

Welcome

The City is working with the community and interested parties to update the North York Centre Secondary Plan and creating a refreshed vision for the area.

Please sign in and take a comment sheet.



Meeting Agenda

Mingle & Review Information Panels: 6:00pm – 6:20pm

Welcoming Remarks: 6:20pm – 6:30pm

Presentation: 6:30pm – 6:50pm

Question and Answer: 6:50pm – 7:50pm

Meeting Close: 8:00pm



Visit toronto.ca/nycentre to:

- Learn more about the **work completed to date**
- Read available **reports, technical studies and engagement summaries**
- Sign up for **e-updates**

Scan me

to visit the project web page and complete the comment form!

At today's meeting we want to hear your feedback on the City's evaluation of a **Supplementary Option** for updating the North York Centre Secondary Plan.

Overview of information being shared today:

Project recap including the project study area, schedule and work completed to date.

Supplementary Option Evaluation

- Background on PH28.6 Recommendation 13 and potential changes to the Recommended Option, evaluated as the "Supplementary Option"
- Evaluation Framework based on Five Guiding Principles
- Evaluation Summary

About North York at the Centre

North York at the Centre is a review of the North York Centre Secondary Plan. The review will refresh the vision and planning framework guiding growth and investment in the community.

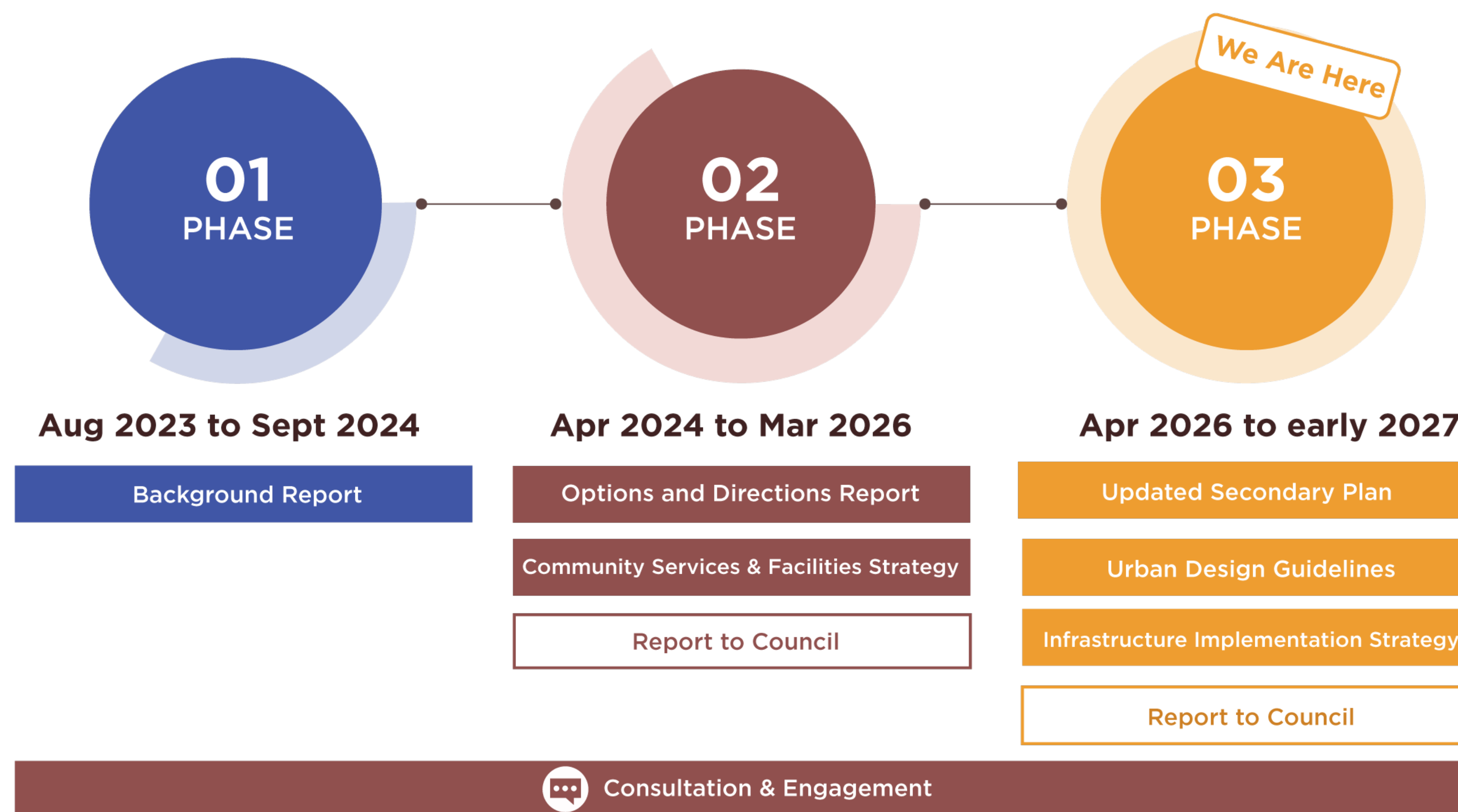
What is a Secondary Plan?

Toronto's 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. The North York Centre Secondary Plan was adopted over 20 years ago and needs to be updated to ensure that the planning policies remain relevant and effective in guiding growth and development.

Study Area



Project Schedule



Phase 3: Next Steps

In Phase 3, the project team will be preparing an updated North York Centre Secondary Plan, Urban Design Guidelines, and an Infrastructure Implementation Strategy.

Technical analysis to support this work will include:

- modelling transportation, servicing, sun/shadow and wind impacts;
- identifying mitigation strategies and necessary infrastructure upgrades; and
- completing a Cultural Heritage Resource Assessment.

Community engagement will continue in Phase 3, including a Public Meeting series in early 2027 to review the Draft Secondary Plan, Urban Design Guidelines and Infrastructure Implementation Strategy. Sign up for e-updates at toronto.ca/nycentre to stay involved.

Work Completed To-date

Phase 1 and 2 Summary

Reports Completed To-Date

Phase 1

- Phase 1 Background Report: Trends, Issues and Opportunities
- Phase 1 Engagement Summary
- Servicing Background Report
- Community Services and Facilities Background Report
- Non-Residential Current Conditions and Projections Report

Phase 2

- Draft Options and Directions Report
- Final Options and Directions Report
- Community Services and Facilities Strategy
- Phase 2 Engagement Summary and Addendum



Past public consultation

Phase 1 Engagement

2 Local Advisory Committee Meetings 2023 – 2024	Local Indigenous Community Meeting May 22, 2024
Online Community Mapping Exercise & Visioning Survey December 4 – 31, 2023 47 survey responses	Public Visioning Workshop November 28, 2023 150 in-person participants and 257 participated online
8 Community Pop-Ups 2023 – 2024	
Introductory Meetings with the Toronto Aboriginal Support Services Council (TASSC), Six Nations of the Grand River and the Mississaugas of the Credit First Nation January – February 2024	

Phase 2 Engagement

2 Local Advisory Committee Meetings January – February 2025	6 Community Workshops hosted by LAC members
Online Emerging Preferred Option Survey March 24 – May 4, 2025 1,086 responses	6 Public Consultation Centres March and June – July 2025 Attended by 910 people across
4 Community Pop-Ups March – August 2025	3 Councillor-led Town Halls April – May 2025
Project Update Meeting with Toronto Aboriginal Support Services Council (TASSC), the Local Indigenous Community and the Mississaugas of the Credit First Nation April – May 2025	

Supplementary Option Overview

Background

The North York at the Centre Final Options and Directions Report (November 2025) included a Recommended Option for updating the Secondary Plan, which was endorsed by Council in March 2026.

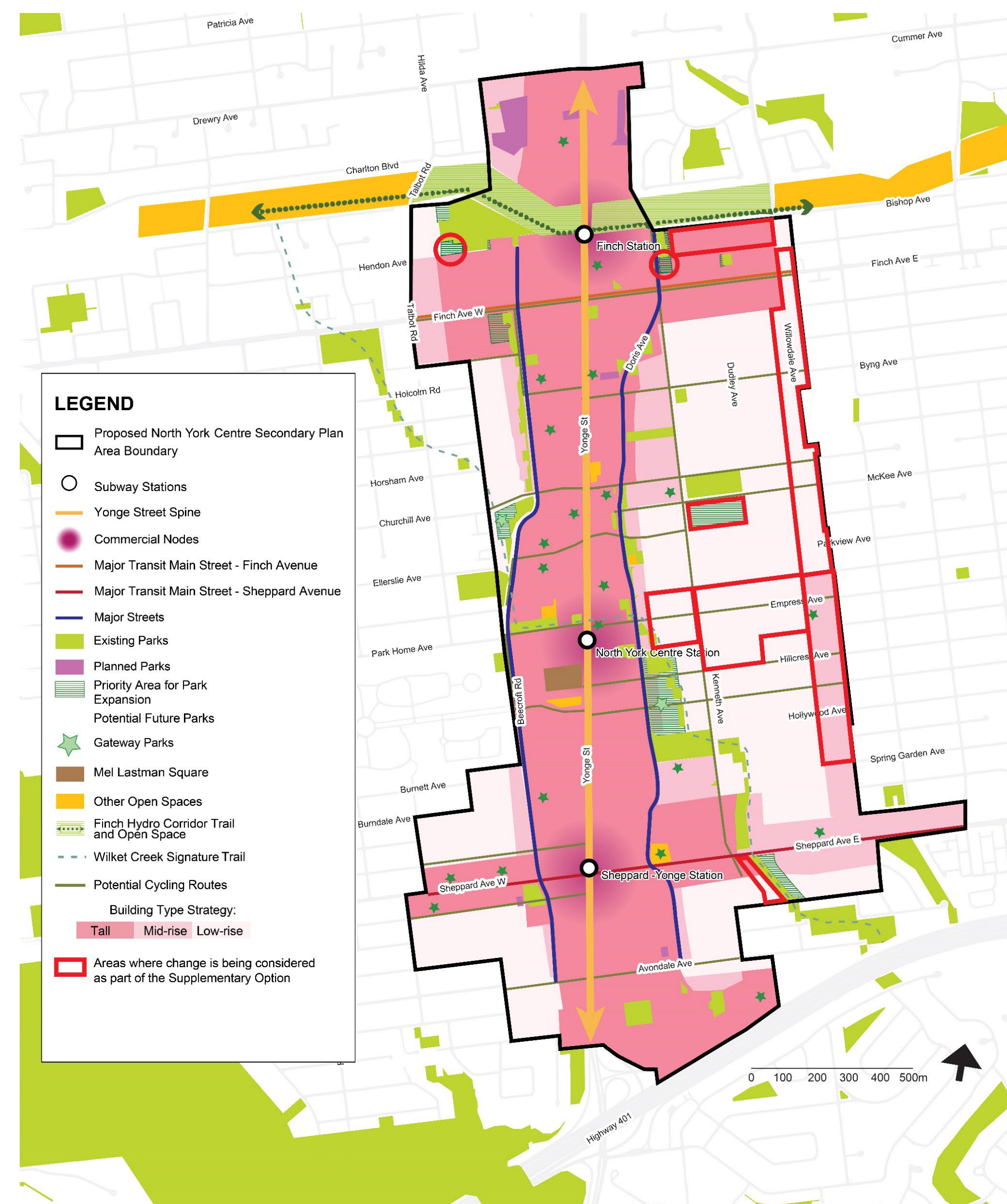
As part of its decision, Council directed staff to consider several changes to the Recommended Option (PH28.6 Recommendation 13), which are reflected in a “Supplementary Option” prepared and evaluated by staff in April/March 2026.

The evaluation of the Supplementary Option, including technical analysis and community feedback, will inform Draft Secondary Plan policies later in Phase 3.

About the Supplementary Option

The changes staff were directed to consider as part of the Supplementary Option address land use, building types and parks primarily in areas along:

- Empress Avenue,
- Willowdale Avenue, and
- two blocks located northeast of the Yonge Street and Finch Avenue intersection.



Recommended Option Structure Map with Areas subject to Recommendation 13 highlighted

Changes to the Recommended Option Considered in the Supplementary Option

Location	Recommended Option (Nov 2025)		Supplementary Option (April 2026)	
	Land Use	Building Types and Heights	Land Use	Building Types and Heights
Lands bound by Bishop Avenue, Pemberton Avenue, Kenneth Avenue and Willowdale Avenue	Neighbourhoods	Low-rise Building Area (4 storeys max.)	Mixed Use Area 2	Tall Building Area 4 (15-25 storeys)
Willowdale Avenue from Finch Avenue to Empress Avenue	Mixed Use Area 3 Secondary Retail Street (except for Priority Retail Street at the Finch Avenue and Willowdale Avenue intersections)	Mid-rise Building Area	Neighbourhoods No retail	Low-rise Building Area (4 storeys max.)
Willowdale Avenue from Empress Avenue to Spring Garden Avenue	Secondary Retail Street (except for Priority Retail Street at the Empress Avenue intersection)		Priority Retail Street	
Empress Avenue from Doris Avenue to Willowdale Avenue	Mixed Use Area 3 Secondary Retail Street (except for Priority Retail Street at the Willowdale Avenue intersection)	Tall Building Area 4 (15 to 25 storeys) from Doris Avenue to Kenneth Avenue (including the lots fronting Kenneth Avenue, and Mid-Rise Building Area (6 to 11 storeys) to Willowdale Avenue	Neighbourhoods No retail	Low-rise Building Area (4 storeys max.)
Lots fronting Doris Avenue at Empress Avenue	Mixed Use Area 3	Tall Building Area 4 (15-25 storeys)	Neighbourhoods	Major Streets Mid-rise Building Area (6 storeys max.)

Evaluation Overview

Evaluation Framework

The Supplementary Option was evaluated using the same criteria used in Phase 2 of North York at the Centre, which is based on five guiding principles and associated objectives.

The Option that performed more strongly in the evaluation received a checkmark. Where the two Options perform the same, both were given checkmarks



Check out the full Supplementary Options Evaluation Memo at toronto.ca/nycentre

Five Guiding Principles



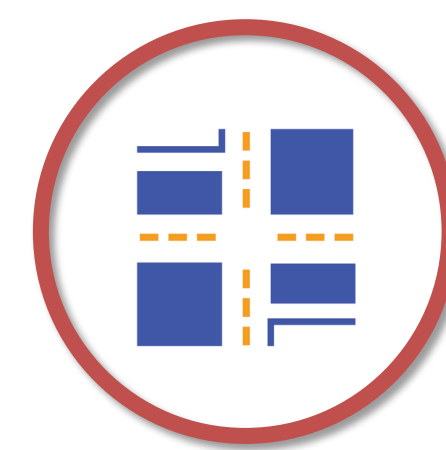
Grow a Complete Community
Means providing housing options for everyone and ensuring investment in infrastructure and facilities keeps pace with growth.



Reinforce the Centre as a Vibrant Hub for Work, Arts and Culture
Means protecting and celebrating the mix of uses – from offices to retail and arts and cultural facilities – that define the area's status as a regional centre.



Green North York Centre
Is about how to introduce green into a dense urban centre and how North York Centre can play its part in achieving the City's climate targets.



Building Connectivity
Is about defining the vision for how people move to, from and through North York Centre and the quality of experience as they do so.



Design Places for People
Is about defining the character of a place in North York Centre in terms of built form and open space design.

Evaluation Summary

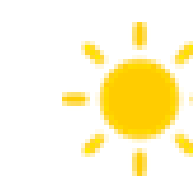
The Supplementary Option performed better in...



Overall potential for new parkland and connectivity of parks, including expansion of Bishop, Hendon and Mitchell Field Park



Preserving the tree canopy



Sunlight access on the public realm

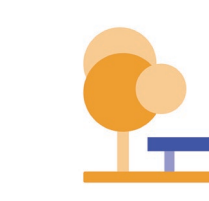
The Recommended Option performed better in...



Overall equity of parkland expansion



Streetscape improvements



Parkland expansion at Glendora Park west of the Wilket Creek Signature Trail



Opportunities for new non-park open spaces



Mix of building types



Walkable access to daily amenities (not an evaluation criteria but core planning principle)

The Options performed the same in...



Potential new housing units & transit-supportive density



Transit & safety improvements



Office and retail space supply in relation to demand



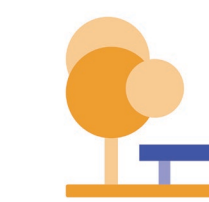
Mobility choices and innovation



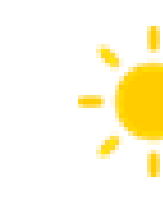
Permeability/green infrastructure



Built form transition



Overall programming opportunities for parkland



Sunlight access on parks and non-park open spaces



Multi-modal mobility network



Wind Conditions



Active transportation



Cost and feasibility of mobility improvements

Evaluation Results

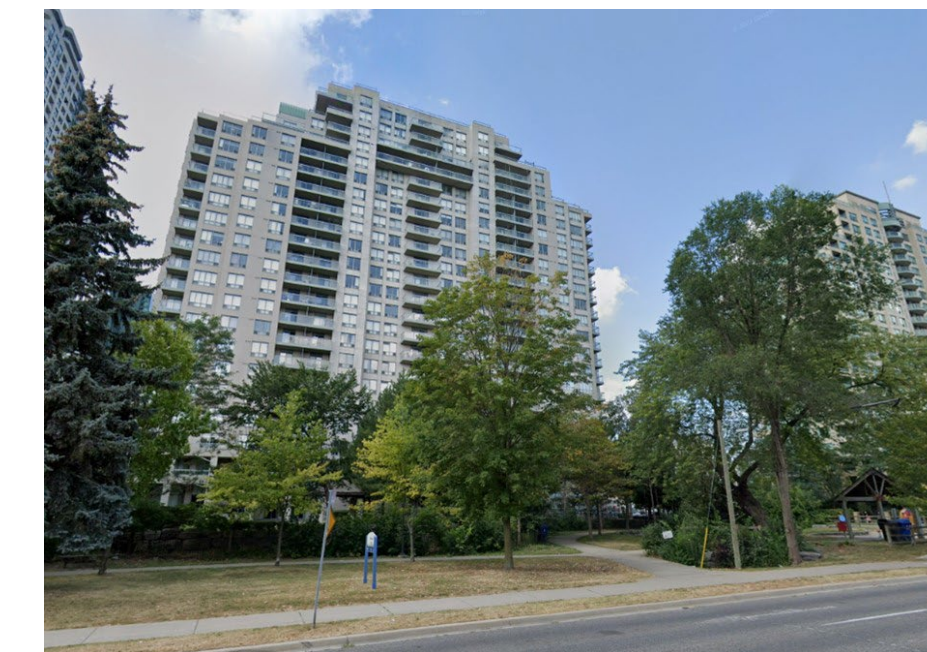
Grow a Complete Community



The Supplementary Option land use permissions were evaluated in comparison to the Recommended Option for their ability to optimize people and jobs within walking distance of higher order transit, increase housing supply and deliver services and infrastructure to support growth.

Housing

- The Supplementary Option enables 3,995 fewer new housing units than the Recommended Option. However, the difference in number of new housing units is not significant (4.2%) so the options are scored the same.



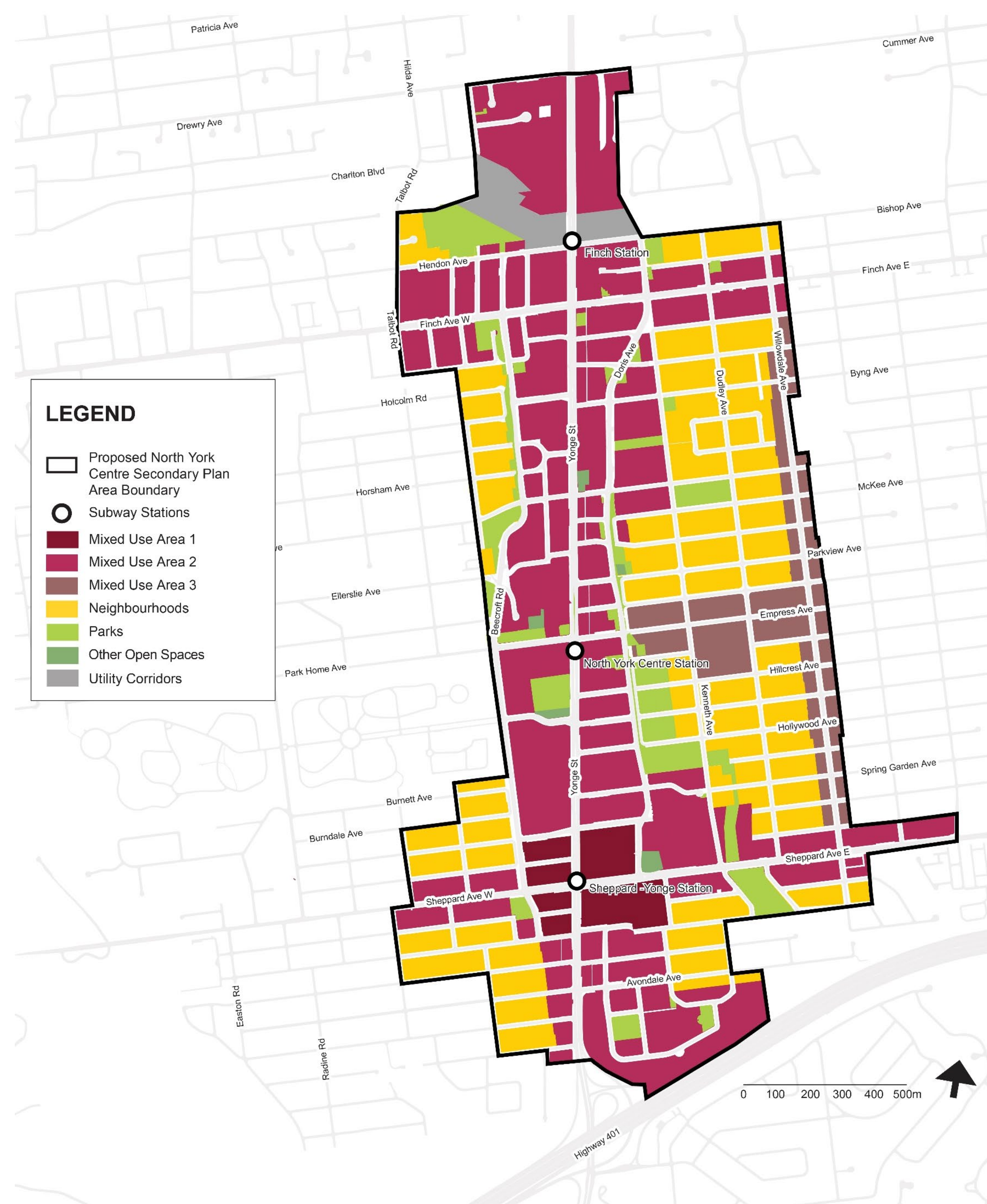
Residential Towers, Doris Avenue

Transit Supportive Development

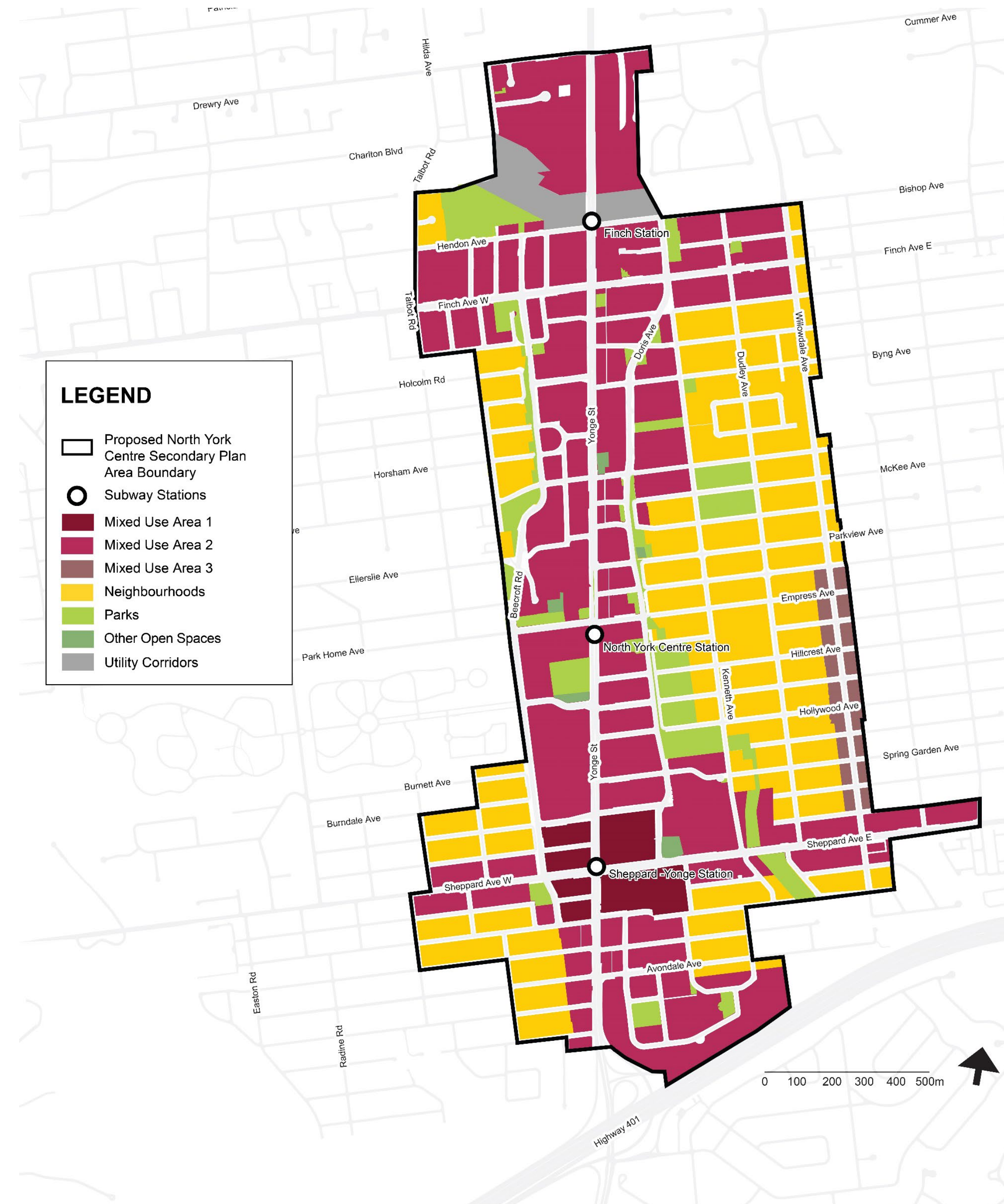
- The Supplementary Option results in slightly fewer people and jobs than the Recommended Option, since low-rise *Neighbourhoods* are retained along Empress Avenue and a large part of Willowdale Avenue
- Both options satisfy the minimum density requirements for the Major Transit Station Areas (MTSAs) and succeed in optimizing density within MTSAs by increasing population and jobs surrounding higher order transit stations.



Aerial View of North York Centre



Recommended Option Land Use Map (November 2025)



Supplementary Option Land Use Map (April 2026)

Potential New Housing Units and Scoring

	Recommended Option	Supplementary Option
Total New Units	96,009	92,014
Housing Units	✓	✓

Population and Jobs Estimates and Scoring

	Recommended Option	Supplementary Option	(-) Difference
Total Population	170,374	163,809	6,565
Total Jobs	43,698	43,238	460
Population + Jobs/Hectare	532	514	18
Density in MTSAs	✓	✓	

Evaluation Results

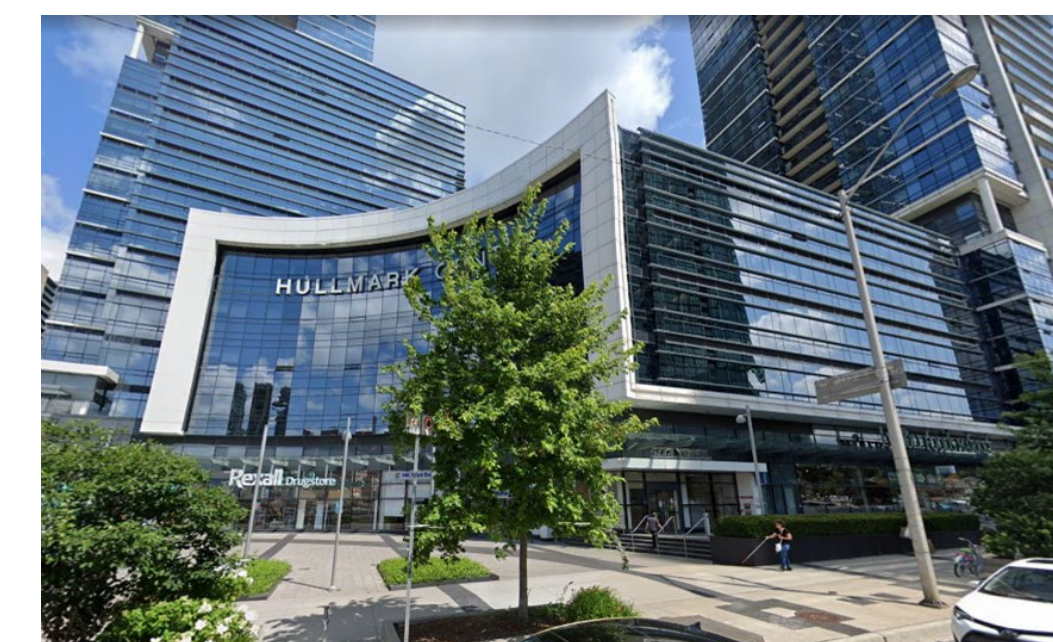
Reinforce the Centre as a Vibrant Hub for Works, Arts and Culture



The Supplementary Option land use permissions were evaluated in comparison to the Recommended Option for their potential to maintain the Centre's vibrant non-residential character and support the Centre's role as an office hub. The extent to which the ratio of jobs to population within the current Secondary Plan area remained healthy was also evaluated.

Office

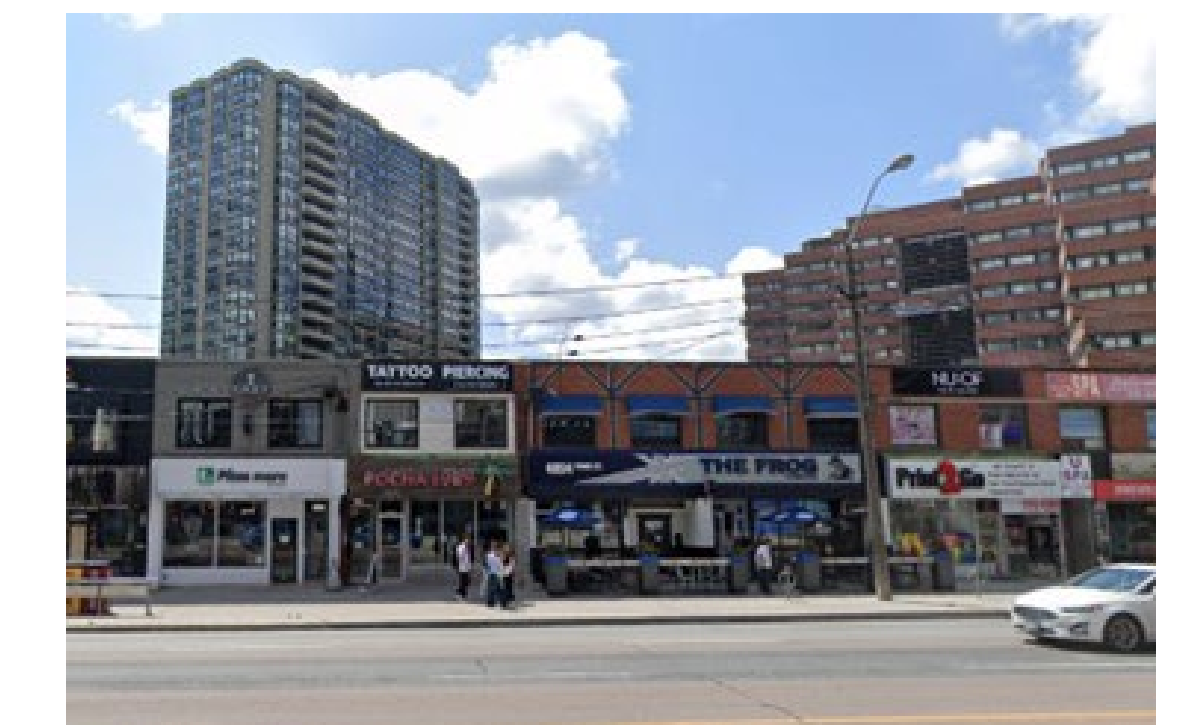
- The Options provide the same amount of office space and nearly the same ratio of people to jobs. Since the office use permissions are the same in both Options, they are scored the same.



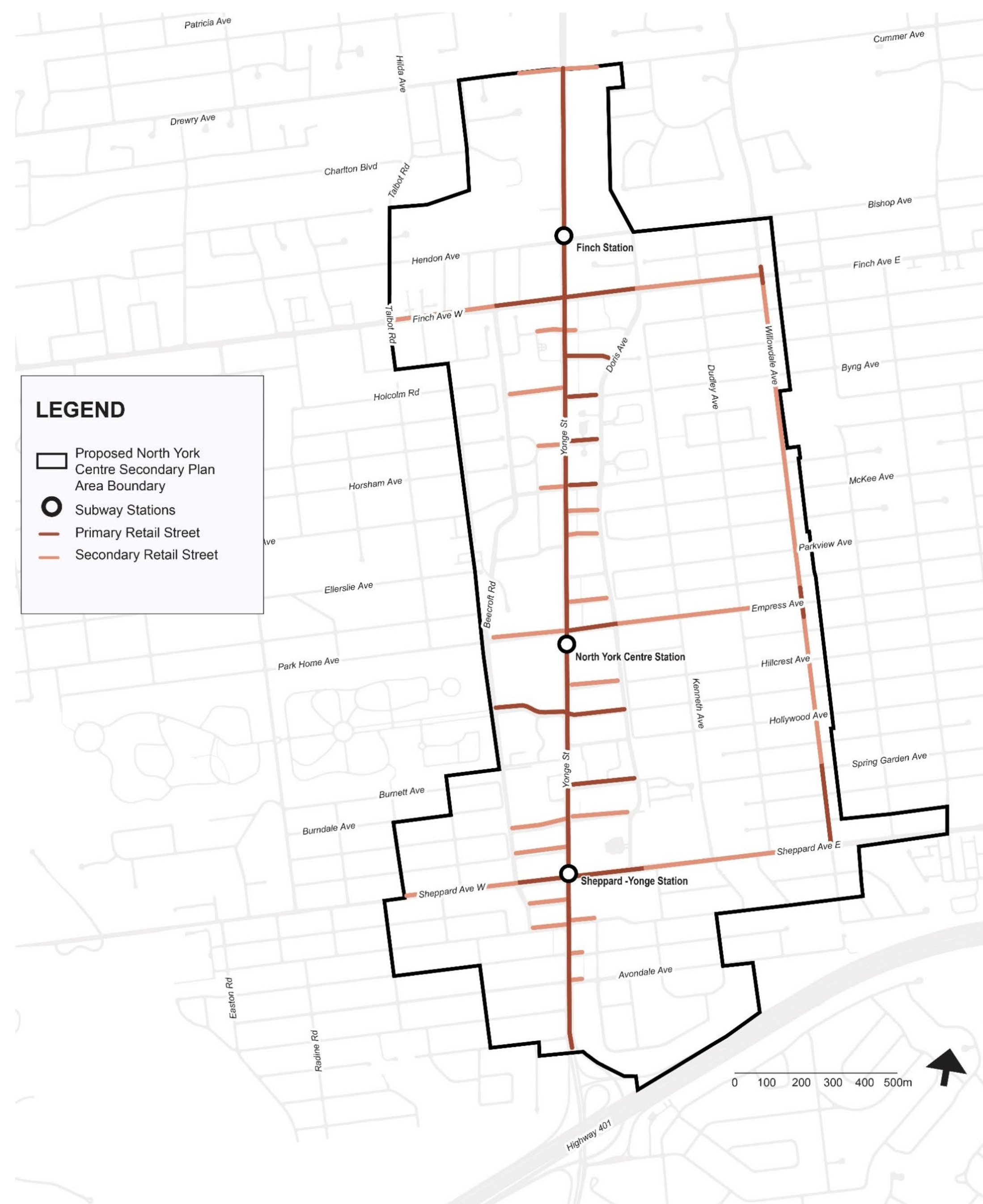
Office Towers in North York Centre

Retail

- The Supplementary Option removes retail permissions from Empress Avenue and a large portion of Willowdale Avenue north of Empress.
- The Supplementary Option provides almost the same retail gross floor area as the Recommended Option.
- The Recommended Option offers a greater diversity of locations for new retail and broader distribution throughout the area to support walkable access to daily amenities.



Main Street Retail, Yonge Street North of Harlandale Avenue



Recommended Option Retail Map (November 2025)



Supplementary Option Retail Map (April 2026)

Estimated Office Space (GFA) and Ratio of Jobs to Residents in each Option and Scoring

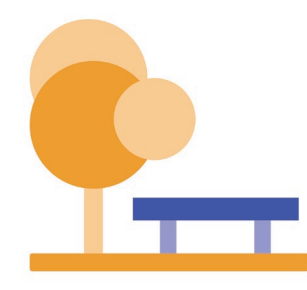
	Recommended Option	Supplementary Option
Office GFA Provided (square feet)	1,253,909	1,253,909
Jobs to Population Ratio within the Current Secondary Plan Area (2051)	40,587: 115,865 (1: 2.9)	40,587: 115,765 (1: 2.9)
Office GFA	✓	✓
Jobs to Population Ratio	✓	✓

Estimated Retail Space in each Option and Scoring

	Recommended Option	Supplementary Option
Retail GFA Provided (square feet)	1,264,791	1,264,877
Retail GFA	✓	✓

Evaluation Results

Green North York Centre



The Supplementary Option was evaluated in comparison to the Recommended Option for how well it achieves opportunities for new and better-connected parkland, recreational programming improvements, and equity of resource allocation. The Supplementary Option was also evaluated based on opportunities to preserve and enhance tree canopy cover and increase permeable surfaces.

Parks

- The Supplementary Option introduces additional Priority Areas for Parkland Expansion adjacent to Hendon Park, Bishop Park and a large area south of Mitchell Field Park, and removes the Priority Area for Park Expansion adjacent to Glendora Park, west of the Wilket Creek Signature Trail.
- The Supplementary Option generally provides more opportunities to create larger parks in the North York Centre. However, the programming opportunities and feasibility of implementing additional Priority Areas for Parkland Expansion in the Supplementary Option vary depending on the park.



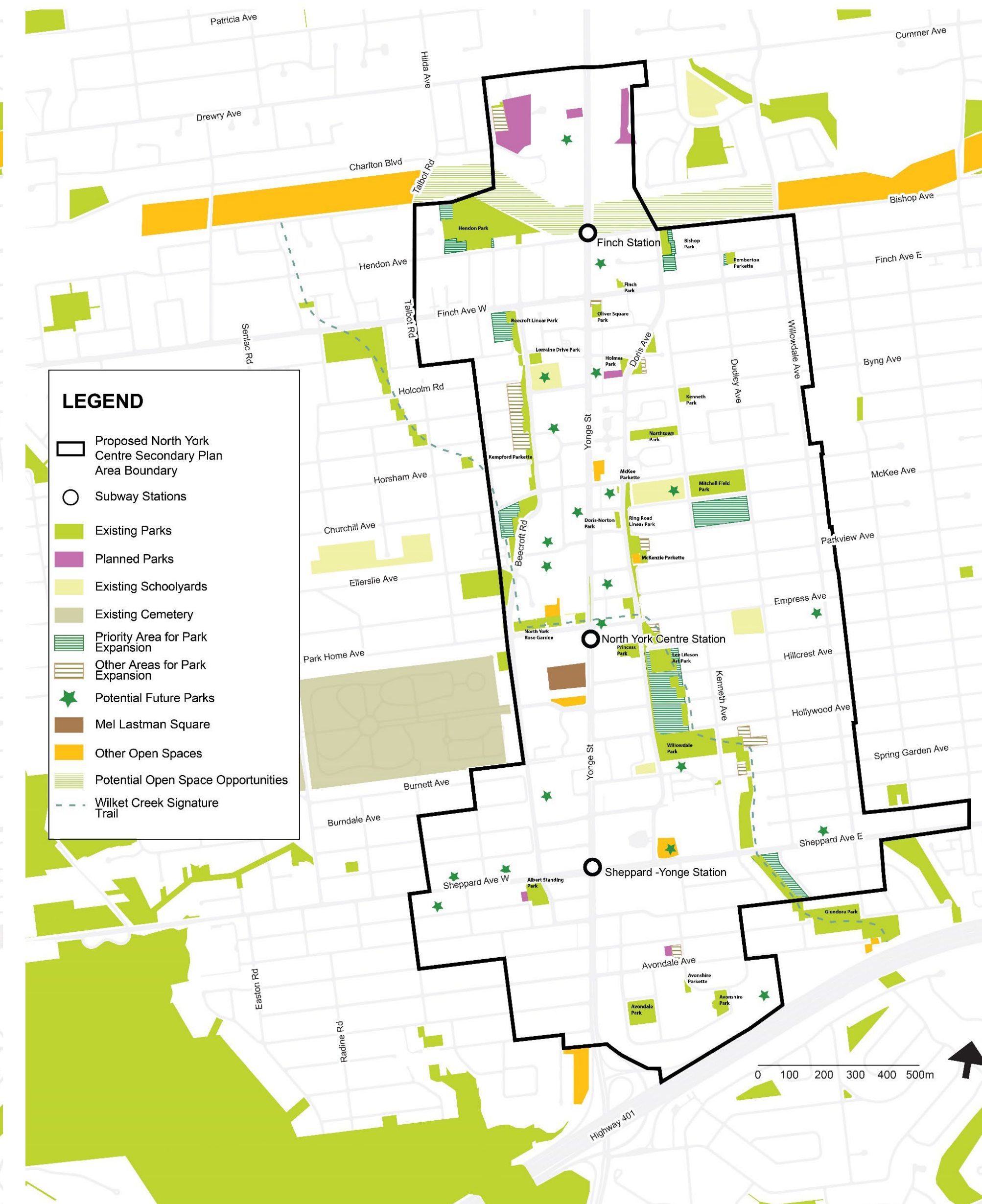
Glendora Park

Scoring for Changes to Parks in the Supplementary Option

	Bishop Park	Hendon Park	Mitchell Field Park	Glendora Park
Potential for New Parkland	✓	✓	✓	
Programming Opportunity	✓		✓	
Connectivity of Parks	✓	✓	✓	
Resource Allocation Equity ¹	✓			



Recommended Option Long-Term Parks and Open Spaces Map (November 2025)



Supplementary Option Long-Term Parks and Open Spaces Map (April 2026)

Tree Canopy

- While the Recommended Option provides for streetscape improvements in more areas (particularly along Willowdale and Empress Avenue), the Supplementary Option performs better because it maintains existing *Neighbourhoods* in more areas along Empress Avenue and Willowdale Avenue, preserving the existing tree canopy in private yards.

Scoring for Parks

	Recommended Option	Supplementary Option
Potential for New Parkland		✓
Programming Opportunity	✓	✓
Connectivity of Parks		✓
Resource Allocation Equity ¹	✓	

Green Infrastructure

- The Supplementary Option maintains more permeability than the Recommended Option along Willowdale Avenue and Empress Avenue in existing low-rise neighbourhoods. However, the Supplementary Option removes proposed parkland adjacent to the Wilket Creek Trail and provides fewer opportunities than the Recommended Option to implement streetscape improvements on Willowdale and Empress Avenue, including tree planting and soft landscaping. Overall, both options score the same.

Scoring for Tree Canopy & Green Infrastructure

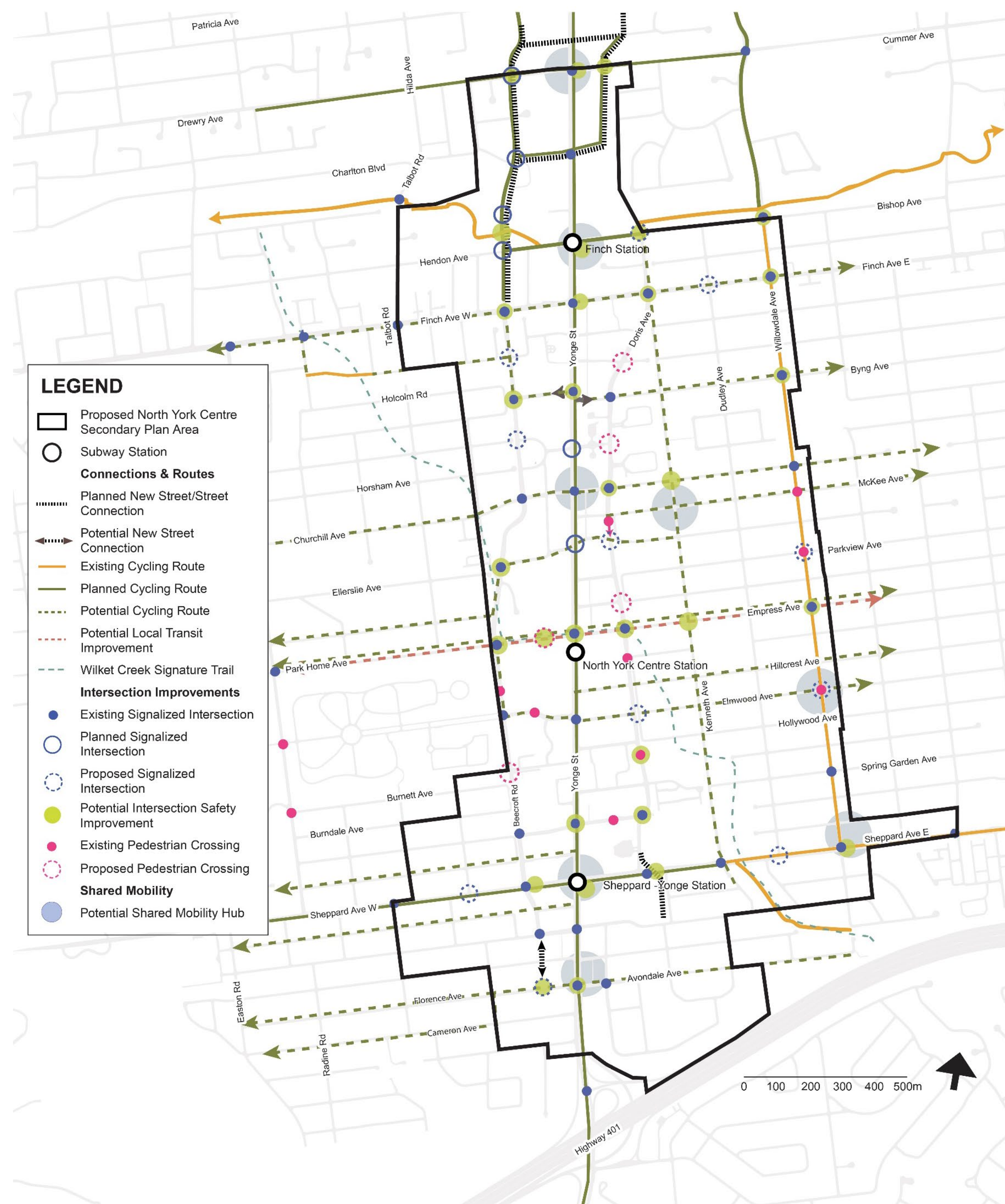
	Recommended Option	Supplementary Option
Tree Canopy		✓
Green Infrastructure	✓	✓

¹Although not explicitly identified in the Phase 2 evaluation criteria for North York at the Centre, equitable parkland provision is an inherent consideration for Parks and Recreation based on the Parkland Strategy.

Evaluation Results

Build Connectivity

The Supplementary Option was evaluated in comparison to the Recommended Option for how well it provides for multi-modal travel options, walking and cycling connections, access to existing and planned transit, safety and streetscape improvements, and opportunities for shared mobility hubs.



Recommended Option Mobility Map (November 2025)

Note: Road redesign projects are subject to feasibility analysis, public consultation, and Council approval. Recommendations involving cycling infrastructure with impacts to vehicle lanes are subject to the Province's amendments to the Highway Traffic Act.

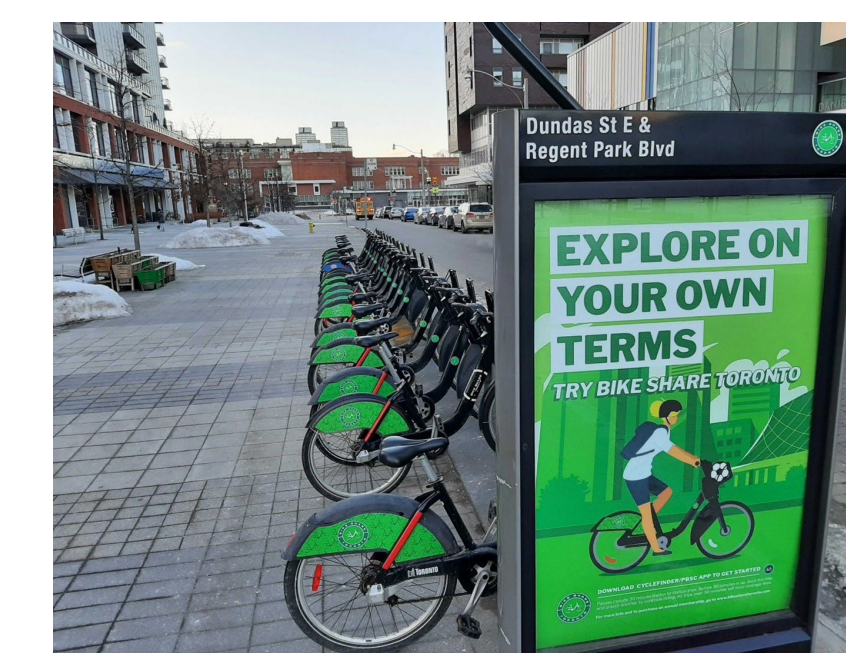
The Supplementary Option does not propose any changes to the street and mobility network and improvements. As a result, a separate Mobility Map was not prepared.

Multi-modal Mobility Network

- The Recommended Option and Supplementary Option have the same proposed multi-modal mobility network. However, because there are fewer redevelopment opportunities, improvements in *Neighbourhoods* along Empress Avenue and Willowdale Avenue may be implemented more gradually under the Supplementary Option.

Active Transportation

- Both options provide the same improvements to the active transportation network.



Bikeshare

Transit

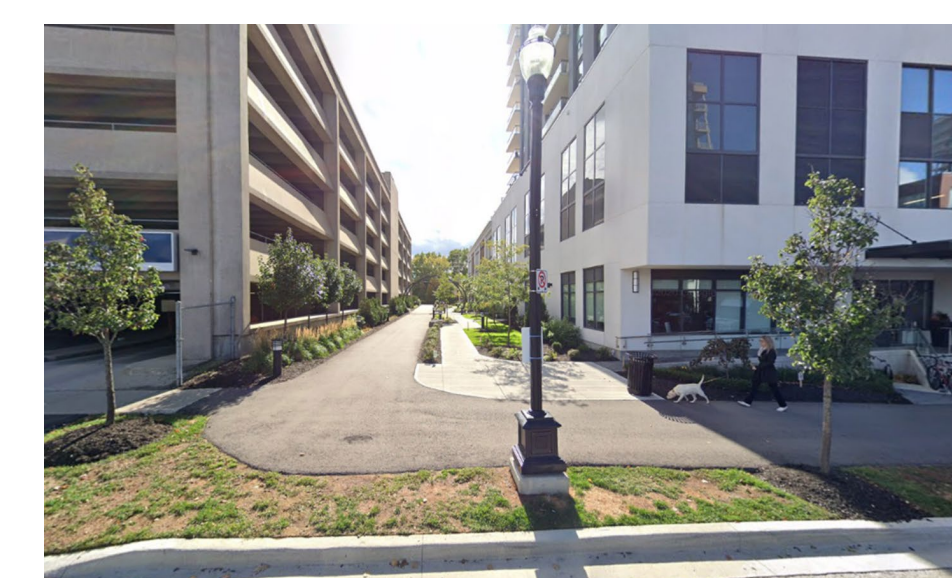
- Both options have the same future transit network.
- The Recommended Option's proposed Mixed Use Areas along Empress Avenue may better support potential local transit improvements on Empress Avenue/Park Home Avenue than the *Neighbourhoods* designation in the Supplementary Option. However, both options provide generally the same level of transit improvements from a network-planning perspective.



Wider sidewalk and streetscape improvements

Safety

- Both options include the same potential safety improvements in the proposed Secondary Plan area, such as new signalized intersections and pedestrian crossings that would be delivered through road work and development.



Pedestrian Walkway

Scoring for Build Connectivity

	Recommended Option	Supplementary Option
Multi-modal Mobility	✓	✓
Active Transportation	✓	✓
Transit	✓	✓
Safety	✓	✓
Mobility Choices and Innovation	✓	✓
Streetscapes	✓	
Cost and Feasibility	✓	✓

Shared Mobility

- Both options introduce opportunities for shared mobility hubs throughout North York Centre, which could help travelers make use of multiple modes and improve their access to all forms of mobility.

Streetscape

- Overall, the Recommended Option presents a greater range of opportunities than the Supplementary Option to enhance streetscapes on local streets through development, and deliver improvements such as wider sidewalks, pedestrian amenities and a continuous street tree canopy, where feasible. The Supplementary Option includes more *Neighbourhoods* where the delivery of the streetscape improvements may face greater financial and timeline challenges.

Cost and Feasibility

- Cost and feasibility considerations are largely driven by whether proposed improvements will be achieved through the development process or by direct initiative of the City. In addition, the scale of proposed public infrastructure improvements in each option was considered. The Recommended Option and Supplementary Option include the same mobility improvements, therefore, they score the same.

Evaluation Results

Design Places for People



The Supplementary Option was evaluated in comparison to the Recommended Option for how well it achieves transition, supports a mix of building types, impacts sun and wind conditions, and contributes to public realm animation and the network of non-park open spaces.

Transition

- Like the Recommended Option, the Supplementary Option provides an overall gradual transition in scale from a peak along Yonge Street to surrounding neighbourhoods outside the Secondary Plan area. Both options limit abrupt built form transitions within the proposed Secondary Plan area.



Mid Rise Building, Beecroft Road

Scoring for Design Places for People

	Recommended Option	Supplementary Option
Non-park Open Spaces	✓	
Sunlight on Public Realm		✓
Sunlight on Parks and Non-Park Open Spaces	✓	✓
Wind Comfort	✓	✓
Wind Safety	✓	✓
Mix of Building Types	✓	

Wind Conditions

- Although a wind study was not completed for the Supplementary Option, it is likely that both options perform similarly since they both provide a transition in building heights near Yonge Street, which breaks up prevailing winds and addresses existing wind impacts.



Townhouses, William Poole



Tall Building, Yonge and Sheppard

Sun Conditions

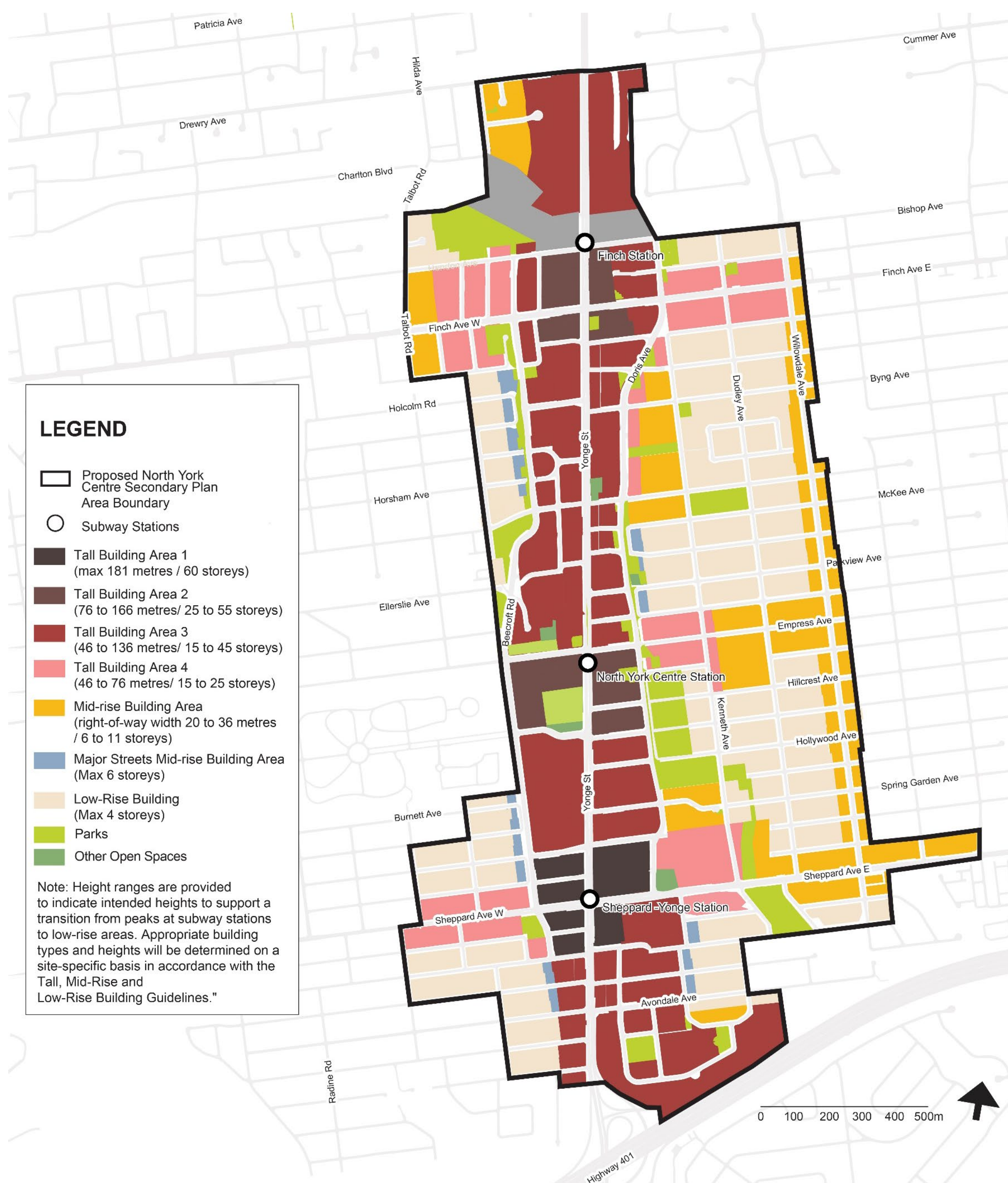
- The Supplementary Option maintains the *Neighbourhoods* designation along Empress and Willowdale Avenue, offering greater solar access in the public realm. While the Supplementary Option introduces tall buildings adjacent to the Finch Hydro Corridor and Bishop Park, resulting shadow impacts are minor and the Options perform the same in sunlight access of parks and non-park open spaces.

Non-park Open Spaces

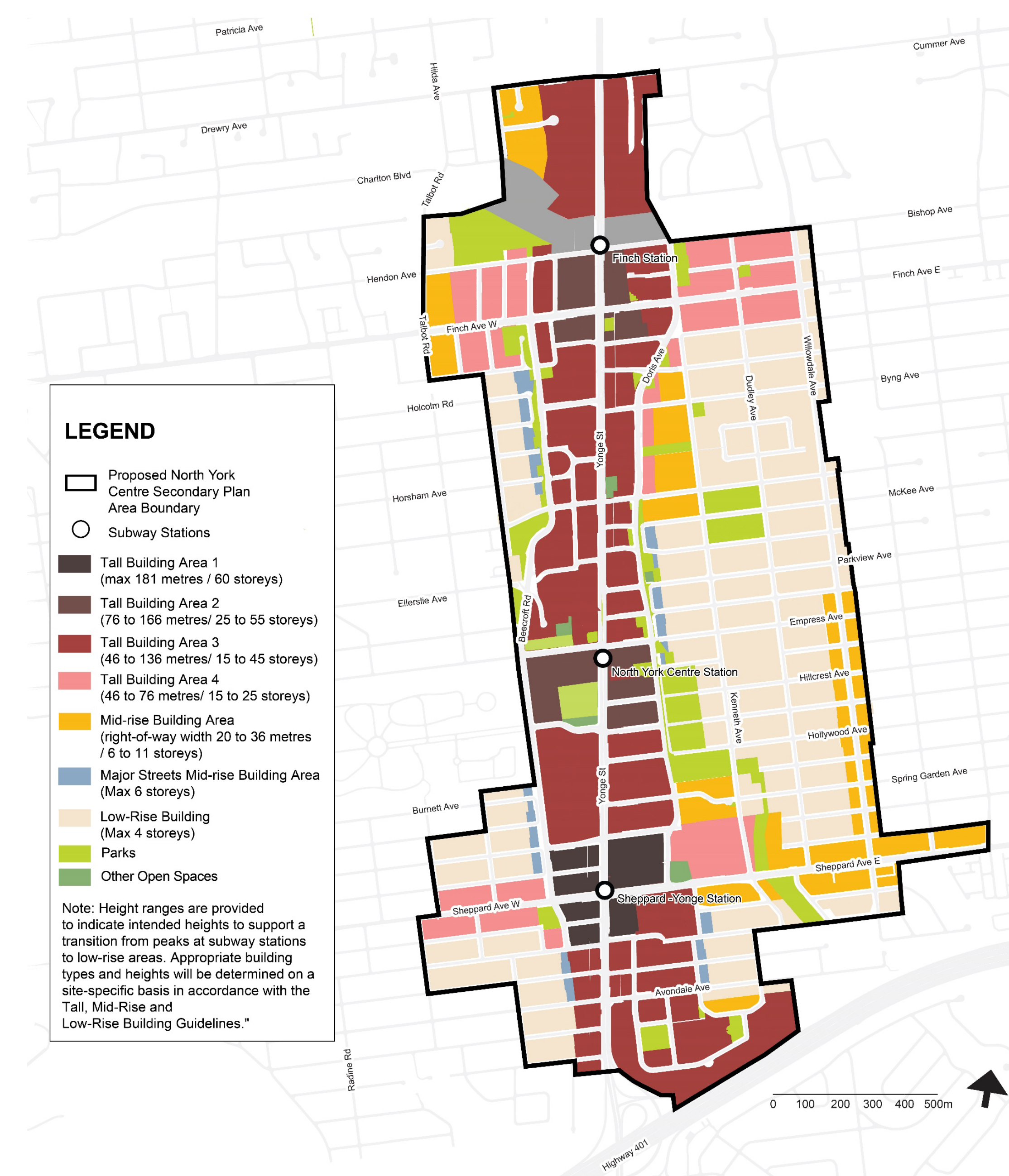
- The Supplementary Option includes fewer *Mixed Use Areas* than the Recommended Option, which reduces potential for new non-park open spaces implemented through redevelopment of low-rise areas.

Mix of Building Types

- Compared to the Recommended Option, the Supplementary Option would significantly reduce opportunities for mid-rise buildings, particularly east of Yonge Street.

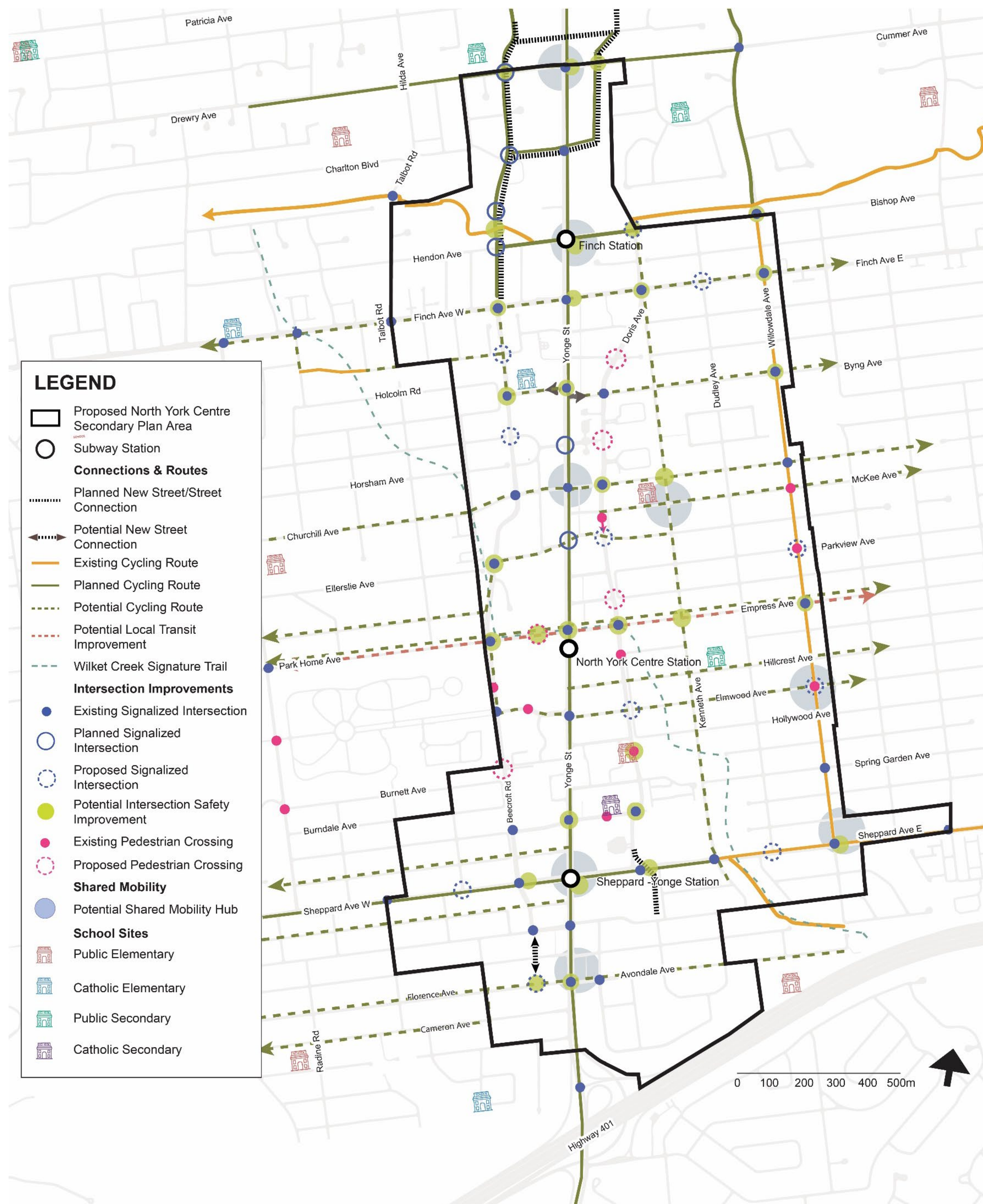


Recommended Option Building Heights and Types Map (November 2025)



Supplementary Option Building Heights and Types Map (April 2026)

Potential Cycling Routes in North York Centre



Recommended Option Mobility Map (November 2025)

Note: Road redesign projects, including cycling projects, are subject to further feasibility analysis, public consultation, and Council approval. Recommendations involving cycling infrastructure with impacts to vehicle lanes are subject to the Province's amendments to the Highway Traffic Act.

On March 26, 2026, City Council endorsed the Recommended Option for updating the North York Centre Secondary Plan with amendments.

As directed by City Council, staff are inviting local school parent councils to share their thoughts on potential cycling routes. Your feedback will help guide future cycling improvements to promote safe travel to schools and inform updates to the North York Centre Secondary Plan and the supporting Infrastructure Implementation Strategy.



Photo examples of cycling to school



Photo examples of cycling to school

Please Share Your Thoughts with Us!

Are there other streets where you would like to see improvements for cycling to schools?

Is there anything else you would like to share about the proposed Cycling Routes for North York Centre?