

Land Use Background

Density



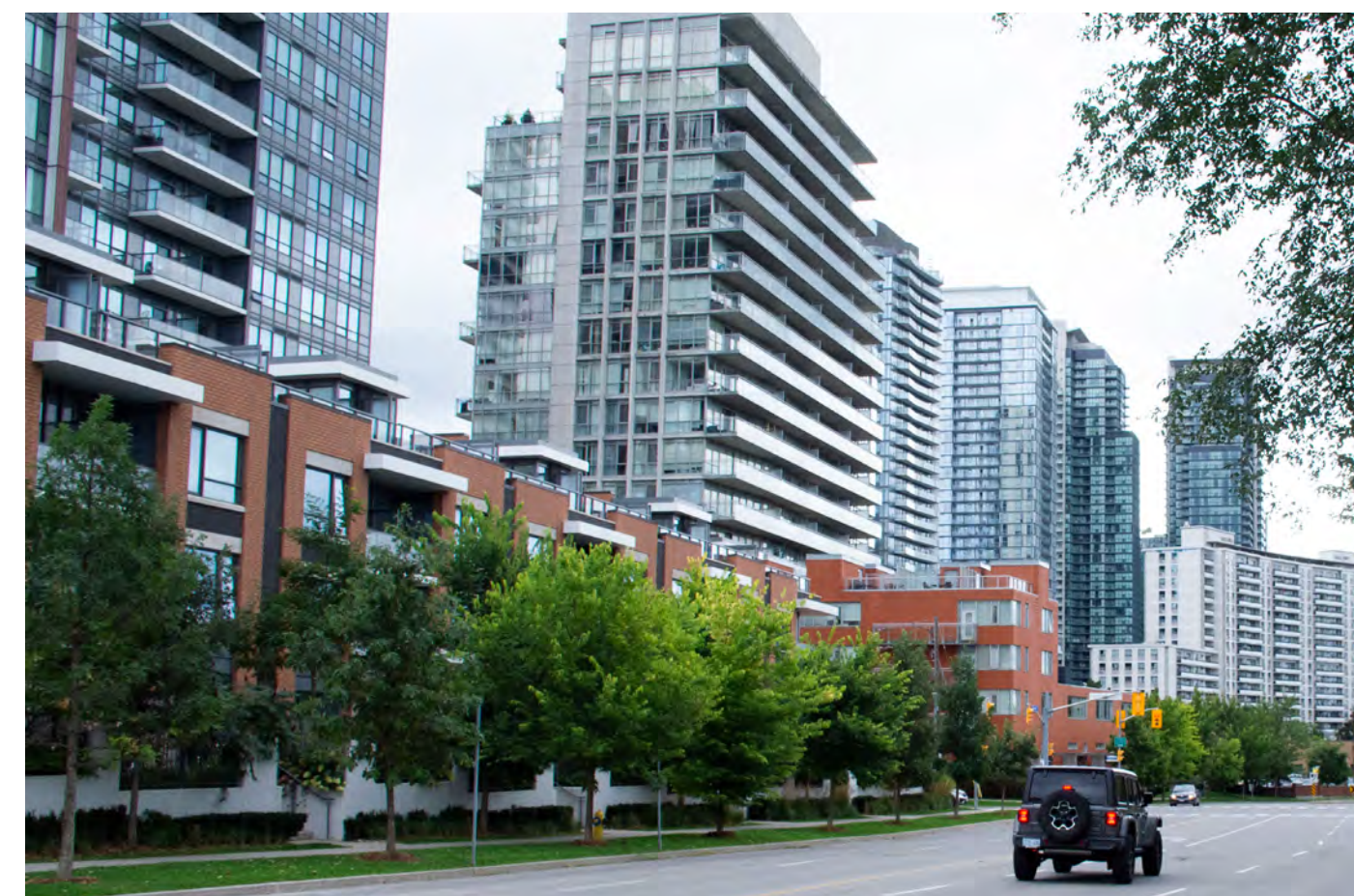
Aerial view of North York Centre

Provincial and municipal policy directs density (both people and jobs) to areas surrounding higher order transit stations, known as Major Transit Station Areas (MTSAs). MTSAs are intended to be focal points for intensification through high-density residential and commercial development, alongside convenient, direct, and accessible transit facilities. Within North York Centre, there are MTSAs around Finch, North York Centre and Sheppard-Yonge subway stations.

Objectives:

- **Optimize people and jobs within walking distance of higher order transit**

Housing



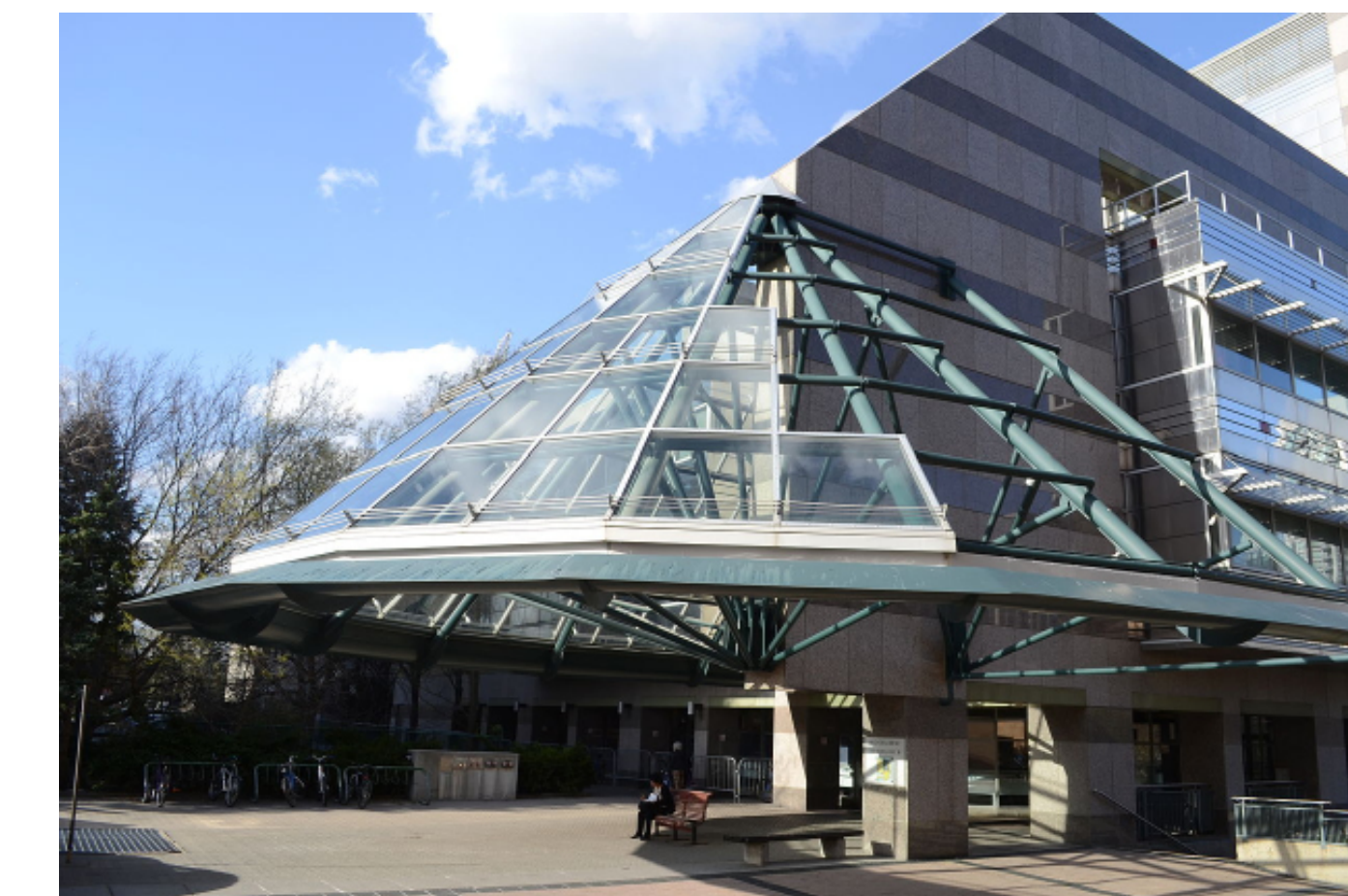
Residential towers in North York Centre

The City's Official Plan states that a full range of housing, including affordable housing and market rental housing, will be provided to meet the needs of current and future residents. Opportunities to build new affordable housing are generally greatest on City-owned sites, and the City also offers a Rental Housing Supply Program for private developers to deliver rent-geared-to-income (RGI) homes, affordable rental homes, rent-controlled homes, and purpose-built rental homes. The City's Growing Up Guidelines also provide guidance on the proportion and size of larger units recommended in new residential developments, and the Expanding Housing Options in Neighbourhoods (EHON) initiative has expanded permissions for “missing middle” housing in neighbourhoods across the city.

Objectives:

- **Increase the housing supply, including new affordable housing units**
- **Provide a diversity of housing choices that meet the needs of all household types**

Community Services and Facilities



North York Centre Library

Community Services and Facilities (CS&F) include recreation facilities, libraries, schools, childcare and human services. The Official Plan recognizes that these services and facilities support the wellbeing of community members and are critical to the Centre's success as a desirable and inclusive place to live. Alongside North York at the Centre, a CS&F Strategy is being prepared to identify additional or improved services and facilities that will be needed to serve the community as it grows based on the directions of the updated Secondary Plan and other recent planning initiatives in the surrounding area.

Objectives:

- **Integrate new and expanded community services and facilities in the Centre to support the well-being of residents**

Jobs and Economic Development



Office towers in North York Centre

North York Centre is the largest civic and office hub outside of the Downtown, with 34,800 jobs and nearly 9,000,000 square feet (sq ft) of office space. Protecting office space and encouraging alternative non-residential uses is important to maintaining North York Centre as a healthy mixed use community where people can both live and work. A City-wide Office Space Needs Study and a Non-Residential Land Use Study for North York Centre are informing recommendations for non-residential land use policy for North York Centre.

Objectives:

- **Maintain North York Centre as a significant civic and office hub**
- **Facilitate diverse employment opportunities and inclusive economic development in North York Centre**

Retail



Existing fine grained retail establishments in North York Centre

North York Centre offers a vibrant mix of retail and commercial services that help animate the public realm and create a complete community. These establishments are primarily located on the ground floor along Yonge Street. Typically they are characterized by smaller, contiguous storefronts occupied by local / independent businesses, particularly in the north part of the Centre. Maintaining diverse spaces for retail and service uses will be key to supporting the Centre's growing population and its existing character.

Objectives:

- **Preserve and enhance the retail diversity of North York Centre**

Arts and Culture



Meridian Arts Centre

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. The current Secondary Plan identifies the south of the Centre as the preferred location for arts and cultural uses and this is reflected in the location of existing arts and cultural facilities.

Objectives:

- **Grow and celebrate North York Centre as an arts and cultural destination**

Land Use Options

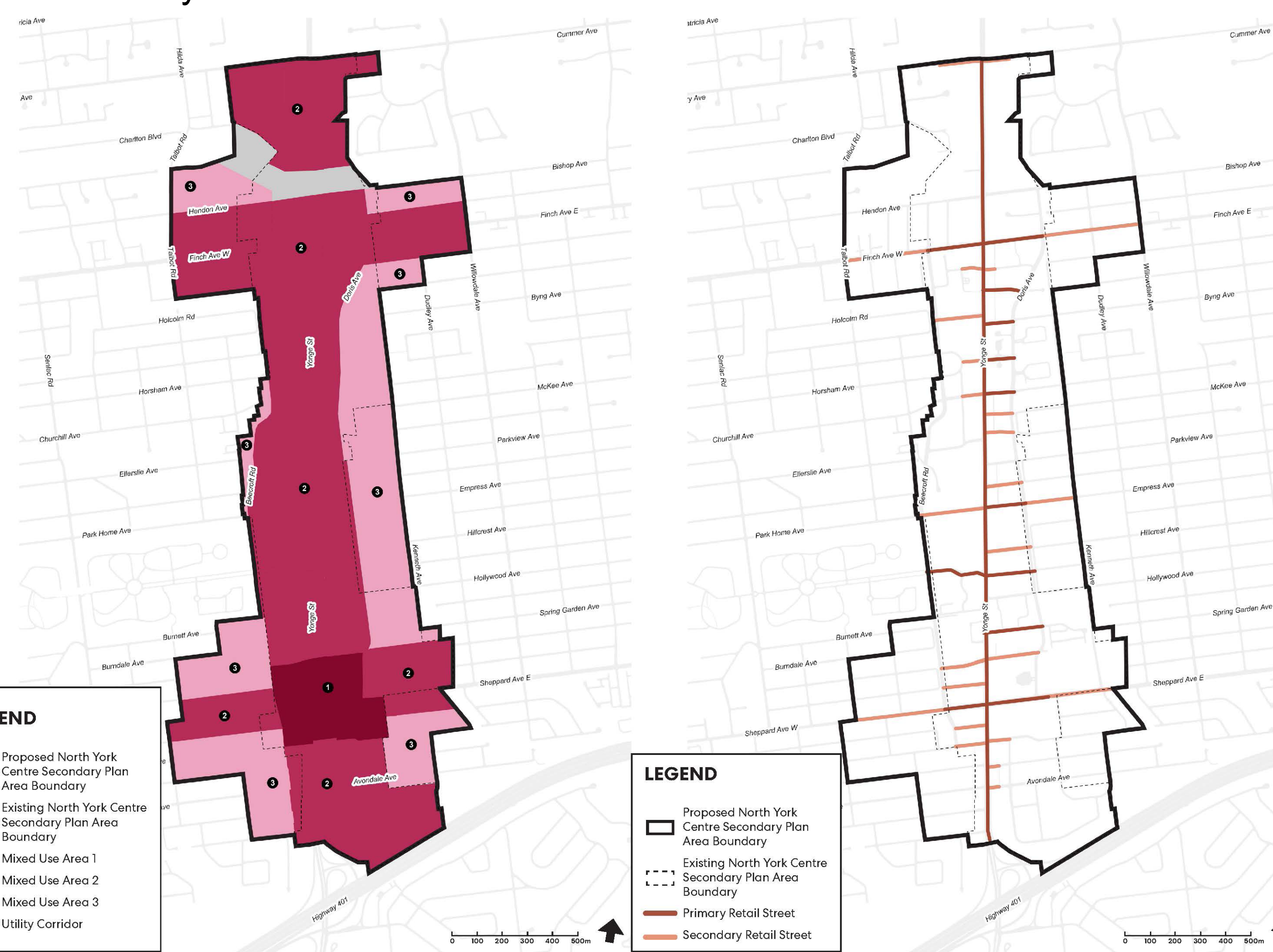
Business As Usual

Land uses in Business as Usual follow the existing Secondary Plan, which limits residential development in the south part of the Centre and commercial development in the north part of the Centre. Areas where retail is required on the ground floor of buildings are based on the Prime Frontage Areas designation in the existing Secondary Plan.



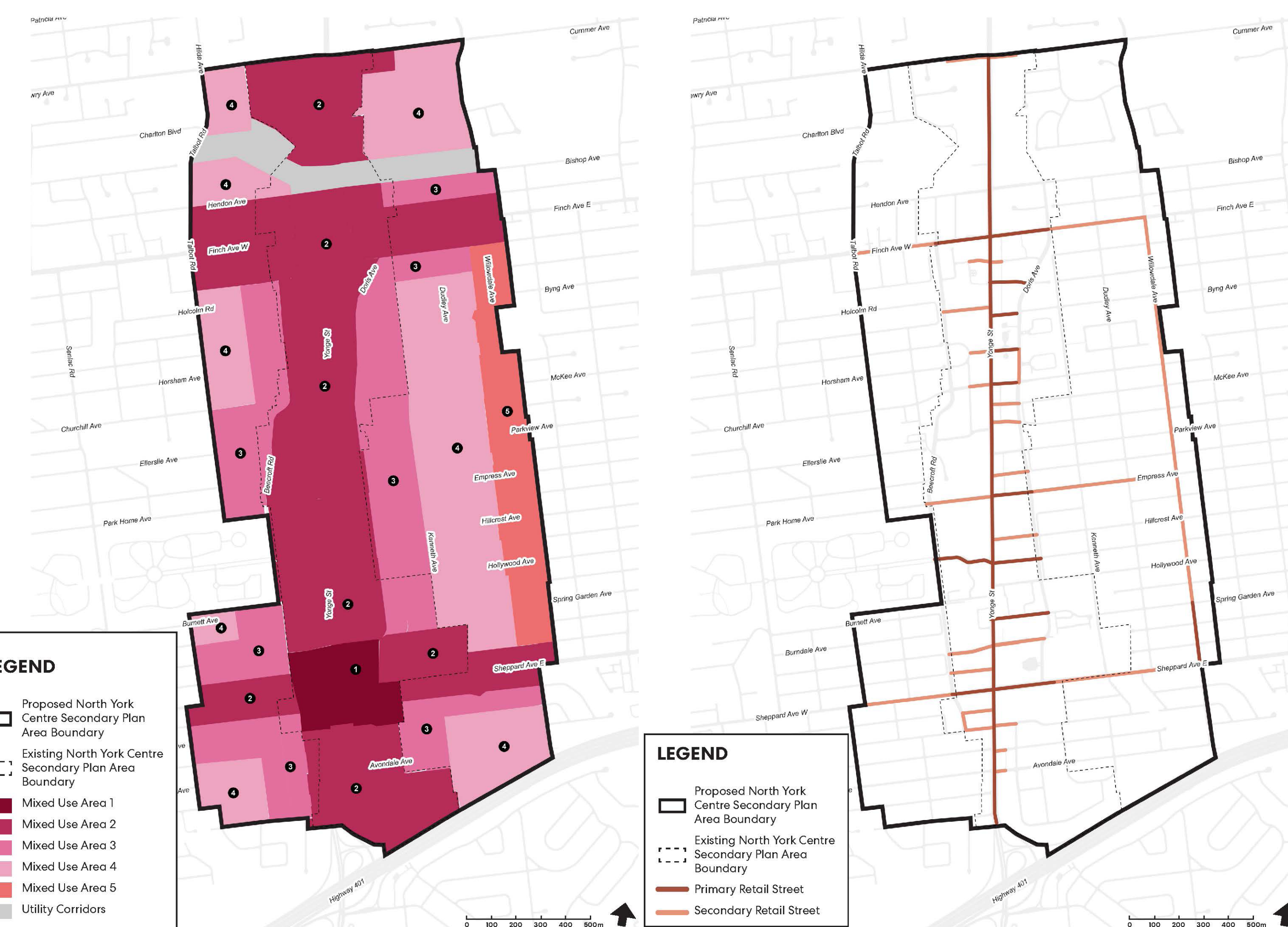
Alternative #1

The land use plan for Alt 1 would include three main designations. Mixed Use Area 1 at Sheppard Avenue and Yonge Street would permit residential uses but prioritize office uses. Mixed Use Area 2 would extend along the remainder of Yonge Street, Finch Avenue and Sheppard Avenue with a broader mix of residential, commercial, institutional and community uses. Mixed Use Area 3 in areas further from Yonge Street would be primarily residential with flexibility for small scale non-residential uses. Retail would be required on the ground floor of buildings on Primary Retail Streets and encouraged on Secondary Retail Streets.



Alternative #2

Alternative 2 would build on the land use designations in Alternative 1, introducing a new neighbourhood main street on Willowdale Avenue to complement Yonge Street and provide a different type of retail experience. Areas where retail would be required and encouraged would be expanded, including along the new neighbourhood main street.



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

Evaluation of Options

Housing and Intensification

- BAU limits opportunities for increasing housing and density close to transit due to its boundary.
- Alternative #1 optimizes housing and density close to transit and balances them with the ability to provide amenities and services for the population.
- Alternative #2 proposes a level of growth that could be challenging to serve with the necessary infrastructure, facilities and services.

Jobs to Population Ratio

- All options maintain North York Centre as a mixed-use community with a healthy ratio of jobs to population.

Office Space

- All options provide an amount of office space that is within the future market scenarios for North York Centre.

Retail Space

- BAU provides less retail GFA than future market scenarios.
- Alternative #1 meets retail GFA in future market scenarios.
- Alternative #2 meets retail GFA in future market scenarios and provides new mixed-use main streets with a different retail character.

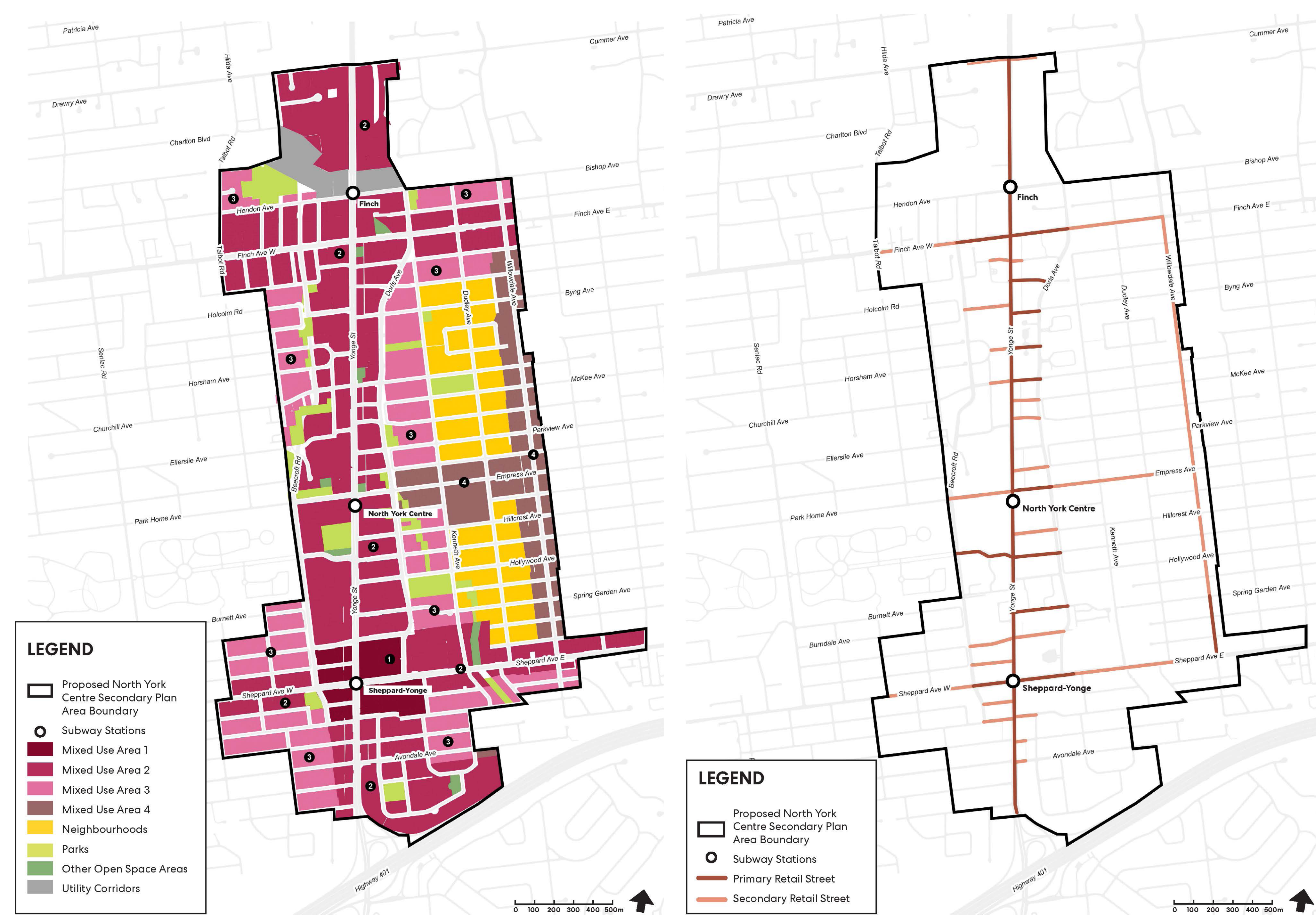
| Key Statistics | BAU | ALT #1 | ALT #2 |
|-------------------------------------------------|---------------|-------------|---------------|
| Total Population (2051) | 98,542 | 165,052 | 237,206 |
| Total Jobs (2051) | 43,076 | 42,031 | 47,645 |
| Jobs/Population ratio in current Sec. Plan area | 1:2.2 | 1:2.7 | 1:2.5 |
| New housing units | 53,629 | 92,208 | 133,709 |
| Potential units on City-owned sites | 1,990 | 5,095 | 4,954 |
| Office GFA | 1,250,000 sqm | 490,000 sqm | 1,570,000 sqm |
| Retail GFA | 609,000 sqm | 954,000 sqm | 1,366,000 sqm |

Scoring

| Measure | BAU | ALT #1 | ALT #2 |
|-----------------------|------------------------|------------------------|------------------------|
| Housing Units | <div><div></div></div> | <div><div></div></div> | <div><div></div></div> |
| Density in MTSA's | <div><div></div></div> | <div><div></div></div> | <div><div></div></div> |
| Jobs/Population ratio | <div><div></div></div> | <div><div></div></div> | <div><div></div></div> |
| Office GFA | <div><div></div></div> | <div><div></div></div> | <div><div></div></div> |
| Retail GFA | <div><div></div></div> | <div><div></div></div> | <div><div></div></div> |

Land Use Emerging Preferred Option

In the Emerging Preferred Option land use designations provide greater flexibility while supporting the Centre's role as an office hub and vibrant destination for retail, arts and culture uses.



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

Proposed Land Use Designations

- **MUA 1** surrounds the Sheppard-Yonge subway station. With easy access to two subway lines, it would continue to be a focal point for office uses in addition to high density residential uses.
- **MUA 2** includes the Yonge Street spine and the Finch Avenue and Sheppard Avenue frontages. It would continue to accommodate high density residential uses as well as a wide variety of non-residential uses such as institutions, arts and cultural facilities, community services and office uses if there is demand.
- **MUA 3** includes areas beyond MUA 2 that are further away from the main spines of Yonge Street, Finch Avenue and Sheppard Avenue. It would continue to see residential intensification at a lower intensity than MUA 1 and 2, with flexibility to include small-scale office uses or community services.
- **MUA 4** includes the Willowdale Avenue frontage and Empress Avenue frontage. This MUA would create secondary main streets for North York Centre with a smaller scale of non-residential uses to complement Yonge Street, in addition to residential intensification.
- **Neighbourhoods** are not expected to see significant change, however the Expanding Housing Options in Neighbourhoods (EHON) initiative is expanding permitted uses to include low-rise multiplex housing and potentially neighbourhood retail and services.
- **Priority Retail Streets** are where retail and services would be required on the ground floor of buildings.
- **Secondary Retail Streets** are where retail and services would be encouraged on the ground floor.

Proposed Policy Direction Highlights for Office and Retail

- Encourage the replacement of existing office space with alternative non-residential uses, and provide incentives to support the conversion or adaptation of vacant office space into other non-residential employment uses to diversify local job opportunities.
- Maintain and enhance the diversity of retail and service establishments by continuing to provide a range of commercial spaces, including smaller scale units to support local and independent businesses.
- Provide financial support for tenant improvements or fit-outs for small businesses and service providers, which may encourage more local and independent retailers to establish themselves in larger buildings.
- Encourage the retention, expansion and creation of community scale spaces for arts and culture sector uses throughout North York Centre, and particularly in the southern portion of the Secondary Plan area along Yonge Street.

Tell us what you think!

What do you like about the proposed directions for Land Use?

What would you change about the proposed directions for Land Use?

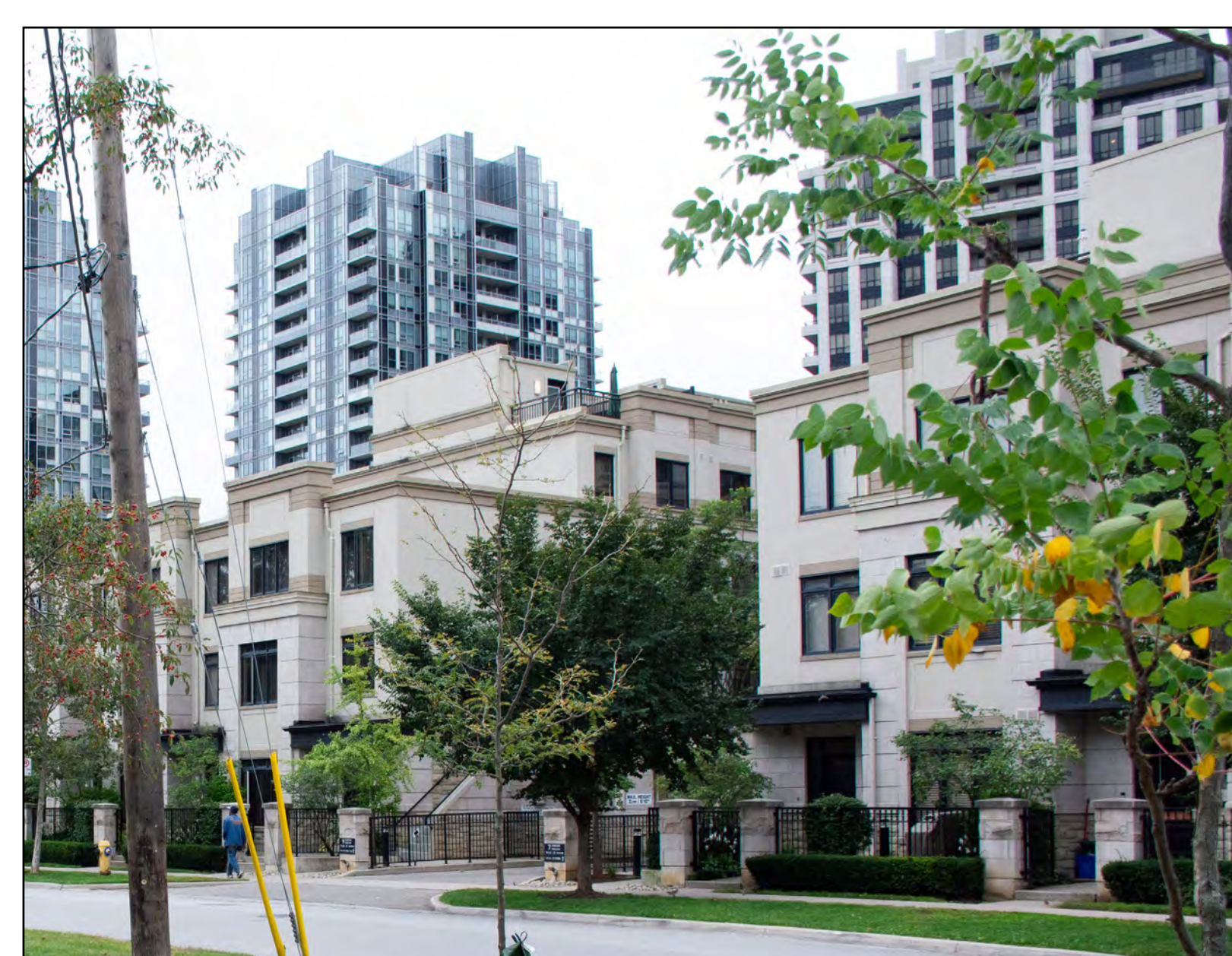
What's missing?

Land Use Emerging Preferred Option

The Emerging Preferred Option aims to create a complete community in North York Centre by providing a full range of housing options and supporting the growing population with community services and facilities to meet their daily needs.

Housing - Proposed Policy Direction Highlights

- Prioritize affordable and supportive housing, where appropriate, on City-owned sites, built through partnerships with non-profit housing providers, Indigenous housing providers, other orders of government, and the private sector.
- Explore opportunities for partnerships with Indigenous housing providers to build affordable and/or supportive housing for Indigenous peoples on City-owned sites, in collaboration with other orders of government.
- In all Mixed Use Areas, developments of more than 80 units will include at least 40% 2- and 3-bedroom units, including at least 10% 3-bedroom units, 25% 2-bedroom units, and the remaining 5% will be a mix of 2- and 3-bedroom units.
- Encourage intensification of existing sites with infill development. Where infill development occurs on existing apartment sites, services and amenities should be shared between the new and existing buildings.



Low-rise and High-rise residential buildings in North York Centre

Community Services and Facilities - Proposed Policy Direction Highlights

- Refer to the Community Services and Facilities Strategy for North York Centre to identify needed investment in community services and facilities in North York Centre.
- On lands with existing community service facilities, encourage development to replace the community service facility space on site.
- Encourage new development and redevelopment to meet identified community services and facilities needs through on-site community benefits where feasible.
- Encourage the co-location of multiple services and agencies, including community service facilities, affordable and/or supportive housing, arts and culture facilities, and institutional uses.
- In addition to publicly-owned or leased CS&F assets, support the inclusion of uses that address identified CS&F needs in private development.

Alongside North York at the Centre, a CS&F Strategy is being prepared to identify additional or improved services and facilities that will be needed to serve the community as it grows based on the directions of the updated Secondary Plan and other recent planning initiatives in the surrounding area.

The CS&F Strategy will identify priorities and opportunities for securing improvements through private development and public capital programs over the next 25 years.

The CS&F Background Report is available at toronto.ca/nycentre.

Check back for the CS&F Strategy in late 2025.



Tell us what you think!

What do you like about the proposed directions for Housing and Community Services and Facilities?

What would you change about the proposed directions for Housing and Community Services and Facilities?

What's missing?