

# Welcome



This is an information meeting regarding the Block Master Plan and Transportation Master Plan for the Yorkdale Shopping Centre site at 3401 Dufferin Street and 1 Yorkdale Road over the next 20+ years.

You will also learn about the Infrastructure Master Plan and the current rezoning application regarding parking requirements.

## In this room you'll find information on:

- Block Master Plan,
- Transportation Master Plan
- Proposed conceptual development option,
- Infrastructure Master Plan
- Rezoning Application
- Other information to help you understand the project and help inform your opinion of what is being proposed.

## Talk to Us

A number of City Staff are here to listen to your comments and answer questions. The applicant and their team is here too.

## Write Down Your Comments

- We are looking for YOUR input!
- Visit our project website
- Fill out a comment form
- Post your comments on the boards around the room
- e-mail the study team: [yorkdalemasterplan@toronto.ca](mailto:yorkdalemasterplan@toronto.ca)



North-west view of possible Yorkdale development fronting Dufferin Street



South-west view of possible Yorkdale development fronting Dufferin Street



# The Surrounding Area



Site is approximately 30 hectares in size and includes:

- existing shopping centre (250,000 m<sup>2</sup>),
- surface and underground parking,
- office building (9,125 m<sup>2</sup>),
- GO Bus Terminal, and
- pedestrian connection to the Yorkdale Subway Station.

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 Downsvue
7. Downsview Airport



# Why Are We Here?



On December 9, 2015, the Dufferin Street Secondary Plan Official Plan Amendment and Urban Design Guidelines were adopted by City Council.

**The Secondary Plan is currently under appeal at the Ontario Municipal Board by 7 land owners, including the owners of the Yorkdale Site.**

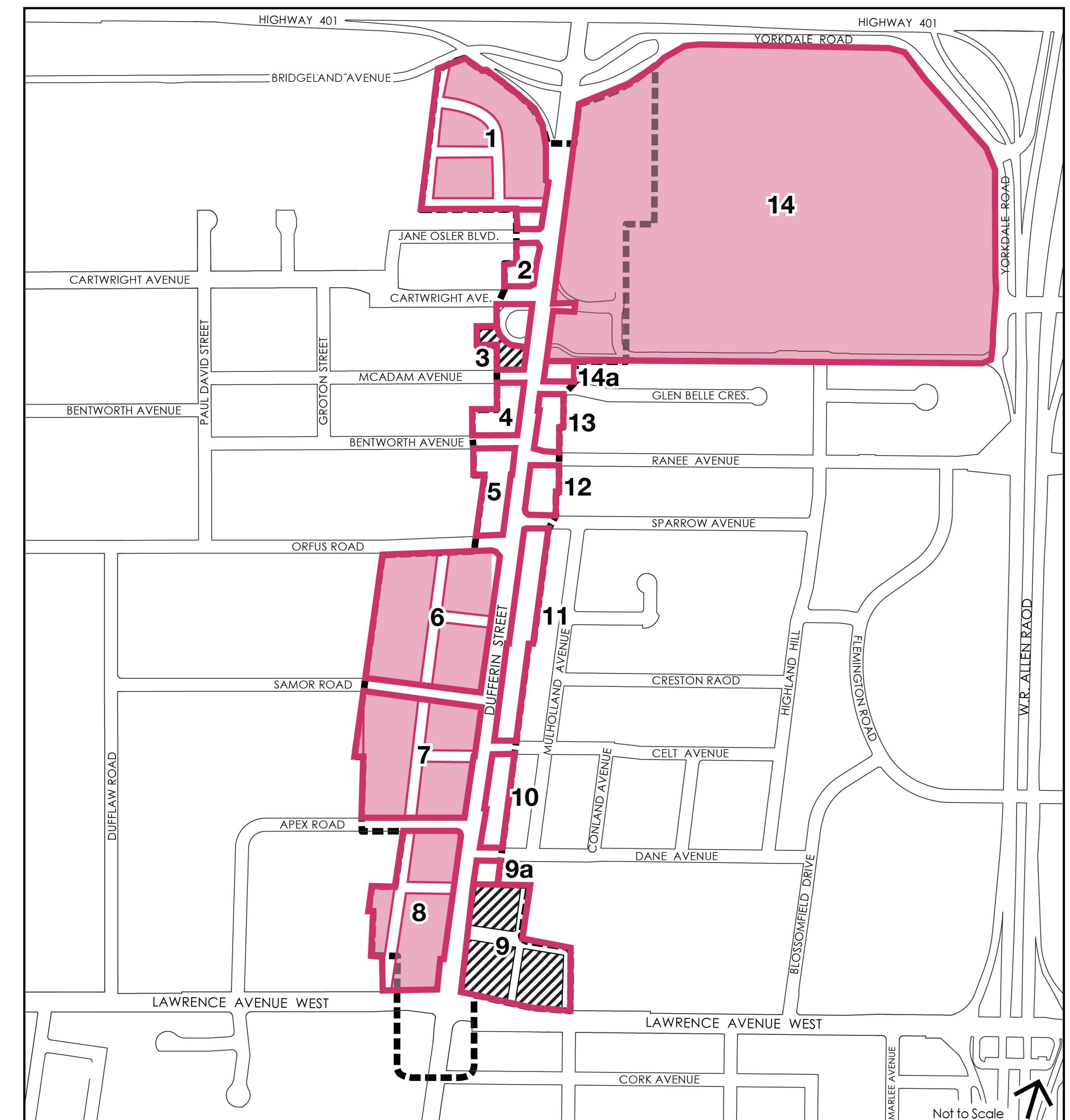
Through the appeal, the Yorkdale team is looking to set a framework for redevelopment of the Yorkdale site over the next 20+ years by including the **entirety of the Yorkdale lands** in the Dufferin Street Secondary Plan, among other improvements.

In order to do so, the City requires a Block Master Plan process to be initiated in accordance with the Dufferin Street Secondary Plan. The Transportation Master Plan and Infrastructure Master Plan will help form this vision.

A Block Master Plan process will ensure comprehensive planning of the site and would include your input on:

- appropriate land uses,
- heights, streets and blocks,
- parks and open spaces,
- public realm improvements,
- community services and facilities,
- transportation movement in and around the site, and
- site servicing.

**The conceptual plans you see today will evolve through the process.**

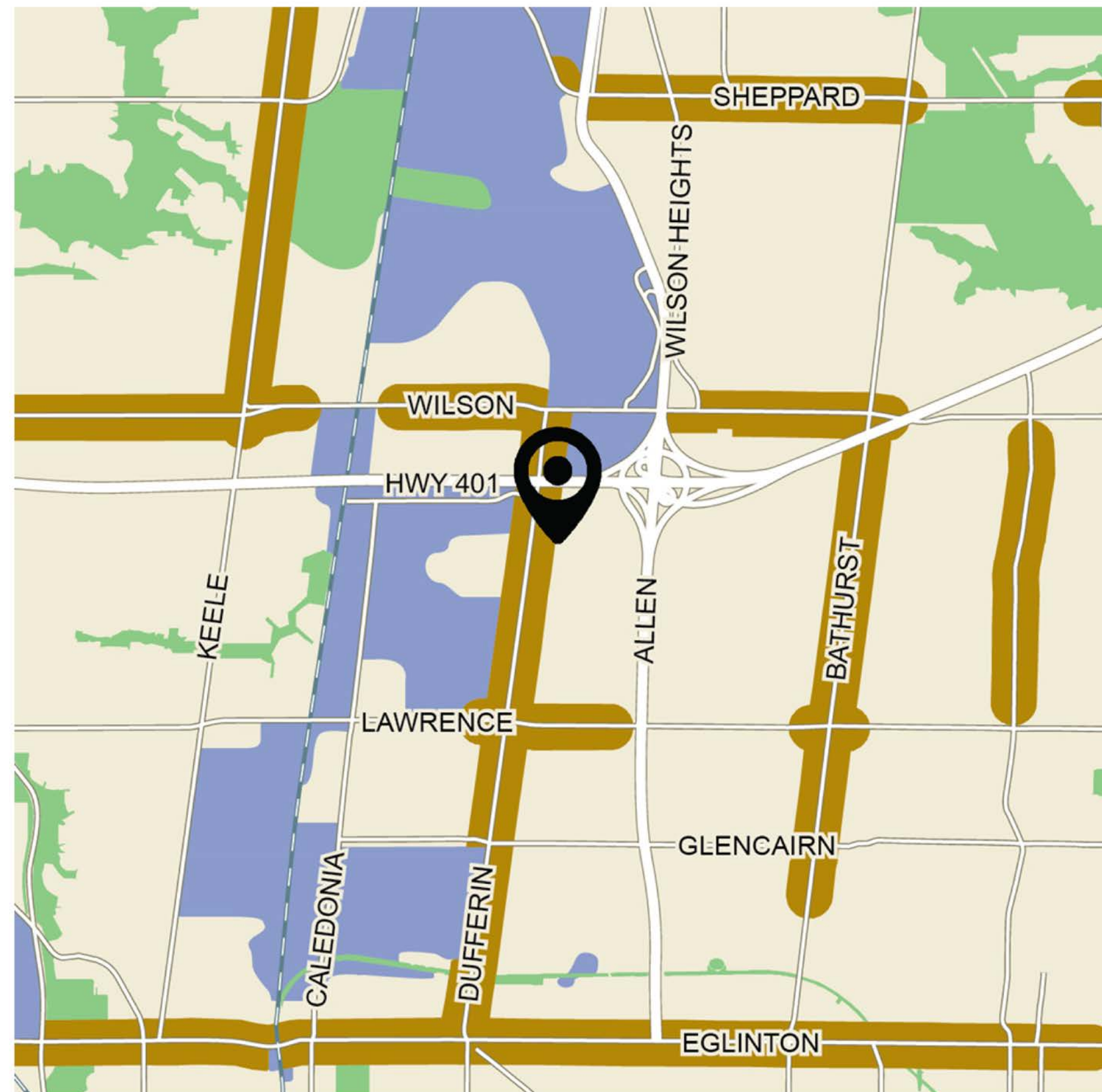


Proposed Amendment to Block 14 in the Dufferin Street Secondary Plan

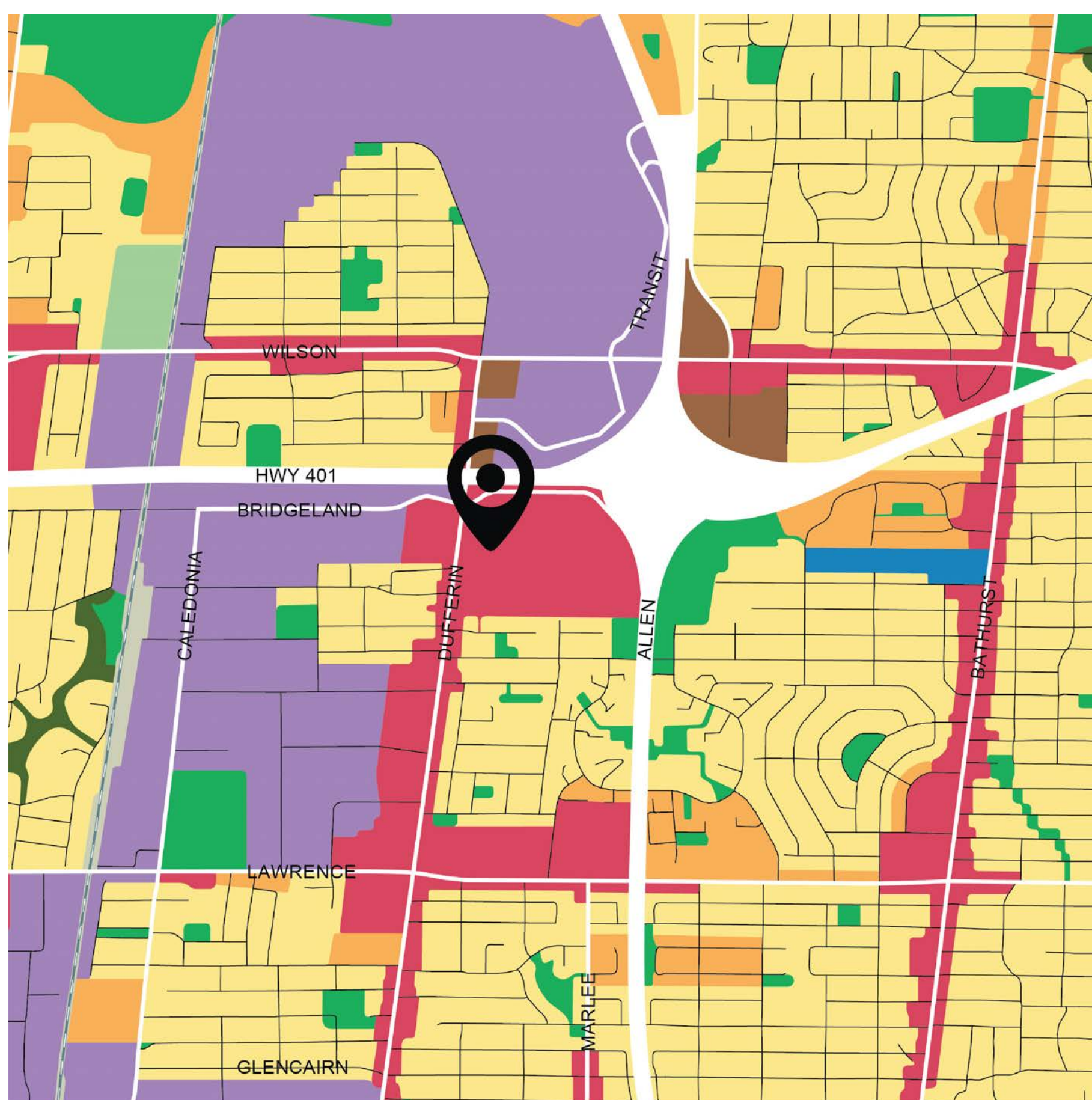
- Secondary Plan Area Boundary
- Existing and/or Approved Development
- Mid-rise Blocks
- Large Blocks
- 1 Block Number



# The Official Plan - Urban Structure and Land Use



■ Avenues
 ■ Employment Districts
 ■ Green Space System



■ Neighbourhoods
 ■ Natural Areas
 ■ Institutional Areas
 — Major Streets and Highways

■ Apartment Neighbourhoods
 ■ Parks
 ■ Regeneration Areas
 — Local Streets

■ Mixed Use Areas
 ■ Other Open Space Areas (Including Golf Courses, Cemeteries, Public Utilities)
 ■ Employment Areas
 — Railway Lines

■ Utility Corridors

The Council-approved Official Plan is a comprehensive guide to land use and development in the City.

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

*Avenues* are important corridors along major streets where reurbanization is anticipated and encouraged to create new housing and job opportunities while improving the pedestrian environment, the look of the street, shopping opportunities and transit service for community residents.

The Official Plan encourages intensification along *Avenues* however this intensification must respond to the characteristics of each *Avenue* and is generally not intended to be uniform.

The Official Plan designates the Yorkdale Shopping Centre as *Mixed Use Areas*.

Development in *Mixed Use Areas* will:

- Provide transition between areas of different development intensity and scale,
- Provide appropriate setbacks and/or stepping down of heights, particularly towards lower scale *Neighbourhoods*;
- Limit shadow impacts on adjacent *Neighbourhoods* and the public realm,
- Provide good site access, circulation and adequate parking;
- Provide an attractive, comfortable and safe pedestrian environment,
- Locate and screen service areas, ramps and garbage storage, and
- Provide indoor and outdoor recreation space for residents in multi-unit residential buildings.



# Lawrence-Allen & Dufferin Street Secondary Plans

The **Secondary Plan for Dufferin Street** provides a comprehensive framework to:

- guide growth, including direction for a desired type and form of physical development,
- provide for appropriate transition in scale and activity between districts, and
- guide investment in infrastructure and community services and facilities required to support future growth.

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

The Secondary Plan envisions Block 14 as a landmark destination with a retail commercial focus.

**Planning objectives for Block 14 include:**

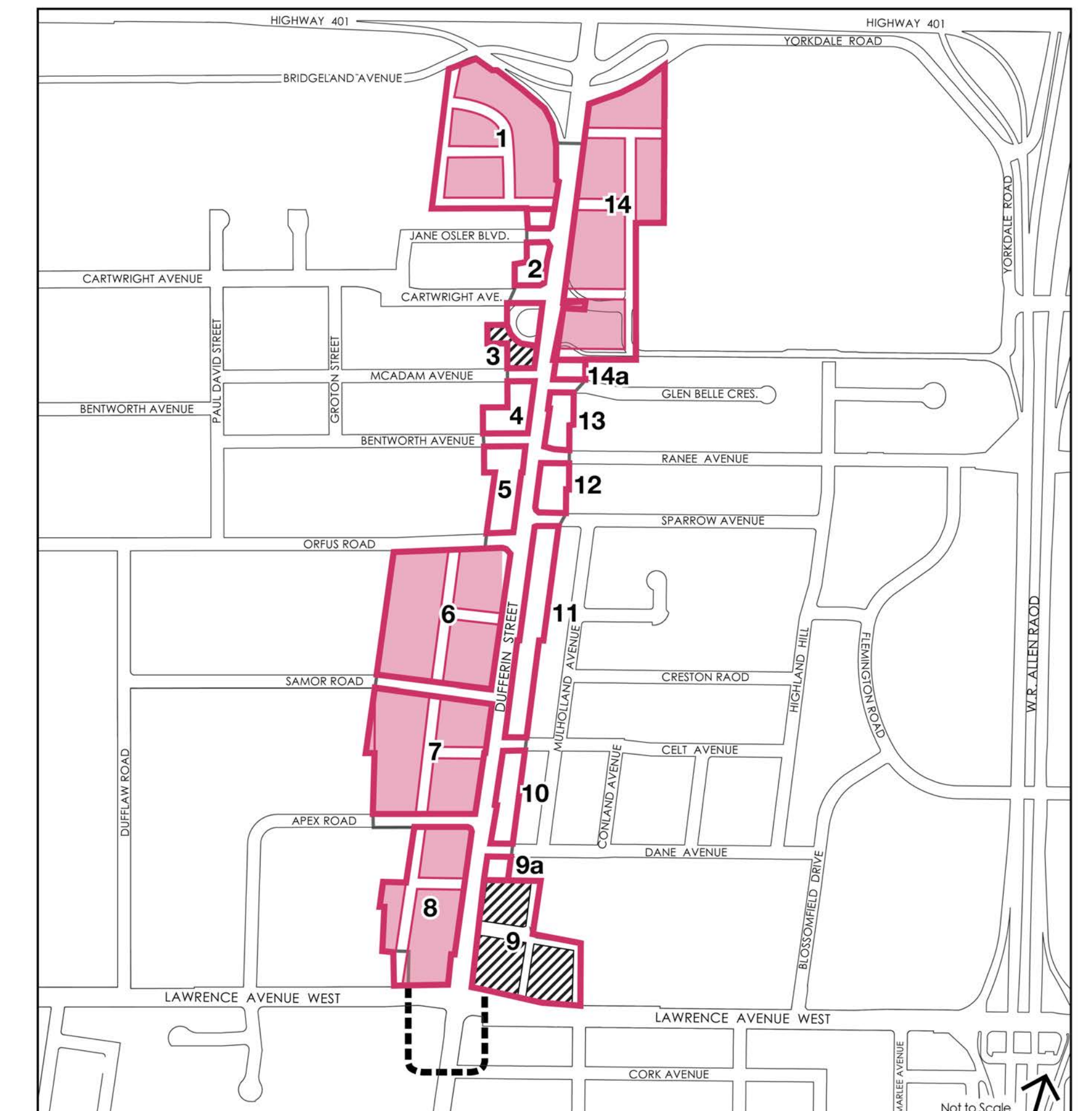
- a Block Master Plan process to ensure comprehensive and co-ordinated redevelopment,
- a network of streets, including a new east-west public street connecting Dufferin Street to Yorkdale Road,
- a Transportation and Servicing Strategy including pedestrian and cycling routes,
- a Public Realm Strategy,
- active uses along the edges of public streets,
- a privately-owned publicly accessible space, and
- buildings reflecting an urban character and scale appropriate to a pedestrian environment.

Residential uses were not considered for this Block as part of the Secondary Plan.

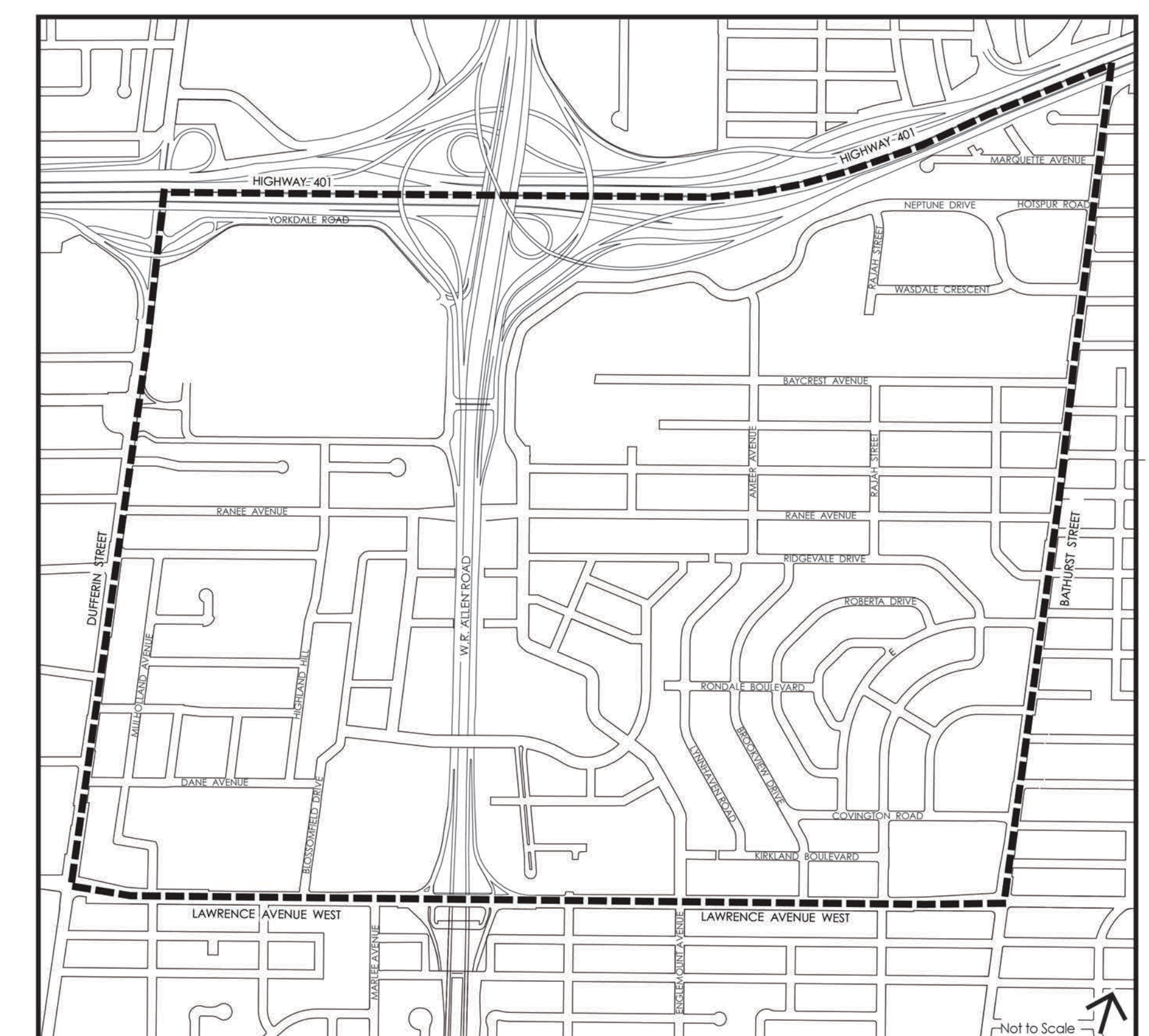
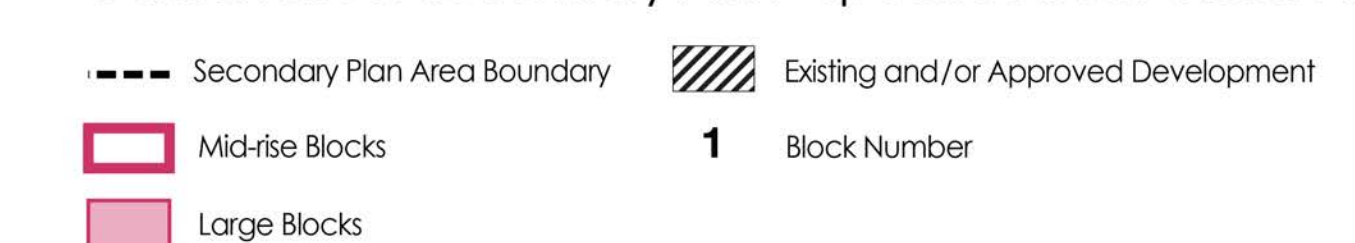
The **Lawrence-Allen Secondary Plan** establishes a comprehensive planning framework for the Secondary Plan area including Yorkdale lands.

Objectives for the redevelopment of the Yorkdale Lands in the Secondary Plan includes:

- stormwater management,
- improvements to pedestrian and cycling conditions on-site and the surrounding neighbourhoods,
- a Transportation Demand Management Strategy,
- a Traffic and Parking Management Program,
- active uses along the edges of public streets,
- capital contributions to improvements to the Yorkdale subway station and the surrounding public realm,
- improved surface transit connections between the shopping centre, TTC, and GO Transit, and
- community facilities.



Dufferin Street Secondary Plan - Specific Block Policies Plan

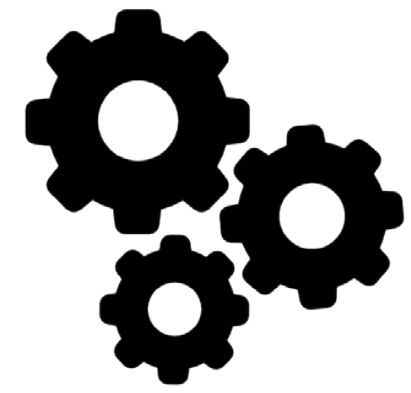


Lawrence-Allen Secondary Plan





# Guiding Principles for Future Yorkdale Development



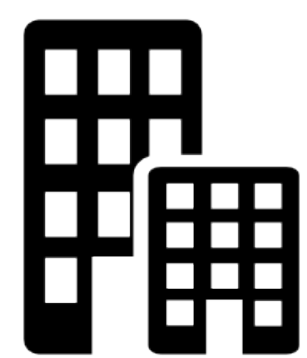
## **Retail, Entertainment, Lifestyle Destination and Employment Generator:**

Strengthen Yorkdale's primary retail and related entertainment land uses and introduce additional complementary land uses that are to support and enhance Yorkdale as an employment generator and a unique retail, lifestyle and entertainment designation for all residents and visitors to Toronto.



## **Transformation, Community Integration and Public Realm:**

Redevelopment of the Yorkdale Site to a complete community structured by a high quality public realm consisting of a connective network of streets, parks and open spaces, community services and facilities, cycling routes and pedestrian pathways to create a unique lifestyle living environment and a destination that is connected and integrated with the surrounding community.



## **High Quality Built Form:**

High quality, innovatively-designed buildings will be massed, located and organized to support and enhance an emerging public realm, integrate with its existing and planned context and maintain a presence on a prominent site of local and regional significance.



## **Parks and Open Spaces:**

Create a parks and open space network on-site to support the proposed land uses through on-site parkland dedication and publicly accessible open space, as well as consideration for off-site park improvements and connections.



## **Flexibility:**

Development will be based on a flexible planning framework that will accommodate innovation, market responsiveness, and built form, public realm, circulation and land use options.



## **Movement:**

Create a multimodal transportation network that encourages a balance in mobility choices. An appropriate hierarchy should be established for the network with sufficient infrastructure investment to improve connections and accesses for pedestrians, cyclists, local and regional transit users, and automobile users.



## **Servicing and Water Infrastructure:**

Support future development with required infrastructure, including water distribution demands, sanitary capacity, groundwater management, stormwater management and design block service connections that are in line with City Servicing Requirements for New Developments guideline.



# Draft Vision Statement



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.

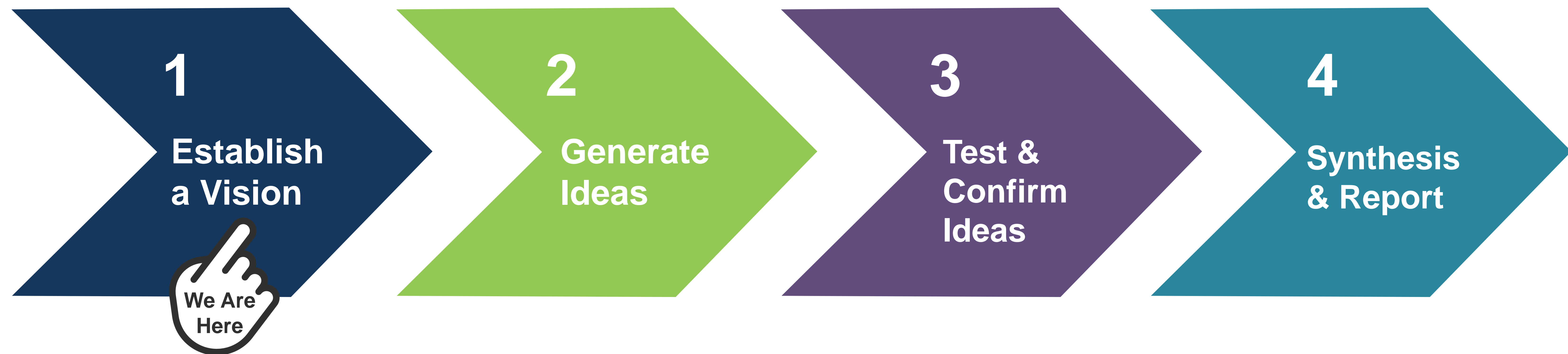




# Yorkdale Block Master Plan Process



Staff recommend that a 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. Tonight's Open House is an introduction to the application and Block Master Plan process.



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

- 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.