

**YONGE + ST. CLAIR**

April 28, 2026

# **BIA MASTERCLASS**

## **Development Roundtables:**

Coordinating Growth While Preserving Neighbourhood Identity

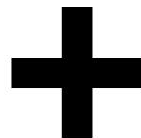


**YONGE + ST. CLAIR**

# **JASON GLIONNA**

**Streetscape + Design Manager**

Yonge + St Clair BIA

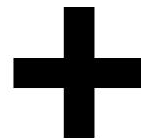


**YONGE + ST. CLAIR**

**TIM LAM**

**Director of Operations**

Yonge + St Clair BIA



# **MASTERCLASS OVERVIEW**

In this session, we will explore how we, the Yonge + St. Clair BIA, created a biannual Development Roundtable as a proactive tool to coordinate multiple developments, mitigate construction impacts, and maintain neighbourhood character. We'll share how to structure and lead these forums, engaging developers early, activating vacant spaces, and aligning streetscape improvements, and how this model can be scaled and applied to BIAs of any size.





## What is a Development Roundtable?



A Development Roundtable is a meeting that brings together developers, the City, and the BIA to share updates, align priorities, discuss challenges, and coordinate plans. It combines **information-sharing, coordination, & problem-solving**, creating a space for open dialogue around topics like construction impacts, public realm improvements, and activation strategies. The goal is to work together early and ensure growth happens in a way that supports and maintains the **neighbourhood's character**.

*Align + Coordinate + Collaborate*



# PRESENTATION CONTENT

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In each section we'll speak to:

**1** Rationale   **2** Examples   **3** How-To

1. About the Neighbourhood
2. Finding the Why + What
3. Crafting an Effective Pitch
4. Building Credibility Through Action
5. The How To + Lessons Learned
6. Q+A



**YONGE + ST. CLAIR**

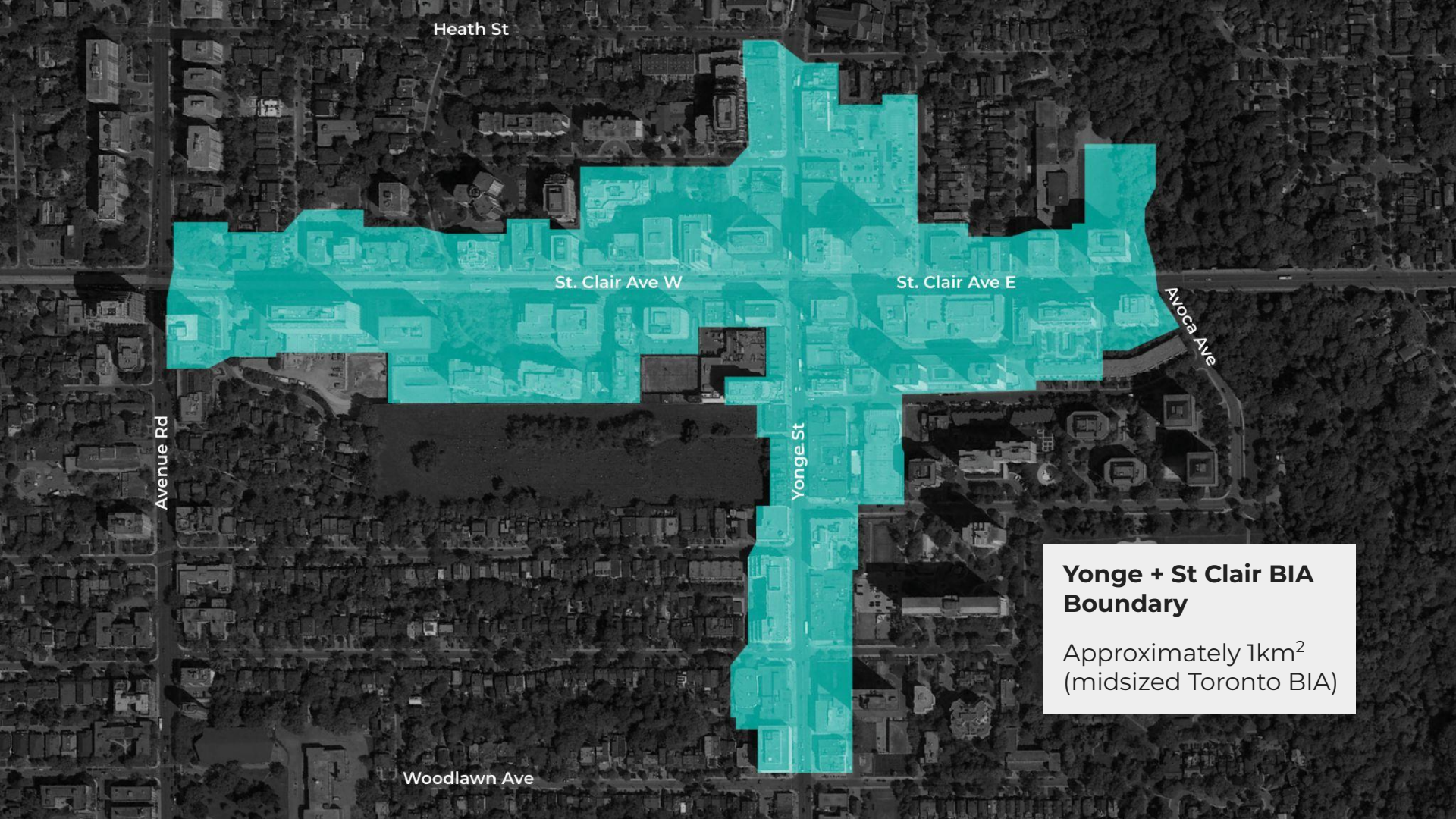
# **ABOUT THE AREA**





## Yonge + St Clair

- Perpetually evolving midtown hub located north of Yonge + Bloor, and south of Yonge + Eglinton
- 450+ Businesses, 90+ property owners
- Daytime commuter, office node (100K / day)
- Line 1 Station, Bus and Streetcar Terminal
- Many mid-rises + office high rises
- Surrounded by affluent neighbourhood



Heath St

St. Clair Ave W

St. Clair Ave E

Avoca Ave

Avenue Rd

Yonge St

Woodlawn Ave

**Yonge + St Clair BIA  
Boundary**

Approximately 1km<sup>2</sup>  
(midsized Toronto BIA)

# **FINDING THE WHAT + WHY**

1. Instigating Factors
2. Y+SC BIA Goals
3. Identifying Your Challenges and Goals



An aerial, black and white photograph of a city street grid. The perspective is from a high angle, looking down at the buildings and streets. The streets form a clear grid pattern. In the center of the image, the year "2018" is overlaid in large, bold, white, sans-serif font. The buildings are of various heights and architectural styles, with many windows visible. The overall scene is a dense urban environment.

2018

An aerial, black and white photograph of a city street grid. The image shows several multi-story buildings, some with visible construction activity and scaffolding. The streets are filled with cars and some utility poles. The overall scene is a dense urban environment.

**REDEVELOPMENT**

**LACK OF IDENTITY**

**'GREY CONCRETE'**

# WHAT WE HEARD



Participants were asked to notate the inventory / context panels with their thoughts on the area's opportunities and constraints, as well as their ideas for the future. The completed panels are shown above, and a few examples of the comments and feedback are excerpted at right.



Why are you always locked???

more inviting entrance to cemetery ... lost opportunity

Yonge St



Sound! +10d Ave of Hill please

Wider Sidewalks and narrower streets

I WOULD LIKE TO SEE MORE GREENERY + BETTER STREET TREES!

more greenery along sidewalk

Or bump out sidewalk in key strips - so much street parking should start to become unnecessary, esp. w/ R-O-W structure.



Needs benches and planters

Use more colour! Art? Furniture? Plants? Installations?

Improve Access yes to Ravine! Use the space (park (reservoir) better - more seating / place to congregate

make ravine entrances more inviting + well lit

Improve connection to the ravine!

use creative lighting

lights

St Clair Ave

# 2<sup>nd</sup> PUBLIC MEETING - STREETScape CONCEPTS

**WELCOME TO THE YONGE + ST CLAIR BIA STREETScape MASTER PLAN 2<sup>nd</sup> PUBLIC MEETING!**

**THE PLAN:** The plan is a 10-year, multi-phased streetscape master plan for the Yonge + St. Clair BIA. It will be implemented in three phases: Phase 1 (2024-2026), Phase 2 (2027-2029), and Phase 3 (2030-2032).

**NEXT STEPS:** The next steps are to present the plan to the public, receive feedback, and then implement the plan in three phases.

**WHAT WE HEARD**

**PUBLIC ENGAGEMENT:** The public engagement process was designed to be inclusive and accessible, with a focus on listening to the community's needs and ideas.

**VISION:** The vision is to create a vibrant, walkable, and bikeable neighborhood that is safe, healthy, and enjoyable for everyone.

**GUIDING PRINCIPLES:** The guiding principles are to be inclusive, accessible, and sustainable, and to create a sense of community and place.

**EXISTING CONTEXT**

The existing context includes a mix of building types, including residential, commercial, and institutional. The streetscape is characterized by narrow sidewalks, limited street furniture, and a lack of greenery.

**CONCEPT PLAN**

The concept plan shows the proposed streetscape improvements, including wider sidewalks, street furniture, and greenery. The plan is designed to be inclusive, accessible, and sustainable.

**LANEWAY INTERVENTIONS**

Temporary painting and mural installations encourage citizens to utilize underutilized spaces for local programming.

**GATEWAY FEATURE**

A unique identifier for the area, a gateway feature like the crosswalk, can help create a sense of place and identity.

**SIDEWALK / INTERSECTION ENHANCEMENTS**

Custom paving creates a sense of place while encouraging pedestrian activity.

**PLANTING STRATEGY / PLANTERS**

Native grasses inspired by the local landscape give a sense of place and identity to the planting.

**STREETScape UPGRADES**

A suite of street furnishings with a shared design language and material palette that create a cohesive streetscape identity while allowing the art and local character to stand out.

**LED FEATURE LIGHTING**

Dynamic, adjustable color lighting gives the streetscape a sense of place and identity.

**ACTIVATION ZONES**

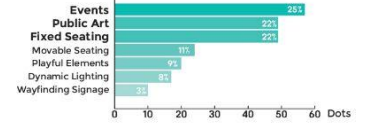
An ongoing program of dynamic, interactive activations across the streetscape.

**ACCESSIBILITY**

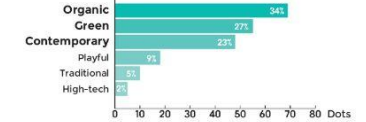
A summary of the proposed accessibility enhancements.

## PREFERENCES

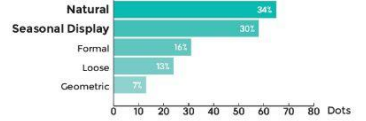
### AMENITIES



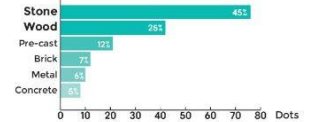
### CHARACTER



### PLANTING



### MATERIALITY





## GUIDING PRINCIPLES

Guiding principles are the core elements that define the concepts, strategies, and implementation steps that can be used to attain the ultimate goal of the streetscape master plan, namely achieving the vision. Each streetscape concept was developed as a method to achieve some combination of the guiding principles described. These principles were derived from the public consultation process, input from the BIA membership and board, consultation with local stakeholders, context and inventory research, and public realm best practice research.

Distill your focus areas



- 1. Better pedestrian infrastructure**
  - a. Wider sidewalks
  - b. High quality materials
  - c. Crosswalks
  - d. Laneways
- 2. Arts and Cultural Programming**
  - a. Events
  - b. Public Art
- 3. More Seating**
  - a. Fixed, contemporary seating elements
  - b. Integrated planting
  - c. High quality materials (stone, wood)
- 4. Street section upgrades**
  - a. Rest areas
  - b. Bike racks
- 5. Connections to local open space / amenities**
  - a. Encourage exploration
- 6. Enhanced planting program**
  - a. More planting
  - b. Better maintenance
  - c. Seasonal change

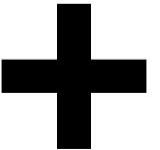


## **OBJECTIVES**

1. To restore the area's reputation as a dynamic commercial district
2. Create a consistent aesthetic vision + unique destination
3. Leverage ongoing developments to provide guidance on urbanism improvements
4. Follow a collaborative process with meaningful public engagement
5. Uphold urbanism that that encourages visitation, exploration, dwell time



**BIA plays a leadership role to meet goals**



TO MOVE

E / SCOOTER / E-BIKE

YONGE + ST. CLAIR BIA COMMUNITY CONSULTATION  
I USE \_\_\_\_\_ TO MOVE AROUND YONGE + ST. CLAIR

A CAR

RIDESHARE APPS

BIKE / SCOOTER / E-BIKE

THE MOST IMPORTANT THING FROM YOUR CONSULTATION  
YONGE + ST. CLAIR IS

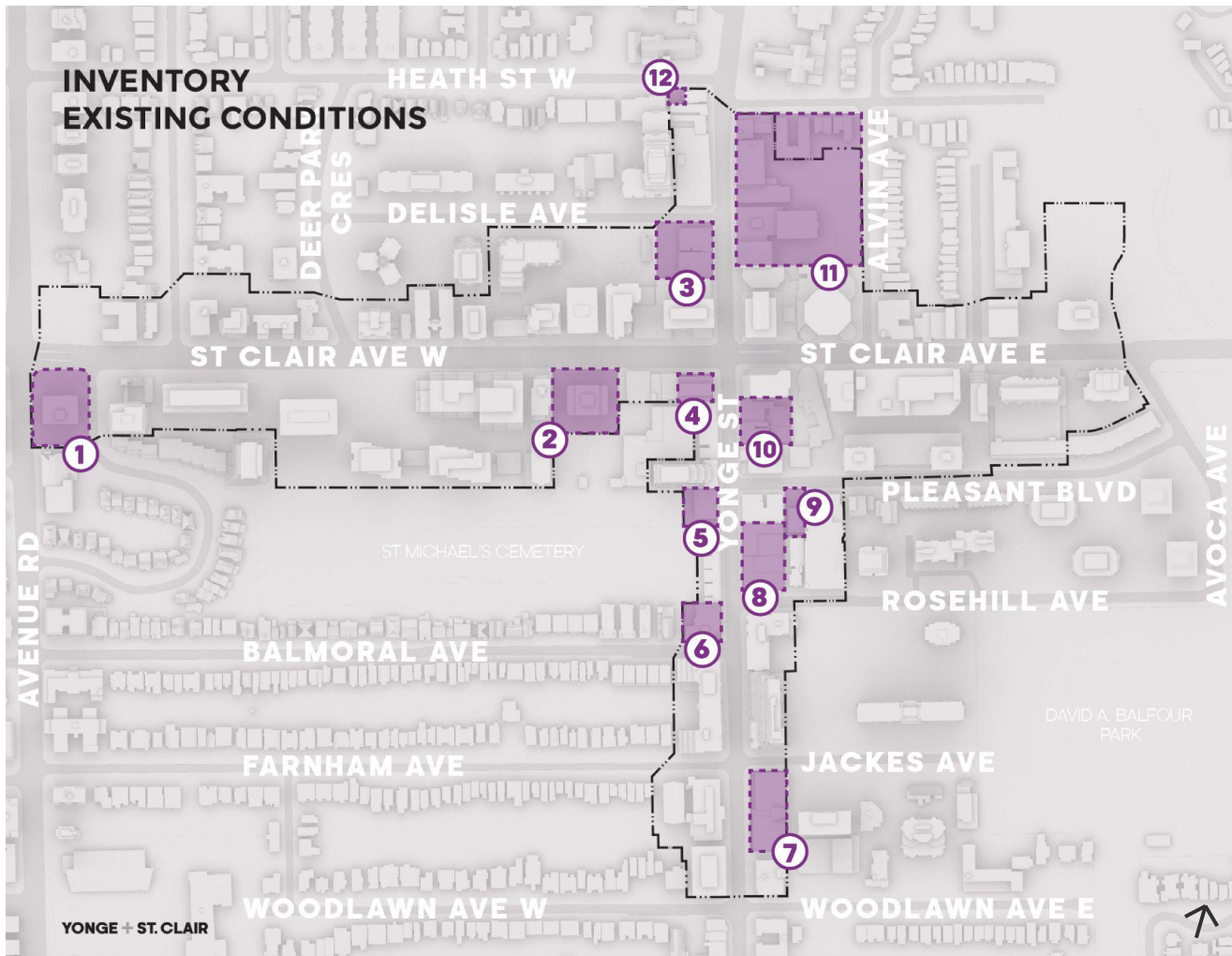
# 2024

WALKING

BIA FUNCTIONS

STICKERS TO TELL  
STORIES





## Proposed Developments

1. **135 St. Clair W** (Fitzrovia)
2. **45 St. Clair W** (Manulife)
3. **1 Delisle Ave**  
(Slate/Globizen)
4. **1 St. Clair W** (TDAM)
5. **1406 Yonge St** (Metropia)
6. **1366 Yonge St** (Bazis)
7. **1303 Yonge St** (Aspen Ridge Homes)
8. **1365 Yonge St** (Originate)
9. **11 Pleasant Blvd** (Resident)
10. **1421 Yonge St** (Terracap)
11. **1485 Yonge St**  
(Wittington/Choice REIT)
12. **7 Heath St E** (Unknown)

## **CHALLENGES**

At face value this is what we saw:

1. Visible, vacant storefronts diminishing sense of place
2. Loss of beloved, longtime businesses
3. Approved development plans had varied design approaches
4. Rumors and misinformation commonplace
5. Planning difficulties; Municipal, BIA and community groups



**BIAs might begin their assessment here**

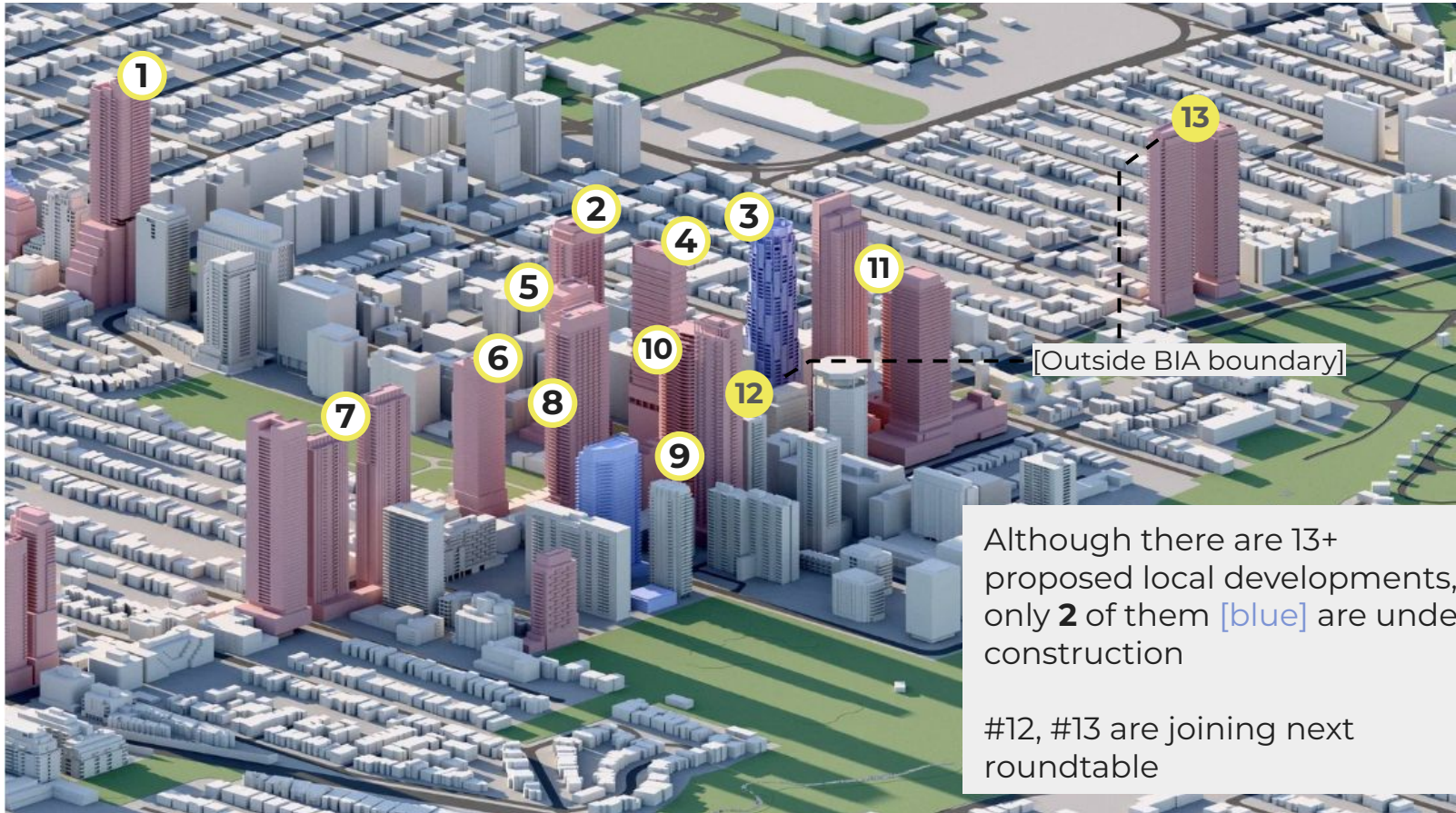




## Yonge + St Clair

- Spike in height + highrises around intersections
- Major density increase





Although there are 13+ proposed local developments, only **2** of them [blue] are under construction

#12, #13 are joining next roundtable

# + How to Assess Your District

## Assess

- + Surveys
- + Community Consultations
- + CUI Dashboard
- + Census Data
- + Professional Consultation  
(Urban Planners, Landscape Architects etc.)
- + Land Use and Inventory Plans
- + Urban Toronto (Website)

## Analyze

- + Speak to Your Stakeholders
- + Challenges vs Goals
- + Identify Trends and Wants
- + Set Your Vision / Guiding Principles
- + Timing, Priorities and Phasing



## Why it Matters to You

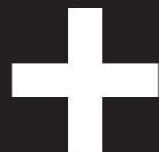
- + Over **2,300 active development projects** across the city - many condensed to nodes (typical locations for BIAs)
- + Opportunity to **influence outcomes** early and **collaborate** on **at-grade** public realm improvements
- + Address **Disconnected** development processes (City-Developers-BIAs-Council)
- + Builds long-term **partnerships** with developers
- + Respond to continuous **public concern** over potential destruction through densification & construction
- + Many **stalled developments** - proactive in finding interim responses that double as neighbourhood beautification & engagement



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# **CRAFTING AN EFFECTIVE PITCH**

1. Messaging + Outcomes
2. Examples
3. Crafting Your Own Messaging



# Messaging + Outcomes

## What our BIA wants

### CHALLENGES

At face value this is what we saw:

1. Visible, vacant storefronts diminishing sense of place
2. Loss of beloved, longtime businesses
3. Approved development plans had varied design approaches
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5. Planning difficulties; Municipal, BIA and community groups

### GOALS

1. To restore the area's reputation as a dynamic commercial district
2. Create a consistent aesthetic vision + unique destination
3. Leverage ongoing developments to provide guidance on urbanism improvements
4. Follow a collaborative process with meaningful public engagement
5. Uphold urbanism that that encourages visitation, exploration, dwell time

Shared Vision

Why Listen to the BIA

Actionable Overlaps

Shared Outcomes

## What Developers want



# **3 KEY POINTS**

- + Where the BIA + Your Development Project Goals Intersect**
- + Spark Ideas: The Streetscape Master Plan**
- + Feasibility: Does it Have a Place in Your Developments?**

# Shared Vision

Shortcut to crafting your elevator pitch:

**Answer the what, the who and the why now**

## The 'What'

- We're trying to improve the district together
- We're trying to plan around the same public realm challenges
  - The BIA has City Council approved guidelines you will encounter in your developments
- As neighbours and fellow decision makers, we've never met

## The 'Who'

- We share the same public audiences who see and experience the same local issues
- Public perception affects our shared interests

## The 'Why Now'

- Redevelopment plans and are all public now, community stakeholders vocalizing concerns now
- Everyone is watching what actions we take next

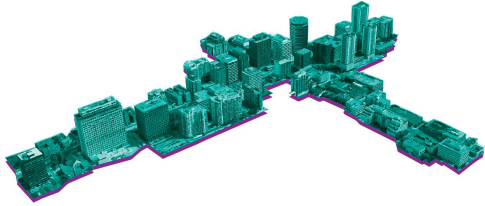
# Why Listen to the BIA

The BIA leveraged City Council approved documents as credibility

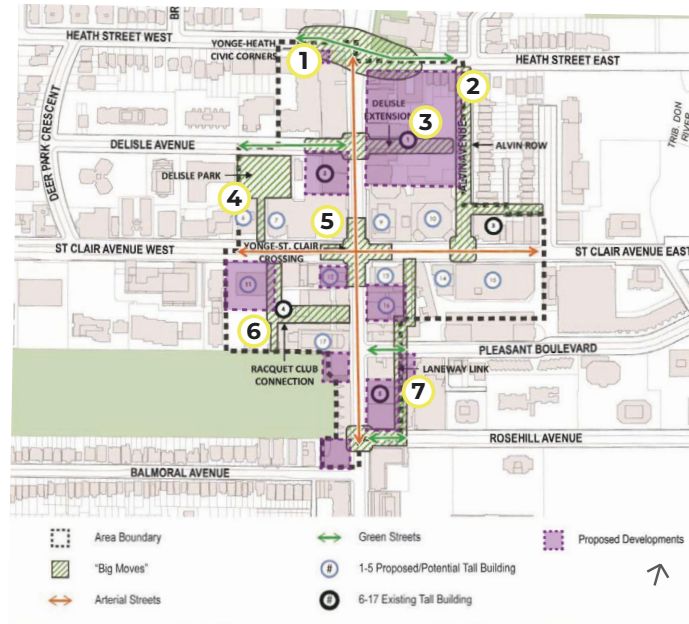
Streetscape Masterplan

## YONGE + ST CLAIR BIA STREETSCAPE MASTER PLAN

AUGUST 2019



City Planning “7 Big Moves”



## PLANNING FRAMEWORK

- + Shared for 1st DRT - Represents meeting point between Developers & BIA
- + Maintain neighbourhood feel while accommodating for inevitable future growth
- + 7 “Big Moves” - enhanced parks, open spaces, & connection to public street layout, urban structure, & built form



## Berczy Park

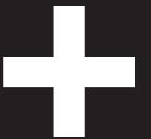
A prime example of how a planned parking lot was prevented by engaging the appropriate stakeholders in advance

2024 Development Roundtable



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# **BUILDING CREDIBILITY THROUGH ACTION**



# LOOKING BACK, PLANNING AHEAD

## Development Roundtable 2024 (DRT1) →

+ Foundation [Intros &  
Aligning Goals]

+ Inspiration + Feasibility

+ Timing + Momentum

## June 2025 (DRT2) →

+ Activation [Integration &  
Coordination]

+ Project Updates

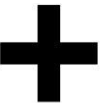
## November 2025 (DRT3)

+ Discussion [Developer  
Forum] & BIA Initiatives

+ Guest Speakers

+ Communal Group,  
hosted by BIA

Intended to follow forum format moving  
forward with relevant guest speakers



## Challenges

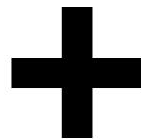
- + Developers unaware of Streetscape MP
- + Inconsistent planned streetscape elements
- + Navigating complex City standards independently
- + Studies conducted independently

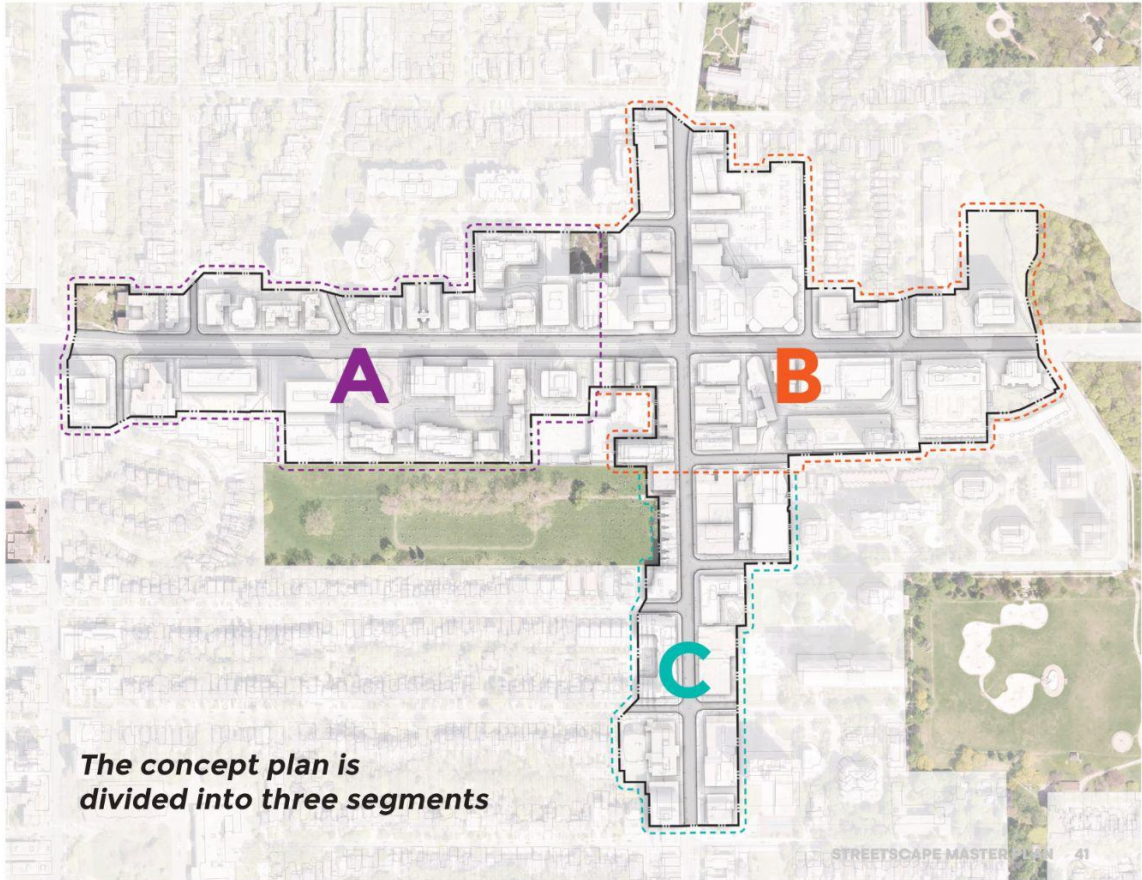
# STREETSCAPE INTEGRATION

## Approach

- + Engaged developers early to integrate elements into their designs
- ① Alignment with the Streetscape MP
- ② Street Furnishing & Pavings Packages
- + Construction Mitigation Strategies

**Outcome:** More cohesive, recognizable neighbourhood identity



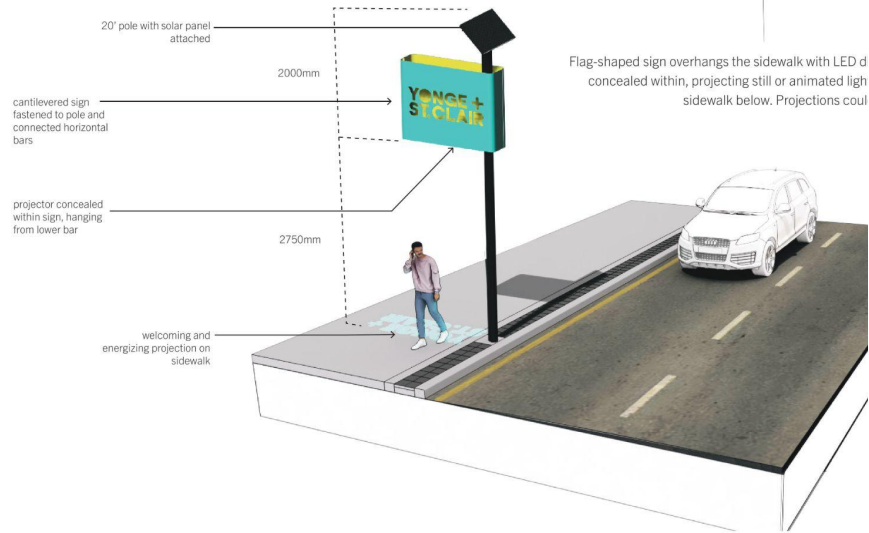


- ① Landmark fixture
- ② Laneway interventions
- ③ Gateway feature → In progress
- ④ Signature sidewalk paving
- ⑤ Bench feature at SE corner → Installed
- ⑥ Yonge St boulevard
- ⑦ Planter replacement
- ⑧ Streetscape upgrades
- ⑨ LED feature lighting
- ⑩ Comprehensive planting strategy
- ⑪ Activation zones

**TAKEAWAYS**  
 - Potential relevant projects to initiate engagement w/ a developer

## TAKEAWAYS

- Coordinating Gateway Markers on developer's site
- Mural opportunity thanks to connection w/ developer



Gateway Markers



Interactive Mural

## Seating



MultiCITY Bench with Backrest  
Landscape Forms  
Pg. 4  
Unit Price | \$4,942  
Shipping | \$924



MultiCITY Bench Backless  
Landscape Forms  
Pg. 5  
Unit Price | \$3,136  
Shipping | \$588



Twig Bench  
Landscape Forms + Escofet  
Pg. 6  
Unit Price | \$5,488  
Shipping | \$5,290 (1 unit)  
- \$13,874 (3 units)

## NEW



BIA Signature Bench  
Custom Fabricated  
Pg. 7  
Unit Price | \$20,000<sup>3</sup> (as pictured)  
Shipping | N/A



Granite Blocks  
Custom Fabricated  
Pg. 8  
Unit Price | \$4,000<sup>3</sup>  
Shipping | N/A

## Street Elements



Key Bike Rack  
Landscape Forms + Santa & Cole  
Pg. 10  
Unit Price | \$1,120  
Shipping | \$120



Donat Bollard  
mmcit6  
Pg. 11  
Unit Price | \$560  
Shipping | \$1,025 (1 unit)  
- \$1,375 (5 units)



Litter/Recycling Receptacle  
Toronto Street Furnishing Program  
Pg. 12  
Unit Price | N/A  
Shipping | N/A



Elias Lighted Bollard  
mmcit6  
Pg. 14  
Unit Price | \$1,225  
Shipping | \$1,065 (1 unit)  
- \$1,750 (3 units)

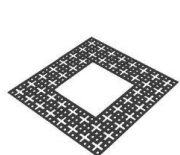


Outdoor Power Station  
Landscape Forms + Legrand  
Pg. 15  
Unit Price | \$2,296  
Shipping | \$426



Capella Street Light  
City of Toronto Standard  
Pg. 16  
Unit Price | N/A  
Shipping | N/A

## Hardscape Elements



Tree Grate  
Custom Fabricated  
Pg. 18  
Unit Price | \$2,000<sup>3</sup>  
| \$N/A



Tactile Walking Surface Indicators  
Kinesik  
Pg. 19  
Unit Price | \$1,400  
Shipping | \$95



Feature Paving  
Local Granite Quarry  
Pg. 20  
Unit Price | \$915/m<sup>2</sup><sup>3</sup>  
Shipping | N/A

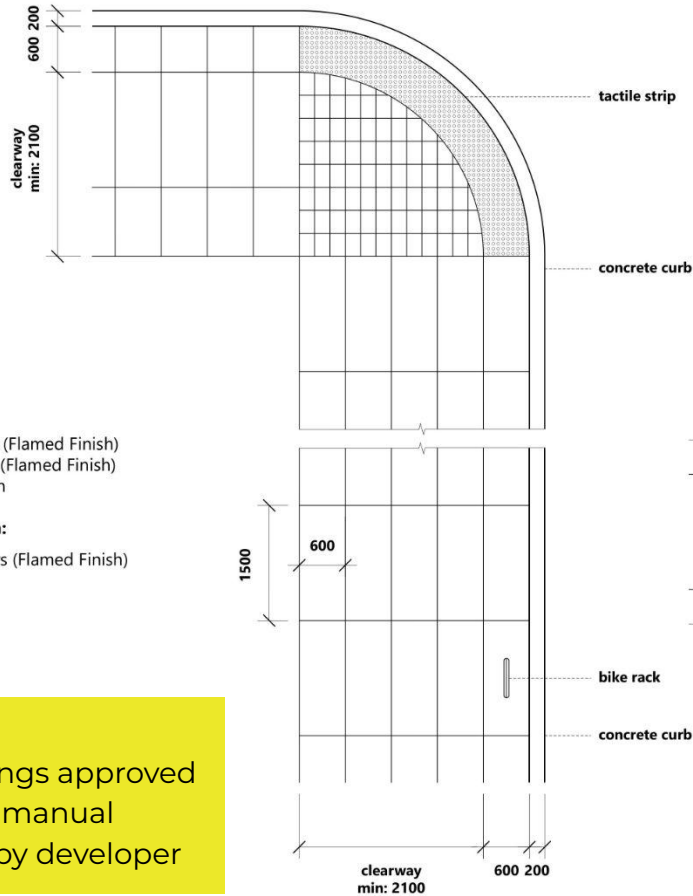
## Lighting & Power



Feature Bench & Pavers  
(1 St Clair Ave E)

### TAKEAWAYS

- 1 on 1 meetings to include BIA specified streetscape elements
- Worked w/ developer at ISCE to install feature bench & pavers



**Paver Mix at intersection:**

- 70% Light Grey Granite Pavers (Flamed Finish)
- 30% Dark Grey Granite Pavers (Flamed Finish)
- Distribution to be random

**Paver outside of intersection:**

- 100% Light Grey Granite Pavers (Flamed Finish)

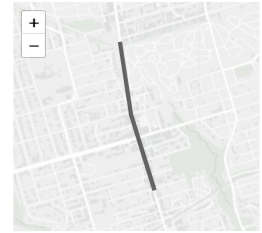
**TAKEAWAYS**

- Identified gap: pavings approved in Council but not in manual
- Encourages usage by developer

**Yonge Street**

Street Section Woodlawn Av. to Roehampton Av.  
 Streetscape Type Special  
 Related Links [6. Yonge-St. Clair](#)  
[21. Yonge-Eglinton](#)  
[1320 Yonge Street Guidelines](#)

Send by Email



**Streetscape Design Details**

To be determined in consultation with City Planning - Urban Design

Apply the below-referenced Streetscape Design Details together with the [Standards for Designing and Constructing City Infrastructure](#)

Streetscape re/construction may affect licensed activities in this right-of-way. Contact Municipal Licensing and Standards [misroadallowance@toronto.ca](mailto:misroadallowance@toronto.ca) for required information.

Questions/Comments, email [streetscapemanual@toronto.ca](mailto:streetscapemanual@toronto.ca)

**Paving**

Selection to be determined according to site conditions

- [P-1 Concrete Paver Band \(2 Rows\)](#)
- [P-3 Concrete Paver Band \(6 Rows\)](#)

[Streetscape Manual Map Link](#)

## Challenges

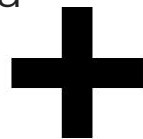
- + Limited shared data to guide neighbourhood-wide decisions
- + Planning efforts happening in silos (developers / City / BIA)
- + No up-to-date comprehensive neighbourhood study

# NEIGHBOURHOOD PLANNING

## Approach

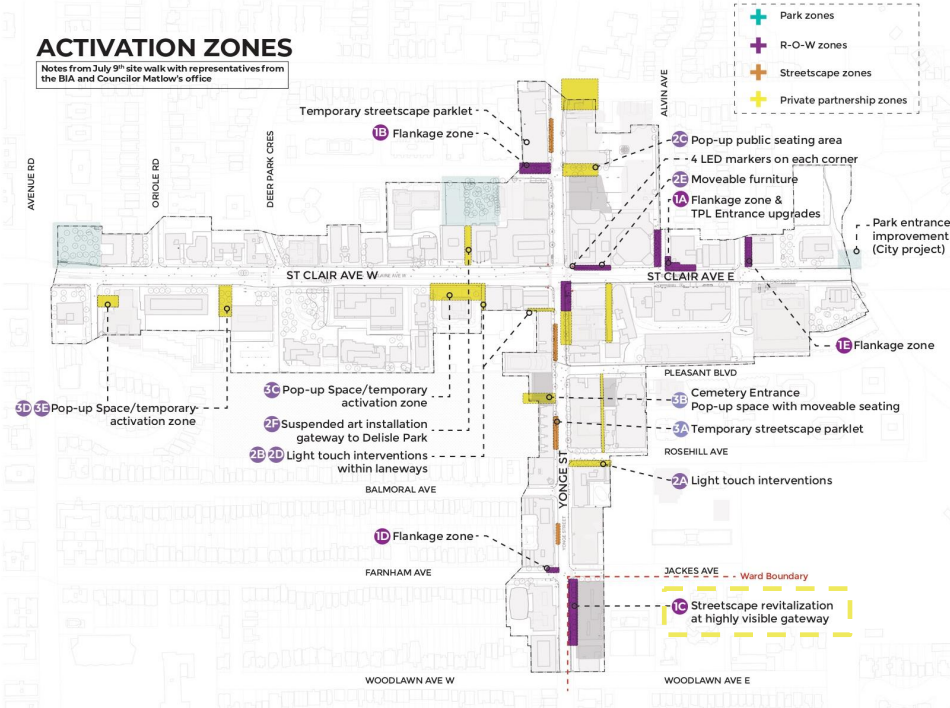
- 1 Priority areas through Activation Zone mapping
- + Letter advocating for Neighbourhood Study
- 2 Interactive Development Map (Developers contribute data & insights)
  - 3 Demographic/mobility data (Canadian Urban Institute)

**Outcome:** Coordinated & comprehensive, data-driven decision-making



## ACTIVATION ZONES

Notes from July 9<sup>th</sup> site walk with representatives from the BIA and Councillor Matlow's office



## TAKEAWAYS

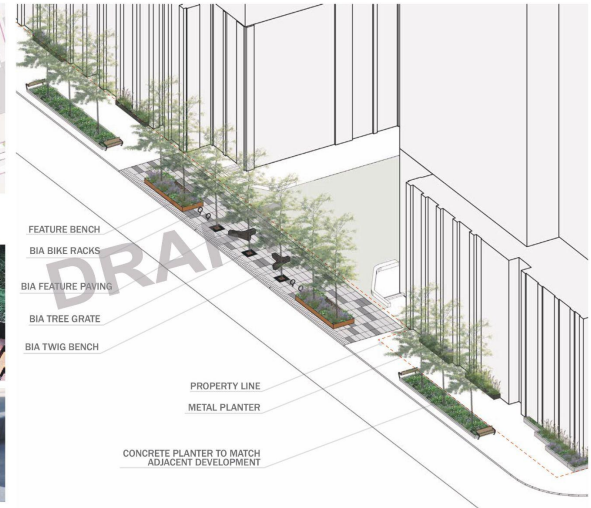
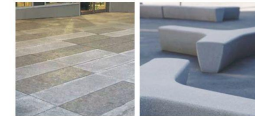
- Strategic approach to selecting public realm improvement locations
- Working w/ developer to incorporate design elements

### 1 Long-term / Permanent Interventions

#### Preliminary Render



10 Cineplex - 1303 Yonge St  
R-O-W



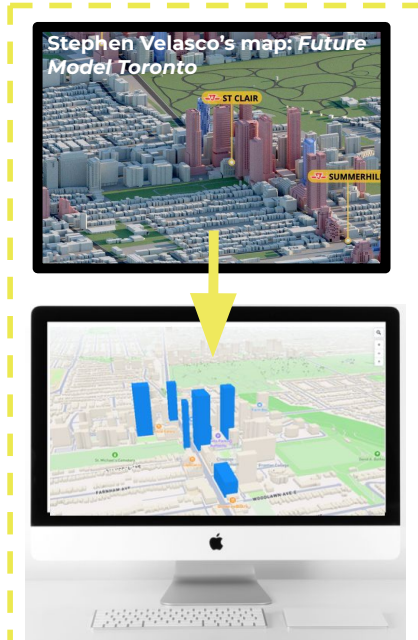
- FEATURE BENCH
- BIA BIKE RACKS
- BIA FEATURE PAVING
- BIA TREE GRATE
- BIA TWIG BENCH

PROPERTY LINE  
METAL PLANTER

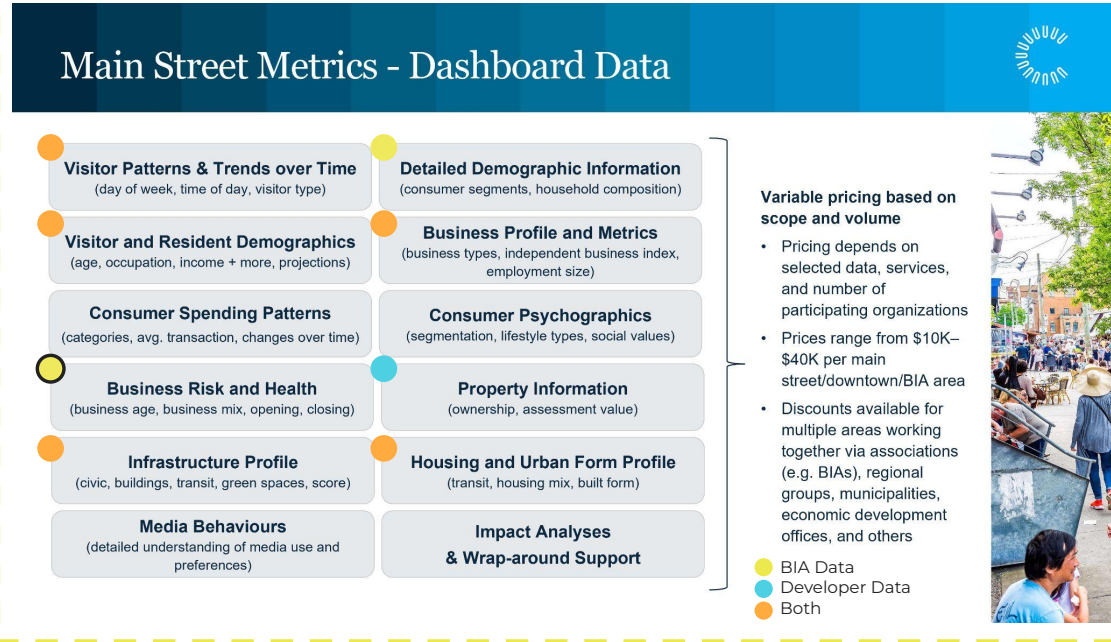
CONCRETE PLANTER TO MATCH  
ADJACENT DEVELOPMENT

## TAKEAWAYS

- Up-to-date info from developers
- Willingness to share data/demographics (& possibly purchase)



Interactive Development Map



Canadian Urban Institute Dashboard (Speaker)

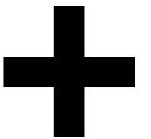
## Challenges

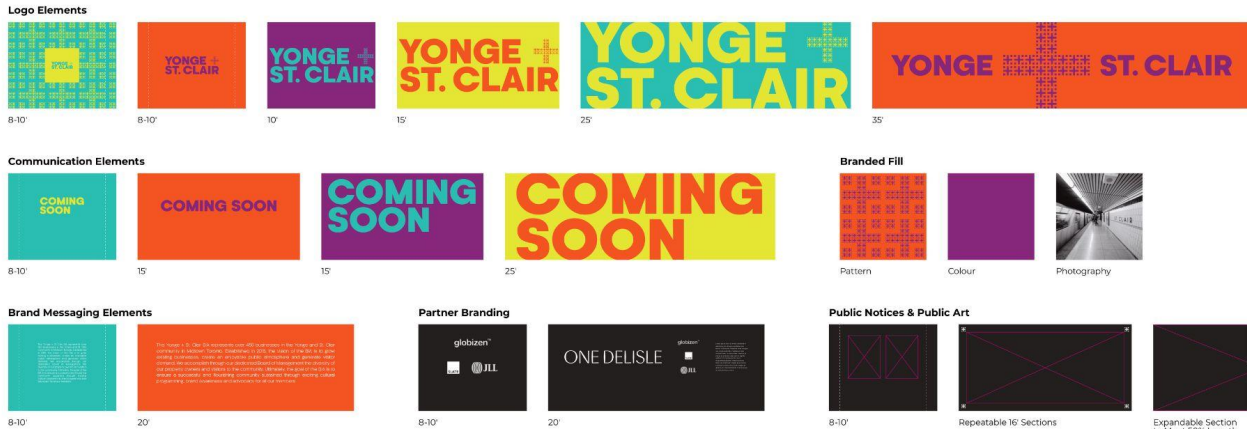
- + Tenants displaced for development
- + Projects stall = long-term vacancies
- + Uninspiring hoarding brings negative perception

## Approach

- 1 Unified Hoarding & Vacancy Design Package
- 2 Temporary Installations (DesignTO & Private Window Gallery)
- 3 Pop-up retail & activation strategies (Fairgrounds & Ancillary Agency)

**Outcome:** Maintain vibrancy during uncertainty

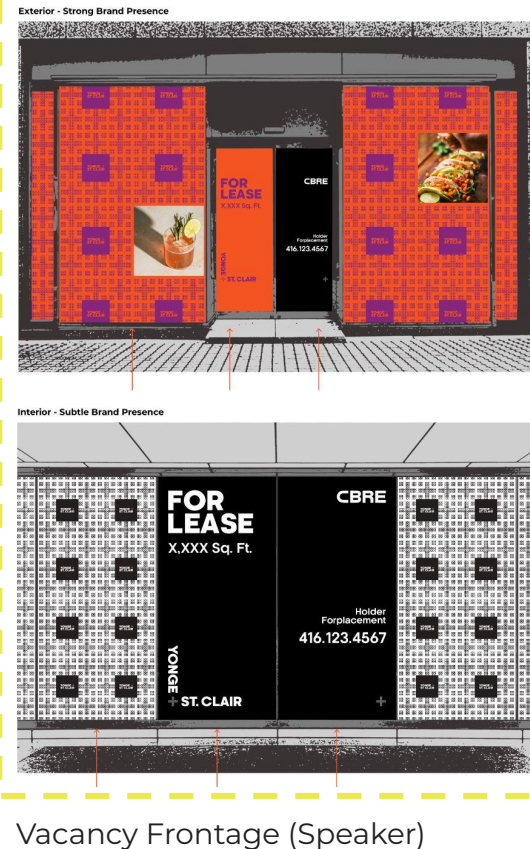




## Unified Hoarding

### TAKEAWAYS

- Builds neighbourhood brand
- Willingness to incorporate parts of hoarding
- B&W frontage in use

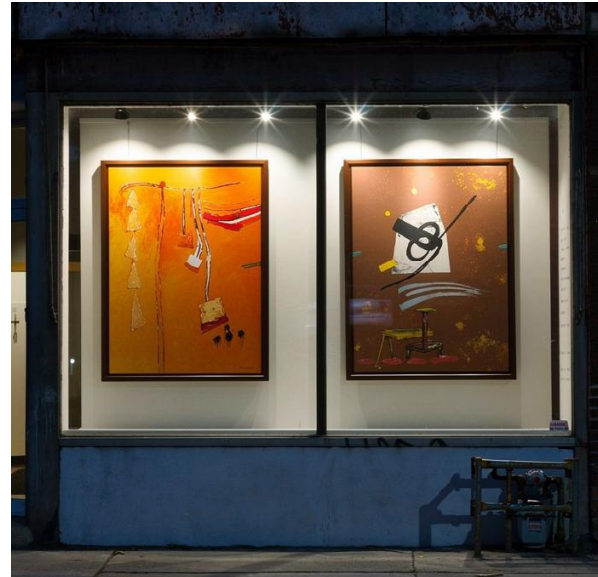


## TAKEAWAYS

- Connection with Developer led to DesignTO installation in vacancy and possibly Private Window Gallery next
- Ancillary Agency may be used at developer's other site



DesignTO Installation



Private Window Gallery (Speaker)



Ancillary Agency (Speaker)

**YONGE + ST. CLAIR**

# **THE HOW TO + LESSONS LEARNED**





# Execution: How to Run It

## Structure & Setup:

- + Clear purpose + agenda
- + 1 representative per development (11/11 engaged +2 for next DRT)
- + Consistent schedule (biannual)

## Content & Format:

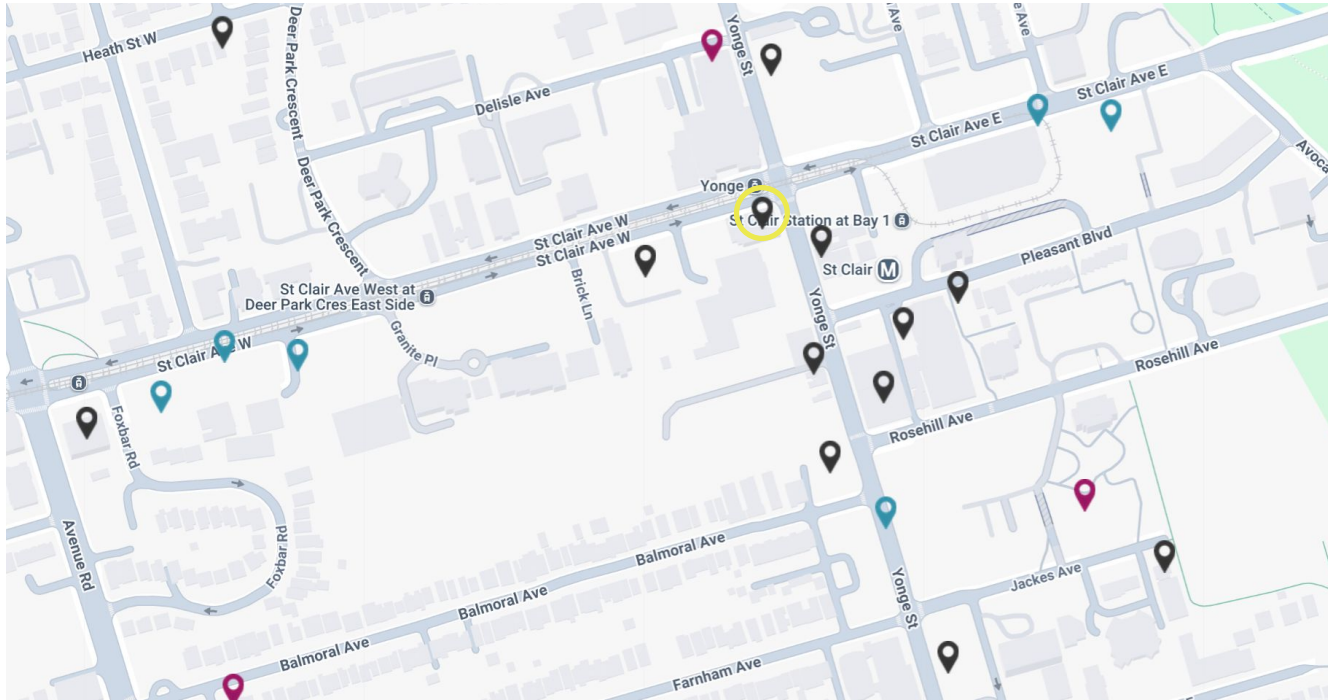
- + Focus on fewer topics for deeper discussion
- + Prioritize open discussion
- + Bring tangible materials (maps, packages)
- + Include relevant guest speakers

## Engagement & Follow-Up:

- + Provide clear “asks” for developers
- + Follow up with very short surveys and ongoing meetings
- + Distribute handouts for upcoming events
- + Encourage attendance for Streetscape Committee meetings



# Urban Toronto - MAP: Companies on the Project



> Project Information

> Project Attributes

> Project Companies

> Units

> Unit Mix

> Gross Floor Area

> Parking

> Access and Services

> Minimum Setbacks

> Applications

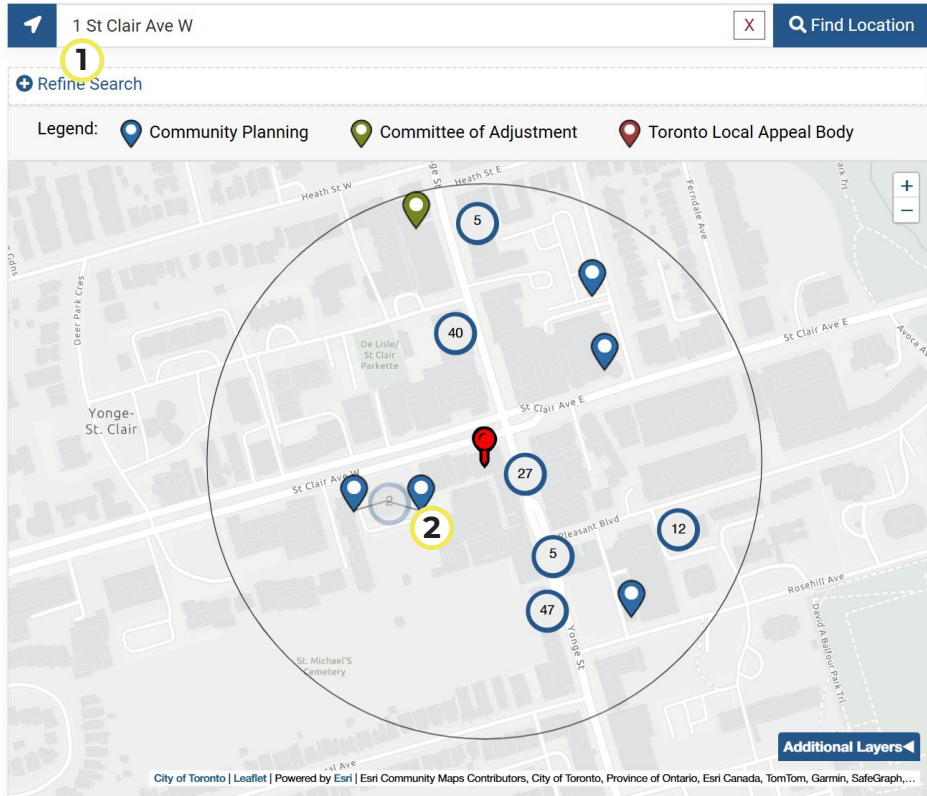
> Permits

> Links

> Documents

 <p><b>1 St Clair West</b>          Developer: Slate Asset Management          Architect: Gensler</p>	Address: 1 St Clair Ave W, Toronto		Project Forum 60 posts	
	Category: Residential (Condo), Commercial (Office, ...)		Real Estate Forum	
	Status: Pre-Construction	Completion: TBD	Follow 10 following	Upload 23 photos
	Height: 543 ft / 165.63 m	Stores: 49 storeys	Official Website	Report Error

# Application Information Centre (AIC): Developer Point of Contact



## Application Information Centre Map Results List

near 1 St Clair Ave W

Showing 1 to 10 of 142 Location

**1-13 ST CLAIR AVE W**  
Address: 1 ST CLAIR AVE  
Application Number: 21249631STE120Z  
Application Status: Open  
Milestone Status: Community Consultation Meeting Scheduled  
Date Submitted: 2021-12-17  
Type: Community planning

**3** [View Application](#)

[View All Properties](#)

Community Meetings, Hearings and Public Input

Milestone Status

**4** [Supporting Documentation](#)

Application Details URL

### Key Docs

- Application Form
- Architectural Plans
- Cover Letter
- Planning Rationale



# Summary & Key Components

## Brief Summary

- + Proactive response to growth
- + Created a collaborative developer network
- + Helped maintain neighbourhood identity
- + Low-cost (~\$2K) & resources (1+ ppl), high-impact initiative
- + Connected Developers with each other, the BIA, the Councillor's office, & contractors who address vacancy issues
- + 8 developers joined monthly streetscape committee meetings



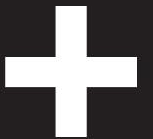
## What Worked Well:

- + Early engagement builds trust
- + Right people at the table (not residents group)
- + Lead with relevant BIA initiatives then move to discussion-first format
- + Setting up 1 on 1 meetings (build connection, updates, incorporate BIA street furnishings)
- + Tangible tools resonate (packages, booklets)
- + Guest speakers add credibility - Educational > Sales Pitch  
*(Fairgrounds, CBRE, Ancillary Agency, Private Window Gallery, CUI)*



**YONGE + ST. CLAIR**

**OPEN DISCUSSION - Q + A**



**YONGE + ST. CLAIR**

April 28, 2026

# **BIA MASTERCLASS**

## **Development Roundtables:**

Coordinating Growth While Preserving Neighbourhood Identity

