

# LOWER YONGE UPDATE

June 2015

## Quick Overview

The Lower Yonge Precinct is at the heart of Toronto's transforming waterfront. It's Downtown and in the Central Waterfront, right beside the Toronto Harbour and Financial District – and its appropriate redevelopment is critical to waterfront revitalization. Redevelopment presents an opportunity to transform the Lower Yonge Precinct into a unique place supported by good urban design.

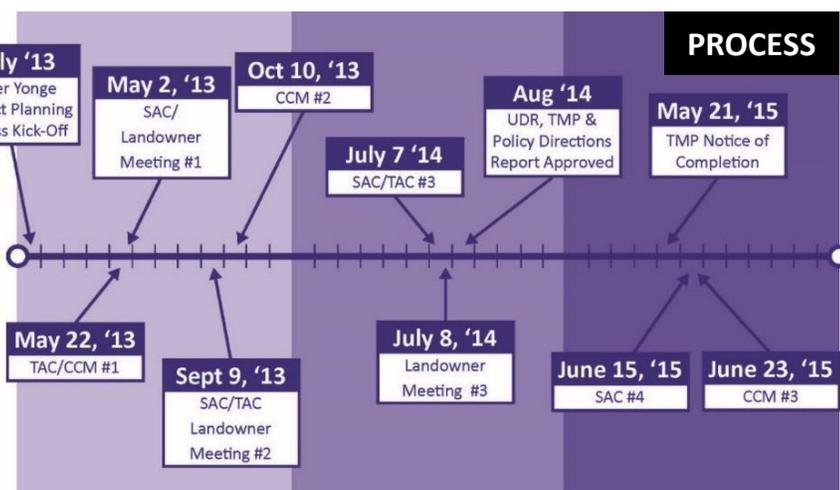
While Lower Yonge has impressive locational advantages, its development potential is challenged by a number of existing conditions, including the existing transportation infrastructure, servicing capacity, and lack of community facilities. *A comprehensive plan for the Precinct is necessary to unlock the area's development potential and ensure that redevelopment occurs in a way that is consistent with public objectives for the waterfront and not considered on a site by site basis.*

## Process to Date

A lot of thinking and planning has already happened for the site. The process started in early 2013, and the graphic to the right provides more detail on the timing of the 2 public meetings and 3 Stakeholder Advisory Committee meetings have been held to date. The summaries of all meetings, along with accompanying staff reports are available at [www.waterfronttoronto.ca](http://www.waterfronttoronto.ca).

## Deliverables

Key outcomes of this process will include: Lower Yonge Precinct Plan; Area Specific Policies; the Central Waterfront Secondary Plan in Force; and a report on the Development Application for 1 Yonge.



## PUBLIC MEETING

### Lower Yonge Precinct Plan & 1 Yonge Application

Tuesday, June 23, 2015 from 6:00 – 9:00 pm  
Harbourfront Community Centre, 627 Queens Quay West

#### AGENDA

- 6:00 Drop-In & View Displays
- 6:30 Presentation & Facilitated Discussion

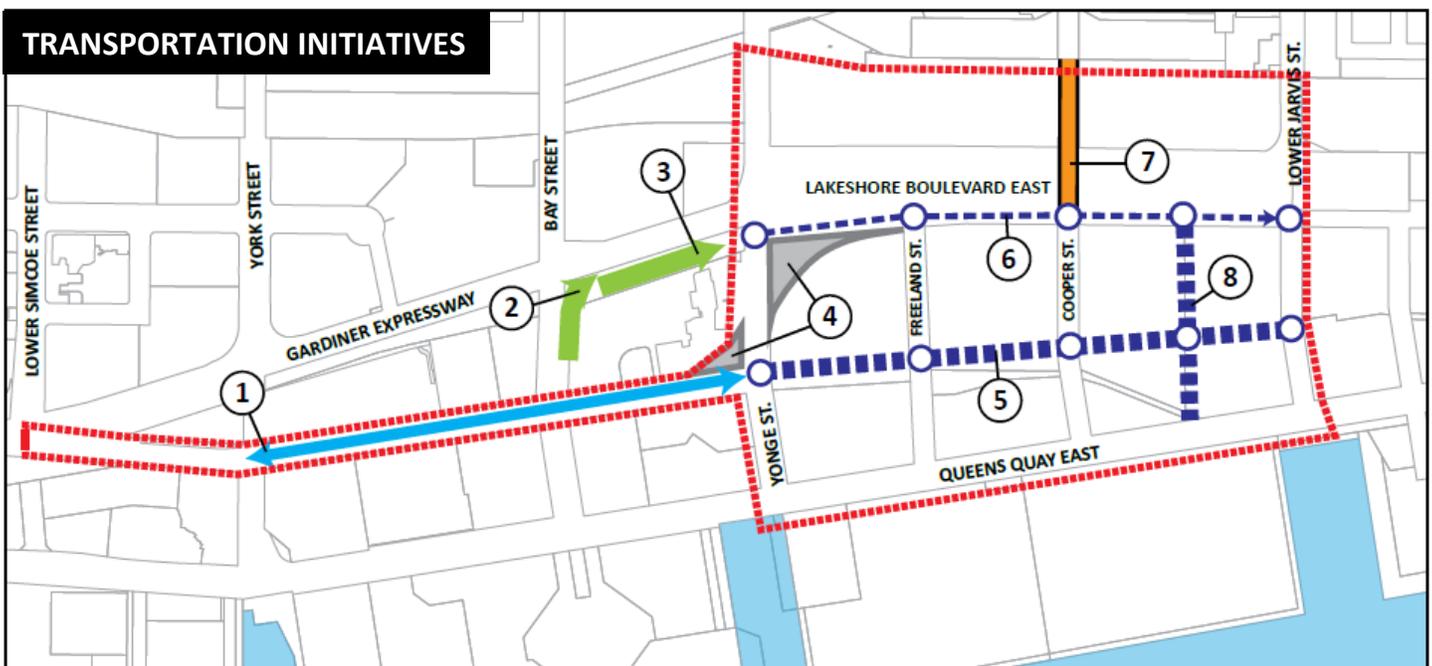
# Highlights of What's Happened So Far

Since the last public meeting in October 2013, City of Toronto and Waterfront Toronto have been working to turn the Lower Yonge Urban Design Guidelines and the results of the Lower Yonge Transportation Master Plan EA into a Precinct Plan for Lower Yonge. Much of what is being developed for the Precinct Plan is consistent with what's been shared previously with the public – these elements have not changed. There are also new pieces being developed. The text and graphics below give a snapshot of key elements of the emerging Precinct Plan.

## THINGS THAT HAVE NOT CHANGED

The following elements of the emerging Precinct Plan are consistent with previous information developed and shared through the development of Urban Design Guidelines and the Transportation Master Plan:

- **Transportation initiatives** – See the graphic below for the eight key initiatives in the Transportation Master Plan
- **Streets and blocks** – There are still 8 blocks, 4 north of the extended Harbour Street and 4 south
- **Public realm, PATH, public art** – A reimagined streetscape with wider sidewalks, street trees, and animated ground floors (see graphic on next page)
- **Mix of uses** – 25-40% non-residential uses and 60-75% residential uses are required
- **Redpath retention** – Redpath is an important feature that should be maintained; development will need to ensure compatibility
- **Heritage** – Heritage listed buildings on the LCBO property are to be conserved & interpreted in a meaningful way
- **Base buildings** – Creates feel of a midrise precinct and enhances the relationship between buildings and the street
- **Tall buildings** – Number of towers, where they're located, and separation requirements (see graphic on next page)



### LEGEND:

1. Two-way Harbour Street
2. Elimination of eastbound Bay Street on-ramp
3. Shortening of eastbound Lower Jarvis off-ramp
4. Elimination of S-curve and regularization of Yonge/Harbour and Yonge/Lakeshore intersections
5. Extension of two-way Harbour Street
6. Addition of one eastbound lane on Lakeshore Blvd. E.
7. Tunnel connection between Cooper and Church Streets
8. Creation of New Street

## Public Realm



## Number of Towers & Tower Location



## What's new?

The following elements of the emerging Precinct Plan are new and/or have been evolving since the last public meeting in October 2013. More details will be shared at the public meeting and available online after the meeting. Highlights of the new elements include:

- **Park** – There were 2 park options considered in previous discussions, either having one large park or two smaller parks. Based on consultation feedback, many felt one larger park would be desirable, and that is the direction being proposed for the Precinct Plan (see graphic at right).
- **Public Space and mid-block connections** – Pedestrian connections match potential desire lines
- **Bike Network** – Makes connections within and surrounding the Lower Yonge Precinct
- **Community Services & Facilities** – 50,000 sq ft community recreation centre, 2 child care centres
- **Affordable Housing Strategy**
- **Sustainability** – Will require LEED Gold and Toronto Green Standard Tier Two; potential for district energy, on-site renewable energy production, enhanced stormwater management
- **Tall Buildings** – Contemplating additional height



## Current Development Activities

There are two updates on development activities underway currently in the Precinct. They include:

1. **LCBO Head Office Lands**  
The Province of Ontario is in the process of selling the LCBO lands at 55-95 Lakeshore Boulevard East, 43 Freeland Street and 2 Cooper Street (LCBO head office and store will be retained elsewhere on the site).
2. **1-7 Yonge Street**  
Pinnacle International submitted a development application to the City of Toronto in March 2013. This application is currently under review and is being considered in the context of work on the Lower Yonge Precinct Plan.

## FOR MORE INFORMATION

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