

Elm Street Streetscape Vision

Community Consultation, April 29, 2025
6:00 – 7:30 p.m.



Land Acknowledgement

We acknowledge the land we are meeting on 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 and the Williams Treaties signed with multiple Mississaugas and Chippewa bands.

The City of Toronto acknowledges all Treaty peoples – including those who came here as settlers – as either migrants in this generation or in generations past – and those 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.



Agenda 6.00 pm to 7.30 pm



6:00 – 6:10

Welcome, Introductions and Councillor's Opening Remarks



6:10 – 6:40

Presentation by City Staff

Joanna Chludzinska, James Parakh, Liz McFarland

- Overview
- Evolution of Elm Street
- Existing Context
- Opportunities and Challenges
- Initial Design Options



6:40 – 7:25

Q&A and Next Steps



7:25 – 7:30

Closing remarks



Introductions

Ward 11 Office

- Councillor Saxe

Urban Design

- Joanna Chludzinska,
- James Parakh,
- Julia Boron,

Heritage Planning

- Tamara Anson-Cartwright,
- Liz McFarland,
- Erin Smith,

Community Planning

- Aviva Pelt,
- Konain Edhi,

Transportation Review

- Jason Timmins,

Transportation Services

- Julius Aquino,
- Robert Mays,
- Anisha Patel,
- Jen-Sion Tan,

Toronto Parking Authority

- Pinremola Olufemi

Purpose of this Meeting

- Present the study background, heritage analysis and study process to date
- Present the preliminary design options
- Q&A and feedback on the initial design options
- Next Steps

Overview

Background

- Elm Street has an established history as a place of pedestrian interest with heritage buildings, sidewalk cafés, landscaping and commercial activity and now is undergoing development and traffic pressure. **In order to preserve some of this character, Councillor Saxe has put forward a motion to prepare a Streetscape Vision for the street.**
- *On July 24 and 25, 2024 City Council requested the Chief Planner and Executive Director, City Planning, in consultation with the General Manager, Transportation Services, to prepare a streetscape vision for Elm Street.*



Member Motion

City Council

Notice of Motion

MM20.15	ACTION		Ward: 11
---------	--------	--	----------

Elm Street Streetscape - by Councillor Dianne Saxe, seconded by Councillor Paul Ainslie

** Notice of this Motion has been given.
* This Motion is subject to referral to the Toronto and East York Community Council. A two-thirds vote is required to waive referral.*

Recommendations

Councillor Dianne Saxe, seconded by Councillor Paul Ainslie, recommends that:

1. City Council request the Chief Planner and Executive Director, City Planning, in consultation with the General Manager, Transportation Services, to prepare a streetscape vision for Elm Street between Yonge Street and Bay Street and report back to Toronto and East York Community Council by the first quarter of 2025.

Summary

Elm Street between Yonge Street and Bay Street is one downtown block with an established and cherished heritage character which includes landscaping, public seating, low rise heritage buildings and sidewalk cafés. This block is now undergoing severe development and traffic pressure, including applications relating to the Ontario Heritage Act, such as [Agenda Item History - 2024.TE15.18 \(toronto.ca\)](#) and [Agenda Item History - 2023.CC8.32 \(toronto.ca\)](#). To maintain the existing character of Elm Street while accommodating new development and deciding heritage alteration applications, a consolidated streetscape vision is needed for this block of Elm Street.

In 2023, by 2023.IE5.6 on Streetscape Design Gaps, Council directed staff to report in the fourth quarter of 2023 recommending a process for preparing streetscape designs for streets in transition. Staff have not submitted the directed report, and the city presently has no staff or process tasked with proposing streetscape visions. Accordingly, Urban Design has requested Council direction to propose a streetscape for this block of Elm Street, in consultation with Community Planning and Transportation Services.

Background Information (City Council)

Member Motion MM20.15

<https://www.toronto.ca/legdocs/mmis/2024/mm/bgrd/backgroundfile-247788.pdf>

Opening Remarks – Councillor Dianne Saxe



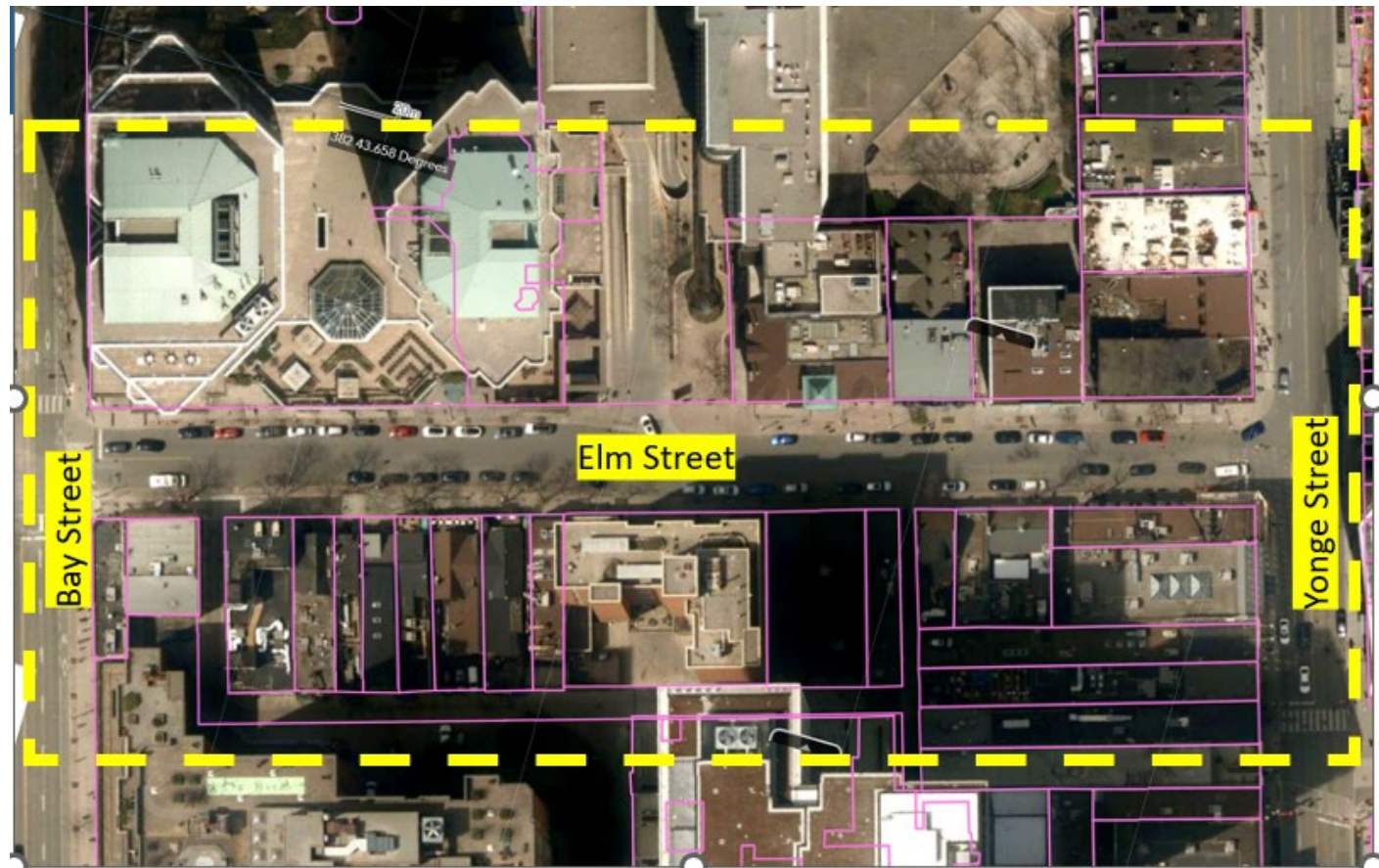
Study Overview

The design options have been developed by consultations with City staff, DYBIA feedback for our website and stakeholders who have reached out to us in advance such as the Arts and Letters Club



Study Area

- **SCOPE:** The study will consider streetscape improvements for walking, social gathering, public outdoor seating, café seating, landscaping, mid-block connection and traffic calming measures.



Overview

Vision

- Elm Street between Bay and Yonge Streets has established character inspired by the heritage buildings, sidewalk cafes and landscaping. Recently, new developments have been proposed for this stretch of the street and some are under construction. To ensure that the existing character of the street will be maintained and enhanced, it is important **to develop a unifying streetscape vision that will guide future public realm improvements including enhancing pedestrian comfort and adding greenery to Downtown Toronto.**

Today we are presenting work in progress, it is not a final plan, and we will be revising the work we will show you tonight based on feedback we will receive.

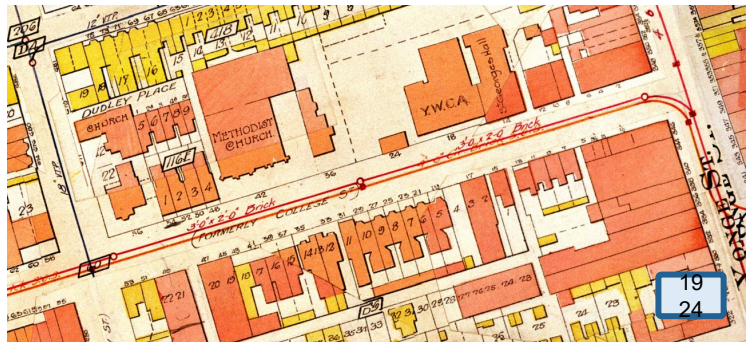
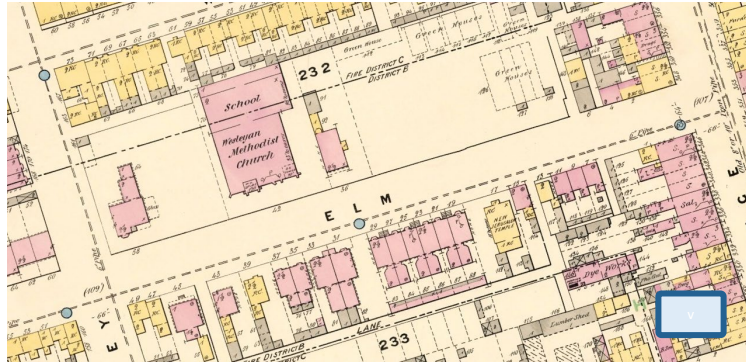
Guiding Principles

- **Support local businesses:** create a destination with vibrant commercial activity.
- **Safety and accessibility:** create safe and well-connected pedestrian-oriented environment.
- **Environmentally friendly space:** enhance urban canopy and integrate green infrastructure.
- **Support Unique Character:** enhance identity that showcases heritage assets and landscape character.
- **Street Experience:** Create pleasant and comfortable experience for all users.

Evolution of Elm Street



Elm Street: Historic Mapping



North Side:

- 1850s-1870s: Fleming Nursery and Gardens
 - 1862: Elm Street Methodist Church
- 1880s ff: Institutional and Charitable buildings

South Side:

- Pre-Confederation to 1920s: mainly residential house-form buildings
- 1920s ff: commercial storefront alterations at grade to residential house-form buildings



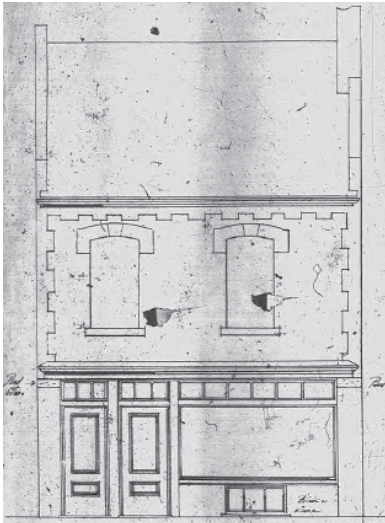
Elm Street: Streetscape Evolution



Fleming Nursery on Elm St,
looking northwest c.1865
(City of Toronto Archives)



St. George's Hall, 14 Elm
St, 1919 (City of Toronto
Archives)



Street level storefront
alteration, 15 Elm Street, 1922
(City of Toronto Archives)



Looking east on Elm Street from Bay, 1952 (City of Toronto Archives)

Elm Street: Cultural Heritage Value

Sense of Place

Elm Street, between Yonge and Bay, forms a unique and intact concentration of 19th-century buildings located in the city's historic St. John's Ward. Many of the house-form buildings on the south side of the street have evolved to accommodate new uses, creating the distinct character of this block of Elm Street as we know it today.

Heritage Register Stats

- 11 properties are listed on the City of Toronto's Heritage Register
- 5 properties are protected under Part IV, Section 29 of the Ontario Heritage Act



Listed Properties



Part IV Designated Properties

Elm Street: Heritage Plaques

1980: Elm Street (City of Toronto Yonge Corridor Improvement Project)

1991: St. George's Hall (Toronto Historical Board)

2005: J.E.H. MacDonald (Historic Sites and Monuments Board of Canada)



Elm Street Plaque



St. George's Hall Plaque



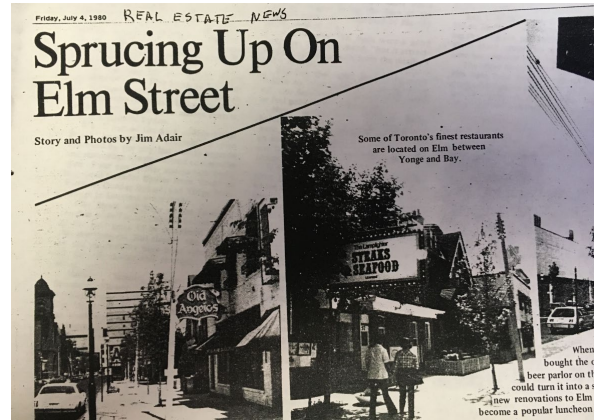
J.E.H. MacDonald Plaque

Elm Street: Existing Heritage Character

- **Materiality:** red sandstone, brick, terracotta, copper, slate
- **Scale:** 2-4 storeys
- **Typologies:** Institutional (north side); house-form w/ commercial at grade (south side)
- **Styles:** Georgian, Second Empire, Richardsonian Romanesque, Gothic Revival



North Side of the Street



Article on "Restaurant Row" (Real Estate News, 1980)



Elm Street, looking west from the Ryerson Student Union Building (Heritage Planning)



South Side of the Street



Tell us!
What makes Elm Street unique to you?

Existing Context



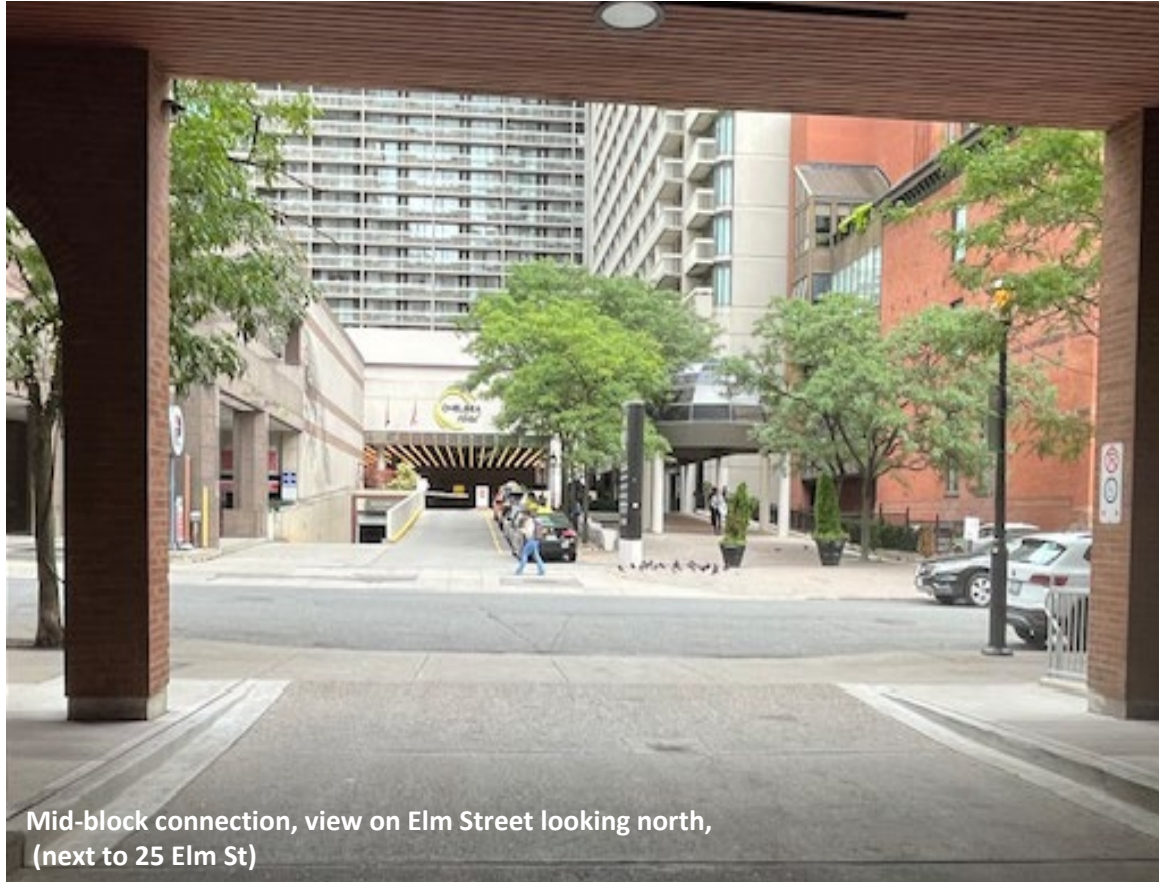
Existing Context, Elm Street



Existing Context, Elm Street



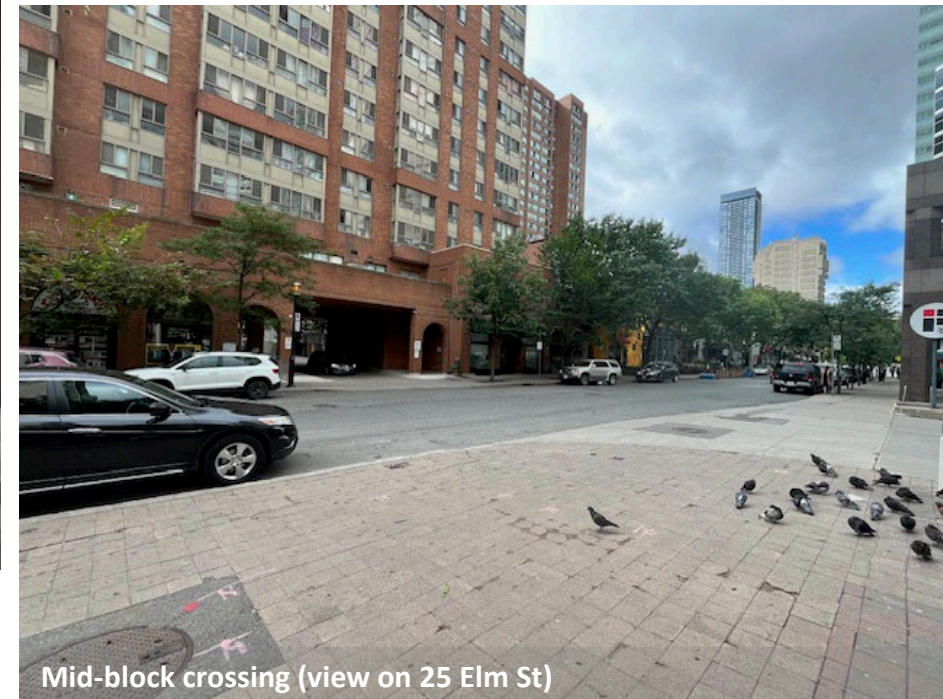
Existing Context, Elm Street



Mid-block connection, view on Elm Street looking north,
(next to 25 Elm St)



Existing POPS part of development at 20 Edward St



Mid-block crossing (view on 25 Elm St)

Existing Context, Elm Street



Existing Context, Elm Street



Proposed Developments

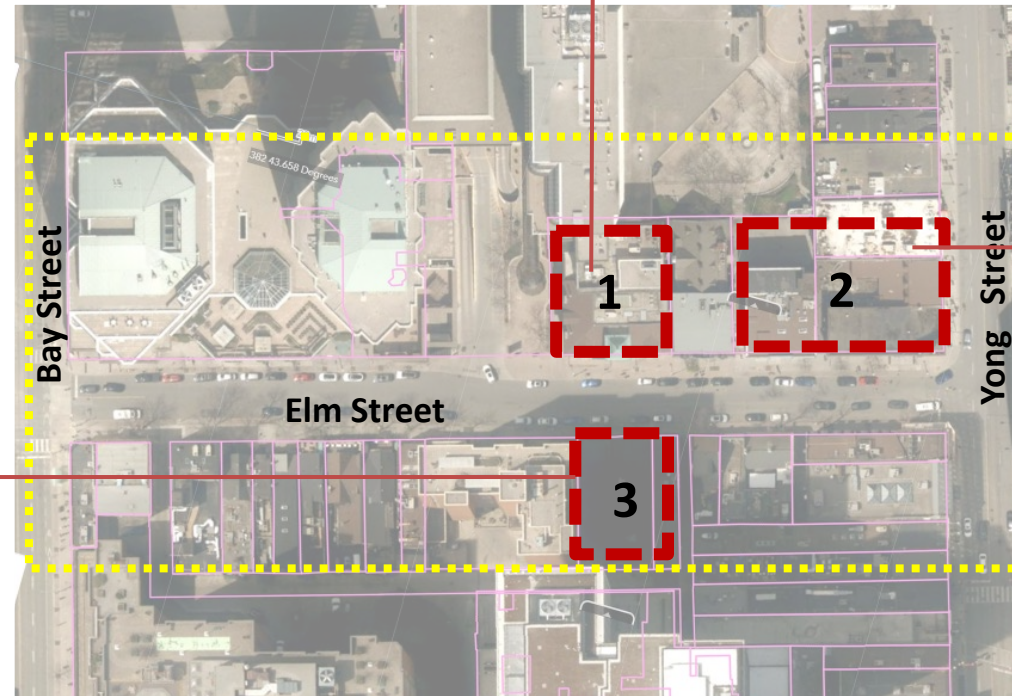
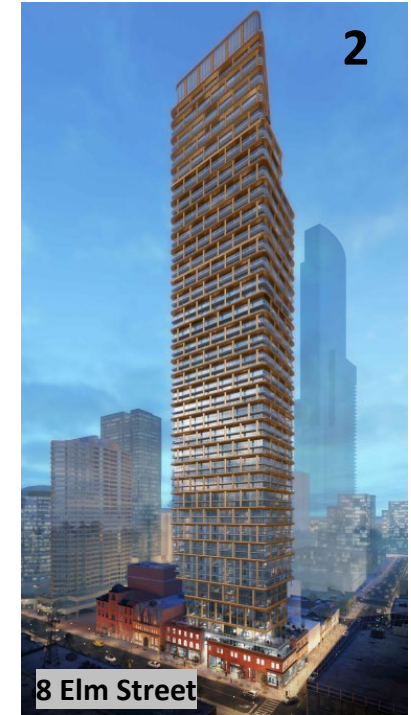
(under construction, approved
under review)



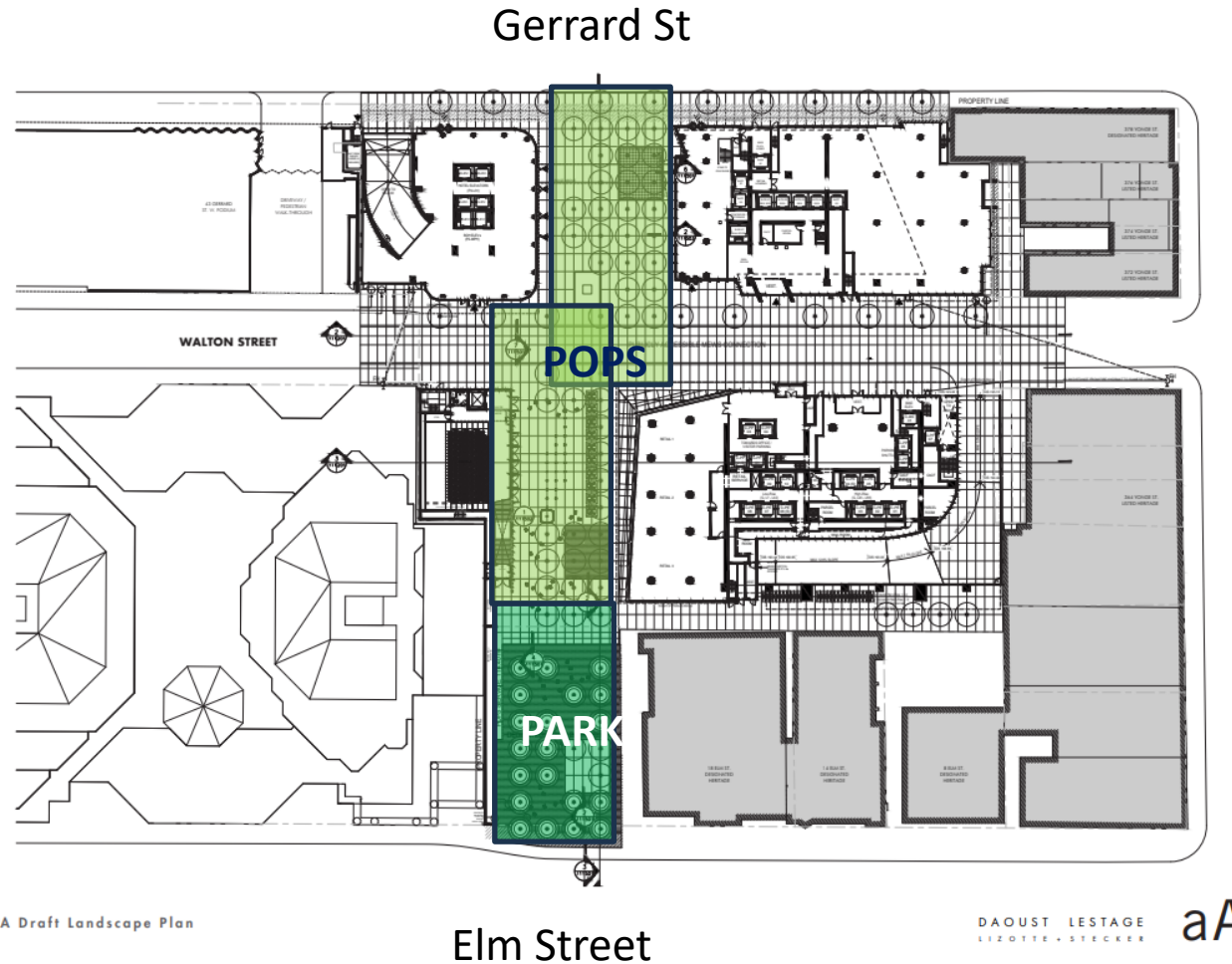
Elm Street

Proposed Development

1. **18 Elm Street** - under review
2. **8 Elm Street** - approved under construction
3. **15-17 Elm Street** - under review



33 Gerrard Street – Proposed



Brief Overview

- Site Area 9385 m²
- Site Frontage on Elm Street: 24.7m
- Building Height: 3 towers, 31 ST, 48 ST, 84 ST
- Stage: review

Public Realm

- Park, approximately 20m frontage on Elm Street
- Sidewalk width 5.5m – 3.0m

33 Gerrard Street – park concept not designed yet)

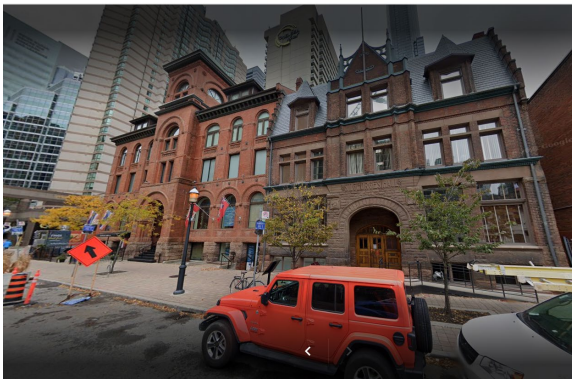


Opportunities and Challenges

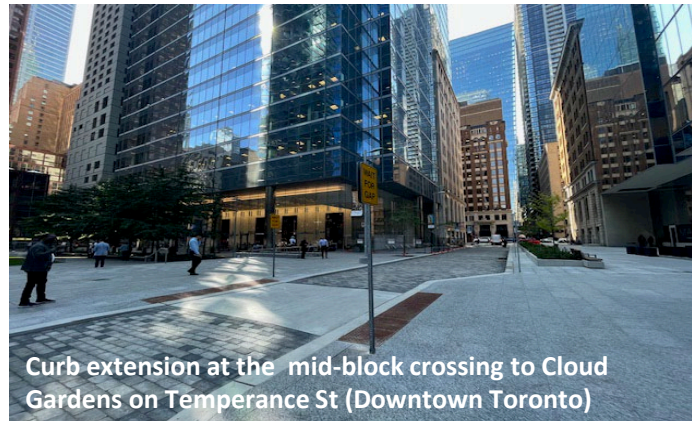


Opportunities

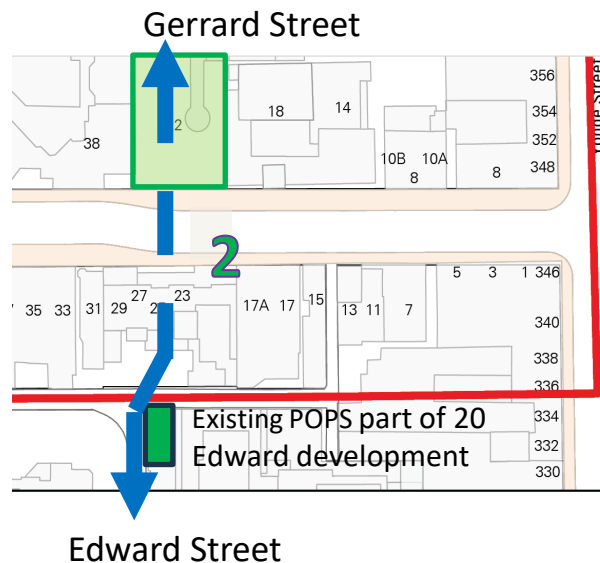
- Heritage designated and listed buildings



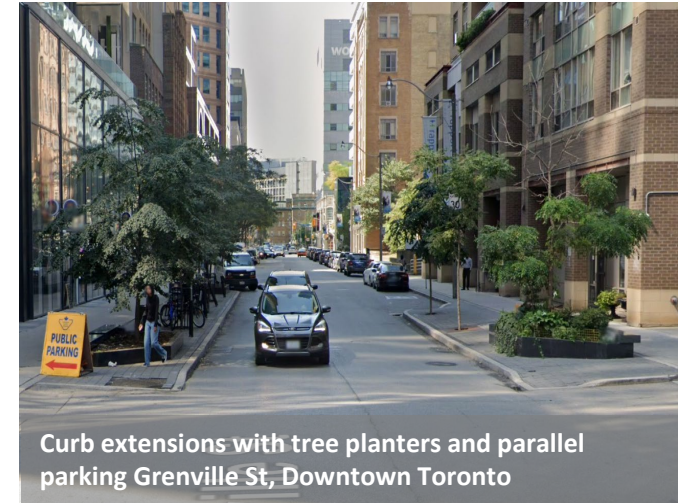
- Mid-block pedestrian crossing



Curb extension at the mid-block crossing to Cloud Gardens on Temperance St (Downtown Toronto)



- Wide sidewalks and space for curb extensions



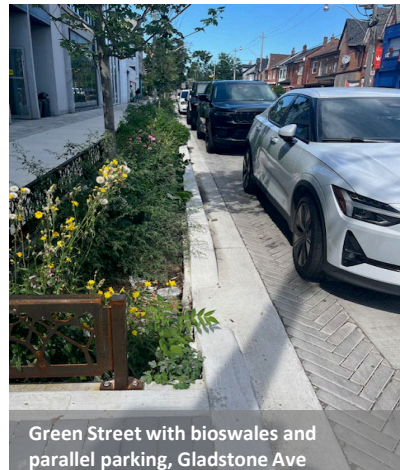
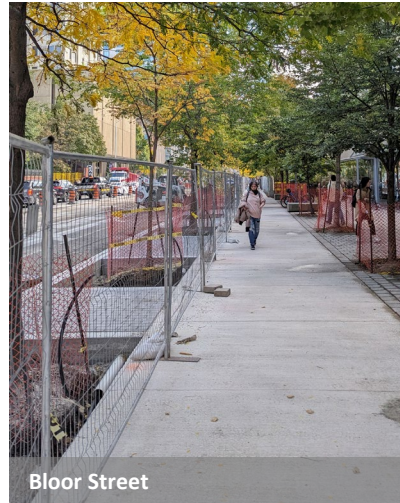
Curb extensions with tree planters and parallel parking Grenville St, Downtown Toronto



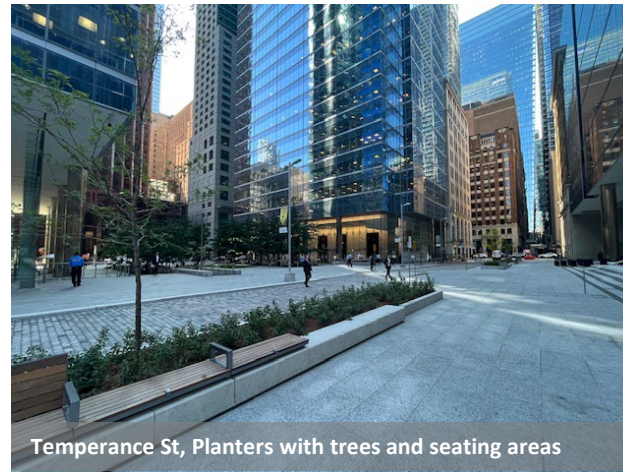
Extended sidewalk with street furniture, trees and decorative pavers, Wellington Street downtown Toronto

Opportunities

- Keeping the existing trees

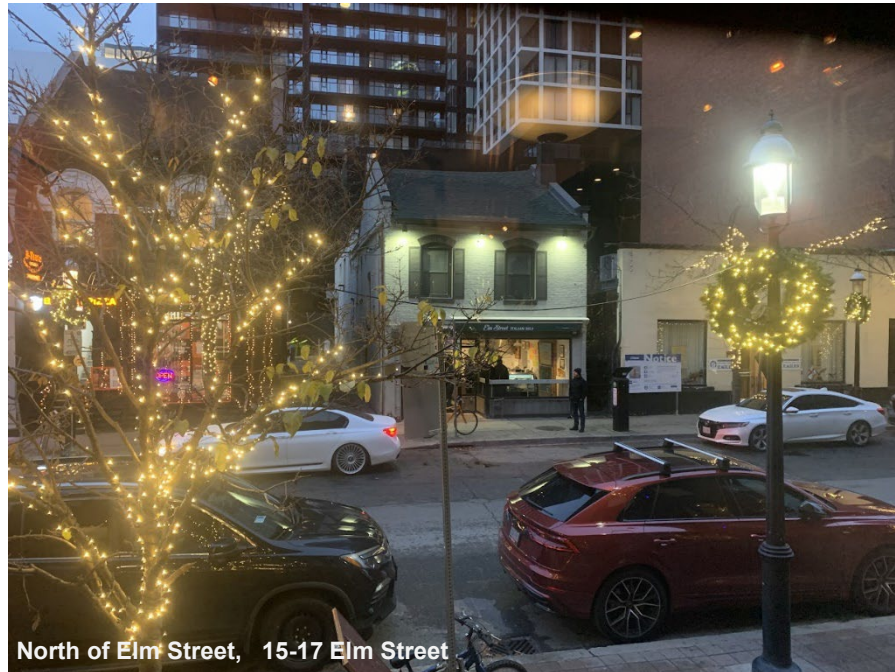


- Adding new trees and boulevards



Opportunities for evening activities

- street food markets working with the existing restaurants,
- live music performances,
- outdoor art installations,
- urban campfires during winter



- local craft fairs working with area businesses,
- people-watching at a bustling street corner,
- sidewalk cafes,
- pub hopping, late-night shopping,
- leisurely stroll while enjoying the city lights

Challenges

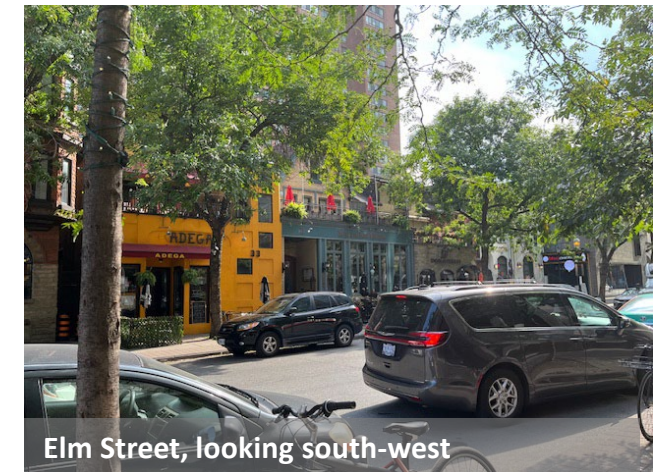
- Limited sidewalk space



- Poor tree pit conditions and lack of tree grates



- On-street parking



Challenges

- Utilities underground and above ground

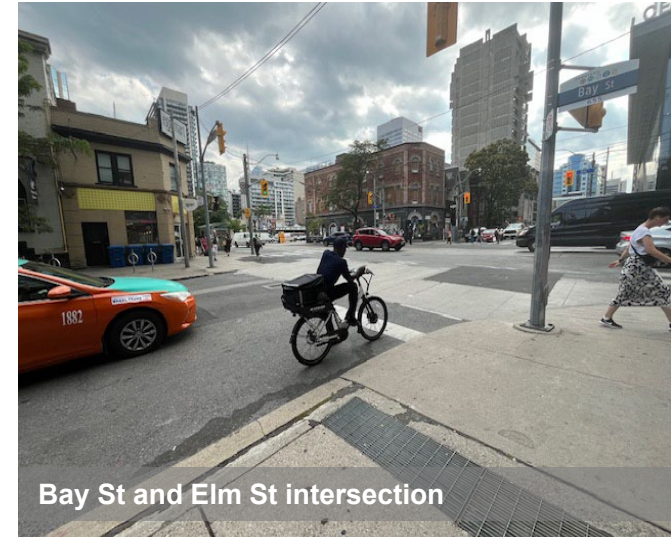


Elm Street



Elm Street

- Wide turning radii



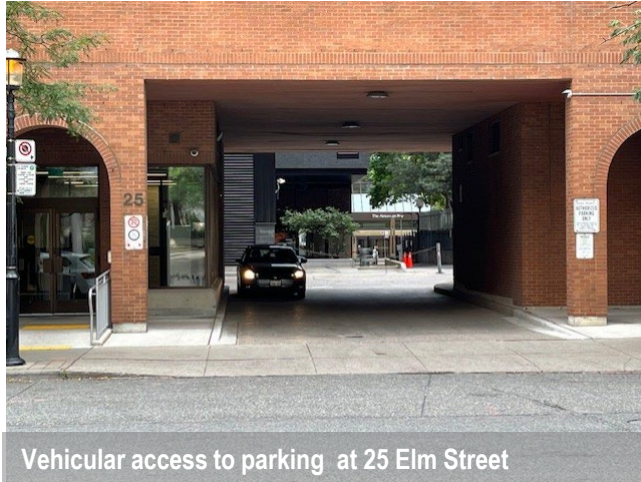
Bay St and Elm St intersection



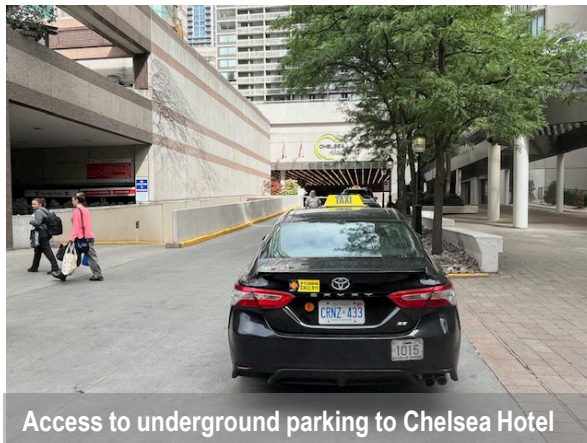
Bay St and Elm St intersection

Challenges

- Necessary service access and curb cuts



Vehicular access to parking at 25 Elm Street



Access to underground parking to Chelsea Hotel

- Courier Delivery and Loading Zones



Initial Design Options

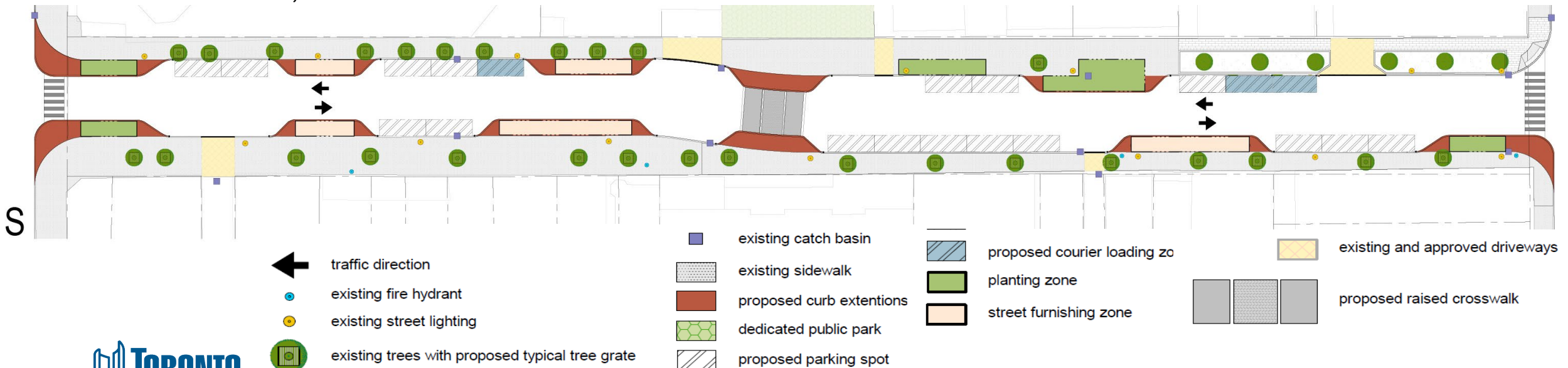
As previously posted on the project's webpage



Design – Option 1

Improving pedestrian experience by providing short curb extensions placed strategically at the front of restaurants and commercial uses for seating and for greening opportunities at the front of the residential buildings

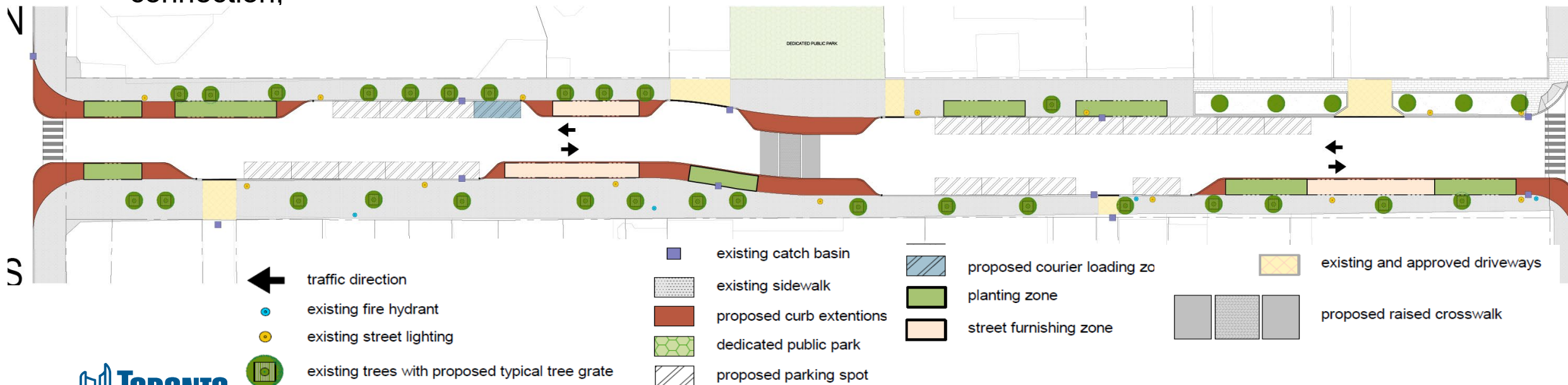
- Two-way street,
- 6.3m and 8.6m paved road,
- On-street parking to the north and south side of the street,
- 3.3m-7.8m sidewalk width,
- Pedestrian crossing for mid-block connection,
- Providing short bump-outs at the intersections to the east and west and at the curb side along the street to the south and north,
- Parking spaces(17) to the north and south of the Elm Steet



Design – Option 2

Improving pedestrian experience by providing a few but longer curb extensions that will accommodate areas for seating and greening opportunities

- Two-way street,
- 6.3m and 8.6m paved road,
- On-street parking to the north and south side of the street,
- 3.1m to 8.5m sidewalk width,
- Pedestrian crossing for mid-block connection,
- Providing longer bump-outs at the intersections to the east and west and to the south of the street,
- Parking spaces(20) to the north and south of the Elm Steet

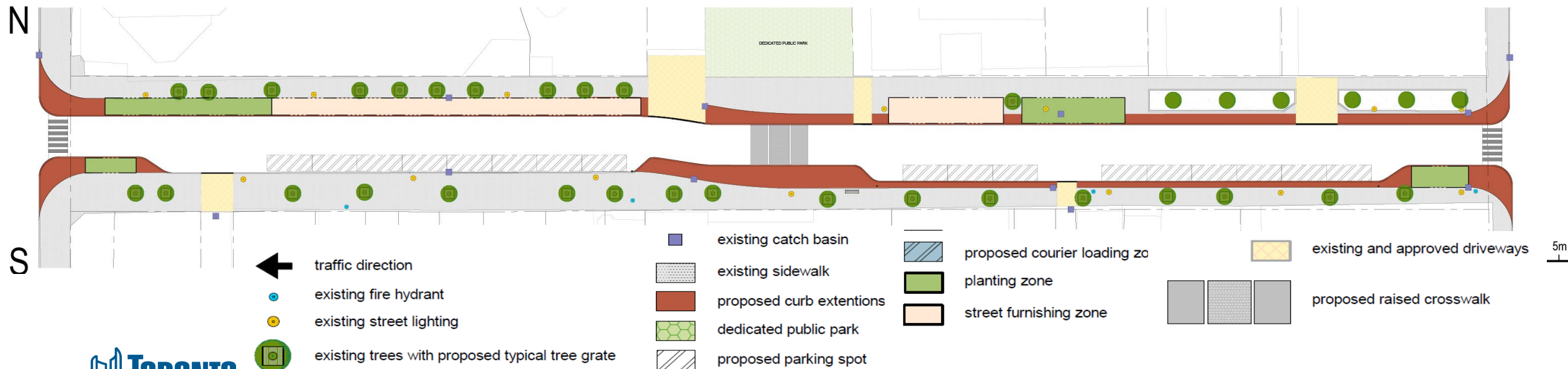


Design – Option 3

Consolidating curb extensions and optimizing public realm and sunlight gains to the north at the front of residential and institutional uses.

- Two-way street,
- Min 6m paved road.
- Major widening of the sidewalks to the north to improve microclimate for pedestrians and plants.
- 2.8m to 8.5m sidewalk width,

- Pedestrian crossing for mid-block connection,
- Locating parking spaces(17) to the south the Elm Steet
- Providing bump-outs at the intersections to the south



Preliminary Feedback Received on three options

- Suggest aligning the street and eliminate the jog in the road
- Take into consideration sunlight on street
- Appreciate the addition of greenery and planting new trees
- Concerns over loss of on-street parking
- Perceived Concerns that the laneway on the south side will be impeded
- Concerns over loss of on-street parking
- Concerns that servicing has not been taken into consideration
- Concerns about Cost Analyses not being provided
- Desire for further engagement with stakeholders
- Questions about the timing, implementation and relationship to the applications
- Concerns about loss of patio space
- Providing drop-off and delivery zones

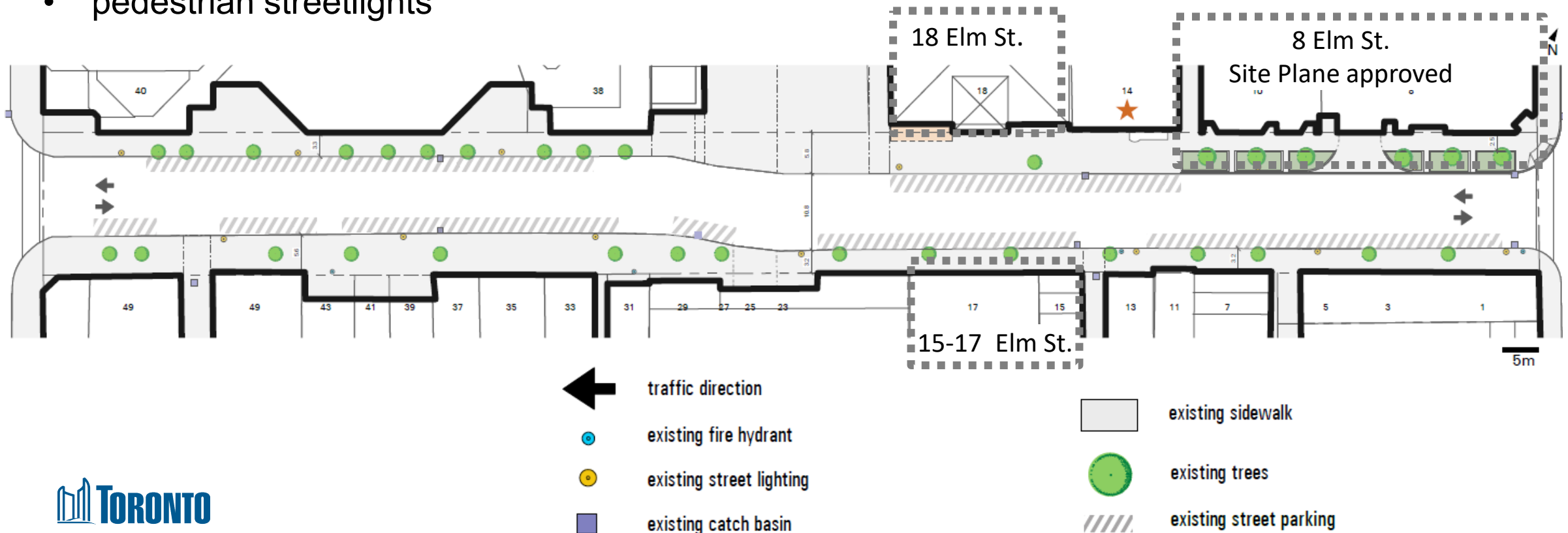
Conceptual Design in progress

(for discussion)



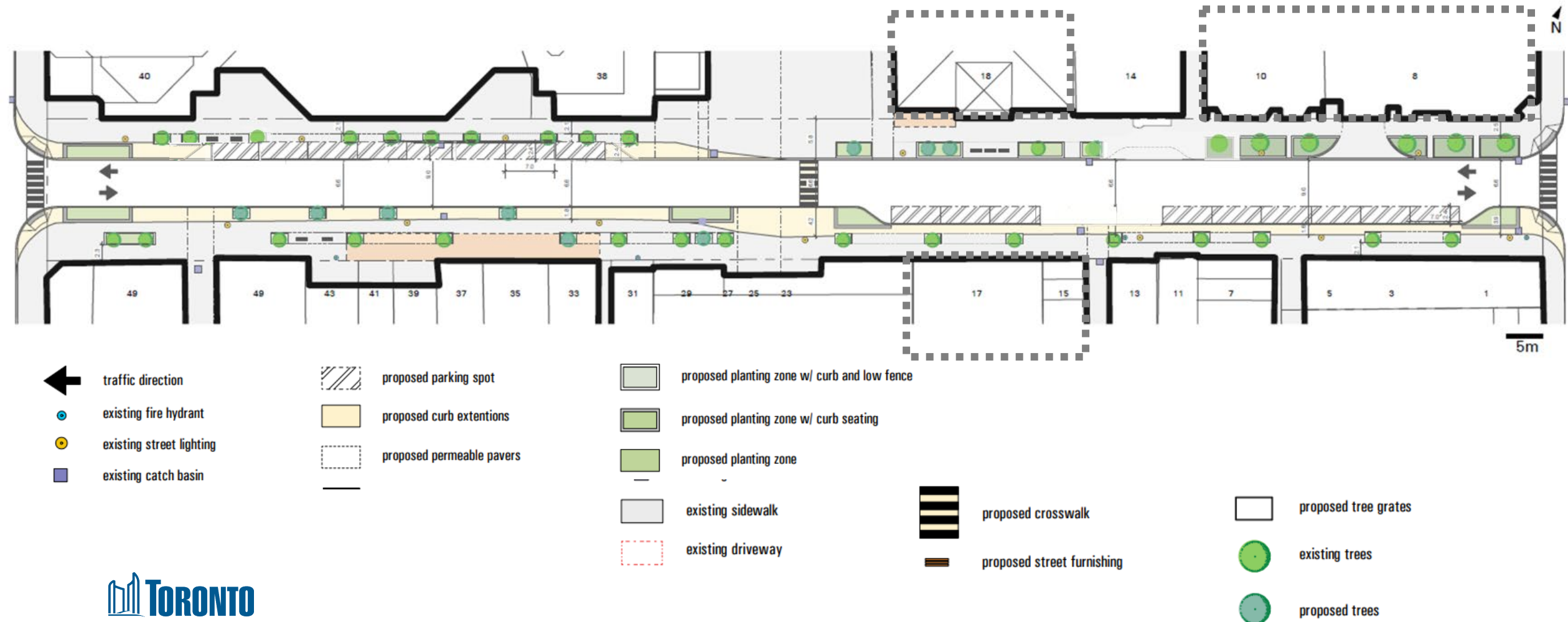
Existing Conditions

- 11.0 – 11.5 m paved roadway,
- On street parking to the north and south of Elm Street
- 2.4m to 5.4 m sidewalk width
- pedestrian streetlights
- Bike racks
- Heritage listed/designated buildings to the north and south

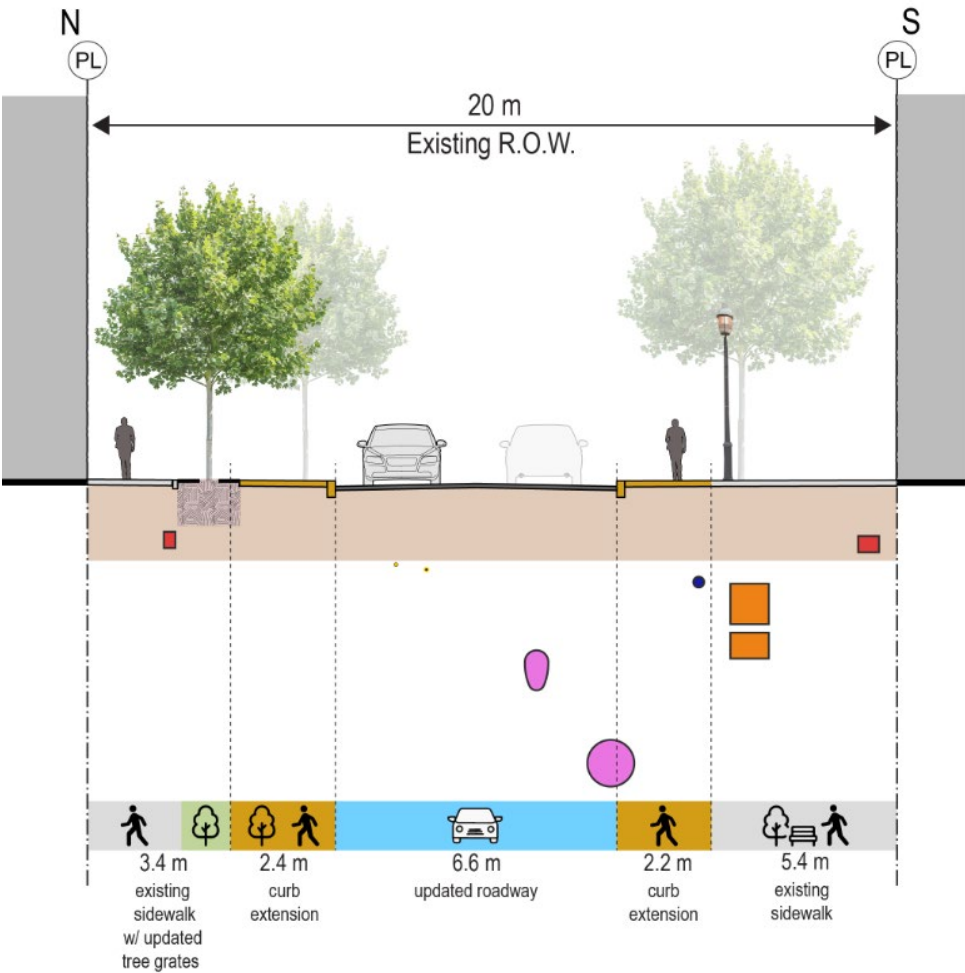
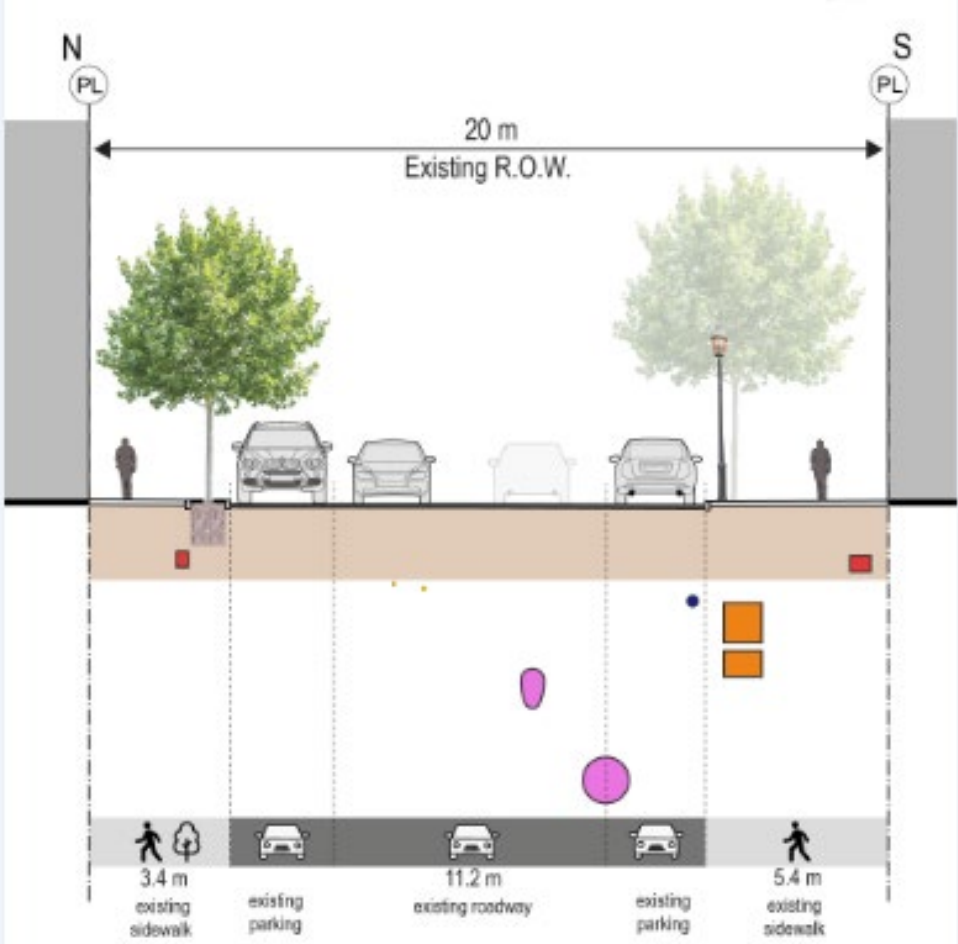
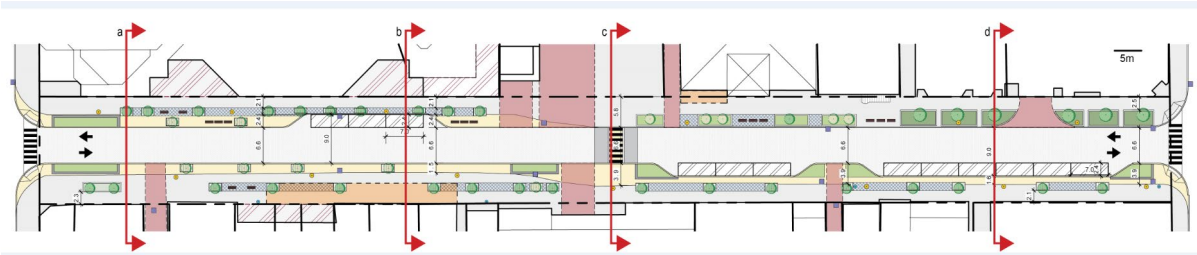


Conceptual Design (draft)

Simplifying the shape of the street and consolidating curb extensions to optimize space for trees, patios and pedestrian facilities



Conceptual Design (draft)



- T.H.E.S. Cable
- Bell Canada Conduit
- 150mm Water Main
- 1200mm Cir. Comb. Sewer
- 600mm x 900mm E.S.Br. Comb. Sewer
- 100mm Gas Main
- 100mm Gas Main Aband'd
- Bell Canada Conduit
- Rogers Cable Conduit
- T.H.E.S. Conduit

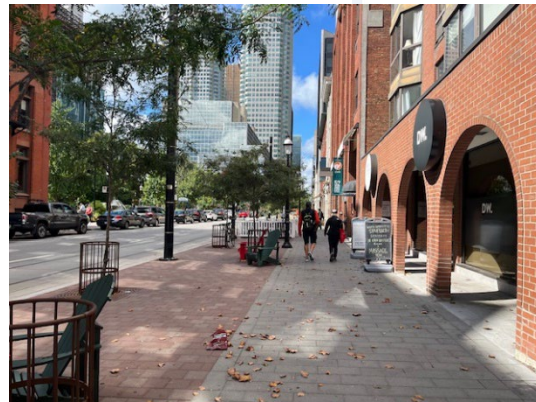
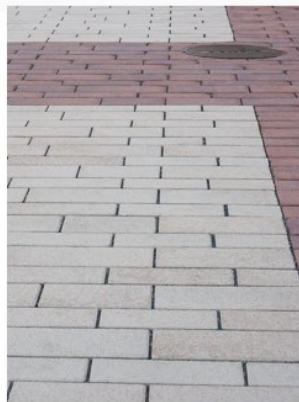
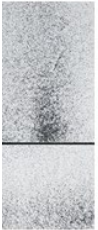
Conceptual Design (draft)

Complimentary Materials Palette

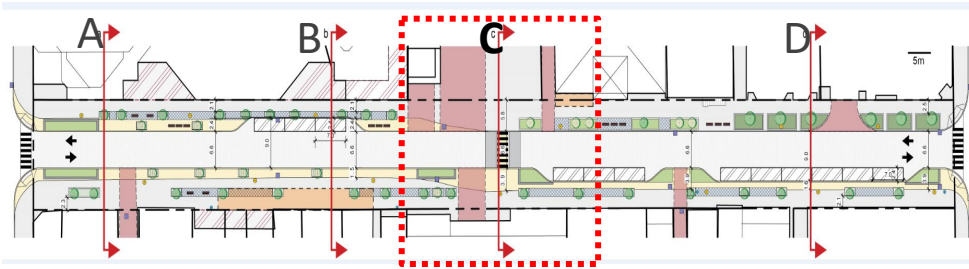


Product: Eco-Line® with Il Campo® finish in Heritage Brown and Umbriano® finish in Summer Wheat

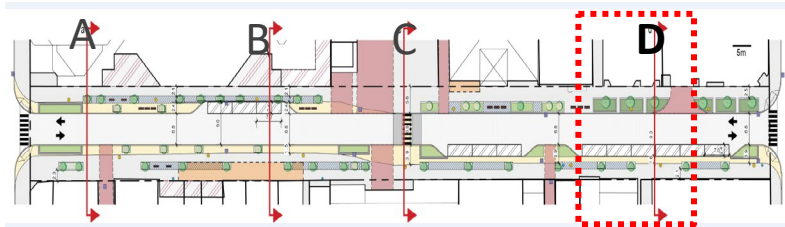
.NO®
Wheat



Conceptual Design (draft)



Conceptual Design (draft)



Conceptual Design-views



Existing

View looking east from south side of Elm Street



Concept

Conceptual Design-views



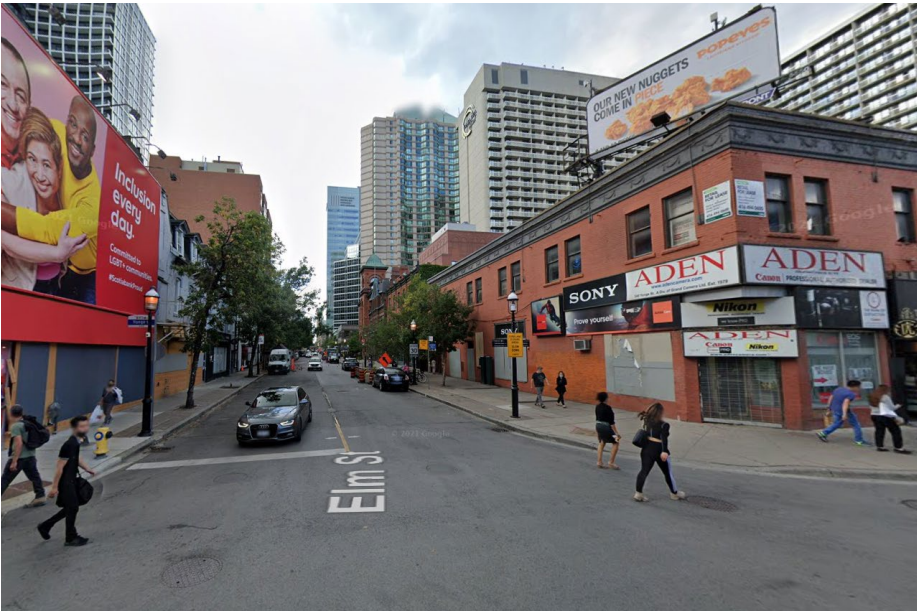
Existing



Concept

View looking east from the mid-block connection North of Elm Street

Conceptual Design-views



Existing



Concept

View looking west from Yonge Street on the 8 Elm Street development

Conceptual Design-views



Existing

View looking west on the Bay St and Elm St intersection



Concept

Q & A



Facilitated Discussion



Raised Hand:

Raised Hand is found in the bottom right-hand corner of the Participant pop-up screen. Use this to ask a Question of the Presenter or panelists through your computer's audio. Participants Calling-in can dial *3 to raise hand.

Q&A:

Q & A is found as an option when you click on the circle with dots. Address your question to all the panelists, using the drop-down menu, on the top.

Audio Problems? Try calling in: 416-915-6530. When prompted, enter: **2630 016 6839** Password: **68292796**

Next Steps



Thank You!

City Planning Contact: Joanna Chludzinska

Email: Joanna.Chludzinska@toronto.ca

Councillor Saxe Office

Email: councillor_saxe@toronto.ca

www.toronto.ca/ElmVision

