

Yorkdale Block Master Plan Study & Transportation Master Plan



LAC Meeting #1

March 6, 2019



INTRODUCTION

TERMS OF REFERENCE

BLOCK MASTER PLAN

TRANSPORTATION MASTER PLAN

NEXT STEPS

Agenda

- 7:00 pm **Introductions and Review of Agenda**
- 7:15 pm **Review Committee Terms of Reference**
- 7:30 pm **Yorkdale Shopping Centre Block Master Plan**
- 7:45 pm **Questions**
- 8:00 pm **Yorkdale Transportation Master Plan**
- 8:15 pm **Questions**
- 8:30 pm **Next Steps**



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Terms of Reference (LAC)

Mandate of Local Advisory Committee

- To provide community input and advice to City staff
- It is an advisory committee and not a formal commenting or decision-making body of the City of Toronto

The LAC will address:

- Content and process related to the **Yorkdale Shopping Centre Block Master Plan (YSCBMP)** and **Yorkdale Transportation Master Plan (YTMP)**

Meeting Schedule

1. **Kick-off to review Terms of Reference; provide project overview and objectives**
2. Present Study Areas; Vision for YSCBMP and review traffic background findings
3. Review YSCBMP design alternatives and alternative mobility solutions
4. Review final designs for YSCBMP and recommended transportation solutions

Code of Conduct

- We welcome and encourage your participation. To ensure that everyone has the opportunity to participate fairly, please respect the Code of Conduct.
- All individuals conducting business and attending meetings with the City of Toronto are expected to comply with the [Human Rights and Harassment Policy](#). No form of discrimination or harassment is tolerated, ignored or condoned.
- **In the event of non-compliance with the Human Rights and Harassment Policy, you may be asked to leave the meeting immediately.**

Code of Conduct

DO	DO NOT
Stick to the agenda	Dominate the discussion
Participate in the discussion	Swear, yell, name call, or use the word 'liar'
Respect differing opinions	Interrupt or cut people off
Be courteous	Make personal attacks
Listen to others	Make derogatory comments based on gender, race, ethnicity, religion, age, sexual orientation or disability
Speak one at a time	Monopolize the agenda
Back up your facts	
Enter and leave the room quietly	
Set cell phones to silent	
Take private discussions outside	

Transparency

- Information collected through this meeting is in accordance with the Municipal Freedom of Information and Protection of Privacy Act
 - *The list of persons in attendance at this meeting will become part of the public record*
 - *Comments shared at this meeting will become part of the public record but will not be attributed to specific stakeholders*
- All comments received after the meeting will be reviewed and considered. With the exception of personal information, comments will become part of the public record.



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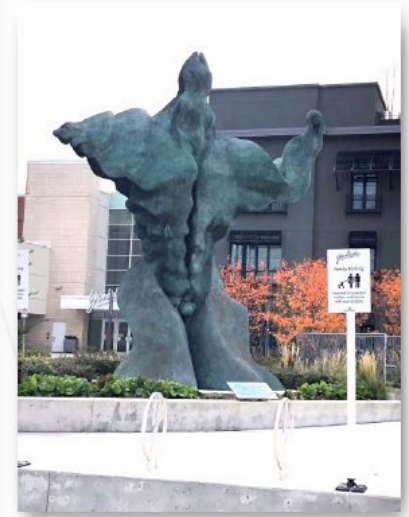
TRANSPORTATION MASTER PLAN

NEXT STEPS

Site & Block Master Plan Study Area



Yorkdale East Entrance



Yorkdale Universal Man



Yorkdale Signage



TTC and GO Bus Terminal



Yorkdale North Facade

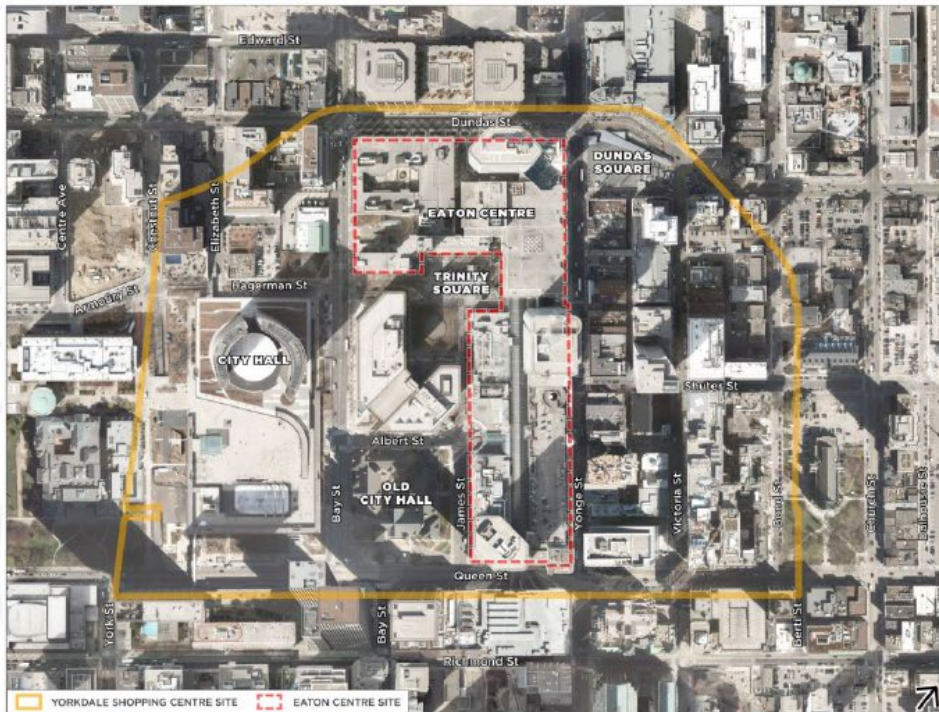


South Service Road



Yorkdale North Entrance

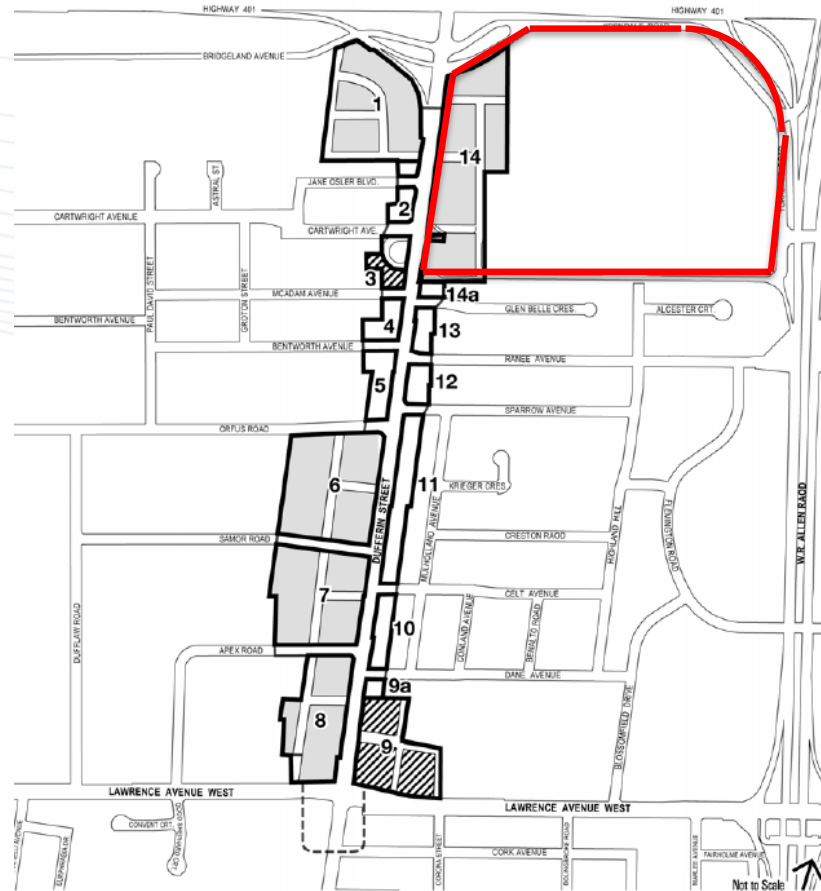
Site Size Comparison | Eaton Centre



What is a Block Master Plan?

- A blueprint for the future
- A long-term planning document that provides a conceptual layout to guide future growth/development
- Shows existing and future streets, parks and open spaces and how future buildings interact with the public realm

Dufferin Street Secondary Plan



Toronto
City Planning Division

Dufferin Street Secondary Plan

MAP 36-2 Specific Block Policies Plan

- Secondary Plan Area Boundary
 - - - Blocks South of Lawrence
 - Mid-rise Blocks
 - Large Blocks
 - ▨ Existing and/or Approved Development
- 1 Block Number

Block Plan

Dufferin Street Secondary Plan



Dufferin Street Secondary Plan
MAP 36-3 Structure Plan

- | | |
|----------------------------------|--------------------------|
| — Secondary Plan Area Boundary | Public Park |
| - - - Blocks South of Lawrence | ★ Urban Phases |
| ┌ Possible Building Edge | Dufferin Gateway |
| ■ New Public Streets | Dufferin Promenade |
| ↔ New Public Streets: Conceptual | ■ Development Block |

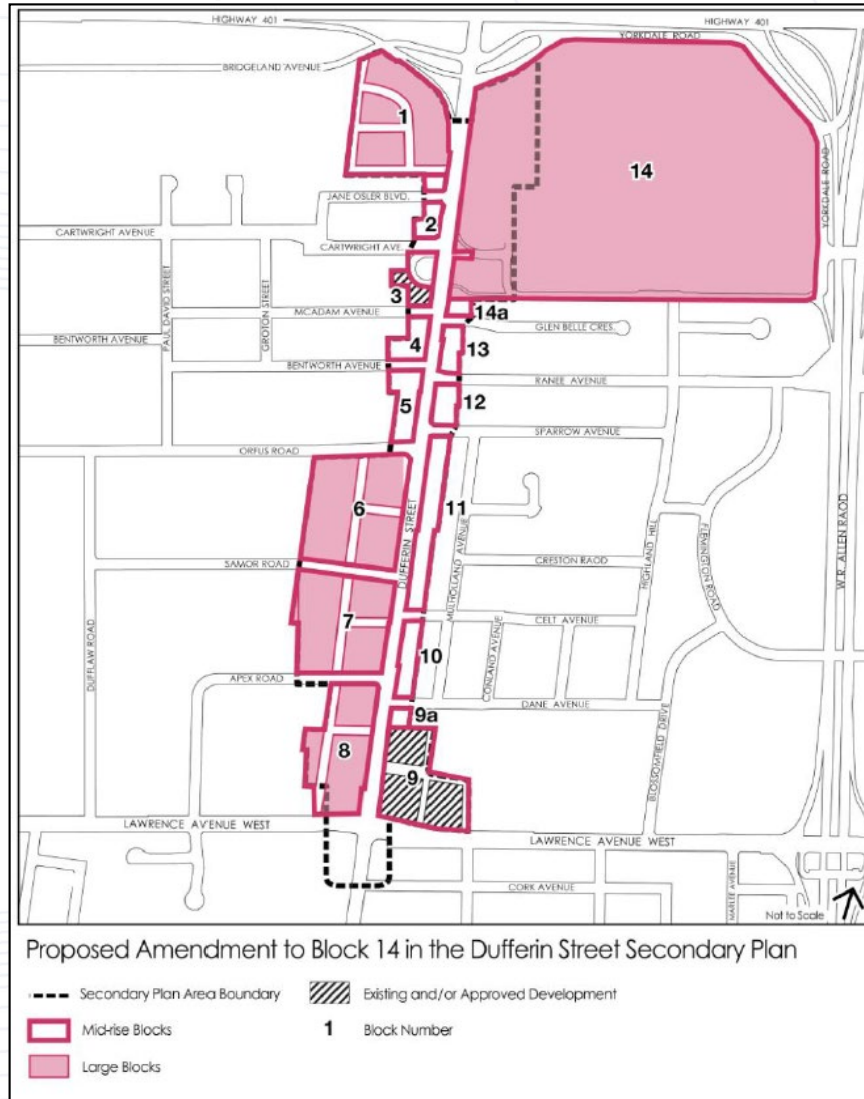
Note: The public streets identified on this map are conceptual. The exact number and location of these streets will be determined at the Block Master Plan stage.

October 2015

Structure Plan

Reason for the Study

Bring all of Yorkdale Shopping Centre Into the Dufferin Street Secondary Plan



Dufferin Street Secondary Plan – Block 14

9.5 Block 14

Block 14 is the north-eastern most site in the Dufferin Street Secondary Plan Area and comprises the westerly frontage of Yorkdale Shopping Centre. Together with Block 1 and the lands within the Highway 401 interchange, Block 14 forms part the north gateway to the Secondary Plan.

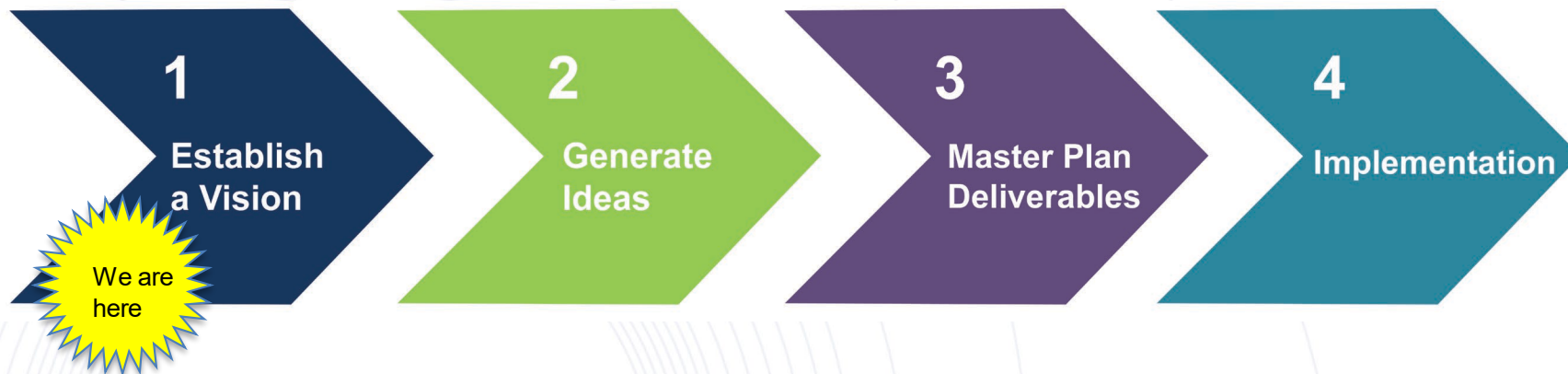
The Secondary Plan Vision for these lands is for a landmark destination with a retail commercial focus. New development within Block 14 will positively address and animate Dufferin Street with new public and/or publicly accessible streets, pedestrian routes and an urban plaza. Block master planning will ensure comprehensive and coordinated redevelopment.

There are no residential uses planned on Block 14 at this time. Residential uses were not considered for this Block. However, should residential uses be considered with future development, further analysis, study and community consultation would be required in consultation with the local area Councillor and at the discretion of City Council.

- 9.5.1 Block Master Plans for Block 14, in accordance with Section 11.13.2 of this Secondary Plan, will ensure comprehensive and coordinated redevelopment.

Block Master Plan Process

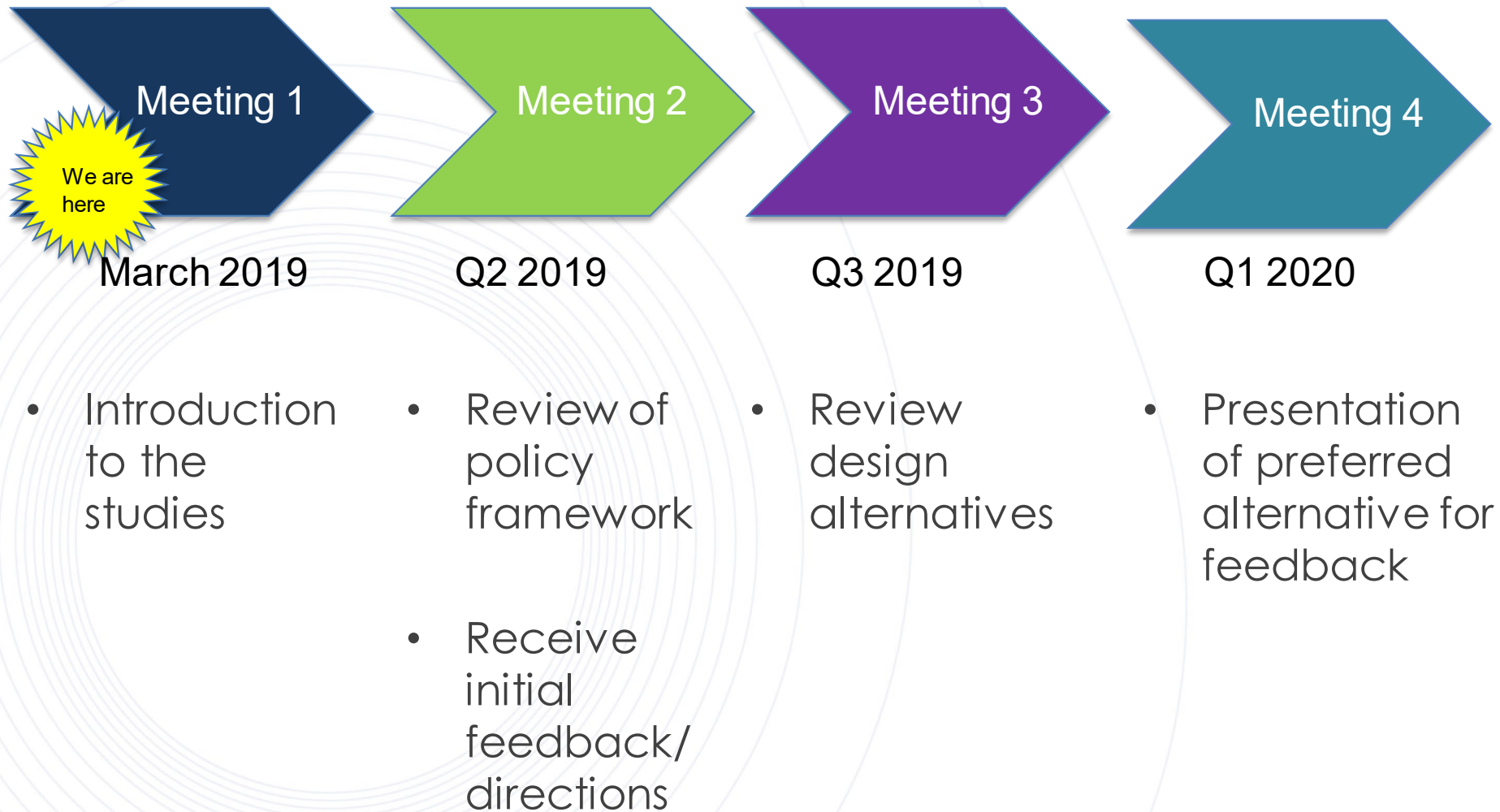
The comprehensive Block Master Plan study process is being conducted over **4 phases** to assess future development on site. Each phase will be complemented by public engagement components. Staff are currently undergoing Phase 1 of the study process. A community consultation to kick-off the study process and application review was held on November 30, 2017.



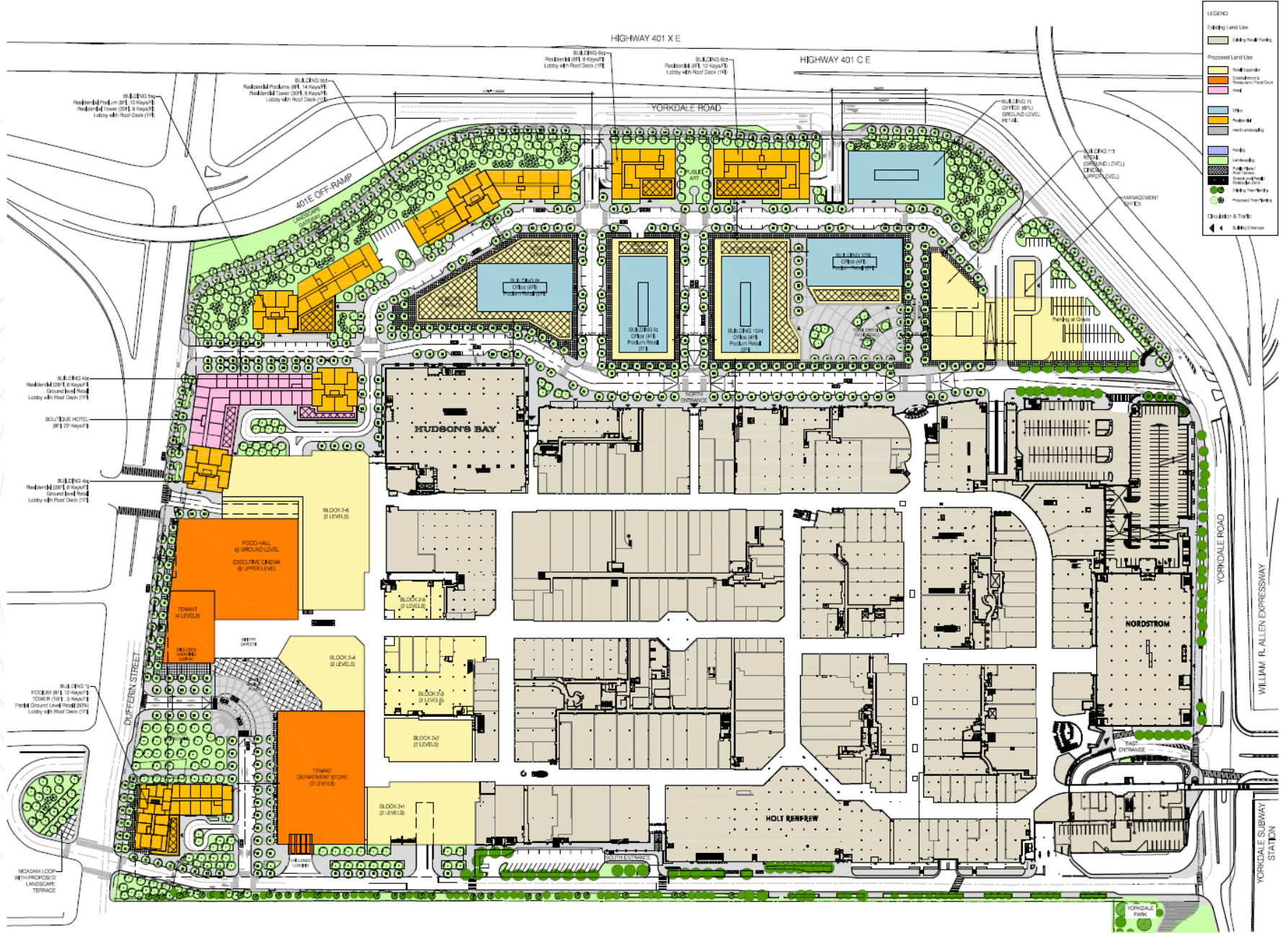
The scope of the Block Master Plan work will include a review of all submission materials and the analysis and development of things such as:

- Land Use Strategy
- Structure Plan
- Built Form
- Streets and Blocks Strategy including pedestrian and cycling connections
- Greening Strategy including parks, open space and public realm
- Development Phasing Plan
- Stormwater, Groundwater and Servicing Plans and Studies

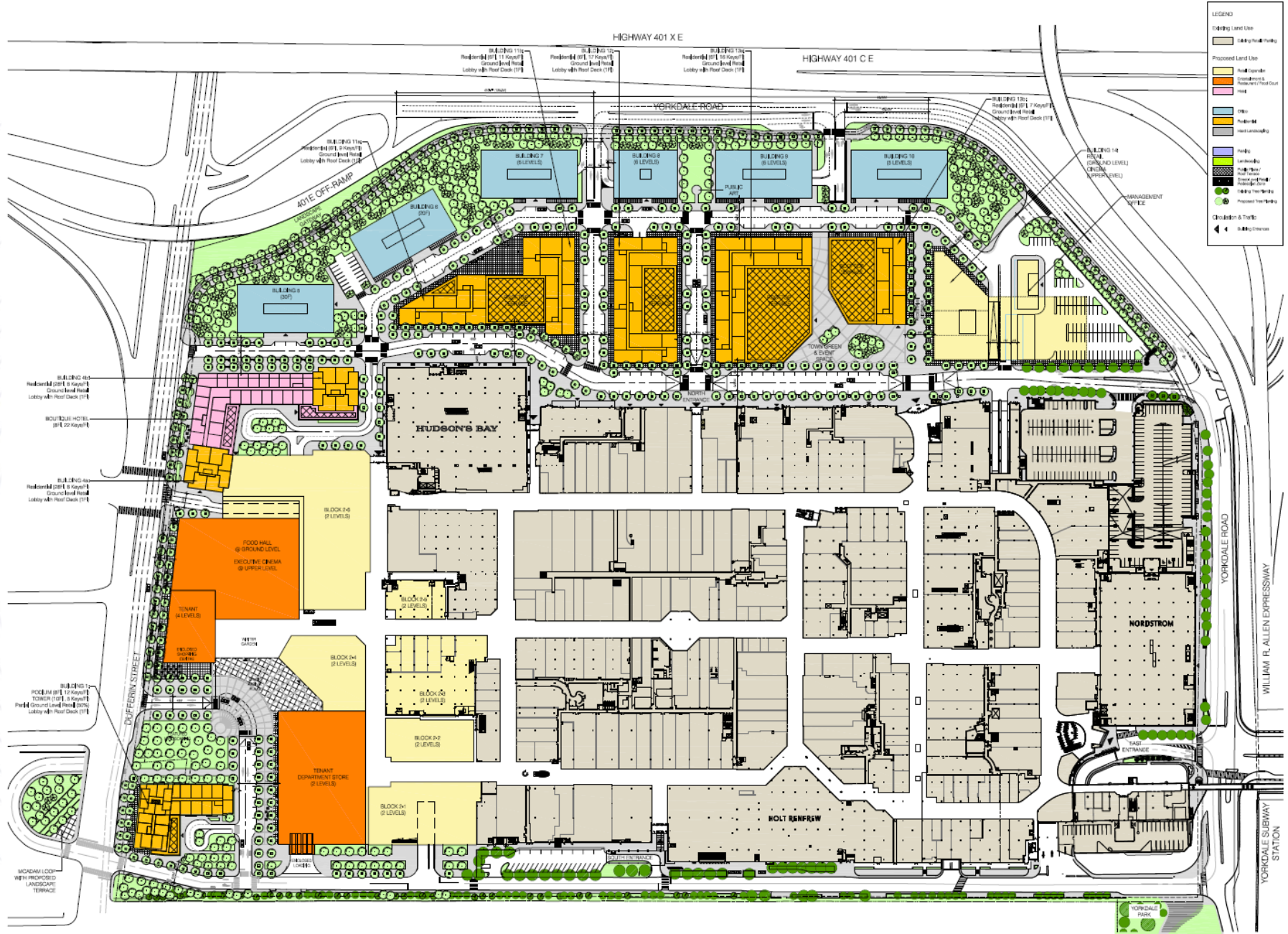
Local Advisory Committee Input



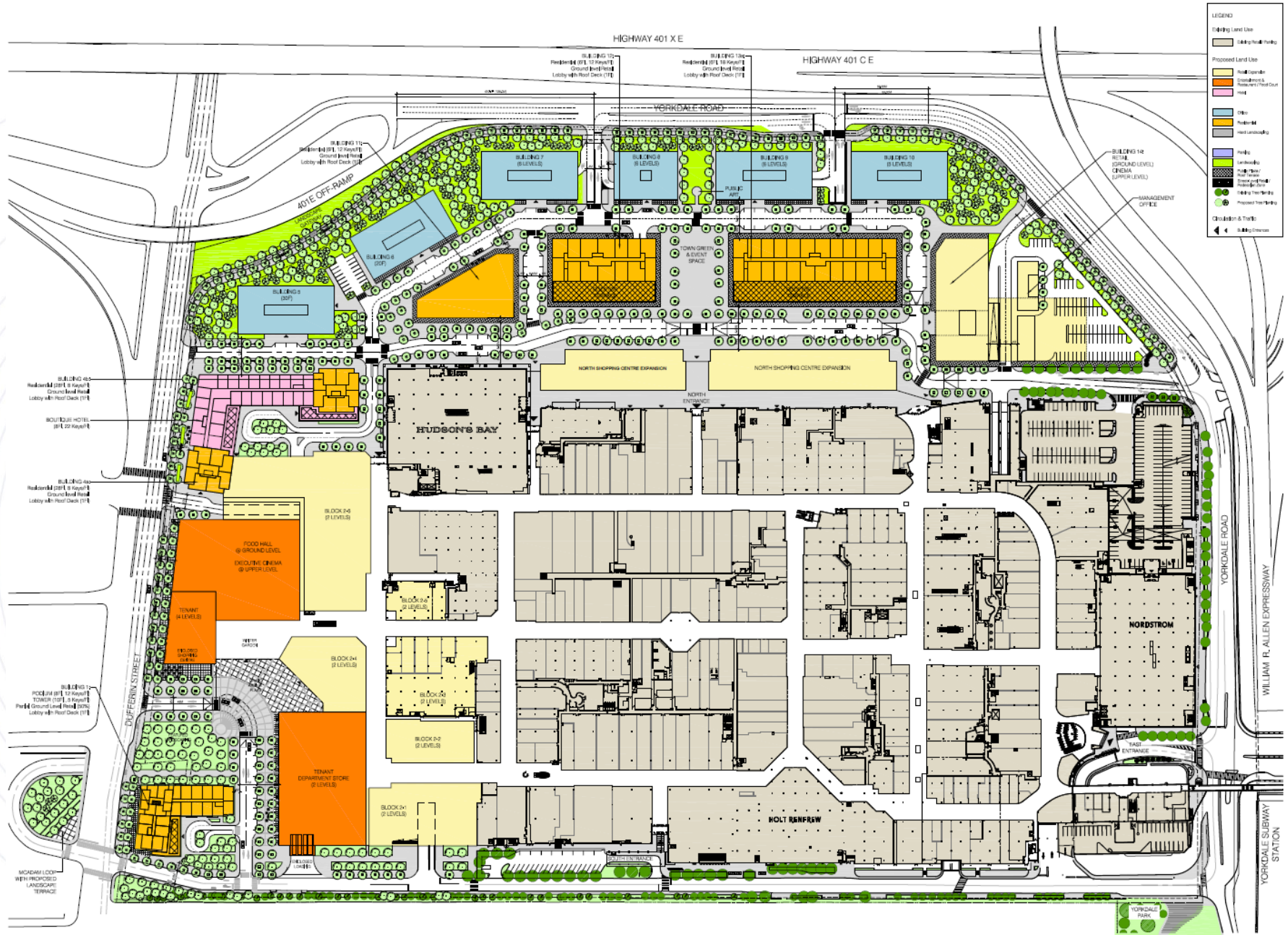
Applicant's Proposal | Option 1



Applicant's Proposal | Option 2



Applicant's Proposal | Option 3



Applicant's Options | Summary

Option	Retail	Hotel	Office	Residential	Total Additional GFA	Total Development GFA	FSI
1	90,986	11,891 (240 rooms)	57,189	160,271 (1,496 units)	320,338	586,462	2
2	90,949	10,108 (208 rooms)	197,004	118,485 (738 units)	416,545	682,670	2.3
3	88,543	10,108 (208 rooms)	170,527	101,930 (962 units)	371,108	637,233	2.1

GFA – Gross Floor Area

FSI – Floor Space Index (GFA/Lot Area)

Questions?





SITE CONTEXT

PLANNING POLICIES

APPLICANT'S PROPOSAL

TRANSPORTATION MASTER PLAN

NEXT STEPS



Our Mission, Vision & Principles



Mission

Build and maintain a resilient transportation network so that people connect with the places, activities and communities they value.



Vision

To keep people moving safely in our diverse and changing city.



Principles

Safe, healthy communities
Quality service
Access for everyone
Resilient solutions

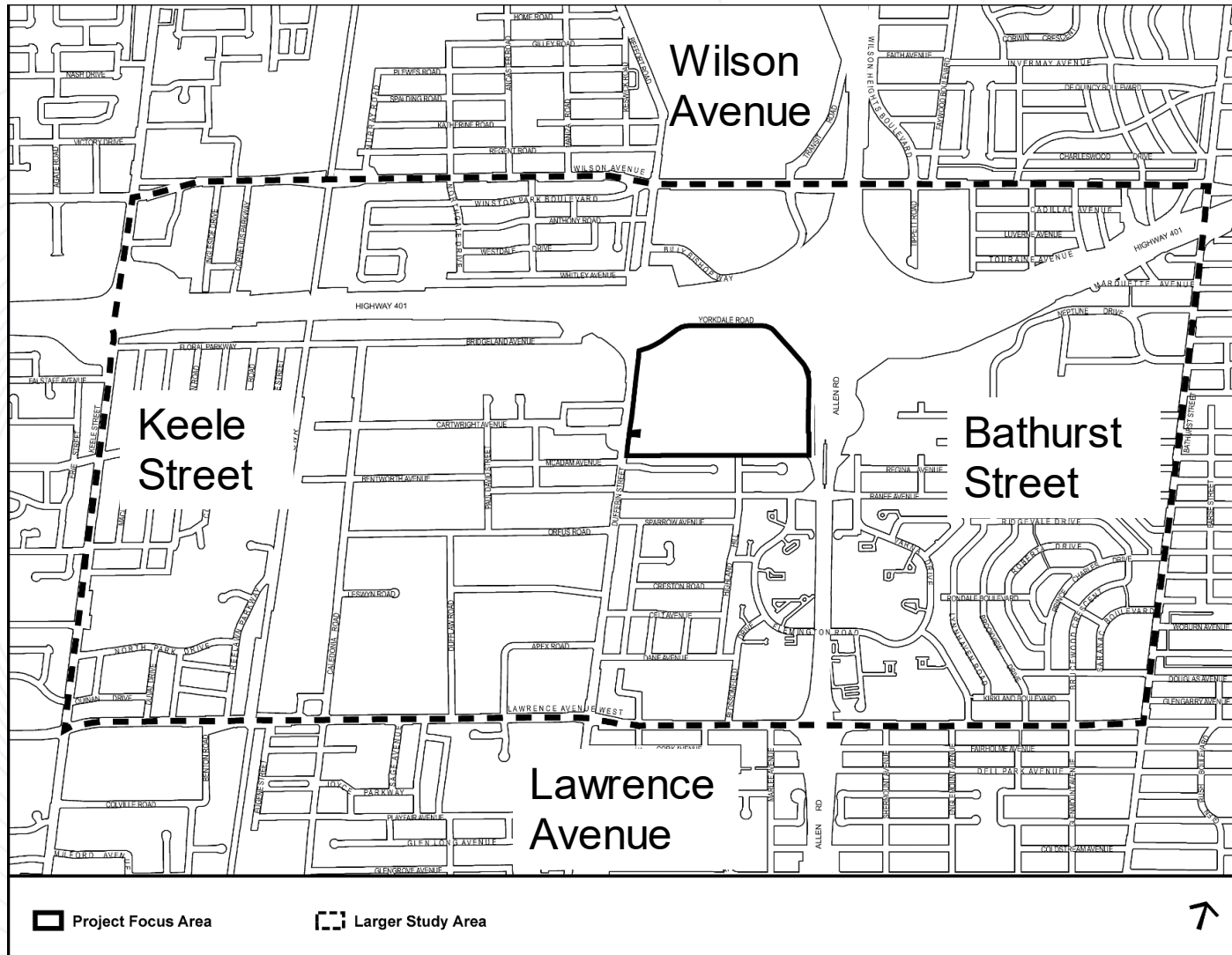


Transportation Master Plan Overview

- The Master Plan will recommend transportation infrastructure improvements to support future development of Yorkdale Shopping Centre lands as well as the larger study area
- Our objective is to create a **transportation network that supports all modes of travel**



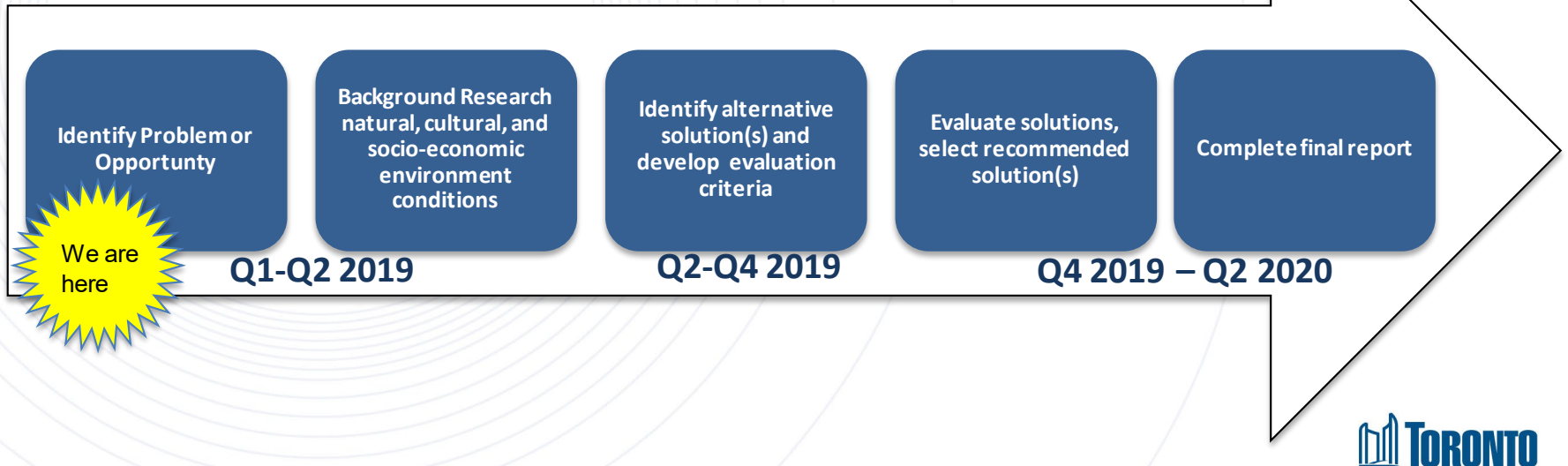
Study Area





Municipal Class EA Process

- All municipal infrastructure projects must follow the Municipal Class Environmental planning process
- A Master Plan is a long-term plan that outlines separate projects to be implemented over period of time

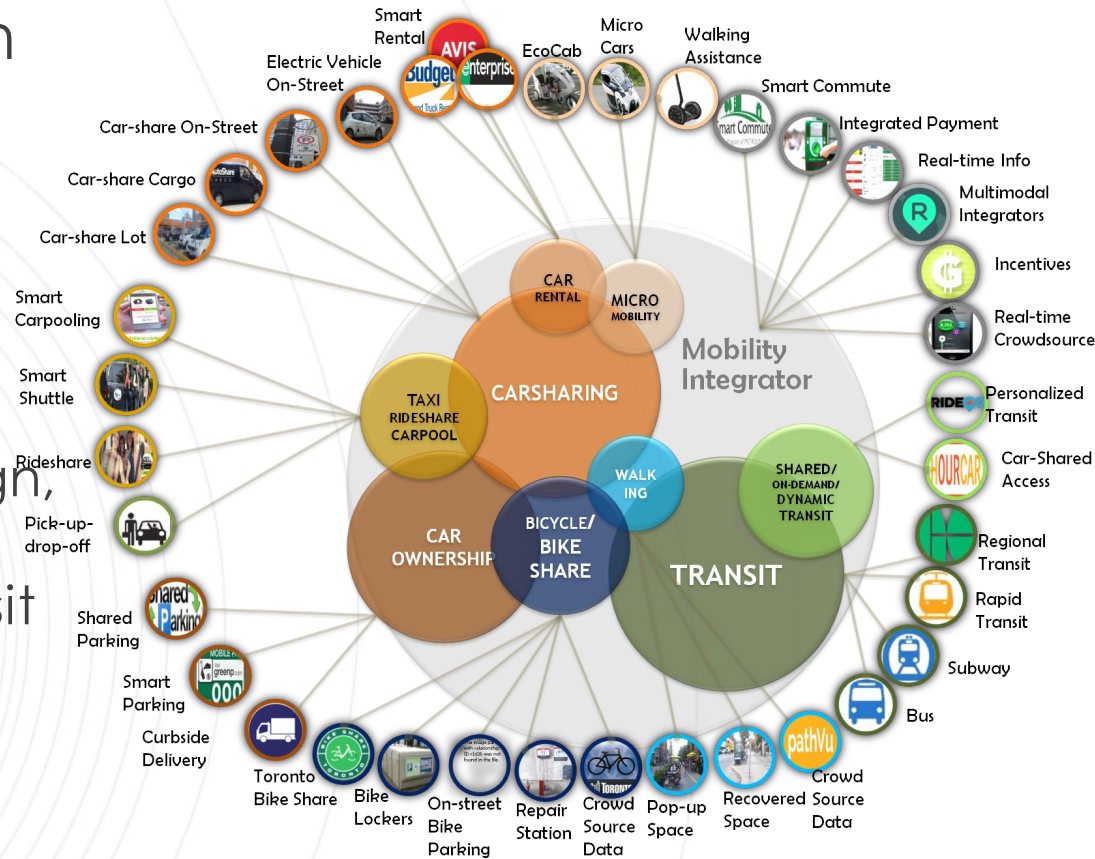


Study Considerations



The Transportation Master Plan will provide direction on:

- Pedestrian and cycling connections and infrastructure
- Surface transit, facility design, and improve connections between TTC and GO Transit
- Vehicular movements and access between highways and public streets
- Goods movement strategies



Questions?





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Next Steps

- A second LAC to be scheduled
 - Staff to present for the Block Study:
 - Vision
 - Principles
 - Issues and opportunities
 - Staff to present for the TMP:
 - Background findings
 - Problem and opportunity statement

Next Steps

- Community Consultation Meeting
 - For the wider community, open invitation
 - Present the materials discussed at the 2nd LAC to the general public
 - Modified to address the feedback received from the LAC members

Contact Us

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