

# Summerhill Residents Association Meeting

David Driedger - Senior Planner

March 3, 2022



# Existing and Planned Context

- Applications Under Review
- Approved and Not Built
- Under Construction



1 Bloor Street West

Under construction: 85-storey mixed-use building

Under Review: 10 additional storeys

# Existing and Planned Context

- Applications Under Review
- Approved and Not Built
- Under Construction



2 Bloor Street West  
Approved: 3 Towers (75, 61, 47 storeys)

# Existing and Planned Context

- Applications Under Review
- Approved and Not Built
- Under Construction



767-773 Yonge Street  
Approved: 25-storey mixed-use building

# Existing and Planned Context

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- Approved and Not Built
- Under Construction



2-8 Cumberland Street  
Under Construction: 51-storeys

# Existing and Planned Context

- Applications Under Review
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- Under Construction



1 Yorkville Avenue  
Under construction: 56-storeys

# Existing and Planned Context

- Applications Under Review
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874-878 Yonge Street  
Approved: 46-storeys

# Existing and Planned Context

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906 Yonge Street & 25 McMurrich Street  
Under review: 33 and 19-storeys

# Existing and Planned Context

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1140 Yonge Street  
Under review: 13-storeys (OLT appeal)

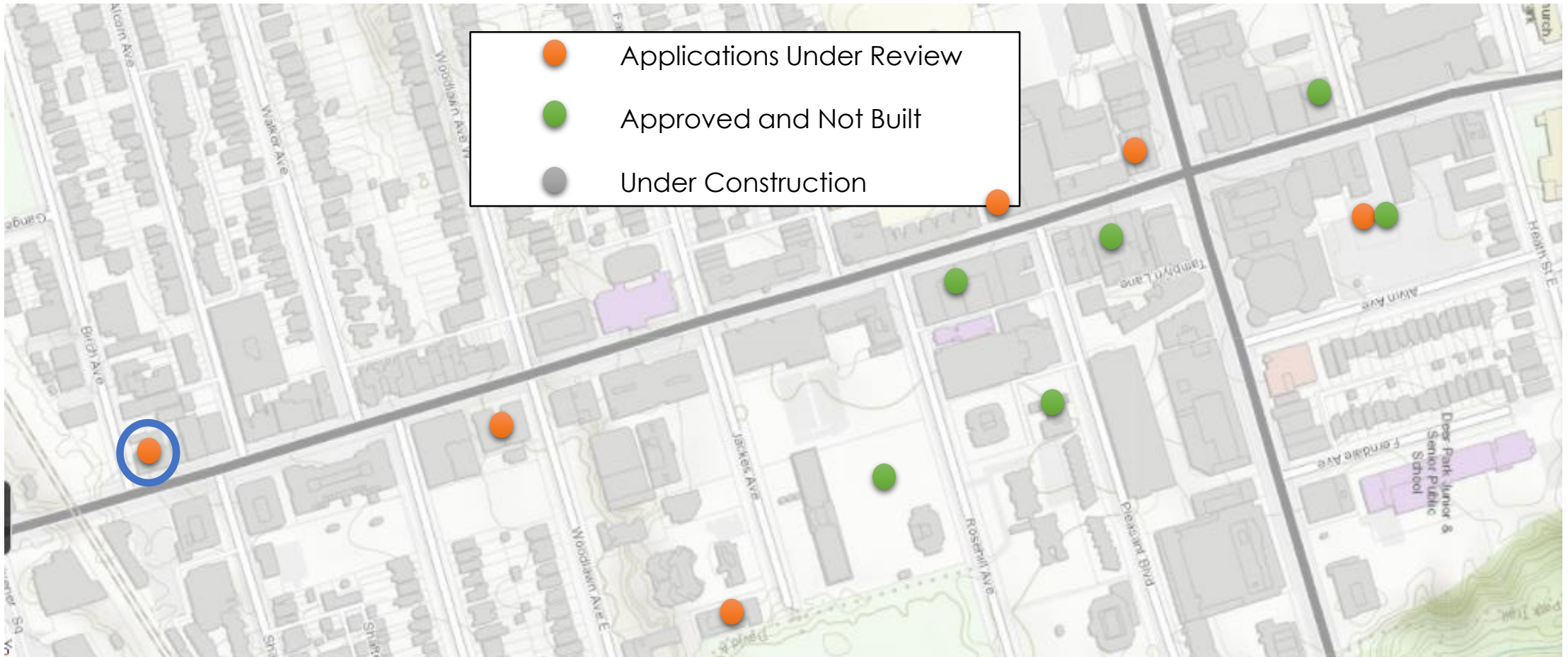
# Existing and Planned Context

- Applications Under Review
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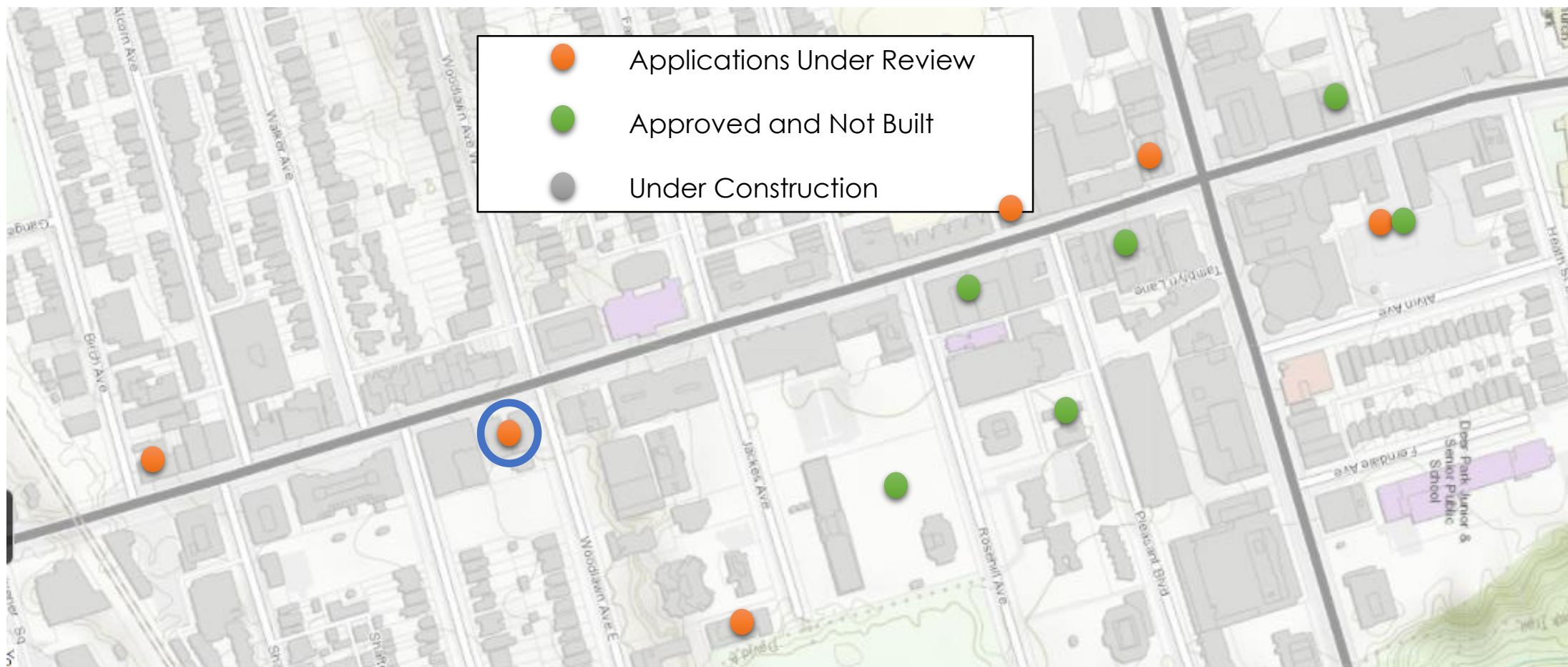
Scrivener Square  
Approved: 21-storeys

# Existing and Planned Context



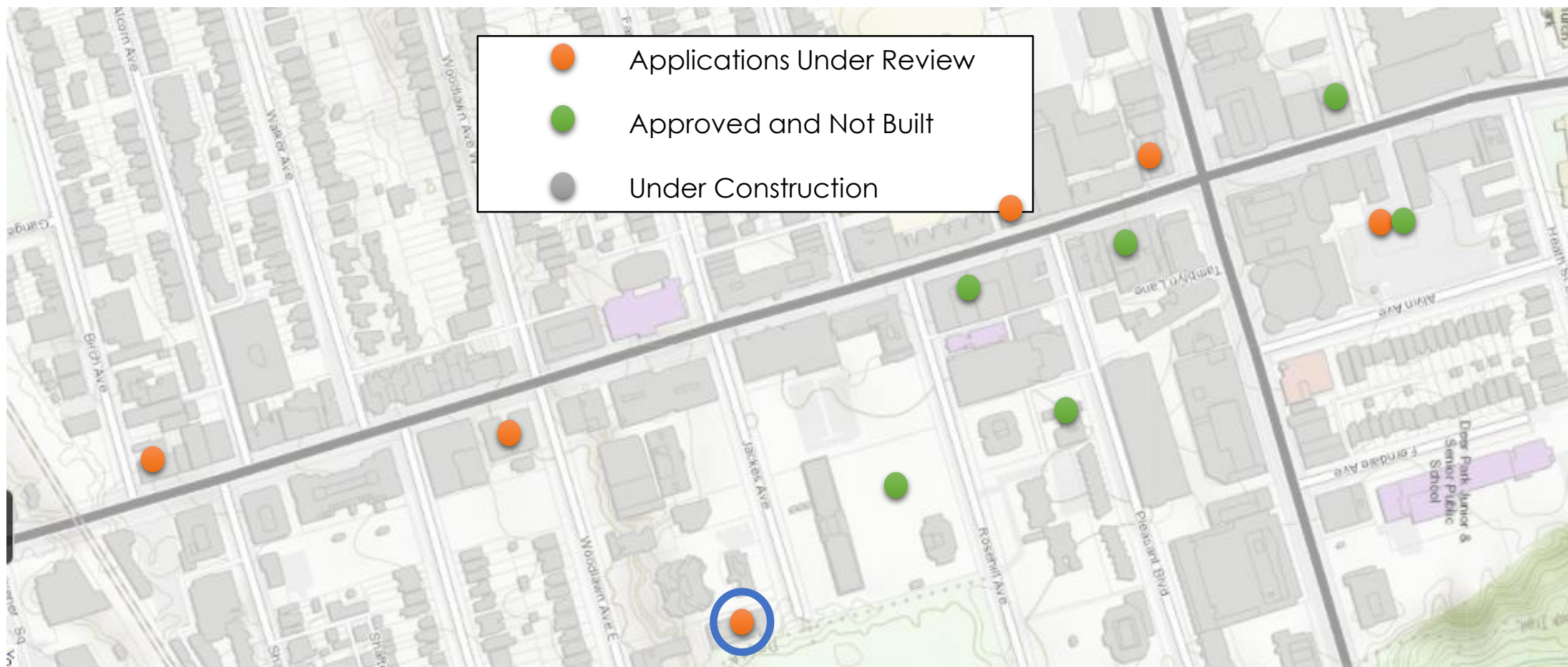
1196-1210 Yonge Street  
Under review: 15-storeys

# Existing and Planned Context



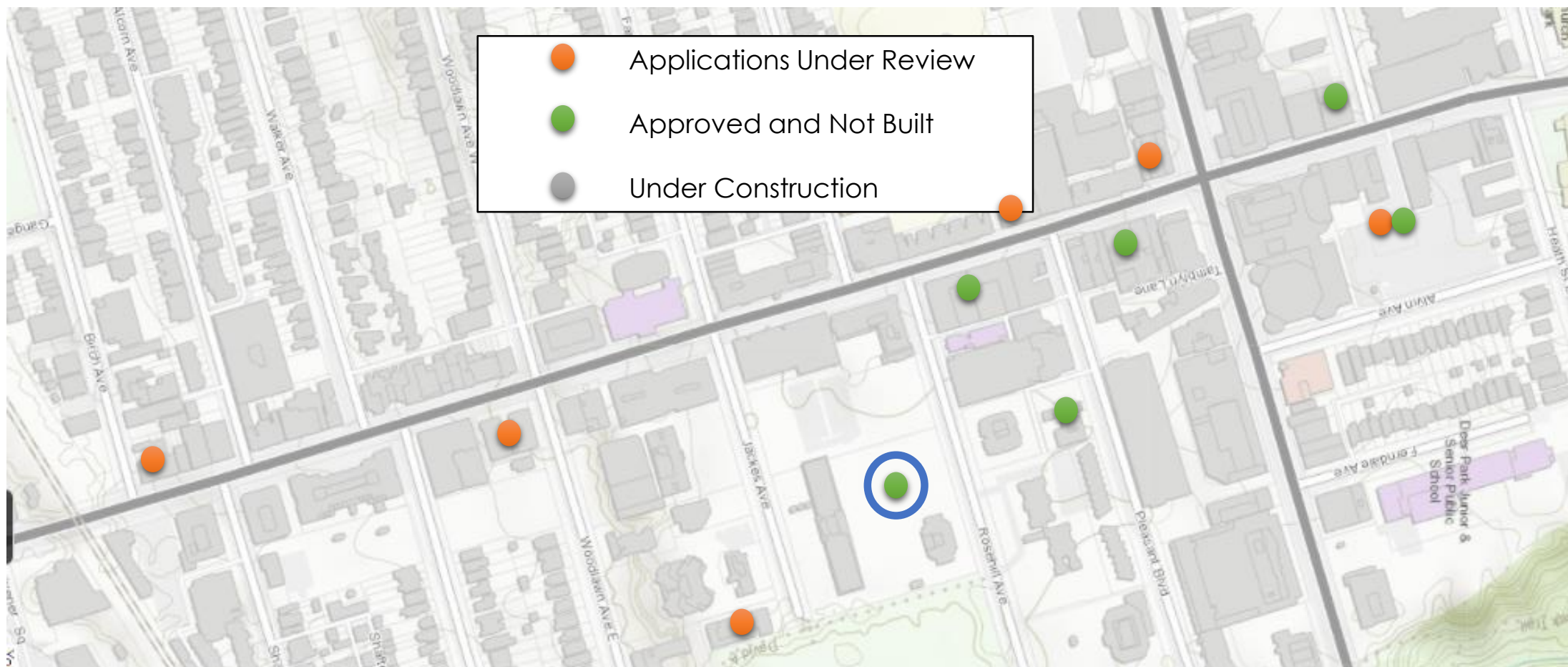
1233 Yonge Street  
Under review: 13-storeys

# Existing and Planned Context



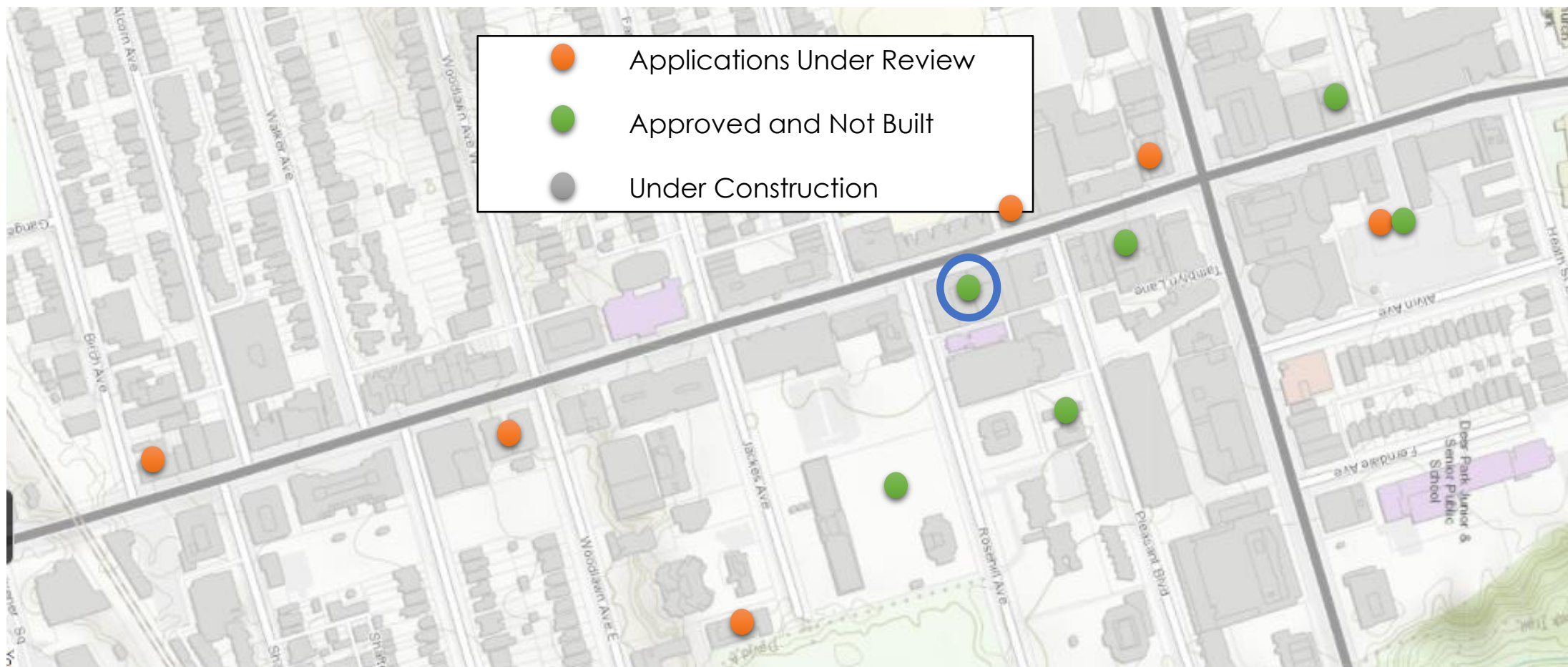
49 Jackie Avenue  
Under review: 29-storeys (OLT appeal)

# Existing and Planned Context



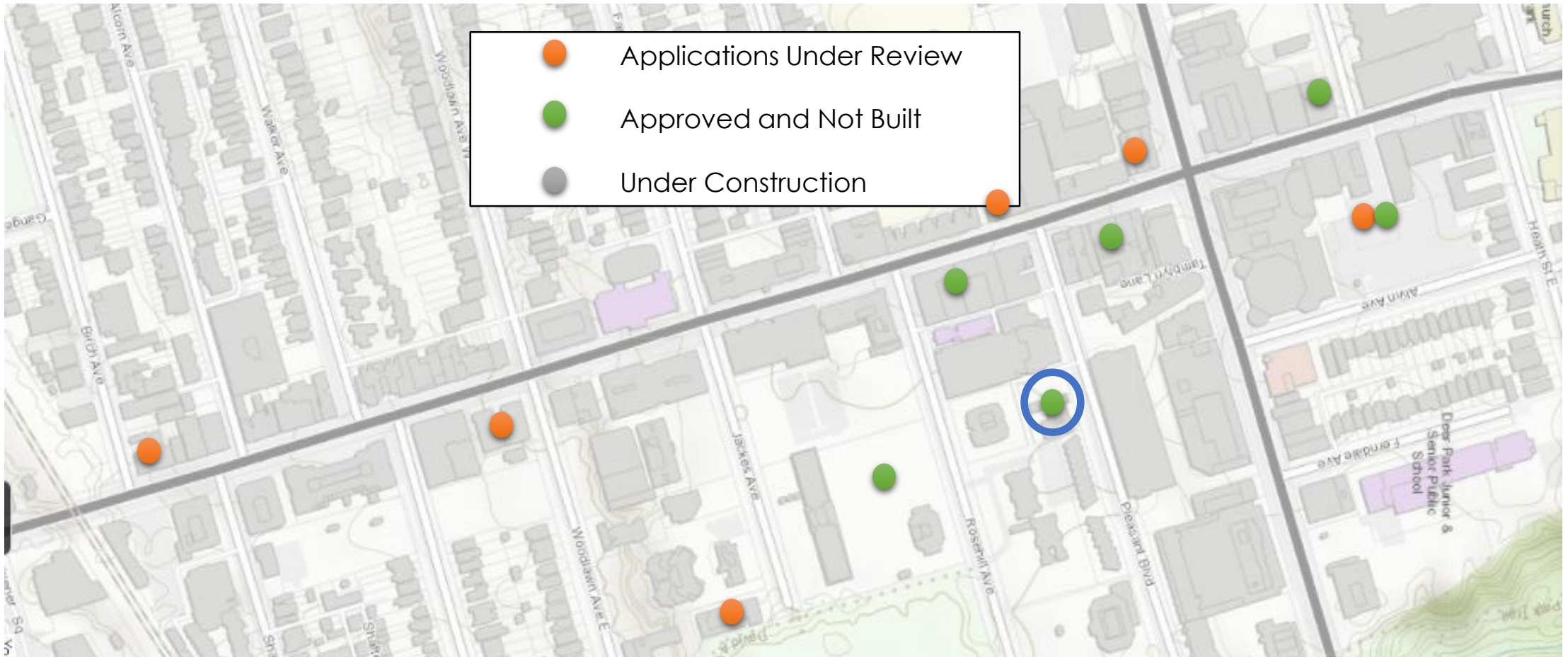
44 Jackes Avenue  
Approved: 31-storeys

# Existing and Planned Context



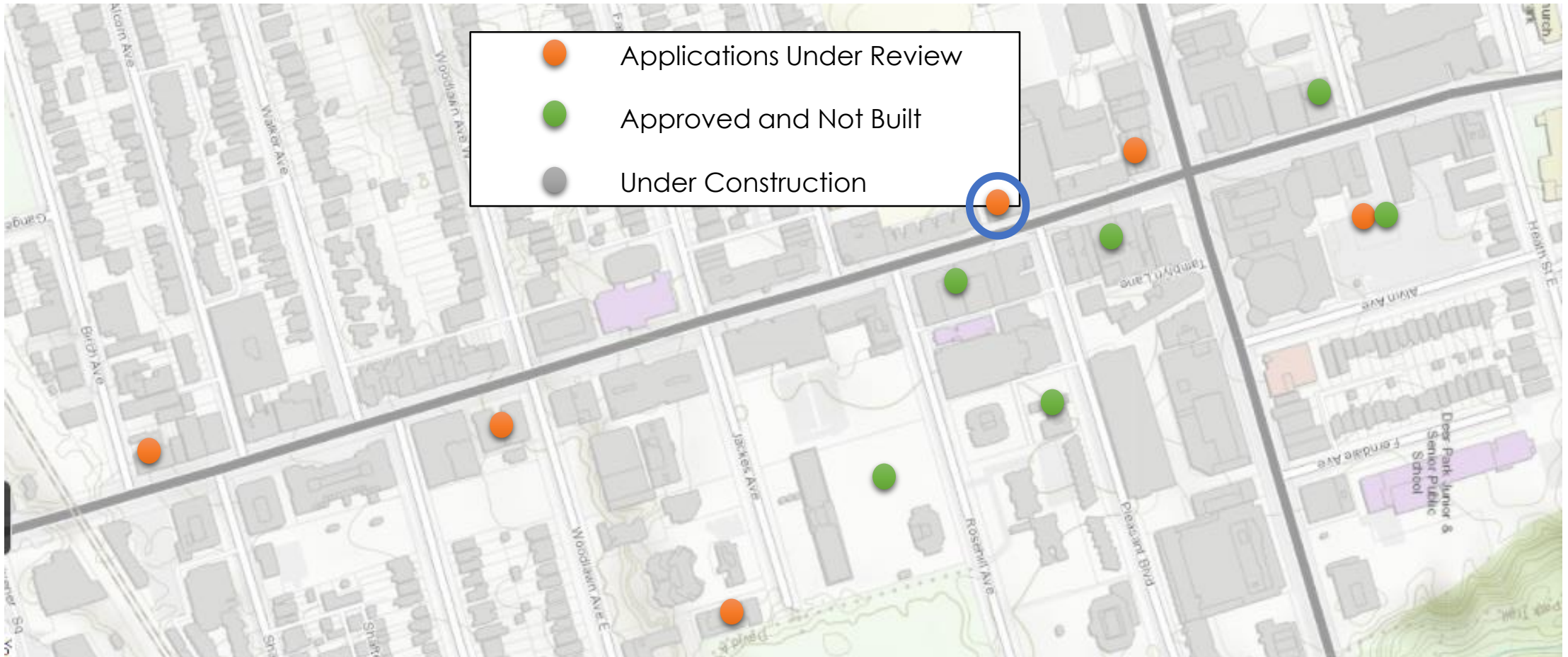
1375 Yonge Street  
Approved: 17-storeys

# Existing and Planned Context



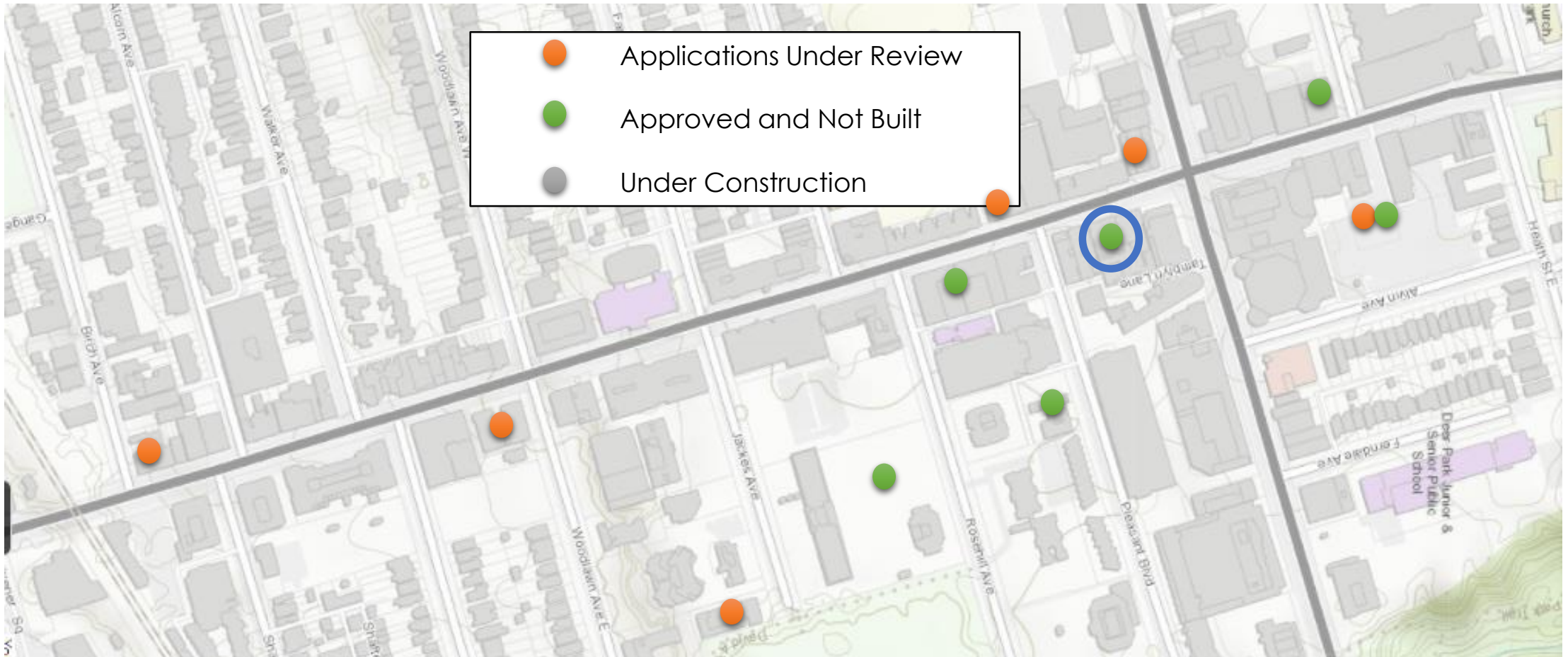
29-39 Pleasant Boulevard  
Approved: 35-storeys

# Existing and Planned Context



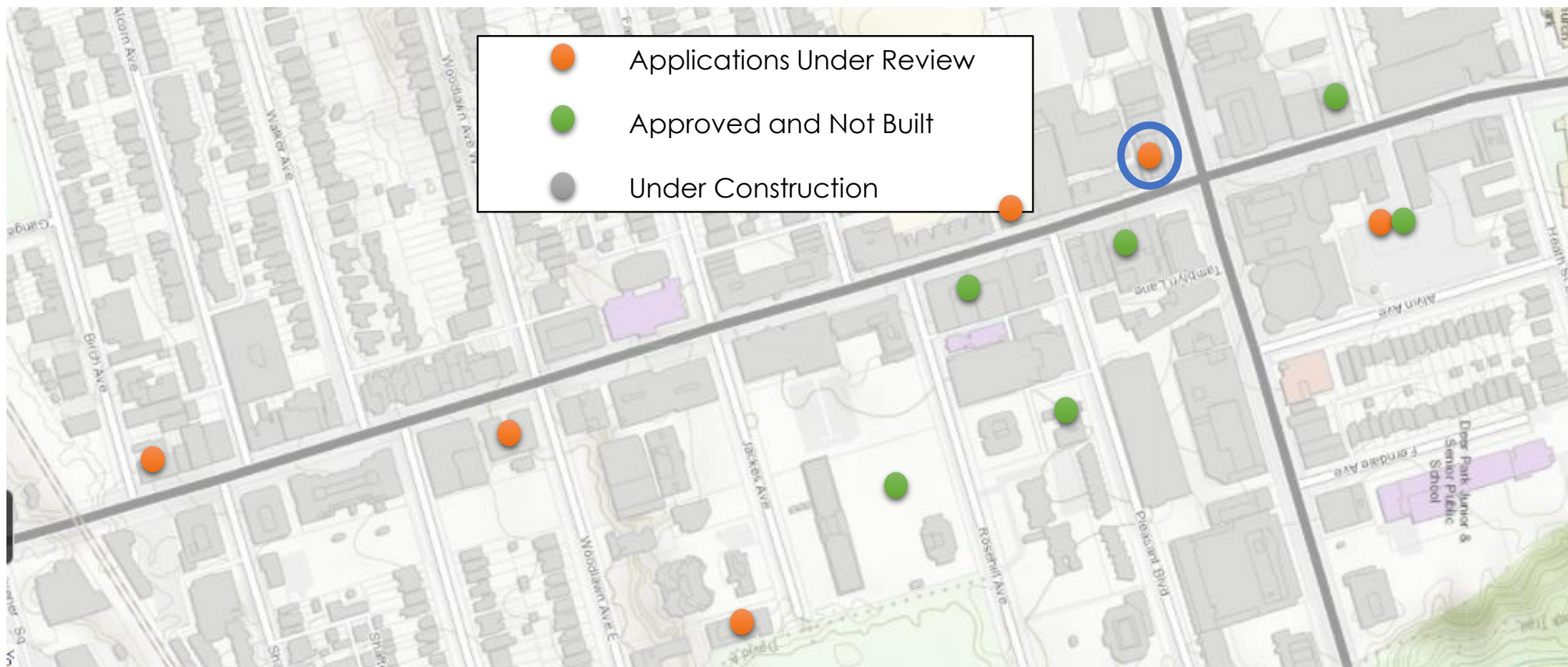
1406-1428 Yonge Street  
Under review: 40-storeys

# Existing and Planned Context



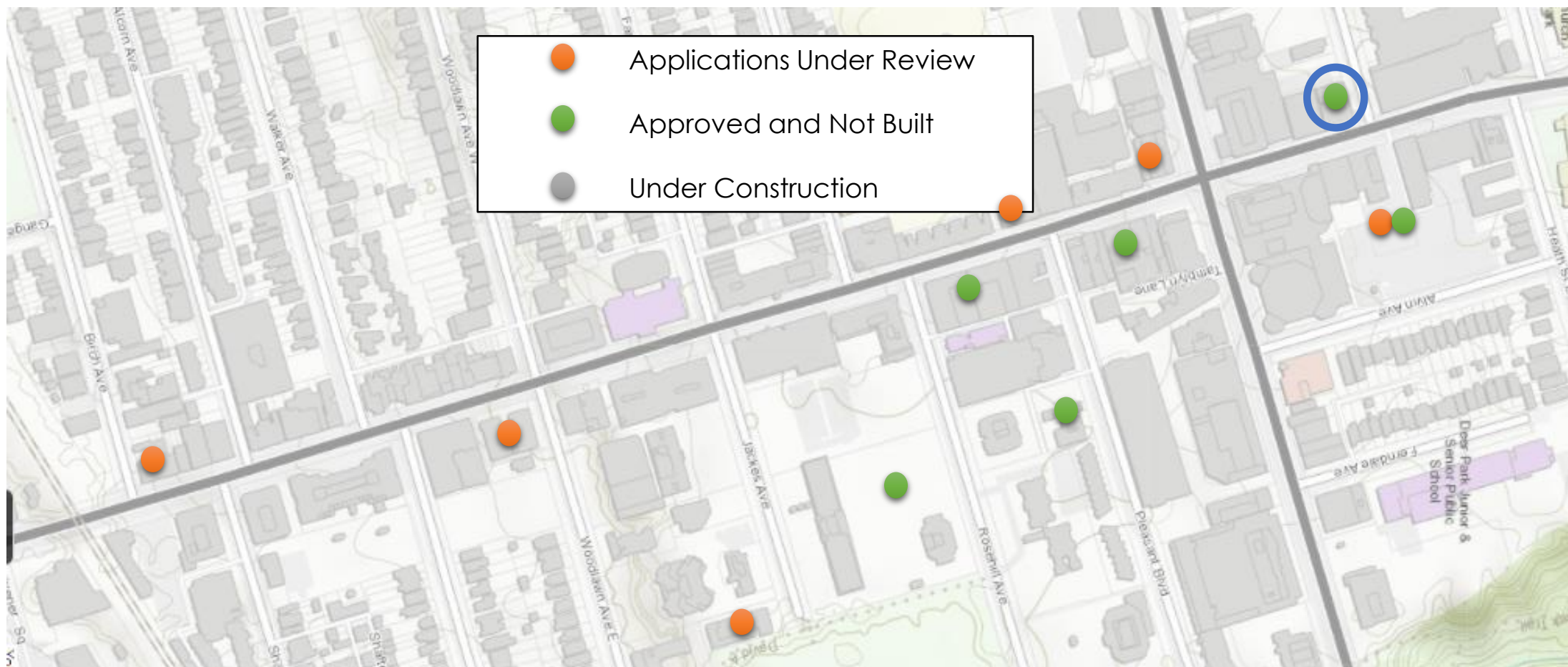
1409-1431 Yonge Street  
Approved: 34-storeys

# Existing and Planned Context



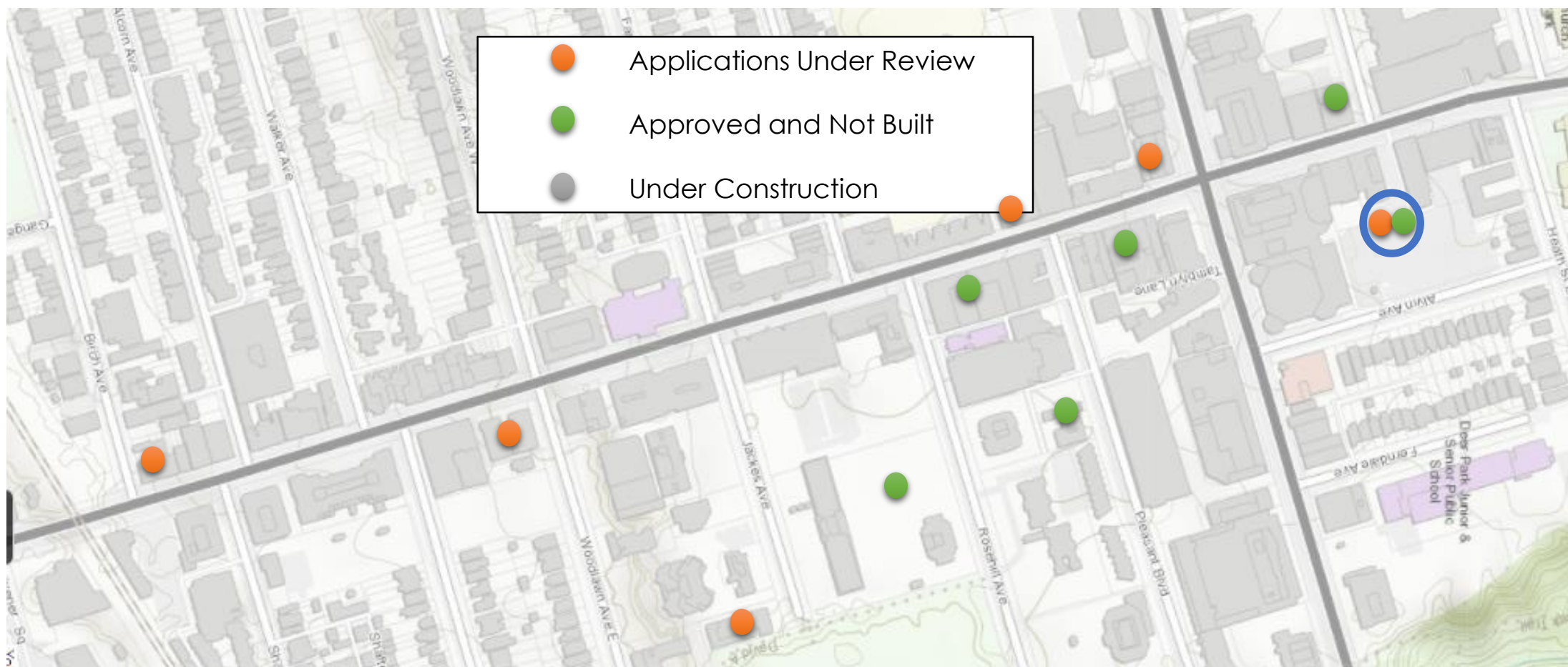
1 St. Clair Avenue West  
Under review: 49-storeys

# Existing and Planned Context



1 Delisle Avenue  
Approved: 44-storeys

# Existing and Planned Context

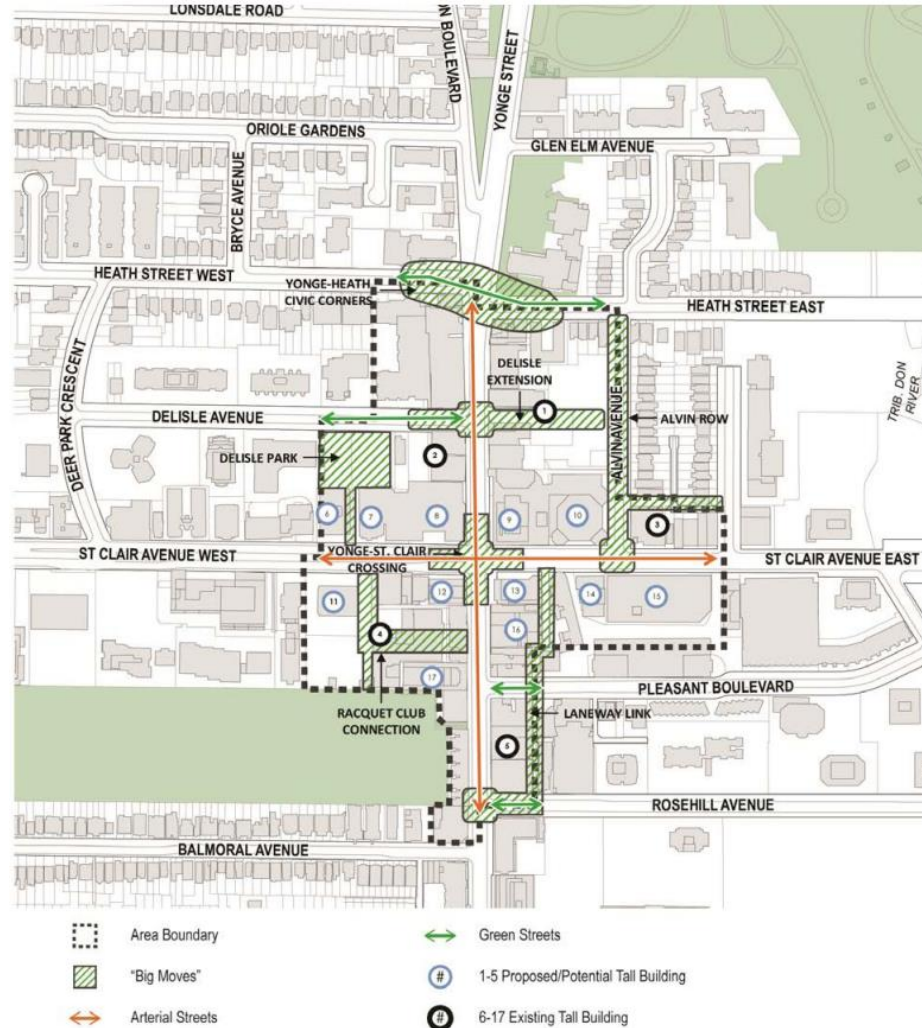


1485-1525 Yonge Street

Approved: 3 towers (34, 16, 15-storeys) - only part of site

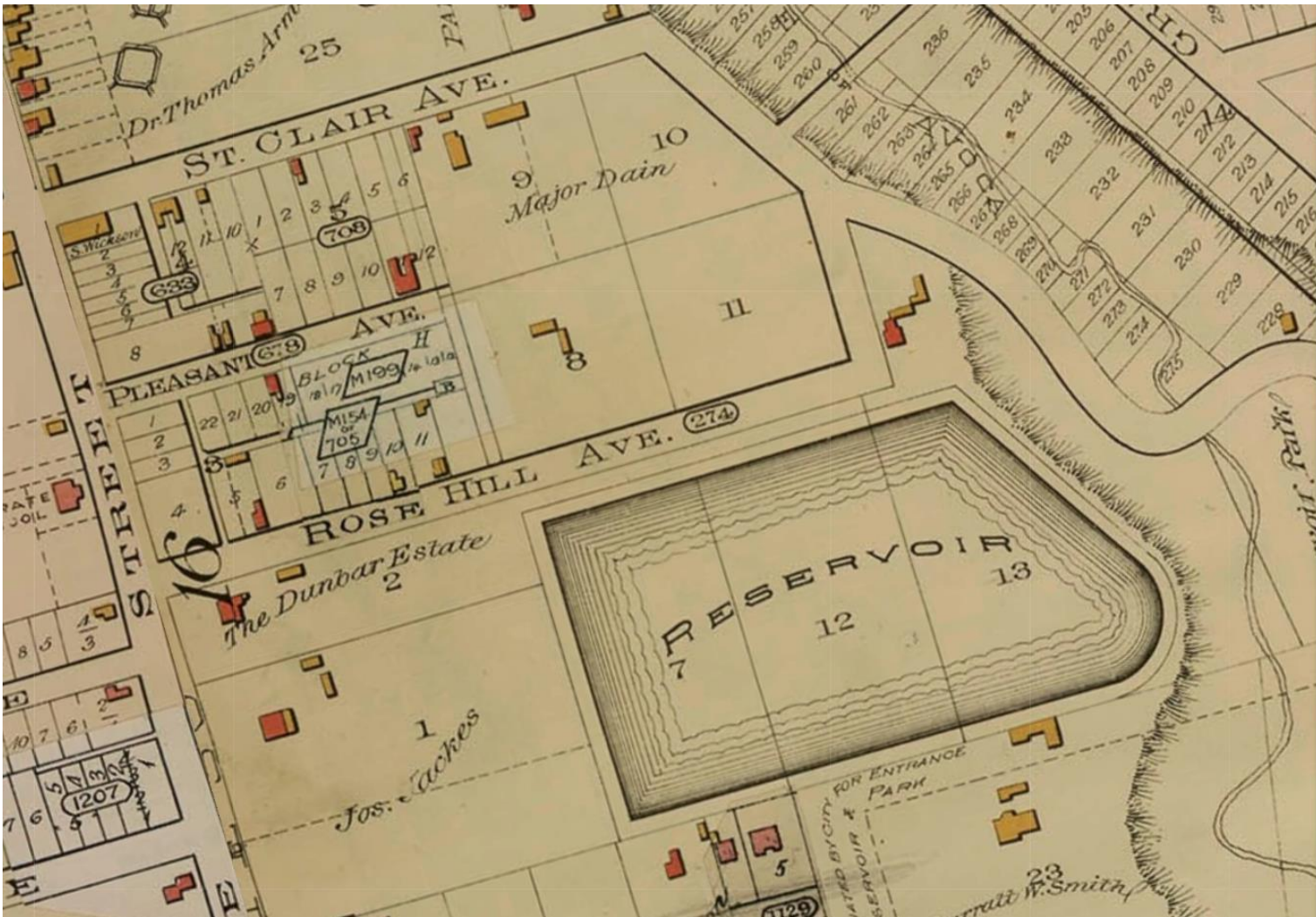
Under Review: 3 towers (44, 39, 27-storeys) – majority of block

# Yonge-St. Clair Apt. Neigh Study





# 1903



# Yonge-St. Clair Apt. Neigh Study

1939



# Yonge-St. Clair Apt. Neigh Study

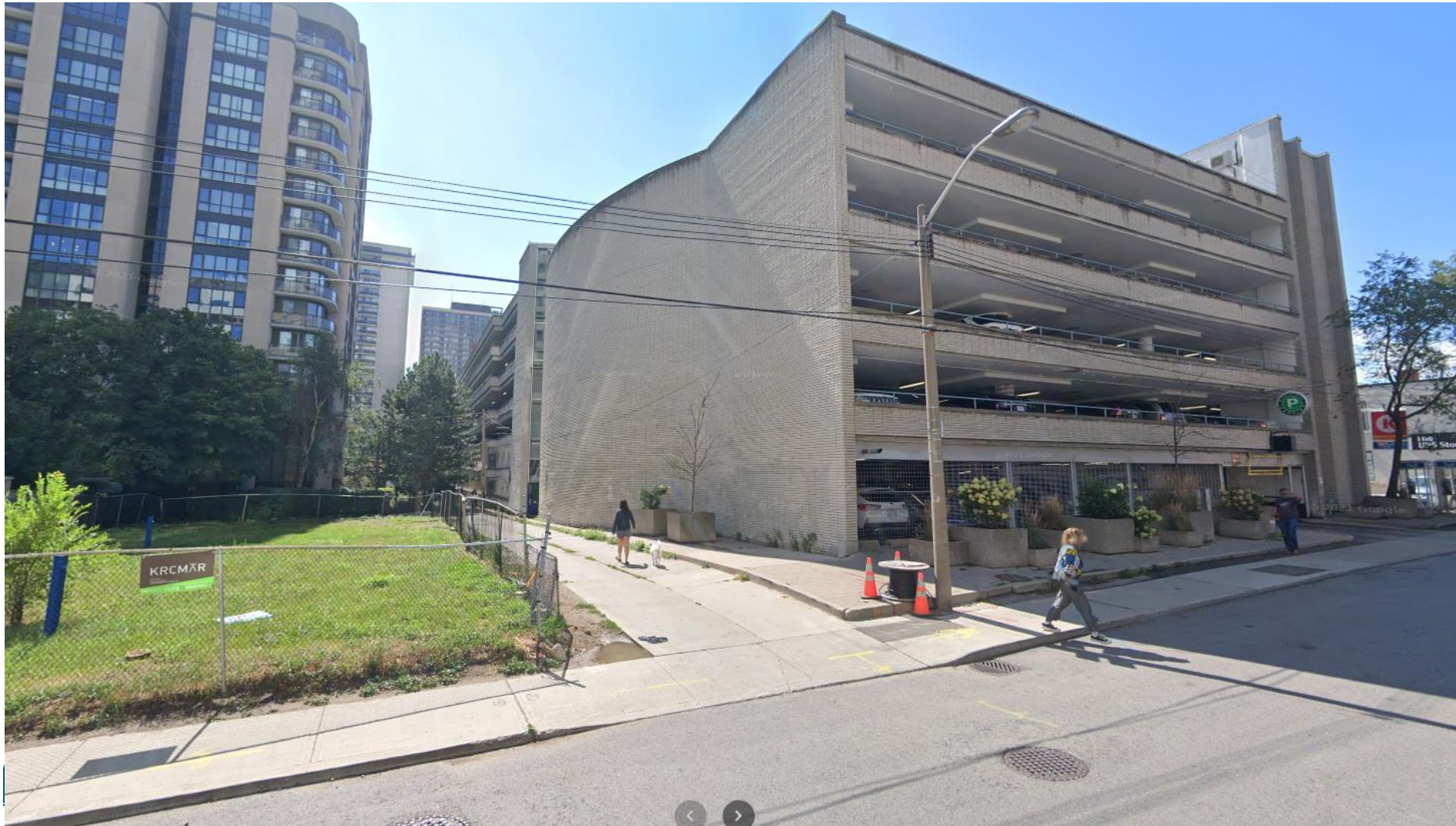
1978



# Yonge-St. Clair Apt. Neigh Study

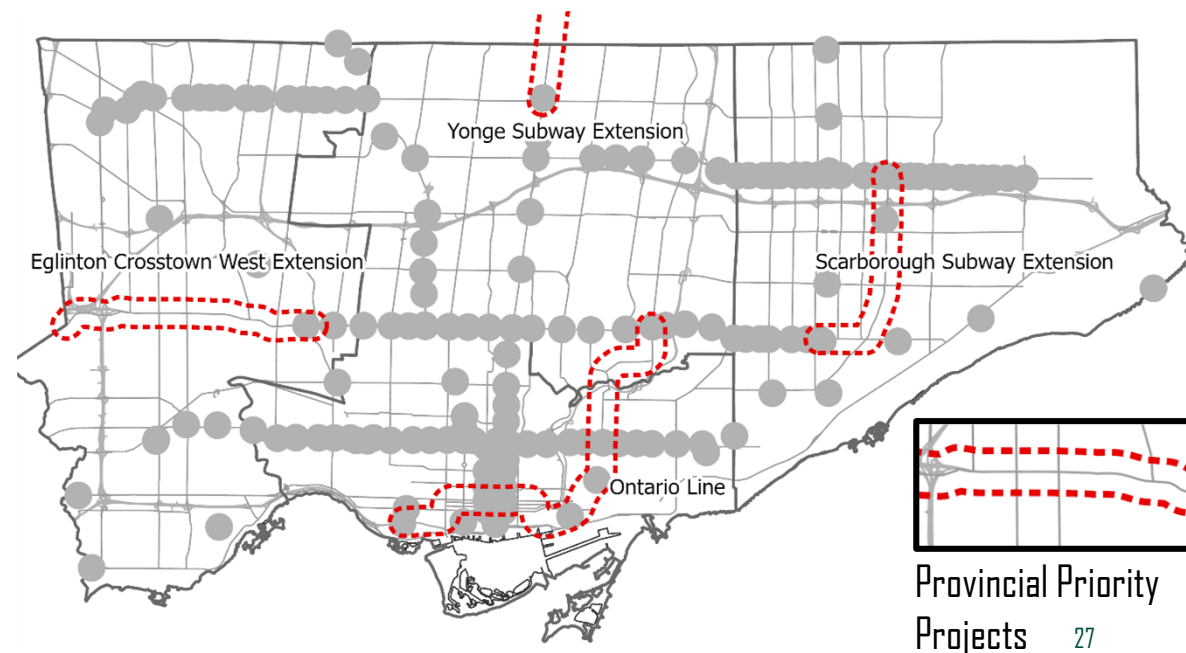
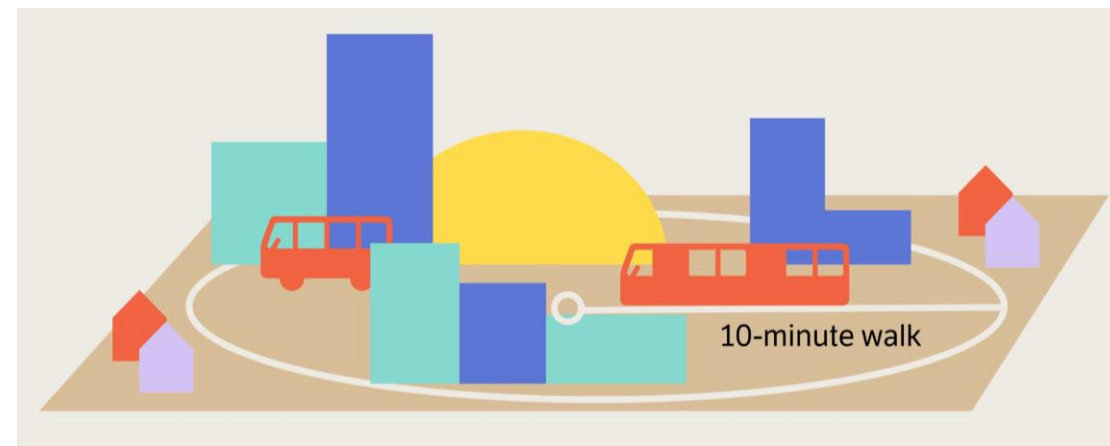


# Yonge-St. Clair Apt. Neigh Study



# Major Transit Station Areas (MTSA)

- Provincial requirements:
  - individually delineate areas around existing and planned transit stations
  - defines MTSA as the area between 500-800 metres or generally a 10-minute walk
- Province sets minimum density targets:
  - Subway: 200 people + jobs per hectare
  - Light Rail Transit: 160 people + jobs per hectare
  - GO: 150 people + jobs per hectare



# Next Steps

- Draft policies for the basis of consultation
- **Q2-2022** - Engage with Torontonians on the Draft policies
- **Q3-2022** - Report to Council with recommended policies
  - Send Council-adopted policies to Minister for approval (not subject to appeal)
- Stay Updated:
  - [toronto.ca/ourplan](https://toronto.ca/ourplan) (subscribe for e-updates)
  - #ourplanTO
  - @CityPlanTO
  - [opreview@toronto.ca](mailto:opreview@toronto.ca)



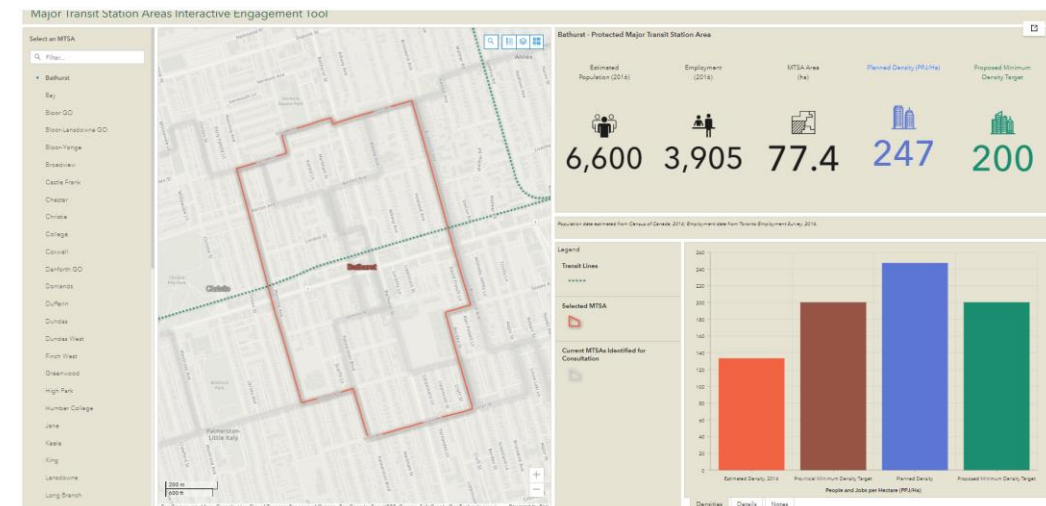
# Next Steps (Rosedale, Summerhill, Yonge-St. Clair)

- Draft delineations for these stations will go to Planning and Housing Committee on March 25
- Draft policies form the basis of consultation and will be available on the MTSA Interactive Engagement Tool at that time
- All 3 stations will be PMTSAs and eligible for inclusionary zoning



City Planning is seeking your input on our 180+ Major Transit Station Areas. Learn more about and provide comments on our MTSA, draft delineations and minimum density targets.

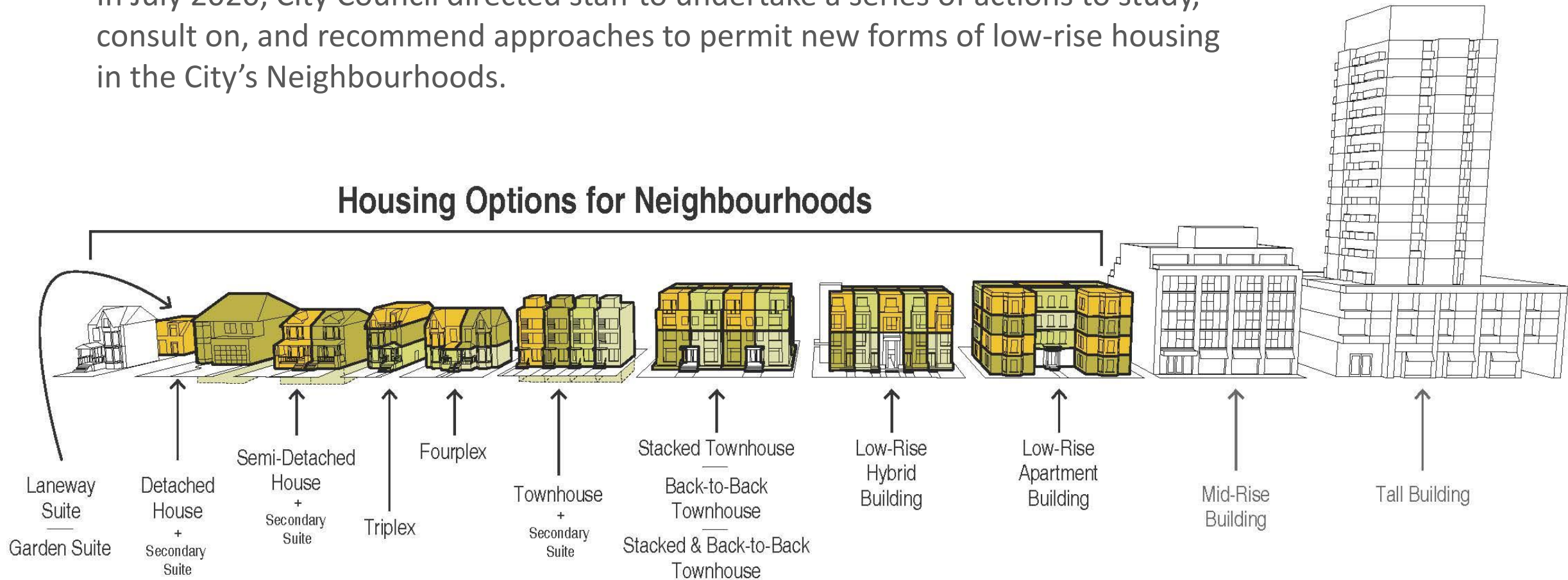
Visit our MTSA Interactive Engagement Tool



# Expanding Housing Options in Neighbourhoods

In July 2020, City Council directed staff to undertake a series of actions to study, consult on, and recommend approaches to permit new forms of low-rise housing in the City's Neighbourhoods.

## Housing Options for Neighbourhoods



# Initiatives Underway



# The Official Plan: A Successful Toronto and Housing Mix

A successful Toronto is characterized by a city where:

- **Housing choices are available for all people** in their communities at all stages of their lives;
- Where individuals and communities actively participate in decisions affecting them; and
- Where we meet the needs of today without compromising the ability of **future generations** to meet their needs.

“...a full range of housing in terms of form, tenure, and affordability, be provided across the City and in neighbourhoods, to meet the needs of current and future residents.” (Policy 3.2.1.1)

“Current and future residents must be able to access and maintain adequate, affordable and appropriate housing. The City’s **quality of life, economic competitiveness, social cohesion**, as well as its balance and diversity depend on it.” (Page 3.21)



# Questions to Consider - Policy



- How can the Neighbourhood policies better align with the fundamental principles of the City's Official Plan?
- How can Neighbourhoods better accommodate the needs of a growing city in a manner that addresses inequities experienced by Torontonians and newcomers?
- Should the Official Plan promote non-prevailing building types, and other building forms and scales within neighbourhoods in various contexts?
- Can more dense low-rise housing and local commercial uses in Neighbourhoods help address the City's priorities around equity and the environment more effectively?
- Are the current policy terms such as "character", "fit", "prevailing", and "stability" appropriate considering the principles of sustainability, access, equity, and inclusion?
- How have policies emphasizing the physical attributes and typologies of buildings in Neighbourhoods limited healthy evolution and gradual change?

# Next Steps

- Reports on Multiplex Housing and Local Commercial uses before the 2022 election.
- Consultation events to be held throughout 2022.
- Develop a Best Practices / How-to Guide for Garden and Laneway Suites.
- EHON Roundtable to meet monthly from February to May.
- Further reporting in 2023 on Official Plan Amendments, Major Street Rezoning, other work.

