

Yonge, Duplex, Helendale and Orchard View Block Study – Status Report

Date:	May 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

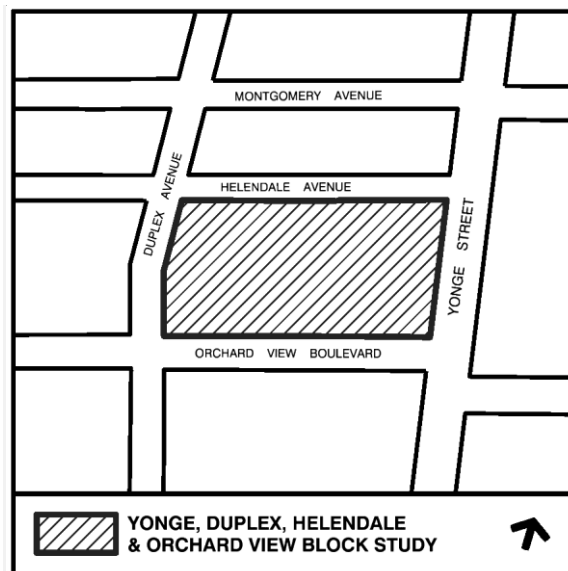
SUMMARY

This report provides the status of the Yonge, Duplex, Helendale and Orchard View Block Study. It also seeks Council's concurrence on a process for the completion of the Study that includes a community consultation meeting to consider a draft Area Specific Official Plan policy and draft Urban Design Guidelines for the lands within the block bounded by Yonge Street to the east, Duplex Avenue to the west, Helendale Avenue to the north and Orchard View Boulevard to the south.

RECOMMENDATIONS

The City Planning Division recommends that:

1. Staff be directed to schedule a community consultation meeting to update the larger community on the status of the Yonge, Duplex, Helendale and Orchard View Block Study and seek input on a draft Area Specific Official Plan Policy and emerging Urban Design Guidelines for the block, together with the Ward Councillor;
2. Notice for the community consultation meeting to be



determined in consultation with the Ward Councillor; and

3. Staff report back to North York Community Council on the results of the community consultation process and the Block Study implementation including any required statutory notice.

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

At its meeting on June 13, 2012 North York Community Council considered Preliminary Reports on two Zoning By-law Amendment applications on properties at 31 to 37 Helendale Avenue and at 2360 Yonge Street. In assessing the applications, planning staff considered the two proposals to represent significant intensification and found that approving them would be premature in the absence of a larger planning study for the block. 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>

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. 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 North District Library (2 storeys) with the Stanley Knowles Co-op 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 Ontario Municipal Board 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 property on the southwest corner of Yonge Street and Helendale Avenue (2360 Yonge Street) contains a single and

2-storey commercial plaza 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 southwest 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 northwest 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 1 and 2). The remaining properties on the block are designated *Apartment Neighbourhoods*. The Study Area is also located in the Yonge-Eglinton Secondary Plan area (Attachment 3).

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 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*. *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 dwelling 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 main 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 more 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 Area A* on the block 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

Design Criteria for the Review of Tall Building Proposals

In May 2013, Toronto City Council adopted the updated city-wide Tall Buildings 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 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 and Eglinton 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; provides a public realm framework that ties together diverse user groups and neighbourhoods; provides guidelines for amenities that support pedestrians and will offer site specific block-by-block guidelines for open space. The Master Plan will guide the City in public open space initiatives which implement the Secondary Plan and provide design guidance to inform any proponent or developer as to what is expected with regard to parks, open space and streetscapes when any property, including City property is redeveloped.

A Request for Proposals was issued for the Parks Open Space and Streetscape Master Plan Study which is targeted to begin May 31, 2013. 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 Block Study will be used to inform the Streetscape Master Plan study process.

Comments

Open House and Stakeholder Working Group

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, applicants, property owners, library and City staff and the local Councillor was formed. 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, Urban Design Guidelines and an Area Specific Policy were discussed. Through the community consultation process main themes and ideas have emerged in relation to; improvements to the public realm, pedestrian and vehicular movement and built form of new development.

Additional information on the results of 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

Guiding Principles

Guiding principles were prepared by City staff that address the main themes and priorities that have emerged through the community consultation and working group process. The Guiding Principles include:

1. *Create a strong sense of place with a focal point centred around the Library site and the Postal Station K site.*

The most prominent site within the block is the library site occupied by the North Toronto Library and Stanley Knowles Co-op. 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 protected and enhanced. The working group also identified the Postal Station K site (2388-2384 Yonge Street) north of the block, 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 a main guiding principle to inform the study process.

2. *Strengthen the 'main street' role 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 pedestrian street. The lower scale buildings ensure that sunshine reaches the sidewalks promoting a comfortable and vital street. This scale along with 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.

Strengthening the main street role of Yonge Street was considered by the working group as an important objective. Wider sidewalks, 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 were also considered important to support the main street role of Yonge Street. For the Postal Station K site, north of the study block, the working group expressed desire for a strong design for the open space around the building to create a prominent civic square – "Montgomery Square".

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

Through the working group process each of the streets surrounding the block, as well as the sites within the block, were examined to identify issues, opportunities and challenges related to the public realm and priorities for improvements. Yonge Street as noted above was considered of primary importance.

Orchard View Boulevard

Orchard View Boulevard, a local street, serves many roles. It not only supports the servicing functions for the properties along it, but is also the front door for the North Toronto Library and Stanley Knowles Co-op. It is the only local street that provides direct pedestrian access to Eglinton Park to the west, the largest park in the Yonge-Eglinton area.

The streetscape currently has a cluttered appearance with signage, newspaper boxes and planters. The sidewalks are narrow and street trees do poorly in the overly paved boulevards. Improvements to the streetscape including wider sidewalks as well as high quality paving, public art and landscaping to screen the loading and servicing areas and new street furniture to promote pedestrian use were identified as priorities by the working group. The library frontage was identified as a significant opportunity for public realm improvements to create a more walkable and inviting streetscape along Orchard View Boulevard.

The intersection of Orchard View Boulevard and Duplex Avenue was identified by the community as a difficult crossing for pedestrians and one where improvements were needed. As well, the community requested that a traffic operations assessment be undertaken at the intersections of Orchard View Boulevard and Yonge Street and at Helendale Avenue and Yonge Street to determine if left turn prohibitions could be implemented to improve traffic operations at these intersections.

Duplex Avenue

Duplex Avenue is a busy collector street with residential uses along the frontage of the study area block including the new 20-storey apartment building (NEON) under construction at the northeast corner of Duplex Avenue and Orchard View Boulevard. To create a more walkable and inviting streetscape, wider sidewalks and landscaped boulevards were identified through the working group process as priorities for public realm improvements.

Helendale Avenue

Helendale Avenue is a local street and one of the original streets of the historic Village of Eglinton. It is narrow, only 15 metres wide. The two proposed development sites on the block have frontage on Helendale Avenue and Postal Station K is situated at the northwest corner of Helendale Avenue and Yonge Street. The library has significant

frontage along the south side of the street and the north side of the street west of Postal Station K has a low rise residential character.

Helendale Avenue was identified through the working group process as a significant open space opportunity to support the creation of a local open space focus, located around the Library and Station K sites. Ideas put forward included introducing consistent high quality pavement, street furniture, public art, lighting, sidewalk and other landscape treatments within the street, on the library site and on private development sites that projects a common theme and foster a sense of place. In addition, similar to the pedestrian zone pilot project previously undertaken on Orchard View Boulevard, the closure or temporary closures of Helendale Avenue near Yonge Street to create a pedestrian zone, where activities such as a farmer's market or other community events could be held, was identified as a priority by the working group.

North Toronto Library Site

The North Toronto Library is an important institutional focus in the neighbourhood. There is publicly owned open space on all sides of the building including a publicly accessible mid-block walkway on the east side of the building extending from Helendale Avenue to Orchard View Boulevard. There are opportunities on the site for landscape improvements to the open spaces around the building and to enhance the pedestrian experience and connections through the site. Many ideas were put forward through the working group process for open space enhancements and improvements to the pedestrian connections on the site including:

- Removing the barriers along Orchard View Boulevard to open up the existing setback to the street and provide for additional landscaping;
- Relocating the co-op's garbage storage area to create a new open space;
- Promoting active uses in the lower courtyards;
- Redesigning the ramp and front entrance area to improve accessibility and enhance the visibility of the entrance to the street;
- Creating a new pedestrian connection along the east side of the library;
- Redesigning the loading area along Helendale Avenue to create a shared pedestrian open space/loading area; and
- Adding a green roof.

The Library has initiated a study for landscape improvements on the site.

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 Co-op (15-storeys) above the 2-storey library and a 20-storey apartment building under construction on the northwest corner of Duplex Avenue and Orchard View Boulevard (NEON). The remaining buildings on the block are 1 to 3 storeys. Through the working group process, Planning staff prepared three built form scenarios to illustrate potential mid-rise and tall building forms on the block in relation to the sites proposed for development, potential

development sites and existing development on the block. A summary of the main ideas illustrated in each scenario are outlined below.

Scenario #1 - Mid-rise Building Built Form

The first scenario illustrates mid-rise built form for new development on the block (Attachment 4). Yonge Street in this area is characterized with lower scale retail and commercial buildings. The Yonge-Eglinton Secondary Plan provides for a maximum building height of 8 to 12 storeys for properties opposite the block that are situated in the Yonge-Eglinton Centre. Buildings along the Yonge Street *Avenue* within the *Mixed Use Area* designation are illustrated with mid-rise buildings consistent with the City's mid-rise guidelines. On the sites within the *Apartment Neighbourhood*, a mid-rise built form with building heights of 15 metres is illustrated on the northern portion of the library site and on the proposed development site at 31-37 Helendale. A mid-rise built form scenario on this site represents a lower intensity opportunity for new development.

Scenario #2 - Mid-rise and Tall Building Built Form

The second scenario illustrates both mid-rise and tall building built forms on the block (Attachment 5). Similar to Scenario #1, the City's mid-rise guidelines were applied to the Yonge Street properties within the *Mixed Use Area* on the *Avenue* in keeping with the planned context. Within the *Apartment Neighbourhood* designation, one tall building is illustrated on the library property adjacent to Orchard View Boulevard. In keeping with the planning framework, building heights step down towards the north to maintain compatibility with the lower scale neighbourhood north of Helendale Avenue. A tall building consistent with the City's Tall Building Design Guidelines is also illustrated on a consolidated site that includes the two proposed development application sites on the block. Overall one additional tall building on the block is illustrated in this scenario.

Scenario #3 - Tall Building Built Form

The third scenario is a tall building built form scenario. This scenario includes the two proposed tall buildings at 2360 Yonge Street and 31-37 Helendale Avenue which are the subject of active development applications. This scenario also illustrates a tall building built form on the remaining properties on Yonge Street (Attachment 6). In their current form, the two tall building development proposals on the Block do not meet the City's Tall Building Design Guidelines with respect to minimum tower separation distances (25 metres) and the minimum tower setback of 12.5 metres required for small sites. The application for a 26-storey building at 2360 Yonge Street proposes a tower setback of 10 metres from the east and south property boundaries. The application for a 24-storey apartment building at 31-37 Helendale Avenue proposes tower setbacks from property lines of 6 to 9 metres from the east boundary, and 5.5 metres from the south and west property boundaries adjacent to the library and the commercial property to the south.

A tall building is illustrated on the remaining Yonge Street properties consistent with the City's Tall Building Design Guidelines. However, a tall building on this site would not be consistent with the planning context for Yonge Street along the block where mid-rise building forms are considered appropriate in keeping with the planned built form context of the Yonge-Eglinton Secondary Plan that provides for buildings of 8 to 12 storeys on

the east side of the street. Similar to Scenario #2, one tall building is illustrated on the library property. Overall 3 new tall buildings on the block are illustrated in this scenario.

Working Group Feedback on Built Form

A variety of ideas about built form for new development on the block were put forward by the working group. Some members identified tower separation and building setbacks as primary considerations in determining built form, while others identified density as the determining factor. Working group members also expressed concern about the building setbacks for the NEON project in relation to the library property and the public streets as inadequate. Members expressed concern that the NEON project would set a negative precedent and that building setbacks along the library property and from the streets should be increased for future development.

Limiting shadow impacts on streets, open spaces and on the neighbourhoods and in particular maintaining the sunlight condition on Yonge Street was considered an important objective by the working group, not only to strengthen its main street role, but to support the development of an animated and inviting open space (Montgomery Square) on the Station K site. Lower scale base building heights along Yonge Street and Helendale Avenue that reflect the heritage character of Station K and the low-rise residential character along Helendale Avenue were preferred.

5. *Promote consolidated accesses and servicing functions with development.*

The existing streetscape along Orchard View Boulevard reflects a poor quality due to the number of accesses for loading, parking and servicing functions. As well, the driveway and loading area for the library occupies a large area on the north side of the building along Helendale Avenue. The working group identified the consolidation of accesses and servicing functions for new development, screening and landscaping of existing and future servicing area as a guiding principle to promote opportunities for public realm improvements on the block.

Concept Plan

A concept plan that illustrates key principles and priorities was also prepared by Planning staff (Attachment 7). It highlights the overarching idea of 'Placemaking' expressed through the community consultation working group process. The creation of a focal point and gathering place for the community centred on the Station K (Montgomery Square) and Library sites are considered of primary importance to the community.

Public realm improvements are also identified along all streets and to the existing pedestrian connections on the library site. The concept plan also identifies a potential new mid-block connection on the east side of the library site that could be achieved through the removal of the co-op's garbage storage area currently located on the east side of the building along Orchard View Boulevard. Improvements to the intersections of Yonge Street and Orchard View Boulevard and Duplex Avenue and Orchard View Boulevard were also identified as priorities to enhance pedestrian safety.

Area Specific Policy

The policies of the Yonge-Eglinton Secondary Plan provide a locally focused framework for guiding growth and change in the larger Secondary Plan area. Through the study consultation and working group process, issues and priorities specific to the Study Area block have been identified. An Area Specific Policy in the Yonge-Eglinton Secondary Plan may be 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 study. A draft Area Specific Policy is included in Attachment 8 and addresses the following:

1. The Planning Framework and the context of the Block within Yonge/Eglinton including direction respecting,
 - heights of buildings along Yonge Street to achieve appropriate and compatible development between the Avenue and Centre; and
 - setbacks and stepbacks in new development to achieve an appropriate transition to Neighbourhoods.
2. Placemaking in relation to the Library Site, Helendale Avenue and Postal Station K which,
 - encourage strategies to strengthen the prominence of the Library and Postal Station K sites and promote connections; and
 - ensure base building heights respect the heritage character of Postal Station K & the neighbourhood character
3. Strengthening the ‘Main Street’ Role of Yonge Street which,
 - require ground floor setbacks that provide for a wider sidewalk, landscape enhancements & pedestrian amenities; and
 - limit shadow impact on Yonge Street and ‘Montgomery’ Square
4. Urban Design Guidelines for the Block which,
 - give direction on public realm enhancements, built form, site organization, pedestrian amenities & public art
5. Establish Priorities for Community Facilities and Benefits under Section 37 of the Planning Act.

Urban Design Guidelines

Through the community consultation process main themes and ideas have emerged in relation to the public realm, pedestrian and vehicular movement and for the built form of new development. Planning Staff consider it appropriate to prepare Urban Design Guidelines for the Study Area, to strengthen the City’s ability to guide development in a way that is consistent with the policies of the Official Plan and other City guidelines and to address issues and priorities for the block identified through the study.

Staff propose that area specific Urban Design Guidelines address the following:

- Public Realm (Placemaking, Public Streets, Open Spaces and Mid-block Connections)
- Site Organization (Access and Servicing)
- Built Form (Base Building and Massing)
- Pedestrian Amenity
- Public Art

Next Steps

Block Study

As the stakeholder working group process has been completed it is appropriate that a community consultation meeting be held to update the larger community on the status of the study and seek further input on the draft Area Specific Policy and emerging Urban Design Guidelines. A community consultation meeting is being scheduled in consultation with the Ward Councillor. Staff are targeting reporting back in the Fall on the results of the community consultation and the block study implementation including any required statutory notice.

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. The Library is also embarking on a landscape study to determine ways to improve the open space on the site.

Development Applications

Preliminary Reports for the two Zoning By-law Amendment applications on the block were considered by North York Community Council in June 2012. The applicants have participated on the working group for the Study. The Area Specific Policy and emerging Urban Design Guidelines will provide a framework to guide new development for the block. They reflect the ideas and priorities arising through the Block Study to guide new development and build on the planning framework for the block. Staff consider it appropriate to review the applications in relation to the draft Area Specific Policy and emerging Urban Design Guidelines determined through the study consultation and working group process.

In order to complete the review of the applications and prepare Final Reports to Council, a community consultation meeting is also required for both applications. The community consultation meetings for the applications are being scheduled in consultation with the Ward Councillor.

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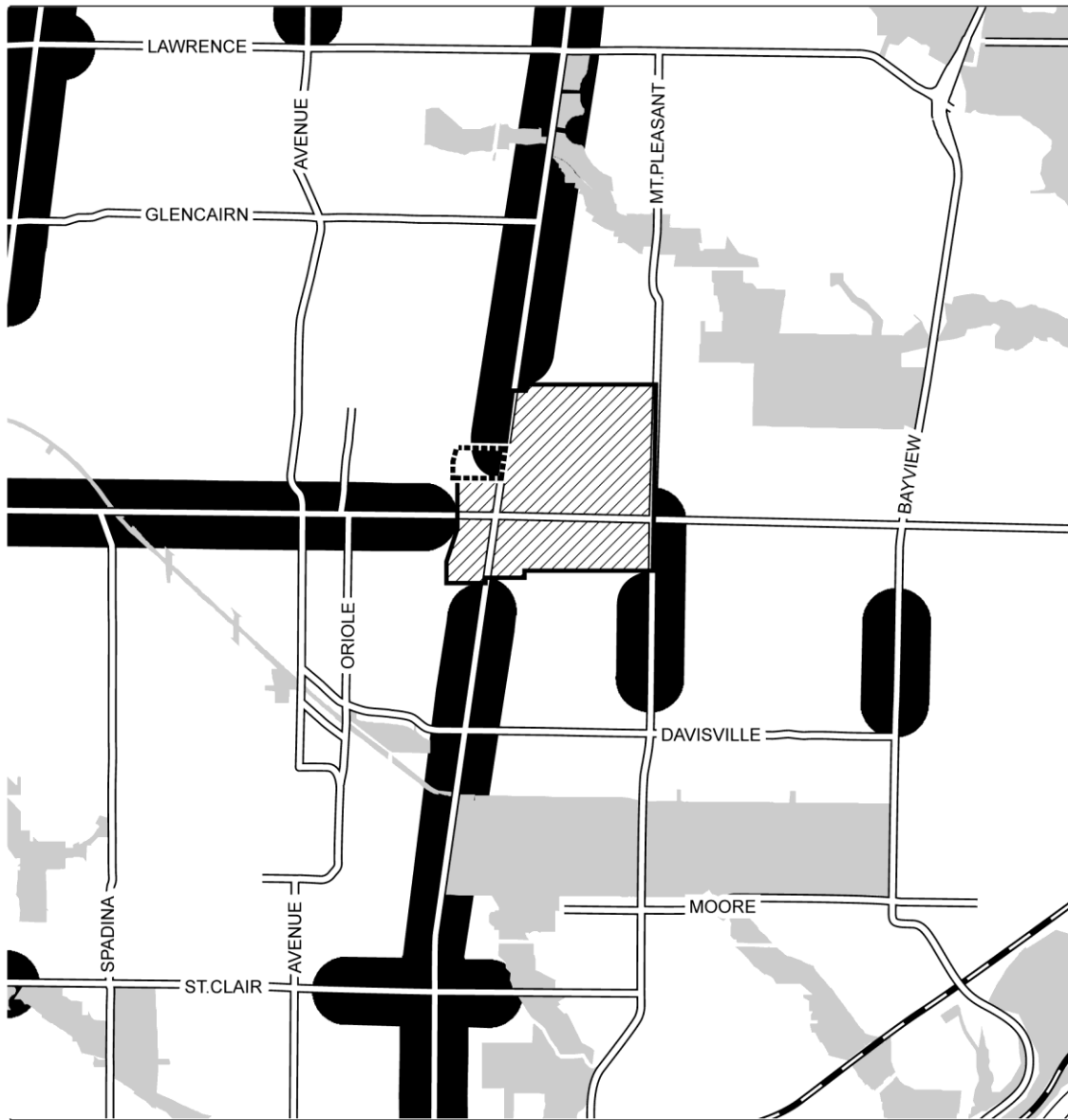
SIGNATURE

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Community Planning, North York District

ATTACHMENTS

Attachment 1: Official Plan – Urban Structure
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Attachment 8: Draft Area Specific Policy

Attachment 1 – Official Plan – Urban Structure



Official Plan - Map 2 Urban Structure

Yonge, Duplex, Helendale & Orchard View Planning Study

File # 12 210988 NNY 16 0Z

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

Not to Scale
 05/07/2013

Attachment 2 – Official Plan – Land Use



TORONTO City Planning
Official Plan

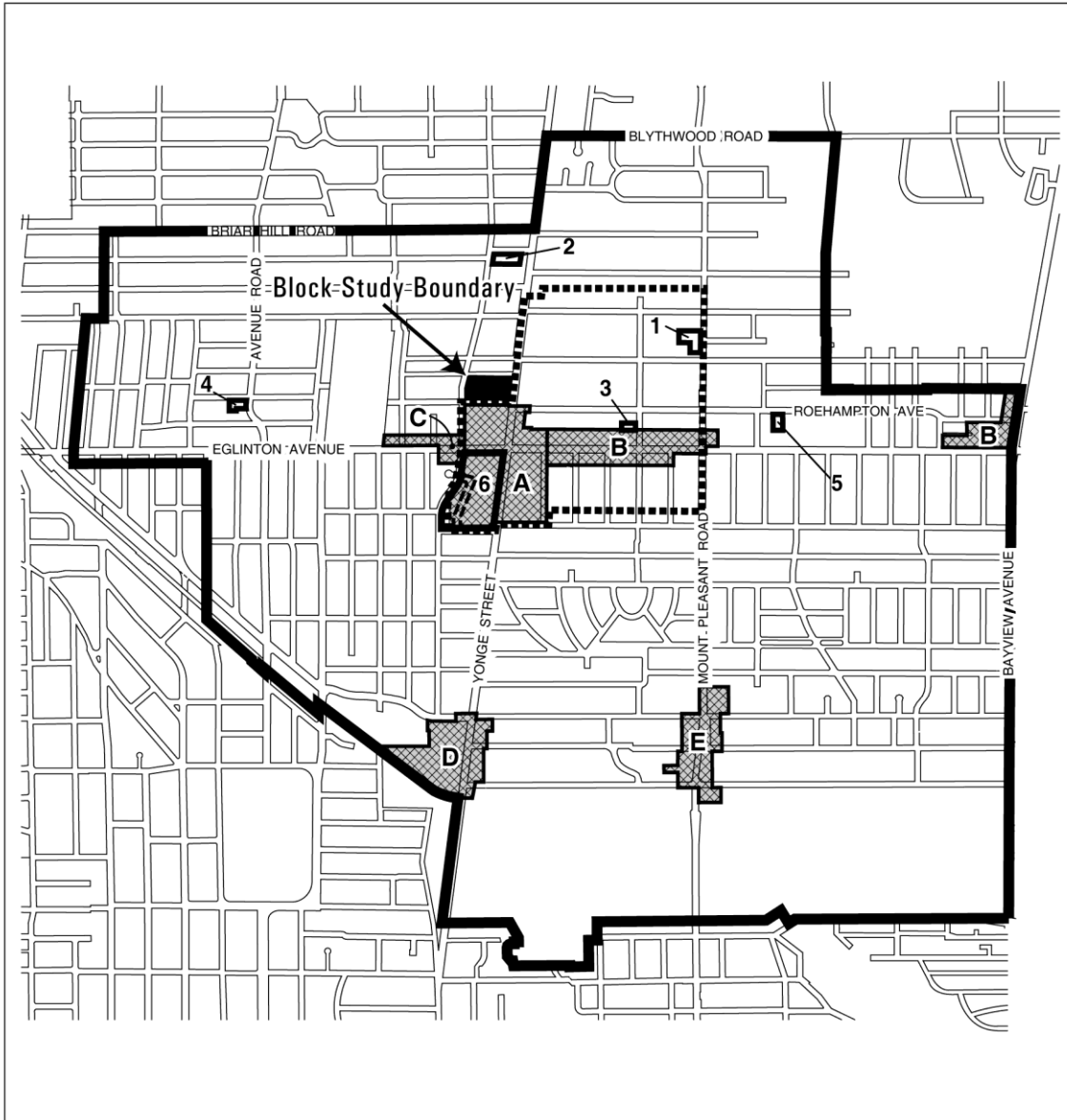
Yonge, Duplex, Helendale & Orchard View Planning Study

File # 12 210988 NNY 16 02




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Attachment 3: Yonge-Eglinton Secondary Plan



TORONTO City Planning
 Official Plan - Yonge-Eglinton Secondary Plan

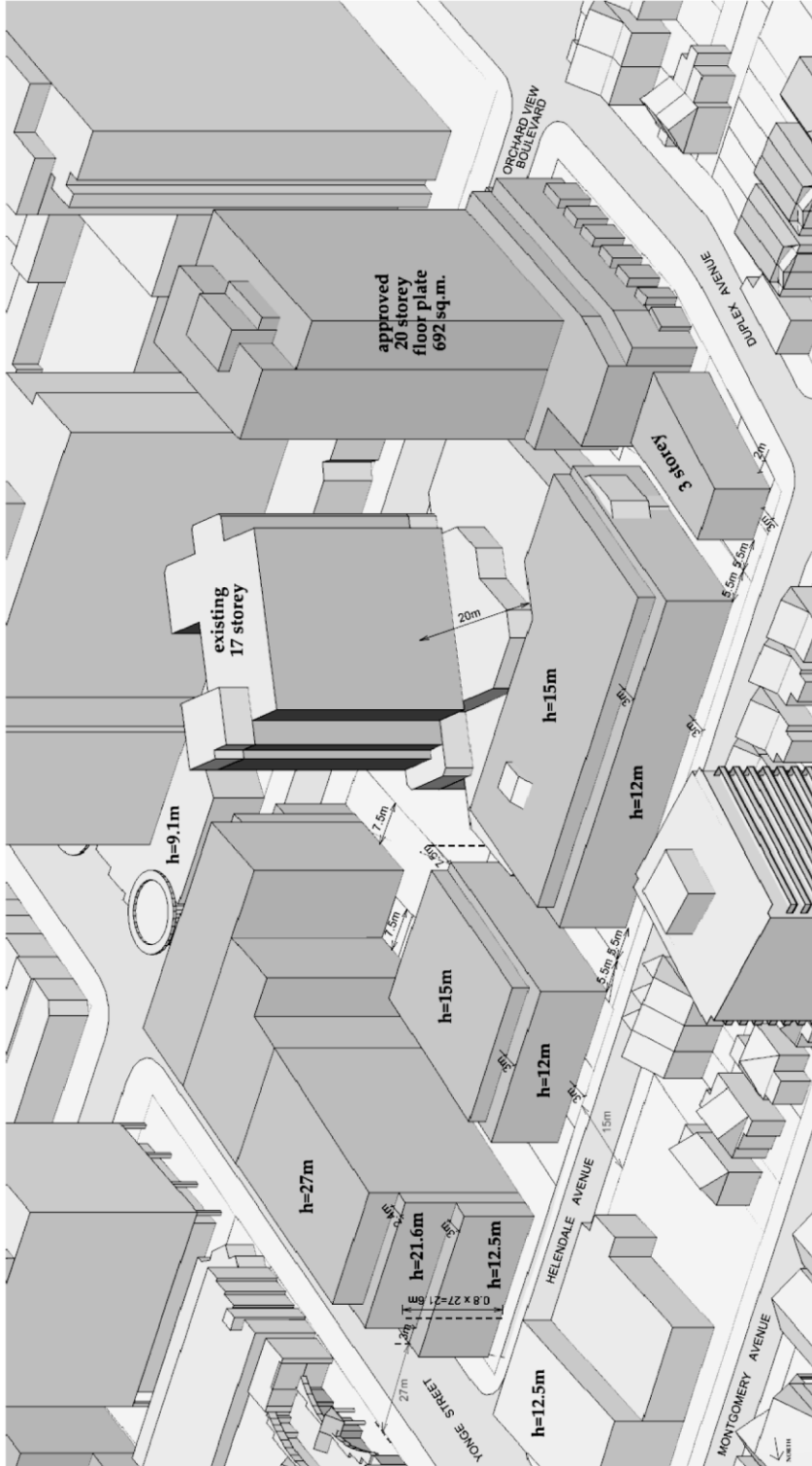
Yonge, Duplex, Helendale & Orchard View Planning Study

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

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 05/07/2013

**Attachment 4: Built Form Scenario #1
3D Perspective of the Block with Mid-rise Built Form**



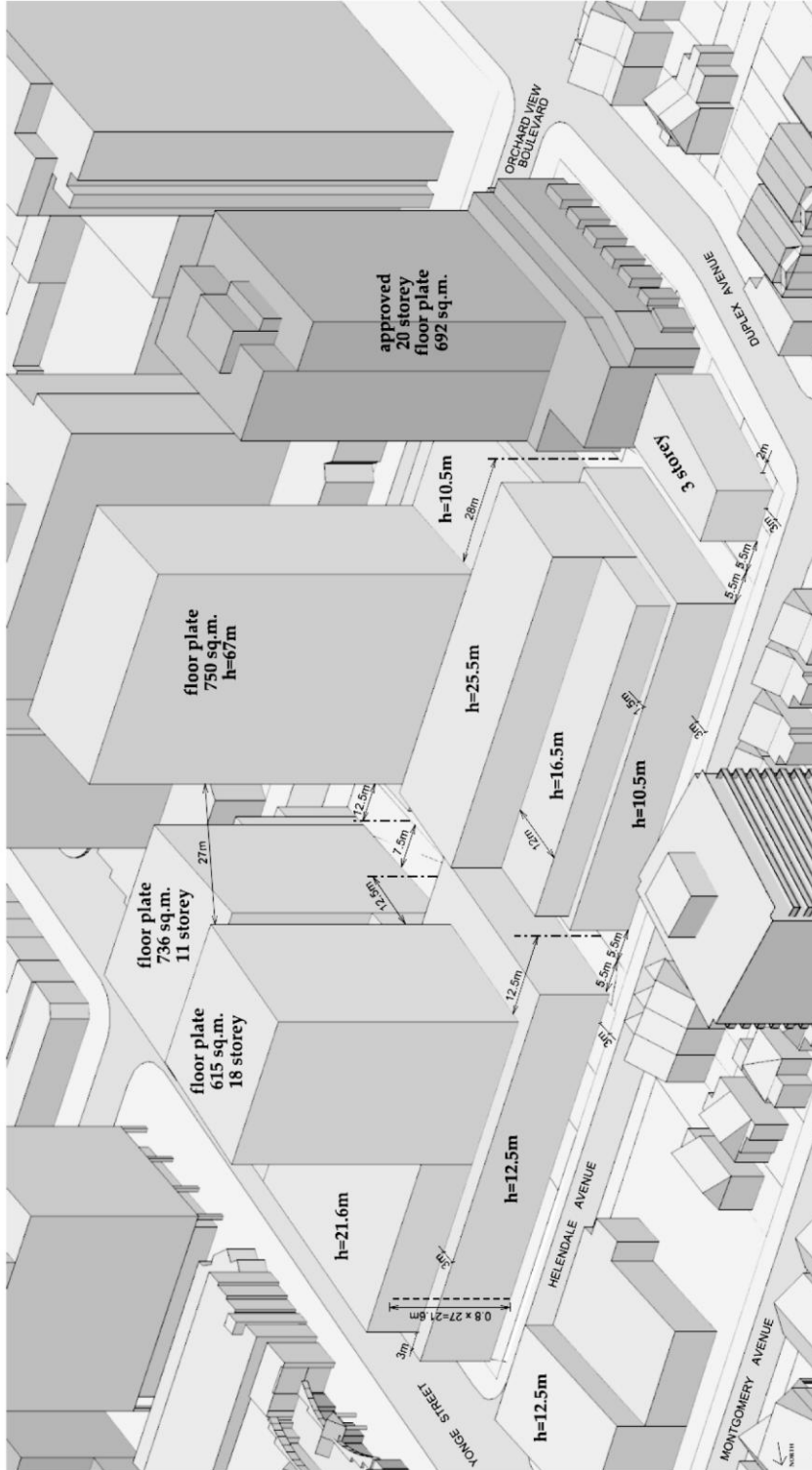
**Yonge, Duplex, Helendale &
Orchard View Planning Study**

File # 12 210988 NNY 16 0Z

Scenario #1 (3D Perspective of the Block with Mid-rise Built Form)

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Attachment 5: Built Form Scenario #2
3D Perspective of the Block with Mid-rise and Tall Building Built Form



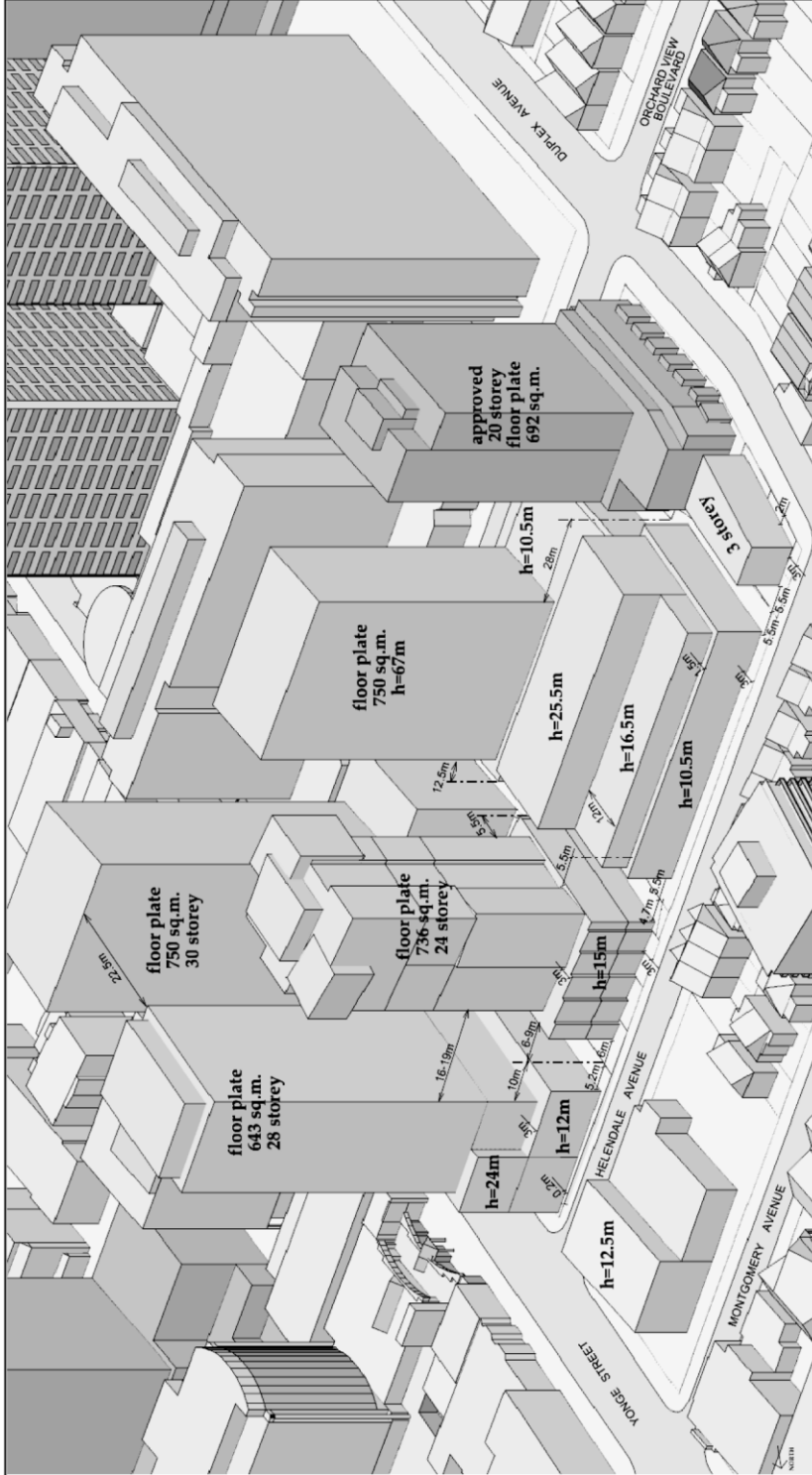
**Yonge, Duplex, Helendale &
 Orchard View Planning Study**

File # 12 210988 NNY 16 0Z

Scenario #2 (3D Perspective of the Block with Mid-rise and Tall Building Built Form)

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**Attachment 6: Built Form Scenario #3
3D Perspective of the Block with Tall Building Built Form**



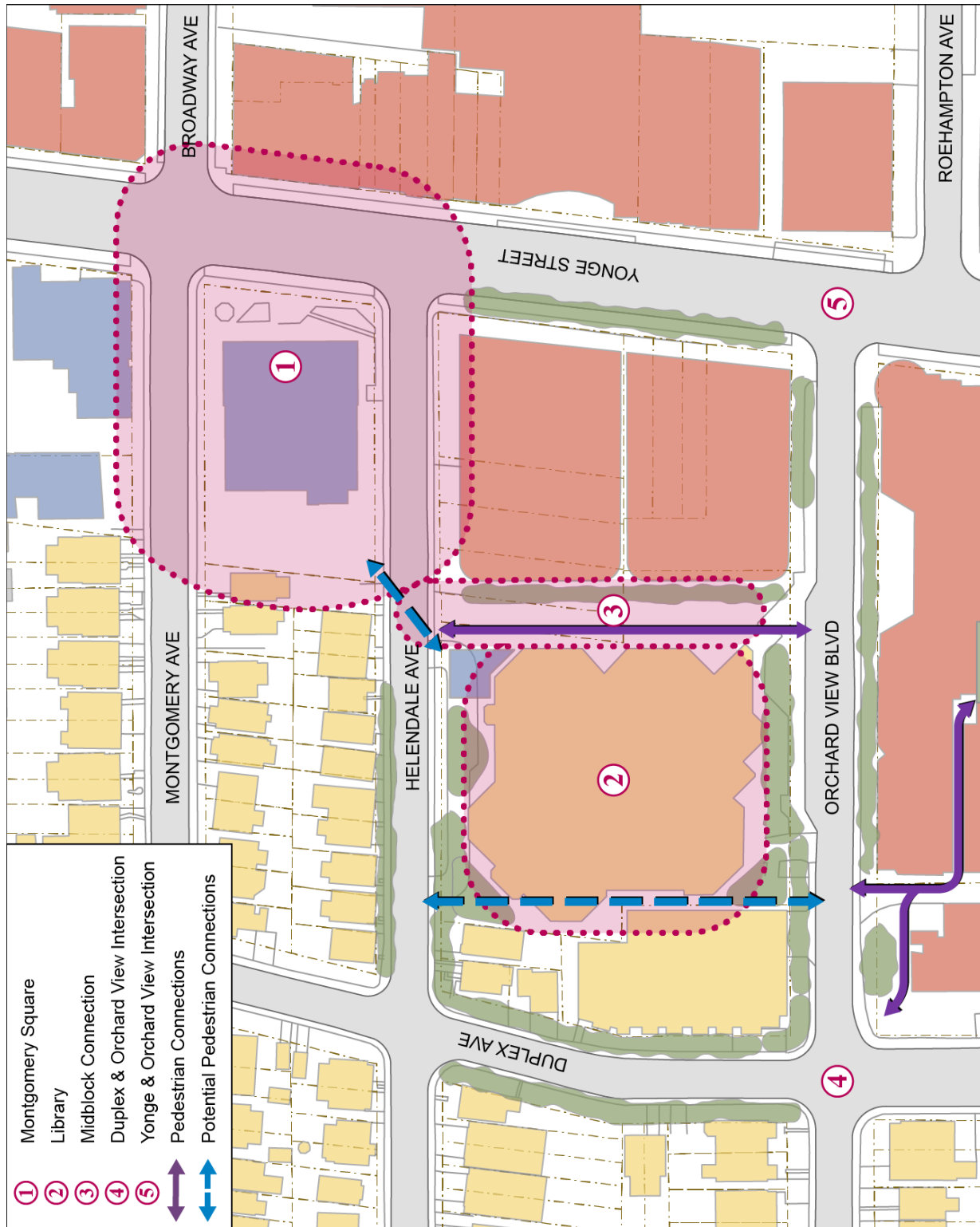
Scenario #3 (3D Perspective of the Block with Tall Building Built Form)

**Yonge, Duplex, Helendale &
Orchard View Planning Study**

File # 12.210988 NNY 16.0Z

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05/30/2013

Attachment 7: Yonge, Duplex, Helendale, Orchard View Boulevard Block Study Concept Plan



Attachment 8 – Draft Area Specific Policy

Yonge, Duplex, Helendale and Orchard View Block Study

An Area Specific Policy 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 community consultation and working group process for the study and includes:

1. New development within the *Mixed Use Area* on the west side of Yonge Street north of Orchard View Boulevard and south of Helendale Avenue outside of the Yonge-Eglinton Centre will be mid-rise buildings with a scale in the range of 8 to 12 storeys and with retail uses at grade.
2. Setbacks and stepbacks will be used in new developments within the *Apartment Neighbourhood* to secure a transition in height and scale to the *Neighbourhoods* west of Duplex Avenue and north of Helendale Avenue. The lowest heights will be along Duplex Avenue and Helendale Avenue consistent with the lower scale of buildings within the *Neighbourhoods*.
3. To encourage improvements to the public realm and enhancements to the streetscape along Yonge Street new development will be subject to a minimum ground floor setback adjacent to Yonge Street in order to create a publicly accessible boulevard approximately 6 metres in width from the roadway.
4. Community Facilities and Benefits secured under Section 37 of the Planning Act including:
 - i) Improvements and/or enhancements to the open spaces, loading area, access ramp, and pedestrian connections on the library property.
 - ii) Public realm improvements in the area
5. To assist in meeting the objectives of this Site and Area Specific Policy, the Urban Design Guidelines from the Yonge, Duplex, Helendale and Orchard View Planning Study will be used to provide direction for reviewing development applications on the lands. These guidelines will be read in conjunction with Official Plan policies.
6. Streetscaping plans for public road allowances may be adopted and implemented. Such plans may serve to co-ordinate landscaping on private lands with the public portion of the street.
7. New buildings within the *Mixed Use Areas* along Yonge Street will be subject to a maximum base building height of 12.5 metres with appropriate stepbacks above this height to respect the scale and form of the historic Postal Station K building at the northwest corner of Yonge Street and Helendale Avenue.

8. The building envelope for new development within the *Mixed Use Areas* and *Apartment Neighbourhood* will be designed to ensure that there are no further shadows within the 5-hour sunlight period onto the Yonge Street sidewalk and open space adjacent to Yonge Street on the Postal Station from March 21st to September 21st.
9. The library property is a prominent site of civic importance providing significant community services and includes the co-op residential building. Improvements to the library site are encouraged to strengthen its role as a community focus and provide enhanced public open space and amenities. Plans for improvements should have regard to the guiding principles included in the Urban Design Guidelines for this area.