

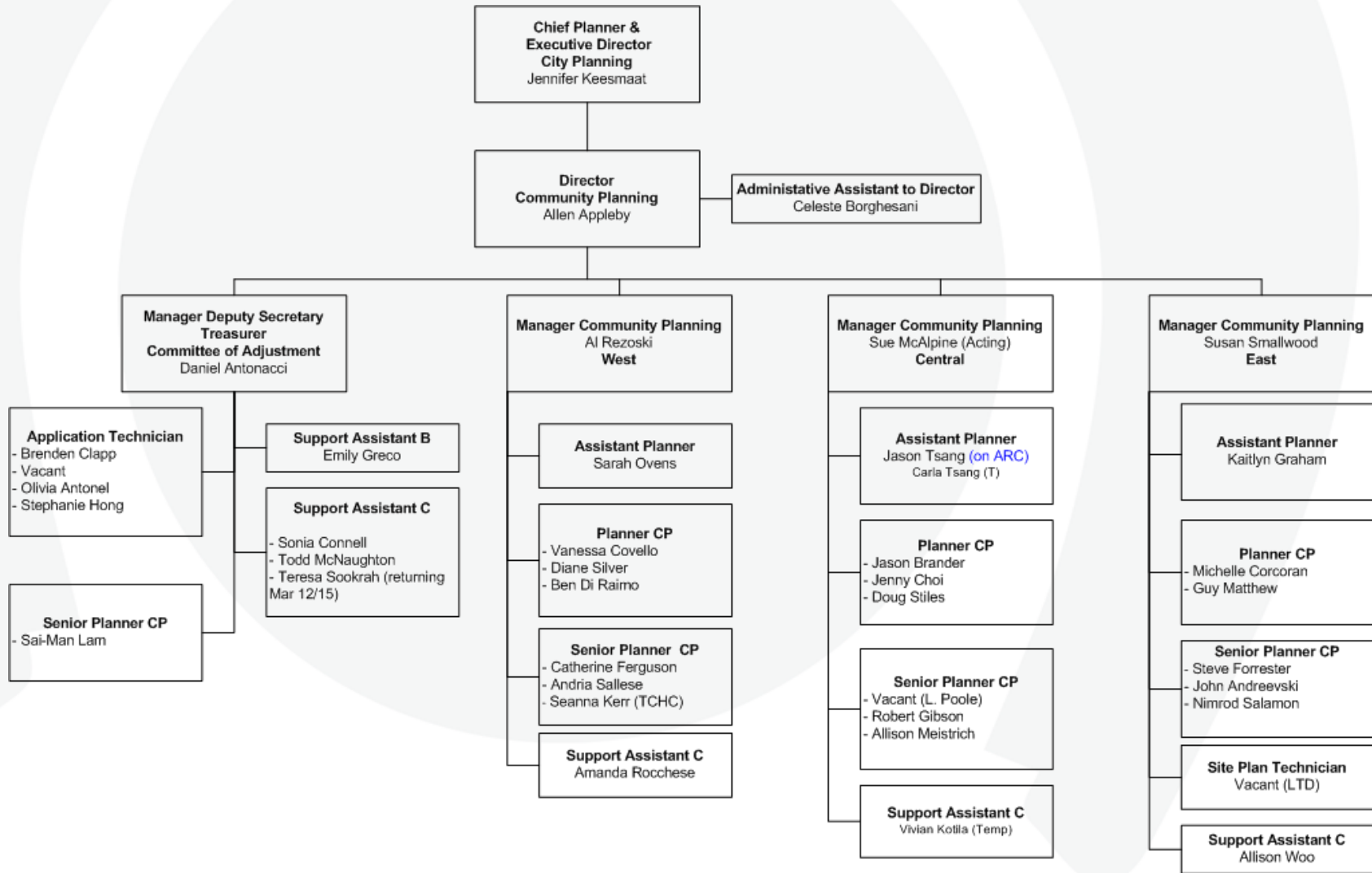


PLANNING A GREAT CITY  
**TOGETHER**

# City Planning: North York District Priorities

February, 2015

# North York Staff Complement

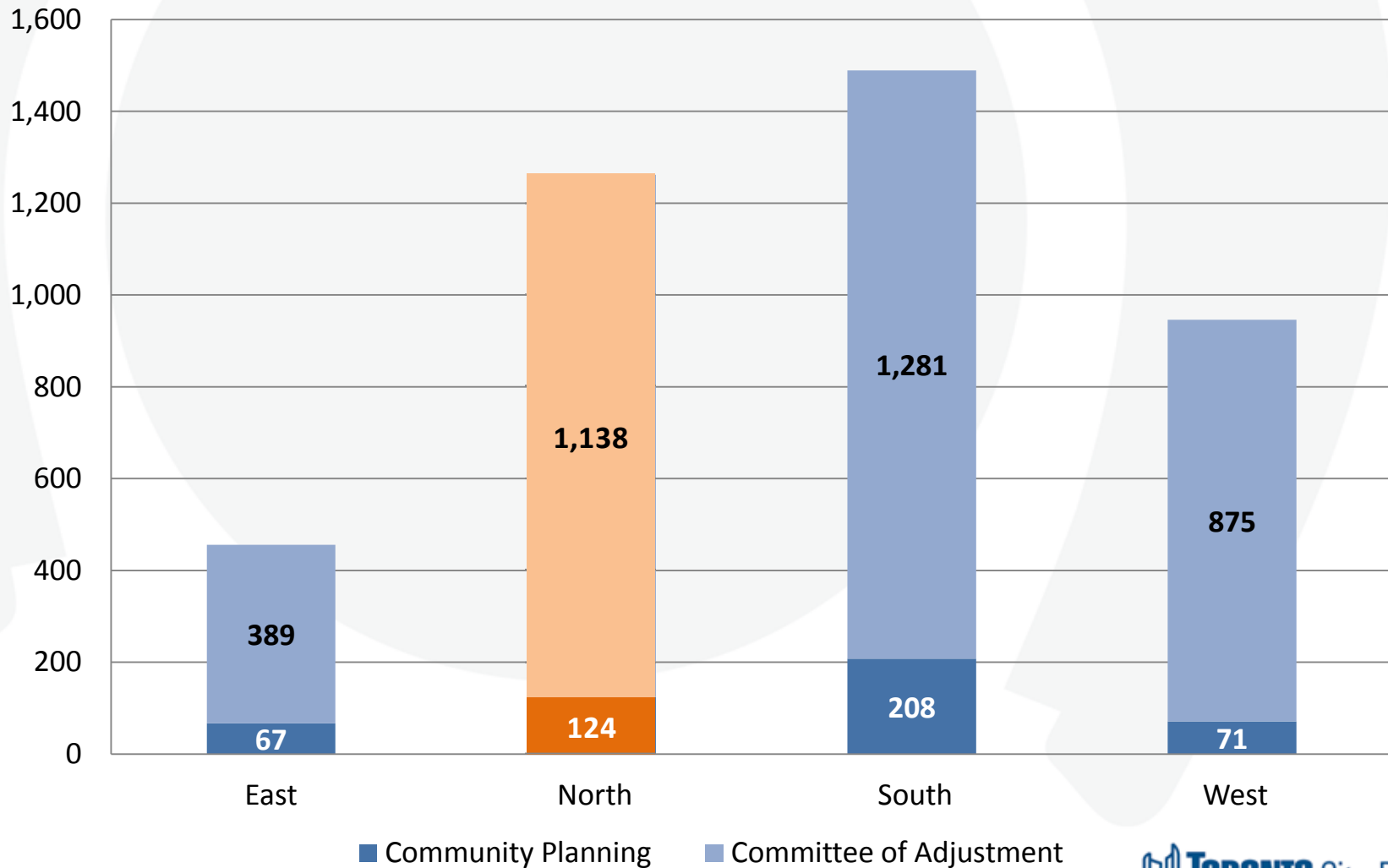


# North York District Matrix Staff

- Transportation Planning
- Urban Design
- Strategic Initiatives Policy and Analysis

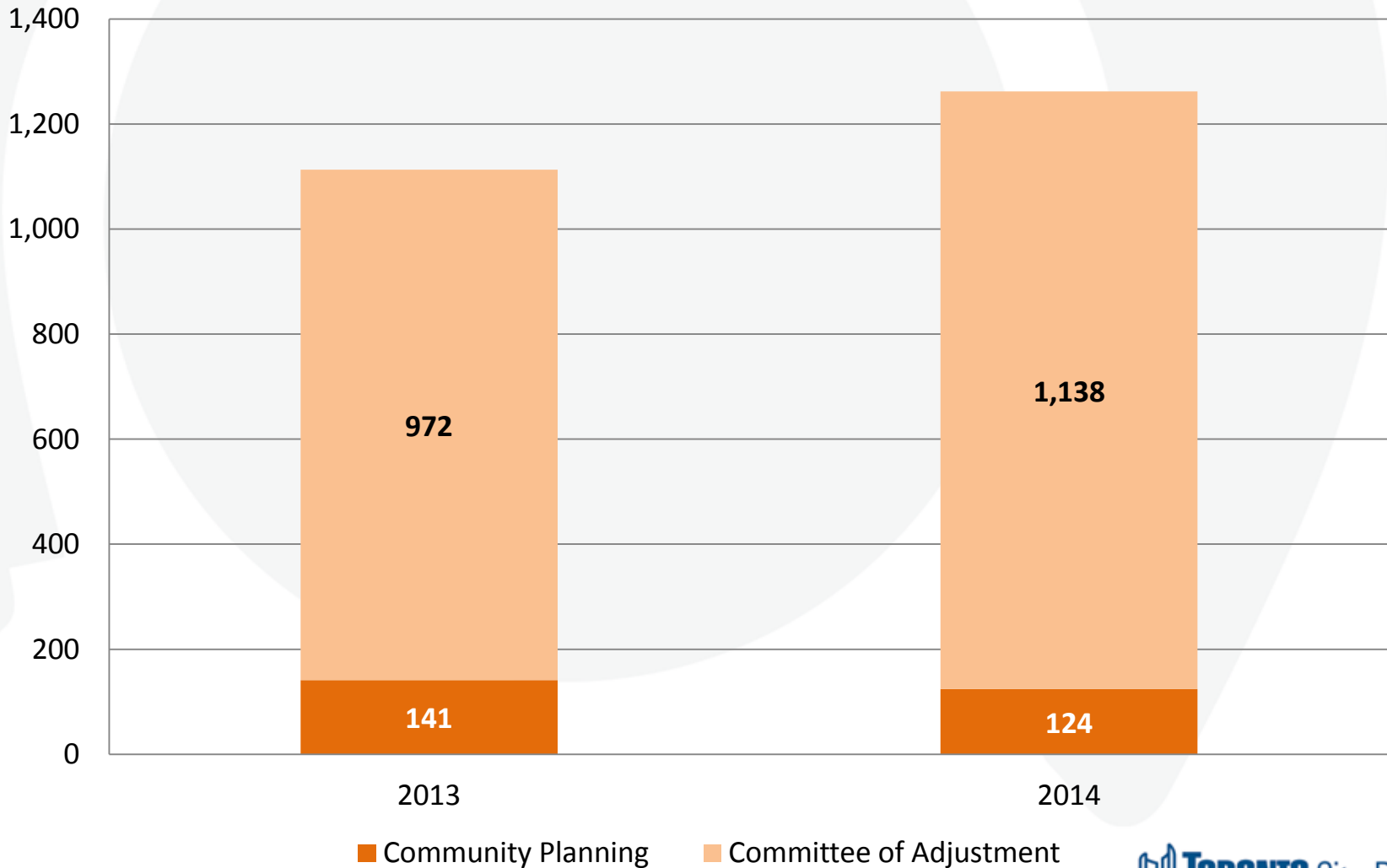
# Our Growing District

## 2014 Planning Applications: District Comparison

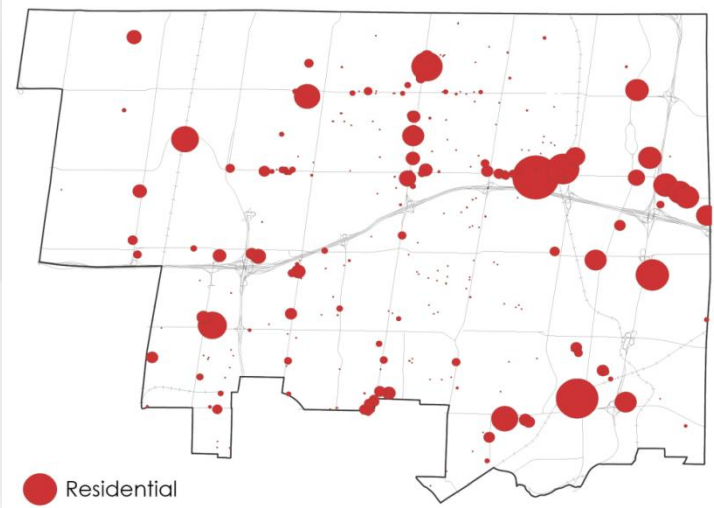
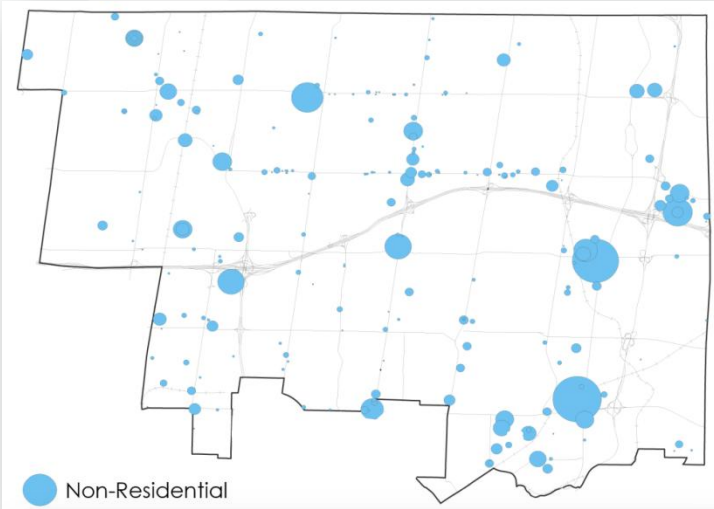


# Our Growing District

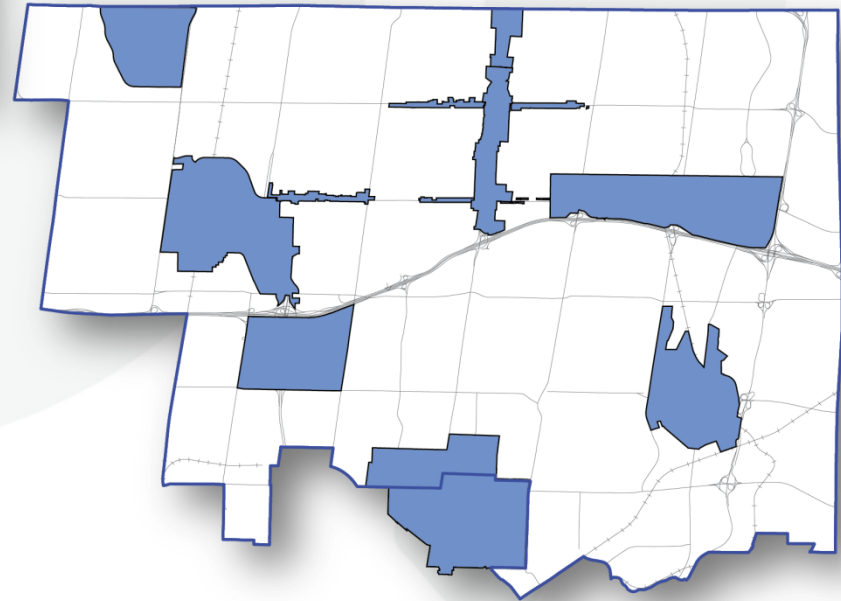
## North York Applications: 2013 vs. 2014



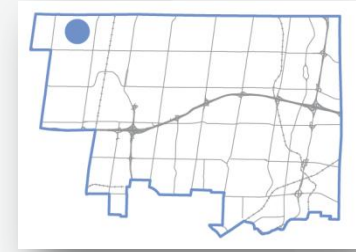
# Our Growing District



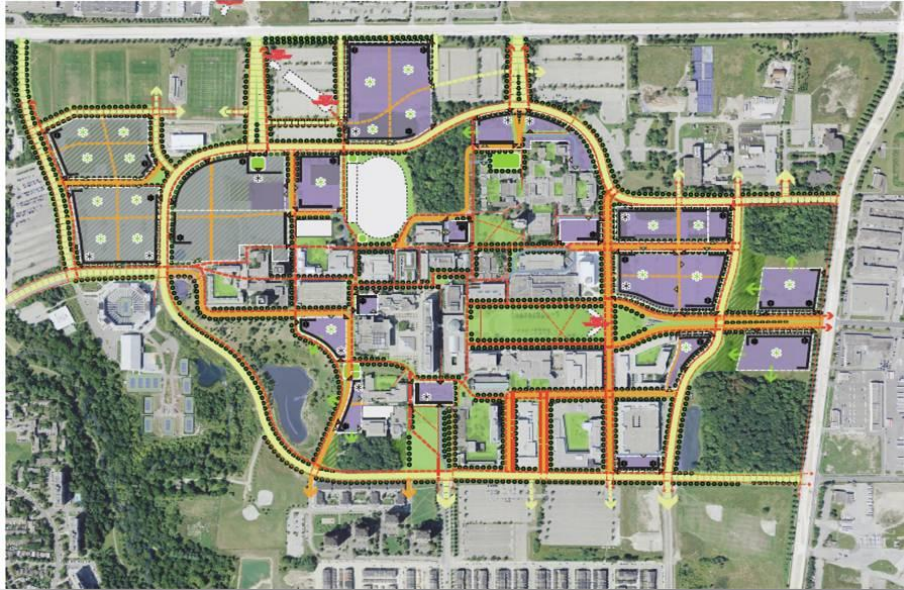
# Development Applications



# York University



PLANNING A GREAT CITY TOGETHER





# Downsview

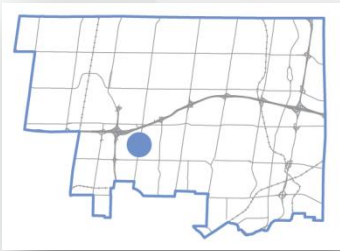


Stanley Greene

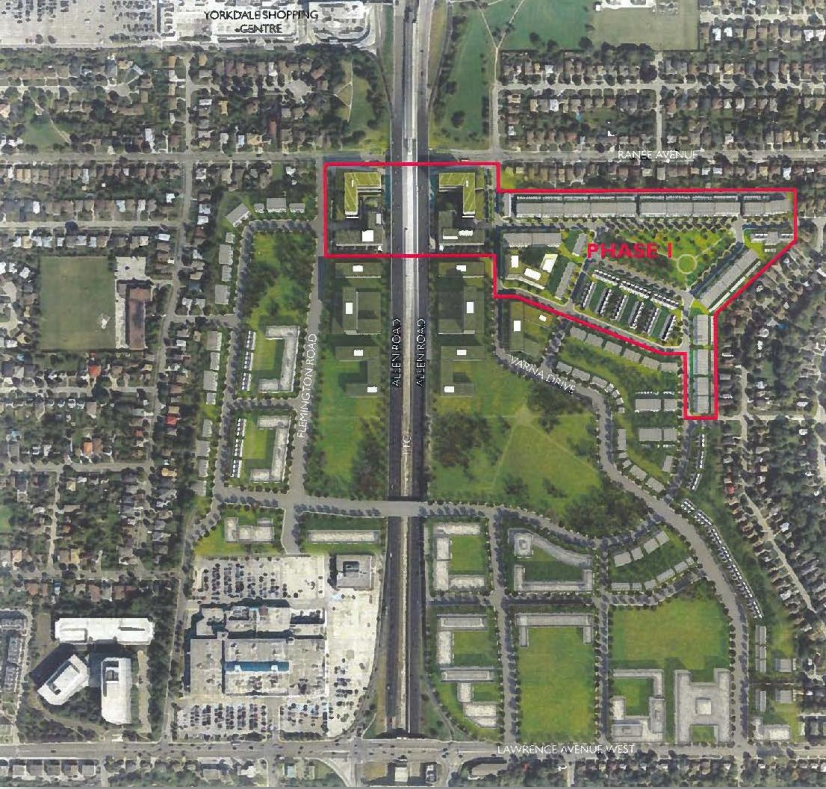


Allen District

# Lawrence-Allen

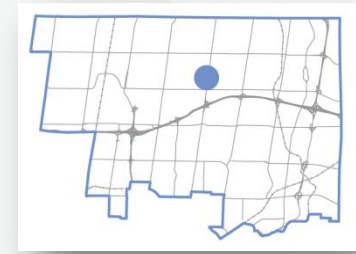


PLANNING A GREAT CITY TOGETHER

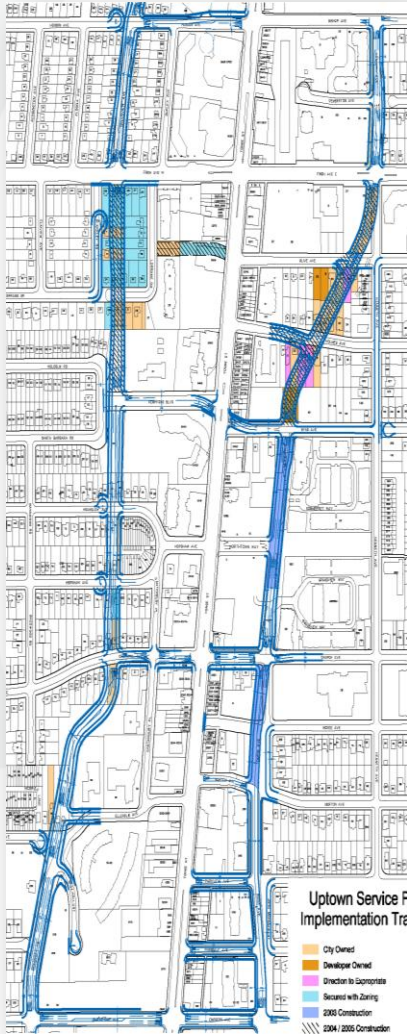


Lawrence Heights – Phase 1 & 2

# North York Centre



PLANNING A GREAT CITY TOGETHER



Service Road

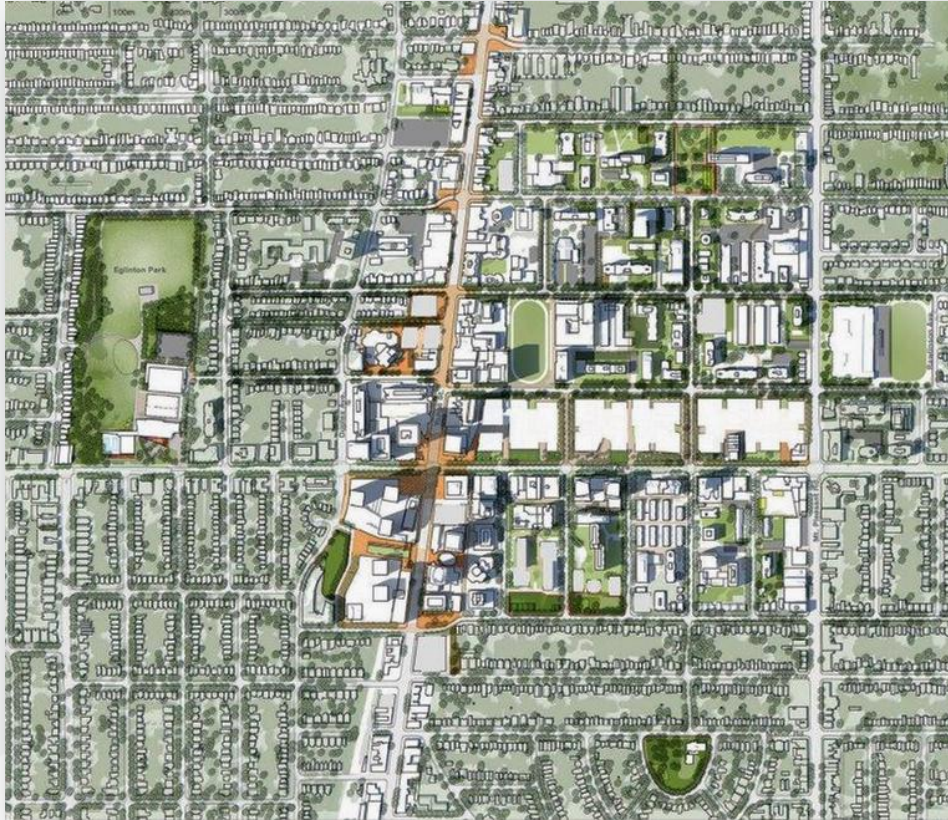


Hullmark

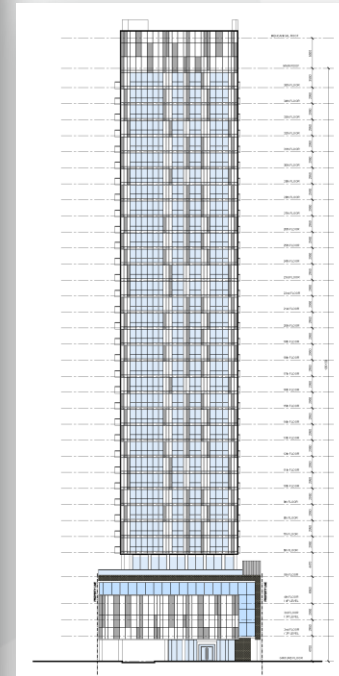


Beacon

# Yonge-Eglinton

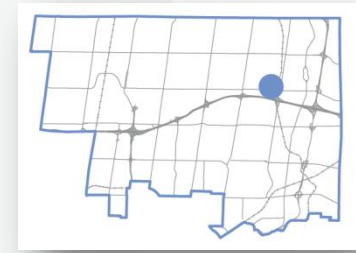


Midtown in Focus



90 Eglinton West

# Sheppard East Subway Corridor



Rean Drive



Allenbury

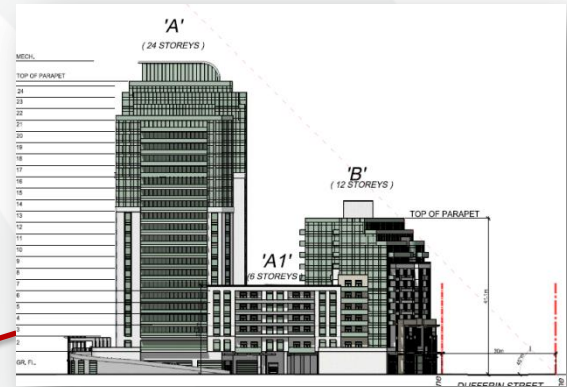
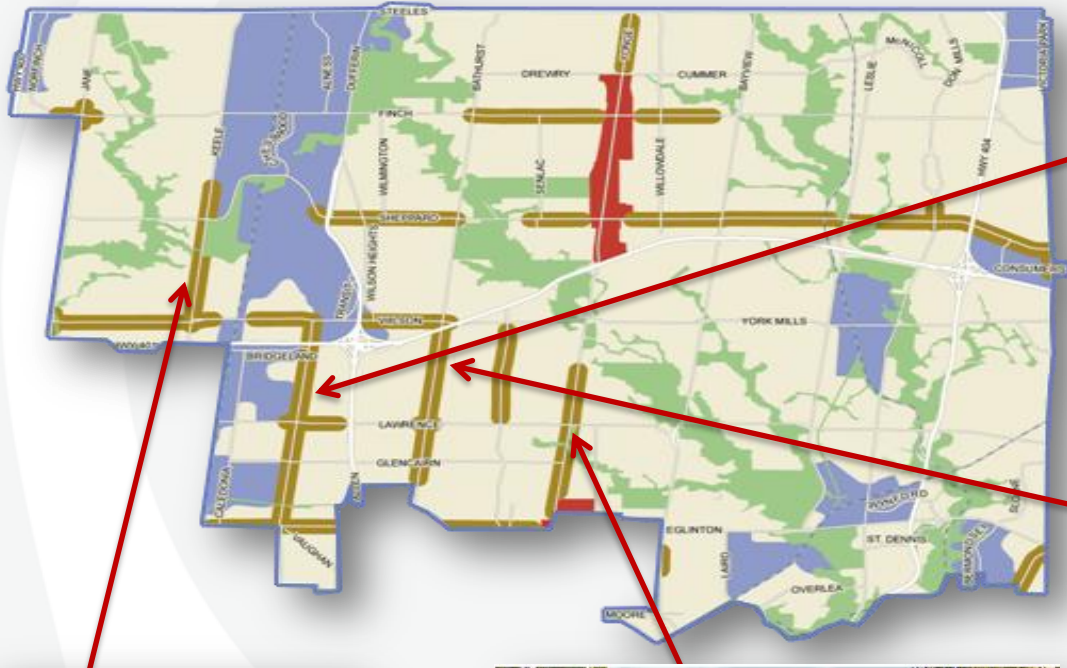


Concord Park

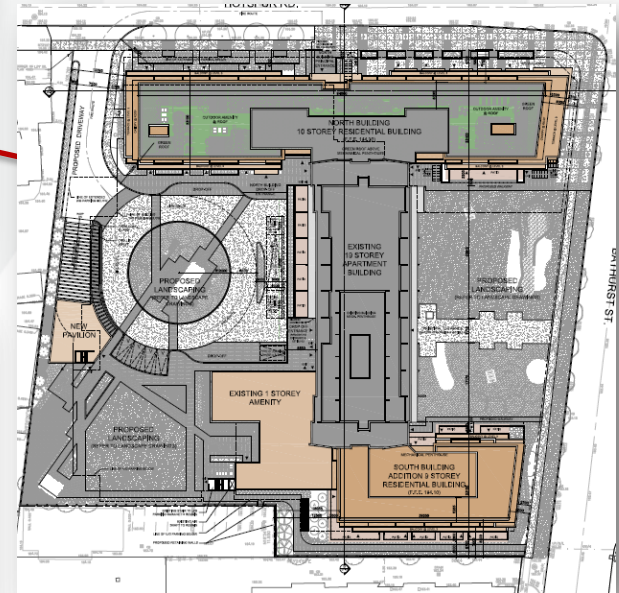


Kenaston Gardens

# Pressure on our Avenues



3130 Dufferin Street



3636 Bathurst Street

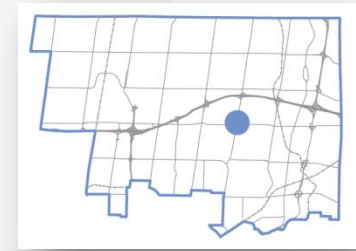


3100 Keele Street

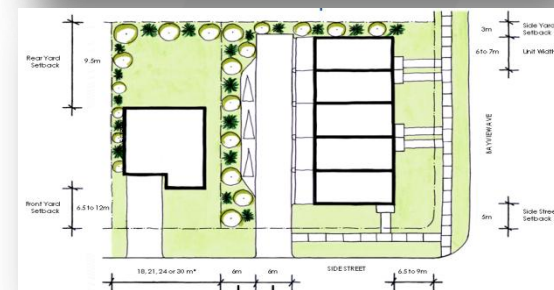
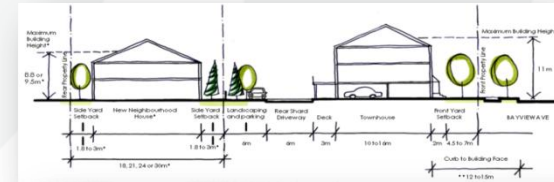


2871 Yonge Street

# Pressure outside of Growth Areas



41 Chatsworth



Bayview Townhouse Guidelines

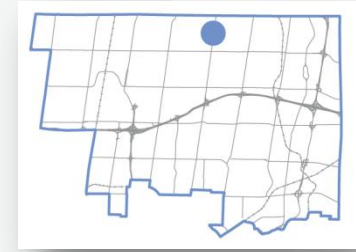


PLANNING A GREAT CITY  
**TOGETHER**

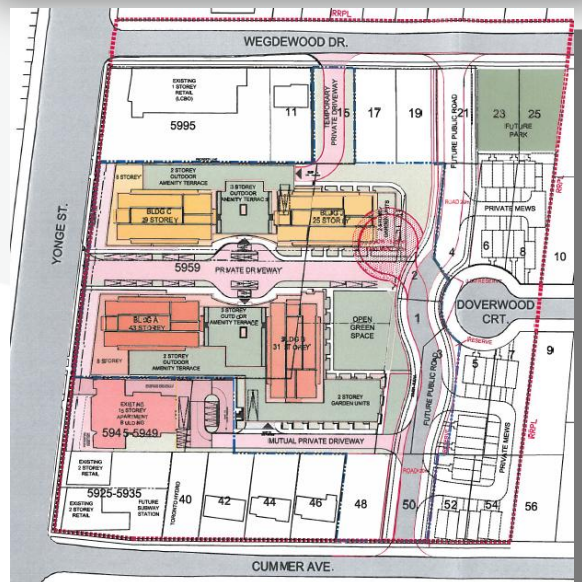
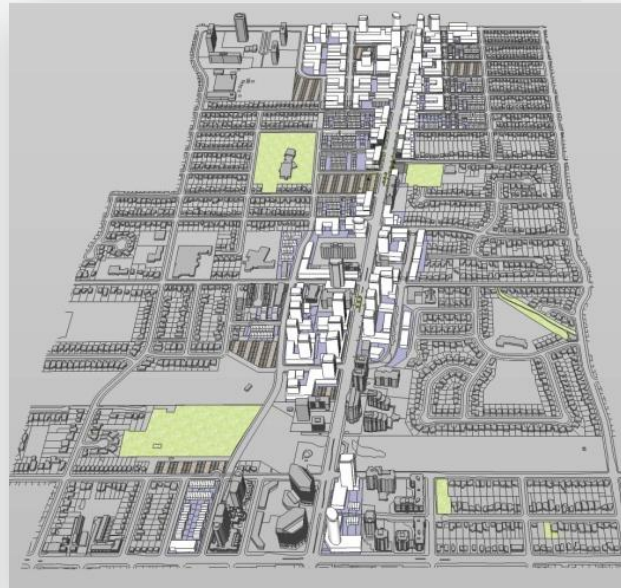
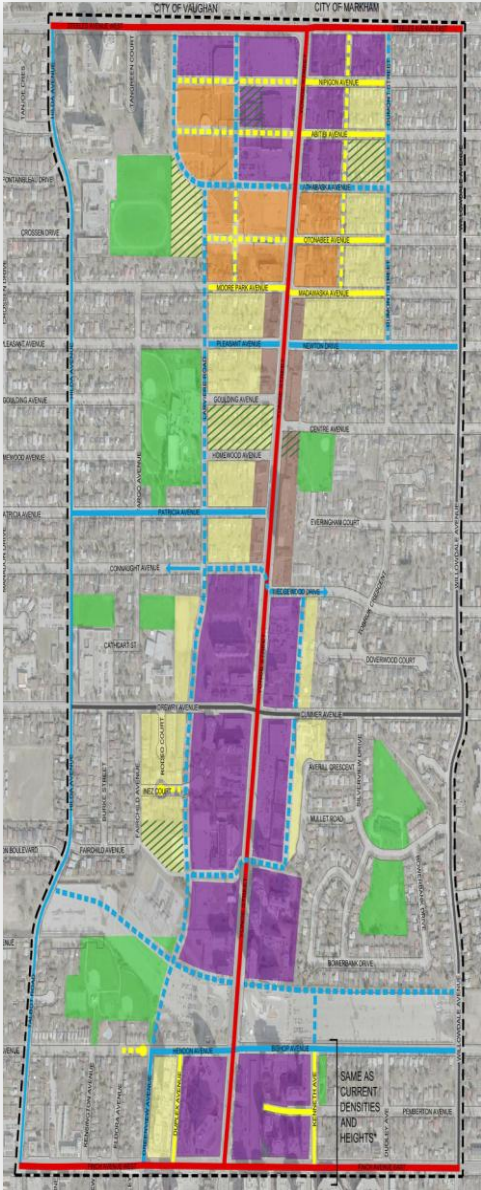
# Studies



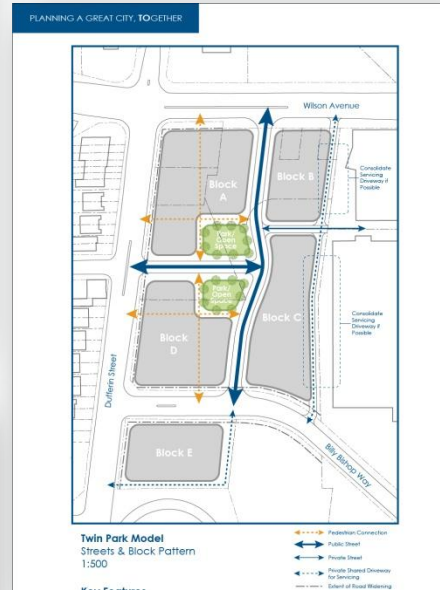
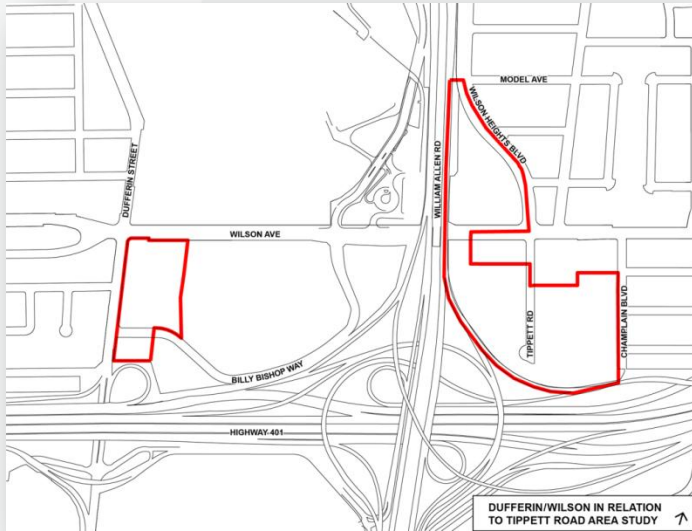
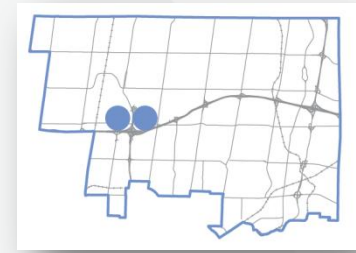
# Yonge Street North



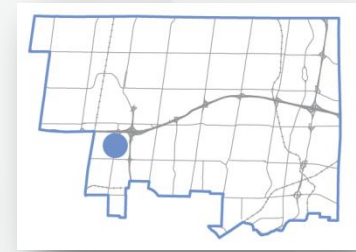
PLANNING A GREAT CITY TOGETHER



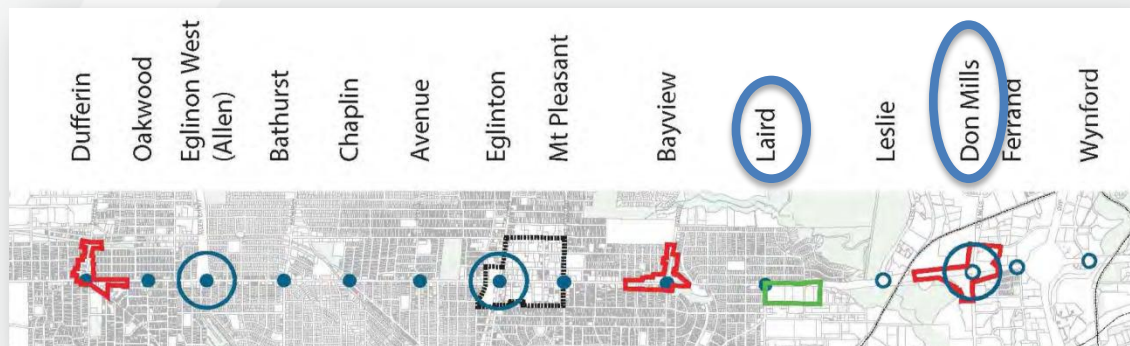
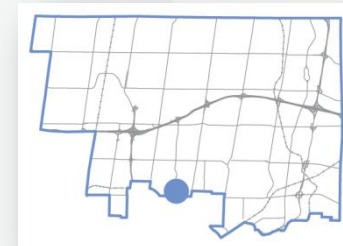
# Dufferin/Wilson & Tippett Road Regeneration Area Studies



# Dufferin Street Avenue Study

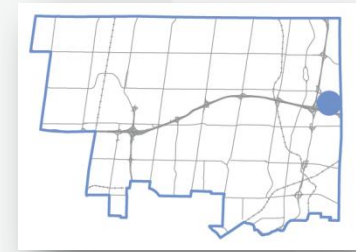


# Eglinton Connects



PLANNING A GREAT CITY TOGETHER

# Consumers Road Area Study

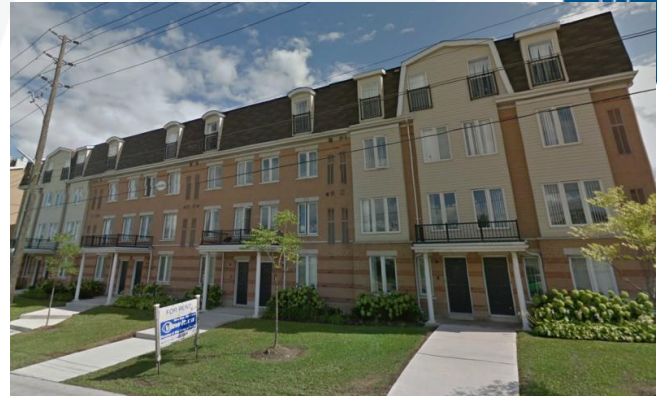


PLANNING A GREAT CITY TOGETHER



# City-Wide Stacked Townhouse Guidelines

- Planning context
- Building placement and access
- Servicing
- Landscaping & pedestrian links
- Building design
- Public realm



# Neighbourhood Design Guidelines

- Why We Need Them?
- What We Proposed
- What Guidelines Should be Provided



*New home out of character with the area*



# New Presentation Template

Community Consultation Meeting

[123 Joe Street]

Joe Smith, City Planner  
Tuesday, May 3, 2016

1

Agenda

- 7:00 Introduction  
Councilor: 0000000000  
Applicant: 000000  
Moderator: 000000
- 7:05 Planning Staff Presentation  
000000, Planner: City of Toronto
- 7:15 Applicant Presentation  
0000000000
- 7:30 Questions and Comments
- 8:00 Next Steps

2

Conduct

- Everyone gets 5 minutes to speak
- Raise your hand to ask a question or make a comment
- Be respectful - everyone deserves to be heard
- State your name and address before you ask your question

**PLEASE DON'T FORGET TO ASK AND CALL OUT A COMMENT SLICE**

3

SITE CONTEXT

PLANNING POLICIES

APPLICANT'S PROPOSAL

REASONS/ISSUES OF APPLICATION

CONCLUSION

4

The Site | 123 Joe Street East



5

The Site | 123 Joe Street East

- Site Area: 0000sqm (0000sqft)
- Building: 0000m (0000ft)
- Lot Depth: 0000m (0000ft)

6

Existing and Planned Context



7

STRATEGIC PLAN

PLANNING POLICIES

APPLICANT'S PROPOSAL

REASONS/ISSUES OF APPLICATION

CONCLUSION

8

Strategic Plan Slide 1



9

Strategic Plan Slide 2



10

Official Plan - Urban Structure



11

Downtown

- Provides opportunities for substantial employment and residential growth.
- Growth not intended to be uniform.
- New development will fit into the context of existing built form, streets, setbacks, heights and relationship to landmark buildings.



12

Official Plan - Regeneration Areas

Land Use Designation

- Regeneration Areas
- Other Areas



13

Regeneration Areas

- Regeneration Areas are intended to:
  - Allow a broad mix of commercial, residential, light industrial, parks and open space, municipal, institutional and utility uses.
- Secondary Plans guide development within Regeneration Areas



14

Other Policies

- Insert policies

15

King-Spadina Secondary Plan

- Emphasizes the redevelopment of the area through special attention to built form and the public realm.
- New buildings will achieve a sympathetic relationship with their built form.
- Control through consideration of such matters as:
  - Building height, massing and scale.
  - Setbacks and projections.
  - Architectural character and expression.



16

Zoning Map



17

Guidelines

18

APPLICANT'S PROPOSAL


REASONS/ISSUES OF APPLICATION

CONCLUSION

19

Applicant's Proposal | Overview

- Materials: not incl. mechanical (55.15 meters top of mechanical)
- 30 residential units on this floor above:
  - 20 one bedrooms
  - 10 two bedrooms
- Commercial uses on the basement ground and second floors (744 Square Meters)
- Some Vehicle Parking
- 47 hours parking (18 on vehicle)
- No common amenity space is proposed. (Some units have balconies/terrace)



20

Applicant's Proposal | Site Plan



21

Applicant's Proposal | Elevations

North View



22

Applicant's Proposal | Elevations

South View



23

Applicant's Proposal | Elevations

East View



24

Applicant's Proposal | Elevations

West View



25

Applicant's Proposal | Other Plans

26

STRATEGIC PLAN

PLANNING POLICIES

APPLICANT'S PROPOSAL

REASONS/ISSUES OF APPLICATION

CONCLUSION

27

Reasons for Application

- Maximum Building Height: 55.15 meters, not mechanical (55.15 meters)
- Minimum Parking: 47 spaces
- Minimum Amenity Space: 47 hours parking (18 on vehicle)
- Building Setbacks: 47 hours parking (18 on vehicle)

28

Issues to be Addressed

- Issues to be resolved include, but are not necessarily limited to the following:
  - Consistency with the King-Spadina Secondary Plan / Citywide Tall Building Design Guidelines
  - No Proposed Parking
  - No Proposed Common Amenity Space
  - Height and massing relationship with the immediate area and with adjoining properties, especially to the north
  - Proposed setbacks: future balconies above the 27th floor
  - Traffic, landscaping and impacts on the pedestrian realm

29

STRATEGIC PLAN

PLANNING POLICIES

APPLICANT'S PROPOSAL

REASONS/ISSUES OF APPLICATION

CONCLUSION

30





PLANNING A GREAT CITY  
**TOGETHER**

# Office Planning

# Existing Conditions



# Proposed Office Layout

