

A horizontal band across the top of the page showing a dark body of water with vibrant, blurred reflections of city lights in shades of blue, red, and white.

LOWER YONGE

Urban Design Guidelines and Transportation Master Plan EA

22 May 2013

PERKINS
+ WILL ARUP

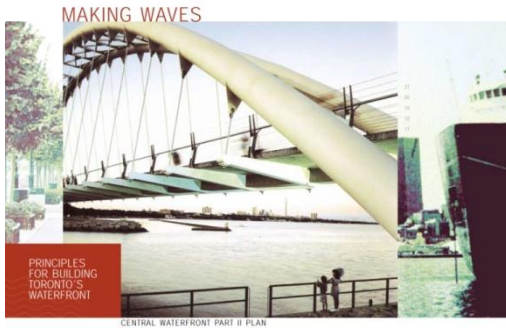
PRECINCT PLAN PROCESS

Allison Meistrich, City of Toronto

Lower Yonge Precinct

Study Area and Context

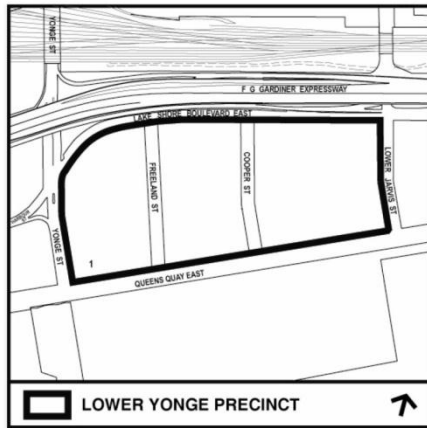
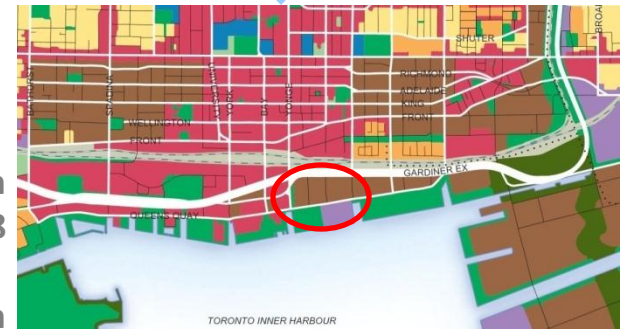
May 22, 2013



Central Waterfront
Secondary Plan



City of Toronto Official Plan
Land Use Map 18
Regeneration Area
designation



Lower Yonge Precinct Policy Framework

May 22, 2013

The Central Waterfront Plan is built on four core principles:

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

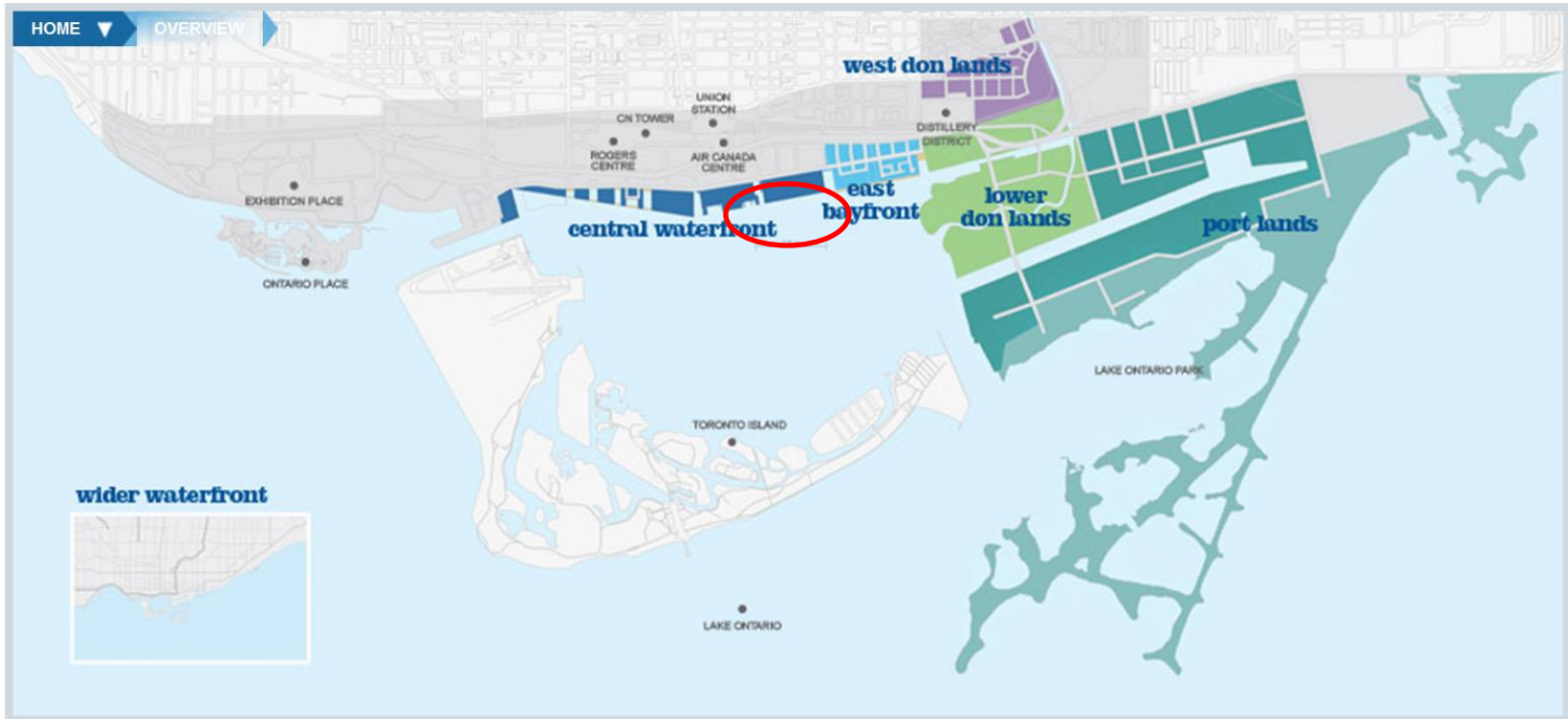
These objectives are implemented through **precinct plans**.

Precinct implementation strategies are intended to provide for comprehensive and orderly development and to implement the policies of this Plan.



Lower Yonge Precinct Waterfront Precincts

May 22, 2013



Lower Yonge Precinct

May 22, 2013

Precinct Implementation Strategies include:

- A streets and blocks structure;
- Standards for building height and massing;
- Strategies to ensure a balance between residential and employment-based development;
- Strategies for achieving affordable housing targets;
- Location and phasing of local and regional parks, open spaces, public use areas, trails and connections;



Lower Yonge Precinct

May 22, 2013

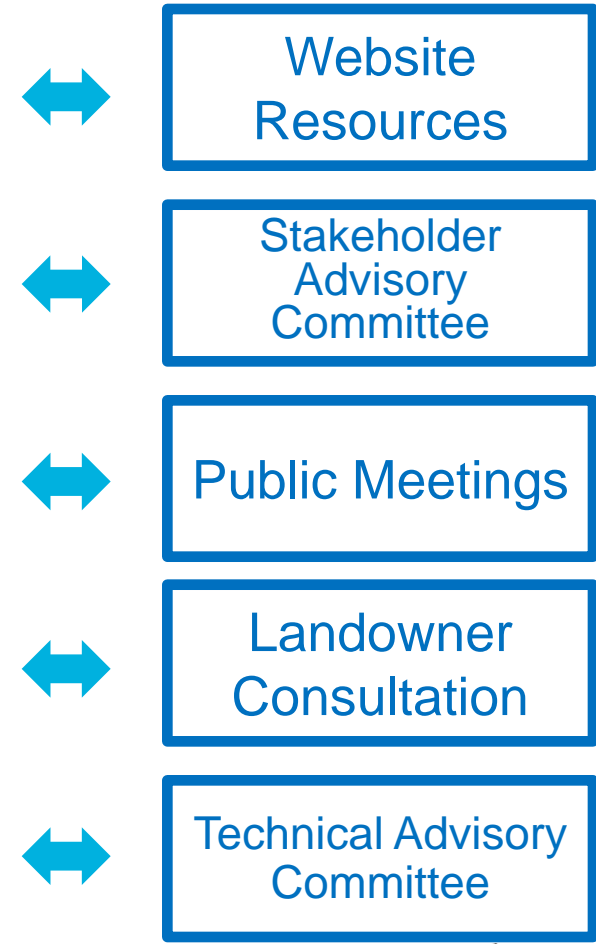
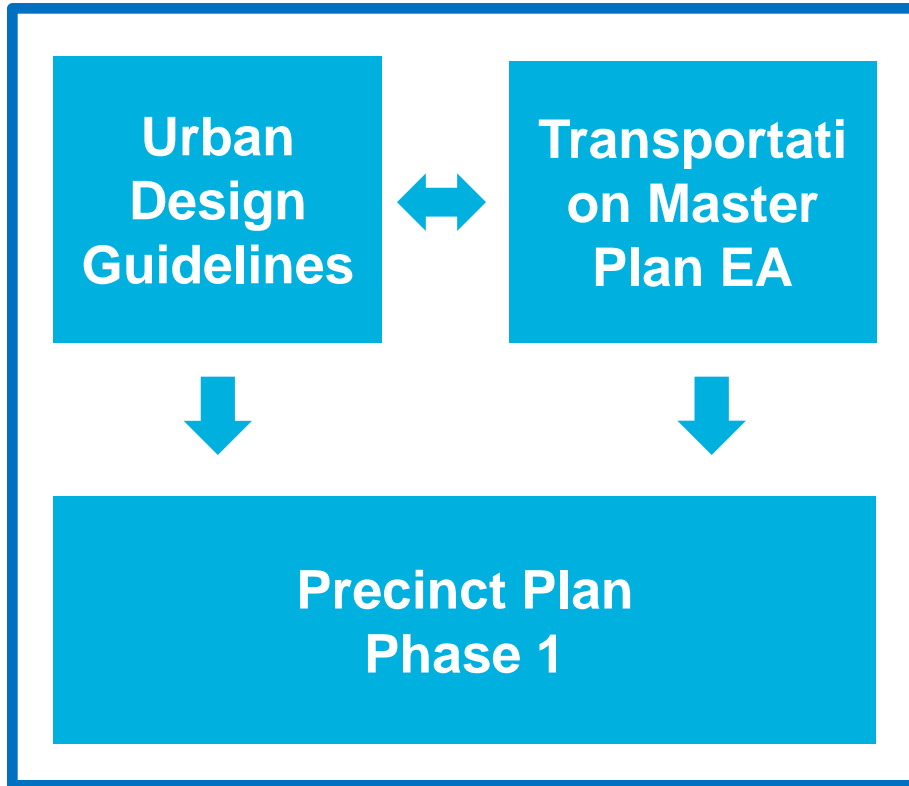
Precinct Implementation Strategies include:

- Location and phasing of schools, libraries, community/recreation centres, daycare, etc;
- Environmental performance standards;
- Provisions for securing the retention of heritage buildings;
- Urban design and public art provisions;
- Provisions to secure necessary roads, transit, trails and bicycle paths; and
- Financial mechanisms to ensure implementation.



Lower Yonge Precinct

Plan – Process May 22, 2013



Lower Yonge Precinct Plan

May 22, 2013

The Lower Yonge Precinct Plan will provide the planning context, policies and implementation tools for the redevelopment of these waterfront lands and inform the review of development applications.

Precinct plan implementation may be phased.

Some precinct implementation strategies may be addressed through materials supporting development applications.



Lower Yonge Precinct – 1 to 7 Yonge

May 22, 2013



- Application to amend zoning by-law
- 22.1x Floor Space Index
- 7 Towers
- 88, 80, 80, 75, 70, 40, and 35 storeys
- 1 office tower proposed
- Addition to Toronto Star building
- 1 hotel/residential
- 4 residential towers with 8 storey base building with mixed commercial/retail



Lower Yonge Precinct – 1 to 7 Yonge May 22, 2013

March – application filed, followed by additional submissions

May – application deemed incomplete, cannot appeal until complete

June – preliminary report to TEYCC – provides application and policy background, identifies issues and process

Provision of comments and discussion through precinct plan process



Lower Yonge Precinct – Schedule

May 22, 2013

Nov 2012	Information Report to Community Council
May 2013	Stakeholder Advisory Committee #1
May 22	Public Meeting #1
Jul	Stakeholder Advisory Committee #2
Jul	Urban Design Guidelines (UDG) Draft
Jul	Transportation Master Plan (TMP) EA Draft
Sep	Public Meeting #2
Sep	Precinct Plan Draft
Oct	Finalize Documents (UDG, TMP, Phase 1 Precinct Plan)
Nov	Community Council Public Meeting # 3 (to be determined)

