



Welcome

This is an information meeting introducing the applications for proposed redevelopment of the **Yorkdale Shopping Centre site** at 3401 Dufferin Street and 1 Yorkdale Road over the next 20+ years, as proposed by Oxford Properties.

You will also learn about the **Block Master Plan** process the City and the applicant will undertake to further study the redevelopment of site.

Walk Around

In this room you'll find information on:

- the City's Planning Policies,
- the Lawrence-Allen and Dufferin Street Secondary Plan,
- the proposed conceptual development options, and
- other information to help you understand the project and help inform your opinion of what is being proposed.

Talk to Us

A number of City Staff are here to listen to your comments and answer questions. The applicant and their team is here too.

Write Down Your Comments

We are looking for YOUR input!

- visit our project website
- fill out a comment form
- post your comments on the boards around the room
- e-mail Vanessa Covello, Planner - vanessa.covello@toronto.ca

What Does City Planning Have to Say?

Look for this  next to Toronto City Planning commentary.



North-west view of possible Yorkdale development fronting Dufferin Street



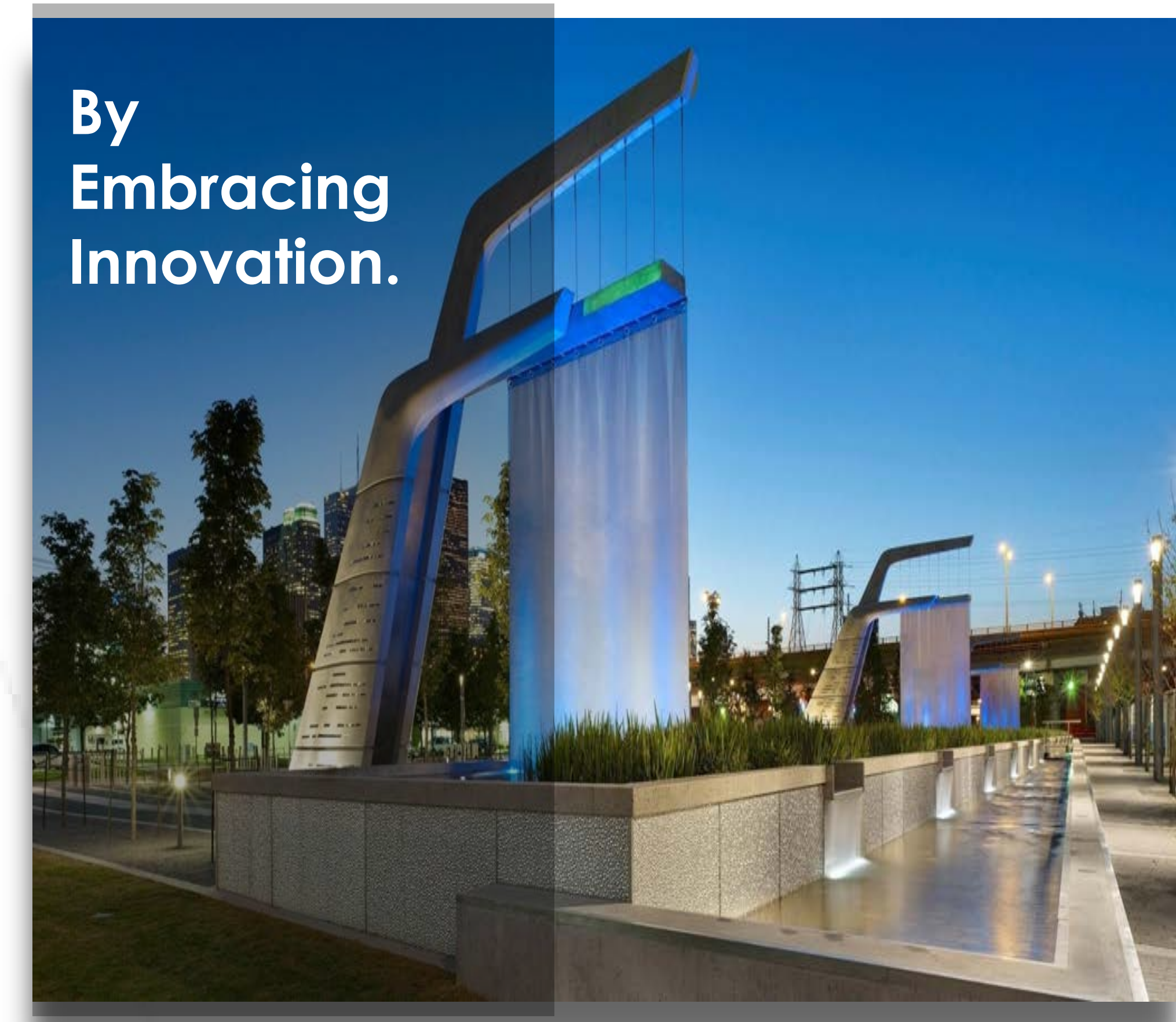
South-west view of possible Yorkdale development fronting Dufferin Street



We Plan TO...



By Balancing a city-wide vision with neighbourhood interests.



By Embracing Innovation.



By continually working to broaden participation in City Building.

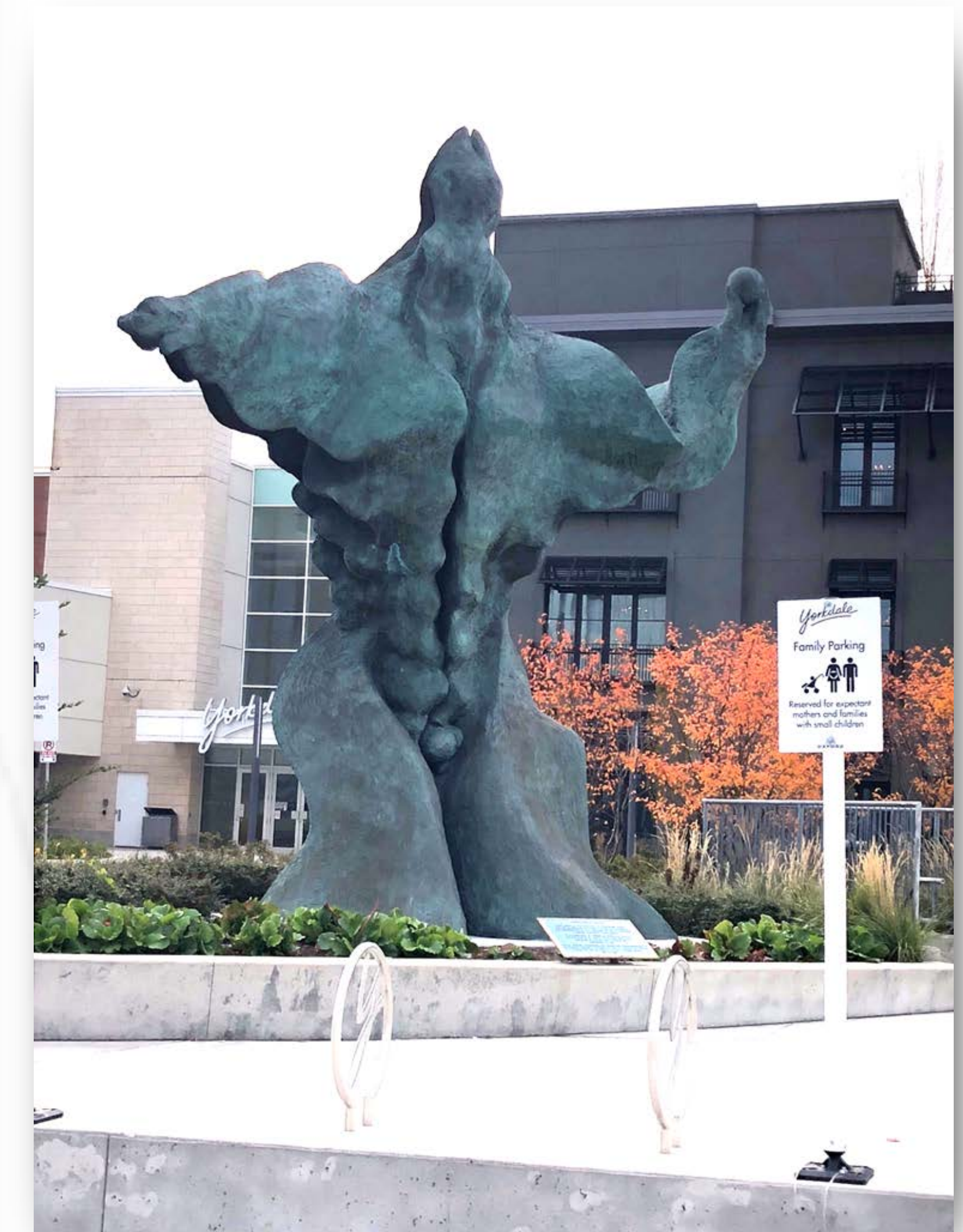
Cities are places where people can live, learn, work, visit and play. They should offer a wide range of services - schools, parks, health care, stores, restaurants and transportation, to name just a few. Cities that are vibrant and attractive are where residents, visitors and businesses want to be. Toronto is such a place.

The City Planning Division is helping to build Toronto's future – how it looks, how it feels, how it moves and the opportunities it provides in terms of jobs and services to its residents. The City Planning Strategic Plan is part of the framework that guides how we Plan TO.

The Yorkdale Shopping Centre Site



Yorkdale East Entrance



Yorkdale Universal Man



Yorkdale Signage



TTC and GO Bus Terminal



Yorkdale North Facade



South Service Road



Yorkdale North Entrance

The Surrounding Area



Site is approximately 30 hectares in size and includes:

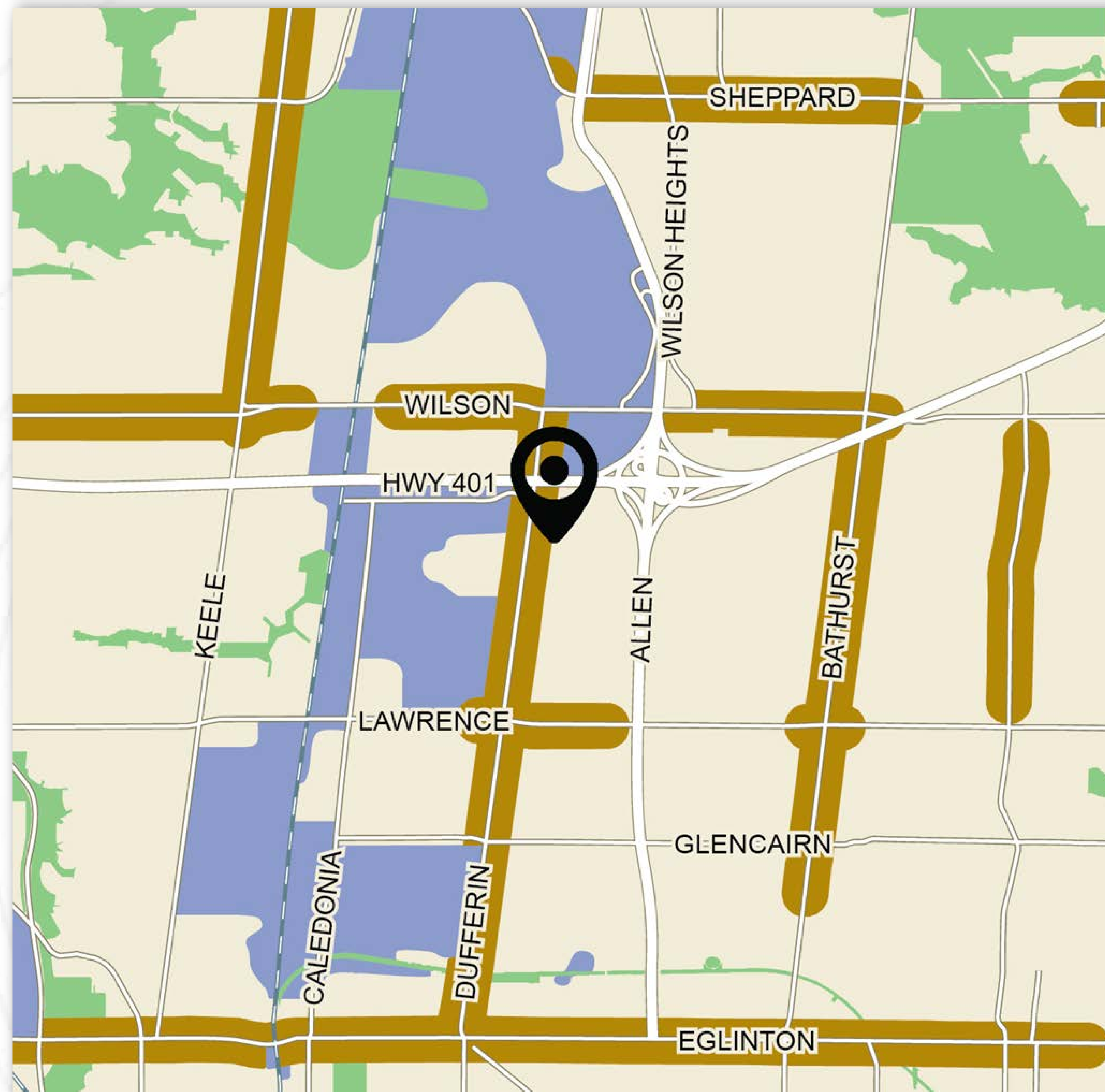
- existing shopping centre (250,000 m²),
- surface and underground parking,
- office building (9,125 m²),
- GO Bus Terminal, and
- pedestrian connection to the Yorkdale Subway Station.

Notable Surrounding Locations:

1. Highway 401
2. Yorkdale TTC and GO Bus Terminal
3. Allen Road
4. Lawrence Heights Neighbourhood
5. Baycrest Park
6. Smart Centres Downsview
7. Downsview Airport



The Official Plan - Urban Structure



■ Avenues ■ Employment Districts ■ Green Space System

The Council-approved Official Plan is a comprehensive guide to land use and development in the City.

The Official Plan locates the subject property on an **Avenue**.

Avenues are important corridors along major streets where **reurbanization is anticipated and encouraged** to create new housing and job opportunities while improving the pedestrian environment, the look of the street, shopping opportunities and transit service for community residents.

The Official Plan encourages intensification along Avenues however this **intensification must respond to the characteristics of each Avenue** and is generally not intended to be uniform.

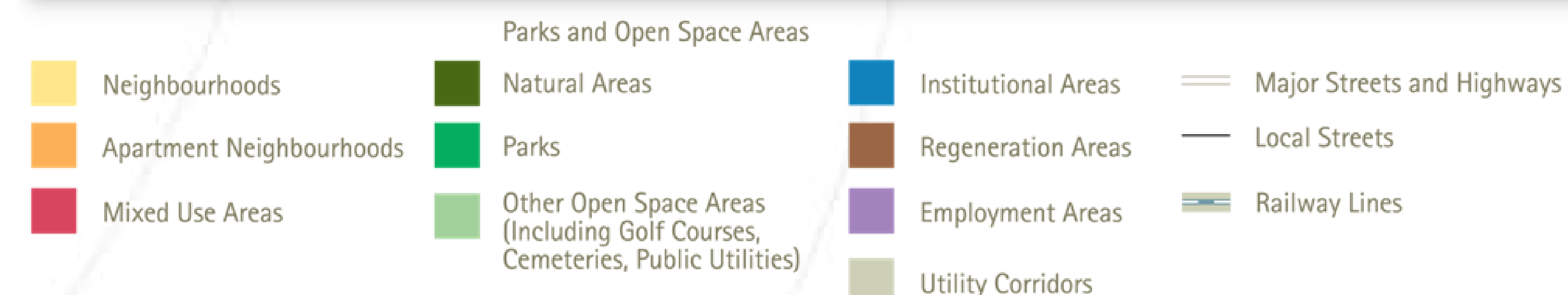
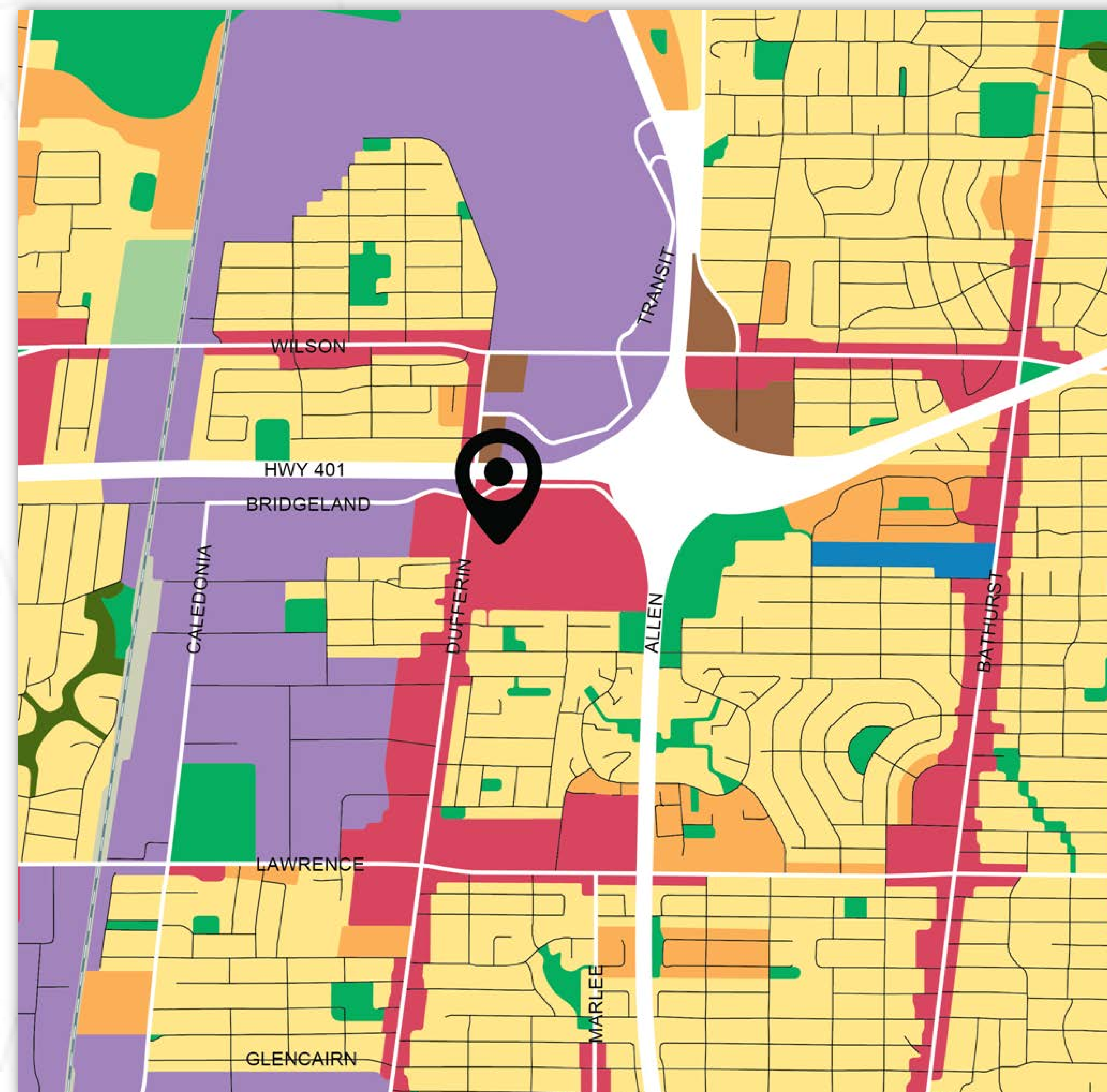


The Official Plan - Land Use

The Official Plan designates the subject property as the **Mixed Use Areas**.

Development in *Mixed Use Areas* will:

- Provide **transition** between areas of different development intensity and scale,
- Provide appropriate setbacks and/or **stepping down of heights**, particularly towards lower scale *Neighbourhoods*;
- **Limit shadow impacts** on adjacent *Neighbourhoods* and the public realm,
- Provide **good site access**, circulation and adequate parking;
- Provide an attractive, comfortable and **safe pedestrian environment**,
- Locate and **screen service areas**, ramps and garbage storage, and
- **Provide indoor and outdoor recreation** space for residents in multi-unit residential buildings.



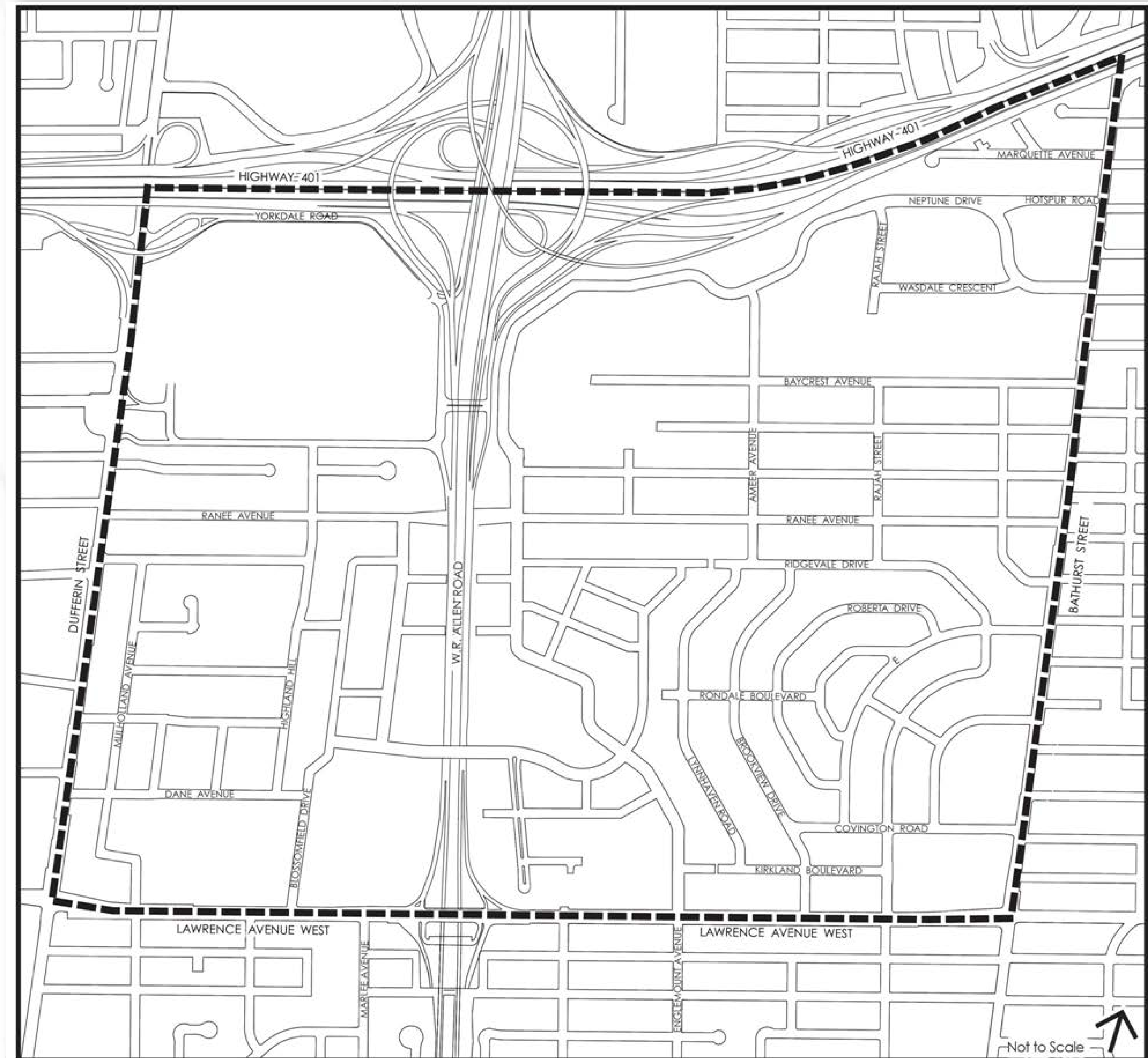


Lawrence-Allen Secondary Plan

The Lawrence-Allen Secondary Plan establishes a comprehensive planning framework for the Secondary Plan area **including Yorkdale lands**.

Objectives for the redevelopment of the Yorkdale Lands in the Secondary Plan includes:

- **stormwater management,**
- **improvements to pedestrian and cycling conditions** on-site and the surrounding neighbourhoods,
- **a Transportation Demand Management Strategy,**
- **a Traffic and Parking Management Program,**
- **active uses** along the edges of public streets,
- **capital contributions to improvements to the Yorkdale subway station and the surrounding public realm,**
- **improved surface transit connections** between the shopping centre, TTC, and GO Transit, and
- **community facilities.**



Lawrence-Allen Secondary Plan

--- Secondary Plan Boundary

Dufferin Street Secondary Plan

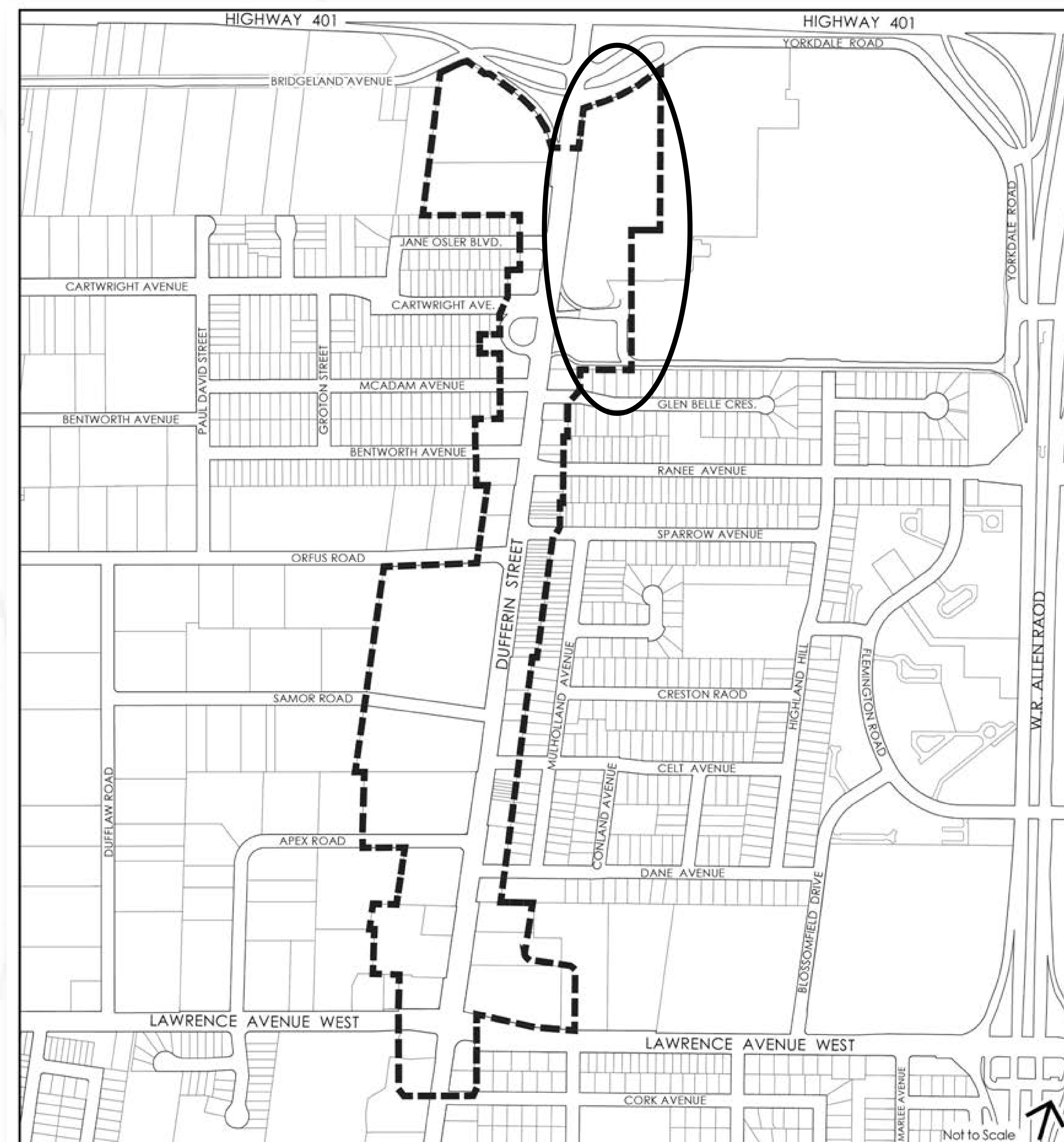
The Secondary Plan for Dufferin Street provides a comprehensive framework to:

- guide growth, including direction for a desired type and form of physical development,
- provide for appropriate transition in scale and activity between districts, and
- guide investment in infrastructure and community services and facilities required to support future growth.

It envisions:

- a mix of residential and commercial land uses,
- improved connectivity through new public streets and lanes,
- pedestrian and cycling infrastructure, and
- priority transit lanes.

The Secondary Plan area includes the western frontage of the Yorkdale lands.



Dufferin Street Secondary Plan

--- Secondary Plan Boundary

Dufferin Street Secondary Plan Block 14

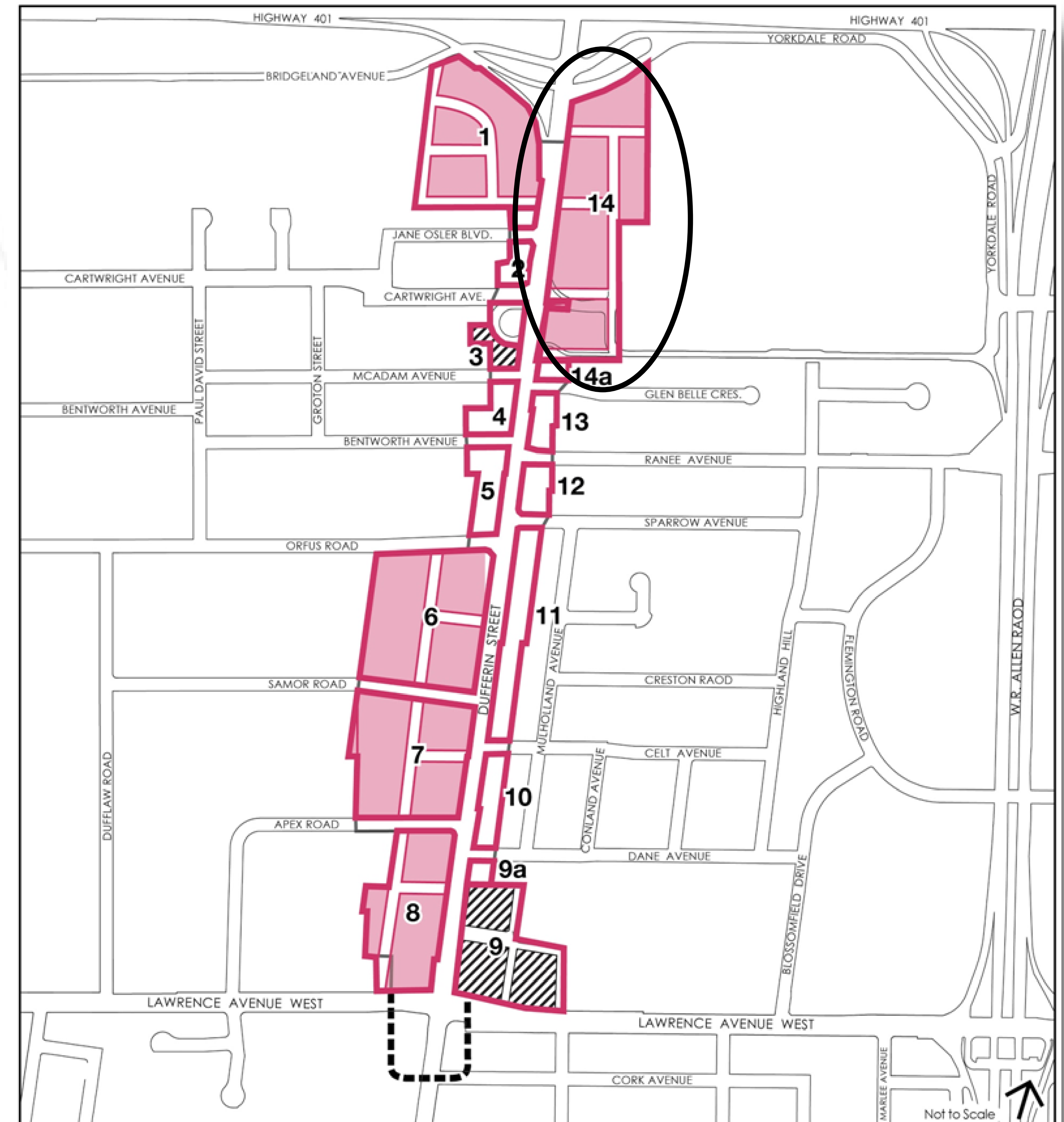
Block 14 in the Dufferin Street Secondary Plan area comprises of the westerly frontage of Yorkdale lands.

- The Secondary Plan envisions Block 14 as a landmark destination with a retail commercial focus.

Planning objectives for Block 14 include:

- a **Block Master Plan** process to ensure comprehensive and co-ordinated redevelopment,
- a **network of streets**, including a new east-west public street connecting Dufferin Street to Yorkdale Road,
- a **Transportation and Servicing Strategy** including pedestrian and cycling routes,
- a **Public Realm Strategy**,
- **active uses** along the edges of public streets,
- a **privately-owned publicly accessible space**, and
- buildings reflecting an **urban character and scale** appropriate to a pedestrian environment.

Residential uses were not considered for this Block as part of the Secondary Plan.



Specific Block Policies Plan

- Secondary Plan Area Boundary
- Existing and/or Approved Development
- Mid-rise Blocks
- Large Blocks
- 1 Block Number

Why Are We Here?

On December 9, 2015, the Dufferin Street Secondary Plan Official Plan Amendment and Urban Design Guidelines were adopted by City Council.

The Secondary Plan is currently under appeal at the Ontario Municipal Board by 7 land owners, including the owners of the Yorkdale Site.

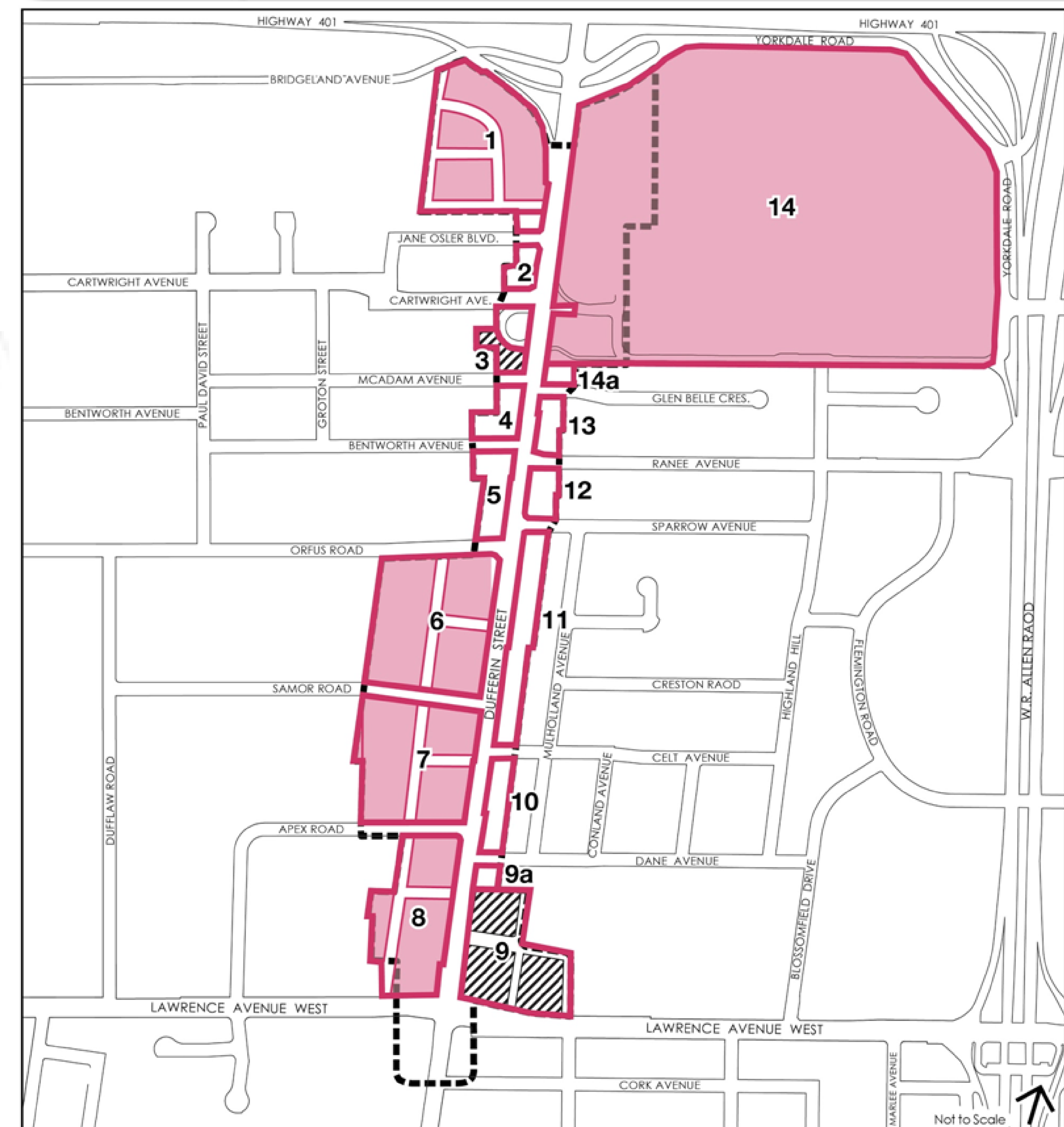
Through the appeal, the Yorkdale team is looking to set a framework for redevelopment of the Yorkdale site over the next 20+ years by including the **entirety of the Yorkdale lands** in the Dufferin Street Secondary Plan, among other improvements.

In order to do so, the City requires a Block Master Plan process to be initiated in accordance with the Dufferin Street Secondary Plan.

A Block Master Plan process will ensure comprehensive planning of the site and would include your input on:

- appropriate land uses,
- heights, streets and blocks,
- parks and open spaces,
- public realm improvements,
- community services and facilities,
- transportation movement in and around the site, and
- site servicing.

The conceptual plans you see today will evolve through the Block Master Plan process.



Proposed Amendment to Block 14 in the Dufferin Street Secondary Plan

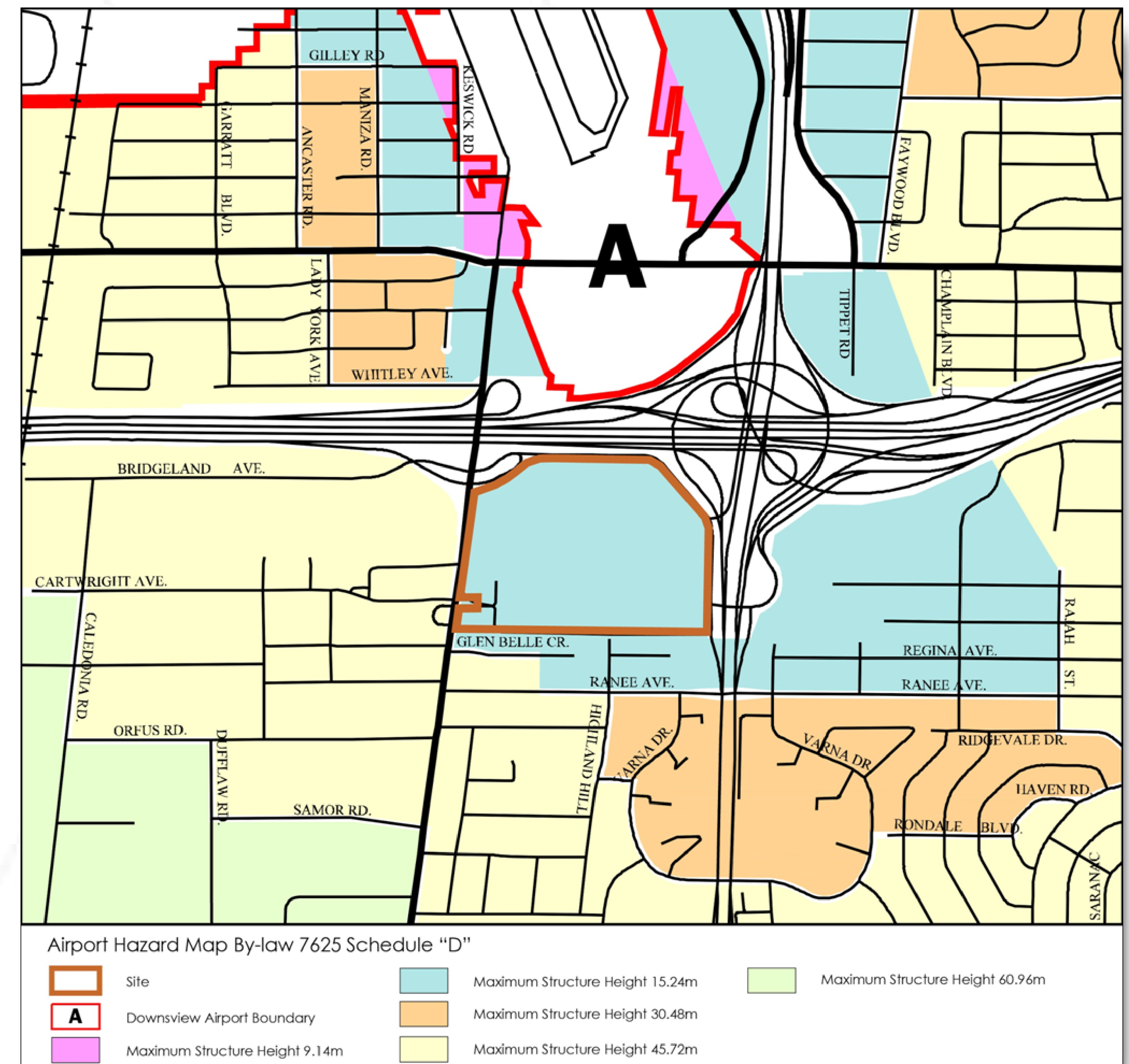
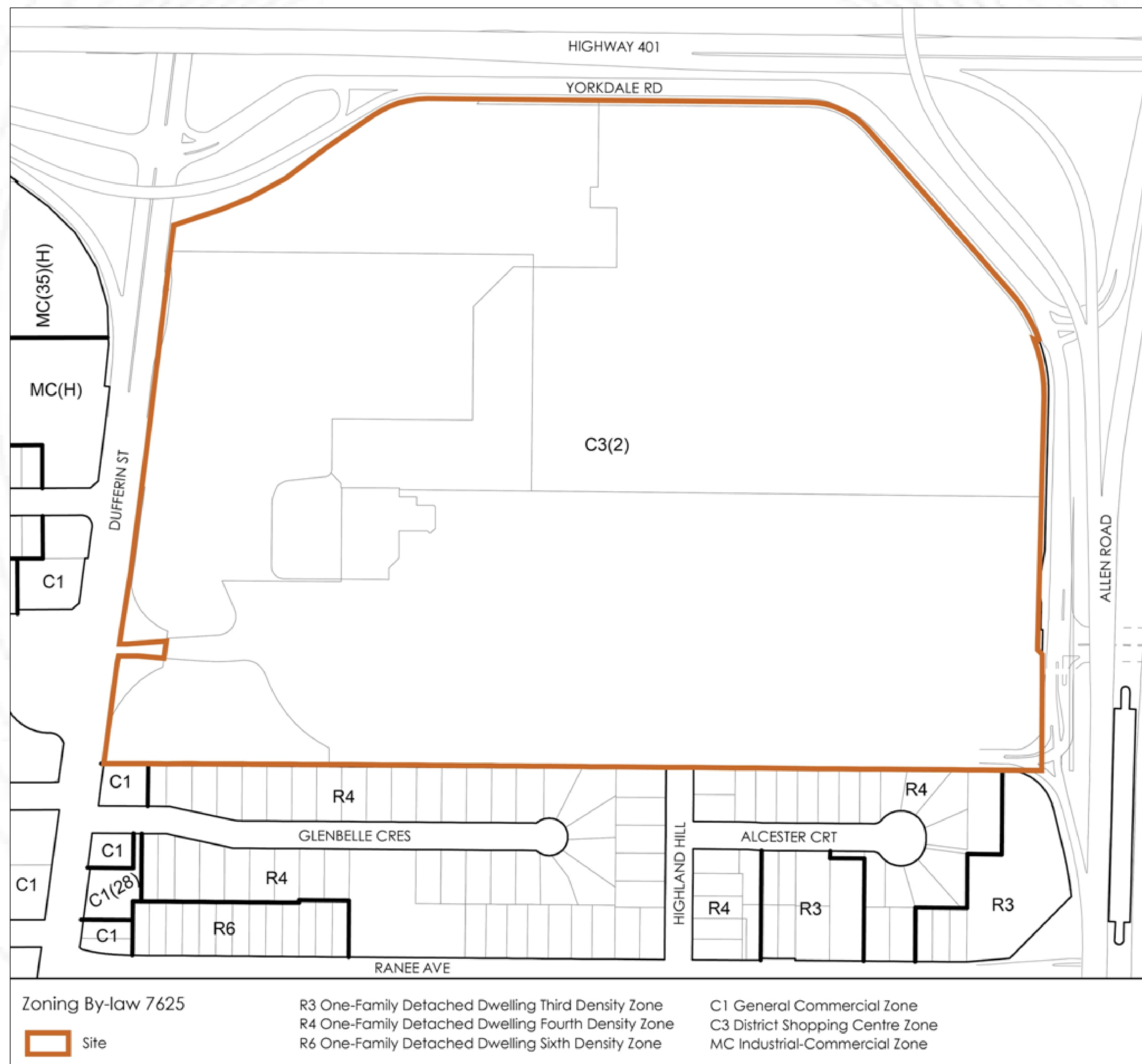
- Secondary Plan Area Boundary
- ▨ Existing and/or Approved Development
- ▭ Mid-rise Blocks
- 1 Block Number
- ▭ Large Blocks

Zoning

The site is zoned C3(2) District Shopping Centre Zone in the former North York Zoning By-law 7625 and permits:

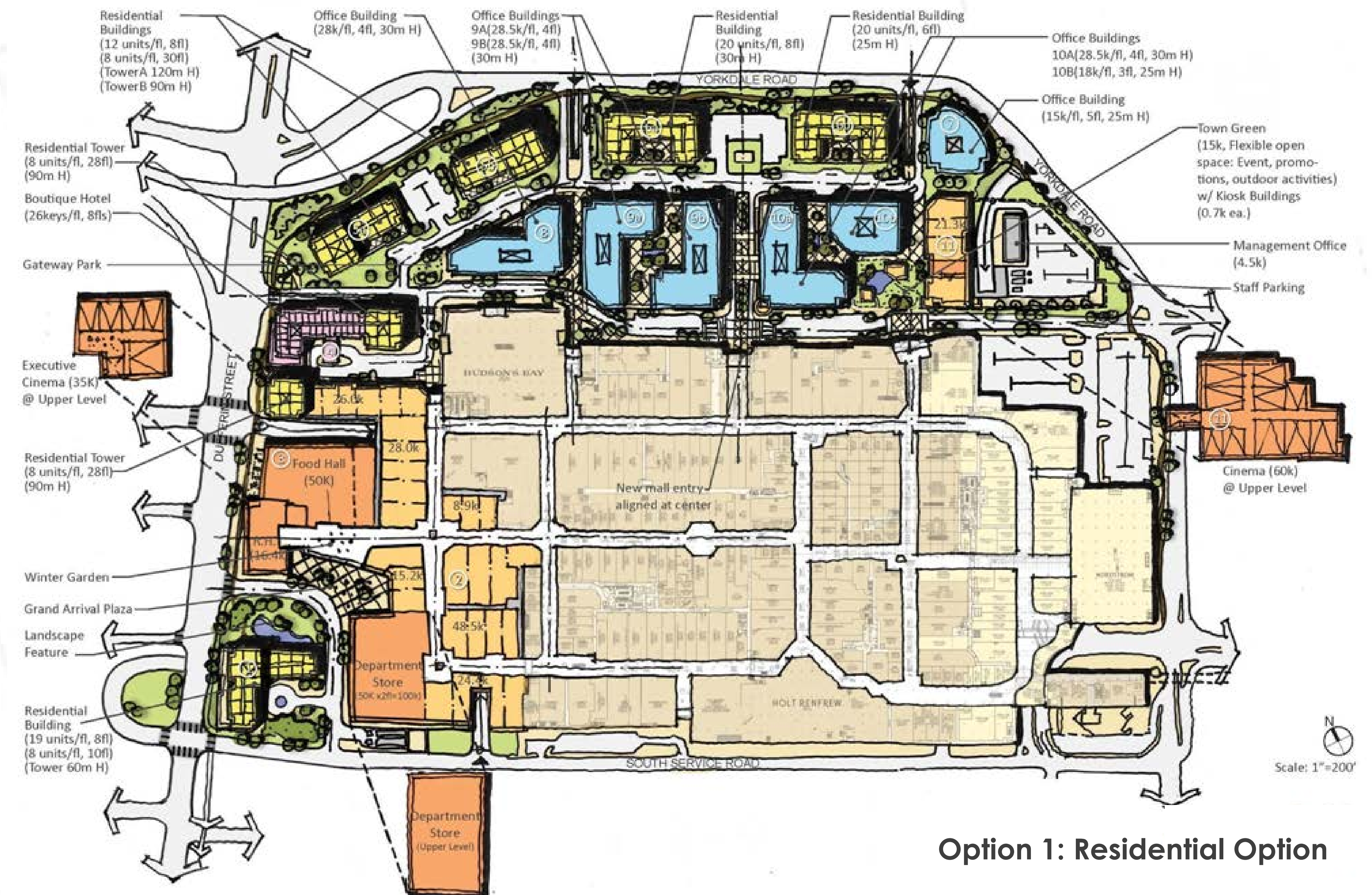
- commercial uses, shopping centre, nursery, public library, hotel, motel, taxi stand and transport terminal,
- a building area limited to 3 times the area covered by existing buildings,
- a lot coverage of 50% of the lot,
- a maximum height of 11 metres,
- commercial buildings with residential uses above with the lesser of 9.2 metres in height or 3-storeys,
- a 28.1 metre building at the south east corner of the site,
- a 1.8m wall along the southern boundary of the site, and
- specified minimum parking requirements.

In addition, **Airport Hazard Map (By-law 7625 Schedule "D")** limits building heights to low-scale buildings with a maximum height of 15.24 metres.

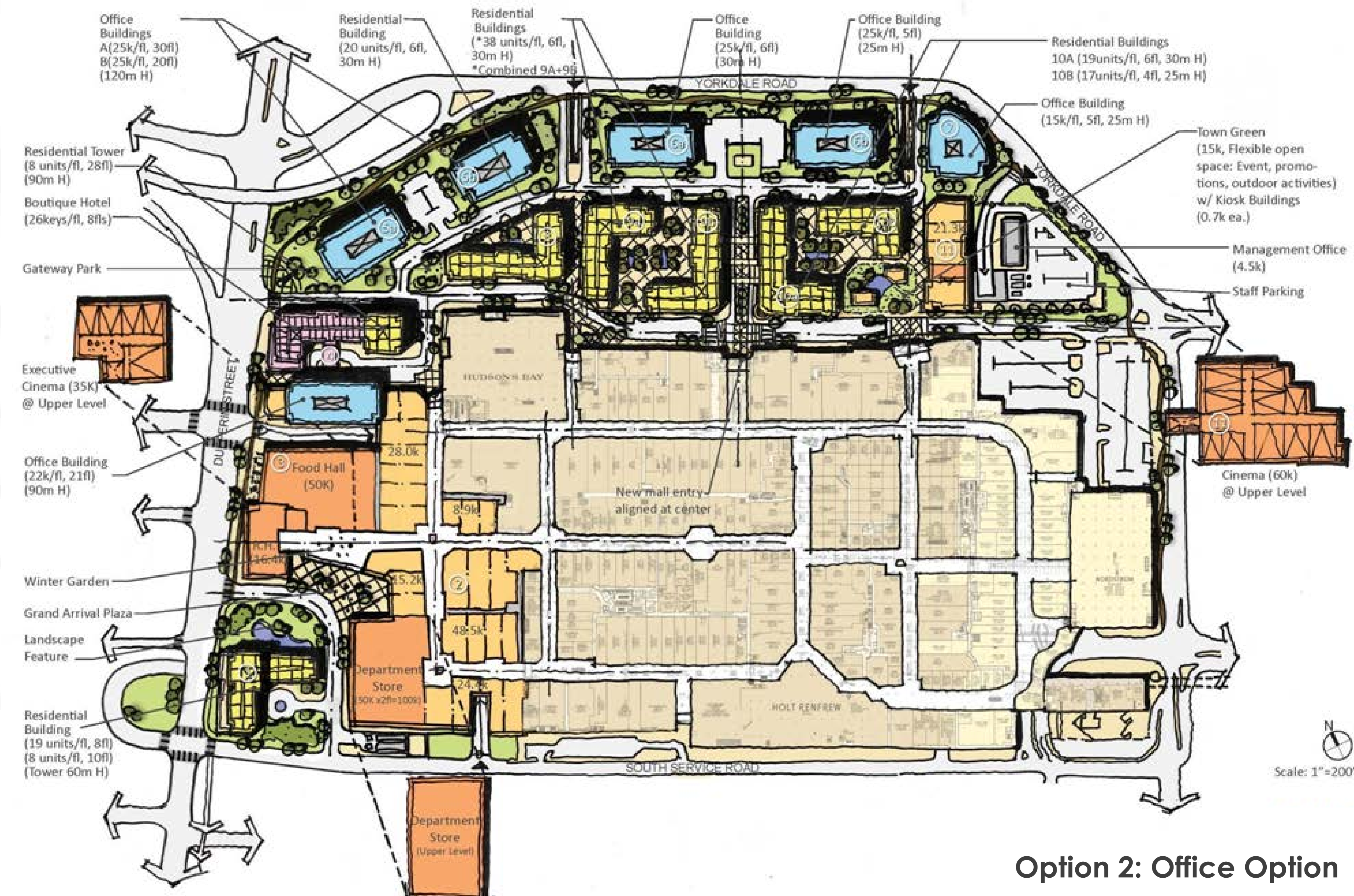


The Proposed Redevelopment

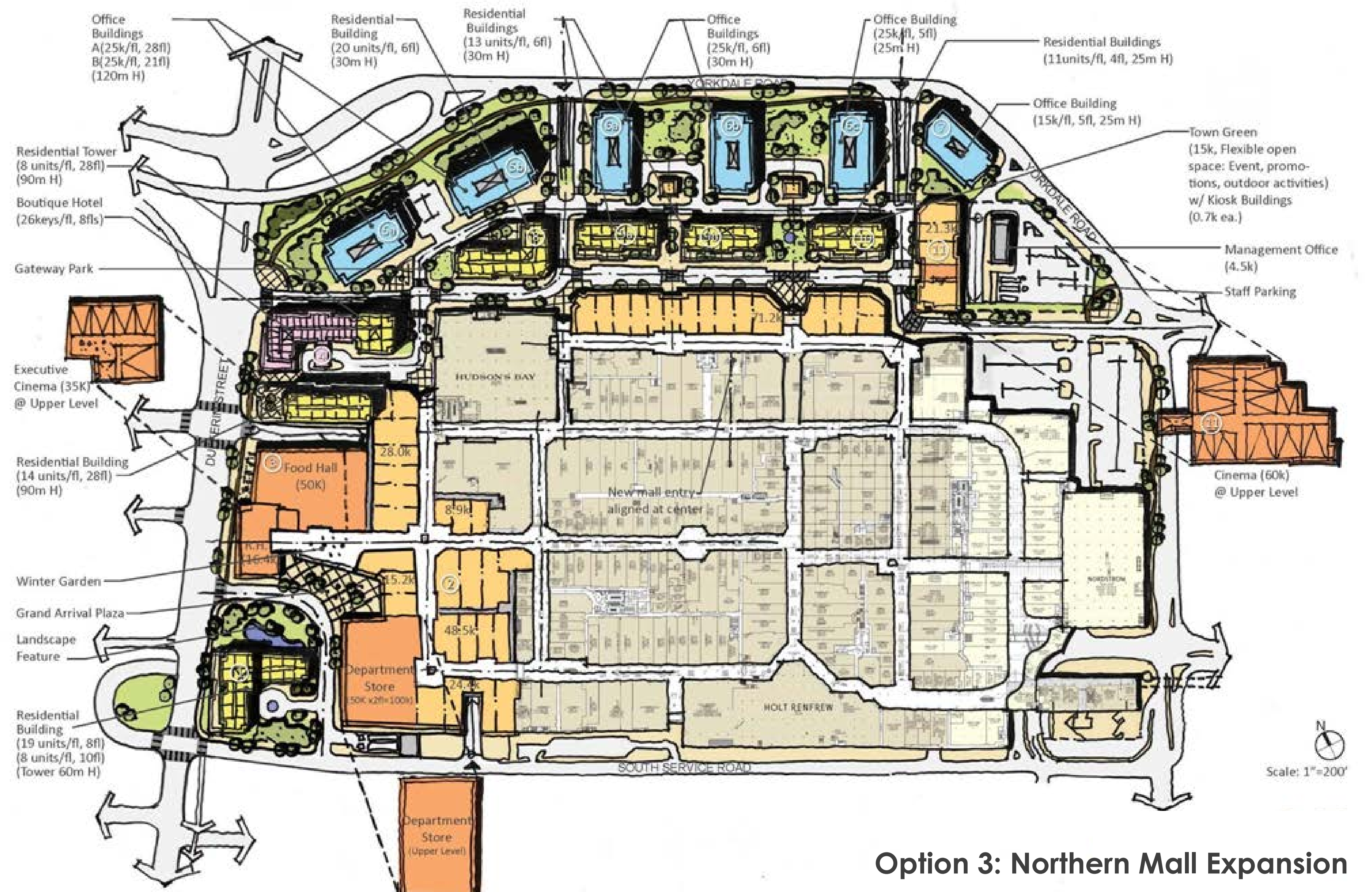
- Three conceptual block master plan options have been submitted with the applications which propose potential development of the Yorkdale Shopping Centre site over the next 20+ years.
- The three submitted block plan concepts propose a similar configuration along the Dufferin Street frontage.
- Each option differs in the manner in which proposed residential, office, hotel and retail development address Yorkdale Road to the north of the site.



Option 1: Residential Option



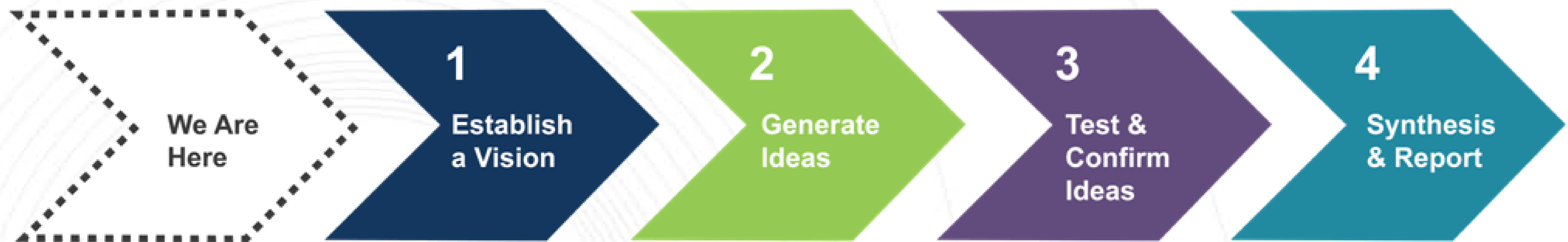
Option 2: Office Option



Option 3: Northern Mall Expansion

Yorkdale Block Master Plan Process

Staff recommend that a Block Master Plan study process be conducted over **4 phases** to assess future development on site. Each phase would be complemented by public engagement components. **Tonight's Open House is an introduction to the application and Block Master Plan process.**



The scope of the Block Master Plan work will include review of all submission items and the development of the following strategies and analyses:

- a Land Use Strategy,
- a Structure Plan,
- a Streets and Blocks Strategy including pedestrian and cycling connections,
- a Greening Strategy including parks, open space and public realm,
- a Development Phasing Plan,
- a Public Engagement Strategy,
- a Transportation Master Plan Study, and
- a Stormwater, Groundwater and Servicing Infrastructure Plans and Studies.

Community Engagement

Each phase of the study will include Community Engagement events such as:

- Additional public consultation meetings,
- Information on the applications available at the Yorkdale Shopping Centre,
- Planners In Public Spaces (PIPS) events in Yorkdale Shopping Centre and at local events,
- Local Advisory Committee meetings,
- Technical Advisory Committee meetings of City and agency staff,
- Theme specific meetings and design exercises on key focus areas, which may include: transportation, urban structure, streets and blocks, public realm, parks and open space, built form and community services and facilities, and
- A final statutory public meeting.



Are you interested to provide us indepth comments on the following applications?
Sign up for our Local Advisory Committee at the sign-in table!





Reasons for the Application

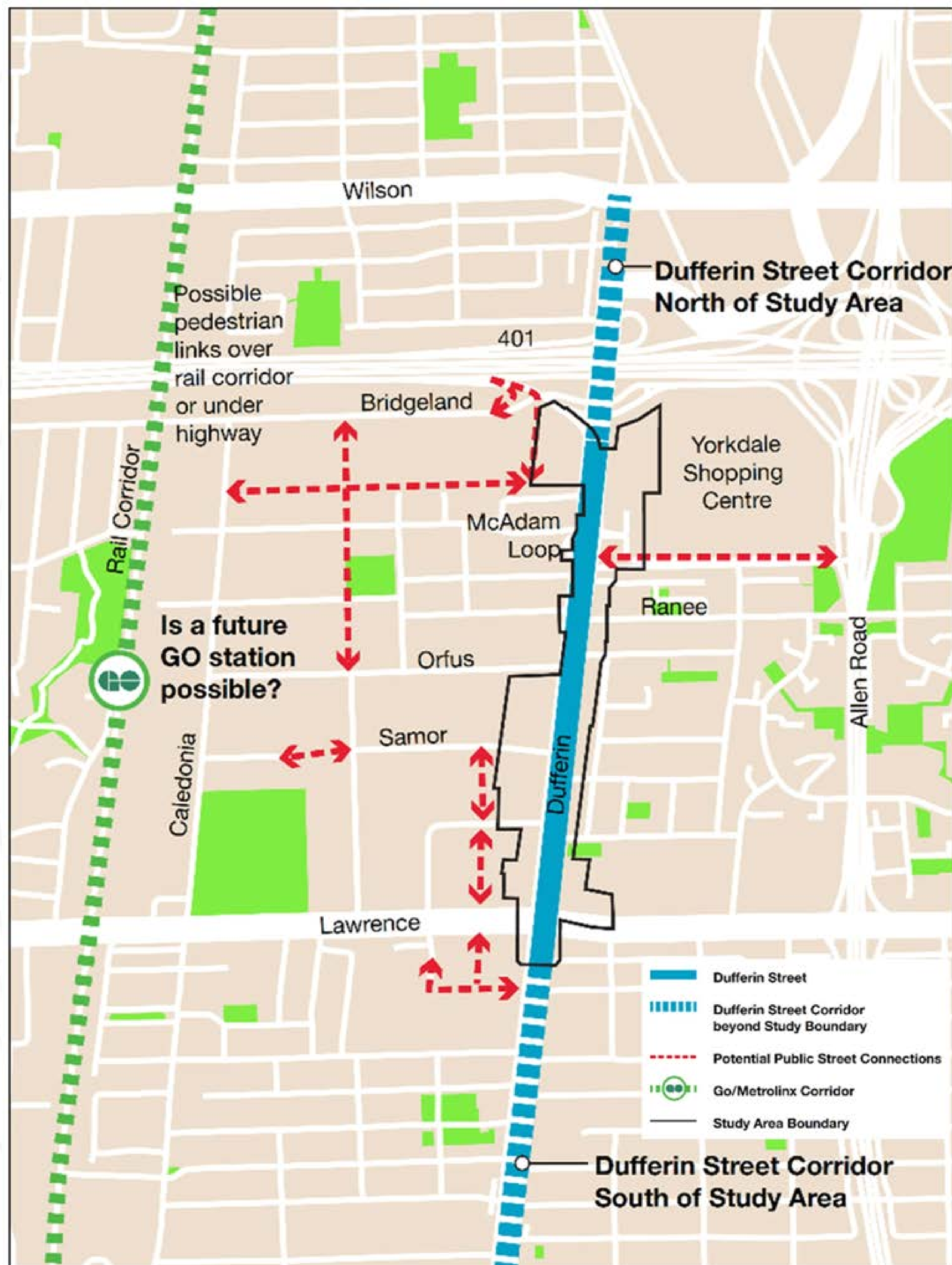
The Official Plan Amendment proposes to amend the Dufferin Street Secondary Plan which includes, but is not limited to:

- Amending the Dufferin Street Secondary Plan boundary to include the entirety of the Yorkdale Shopping Centre site,
- Establishing a network of private internal roads and connections in place of public roads, and
- Reconfiguring the existing McAdam loop to include an intersection with full pedestrian crossings and a public park at-grade.

The Zoning By-law Amendment proposes to amend the former North York By-law 7625 C3 Zone, to allow for:

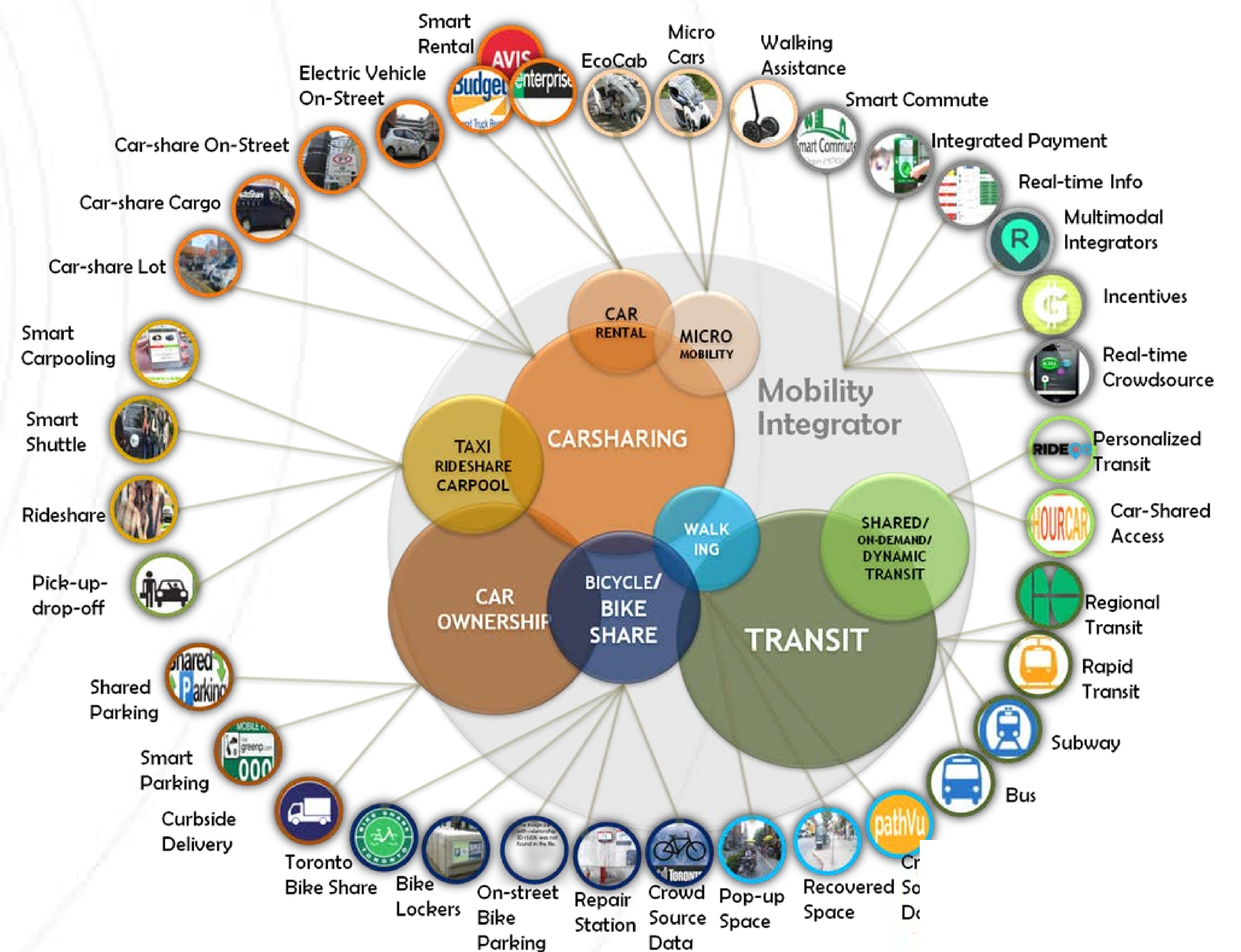
- Additional height up to a maximum height of 120 metres,
- Increased density along Dufferin Street,
- Residential uses,
- Revised setbacks, parking, bicycle and loading requirements, and
- The establishment of base density values on site that would require any additional proposed density to be subject to a holding provision 'H'. The removal of the holding provision would be subject to a Site Plan application.

Block Master Plan Movement Strategy



Throughout the Block Master Plan process, the City will work with the Yorkdale team to initiate a detailed Transportation Master Plan.

The Transportation Master Plan would identify an optimum long-range plan to accommodate future growth and would define existing problems/opportunities, consider and evaluate solutions, and be supported through extensive consultation with local stakeholders and members of the public.



How We Move

 We want your input!

Step 1: How did you travel to this meeting?

Indicate your mode of travel below and draw your route

Step 1a: Please select your mode of travel today?

Car

Carpool

Transit

Bike

Walk

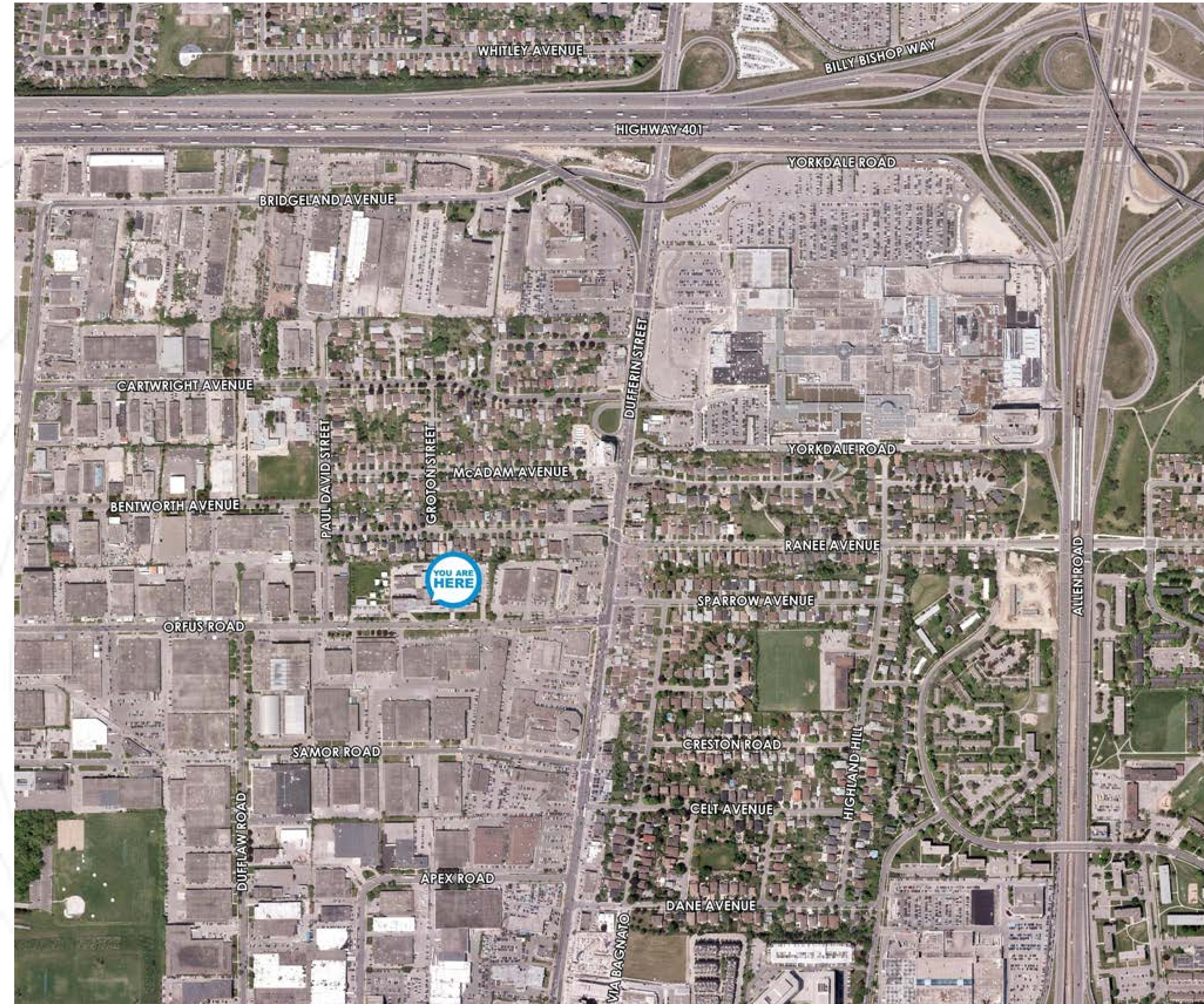
Other

Step 2: What movement do you like or dislike?

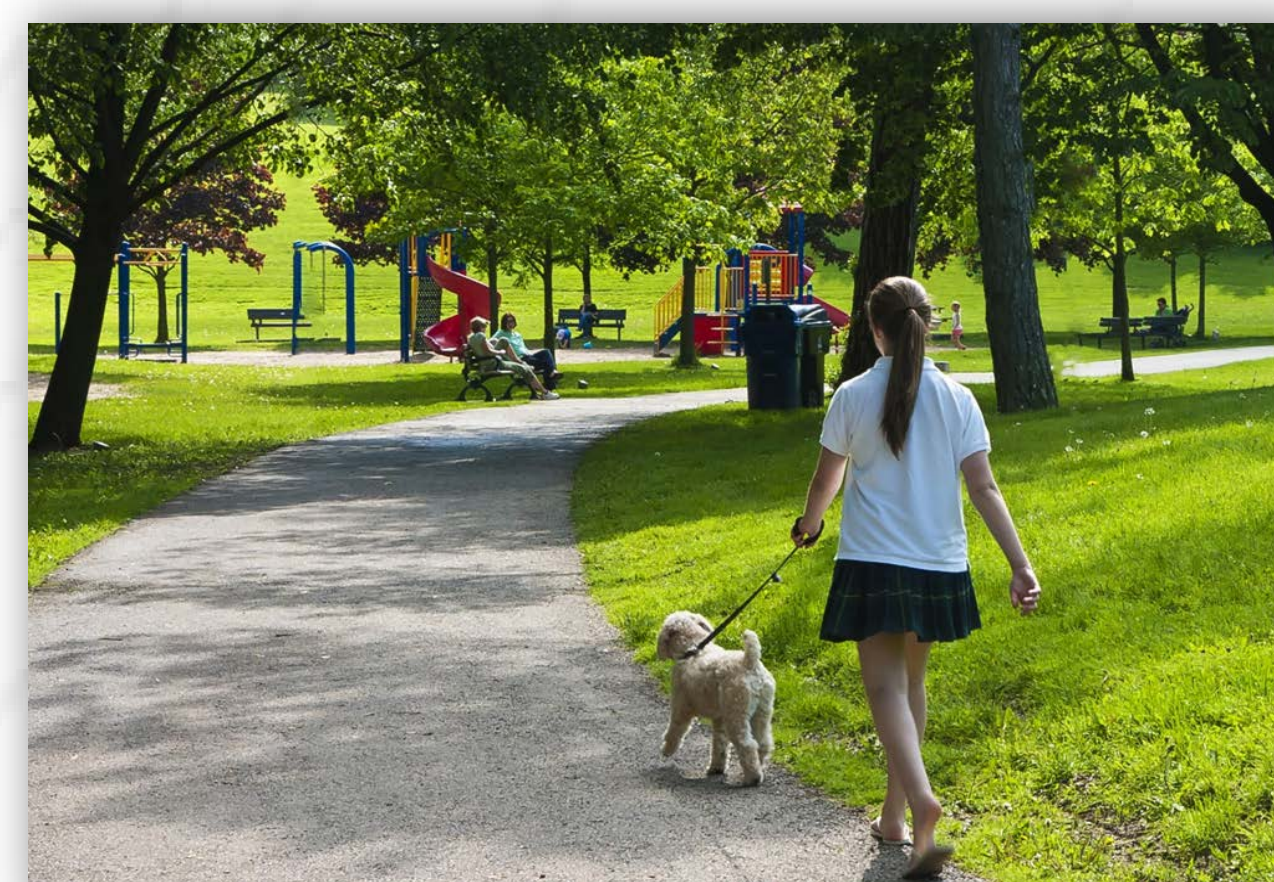
Green sticker = Like

Red sticker = Dislike

Step 3: What movements can we improve on?

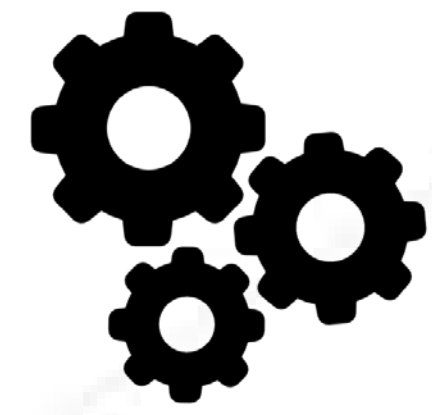


How can the Yorkdale site be redeveloped to encourage walking, cycling and transit use?





Guiding Principles for Future Yorkdale Development



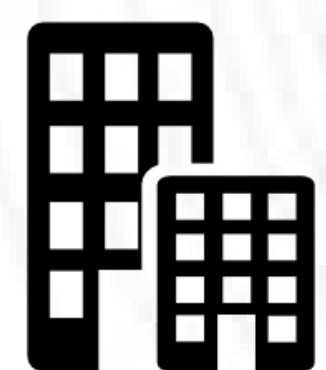
Retail, Entertainment, Lifestyle Destination and Employment Generator:

Strengthen Yorkdale's primary retail and related entertainment land uses and introduce additional complementary land uses that are to support and enhance Yorkdale as an employment generator and a unique retail, lifestyle and entertainment designation for all residents and visitors to Toronto.



Transformation, Community Integration and Public Realm:

Redevelopment of the Yorkdale Site to a complete community structured by a high quality public realm consisting of a connective network of streets, parks and open spaces, community services and facilities, cycling routes and pedestrian pathways to create a unique lifestyle living environment and a destination that is connected and integrated with the surrounding community.



High Quality Built Form:

High quality, innovatively-designed buildings will be massed, located and organized to support and enhance an emerging public realm, integrate with its existing and planned context and maintain a presence on a prominent site of local and regional significance.



Parks and Open Spaces:

Create a parks and open space network on-site to support the proposed land uses through on-site parkland dedication and publicly accessible open space, as well as consideration for off-site park improvements and connections.



Flexibility:

Development will be based on a flexible planning framework that will accommodate innovation, market responsiveness, and built form, public realm, circulation and land use options.



Movement:

Create a multimodal transportation network that encourages a balance in mobility choices. An appropriate hierarchy should be established for the network with sufficient infrastructure investment to improve connections and accesses for pedestrians, cyclists, local and regional transit users, and automobile users.



Servicing and Water Infrastructure:

Support future development with required infrastructure, including water distribution demands, sanitary capacity, groundwater management, stormwater management and design block service connections that are in line with City Servicing Requirements for New Developments guideline.

Final Outcome of Block Master Plan Process

The Block Master Plan Process and application review will result in:

- A refined option for future redevelopment of the the Yorkdale lands conceived through the Block Master Plan process and in reference to the developed guiding principles,
- An Official Plan amendment to the Dufferin Street Secondary Plan and/or Toronto Official Plan outlining policies, including phasing of future redevelopment of the Yorkdale lands,
- A Site Specific Zoning By-law Amendment, and
- Site specific Urban Design Guidelines.



Rendering of new Yorkdale development fronting Dufferin Street



Rendering of new Yorkdale development fronting Dufferin Street



Application Materials

This is a large, complex development application. It requires an in-depth study of submitted materials as well as the effects of the proposed development on the surrounding area.

The City routinely requests a number of studies and rationales to be undertaken and submitted with development applications.

The submitted application materials to date by Oxford Properties are shown on the right.

All of these materials are public documents and are available online at the City's project website.

Submitted materials to date include:

- Boundary/Topographical Survey,
- Digital Building Mass Model,
- Toronto Green Development Standards Checklist,
- Planning Rationale and Urban Design Guidelines,
- Sun-Shadow Study,
- Contaminated Site Assessment,
- Multimodal Transportation Impact Study,
- Multimodal Transportation Demand Management Master Plan,
- General Tree Inventory,
- Servicing and Stormwater Report,
- Preliminary Geotechnical Engineering Report,
- Economic Impact Analysis,
- Public Consultation Plan,
- Noise, Dust/Air Quality and Vibration Study, and
- Pedestrian Level Wind Study.



Staff require additional materials be submitted to better understand the proposed development.



Matters to be Resolved and The Public Interest

 Your comments tonight and throughout this process are of great importance in helping inform City Planning's recommendations on this proposal to City Council.

Matters to be Resolved

As we continue to review and process the applications, the City is looking to resolve the following matters:

- Processing the application through a Block Master Plan study,
- Evaluating the appropriateness of proposed land uses,
- Understanding future configuration of streets and blocks,
- Assessing the appropriateness of the proposed built form, massing and heights,
- Determining transportation network and infrastructure improvements on-site and in the surrounding area,
- Identifying site servicing and stormwater management improvements on-site,
- Providing for future parks and open spaces,
- Identifying future Community Services and Facilities,
- Determining sustainable design strategies,
- Providing for affordable housing,
- Phasing and Implementation of the Block Master Plan, and
- Determining appropriate Section 37 Benefit Community Benefits.

The Public Interest

Part of a City Planner's job is to determine the Public Interest and make recommendations to Council which represent the Public Interest.


But what IS the Public Interest?

The Diagram below shows what inputs are considered when determine the Public Interest.



Interactive 3D Model



 *What would the complete proposed development concepts look like if they were constructed today?*

The 3D Conceptual Models submitted by the applicant have been placed into the City's in-development 3D Model of the City. These are available on three separate laptops for viewing.

Is there a view you would like to see?
Ask City Staff who can help show you each conceptual model from any viewpoint.



Option 1: Residential Option



Option 2: Office Option

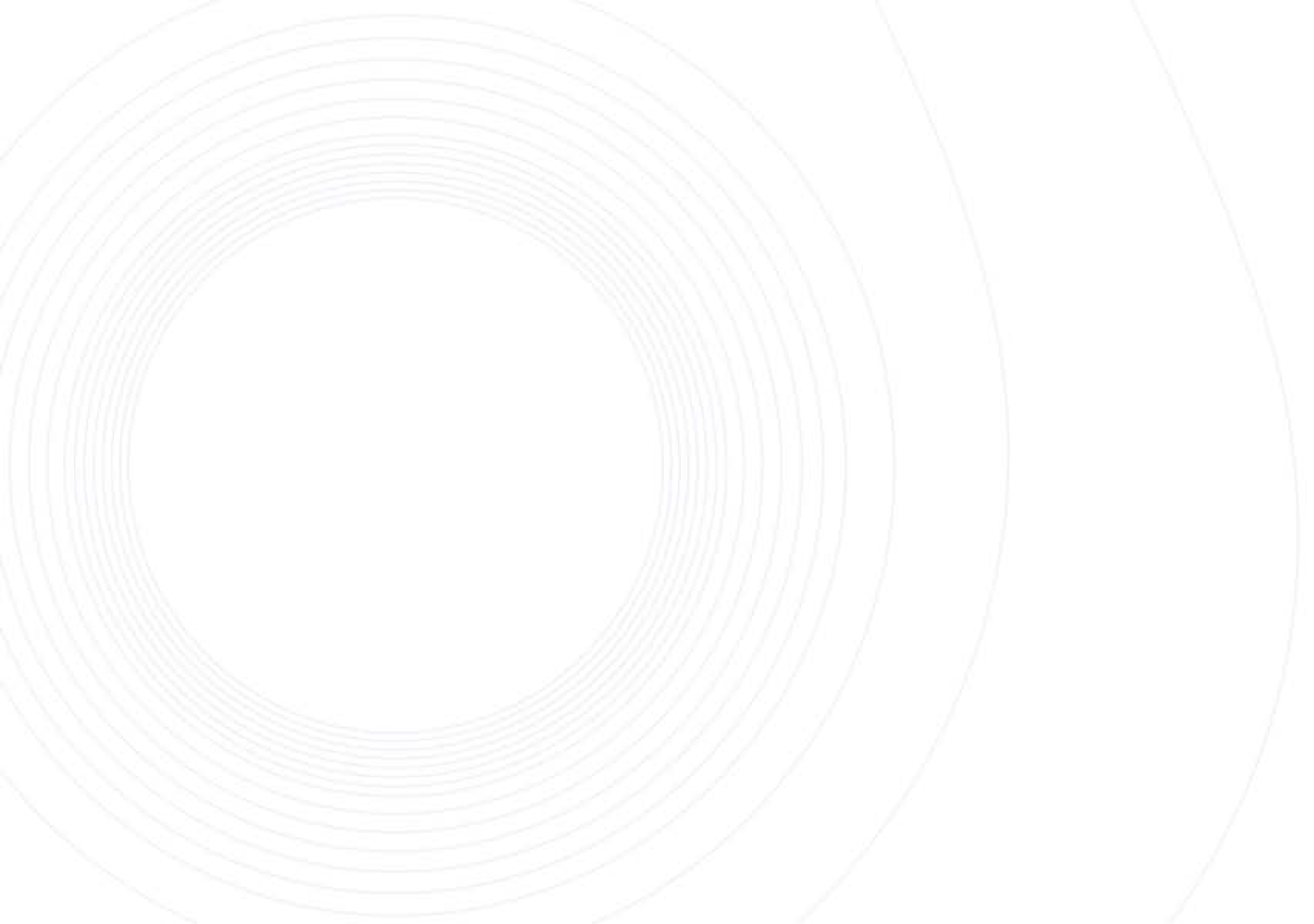


Option 3: Northern Mall Expansion

What is working well or not working well at the Yorkdale site?

Green Post-it = working well

Red Post-it = not working well



How can the Yorkdale site be improved?

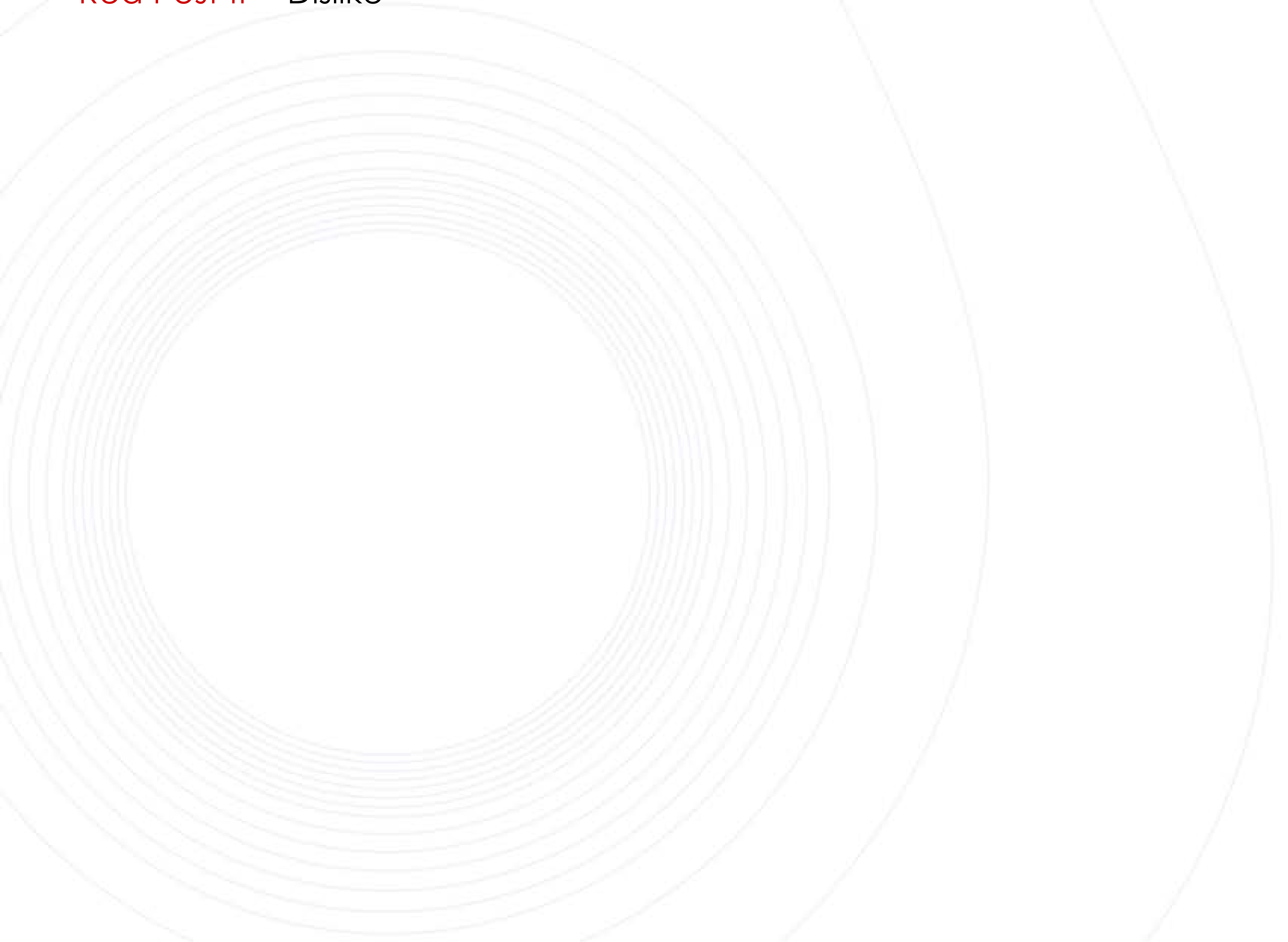
Yellow Post-it = how can we improve



What do you like or dislike about the 3 concept plans?

Green Post-it = Like

Red Post-it = Dislike



What Community Services and Facilities could be added to the Yorkdale lands to support new residents and the surrounding community?

