

Yorkdale Comprehensive Block Master Plan Study and Official Plan and Zoning By-law Amendment Application Review

3401 Dufferin Street and 1 Yorkdale Road



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Design Review Panel - July 27, 2018



Location & Context

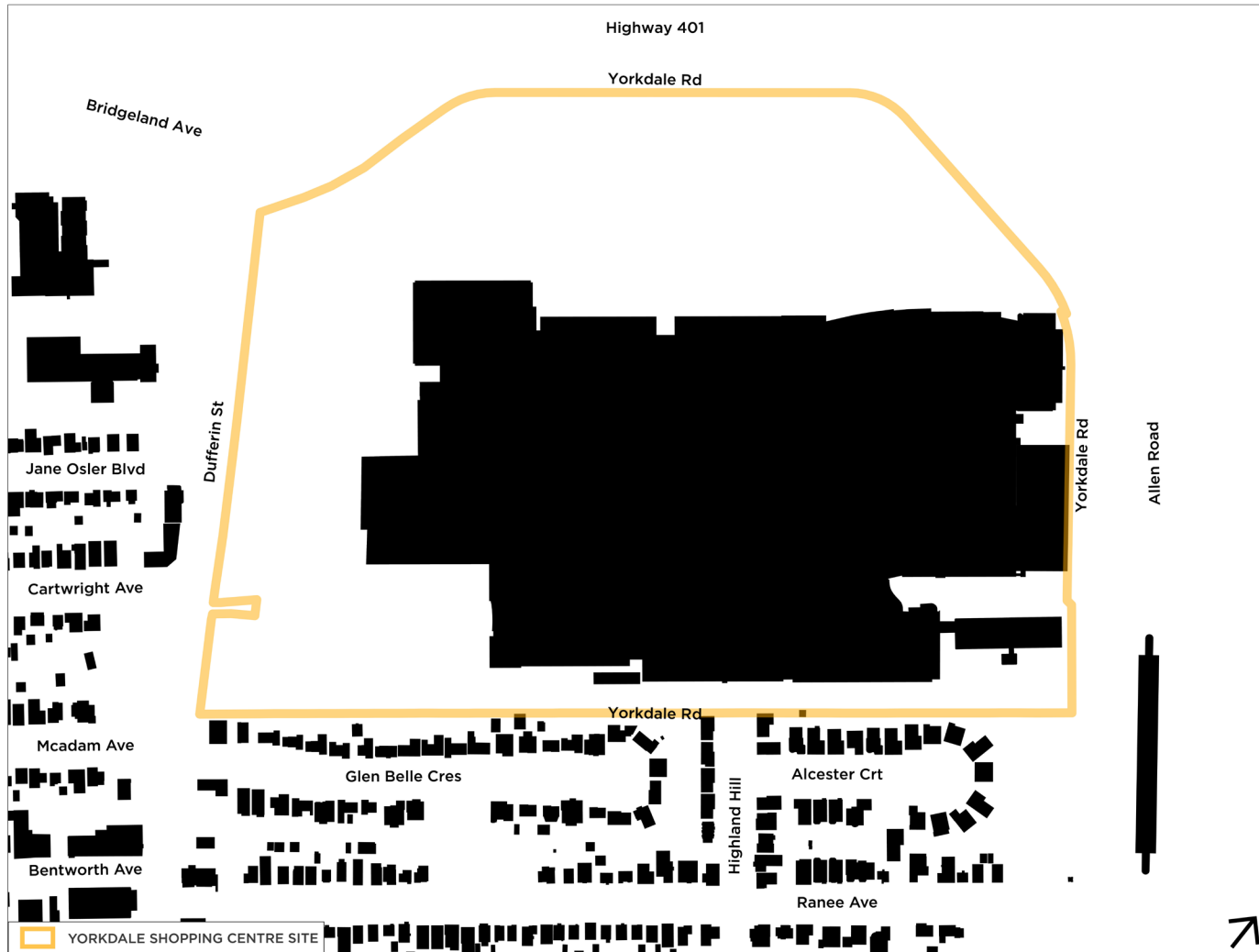


Notable Surrounding Locations:

1. Highway 401
2. Yorkdale TTC and GO Bus Terminal
3. Allen Road
4. Lawrence Heights Neighbourhood
5. Baycrest Park
6. Smart Centres Downsview
7. Downsview Airport
8. Tippet-Wilson Regeneration Area



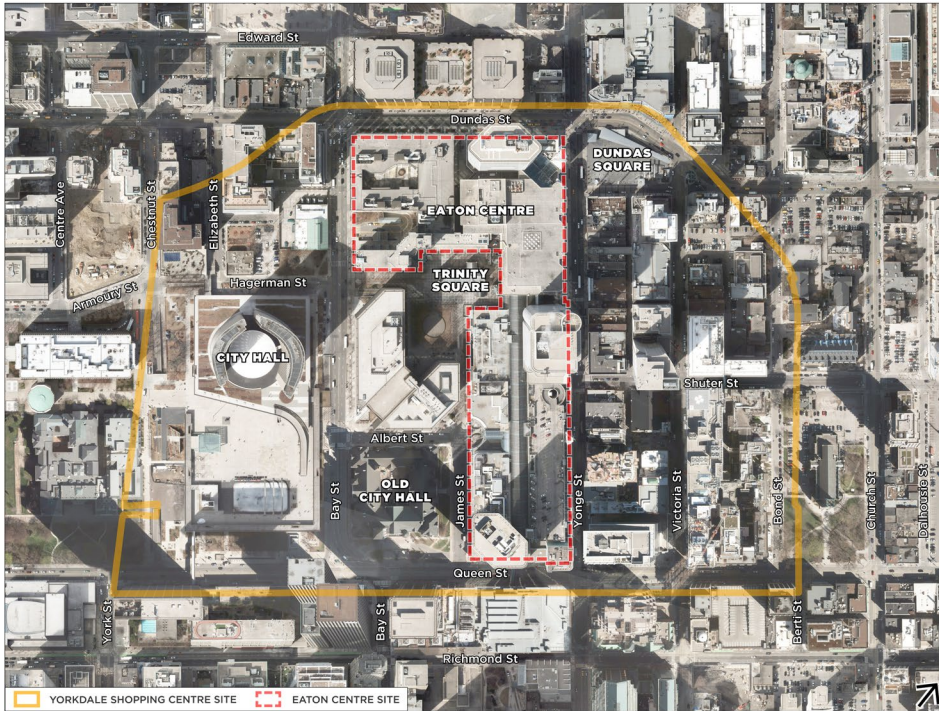
Yorkdale Mall Site





Site Size Comparison

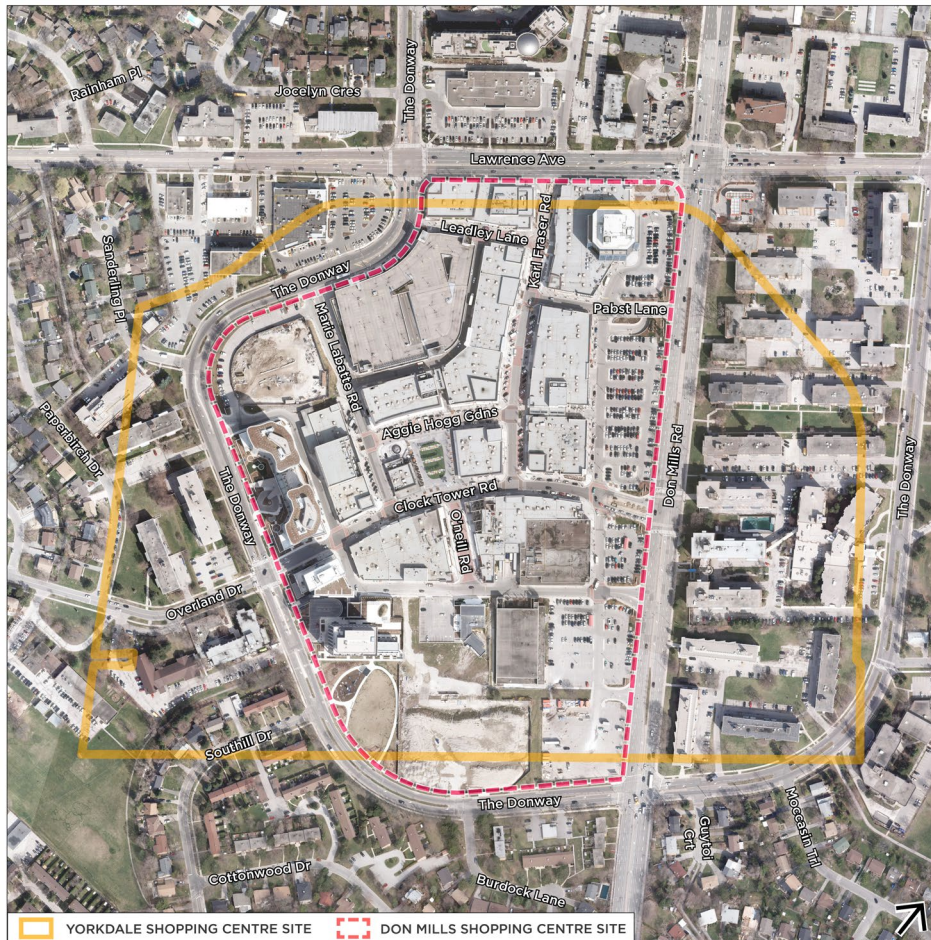
Yorkdale Mall : Eaton's Centre





Site Size Comparison

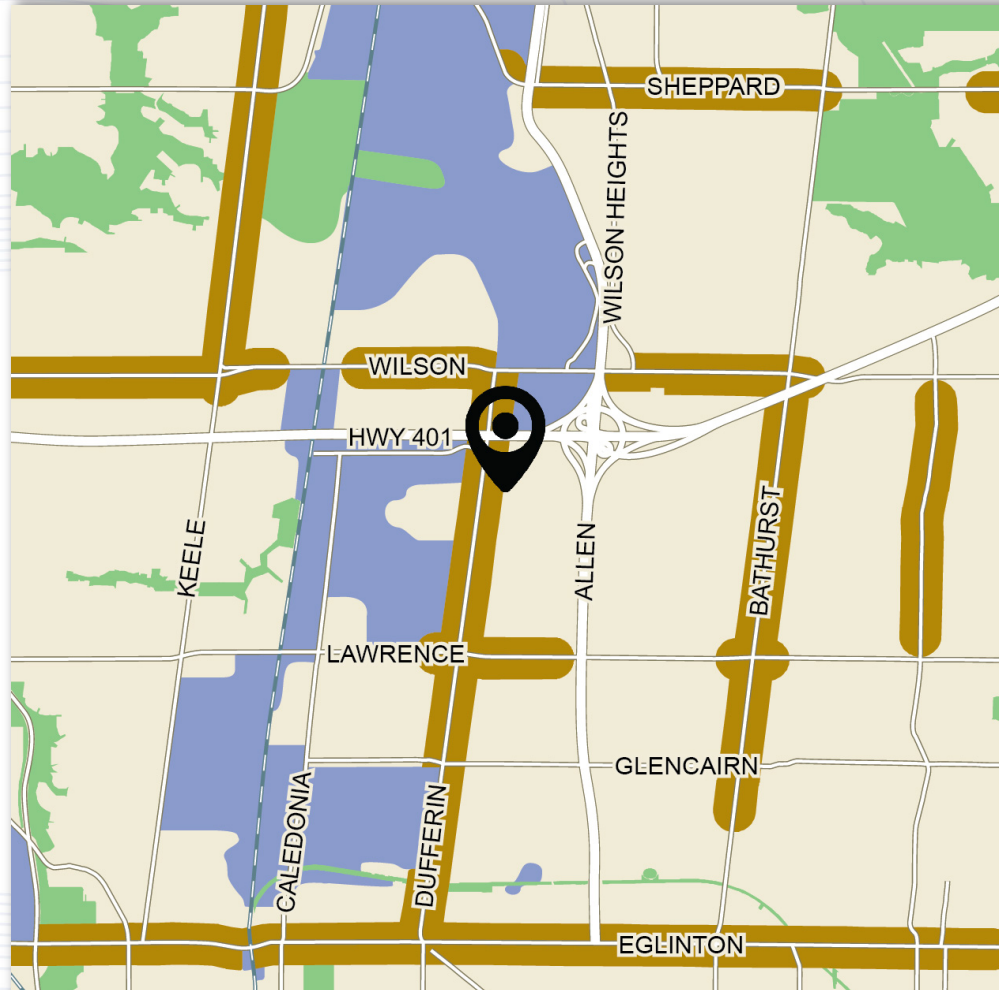
Yorkdale Mall: Shops of Don Mills





The Official Plan - Urban Structure

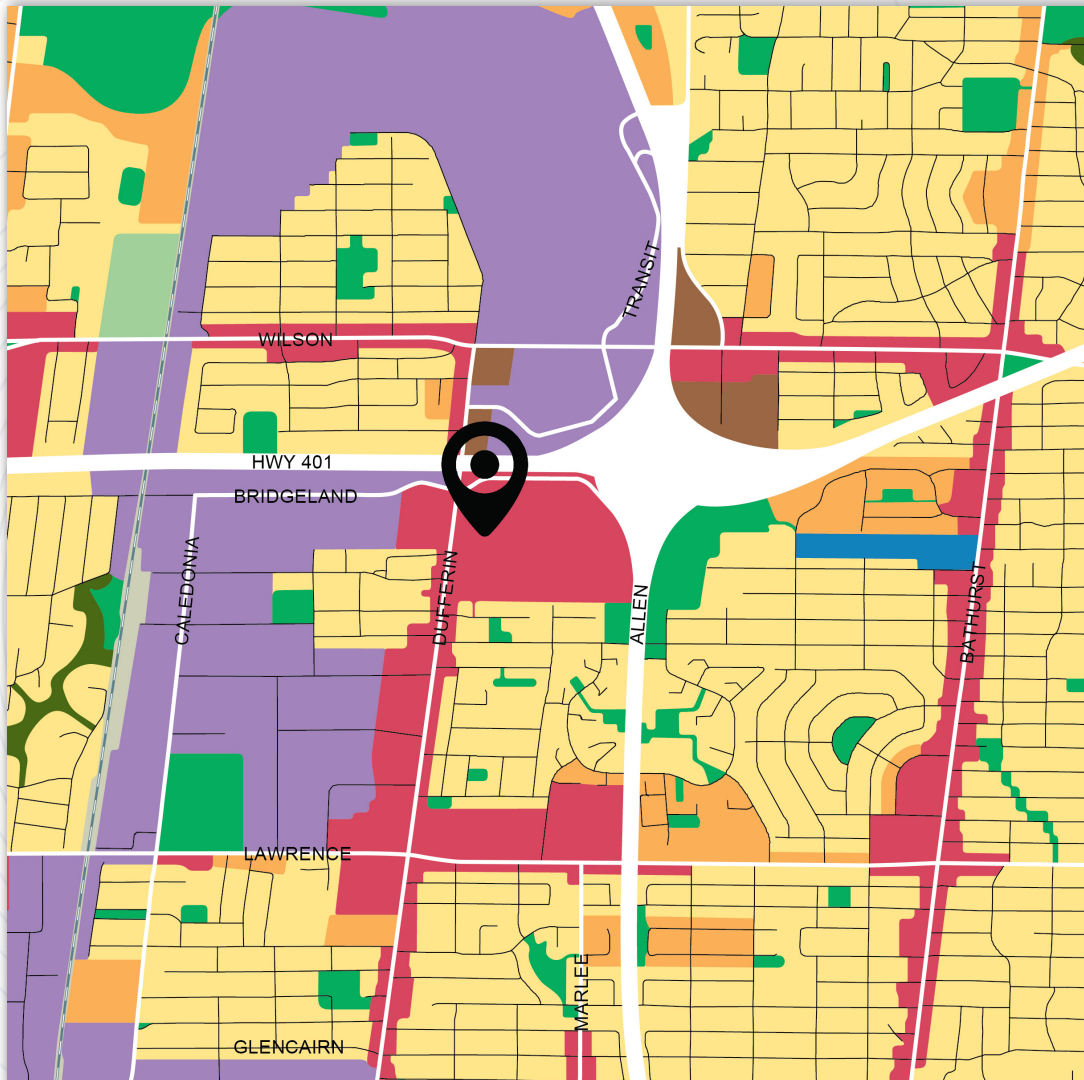
The Official Plan locates a portion of the subject property on an **Avenue**.





The Official Plan - Land Use

The Official Plan designates the subject property as the **Mixed Use Areas**.

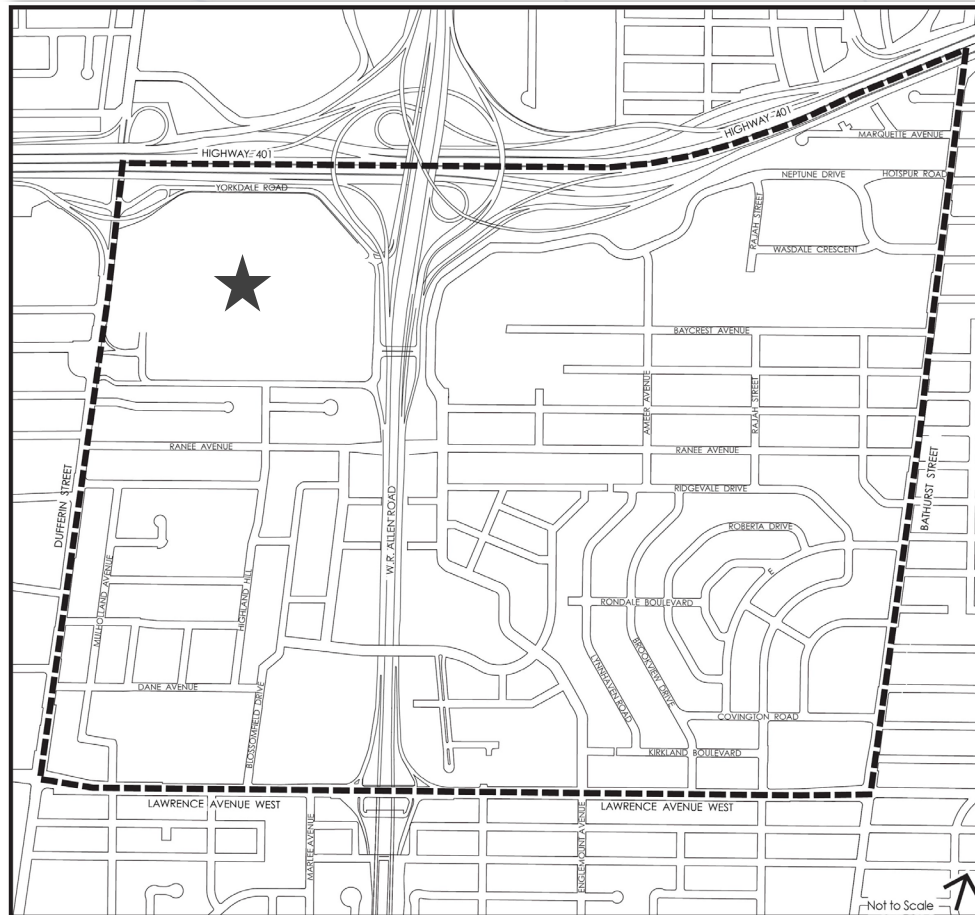


- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Parks and Open Space Areas
- Natural Areas
- Parks
- Other Open Space Areas
(Including Golf Courses, Cemeteries, Public Utilities)
- Institutional Areas
- Regeneration Areas
- Employment Areas
- Utility Corridors
- Special Study Area
See Chapter 7, Site and Area
Specific Policies 235, 236



Lawrence-Allen Secondary Plan

The Lawrence-Allen Secondary Plan establishes a comprehensive planning framework for the Secondary Plan area **including Yorkdale lands**.



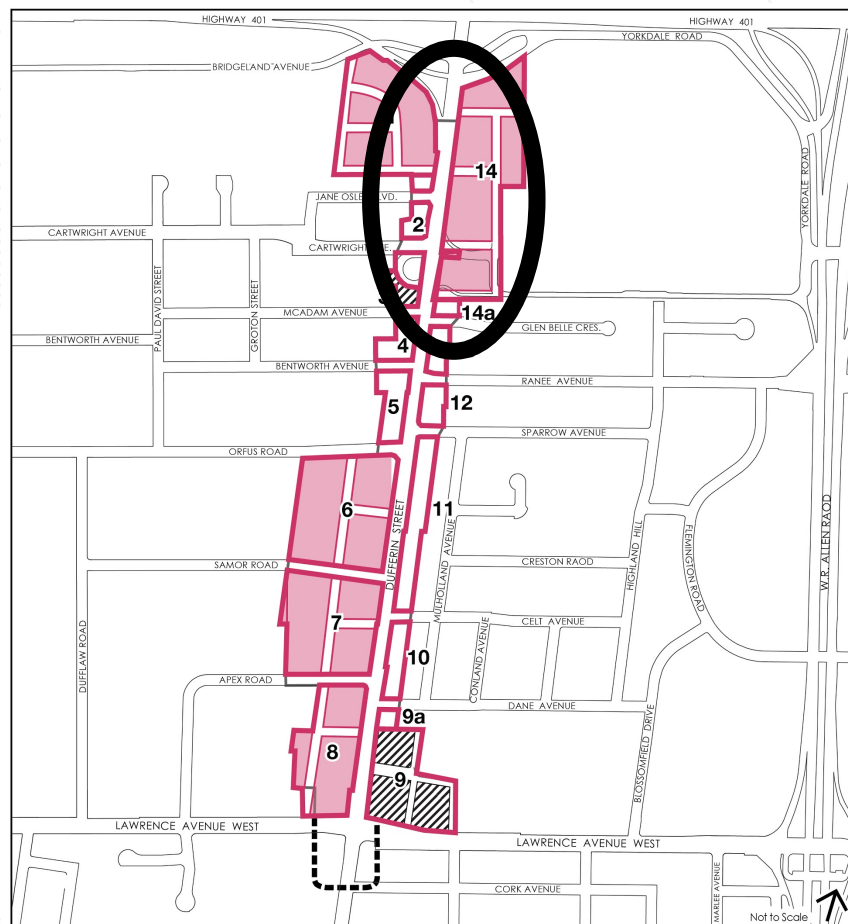
Lawrence-Allen Secondary Plan

--- Secondary Plan Boundary



Dufferin Street Secondary Plan Block 14

Block 14 in the Dufferin Street Secondary Plan area comprises the westerly frontage of the Yorkdale lands.



Specific Block Policies Plan

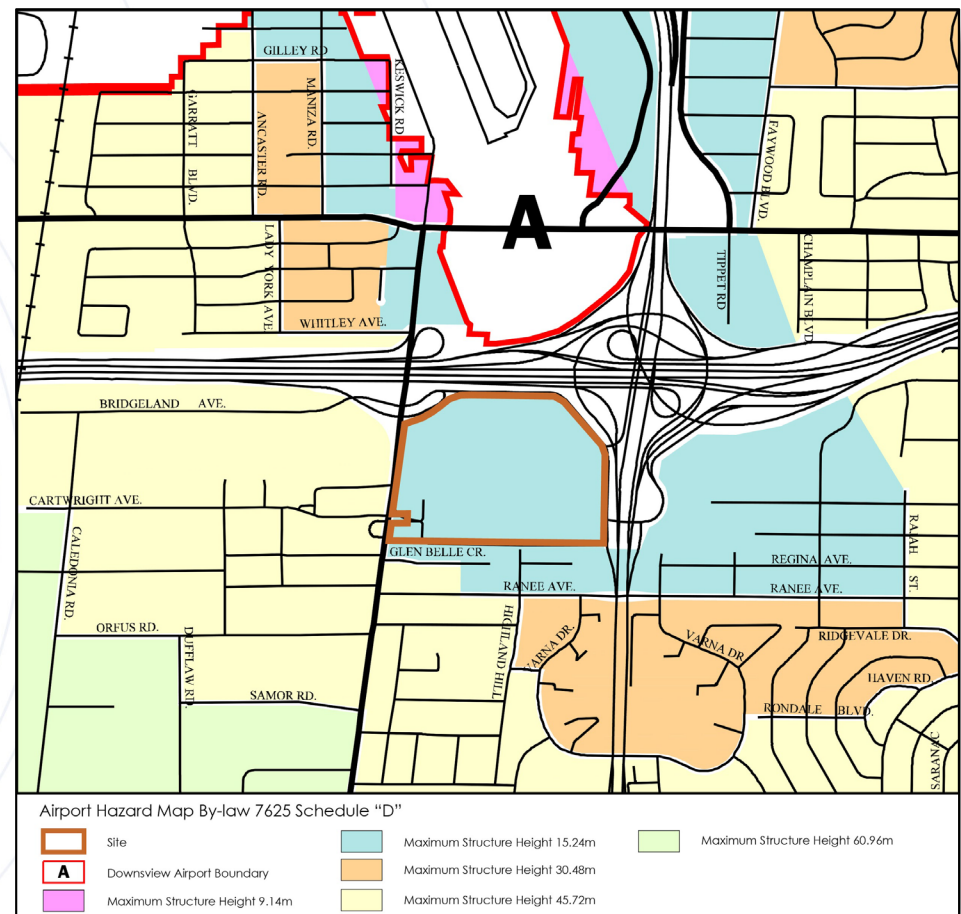
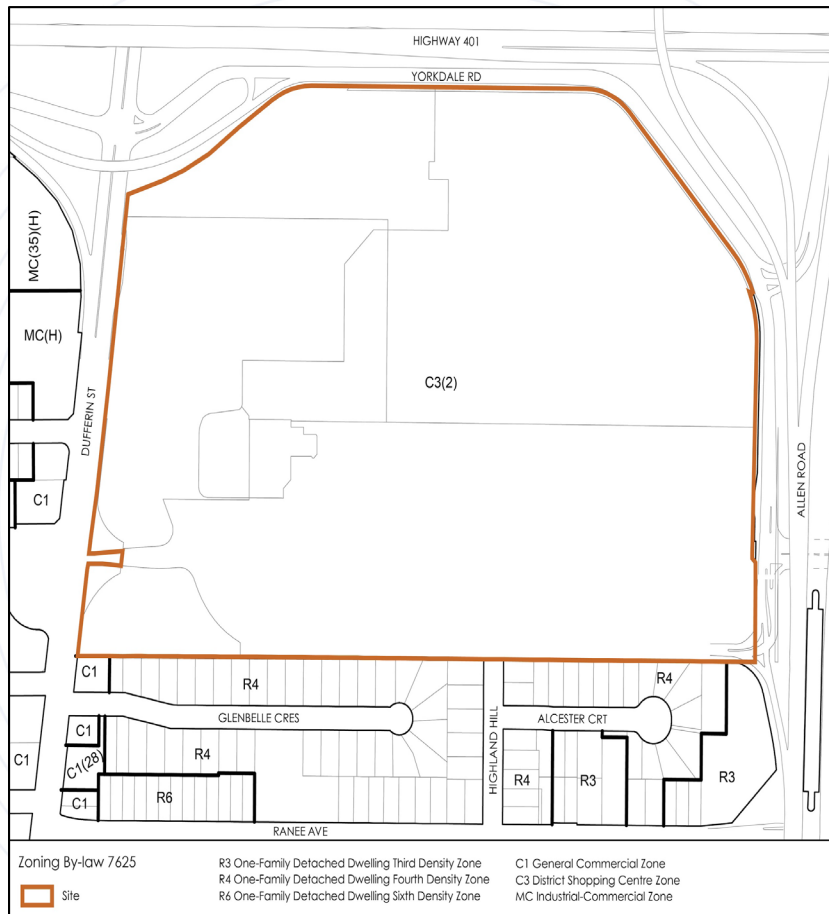
- Secondary Plan Area Boundary
- Existing and/or Approved Development
- Mid-rise Blocks
- Large Blocks
- 1 Block Number



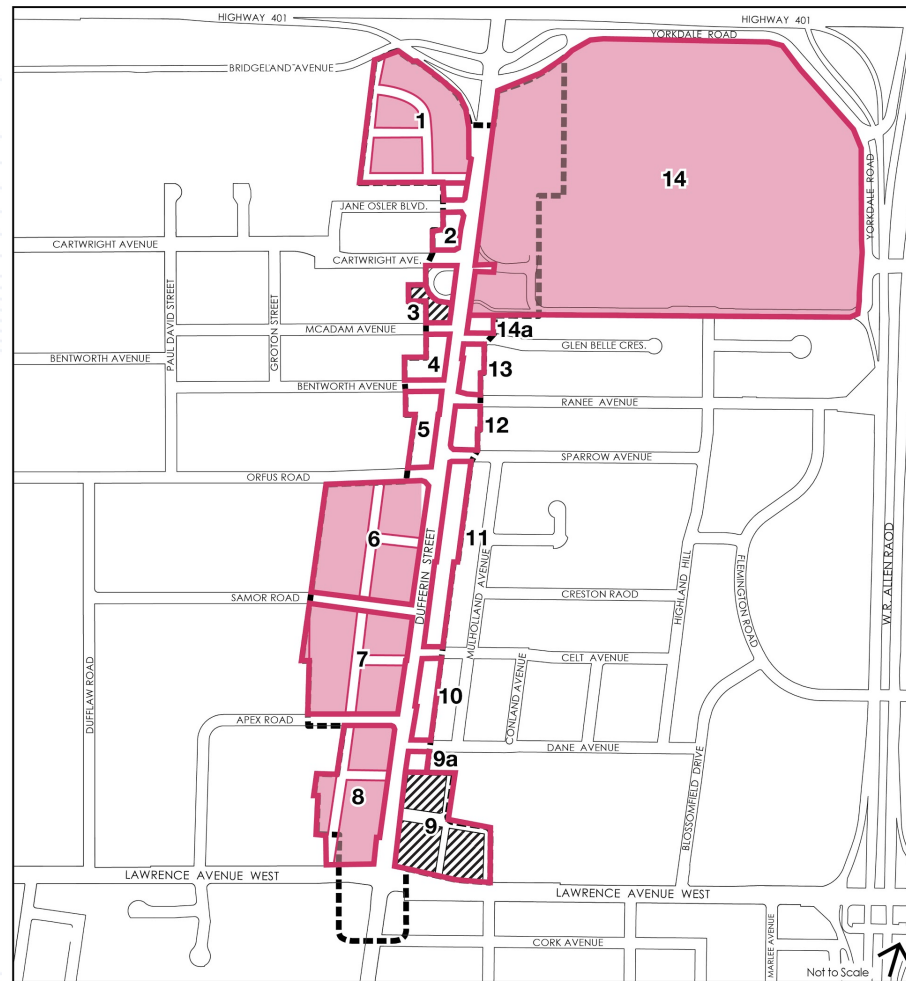
Zoning

The site is zoned C3(2) District Shopping Centre Zone in the former North York Zoning By-law 7625.

In addition, **Airport Hazard Map (By-law 7625 Schedule "D")** limits building heights to low-scale buildings with a maximum height of 15.24 metres.



Reason for the Application and Study ?



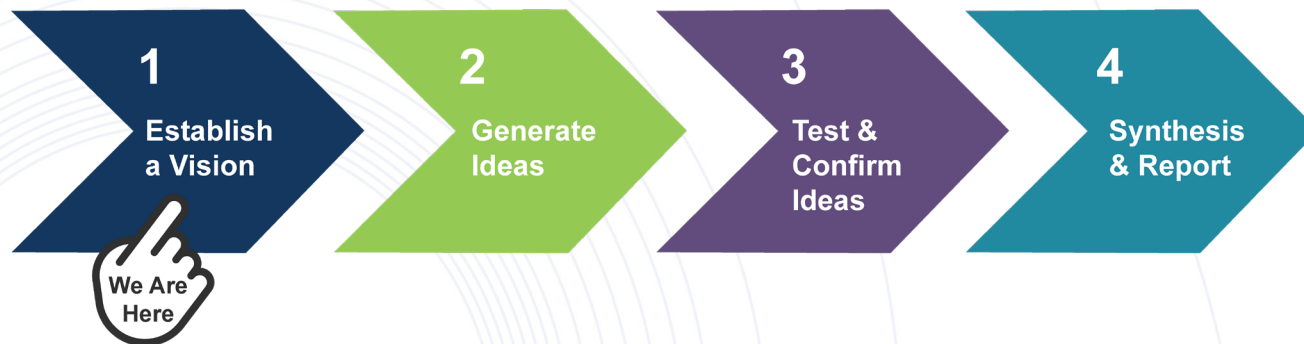
Proposed Amendment to Block 14 in the Dufferin Street Secondary Plan

-  Secondary Plan Area Boundary
  Existing and/or Approved Development
-  Mid-rise Blocks
  Block Number
-  Large Blocks



Yorkdale Block Master Plan Process

Staff recommend that a Comprehensive Block Master Plan study process be conducted over **4 phases** to assess future development on site. Each phase would be complemented by public engagement components. Staff are currently undertaking Phase 1 of the study process. A community consultation to kick-off the study process and application review was held on November 30, 2017.



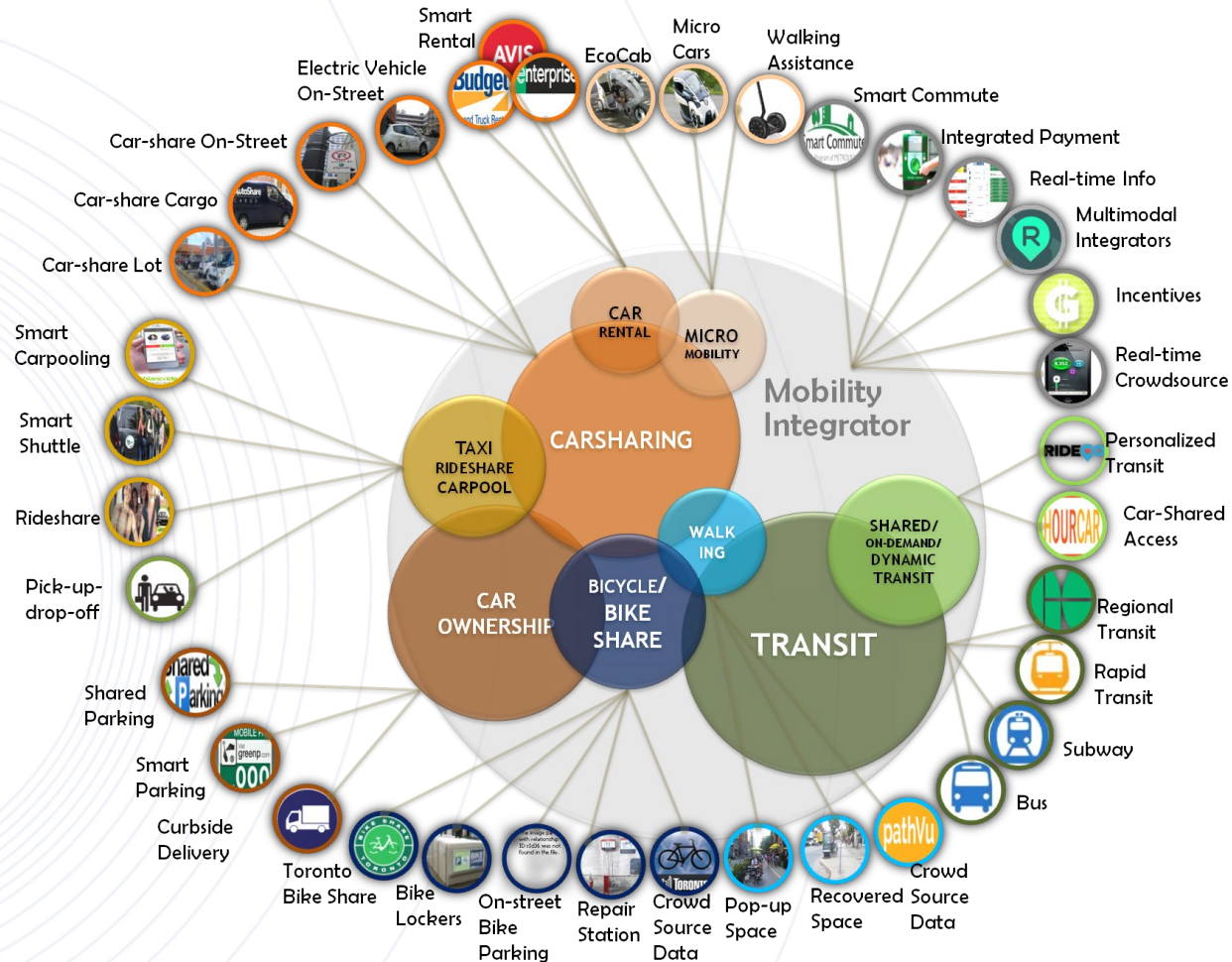
The scope of the Block Master Plan work will include review of all submission items, and the analyses and development of the following:

- a Land Use Strategy,
- a Structure Plan,
- a Streets and Blocks Strategy including pedestrian and cycling connections,
- a Greening Strategy including parks, open space and public realm,
- a Development Phasing Plan,
- a Public Engagement Strategy,
- a Transportation Master Plan Study, and
- a Stormwater, Groundwater and Servicing Infrastructure Plans and Studies.

Block Master Plan Movement Strategy

Through the Block Master Plan process, the City will initiate a detailed Transportation Master Plan.

The Transportation Master Plan (TMP) would identify an optimum long-range plan for mobility users of all ages to accommodate future growth. The TMP would define existing problems/opportunities, consider and evaluate solutions, and be supported through extensive consultation with local stakeholders and members of the public.





City of Toronto Key Considerations

1. **Integration:** connections, physical form, transition in height, intensity of activity and uses the local and city-wide context
2. **Public Realm:** a vibrant public realm of streets, parks and open spaces that are accessible and legible as public spaces.
3. **Mobility:** a multi-modal transportation hub that provide mobility choices and connections on-site and to the surrounding communities.
4. **Economic Vitality:** continued and enhanced contribution to Toronto's economy.



Issues for Design Review Panel's Focus

- 1. Vision:** Is the vision for the Yorkdale lands complete and comprehensive?
- 2. Opportunities and Constraints:** Are there additional opportunities and constraints to be considered?
- 3. Yorkdale and City Building:** How can the Yorkdale Comprehensive Master Plan study incorporate, respond to and promote City Building objectives for complete communities, resiliency and integration while addressing Yorkdale's key considerations for flexibility, design quality and user experience?