

# Lower Yonge Precinct & 1 - 7 Yonge Street

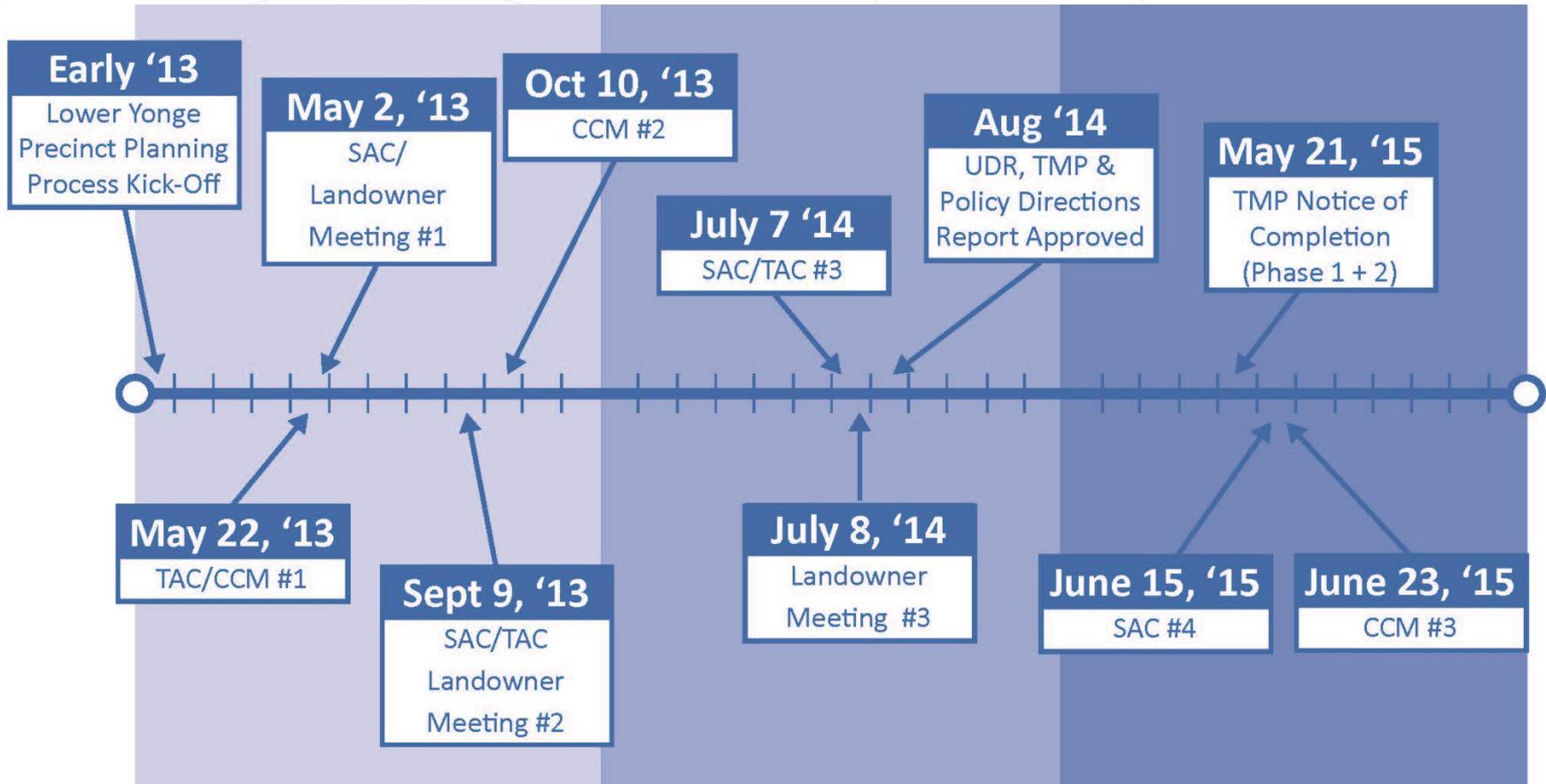


Community  
Consultation  
Meeting

June 23<sup>rd</sup>, 2015



# Timeline of Events





# Roles & Responsibilities

- City of Toronto and Waterfront Toronto are working collaboratively on the TMP and Precinct Plan.
- City of Toronto is the approval authority on all development applications.
- Waterfront Toronto reviews and comments on all development applications through the Design Review Panel.



# AREA CONTEXT

PRECINCT PLANNING

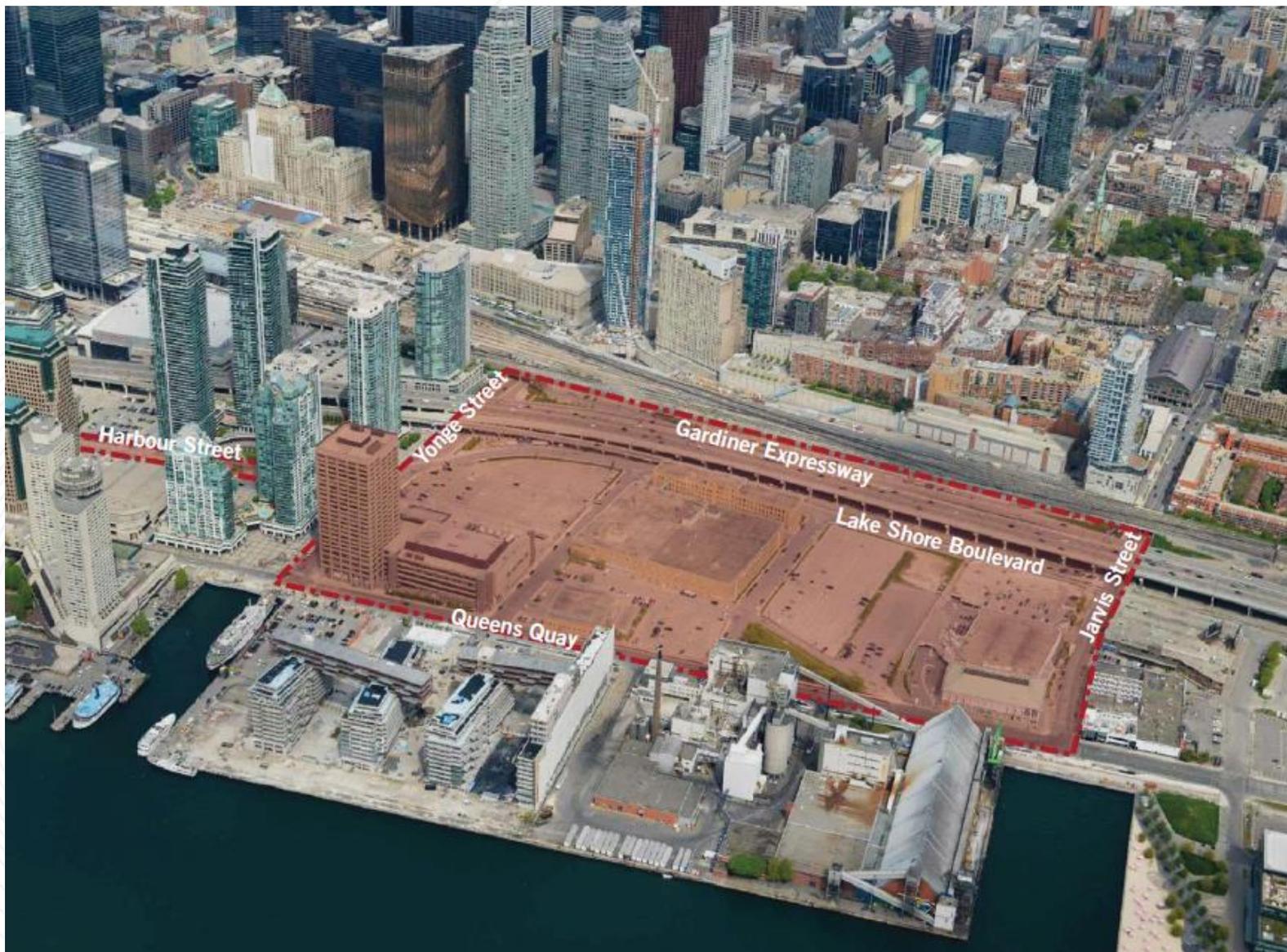
WHAT HASN'T CHANGED

WHAT'S NEW

DELIVERABLES AND NEXT STEPS

1 YONGE





## Lower Yonge Precinct – Study Area





## Lower Yonge Precinct – TMP Study Area



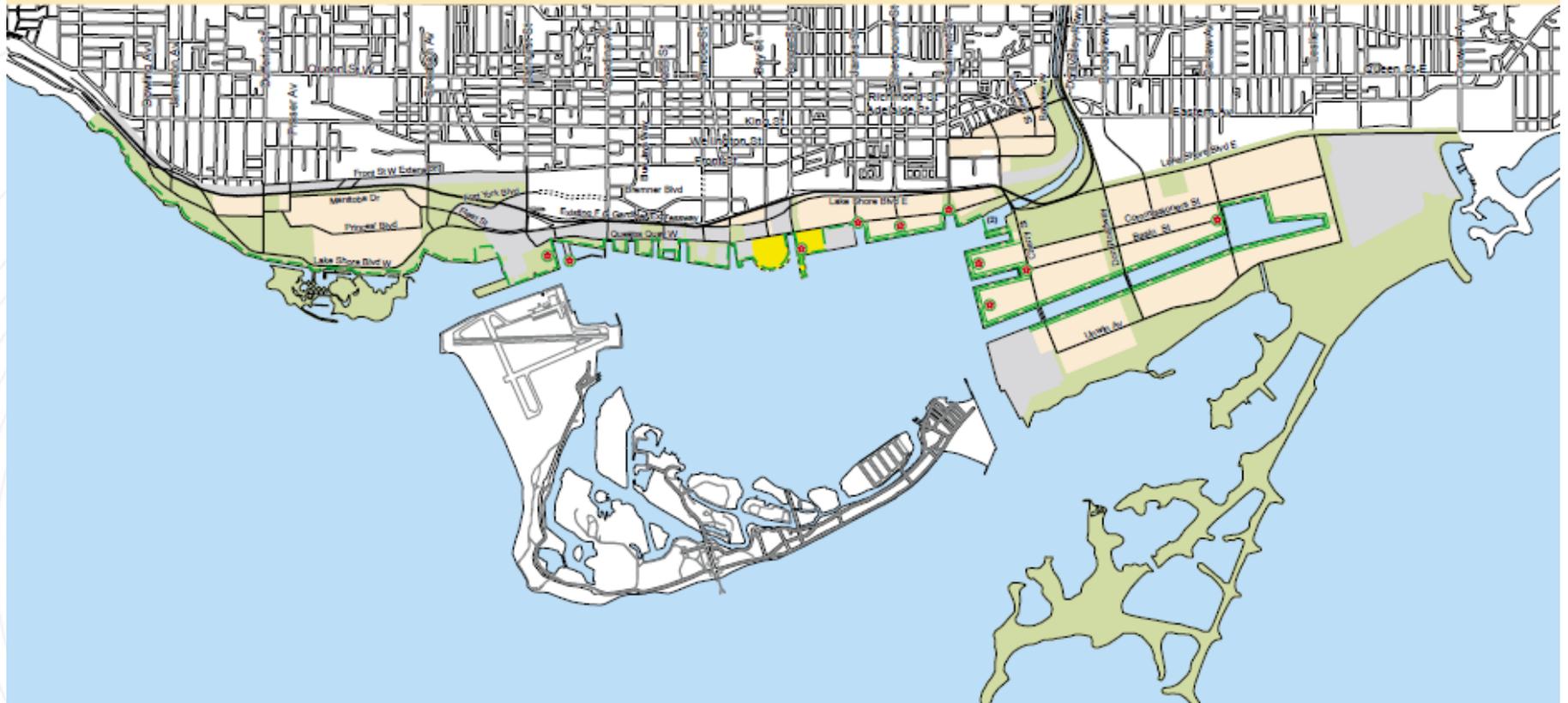
**LYP Study Area:**  
9 hectares (22 acres)

**TMP Study Area:**  
12 hectares (~30 acres)

## Lower Yonge Precinct – TMP Study Area



# Central Waterfront Secondary Plan



MAP E

## CENTRAL WATERFRONT SECONDARY PLAN LAND USE PLAN

### MAP INDEX

-  PARKS AND OPEN SPACE AREAS (1) (2)
-  REGENERATION AREAS (2)
-  EXISTING USE AREAS (2)
-  FOOT OF YONGE SPECIAL STUDY AREA
-  PUBLIC PROMENADE (DOCKWALL / WATER'S EDGE)
-  INNER HARBOUR SPECIAL PLACES



# Central Waterfront Secondary Plan



## MAP INDEX



**PARKS AND OPEN SPACE AREAS** (1) (3)



**REGENERATION AREAS** (3)



**EXISTING USE AREAS** (3)



**FOOT OF YONGE SPECIAL STUDY AREA**



**PUBLIC PROMENADE (DOCKWALL / WATER'S EDGE)**



**INNER HARBOUR SPECIAL PLACES**





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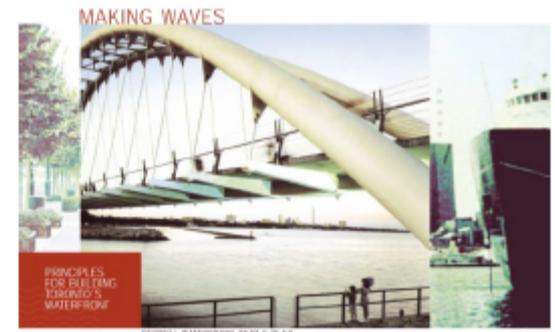




## Why is a Precinct Plan Required?

The Central Waterfront Plan is built on four core principles:

1. Removing Barriers/Making Connections
2. Building a Network of Spectacular Waterfront Parks and Public Spaces
3. Promoting a Clean and Green Environment
4. Creating Dynamic and Diverse New Communities



A **Precinct Plan** helps ensure that these objectives are implemented in *Regeneration Areas*.



# Central Waterfront Precincts – Lower Yonge

HOME OVERVIEW

Lower Yonge

west don lands

east bayfront

central waterfront

lower don lands

port lands

EXHIBITION PLACE

ONTARIO PLACE

CN TOWER  
ROGERS CENTRE

UNION STATION  
AIR CANAD CENTRE

DISTILLERY DISTRICT

LAKE ONTARIO PARK

TORONTO ISLAND

LAKE ONTARIO

wider waterfront





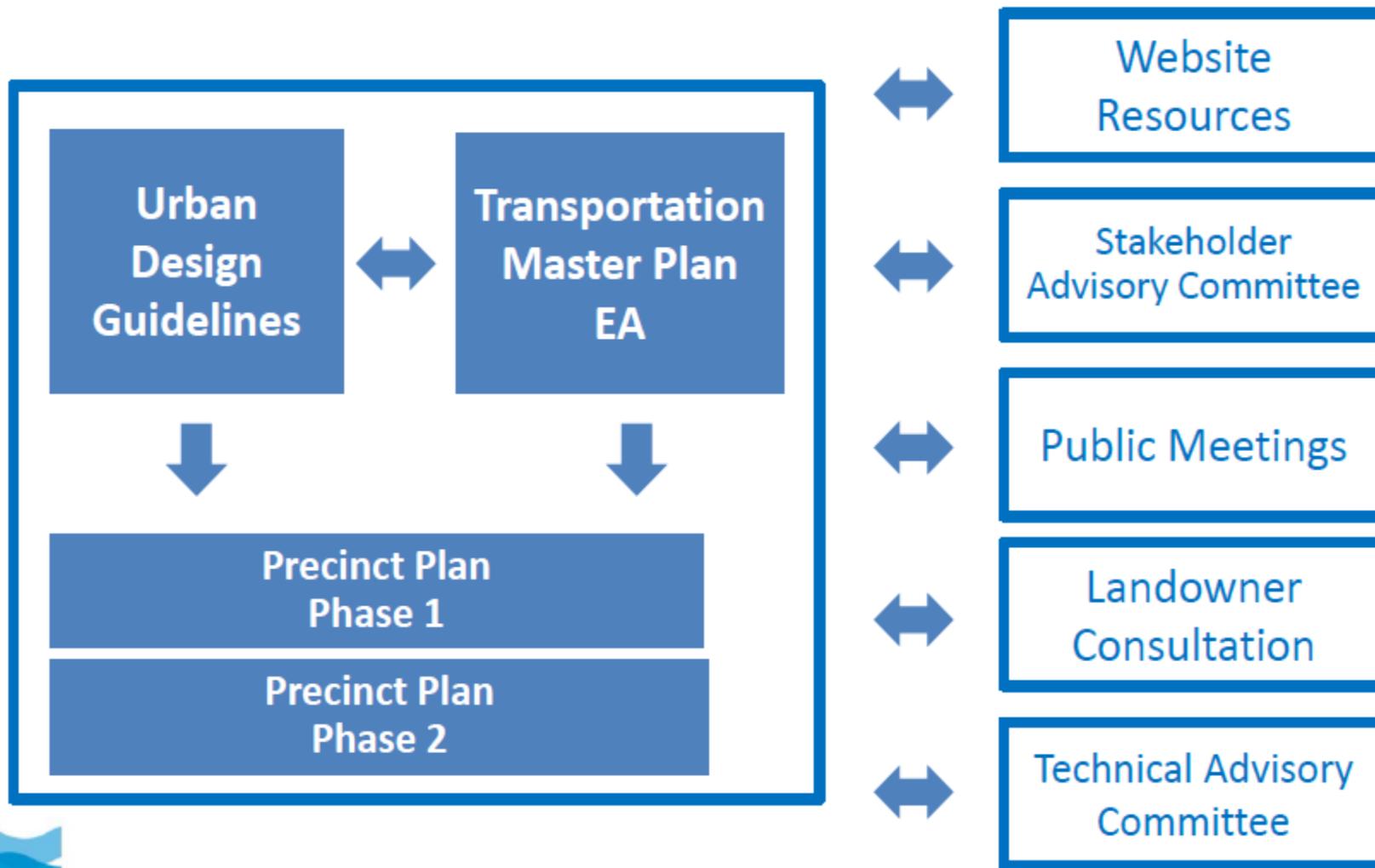
## Vision for Lower Yonge Precinct Plan:

- beautiful, vibrant public realm
- appropriately scaled buildings
- mixed-use
- mixed-income
- sustainable
- walkable, bikeable
- large, central park
- connection to the waterfront
- respects existing uses
- a COMPLETE community!





# Creating the Lower Yonge Precinct Plan: Process





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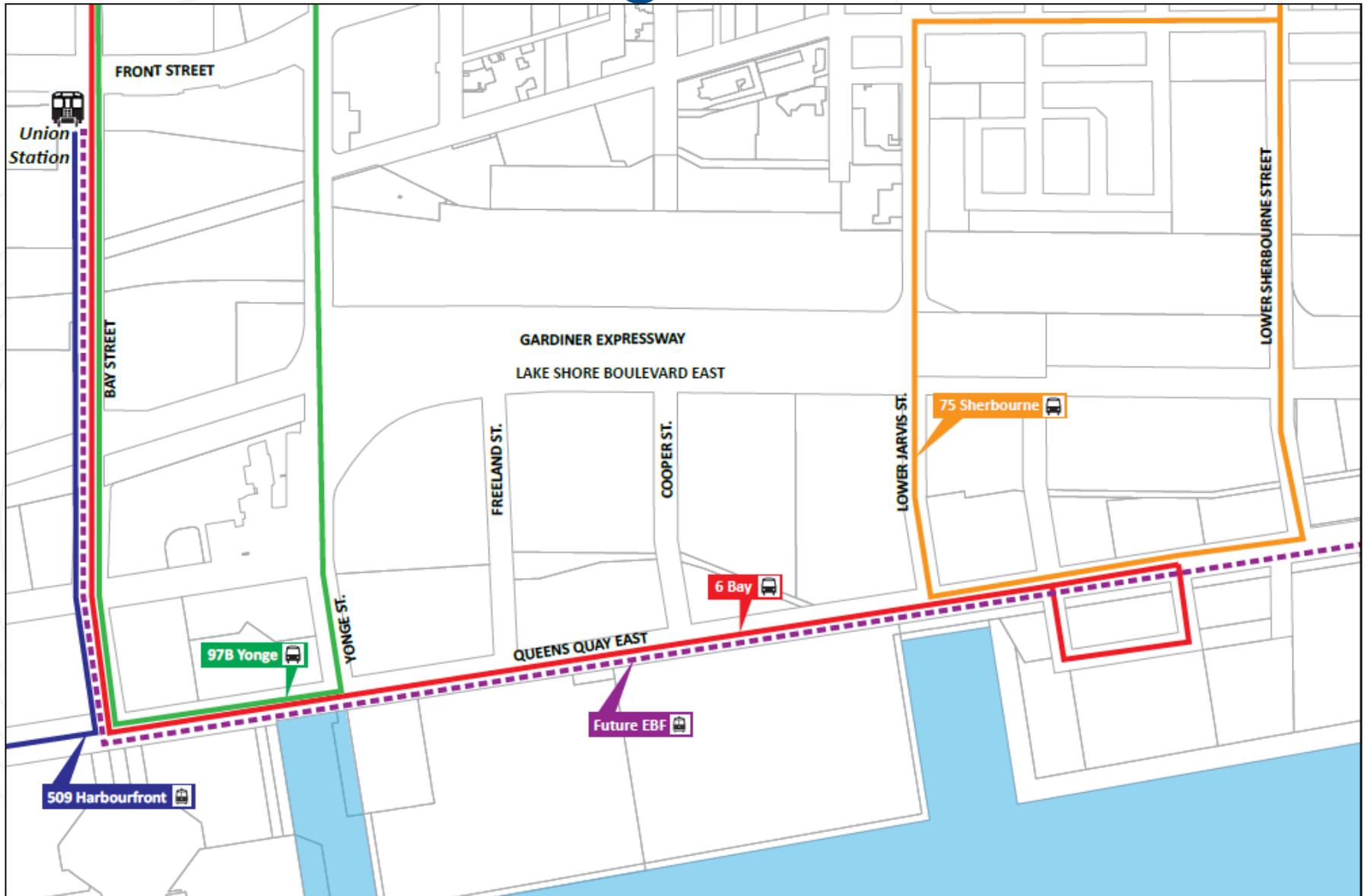


# Lower Yonge Precinct Phase 2 – What Hasn't Changed?

- Transportation initiatives

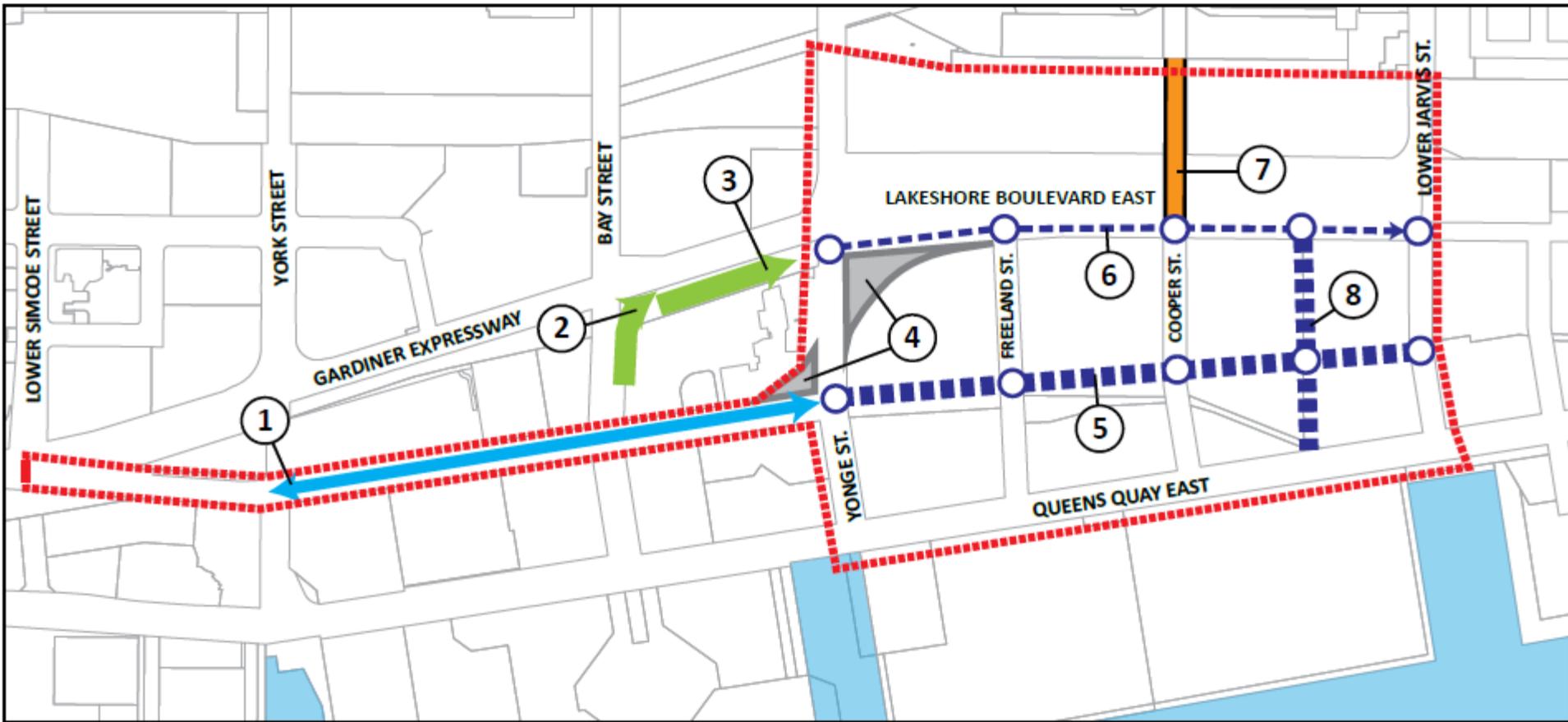


# Transit – Lower Yonge





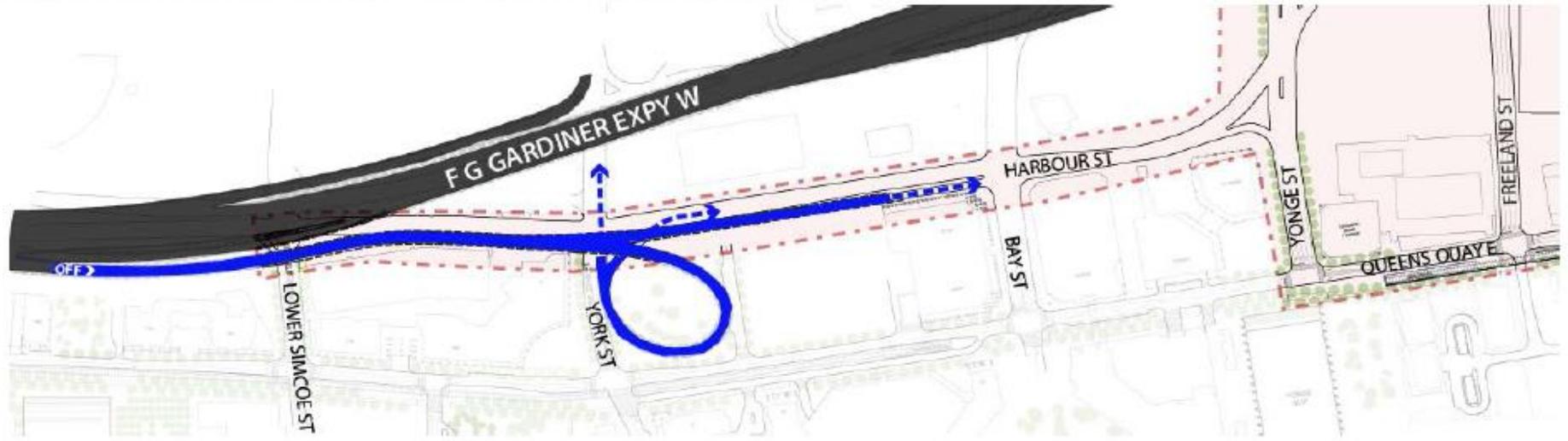
# Transportation Initiatives – Lower Yonge





# Transportation Initiatives – York/Bay/Yonge

## EXISTING YORK-BAY-YONGE OFF RAMPS



## FUTURE YORK-BAY-YONGE RAMPS



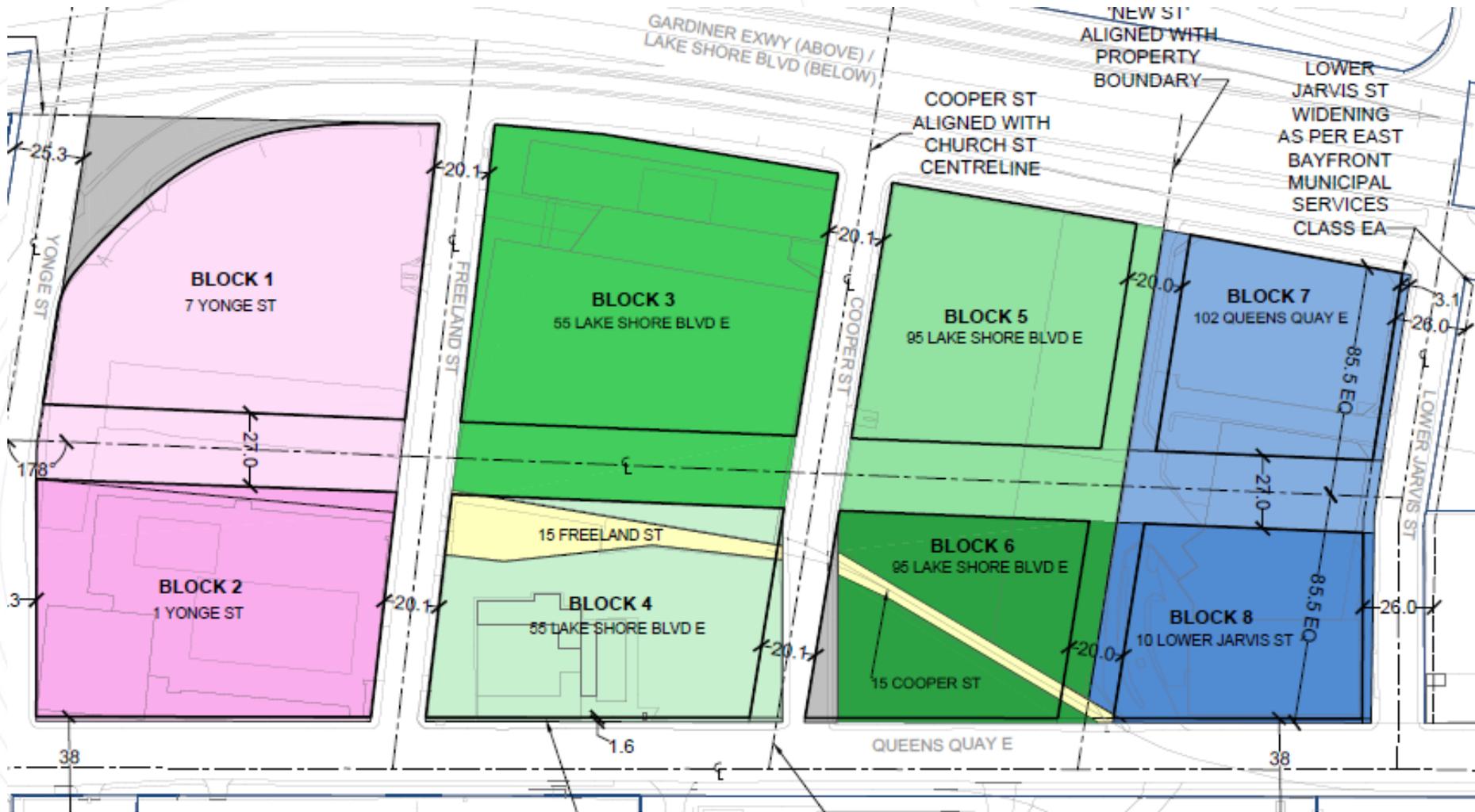


# Lower Yonge Precinct Phase 2 – What Hasn't Changed?

- Transportation initiatives
- **Streets and Blocks**



# Streets and Blocks





# Lower Yonge Precinct Phase 2 – What Hasn't Changed?

- Transportation initiatives
- Streets and Blocks
- **Public Realm, PATH, Public Art**

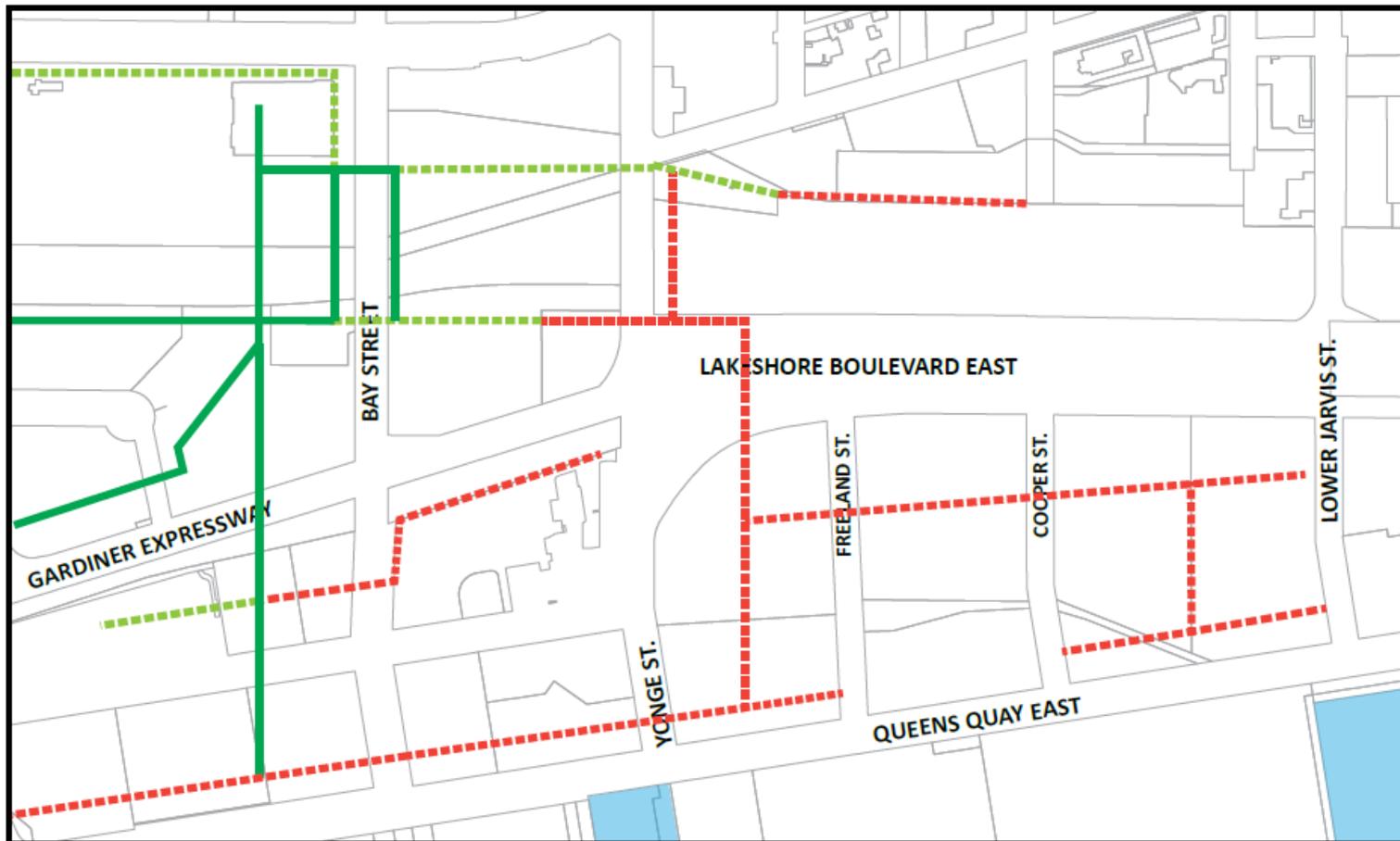


# Public Realm





# PATH



Lower Yonge Precinct - Potential PATH Connections June 2015

-  PATH Existing
-  PATH Proposed
-  PATH Potential



# Public Art





# Lower Yonge Precinct Phase 2 – What Hasn't Changed?

- Transportation initiatives
- Streets and Blocks
- Public Realm, PATH, Public Art
- **Mix of Uses**



# Mixed Use Requirements

- 25-40 % non-residential uses



- 60-75% residential uses





# Lower Yonge Precinct Phase 2 – What Hasn't Changed?

- Transportation initiatives
- Streets and Blocks
- Public Realm, PATH, Public Art
- Mix of Uses
- **Redpath retention**



# Redpath Retention

Central Waterfront Secondary Plan (P51):

- The Redpath facility is an important feature of the Toronto Waterfront that should be maintained.
- Future developments should ensure that there are no undue negative impacts on Redpath's activities.

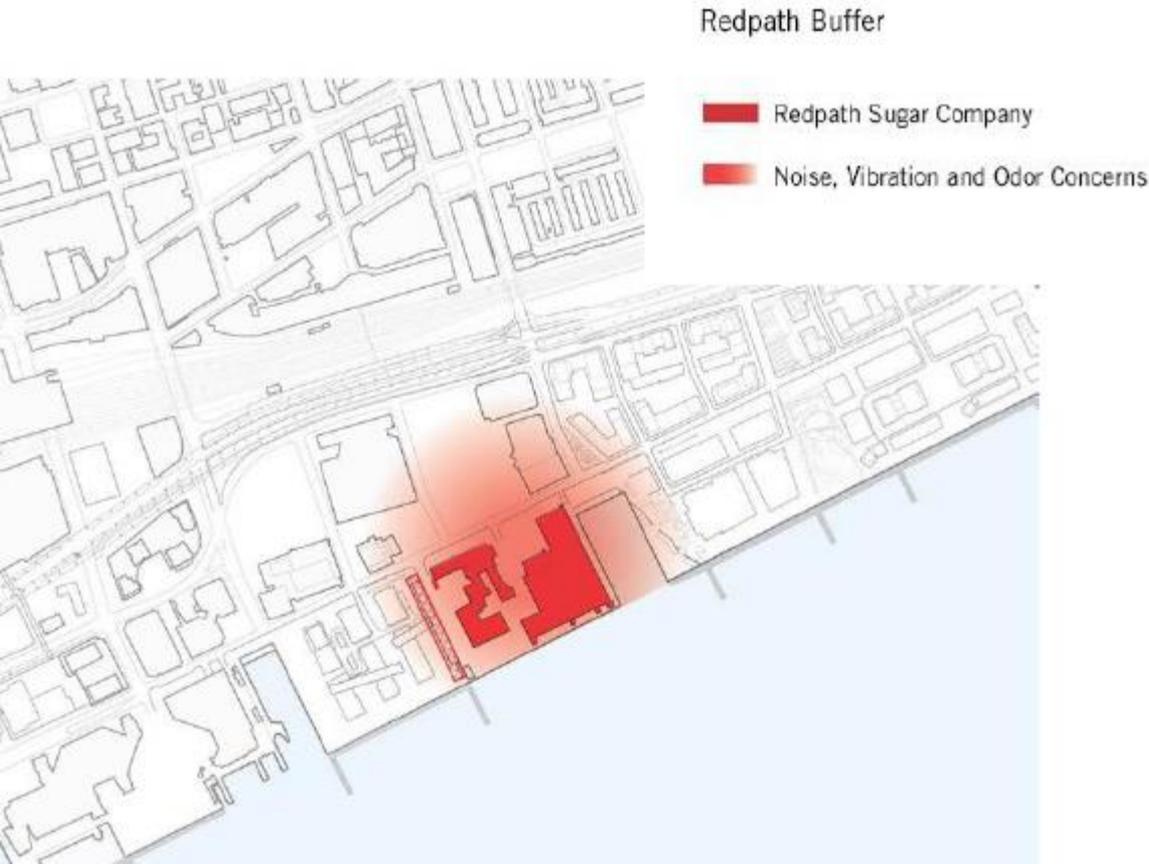




# Redpath Retention

Noise, Odour and Air Quality Assessment:

- Sensitive uses and potential impacts
- Source and receptor mitigation





# Lower Yonge Precinct Phase 2 – What Hasn't Changed?

- Transportation initiatives
- Streets and Blocks
- Public Realm, PATH, Public Art
- Mix of Uses
- Redpath retention
- **Heritage**



# Heritage

"Any alterations to the heritage listed office and warehouse buildings on the LCBO property should be premised upon a zoning amendment application for the entire LCBO site that conserves and interprets both buildings in a meaningful way, in the context of the emerging Lower Yonge Precinct Plan."



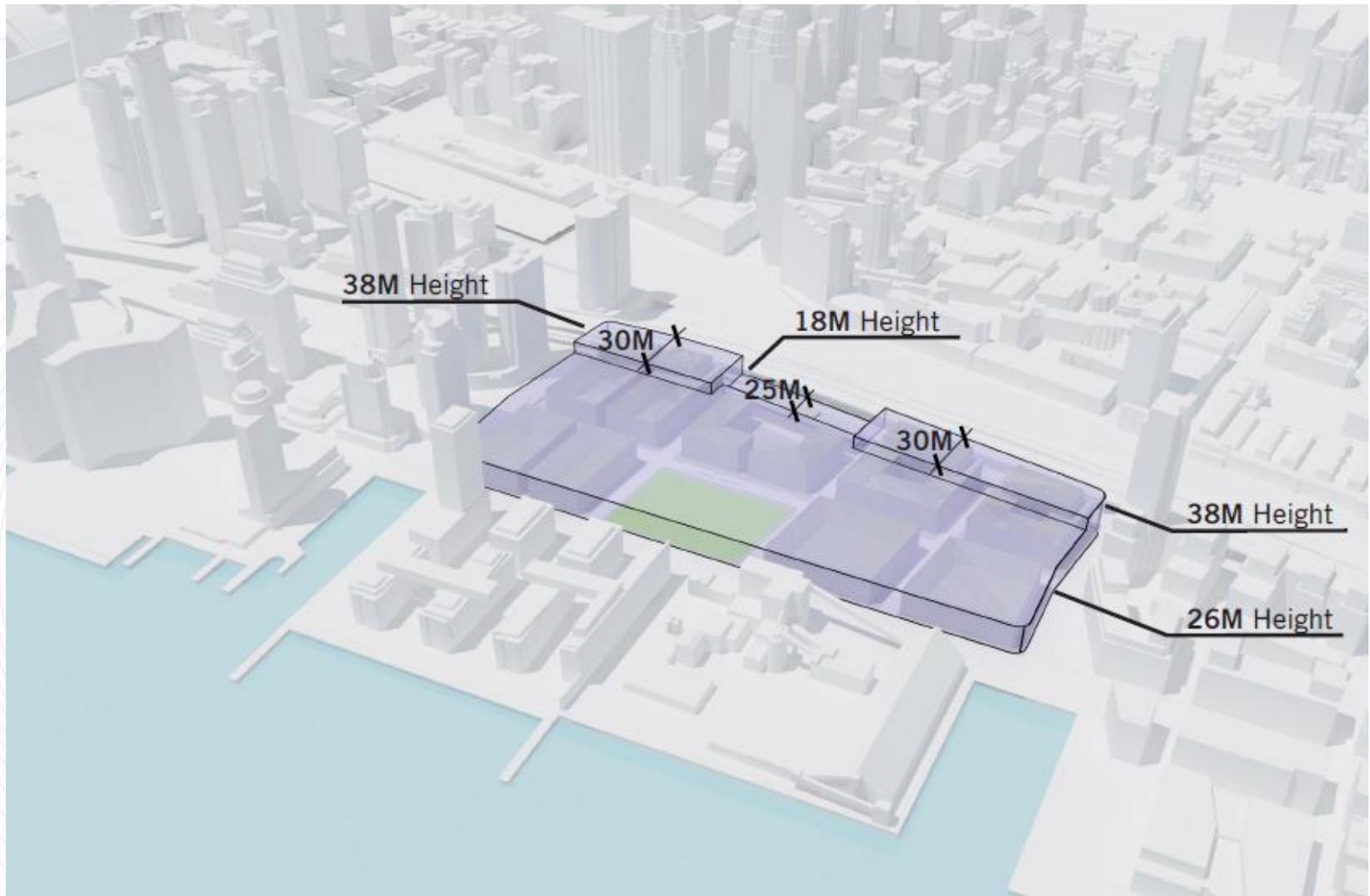


# Lower Yonge Precinct Phase 2 – What Hasn't Changed?

- Transportation initiatives
- Streets and Blocks
- Public Realm, PATH, Public Art
- Mix of Uses
- Redpath retention
- Heritage
- **Base Buildings**



# Base Buildings - height





# Base Buildings - setbacks





# Base Buildings – Ground Floor Animation Plan





# Lower Yonge Precinct Phase 2 – What Hasn't Changed?

- Transportation initiatives
- Streets and Blocks
- Public Realm, PATH, Public Art
- Mix of Uses
- Redpath retention
- Heritage
- Base Buildings
- **Tall Buildings**

# Tall Buildings - # of Towers and Uses





# Tall Buildings – Separation





# Tall Buildings - Upper Level Stepbacks





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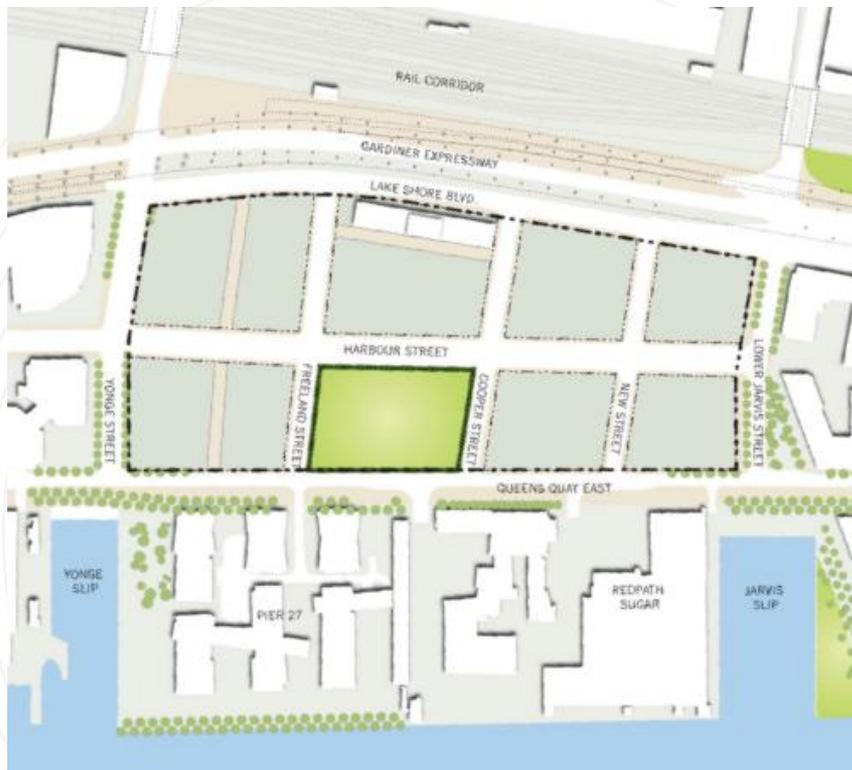


# Lower Yonge Precinct Phase 2 – What's New?

- **Park location**

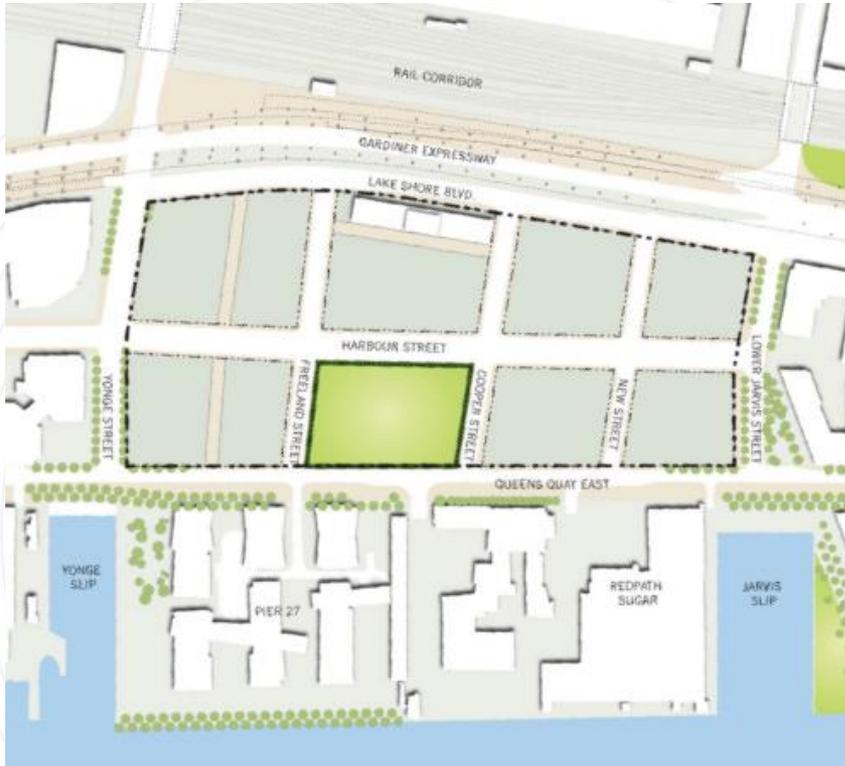


# Park Options





# Redpath Park



## Key Points

- Central
- Larger
- Contiguous parcel
  - Acquisition
  - Un-encumbered
  - Programming



# Lower Yonge Precinct Phase 2 – What's New?

- Park
- **Public Space and mid-block connections**



# Privately-owned, Publicly Accessible Space (POPS)



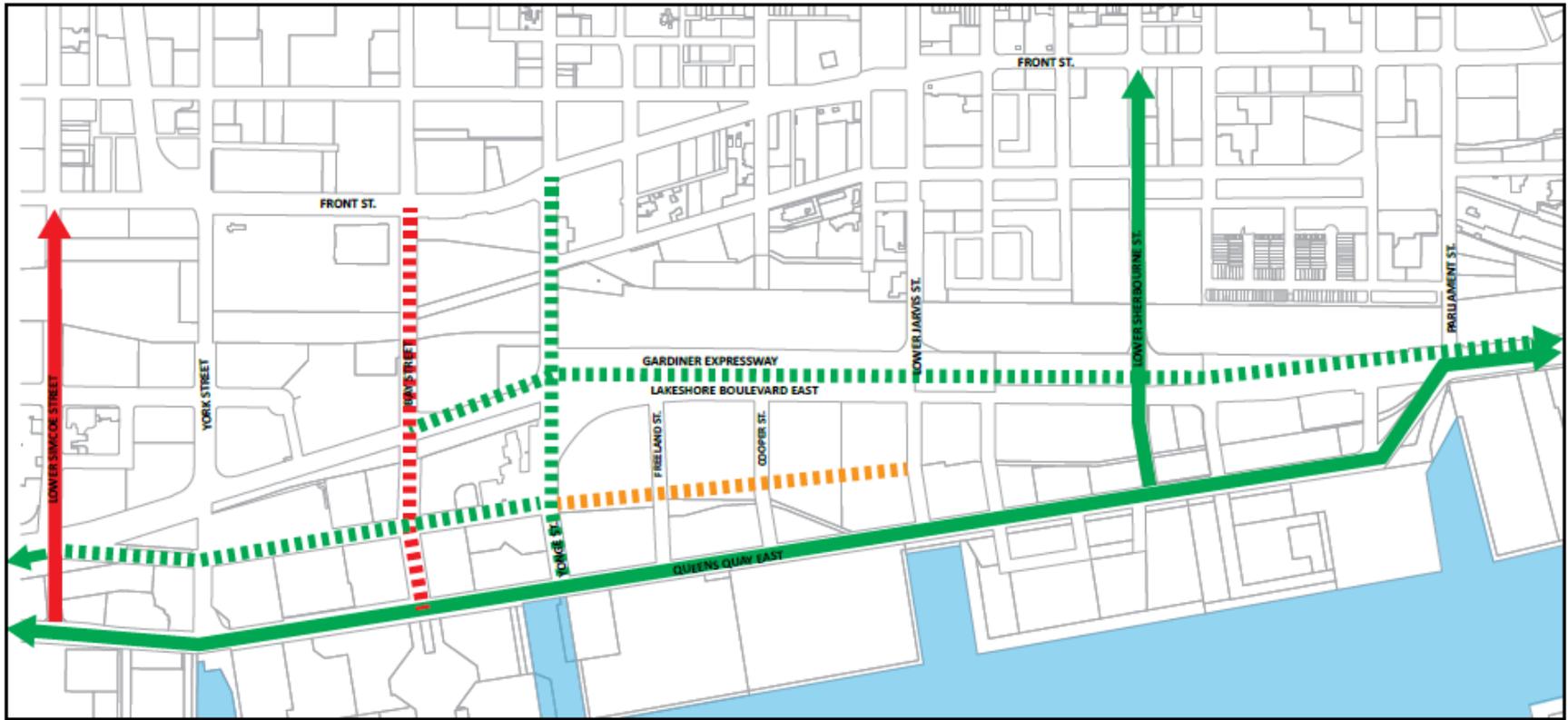


# Lower Yonge Precinct Phase 2 – What's New?

- Park
- Public Space and mid-block connections
- **Bike Network**



# Proposed Bike Network



Lower Yonge Precinct: Potential Cycling Connections June 2015

-  Existing Separated Lane
-  Potential Separated Lane
-  Existing Standard Lane
-  Proposed Standard Lane
-  Proposed Sharrows



# Lower Yonge Precinct Phase 2 – What's New?

- Park
- Public Space and mid-block connections
- Bike Network
- **Community Services & Facilities**



## Community Services & Facilities

- 50,000 ft<sup>2</sup> Community Recreation Centre at 1 Yonge
- 2 Child Care Centres (LCBO and Loblaws)
- Timely delivery provisions
- School – Parliament slip
- Libraries - TBD
- Human and social service space – TBD





# Lower Yonge Precinct Phase 2 – What's New?

- Park
- Public Space and mid-block connections
- Bike Network
- Community Services & Facilities
- **Affordable Housing**



# Affordable Housing

- CWSP requires:
  - mix of housing types, densities, tenures (P38)
  - affordable rental housing (P39)
- ARH requirements in West Don Lands, Keating, East Bayfront
- Planned for Port Lands (Villiers and Film Studio precincts)

Potential for 3 delivery options:

- Bricks and Mortar
- Land
- Cash in Lieu



## Affordable Housing (cont.)

- Preference for bricks and mortar
- Timely delivery requirements
- 25 year rental tenure
- 15 year affordable rents for all units
- Gradual phase out to market after 15 years
- City hopes to provide rent supplements for some units
- Similar unit mix as market housing, generally more units suitable for families



# Lower Yonge Precinct Phase 2 – What's New?

- Park
- Public Space and mid-block connections
- Bike Network
- Community Services & Facilities
- Affordable Housing
- **Sustainability**



## Sustainability – key ideas

- District Energy
- On-site renewable production
- Stormwater Management
- TGS Tier Two / LEED Gold
- Active transportation





# Lower Yonge Precinct Phase 2 – What's New?

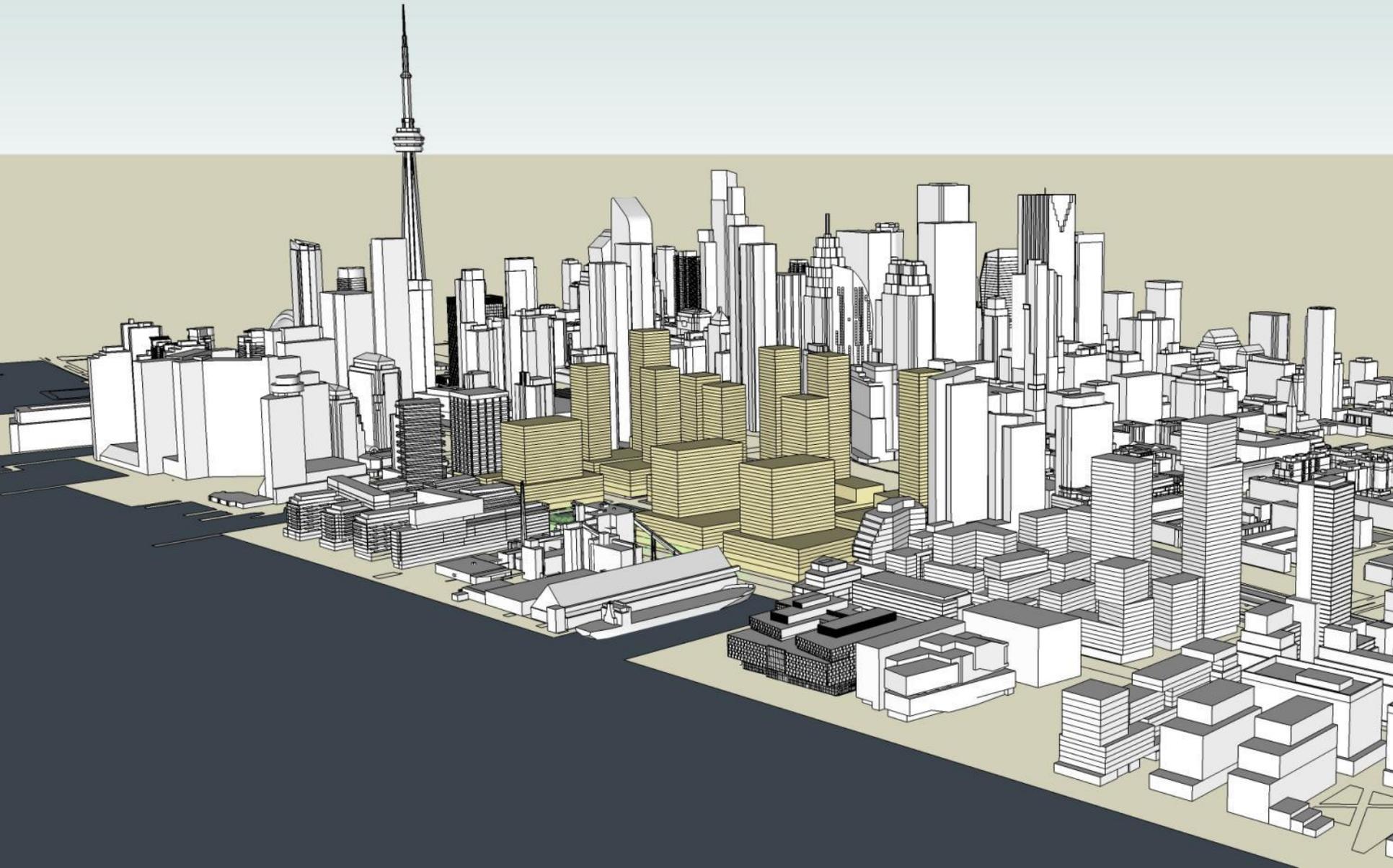
- Park
- Public Space and mid-block connections
- Bike Network
- Community Services & Facilities
- Affordable Housing
- Sustainability
- **Tall Buildings**



## Tall Buildings – Heights

- Aug 2014 – UDR acknowledges tall buildings
- Pedestrian level views
- Shadows
- Skyline
- Soft sites
- Expectations for precinct deliverables
- 1 Yonge application
- LCBO land sale

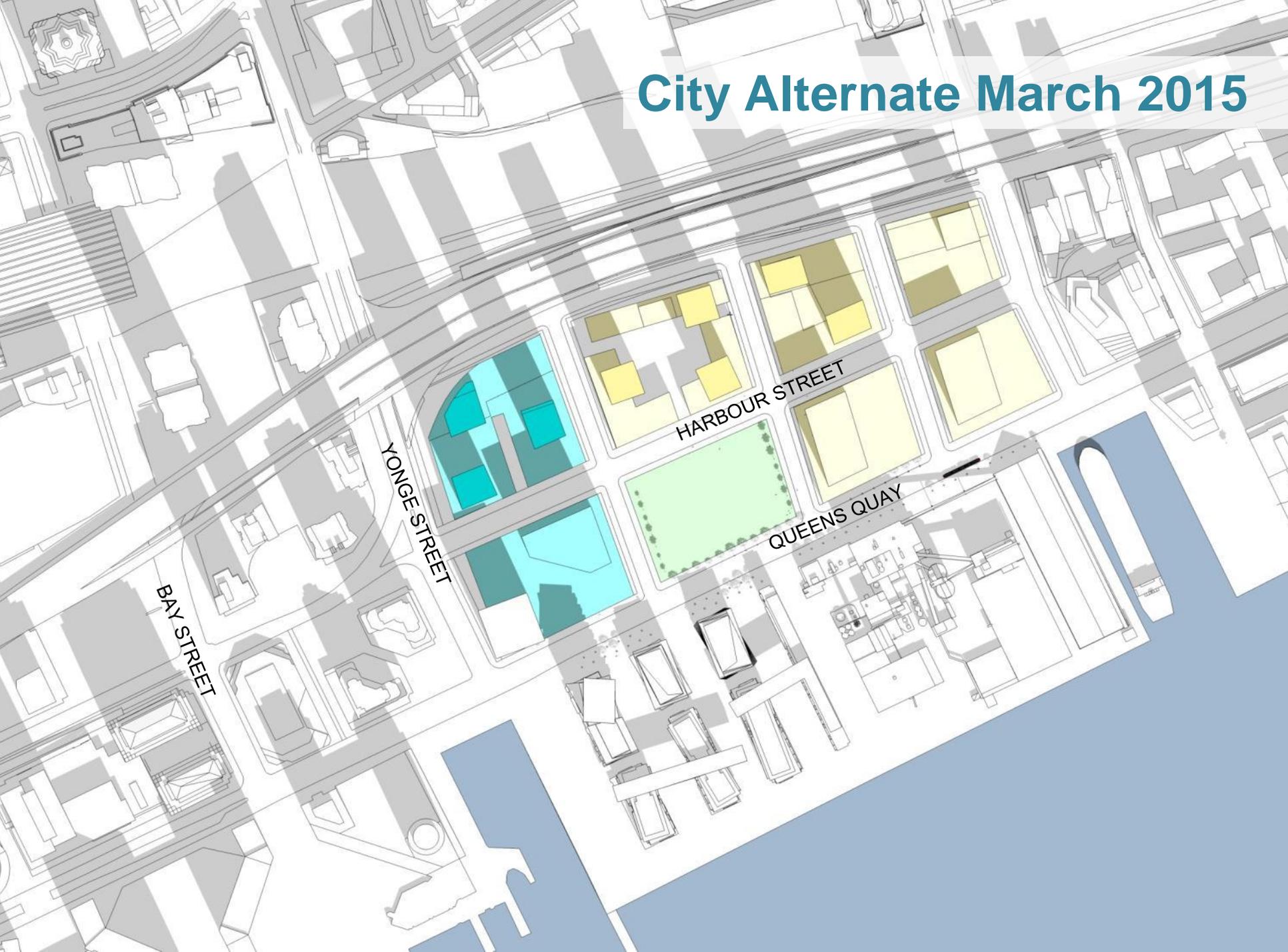
# Urban Design Report



# City Alternate March 2015



# City Alternate March 2015



# City Alternate March 2015



JOHN STREET

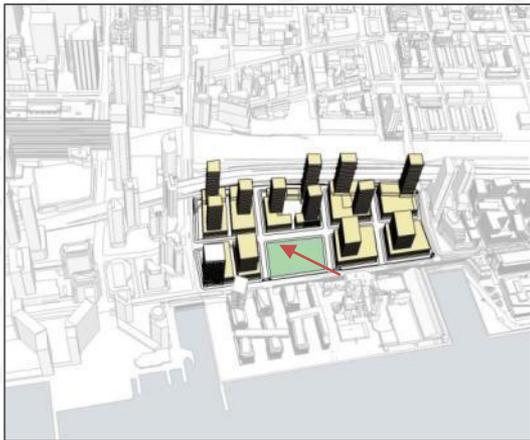
YORK STREET

YONGE STREET

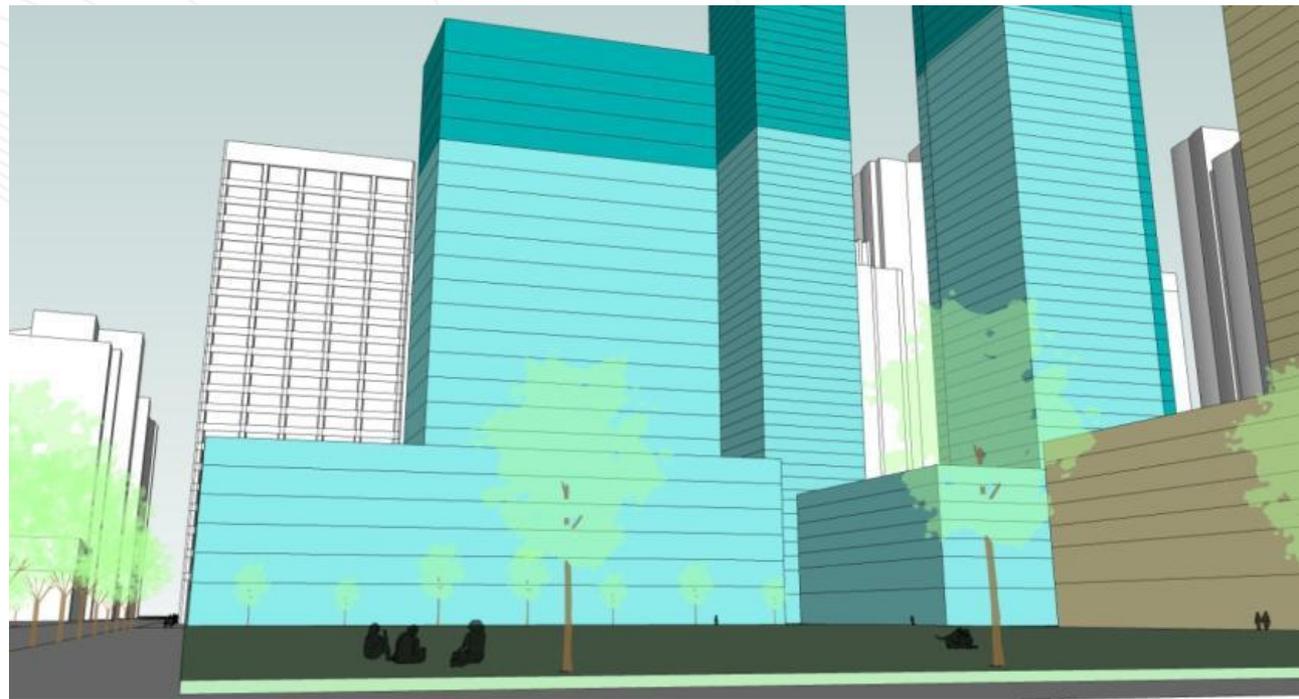
COOPER STREET

JARVIS STREET

# Testing the Views



Looking West from SE Park Corner  
City Alternate March 2015





# Lower Yonge Precinct Phase 2 – What's New?

- Park Improvements
- Public Space and mid-block connections
- Bike Network
- Community Services & Facilities
- Affordable Housing
- Sustainability
- Tall Buildings
- **Landowner Implementation Framework**



# Landowner Implementation Framework

- CWSP (Sec. 2.4): benefiting landowners will be required to pay a fair and equitable share of the costs of any new infrastructure and community facilities required...
- such as:
  - Park
  - Community Services
  - Affordable Housing
  - Transportation Works
  - Servicing Infrastructure
  - Sustainability Measures
  - Redpath mitigation
- Section 37 agreements





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# Deliverables

1<sup>st</sup> Staff Report to Council with:

- Lower Yonge Precinct Plan
- CWSP in force
- Site Specific Policies for Lower Yonge
- No Zoning

2<sup>nd</sup> Staff Report to Council for:

- Request for Directions on 1-7 Yonge Appeal



# Determining the Public Interest



## Facts & Figures

Details of development proposal, physical context



## Planning Polices

Provincial Policy Statement, Growth Plan, Official Plan

## City Planning/ Waterfront Toronto Evaluation & Recommendation



## Law

Zoning Bylaw, Other Bylaws, Council decisions, Ontario Municipal Board, Committee of Adjustment

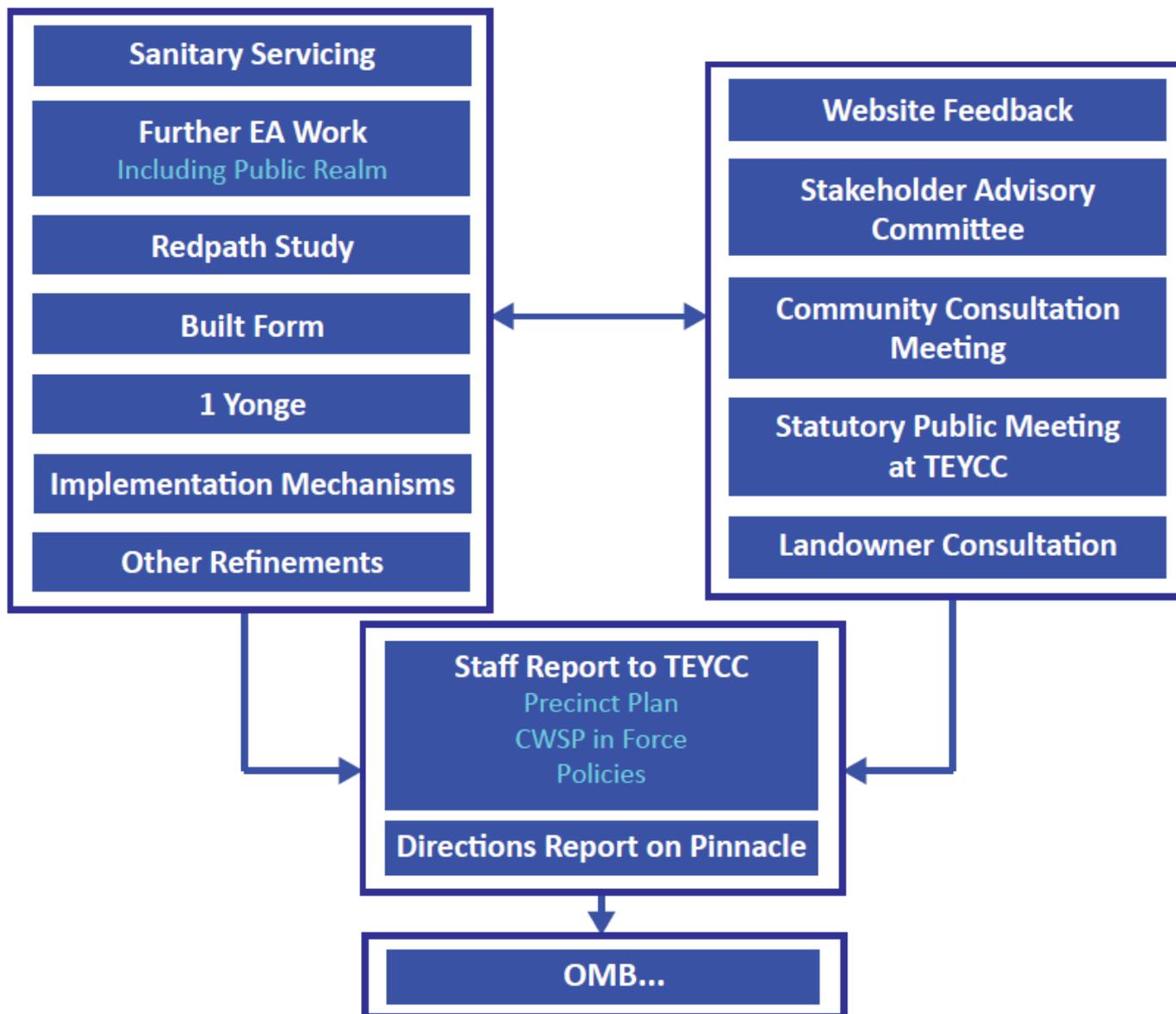


## Public Engagement

Applicant, City Departments & Agencies, Local Community, Other Stakeholders



## LOWER YONGE PRECINCT PLAN Phase 2 Next Steps





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# Contact Us



**EMAIL to:** [info@waterfronttoronto.ca](mailto:info@waterfronttoronto.ca)

**EMAIL to:** [wmacrae@toronto.ca](mailto:wmacrae@toronto.ca)



**MAIL to:**

Amanda Santo  
Development Manager  
Waterfront Toronto  
1310-20 Bay Street  
Toronto ON M5J 2N8

**MAIL to:**

Willie Macrae  
Senior Planner, Community Planning  
City Hall, 100 Queen Street West  
18th Floor, East Tower  
Toronto, ON M5H 2N2



**416-214-1344 xt 292**

**416-396-7026**

Please call us with questions or comments and/or remember to fill out a [Comment Sheet](#)

**Thank You for Attending!**