

January 5, 2010

Rosalind Dyers
Committee Administrator
Toronto East York Community Council
City Hall, 2W

Dear Rosalind,

Re: Downtown Yonge Streetscape Guidelines

Please add the attached correspondence from the executive director of the Downtown Yonge BIA, James Robinson, to the January 12th TEYCC agenda with the following recommendation:

Direct the Manager of Community Planning – Toronto East York District to report back to TEYCC on incorporating the Downtown Yonge BIA Streetscape Guidelines into the existing Community Improvement Plan.

Thank you for your assistance.

I remain,

Kyle Rae
City Councillor

December 17, 2009

Kyle Rae
City of Toronto
100 Queen St. W.
2nd Floor, A6
Toronto, ON M5H 2N2



Dear Councillor Rae:

Re: Request for Motion at Community Council January 12, 2010
Streetscape Guidelines & Public Realm Strategy

On behalf of our Board, and as advised by the City's Community Planning Staff, we are writing to request that the following Motion be presented at the Community Council meeting of January 12, 2010:

- 1) Adopt the Downtown Yonge BIA Streetscape Guidelines within the existing Community Improvement Plan. A copy of which is attached for your reference.
- 2) Direct Staff to initiate a Public Realm Strategy to identify desired community improvements within the Downtown Yonge BIA.

These requests are the result of our extensive Streetscape planning process, which the DYBIA initiated in 2004 in consultation with City staff and BIA members.

The Streetscape Guidelines have been formulated through this process, and many of the elements have since been rolled-out on Yonge Street.

The intent of the Board request for the Public Realm Strategy is to formalize the opportunities for improvements within the area through identification of area-wide programs and key projects throughout the area.

Downtown Yonge
Business Improvement Area

40 Dundas St W, #300
PO Box 42
Toronto, ON M5G 2C2

Tel 416.597.0255
Fax 416.597.0233

www.downtownyonge.com

We appreciate your continued support.

Sincerely,
Downtown Yonge BIA

James L. Robinson
Executive Director
jrobinson@downtownyonge.com

c.c. Mr. Al Rezoski, Manager, Community Planning,
Downtown Section, City of Toronto

Downtown Yonge BIA Streetscape Guidelines



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Contact Information

Downtown Yonge
 Business Improvement Area
 40 Dundas Street W, #300, PO Box 42
 Toronto, ON M5G 2C2

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 bia@downtownyonge.com
 www.downtownyonge.com



Introduction

The Downtown Yonge Business Improvement Area (DYBIA) is an association of over 2,000 business and property owners committed to the renewal and revitalization of Downtown Yonge.

The boundaries of the DYBIA extend from its southern border at Richmond Street to its northern border at Grosvenor/Alexander Streets; and its western border at the east side of Bay Street across to its eastern-most border at Victoria/Bond and Church Streets.

The DYBIA Streetscape Guidelines is an important document, intended to assist in the advancement of the DYBIAs renewal and revitalization goals for Downtown Yonge, by prioritizing the pedestrian environment through unifying and organizing the elements that make-up the streetscape.

This document has been created to provide streetscape guidelines for the planning, design, review, approval, and implementation of:

- Development Plans within the DYBIA;
- Property Owner initiatives to improve the streetscape in the domain of their assets, located within the DYBIA;
- Identification of opportunities to designate a portion of Section 37 Funding to improving the public realm in connection with Development applications in the DYBIA.

The DYBIA Streetscape Guidelines should be read in conjunction with the City of Toronto's Vibrant Streets Guidelines, Toronto's Coordinated Street Furniture Program.

The Streetscape Guidelines classify DYBIA Streets into three distinct areas for improvement:

- Yonge Street
- Typical Streets
- Boundary Streets

The guidelines have been developed to identify key elements applicable to each of the three classifications, and should be referenced according to the type of street(s) the subject property is located within the DYBIA.

Several years of public and private consultation and on-going collaboration with City staff has culminated in the DYBIA's Streetscape Guidelines contained herein.

The roll-out of the Yonge Street portion of the program commenced in 2007, and marked the start of a four year project focusing on improving Yonge Street in Downtown Yonge. The Yonge Street initiative has been made possible through the commitment of the DYBIAs members, and the partnership with the City's Economic Development Department and Toronto Hydro.

To date, the DYBIA has contributed millions of dollars toward Streetscape Initiatives within the area. Continued support and partnering is required to realize the successful completion of these important streetscape initiatives.

Goals / Objectives

- Revitalize and re-brand Downtown Yonge
- Establish a clear, unified identity and overall continuity
- Improve appearance through an organized presentation of the various streetscape elements
- Develop a sense of place and foster community pride
- Create a safe, attractive environment for employees, customers, residents and tourists
- Attract new businesses, development and tourism
- Reflect the world class aspirations of Downtown Yonge
- Reinforce progressive change and positive improvements
- Create a vision for increased private and public investment

Key Elements

- Street Lighting - Yonge Street
- Branded Traffic Poles
- Multi-Purpose Pedestrian Lighting
- Trees and Tree Grates
- Branded Street Name Signs
- Branded Banner Program
- Granite Sidewalk Banding

Street Classification

Key Elements are to be implemented according to specifications related to three main Categories

- Yonge Street
- Typical Street
- Boundary Streets

Street Categories

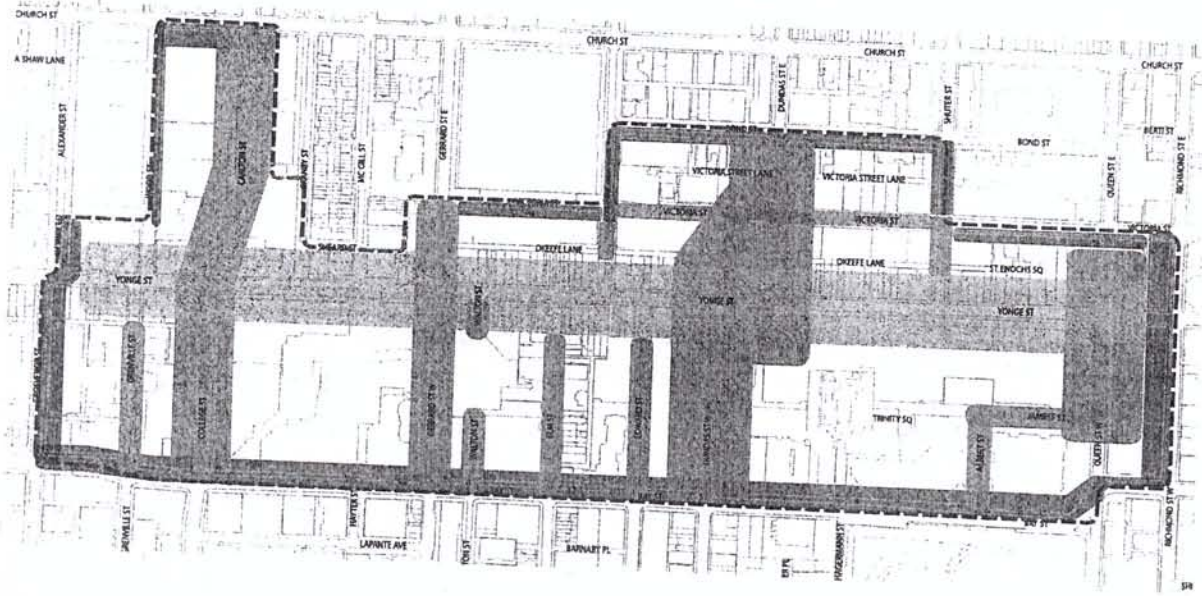
Yonge Street

Typical Streets

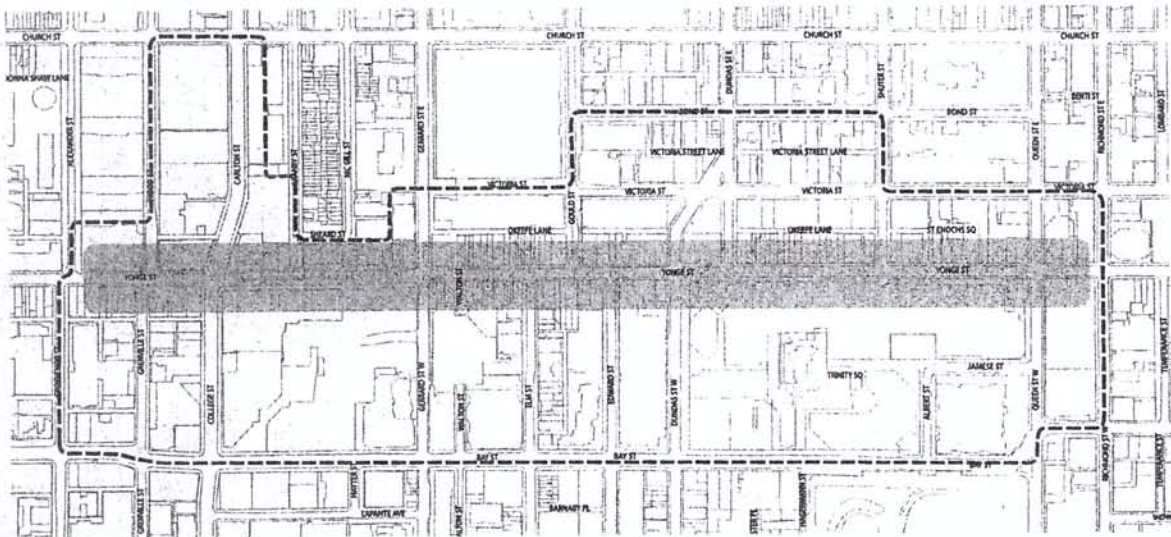
- Albert Street
- Carleton Street
- College Street
- Dundas Street East/West
- Edward Street
- Elm Street
- Gerrard Street East/West
- Grenville Street
- Gould Street
- James Street
- Queen Street East/West
- Shuter Street
- Victoria Street
- Walton Street

Boundary Streets

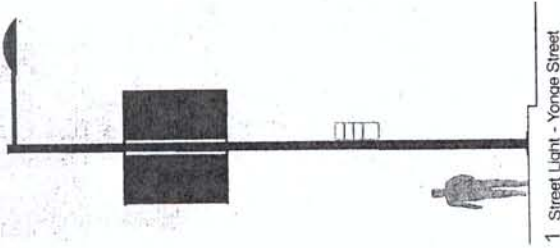
- Alexander Street
- Bay Street
- Bond Street
- Church Street
- Gould Street
- Grosvenor Street
- Richmond Street
- Shuter Street
- Victoria Street
- Wood Street



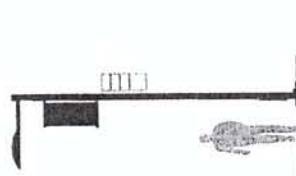
Yonge Street



2 Branded Traffic Pole



1 Street Light - Yonge Street Double Banner (36'x72')

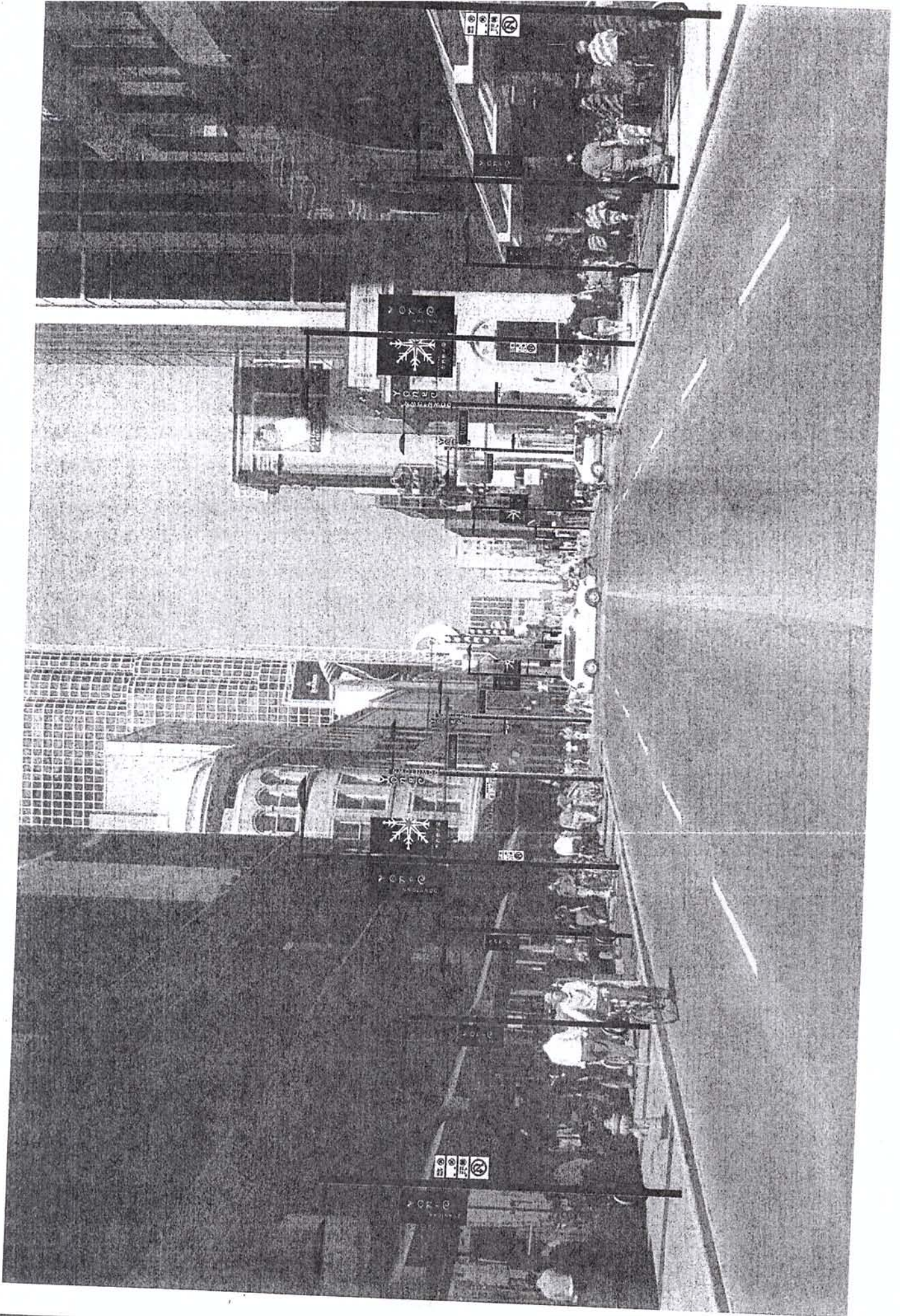


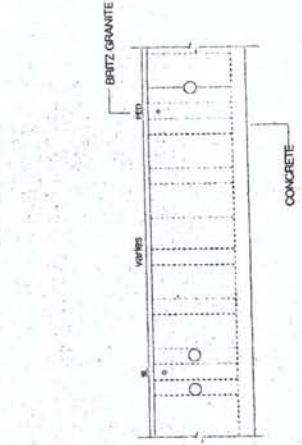
3 Multipurpose Pedestrian Pole Small Banner (16'x36') Bicycle Png



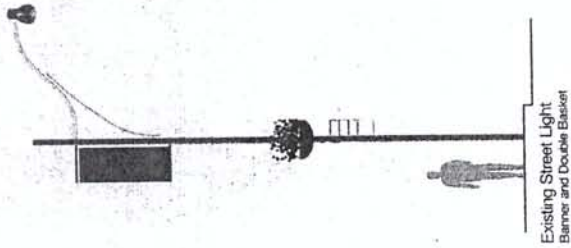
4 Sidewalk Detail with Granite Banding

- Yonge Street Standards
Detailed Components refer to:
- 1 Branded Street Light p 18
 - 2 Branded Traffic Pole p 20
 - 3 Multipurpose Pedestrian Pole p 23
 - 4 Granite Banding p 41

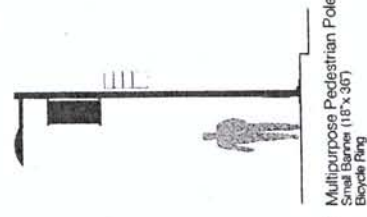




Sidewalk Detail with Granite Banding
 note: paver installation optional/granite briz or similar subject to DTBA and City Approval



Existing Street Light
 Banner and Double Basket



3 Multipurpose Pedestrian Pole
 Small Banner (18"x 307)
 Bicycle Ring

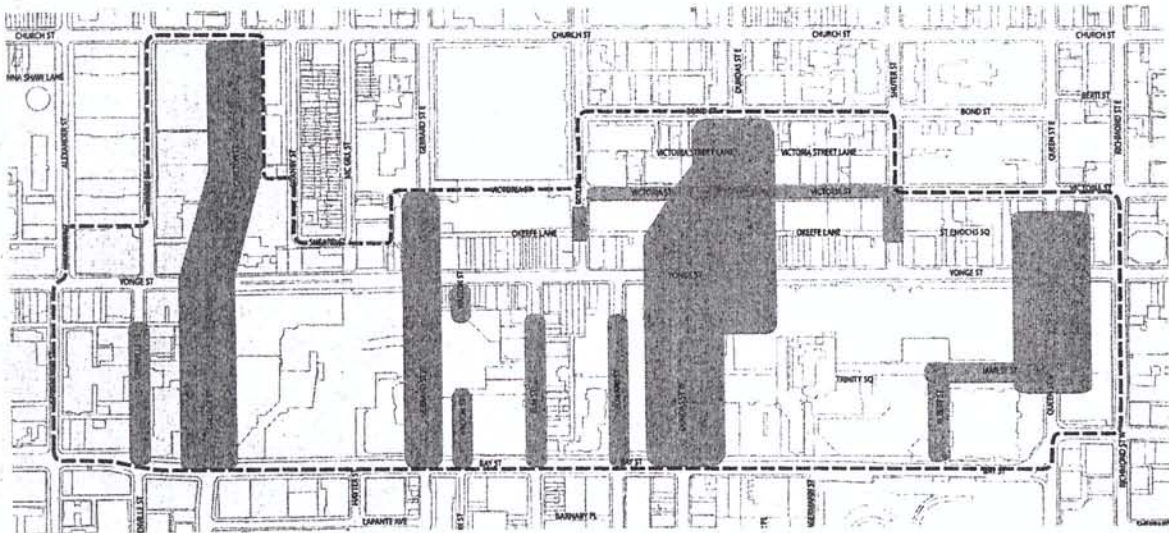


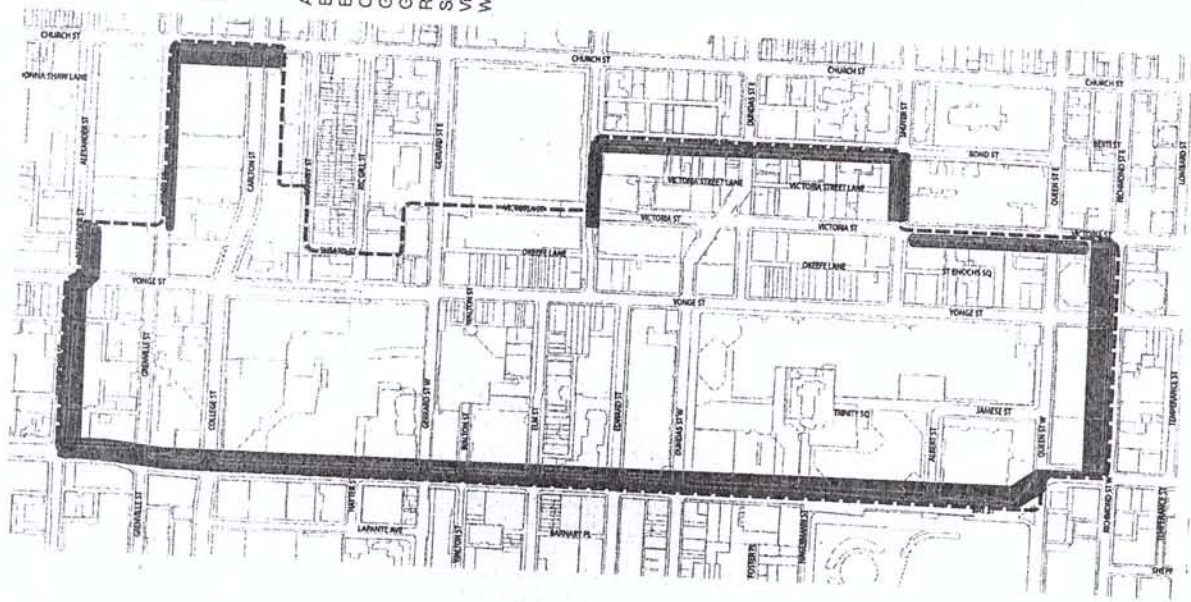
Typical Street Standards
 Detailed Components refer to:
 3 Multipurpose Pedestrian Pole
 Double Basket Detail
 Single Tree and Grove Planting

Typical Streets

- Albert Street
- Carlton Street
- College Street
- Dundas Street East/West
- Edward Street
- *Elm Street
- Gerrard Street East/West
- Grenville Street
- Gould Street
- James Street
- Queen Street East/West
- Shuter Street
- Victoria Street
- Watson Street

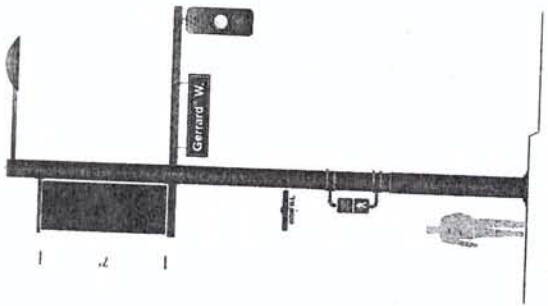
*existing light poles to remain on Elm



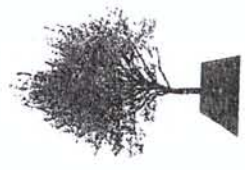


Boundary Street

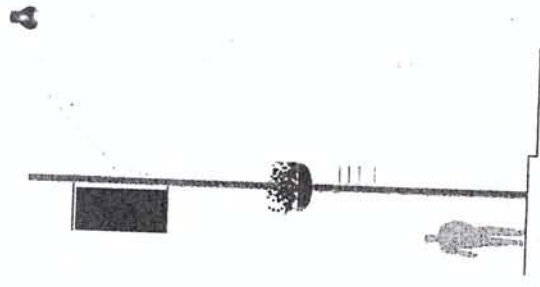
- Alexander Street
- Bay Street
- Bond Street
- Church Street
- Gould Street
- Grosvenor Street
- Richmond Street
- Shuter Street
- Victoria Street
- Wood Street



Branded Traffic Pole 'Gateway'



Single Tree Planting + Grove Planting



Existing Street Light Banner and Double Basket

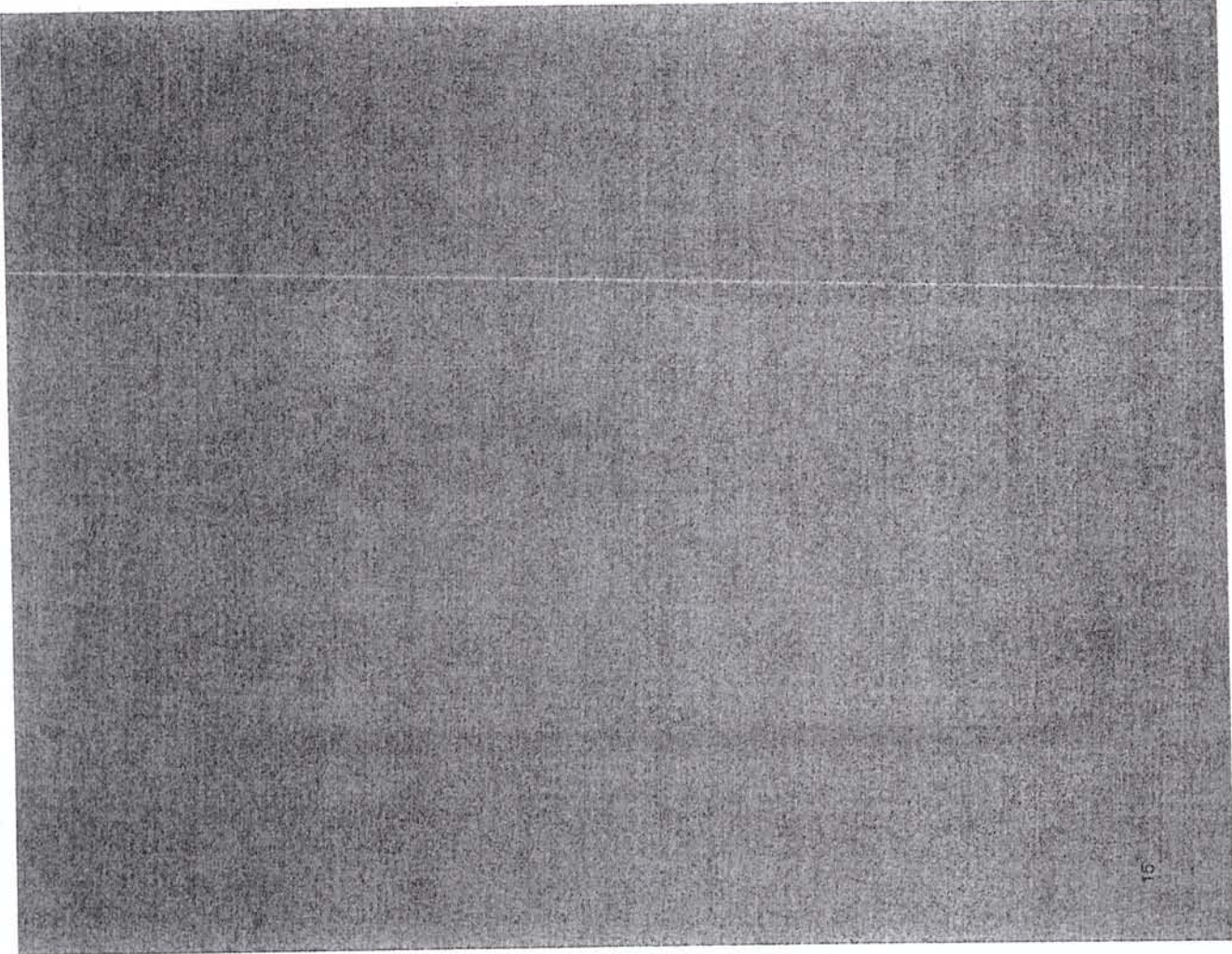


Paver Pattern

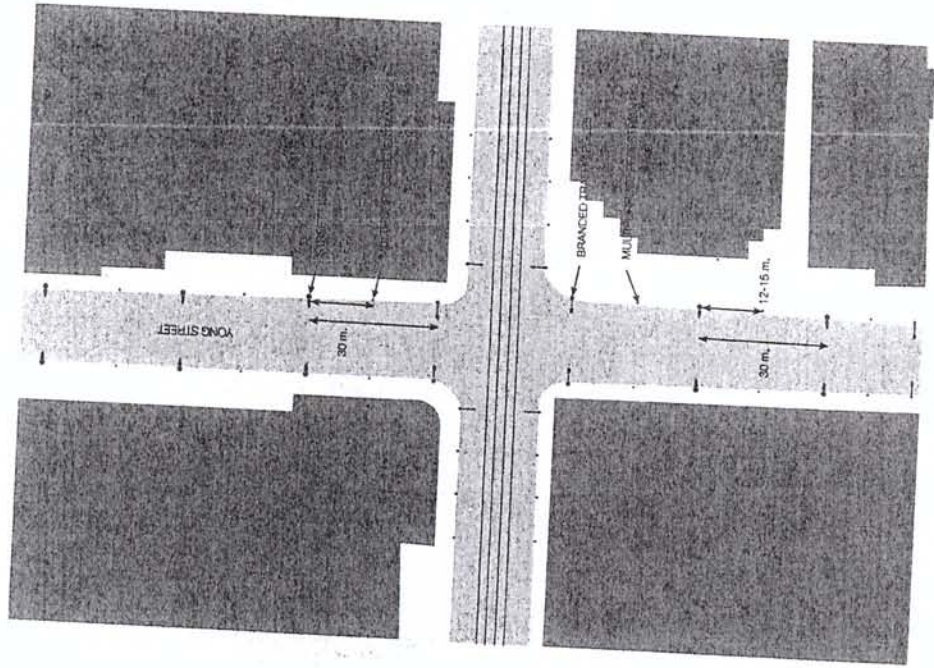
- 'Boundary' Street Standards
- Detailed Components refer to:
- Branded Traffic Pole p.20
- Double Basket Detail p.30
- Single Tree Planting p.32
- Paver Pattern Detail p.44

BOUNDARY STREET

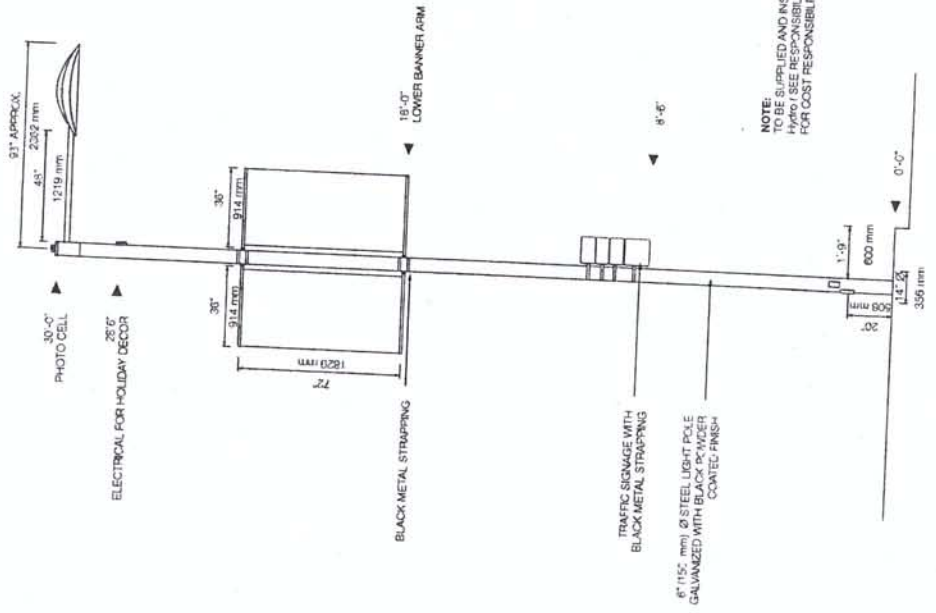
Detailed Components



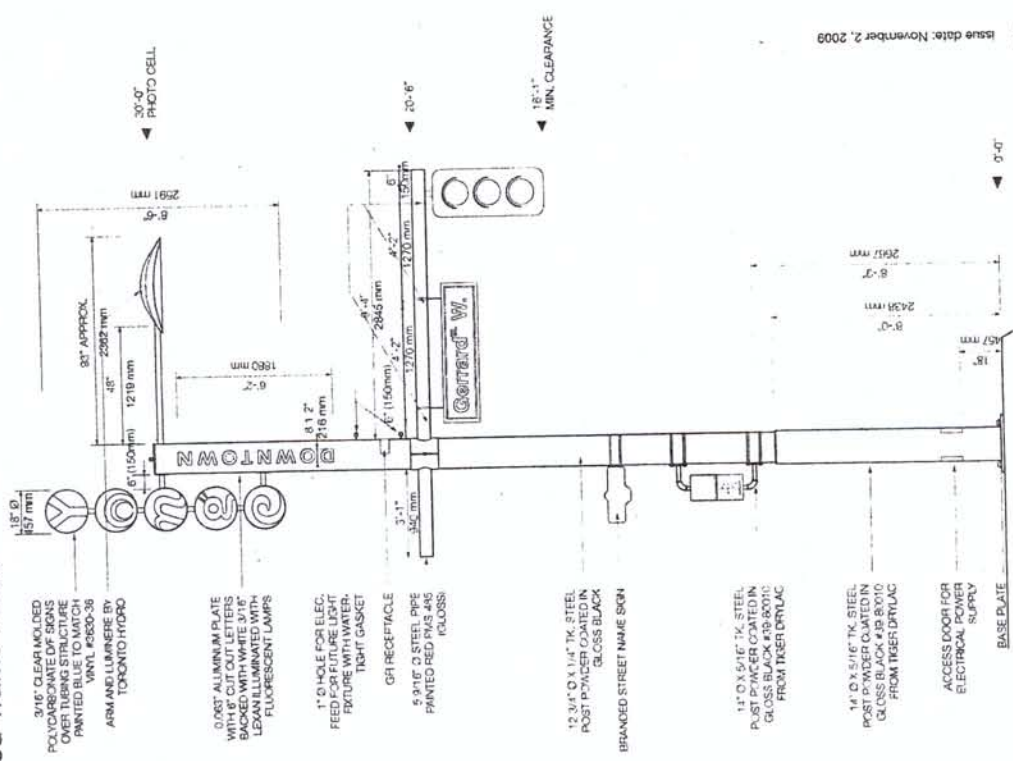
Yonge Street Lighting



1 Street Light - Yonge Street Double Banner (36" x 72")

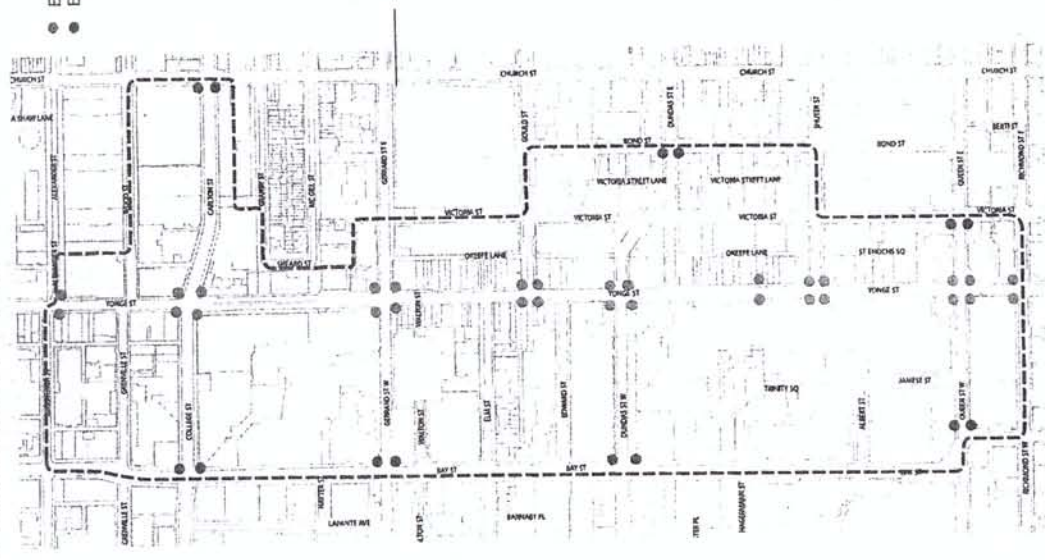


Branded Traffic Poles



- 3/16" CLEAR MOLDED POLYCARBONATE DF SIGNS OVER TUBING STRUCTURE PAINTED BLUE TO MATCH 38" ARM AND LUMBER BY TORONTO HYDRO
- 0.003" ALUMINUM PLATE WITH 8" CUT OUT LETTERS BACKED WITH WHITE 3/16" LEXAN ILLUMINATED WITH FLUORESCENT LAMPS
- 1" Ø HOLE FOR ELEC. FEED FOR FUTURE LIGHT FIXTURE WATER TIGHT GASKET
- GFI RECEPTACLE
- 5 3/16" Ø STEEL PIPE PAINTED RED FINISH (GLOSS)
- 1 1/2" X 5/16" TK. STEEL POST POWDER COATED IN GLOSS BLACK
- BRANDED STREET NAME SIGN
- 1 1/2" X 5/16" TK. STEEL POST POWDER COATED IN GLOSS BLACK #88 80010 FROM TIGER DRYLAC
- 1 1/2" X 5/16" TK. STEEL POST POWDER COATED IN GLOSS BLACK #88 80010 FROM TIGER DRYLAC
- ACCESS DOOR FOR ELECTRICAL POWER SUPPLY
- BASE PLATE

2 Branded Traffic Poles



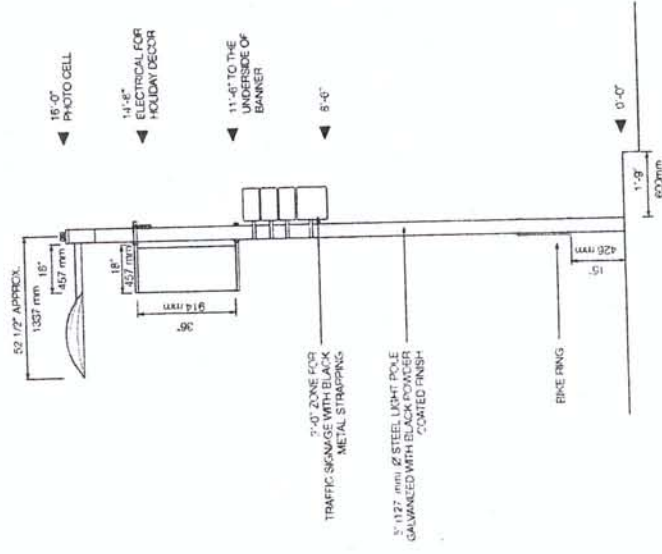
- Branded Traffic Poles (30)
- Branded Traffic Poles (Gateways) (14)

NOTE: TO BE SUPPLIED AND INSTALLED BY DYBIA

Gateway Traffic Poles

Details to follow

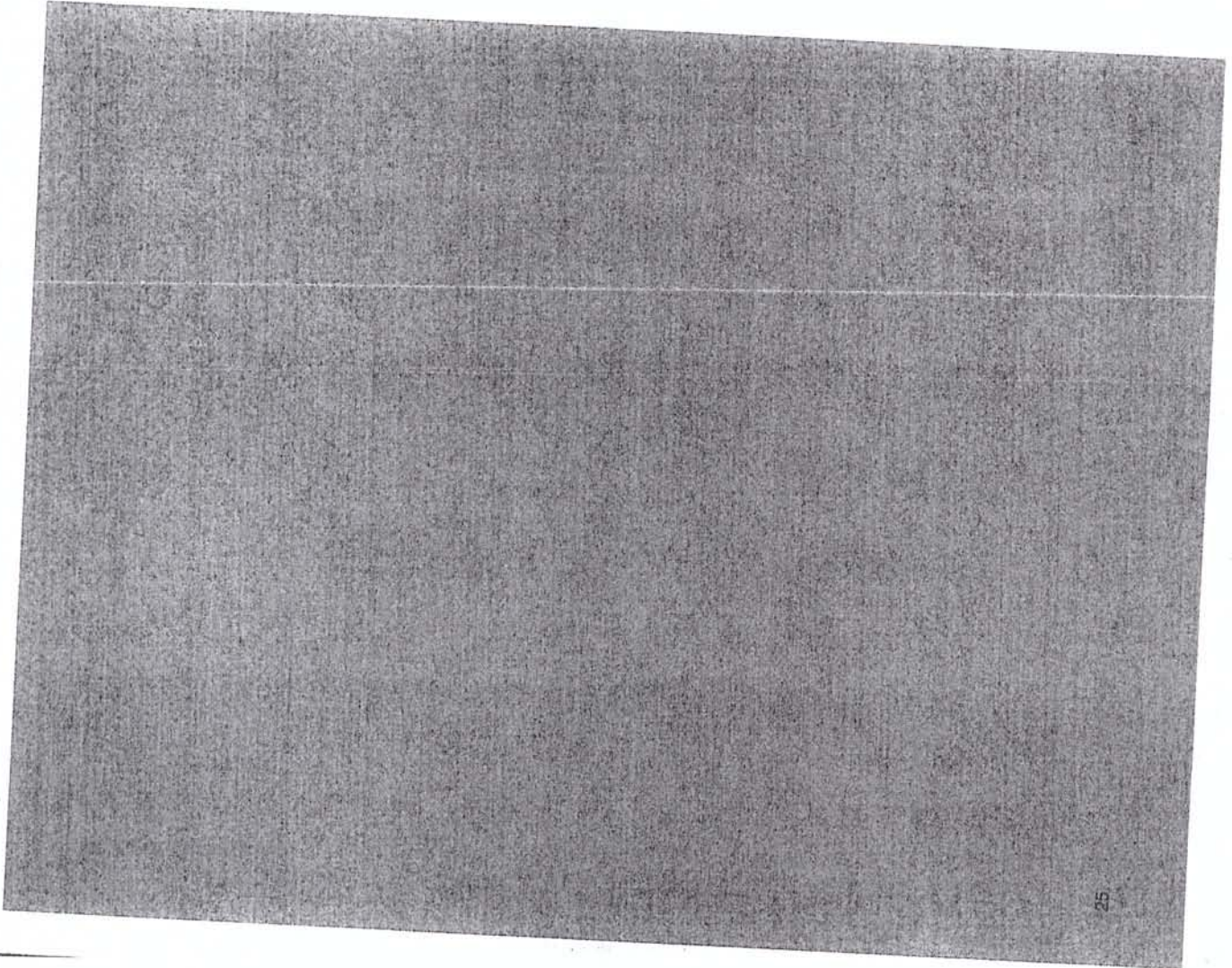
3 Multipurpose Pedestrian Poles Small Banner (18" x 36") Bicycle Ring



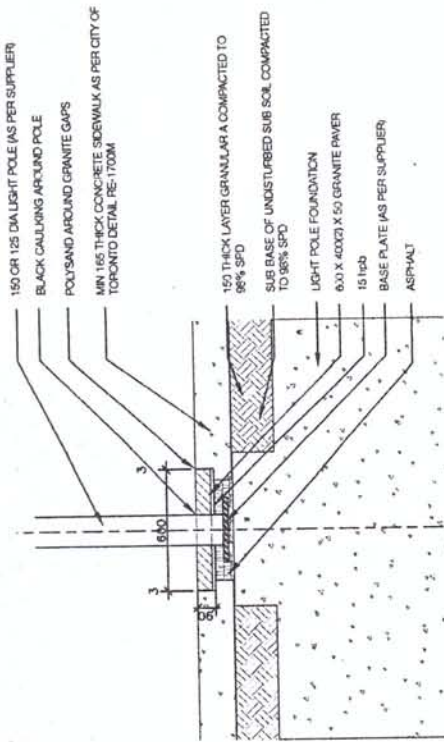
NOTE: TYPICAL MULTI-PURPOSE PEDESTRIAN LIGHT POLES ARE 16' HIGH THROUGHOUT THE BIA WITH THE EXCEPTION OF MULTI-PURPOSE PEDESTRIAN LIGHT POLES LOCATED ON YONGE STREET BETWEEN DUNDAS AND RICHMOND STREETS, WHICH ARE 18' HIGH (IN THIS AREA ONLY)

3 Multipurpose Pedestrian Poles

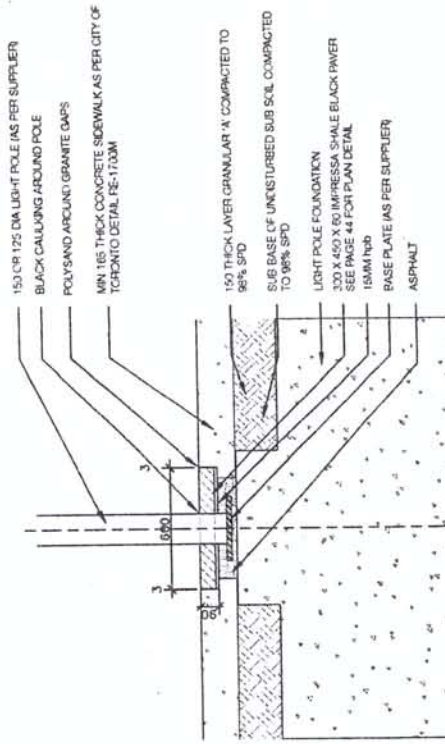
Attachment Details & Specifications



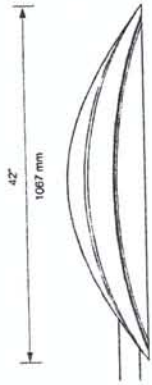
Light Fixtures



Typical Granite cover at Light Pole (Yonge Street)
or other streets of granite is installed



Typical Concrete Paver cover at light pole (Typical Streets)
or concrete paver if applicable



Roadway Luminaires - Yonge Street

LARGE CAPELLA SERIES FROM LUMEC INC.
250 WATT METAL HALIDE LIGHT SOURCE
IP66 SEALED, FULL CUT-OFF OPTICAL SYSTEM
TOOL FREE MAINTENANCE
BLACK TEXTURED POWDER COAT PAINT FINISH

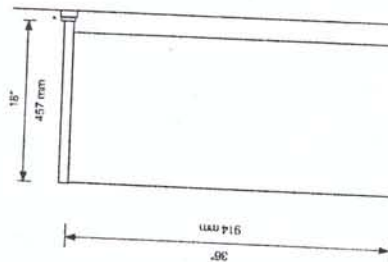


Pedestrian Luminaires - Yonge Street and typical

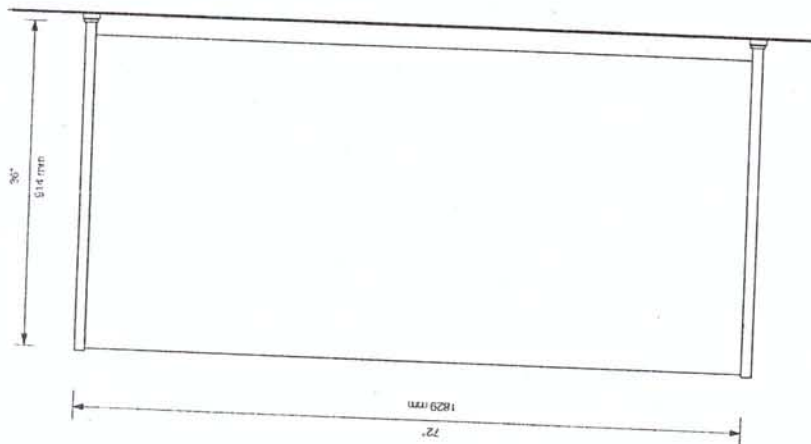
SMALL CAPELLA SERIES FROM LUMEC INC.
70 WATT METAL HALIDE LIGHT SOURCE
IP66 SEALED, FULL CUT-OFF OPTICAL SYSTEM
TOOL FREE MAINTENANCE
BLACK TEXTURED POWDER COAT PAINT FINISH

Branded Banner Program

NOTE:
 BANNER HARDWARE AND
 BANNERS ARE SUPPLIED AND
 INSTALLED BY THE DYBIA. FOR
 INFORMATION REGARDING
 BANNER OPPORTUNITIES WITH
 THE DYBIA, PLEASE CONTACT:
 marketing@downtownyonge.com

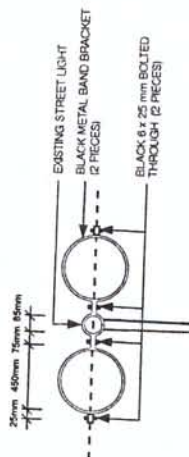
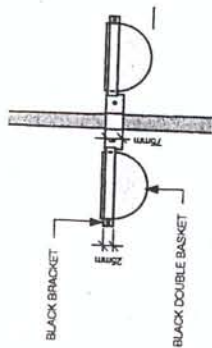


Small Banner (18" x 36")
 black hardware and strapping
 for BIA pedestrian light poles



Large Banner (36" x 72")
 black hardware and strapping
 for Yonge Street Light Poles

Double Basket Branded Street Name Sign



Double Basket



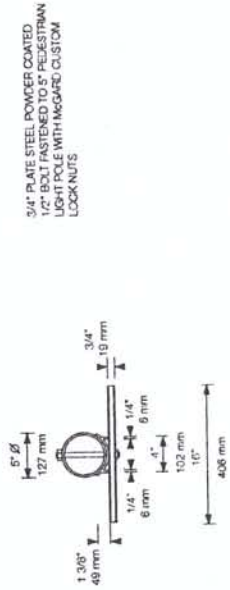
Existing Branded Street Name Sign



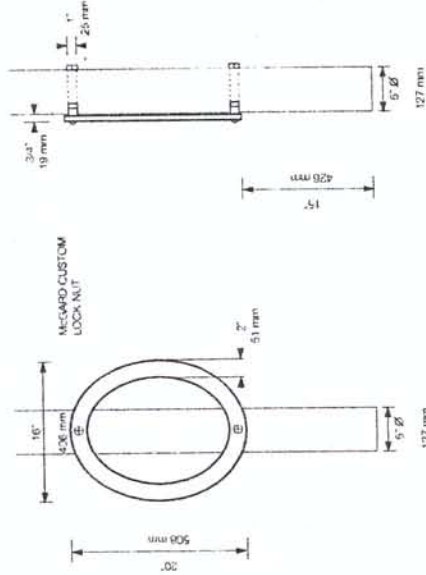
New Branded Street Name Sign

Tree Planting

Bicycle Ring



Plan Section



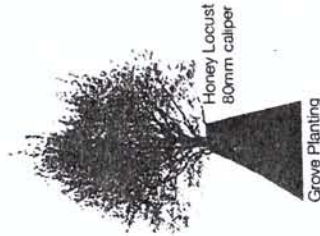
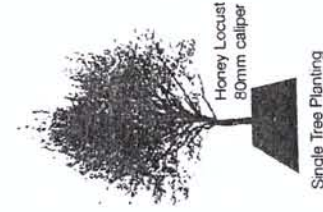
Front Elevation

Side Elevation

The DYBIA's tree planting strategy has been developed to suit the high volume of pedestrian and vehicular traffic that is experienced in the urban environment of Downtown Yonge

The key elements of which are as follows:

- Mature Species of trees with a minimum caliper of 80 mm.
- Preferred species for the DYBIA is Honey Locust due to its' ability to withstand salt and pollution and a leaf structure that will not obstruct storefronts and signage. Alternate species, depending upon site specifics will be considered: Maidenhair Tree (*Ginkgo Biloba*), Burr Oak (*Quercus Macrocarpa*) (subject to City and BIA approval)
- Custom designed tree grates in lieu of concrete tree pit covers
- Irrigation where possible, and/or DYBIA liaison with its member to assist with tree monitoring and watering at their property
- Continuous soil trench grove planting beds to provide optimal tree planting conditions and maximize visual impact by intensifying plantings in designated areas.



RAISED PLANTERS

The DYBIA strongly discourages the use of fixed raised planters for tree planting purposes within the streetscape realm, wherever possible. However, in cases where existing site conditions prohibit below ground tree planting, raised planters will be considered. City standard raised planters are to be clad with waterjet granite as specified in these guidelines.

DESIGNATED TREE PLANTING AREAS

Yonge Street - Green Zone - between Gerrard and College Street
 Proximity to Barbara Anne Scott Park, McGill/Granby parkettes and the existing median make this zone a priority for increased greening. The existing expanded sidewalks on the west side of Yonge Street within this 'zone' provide an excellent opportunity for continuous soil trench grove planting beds.

Major East/ West Streets:

North side of Queen Street between Yonge and James Street;
 North side of Dundas Street West between Yonge & Bay Street.

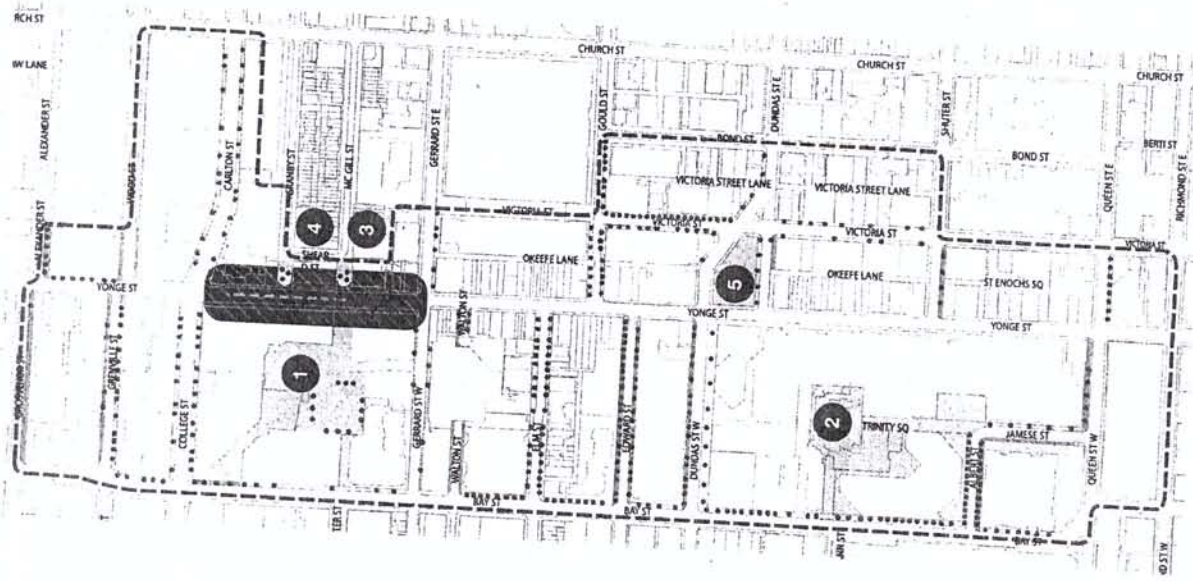
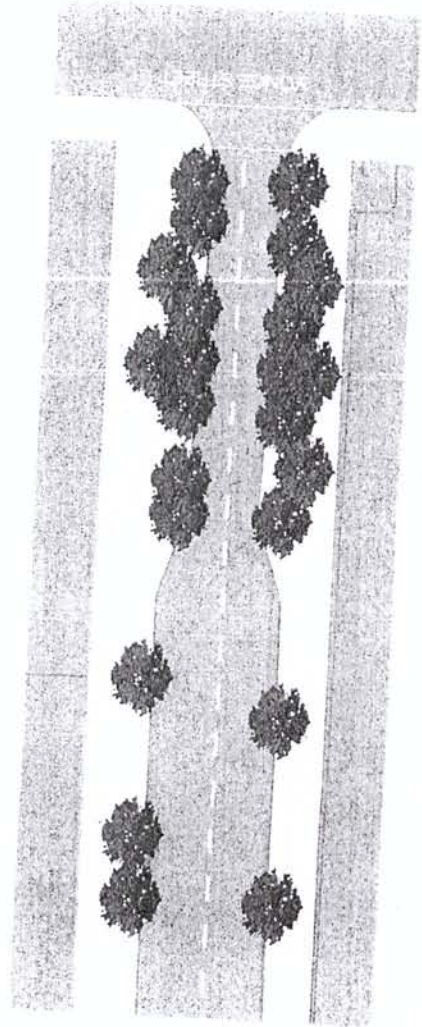
Neighbourhood Streets:

- James and Albert Streets
- Shuter Street - south side between Yonge and Victoria Street
- Dundas Square Street - south side between O'Keefe Lane and Victoria Street
- Walton Street - at Bay and Yonge Street
- Grenville Street - north side between Yonge and Bay Street
- Grosvenor/ Alexander Streets - south side (at the DYBIA northern-most border)

TREE PLANTING BUMP-OUTS

Create new opportunities for tree planting through the implementation of Sidewalk Bump-outs for continuous trench grove plantings on designated side-streets, such as:

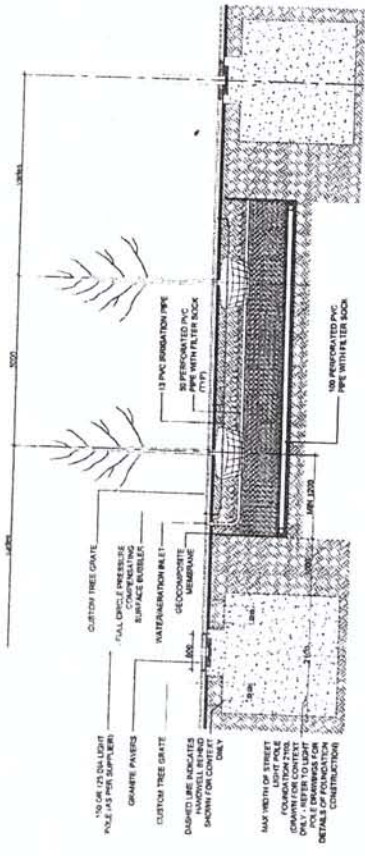
- James Street at Queen Street West
- Edward Street at Yonge Street
- Grenville and Walton Streets at Yonge Street



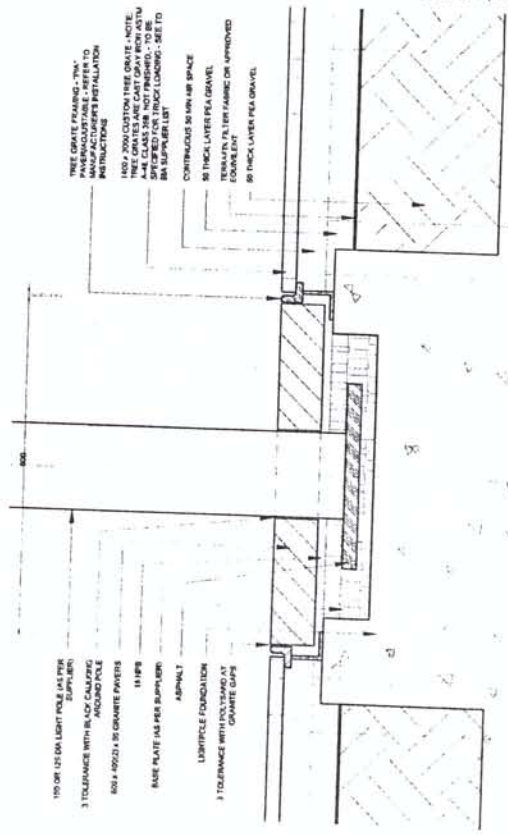
- Designated green zone on Yonge (ie: between Gerrard & College)
- Existing Trees
- Opportunities for Tree Planting
- Grove Planting Opportunities/for bump outs
- Preferred BIA Tree: *Gleditsia Tricanthos*
- Honey Locust (80mm caliber)
- Alternates: *Ginkgo Biloba*, *Maidenhair Tree*
- Quercus Macrocarpa*
- Burr Oak
- *Tree species subject to BIA + City Approval

Open Space

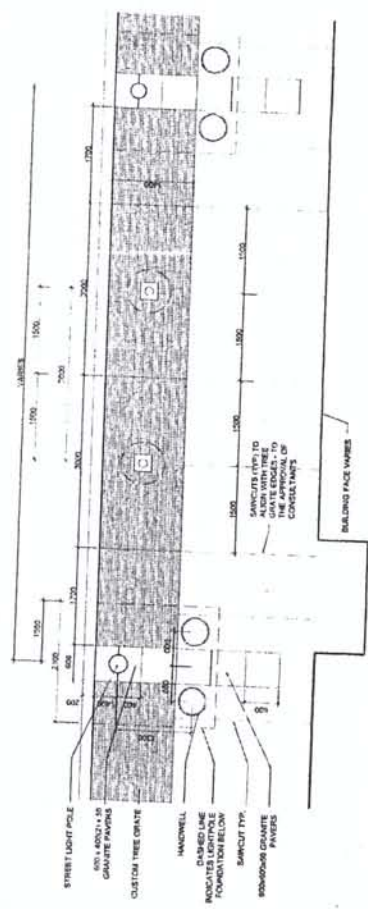
- 1 Barbara Ann Scott Park
- 2 Trinity Square Park
- 3 McGill Park
- 4 Granby Park
- 5 Yonge Dundas Square



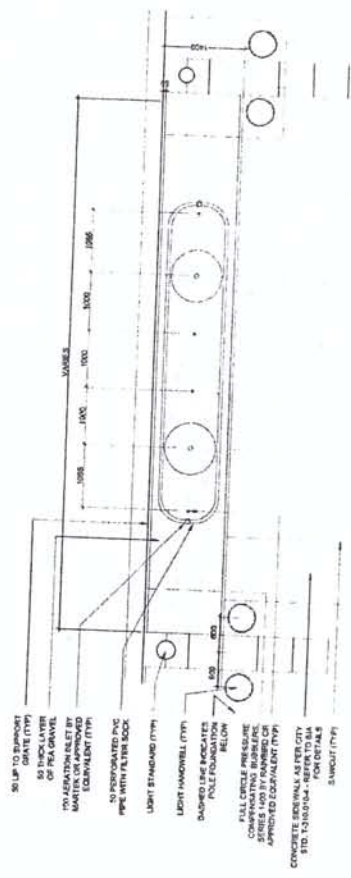
Section Typical Yonge Street Tree Grate
(refer to pg. 40 for details)



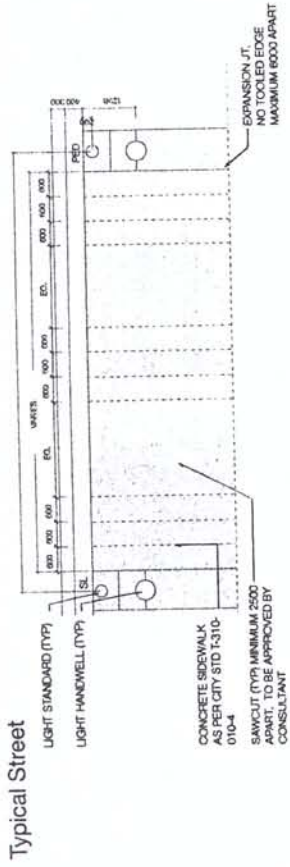
Detail of Typical Yonge Street Tree Grate @ Light Pole Base



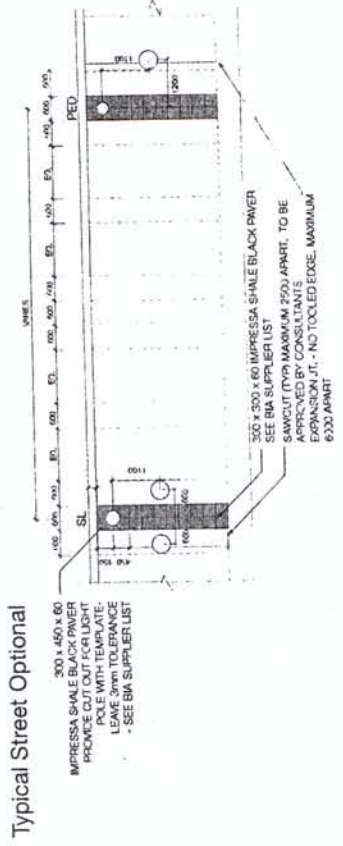
Plan Typical Yonge Street Tree Grate Layout
(refer to pg. 40 for details)



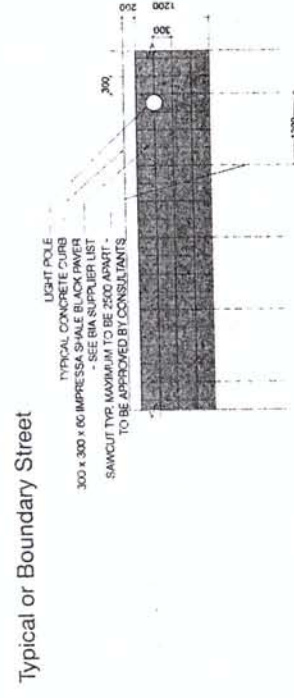
Plan Typical Yonge Street Soil Trench Layout



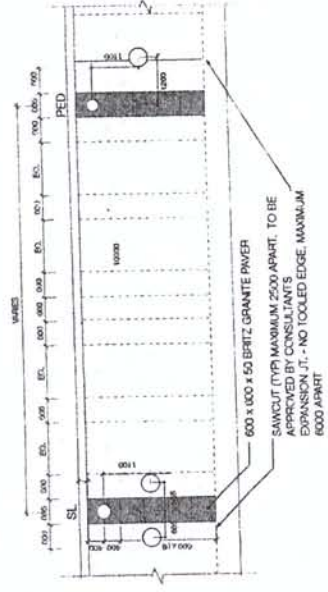
Pattern 3 : Typical Concrete Sidewalk for Typical Streets



Pattern 4: Optional Paver Pattern for Typical Streets

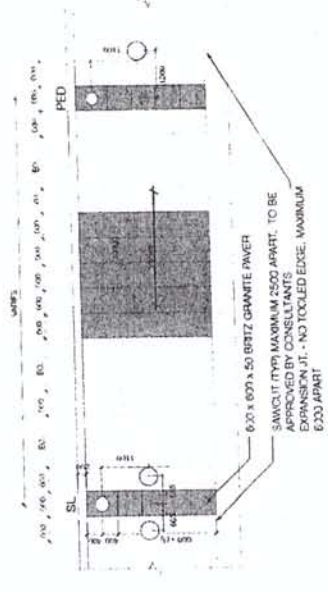


Pattern 4: Optional Paver Pattern for Typical or Boundary Streets



Pattern 1: Typical Granite Pattern on Yonge Street

Yonge Street Optional



Pattern 2 : Typical Intensification at Building Entrances on Yonge Street

Supplier Contact List

Please contact DYBIA for an up-to-date Supplier Contact List

Downtown Yonge
Business Improvement Area
40 Dundas Street W, #300, PO Box 42
Toronto, ON M5G 2C2

Tel: 416.597.0255
Fax: 416.597.0233
bia@downtownyonge.com
www.downtownyonge.com

Responsibility Matrix

The purpose of the Responsibility Matrix is to clearly define responsibilities for costs associated with the initial implementation (supply and installation), and ongoing maintenance costs of key elements within the DYBIAs streetscape guidelines as they relate to new developments within the area.

Key responsibilities are identified for each of the major streetscape elements required for implementation as part of the site plan approval process for new developments within the area. The key elements will vary from site to site depending on where the development is located within the DYBIA (ie: Yonge Street, Typical Street; Boundary Street or a combination thereof), as specified in these guidelines.

The DYBIA is available to work with Developers and City Staff to identify key streetscape elements contained within these guidelines that should be included in development related streetscape plans within the district.

	Development			
	DYBIA	City	Hydro	
BRANDED TRAFFIC POLES				
CUSTOM TRAFFIC POLES				
Supply & Installation - black poles/ red arm	•			
Supply & Installation - illuminated logos	•			
Replacement Stock (BIA storage)	•			
Replacement Installation (poles/ arms supplied by BIA)		•		
Replacement Installation (illuminated logos)	•			
Maintenance - painting	•			
Electrical Consumption - illuminated logos/ GFI's	•			
TRAFFIC SIGNALS				
Custom C clamp for traffic signals	•			Install
Transfer of traffic signals	•			Install
Traffic Signals Maintenance/ replacement				•
Electrical Consumption - traffic signals				•
STREET LIGHTING (traffic poles)				
Supply & installation - custom light arm attachment				•
Supply & installation - street light				•
Replacement stock & installation				•
Maintenance				•
Electrical Consumption - street light				•
ATTACHMENTS				
City Signage Transfer	•			Install
City Signage Maintenance				•
Black Metal Strapping & Replacement Stock	•			•
Banner Hardware & Banners - supply, install & removal	•			•
Holiday Décor - supply, install & removal (if applicable)	•			•

Responsibility Matrix

SIDEWALKS / GRANITE BANDING	Development	DYBIA	City	Hydro
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- Granite Supply, where applicable
- Granite Installation, where applicable
- Granite - Replacement Stock
- Sidewalk Reconstruction
- Sidewalk Repairs/ maintenance

TREES	Development	DYBIA	City	Hydro
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- Tree Pit Construction
- Tree - supply & installation
- Irrigation (to bldg water supply)
- Electrical (GFI for future tree lighting)
- Tree Maintenance/ Replacement
- Holiday Décor - supply & install (if applicable)

BRANDED TREE GRATES	Development	DYBIA	City	Hydro
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- Supply & Installation
- Maintenance
- Replacement

HANGING BASKETS/PLANTINGS	Development	DYBIA	City	Hydro
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- Supply & Installation
- Seasonal Plantings
- Plant Maintenance
- Replacement Baskets

Responsibility Matrix

STREET LIGHTS - YONGE STREET	Development	DYBIA	City	Hydro
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- YONGE STREET LIGHTS**
- Supply & Installation
 - Replacement Stock
 - Electrical conduits/ handwells

- ATTACHMENTS**
- Traffic/ Sign Transfer
 - Black Metal Strapping & replacement stock
 - Banner Hardware & Banners (S & I, removal)
 - Holiday Décor - supply & install, removal (if applicable)

- MAINTENANCE**
- Supply & install of replacement street lights
 - Street Light maintenance
 - Pole painting/ maintenance

MULTI-PURPOSE PEDESTRIAN LIGHTS	Development	DYBIA	City	Hydro
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- PEDESTRIAN LIGHTS**
- Supply & Installation
 - Replacement Stock
 - Electrical conduits/ handwells

- ATTACHMENTS**
- Bike Rings - supply & install (replacement stock)
 - Traffic/ Sign Transfer
 - Black Metal Strapping
 - Banner Hardware & Banners
 - Holiday Décor - supply & install (if applicable)

- MAINTENANCE**
- Supply & install of replacement items
 - Pole painting/ maintenance

- OTHER**
- Electrical consumption costs

Coordinated Street Furniture Program

The City of Toronto has developed a coordinated street furniture program for a phased city-wide roll-out. The majority of the new coordinated street furniture will be rolled-out during the first five years (2008 - 2013) of the new program, and the remaining items will be rolled out over the course of a long-term (15 year) plan. Detailed information regarding the program is available in the City of Toronto's Variant Streets Document, Street Furniture Design Policy and Guidelines.

The DYBIA is working closely with City staff to ensure that the new street furniture is rolled-out in a compatible manner to that of the DYBIA's streetscape guidelines. Should property owners or developers wish to implement the program in advance of the City's scheduled roll-out, components can be purchased directly from the City with the DYBIA's assistance.

Key Elements of the City's Coordinated Street Furniture Program, as they pertain to the DYBIA are summarized as follows:

- Litter/Recycling Receptacles
- Information Columns
- Public Posting Columns
- Benches
- Multi-Publication Structure
- Newspaper Box Corrals
- Bicycle Lock-Up

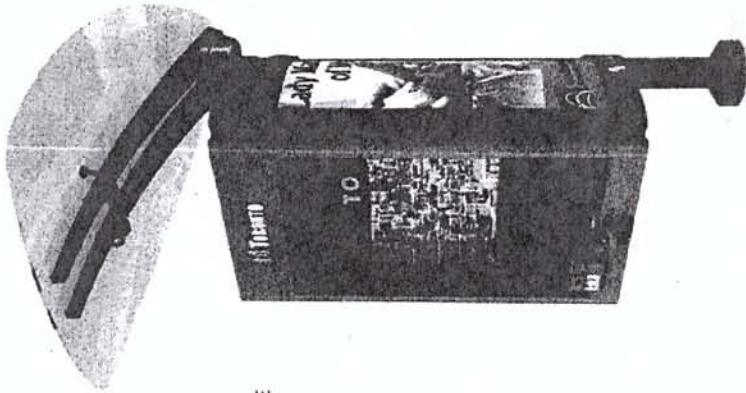
LITTER / RECYCLING RECEPTACLES

- DYBIA standard - Black Finish with DYBIA logo



INFOTOGO COLUMNS

- DYBIA staff is working closely with City staff and Tourism Toronto to coordinate prominent locations for the information columns, which provide area information, maps and relevant event listings.



DYBIA TO BE APPLIED

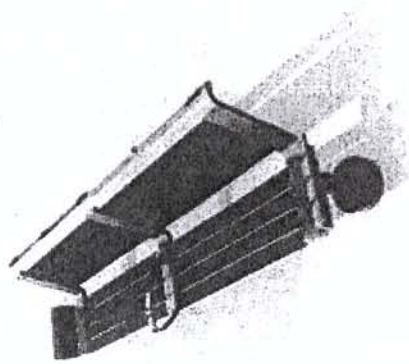
PUBLIC POSTING COLUMNS

- Posting columns have been designed to eliminate the clutter of postings on private property or other elements within the public domain and our streetscape.
- DYBIA standard - Black Finish with DYBIA logo.



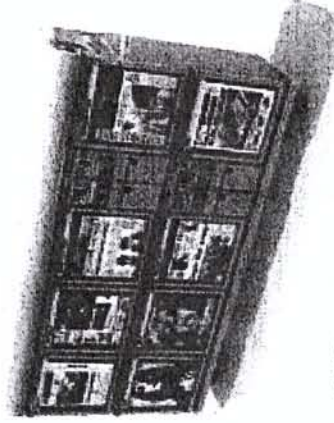
BENCHES

- The new city-wide standard for benches is recommended for public park/ green spaces within the DYBIA only.



MULTI-PUBLICATION BOXES

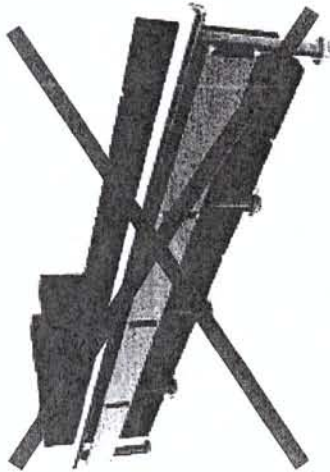
- The DYBIA favors the utilization of the multi-publication structures in lieu of newspaper corrals to eliminate visual clutter and ensure a clean, unified presentation of streetscape elements throughout the area.
- DYBIA standard- Black Finish with DYBIA logo
- The DYBIA encourages property owners and developers in the area to invest in the direct purchase of these units to assist in enhancing the public area surrounding their own properties. Private investment by prominent business owners within the area will assist in escalating the City's long-term roll-out plan within the DYBIA while further enhancing the goals of our streetscape improvement initiatives.



BLACK FINISH WITH DYBIA LOGO

NEWSPAPER BOX CORRALS

- The DYBIA favors the utilization of the multi-publication structures in lieu of newspaper corrals to eliminate visual clutter and ensure a clean, unified presentation of streetscape elements throughout the area.



BICYCLE RINGS

- The DYBIA multi-purpose pedestrian light standard include provisions for an integrated bike ring intended for roll-out through the DYBIA, with the exception of Boundary (perimeter streets).
- Therefore, City Standard Bicycle Lock-ups are to be utilized on DYBIA boundary streets only, or as replacement items for existing City standard bike rings, on an as-needed basis (until such time that the new DYBIA multi-purpose ped pole w/ custom bike ring is rolled out).

