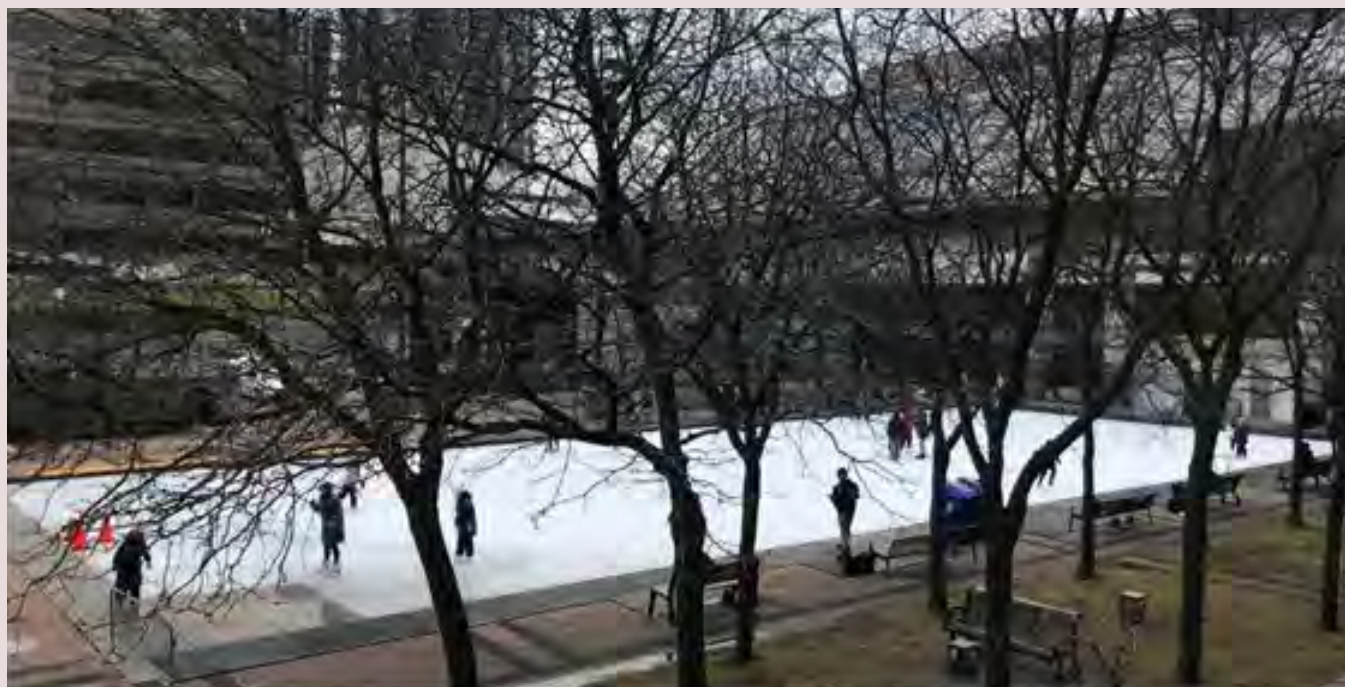


Figure 9.2 – Seasonal Skating Rink at Mel Lastman Square

*For the past two years, the Mitchell Field Community Centre has served as a temporary COVID-19 vaccination clinic, and more recently as of December 2022 as a warming centre to provide shelter for people exposed to dangerous winter conditions.*

As recommended in the *Parks, Forestry & Recreation Facilities Master Plan (2019-2038)*, the City of Toronto is planning to build a new two-storey multi-use community centre at the Newtonbrook Plaza Redevelopment site at Yonge Street and Cummer Avenue (*Figure 9.3*). Construction is expected to commence in 2024. The facility will include a gymnasium, indoor walking track, community kitchen, fitness rooms, and multi-purpose space.

## Human Services

Human services refers to non-profit community-based organizations that deliver a broad range of programs and services across the city. They can include: youth, family and homelessness services; employment training and immigrant services; health, medical and disability services; and seniors services. There are currently 36 human service providers distributed throughout the Centre and the larger CS&F Study Area, located in a wide variety of spaces that range from office space to permitted space in schools or places of worship (*Figure 9.4*).

Examples of human service providers in North York Centre, as identified by the ID number in *Figure 9.4*, include: Legal Aid Ontario, Toronto North Family Law Service Centre (21); Toronto Public Library Adult Literacy Program (34); North York Seniors Centre Active Living Centre (25); St. Stephen's Community House, Newcomer Centre, Settlement Services (33); Career Dynamics Network Employment Support Programs (6); and, Eva's Initiatives, Eva's Satellite Homeless Shelter and Transitional Housing (13). A complete list and description of the human services offered within the CS&F Study Area is provided in Appendix E.

As identified in the 2019 area profile, community and human service providers in North York Centre benefit from the supply of office space and transportation connections. As growth in the area continues, it will be important to maintain and expand the supply of affordable and accessible space for human service agencies to deliver needed programs and services.



Figure 9.3 – Rendering of the Planned Newtonbrook Community Recreation Centre (Source: [Newtonbrook Community Recreation Centre – City of Toronto](#))

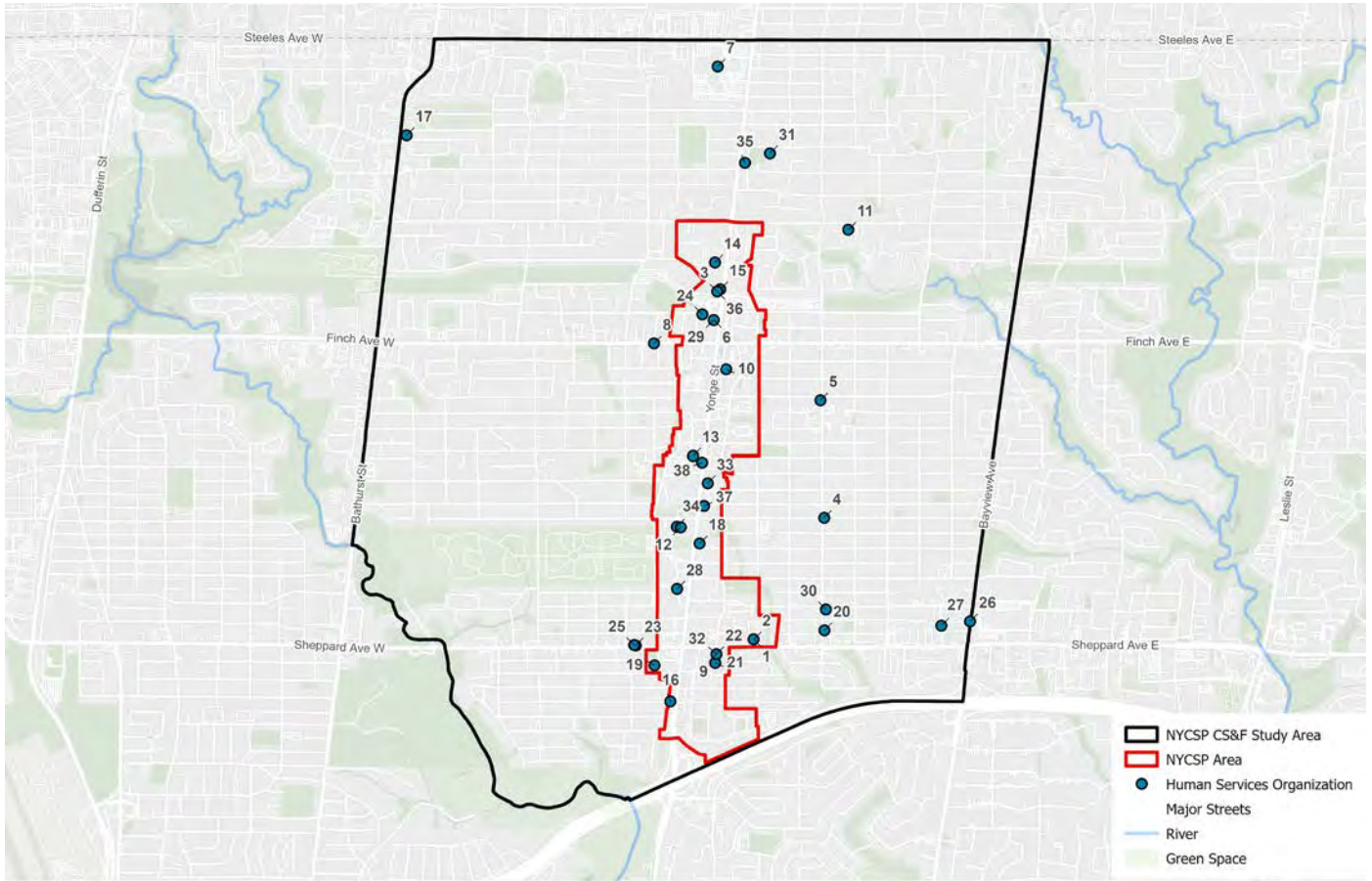


Figure 9.4 – Human service providers

### Additional Institutional Facilities

There are additional emergency and protective service facilities located within North York Centre, in addition to post-secondary schools. A summary of these facilities is provided below, which is limited to North York Centre and does not include facilities outside of those boundaries in the broader CS&F Study Area.

- **Emergency and Protective Service Facilities**  
There is currently one ambulance station with combined firefighting services, one dedicated firefighting station along with a fire prevention office, and one police station located within

North York Centre. These facilities are primarily clustered along Beecroft Road between Churchill Avenue and Ellerslie Avenue.

- **Post-Secondary Schools**  
There are currently five private post-secondary schools located in North York Centre, including: IBT College; APLUS Institute; CDI College; Canadian College of Business, Science & Technology; and, the Anderson College of Health, Business & Technology. Several of these schools are clustered centrally in the Centre adjacent to Yonge Street.

*A Community Services and Facilities Study will be undertaken as part of the Secondary Plan review to provide a more complete picture of these assets and examine the needs of the existing local community and of planned future populations.*

# 10. Food Security and Assets



## 10. FOOD SECURITY AND ASSETS

Food assets and the associated degree of food security in North York Centre are centred on the ability of residents to access healthy, affordable, and culturally relevant food without barriers.

Factors for assessing food security are affordability and physical accessibility. The following overview

captures various sources of food available within the community, including grocery stores, community gardens, food markets, community food services, and emergency food services (*Table 4*). These sources were identified with the help of the Toronto Food Policy Council's Food by Ward [map](#), as well as verified through desktop research and site visits.

Table 4 – Food security assets by type

Type	Organization / Store Name	Address
Grocery Stores	1. Food Basics	22 Poyntz Avenue
	2. Whole Foods Market	4771 Yonge Street
	3. Longo's Yonge & Sheppard / Shoppers Drug Mart	4841 Yonge Street
	4. M2M Asian Grocery Store	4885 Yonge Street
	5. PAT Spring Garden Market	63 Spring Garden Avenue
	6. Loblaws Yonge Street / Shoppers Drug Mart	5095 Yonge Street
	7. H Mart North York	5323 Yonge Street
	8. Metro Supermarket	20 Church Avenue
	9. H Mart Finch	5545 Yonge Street
	10. Shoppers Drug Mart	5576 Yonge Street
	11. Joy Mart	15 Finch Avenue W.
Seasonal Food Markets	12. North York Farmers' Market	5100 Yonge Street
Community Gardens	13. Claude Watson School for the Arts vegetable Garden	130 Doris Avenue
	14. Parkview Neighbourhood Garden	34 Parkview Avenue
	15. St. Cyril Catholic School vegetable Garden	18 Kempford Boulevard
	16. Newtonbrook Community Garden	53 Cummer Avenue
Community Food Services	17. North York Seniors Centre Adult Day Program / Meals on Wheels and More	80 Sheppard Avenue
	18. Cardinal Carter Academy for the Arts Student Nutrition Program	36 Greenfield Avenue
	19. Earl Haig Secondary School Student Nutrition Program	100 Princess Avenue
	20. Mitchell Field Community Centre Community Kitchen	89 Church Avenue
	21. Avondale Secondary Alternative School Student Nutrition Program	24 Silverview Drive
	22. Drewry Secondary School Student Nutrition Program	70 Drewry Avenue
	23. Monseigneur-de-Charbonnel Catholic Secondary School Student Nutrition Program	110 Drewry Avenue
Emergency Food Services	24. Lansing United Church Food Bank	49 Bogert Avenue
	25. Cummer Avenue and Taiwanese United Church Meal Drop-in	15 Olive Avenue

While primarily focused on the North York Centre Secondary Plan Area, assets located within roughly 500 metres of the plan area boundary are also included, provided they are not separated by an expressway or significant natural feature such as a ravine or watercourse.

There are 11 options for grocery stores distributed throughout North York Centre (Figure 10.1), many of which offer culturally diverse food options.

There are also four community gardens found within or nearby the Centre, which is important in a dense area with limited private outdoor space for residents. Outside of student nutrition programs located within public schools, there are just two community food service providers available to the general population within the Centre, in addition to two emergency food service providers. The Centre also has one seasonal food market, the North York Farmers' Market.

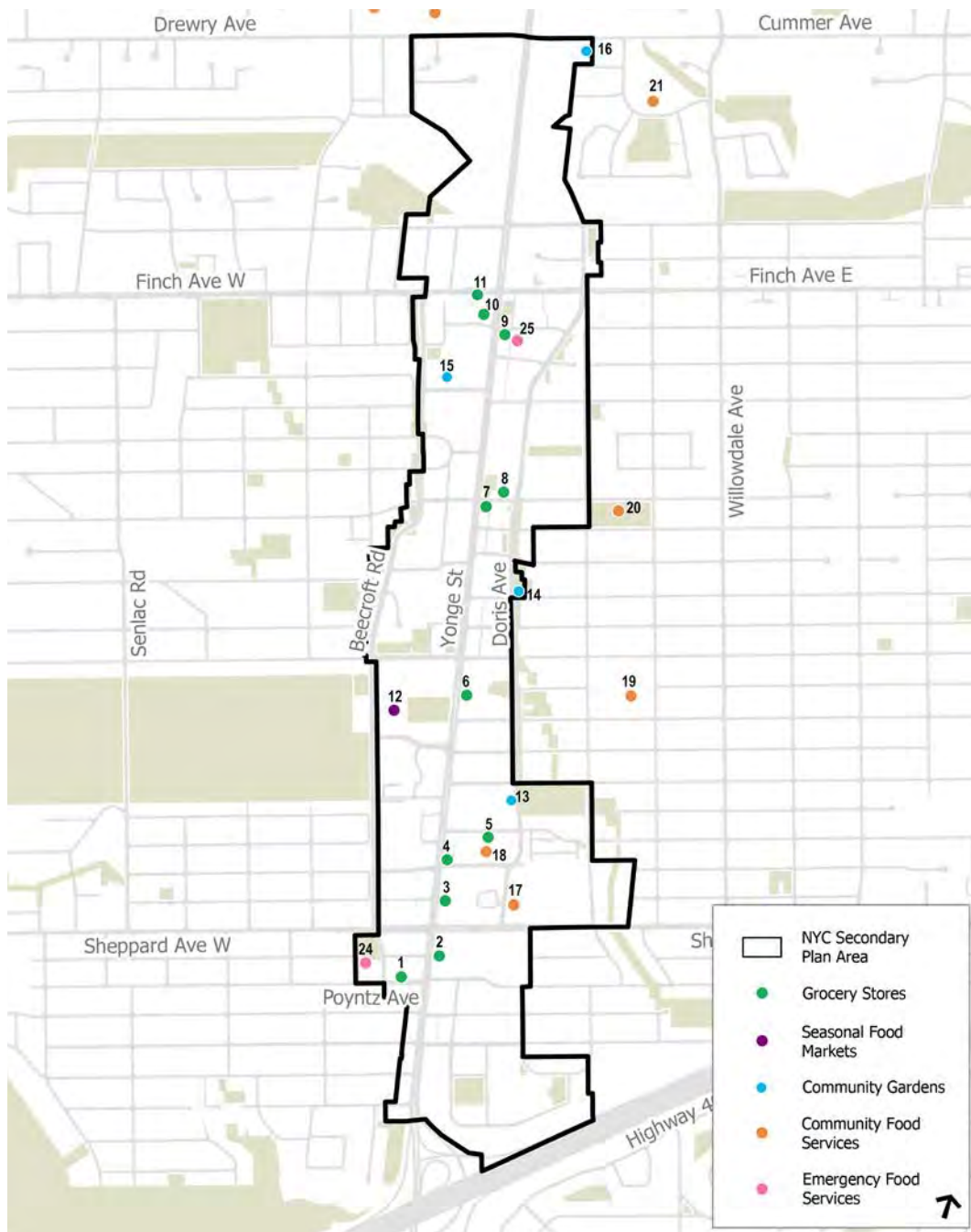
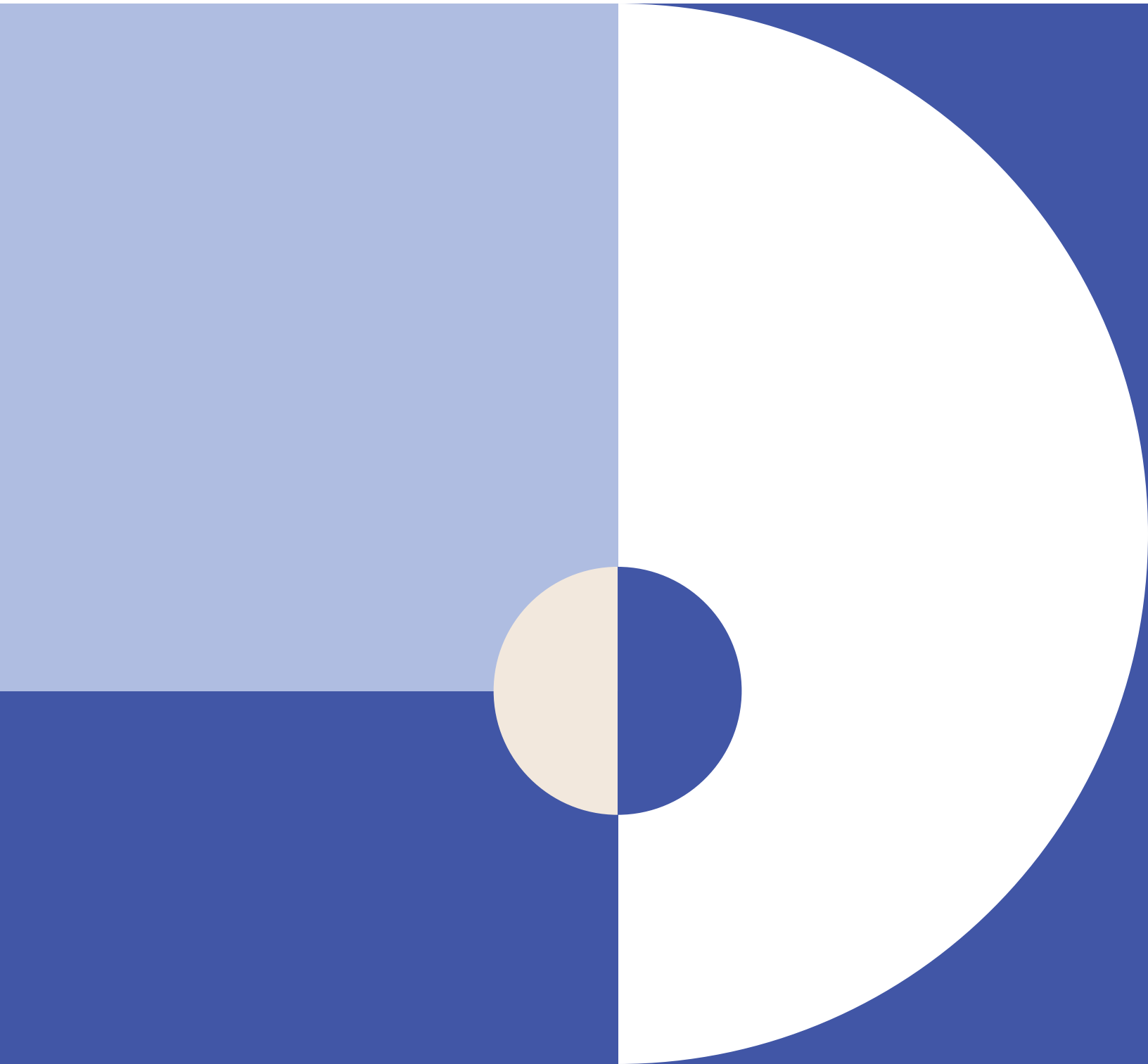


Figure 10.1 – Locations of food security assets

# 11. Arts and Culture





## 11. ARTS AND CULTURE

There is a strong and established arts and culture scene in North York Centre that is supported by various facilities, organizations, and programs, from a museum to a multi-purpose arts centre.

Table 5 provides a summary of the arts and cultural facilities located in North York Centre, which are primarily situated in the southern portion of the area (*Figure 11.1*).

Table 5 – Arts and culture facilities by type

Name	Type	Address
1. Star Dance Centre	Performing Arts – Classes	4750 Yonge Street
2. May Arts Studio	Visual Arts – Education and Gallery	4789 Yonge Street
3. 915 Dance Studio	Performing Arts – Classes	4905 Yonge Street
4. Pac Christi Chorale	Performing Arts – Venue and Programs	98 Spring Garden Avenue
5. Meridian Arts Centre	Performing Arts – Venue and Programs	5040 Yonge Street
6. Gibson House Museum	Historical – Destination	5172 Yonge Street
7. Rashmi Academy of Performing Arts	Performing Arts – Classes	238 Doris Avenue

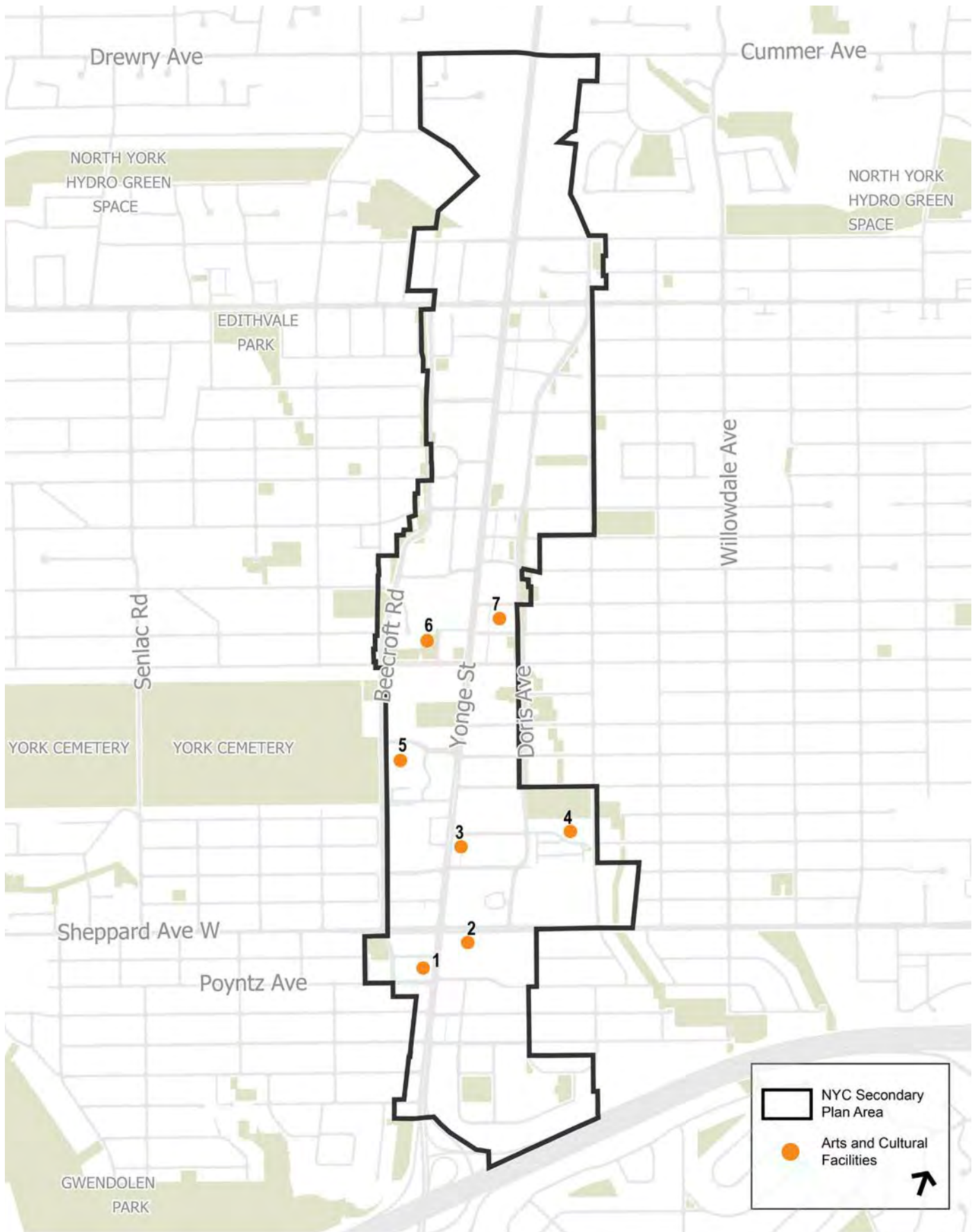
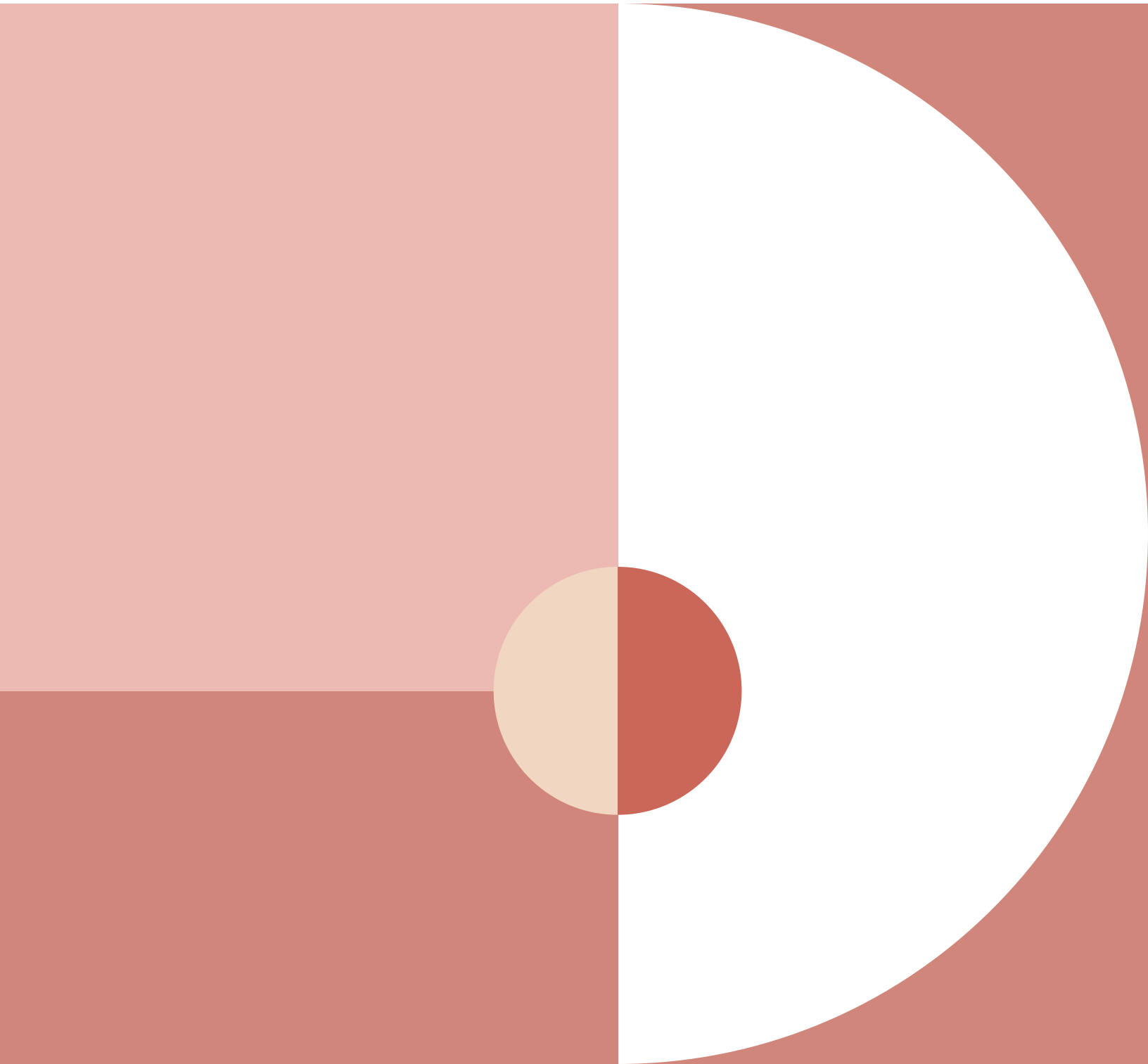


Figure 11.1 – Arts and culture facilities

# 12. Parks and Open Spaces



## 12. PARKS AND OPEN SPACES

Parks and open spaces are integral to providing a high quality of life for residents, workers, and visitors of North York Centre. They not only offer places to socialize and engage in recreational activities, but also opportunities to connect with nature and take respite from the urban environment. Park and open spaces help to promote physical health and mental well-being in the urbanizing city.

North York Centre's parks and open space network is comprised of city-owned parkland and other open spaces, which includes a cemetery and hydro corridor. The network is supplemented by privately-owned publicly accessible spaces and public school yards.

Parks and open spaces vary in size and functionality, with city-owned parkland covering a total area of 15.2 hectares. The existing parks and open space network forms a somewhat fragmented, but linear north-south network on both the east and west sides of Yonge Street (*Figure 12.1*).

Based on metrics from the Toronto's *Parkland Strategy* (2019), some of the parks beyond the North York Centre Secondary Plan area boundaries are included in the analysis, as they serve the North York Centre. Considerations such as walking distance, park size, and co-located facilities factor into the Context Area for parks beyond the Centre boundaries.

Three of the larger parks in North York Centre include:

- Willowdale Park (33), which is located in the southeast portion of the area;
- Gibson Park (14), which is located more centrally; and,
- Avondale Park (2), which is located near the Centre's southern boundary above Highway 401.

Several larger parks and green spaces can also be found just outside of the Centre within the Parks Context Area, such as Edithvale Park (11), Goulding Park (16), Newtonbrook Park (25), and Hendon Park (17). Non-city-owned / operated spaces outside of the Parks Context Area, including the Hydro Corridor and York Cemetery, also help serve the Centre.

There are two planned park locations in the northern portion of North York Centre, which include Averill Crescent (37) and Inez Court (38). Future park locations, meaning priority locations for parks that have not yet been planned, include Doris Avenue (34) within the Centre, in addition to 223 Gladys Allison Place (35) and 37 Norton Avenue (36) in the Parks Context Area.

Within most areas of North York Centre, residents have access to a city-owned or operated park within 500 metres – or a 5- to 10-minute walking distance – of their home. However, there are a few exceptions, such as in the northern portion between Drewry Avenue and Hendon Avenue, as well as in the southern portion between York Cemetery and Sheppard Avenue (*Figure 12.2*).

*A separate Parks and Recreation Background Report is being prepared to provide a more detailed assessment of existing needs, priorities, and opportunities within the area.*

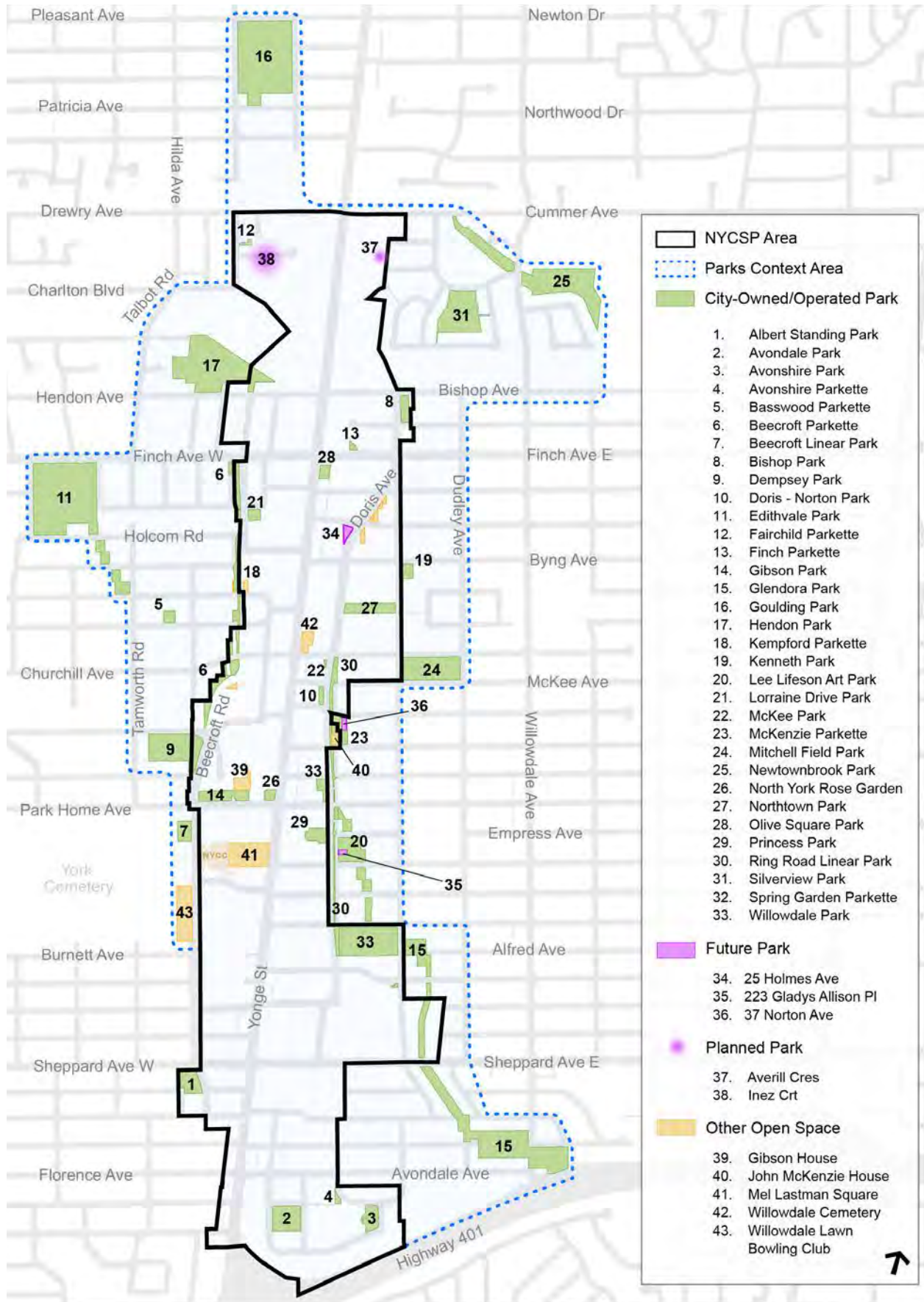


Figure 12.1 – Existing, planned and future parks and open spaces

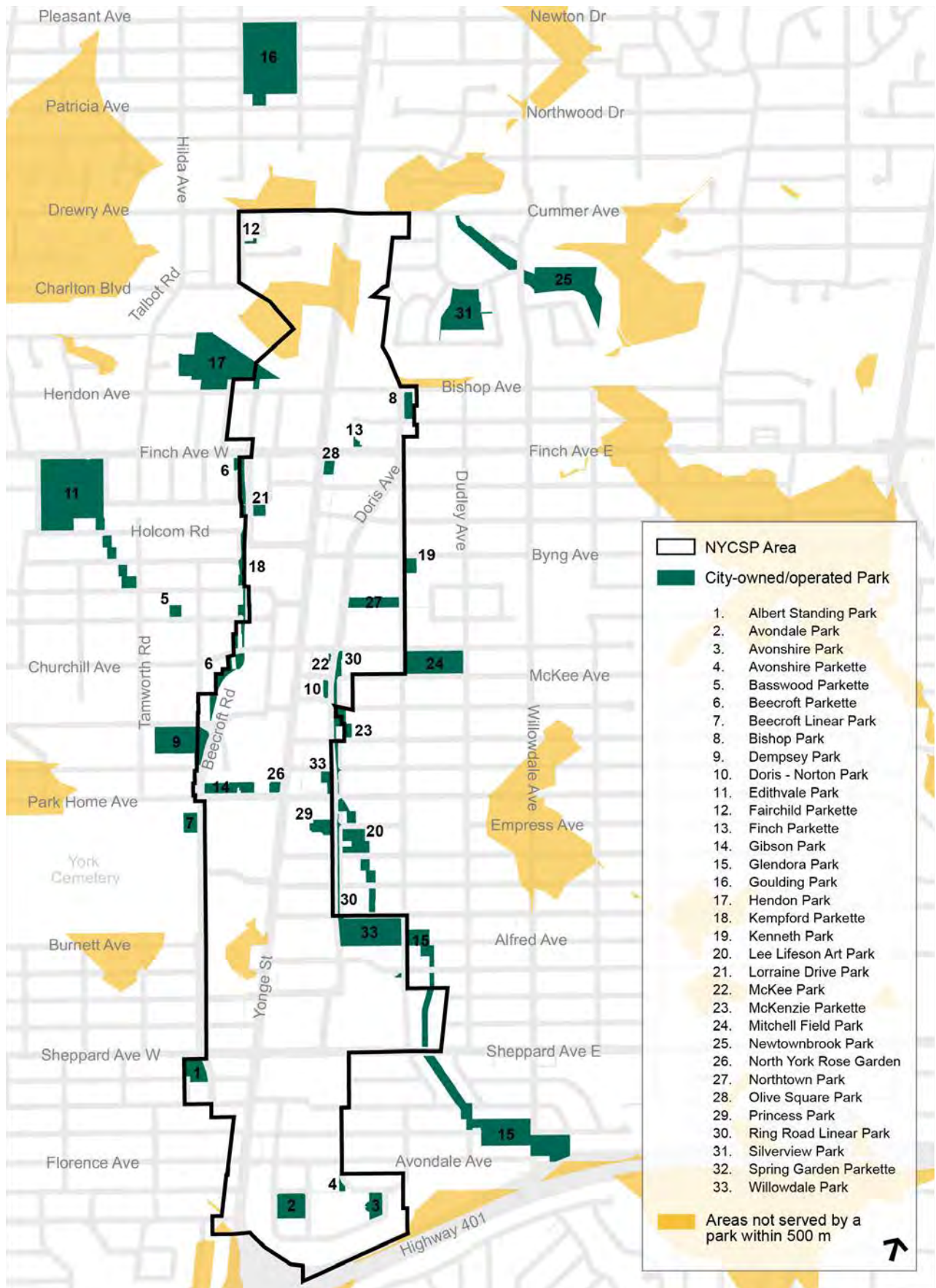


Figure 12.2 – Parkland provision based on 500 metre walking distance in North York Centre (2021)

When assessed from the perspective of city-owned or operated parkland provided per person, current conditions in North York Centre fall well below Toronto's targets. As shown in *Figure 12.3*, most of the Centre falls within the ranges of 0-4 or 4-12 square metres of parkland per person. The average city-wide parkland provision rate per resident is 28 square metres.

Accordingly, much of North York Centre is identified as being 'areas of parkland need' (*Figure 12.4*). These are areas where the City will focus and prioritize efforts around parks planning and acquisitions. They have been identified based on the following factors:

- Parkland provision (less than 12 metres squared per person in 2033/2034);
- Park supply (less than 1.5 hectares total park space within 500 metres in 2016/2021);
- Impact of growth (areas projected to have over 5,000 people/hectare in 2033/2034); and,
- Low-income residents (25% or more of residents are low income in 2016).

There are also five privately-owned publicly accessible spaces currently located in North York Centre (see *Figure 12.5*). These spaces are primarily situated along Yonge Street, and vary in terms of the quality of their contribution to the overall parkland and open space system.

With plenty of new development occurring in North York Centre, as discussed in [Section 15](#), population and employment growth will continue to increase the pressure on parks and open spaces in the area. While increasing the amount of parkland in North York Centre poses a challenge, given the limited number of opportunities remaining in the area, creative solutions, including improvements to the quality of existing parkland, will be required to ensure the needs of existing and future residents, workers, and visitors of the Centre are met. Expanding the provision of parkland will also be critical to addressing various impacts of climate change, such as increasing permeable surfaces to absorb storm water, as well as increasing the amount of natural vegetation to filter carbon and minimize the heat island effect.

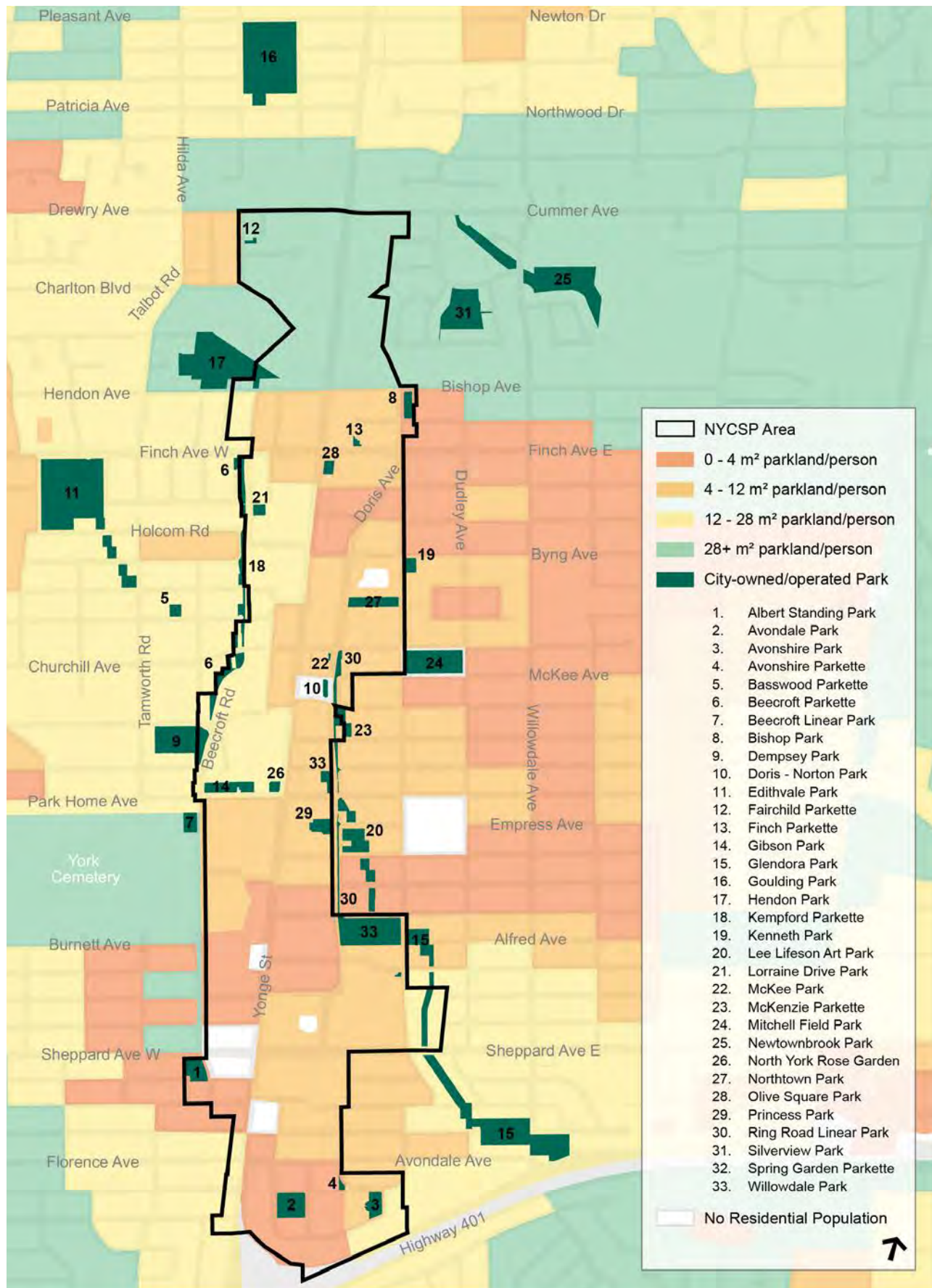


Figure 12.3 – Parkland provision per person in North York Centre (2021)



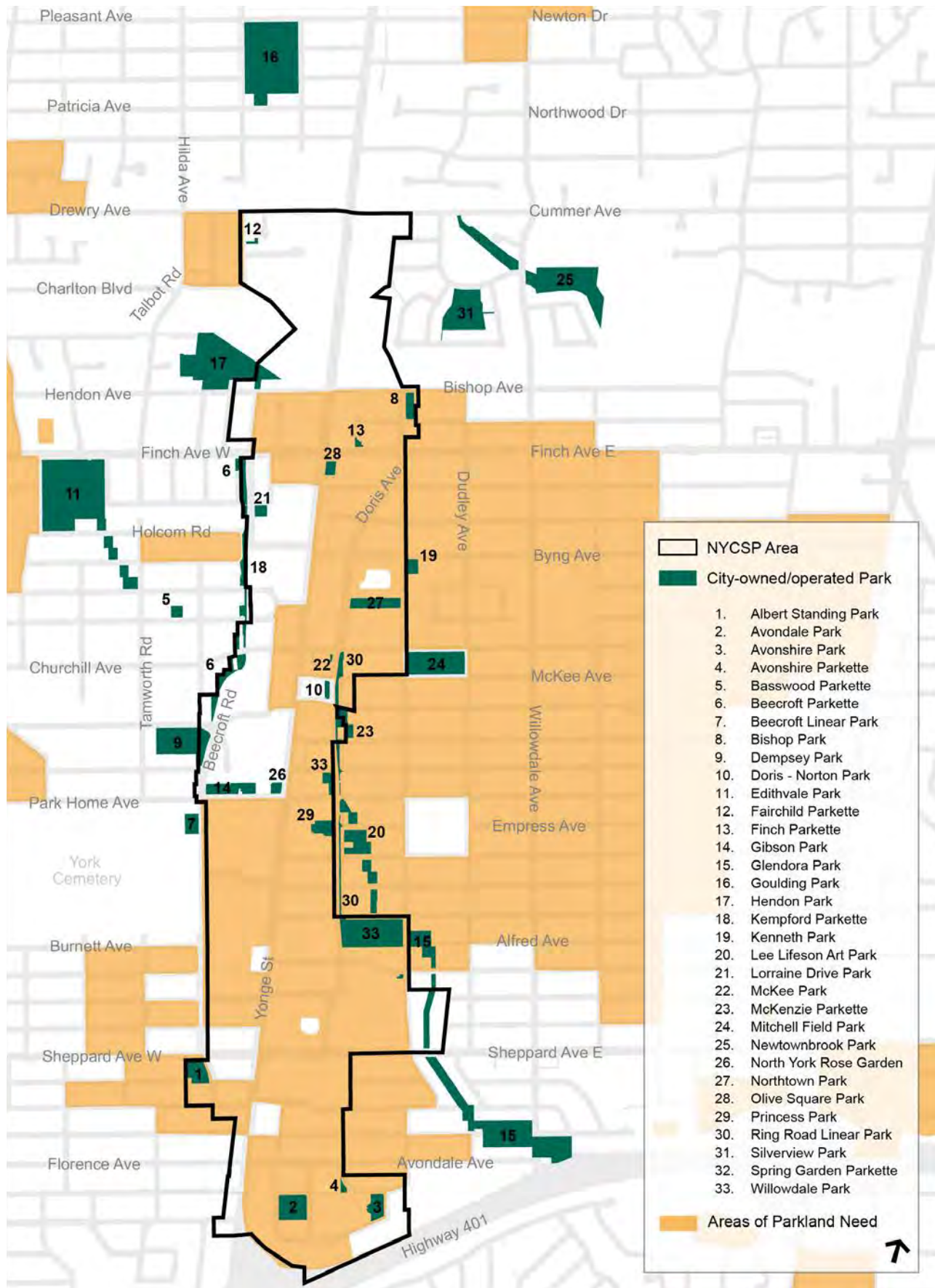


Figure 12.4 – Areas of parkland need in North York Centre (2021)

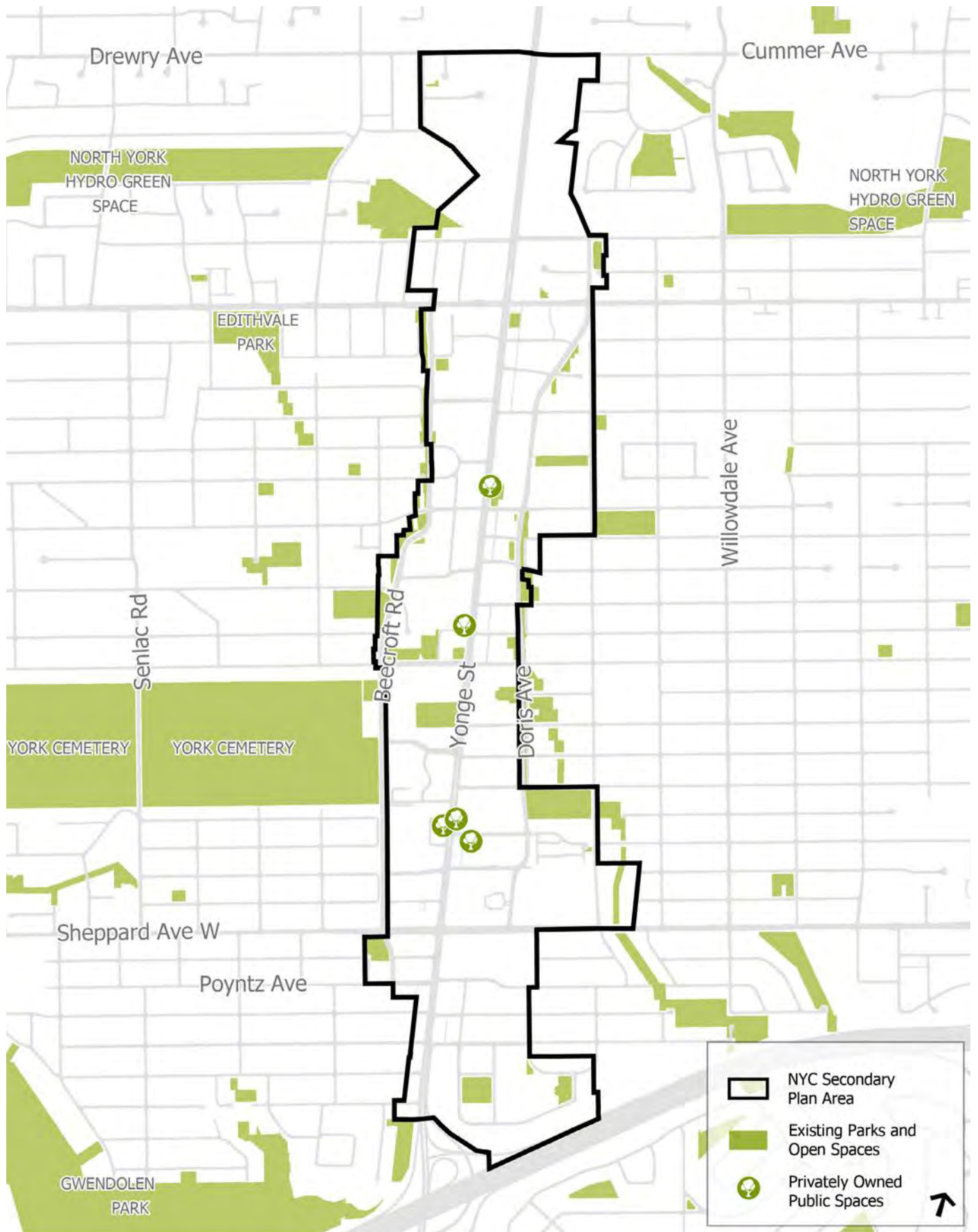
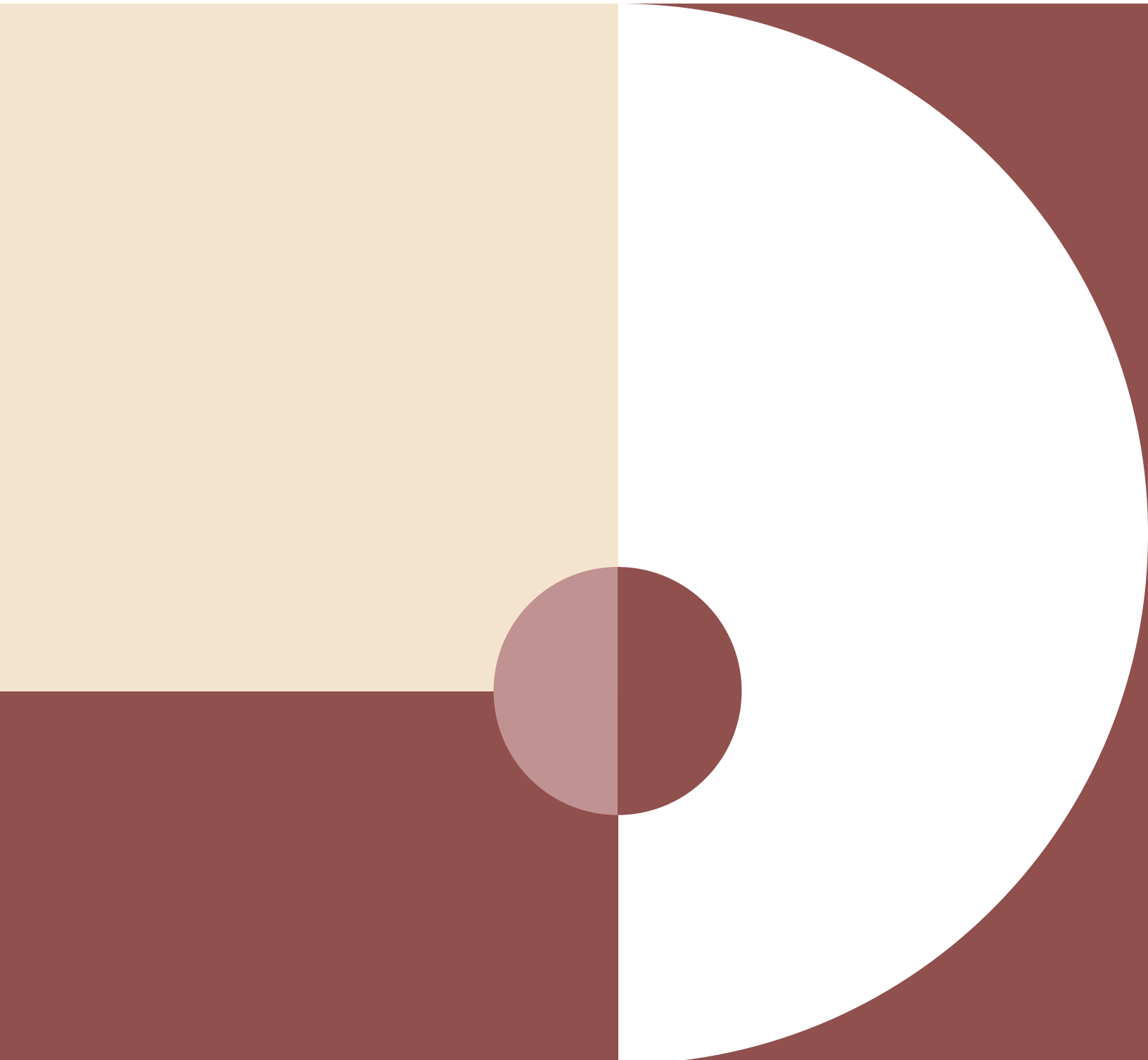


Figure 12.5 – Existing privately owned publicly accessible spaces in North York Centre

# 13. Natural Environment and Climate



# 13. NATURAL ENVIRONMENT AND CLIMATE

The natural environment and climate have a major influence on the built form of cities. The streets, sewers, buildings and green spaces of the Centre are shaped by the local topography, elevation, landscape, and climate conditions.

## Elevation and Topography

North York Centre sits at approximately 170-185 metres above sea level (ASL) at the south end and 185-195 metres ASL at the north end (Figure 13.1). Nearby lands to the east and west sit at a much lower level, as they form branches of the Don River ravine system.

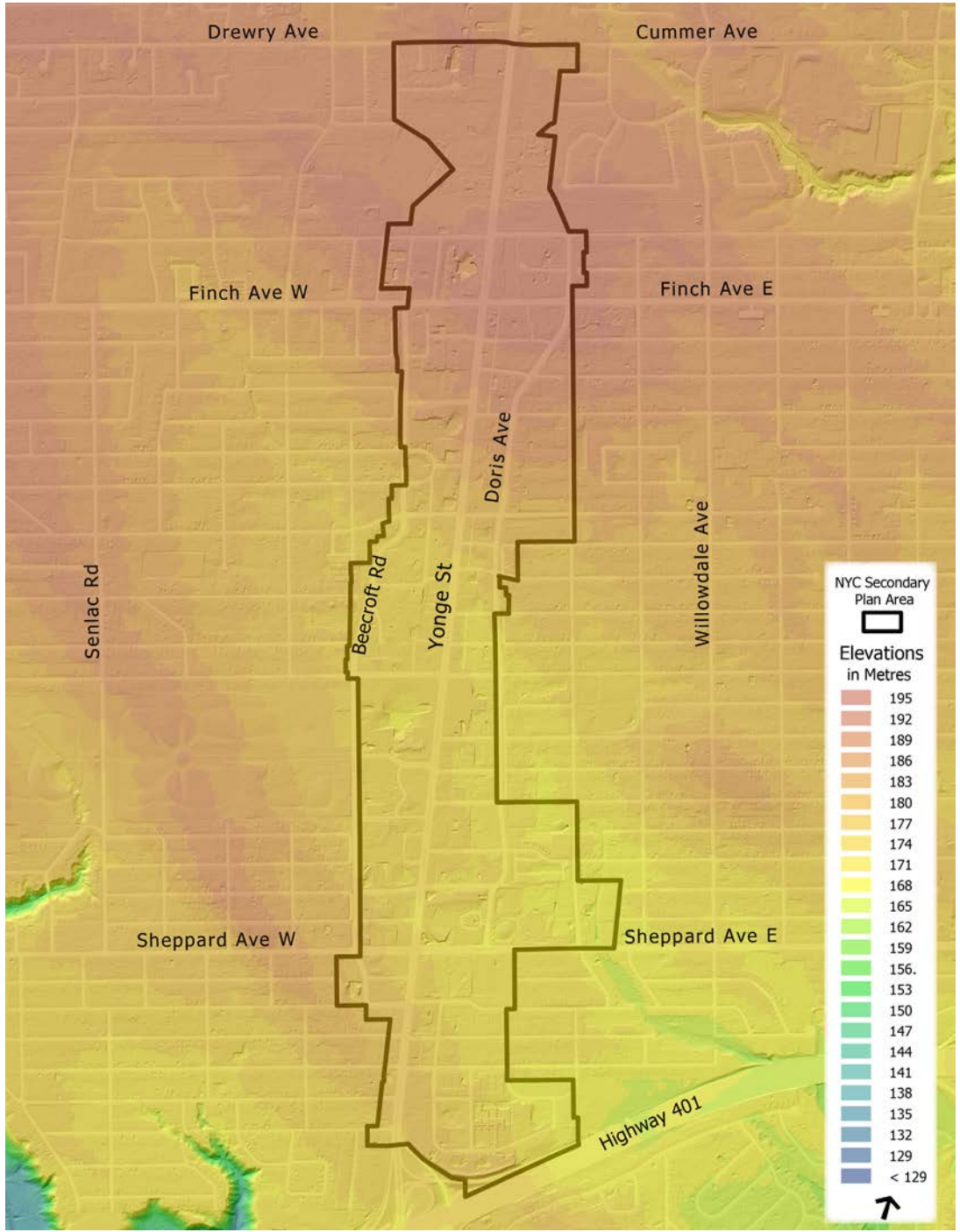


Figure 13.1 – Elevation and Topography

## Ravine System

The east and west branches of the Don River ravine system sit outside the study area and will not be subject to development pressure as they fall within the Regulated Limit of the Toronto and Region Conservation Authority (TRCA), and the City's Ravine and Natural Feature Protection By-

law. There are no lands within the Centre with such protections (*Figure 13.2*). These natural features provide residents, workers, and visitors to the Centre with access to nature, which is currently limited in the area.

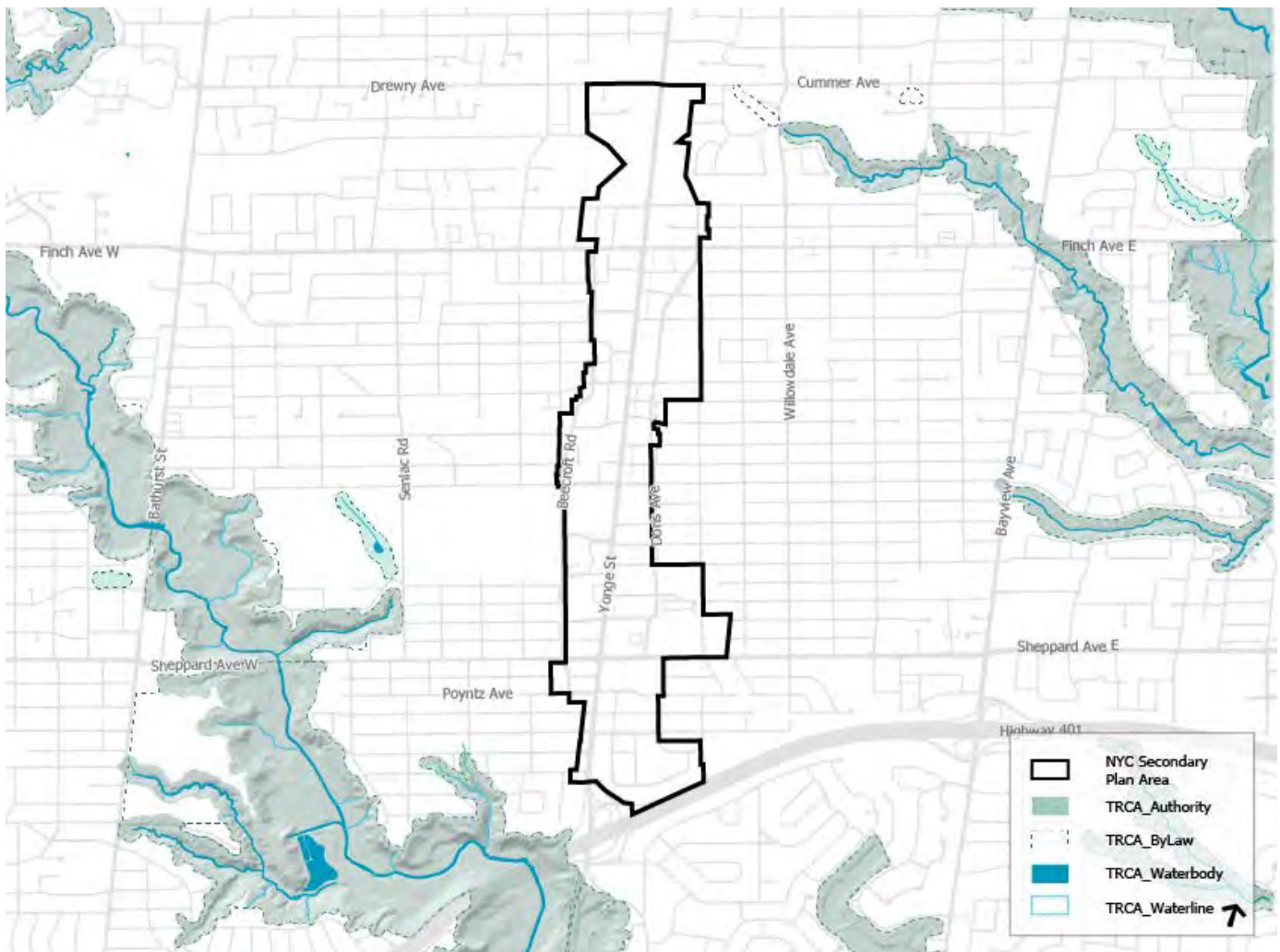


Figure 13.2 – TRCA boundaries and natural features

One of the area’s natural elements that was previously altered by its built form is the Wilket Creek. It is a tributary to the West Don River that was buried more than half a century ago and reconfigured to serve as part of the stormwater management system. Today, components of this system are still visible, primarily running through the linear parks to the southeast (*Figure 13.3*).



Figure 13.3 – Buried Wilket Creek stormwater management system

## Climate

Mitigating and adapting to the effects of climate change are not only critical to enhancing the City’s environmental well-being, but also its social and economic well-being. Integrating resilience-thinking into how we plan and grow our City is vital in the face of a climate emergency and biodiversity crisis. One way the City is addressing challenges associated with climate and the environment is through its Resilience Strategy (2019), which recognizes climate and the environment as one of six key challenge areas. In addition to defining the challenges, the Resilience Strategy outlines corresponding actions in the areas People and Neighbourhoods, Infrastructure, and Leadership.

According to reports from the Prairie Climate Centre, which develops and shares data on climate change across the country through the Climate Atlas of Canada, the Toronto area can expect to see a range of changes related to climate. It is projected that there will be significantly more very hot days (+30°C or higher) and nights (+20°C or higher) annually. Integrating these projections into our plans is critical in North York Centre, as limited

green space and large expanses of impermeable surfaces can exacerbate the urban heat island effect.

A 2010 study assessed heat vulnerability across the City of Toronto, showing vulnerability was not consistent across North York Centre. Long stretches east of Yonge Street are shown as having a “High” vulnerability, with other areas of the Centre ranging from “Medium-High” to “Low-Medium”. This concept is built upon below, demonstrating areas within the Centre that have impermeable surfaces (*Figure 13.4*).

Tree cover can also be a key factor in determining vulnerability to heat and evaluating the associated risks to people. The presence of street trees brings enormous value to the streetscape by not only bringing an element of the natural environment to the urban setting, but also providing shade on hot days and a cooling effect by retaining less heat. As discussed in Section 7 of this Report (*Figure 7.16*), the existing tree canopy within North York Centre is much sparser than surrounding areas, which is expected as the neighbourhoods are far less dense and nearby ravine lands remain naturalized.

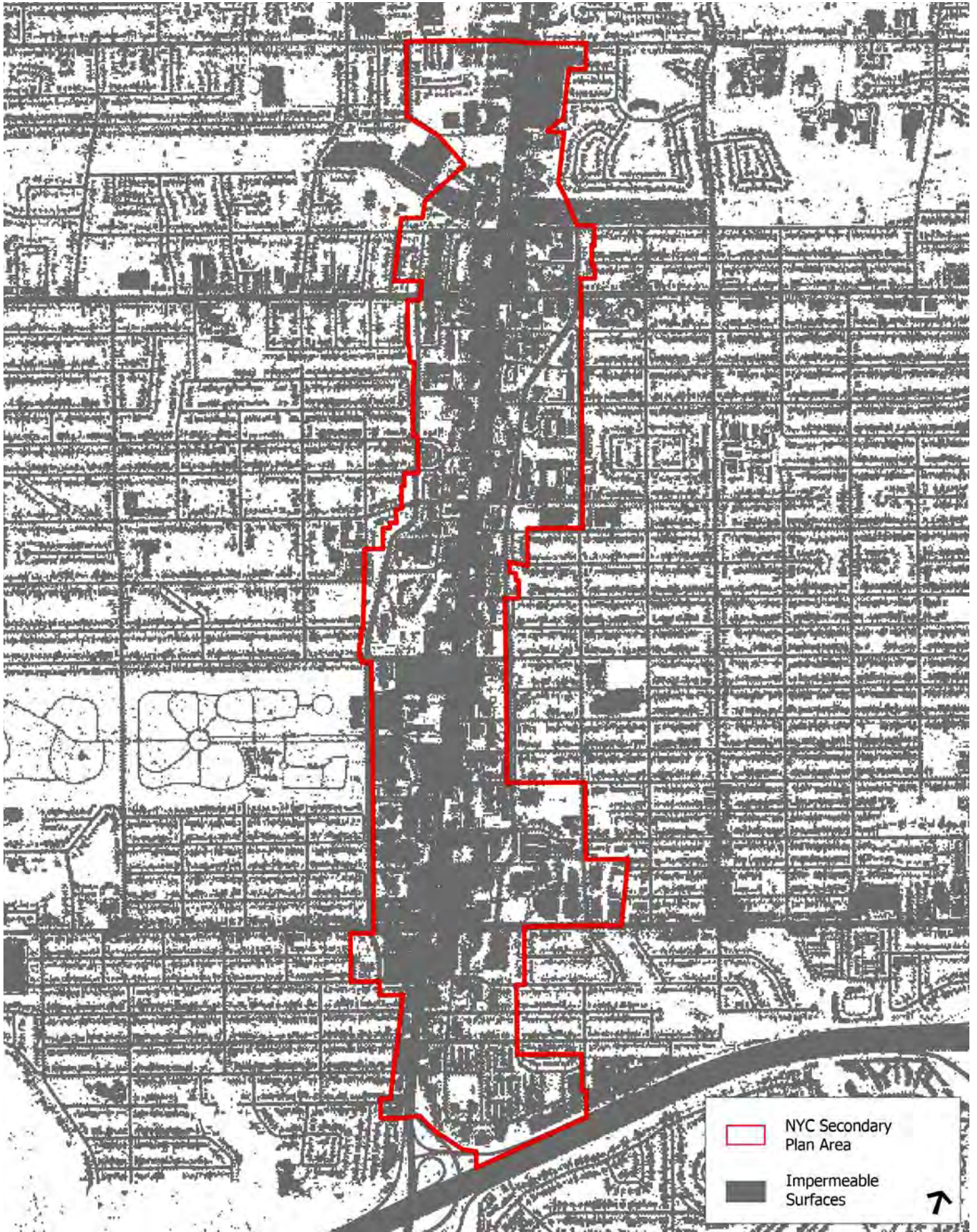


Figure 13.4 – Impermeable surfaces

Green roofs are one way to reduce the urban heat island effect in a dense urban environment like North York Centre where natural areas are limited. Several buildings in North York Centre already have a green roof incorporated into the design, which is a requirement for certain types of development under the Toronto Green Roof By-law.

Greater precipitation during the spring and winter is another change the Prairie Climate Centre is projecting for Toronto. Although the amount of annual precipitation may not change significantly, receiving much more of it within condensed periods can pose problems for the city. Wet weather events can sometimes overwhelm stormwater management systems that do not have the capacity to respond to these changes, resulting in flooding of homes and buildings. These risks are currently managed through the City's Wet Weather Flow Management Guide. As discussed in Section 14, there are four basement flooding study areas in North York Centre.

The severity of changes projected by the Prairie Climate Centre do vary based on our carbon emissions moving forward. TransformTO is the City's climate-action strategy approved by City Council in July 2017. The strategy establishes long-term, low-carbon goals to reduce greenhouse gas (GHG) emissions, as well as improve health, social equity, and economic prosperity among other goals. To reach its goals, TransformTO identifies several key areas for transformation, such as: establishing performance targets for existing buildings across Toronto; increasing access to low-carbon transportation options, including walking, biking, public transit and electric vehicles; and, increasing local renewable energy to move toward a carbon-free grid.

In October 2019, City Council declared a climate emergency and in December 2021 adopted the Net Zero Strategy. The strategy builds on TransformTO to reduce community wide GHG emissions to net zero by 2040, 10 years earlier than initially

proposed. Toronto's GHG emissions reduction targets based on 1990 levels are as follows: 30% reduction by 2020, 45% by 2025, 65% by 2030, and net zero by 2040.

The 2021 Greater Toronto and Hamilton Area (GTHA) Carbon Emissions Inventory identifies the sources of carbon emissions across Toronto. As of 2021, the largest source of emissions was 'buildings' at nearly 61%, followed by 'transportation' at nearly 31% (Figure 13.5).

Achieving the City's targets for reducing GHG emissions and building its resiliency to the impacts of climate change will require transformational changes in how we live, work, build, and commute. Even in a lower carbon future we should expect to see and plan for the impacts.

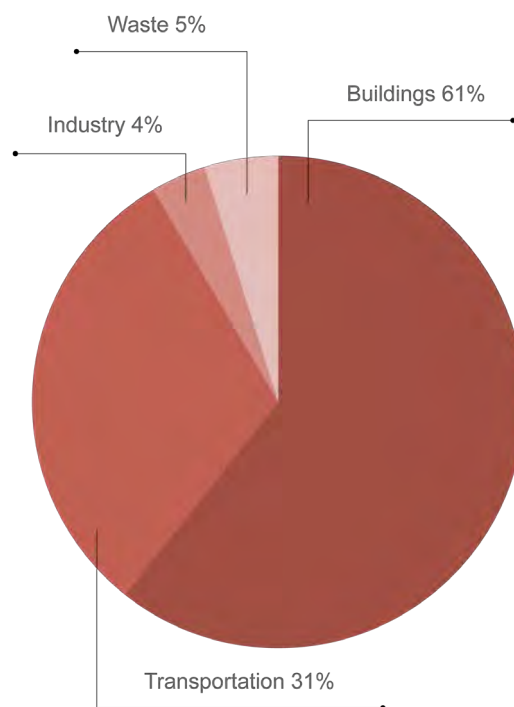


Figure 13.5 – Toronto's carbon emission sources (Source: 2021 GTHA Carbon Emissions Inventory)



# 14. Municipal Servicing and Utilities



# 14. MUNICIPAL SERVICING AND UTILITIES

This section outlines the location of underground municipal servicing infrastructure, including watermains, sanitary sewer lines, and stormwater sewer lines, as well as above ground utility infrastructure, including hydro poles and corridors.

## Watermains

Underground watermains distribute water to buildings throughout North York Centre and the broader Water Study Area (Figure 14.1). The system is serviced by a transmission line that runs east-west along Finch Avenue and north-south along Willowdale Avenue, which then connects to distribution lines running along streets throughout the Centre.

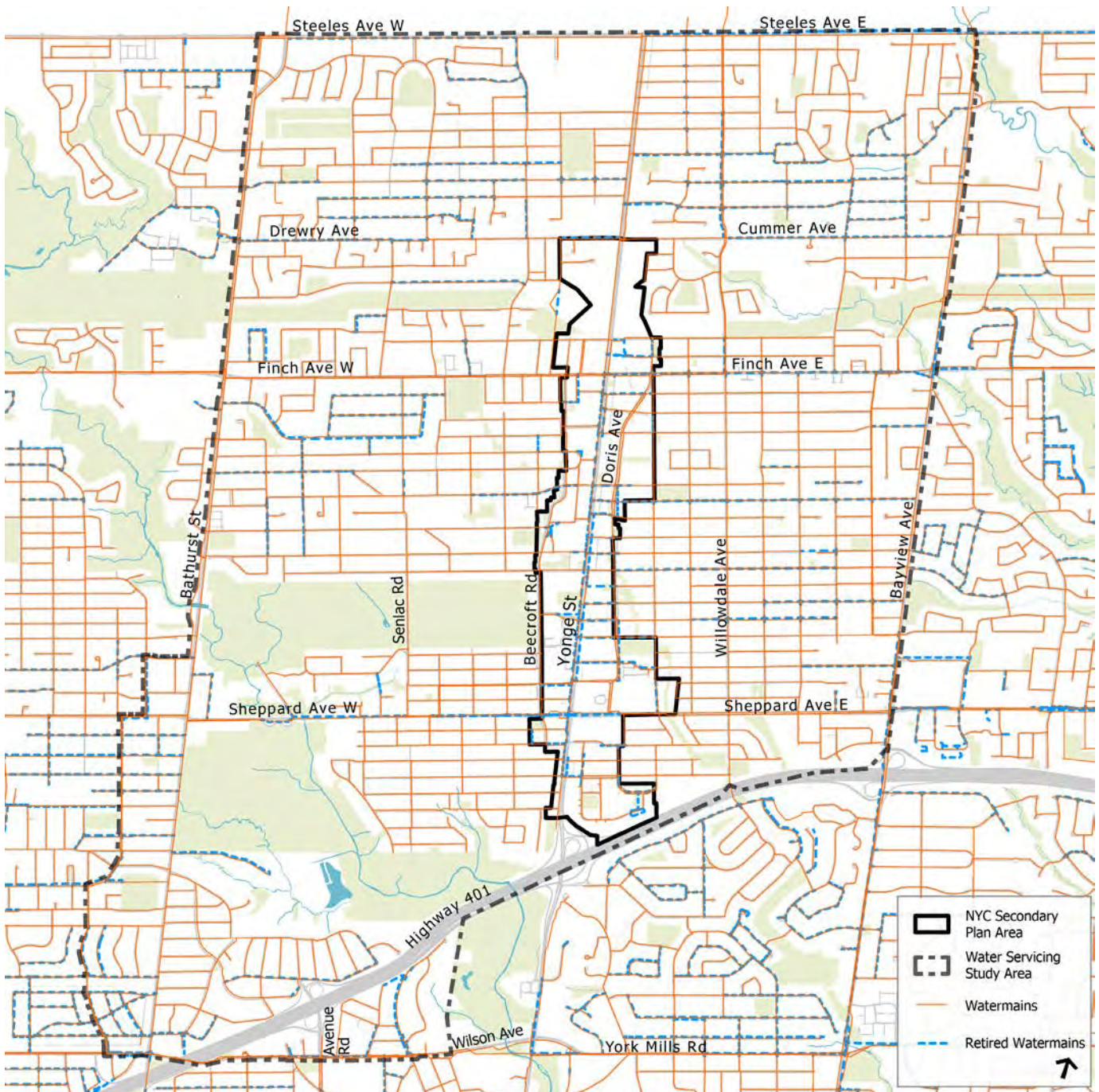


Figure 14.1 – Existing watermains

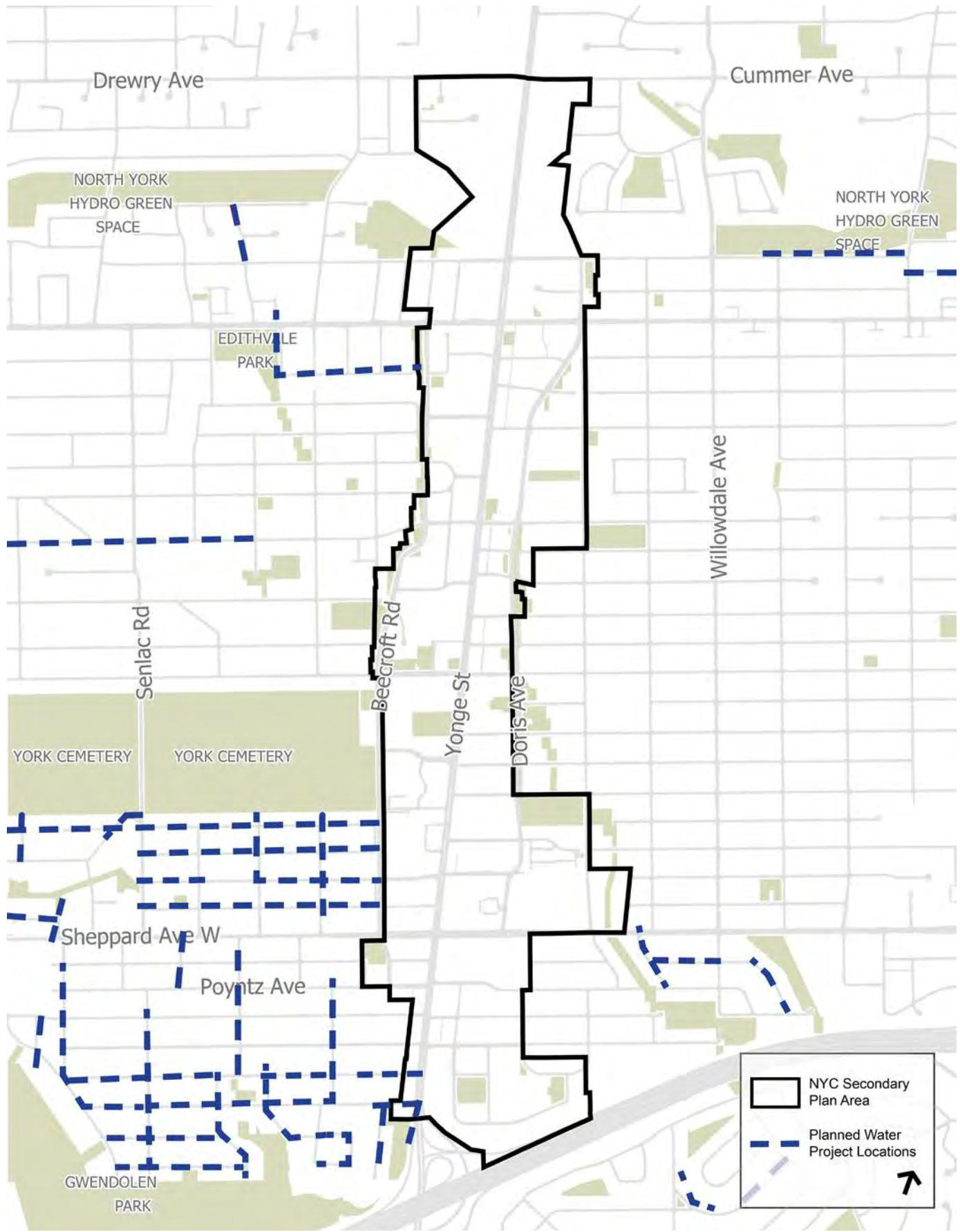


Figure 14.2 – Planned water infrastructure project locations (2-Year Capital Program)

## Sanitary Sewers

Underground sanitary sewers collect wastewater from buildings throughout North York Centre and the Sanitary Sewer Study Area (Figure 14.3). The system is serviced by a network of sanitary sewer gravity pipes flowing south, east, and west along the Centre's streets, which then connect to a trunk sewer that brings the wastewater to the Ashbridges

Bay Treatment Plant. East of Yonge Street, along most undeveloped blocks between Empress Walk and Finch Avenue, a sanitary sewer runs within the ROW of the laneway. This poses a constraint for redevelopment, as it helps create shallow properties with limited potential for intensification.

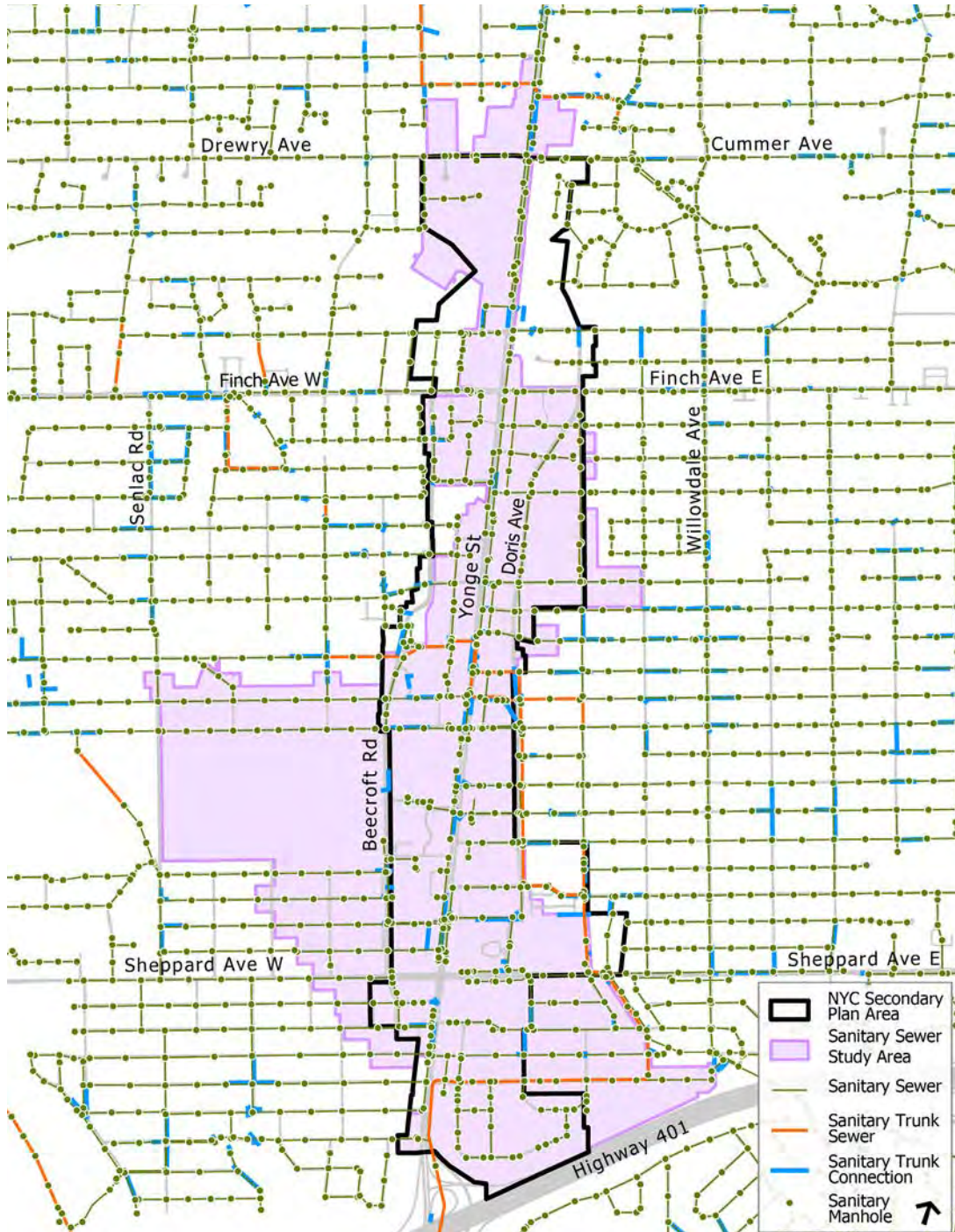


Figure 14.3 – Existing sanitary sewers

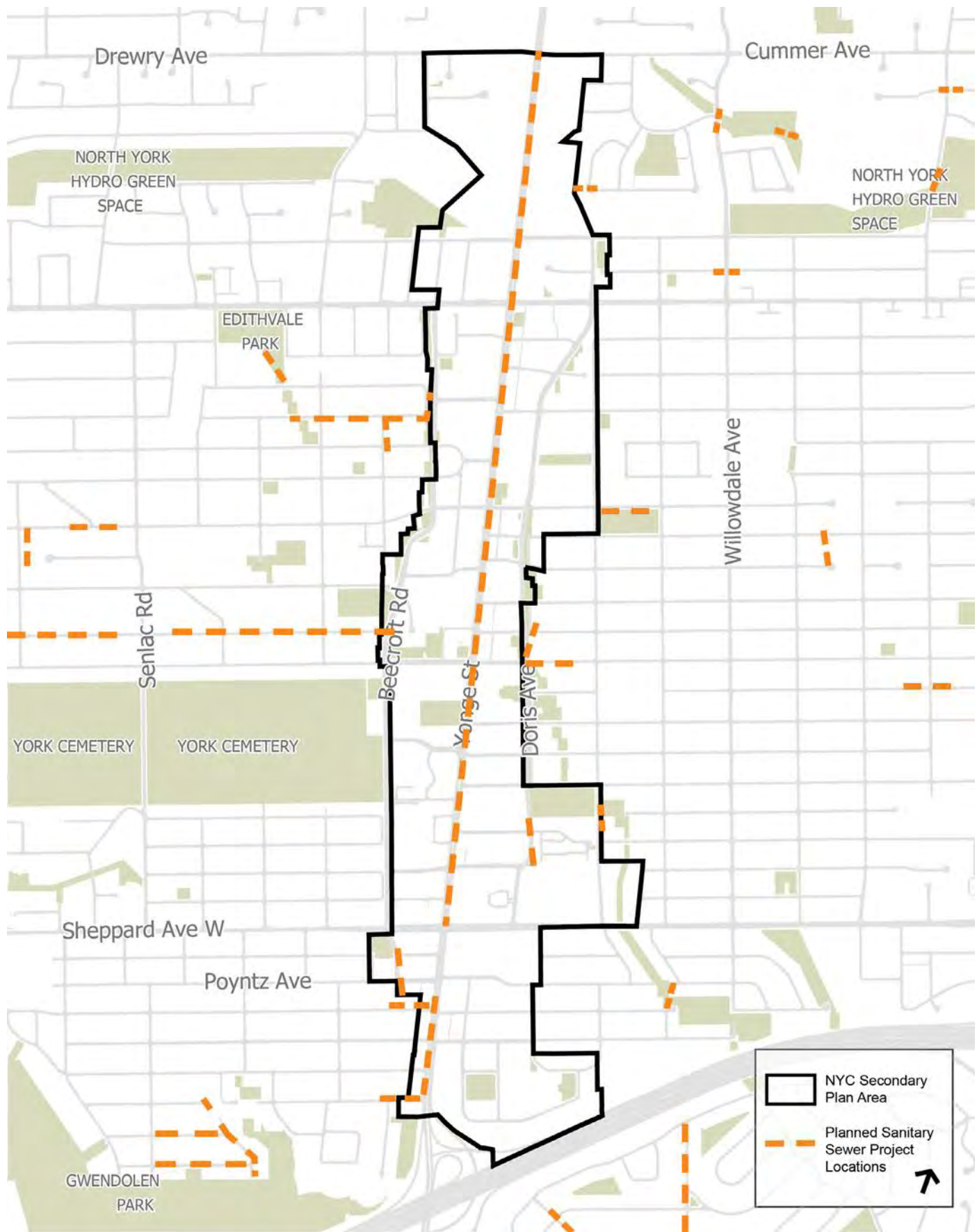


Figure 14.4 – Planned sewer infrastructure project locations (2-Year Capital Program)

## Stormwater Sewers

North York Centre and the Stormwater Study Area are serviced by underground stormwater sewers, which gather any stormwater not absorbed naturally into the ground before directing it to various outfall

locations (Figure 14.5). It is part of a separated sewer system, meaning the stormwater sewers are separated from the sanitary sewer system.

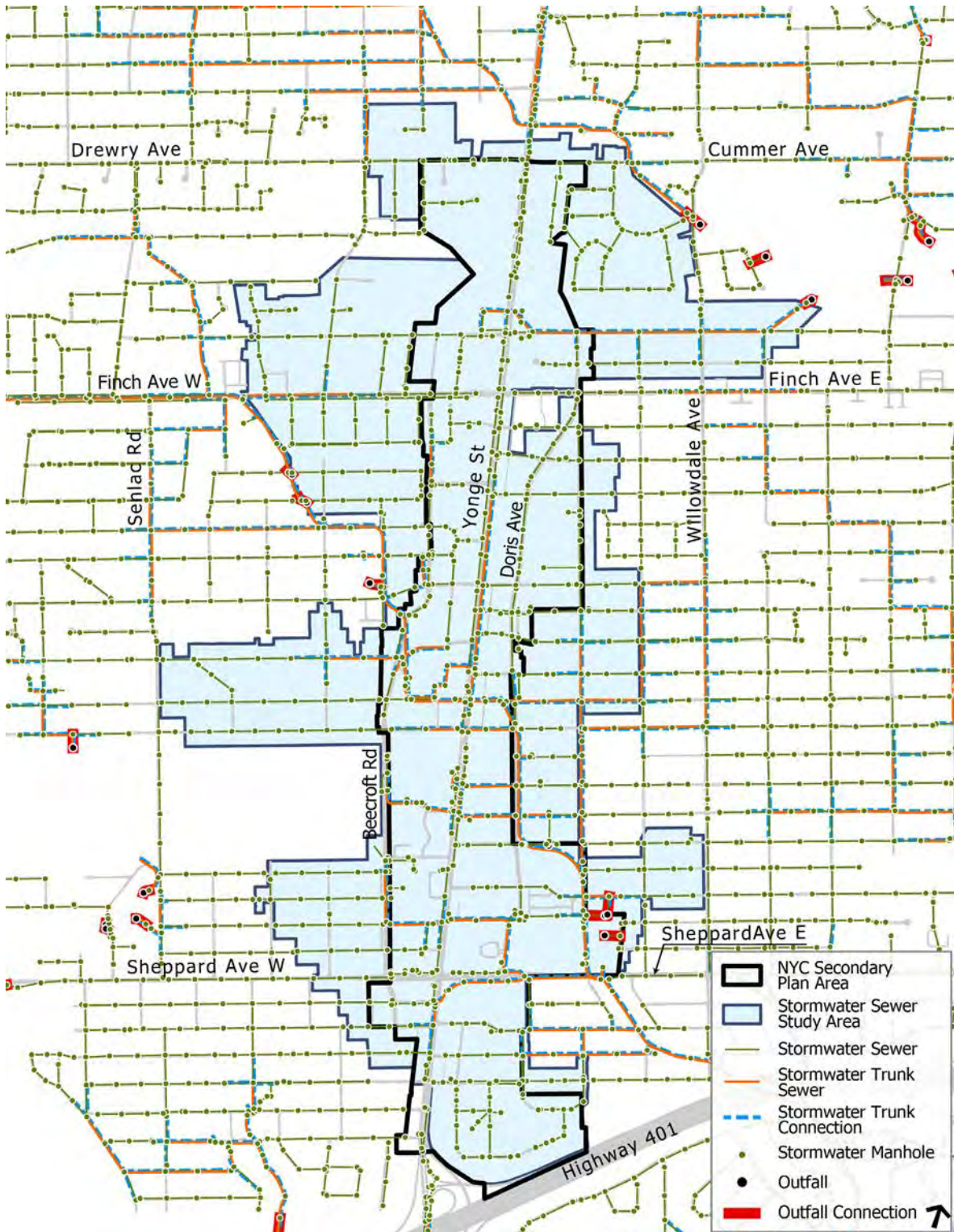


Figure 14.5 – Existing stormwater sewers

During heavy rainfall events the volume of stormwater entering these systems can sometimes exceed their storage capacity – particularly in areas with limited permeable surfaces – creating a risk of flooding. North York Centre covers four Basement Flooding Areas (BFAs), including BFAs 25, 26, 27,

and 28 (Figure 14.6). Notably, to relieve pressure on underground stormwater sewer systems, the industry is trending toward low impact measures that also contribute toward sustainability goals, such as providing storage areas via naturalized landscaping or green roofs.

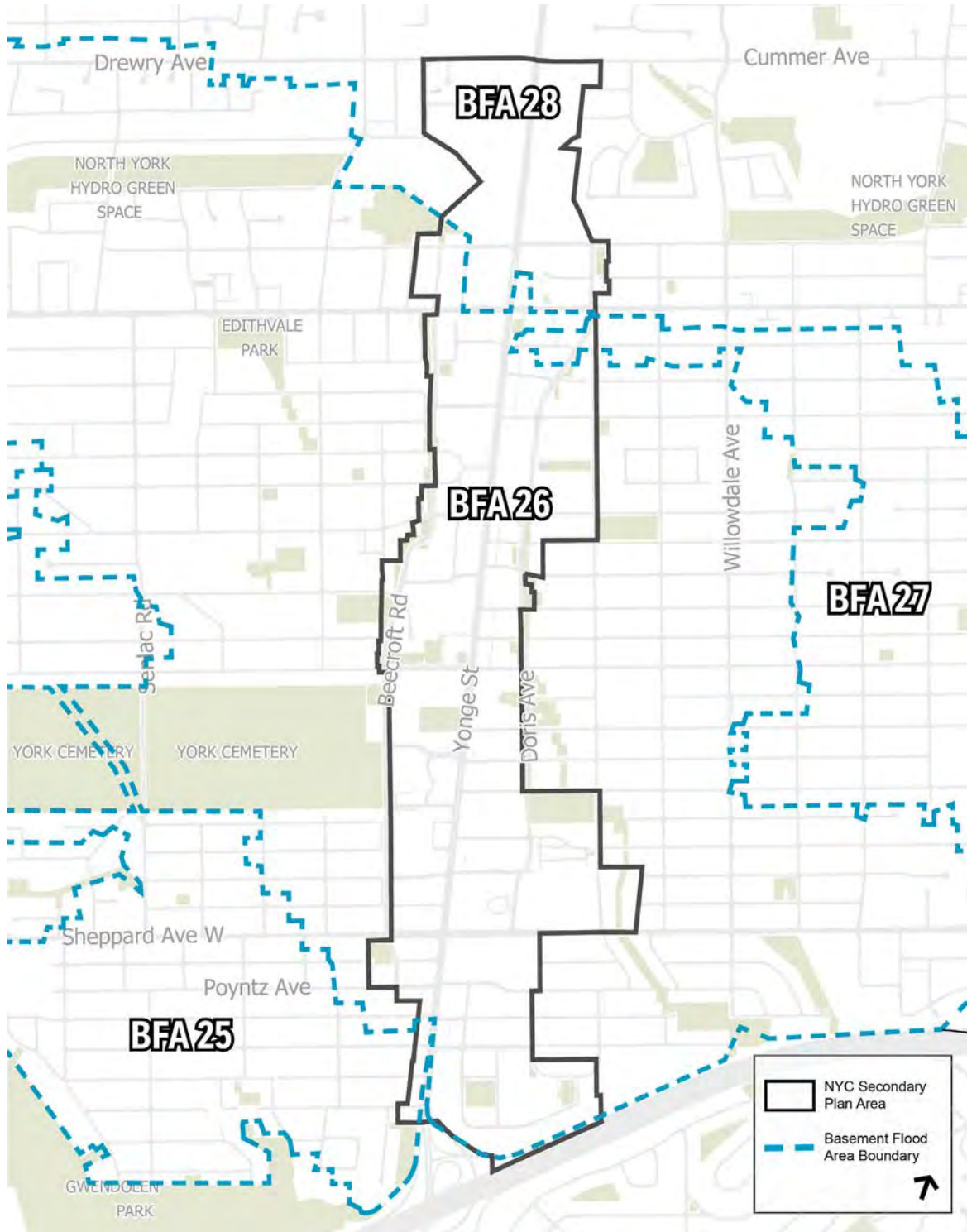


Figure 14.6 – Basement Flooding Areas (BFA)

## Hydro Utilities

A hydro corridor runs east-west through the Centre just north of Hendon and Bishop Avenue. The area is also serviced by above ground hydro infrastructure (Figure 14.7).

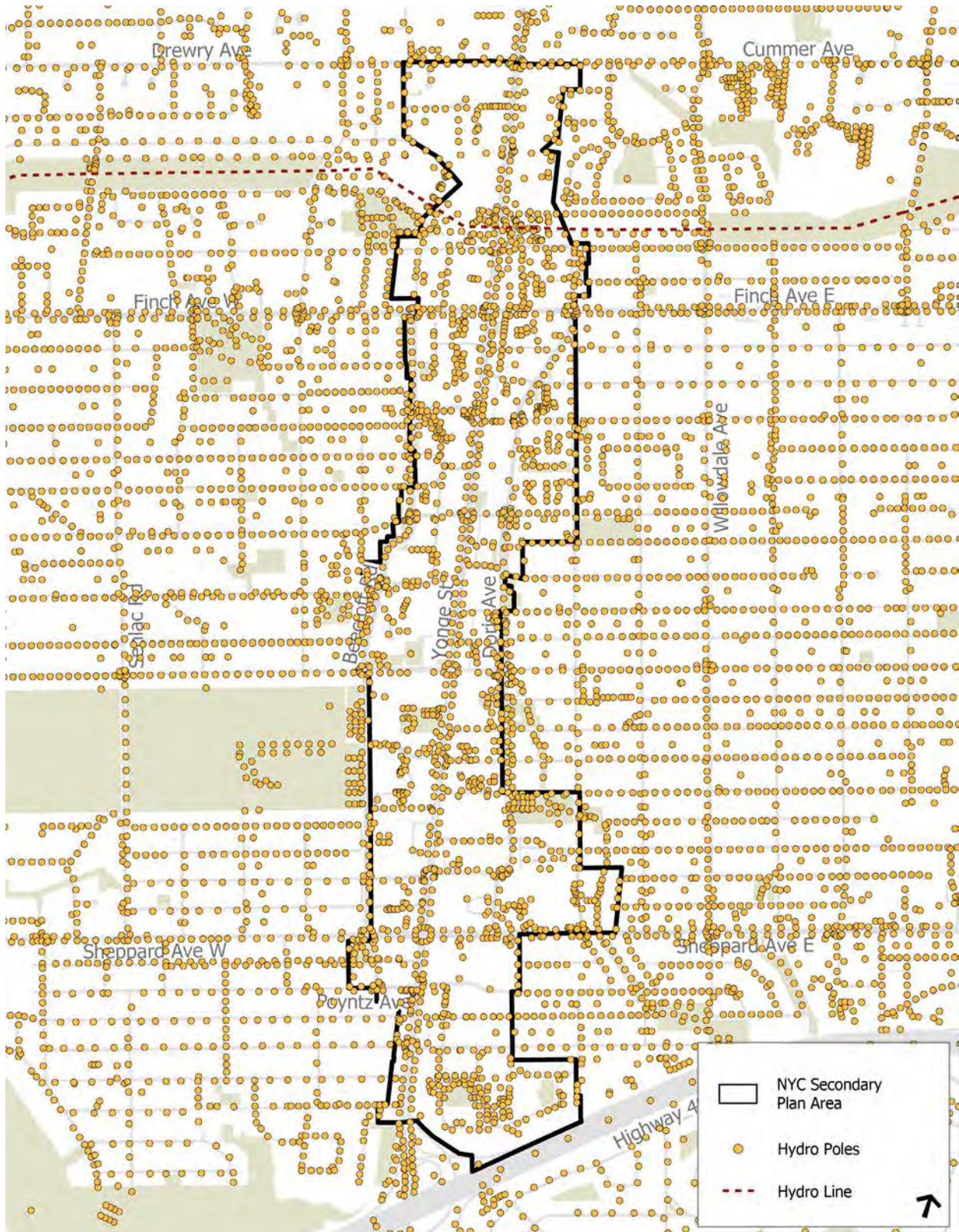
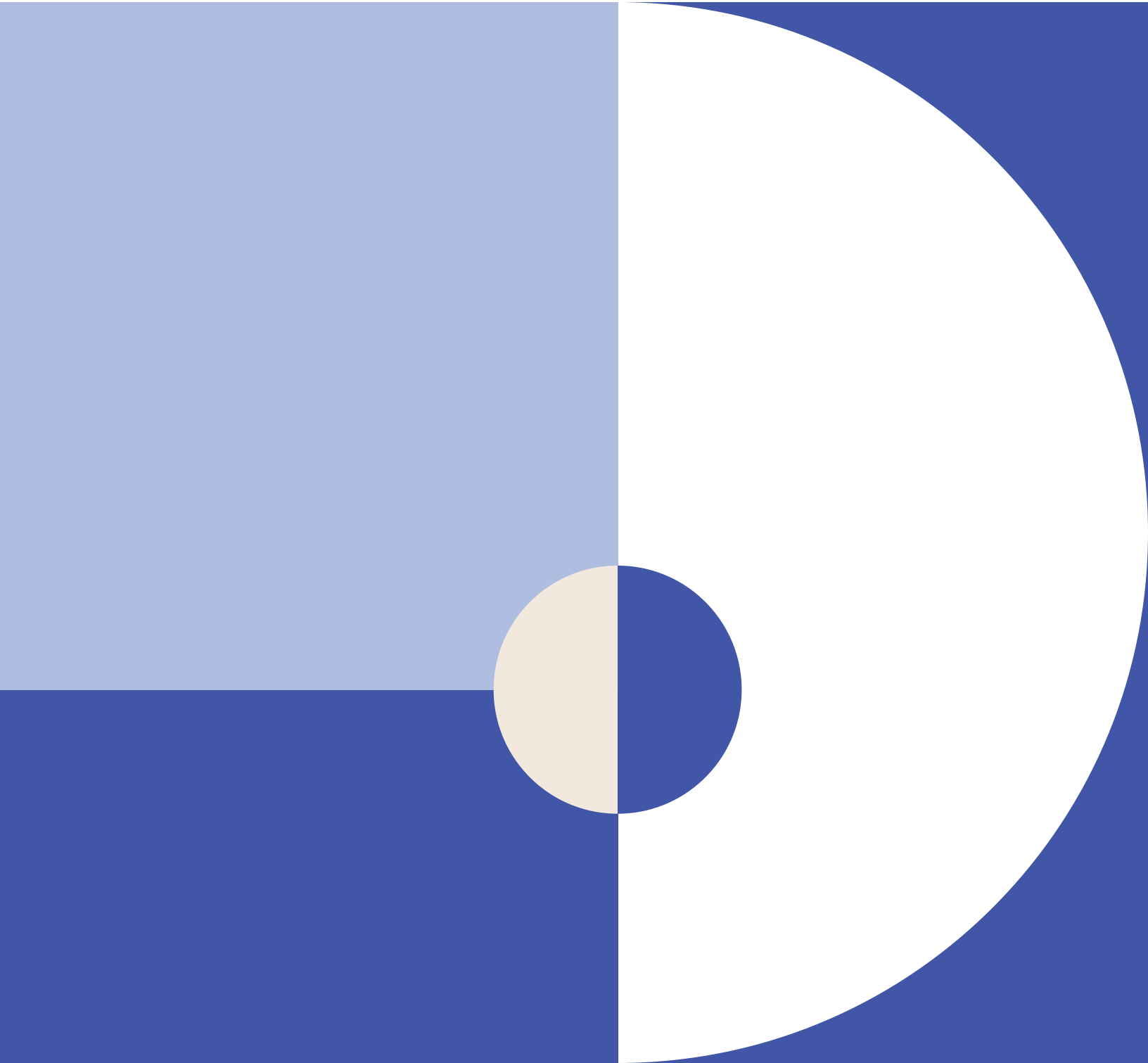


Figure 14.7 – Utility line and hydro pole locations



# 15. Development Pipeline



## 15. DEVELOPMENT PIPELINE

The development pipeline provides an overview of current and planned development activity within North York Centre. Development activity refers to progress at any stage of the approvals or development process, including application submission, development review or approval, and permit issuance, as well as the construction, completion, and occupancy of new projects.

There are currently 33 developments in North York Centre that have experienced activity from July 2017 to June 2022. These developments are distributed fairly evenly throughout the Secondary Plan area, with one notable cluster located toward the northern edge (*Figure 15.2*). These projects are at various stages of the development process, with 16 currently under review, 10 active, and 7 built (see below for definitions of the stages).

### ***Development Activity Definitions:***

***Under review projects*** 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 became ready for occupancy and/or were completed.



Figure 15.1 – Active construction project on Yonge Street

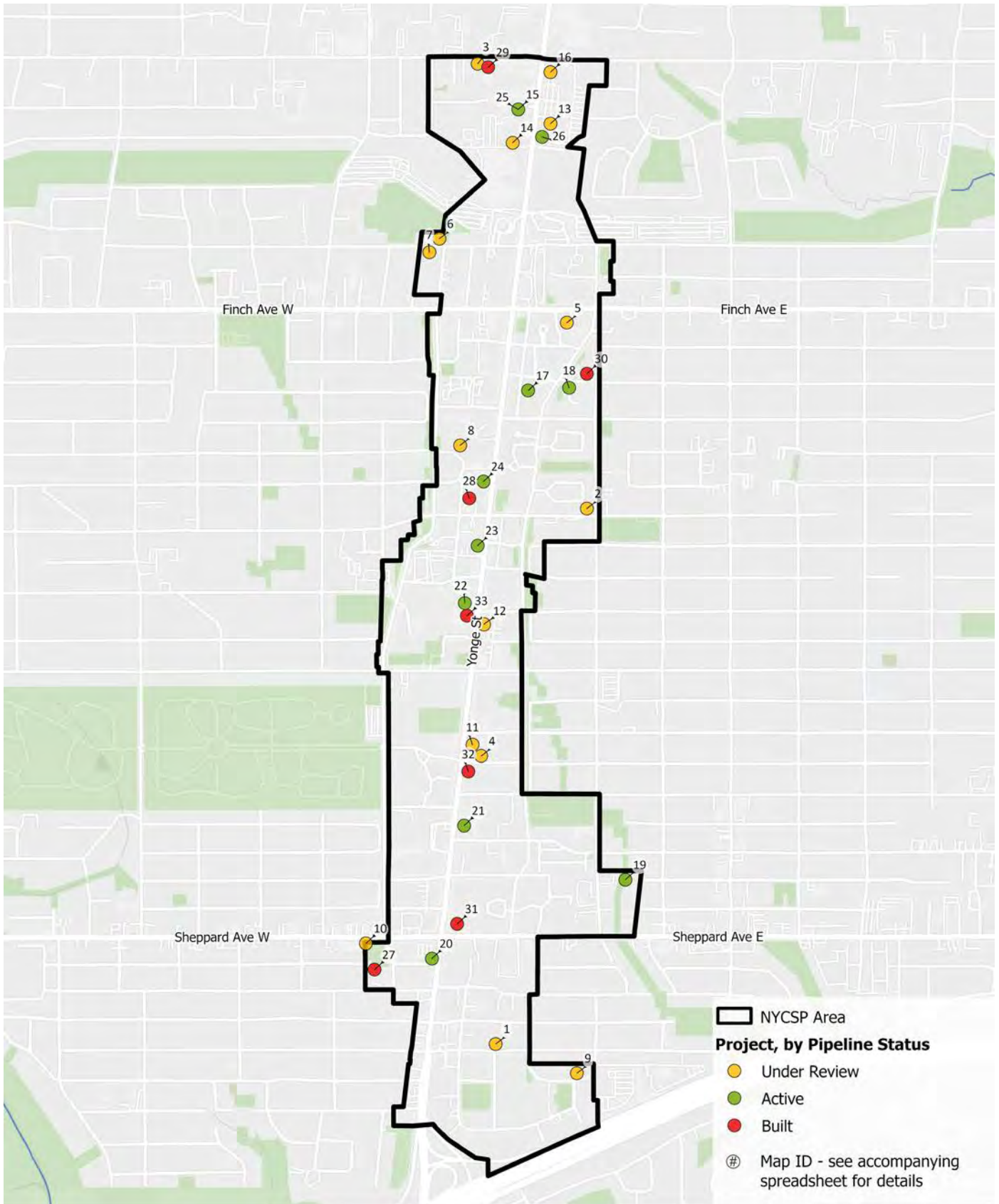


Figure 15.2 – Development pipeline by status and volume (July 2017 – June 2022)

Active developments vary significantly in terms of scale, from single- and two-storey buildings to buildings over 40 storeys (Figure 15.3). The numbering on Figure 15.2 and Figure 15.3 corresponds to the Map ID column provided in Table 6, which provides a detailed breakdown of development activity in North York Centre.

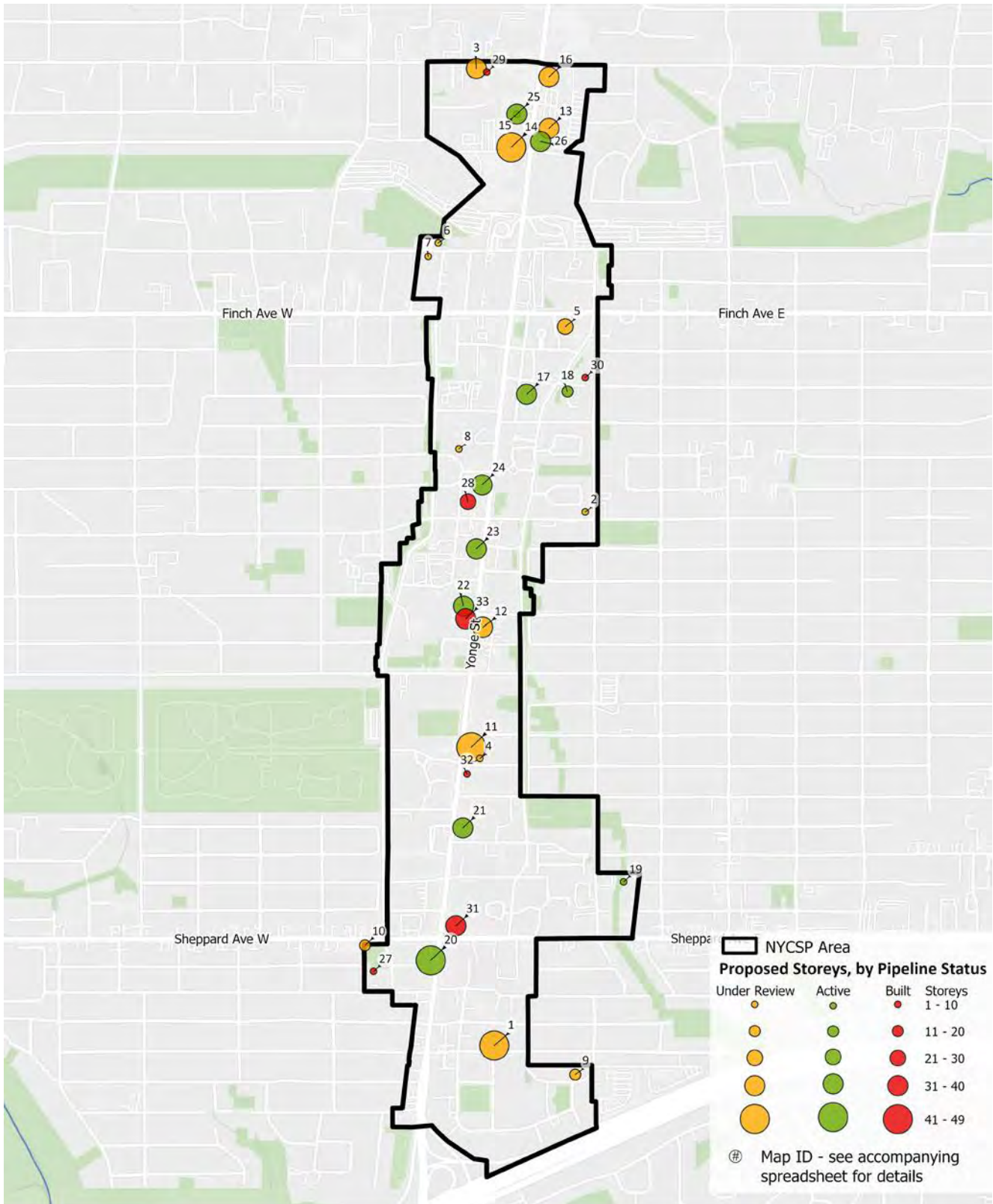


Figure 15.3 – Development pipeline by approved height (July 2017 – June 2022)

Table 6 – Development pipeline (July 2017 – June 2022)

Map ID	Pipeline Status	Address	Proposed Height (storeys)	Proposed Number of Residential Units					Proposed Non-Residential GFA (m <sup>2</sup> )
				Studio	1 Bedroom	2 Bedrooms	3+ Bedrooms	Total	
1	Under Review	48 Avondale Ave	42	0	713	310	114	1,137	0
2	Under Review	72 Church Ave	4	3	0	8	3	14	0
3	Under Review	51 Drewry Ave	32	0	346	149	56	551	0
4	Under Review	10 Elmwood Ave	1	0	0	0	0	0	198
5	Under Review	31 Finch Ave	29	0	237	78	35	350	0
6	Under Review	40 Hendon Ave	4	0	0	12	18	30	0
7	Under Review	45 Hendon Ave	3	2	11	6	0	19	0
8	Under Review	26 Hounslow Ave	10	0	77	23	11	111	0
9	Under Review	10 Oakburn Cres	18	0	248	159	45	452	0
10	Under Review	53 Sheppard Ave	16	0	276	54	35	365	200
11	Under Review	5051-5061 Yonge St	42	0	227	106	17	350	10,433
12	Under Review	5203 Yonge St	32	30	179	90	30	329	251
13	Under Review	5799 Yonge St	40	19	339	419	79	856	3,831
14	Under Review	5800 Yonge St	44	96	715	528	157	1,496	6,639
15	Under Review	5840 Yonge St	2	0	0	0	0	0	2,261
16	Under Review	5915 Yonge St	38	13	274	178	31	496	4,215
17	Active	15 Holmes Ave	32	0	231	91	36	358	0

Table 6 continued– Development pipeline (July 2017 – June 2022)

Map ID	Pipeline Status	Address	Proposed Height (storeys)	Proposed Number of Residential Units					Proposed Non-Residential GFA (m <sup>2</sup> )
				Studio	1 Bedroom	2 Bedrooms	3+ Bedrooms	Total	
18	Active	35 Holmes Ave	17	0	107	31	16	154	0
19	Active	120 Sheppard Ave	4	0	48	26	0	74	0
20	Active	4800 Yonge St	49	0	372	102	24	498	15,717
21	Active	4917-4975 Yonge St	34	0	281	174	23	478	8,519
22	Active	5220 Yonge St	31	0	218	90	0	308	18,065
23	Active	5306 Yonge St	33	0	250	43	39	332	473
24	Active	5400 Yonge St	32	0	399	80	54	533	543
25	Active	5840 Yonge St	32	4	154	208	41	407	0
26	Active	5799-5915 Yonge St	36	6	278	455	69	808	7,352
27	Built	49 Bogert Ave	2	0	0	0	0	0	794
28	Built	75 Canterbury PI	30	2	189	149	31	371	0
29	Built	43 Drewry Ave	3	0	18	27	0	45	0
30	Built	448 Kenneth Ave	4	0	1	28	0	29	0
31	Built	2 Sheppard Ave	39	0	230	141	9	380	7,450
32	Built	5009 Yonge St	2	0	0	0	0	0	958
33	Built	5182-5190 Yonge St	35	0	167	207	0	374	5,582
			<b>Total:</b>	<b>175</b>	<b>6,585</b>	<b>3,972</b>	<b>973</b>	<b>11,705</b>	<b>93,480</b>

Beyond building height, other key indicators of scale include the number of new residential units and gross floor area (GFA) of non-residential uses in the development pipeline. As of June 2022, North York Centre’s development pipeline includes 11,705 new residential units and 93,480 square metres of non-residential GFA (see Table 6). The largest proposed residential development, located at 5800 Yonge Street, includes 1,496 new units, along with 6,639 square metres of non-residential GFA. The largest active development project is located at 5220 Yonge Street, with 18,065 square metres of non-residential space and 308 residential units.

The majority of residential units in the development pipeline are one-bedroom dwellings, which account for 56.3% of units or 6,585 in terms of real numbers (Figure 15.4). Two-bedroom dwellings are the next most common type of unit, accounting for 34% (3,972). Studio dwellings are the least common, accounting for just around 2% (175). Dwellings with three or more bedrooms also account for a small proportion of the total at just 8% (973).

The majority of residential units in the development pipeline for North York Centre are in the ‘under review’ category, accounting for 56% of the total (Figure 15.5). Residential units at the ‘active’ stage account for 34% of the total, with ‘built’ residential units accounting for the smallest proportion at 10%.

The majority of non-residential GFA in the development pipeline for North York Centre is at the ‘active’ stage, with six projects accounting for 54% of the total. Non-residential developments ‘under review’ account for 30% of the total with eight projects, while ‘built’ developments account for 16% with four projects (Figure 15.6).

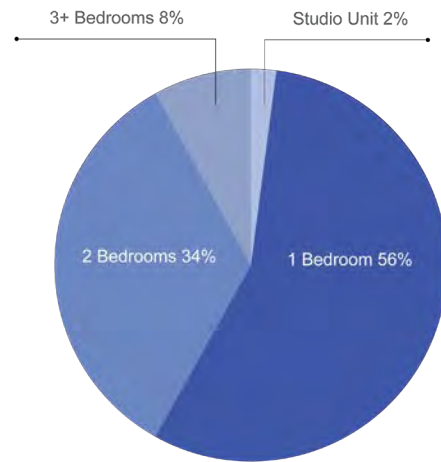


Figure 15.4 – Residential units in the development pipeline by number of bedrooms (July 2017 – June 2022)

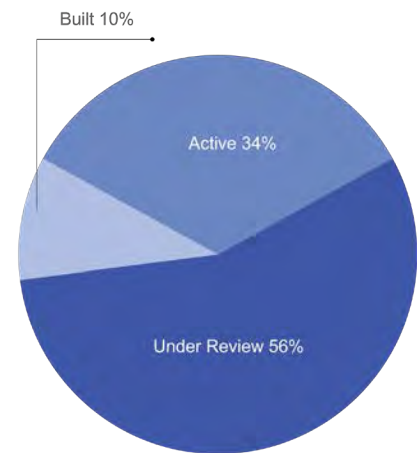


Figure 15.5 – Residential units in the development pipeline by status (July 2017 – June 2022)

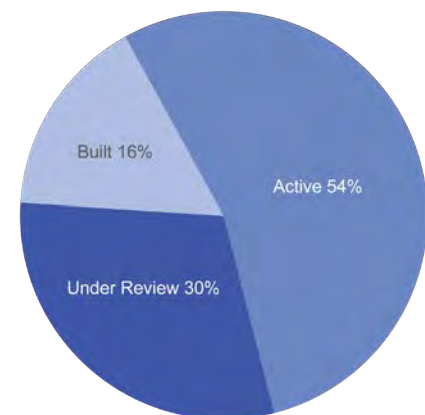
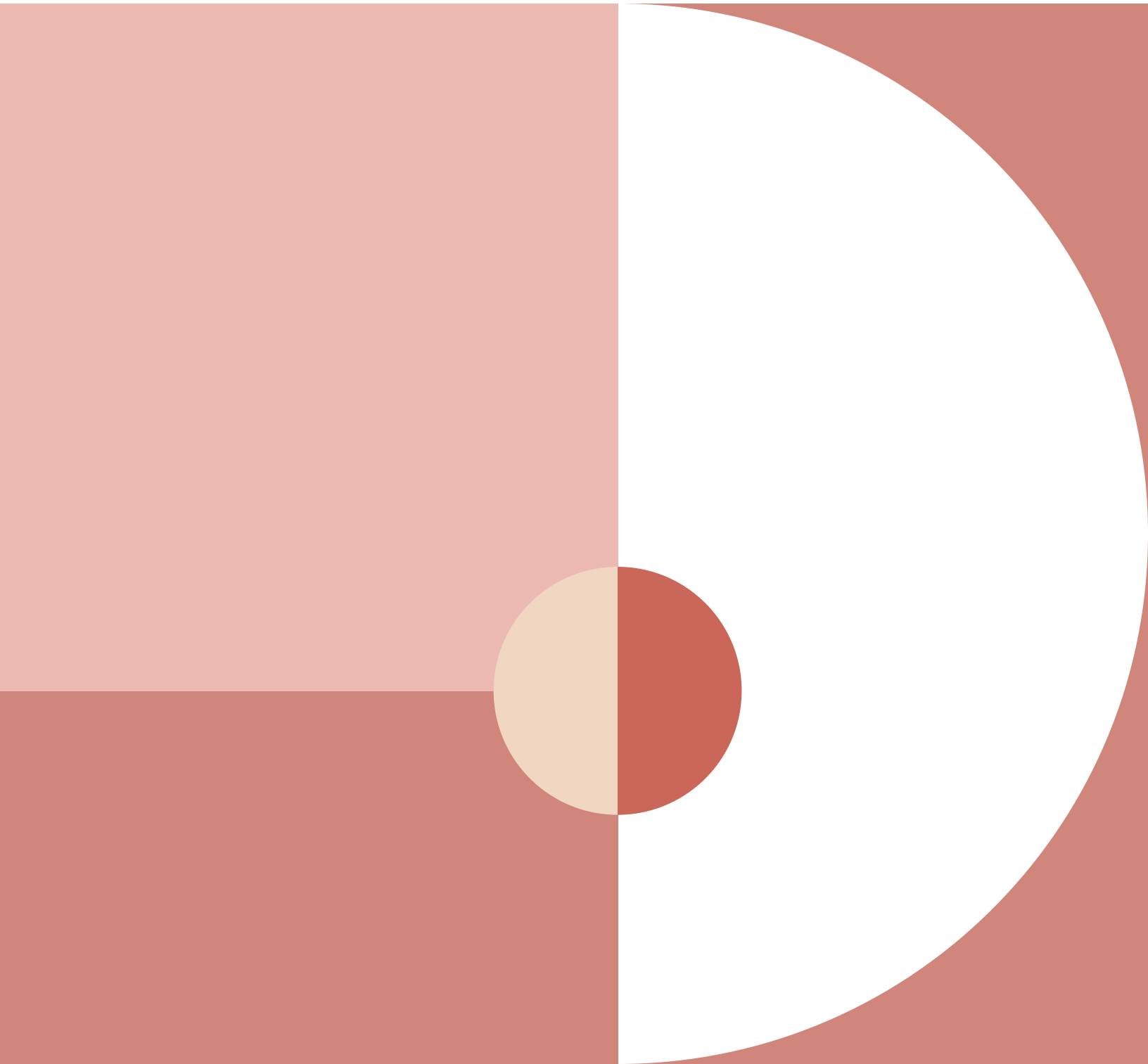


Figure 15.6 – Non-residential GFA in the development pipeline by status (July 2017 – June 2022)

# 16. Aligned Initiatives





## 16. ALIGNED INITIATIVES

North York at the Centre will build upon existing and ongoing initiatives whenever possible to advance a collaborative planning approach and align with community objectives. The following are some of the key aligned initiatives:

### Our Plan Toronto

The City's Official Plan (OP) review process for bringing the OP into conformity with the Province's 2019 Growth Plan for the Greater Golden Horseshoe. The review process is being advanced in phases to address growth-related challenges facing the City, including housing affordability, climate change, mobility, and other matters.

### Growth Funding Tools

Updates to the City's *Growth Funding Tools* include the new Community Benefits Charge, which came into effect in September 2022, and Alternative Parkland Dedication requirements, which are expected to be updated in 2023.

### Inclusionary Zoning Policy

On November 12, 2021, the City adopted an Inclusionary Zoning policy that requires new development around transit stations to include 5-10% of the development as affordable housing secured for 99 years. The policy applies to new development applications that are located in an approved Protected Major Transit Station (PMTSAs) Area. The current provincial framework requires provincial approval of PMTSAs, which is currently outstanding, before inclusionary zoning can be implemented. To date, City Council has adopted 105 PMTSAs.

The More Homes Built Faster Act proposed changes to how Inclusionary Zoning can be implemented. Should the Province issue a new Inclusionary Zoning Regulation with these proposed changes, the City's Inclusionary Zoning policy and by-law will have to be amended to conform to the Provincial regulation.

### HousingTO 2020-2030 Action Plan

The *HousingTO 2020 -2030 Action Plan* provides a blueprint for action across the full housing spectrum – from homelessness to rental and ownership housing to long-term care for seniors.

### 2023 Housing Action Plan

To advance the comprehensive *HousingTO 2020-2030 Action Plan*, as well as achieve or exceed the provincial housing target of 285,000 new homes over the next 10 years, Council adopted the *2023 Housing Action Plan* to enable both market, non-market, and hybrid housing production. The *2023 Housing Action Plan* will amend, review, and introduce new and more effective by-laws, enhance and update existing housing system policies, and put in place more accountability and transparency in how the City delivers more housing opportunities.

### Expanding Housing Options in Neighbourhoods

*Expanding Housing Options in Neighbourhoods* (EHON) is a City of Toronto initiative to facilitate gentle density in residential neighbourhoods to meet the needs of our growing city. The City is working to expand opportunities for "missing middle" housing forms in Toronto, ranging from duplexes to low-rise walk-up apartments. All of these housing types can be found in many parts of Toronto today, but they are also limited in where they can be newly built. EHON is one solution among a range of current City initiatives to increase housing choice and access.

### Housing Now

*Housing Now* is an initiative to activate City-owned sites for the development of affordable housing within mixed-income, mixed-use, transit-oriented communities. Currently, there is one Housing Now site located in North York Centre (5151 Yonge Street).

## Open Door Program

The *Open Door Affordable Housing Program* (2016) is intended to accelerate affordable housing construction by providing City financial contributions including capital funding and fees and property tax relief, fast-tracking planning approvals, and activating surplus public land.

## Multi-unit Residential Acquisition Program

Initiated in 2022, the Multi-unit Residential Acquisition Program (MURA) will support the non-profit housing sector to purchase, renovate, and operate market rental properties for Toronto residents with low to moderate incomes. These homes will be secured as affordable housing for at least 99 years and contribute towards the City's target of creating 40,000 affordable rental homes by 2030, as established in the HousingTO 2020-2030 Action Plan.

## Growing Up Guidelines

The *Growing up Guidelines* focus on how new mid-rise and tall buildings can be developed as vertical communities that support social interaction and better accommodate the needs of all types of households (including those with children).

## Toronto Heritage Survey

The *Toronto Heritage Survey* is a city-wide, proactive, and systematic study of properties within the municipality to identify sites with cultural heritage value according to a defined list of criteria.

## Archaeological Management Plan

The Archaeological Management Plan is a city-wide initiative that identifies lands that may hold archaeological resources. It uses a GIS-based mapping framework to identify areas of pre-contact and historic archaeological potential.

## Transit Expansion

*Transit Expansion* projects that will enhance connectivity and mobility to and from the Centre, include the Yonge North Subway Extension (in procurement), and the planned Sheppard Subway West Expansion, which are identified in the 2041 Regional Transportation Plan.

## TTC 5-Year Service Plan

The *TTC 5-Year Service Plan* and 10-Year Outlook identifies service-related improvements to public transit service in Toronto between 2020 and 2024 (and beyond). The Plan lays out anticipated growth in the coming five years and sets a vision to achieve it focusing on improvements that enhance the TTC's core-competency: mass transit – moving large volumes of customers safely, reliably and swiftly across Toronto.

## REimagining Yonge Street

The *REimagining Yonge Street Environmental Assessment* identifies improvements to the streetscape and public realm for all users (pedestrians, cyclists, transit and vehicles) along Yonge Street from Sheppard Avenue to the Finch Hydro Corridor. The detailed design and eventual construction of the project is anticipated in the near-term (3-5 years).

## Yonge Street / Highway 401 Interchange

The *Yonge Street/Highway 401 Environmental Assessment* will assess the geometric and operational feasibility of potential improvements to the interchange located at the southern periphery of the Centre.

## Beecroft Road Extension

The planned *Beecroft Road Extension* north to Drewry Avenue will create options for bypassing Yonge Street through the Centre as outlined in the existing Secondary Plan.

## **Doris Avenue Extension**

The *Doris Avenue (South Service Road) Extension* will include a new road connection between Doris Avenue and Tradewind Avenue, and conversion of Bonnington Place to a northbound ‘right-out’ connection at Sheppard Avenue East. Construction timelines for the project have not yet been determined.

## **Vision Zero Road Safety Plan**

The *Vision Zero Road Safety Plan* (2019) is a comprehensive action plan focused on reducing traffic-related fatalities and serious injuries on Toronto’s streets. The Plan prioritizes the safety of our most vulnerable road users across seven emphasis areas through a range of extensive, proactive, targeted and data driven initiatives.

## **Cycling Network Plan**

The *Cycling Network Plan* seeks to build on the existing network of cycling routes and connect gaps in the current network, grow the network into new parts of the city, and renew existing parts of the network to improve safety. The Cycling Network Plan consists of three components:

- Long-Term Cycling Network vision;
- Major City-Wide Cycling Routes; and
- Three-year Rolling Near-Term Implementation Program.

## **Toronto Electric Vehicle (EV) Strategy**

Toronto’s first *Electric Vehicle (EV) Strategy*, approved by City Council in January 2020, identifies actions that the City can pursue to support the transition to electric light-duty vehicles (cars, vans, trucks and SUVs, for personal and shared use).

## **Rapid TO**

The City of Toronto and Toronto Transit Commission (TTC) are enhancing bus and streetcar transit across the city by studying and implementing transit priority solutions that improve service reliability. *RapidTO: Bus & Streetcar Priority* will guide the study, evaluation and delivery of bus and streetcar improvement projects in Toronto.

## **Parks and Recreation Facilities Master Plan**

The *Parks and Recreation Facilities Master Plan* (2019 – 2038) is a 20-year plan to build and renew facilities in order to meet recreation needs in a changing Toronto. It includes direction for: community centres; fitness facilities; indoor playgrounds; walking tracks; indoor and outdoor pools; outdoor skating rinks, arenas, and curling rinks; wading pools and splash pads; sports fields; tennis courts; outdoor basketball courts; bocce courts; lawn bowling greens; off-leash dog parks; bike parks; and, skateparks.

## **Parkland Strategy**

The *Parkland Strategy* is a 20-year plan that guides long-term planning for new and expanded public parks, aiming to improve access to parklands across the City.

## **Ravine Strategy**

The *Ravine Strategy* and Implementation Report outline a plan to build the Loop Trail, an 81-kilometre off-road, multi-use facility that will connect multiple ravines, including a connection through the Finch Hydro Corridor located at the northern periphery of the Centre.

## Toronto Thermal Comfort Study

The Thermal Comfort Study is intended to address thermal comfort in the public realm and shared outdoor amenity spaces, taking into consideration future climate projections and the impacts of surrounding built form. Thermal comfort recommendations will be developed through the Study and will provide design direction for thermal comfort in the public realm to be implemented through new and/or updated guidelines, standards and/or policies.

## TransformTO / Net Zero Strategy 2021

*TransformTO* is a strategy to reduce community-wide greenhouse gas (GHG) emissions in Toronto to net zero by 2040. With the adoption of the Net Zero Strategy, the City’s GHG reduction targets, from 1990 levels, are: 30 per cent by 2020; 45 per cent by 2025; 65 per cent by 2030; and, net zero by 2040. In order to achieve these targets, the reduction of carbon emissions must be a consideration in long-term plans for areas such as North York Centre.

## Toronto Public Libraries Facilities Master Plan

The objective of the *Toronto Public Libraries (TPL) Facilities Master Plan* is to advance TPL’s ability to strategically manage their real estate portfolio and improve the quality of library services for Toronto residents, offering a prioritization framework for future investments.

## Toronto Licensed Child Care Growth Strategy

The *Toronto Licensed Child Care Growth Strategy* outlines a vision and corresponding directions for growing the City’s licensed, not-for-profit childcare system to meet the evolving needs of residents and respond to the changing landscape of public investment in the system.

## Reconciliation Action Plan

The recently adopted *Reconciliation Action Plan* guides the City’s actions to advance truth, justice and reconciliation with Indigenous Peoples through meaningful actions that restore truth, right relations and share power, provide justice, make financial reparations, and other actions related to the role of the Indigenous Affairs Office.

## Confronting Anti-Black Racism

The Confronting Anti-Black Racism initiative is focused on confronting and removing barriers caused by Anti-Black Racism for the benefit of all Torontonians. The initiative is comprised of various elements outlined in an Action Plan that includes an Advisory Committee.

## Poverty Reduction Strategy

The *Poverty Reduction Strategy* is a 20-year plan that focuses on housing stability, services access, transit equity, food access, the quality of jobs and incomes, and systemic change.

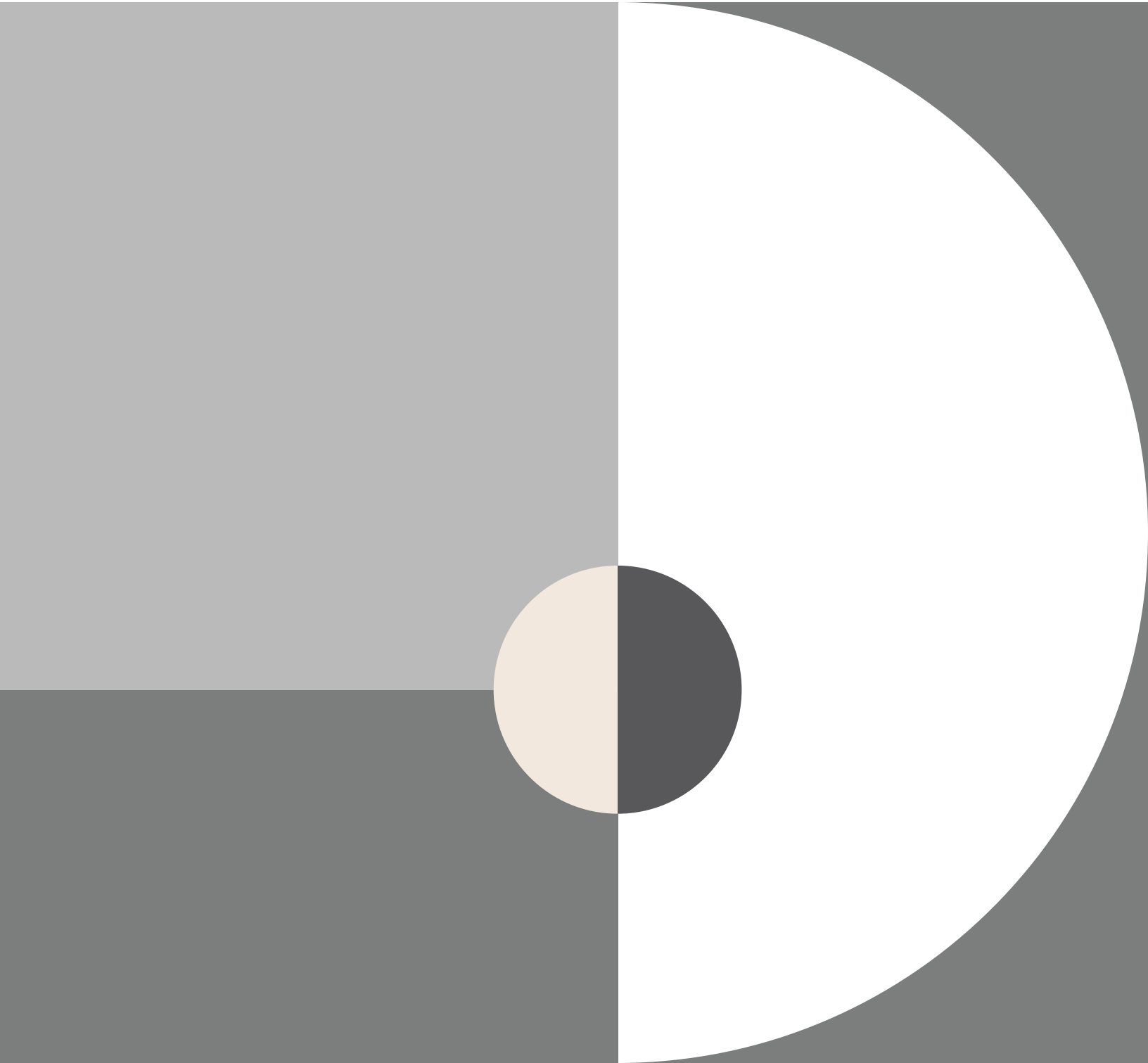
## Newcomer Strategy

The *Newcomer Strategy* is a framework and roadmap for achieving a greater impact for newcomer success. The Strategy will guide the City as we intensify our efforts to ensure that our programs and services are accessible to newcomers and help to improve their lives.

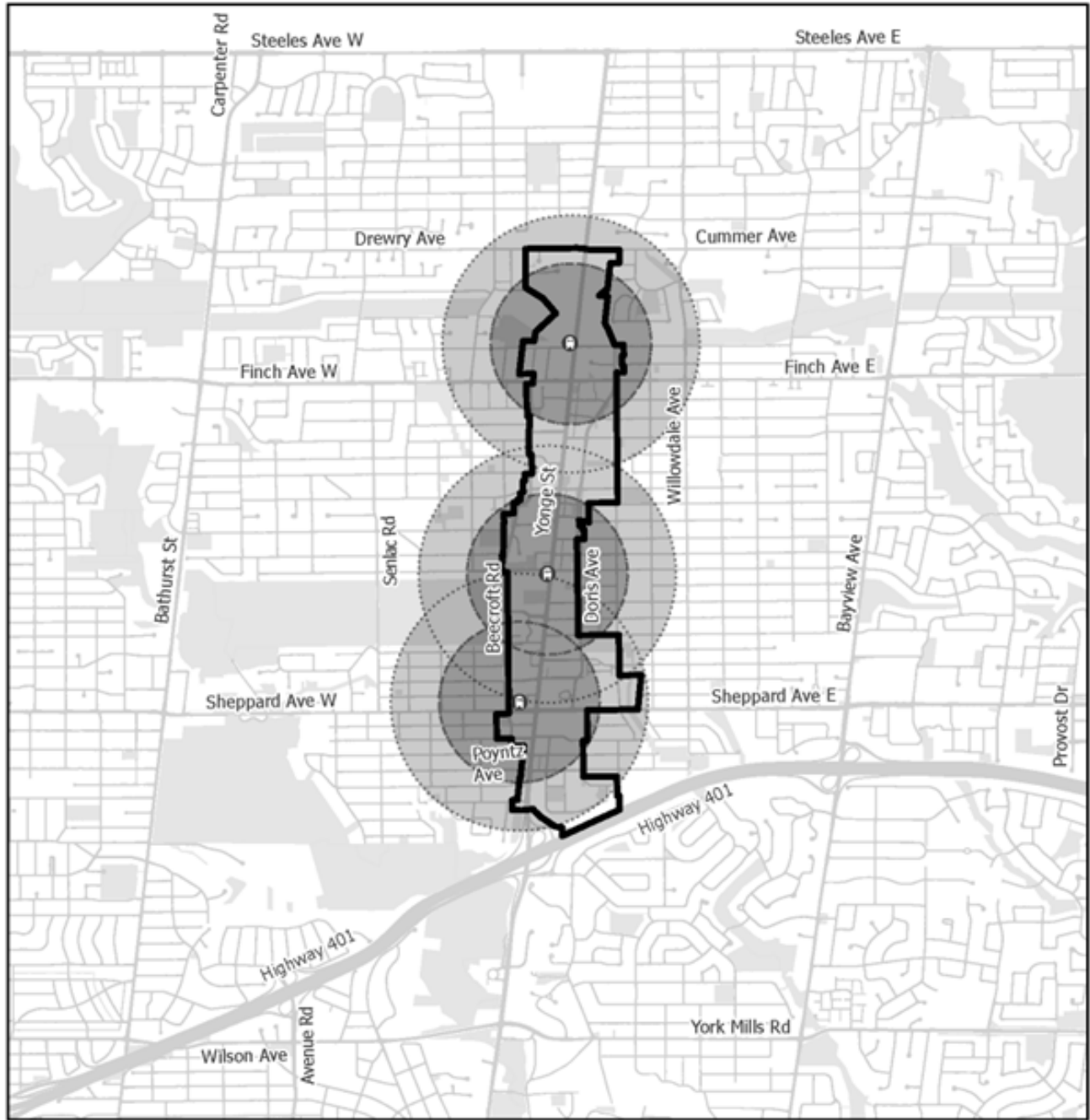
## Youth Equity Strategy

The Toronto Youth Equity Strategy (2014) identifies 28 key issues faced by youth most vulnerable to involvement in violence and crime that the City and its partners must address.

# Appendix A: Study Area Maps



# Map 1. Study Areas A - Potential Boundary Expansion Areas



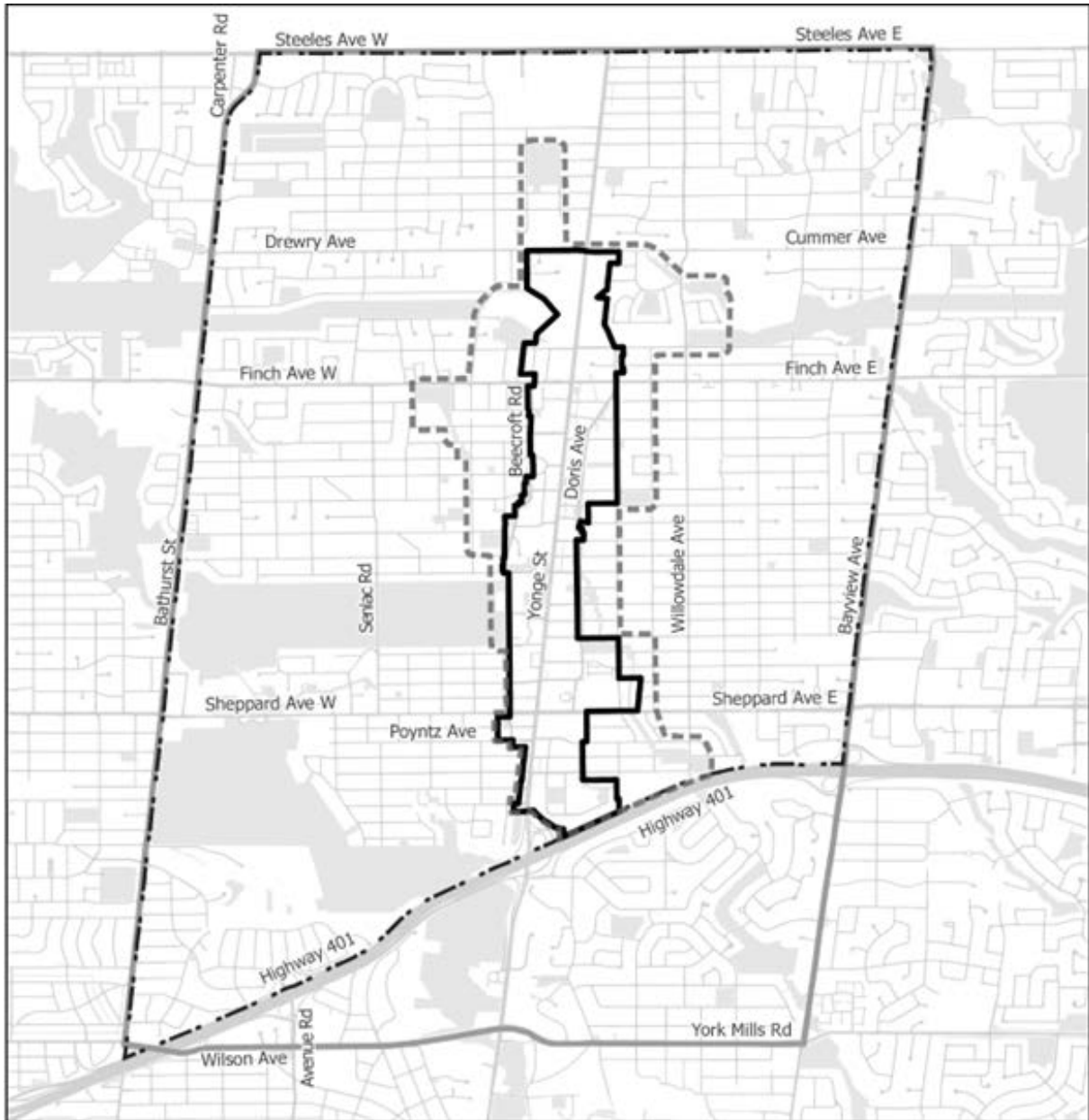
North York Centre Secondary Plan Review

Map 1. Study Areas A





-  Secondary Plan Area
-  Subway Station
-  Subway Station 500m Radius
-  Subway Station 800m Radius



# Study Areas B: Mobility Study Area, Park Context Area, and Community Services and Facilities Study Area

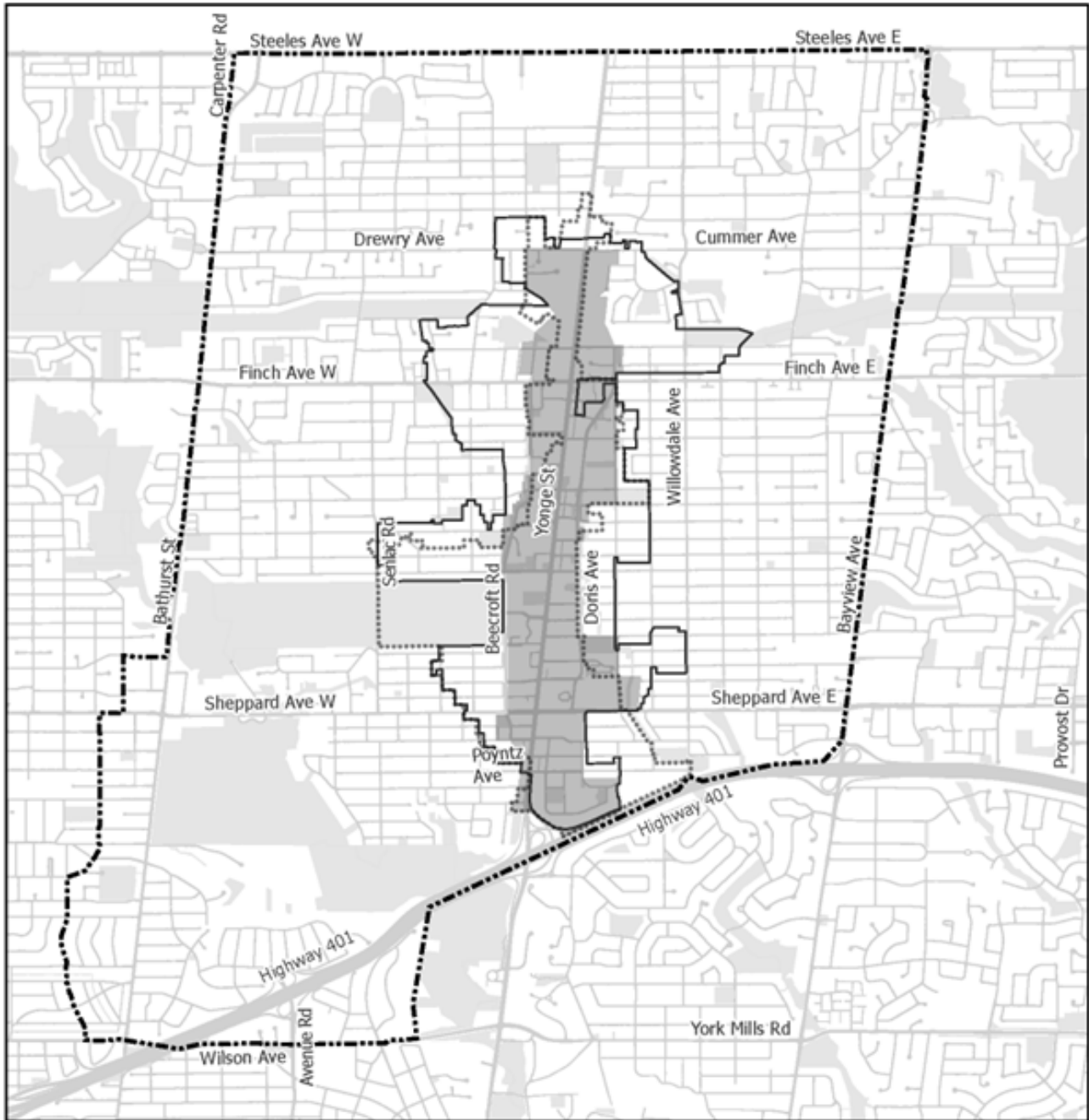


## North York Centre Secondary Plan Review Study Area B

-  Secondary Plan Area
-  Park Context Area
-  Community Services and Facilities Study Area
-  Mobility Study Area



# Study Areas C - Watermain Study Area, Sanitary Sewer Study Area, and Stormwater Study Area



## North York Centre Secondary Plan Review

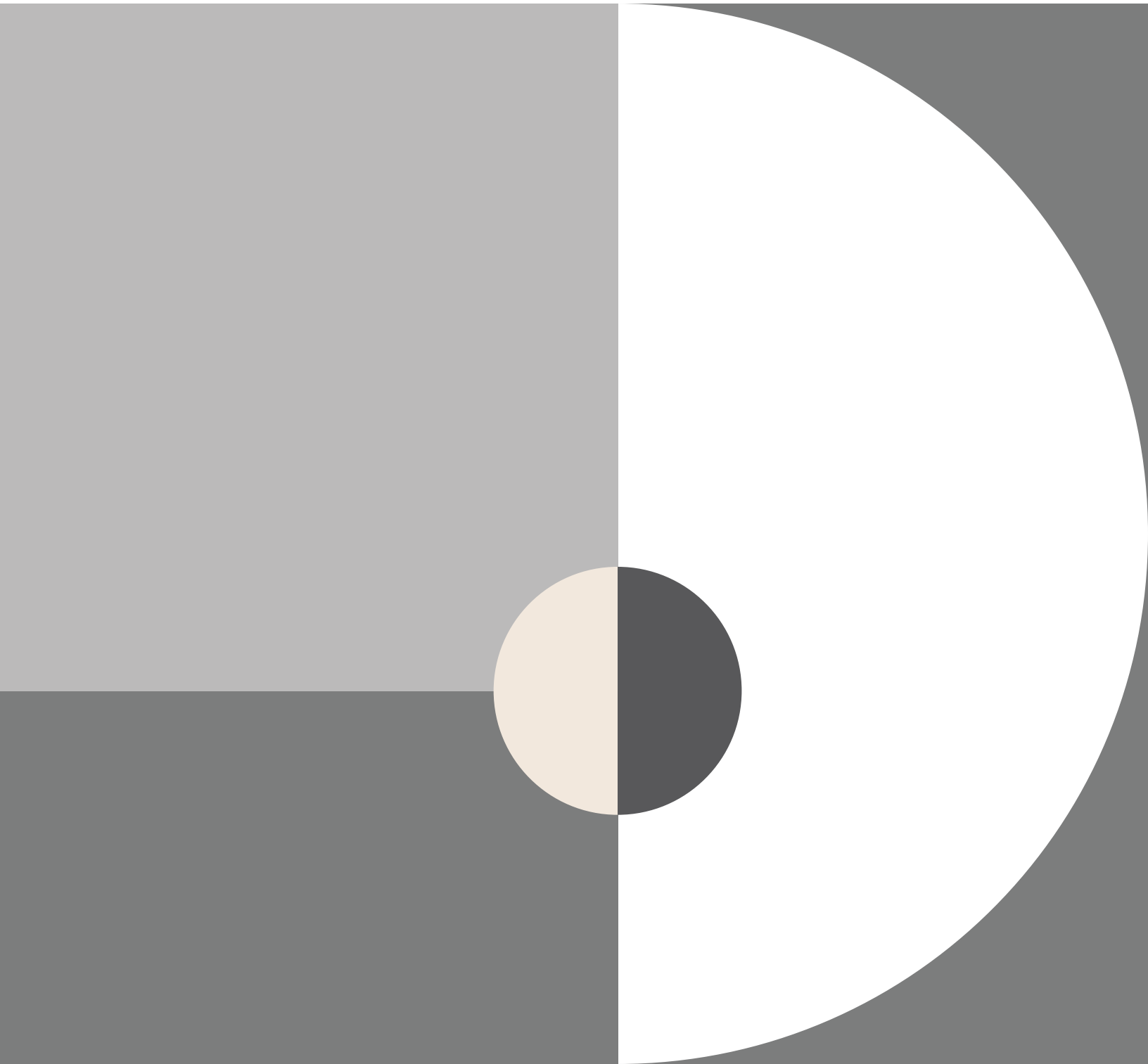
Map 3. Study Areas C

- Secondary Plan Area
- Water/Sewershed Study Areas**
- Watermain Study Area
- Sanitary Sewer Study Area
- Storm Sewer Study Area





# Appendix B: Reference Maps



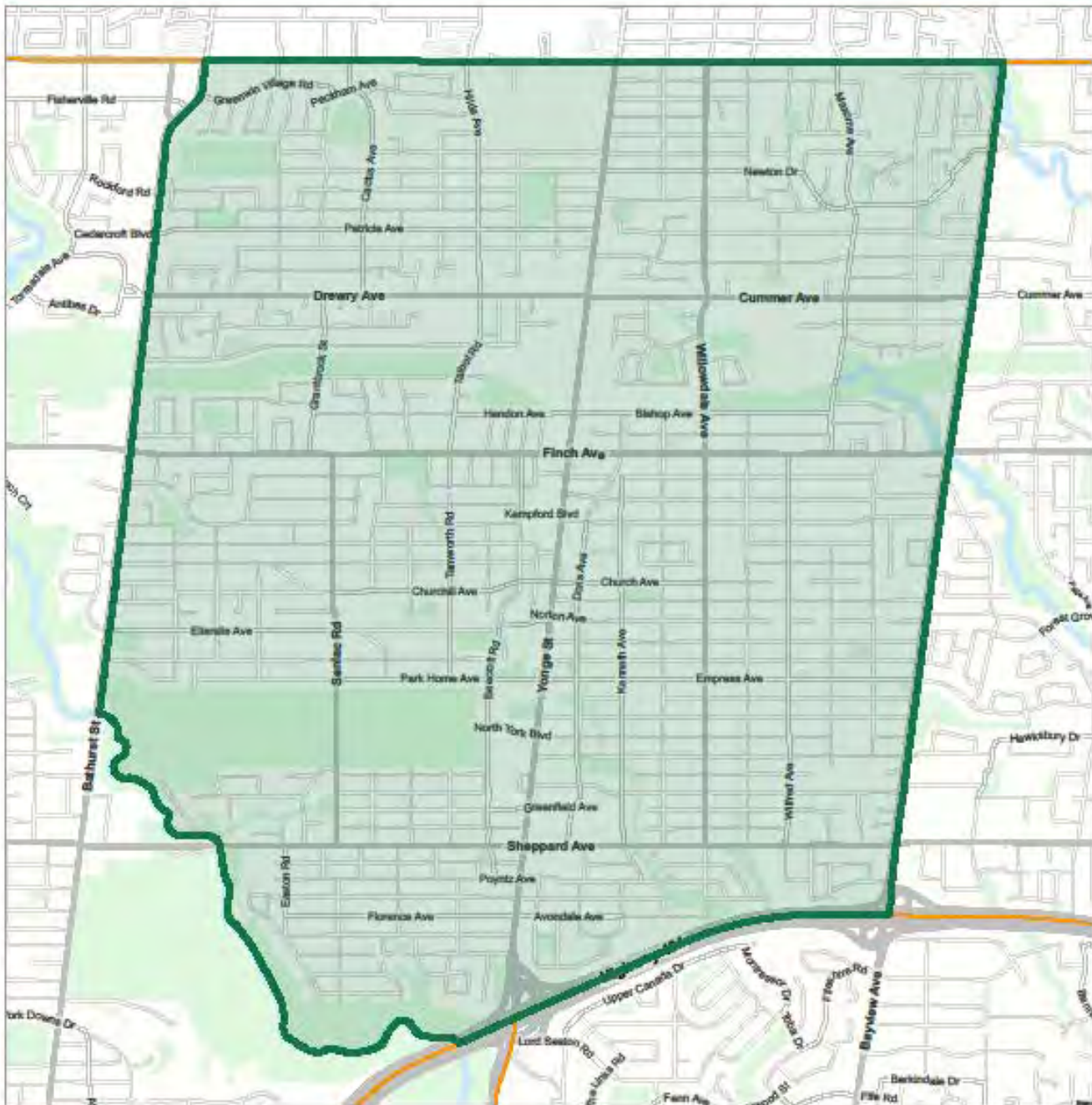
# Ward Boundaries

## Ward 18 - Willowdale

### City of Toronto Wards

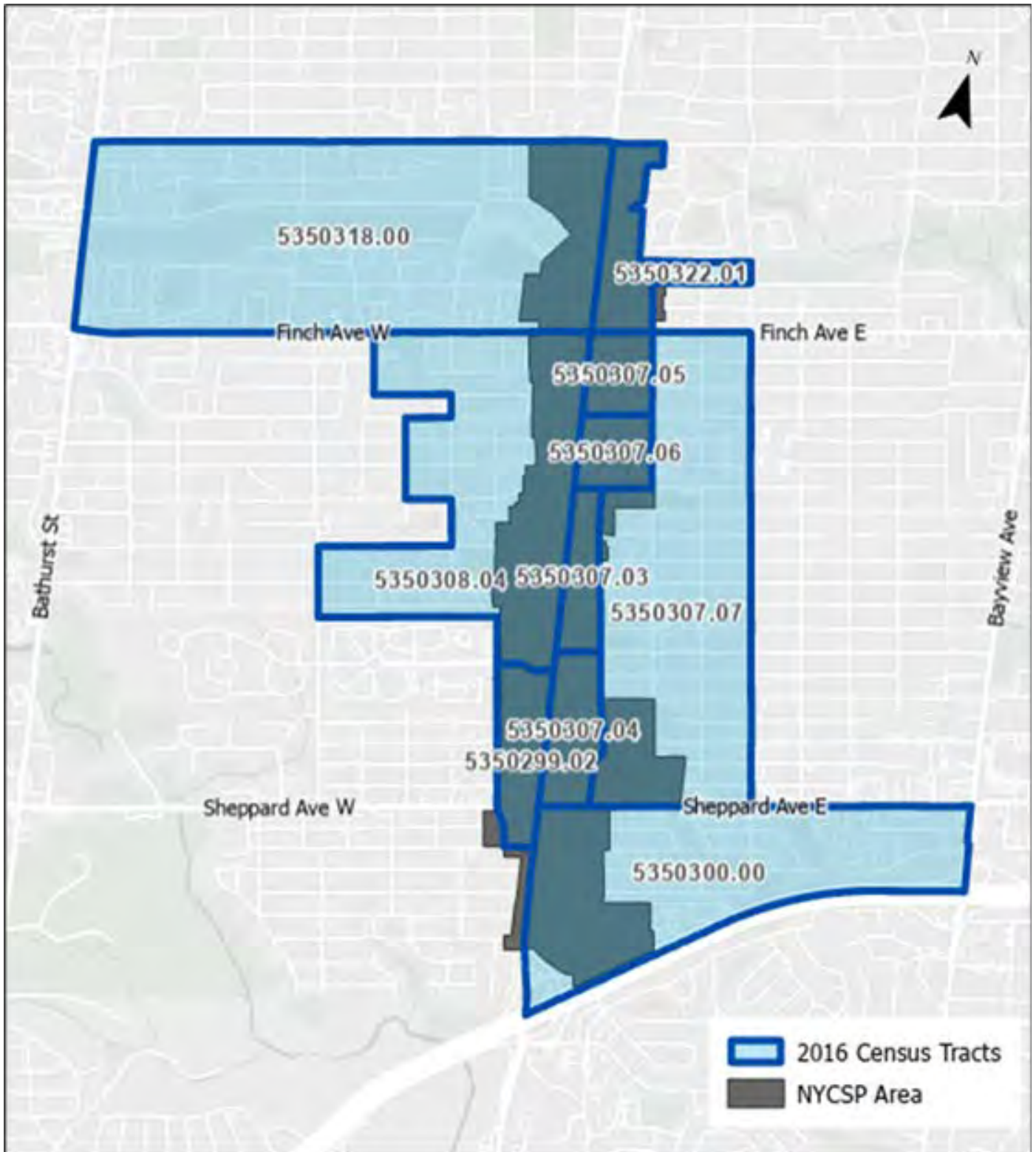
Effective December 1, 2018





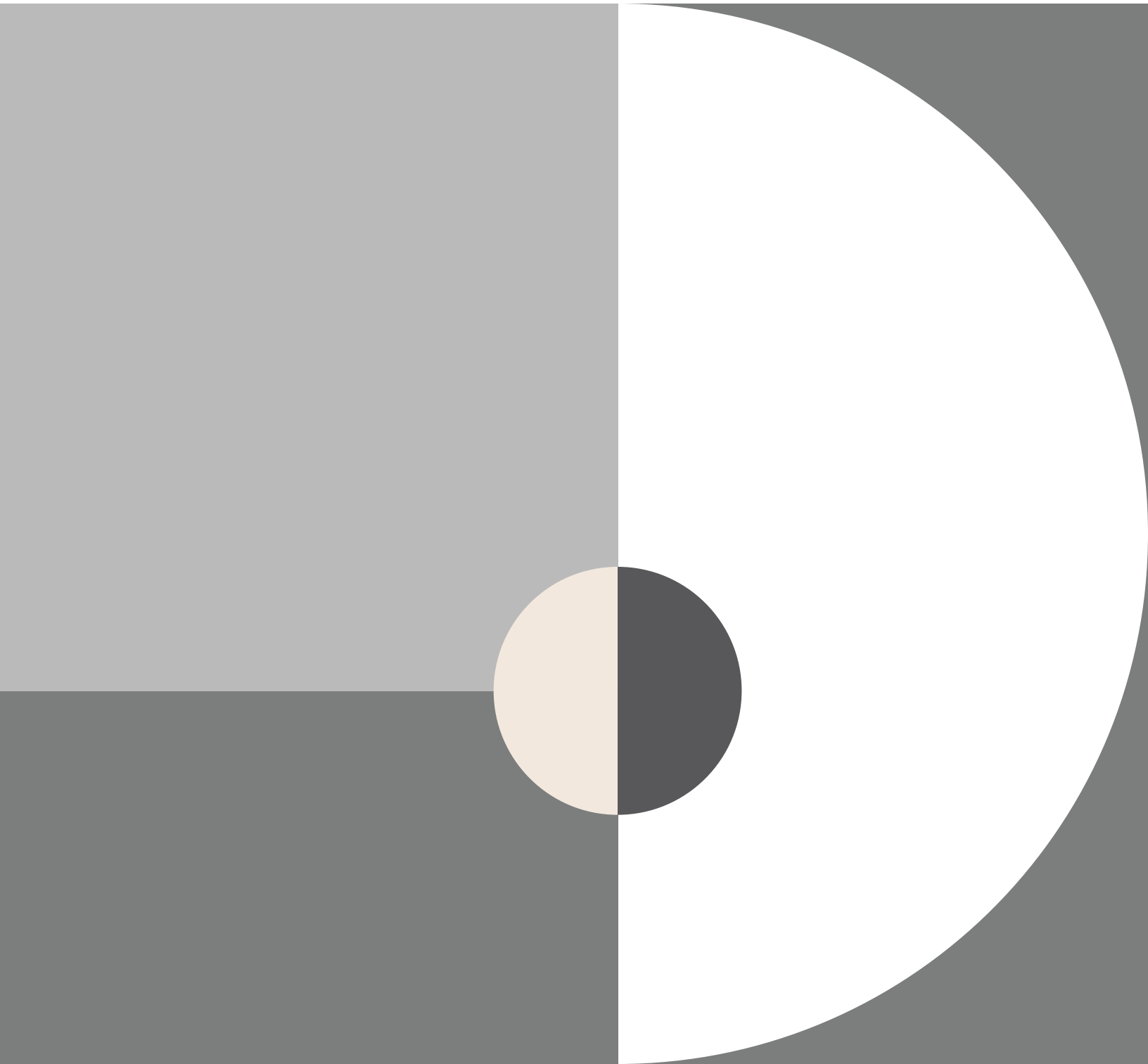
**Ward 18** Note: The boundaries on this map are part of the City of Toronto's 25 municipal wards, effective December 1, 2018.

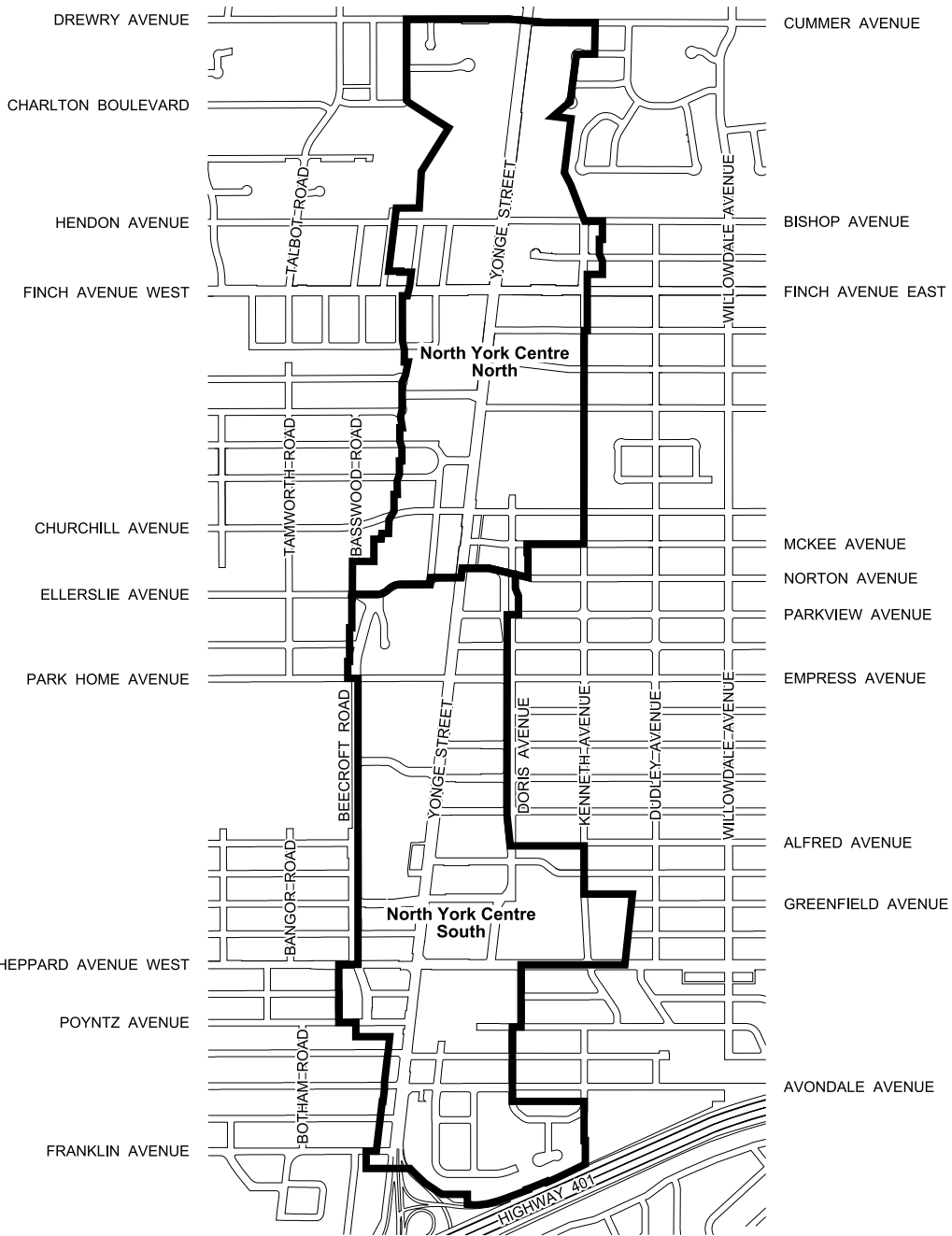
# North York Centre Area Census Tracts



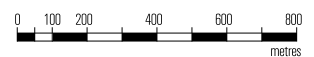
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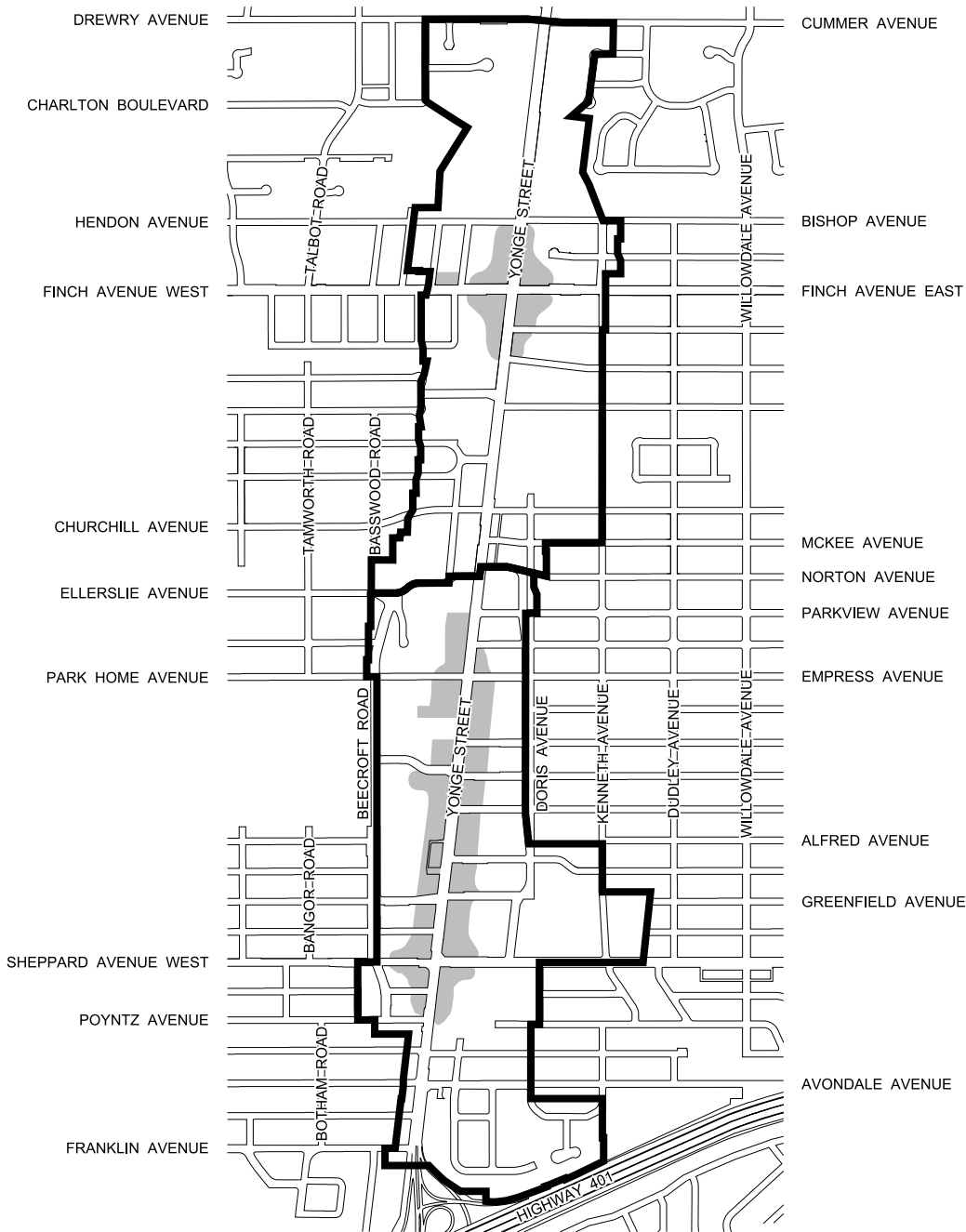
# Appendix C: Existing Secondary Plan Maps





**—** Secondary Plan Boundary

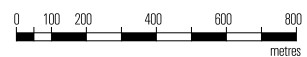


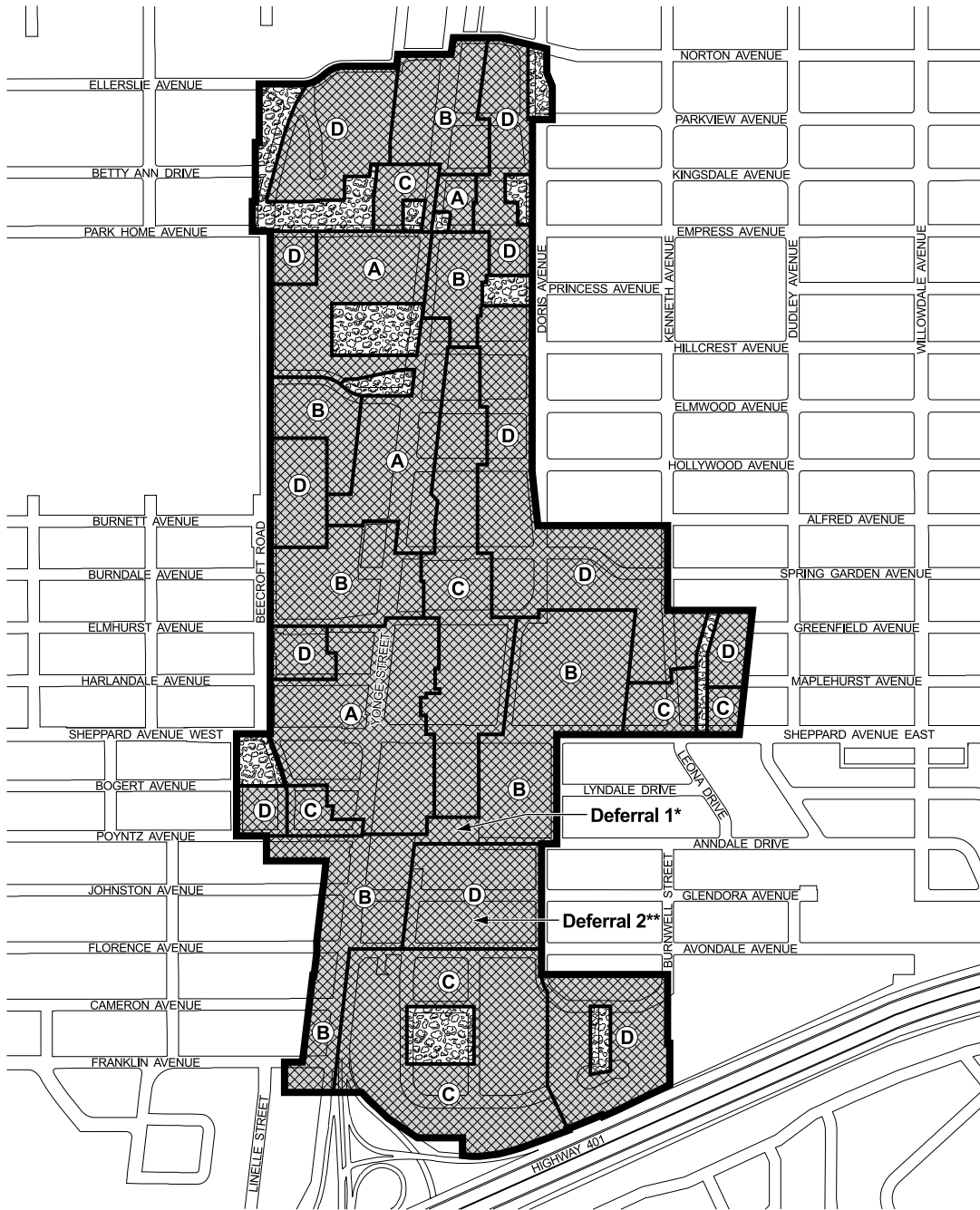


C

 Secondary Plan Boundary

 Prime Frontage Areas

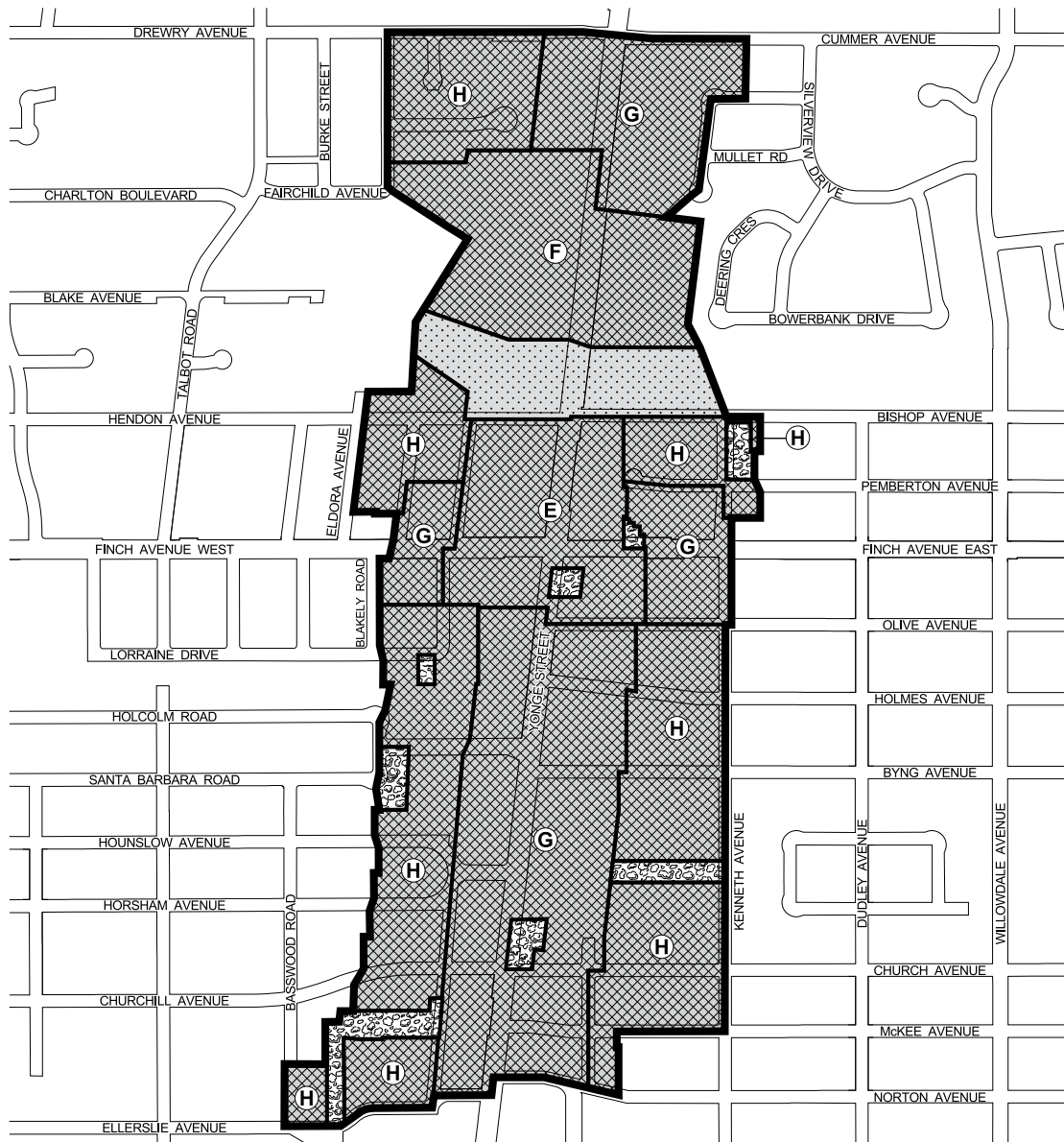




-  Secondary Plan Boundary
-  Mixed Use Areas
  - Area A - 0% Residential Use
  - Area B - Maximum 50% Residential Use
  - Area C - Maximum 100% Residential Use
  - Area D - Maximum 100% Residential Use
-  Parks and Open Space Areas





\*Deferral 1 No decision made by Ministry on lands identified as Deferral 1  
 \*\*Deferral 2 Lands identified as Deferral 2 have not yet received approval from the OMB





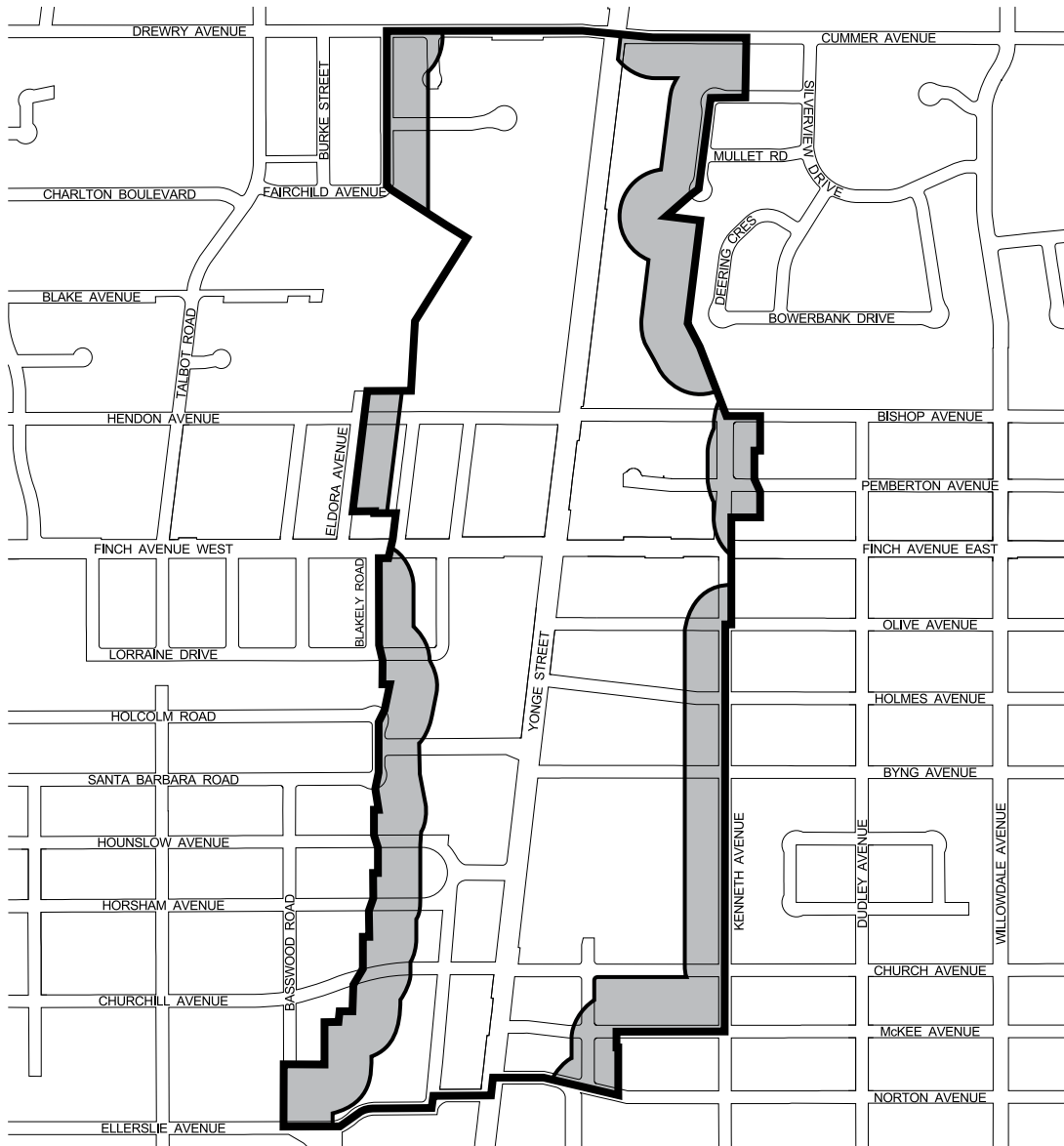
C



-  Secondary Plan Boundary
-  Mixed Use Areas
  - Area E - Maximum 65% Commercial Use
  - Area F - Maximum 50% Commercial Use
  - Area G - Maximum 20% Commercial Use
  - Area H - 0% Commercial Use
-  Parks and Open Space Areas
-  Utility Corridors

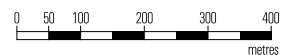


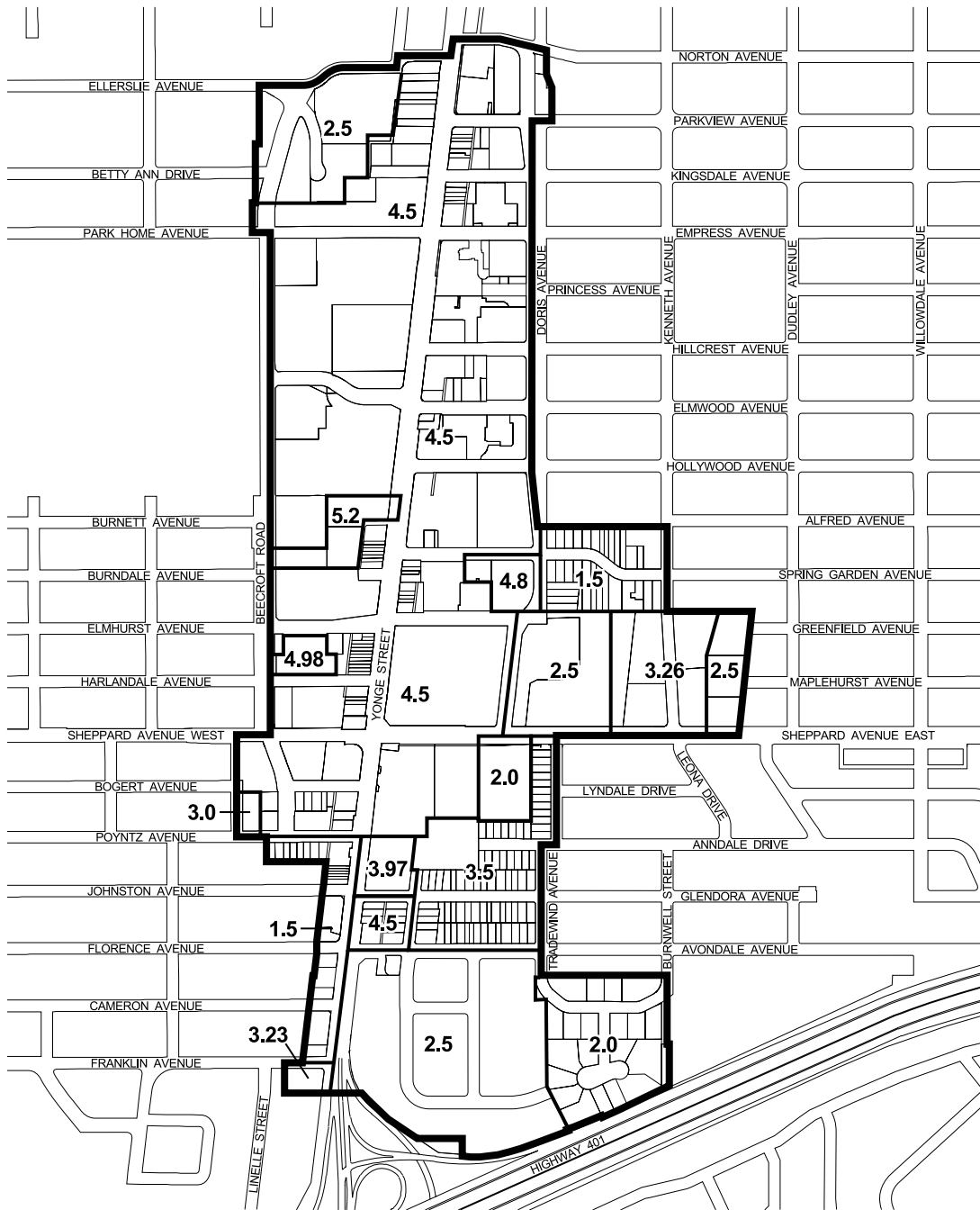




— Secondary Plan Boundary

■ Buffer Area

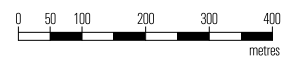


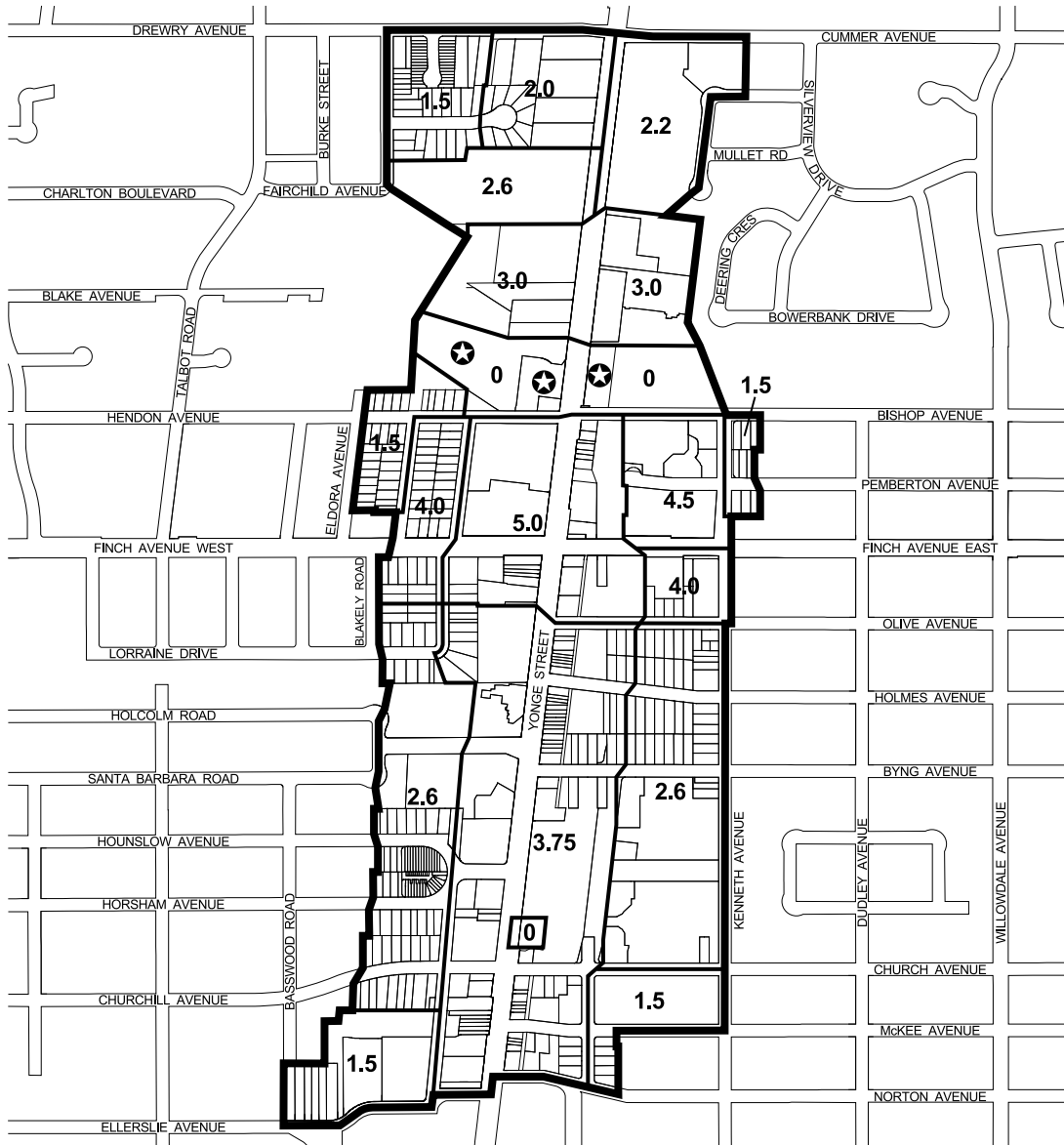


C

— Secondary Plan Boundary

Note: Density Limits are exclusive of density incentives and transfers

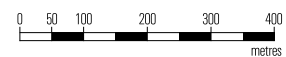


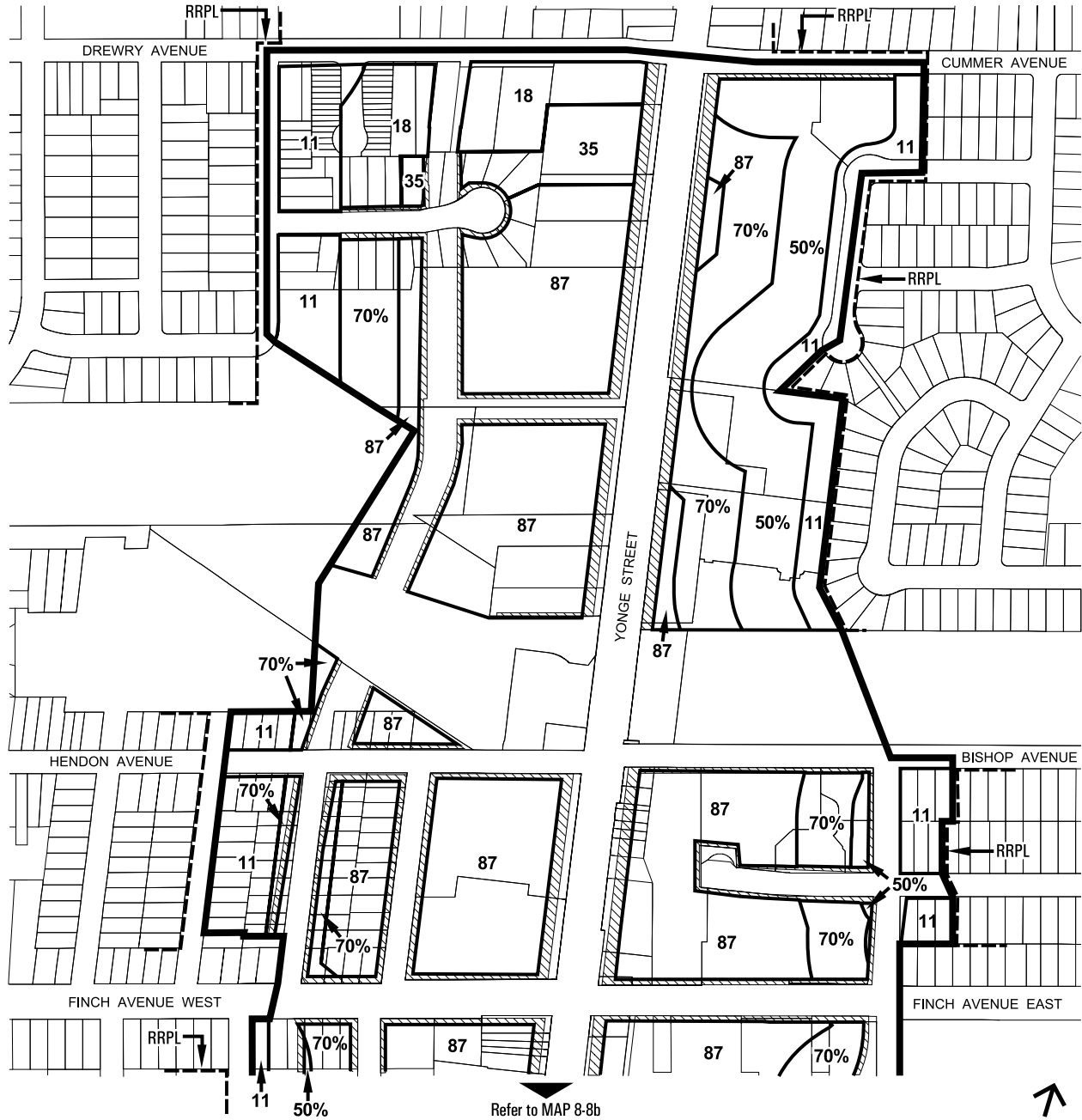








— Secondary Plan Boundary

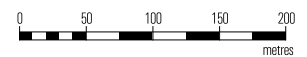
★ Density can only be assigned to these lands pursuant to the Official Plan, North York Centre Secondary Plan, Section 3 or Section 13

Note: Density Limits are exclusive of density incentives and transfers

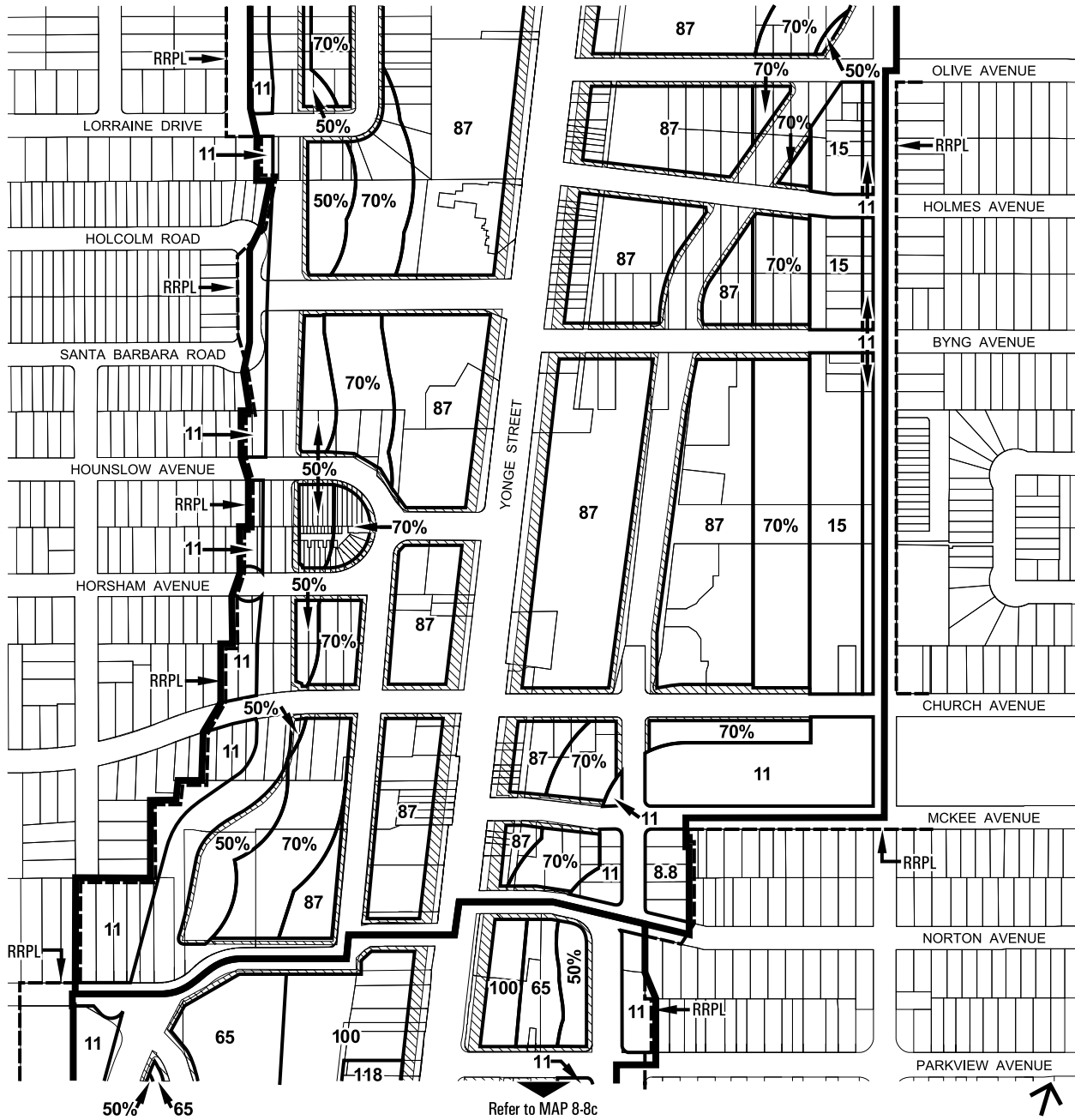




-  Secondary Plan Boundary
-  The Lesser of 11m or 3 Storeys
-  The Lesser of 18m or 6 Storeys
-  The Lesser of 35m or 12 Storeys
-  Maximum 87m Above Grade
-  Maximum 50% Horizontal Distance from RRPL
-  Maximum 70% Horizontal Distance from RRPL
-  Street Facade Limit as per Section 5.3 of this Secondary Plan
-  Relevant Residential Property Line (RRPL)



Refer to MAP 8-8a

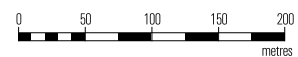


## North York Centre Secondary Plan

### MAP 8-8b Maximum Height Limits

- Secondary Plan Boundary
- The Lesser of 8.8m or 2 Storeys
- The Lesser of 11m or 3 Storeys
- The Lesser of 15m or 4 Storeys
- Maximum 65m Above Grade
- Maximum 87m Above Grade
- Maximum 100m Above Grade
- Maximum 50% Horizontal Distance from RRPL
- Maximum 70% Horizontal Distance from RRPL
- Street Facade Limit as per Section 5.3 of this Secondary Plan

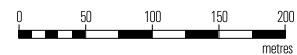
Relevant Residential Property Line (RRPL)

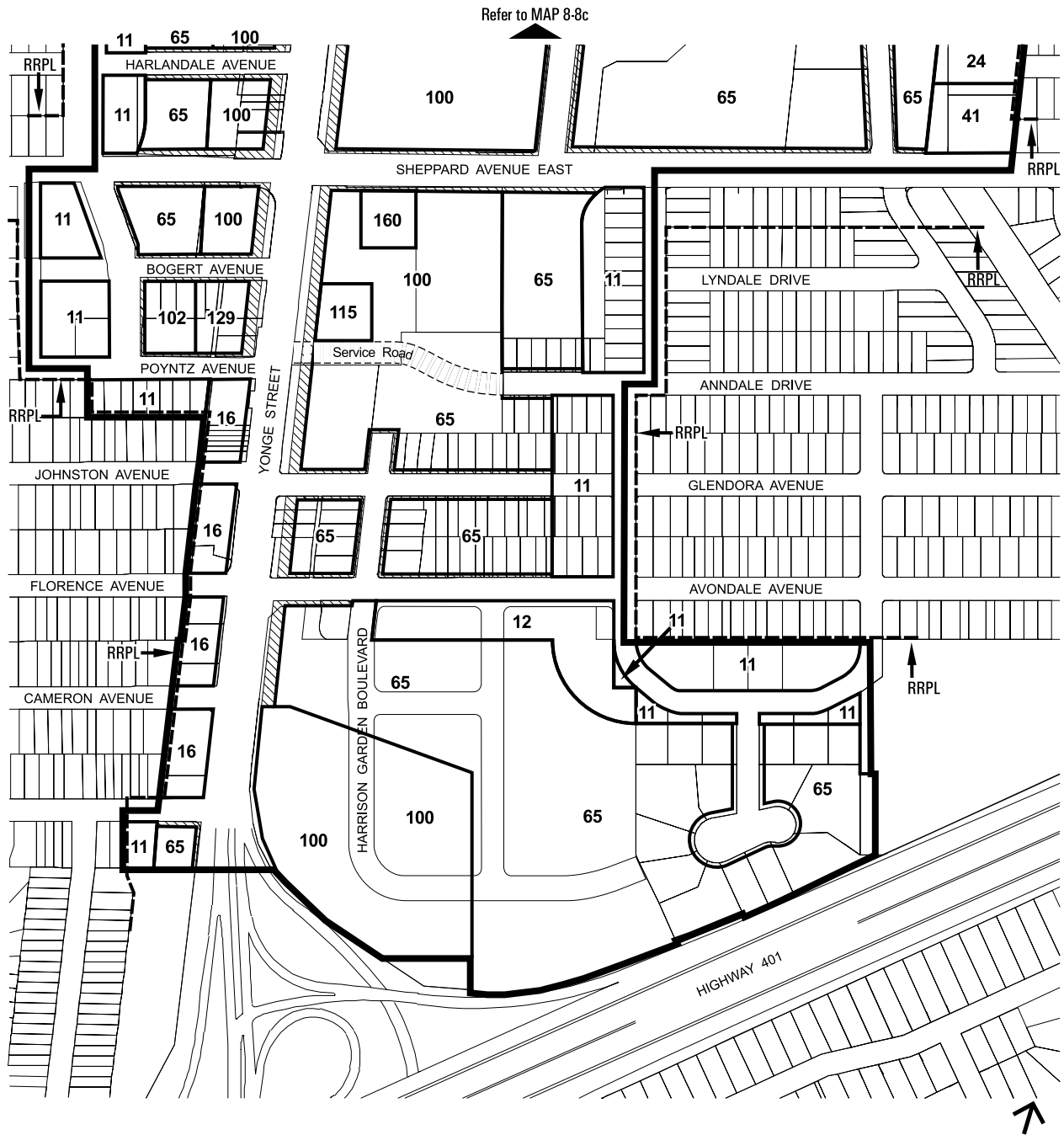


November 2015

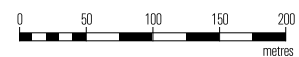


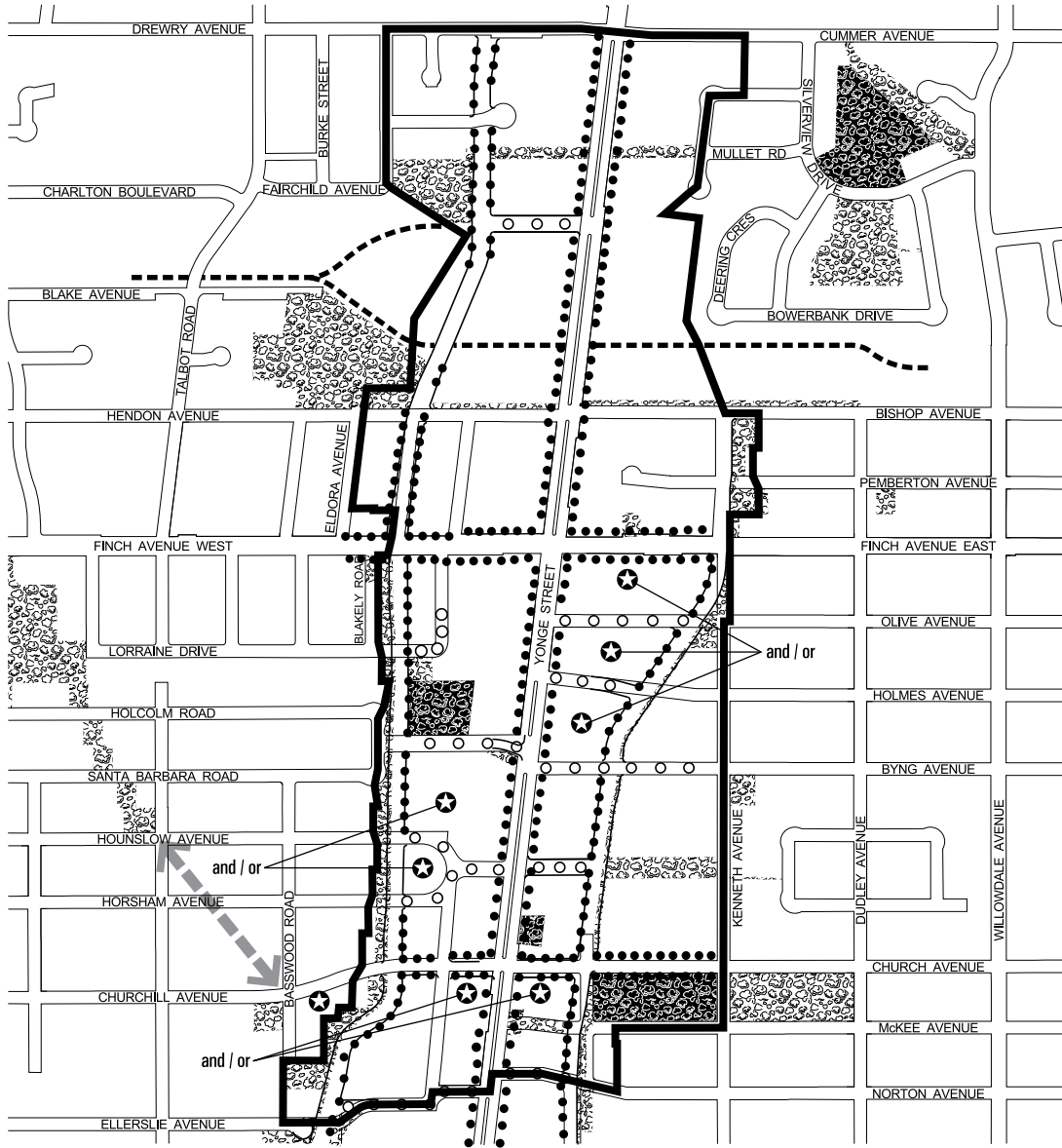
- Secondary Plan Boundary
- 11 The Lesser of 11m or 3 Storeys
- 18 The Lesser of 18m or 6 Storeys
- 24 The Lesser of 24m or 7 Storeys
- 35 The Lesser of 35m or 12 Storeys
- 65 Maximum 65m Above Grade
- 86 Maximum 86m Above Grade
- 100 Maximum 100m Above Grade
- 50% Maximum 50% Horizontal Distance from RRPL
- Street Facade Limit as per Section 5.3 of this Secondary Plan
- Relevant Residential Property Line (RRPL)













- 11 The Lesser of 11m or 3 Storeys
- 12 The Lesser of 12m or 4 Storeys
- 16 The Lesser of 16m or 4 Storeys
- 24 The Lesser of 24m or 7 Storeys
- 41 The Lesser of 41m or 13 Storeys
- 65 Maximum 65m Above Grade
- 100 Maximum 100m Above Grade
- Street Facade Limit as per Section 5.3 of this Secondary Plan
- Relevant Residential Property Line (RRPL)

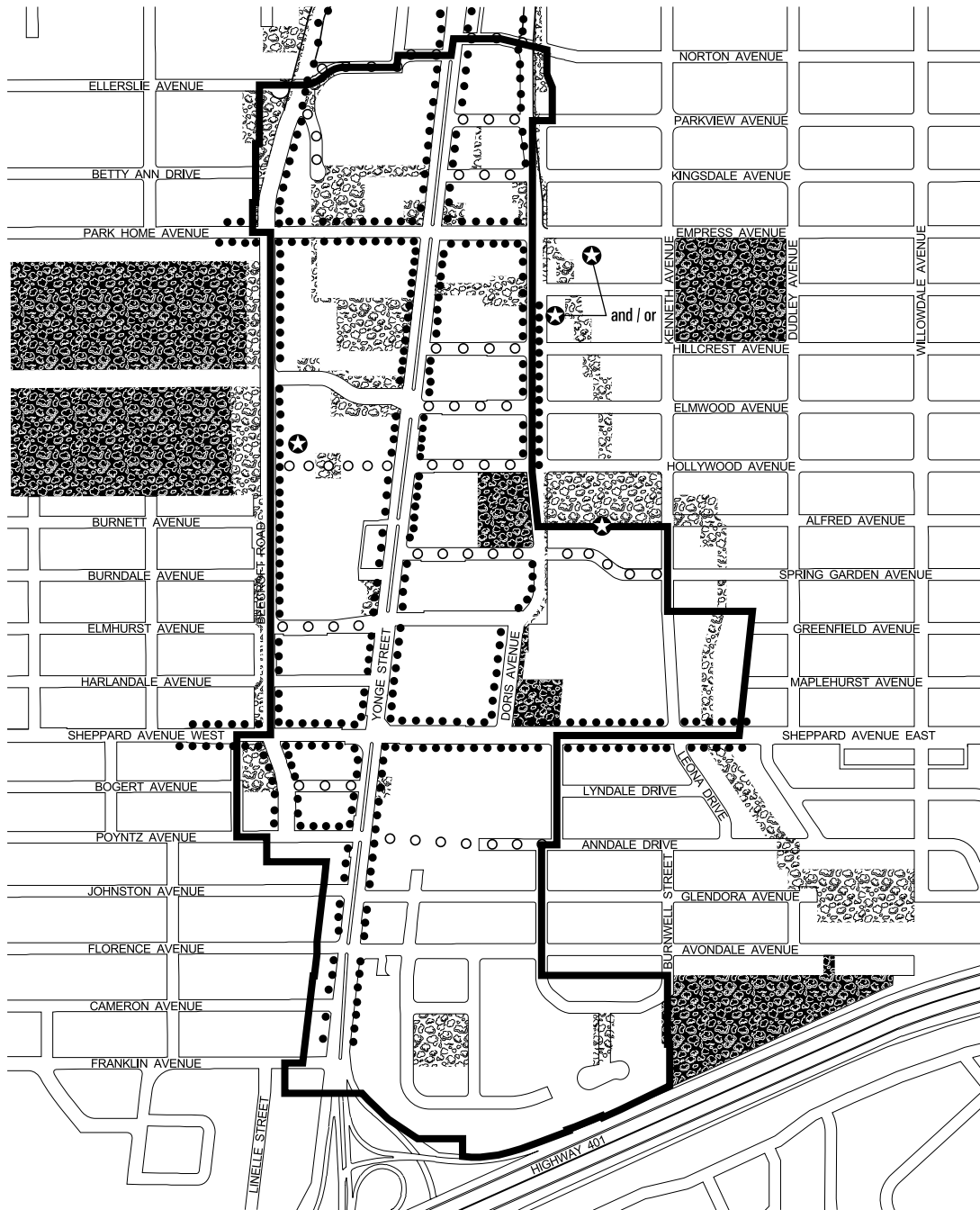











-  Secondary Plan Boundary
-  Parks and/or Private Publicly Accessible Open Spaces
-  Schools, Cemetery and Ancillary Open Spaces
-  Places Under Consideration by City for Additional Parks
-  Yonge Street Promenade
-  Tree-lined Arterial and Collector Roads
-  Tree-lined Side Streets and Pedestrian Links
-  Trails

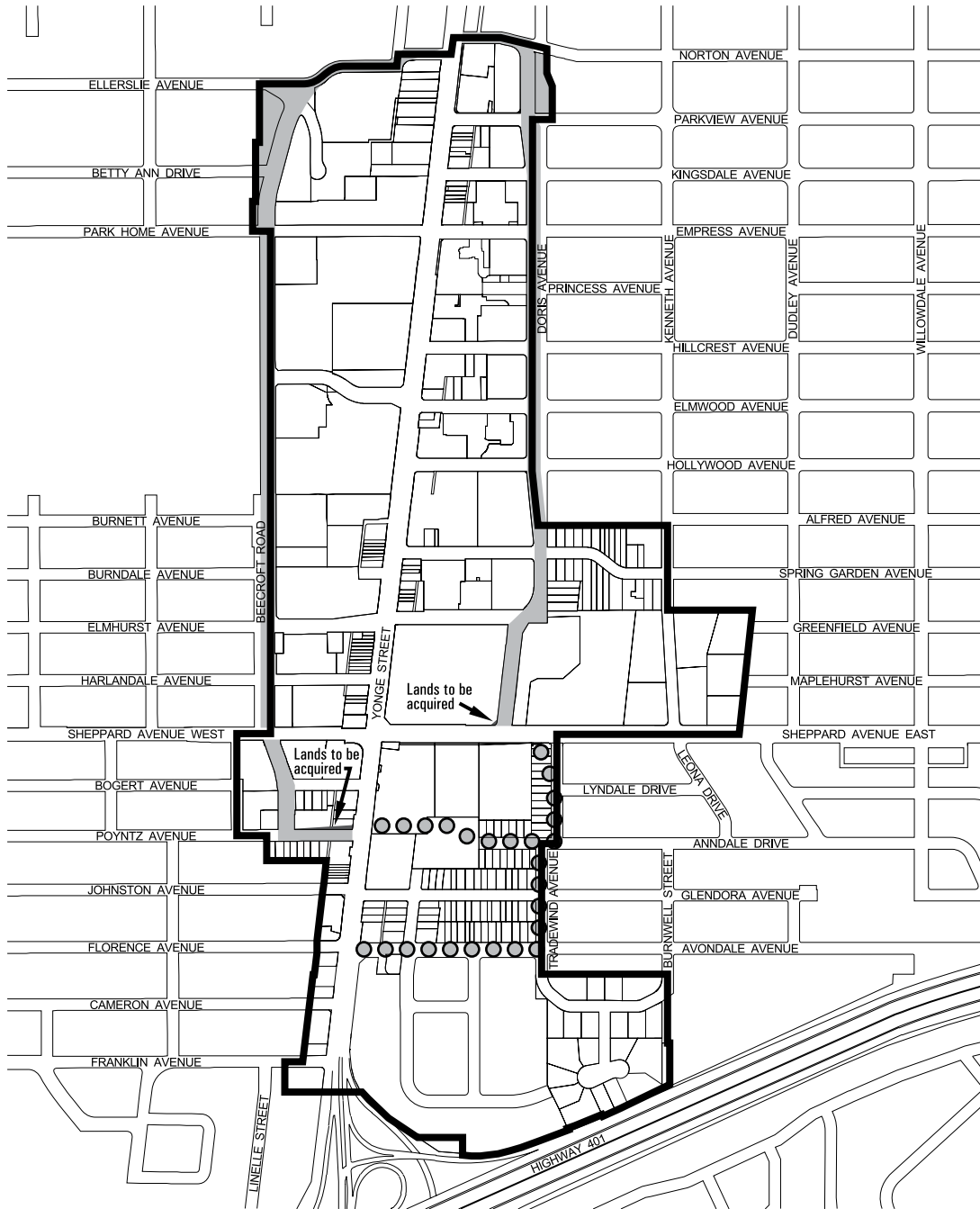










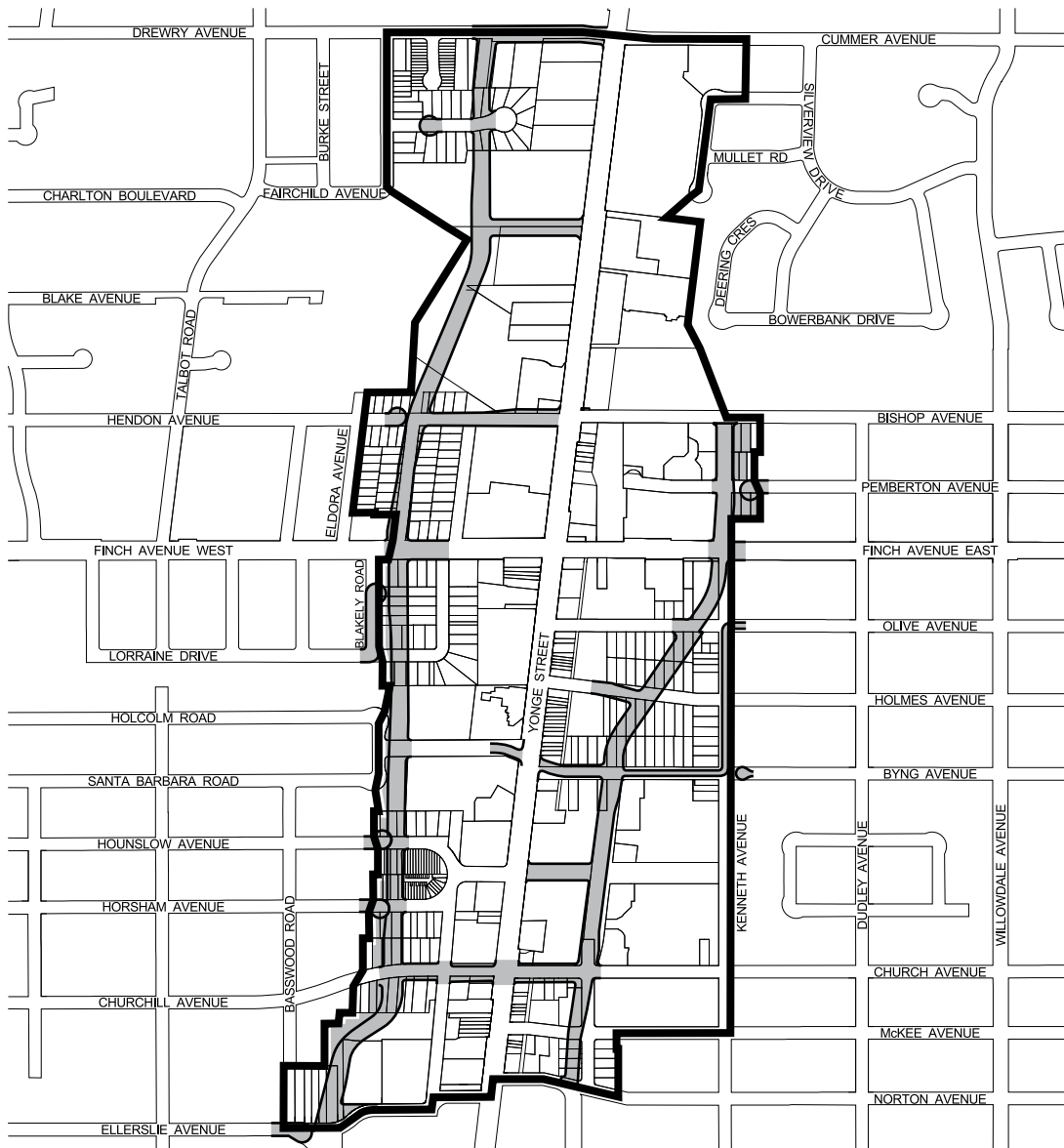
-  Secondary Plan Boundary
-  Parks and/or Private Publicly Accessible Open Spaces
-  Schools, Cemetery and Ancillary Open Spaces
-  Places Under Consideration by City for Additional Parks
-  Yonge Street Promenade
-  Treed Arterial and Collector Roads
-  Treed Side Streets and Pedestrian Links



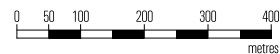


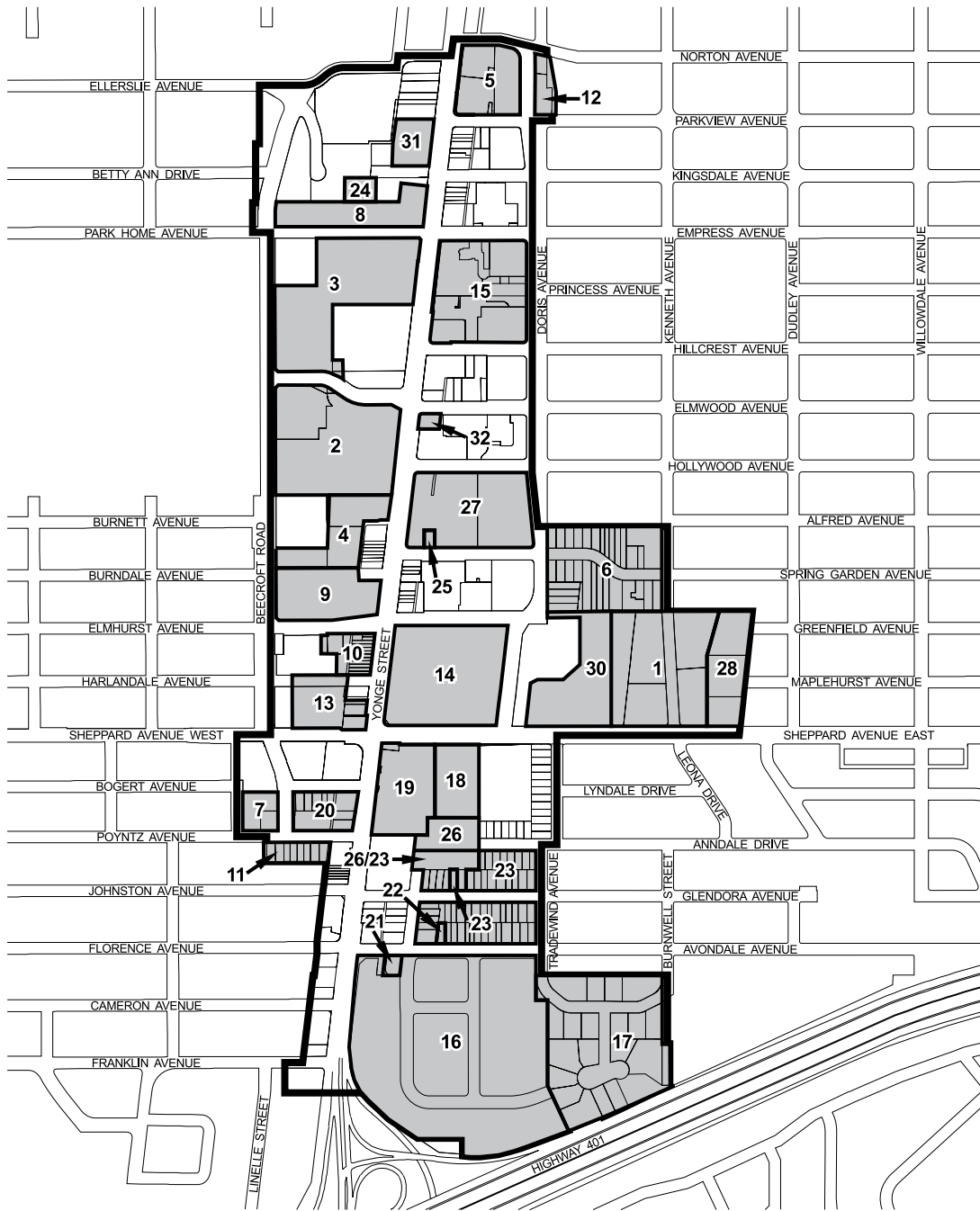
-  Secondary Plan Boundary
-  Service Road \*
-  City-owned lands now used or to be used for Service Road
-  Lands to be acquired by the City for Service Road or associated buffer areas





-  Secondary Plan Boundary
-  Service Road and Associated Road Network and Buffer Areas



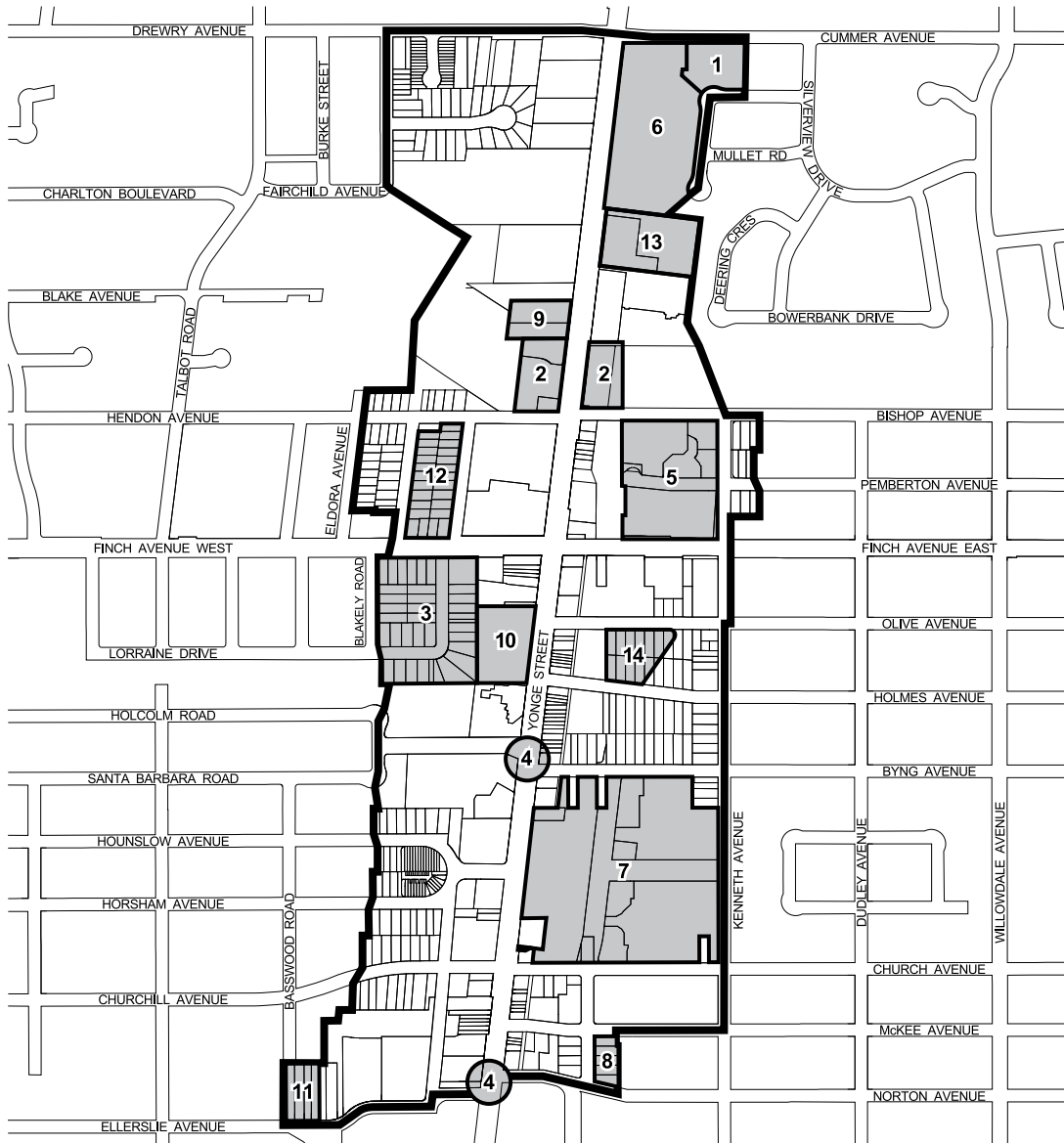


-  Secondary Plan Boundary
-  Site Specific Policy Areas\*

\* The shaded areas on this map are subject to the specific policies set out in the North York Centre Secondary Plan, Section 12.

This map forms part of the Official Plan and should be interpreted in conjunction with the written text.

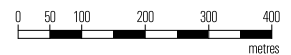


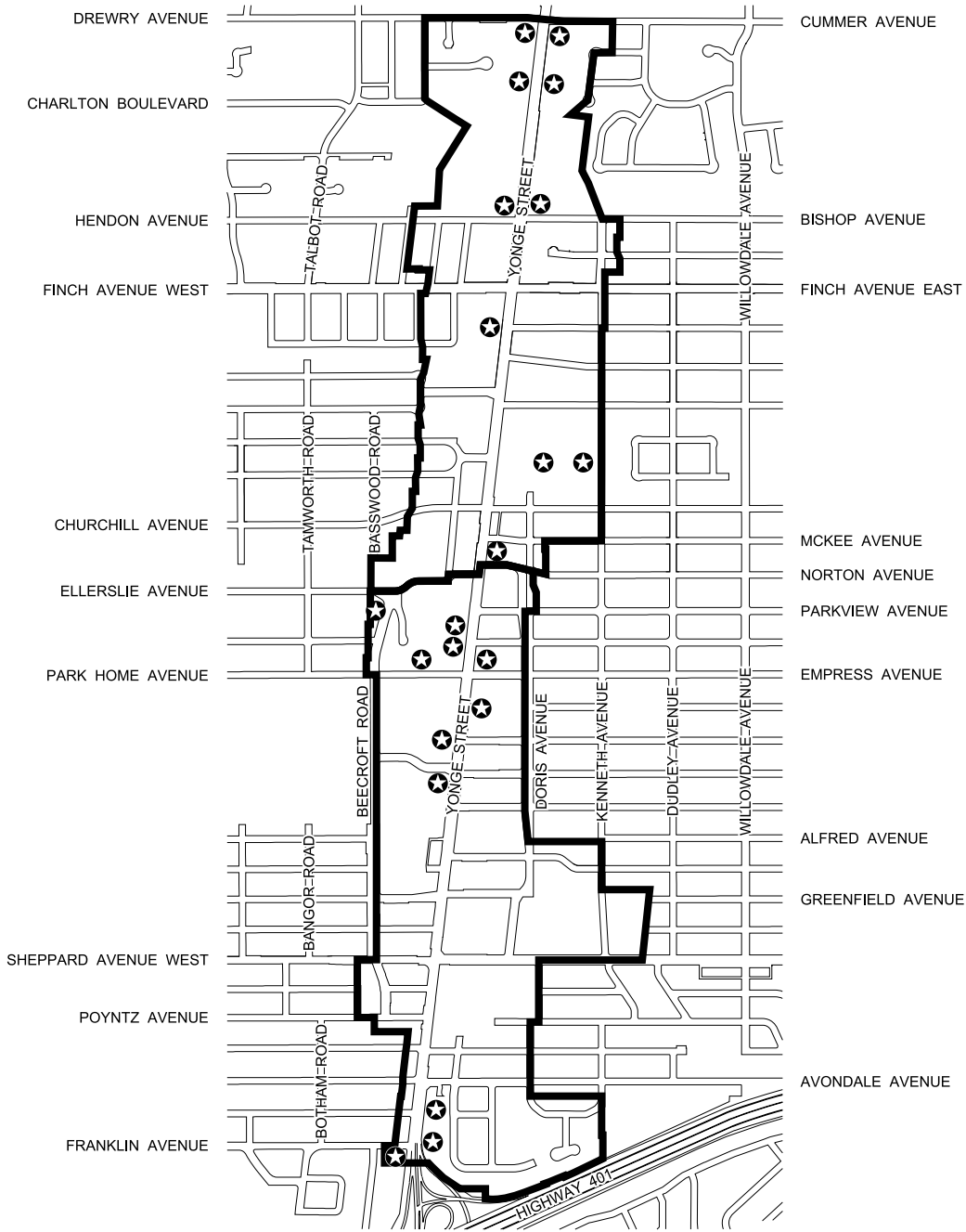


-  Secondary Plan Boundary
-  Site Specific Policy Areas\*

\* The shaded areas on this map are subject to the specific policies set out in the North York Centre Secondary Plan, Section 13.

This map forms part of the Official Plan and should be interpreted in conjunction with the written text.

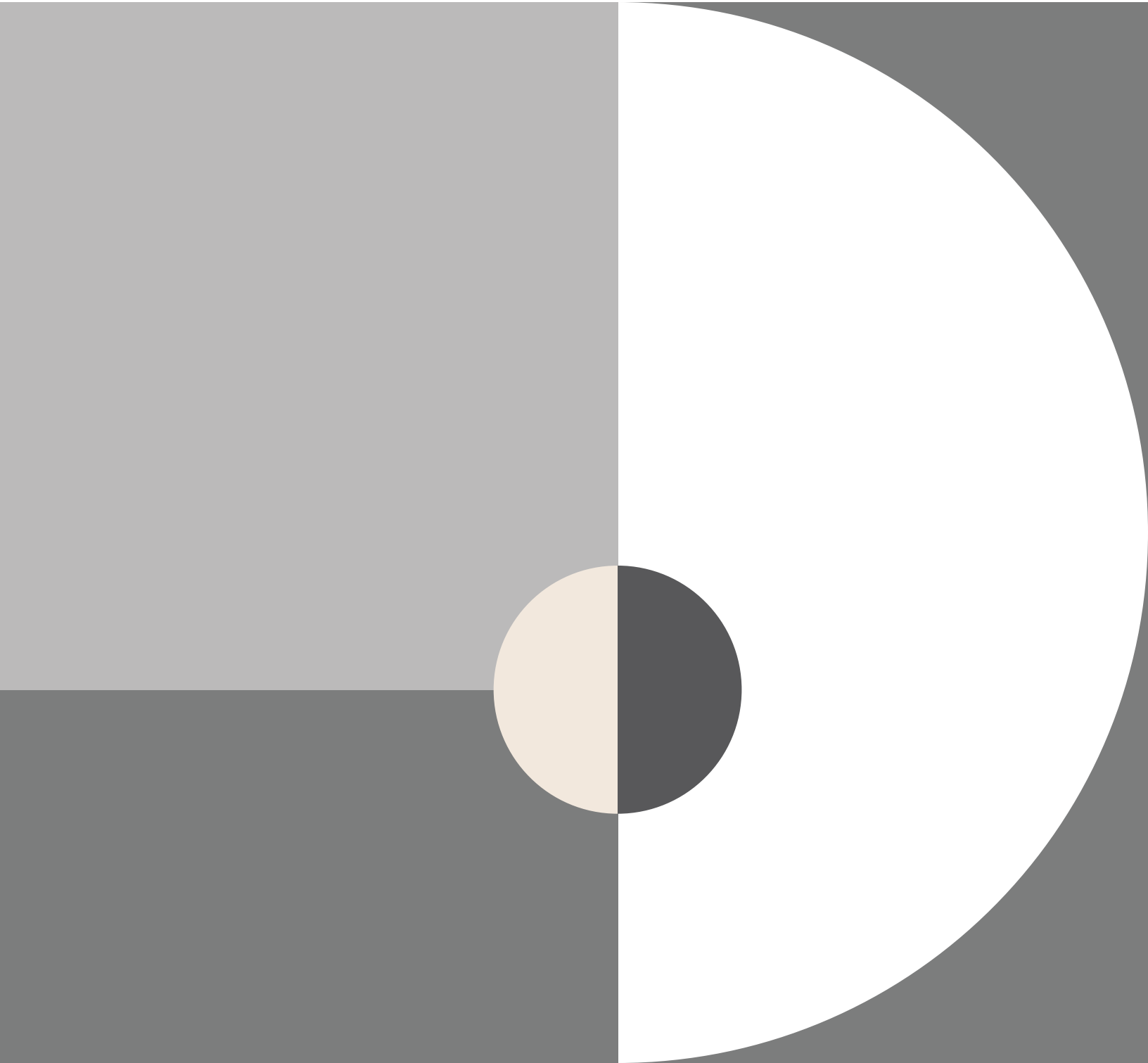




- Secondary Plan Boundary
- ★ Potential Locations for Public Art



# Appendix D: North York Centre Official Plan Amendments



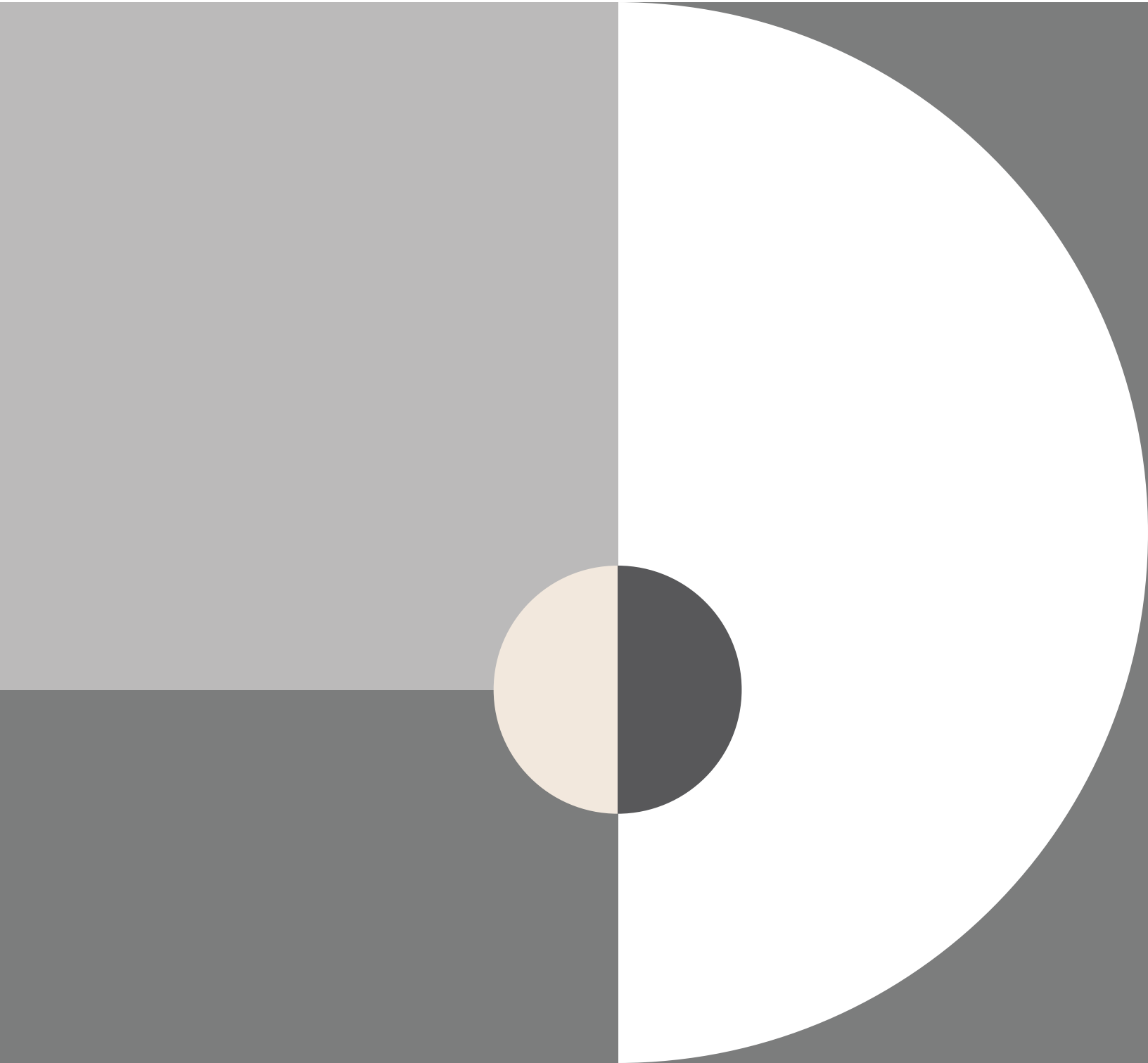
By-law Number	OPA Number	Address / Name	Type
386-2008	50	19-37 Olive Avenue & 18-32 Holmes Avenue	Site Specific
581-2009	90	Density Incentives Amendments - Transit Terminals	NYCSP Wide
582-2009	91	4759-4789 Yonge Street	Site Specific
594-2010	114	4759-4789 Yonge Street	Site Specific
22-2011	120	4726-4750 Yonge Street, 9-13 Bogert Avenue, 2-28 Poyntz Avenue and 49 Bogert Avenue	Site Specific
1001-2011	59	5170 Yonge Street & Portion of 5172 Yonge Street	Site Specific
1436-2012	195	90 Sheppard Avenue East	Site Specific
721-2014	249	Density Incentives Amendment - Parkland	NYCSP Wide
1046-2014	213	5182-5192, 5200 and 5218 Yonge Street	Site Specific
514-2015	290	5009, 5015, 5017 and 5021 Yonge Street	Site Specific
526-2015	300	4841-4881 Yonge Street, 2 and 50 Sheppard Avenue East and 2, 4 and 6 Forest Laneway	Site Specific
322-2017	191	5220-5254 Yonge Street	Site Specific
213-2019	58	4917-4975 Yonge Street	Site Specific
1157-2019	442	15-21 Holmes Ave	Site Specific
975-2020	325	75 Canterbury Place	Site Specific
1112-2020	462	4800 Yonge Street	Site Specific
63-2021	205	45 and 53 Cummer Avenue and 5799 to 5915 Yonge Street	Site Specific
894-2022	593	31 Finch Avenue East & 32, 36, 38 Olive Avenue	Site Specific
1004-2022	562	45-47 Hendon Avenue	Site Specific
1117-2022	592	5294-5306 Yonge Street	Site Specific
NA*	509	5840, 5868 & 5870 Yonge Street	Site Specific
NA*	519	45 & 53 Cummer Avenue and 5799-5915 Yonge Street	Site Specific
NA*	602	8-28 Inez Court and 51 Drewry Avenue	Site Specific
NA*	611	5800 Yonge Street	Site Specific
NA*	631	40, 42, 44, 46, and 48 Hendon Avenue	Site Specific
NA*	632	5203, 5205, 5211, 5213 and 5215 Yonge Street and 11 Parkview Avenue	Site Specific
NA*	NA**	35-39 Holmes Ave	Site Specific
NA*	NA**	5400 Yonge Street	Site Specific

\*By-law number may not be available if clearance of OLT conditions is pending

\*\*OPA number may not be available based on the status of the application.



# Appendix E: Additional Community Services



## Childcare Services in Broader CS&F Study Area

Map ID	Name	Sector	Number of Spaces per Service Area					Total Spaces
			Infant	Toddler	Preschool	Kindergarten	School-age	
CC1	Munchkin Manor Daycare & Early Learning Centre	Commercial Agency	20	25	23	0	0	68
CC3	Tiki's Day Care Centre	Commercial Agency	0	15	48	0	0	63
CC4	My First Preschool - Kenton Tiny Tots	Non-profit Agency	0	0	24	0	0	24
CC5	Pine Lake Montessori School, Toddlers	Commercial Agency	0	15	0	0	0	15
CC6	Pine Lake Montessori School	Commercial Agency	0	0	36	0	0	36
CC8	Central Montessori School - Maplehurst Campus	Commercial Agency	0	0	64	0	0	64
CC9	Willowbrae Academy Bayview village	Commercial Agency	9	30	40	0	0	79
C11	After the Class	Non-profit Agency	0	0	0	0	50	50
CC12	Lansing Co-Op Nursery School	Non-profit Agency	0	0	40	0	0	40
CC13	Central Montessori Schools - Willowdale Campus	Commercial Agency	0	14	48	0	0	62
CC15	Churchill Chums Child Care Centre	Non-profit Agency	10	20	32	39	75	176

## Childcare Services in Broader CS&F Study Area (Continued)

Map ID	Name	Sector	Number of Spaces per Service Area					Total Spaces
			Infant	Toddler	Preschool	Kindergarten	School-age	
CC17	Glen Cameron For Kids	Non-profit Agency	0	0	24	40	83	147
CC18	Finch Flyers Child Care Program	Non-profit Agency	0	10	24	52	45	131
CC19	Pleasant Child Care of North York	Non-profit Agency	0	10	24	26	65	125
CC20	Play and Grow Child Care Centre	Non-profit Agency	0	0	0	26	45	71
CC21	Hollywood All Stars Child Care	Non-profit Agency	0	0	16	39	90	145
CC22	Northwood Montessori St Agnes Campus	Commercial Agency	0	0	0	0	21	21
CC23	St. Edward YMCA	Non-profit Agency	0	0	0	13	75	88
CC25	St. Paschal Baylon	Non-profit Agency	0	0	16	13	15	44
CC26	St. Gabriels Jr YMCA	Non-profit Agency	0	0	16	26	30	72
CC27	Toronto Woods Daycare	Commercial Agency	0	14	20	0	0	34
CC28	Yorktown Montessori School	Commercial Agency	0	0	30	0	11	41
CC29	Northminster Early Learning & Child Care Centre	Public (City Operated) Agency	0	10	32	0	15	57
CC30	Yorkview Kids Care	Non-profit Agency	0	0	24	39	45	108

## Human Service Agencies

Map ID	Organization	Address	Organization / Agency / Program	Legal Status	Services Provided
1	Access for Parents and Children in Ontario	100 Sheppard Ave E, Suite 504	Agency ; Site ; Service	Non Profit	Parental v isitation Facilitation
2	Bereavement Authority of Ontario	100 Sheppard Ave E, Suite 505	Agency ; Site ; Service	Non Profit	Cemetery Complaints ; Directory/ Resource List Publication ~ Death and Dying Issues ; Funeral Director Complaints ; Occupational/Professional Licensing and Certification ~ Funeral Directors/Mortuary Service Personnel ; Provincial/Territorial Government Departments
3	Canadian Centre for Language and Cultural Studies, North York	5734 Yonge St, 2nd Fl	Site ; Service	Non Profit	English as a Second Language
4	Canadian Helen Keller Centre, (Public Awareness, Senior Services, Skills of daily living, training centre and seniors program and workshop style instruction)	210 Empress Ave	Service	Non Profit	Disability Awareness Programs ~ Deaf-Blindness Health/Disability Related Counselling ~ Deaf-Blindness ; Independent Living Skills Instruction ~ Deaf-Blindness Assistive Technology Training ~ Deaf-Blindness ; Braille Instruction ~ Deaf-Blindness ; Independent Living Skills Instruction ~ Deaf-Blindness ; Orientation and Mobility Training ; Professional Skills Development Support ~ Disabilities Issues ; Sign Language
5	Canadian Helen Keller Centre, Rotary Cheshire Apartments, Outreach Intervenor Services	422 Willowdale Ave, Suite 101	Service	Non Profit	Escort Programs ~ Deaf-Blindness ; Interpretation/Translation ~ Deaf-Blindness



## Human Service Agencies (Continued)

Map ID	Organization	Address	Organization / Agency / Program	Legal Status	Services Provided
6	Career Dynamics Network	5700 Yonge St, Suite 200	Agency ; Site ; Service	Non Profit	Comprehensive Disability Related Employment Programs ~ Disability Benefit Recipients ; Comprehensive Job Assistance Centres ~ People With Disabilities ; vocational Rehabilitation ~ Disability Benefit Recipients
7	Centre francophone du Grand Toronto, Centerpoint Mall, Services to newcomers	6464 Yonge St	Site ; Service	Non Profit	Adult Mentoring Programs ~ Immigrants/Refugees ~ Francophone Community ; Career Exploration ~ Immigrants/Refugees ~ Francophone Community ; Cultural Transition Counselling ; Newcomer Settlement Services ~ Francophone Community ; Outreach Programs ~ Immigrants/Refugees
8	Community Head Injury Resource Services of Toronto (CHIRS), (Adult Day Services, Ashby Community Support Services, Drop in Centre)	62 Finch Ave W	Agency ; Site ; Service	Non Profit	Attendant Services for People With Disabilities ~ Brain Injuries ; Brain Injury Assessment ; Condition Specific Rehabilitation Services ~ Brain Injuries; Adult Day Programs ~ Brain Injuries
9	Credit Canada Debt Solutions, Head Office/ North York Office	45 Sheppard Ave E, Suite 810	Agency ; Site ; Service	Non Profit	Credit Counselling ; Debt Management ; Personal Financial Counselling

E

## Human Service Agencies (Continued)

Map ID	Organization	Address	Organization / Agency / Program	Legal Status	Services Provided
10	Cummer Avenue United Church and Taiwanese United Church, Wednesday Drop-Inn	Willowdale Baptist Church 15 Olive Ave	Agency ; Site ; Service	Non Profit	Community Meals ; General Benefits Assistance ~ Homeless People; General Clothing Provision ~ Homeless People ; General Medical Care ~ Homeless People ; Homeless Drop In Centres ; Street Outreach Programs ; Telephone Facilities
11	Cummer Lodge, Adult Day Program	205 Cummer Ave	Service	Non Profit	Adult Day Programs ~ Older Adults
12	Dress For Success Toronto	North York City Centre 5150 Yonge St, Concourse Level	Agency ; Site ; Service	Non Profit	Clothing Donation Programs ; Comprehensive Job Assistance Centres ~ Women ; Computer and Related Technology Classes ~ Women ; Prejob Guidance ~ Women ; volunteer Opportunities ; Work Clothing
13	Eva's Initiatives, Eva's Satellite	25 Canterbury Place	Site ; Service	Non Profit	Case/Care Management ~ Homeless Youth ; Homeless Transportation Programs ; Housing Search Assistance ~ Youth ; Juvenile/Youth Shelters ~ Boys ; Juvenile/Youth Shelters ~ Girls ; Needle Exchange/Distribution Programs ~ Youth ; Specialized Information
14	Homes First Society, Willowdale Welcome Centre	5800 Yonge St	Site ; Service	Non Profit	Immigrant/Refugee Shelters ; Immigrant/Refugee Shelters ~ Refugee Claimants

E

## Human Service Agencies (Continued)

Map ID	Organization	Address	Organization / Agency / Program	Legal Status	Services Provided
15	Integrated Services for Autism and Neurodevelopmental Disorders	5734 Yonge St, Suite 500	Agency ; Site ; Service	Non Profit	Autism Therapy ; Cognitive Behavioural Therapy ; Disability Related Parenting Programs ~ Autism Spectrum Disorder ; Disability Related Parenting Programs ~ Neurological Impairments ; Early Intervention for Children with Disabilities/ Delays ~ Autism Spectrum Disorder
16	International Schizophrenia Foundation	16 Florence Ave	Agency ; Site ; Service	Non Profit	Condition Specific Mental Health Information/Education ~ Schizophrenia ; voluntary Health Organizations ~ Schizophrenia
17	Jewish Russian Community Centre of Ontario	Head Office 5987 Bathurst St, Unit 3	Agency ; Site ; Service	Non Profit	Certificates of Religious Affiliation ~ Jewish Community ; Ethnocultural Multipurpose Centres ~ Jewish Community ; Ethnocultural Multipurpose Centres ~ Russian Community ; Prejob Guidance ; Social Clubs/ Events ~ Jewish Community ; Social Clubs/Events
18	KCWA Family and Social Services	5075 Yonge St, Suite 401	Agency ; Site ; Service	Non Profit	Abuse/violence Related Support Groups ~ Korean Community ~ Abused Women ; Cancer Detection ~ Cervical Cancer ; Certificates/Forms Assistance ~ Immigrants/Refugees ~ Korean Community ; Citizenship Test Preparation ~ Korean Community ; Comprehensive Job Assistance
19	Lansing United Church Food Bank	Lansing United Church 49 Bogert Ave	Agency ; Site ; Service	Non Profit	Food Banks

## Human Service Agencies (Continued)

Map ID	Organization	Address	Organization / Agency / Program	Legal Status	Services Provided
20	Learning Disabilities Association of Toronto District, (Community Programs, Resource Counselling and Programs, Smart Aging)	121 Willowdale Ave, Suite 100	Agency ; Site ; Service	Non Profit	Disability Associations; Disease/ Disability Information; Health/ Disability Related Counselling; Health/Disability Related Support Groups Assistive Technology Training; Occupational Therapy; Social Skills Training; Subject Tutoring Disease/Disability Information; Health/Disability Related Counselling; Protection and Advocacy for Individuals with Disabilities; Specialized Information and Referral Brain Fitness Programs ~ Older Adults
21	Legal Aid Ontario, North York (Family), Duty Counsel Office	47 Sheppard Ave E, 2nd Fl	Site ; Service	Non Profit	Comprehensive Family Law Services ; Duty Counsel
22	Legal Aid Ontario, Toronto North, Family Law Service Centre	45 Sheppard Ave E, Suite 106	Site ; Service	Non Profit	Comprehensive Family Law Services ; Legal Representation ~ Divorce/Custody/Support Issues
23	Meals on Wheels and More, (Meals on Wheels, Support for Individuals or Families Caring for an Older Adult)	80 Sheppard Ave W	Agency ; Site ; Service	Non Profit	Good Food Boxes ; Home Delivered Meals Caregiver Consultation and Support ~ Older Adults





## Human Service Agencies (Continued)

Map ID	Organization	Address	Organization / Agency / Program	Legal Status	Services Provided
24	North York Seniors Centre, Active Living Centre and Administrative Office	21 Hendon Ave	Agency ; Site ; Service	Non Profit	Computer and Related Technology Classes ~ Older Adults ; General Recreational Activities/Sports ~ Older Adults ; Hearing Screening ~ Older Adults ; Legal Counselling ~ Older Adults ; Naturopathy ~ Older Adults ; Nutrition Assessment Services ~ Older Adult
25	North York Seniors Centre, Sheppard Site, A Day Away Club and Senior Care	80 Sheppard Ave W	Site ; Service	Non Profit	Adult Day Programs ~ Older Adults ; Adult In Home Respite Care ; Attendant Services for People With Disabilities ; Caregiver Consultation and Support ~ Older Adults ; Caregiver Consultation and Support ~ Physical Disabilities ; Caregiver Training
26	North Yorkers for Disabled Persons	2880 Bayview Ave	Agency ; Site ; Service	Non Profit	Attendant Services for People With Disabilities ~ Communication Impairments ; Communication Training ~ Communication Impairments ; Protection and Advocacy for Individuals with Disabilities ~ Communication Impairments ; Supportive Housing
27	North Yorkers for Disabled Persons, Toronto - Clairtrell Rd, Communication Enrichment Class	15 Clairtrell Rd	Site ; Service	Non Profit	Communication Training ~ Communication Impairments ~ Physical Disabilities

## Human Service Agencies (Continued)

Map ID	Organization	Address	Organization / Agency / Program	Legal Status	Services Provided
28	Ontario Society of Professional Engineers	4950 Yonge St, Suite 502	Agency ; Site ; Service	Non Profit	Engineering Associations ; Immigrant/Refugee Employment Programs ~ Internationally Trained Skilled Workers ; Job Information ~ Architecture and Engineering Occupations ; Occupational / Professional Licensing and Certification ~ Architecture and Engineering
29	Psychiatric Patient Advocate Office, Toronto Office	North American Life Tower 5700 Yonge St, 5th Fl	Agency ; Site ; Service	Non Profit	General Mental Health Information/Education ~ Human Rights Issues ; Patient Rights Assistance ~ Mental Illness/ Emotional Disabilities ; Protection and Advocacy for Individuals with Disabilities ~ Mental Illness/ Emotional Disabilities ; System Advocacy
30	Regesh Family and Child Services	149 Willowdale Ave, Lower Level	Agency ; Site ; Service	Non Profit	Adolescent/Youth Counselling ; Anger Management ; Art Therapy ; Case/Care Management ~ Former Foster Children ; Child Guidance ; Day Camps ~ Adolescents ; Dropout Prevention ; Family Preservation Programs ; Family Support Centres/Outreach
31	Salvation Army, Community and Family Services, North York Temple, Food Bank	25 Centre Ave	Site ; Service	Non Profit	Christmas Programs ; Food Banks ; General Clothing Provision ; Residential Camps ~ Children ; Tools/Equipment
32	South Asian Legal Clinic of Ontario	45 Sheppard Ave E, Suite 106A	Agency ; Site ; Service	Non Profit	Community Legal Clinics ; Forced Marriage Legal Assistance ; General Legal Aid ~ South Asian Community ; Legal Counselling ~ South Asian Community ; Legal Information Services ~ South Asian Community ; Legal Representation ~ South Asian Community

## Human Service Agencies (Continued)

Map ID	Organization	Address	Organization / Agency / Program	Legal Status	Services Provided
33	St Stephen's Community House, Newcomer Centre, (North York Youth Drop-in, Settlement services)	5231 Yonge St, Suite 200	Service	Non Profit	Cultural Awareness/Competencies Training ~ Adolescents ; Dating violence Prevention ; Drug Use Disorder Education/Prevention ~ Adolescents ; General Recreational Activities/Sports ~ Adolescents ; Leadership Development ~ Adolescents ; Peer Support Services Cultural Transition Counselling ; English as a Second Language ; Individual Advocacy ~ Immigrants/Refugees ; Interpretation/ Translation ; Newcomer Settlement Services ; Specialized Information and Referral ~ Immigrants/Refugees
34	Toronto Public Library, North York Central Library, Adult Literacy Program	5120 Yonge St	Service	Non Profit	Adult Basic Education ; Adult Literacy Programs
35	University Settlement, North York Office	6075 Yonge St, 4th Fl	Site ; Service	Non Profit	Citizenship Test Preparation ; English as a Second Language ; Immigrant/Refugee Employment Programs ; Newcomer Settlement Services ; Specialized Information and Referral ~ Immigrants/Refugees
36	Youth Assisting Youth, Peer Mentoring Programs	5734 Yonge St, Suite 401	Agency ; Site ; Service	Non Profit	Bullying Prevention ; Child Abuse Prevention ; Cultural Awareness/Competencies Training ~ Youth ; Newcomer Settlement Services ~ Children and Youth with Emotional Disturbance ; Peer Role Model Programs ~ Children and Youth with Emotional Disturbance



