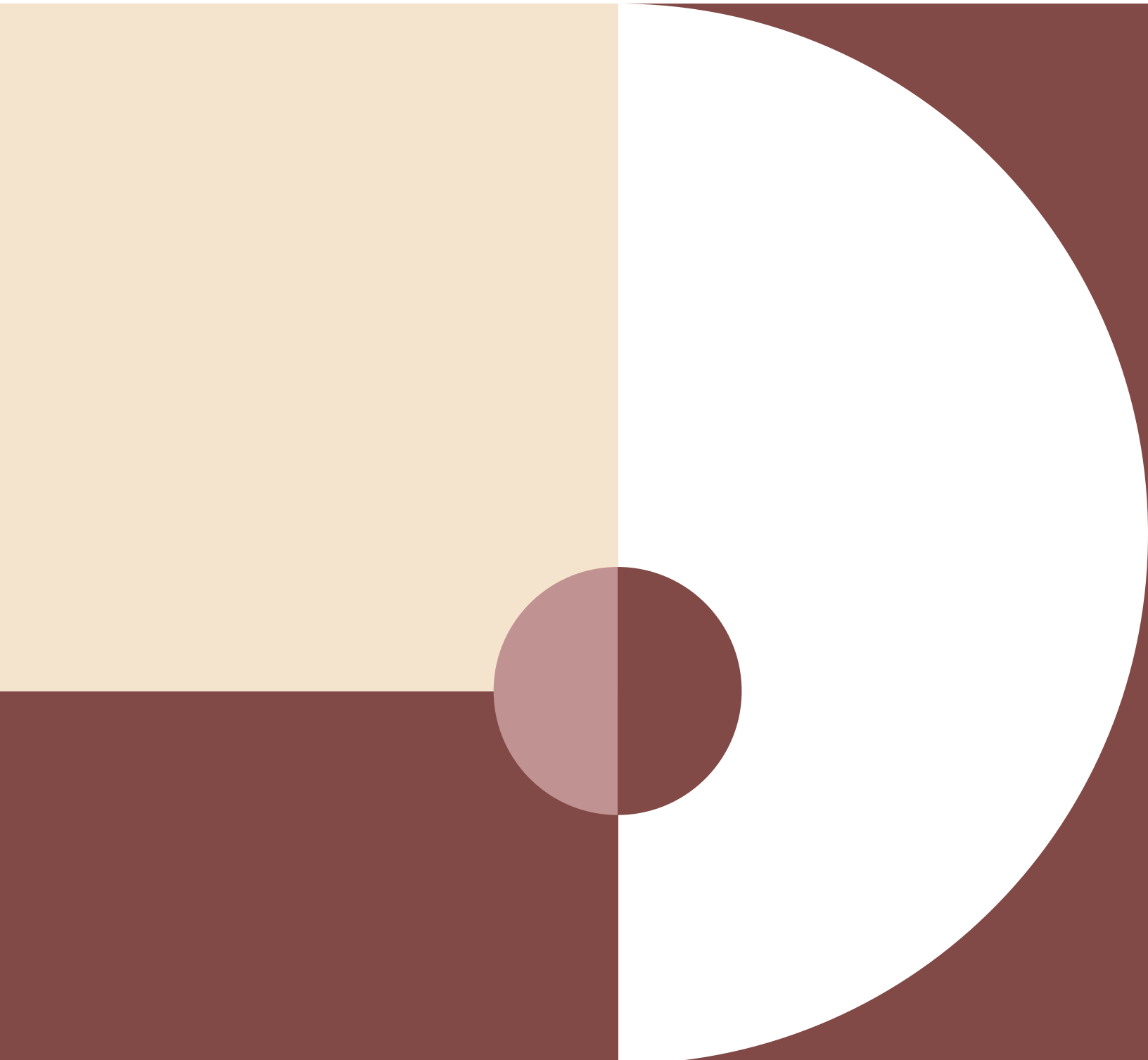


Phase 1 Background Report: Introduction

October 2024



01. Introduction



01. INTRODUCTION

1.1 North York at the Centre

The City of Toronto is undertaking a review of the North York Centre Secondary Plan (NYCSP) 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”, includes 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. North York at the Centre will address the environment, parks and open spaces, climate change mitigation and adaptation, land use, housing, economic development, community services and facilities, mobility, public realm, built form and servicing.

What is a Secondary Plan?

The City of Toronto Official Plan provides a city-wide framework for guiding growth and development. 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. Secondary Plans comprise policies and maps that are adopted into the Official Plan to guide growth and development.

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.

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 an updated and more contemporary policy framework for the City's *Centres* to guide growth and development over the long-term.

Study Area

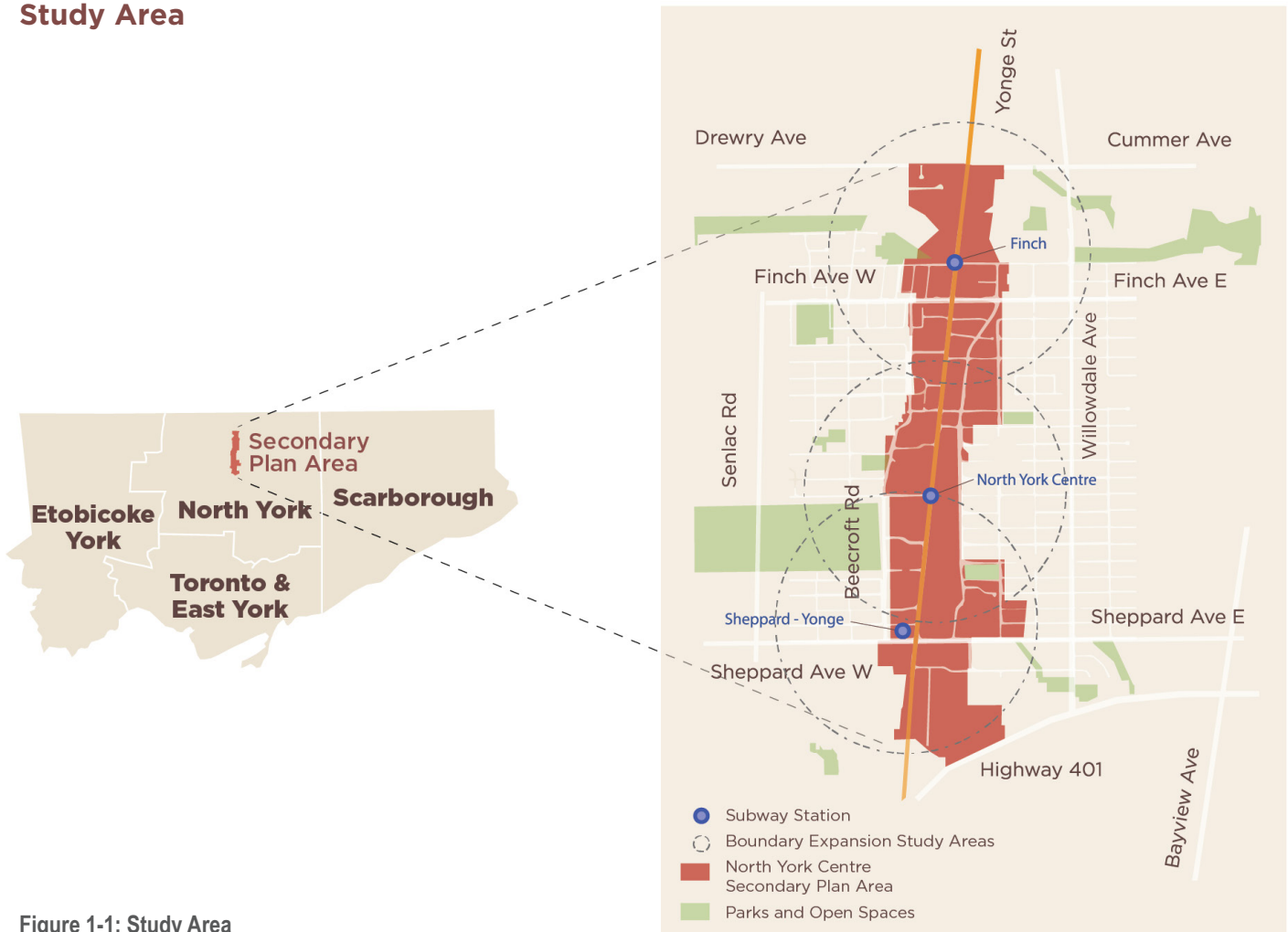
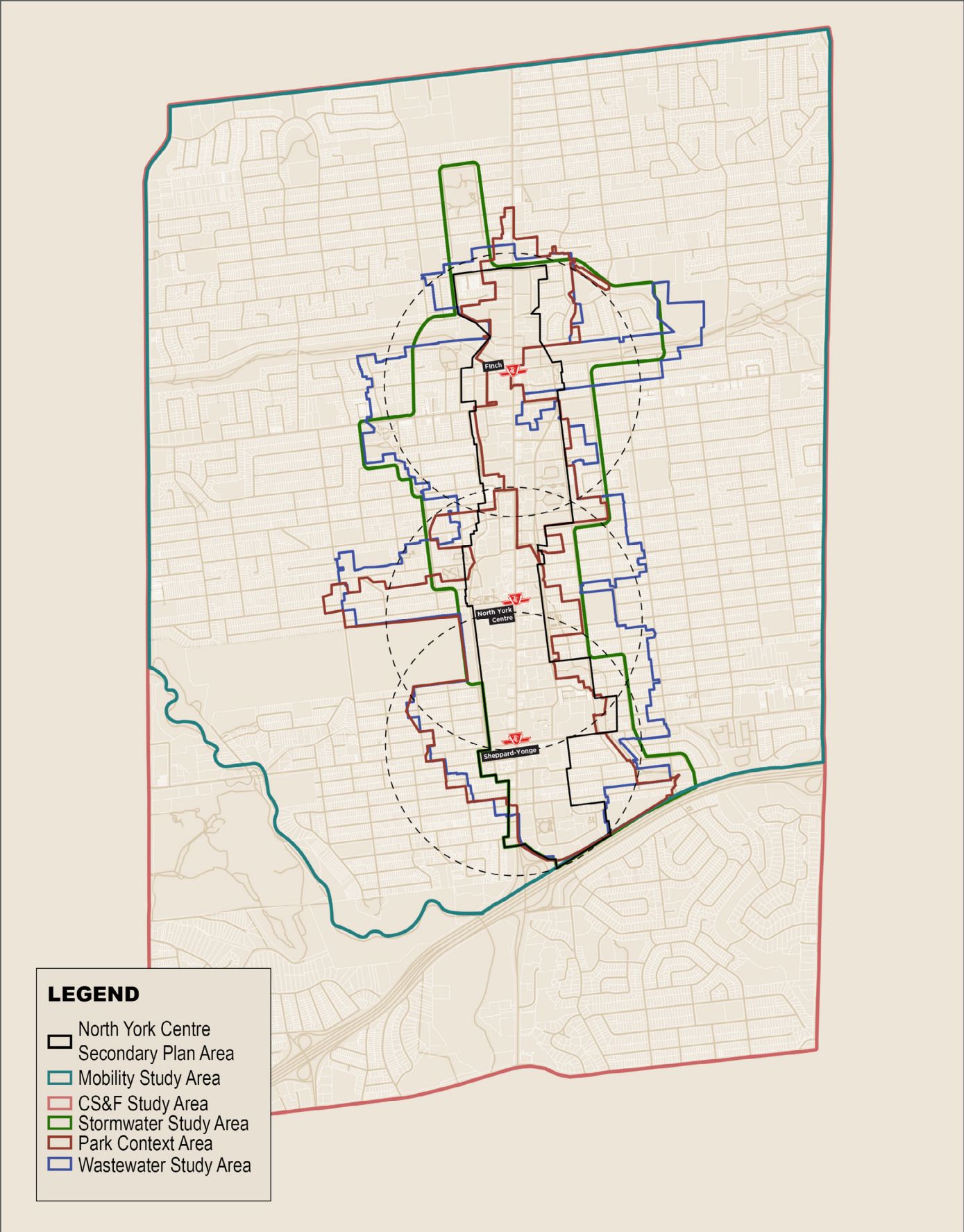


Figure 1-1: Study Area

North York at the Centre includes study area boundaries that expand beyond the Primary Study Area (PSA) (**Figure 1-2**):

- Boundary Expansion Study Areas (BESA)
- Watermain, Sanitary Sewer, and Stormwater Sewer Study Areas
- Mobility, Parks, and Community Services and Facilities Study Areas



LEGEND

- North York Centre Secondary Plan Area
- Mobility Study Area
- CS&F Study Area
- Stormwater Study Area
- Park Context Area
- Wastewater Study Area

Figure 1-2: North York at the Centre Study Areas

Project Phases

North York at the Centre is being completed in three phases, with engagement events and activities held in each phase to inform the project components.

- Phase 1 – Background Review
- Phase 2 – Options and Directions
- Phase 3 – Implementation Strategy and Secondary Plan Update

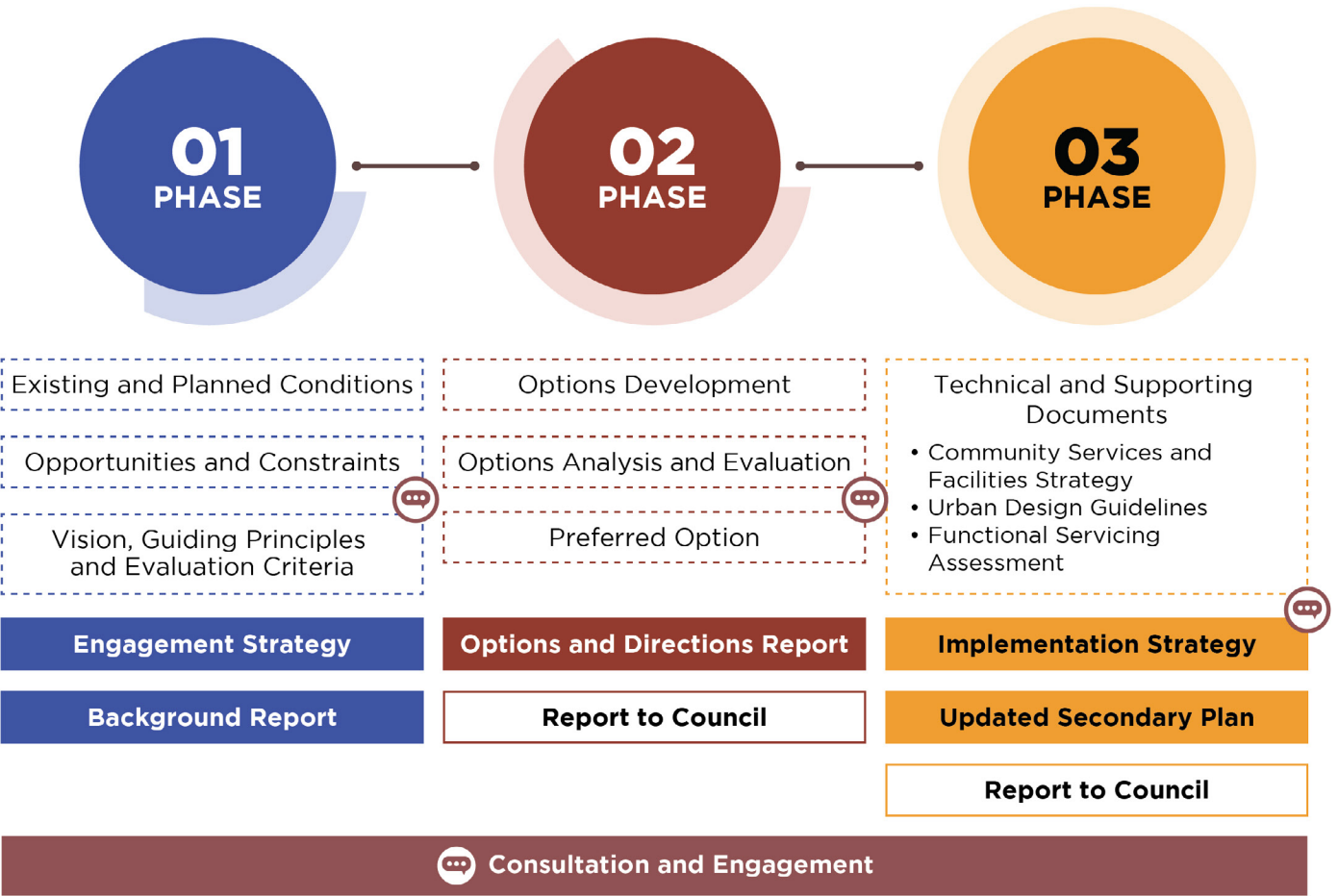


Figure 1-3: North York at the Centre Project Phases

1.2 Community Engagement

North York at the Centre includes community engagement in each phase of the project, including with First Nations, the local Indigenous community, businesses, other interested parties and members of the public. Feedback from the community will serve as input into the development and refinement of the background analysis, the development and testing of options, and preparation of the updated Secondary Plan and Implementation Strategy.

Phase 1 Overview

The engagement process for Phase 1 of North York at the Centre focused on introducing the project and seeking input on what is working well and what could be improved in the Centre, as well as the community's vision for the future. The following meetings and events were hosted in Phase 1:

- Local Advisory Committee (LAC) Meeting No. 1 – November 2023 - 19 participants
- Public Visioning Workshop – November 2023 - Over 150 participants
- Community Mapping Exercise and Visioning Survey – December 2023 - 58 participants
- Three (3) Fall Pop-Up Events – November / December 2023
- Introductory meetings with the Mississaugas of the Credit First Nation, Six Nations of the Grand River, and the Toronto Aboriginal Support Services Council (TASSC) – January / February 2024



Key messages shared by participants through the Phase 1 Community Engagement include:

- A need for a broader range of building types and heights, affordable housing options, family-sized housing units, and opportunities for local economic development, arts and culture, and heritage commemoration. A desire to expand, improve, and maintain parks and natural features.
- The need for more libraries, schools, recreation centres, human services, and other important community assets to support the growing community
- Issues related to speeding, transit access, sidewalk design, and the cycling network and a desire to make the Centre more accessible, walkable, and safe.

A detailed Phase 1 Engagement Summary is available at toronto.ca/nycentre.



Read the [full report](#) to find out how we engaged with the community and what we learned.

1.3 Purpose of the Phase 1 Background Report

This Phase 1 Background Report summarizes the history, policy framework and existing conditions in North York Centre and provides analysis of opportunities and constraints that will be addressed through the Secondary Plan update. The report concludes with a visioning framework that will guide options development and evaluation in Phase 2 of the project as the team begins to explore different approaches to updating the planning policy framework for North York Centre. The six chapters of the Background Report include:

- **Chapter 1 – Introduction** provides an overview of the project, study areas, and community engagement completed to-date.
- **Chapter 2 – A History of North York Centre** presents the Indigenous and municipal history of the Centre and how it has evolved over time.
- **Chapter 3 – The People Today** gives a demographic overview of the population living in North York Centre today.
- **Chapter 4 – Policy Framework** outlines the policy framework that applies to North York Centre, including Provincial and municipal policies, plans, and strategies.
- **Chapter 5 – Study Area Analysis** provides analysis of existing conditions and policies on key topics including the natural environment, parks and open spaces, climate and resiliency, land use (office and retail uses) mobility and public realm, built form, and servicing.
- **Chapter 6 – Visioning Framework** outlines the overarching lenses, guiding principles and objectives that will inform the development and evaluation of options for the Centre in Phase 2 of the project.