

Broadway & Erskine Block Study Public Meeting

BLOCK PLAN STUDY NOVEMBER 10TH, 2020

Today's Agenda

Block Plan Study

- **Introduction**

- Intent of the study
- Block Study Boundary

- **Preliminary Analysis**

- Context Overview
- Access & Circulation
- Building Entrances
- Accessibility Constraints & Grading
- Approved & Under Review Developments
- Recommended Built form & Public Realm
- Sun Light Access

- **Design Factors**

- **Draft Test Cases**

Introduction

Context Overview

Block Study Boundary



Preliminary Analysis

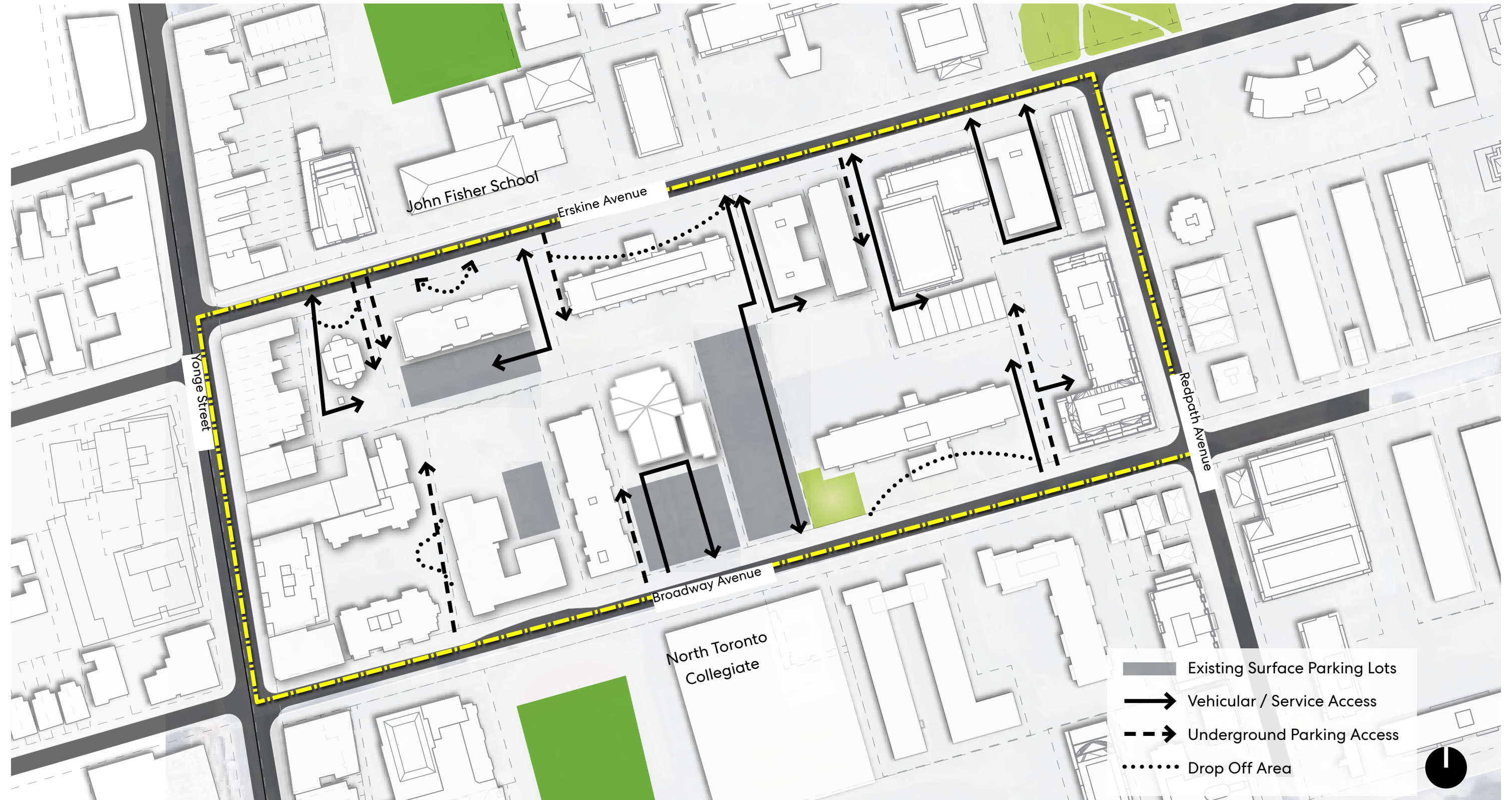
Context Overview

Sites



Access & Circulation

Existing Vehicular Access



Building Entrances

Primary & Secondary Entrances



Accessibility Constraints

Existing Retaining Walls, Fences, & Large Trees



Tower Heights



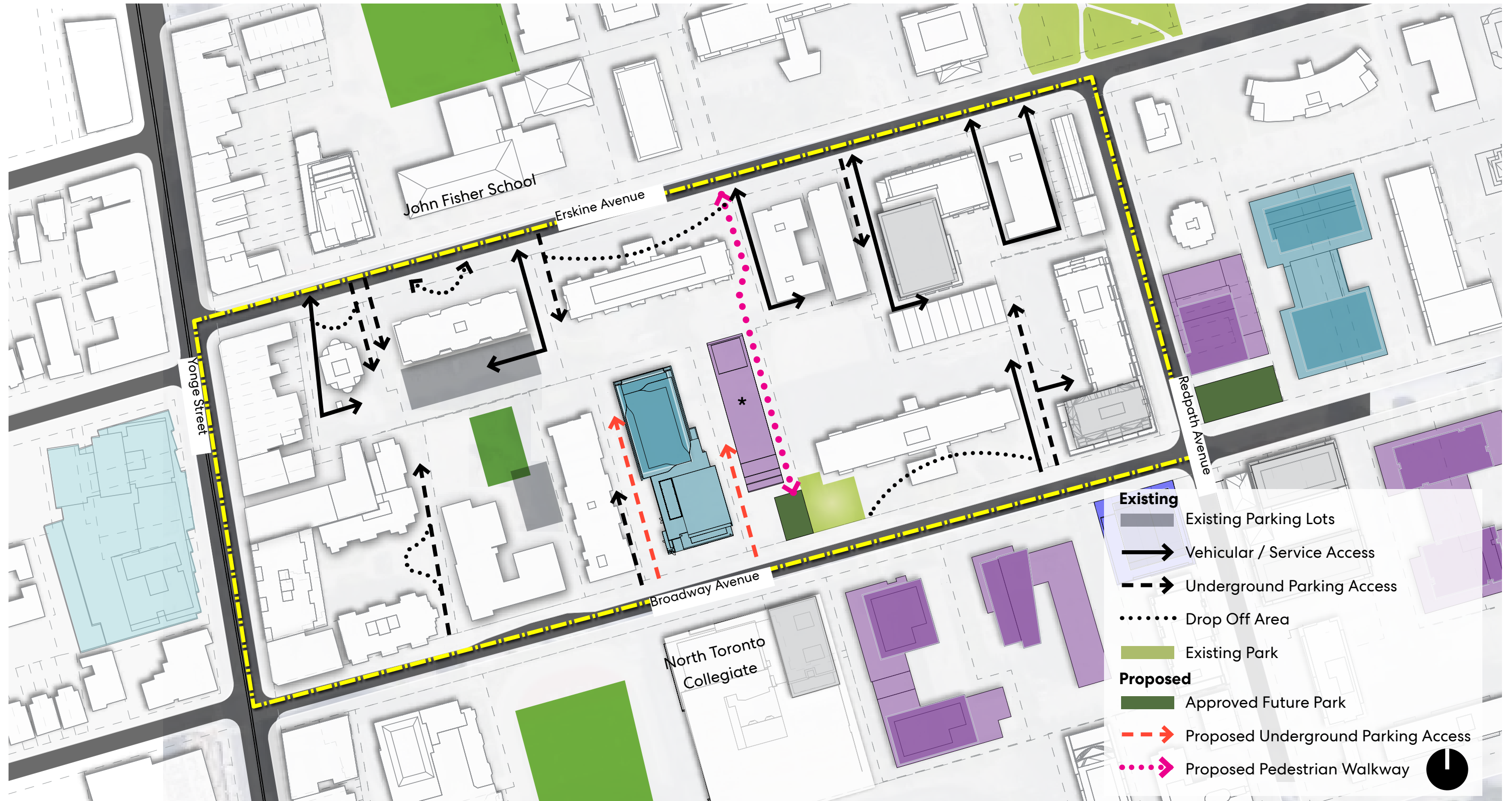
Approved & Under Review Developments

Tower Separation



Approved & Under Review Developments

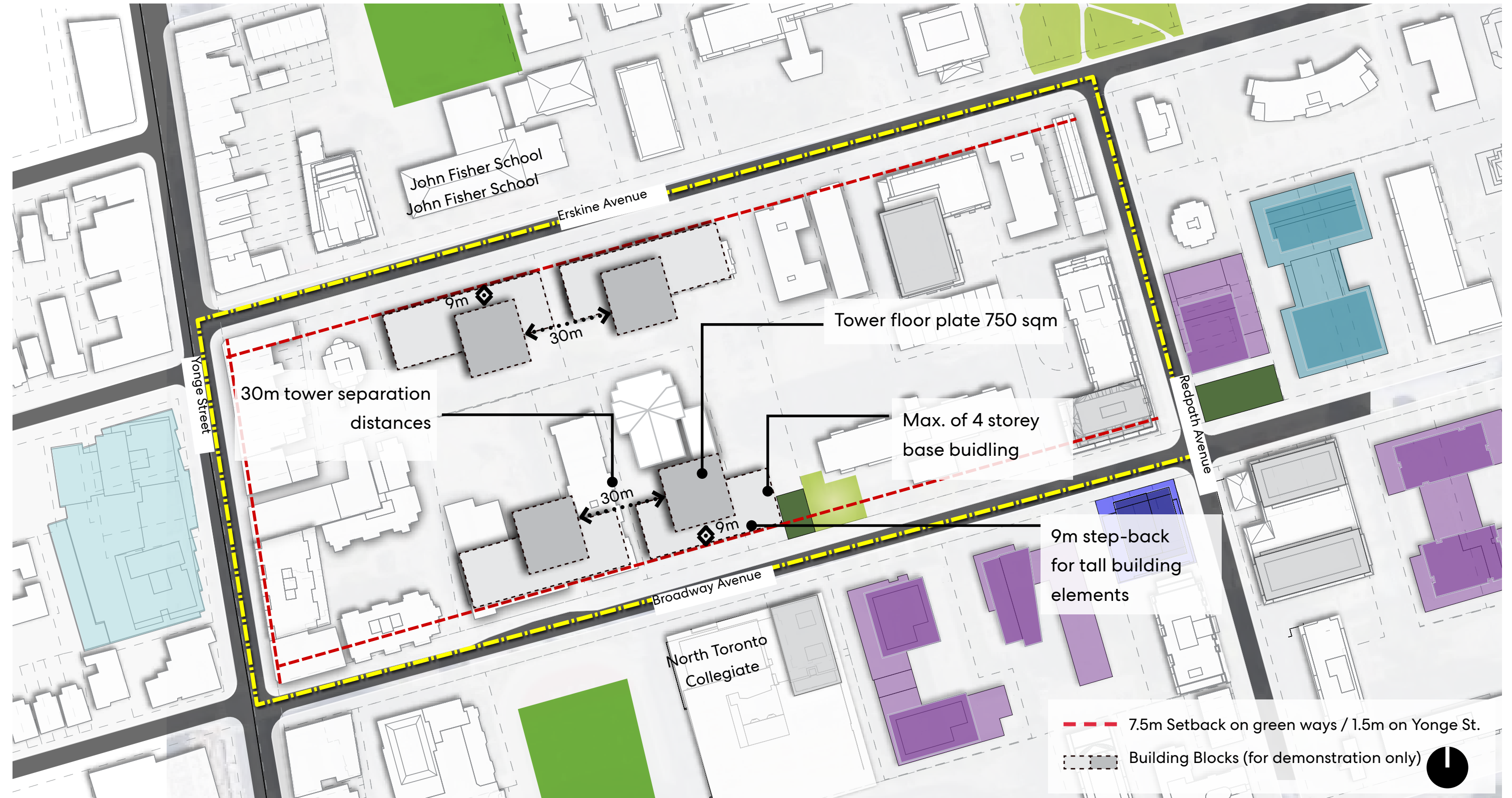
Existing & Proposed Access



Yonge-Eglinton Secondary Plan

Adopted by Council - 23 July, 2018

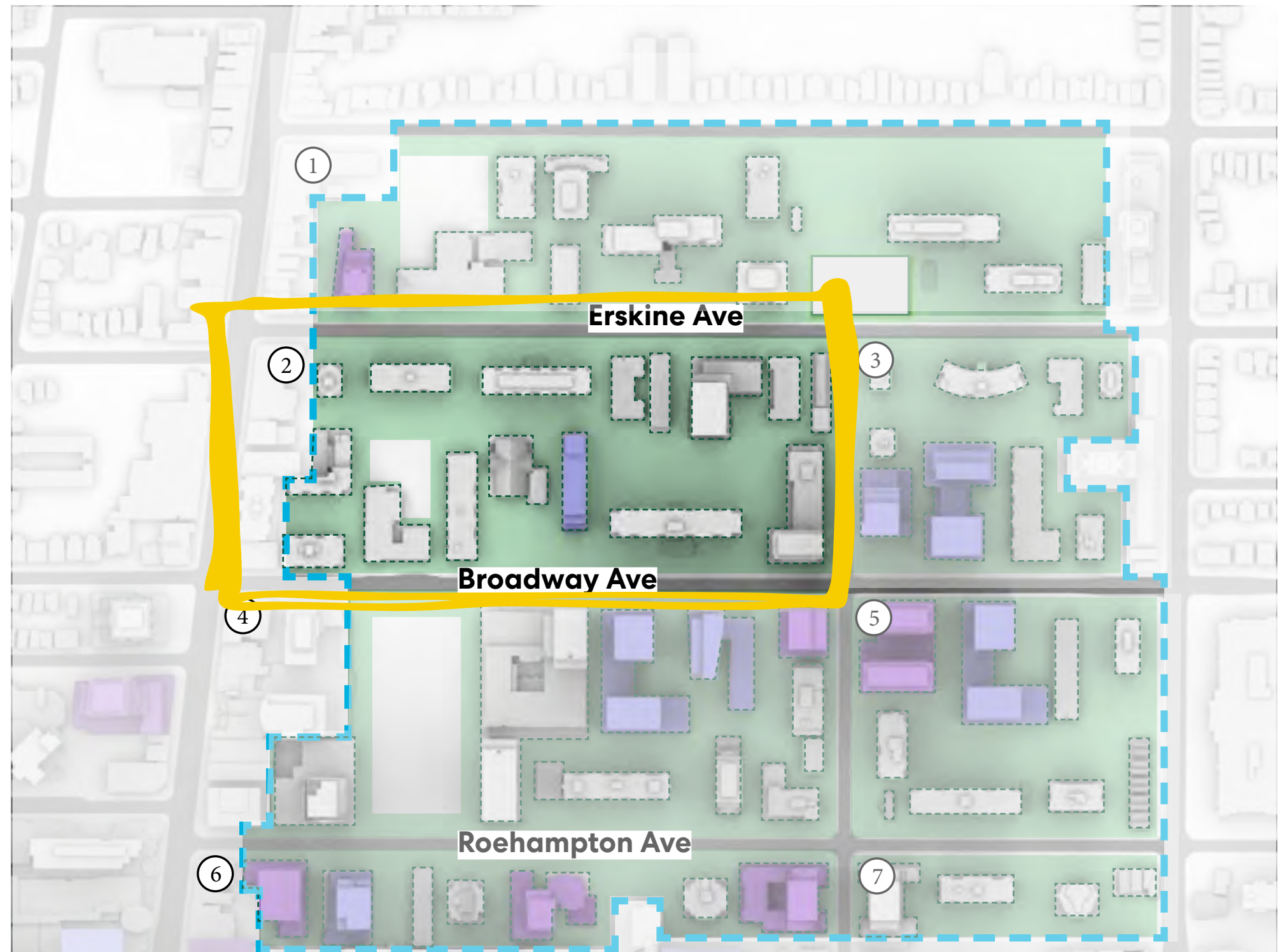
Approved by Province with amendments - June 5, 2019



Landscaped Open Space Area Ratio

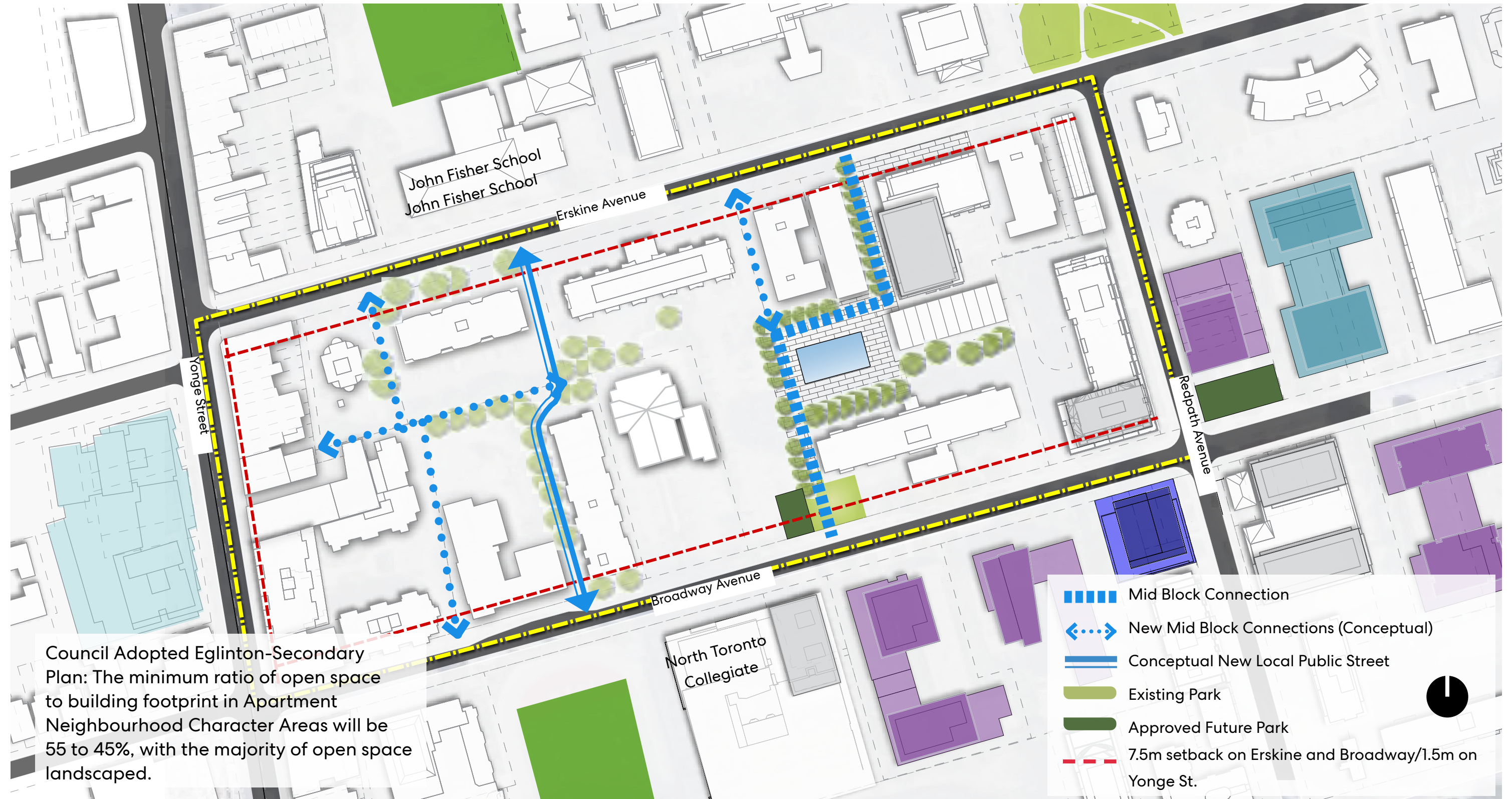
Existing Open Space Area Ratio in Apartment Neighbourhood Character Areas

Block Number	Open Space Area Ratio
Block 1	76%
Block 2	69%
Block 3	58%
Block 4	45%
Block 5	47%
Block 6	58%



Public Realm Direction

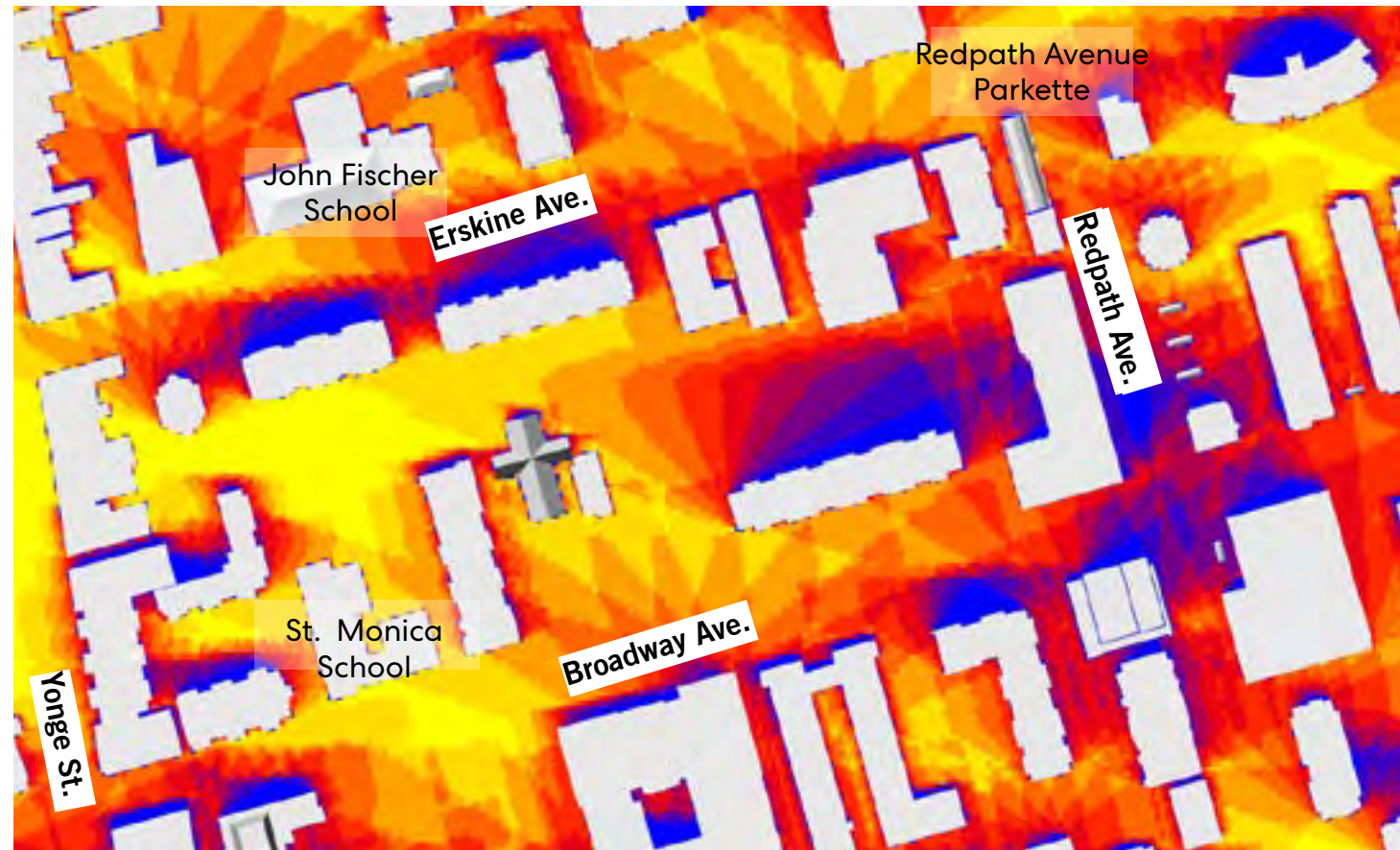
New Public Realm Enhancements and Direction



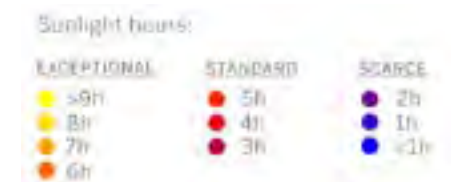
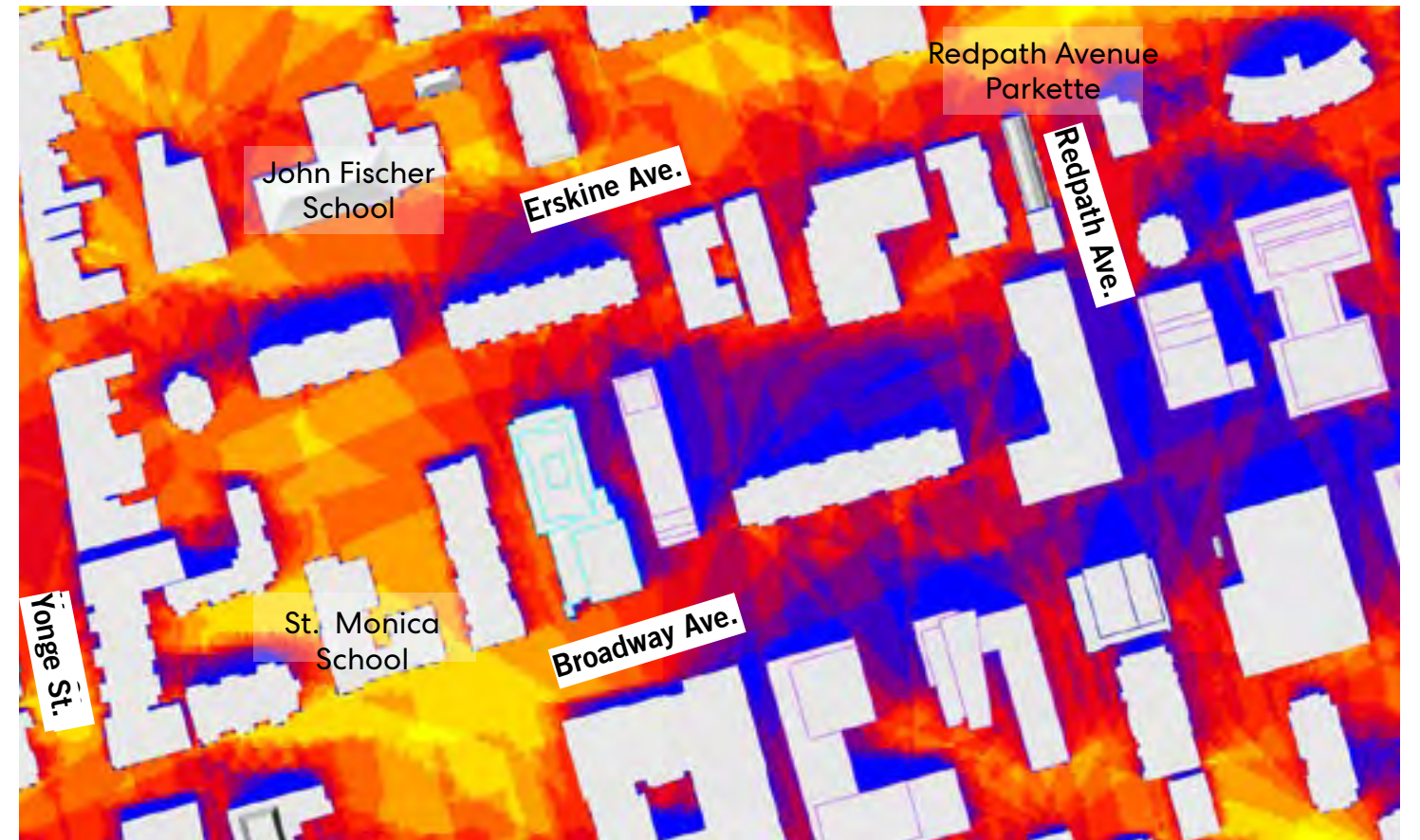
Sunlight Access

Solar Analysis Comparison

Existing Only



Approved & Proposed

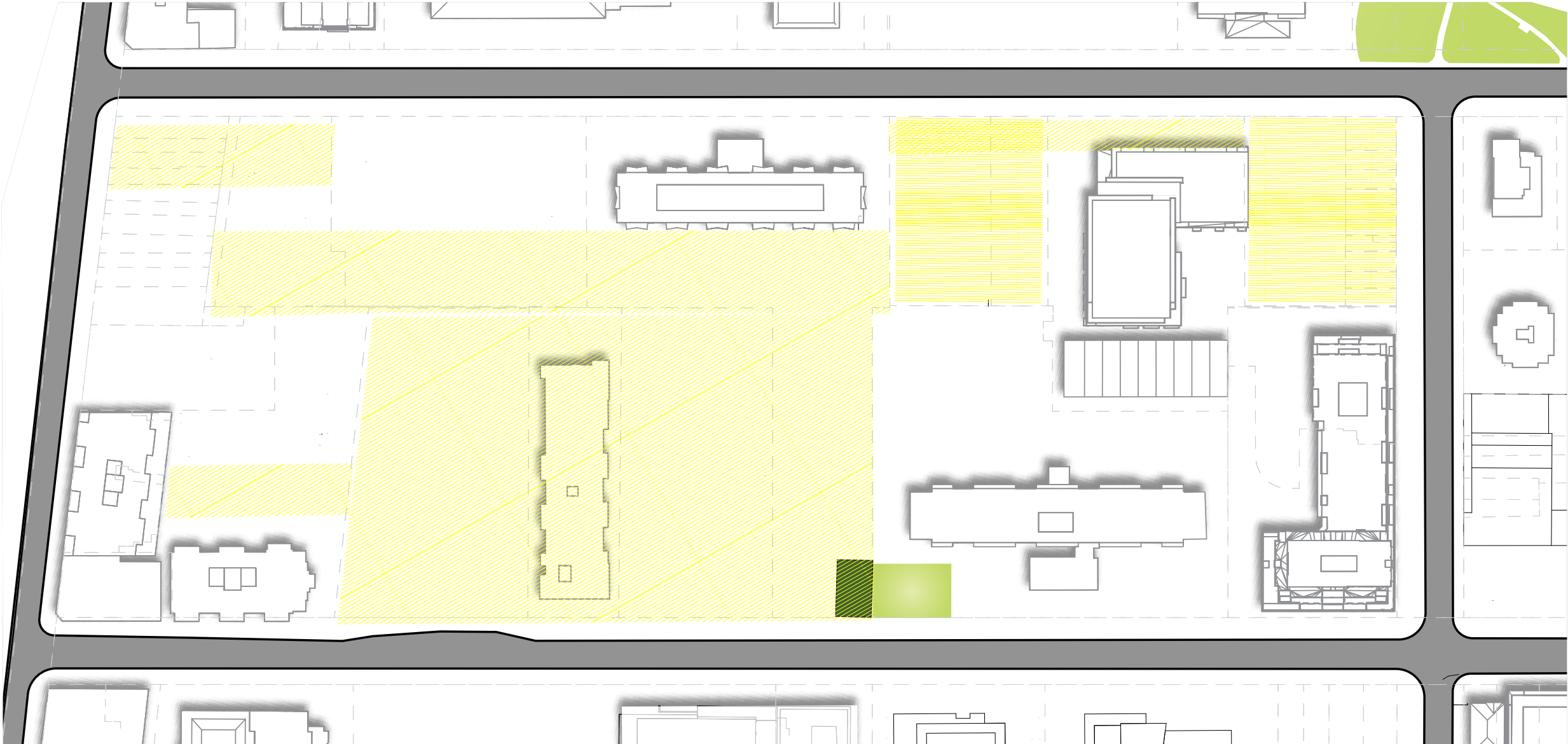


Design Factors

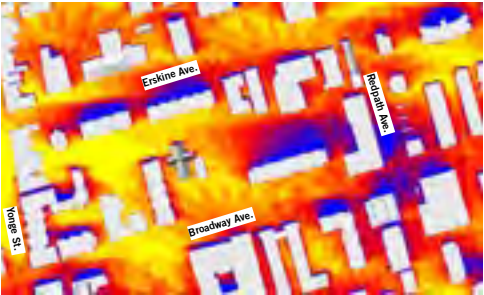
Design Factors

Public Realm

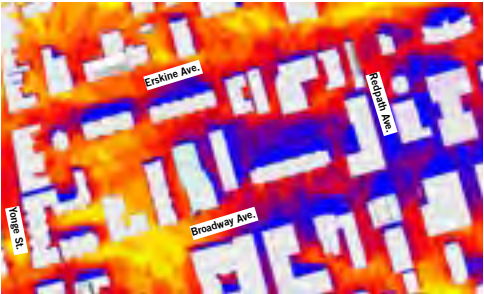
Sunlight Access:



existing only



approved & proposed

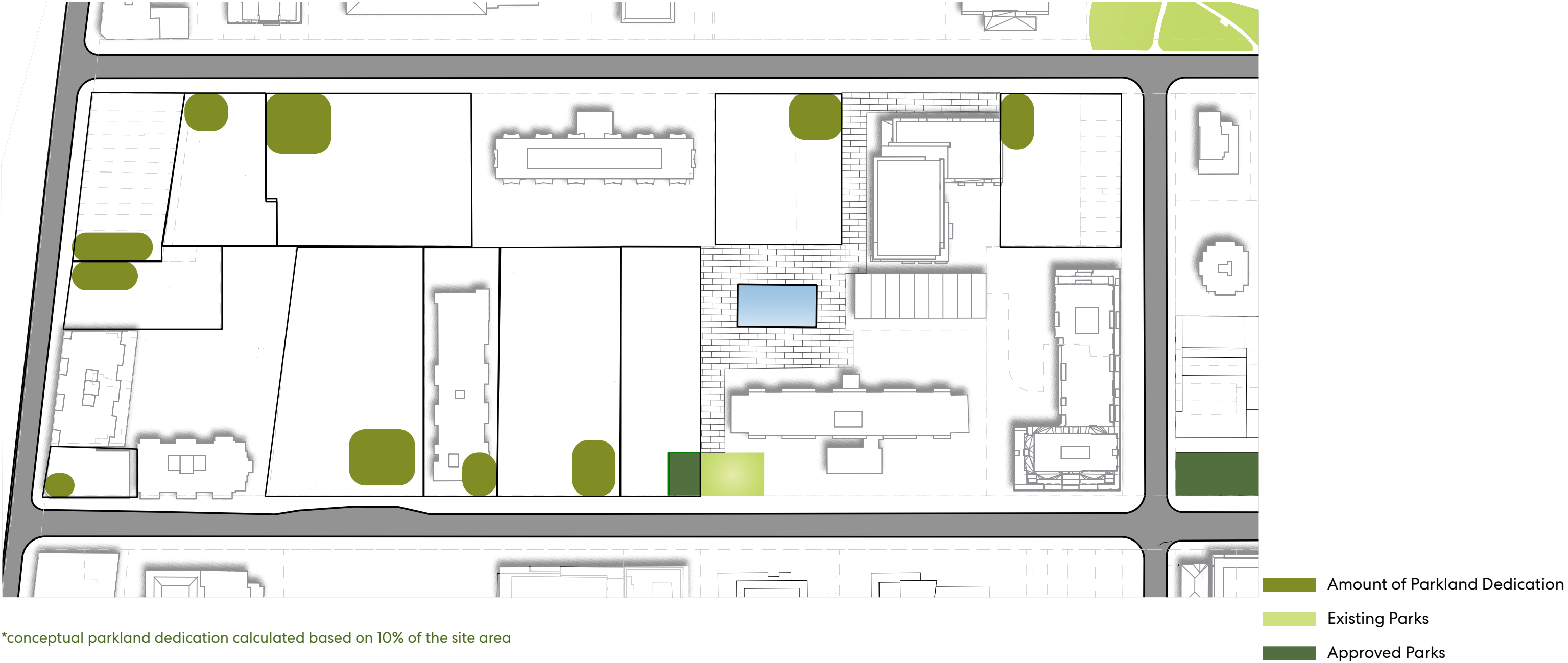


Most existing sunlight

Design Factors

Public Realm

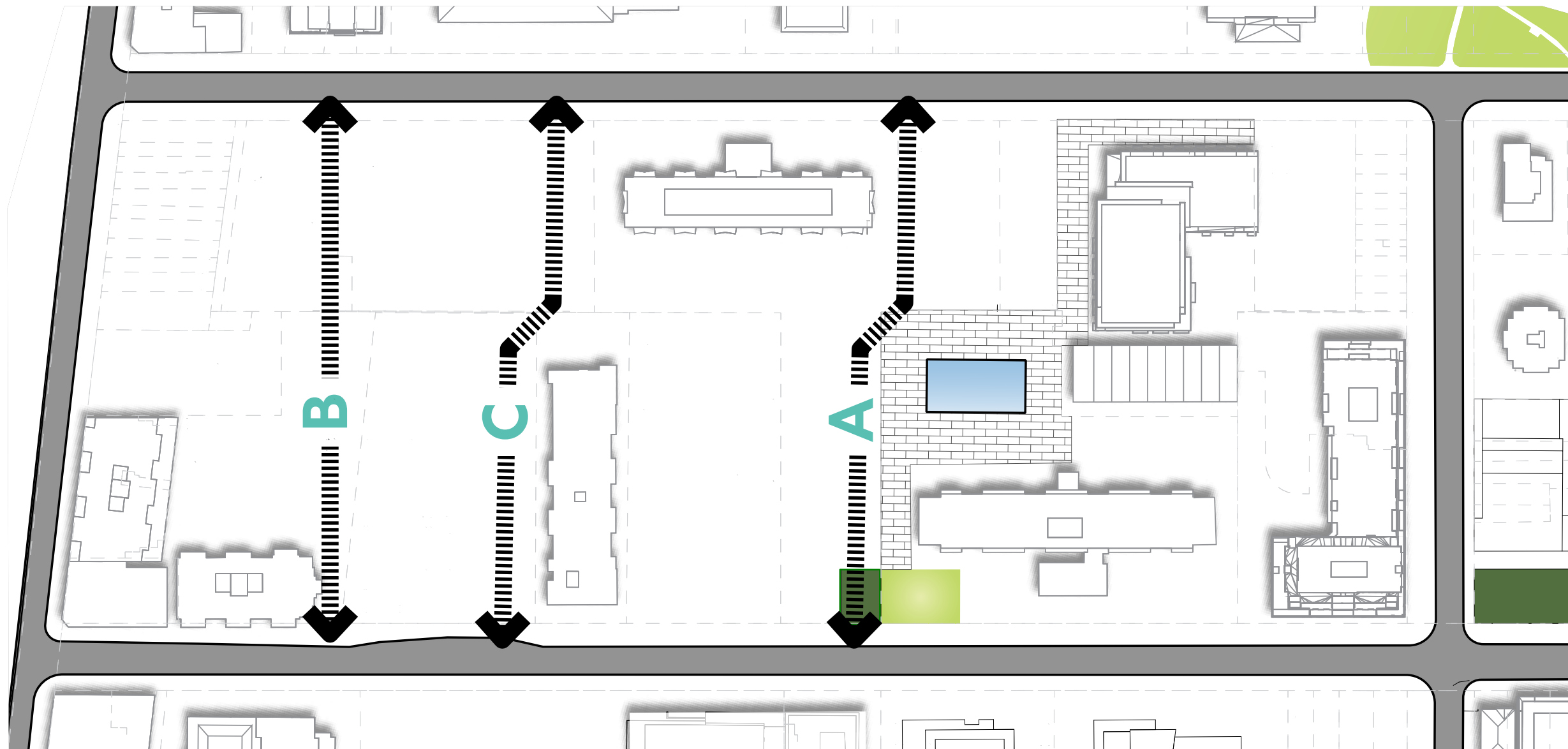
Amount of Parkland Dedication (per property, if they should redevelop)



Design Factors

Public Realm

Potential locations for new public street:



Street Location:

A -

- relies entirely on private lands

B -

- grading issues
- in close proximity to Yonge Street

C -

- transportation team to confirm functionality

Design Factors

Built Form

Potential Land Assembly and Partnerships:



LIMITED PARTNERSHIP



SOME PARTNERSHIP

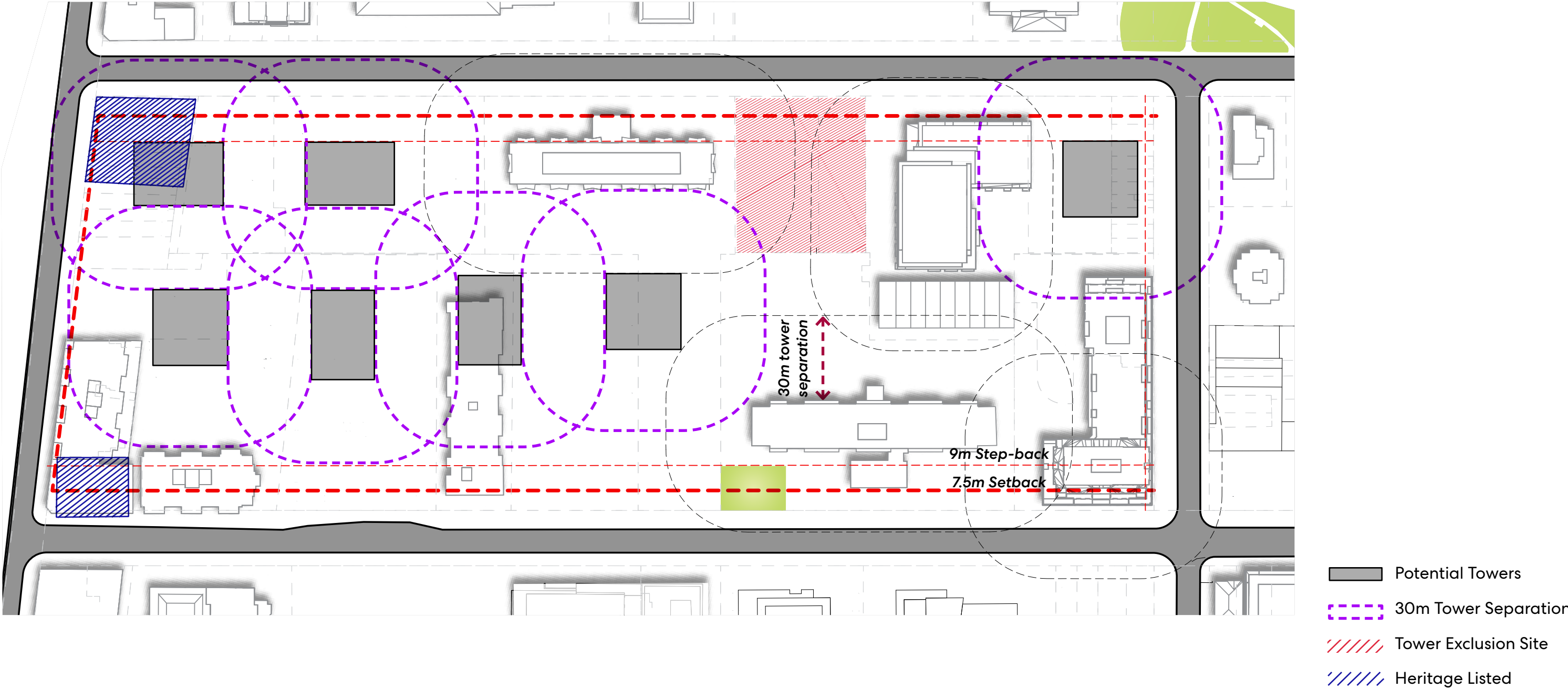


FULL PARTNERSHIP

Design Factors

Built Form

Tower Separation:



Design Factors

Design Constants & Variables

Constants

• Public Realm

- Public Realm Moves - 7.5m landscape setback associated with the Erskine and Broadway Public Realm Moves
- Parkland conveyance of 10% of the site area for sites under 1 ha. Parkland created through parkland conveyance should result in parks of no less than 250 to 300 sq m.
- Parks are to have at least one public street frontage
- Any new local streets to follow City standards and guidelines

• Built Form

- 9m tower stepback above the base building
- 30m tower separation (Including to/from existing towers) / 25m tower separation for sites fronting Yonge Street
- All buildings have public street address
- 600-750sqm tower floor plate
- 4 storey base building height
- Cultural heritage considerations for 28 Broadway
- Minimum 5.5m side lot setback on all base buildings and mid-rise buildings
- Rental Replacement

Variables

• Public Realm

- Parks locations, size and shape
- Amount of open space per site

• Built Form

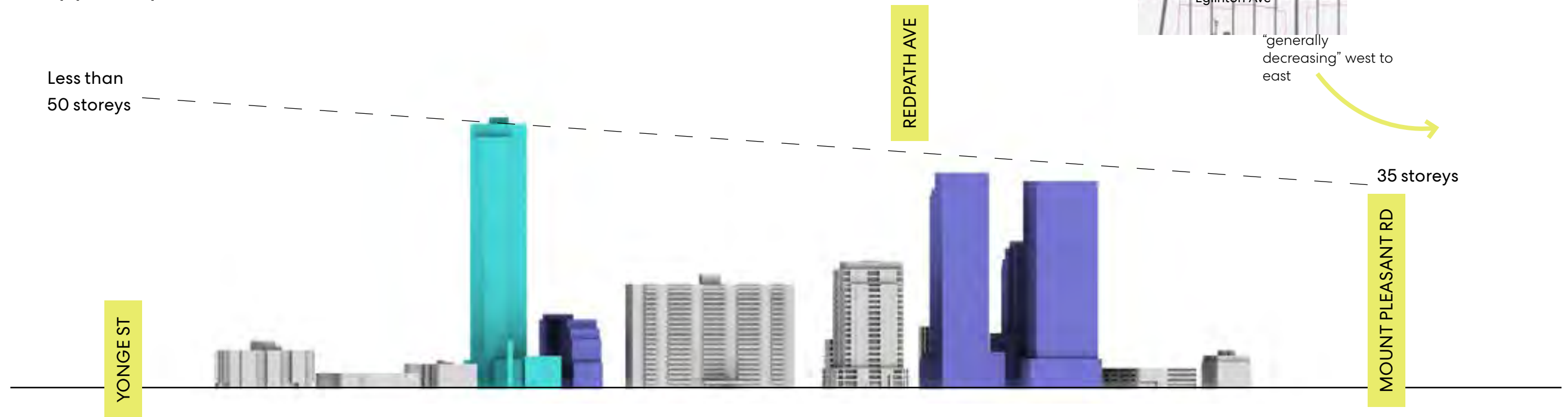
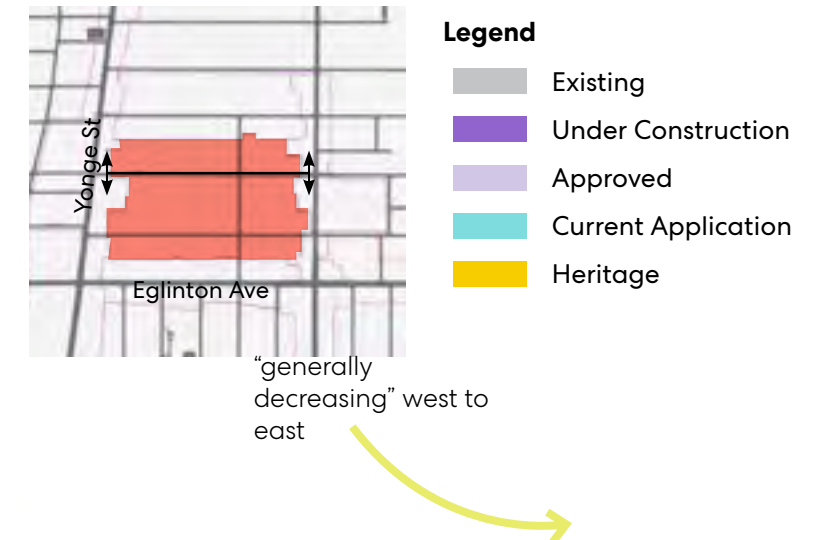
- Land assembly and potential public and/or private partnerships
- Tower placement & orientation
- Tower heights

Demonstration of Height Guidance for Towers

Demonstration of height guidance in the Provincially approved Yonge-Eglinton Secondary Plan

Apartment Neighbourhoods

f. Redpath Park Street Loop: 35 to 50 storeys, with the tallest buildings along the south side of Roehampton Avenue and heights generally decreasing from south to north and



BROADWAY: view looking south



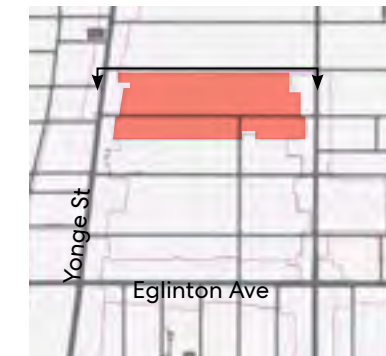
Demonstration of Height Guidance for Towers

Demonstration of height guidance in the Provincially approved Yonge-Eglinton Secondary Plan

Apartment Neighbourhoods

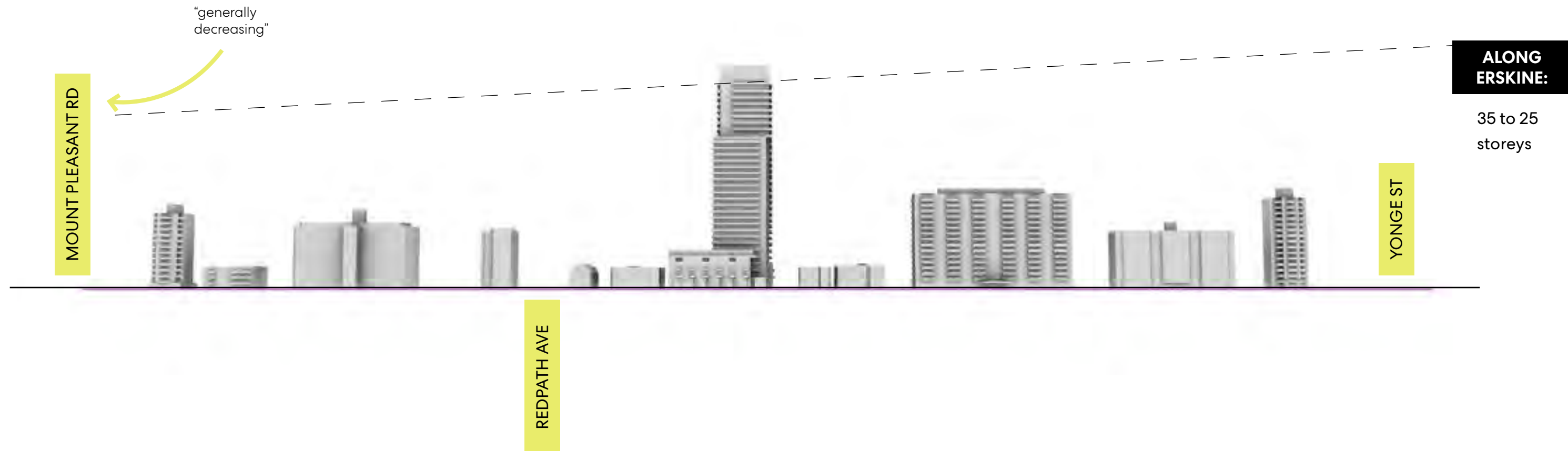
e. Erskine and Keewatin: 25 to 35 storeys along Erskine Avenue and 12 to 18 storeys along the south side of Keewatin Avenue, generally decreasing west to east with increasing distance from Yonge Street

ERSKINE - view looking south



Legend

- Existing
- Under Construction
- Approved
- Current Application
- Heritage

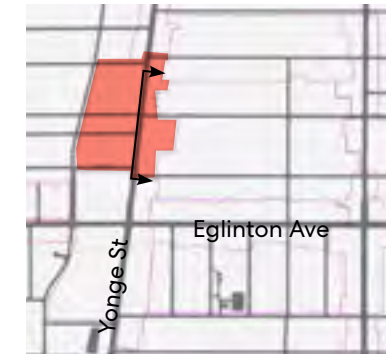


Demonstration of Height Guidance for Towers

Demonstration of height guidance in the Provincially approved Yonge-Eglinton Secondary Plan

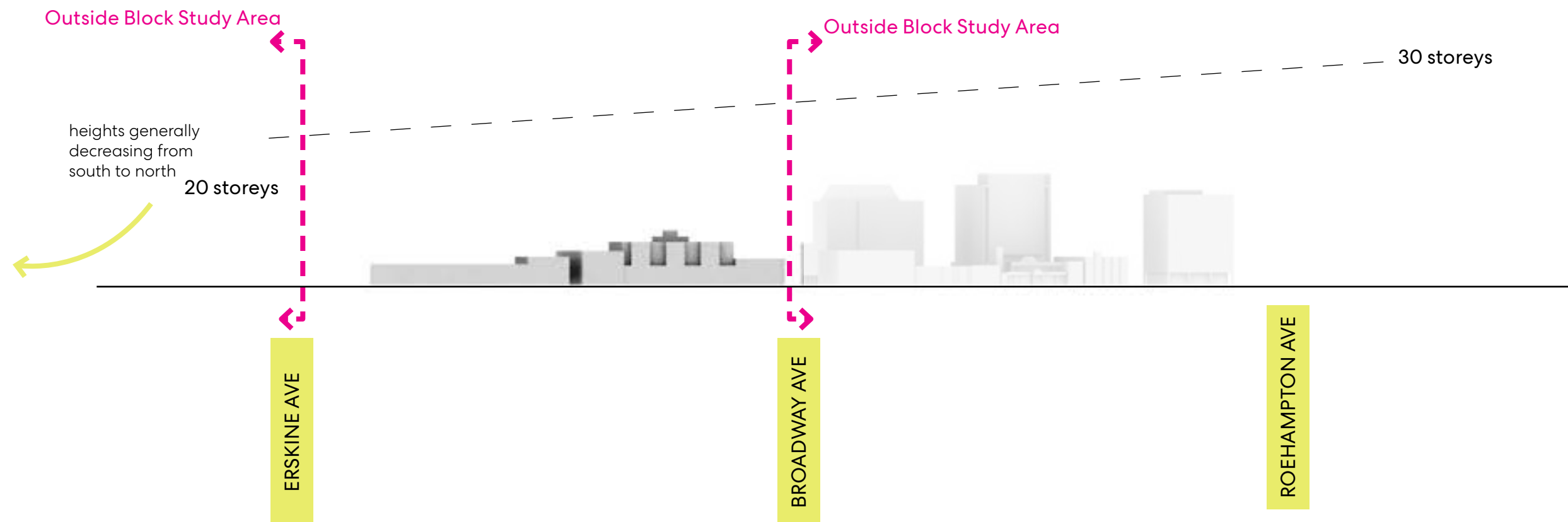
Special Places

s. Montgomery Square: 20 to 30 storeys, with heights generally decreasing from south to north and from east to west*



Legend

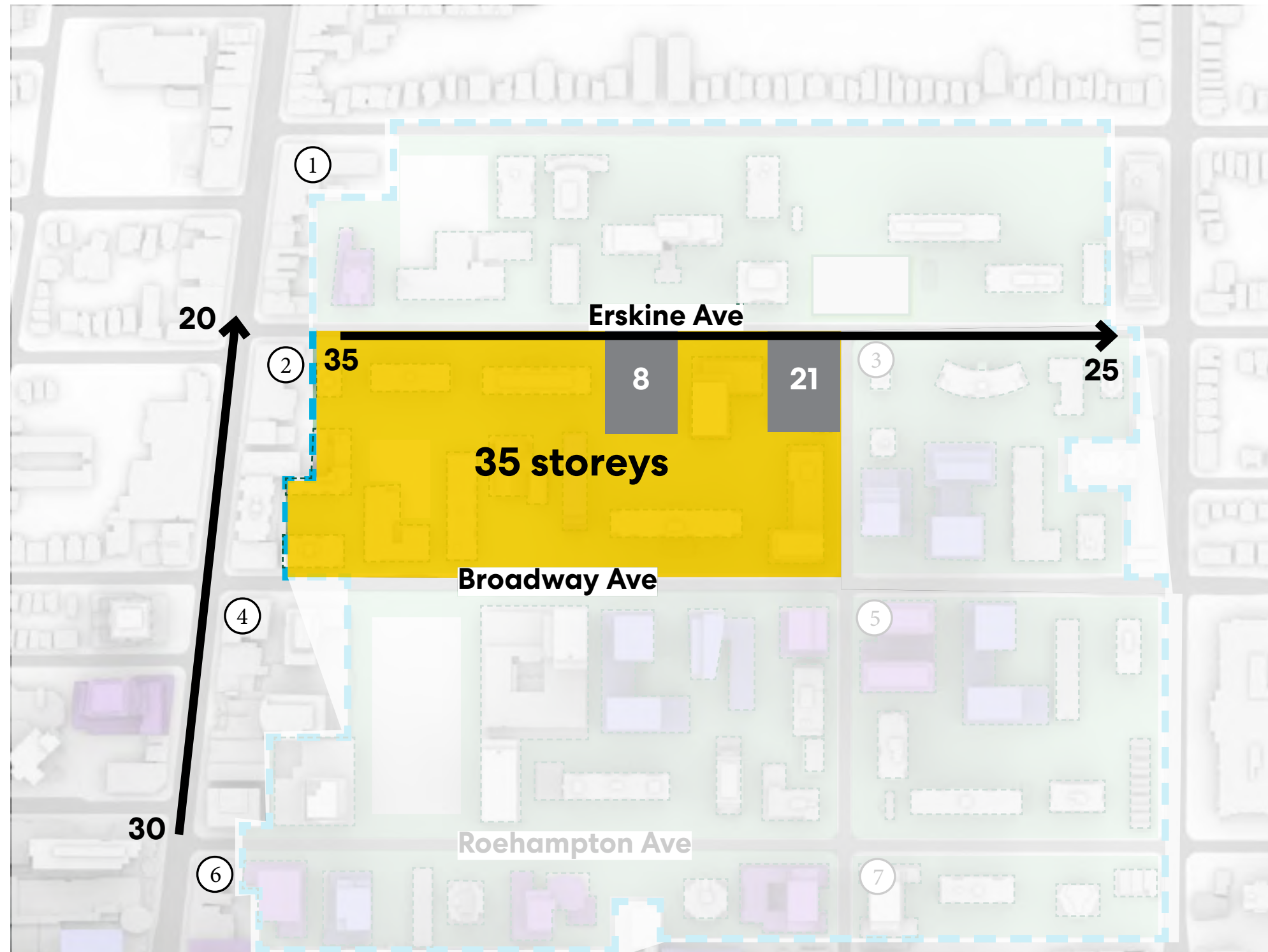
- Existing
- Under Construction
- Approved
- Current Application
- Heritage



* Building heights to ensure a 3 hours of sunlight access onto Yonge Street sidewalks

Demonstration of Height Guidance for Towers

Demonstration of height guidance in the Provincially approved Yonge-Eglinton Secondary Plan



Draft Test Cases

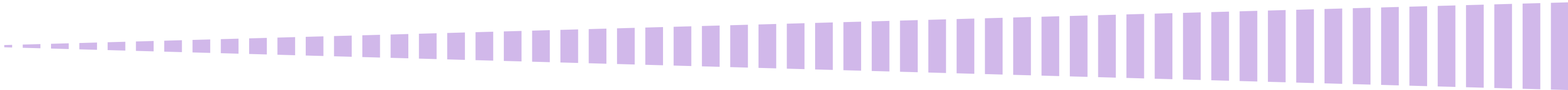
Test cases are for discussion purposes only. They do not reflect development proposals by public or private developers.

Draft Test Cases

Draft Test Cases Progression

Limited Partnerships

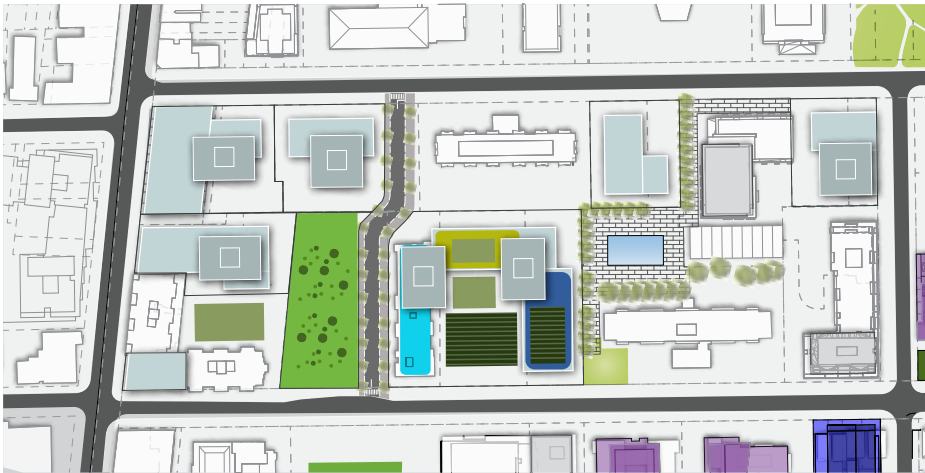
Full Partnership



Draft Test Case 1



Draft Test Case 2



Draft Test Case 3

Draft Test Case 1 - Limited Partnerships

Concept Plan



- | | | |
|--|---|---|
| Parkland Conveyance | New Built Form | School |
| School Yard | Listed Heritage | Church |
| Others | Culture Heritage | TCHC |
| Approved Parkland | Land Assembly | |
| Existing Parkland | | |



*Parkland conveyance calculated based on site area

Draft Test Case 1 - Limited Partnerships

Public Realm Concept



*Parkland conveyance calculated based on site area

Draft Test Case 1 - Park Sizes

Example 1: Bright Street Playground (50 Bright Street)

- South of Queen Street East, east of Parliament Street
- 340m² or 0.08 acres
- Children's playground with trees and benches



2531m² New Parkland
499m² Existing Parkland



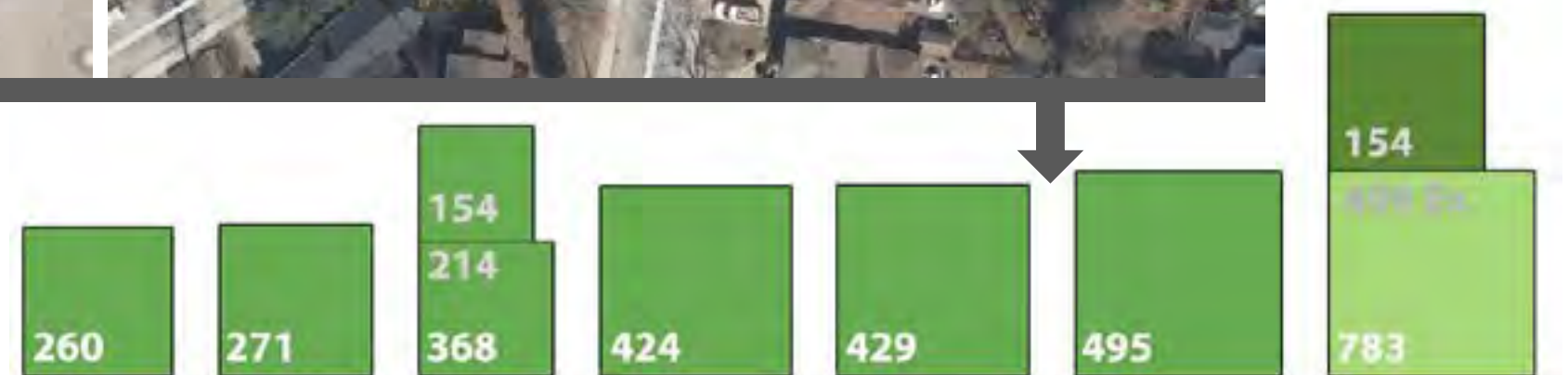
Draft Test Case 1 - Park Sizes

Example 2: Father Caulfield Park (19 Cameron Court)

- East of Bayview Avenue, south of Eglinton Avenue East
- 450m² or 0.01 acres
- Landscaped open space with benches, planting beds, trees



2531m² New Parkland
499m² Existing Parkland



Draft Test Case 1 - Limited Partnerships

Vehicular Access Concept



- ←-----→ Vehicular Access
- ▷ Underground Access
- ▶ Service Access
- //// Culture Heritage
- //// Listed Heritage

Draft Test Case 1 - Limited Partnerships

Potential Building Heights & Tower Separation



- 25m tower separation along Yonge St. / 30m elsewhere
- 7.5m setback on greenways/ 1.5m setback on Yonge
- 9m step-back
- Culture Heritage
- Listed Heritage

Draft Test Case 1 - Limited Partnerships

Potential Axonometric View & Preliminary Stats



- Proposed Development
- Approved Development
- Existing Development
- Under Construction
- New Built Form
- Culture Heritage
- Listed Heritage

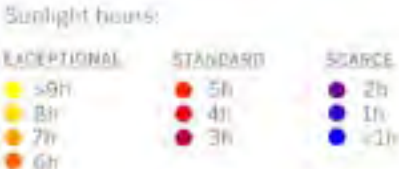
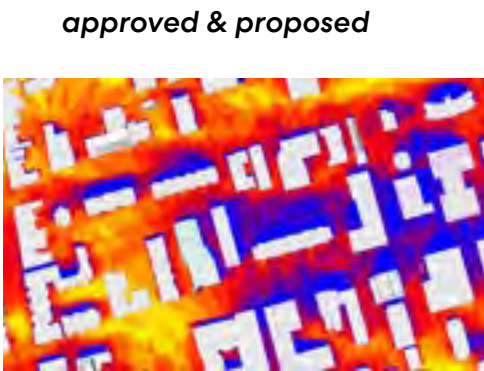
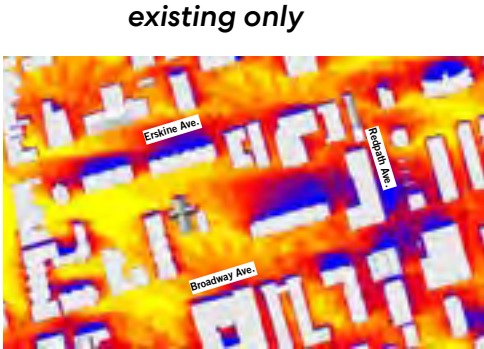
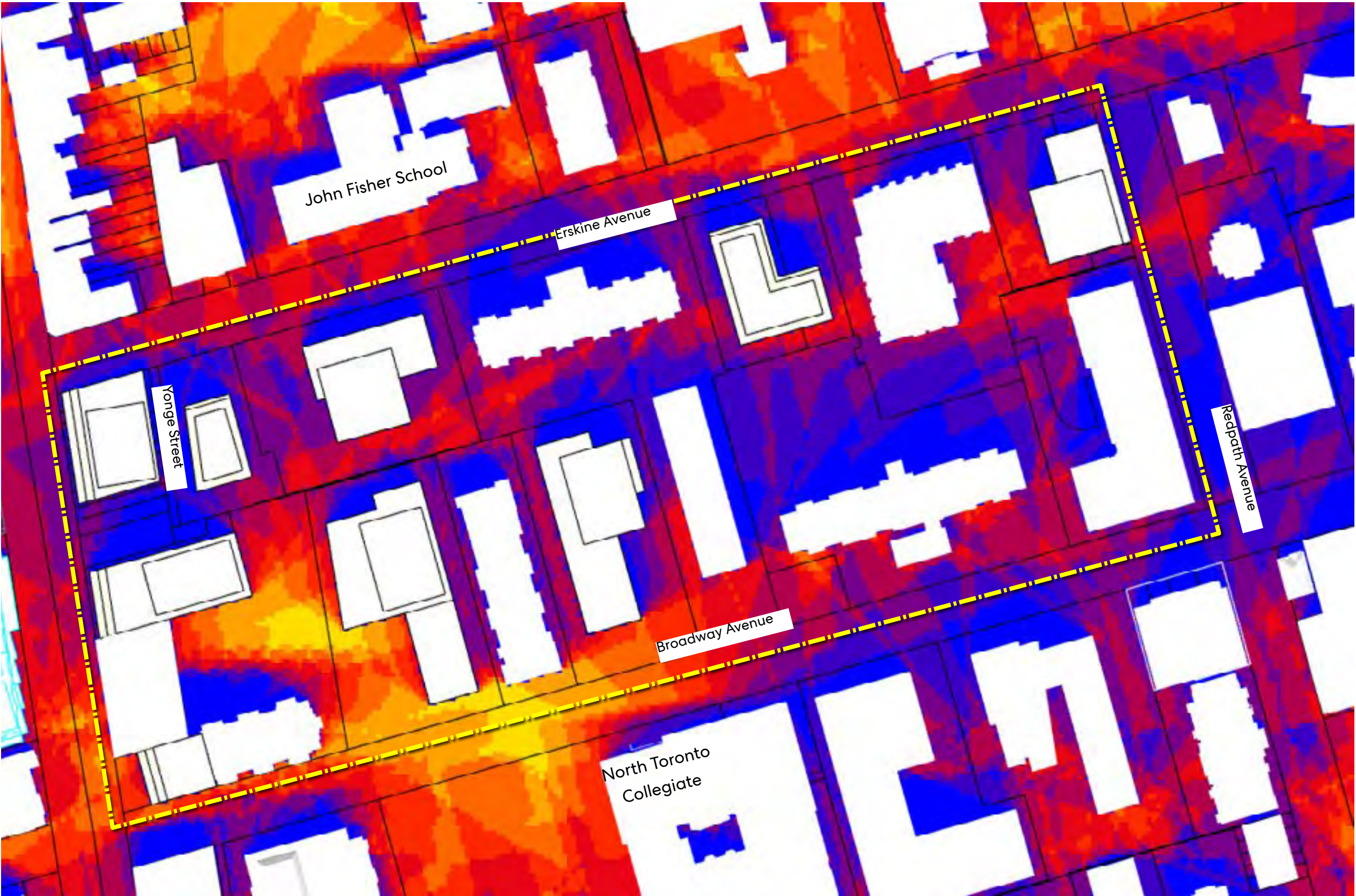
Total GFA
195,000 m²
approx.

Total Parks Area
2,500 m²
approx.

Landscaped Open
Spaces Area
56%
approx.

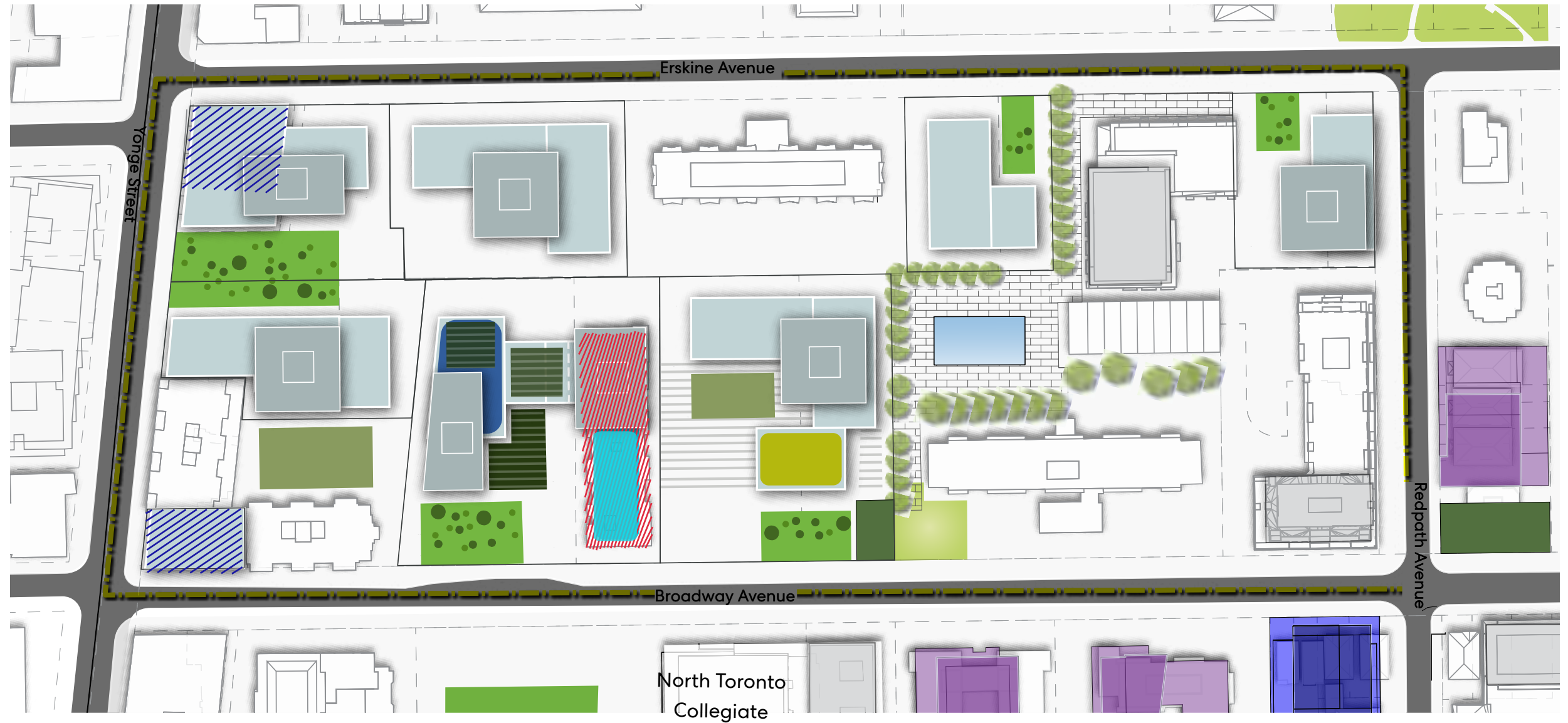
Draft Test Case 1 - Limited Partnerships

Sunlight Access



Draft Test Case 2 - Some Partnerships

Overall Concept



- | | | |
|--|---|---|
| Parkland Conveyance | New Built Form | School |
| School Yard | Listed Heritage | Church |
| Others | Culture Heritage | TCHC |
| Approved Parkland | Land Assembly | |
| Existing Parkland | | |



*Parkland conveyance calculated based on site area

Draft Test Case 2 - Some Partnerships

Public Realm Concept



*Parkland conveyance calculated based on site area

Draft Test Case 2 - Park Sizes

Example 1: Dunfield Park (35 Dunfield Avenue)

- North side of Soudan Avenue east of Yonge
- 1010m² or 0.25 acres
- Landscaped open space with trees and benches and central children's play area



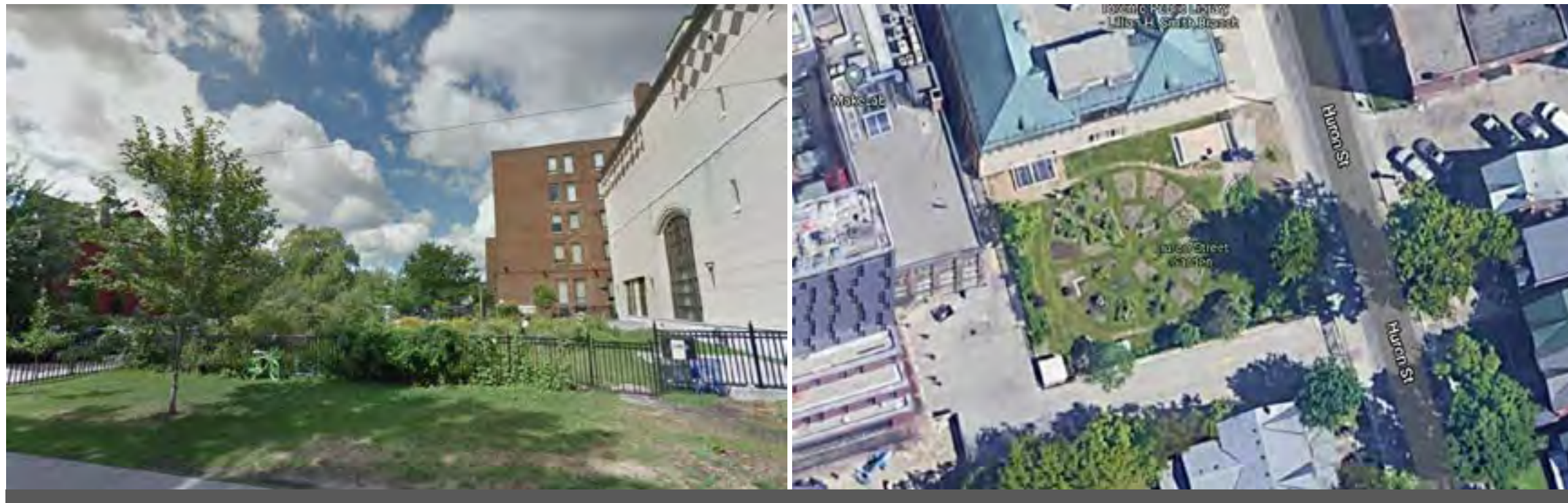
3073m² New Parkland
499m² Existing Parkland



Draft Test Case 2 - Park Sizes

Example 2: Lillian H. Smith Park (180 Huron Street)

- East side of Huron Street south of College Street, east of Spadina
- 790m² or 0.2 acres
- Ornamental community garden with benches



3073m² New Parkland
499m² Existing Parkland



Draft Test Case 2 - Some Partnerships

Vehicular Access Concept



- ←-----→ Vehicular Access
- ▷ Underground Access
- ▶ Service Access
- //// Culture Heritage
- //// Listed Heritage

Draft Test Case 2 - Some Partnerships

Potential Building Heights & Tower Separation



----- 25m tower separation along Yonge St. / 30m elsewhere

----- 7.5m setback on greenways/ 1.5m setback on Yonge

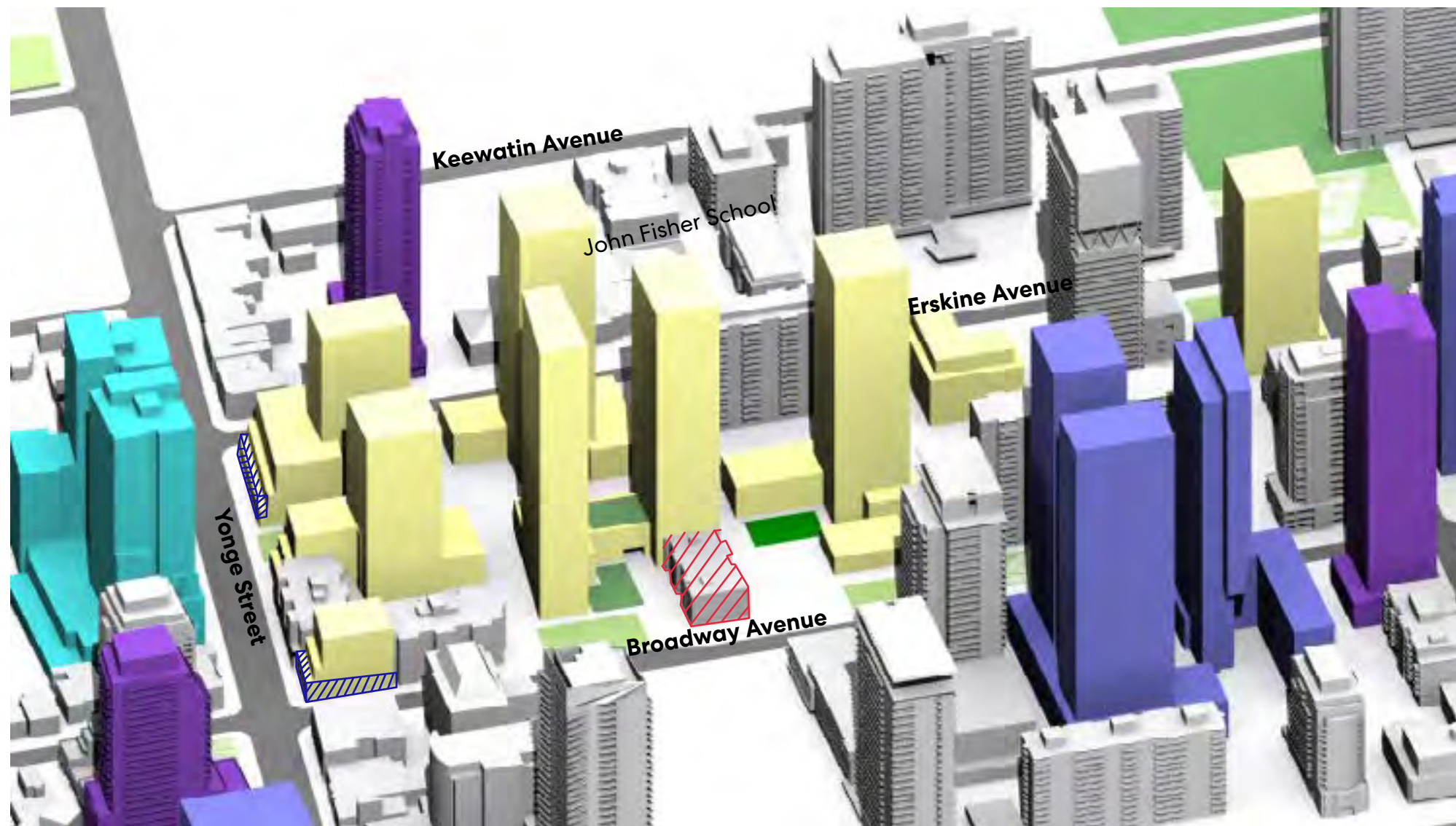
----- 9m step-back

//// Culture Heritage

//// Listed Heritage

Draft Test Case 2 - Some Partnerships

Potential Axonometric View & Preliminary Stats



- | | |
|---|---|
| Proposed Development | Culture Heritage |
| Approved Development | Listed Heritage |
| Existing Development | |
| Under Construction | |
| New Built Form | |

Total GFA
250,000 m²
approx.

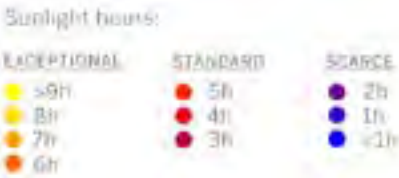
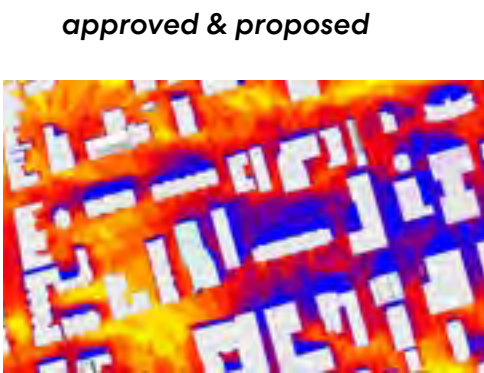
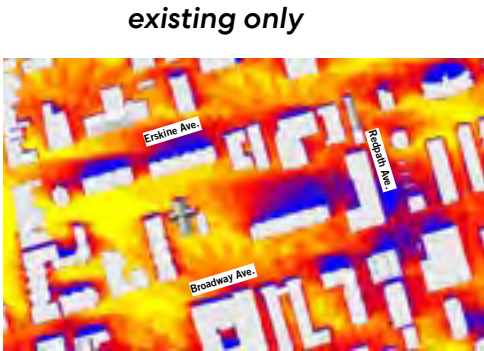
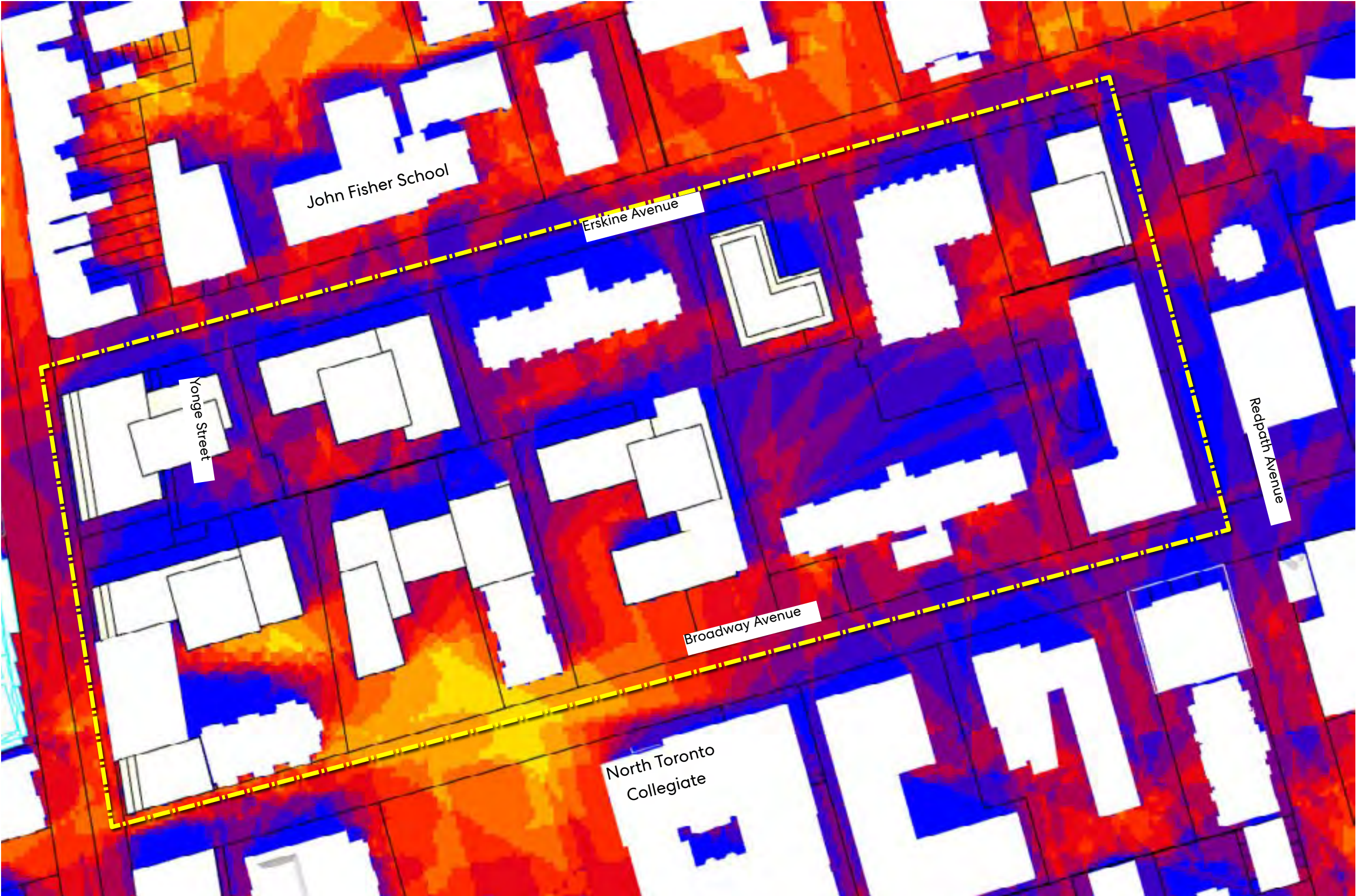
Total Parks Area
3,100 m²
approx.

Landscaped Open
Spaces Area
55%
approx.

*Parkland conveyance calculated based on site area

Draft Test Case 2 - Some Partnerships

Sunlight Access



Draft Test Case 3 - Full Partnership

Overall Concept



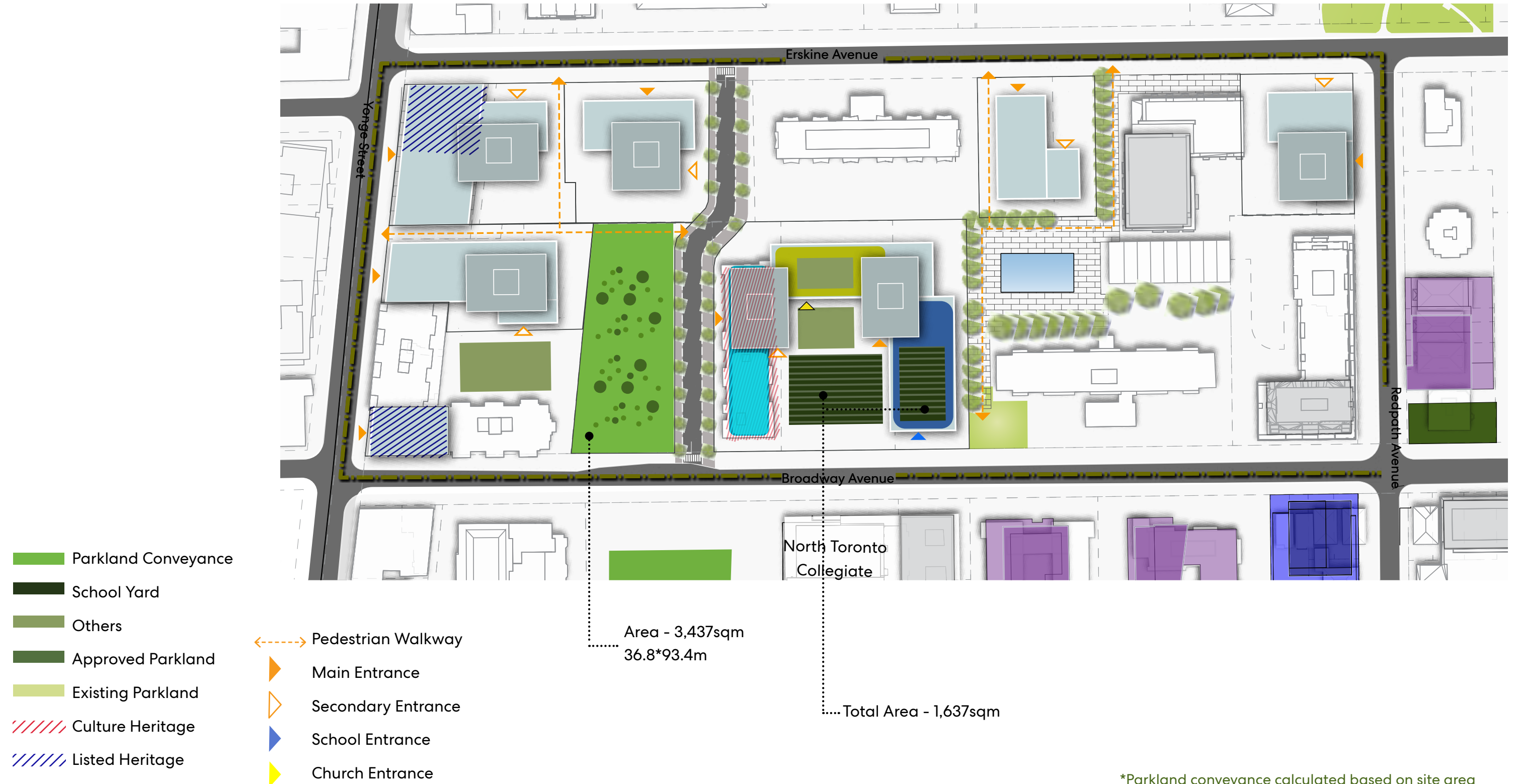
- | | | |
|--|---|---|
| Parkland Conveyance | New Built Form | School |
| School Yard | Listed Heritage | Church |
| Others | Culture Heritage | TCHC |
| Approved Parkland | Land Assembly | |
| Existing Parkland | | |



*Parkland conveyance calculated based on site area

Draft Test Case 3 - Full Partnership

Public Realm Concept



*Parkland conveyance calculated based on site area

Draft Test Case 3 - Park Sizes

Example 1: Massey Harris Park (945 King St West)

- South of King Street West near Strachan Ave
- Approx 3400m² or 0.84 acres
- Splash pad, shade structure, benches, soft landscaping



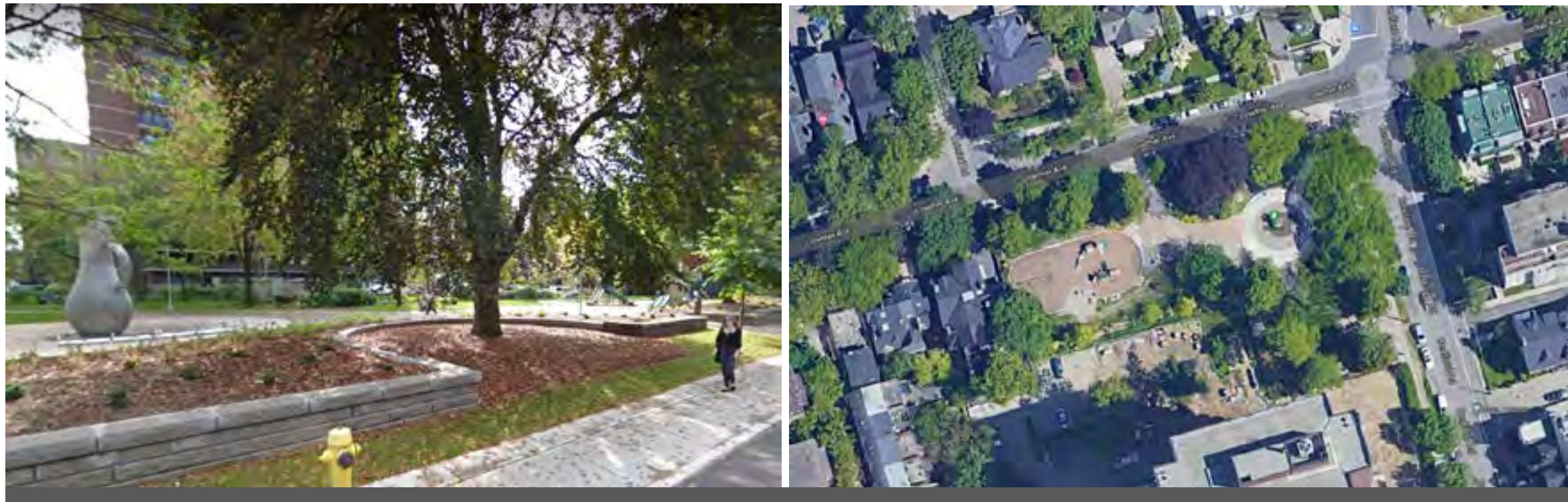
3437m² New Parkland
499m² Existing Parkland



Draft Test Case 3 - Park Sizes

Example 2: Taddle Creek Park (40 Bedford Road)

- West side of Bedford Road, north of Bloor, east of St. George Street
- 3200m² or 0.8 acres
- Plaza, public art, playground, bike share and soft landscaping



3437m² New Parkland
499m² Existing Parkland



Draft Test Case 3 - Full Partnership

Vehicular Access Concept



- ←-----→ Vehicular Access
- ▷ Underground Access
- ▶ Service Access
- //// Culture Heritage
- //// Listed Heritage

Draft Test Case 3 - Full Partnership

Potential Building Heights & Tower Separation



----- 25m tower separation along Yonge St. / 30m elsewhere

----- 7.5m setback on greenways/ 1.5m setback on Yonge

----- 9m step-back

//// Culture Heritage

//// Listed Heritage

Draft Test Case 3 - Full Partnership

Potential Axonometric View & Preliminary Stats



- Proposed Development
- Approved Development
- Existing Development
- Under Construction
- New Built Form
- Culture Heritage
- Listed Heritage

Total GFA
235,000 m²
approx.

Total Parks Area
3,450 m²
approx.

Landscaped Open
Spaces Area
57%
approx.

Draft Test Case 3 - Full Partnership

Sunlight Access

