

# Building a Complete Community

North York Centre is a diverse and growing neighbourhood.

## Existing Land Uses

### Boundary Expansion Study Areas

Areas within 800 metres of subway stations will be studied for potential inclusion in the North York Centre Secondary Plan area. These areas may offer an opportunity for transition and connection between the Centre and surrounding local neighbourhoods.

There are limited remaining large development sites within the Centre. Expansion of the Secondary Plan Boundary will help accommodate planned future growth through a mix of housing types such as mid-rise, missing middle, and townhouses.

### Affordable Housing

This study will look at what policies are needed to enable the development of a broad range of housing options, including affordable housing, in North York Centre. Opportunities for affordable housing on City owned land will also be considered.

### Retail

North York Centre offers a wide range of retail options, from small restaurants to large grocery stores. The format of retail has changed over time, with older retail often in small plazas and internalized malls and newer retail located in the base of condominiums.

*Where is your favourite place to shop in North York Centre and why? What type of retail would you like to see in the future?*

### Jobs

North York Centre is the second largest office hub in Toronto, but with the market undergoing major shifts, other types of jobs and non-residential uses may play a greater role in the future.

*What type of jobs, shops, services or cultural facilities would you like to see in North York Centre?*



### New Homes

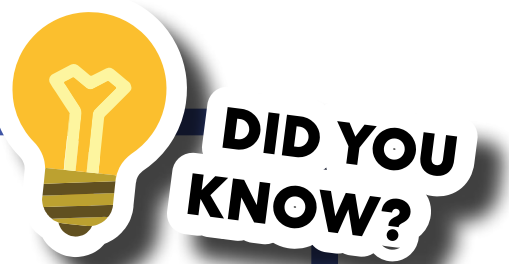
Redevelopment will continue to provide new homes in North York Centre, through a mix of different unit types and sizes. Most residential development in the past few decades has been in the form of condominiums.

*What types of housing do you think is needed in North York Centre (e.g., larger units, rental housing, seniors' housing, townhomes, etc)?*

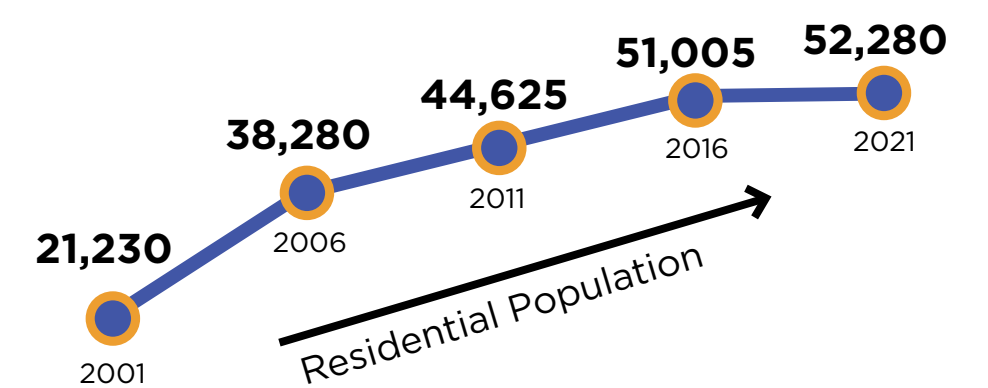


## Legend

- Residential Apartment
- Residential Townhouse
- Residential Detached
- Institutional
- Industrial
- Commercial, Office
- Commercial, Retail
- Commercial, Unspecified
- Parking
- Utility
- Land in Transition
- Vacant
- 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)
- 500m radius from TTC subway station
- 800m radius from TTC subway station



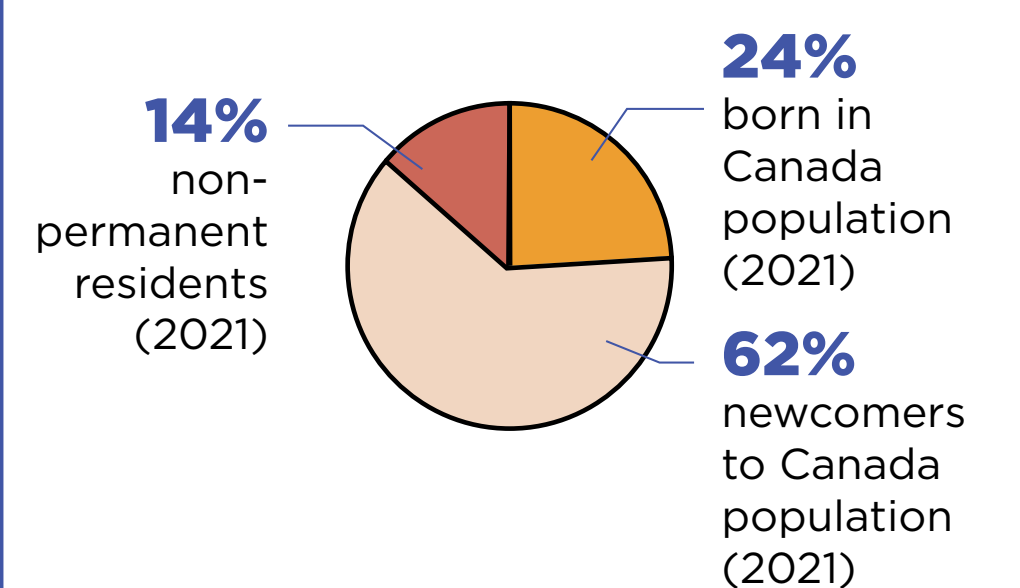
**North York Centre is a growing neighbourhood!** The residential population has more than doubled from 2001 to 2015.



**North York Centre is a diverse neighbourhood!**

**80%** of the population identifies as a racialized people.

**North York Centre has a high proportion of new Canadians relative to the City of Toronto as a whole.** Most of the residents today are newcomers to Canada or non-permanent residents.



**North York Centre is a high-rise neighbourhood!** Most of the private dwellings are part of apartment buildings that are 5 storeys or taller.

**92%** of dwellings are in apartment buildings (5+ storeys)

Data source: Statistics Canada Census (2001, 2006, 2011, 2016, 2021) and National Household Survey (2011)



# Building a Complete Community

How can built form and land use help shape future growth in North York Centre?

What design features make a good building? Add a ● sticker on which examples you like! Let us know why!

## Existing



Single-use residential towers



Residential towers with multi-level podium



Civic facilities, such as a library



At-grade units like townhouses that face the street



Office towers



Government buildings



Historic-period buildings



Townhouses

## Examples



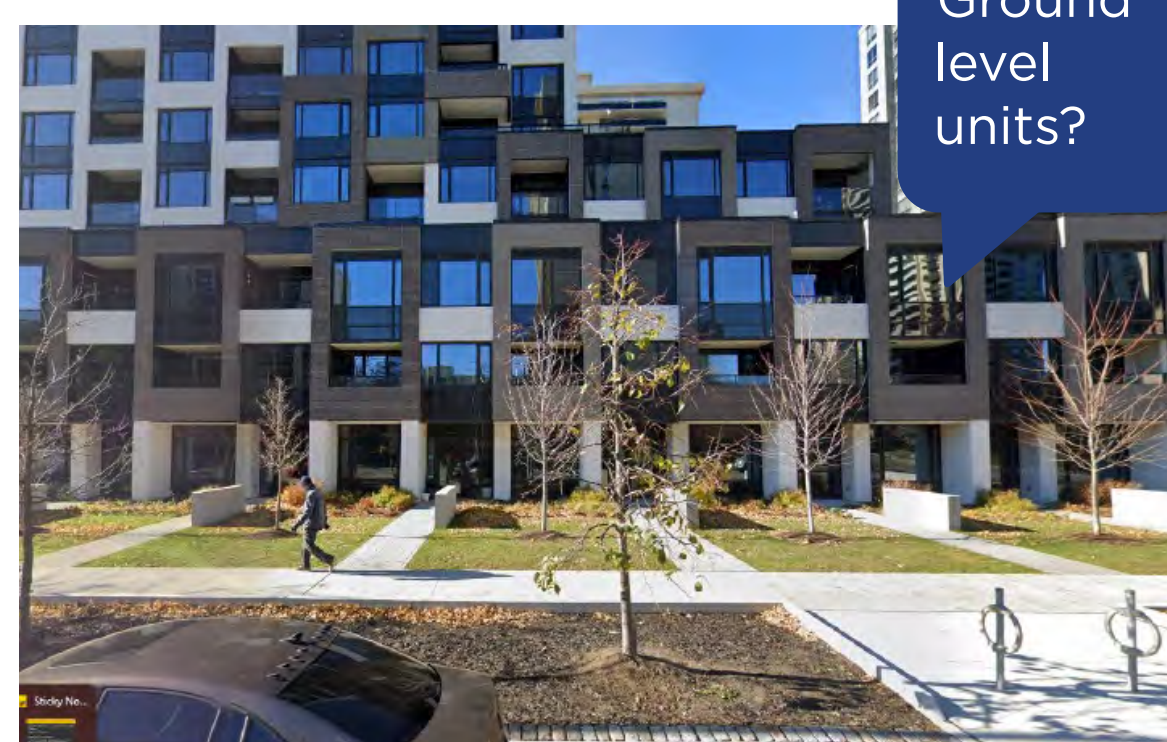
Mix of building types?

Forest Manor Road in North York includes a mix of tall, mid-rise, and lower scaled building types like townhouses (Source: WZMH)



Integrating other uses?

Community uses integrated into the base of tall buildings, such as the planned Newtonbrook Community Recreation Centre at Yonge/Cummer



Ground level units?

Buildings, such as this one in High Park, integrate ground-level units facing the street



Green roofs? Outdoor amenities?

This building in Regent Park offers sunny outdoor amenity spaces and integrated sustainable measures like green roofs (Source: NAK)



Buildings are oriented to frame Parks and playgrounds - Dunfield Park, Yonge-Eglinton

What else is part of your vision for a complete community in North York Centre? This will inform our Vision Framework and Guiding Principles.

LET US KNOW!

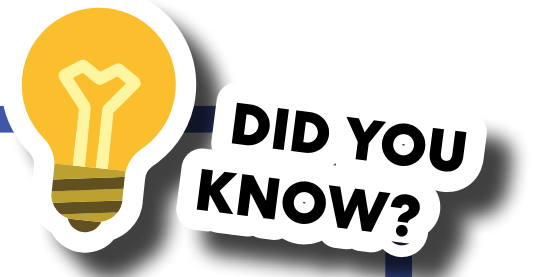
Getting to a Vision Framework and Guiding Principles



# Parks and Environment

North York Centre has a vibrant network of Parks and Green Spaces.

## Parks and Natural Environment Network

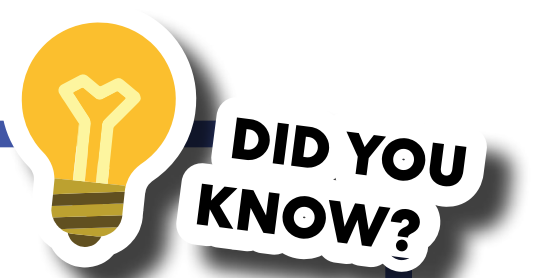
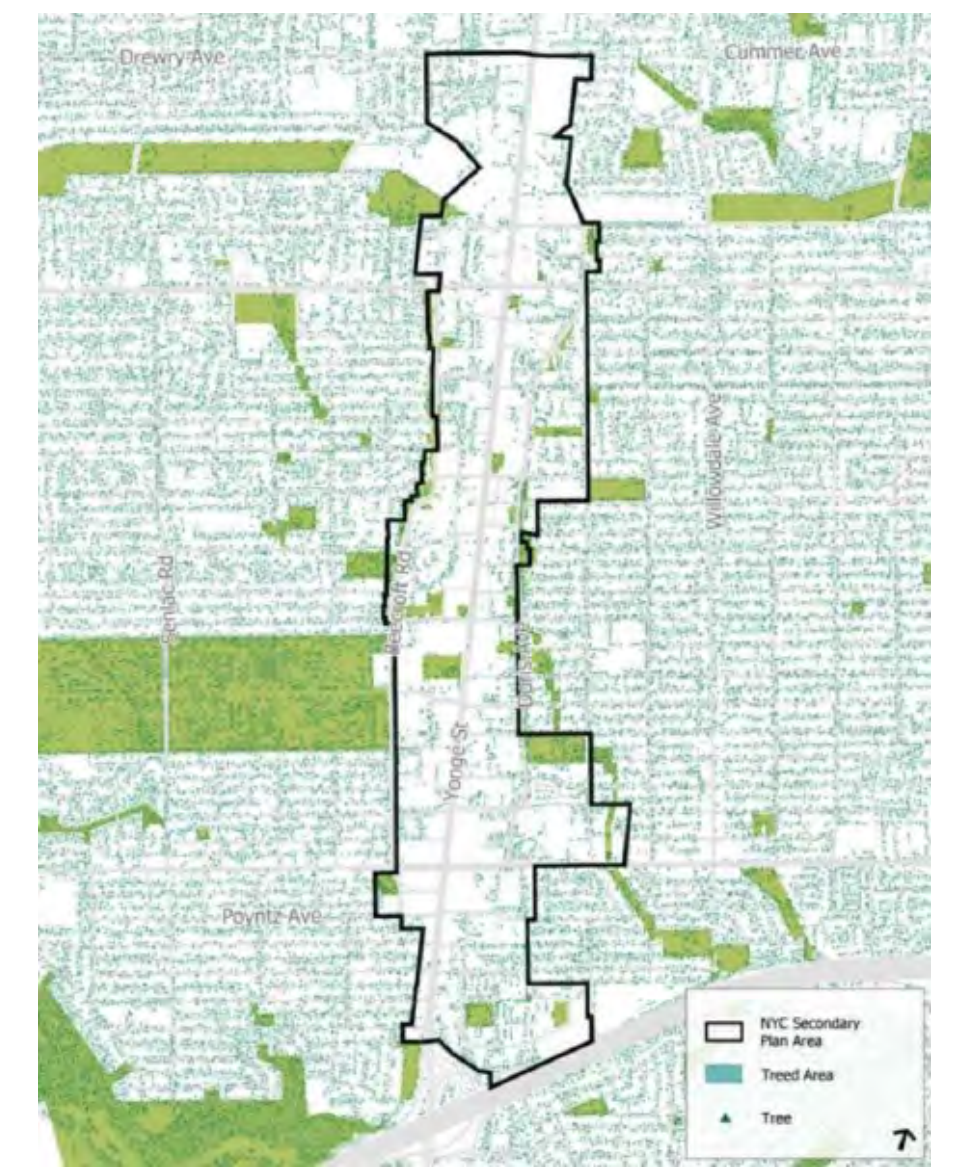


### Why is the Tree Canopy Important?

Trees provide many benefits in an urban environment. They offer shade, relief from heat and wind, lower the temperature, remove pollutants from the air, and offer habitat for wildlife and nature!

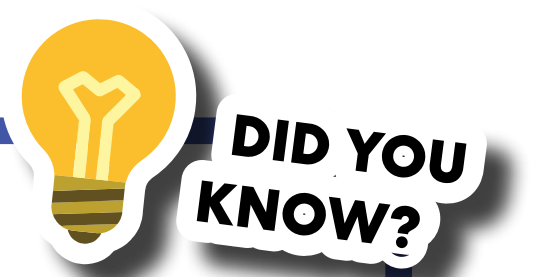
North York Centre currently has a low percentage of tree canopy cover and a high percentage of impermeable surfaces compared to surrounding areas.

*Are there any specific areas where you think there is an opportunity to "green" North York Centre?*



### What is Green Infrastructure?

Green infrastructure means natural and human-made elements that provide ecological and hydrological functions and processes. Green infrastructure may include components such as natural heritage features and systems, parklands, stormwater management systems, street trees, urban forests, natural channels, permeable surfaces, and green roofs.



### What is Climate Resilience?

The City of Toronto has declared a climate emergency and is committed to protecting our community, economy, and ecosystems from climate change. Tree canopy and green infrastructure strategies that help absorb stormwater during intense storms are example strategies for improving climate resilience.



# Parks and Environment

How can we improve our parks and natural environment in North York Centre?

What parks and environment features do you want to see in the Centre? Add a  sticker on which examples you like! Let us know why!



Parks can integrate new programming or amenities, like this pavilion, the Awen' Gathering Place in Collingwood that links to the Seven Ancestor Teachings (Source: Brook McIlroy)

Healing gardens can respect and honour the Indigenous history and residents, and be a place of learning and healing (Source: SDSU)

The UofT SkyGarden is an example of a rooftop garden, which promotes local stewardship and wellbeing (Source: UofT)



Create more diverse Park spaces?



Create new green spaces?



Lisgar Park in Toronto is an example of a hardscaped park (more paving, less grass) (Source: Victor Ford)

The Meadoway in Scarborough is an example of a hydro corridor that includes diverse meadows, community gardens, and a multi-use trail (Source: TRCA)

The Green Line in Toronto is a project that transforms a series of open spaces under the hydro corridor into a linear park (Source: Streets of Toronto)



Year-round uses?



Introduce new programming?

Parks or plazas can include seasonal pop-up programming, like this curling/crokinole rink at Stackt Market in Toronto (Source: CityNews)

Riverdale Park East in Toronto has outdoor fitness equipment that promotes health and wellbeing (Source: Trekfit)

What else is part of your vision for parks and environment in North York Centre? This will inform our Vision Framework and Guiding Principles.

## Getting to a Vision Framework and Guiding Principles

LET US KNOW!



# Mobility and Public Realm

North York Centre offers many ways to get around and places to enjoy.

## Mobility and Public Realm Network

### Beecroft Extension

The City is extending Beecroft Road north to Drewry Avenue to improve connectivity and traffic flow. The new road will include wide sidewalks, landscaping, and raised cycle tracks. The project also includes extending the Finch Hydro Corridor Trail across Yonge Street, closing an existing gap.

Construction is anticipated to occur from 2026 to 2027.

### Bike Share Expansion

Bike Share Toronto has one station in operation at Yonge and Bishop, with plans to add several more along Yonge Street and the Finch Hydro Corridor Trail in 2024 and 2025. Bike Share can make cycling more accessible for many, such as for those who don't have adequate storage for a personal bike at their residence.

Do you see yourself using Bike Share when it expands in North York Centre?

### Improving pedestrian crossings

At some locations, long distances between signalized crossings can lead people to cross mid-block in unsafe conditions. Pedestrian connectivity is maximized when crossings are spaced no more than every 200 metres (a four minute walk). Since 2016, two new signalized pedestrian crossings have been installed as part of Toronto's Vision Zero road safety program.

What are some locations where you'd like to see pedestrian crossings added?

### Pedestrian Head Start Signals

Pedestrian head start signals have been installed at several intersections at North York Centre since 2016 as part of Toronto's Vision Zero road safety program.

What other intersection safety improvements would you like to see?

### Sheppard Extension

MetroInx is currently studying options and seeking community input to extend rapid transit along Sheppard Avenue both east and west.

### Incomplete sidewalk networks

Some streets are missing sidewalks in sections, or the existing sidewalks are narrow or uneven.

Where would you like to see sidewalk gaps filled in?

### Yonge Street / Highway 401 Interchange Improvements

Starting in 2024, the City is launching a joint study with the Ministry of Transportation of Ontario (MTO) to improve traffic flow as well as pedestrian and cycling connectivity on Yonge Street across Highway 401.

### Doris Avenue Extension

The City is extending Doris Avenue south to Anndale Drive. The new street will include wide sidewalks, and streetscaping. The project also includes the addition of raised cycle tracks on Sheppard Avenue from Doris Avenue to Yonge Street. Construction is currently planned from 2026-2027.

### Cycling Network Under Development

A number of high-quality cycling facilities are currently under design, in construction, or recently completed, and within the next decade a connected cycling network will emerge at North York Centre.

### More Places to Sit and Socialize

In addition to the pedestrian improvements planned on Yonge, some of the intersecting local streets could be used for plazas, seating, parkettes, and to add more trees and shade.

Where do you like to hang out around North York Centre?

## Legend

### EXISTING CONDITIONS

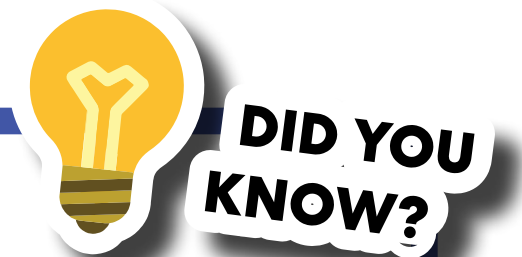
- Existing Traffic Signal
- Existing Open Space
- City Owned Operated Park
- Finch Hydro Corridor
- York Cemetery
- Existing Cycling Network
- Secondary Plan Boundary
- New Pedestrian Crossings

### PLANNED CHANGES

- REimagining Yonge Street Road Redesign Project
- Road Network Improvement
- Planned Traffic Signals
- Subway/Rapid Transit Extension
- Routes Approved for Cycling Improvements
- Bike Share Expansion

### OPTIONS BEING EXPLORED

- Candidate Routes for Cycling Improvements



### REimagining Yonge Street

The City is reconfiguring Yonge Street from Avondale to Bishop to improve comfort and safety for pedestrians and cyclists including widening sidewalks, adding more trees and seating areas, adding raised cycle tracks and improving safety at intersections. Construction is currently planned from 2028 to 2030.



# Mobility and Public Realm

How can we improve the way you get around and enjoy North York Centre?

What public realm and mobility features do you want to see in the Centre? Add a ● sticker on which examples you like! Let us know why!

**DID YOU KNOW?**

**What is Public Realm?**  
Much of the public realm at North York Centre is currently dedicated to the vehicles as travel and parking lanes. In some cases, there may be opportunities to repurpose some of this space to add more space for outdoor amenities like benches, trees, and patios.

Create safer and more enjoyable environments for pedestrians?



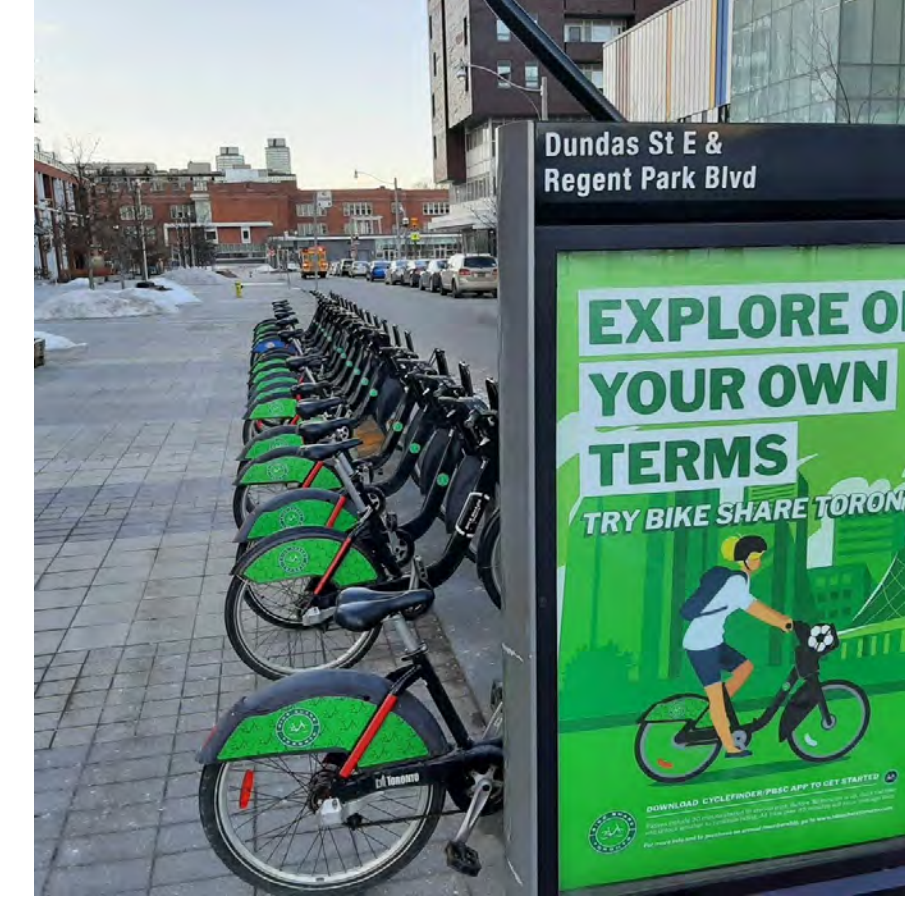
Mel Lastman Square is an example of a civic plaza (Source: City of Toronto)



The City's CafeTO program repurposes street space into vibrant open space through the use of furniture and quick-build materials (Source: NOW Toronto)



A mid-block pedestrian connection in Waterloo, showing how new development can break down large blocks by providing new pedestrian connections



Bike Share stations and other amenities can be added to the public realm (Source: Bike Share Toronto)



A "woonerf" in Waterloo turns quieter streets into shared spaces through traffic calming and furniture (Source: engagewr.ca)



Integrating rain gardens into the streetscape can mitigate runoff and promote biodiversity within the urban landscape (Source: EPA)



Outdoor patios and active ground floors like this building along Park Home Avenue offer places to sit and animate the public realm



Neighbourhood greenway in Vancouver, showing the potential of local streets to support comfortable and safe cycling over medium to long distances. (Source: halifax.ca)

Improve tree canopy?



Large tree canopies lining the street - Balliol Street, Yonge and Eglinton

Connect the network of indoor and outdoor spaces?



Pedestrian priority road space in Ottawa, showing how short street segments can be transformed into public space without eliminating all traffic. (Source: Ogilvy Square, The Planning Partnership)



Indoor atriums provide weather protection and an indoor network of pathways and amenities

What else is part of your vision for mobility and public realm in North York Centre? What places do you think are special or unique? This will inform our Vision Framework and Guiding Principles.

Getting to a Vision Framework and Guiding Principles

LET US KNOW!



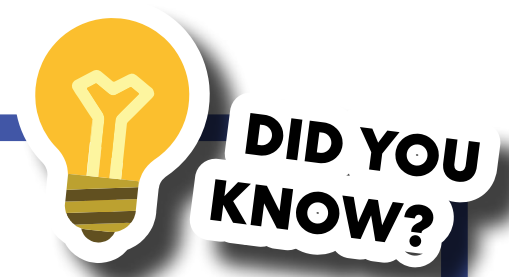
# Community Services and Facilities

Community services and facilities contribute to the social, economic and cultural development of the Centre and are vital in a supporting liveable community.

## Community Services and Facilities

### Planned Facilities & Improvements

- **Four new child care centres (total of 300 spaces)**
  - Two located within the North York Centre Secondary Plan (NYCSP) Area (Newtonbrook Plaza 5799-5915 Yonge St and 5800 Yonge)
  - Two located outside the NYCSP Area, but within the Centre's catchment area (at 160 Finch Ave W and 360 Hollywood Ave)
- **Community Recreation:**
  - Accessibility upgrades to existing pools
  - New gymnasium as part of expanded CRCs
  - Replacement of existing arena with a twin pad arena



### What are Community Services and Facilities?

Community Services and Facilities (CSF) include recreation facilities, libraries, schools, childcare and human services. These services and facilities support the well-being of community members and are critical to the Centre's success as a desirable and inclusive place to live. As part of North York at the Centre, a CSF Strategy is being prepared to identify additional or improved services and facilities that will be needed as the community grows and changes over time.

### Access to Space

There is a great demand for gathering space in North York Centre, including for cultural/arts purposes, and for youth. Members within the community seeking partnership opportunities to gain access to spaces.

### New Community Recreation Centre (CRC) at Yonge St and Cummer Ave



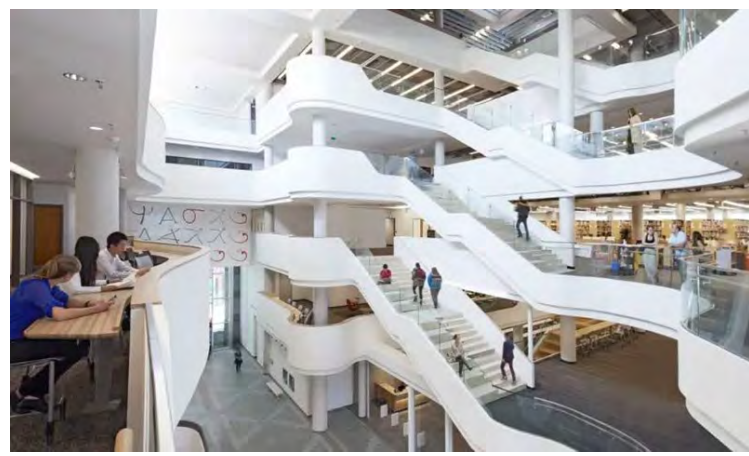
### Meeting a Growing Demand

There are limited tools for funding and delivering community facilities to fill gaps and serve growing population. These tools include the Community Benefits Charge (capped at 4% of a site's land value) and Development Charges, allocated through the City's capital budget.

- There is an opportunity to
- Actively seek innovative partnership and co-location opportunities, including as part of development review.
  - Identify community benefit/capital priorities for the Centre.

### North York Central Library

Upgrades planned to meet new service demands and uses



### Schools

Several schools operating over capacity, with others nearing 100%. Students are being redirected to schools outside the community.

School boards are seeking Provincial funding to expand and rebuild existing schools in the area. The school boards are open to co-location opportunities and partnerships, but are not seeking new sites in the study area primarily due to land costs.

### Human Services

Human service agencies are challenged with access to space (suitability & affordability due to rising rent costs). Age-based needs will grow as the population grows.

Underused faith-based spaces in the community are being repurposed to provide space for human service agencies, and there is potential for more partnerships

### Legend

- |                          |                            |                              |                                  |                          |
|--------------------------|----------------------------|------------------------------|----------------------------------|--------------------------|
| CSF Study Area Boundary  | Public Secondary School    | Childcare                    | New Community/ Recreation Centre | City Owned Operated Park |
| Secondary Plan Boundary  | Catholic Elementary School | Library                      | Indoor Pool                      | Finch Hydro Corridor     |
| Public Elementary School | Catholic Secondary School  | Community/ Recreation Centre | Outdoor Pool                     | York Cemetery            |
|                          |                            |                              | Arena                            |                          |

## Vision and Guiding Principles



Are there other issues or opportunities that should be listed? What else is part of your vision for community services and facilities in North York Centre? This will inform our Vision and Guiding Principles.