

# Yonge Street North Planning Study

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# Presentation Outline



- ❖ Why Study Yonge Street North?
- ❖ What's Already Happened?
- ❖ Study Boundary
- ❖ Official Plan Maps
- ❖ Transit Routes
- ❖ Existing Physical Context & Public Realm
- ❖ Study Elements & Draft Secondary Plan Boundary
- ❖ Next Steps

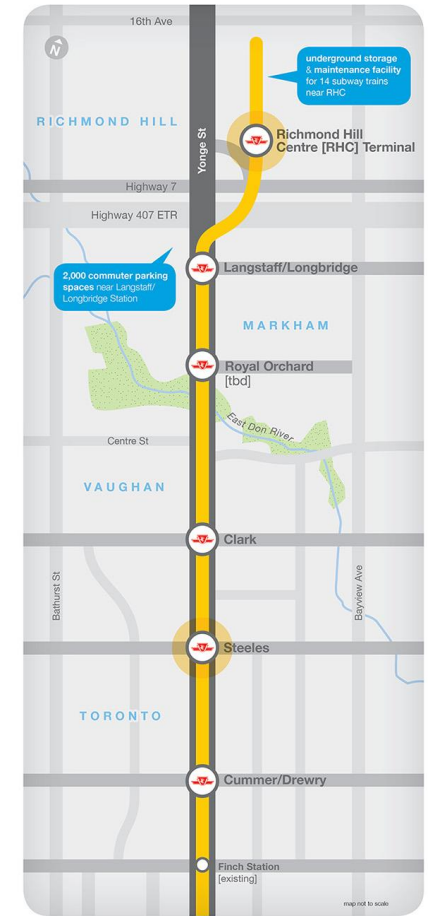
# Why Study Yonge Street North?

- Infrastructure investment and development pressures:

- TTC's Line 1 subway extension to York Region
  - Environmental Assessment (EA) completed

- Yonge Street North Planning Study will:

- Develop a long-term vision for the area
- Manage and guide the expected growth through the development of a Secondary Plan



# What's Already Happened?



2011

- Study Initiation
- Community Meeting #1

2012

- Community Meeting #2
- Land Use Options & Transportation Alternatives
- Evaluation/Review

2013

- Community Meeting #3
- Draft "Preferred Options"
- Staff Report to City Council

2014

- Community Meeting #4
- Draft Policies issued for community consultation

# Study Boundary



North: Steeles Avenue

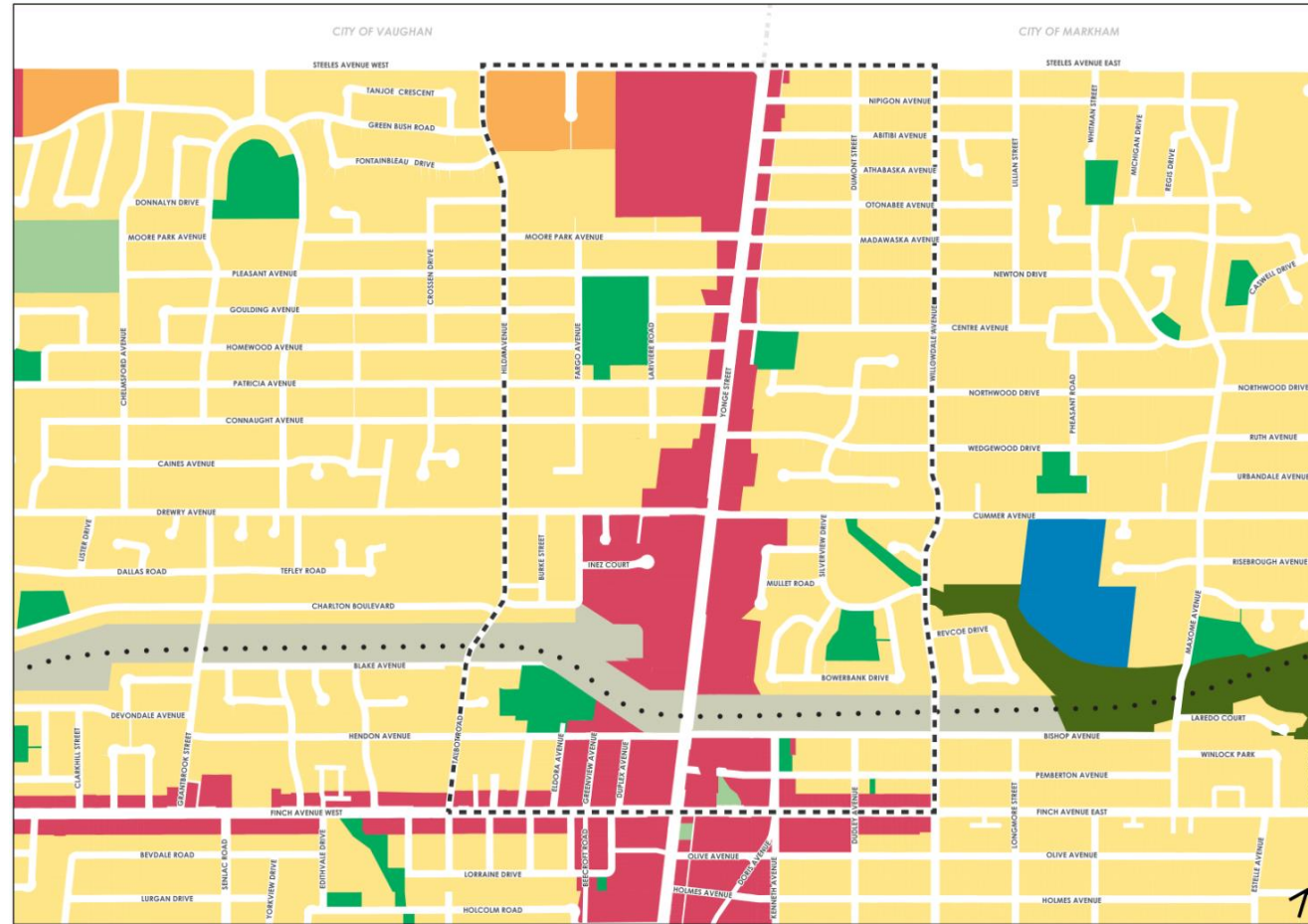
South: Finch Avenue

East: Willowdale Avenue

West: Hilda Avenue/Talbot Road



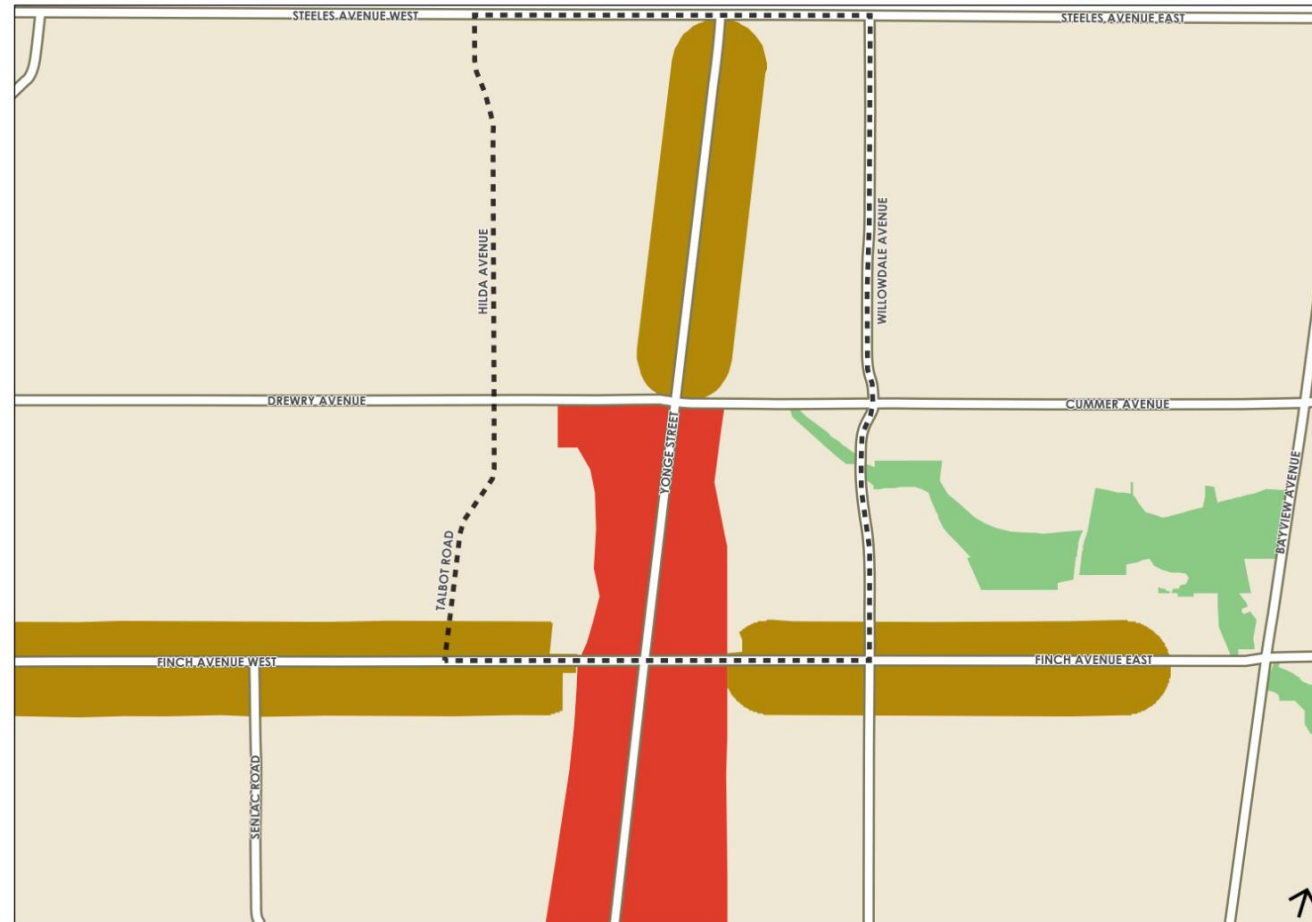
# Official Plan: Land Use Map



- Yonge Street North Planning Study
- 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
- Utility Corridors

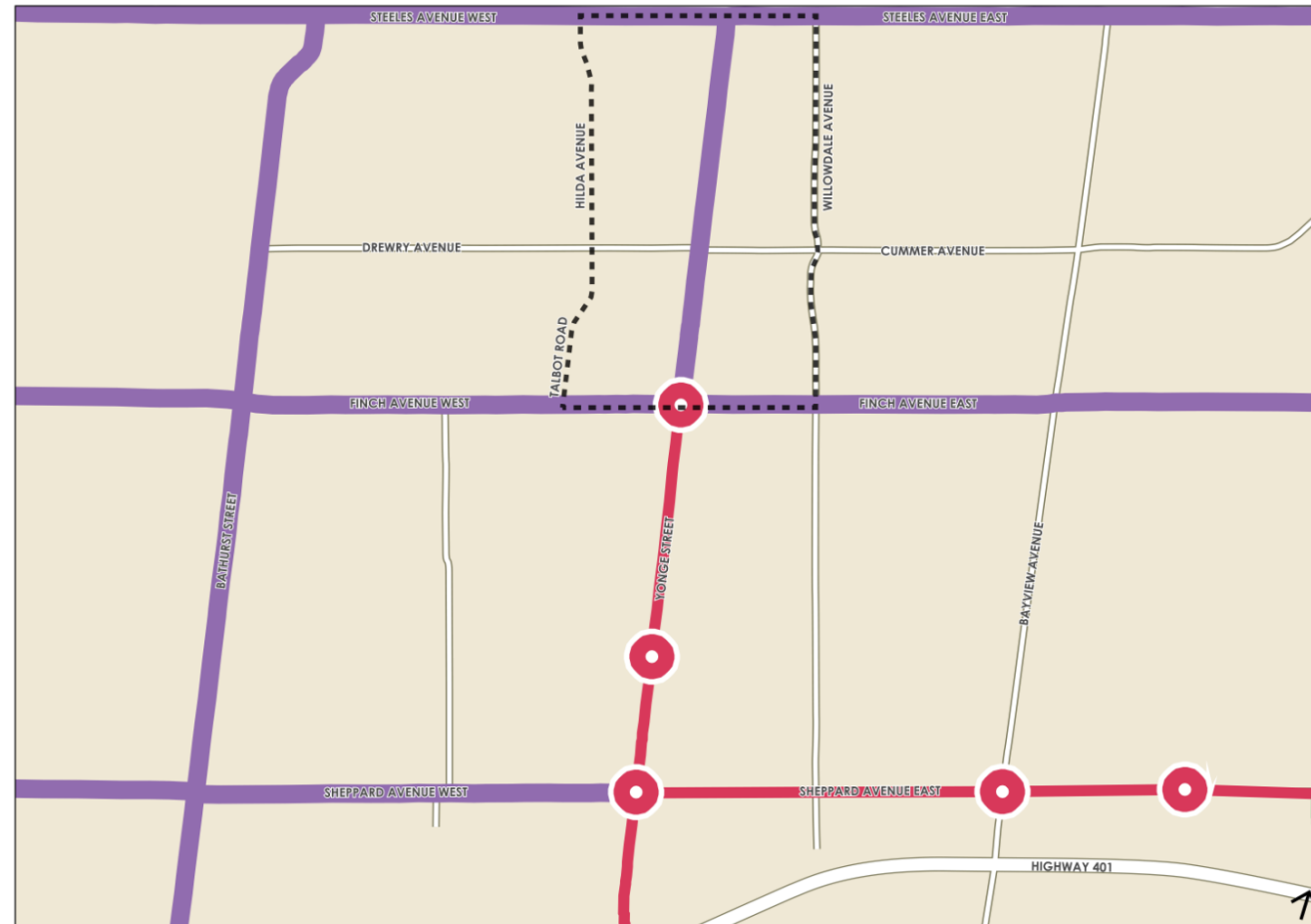


# Official Plan: Urban Structure



- Yonge Street North Planning Study
- Avenues
- Centres
- Green Space System

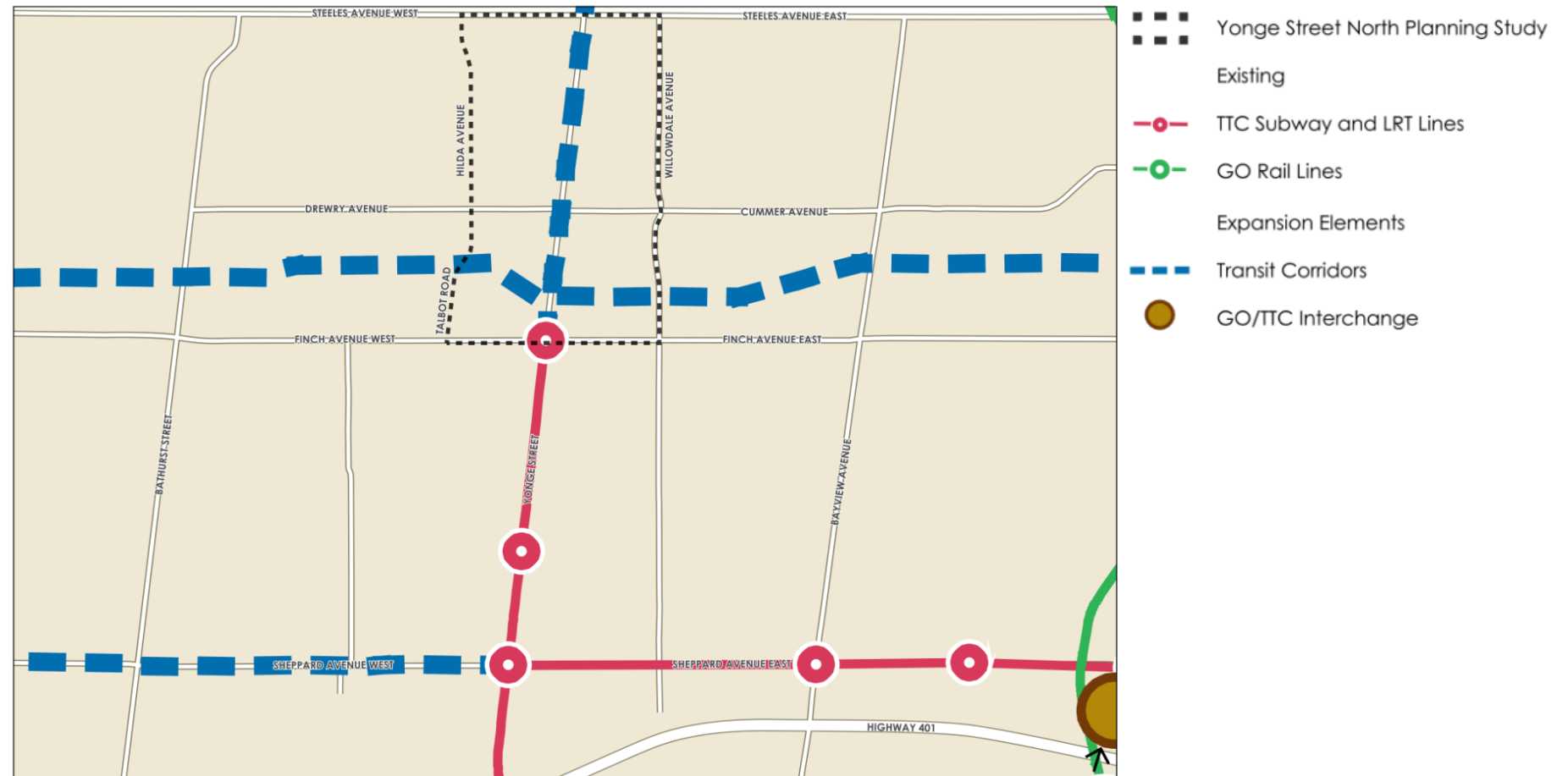
# Official Plan: Surface Transit Priority Network



- Yonge Street North Planning Study
- Existing
- TTC Subway and LRT Lines
- GO Rail Lines
- Expansion Elements
- Transit Priority Segments



# Official Plan: High Order Transit Corridors



# Official Plan: Right-of-Way Widths Associated with Existing Major Streets







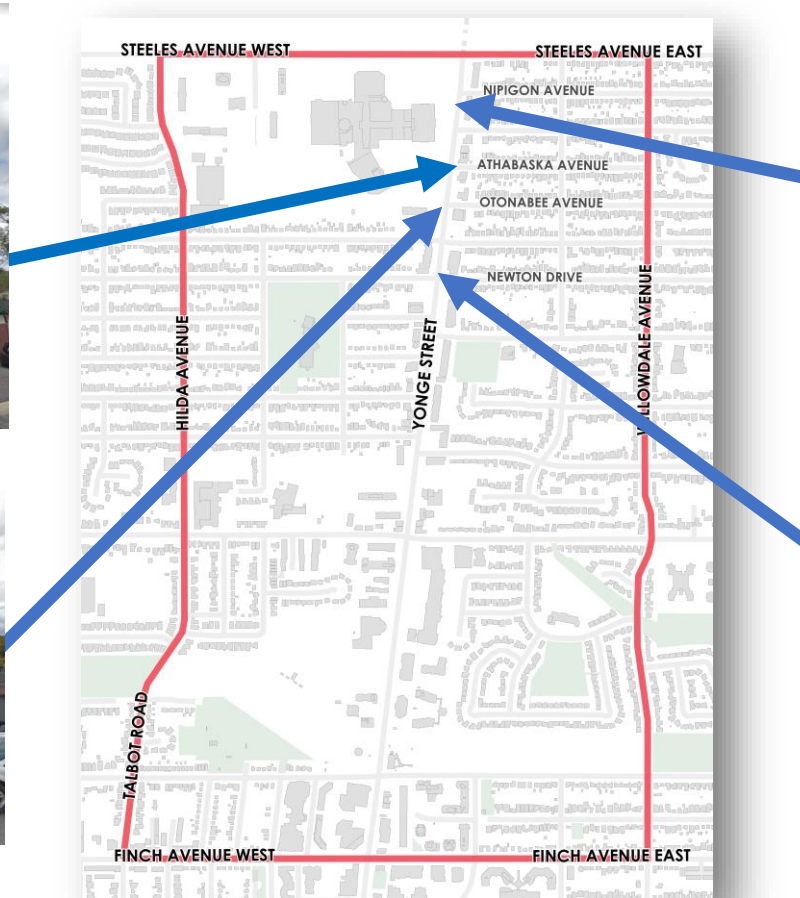
# Existing Context – Yonge Street Corridor



Yonge Street and Athabaska Avenue, looking north



Yonge Street and Otonabee Avenue, looking north



Yonge Street and Nipigon Avenue, looking north



Yonge Street and Newton Drive, looking north

Source: Google Street View



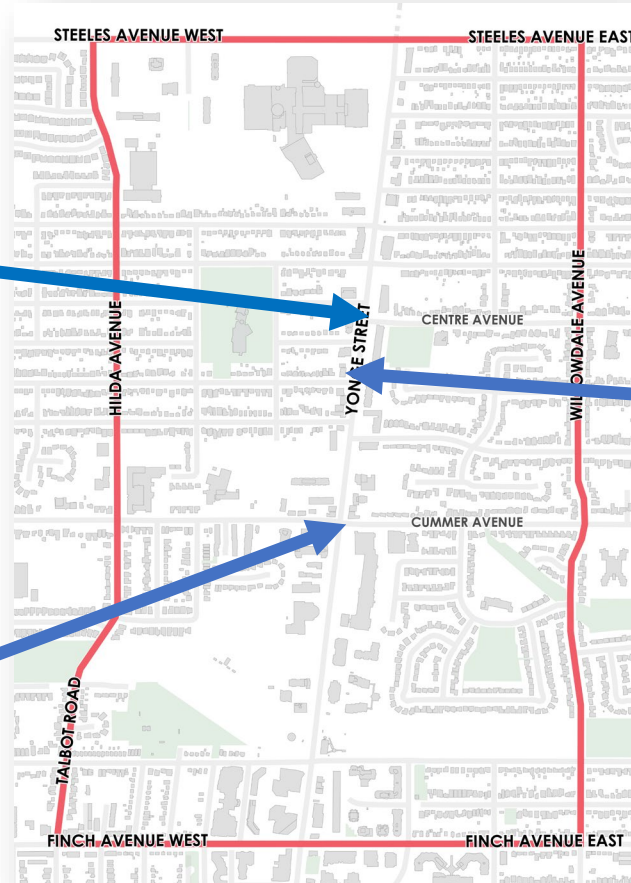
# Existing Context – Yonge Street Corridor



Yonge Street and Centre Avenue, looking south



Yonge Street and Cummer Avenue, looking north



Yonge Street, looking north

Source: Google Street View



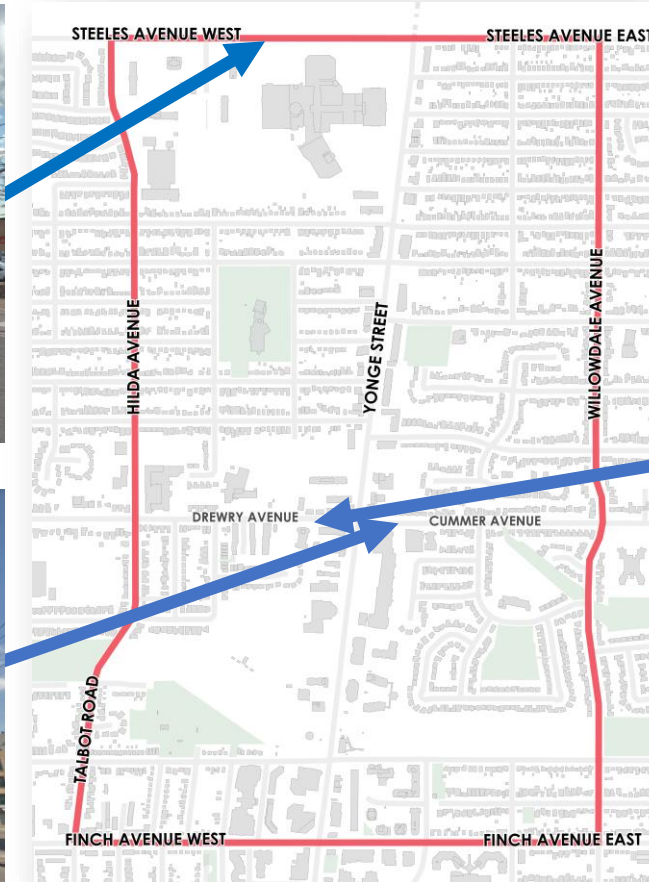
# Existing Context – Steeles Ave & Cummer/Drewry Ave



Steeles Avenue West



Cummer Avenue, looking east



Drewry Avenue, looking west

Source: Google Street View



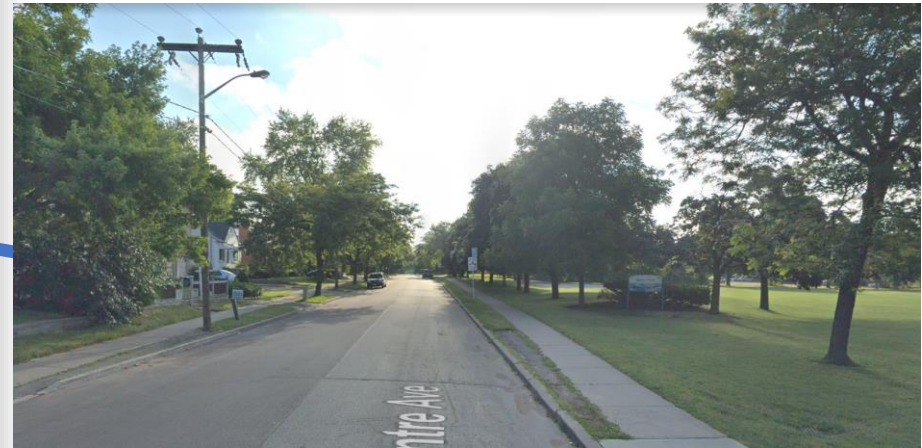
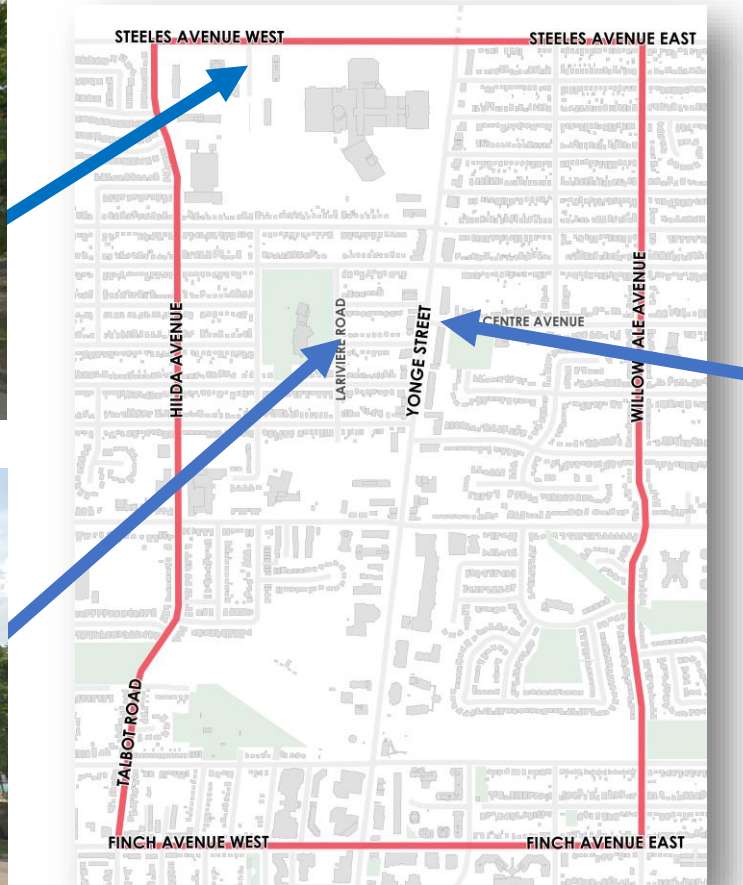
# Existing Context – Neighbourhoods



Apartment Neighbourhoods



Lariviere Road, looking south



Centre Street, looking east

Source: Google Street View



# North York Centre Public Realm – Hullmark Centre



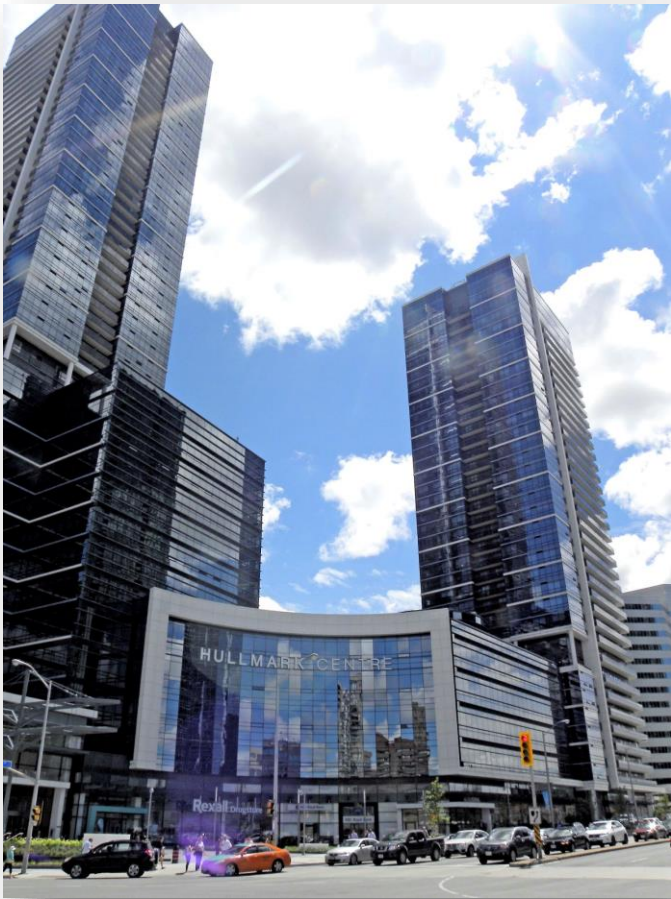


# North York Centre Public Realm – Gibson Square





# North York Centre Built Form – Base & Tower





# Newtonbrook Plaza M2M- Yonge & Cummer



SOUTH-WEST PERSPECTIVE



VIEW LOOKING EAST ON PRIVATE ROAD

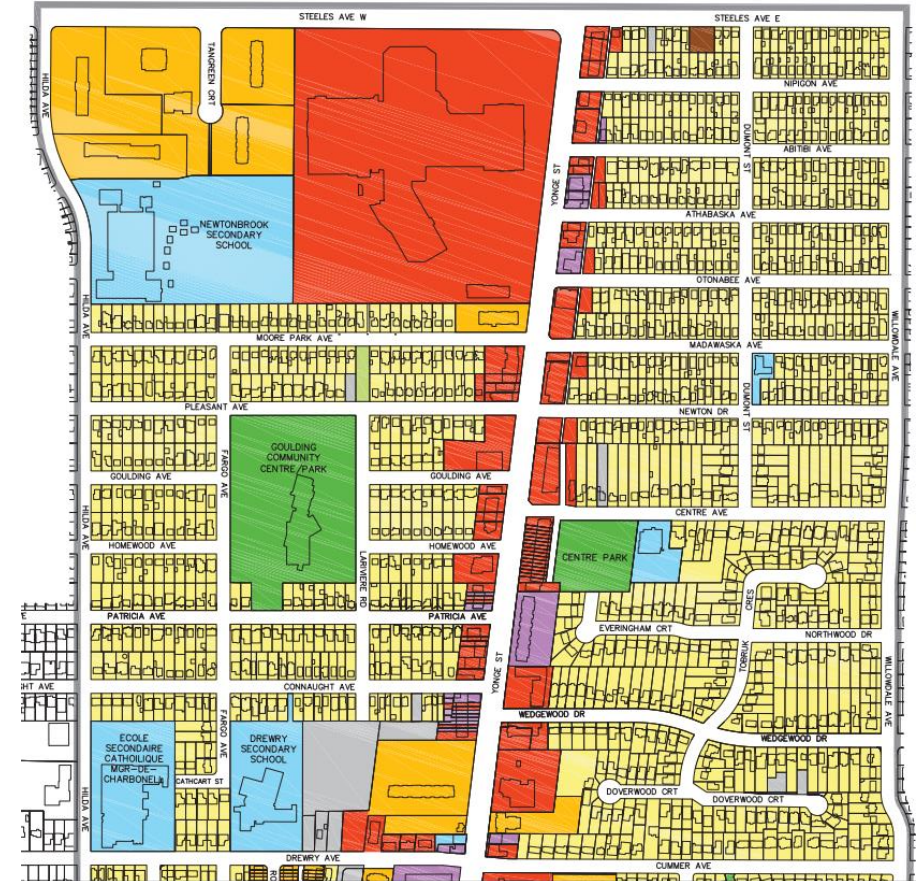


PODIUM PERSPECTIVE

# Study Elements



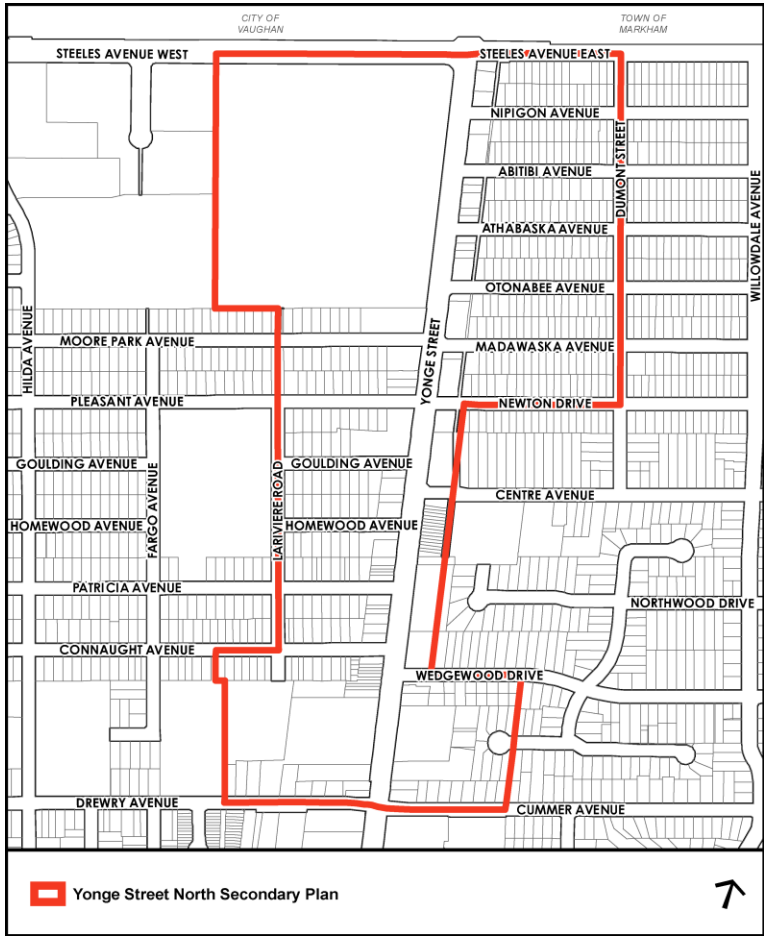
- **Built Form:** building type, transition, relationship to abutting neighbourhood
- **Transportation:** pedestrian, cycling and transit network and facilities
- **Conceptual parks and open spaces**
- **Community services and facilities**
- **Services and infrastructure**



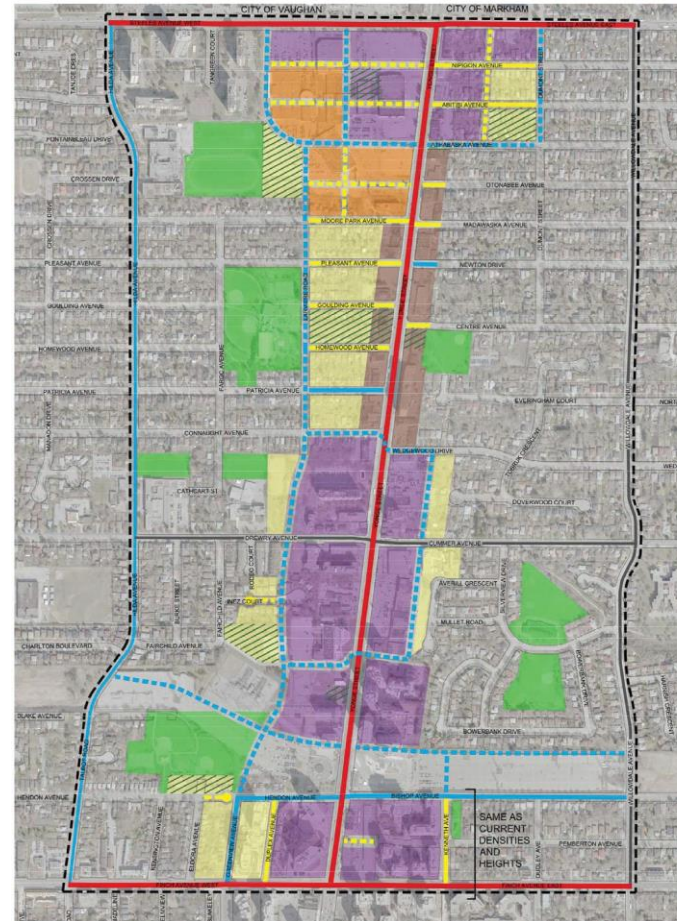
Existing land uses in the study area



# Draft Secondary Plan Boundary



# Preferred Urban Structure- Nodes & Wider Avenues



## Proposed Development

	Max FSI	Max Height
Transition Area	1.5 -2	4
Node	5	40
Node Transition	3	6
Yonge St Frontage	3	11
Avenue	4	11

## Transportation

- Existing Local Road
- Proposed Local Road
- Existing Collector Road
- Proposed Collector Road
- Existing Minor Arterial Road
- Existing Major Arterial Road

## Open Space System

- Existing Public Parks/Open Space  
School Yards/Walkways
- Proposed Parks



# Nodes & Wider Avenues 3D Massing Model



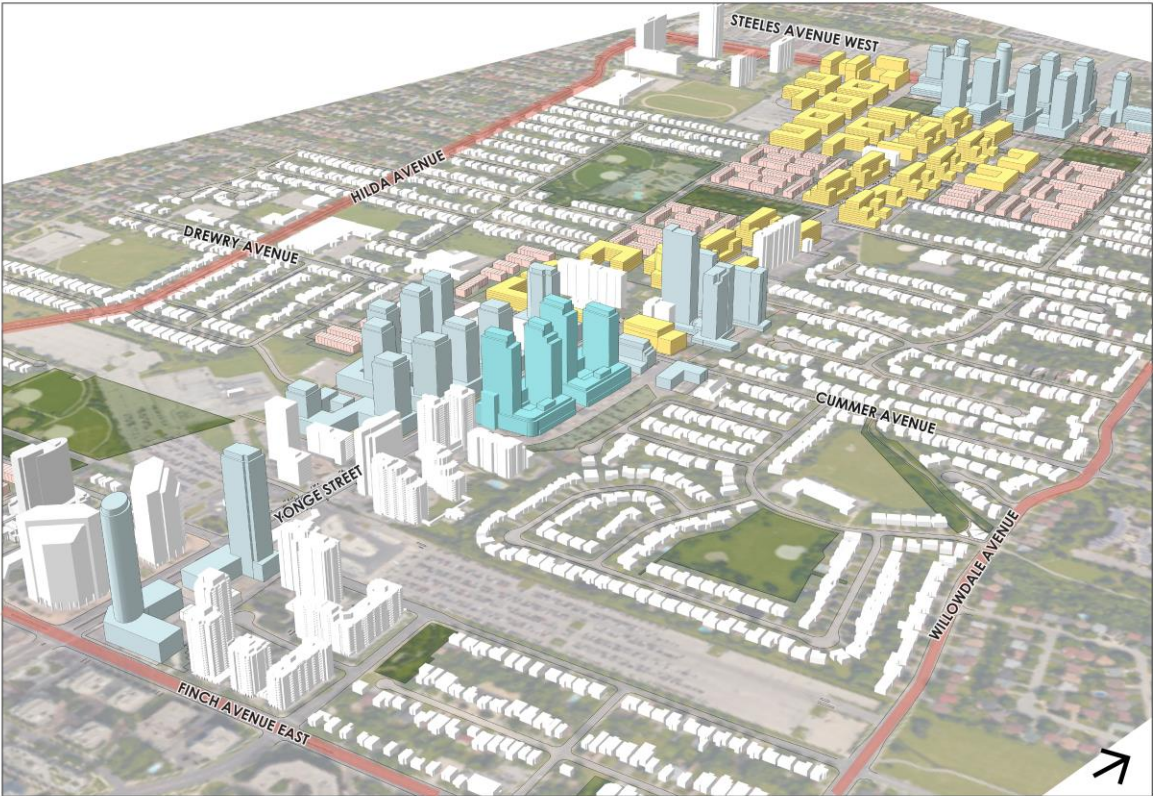
View from Steeles Avenue Looking South



For illustrative purposes only

Yonge Street North Planning Study Approved/Under Construction Tall Building Mid-rise Building Low-rise Building

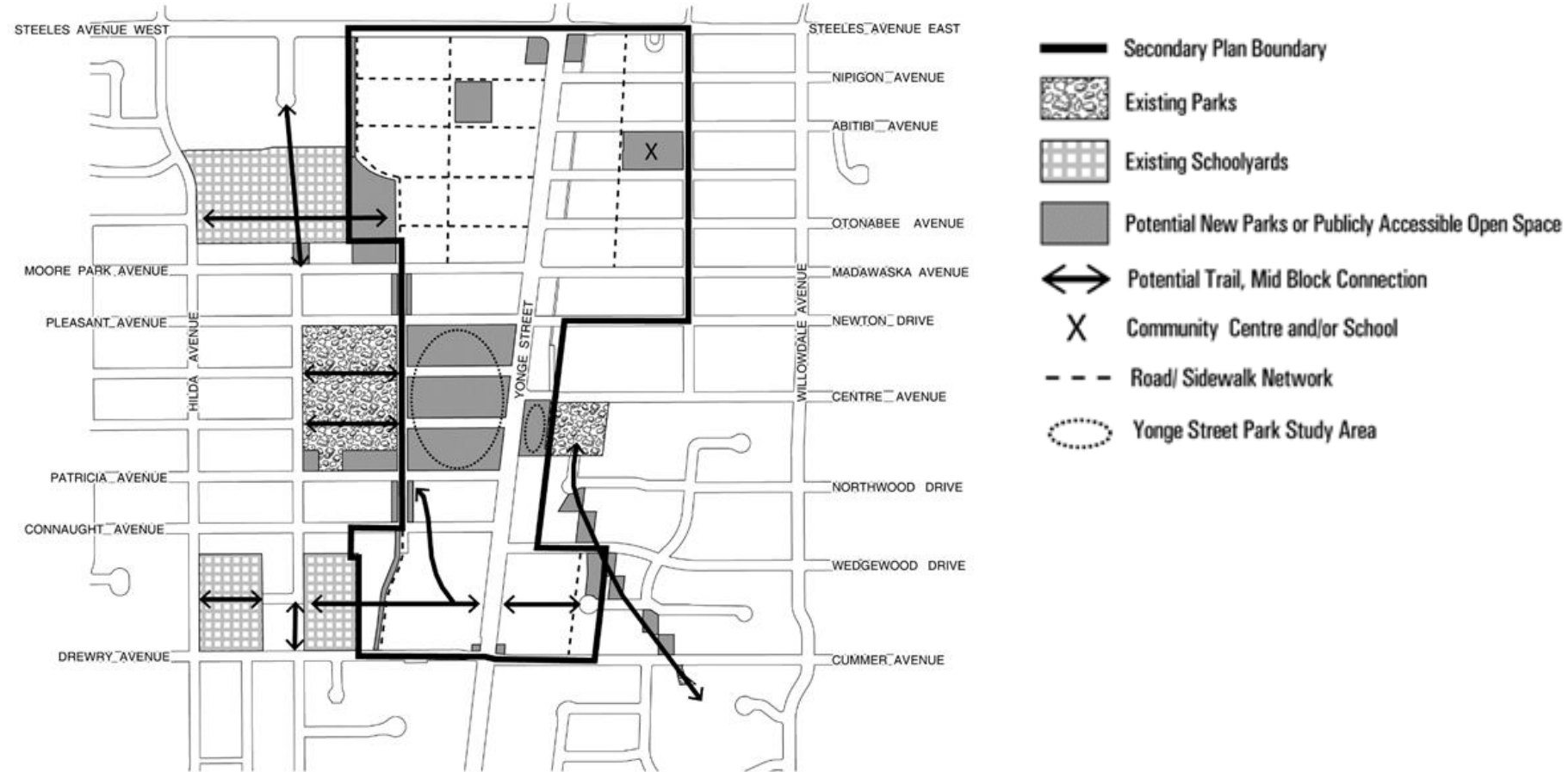
View from Finch Avenue Looking North



For illustrative purposes only

Yonge Street North Planning Study Approved/Under Construction Tall Building Mid-rise Building Low-rise Building

# Draft Conceptual Parks & Open Space Plan

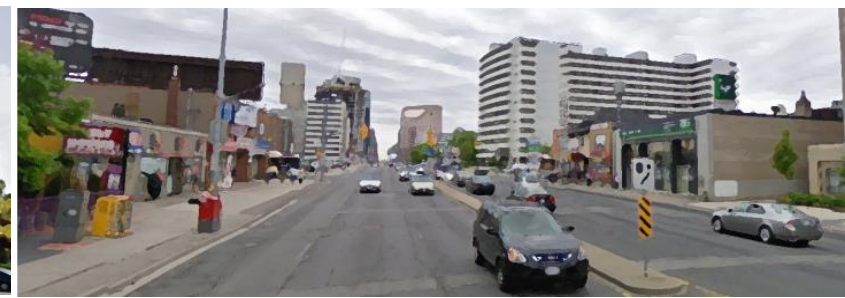




# Feedback from DRP- June 19, 2012



- Develop a comprehensive strategy, targeting LEED-ND or equal
- Develop a strategy sensitive to differences in context between neighbourhoods east and west of Yonge St
- Develop a strong connectivity between Yonge St and adjacent neighbourhoods, with urban scale streets and blocks
- Create a main street character along Yonge St, with critical mass of commercial/retail at key nodes along street interspersed with a network of open spaces
- Create pedestrian-scaled, high quality public realm, including a focus on Yonge St to counterbalance street width
- Develop a network of well landscaped sidewalks and bike lanes
- Shape and position built form along Yonge St to vary width of street's spatial volume
- Make high quality landscaping a priority, provide consistent tree planting to define the street
- Examine opportunities to introduce laneways



# Community Consultation Feedback



Massing	Streetscaping	Parks	Community Services & Facilities	Secondary Plan Boundaries	Transportation
<ul style="list-style-type: none"><li>Attendees identified various massing options including: squash and spread, nodes at the future subway stations, and mid-rise buildings along Yonge Street which transition to the <i>Neighbourhoods</i></li></ul>	<ul style="list-style-type: none"><li>Attendees indicated that they would like to see public squares like Olive Square, Gibson Square, and Hullmark Centre</li><li>Attendees would like to see increased sidewalk widths, bike lanes, weather protection, retail uses at-grade, patio and café space, midblock connections, pedestrian scale-lighting, and seating</li></ul>	<ul style="list-style-type: none"><li>Attendees want to see new parks as well as improvements to existing parks</li><li>Improvements include: increased seating, lighting, sports fields, connections to Yonge St, and washroom facilities</li><li>The northeast quadrant of the study boundary was identified as the area in the most need of park space</li></ul>	<ul style="list-style-type: none"><li>Attendees reported that existing facilities are well used</li><li>Would like to see more facilities and programming geared to toddlers and seniors</li><li>Would like to see expanded library services, community theater space, and meeting space</li></ul>	<ul style="list-style-type: none"><li>Attendees identified both preference for the boundaries to remain and to be expanded</li><li>Willowdale Ave was identified as a revised eastern boundary</li><li>Attendees also identified that the service road should determine the Secondary Plan boundary</li></ul>	<ul style="list-style-type: none"><li>Attendees identified that any transportation improvements should be coordinated as part of ReImagine Yonge</li><li>Attendees identified the following as possible transportation improvements: improved TTC service, service road extension, bike lanes, increased traffic signals, improved traffic signal timing, and pedestrian oriented streets</li></ul>

# Next Steps



Summer  
2019

- Review comments from Community Council Meeting #5 and existing work
- Update existing transportation and infrastructure capacity information
- Review comments from Design Review Panel #2

Fall 2019

- Prepare/update existing vision and consult with the community

Winter  
2019/2020

- Draft Secondary Plan policies
- Present draft Secondary Plan policies to the community and Design Review Panel
- Report to City Council with final Secondary Plan policies

# Questions for the Panel



1. The consultants proposed tall buildings in the nodes around the future subway stations with mid-rise buildings along Yonge Street and transition areas surrounding the nodes. Are these the appropriate building typologies? Are there other characteristics and particular issues along this stretch of the Yonge Street Corridor that the study should consider?
2. Are the draft Secondary Plan boundaries appropriate or should other areas be included?
3. The consultant proposed a network of parks and open spaces. Is the network appropriate? If so, are there things that can be done to compliment it?