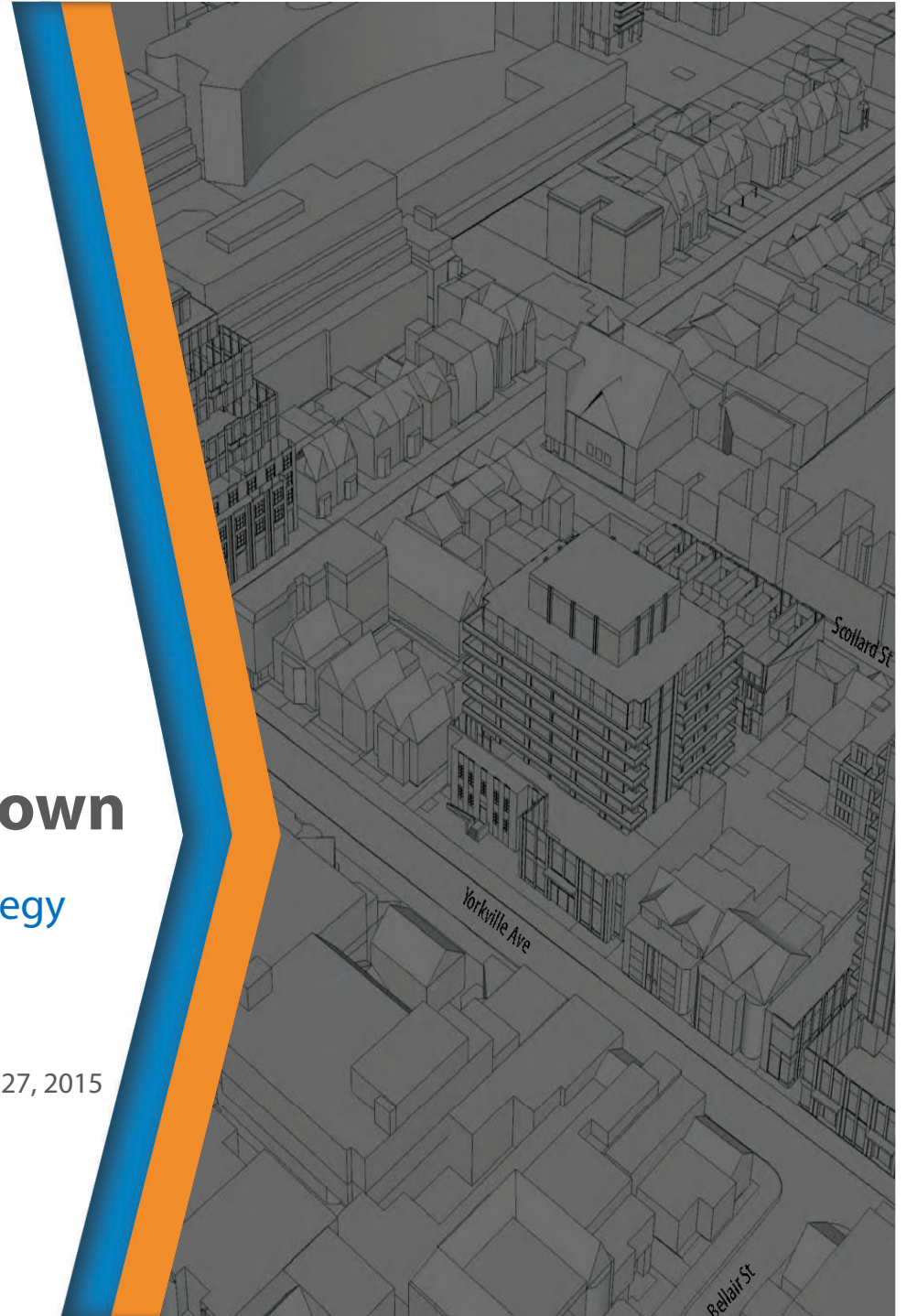


Bloor-Yorkville/North Midtown

Planning Framework & Implementation Strategy

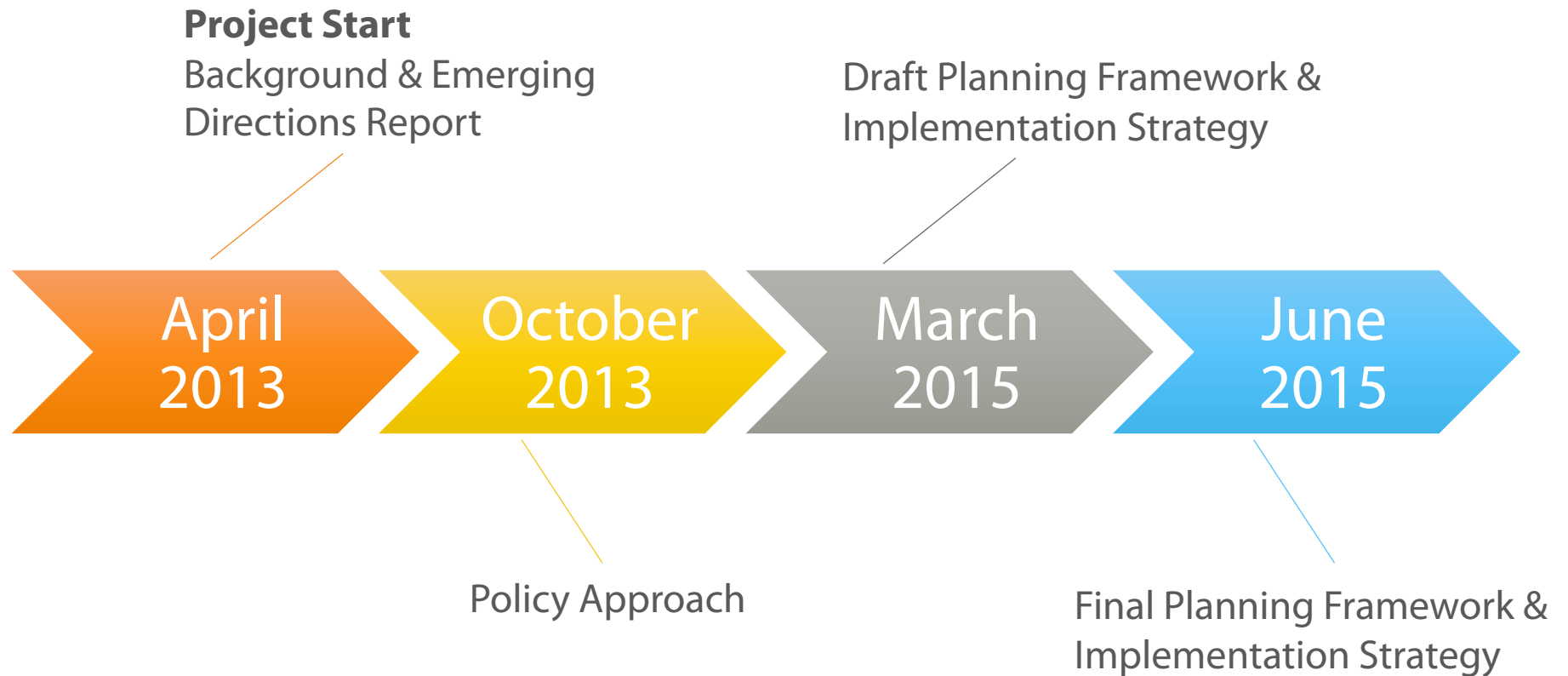
October 27, 2015



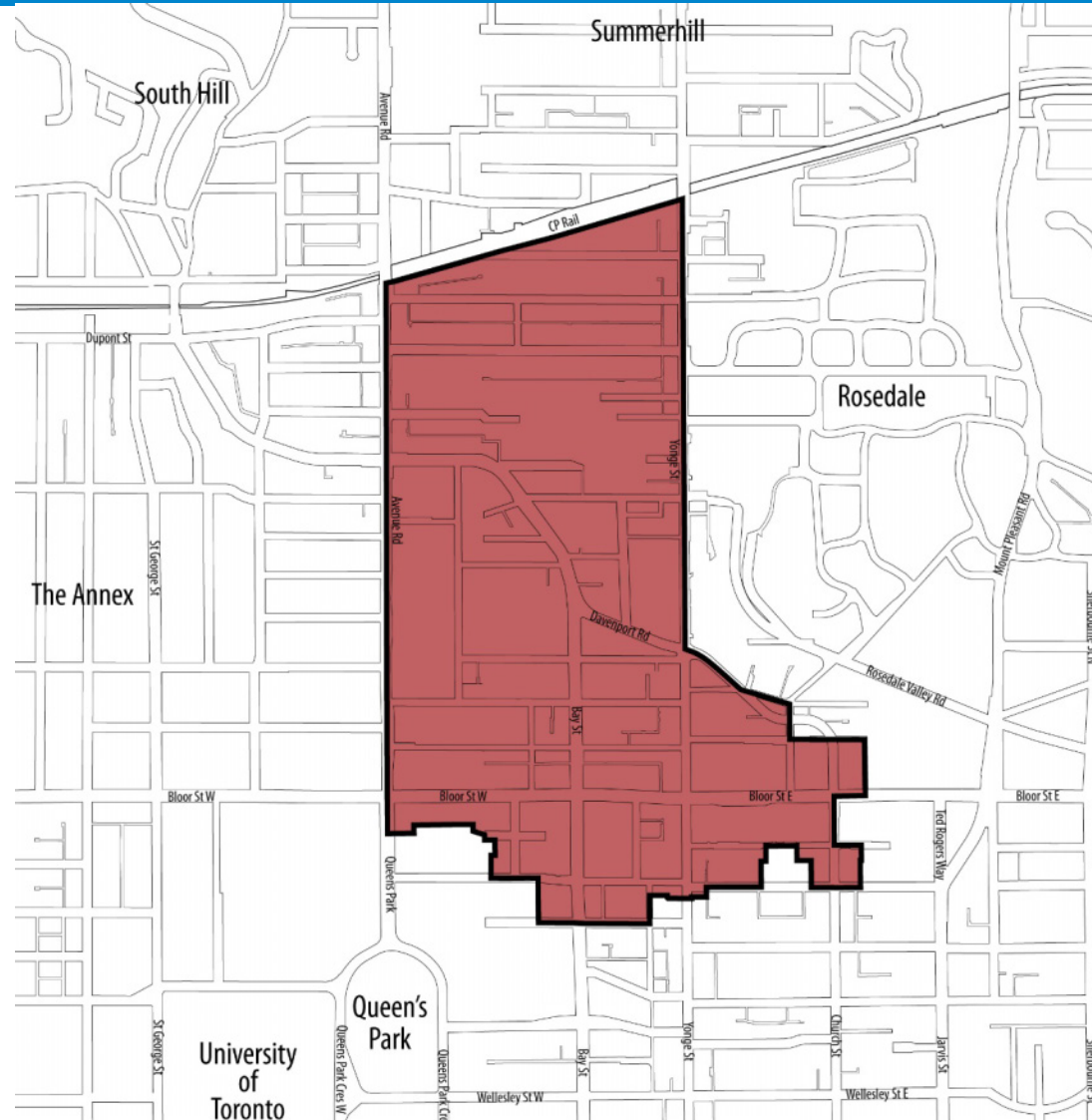
Consultation

- Consulted with the public at a workshop
- Worked cooperatively and collaboratively with BIA, YBB, ABC and GYRA
- Discussed and reviewed with Councillor Wong-Tam and City staff
- Presented to the Boards of Directors of BIA, YBB, ABC and GYRA
- Received and responded to comments from BIA, YBB, ABC and GYRA

Study Timeline



Study Area



Building A Plan

- Establishes a long-term vision for the future of the Bloor-Yorkville/North Midtown Area
- Contributes to the economic success of the City by promoting significant development in key locations and at the right scale
- Improves the pedestrian environment
- Protects and enhances Bloor-Yorkville/North Midtown Area as a place to live, work, shop, visit and invest

Emerging Directions

1. Clear framework to guide development in distinct character areas and ensure heritage character is retained
2. Simple, well crafted and useable open spaces
3. Fine grained network of pedestrian spaces
4. Beautiful streets



Objectives for the Policy Approach

- Range of objectives identified for Bloor-Yorkville/
North Midtown to:
 - Ensure that new development or redevelopment is appropriate and considered in a comprehensive way
 - Recognize the link between growth and requirements for community facilities
 - Promote accessible and animated interconnectivity between and among buildings
 - Provide design guidance to protect and enhance the character and viability of the Urban Village and Neighbourhoods areas and to promote investment for the Urban Core, Urban Ridge and Urban Corridor areas
 - Protect the employment function with emphasis on the office function
 - Ensure public funds are generated by new development

Application

- The Plan applies to the lands known as Bloor-Yorkville/North Midtown Area
- The policies of this Plan will form the basis of a Secondary Plan and/or implementing zoning regulations

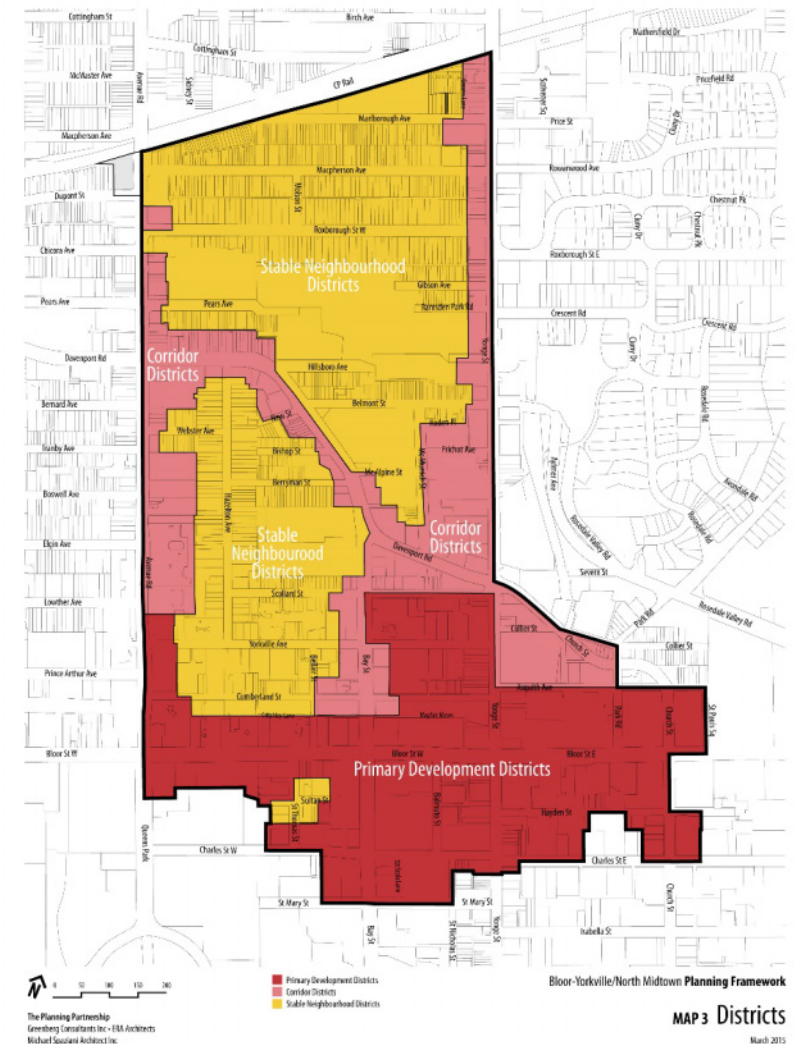
Bloor-Yorkville/North Midtown Area

3 DISTRICTS	12 PRECINCTS	11 SEGMENTS
PRIMARY DEVELOPMENT DISTRICTS	URBAN CORE PRECINCT URBAN RIDGE PRECINCT	
CORRIDOR DISTRICTS	BAY/YORKVILLE CORRIDOR PRECINCT	
	YONGE NORTH CORRIDOR PRECINCT	NORTH OF RAMSDEN PARK SEGMENT 1 RAMSDEN PARK EAST SEGMENT 2 SOUTH OF RAMSDEN PARK SEGMENT 3 EAST OF YONGE SEGMENT 4
	AVENUE NORTH CORRIDOR PRECINCT	RAMSDEN PARK WEST SEGMENT 5 DAVENPORT INTERSECTION SEGMENT 6 WEBSTER AVENUE SEGMENT 7 YORKVILLE/HAZELTON SEGMENT 8
	BAY/DAVENPORT CORRIDOR PRECINCT	SCOLLARD SEGMENT 9 BERRYMAN/NEW STREET SEGMENT 10 DAVENPORT TERRACE SEGMENT 11
STABLE NEIGHBOURHOOD DISTRICTS	SULTAN VILLAGE PRECINCT YORKVILLE VILLAGE PRECINCT HAZELTON/SCOLLARD VILLAGE PRECINCT YORKVILLE TRIANGLE NEIGHBOURHOOD PRECINCT McMURRICH NEIGHBOURHOOD PRECINCT	
	RAMSDEN PARK NEIGHBOURHOOD	

Bloor-Yorkville/North Midtown Area

3 Districts

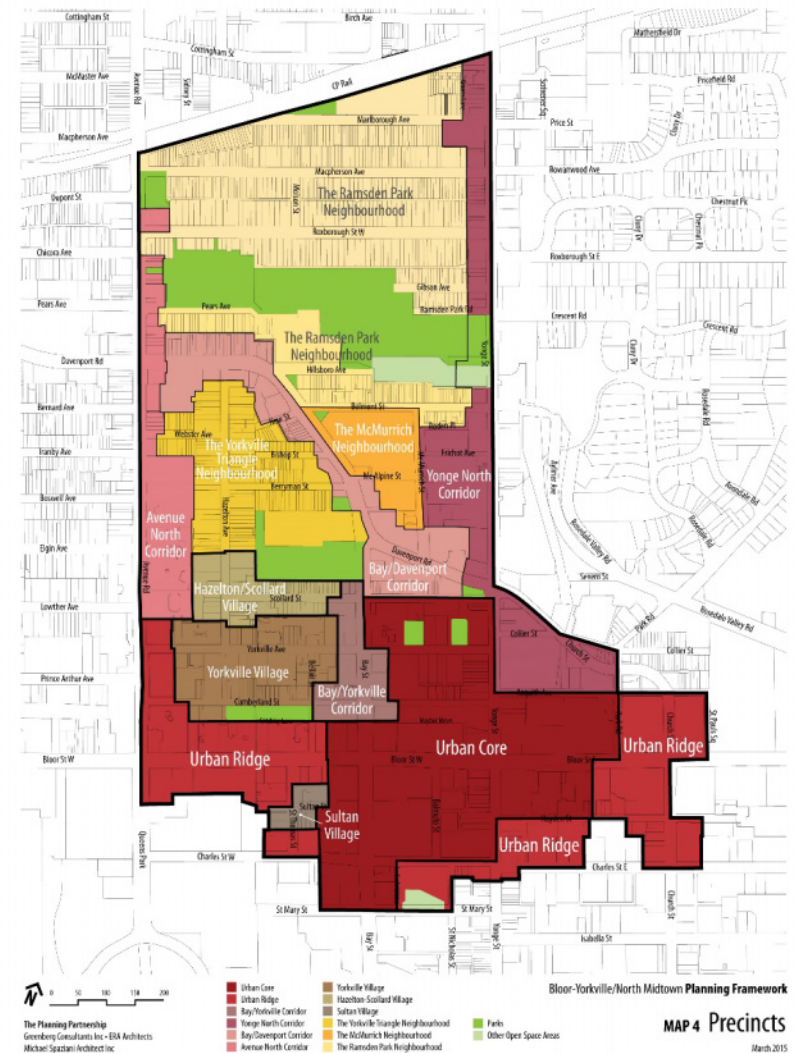
- PRIMARY DEVELOPMENT DISTRICTS
- CORRIDOR DISTRICTS
- STABLE NEIGHBOURHOOD DISTRICTS



Bloor-Yorkville/North Midtown Area

12 Precincts

- URBAN CORE
- URBAN RIDGE
- BAY/YORKVILLE CORRIDOR
- YONGE NORTH CORRIDOR
- BAY/DAVENPORT CORRIDOR
- AVENUE NORTH CORRIDOR
- YORKVILLE VILLAGE
- HAZELTON/SCOLLARD VILLAGE
- SULTAN VILLAGE
- YORKVILLE TRIANGLE NEIGHBOURHOOD
- McMURRICH NEIGHBOURHOOD
- RAMSDEN PARK NEIGHBOURHOOD



Bloor-Yorkville/North Midtown Area

11 Segments

- **YONGE NORTH CORRIDOR**

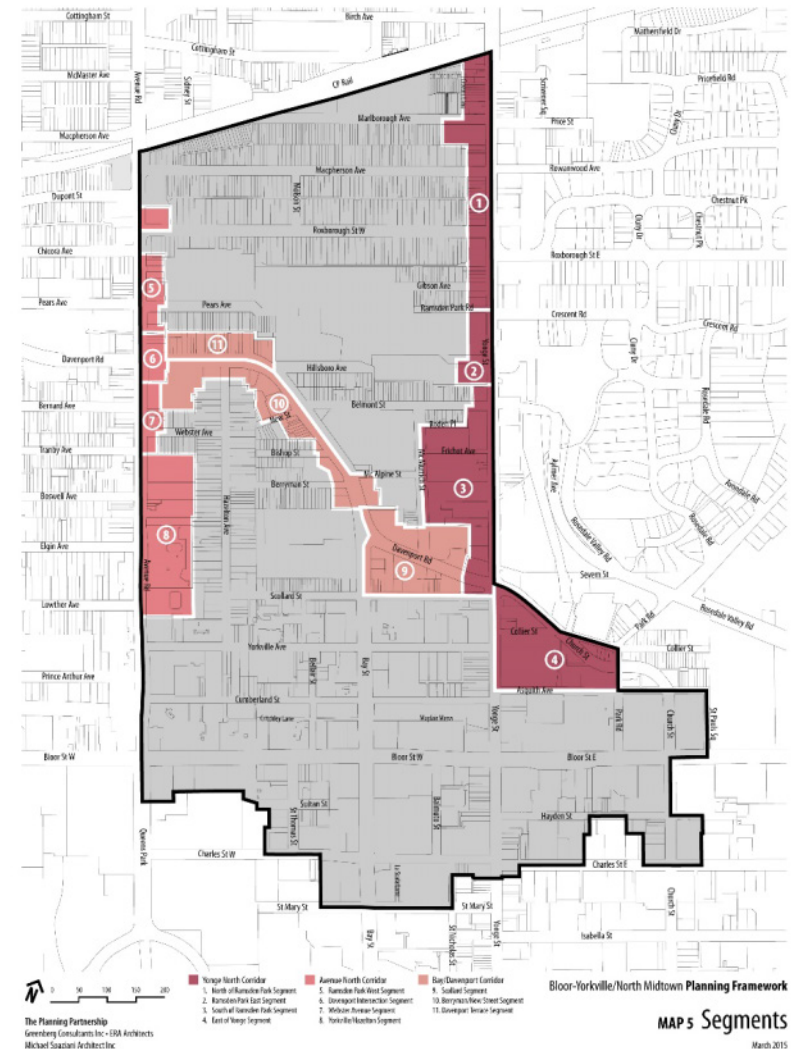
- NORTH OF RAMSDEN PARK SEGMENT 1
- RAMSDEN PARK EAST SEGMENT 2
- SOUTH OF RAMSDEN PARK SEGMENT 3
- EAST OF YONGE SEGMENT 4

- **AVENUE NORTH CORRIDOR**

- RAMSDEN PARK WEST SEGMENT 5
- DAVENPORT INTERSECTION SEGMENT 6
- WEBSTER AVENUE SEGMENT 7
- YORKVILLE/HAZELTON SEGMENT 8

- **BAY/DAVENPORT CORRIDOR**

- SCOLLARD SEGMENT 9
- BERRYMAN/NEW STREET SEGMENT 10
- DAVENPORT TERRACE SEGMENT 11



Vision

- Fundamental components of the vision include:
 - Heritage value of context and built form
 - Pedestrian Realm Network to achieve the requirements of the Ontarians with Disabilities Act
 - Enhancing the Pedestrian Realm Network and interconnectivity within the Area and adjacent areas
 - Designing and constructing environmentally sustainable buildings
 - Promoting Active Transportation

Intent and Objectives of the Plan

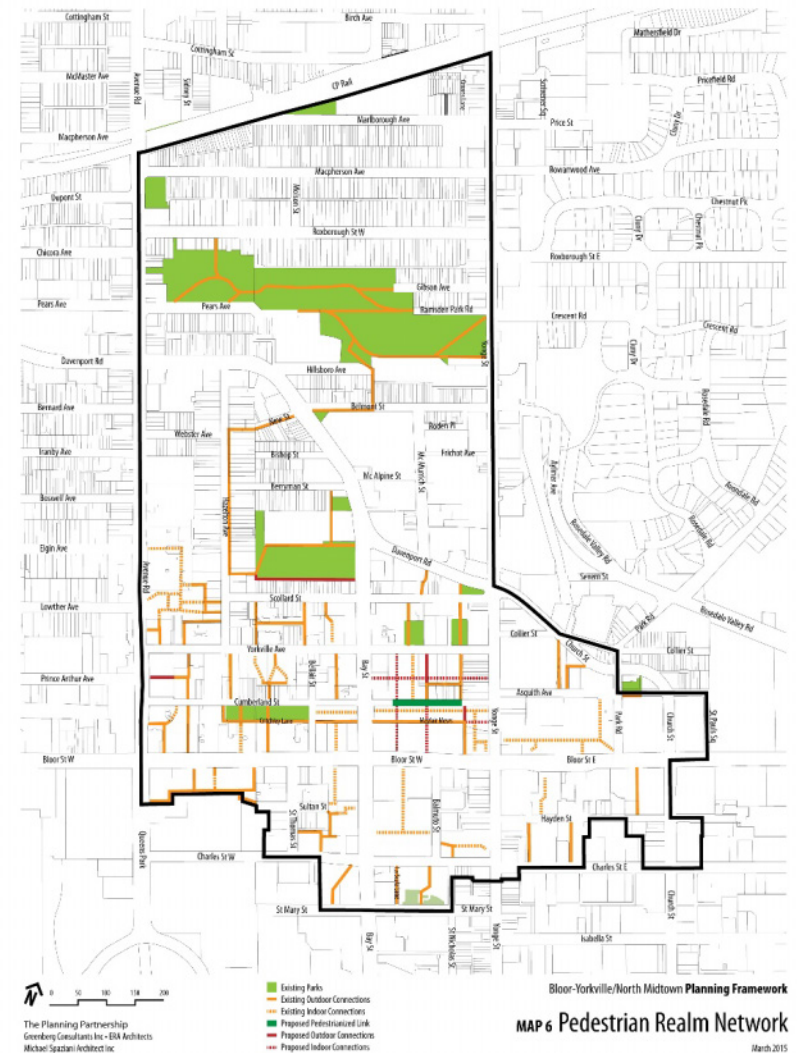
- It is the intent of this Plan to promote:
 - Compatible development
 - Built form as the determining factor for types of development permitted
 - Building transition as a key determining factor for compatible development
 - Capacity of the site and Area to accommodate publicly accessible open space, community facilities and available municipal infrastructure

Intent and Objectives of the Plan

- Objectives of the Plan recognize that:
 - Bloor-Yorkville/North Midtown Area context is diverse and development in stable and sensitive areas will be compatible
 - Clear principles, policies and design guidance need to be provided
 - Enhancing key fundamental attributes of the Bloor-Yorkville/North Midtown Area will contribute to the Area's ongoing success

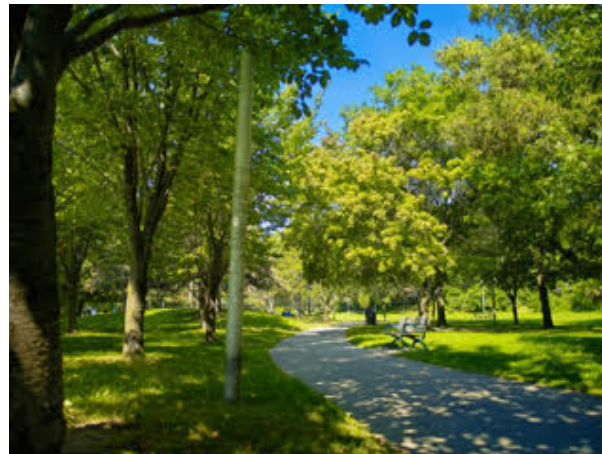
Pedestrian Realm Network

- Pedestrian Realm Network is made up of Park Space, Courtyards and Connecting Links and Streetscapes



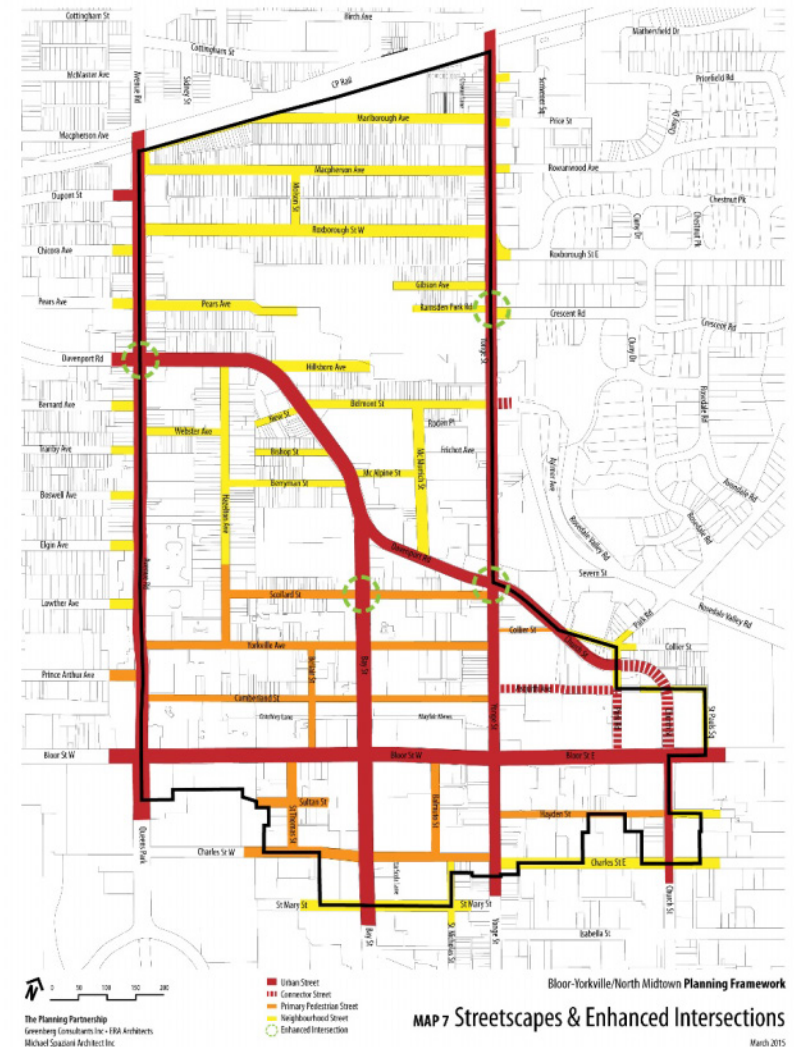
Pedestrian Realm Network

- Park Space hierarchy includes:
 - Ramsden Park (largest component of hierarchy, 5.5 hectares)
 - Urban Squares (larger than 1,000m² and smaller than 8,000m²)
 - Pocket Parks (smaller than 1,000m², larger than 75m²)
 - Sliver Parks (small scaled and add to the width of the public sidewalk system)



Pedestrian Realm Network

- Streetscapes & Enhanced Intersections are a defining feature of the Pedestrian Realm Network
- Street Character Types include:
 - Urban Street
 - Connector Street
 - Primary Pedestrian Street
 - Neighbourhood Street



Architectural + Urban Design Policies

- Demonstration of Compatible Development is a requirement for development applications in the Bloor-Yorkville/North Midtown Area
- Compatible Development is defined as:
Compatible Development means development that may not necessarily be the same as, or similar to, the existing buildings in the vicinity, but, nonetheless, enhances an established community and coexists with existing development without causing any undue adverse impact on surrounding properties.

Architectural + Urban Design Policies

- Architectural Quality
 - Well-designed buildings representing almost every architectural era in Canadian history
 - Achieve a balance between a consistency of design and individual expression in new developments
- Building Design Policies provided for:
 - Single Lot Infill/Additions
 - Townhouses
 - Low Rise Apartment Buildings
 - Mid-Rise Slab Buildings
 - High-Rise Point Towers
 - Other Tower Buildings
- Building Height Mitigation Policies
 - Performance criteria
- Development Transition Policies



Heritage Resources

- Bloor-Yorkville/North Midtown Area has one Heritage Conservation District (HCD) – (Yorkville-Hazelton Area) designated under Part V of the Heritage Act and a number of heritage resources throughout that are either Designated under Part IV of the Heritage Act or identified as significant and are Listed on the City of Toronto's inventory
- Development within the HCD and/or adjacent to other Designated or Listed Heritage Buildings will:
 - Ensure appropriate building transitioning
 - Develop, conserve and adaptively reuse the built form, landscape and heritage attributes of existing development
 - Conserve and integrate cultural heritage values, attributes, character and form of heritage properties
 - Be Compatible
 - Require Heritage Impact Assessments
 - Be incorporated or integrated into new development

Policy Framework

Nested policy approach

- DISTRICT level – broad based policies
- PRECINCT level – more detailed policies
- SEGMENT level – specific policy direction



Policy Framework

PRIMARY DEVELOPMENT DISTRICTS

- Includes: the URBAN CORE PRECINCT and URBAN RIDGE PRECINCT
- Encourages compatible development and a mixture of uses
- Specific building design criteria apply

URBAN CORE PRECINCT

- Centred around the intersection of Yonge and Bloor Streets
- Dominated by high-rise commercial office buildings and residential condominiums
- Accommodates the greatest intensity of uses and scale
- Significant contribution to the Pedestrian Realm Network

URBAN RIDGE PRECINCT

- Mixed use area defined by active street-level activity promoted by offices, retail stores and bars/restaurants
- Uses include a mix of residential, office and retail

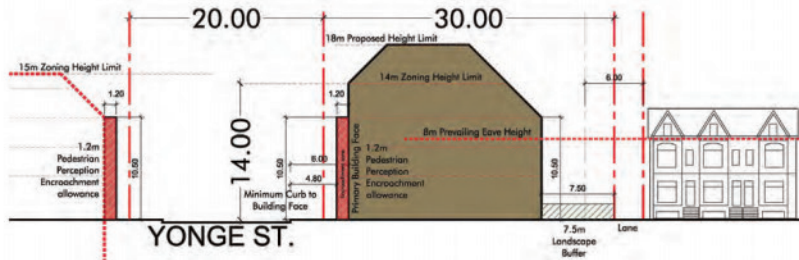
Policy Framework



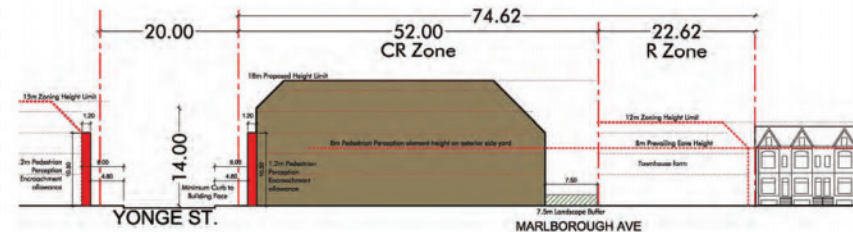
Policy Framework

NORTH OF RAMSDEN PARK SEGMENT 1

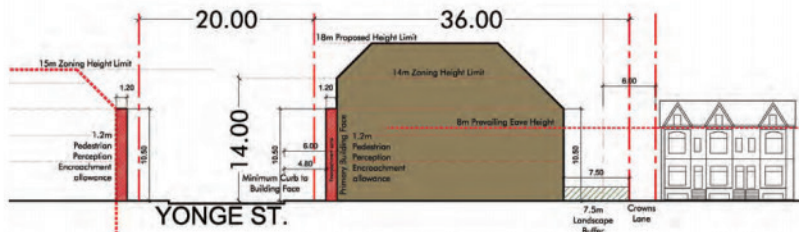
- Abuts Yonge Street with retail uses at-grade, in mostly three-storey buildings with residential apartments above grade
- Includes 28 Heritage Listed properties with 13 Designated under Part IV of the Ontario Heritage Act



Major Development Site, 30 metre Depth, Rear Lane



Major Development Site, with Residential and Mixed Use Permissions



Major Development Site, 36 metre Depth, Rear Lane

Policy Framework

RAMSDEN PARK EAST SEGMENT 2

- Main entry point to Ramsden Park
- All lands within this SEGMENT shall be protected as public open space
- All development adjacent to Ramsden Park must enhance and integrate the existing accessibility points to the Park

SOUTH OF RAMSDEN PARK SEGMENT 3

- Distinctive transition in building height
- Intersection of Yonge Street and Davenport Road is identified as an Enhanced Intersection and displays a distinctive heritage character

EAST OF YONGE SEGMENT 4

- Toronto Reference Library is the building which dominates most of this SEGMENT

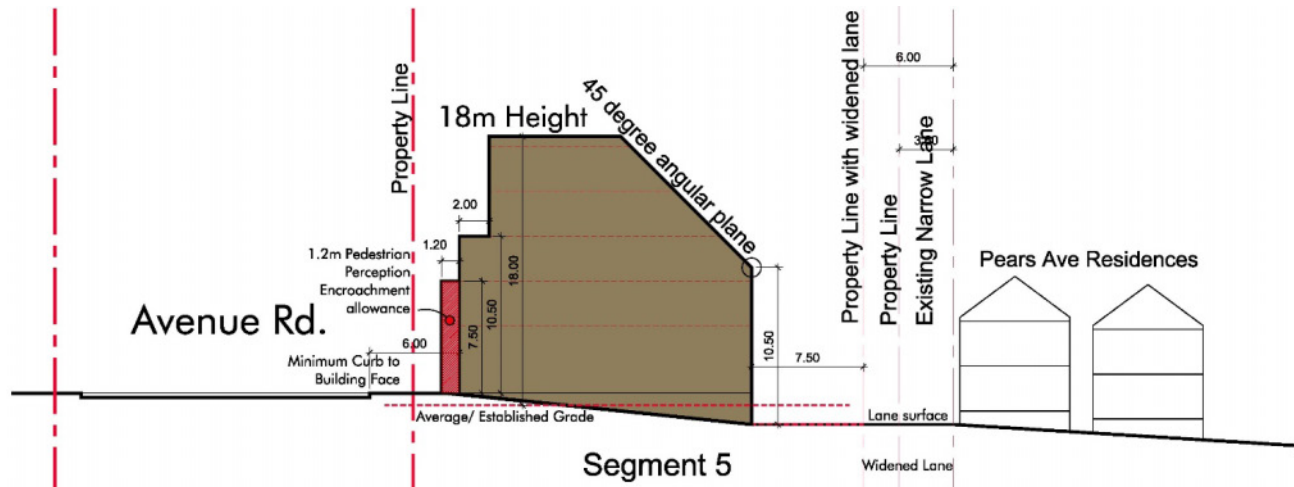
Policy Framework

AVENUE NORTH CORRIDOR PRECINCT

- Part of an original grand urban boulevard
- Variety of building types and uses
- Includes: RAMSDEN PARK WEST SEGMENT 5, DAVENPORT INTERSECTION SEGMENT 6, WEBSTER AVENUE SEGMENT 7 and YORKVILLE/HAZELTON SEGMENT 8

RAMSDEN PARK WEST SEGMENT 5

- Sergeant Ryan Russell Parkette on the west side and Jay Macpherson Green on the east side of Avenue Road
- Building stock is typically 3-storeys with the exception of a new high rise condo on Pears Avenue and Avenue Road
- Two Designated Heritage churches on either side of Avenue Road and Dupont Street



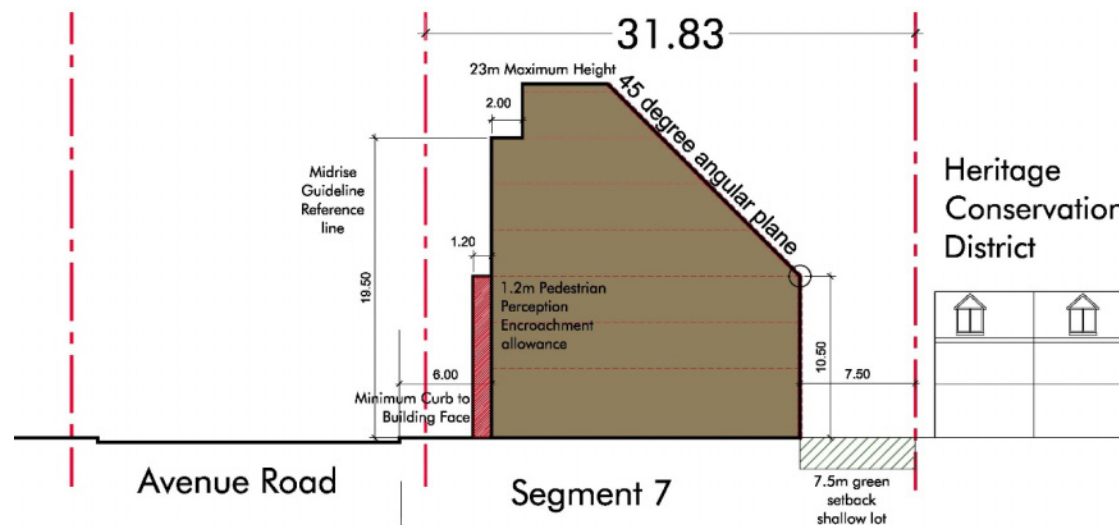
Policy Framework

DAVENPORT INTERSECTION SEGMENT 6

- Visible intersection and recognized gateway
- SEGMENT contains identified heritage resources
- Avenue/Davenport intersection is an Enhanced Intersection

WEBSTER AVENUE SEGMENT 7

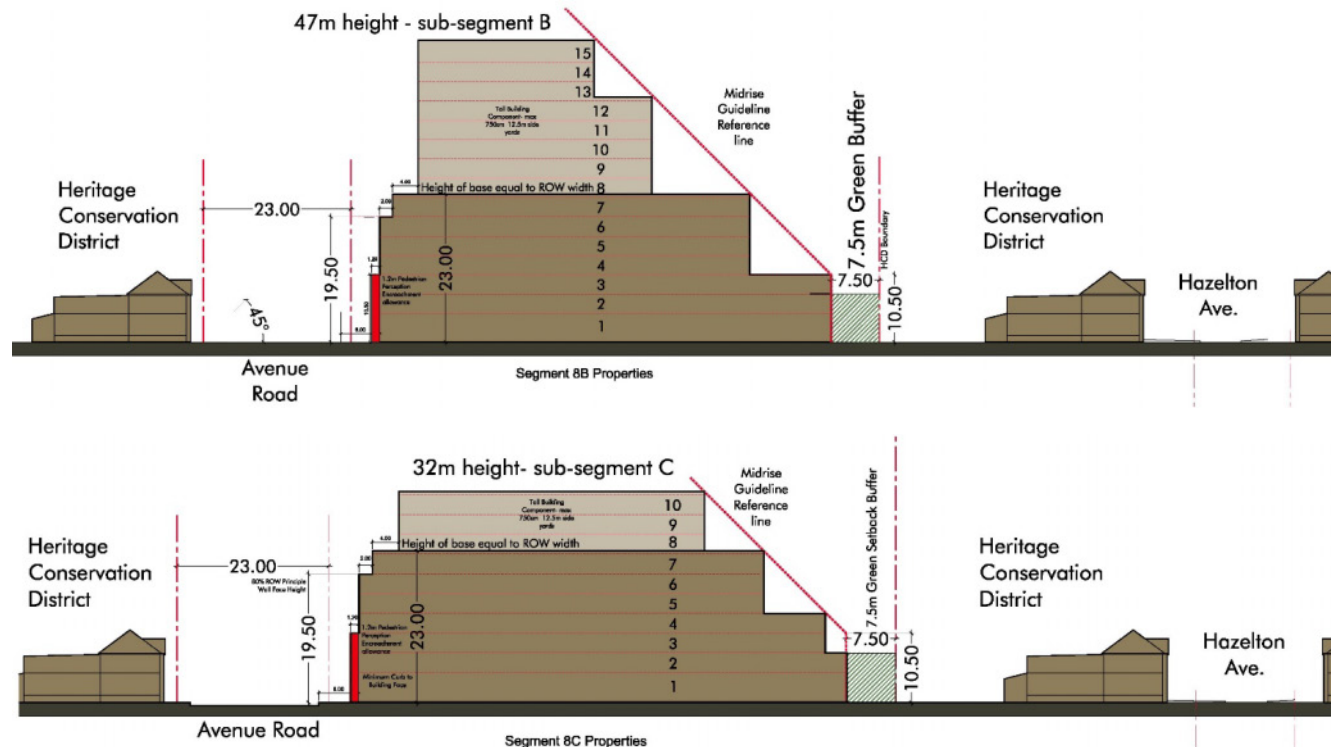
- Mostly 3-storey building stock with at-grade retail/commercial uses converted into Townhouses
- West side of Avenue Road are within the East Annex Heritage Conservation District



Policy Framework

YORKVILLE/
HAZELTON
SEGMENT 8

- Transition of existing building heights from 3 storeys up to 12 storeys, to the south
- Commercial at-grade uses in converted Townhouses
- Wide mix of uses



Policy Framework

BAY/DAVENPORT CORRIDOR PRECINCT

- Highest buildings and densities are located at the southeast end of the PRECINCT between Yonge Street and Bay Street intersections
- Includes: SCOLLARD SEGMENT 9, BERRYMAN/NEW STREET SEGMENT 10 and DAVENPORT TERRACE SEGMENT 11

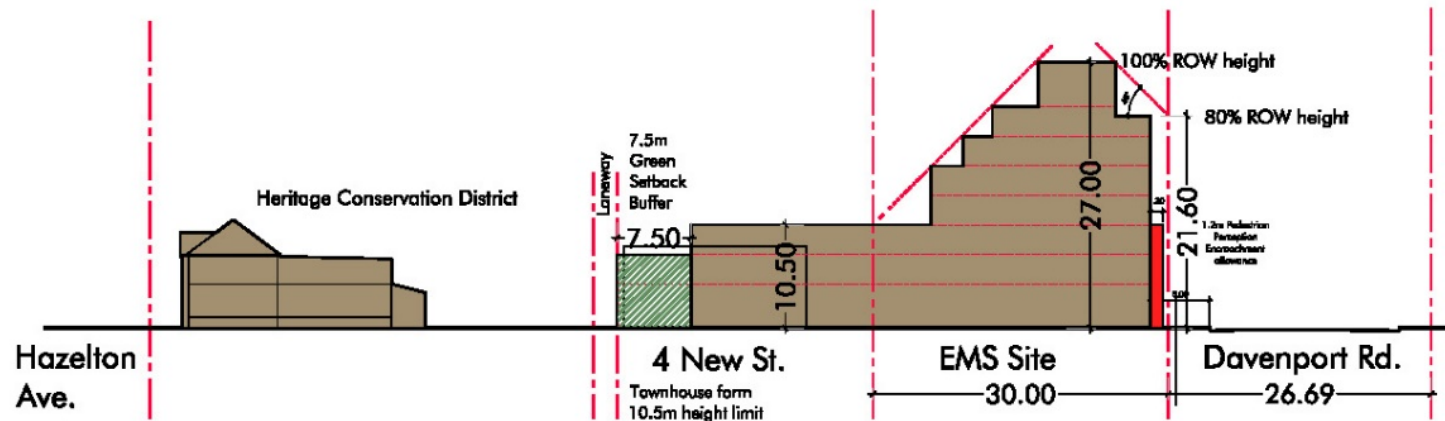
SCOLLARD SEGMENT 9

- Mix of mid to high-rise buildings up to 32 storeys and a number of 2 to 3 storey low-rise commercial buildings
- Scollard Street/Bay Street intersection is identified as an Enhanced Intersection

Policy Framework

BERRYMAN/NEW STREET SEGMENT 10

- Building heights range from 3 to 5 storeys with newer developments between 9 and 12 storeys
- Mix of building styles and uses with specialty boutiques and small scale office buildings
- Commercial uses at-grade are not mandatory in this SEGMENT but are encourage fronting Davenport Road
- Abuts a Heritage Conservation District

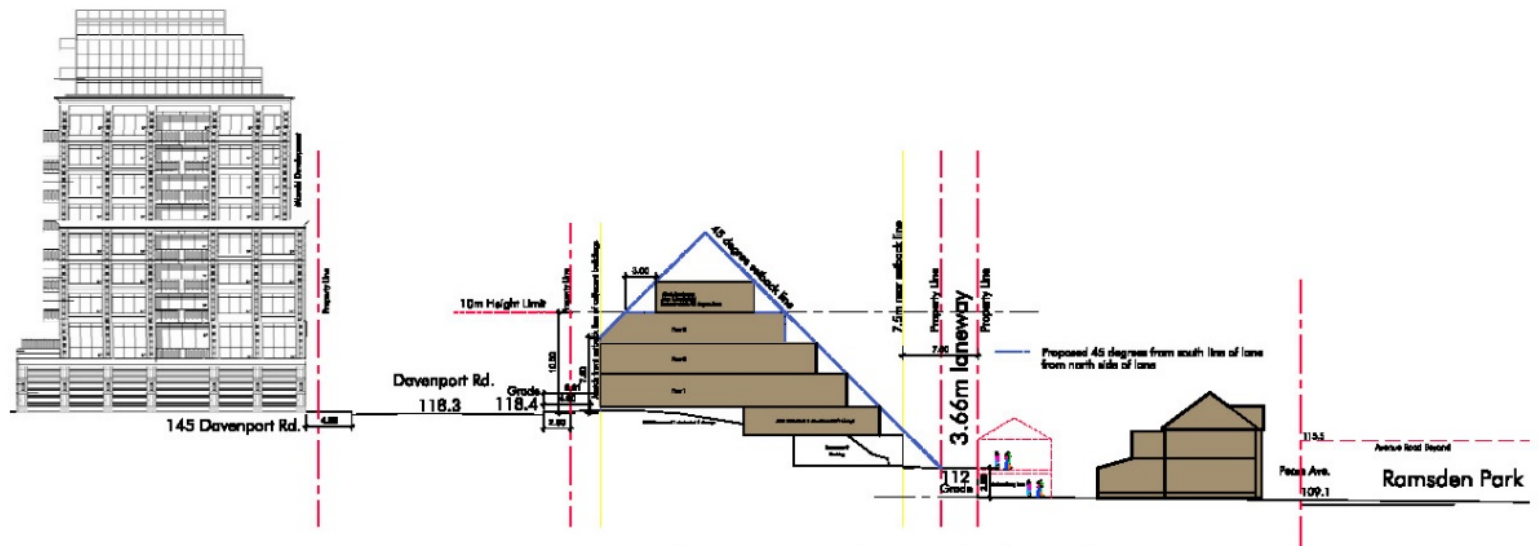


Davenport Corridor Segment 10 EMS Site

Policy Framework

DAVENPORT TERRACE SEGMENT 11

- Unique SEGMENT due to a major grade change
- Modest change is anticipated through additions and renovations to existing buildings
- Retail and service commercial uses at-grade are required in this SEGMENT



Davenport Terrace Segment 11 Section looking West

Policy Framework

STABLE NEIGHBOURHOOD DISTRICTS

- Modest change is appropriate throughout the STABLE NEIGHBOURHOOD DISTRICTS
- Physically stable areas made up of lower scale buildings, Urban Squares, Courtyards and Connecting Links
- Small and modestly scaled retail, service commercial and office commercial uses are accommodated
- Includes: mixed use PRECINCTS – YORKVILLE VILLAGE PRECINCT AND HAZELTON/SCOLLARD VILLAGE PRECINCT and residential neighbourhoods – SULTAN VILLAGE PRECINCT, YORKVILLE TRIANGLE NEIGHBOURHOOD PRECINCT and RAMSDEN PARK NEIGHBOURHOOD PRECINCT

YORKVILLE VILLAGE PRECINCT

- It has small scale development and narrow lots/streets with mixed uses and low to mid-rise buildings
- Intensive retail, restaurant and bar activity featuring outdoor patios
- Robust and fine grained Pedestrian Realm Network
- Concentrated around the Village of Yorkville Park
- Should accommodate an array of compatible development

HAZELTON/ SCOLLARD VILLAGE PRECINCT

- Low-rise, commercial and residential neighbourhood
- Mix of low intensity office and residential uses with 2 and 3 storey single detached and semi-detached houses and apartments

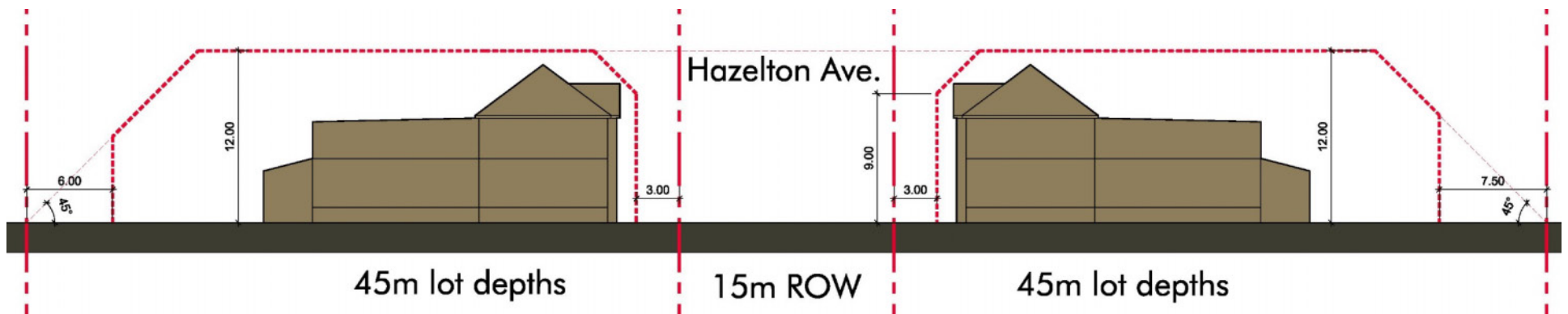
Policy Framework

SULTAN VILLAGE PRECINCT

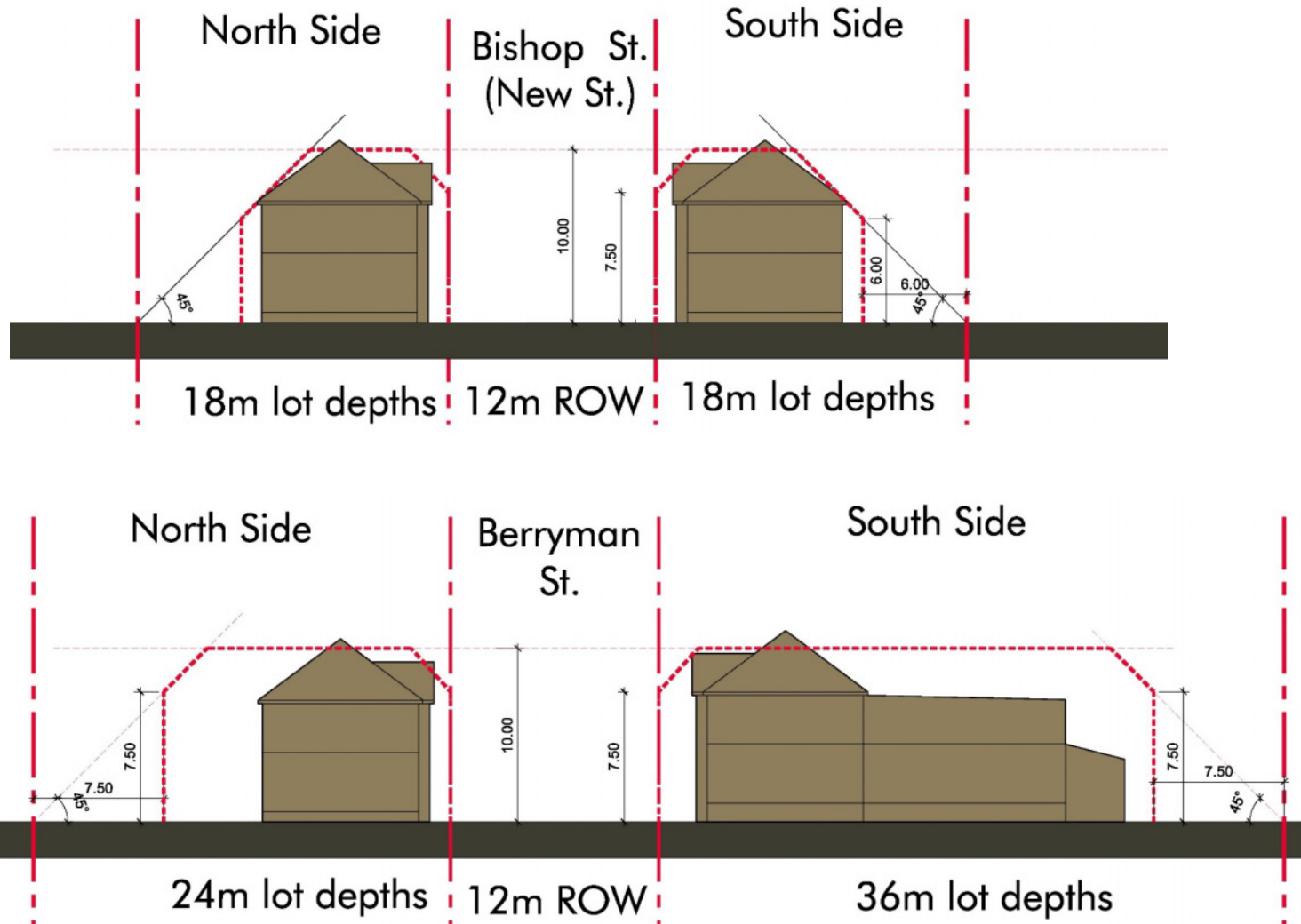
- Low and mid-rise cluster of buildings within the mid and high rise buildings of the PRIMARY DEVELOPMENT DISTRICTS, south of Bloor Street
- Some Designated Heritage Buildings
- Land uses are primarily residential, with some small scale commercial office and retail uses within mixed use buildings

YORKVILLE TRIANGLE NEIGHBOURHOOD PRECINCT

- One of the oldest residential areas in the City
- Designated as the Yorkville-Hazelton Area Heritage Conservation District
- Contains the Jesse Ketchum School an important feature in this PRECINCT



Policy Framework



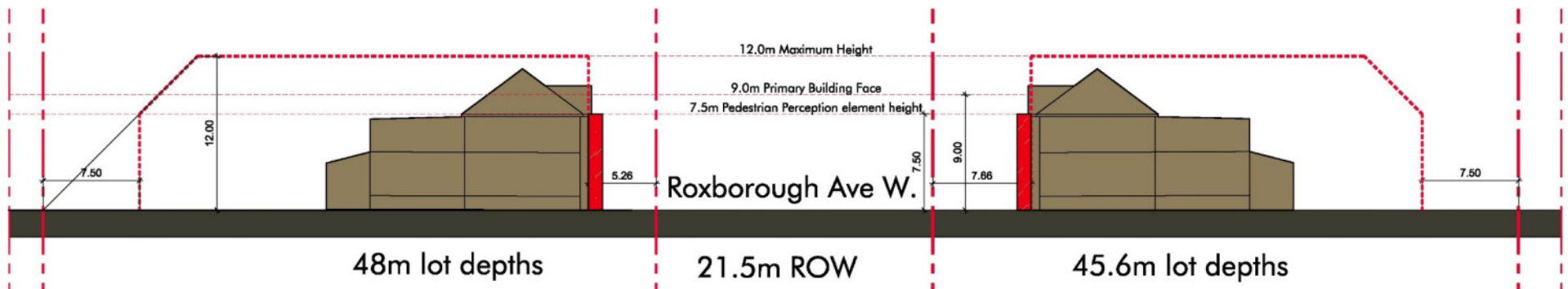
Policy Framework

McMURRICH NEIGHBOURHOOD PRECINCT

- Includes a long-term care and retirement residence – Belmont House
- Limited open space in this PRECINCT

RAMSDEN PARK NEIGHBOURHOOD PRECINCT

- Ramsden Park a major feature of this PRECINCT
- Range of lot sizes and front yard setbacks
- Larger detached homes on larger lots and simple semi-detached and townhouses on smaller lots
- Stable area with infill development



Next Steps

- Request that the City use this Planning Framework & Implementation Strategy as the basis for a Secondary Plan and Implementing zoning regulations