

Yonge, Duplex, Helendale and Orchard View Block Planning Study – Final Report

Date:	October 31, 2013
To:	North York Community Council
From:	Director, Community Planning, North York District
Wards:	Ward 16 – Eglinton-Lawrence
Reference Number:	File No. 12 210988 NNY 16 OZ

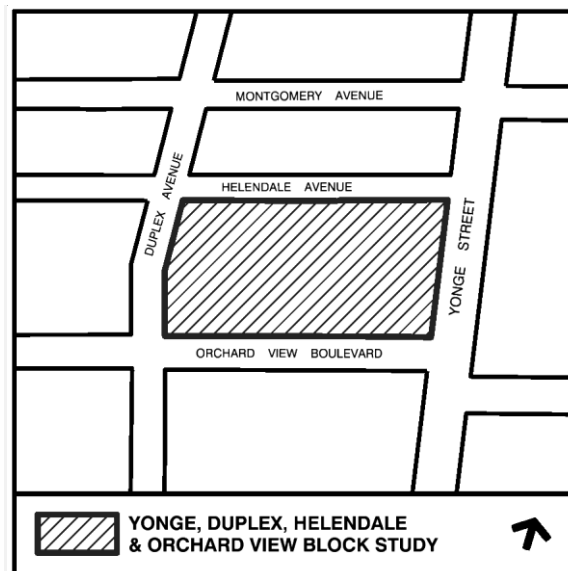
SUMMARY

This report recommends amendments to the Yonge-Eglinton Secondary Plan and the adoption of Urban Design Guidelines to implement the results of the Planning Study for the block bounded by Yonge Street, Duplex Avenue, Helendale Avenue and Orchard View Boulevard. An Area Specific Policy in the Yonge-Eglinton Secondary Plan is appropriate to provide a further layer of policy direction that reinforces and builds on the existing planning framework for the block and reflects the guiding principles arising from the Planning Study. Urban Design Guidelines that include specific guidelines for the public realm, building location and organization including servicing and access, building massing and articulation, and pedestrian amenities are also recommended.

RECOMMENDATIONS

The City Planning Division recommends that:

1. City Council amend the Yonge-Eglinton Secondary Plan for the lands within the area bounded by Yonge Street, Duplex Avenue, Helendale Avenue, and Orchard View Boulevard substantially in accordance with the draft Official Plan Amendment attached as Attachment 5 to report dated October 31, 2013;



2. City Council authorize the City Solicitor to make such stylistic and technical changes to the draft Official Plan Amendment as may be required; and
3. City Council adopt Urban Design Guidelines for the lands within the area bounded by Yonge Street, Duplex Avenue, Helendale Avenue and Orchard View Boulevard substantially in accordance with the draft Urban Design Guidelines attached as Attachment 6 to report dated October 31, 2013.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

At its meeting on June 13, 2012 North York Community Council (NYCC) considered Preliminary Reports on two Zoning By-law Amendment applications on properties at 31 - 37 Helendale Avenue and at 2360 – 2378 Yonge Street (Attachment 1). In assessing the applications, Planning Staff considered the two proposals to represent significant intensification. In accordance with the Healthy Neighbourhoods policies of the Official Plan, Planning Staff recommended that a study be undertaken that included an evaluation of the applications, other potential development sites and existing development within the block and determine if an Area Specific Policy was needed.

The Preliminary Reports for the two applications are available on the City's website at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.NY17.41> and <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2012.NY17.40>

Both applications have been appealed to the Ontario Municipal Board (OMB) by the applicants due to Council's failure to make a decision on the applications within the prescribed period under the *Planning Act*. A prehearing conference was held on October 25, 2013 for the appeal of the application at 2360-2378 Yonge Street. A second prehearing conference for the appeal of the application at 2360-2378 Yonge Street was scheduled by the OMB for March 17, 2014. Full hearing dates have not yet been scheduled for the applications.

At its meeting of September 10, 2013, NYCC considered a Status Report on the Planning Study. NYCC directed that Staff schedule a community consultation meeting to update the broader community on the status of the study, seek further input on a draft Area Specific Policy and Urban Design Guidelines for the block and report back to NYCC on the results of the community consultation process including any required statutory notice.

The Status Report is available on the City's website at: <http://app.toronto.ca/tmmis/viewAgendaItemHistory.do?item=2013.NY26.53>

STUDY AREA AND SURROUNDING AREA

The Study Area is the lands within the block bounded by Yonge Street, Duplex Avenue, Helendale Avenue and Orchard View Boulevard (Attachment 1). The Study Area includes 11 properties with a total area of approximately 1.2 hectares. The largest property on the block is the Toronto Public Library property (about 0.6 hectares), situated in the centre of the block

extending from Helendale Avenue to Orchard View Boulevard. The Northern District Library (2- storeys) with the Stanley Knowles Cooperative above (15-storeys) occupies most of the site.

There are four properties to the west of the library site. The largest is the property on the northeast corner of Orchard View Boulevard and Duplex Avenue. A 20-storey apartment building, approved by the OMB in 2011 (File # 08 182458 NNY 16 OZ) is under construction on this site. To the north of the apartment site are three single-detached dwellings on small lots.

There are six properties east of the library site. The site adjacent to the east at 31-37 Helendale Avenue is currently occupied by 3 low-rise apartments and a single-detached dwelling. A Zoning By-law Amendment application on this site proposes a 24-storey apartment building (File # 12 141927 NNY 16 OZ) and is currently under review.

The remaining properties have frontage on Yonge Street. The site on the southwest corner of Yonge Street and Helendale Avenue (2360 - 2378 Yonge Street) contains a single and 2-storey commercial building and is subject to a Zoning By-law Amendment application that proposes a 28-storey mixed use building (File # 12 168197 NNY 16 OZ) currently under review. There is a single-storey commercial building occupied by a bank on the northwest corner of Yonge Street and Orchard View Boulevard and a surface parking lot to the west adjacent to the library property. There are three smaller commercial properties between these corner properties with surface parking behind them.

Surrounding uses include:

West: Low-rise residential neighbourhood west of Duplex Avenue.

East: A mix of low to mid-rise retail/commercial buildings on the east side of Yonge Street including an 8-storey office building on the northeast corner of Yonge Street and Roehampton Avenue. Further east is an apartment neighbourhood with a number of high-rise apartment buildings.

North: Postal Station K is situated on the property fronting Yonge Street, north of Helendale Avenue. This site is listed on the City's *Inventory of Heritage Properties*. An Official Plan and Zoning By-law Amendment application (File # 13 127993 NNY 16 OZ) proposes a 26-storey mixed-use building on the site and is currently under review. The proposal includes the retention of the 2-storey portion of the Station K building and the redesign of the open space forecourt along Yonge Street, Montgomery Avenue and Helendale Avenue. There are low-rise residential dwellings on the north side of Helendale Avenue west of this site and opposite the rest of the block.

South: The Rio Can retail and office complex (22 and 30-storey office buildings) and two high-rise apartments (17 and 22-storeys) occupy the block to the south extending south to Eglinton Avenue West. A Zoning By-law Amendment application to increase the heights of the two office buildings from 22 and 30-storeys to 27 and 37-storeys respectively was recently approved.

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The PPS sets the policy foundation for regulating the development and use of land. The key objectives include: building strong communities; wise use and management of resources; and, protecting public health and safety. City Council's planning decisions are required to be consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth in the Greater Golden Horseshoe including: directions for where and how to grow; the provision of infrastructure to support growth; and protecting natural systems and cultivating a culture of conservation. City Council's planning decisions are required to conform, or not conflict, with the Growth Plan for the Greater Golden Horseshoe.

Official Plan

The properties within the block fronting on Yonge Street are situated on an *Avenue* and designated *Mixed Use Areas* in the Official Plan (Attachments 2 and 3). The remaining properties on the block are designated *Apartment Neighbourhoods*. The Study Area is also located in the Yonge-Eglinton Secondary Plan area (Attachment 4).

The lands opposite the block on the east side of Yonge Street and on the south side of Orchard View Boulevard are designated *Mixed-Use Areas* and are within the *Yonge-Eglinton Centre*. The *Yonge-Eglinton Centre* is also one of five Provincial Urban Growth Centres within Toronto. While the study area block is in the Yonge-Eglinton Secondary Plan area, it is not within the Urban Growth Centre. Lands on the west side of Duplex Avenue and north of Helendale Avenue are within the *Neighbourhoods* designation.

The growth management strategy for the City steers growth and change to certain parts of the City, while protecting neighbourhoods and green spaces from development pressures. The Official Plan identifies areas that can best accommodate growth including the *Centres* and *Avenues*.

The Official Plan provides that each *Centre* will have a Secondary Plan that sets out the local goals and a development framework consistent with the Plan, and among other things, the location, mix and intensity of land uses within the *Centre*. *Avenues* are considered 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.

A range of residential uses from single-detached dwellings to apartment buildings as well as parks, local institutions, cultural and recreational facilities and small-scale retail services and office uses are permitted in *Apartment Neighbourhoods*. A broad range of commercial, residential and institutional uses in single-use or mixed-use buildings, as well as parks and open spaces and utilities are permitted within the *Mixed Use Areas* designation.

In both *Apartment Neighbourhoods* and *Mixed Use Areas* development is required to satisfy criteria identified in the Official Plan, which includes, among other matters, locating and massing

new buildings to provide a transition between areas of different development intensity, limit shadow impacts on properties in adjacent lower-scale *Neighbourhoods*, and frame the edges of streets with good proportion and maintain sunlight and comfortable wind conditions for pedestrians on adjacent streets, parks and open spaces.

The Official Plan is available on the City's website at:
http://www.toronto.ca/planning/official_plan/introduction.htm

Yonge Eglinton Secondary Plan

The policies of Section 2.2.2 of the Official Plan provide that each *Centre* will have a Secondary Plan that sets out the local goals and a development framework consistent with the Plan, and among other things, the location, mix and intensity of land uses within the *Centre*. The Yonge-Eglinton Secondary Plan Area encompasses lands beyond the *Centre* and provides a development framework for the *Centre* as well as the larger area.

The Yonge-Eglinton Secondary Plan provides a locally focussed policy framework for guiding growth and change in the Secondary Plan area. The general policies of the Secondary Plan establish objectives in relation to land use, the nature and scale of development, transportation, urban form and public realm, community services, and parks and open spaces.

It is a primary objective to maintain and reinforce the stability of *Neighbourhoods* and to minimize conflicts among uses in *Mixed-Use Areas*, *Neighbourhoods*, *Apartment Neighbourhoods* and *Parks and Open Space Areas* in terms of land use, scale and vehicular movement. Secondary Plan objectives also seek to ensure that the form of buildings promotes a compatible physical and land use relationship between development within the various land use designations and between sites in abutting land use designations, and that all buildings form a positive visual relationship to the street.

Among other matters, it is the objective of the Secondary Plan to maintain the existing scale of development within stable *Neighbourhoods* and protect such areas from impacts including overshadowing from buildings located in abutting *Mixed Use Areas*, and to secure a transition in height and scale from developments in *Mixed Use Areas* to *Neighbourhoods* and in particular to those sites which abut a *Neighbourhood*. As well, higher density residential development proposals within *Apartment Neighbourhoods* are directed to sites with nearby subway station access.

The Secondary Plan sets out policies for *Mixed Use Areas* that seek to ensure a compatible relationship of uses in *Mixed Use Areas* and residential uses in adjacent residential areas and that access points, the relationship of development to the sidewalk, and the location of walls, fences and trees enhance the quality of the streetscape.

The Secondary Plan includes policies for the *Yonge-Eglinton Centre*. These policies confirm the intent that the *Yonge-Eglinton Centre* satisfy the requirement of an 'Urban Growth Centre' within the meaning of the Growth Plan for the Greater Golden Horseshoe. In recognition of this status detailed policies to guide development in the *Centre* are included. The Secondary Plan provides for the highest heights, densities and scale of development within *Mixed-Use Areas A* at

the four quadrants of the intersection of Yonge Street and Eglinton Avenue and that the heights, densities and scale of development will decrease along Eglinton Avenue East with increasing distance from this intersection. The built form typology and building heights along segments of Yonge Street and Mount Pleasant Road that are within the *Centre* are also further defined. For Yonge Street within the *Centre*, development along the east side of Yonge Street north of Roehampton Avenue will be mid-rise buildings with a scale in the range of 8 to 12-storeys with retail uses at grade.

The Yonge-Eglinton Secondary Plan is available on the City's website at:

http://www.toronto.ca/planning/official_plan/pdf_secondary/21_yonge_eglinton_dec2010.pdf

Tall Building Design Guidelines

In May 2013, Toronto City Council adopted the updated city-wide Tall Building Design Guidelines and directed City Planning Staff to use these Guidelines in the evaluation of all new and current tall building development applications. The Guidelines establish a unified set of performance measures for the evaluation of tall building proposals to ensure that they fit within their context and minimize their local impacts. The Tall Building Design Guidelines were included in considering built form scenarios on the block through the Study working group process.

The city-wide Guidelines are available at <http://www.toronto.ca/planning/tallbuildingdesign.htm>

Performance Standards for Mid-rise Buildings

Adopted by Council in July 2010, the *Avenues and Mid-rise Building Study* includes a set of performance standards to guide the design of mid-rise buildings in a manner appropriate to the *Avenues*. Guided by the objectives to create healthy, liveable and vibrant main streets while protecting the stability and integrity of adjacent neighbourhoods, the mid-rise performance standards generally apply to segments of the *Avenues* that are designated for reurbanization and targeted for growth such as *Mixed Use Areas* with some exceptions, including portions of *Avenues* within Secondary Plan areas.

The *Avenues and Mid-rise Building Study* identifies a number of character areas along *Avenues* throughout the City based in part on their historical evolution. Yonge Street, fundamental in the planning and layout of Toronto and Ontario, is often considered to be Toronto's main street and three character areas are identified in the Study along Yonge Street including one at Yonge Street and Eglinton Avenue that encompasses the Study Area block. Yonge-Eglinton was once part of the old Town of North Toronto and is home to a variety of small retail stores, restaurants, larger stores and a mall/movie theatre complex. As a result, the Study suggests that mid-rise performance standards related to the fine grain main street fabric found here and maintaining consistent cornice lines with existing buildings be referenced for new mid-rise buildings to reflect and strengthen the existing character along Yonge Street in this area. The mid-rise building performance standards were included in considering built form scenarios on the block through the Study working group process.

The *Avenues and Mid-rise Buildings Study* is available on the City's website at:

<http://www.toronto.ca/planning/midrisestudy.htm#report>

Parks, Open Space and Streetscape Master Plan Study for Yonge-Eglinton

The City has initiated a Parks, Open Space and Streetscape Master Plan Study for the area. The study area is generally focussed on the *Centre* in the Yonge-Eglinton Secondary Plan area, but also includes streets and open spaces at the edge of the *Centre*. The overall objective of the study is to develop a Parks, Open Space and Streetscape Master Plan which identifies the distinct character of the study area, and provides a public realm framework for the study area including guidelines for amenities that support pedestrians and block-by-block guidelines for open space. It is anticipated that the study will be completed by the 2nd quarter of 2014.

The study area block is located within the Streetscape Master Plan Study Area. The results of the Planning Study for the block will be used to inform the Streetscape Master Plan study process.

Community Consultation

In November 2012, City Planning held an open house to introduce the Study to the community, seek input, and invite participation on a working group. A working group consisting of residents, representatives of community associations, property owners, library and City Staff and the local Councillor was formed. Representatives of the two active development applications within the Study Area block were also part of the working group. In anticipation of a development application on the Postal Station K site (2384-2388 Yonge Street) on the block to the north, the applicants for the Station K proposal attended these working group meetings.

Three working group meetings were held on January 23, 2013, February 26, 2013 and April 15, 2013. The first meeting focussed on exploring the character and role of the block in the larger Yonge-Eglinton area and identifying issues, opportunities and challenges related to the public realm and movement. The second meeting focussed on built form. Three built form massing scenarios were presented and discussed. These included a mid-rise built form scenario, a tall building built form scenario that included the tall building development proposals on the block, and a scenario that illustrated mid-rise and tall building built forms on the block. At the third working group meeting, draft Urban Design Guidelines and an Area Specific Policy were discussed.

On October 10, 2013 a community consultation meeting was held to update the larger community on the status of the study and seek further input on a draft Area Specific Policy and Urban Design Guidelines. About 30 people, the Ward Councillor and Planning Staff attended the meeting. Main issues and comments included ensuring that accessibility be taken into consideration in the design for new sidewalks and pedestrian connections, improving walkability along streets and to destinations, including providing places for respite, that sufficient space be provided on sites with new development for servicing and loading functions, that traffic levels in association with new development be monitored and that there be a co-ordinated approach to construction management for new development on the block and within the larger Yonge-Eglinton area. Residents encouraged the applicants for the two developments currently proposed within the block to ensure that their proposals were consistent with the emerging Urban Design Guidelines.

Additional information on the community consultation process for the Yonge, Duplex, Helendale and Orchard View Block Study is available on the City's website at: www.toronto.ca/planning/ydho_planning_study.htm

Comments

Provincial Policy Statement and Provincial Plans

The Provincial Policy Statement (PPS) contains policies related to managing and directing development. It requires that sufficient land be made available for intensification and redevelopment, that planning authorities identify and promote opportunities for intensification and redevelopment where this can be accommodated taking into account, among other things, the existing building stock and areas, and that they establish and implement minimum targets for intensification and redevelopment within built up areas.

Within this framework, the PPS recognizes that the Official Plan is the most important vehicle for implementing PPS requirements and that comprehensive, integrated and long term planning is best achieved through municipal official plans. The proposed Official Plan Amendment is consistent with the PPS.

The Growth Plan for the Greater Golden Horseshoe identifies the *Yonge-Eglinton Centre* as an Urban Growth Area, to which intensification should be directed. It requires that Official Plans provide a strategy and policies to achieve intensification and to identify the appropriate type and scale of development in intensification areas. Further the Growth Plan requires that these areas be planned to achieve an appropriate transition of built form to adjacent areas. The Study Area is located outside of the *Yonge-Eglinton Centre*. The proposed Official Plan Amendment conforms and does not conflict with the Growth Plan for the Greater Golden Horseshoe which directs intensification to Urban Growth Areas and requires an appropriate transition within the Urban Growth Areas to adjacent areas.

Block Study Guiding Principles

Guiding principles were prepared by City Staff that address the main themes and priorities that have emerged through the community engagement process for the Planning Study. The Guiding Principles include:

1. *Create a strong sense of place centred around the Northern District Library and Postal Station K sites.*

The most prominent site within the block is the Library site occupied by the Northern District Library and Stanley Knowles Cooperative. The Library site occupies about half of the block, is centrally located, and is an important community resource and a significant public asset. The community expressed a strong desire that this important site be enhanced. The Postal Station K site (2388-2384 Yonge Street) north of the block, was also identified through the community engagement process as an important site for the larger community due to its location and historic significance. There was a desire that the Station K site be taken into consideration through the Study and that efforts be made to promote the creation of a local publicly accessible open space focussed around the

Station K site and the Library property. As a result, ‘Placemaking’ in relation to these two sites has emerged as an objective of the study.

2. *Enhance the existing and planned character of Yonge Street*

As Toronto’s primary street Yonge Street plays a key role for the City and Yonge-Eglinton. It is a main street for Toronto and an important transportation link for vehicles and transit. In this area, it is also the Yonge-Eglinton community’s local main street. Along the frontage of the Study Area block and the east side of Yonge Street and further north, Yonge Street is characterized primarily with 2 and 3-storey retail and commercial buildings with smaller store fronts. Its location near the Eglinton subway station and bus depot makes it a busy and important pedestrian street. The lower scale buildings ensure that sunshine reaches the sidewalks promoting a comfortable street and the fine grain retail fabric and its role as an important pedestrian route to the Yonge-Eglinton transit node contribute to the vitality and identity of the district.

Enhancing the existing and planned character of Yonge Street was identified, through the community engagement process, as an important study objective. A wider sidewalk, enhanced landscaping, cycling infrastructure and special paving treatments were put forward as potential public realm improvements for Yonge Street. Maintaining the fine grain retail fabric with direct connections to the sidewalk and preserving the existing sunlight condition on Yonge Street and a mid-rise building typology were also considered important.

3. *Create walkable, safe, comfortable and inviting streets, pedestrian connections and open spaces.*

Each of the streets surrounding the block, as well as the sites within the block were examined and opportunities and challenges related to the public realm and priorities for improvements identified. Enhancements that create walkable and inviting streets, pedestrian connections and open spaces such as wider sidewalks, public art, special landscape treatments, and other pedestrian amenities will be promoted.

4. *Develop at an appropriate scale consistent with the Official Plan and sensitive to community context and character.*

There are currently two tall buildings on the block, the Stanley Knowles Cooperative (15-storeys) above the 2-storey Library and a 20-storey apartment building under construction on the northeast corner of Duplex Avenue and Orchard View Boulevard. The remaining buildings on the block are 1 to 3-storeys.

Through the community engagement process, the built form policies of the Official Plan and Yonge-Eglinton Secondary Plan along with the City's Tall Building Guidelines and Mid-Rise Guidelines were reviewed and discussed. Built form scenarios prepared by City staff to illustrate mid-rise and tall building forms on the block in relation to the sites proposed for development, potential development sites and existing development were also presented and discussed.

Planning staff consider it appropriate that new development on the block respect its existing and planned context in keeping with the Official Plan and Yonge-Eglinton Secondary Plan. Within the *Mixed Use Areas*, along Yonge Street, mid-rise buildings are appropriate in keeping with the existing and planned context for this *Avenue*. Lower scale base building heights along Yonge Street and Helendale Avenue that respect the scale and character of the historic Postal Station K building are also appropriate.

Within the *Apartments Neighbourhoods* a range of building types including low-scale, mid-rise and tall building forms can be considered. Building forms should respect the context of the site within the block and the surrounding area, the unique characteristics of each site, and ensure consistency with City policies and guidelines including the Infill Townhouse Guidelines, Mid-rise Building Guidelines and Tall Building Guidelines. In keeping with the planning framework, building heights should step down towards the north and west to maintain compatibility and provide a transition to the lower scale neighbourhood north of Helendale Avenue and west of Duplex Avenue.

5. *Promote consolidated accesses and servicing functions within development sites.*
The consolidation of accesses and servicing functions for new development, screening and landscaping of existing and future servicing areas emerged through the community engagement process as a guiding principle to promote opportunities for public realm improvements on the block.

Implementation

Through the community engagement process, issues and priorities specific to the Study Area have been identified. An Area Specific Policy and Urban Design Guidelines are proposed to implement the results of the study and are discussed below.

Area Specific Policy

The policies of the Yonge-Eglinton Secondary Plan provide a locally focussed framework for guiding growth and change in the larger Secondary Plan area. An Area Specific Policy in the Yonge-Eglinton Secondary Plan is appropriate to provide a further layer of policy direction that reinforces and builds on the planning framework for the block and reflects the guiding principles arising from the study. A draft Area Specific Policy is included in Attachment 5 and addresses the following:

1. *Yonge Street and Postal Station K*
Recognizes the importance of Yonge Street and the historic Postal Station K site, north of the Study Area block and ensures that the scale and character of new development along Yonge Street respects the existing and planned context of this *Avenue* and the scale and character of the historic Postal Station K building.
2. *Northern District Library*
Recognizes the importance of the Northern District Library site to the community and ensures that development near the site contributes to the safe and comfortable use of the open spaces with appropriate setbacks, landscape improvements and ground floor uses.

3. *Yonge Street - Public Realm Improvements*
Require a minimum ground floor setback of 1.5 metres along Yonge Street, to provide more space for pedestrians and amenities.
4. *Section 37 Community Benefits*
Identifies improvements to the open spaces on the Northern District Library property as priority for Community Facilities and Benefits secured under Section 37 of the *Planning Act*.
5. *Urban Design Guidelines*
Sets out Urban Design Guidelines to be adopted by Council.

Urban Design Guidelines

Planning Staff have prepared draft Urban Design Guidelines that reflect the planning framework for the block, and guiding principles from the Planning Study. They outline and illustrate how the urban design goals and objectives of the Official Plan and City guidelines could be implemented (Attachment 6). The Guidelines include a Concept Plan that illustrates key principles and priorities for improvements. The Concept Plan reflects the overarching idea of Placemaking expressed through the study process and the creation of a community focal point and gathering place centred on the Northern District Library and Postal Station K sites. Enhancements along the streets and to the pedestrian connections and open spaces on the Library site are also illustrated. Consolidating accesses and intersection improvements on Orchard View Boulevard at Yonge Street and Duplex Avenue are priorities. Planning Staff recommend that these Urban Design Guidelines be adopted by City Council.

The Urban Design Guidelines address three main areas: the public realm; site organization; and built form:

1. *Public Realm*
Guidelines for the revitalization of the open spaces on the Northern District Library site and the creation of a new square on the historic Postal Station K site, (Montgomery Square) will ensure that designs for these spaces reflect their civic importance. Guidelines for the streets that surround the block, and the open spaces and pedestrian connections will ensure that enhancements address the unique characteristic of each while creating a unified, connected and pedestrian friendly public realm. Public art to enhance streetscapes, open spaces and development sites will be promoted.
2. *Site Organization*
Guidelines for site servicing and access will ensure that the number of accesses are limited and that the impacts of loading, parking and service areas on the public realm are minimized through high quality landscape treatments, screening and/or integrating them into the built form.
3. *Built Form*
Built form guidelines will ensure that the design of new buildings on the block balance the need to fit in and unify the open spaces on the Northern District Library site and the

historic Postal Station K site, while expressing the individual character of each building. Building envelopes will maintain the sunlight condition on Yonge Street and respect the scale and character of the existing and planned built form context of the block and surrounding area.

Ongoing Initiatives

Through the working group process, issues related to traffic operations in the larger area were identified and require further study. Transportation Services will be undertaking an assessment related to turning movements at Yonge Street from Orchard View Boulevard and Helendale Avenue, and will explore ways to improve the pedestrian crossing at Duplex Avenue and Orchard View Boulevard. As well, the issues and ideas identified through the study related to the public realm will also be used to inform the ongoing Parks, Open Space and Streetscape Master Plan Study that has been initiated for Yonge-Eglinton.

Next Steps

The Area Specific Policy and Urban Design Guidelines will provide a framework for civic improvements and new development on the block. The Library is embarking on a study of ways to enhance the open spaces on the Northern District Library property. Library Staff have participated throughout the study, sharing their ideas and concepts for open space enhancements on the site, and providing comments and ideas at working group meetings. The Library is a significant community asset, and is the largest property within the block. Revitalizing the Library Open Spaces will not only strengthen the identity of this important civic institution and community destination but will make a significant contribution to the broader public realm objectives for the block and surrounding area identified in the Urban Design Guidelines. Planning Staff will continue to work with the Library on this important initiative.

The two Zoning By-law Amendment applications on the block were considered by North York Community Council in June 2012 and a community consultation meeting for both was held in June of 2013. The applicants also participated in the study, presenting and discussing their development proposals and providing comments and ideas about the public realm and built form at the working group meetings. Both applications have been appealed to the Ontario Municipal Board. Planning Staff will review the applications in relation to the Area Specific Policy and Urban Design Guidelines and will continue to work with the applicants to achieve development proposals that are consistent with the study results. Planning Staff will provide Directions Reports to Council on these applications prior to the Ontario Municipal Board hearings.

Conclusions

Planning staff have completed the Planning Study for the block bounded by Yonge Street, Duplex Avenue, Helendale Avenue and Orchard View Boulevard. Through a community consultation process that included working group and larger community meetings, Planning Staff are recommending that an Area Specific Policy be included in the Yonge-Eglinton Secondary Plan and that Council adopt Urban Design Guidelines to guide future development within this block. The proposed amendments to the Yonge-Eglinton Secondary Plan will provide a further layer of policy direction consistent with the planning framework for the area. The Urban Design Guidelines, through the redevelopment of properties and with new civic improvements, will

ensure that desirable and compatible built form and public realm improvements that enhance pedestrian experience are achieved.

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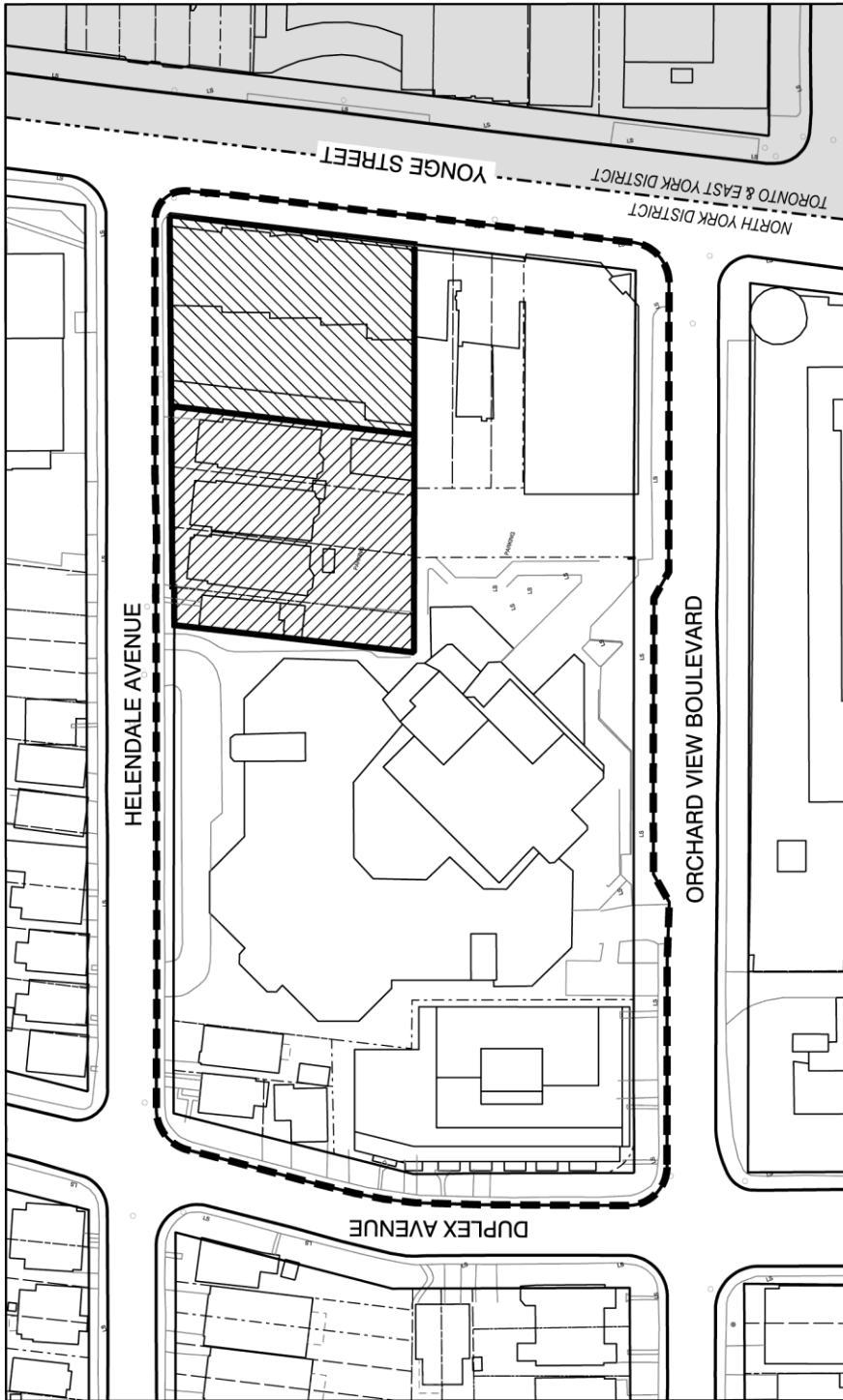
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Allen Appleby Director
Community Planning, North York District

ATTACHMENTS

Attachment 1: Study Area and Development Applications
Attachment 2: Official Plan – Urban Structure
Attachment 3: Official Plan - Land Use
Attachment 4: Yonge- Eglinton Secondary Plan
Attachment 5: Draft Official Plan Amendment
Attachment 6: Yonge, Duplex, Helendale, Orchard View Urban Design Guidelines

Attachment 1 – Study Area and Development Applications



Yonge, Duplex, Helendale & Orchard View Block Study 2360-2378 Yonge Street

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08/06/2013

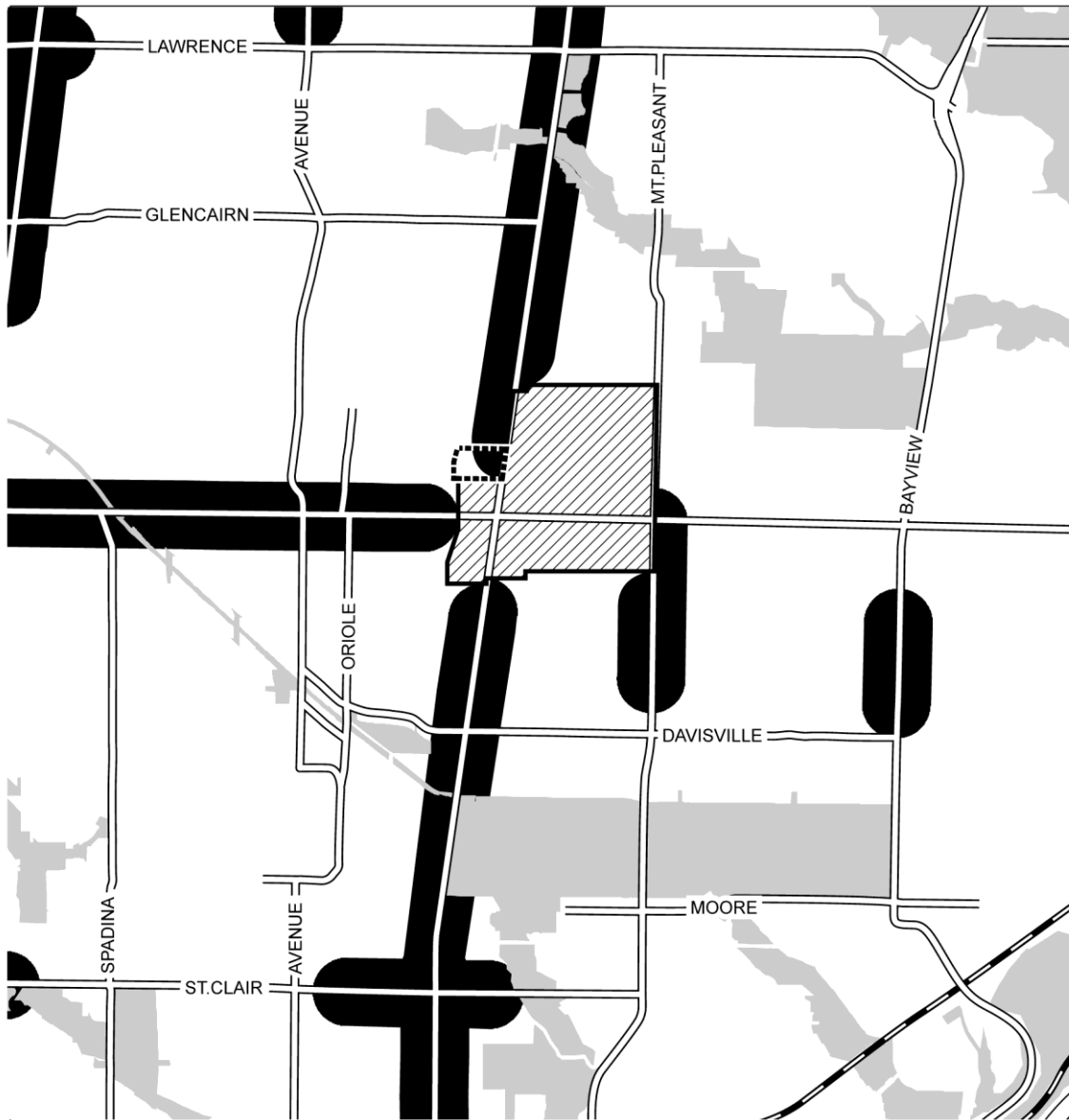
Study Area Boundary

31-37 Helendale Avenue

2360-2378 Yonge Street

File # 12 167197 NNY 16 0Z

Attachment 2 – Official Plan – Urban Structure







TORONTO City Planning

Yonge, Duplex, Helendale & Orchard View Planning Study

Official Plan - Map 2 Urban Structure

File # 12 210988 NNY 16 0Z

-  Block Study Boundary
-  Avenues
-  Centres
-  Green Space System


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Attachment 3 – Official Plan – Land Use



TORONTO City Planning
Official Plan

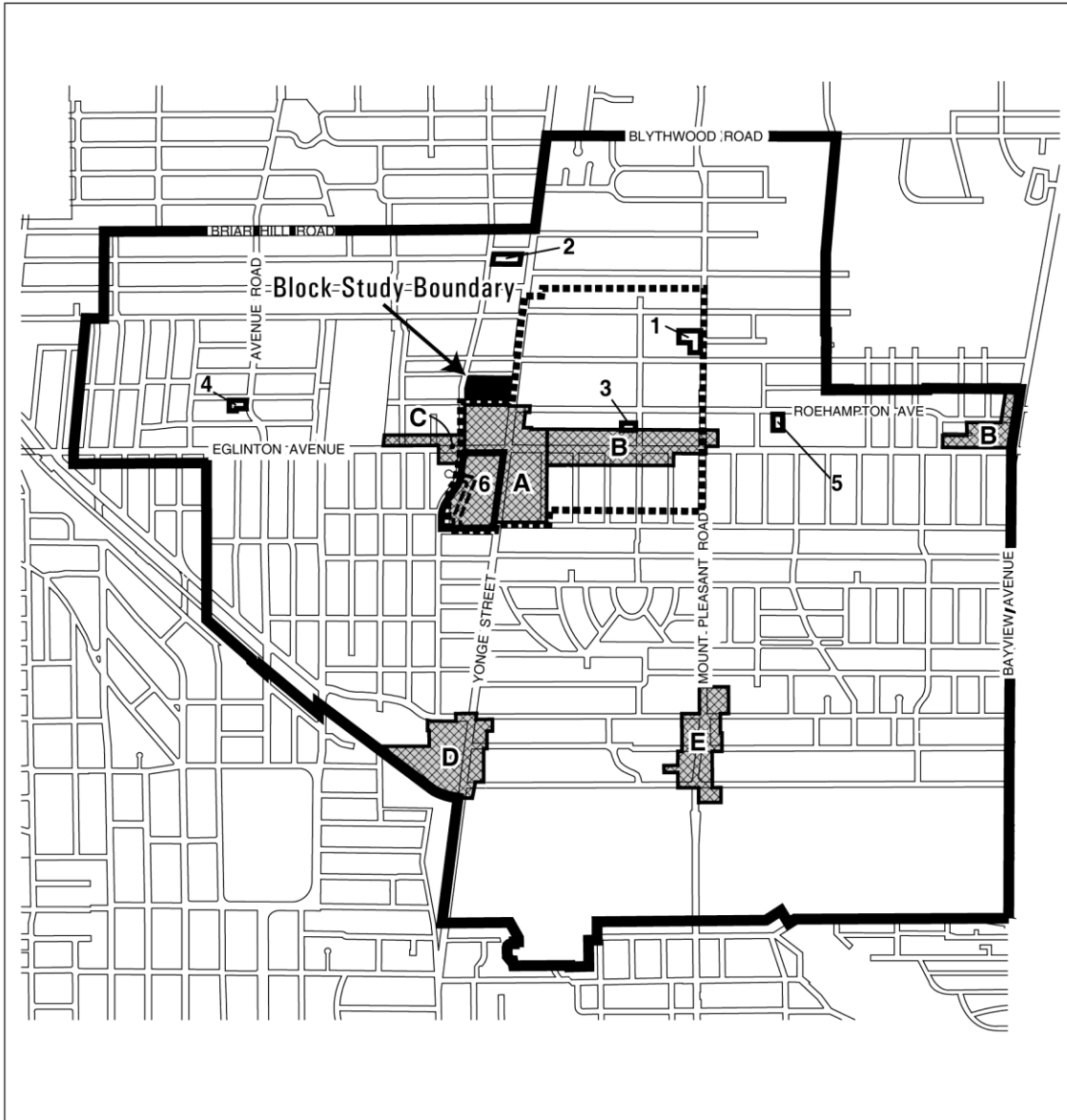
Yonge, Duplex, Helendale & Orchard View Planning Study

File # 12 210988 NNY 16 02

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|  Block Study Boundary |  Parks & Open Space Areas |  Institutional Areas |
|  Neighbourhoods |  Natural Areas | |
|  Apartment Neighbourhoods |  Parks | |
|  Mixed Use Areas |  Other Open Space Areas | |


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Attachment 4: Yonge-Eglinton Secondary Plan



TORONTO City Planning
Official Plan - Yonge-Eglinton Secondary Plan

Yonge, Duplex, Helendale & Orchard View Planning Study

File # 12 210988 NNY 16 02

- Block Study Boundary
- Secondary Plan Boundary
- Yonge-Eglinton Centre
- Mixed Use Areas
- 1 Site and Area Specific Policies
- Proposed Road

↑
 Not to Scale
 05/07/2013

Attachment 5 – Draft Official Plan Amendment

Authority: North York Community Council Item ~ [or Report No. ~, Clause No. ~] as
adopted by City of Toronto Council on ~, 20~
Enacted by Council: ~, 20~

CITY OF TORONTO

Bill No. ~

BY-LAW No. ~-20~

**To adopt Amendment No. 234 of the Official Plan
respecting the Yonge-Eglinton Secondary Plan**

WHEREAS authority is given to Council under the *Planning Act*, R.S.O. 1990, c.P. 13, as amended, to pass this By-law; and

WHEREAS Council of the City of Toronto has provided adequate information to the public and has held at least one public meeting in accordance with the *Planning Act*;

The Council of the City of Toronto HEREBY ENACTS as follows:

1. The attached Amendment No. 234 to the Official Plan is hereby adopted pursuant to the *Planning Act*, R.S.O. 1990, c.P.13, as amended

ENACTED AND PASSED this ~ day of ~, A.D. 20~.

ROB FORD,
Mayor

ULLI S. WATKISS,
City Clerk

(Corporate Seal)

AMENDMENT No. 234 TO THE OFFICIAL PLAN OF THE CITY OF TORONTO

Lands within the Yonge-Eglinton Secondary Plan Area

The following Text and Maps constitute Amendment No. 234 to the City of Toronto Official Plan.

OFFICIAL PLAN AMENDMENT

The Official Plan is amended as follows:

1. Chapter 6, Section 21, Yonge-Eglinton Secondary Plan is amended as follows:

1.1 Section 7, **SITE AND AREA SPECIFIC POLICIES** is amended by adding the following Site and Area Specific Policy, together with the key map as shown on Schedule 1, as follows:

7. Lands in the area bounded by Yonge Street, Duplex Avenue, Orchard View Boulevard and Helendale Avenue

On the lands shown as 7 on Map 21-1 the following additional policies will apply:

(a) Yonge Street - Public Realm Improvements

To encourage improvements to the public realm and enhancements to the streetscape along Yonge Street new development on the lands within the Site and Area Specific Policy 7 will be subject to a minimum ground floor setback of 1.5 metres adjacent to Yonge Street.

(b) Northern District Library Open Spaces

The open spaces around the Northern District Library including the forecourt and setback on Orchard View Boulevard, the setback open space on Helendale Avenue and the open spaces associated with midblock pedestrian connections between Helendale Avenue and Orchard View Boulevard are significant community assets and should be enhanced to promote their safe and comfortable use. Development adjacent to these open spaces should be designed to contribute to the safe comfortable use of these open spaces with appropriate setbacks, landscape improvements, and ground floor uses.

(c) Yonge Street – Built Form

The scale and character of new buildings along Yonge Street for the lands within Site and Area Specific Policy 7 will respect the existing and planned context of this *Avenue* and the scale and character of the historic Postal Station K building.

(d) Urban Design Guidelines

Urban Design Guidelines will be adopted by Council to provide detailed guidance on the design and organization of the built environment for the lands within the Site and Area Specific Policy 7. They will include specific recommendations on, building location and organization including servicing and access, building massing and articulation and pedestrian amenity and the adjacent public realm. Consideration will be given to these guidelines during the review and approval of development applications and in the design of civic improvements in the study area. These guidelines will be read in conjunction with Official Plan policies.

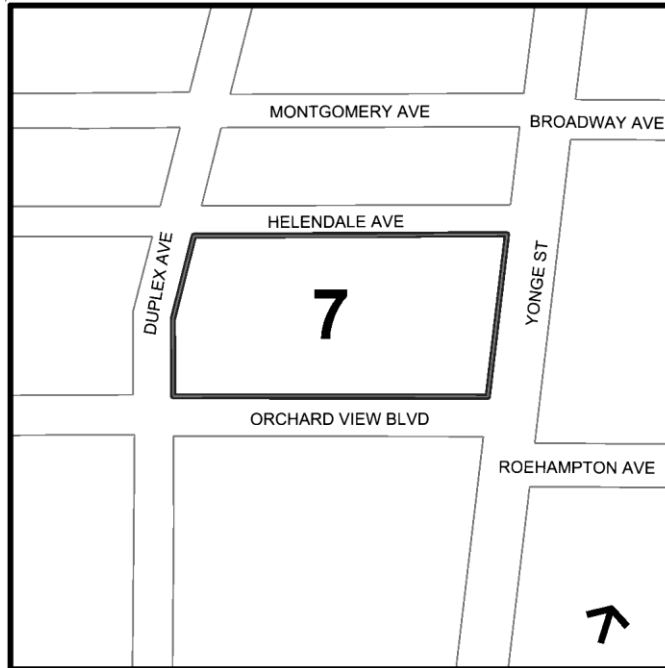
(e) Community Benefits

In addition to the priorities identified for community facilities benefits in Section 4 (p) of the Yonge - Eglinton Secondary Plan, the following will also be considered a priority for Community Facilities and Benefits secured under Section 37 of the *Planning Act* for the study area:

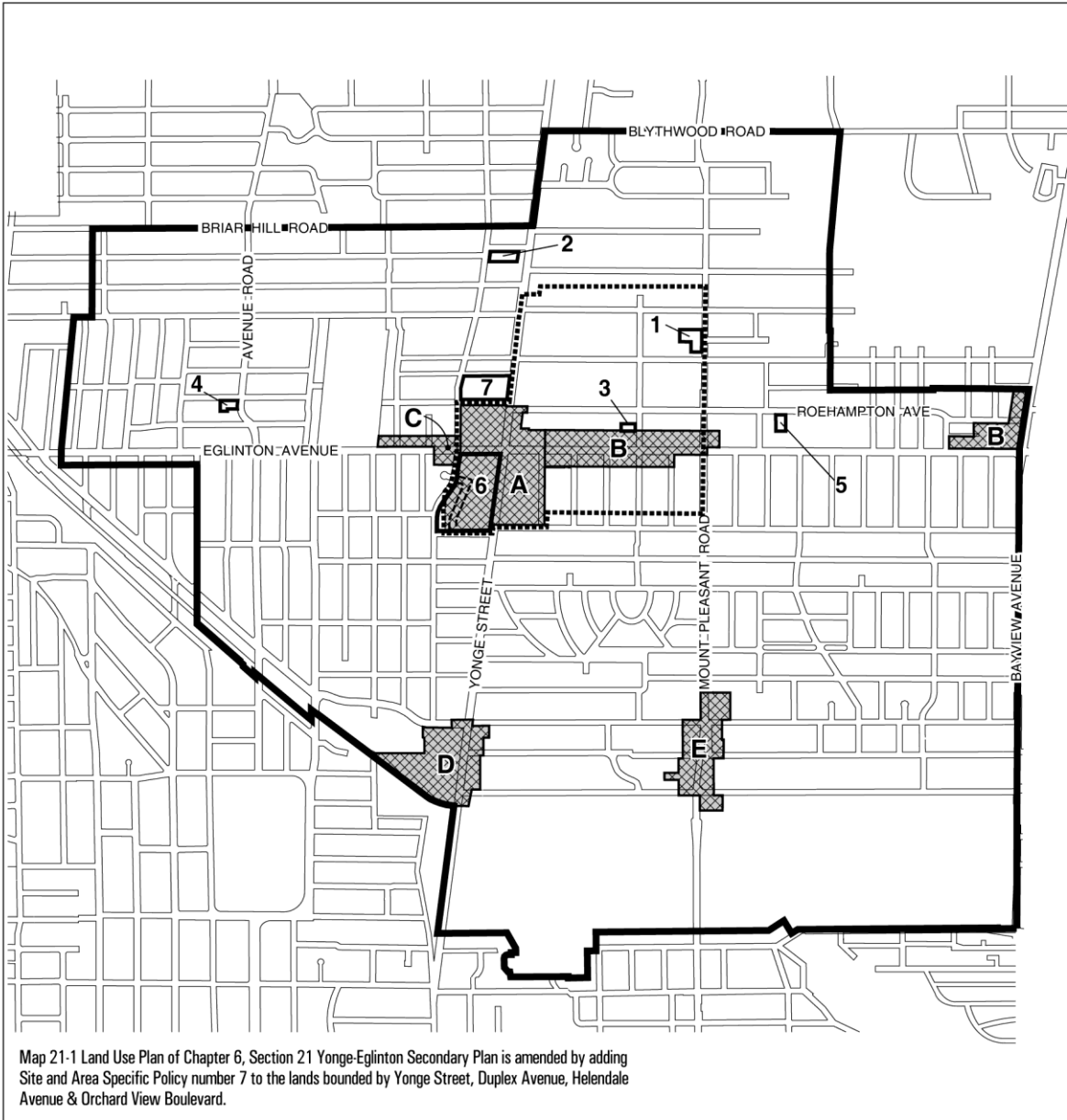
- i) Improvements and/or enhancements to the open spaces, entry forecourt, loading area, access ramp, and pedestrian connections on the Northern District Library property.

- 1.2 Map 21-1, Land Use Plan is amended, as shown on the attached Schedule 2, by adding Site and Area Specific Policy No. 7 to the lands within the area bounded by Yonge Street, Duplex Avenue, Helendale Avenue and Orchard View Boulevard.

Schedule 1



Schedule 2



Official Plan Amendment # 234

Yonge-Eglinton Secondary Plan

Map 21-1 Land Use Plan

File # 12 210988 NNY 16 0Z

- Secondary Plan Boundary
- Yonge-Eglinton Centre
- Mixed Use Areas
- 1 Site and Area Specific Policies
- Proposed Road



Not to Scale
10/15/2013