



OPA 18.6

Village Local Centre OPA

Official Plan Update Committee Meeting

May 2, 2023

Presented by: Megan Cobbold and
Brian DeFreitas

OPA 18.6 Village Local Centre



Public and Stakeholder comments include:

- General support for proposed vision statement
- Seeking clear indication of the “Village” boundary
- Built form in the Village should be limited to low and mid-rise buildings
- Village should support a high proportion of commercial, office and community uses across the Centre to ensure a vibrant revitalized centre
- Redevelopment should complement heritage preservation
- Desire for transportation network, including active transportation, that minimizes congestion
- Desire for more urban plazas, walkways, gardens, linear parks, and open spaces to support growth within and surrounding the Centre

Distinguishing features include large proportion of buildings with historic character and city investment in cultural facilities and public realm

Village Local Centre Vision

A “Village within the City” that is vibrant, walkable, accessible, and green; and that provides opportunities for entertainment, community gathering and events, and to appreciate the City’s history and diversity.



Land Use Permission

- *Low density residential*
- *Medium density residential*
- *High density residential (previously termed “residential apartments,” proposed to be permitted throughout Local Centre at varying heights, primarily mid-rise)*
- *Office (New: proposed to be permitted throughout Local Centre)*
- *Commercial (New: proposed to be permitted throughout Local Centre)*
- *Retail (New: proposed to be permitted throughout Local Centre)*
- Community uses
- Parks and urban open space
- Live-work units



Official Plan definitions

Low density residential = single detached, semi-detached, and/or duplex forms of dwellings.

Medium density residential = *low rise* triplex, fourplex, townhouses, or walk-up apartment forms of dwellings

High density residential = multi-unit apartment forms of dwelling units.

Approach to Job Creation

Target:

- Achieve long-term target of 7 residents to 3 jobs

To be achieved by:

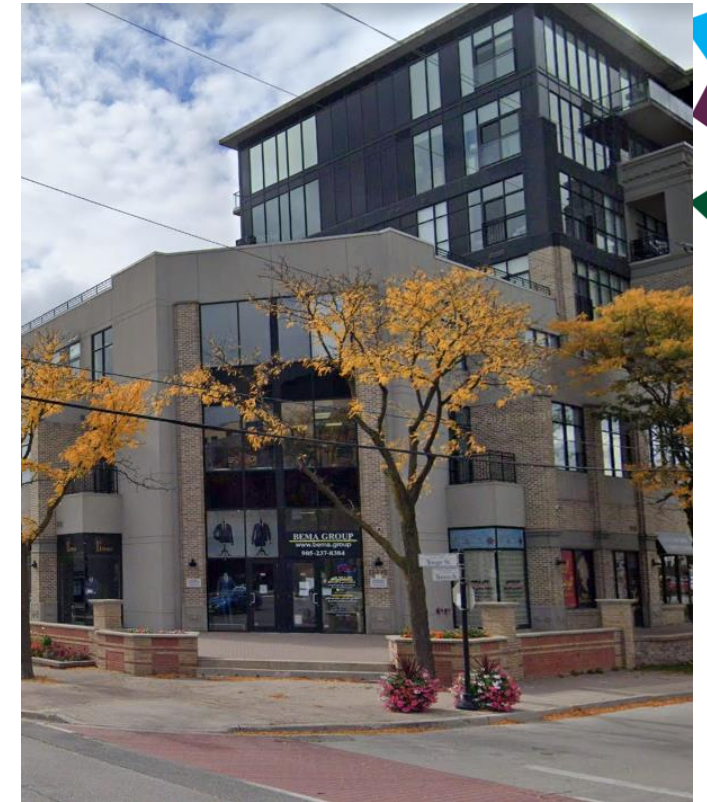
- Non-residential uses required at grade on Yonge frontage
- Non-residential uses required at grade on Major Mackenzie frontage (*New*)
- Existing amount of GFA for retail, commercial, or office use required to be retained or exceeded in new development (*New*)
- Office use encouraged at and/or above grade (*New*)



Built Form

Parameters that inform the built form:

- Permitted uses
- Established development and character of area
- Angular plane policies
- Height minimums of 2 storeys
- Street wall height maximum of 3 storeys
- Base building maximum of 6 storeys north of Wright/Dunlop
- Stepback requirements from street walls and base buildings
- Maximum height of 9 storeys south of Wright/Dunlop and 15 storeys north of Wright/Dunlop
- Density in the form of minimum and maximum FSI.



Density considerations applied to this OPA

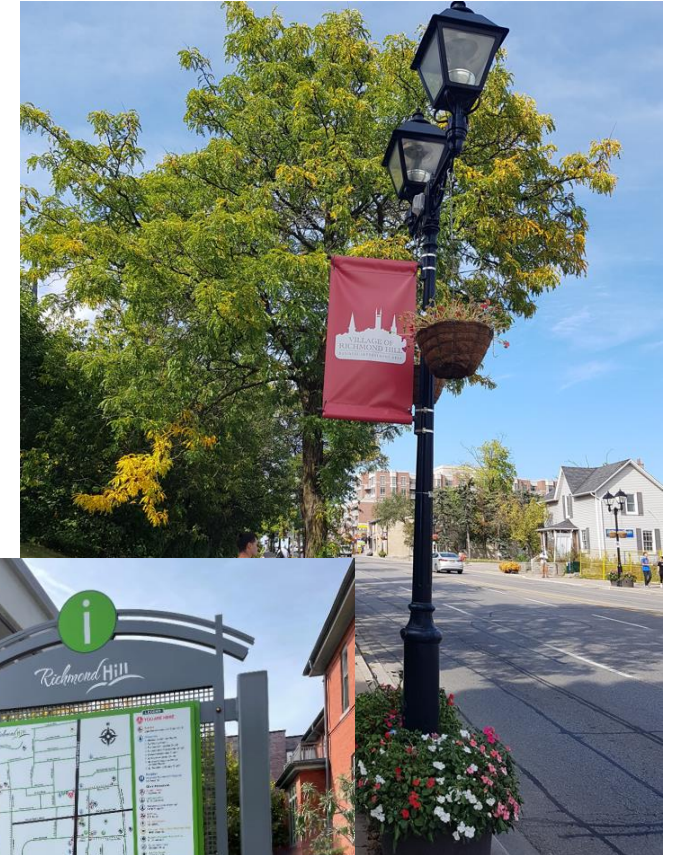
- Overall growth forecast for City and estimates made by Region and City per the Watson report in 2021;
- Suitable long term built form for area based on intensification prioritization hierarchy, Chapter 3 policies, and Key Directions Report;
- Approved development within area;
- Development applications in process/concepts shared with City staff, as an indicator of market demand/trends;
- Urban design policies such as angular plane, transition to Neighbourhood, tower separation, etc.
- Analysis to ensure that FSI is achievable for area, considering design policies.

Accordingly, we are proposing a range of density within this area to be assigned on a development block basis and which would apply “per development site”.

- The proposed range of maximum density, at this time, is 1 - 3.5 FSI.
- The proposed range for minimum density, at this time, is 0.5 – 1.5 FSI, to meet Region’s PMTSA target.

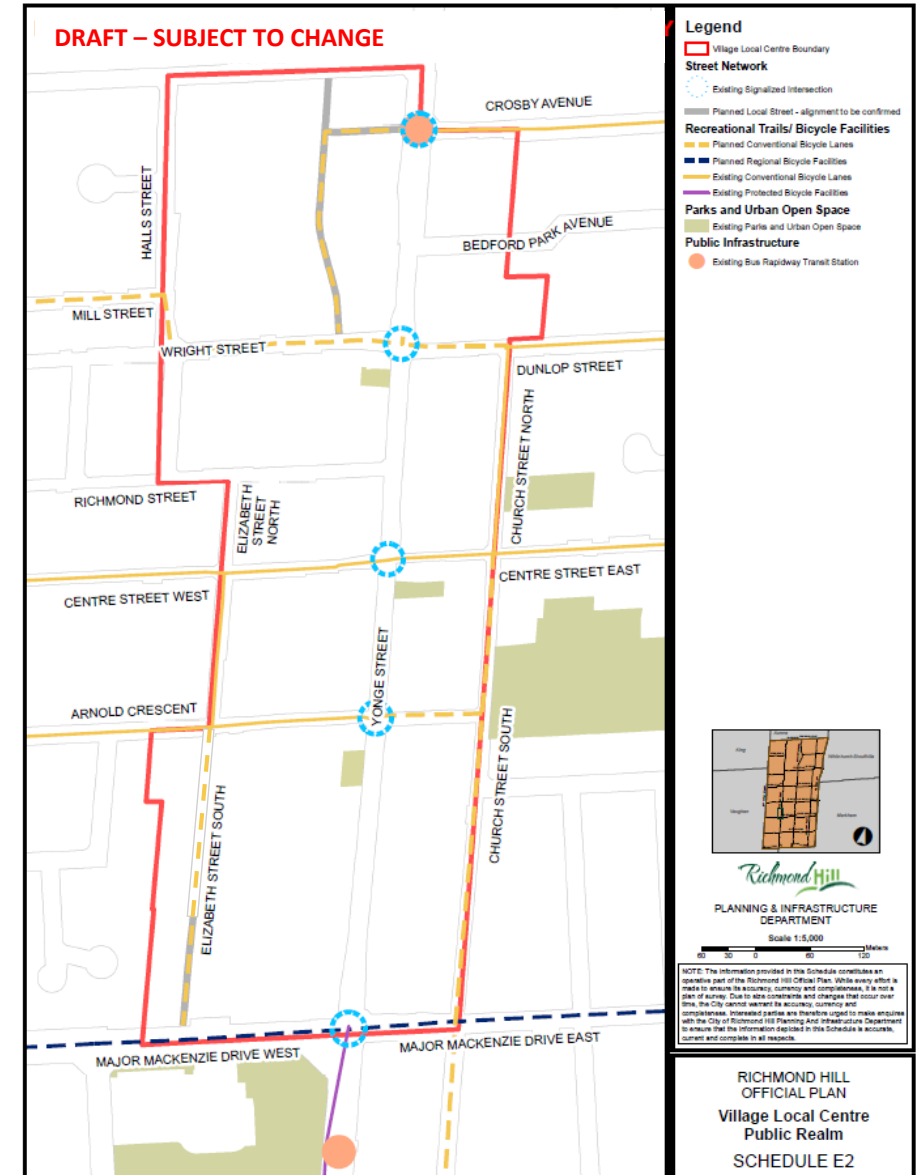
Unique Design Elements

- Design briefs required to address character and heritage of area. *(New)*
- Continuous street wall with breaks for pedestrian amenity.
- Continue direction to apply a coordinated palette via paving, lighting, planting and further enhance with wayfinding signage, banners, street signs.
- 45 degree angular plane from Yonge Street (to maintain views of church spires)
- 30 degree angular plane from Church Street.



Public Realm (Conceptually shown)

- Park expansions occur outside of Local Centre
- New urban plazas encouraged to be created
- Crosby Street extension
- Elizabeth Street extension
- Cycling facilities on existing and planned streets per TMP



Other Unique Matters

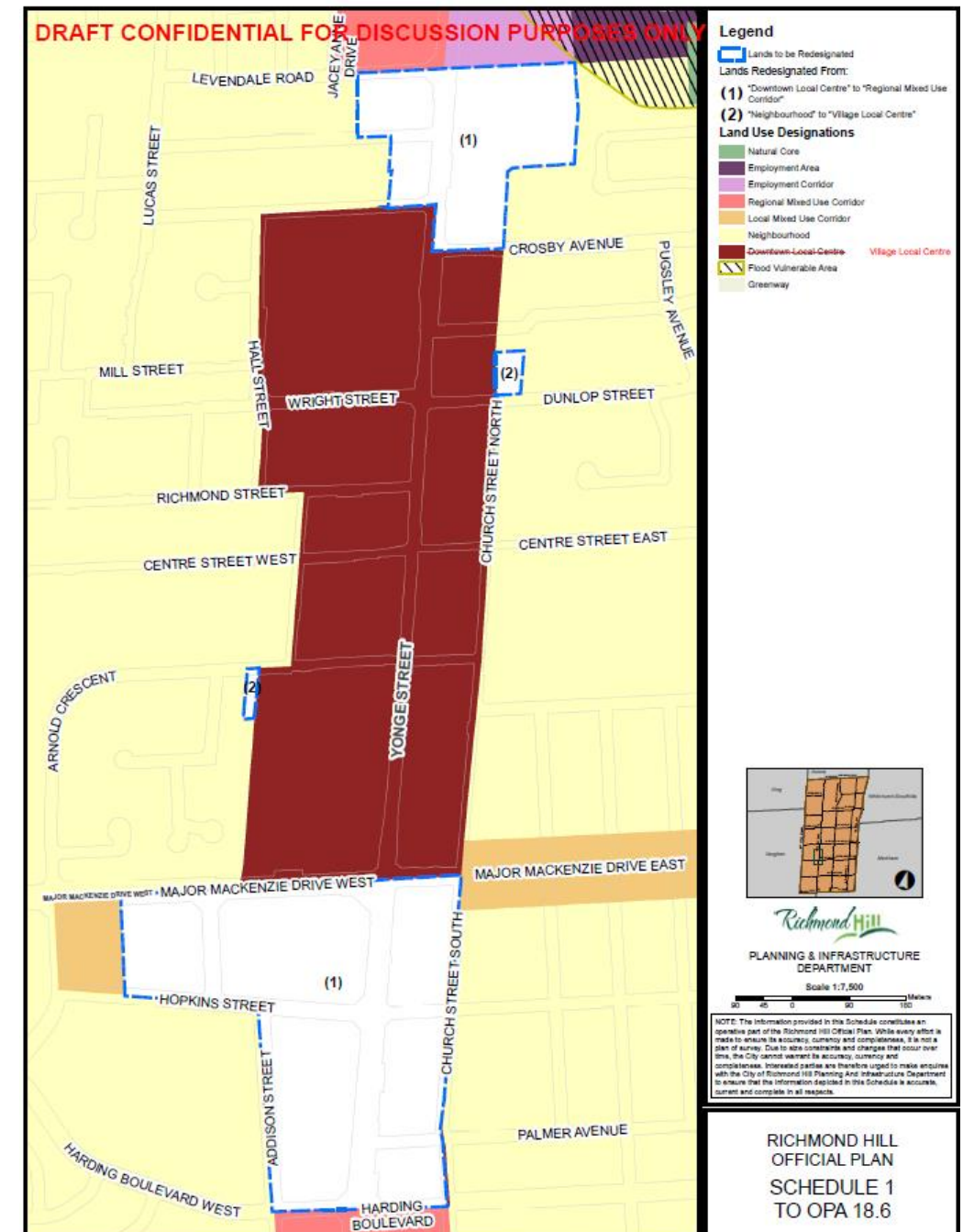
- Conservation of cultural heritage resources.
- Land use compatibility where non-res use abuts the Neighbourhood. *(New)*
- Requirement to replace public parking spots via redevelopment of city parking facilities. *(New)*



Proposed Regional Mixed Use Areas

OPA 18.6 proposes to redesignate lands from “Downtown Local Centre” to “Village Local Centre” within Schedule A2

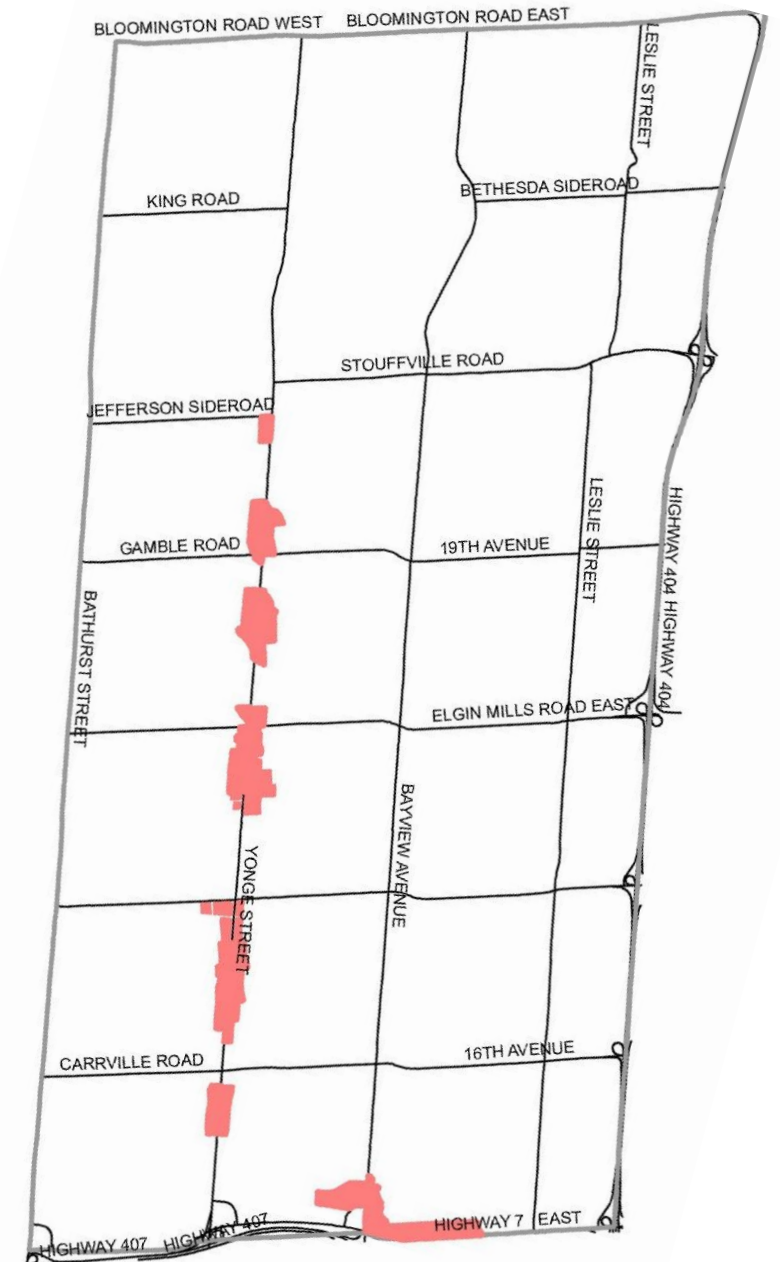
- Technical changes:
 - Amend Schedule A2 to redesignate lands identified as (1) to “Regional Mixed Use Corridor”
 - Amend **Section 4.6 Regional Mixed Use Corridor** to include policy re:
 - Kozak Park expansion
 - Park expansion on City owned lands to create a Destination Park.



Related matters to be addressed via the “Batch 3” MTSA / Corridors OPA

Issues to be addressed:

- Higher order growth management policies (i.e. updated forecast, city-wide intensification and density targets, affordable housing definition and targets)
- Focus on Regional Mixed Use corridor (including lands flanking the Village Local Centre)
- Identify balance of PMTSAs delineated along corridors and provide related policies
- Consider:
 - Potential height and density changes
 - Potential boundary adjustments, including conversion of Employment Area and Corridor lands immediately north of Village Local Centre



Recommendation:

- a) That the presentation from staff be received and all comments be referred to staff.