

# YORKDALE AT A GLANCE

Yorkdale is situated in the epicentre of the Greater Toronto and Hamilton Area (GTHA), occupying a strategic position in the city and surrounding region at the intersection of the 401, Allen Expressway, and Yorkdale TTC Station. It is a major regional destination and significant stimulus to our regional economy.



**6,700+ people**  
employed at Yorkdale\*

\*both full and part time employment equivalent  
to 4,580 full-time jobs



**18 Million**  
Visitors Annually

More than **total combined** visitors to:  
CN Tower, ROM, AGO, Harbourfront Centre, Canada's  
Wonderland, Toronto Zoo, and Toronto Islands

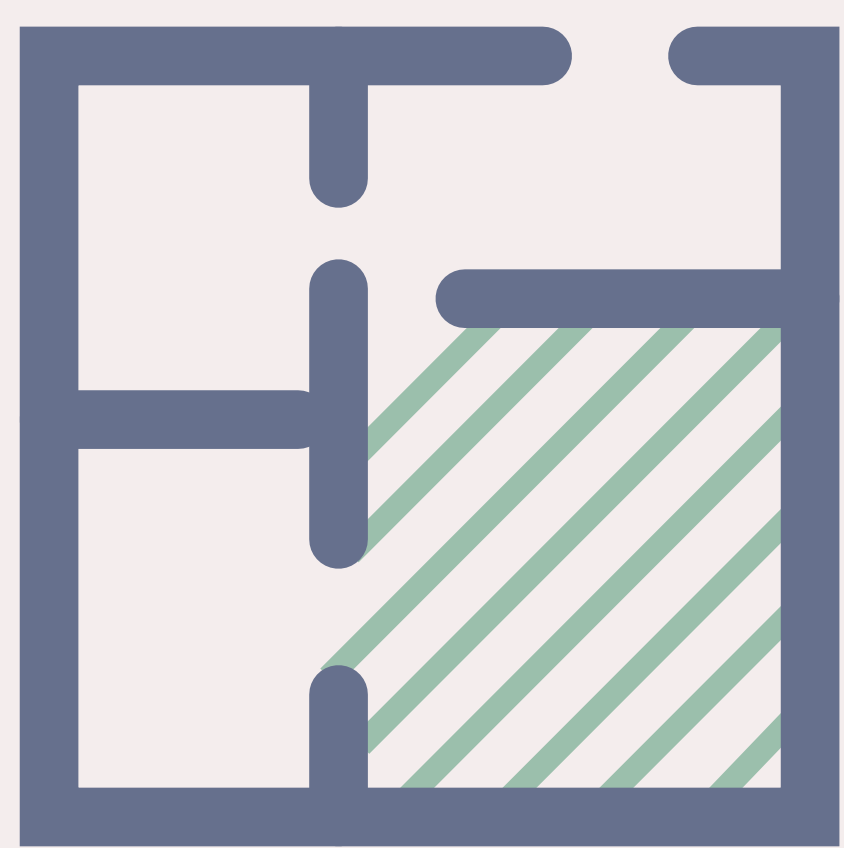


**\$50.9 Million**  
In Tax Revenue for the City



**Over 270**  
Stores

Including many **Canadian flagship**  
and **first-to-market** locations

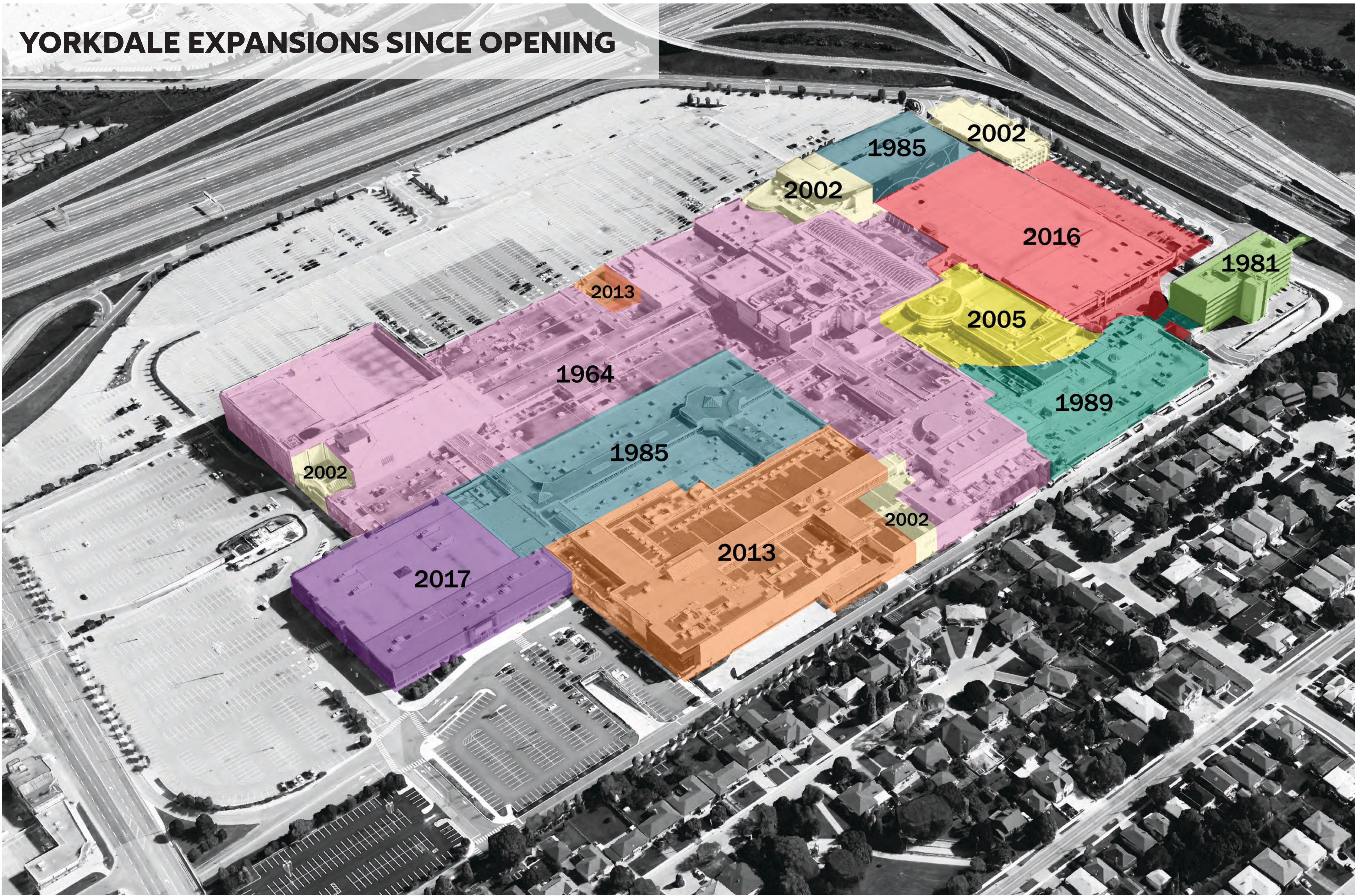


**2 Million sq. ft**  
Of Gross Leasable Area



# HISTORY OF YORKDALE

Yorkdale opened in 1964 and has altered its exterior and interior layout through several renovations and expansions. Further expansion and/or renovation is certain, and necessary, to continue in the future. Each change has been driven by the need to serve the retail and entertainment tenants, who respond to the commercial appetites of the public. In order to stay at the forefront of the Canadian retail market and continue to attract desirable retailers, this flexibility has been, and will continue to be, essential for Yorkdale.



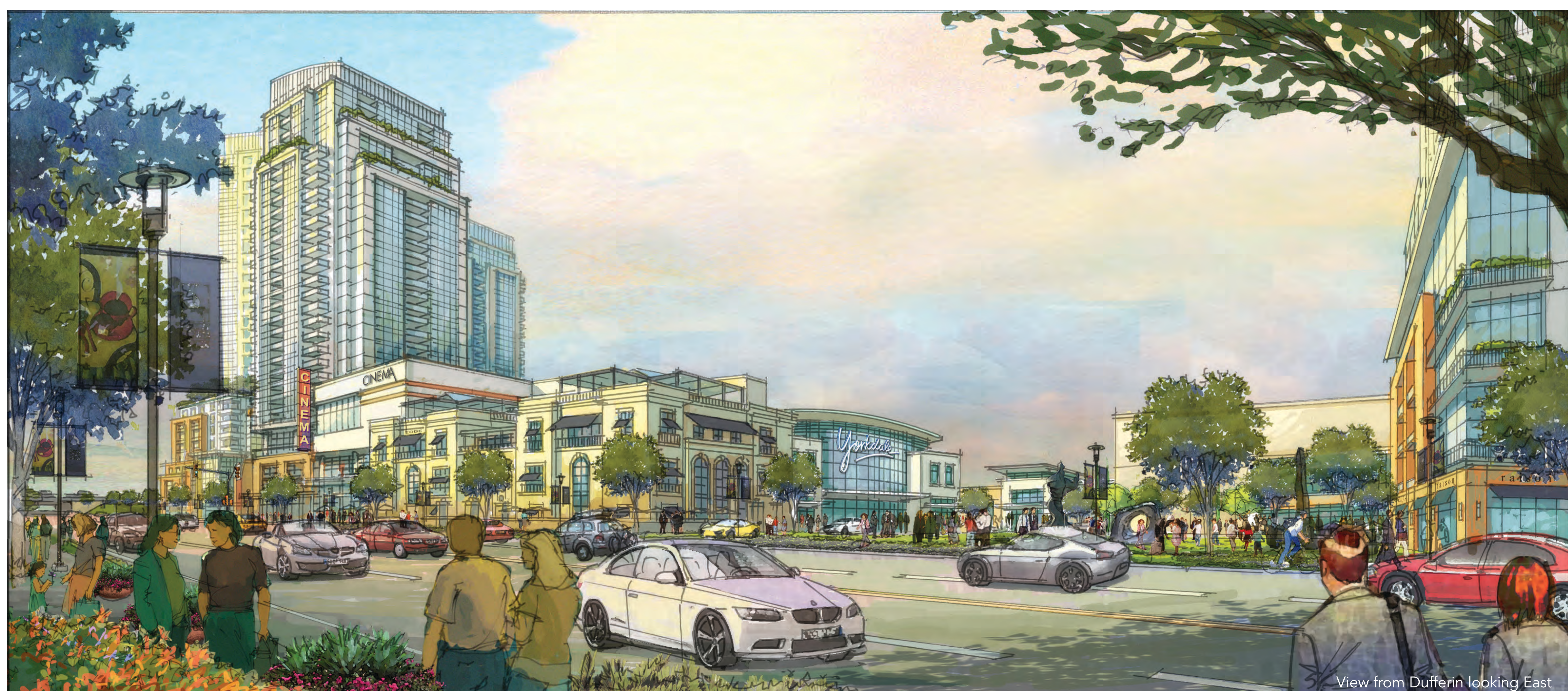
Drake filming at Yorkdale. BlogTO





# YORKDALE'S VISION

At its outset, Yorkdale was a traditional, auto-oriented shopping centre surrounded by surface parking and farmers' fields. Supporting the City of Toronto's vision of a transformed Dufferin Street, Yorkdale plans to continue its transformation into a shopping centre with a distinctly urban "main street" character, embracing a finer grain of built form, and promoting walkable, human-scale public realm.



## A VISION FOR YORKDALE

As Yorkdale continues to grow, it will strengthen its position both regionally and city-wide, reinforcing its role as a multi-modal node and supporting the transformation of Dufferin Street as a vibrant urban corridor.

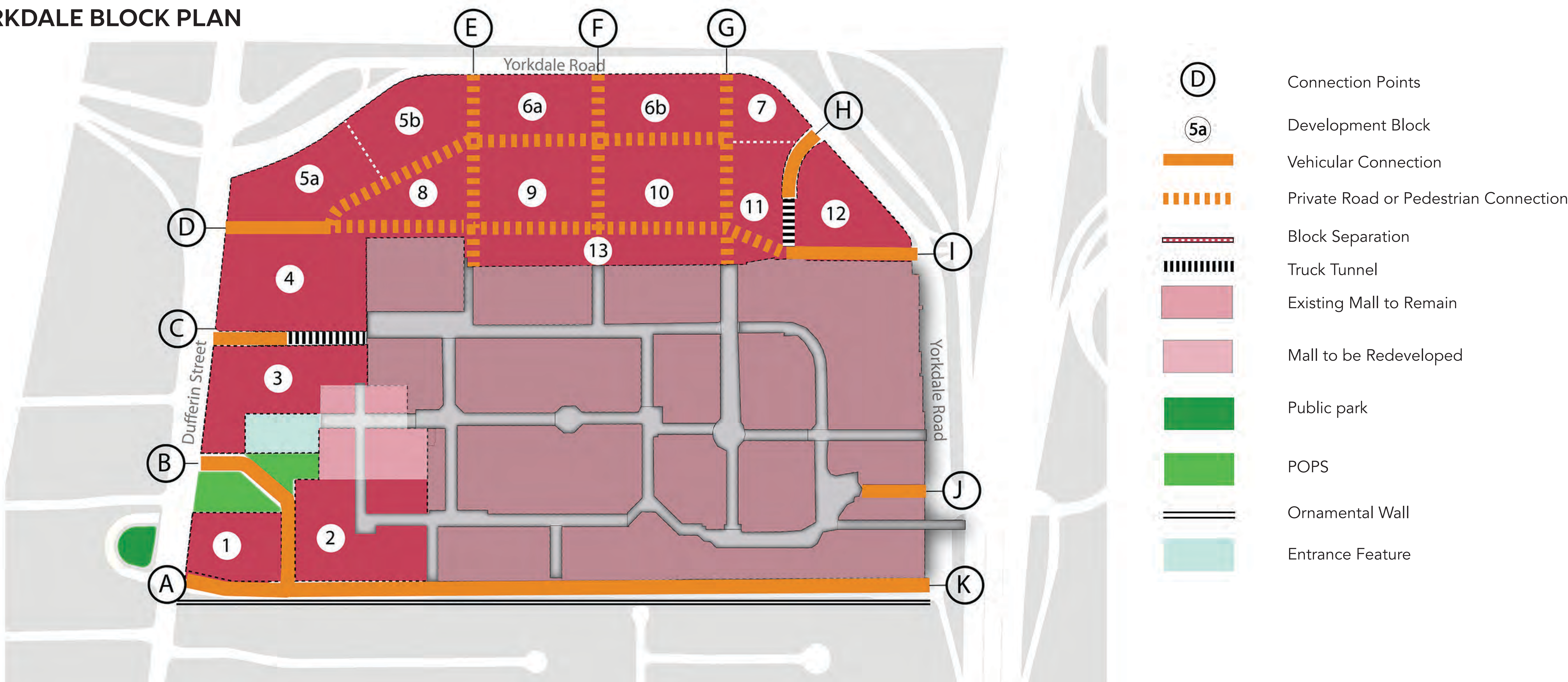
Development at Yorkdale will maintain a regional and international retail presence while expanding and leveraging its role as a mixed-use, transit-supportive retail, entertainment, and tourist destination to create a vibrant and truly mixed-use community that integrates significant office and residential uses over the long term. This objective will be achieved by establishing a flexible development framework focused around the creation of distinct destinations, a high quality public realm, and multi-modal access to and from the Site.



# THE MASTER PLAN

On May 19, 2017 Oxford Properties Group submitted an Official Plan and Zoning By-Law Amendment (OPA/ZBA) application to set the framework for future development on the Yorkdale property for the next 20 years and beyond.

YORKDALE BLOCK PLAN



## YORKDALE BLOCK PLAN: PLANNING FOR THE NEXT 20+ YEARS

The application is structured around a Block Plan, which provides a framework for development to occur over the next 20+ years, while supporting flexibility for the Site so that Canada’s premier retail destination can respond to market changes over the long term.

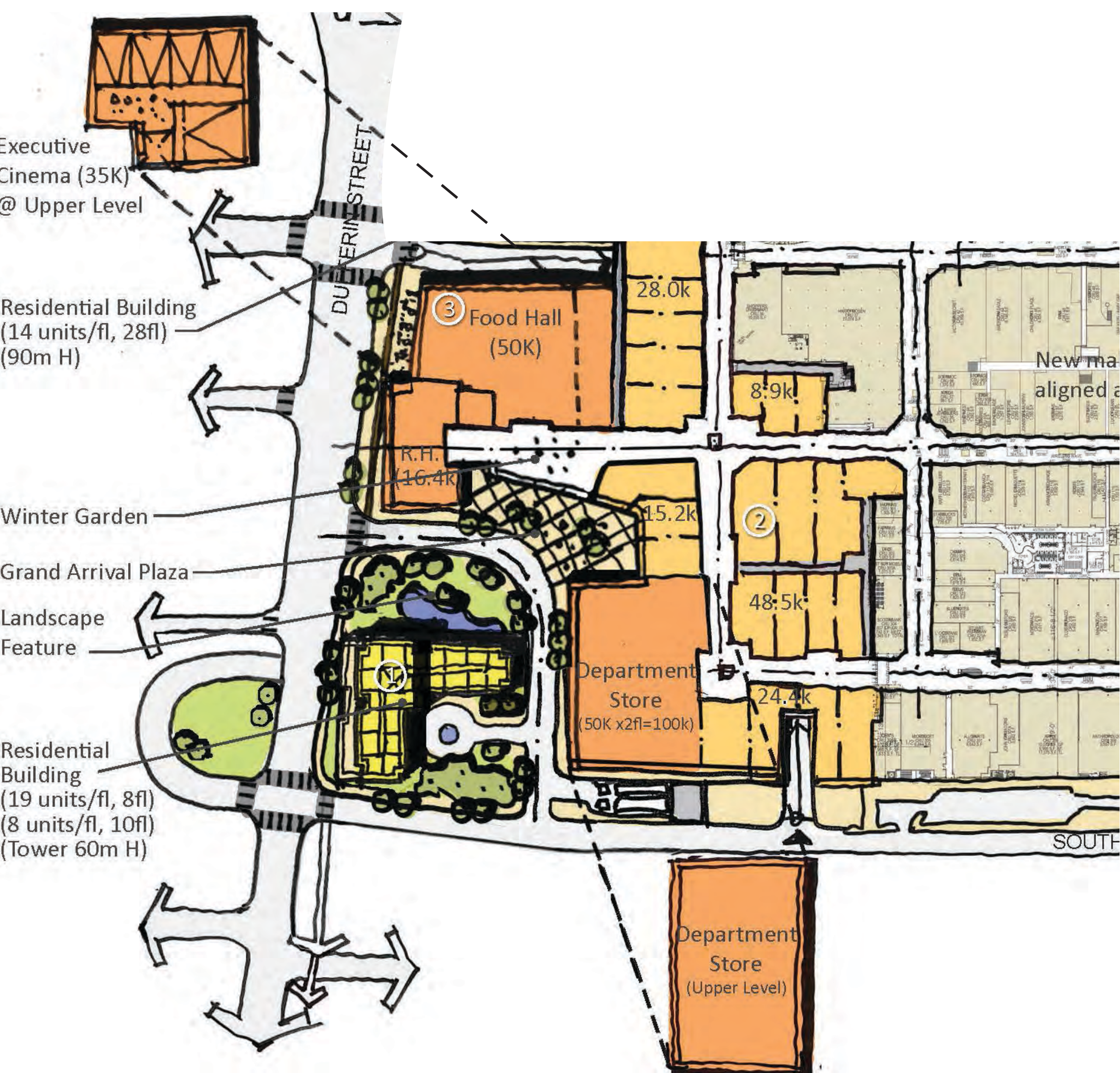
This plan is supported by three master plan options, which were developed through an extensive master planning process. They include a mix of retail/entertainment, office, hotel and residential uses, which differ along the northern face of the property, but are consistent on the southwest portion of the site along Dufferin Street. All three options are shown in detail on the following panels.

**OPTION 1**  
Focus on retail and residential development with peripheral office uses

**OPTION 2**  
Focus on retail and office development with peripheral residential uses

**OPTION 3**  
Expansion of existing mall north with office development and peripheral residential uses

DUFFERIN STREET FRONTAGE





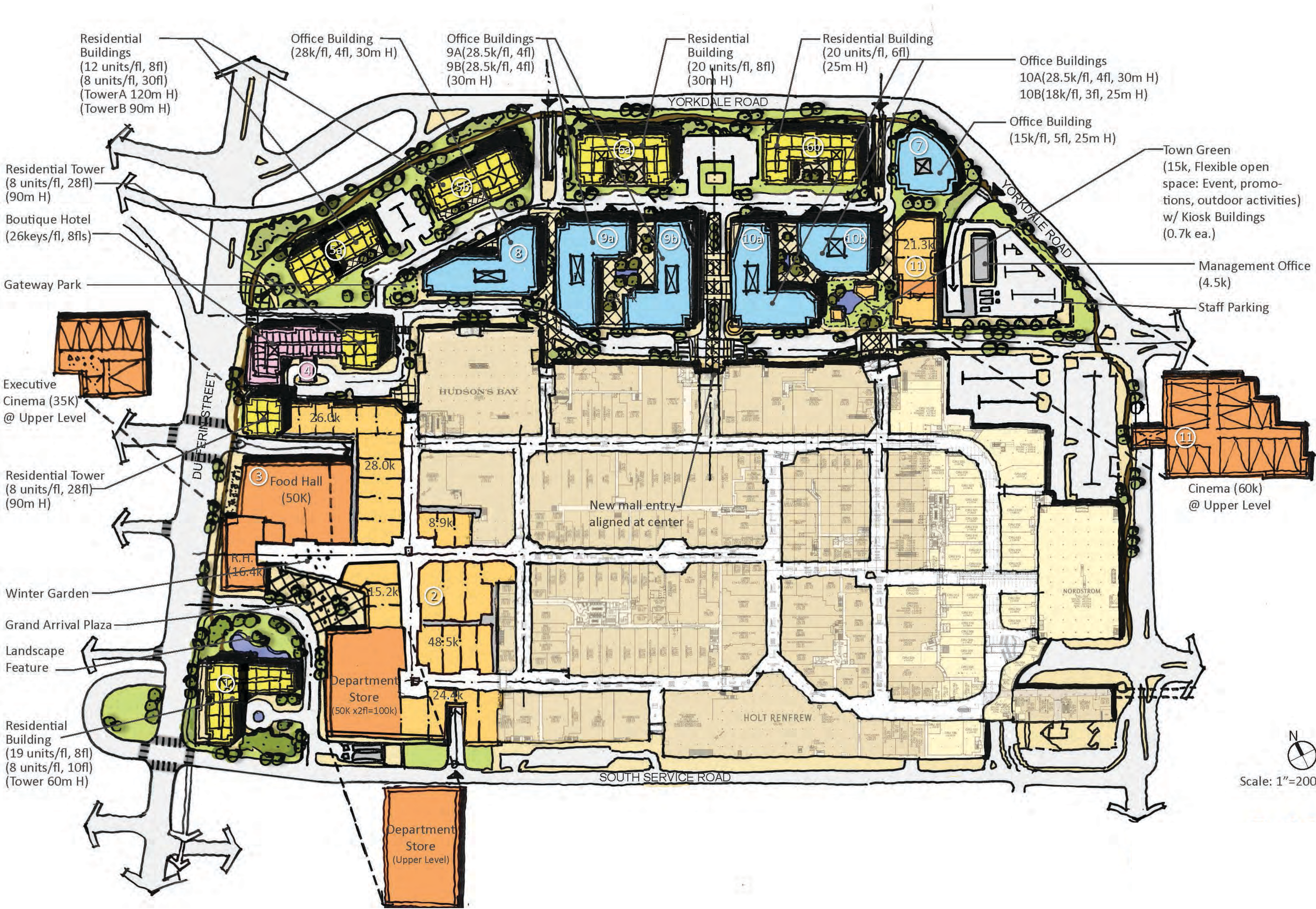
# MASTER PLAN OPTION 1

Focus on retail and residential development with peripheral residential uses.

The northern portion of the property is developed as discrete blocks. The blocks immediately north of the enclosed shopping centre contain retail with office above as well as entertainment uses, and the blocks further north, facing Highway 401, contain residential buildings. These buildings range in height from 25m to 120m.

Use	GFA (m²)	Units (#)
Retail	90,986	
Hotel	11,891	240
Office (6 Buildings)	57,189	
Residential (7 Buildings)	160,271	1,496
TOTAL FUTURE DEVELOPMENT	320,338	1,736
Existing Retail*	257,000	
Existing Office	9,125	
TOTAL DEVELOPMENT	586,462	1,736

\*retail includes entertainment and restaurant uses





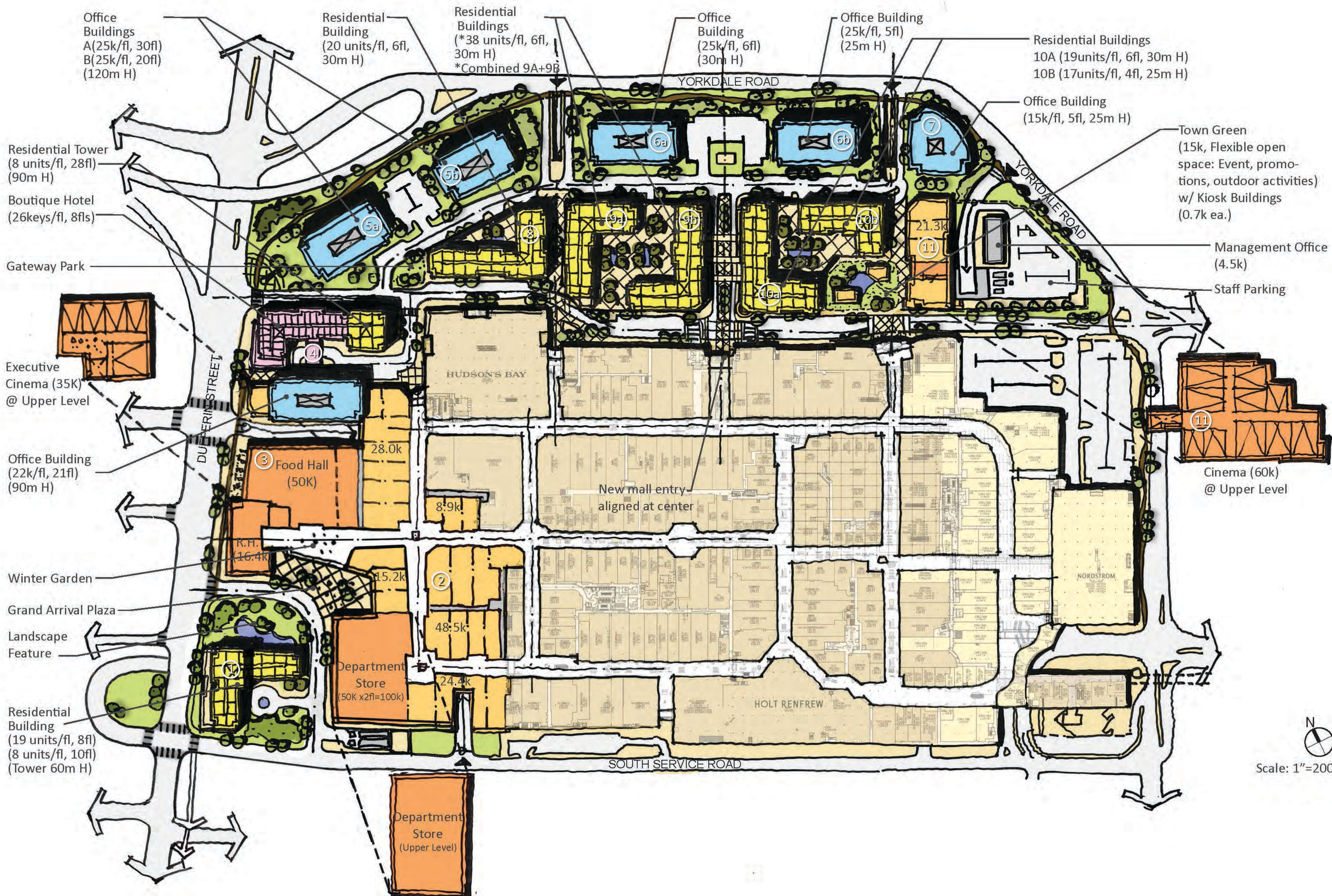
# MASTER PLAN OPTION 2

Focus on retail and office development with peripheral residential uses.

The northern portion of the property is developed as discrete blocks. The blocks immediately north of the enclosed shopping centre contain retail, residential, and entertainment uses, and the blocks further north facing Highway 401 contain office buildings. These buildings range in height from 25m to 120m.

Use	GFA (m²)	Units (#)
Retail	90,949	
Hotel	10,108	208
Office (6 Buildings)	197,004	
Residential (7 Buildings)	118,485	738
TOTAL FUTURE DEVELOPMENT	416,545	946
Existing Retail*	257,000	
Existing Office	9,125	
TOTAL DEVELOPMENT	682,670	946

\*retail includes entertainment and restaurant uses





# MASTER PLAN OPTION 3

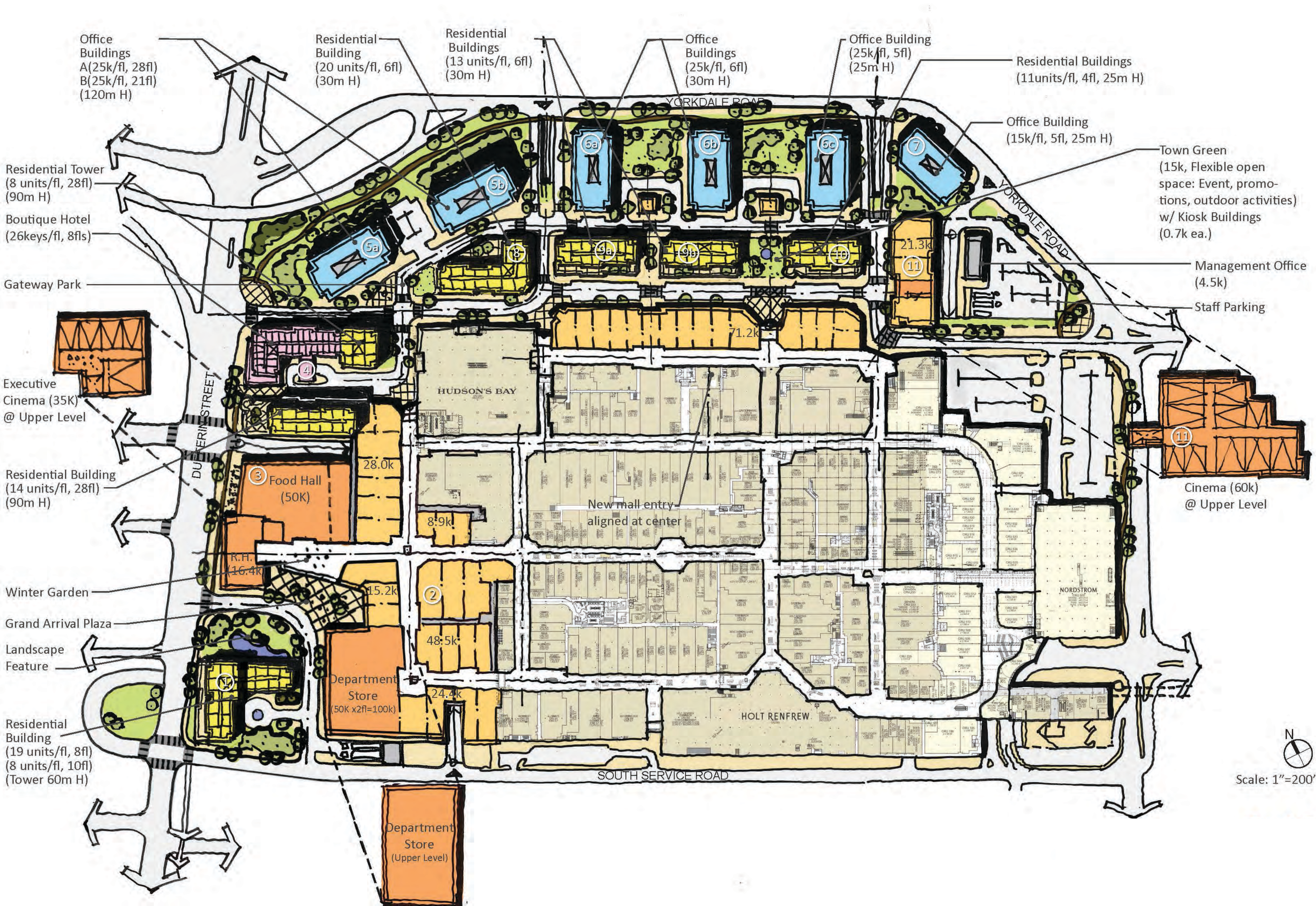
Expansion of existing mall north with office development and peripheral residential uses.

This option includes a northern expansion of the enclosed shopping centre, creating a network of smaller development blocks on the north side of the property.

The blocks immediately north of the enclosed shopping centre contain retail, residential, and entertainment uses, and the blocks further north facing the 401 contain office buildings. While the placement of private roads on the northern portion of the Site differs from the other options, the overall circulation network remains largely constant with defined development blocks. These buildings range in height from 25m to 120m.

Use	GFA (m²)	Units (#)
Retail	88,543	
Hotel	10,108	208
Office (6 Buildings)	170,527	
Residential (7 Buildings)	101,930	962
TOTAL FUTURE DEVELOPMENT	371,108	1,170
Existing Retail*	257,000	
Existing Office	9,125	
TOTAL DEVELOPMENT	637,233	1,170

\*retail includes entertainment and restaurant uses



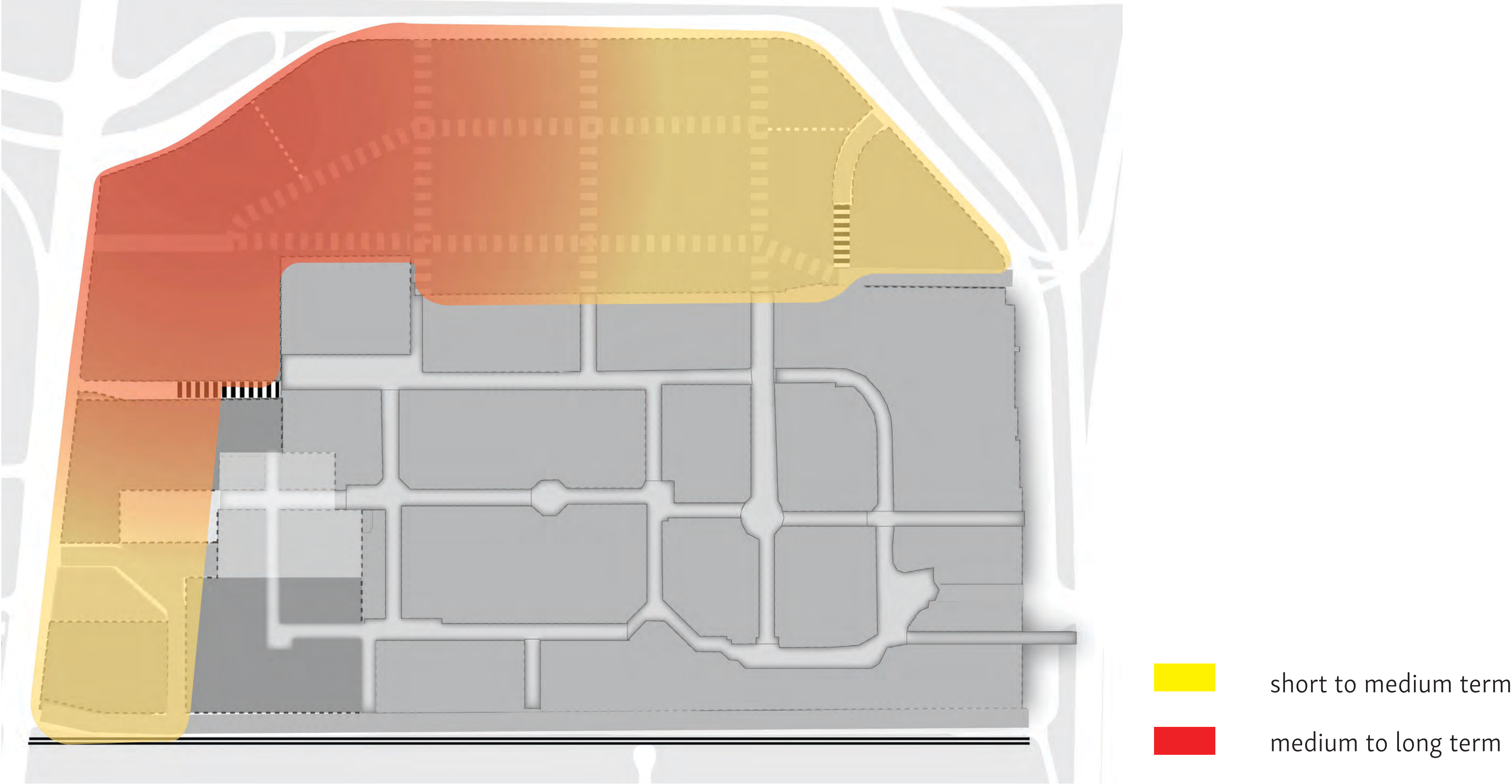


# WHAT THIS PLAN IS NOT

1

**THIS PLAN IS NOT A SHORT-TERM PROPOSAL**  
This proposal is the long term vision for the Yorkdale property, and is planned to be implemented over a 20+ year timeframe.

YORKDALE PHASING STRATEGY



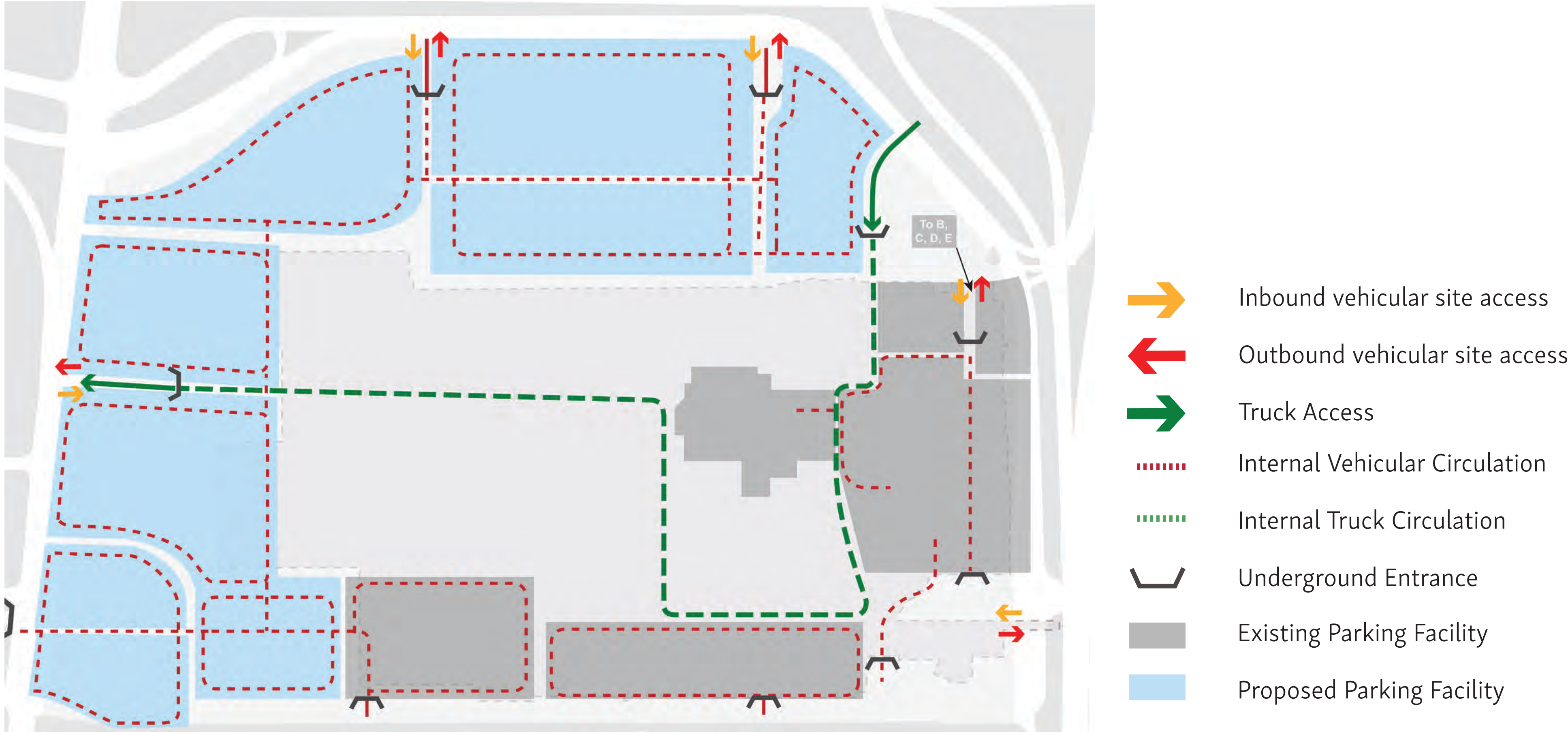
2

**THIS PLAN DOES NOT INCLUDE PLANS TO REMOVE THE EXSISTING SHOPPING CENTRE**  
The plan focuses on the areas of the Yorkdale property outside of the existing shopping centre. A small portion of the shopping centre is proposed to be redeveloped and the shopping centre is planned to expand toward Dufferin Street in all three master plan options. In all options, retail will continue to the focus on the Yorkdale property.

3

**THIS PLAN DOES NOT REMOVE ALL PARKING AT YORKDALE**  
The proposal contemplates development of the existing surface parking areas on the Yorkdale site, but includes underground garages below the surface. These will be designed to plan for appropriate amounts of parking and pick-up/drop-off space as shared mobility and automotive technology evolve.

YORKDALE UNDERGROUND P1 SCHEMATIC





# SHOPPING CENTRE DESIGN IS CHANGING

The retail business is constantly in flux. Today, with the advent of online shopping, consumers have more and more options available. Shopping centre design must be “future-proof” to ensure that sites and facilities are resilient to new technologies like autonomous vehicles, and continue to offer unique and enjoyable experiences. ‘

The examples below illustrate how shopping centres can be designed to meet consumer demand for memorable experiences, distinct destinations, high quality public realm, and convenient, enjoyable pedestrian access.



Square One - Mississauga



Woodwards, Vancouver



Santana Row, San Jose



Kierland Commons, Phoenix



Humbertown Shopping Centre: Proposed Redevelopment



Trinity Leeds, Leeds