

Attachment 1
Yorkville – East of Bay Planning Framework Report
Dated July 24, 2014



YORKVILLE – EAST OF BAY

PLANNING FRAMEWORK

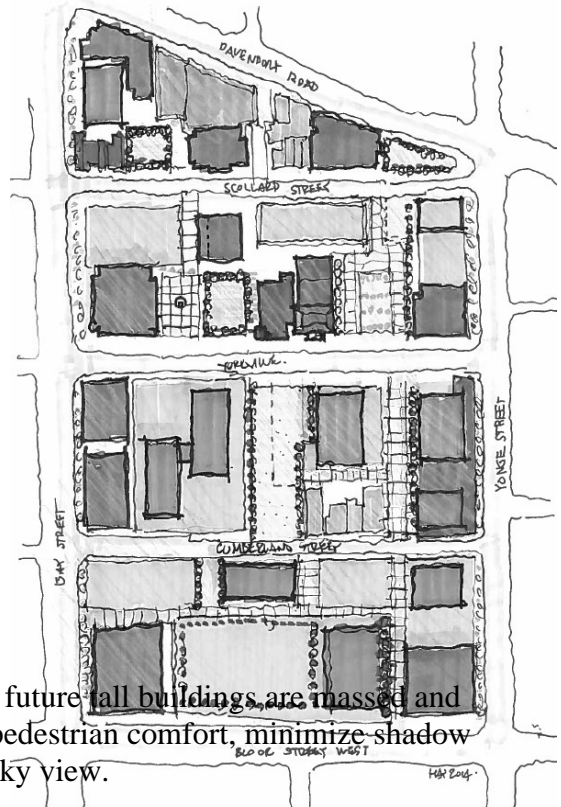
1.0 Vision

Yorkville - East of Bay will be transformed into one of the most vibrant areas of the city with new tall buildings that are appropriately sited, massed and well-separated within a system of public open spaces and pedestrian connections. Tall building height and location will limit shadow impact on low-rise areas and open spaces and views of the sky will be protected. Pedestrian areas will be designed to optimize pedestrian experience in terms of weather protection, animated ground floors with retail, and pedestrian scaled massing of buildings with high quality materials. Open spaces will be designed with seating, public art and include family and pet-friendly areas.

2.0 Goals

The Goals of the Planning Framework are to:

1. Create a mid-block Open Space Walkway System that provides two public north/south pedestrian connections at grade and includes open spaces;
2. Design the Yorkville-East of Bay Cross Streets to reflect their distinct characters; and
3. Ensure all existing, approved, proposed and future tall buildings are massed and designed to provide open space, maximize pedestrian comfort, minimize shadow and wind impacts, and protect privacy and sky view.



3.0 Pedestrian Environment and Connectivity

Mid-block pedestrian connections, parks and courtyards are one of the more celebrated urban design attributes which contribute to Yorkville's success. The quality and uniqueness of this network of pedestrian open space and walkway system should be improved and expanded as new developments are proposed in the Yorkville – East of Bay area.

The Yorkville – East of Bay Planning Framework builds on existing policies and guidelines and identifies two mid-block pedestrian connections created by a series of parks, open spaces, linear parks and interior walkways. A pedestrian and open space system is fundamental to providing space for social activity and recreation. The two mid-block pedestrian systems are named by their defining features - Town Hall Walkway and Clock Tower Walkway – as shown on Map 1. Town Hall Walkway has Town Hall Square as its central anchor and Clock Tower Walkway has the Fire Hall Clock Tower at its central view terminus.

3.1 Pedestrian Experience

The Yorkville – East of Bay Planning Framework provides a structure for new pedestrian routes. Through the review of individual planning applications and capital works undertakings when possible, sidewalks will be widened with building projections or canopies above to shelter pedestrians from the elements. The pedestrian experience will be improved on the sidewalks and new walkways along animated ground floors of buildings. These streetscape improvements with access to the underground pedestrian network will improve the overall pedestrian experience in Yorkville – East of Bay.

3.1.1 Wind

Tall buildings can create impacts on the public realm which include increased wind conditions. The prevailing wind in the Yorkville – East of Bay area generally comes from the north and west. Isolated wind impacts experienced by pedestrians today result from some existing tall buildings, specifically Site Nos. 3 and 5 (see Map 1) which are generally the leading edge of the wind carried over lower rise areas. As new towers are introduced to the south of these existing towers, conditions are anticipated to improve along Cumberland Street and Bloor Street. Pedestrian comfort can be improved from possible impacts of wind caused by tall buildings, by applying mitigation strategies found in the City's Tall Building Design Guidelines, which can include horizontal canopies and large step backs above the base building.

4.0 Mid-Block Linear Park System

4.1 Clock Tower Walkway

Clock Tower Walkway is located just east of Bay Street and provides pedestrian access from Bloor Street to Davenport Road. The vision of the Walkway was born through the mid-block connection proposed through the redevelopment of the Toronto Parking Authority parking structure. The site size provided the opportunity to create a new view and pedestrian walkway to the Fire Hall Clock Tower from Cumberland Street. The intent is to widen the proposed walkway into a larger public park between Cumberland Street and Yorkville Avenue that will act as a central open space for the Yorkville – East of Bay area. Inspired by the possibility of this new connection, a route will be secured through the existing Holt Renfrew Centre from Bloor Street; modifying an existing approval at Cumberland Terrace, all leading the pedestrian north and through the Four Seasons' Rose Garden mid-block connection, ending at Davenport Road.

The following table charts the course of the Clock Tower Walkway and identifies the elements of the tall building sites (as labeled on Map 1) that would be necessary to contribute to the open space network. These would be secured through the development review process.

Description of Open Space / Walkway System (from north to south)	Site #
Davenport Road	
A new open space is envisioned around the northeast corner of Scollard Street and Bay Street, as part of any future development.	14
An existing pedestrian walkway along the east side of the Stone Church.	1
Scollard Street	
An existing pedestrian open space ('Rose Garden') and an outdoor walkway through the Four Seasons Hotel and Residence.	3\4
Yorkville Avenue	
The walkway and plaza next to Site No. 11 is to be expanded into a larger public park.	15
A new public square and walkway.	10\11
Cumberland Street	
A new Privately Owned Publicly-Accessible Space is anticipated on both sides of tall building Site No. 8.	8
Mayfair Mews	
A new pedestrian walkway through Holt Renfrew from its main entrance on Bloor Street to a new north exit at Mayfair Mews.	13
Bloor Street	

4.2 Town Hall Walkway

Town Hall Walkway is intended to provide pedestrians with an outdoor mid-block connection, just west of Yonge Street. The existing heritage buildings built to the streetline along Yonge Street provide little opportunity to widen the sidewalk to improve comfort and amenity to pedestrians on the west side of Yonge Street. Town Hall Walkway is to be designed as a linear park with hard surfaces, landscaping and seating. The walkway will range from 4 to 7 metres in width to provide ample space for pedestrians and landscaping. Details such as consistent paving materials and lighting will be secured through the development review process.

The following table charts the course of the Town Hall Walkway and identifies its elements that tall building sites (as labeled on Map 1) would be required to contribute to the open space network, which would be secured through the development review process.

Description of Open Space / Walkway System (North to South)	Site #
Davenport Road	
Frank Stollery Parkette.	
Scollard Street	
A new open space is anticipated generally in the area located at 11 Scollard Street in connection with any redevelopment at 874-878 Yonge Street.	
The existing Town Hall Square Park provides pedestrians the ability to move through the block to Scollard Street.	5
Yorkville Avenue	
A new 7-metre wide pedestrian walkway and adjacent widened public lane. This walkway is to be lined with trees and seating.	12
	16
Cumberland Street	
A new pedestrian walkway adjacent to a new driveway associated with the redevelopment of Cumberland Terrace.	8\9
Mayfair Mews	
A new 4-metre walkway with landscaping alongside a widened Mayfair Mews.	13
Bloor Street	

4.3 Cross-Street Character Types

The cross streets in the Yorkville – East of Bay Planning Framework area each have their own identities which will be strengthened with new developments in accordance with the following:

4.3.1 Cumberland Street – “Pedestrian Shopping Street”

Cumberland Street is relatively narrow with two-way vehicular movement at Bay Street transitioning to one-way eastbound to Yonge Street. The street has curbside parking and narrow sidewalks. With new development along Cumberland Street both the new buildings and streetscape will complement one another, with the objective of creating a pedestrian-oriented shopping street. The following objectives should be considered in the potential redesign of Cumberland Street and any development proposals fronting onto it.

Objectives:

- design as a shopping street with narrowly articulated store fronts
- design streetscape with a consistent paving pattern from building-face to building-face
- maximize sidewalk width by setting back buildings and ground floor
- provide for moveable bollards to expand the pedestrian realm seasonally
- provide street furniture with a variety of seating options
- provide weather protection for pedestrians
- introduce Privately Owned Publicly-Accessible Space (POPS) signage and wayfinding to the walkways and open spaces



4.3.2 Yorkville Avenue – “Civic Street”

Yorkville Avenue serves as the area’s cultural arena with historic civic buildings including the Fire Hall and Library framed by the ‘Rose Garden’ and Town Hall Square Park public open spaces. The street has stone pavers and should be designed to maximize gathering opportunities for social interaction.

Objectives:

- set back buildings to provide space for outdoor cafes and public art
- maximize seating opportunities in various forms (i.e. fixed and movable)
- require high quality building and streetscape materials
- recognize, create and protect views of heritage buildings
- locate opportunities and install the Bloor-Yorkville BIA's pedestrian light standards and other street furniture
- identify opportunities for civic and community related messaging (i.e. banners)

4.3.4 Scollard Street – “Residential Street”

Scollard Street is made up of low-rise and tall buildings, heritage buildings, and servicing access to tall buildings. Of the three cross-streets in the Yorkville – East of Bay area, Scollard Street is most residential in character with grade-related access to many buildings and a well-treed streetscape.

Objectives:

- maximize the amount of soft landscaping including ground cover and trees
- provide a fine grained rhythm of storefronts with local service retail
- identify and introduce additional benches
- add grade related residences with front doors on the street

4.4 Underground Pedestrian Connectivity

The underground pedestrian network through the Yorkville – East of Bay area will remain intact and be improved in terms of the quality of retail servicing residents, workers and visitors. While there may be opportunities to expand the network further north, preference will be given to the objective of creating a dynamic and animated public realm at grade. Currently, the system links the Bay and Yonge subway stations through Cumberland Terrace and connects north to the Toronto Parking Authority (TPA) parking garage on Cumberland Street.

5.0 Tall Building Sites and Built Form Objectives

The Planning Framework's built form objectives fit within the vision for Yorkville – East of Bay and applies to the following catalogue of tall buildings over 12 storeys, which includes existing, approved, proposed, and potential opportunities for tall building sites.

5.1 Existing Tall Buildings

All existing buildings form part of the character of the Yorkville – East of Bay area. They take on many forms, height, and land uses. Commercial buildings are generally located along Bloor Street. Moving north, the buildings become mixed-use and then primarily residential. While these buildings exist, there are opportunities to improve their streetscape and open spaces to provide improved pedestrian comfort and amenity.

Site #	Address	Built Form Objectives
1	40 Scollard St.	<ul style="list-style-type: none"> - improve pedestrian lighting - improve seating opportunities - adapt buildings to provide improved weather protection – i.e. canopies - create opportunities for additional soft landscaping - signs for existing POPS
2	8 Scollard St.	
3	60 Yorkville Ave.	
4	55 Scollard St.	
5	18 Yorkville Ave.	
6	60 Bloor St. West	
7	2 Bloor St. West	

5.2 Approved Tall Buildings

There are two approved (not built) tall buildings in the Yorkville – East of Bay area, located on part of the 2 Bloor Street West property. The Ontario Municipal Board has approved two new towers with a 30.6-metre base building height including grade-related commercial space, four levels of above-grade parking and ‘rooftop villas’ at the corner of Bay and Cumberland Streets. While the zoning for these tall buildings has been approved – some modifications are needed to fulfill the vision of the Yorkville – East of Bay Planning Framework.

Site #	Description	Built Form Objectives
8	170 metre tower including a 10-metre mechanical penthouse	<ul style="list-style-type: none"> - reduce podium height - shift tower west and create a pedestrian walkway and open space on either side of tower - design tower with no projecting balconies - provide widened sidewalk with weather protection features - limit incremental shadow on open spaces and shadow sensitive areas
9	102.9-metre tower including a 6.3-metre mechanical penthouse	

5.3 Proposed Tall Buildings

Three applications propose a total of four tall buildings in the Yorkville – East of Bay area.

Site #	Address	Built Form Objectives
10	27-37 Yorkville Ave. and 26-32, 50 Cumberland St.	<ul style="list-style-type: none"> - create public walkway and plaza as part of the Clock Tower Walkway system with seating and public art - limited to two linked towers - minimize shadow impact on low-rise areas, Jesse Ketchum Park/Schoolyard, and other open spaces - minimize tower frontage on Yorkville Avenue and Cumberland Street - provide setback at ground floor with weather protection for pedestrians - minimize vehicular traffic over sidewalks - design tower with no projecting balconies
11	Proposal to amend the Official Plan and Zoning By-law to permit two linked towers at 62 and 40 storeys (File Nos. 12 191650 STE 27 OZ & 14 173892 STE 27 OZ).	
12	836-850 Yonge St. and 1-9A Yorkville Ave.	<ul style="list-style-type: none"> - conserve and preserve the commercial heritage buildings along Yonge Street - set back ground floor on Yorkville Avenue to create space for public art and cafes - provide a 7-metre wide north/south linear park forming a portion of the Town Hall Walkway - minimize shadow impact on low-rise areas, Jesse Ketchum Park/Schoolyard, and other open spaces - create a consistent paving pattern along the linear park and public lane - design tower with no projecting balconies
	Proposal to amend the Zoning By-law to permit a 54-storey mixed use building and alter and demolish heritage buildings. (File No. 13 246101 STE 27 OZ).	
13	50 Bloor St. West	<ul style="list-style-type: none"> - minimize shadow impact on low-rise areas, Jesse Ketchum Park/Schoolyard, and open spaces - provide pedestrian access to the Clock Tower Walkway and Town Hall Walkway systems - widen public lane - design tower with no projecting balconies
	Proposal to amend the Zoning By-law to permit a 71-storey mixed use development (File No. 13 246101 STE 27 OZ).	

5.4 Potential Opportunities for Tall Buildings

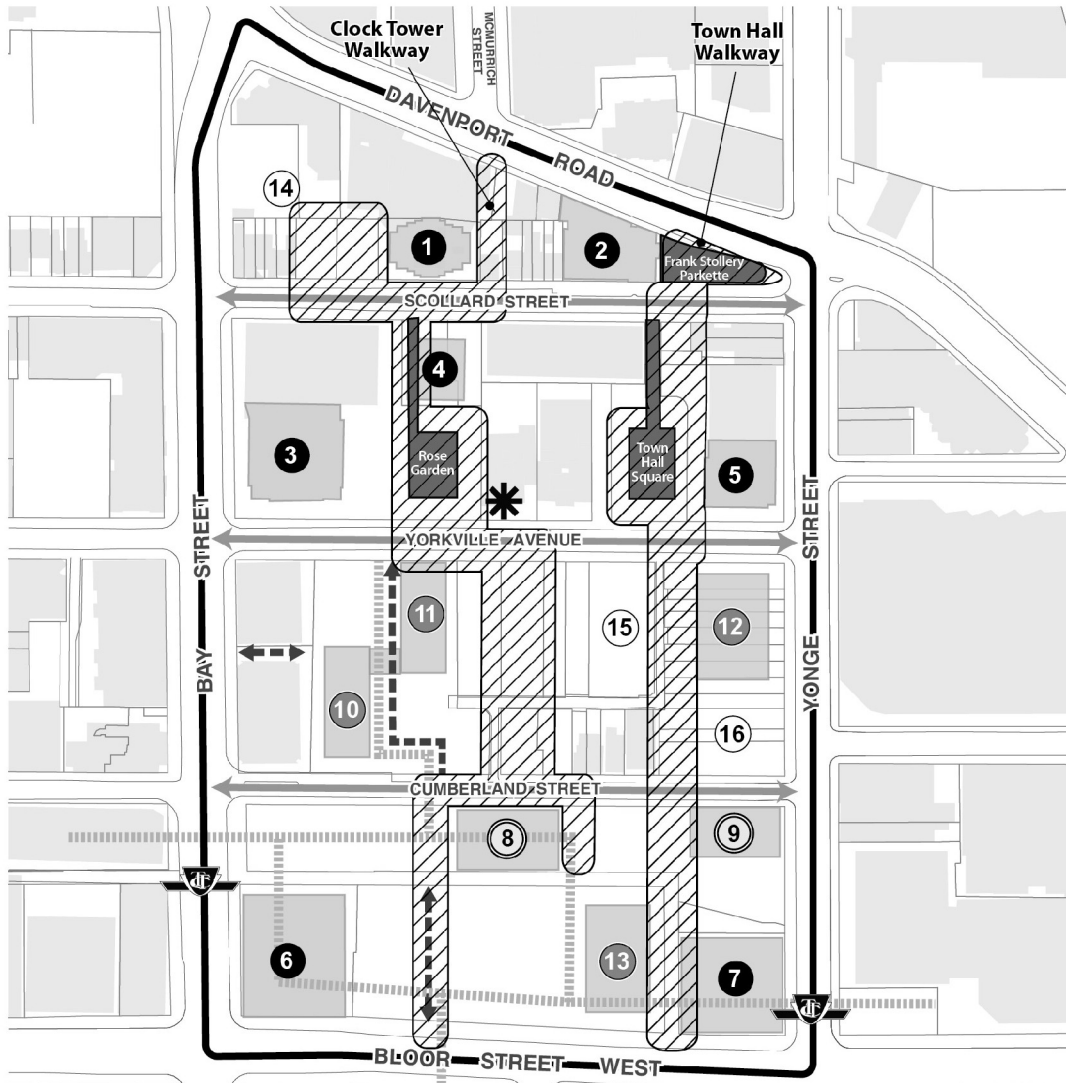
Tall buildings on these sites will be conditional upon landowners providing the open spaces that will complete the vision for the area. These additional sites have been identified as potential opportunities, and depending on the proposal, an Official Plan Amendment may be required. The height of these tall buildings, while greater than 12 storeys, cannot be projected at this time. In particular, Site Nos. 14 and 15 are located outside of the Height Ridge and Height Peak in Area Specific Policy 211 in the Official Plan.

Site #	Address	Built Form Objectives
14	48-58 Scollard St. and 1315-1325 Bay St. (includes heritage buildings)	<ul style="list-style-type: none"> - satisfy all heritage Official Plan policies - comply with the heritage principles contained in the City's Tall Building Guidelines - provide a publicly accessible open space linked with the Clock Tower Walkway system with seating and public art - design base building consistent with the character of Scollard Street - limit shadow on Jessie Ketchum Park/Schoolyard
15	11-21 Yorkville Ave. (includes a residential rental building)	<ul style="list-style-type: none"> - satisfy all rental housing replacement policies - possible tower must provide a minimum of 25 metre tower separation or greater to proposed tall building at Site Nos. 11 and 12 - provide publicly-accessible open space to the west, completing the transformation of the publicly accessible plaza and walkway into a single enlarged public park with seating and public art - design tall building with no projecting balconies - set back building and ground floor from Yorkville Avenue to provide for widened sidewalks and outdoor cafes
16	2-8 Cumberland St. and 830-834 Yonge St. (includes heritage buildings)	<ul style="list-style-type: none"> - satisfy all heritage Official Plan policies - continue the 7-metre wide linear pedestrian park system from Cumberland Street to Site No. 12 - design tall building with a significantly limited floor plate (approximately 400 square metres) with no projecting balconies - tall building must be set back a minimum of 10 metres from Yonge Street and comply with the heritage principles contained in the City's Tall Building Guidelines - tall building must provide a minimum 25 metre tower separation or greater to tall building at Site No. 12 and a 3 metre setback from Cumberland Street.

6.0 Implementation

The Planning Framework is to be used as a guideline in the review all current and future planning applications in the Yorkville – East of Bay area.

Map 1



- | | | |
|---------------------------|------------------------------------|---------------------------|
| Area Boundary | 1-7 Existing Tall Building | Below Grade Connection |
| Open Space Walkway System | 8-9 Approved Tall Building | Indoor Pedestrian Walkway |
| Existing Open Space | 10-13 Proposed Tall Building | Cross Streets |
| Fire Hall Clock Tower | 14-16 Potential Tall Building Site | TTC Subway Station |

Map1

Yorkville - East Of Bay

Not to Scale
07/18/2014

File # 13_165905 STE 27 0Z