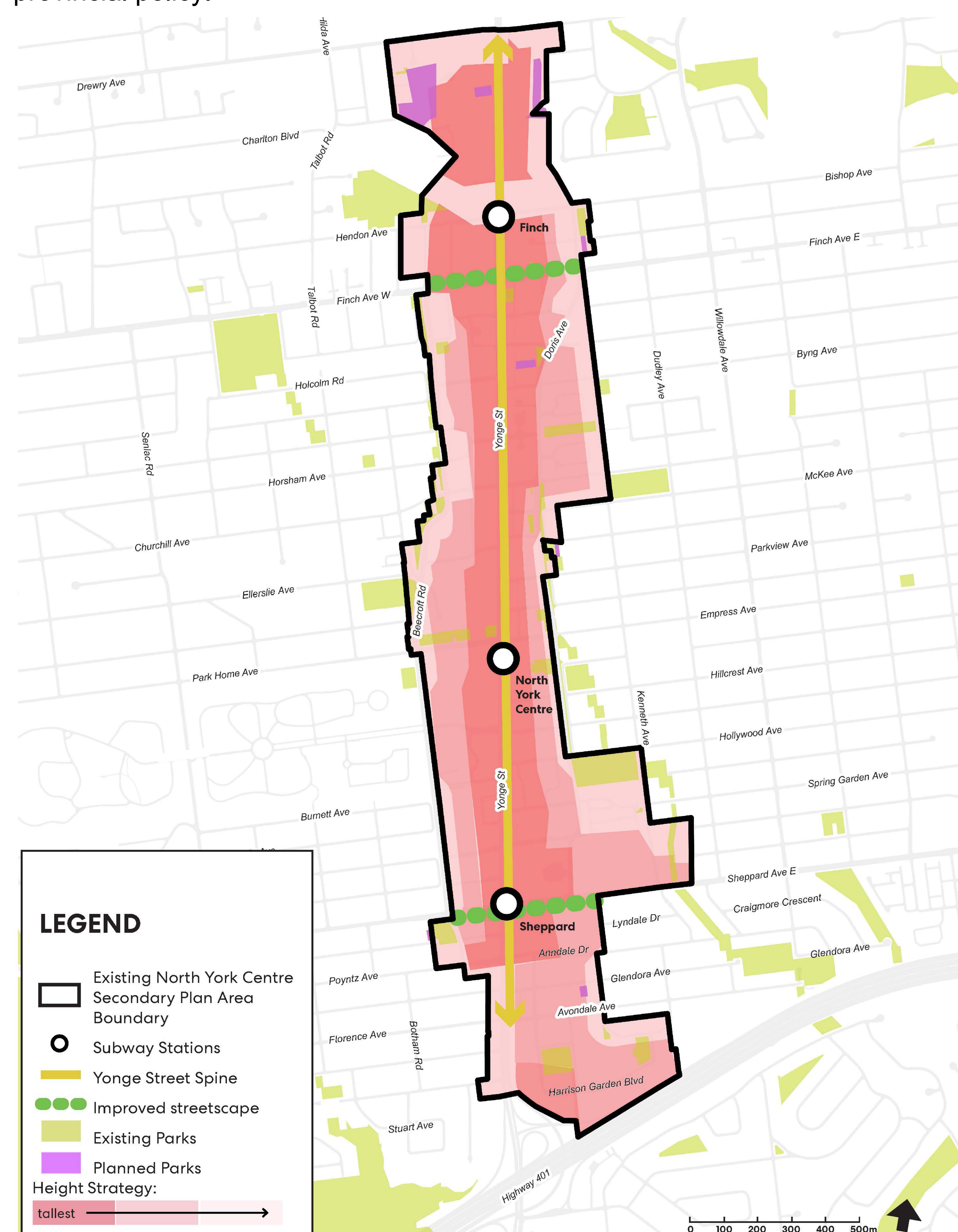


# Overview Options

Options development was informed by the Guiding Principles, issues, trends, and opportunities identified by the community and by technical analysis undertaken in Phase 1.

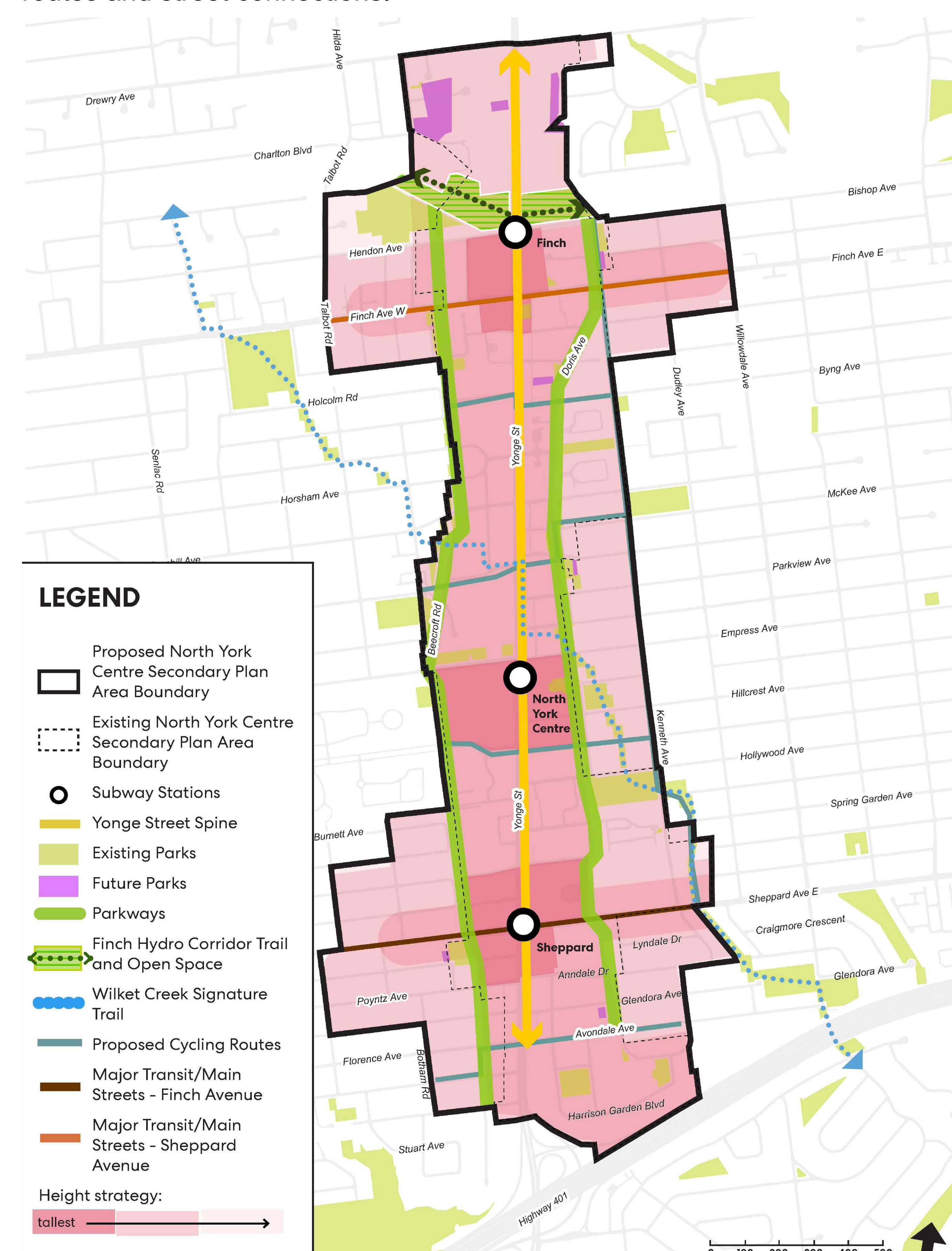
## Business As Usual

Business as Usual (BAU) represents the current permissions for North York Centre, as well as ongoing or planned investments in parks, the public realm, and transportation infrastructure. It is included as a baseline or “do nothing” scenario, and is not considered a viable alternative as the Ontario Land Tribunal has determined that the current Secondary Plan is not consistent with provincial policy.



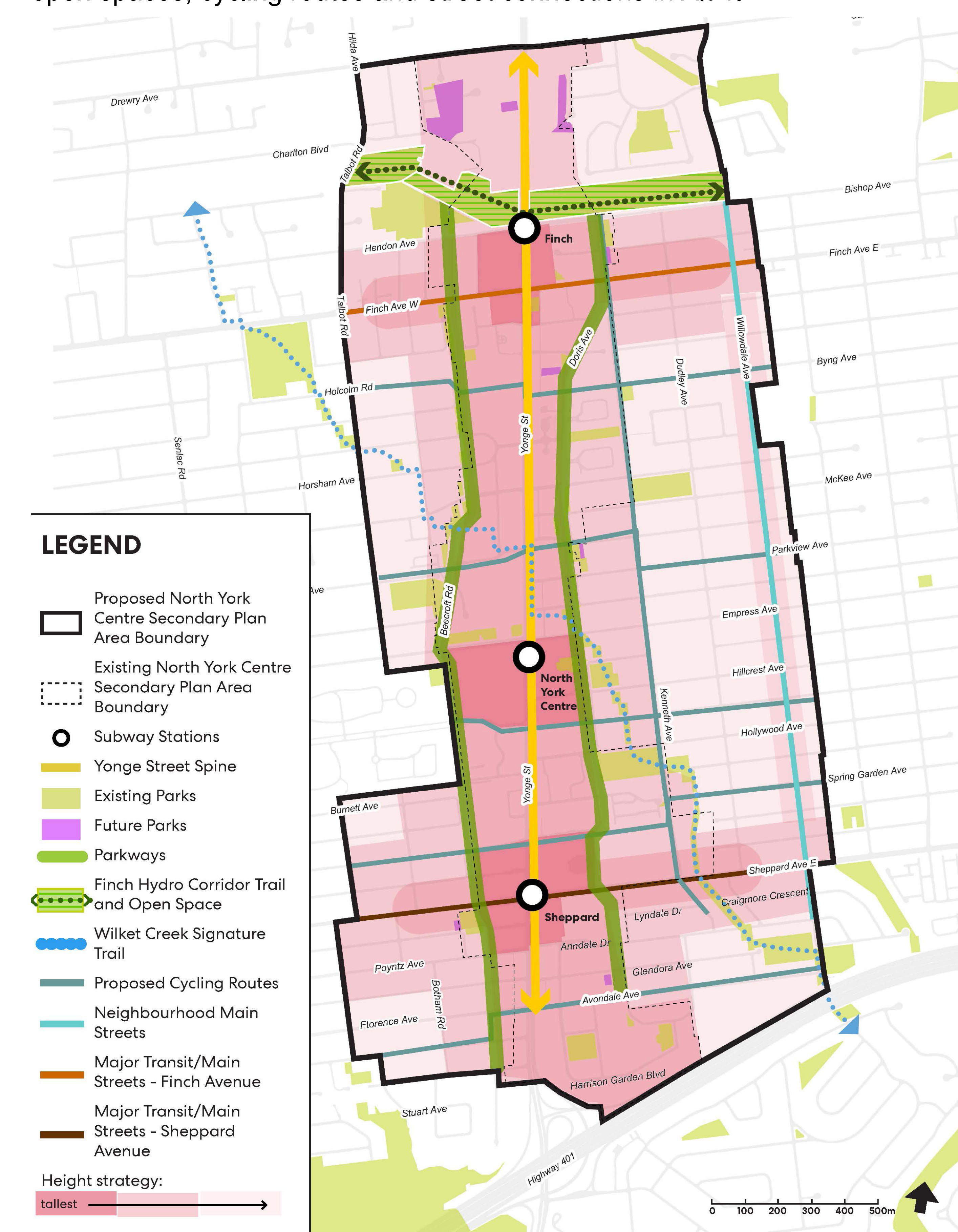
## Alternative #1

Alternative 1 (Alt 1) proposes a boundary expansion to align with the City’s adopted Major Transit Station Areas, which are intended to be focal points for people and jobs. It would increase building heights on Yonge Street to be consistent with recent approvals, with the tallest areas around the three subway stations. It would also introduce new parks, open spaces, cycling routes and street connections.



## Alternative #2

Alternative 2 (Alt 2) proposes a larger boundary expansion to Willowdale Avenue in the east and Talbot Road in the west. Within the boundary, existing *Neighbourhoods* would be redesignated to *Mixed Use Areas*, allowing flexibility for intensification at a mid-rise scale. It would also increase building heights on Yonge Street to higher than in Alt 1. Alt 2 would build on the parks, open spaces, cycling routes and street connections in Alt 1.



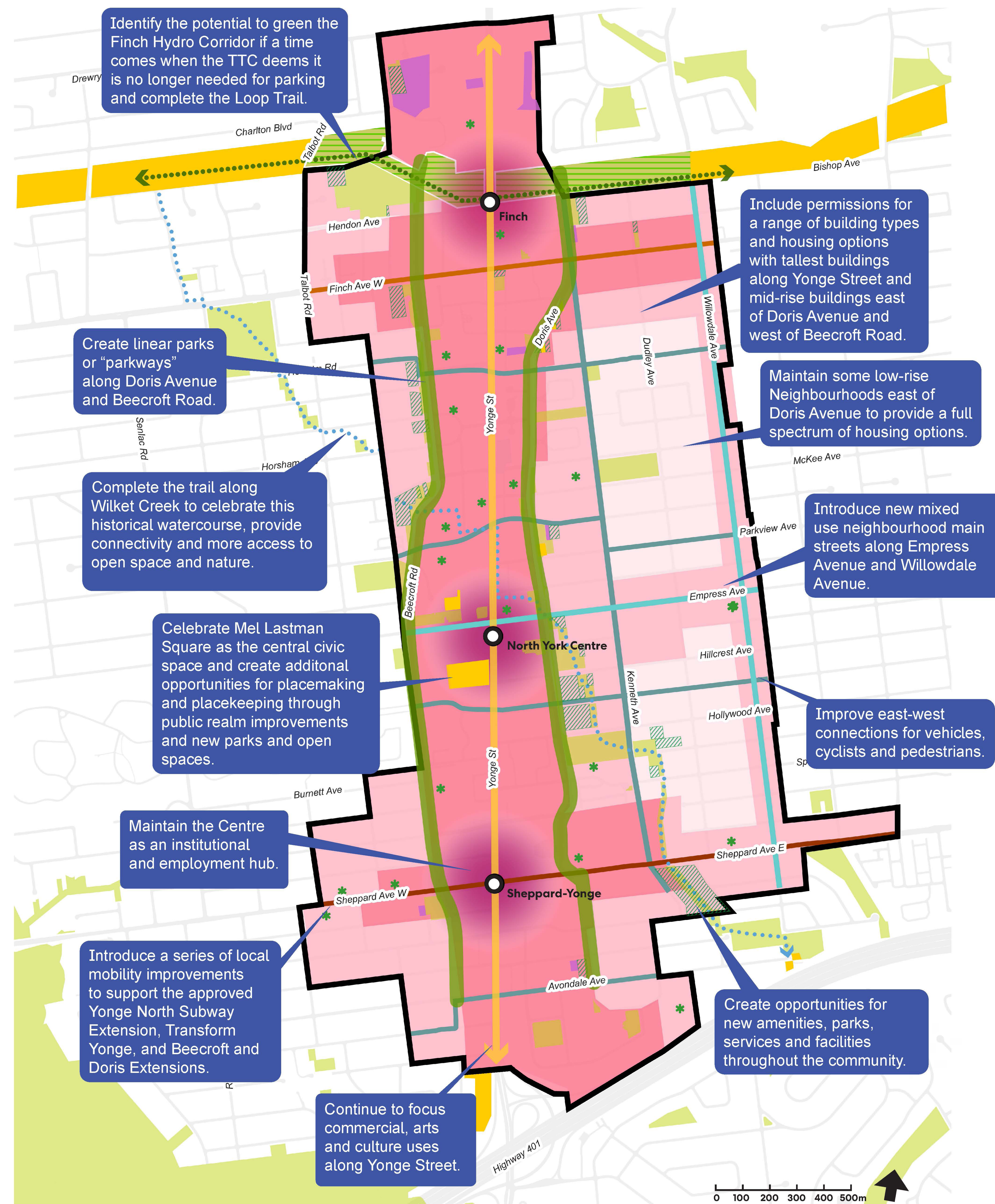
Note: Options are presented for discussion purposes and are subject to feasibility analysis, public consultation, and Council approval.



# Overview Emerging Preferred Option

The Emerging Preferred Option aims to set the foundation for the next stage of North York Centre's evolution as a complete, inclusive and resilient community and regional hub for the northern part of the city. North York Centre has grown quickly in the past three decades and the next phase of its development will be focused on introducing mid-rise buildings and more welcoming public spaces, stitching the Centre into the larger community, and filling in gaps in its offerings to set it up for success over the coming decades. The Emerging Preferred Option proposes to:

- Expand the boundary east to Willowdale Avenue to facilitate housing diversity, gradual height transition and better east-west connectivity.
- Green the public realm and better connect the parks and open space network by creating new linear “parkways” along Doris Avenue and Beecroft Road and a signature trail along Wilket Creek.
- Introduce greater flexibility for both new residential and non-residential uses, protecting and growing the Centre's role as an employment hub.
- Celebrate and cultivate the range and diversity of the arts, cultural, retail, civic and institutional uses that draw people to North York Centre from across the city.
- Identify additional or improved community services and facilities to meet the needs of existing and future residents.



**The Emerging Preferred Option is a starting point for Phase 2 engagement and will be refined based on what we hear.**

Tell us what you think at today's meeting on the following boards or online through the public survey.



**Scan me** to visit the project web page and take the survey!

*Note: Options are presented for discussion purposes and are subject to feasibility analysis, public consultation, and Council approval.*