

How to Use This Plan

August 2013

FINAL DRAFT

Flexible Framework

York University's Keele Campus has been in a constant state of evolution from its early days. From its early development at the edge of the city through the 60s and 70s, to an urban campus served by the subway in the next few years, the Keele Campus is now envisioned as an urban campus fully integrated with mixed use neighbourhoods surrounding the Academic Core. Through its 50 year evolution, the Keele Campus has responded to an array of opportunities that have contributed to its world wide reputation. The Master Plan will enable the University to continue to embrace opportunities to enhance the campus by providing a flexible framework to ensure individual initiatives contribute to strengthening the form and character of the Academic Core.

The Master Plan defines the broad structuring elements to guide the long term development of the Keele Campus. Broad structuring elements include pedestrian routes, University streets, City streets, natural features, courtyards and greens, cultural heritage features and land parcels for development. It provides urban design

and landscape direction for each of the 20 parcels that can accommodate future development. The direction defines where buildings should be located, important landmarks and corners, pedestrian routes and access, streets and service lanes and landscape features. It also provides direction with respect to consideration of cultural heritage features, archaeological resources and servicing when considering development in any one of the 20 parcels. The Master Plan provides a flexible framework and anticipates that a full range of building types will continue to be designed.

As a document that defines the broad structuring elements of the campus, it does not prescribe details such as land use, building material, type of street tree, paving materials, or type of outdoor furniture. It does however, provide direction for more detailed work that should be undertaken by the University to establish design standards for those specific components of the campus environment. The Master Plan, when used in conjunction with the design standards will guide planning and design for new academic buildings and facilities, public realm improvements and infrastructure.

The Master Plan makes no assumptions about which projects will be undertaken, when they will begin, who will lead a particular initiative, what a project will cost or how it will be funded. York University's success in taking action on the Key Directions or Implementation Priorities will depend on its ability to pursue innovative and sustainable funding models.

While the details of development of the Keele Campus will vary over time depending on, for example, priorities, financial parameters and academic needs, the fundamental pillars and broad structuring elements established in this Master Plan will provide a clear and integrated framework to guide change.

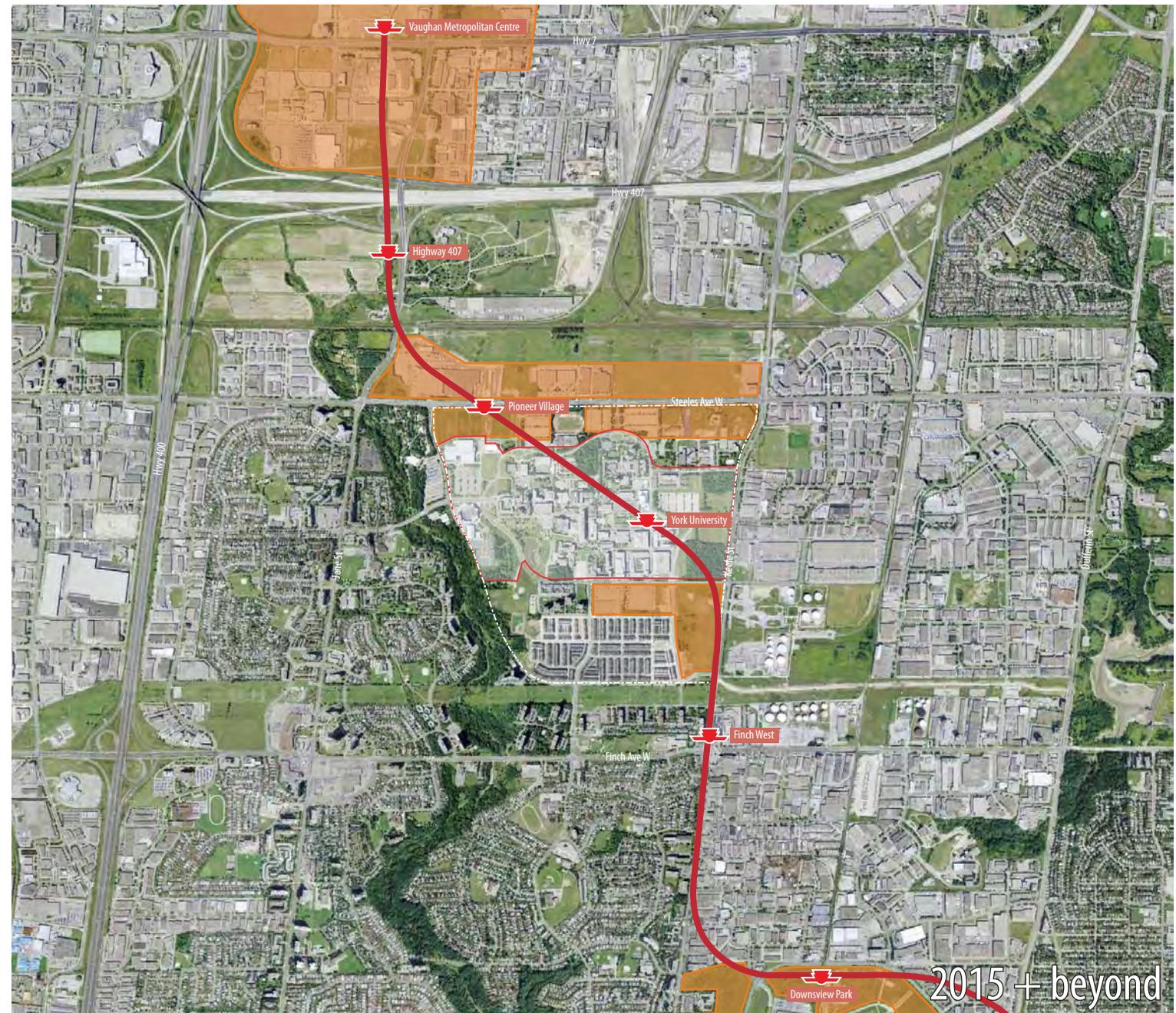
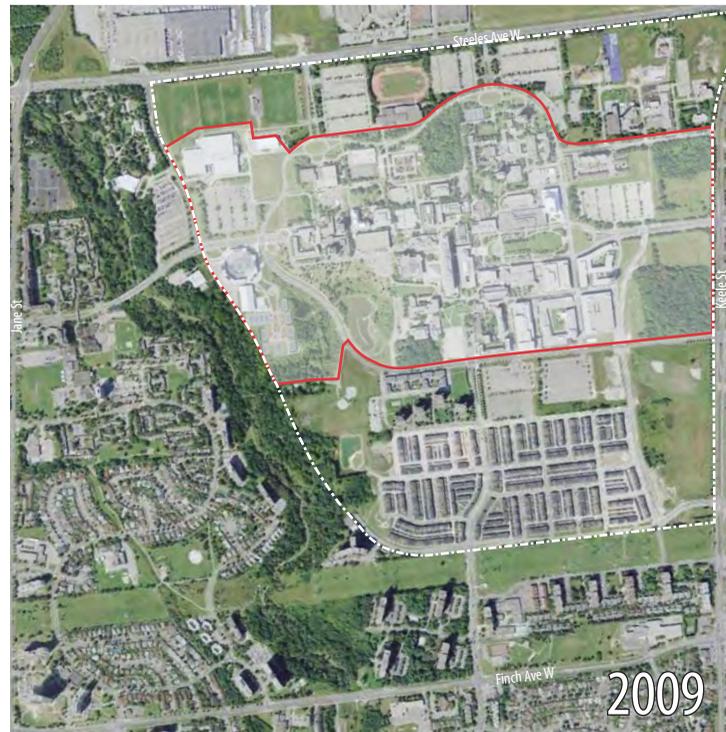


Living Document

As a flexible framework, the Master Plan will accommodate substantial change over time. The Master Plan should be updated by YUDC at any time new buildings, public realm improvements and infrastructure updates are implemented to ensure it accurately reflects current conditions. YUDC should initiate a review every 5 years to ensure adherence to its overarching pillars.

Fundamental changes that would significantly affect the overarching pillars, principles of each Lens, or framework of the Master Plan, would require review and approval by York University and YUDC to consult with the City of Toronto to ensure continued compliance with the *Secondary Plan (2009)*.

- Planned Mixed Use Development
- Subway
- ▾ Subway Stations

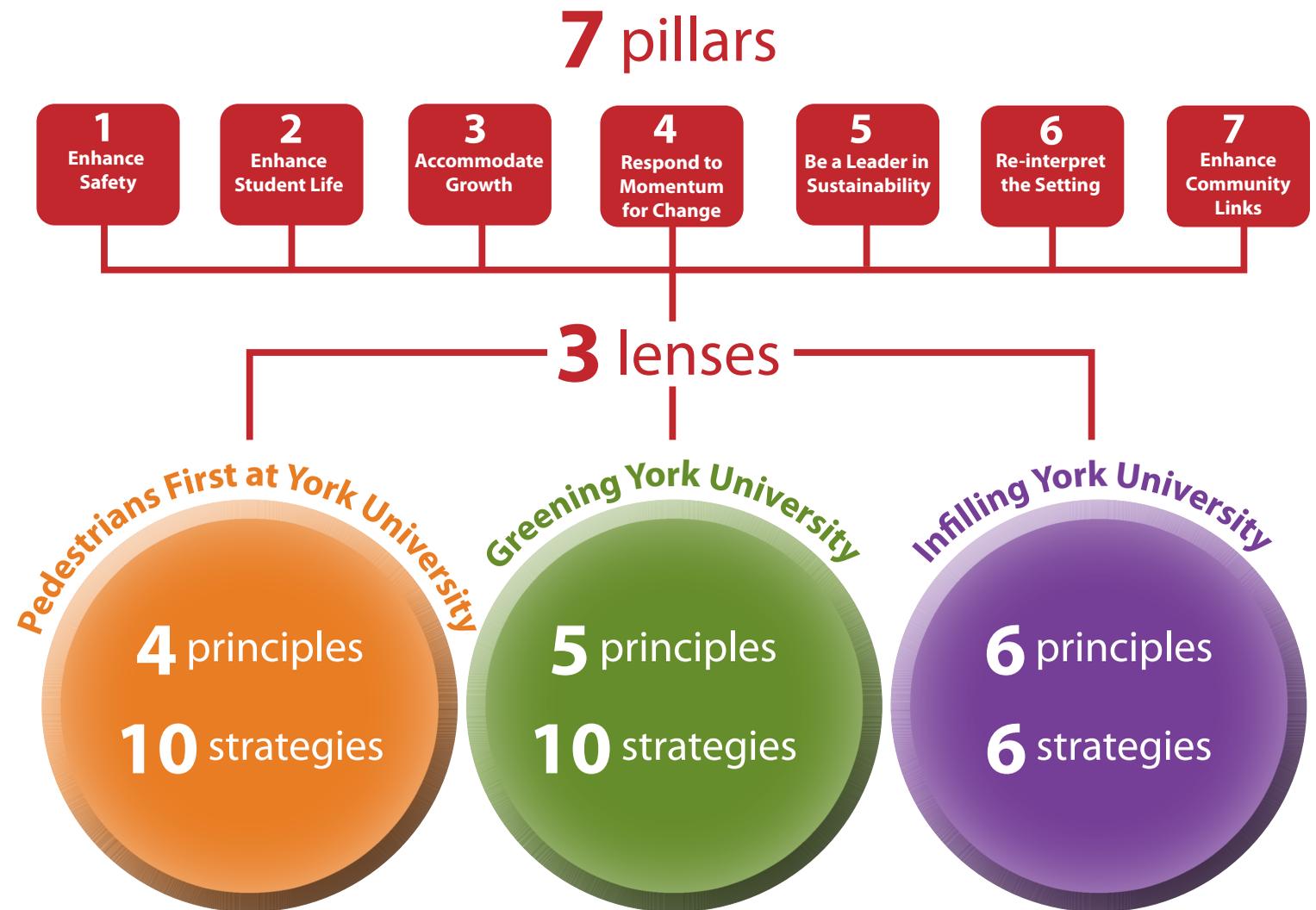


Summary of the Master Plan Framework

The Master Plan satisfies the requirement of the *York University Secondary Plan* that a Precinct Plan be prepared for the three precincts of the 'Academic Core' identified in the Secondary Plan. It is an important and necessary tool the City of Toronto will use through the municipal approval process to ensure campus developments are aligned with the public policy framework of the Secondary Plan. The Master Plan provides guidance for where infill development should occur and how it fits into the Academic Core, improvements to the public realm such as streetscapes, courtyards, greens, and how people will move around the campus walking, cycling, driving and on transit.

The Master Plan is framed under seven overarching pillars to:

1. Enhance Safety on Campus;
2. Enhance Student Life;
3. Accommodate Growth;
4. Respond to the Momentum for Change;
5. Become a Leader in Sustainability;
6. Re-Interpret the Campus Setting; and,
7. Enhance Community Links.



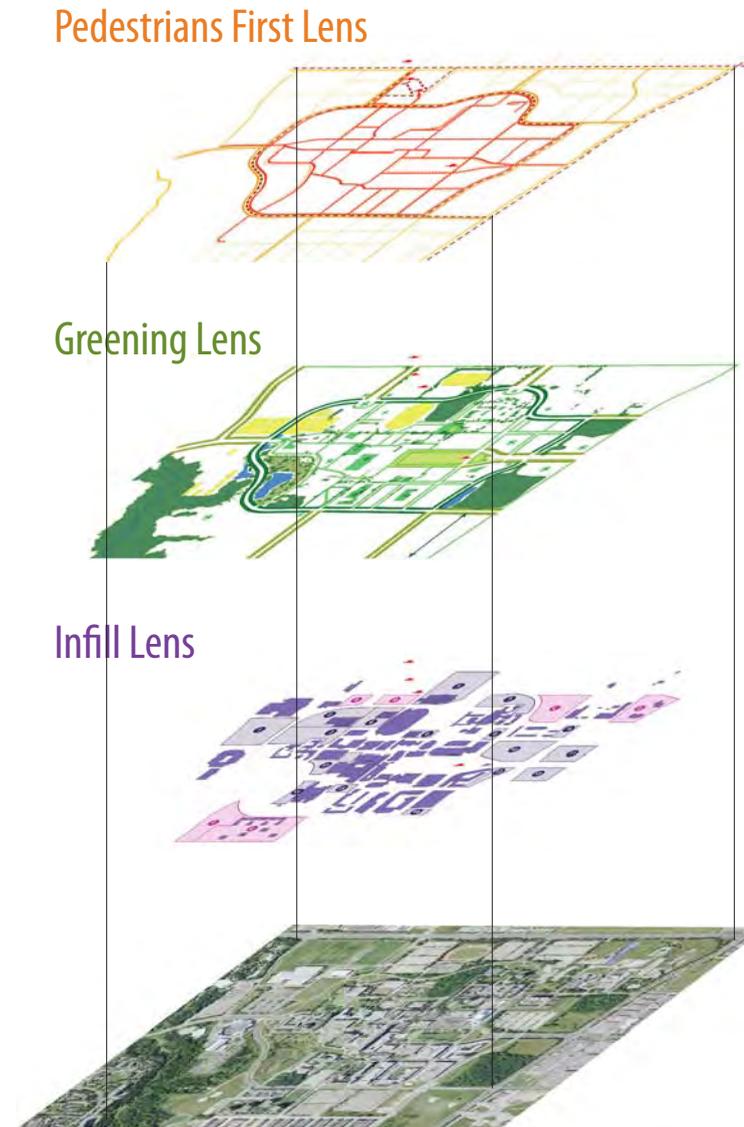
Three Lenses of the Master Plan

Strategic direction is provided through three lenses for physical features that are considered important for a coordinated program of campus building over the implementation period of this plan. The lenses are not meant to be silos, but rather overlapping views of key physical features seen from different vantage points.

Pedestrians First at York University describes strategies with respect to transit, pedestrian routes, roads, parking, bicycling, wayfinding, service and delivery.

Greening York University describes strategies with respect to greening the Academic Core and sets out strategies for natural areas, the Arboretum, Cultural Heritage Landscapes, The Common, the greens, streetscapes, gateways, athletic facilities, public art, sustainability and stormwater management.

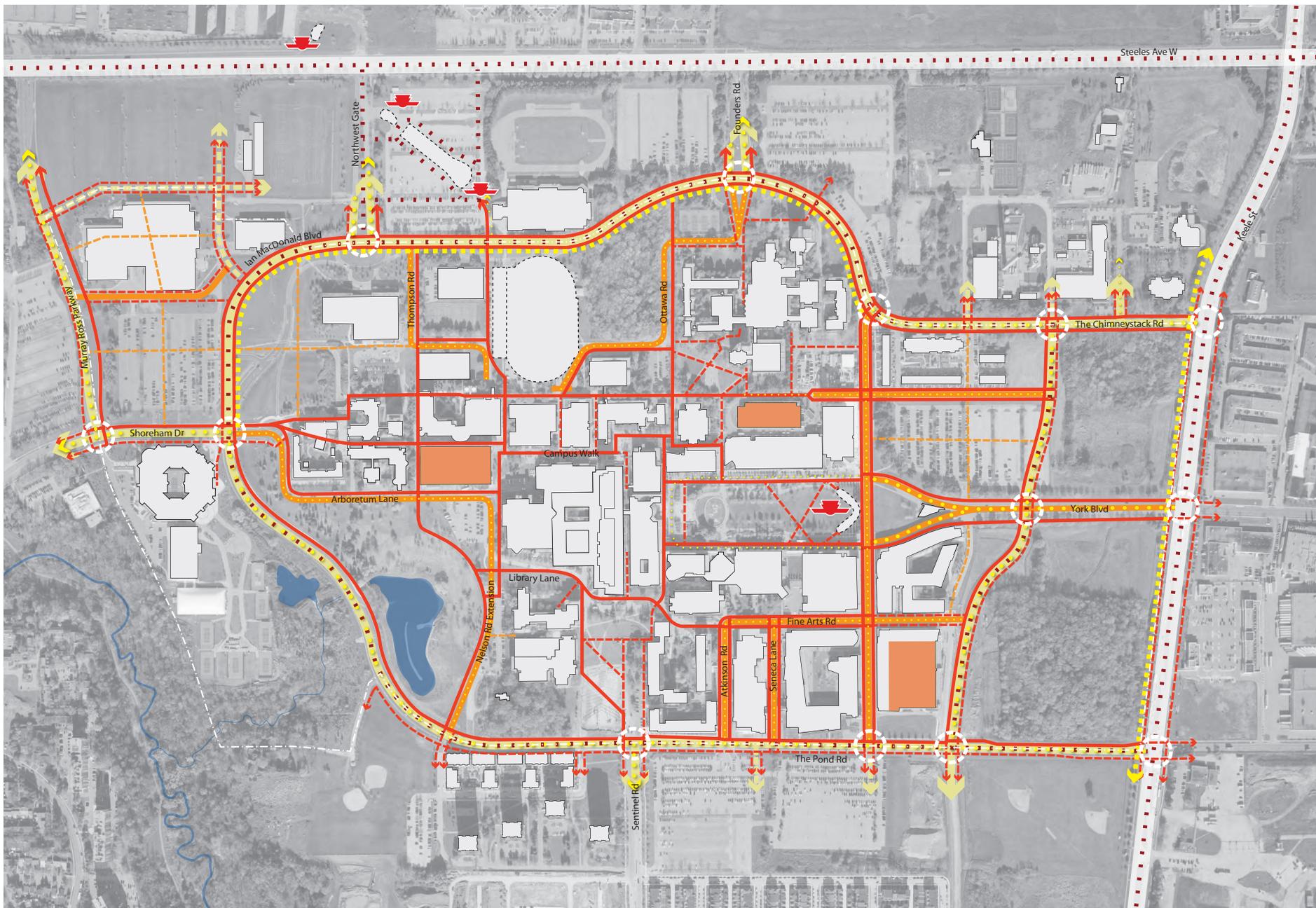
Infilling York University describes strategies focused on the distribution of development potential across underused parcels in and around the Academic Core. Guidelines for urban design, student housing, protection of heritage buildings, protection of archaeological resources and provision of servicing are included.



Pedestrian Lens

The Principles listed below will serve to guide decision-making in relation to the pedestrian experience, wayfinding and movement across the campus. They are directly applied to the Keele Campus through 10 Strategies. Each Strategy generates Key Directions and Implementation Priorities to further assist the University in determining the next steps as the Keele Campus grows.





Consolidation of Strategies in the Pedestrians First at York University Lens



Greening Lens

The Principles noted below will guide decision-making in relation to greening the Keele Campus. They are directly applied to the Keele Campus through 10 Strategies. Each Strategy generates Key Directions and Implementation Priorities to further assist the University in determining the next steps as the Keele Campus continues to grow.

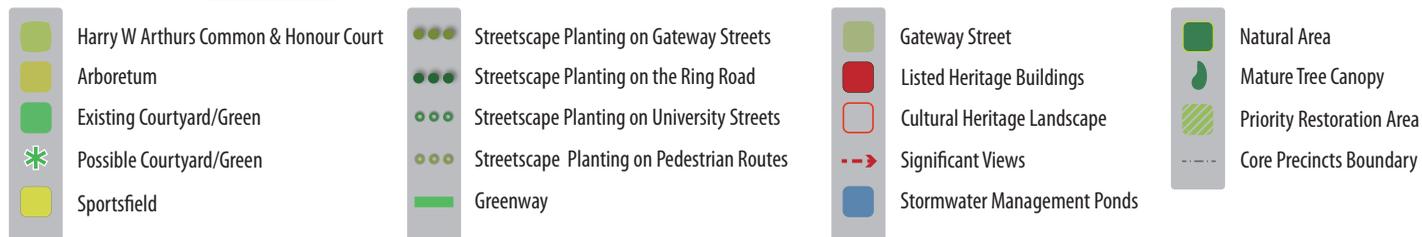


Strategies



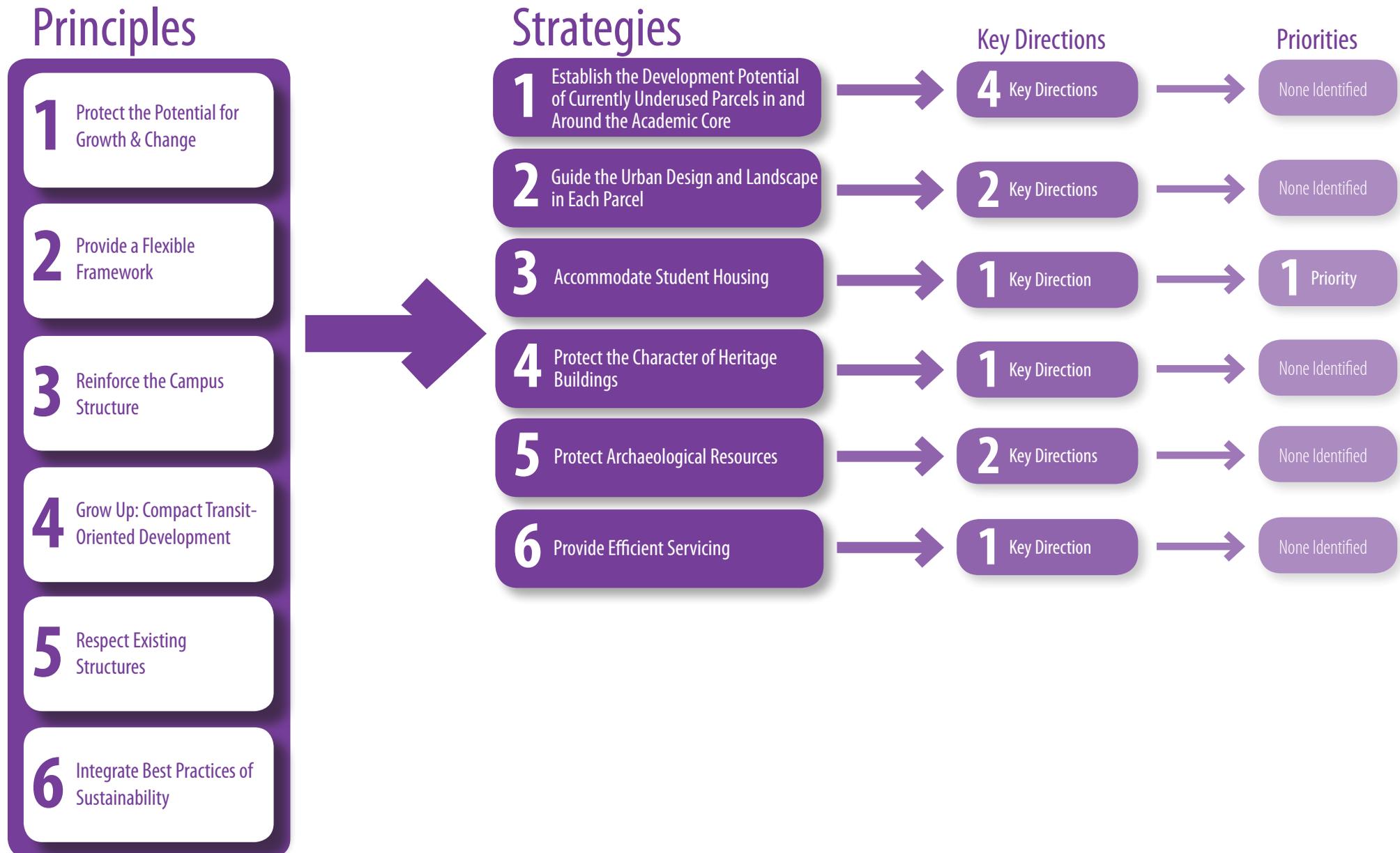


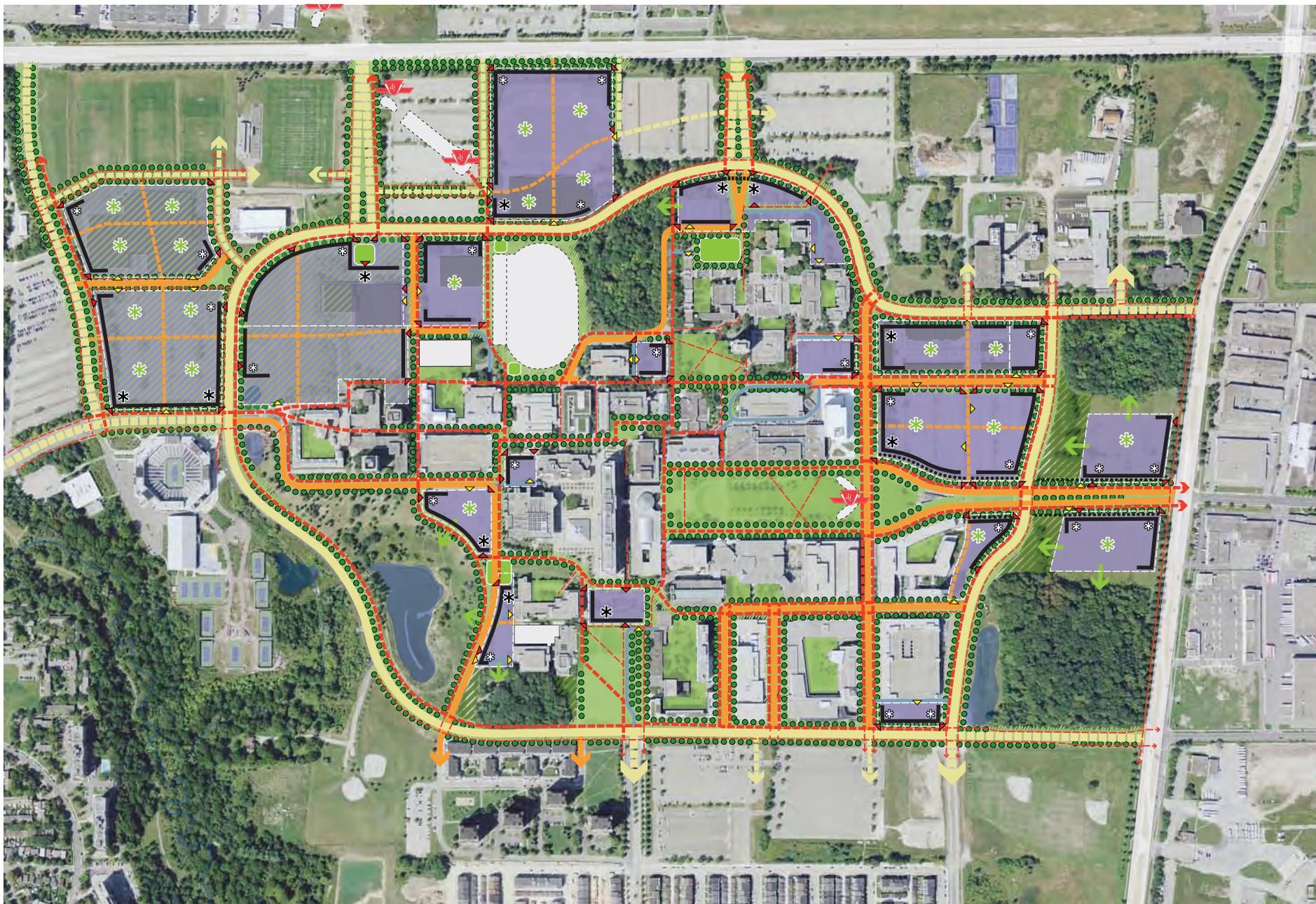
Consolidation of Strategies in the Greening York University Lens



Infill Lens

The Principles listed below serve to guide decision-making in relation to infilling the Academic Core. They are directly applied to the Keele Campus through 6 Strategies. Each Strategy generates Key Directions and Implementation Priorities to further assist the University in determining the next steps as the Keele Campus grows.





Urban Design & Landscape Strategies
in the Infilling York University Lens

- | | | | | | | | | | |
|--|-----------------------------|--|----------------------------|--|-------------------------|--|------------------------------|--|---|
| | Development Parcel | | Main Pedestrian Route | | Ring Road/Public Street | | Existing Courtyard/Green | | Priority Restoration Area |
| | Build-to-Line/Key Frontage | | Secondary Pedestrian Route | | University Street | | Possible Courtyard/Green | | Special Response to Adjacent Green Space |
| | York Blvd Pedestrian Canopy | | Pedestrian Access | | Mid-Block Connections | | Courtyard Required in Parcel | | Athletics Fields may be Located on Parcel |
| | Landmark/Terminii | | | | Servicing Lane | | Tree Planting | | Stormwater Ponds |
| | Prominent Corner | | | | Vehicular Access | | Streetscape Improvements | | |

How the Master Plan Guides Development

The Master Plan guides University decision-making with respect to the location, form, and character of new academic buildings and facilities, public realm improvements, and infrastructure.

The Master Plan should be used at three stages in project planning:

1. Site Evaluation and Selection

With an outline of the new building or facility requirements, and development of use-specific evaluation criteria, desirable site characteristics can be determined and used to evaluate various development parcels in the Academic Core (see *Infilling York University*).

2. Conceptual Planning and Design

Once a parcel is confirmed, the conceptual planning and design for the project should be developed within the context of each lens of the Master Plan framework.

Pedestrians First at York University provides the framework with respect to transit, pedestrian routes, roads, parking, bicycling, wayfinding, service and delivery. **Greening York University** provides the framework with respect natural areas, the Arboretum, Cultural Heritage Landscapes, The Common, the greens, streetscapes, gateways, athletic facilities, public art, sustainability and storm water management. **Infilling York University** describes strategies focused on the distribution of development potential across the Academic Core and includes guidelines for urban design and landscape, protection of heritage buildings and archaeological resources and provision of servicing.

3. Detailed Design Development

The Master Plan should also be used to inform detailed design development as some of the Strategies will be more applicable at this stage in design. Additional detailed design guidelines prepared by York University that support the Master Plan can be used at this stage to enhance the Master Plan to fully inform development.

There are two inputs to the evaluation of a development initiative: the Master Plan strategies and use-specific evaluation criteria.

Use of the Master Plan's Strategies to Inform Development

Each development initiative should be evaluated within the context of the individual Strategies in each lens of the Master Plan. In considering the Strategies, the development initiative should be evaluated based on whether it:

-  fulfills the Master Plan strategy
-  opportunity to achieve the Master Plan strategy (through the next stage of site planning and building design)
-  does not meet the Master Plan strategy
- N/A** not applicable to the particular site location/initiative

The facing page includes an example of the evaluation of the Pan Am Stadium's conceptual site plan against the Strategies in the Greening York University lens.

When using the Master Plan to help with the evaluation of a number of possible sites at the Site Selection and Evaluation stage, it is useful to assign a value to each of the above. For example, a value of 3 for *fulfills the Master Plan strategy*, 2 for *opportunity to achieve the Master Plan strategy* and 0 for *does not meet the Master Plan strategy*. Though the assignment of values, a comparative evaluation of optional sites is enabled.

Greening the Campus Lens

Strategies

Evaluation of the Proposal

1 Enhance the Natural Areas		Plan meets the intent of the Master Plan by locating the stadium to protect the Boyer Woodlot with a 6m buffer. The Landscape Plan indicates planting to expand the woodlot.
2 Enhance Cultural Heritage Landscapes		Plan protects the Boyer Woodlot and through streetscape design will reinforce the character of the Ring Road. Detailed design development is required to clarify streetscape treatment with significant landscape treatment.
3 Enhance University Open Spaces		Plan meets the intent of the Master Plan by providing for new green space at the north and south ends of the stadium. The landscape character of both spaces requires further development to include more planting.
4 Enhance the Arboretum	N/A	Not applicable
5 Enhance the Streetscape		Plan provides opportunities to improve streetscape along the Ring Road. Detailed design development is required to describe the streetscape conditions.
6 Create Beautiful Gateways		Plan meets the intent of the Master Plan by creating a landmark feature on the north edge of the stadium and an important pedestrian connection to the campus from the Steeles West subway station.
7 Accommodate Athletic Facilities		Plan accommodates a significant new athletic facility.
8 Public Art		Detailed design development is required to confirm how public art could be incorporated in highly visible locations such as integrated into public spaces.
9 Reinforce the University's Sustainability Plan		Detailed design development is required to confirm how the project meets the University's targets for maximizing building and operational sustainability through water efficiency, energy conservation, reduction of emissions, material and resource selection, green construction practices and indoor environmental quality.
10 Integrate Stormwater Management with the University's Open Spaces		Plan supports the intent to integrate stormwater management into open spaces. Detailed design development is required to confirm how the field and open spaces will enable rainwater infiltration and/or retention to enhance stormwater management.

 Meets Master Plan Strategy Intent

 Potential to Meet Master Plan Strategy Intent Pending Further Development

 Does Not Meet Master Plan Strategy Intent

Use-Specific Evaluation Criteria

In addition, there may be use-specific evaluation criteria that are established for a particular development initiative. For example, in evaluating optional sites for a new Student Centre, use-specific evaluation criteria were established as a second input (in addition to the Master Plan Strategies) to identifying a preferred site.

The following is an example of the use-specific evaluation criteria established for the evaluation of optional sites for a new Student Centre.

ACTIVE close to active uses both day and night

VISIBILITY highly visible within the Academic Core

ACCESS easily accessible by transit, walkways, cycling, vehicle

OUTDOOR SPACE adjacent to outdoor space to eat, study and socialize

PROXIMITY 5 minute walk to major lecture halls and library

SITE SIZE adequate site size to accommodate 150,000 ft² building

COMPATIBILITY with adjacent uses

CATALYST for change in the immediate area/spin off benefits

APPROVALS compliance with current City zoning, no special studies required

Internal/Peer Design Review Panel

A Design Review Panel is a group of design professionals that provide independent objective advice aimed at ensuring design excellence. A number of Design Review Panels are currently operating in Toronto including for the City of Toronto, Downsview Park, Waterfront Toronto, Toronto Community Housing Corporation and the University of Toronto for both the St. George and Scarborough campus.

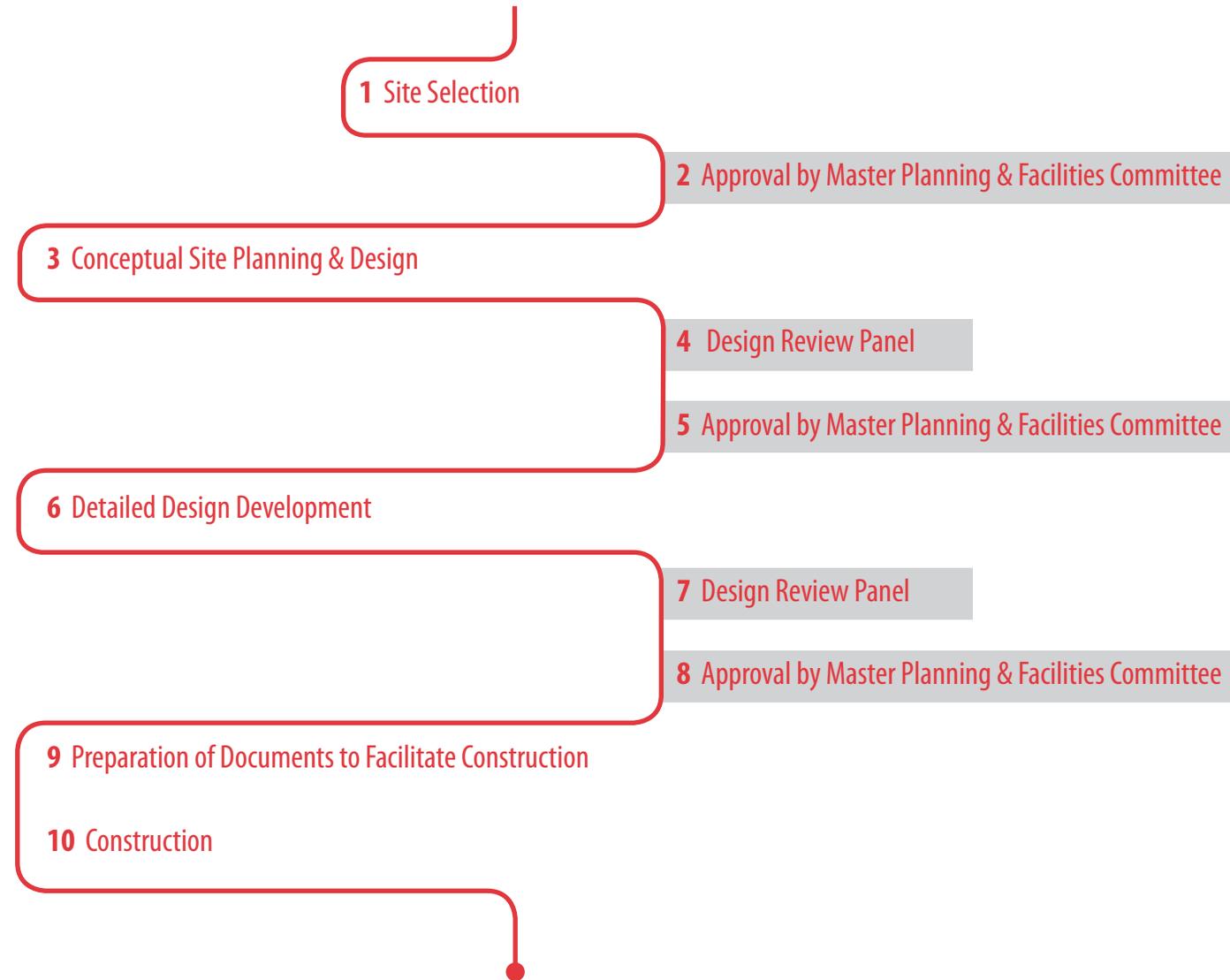
A Design Review Panel is recommended to provide independent expert advice to the University's Master Planning + Facilities Committee regarding the design of new academic buildings and facilities and public realm improvements – such as design of The Common or other university greens and streetscape enhancements. Charged with review of proposals at both the conceptual site planning/design stage and detailed design development stage, York University's Design Review Panel will provide independent advice to Master Planning and Facilities to consider when approving the early conceptual planning and design and the more detailed design development of new academic buildings, facilities and public realm improvements.

This critical review assures the University's continued commitment to high quality design and to the contribution made by individual projects to the vitality of the entire Academic Core. The Design Review Panel also ensures a "fresh eyes" look at new projects, and may identify missing elements that should be reflected in the Master Plan.

The Design Review Panel should include 5 professionals: two architects, one landscape architect, one urban designer and one planner who are members of their professional associations and are well recognized by their peers. At least one of the Panel members should have expertise in environmental sustainability or the equivalent of LEED accreditation.

The Panel would be coordinated by YUDC and CSBO based on detailed Terms of Reference for the Panel that will be prepared to include procedures, roles of each member, meeting schedule, reporting protocol, etc.

The following is a diagram that conceptualizes the development process and the timing of independent expert advice provided by a Design Review Panel.



Approvals/Studies Required During Detailed Planning & Design

The Master Plan fulfills the requirements of the *York University Secondary Plan* for a precinct or master plan to ensure campus developments are aligned with the public policy framework. The Master Plan is supported by a number of technical studies including Stage 2 Archaeological Assessments and Management Plans for each one of the woodlots in the Academic Core. The Master Plan will be used by the City to guide the detailed planning and design associated with new buildings, infrastructure improvement or public realm enhancements.

The Master Plan outlines a number of detailed guidelines that may be prepared over time to guide the key directions of the Strategies including:

- design standards for main pedestrian routes (including lighting and furnishings);
- design standards for University streets;
- standards for bicycle parking;
- detailed work plan to implement the recommendations of the Woodlot Management Plans;
- updated restoration plan for the Arboretum;
- landscape standards; and,
- public realm plan and standards for streets.

A number of studies will be required during the detailed planning and design for development initiatives, summarized as follows.

Site Plan Approval

Major campus development projects will be subject to the Site Plan Control process of the City of Toronto. Development that will be subject to Site Plan Control will only be applied to buildings and parking structures and not to public realm improvements. The Site Plan Control documents will reference the Master Plan for the planning rationale and context. The City of Toronto's Site Plan Control process typically requires the following technical studies:

- a boundary and topographic survey;
- building mass model;
- for buildings over 20m in height a pedestrian level wind study and a sun/shadow study;
- natural heritage impact study (see below);
- heritage impact statement/conservation strategy if the proposal is near a "listed" or "designated" property (see below);
- arborist tree preservation report;
- green development standards checklist;
- accessibility design standards checklist;
- noise impact study;
- vibration study;
- geotechnical study;
- servicing and storm water management report;
- transportation impact study (see below);
- parking study/loading study (if the proposal does not comply with the City's by-law standards); and,
- traffic operations assessment.

There are two types of review procedures for Site Plan Control applications. Approval authority for Site Plan Control has been delegated to the City staff. However, City Councillors retain the right to request that any individual application be reported to City Council for its decision.

Transportation Impact Study

A Transportation Impact Study will be prepared and submitted as part of the Site Plan Control process in the following cases:

- When the project is taking vehicular access directly from the municipal street or dictates that a change in traffic control along a municipal street is made, e.g., a pedestrian crossing;
- When the project involves the construction of more than 250 net new parking spaces in generally the same location on Campus; and,
- When the project involves the construction of more than 250 new parking spaces in a different location on Campus.

The study will conform to the City of Toronto's *Transportation Impact Study Guidelines* (2003) as amended. The following is a summary of the City of Toronto's requirements for a Transportation Impact Study report:

A. Description of the Development Proposal and the Study Area

B. Establishing a Transportation Context for the Analysis Horizon Year and Time Periods for Analysis

C. Estimation of Travel that will be Generated by the Development proposal and development of a TDM Plan

Estimation of Basic Travel Demand

Estimation of Adjustments to Travel Demand Resulting from TDM Initiatives

Summary of Travel Demand Estimates

D. Evaluation of Transportation Impacts and Identification of Transportation System Improvements Needed to Mitigate these Impacts

Evaluation of Impacts of Site-Generated Traffic Demand

Evaluation of Impacts of Site-Generated Transit Demand

Identification of Transportation System Improvements Required to Mitigate the impacts of the proposed Development

E. Parking and Access

F. Documentation and Reporting

Heritage Impact Assessment

A Heritage Impact Assessment is a study to evaluate the impact a proposed development or site alteration could have on cultural heritage resources. The Infilling York University Lens includes a Strategy to Protect the Character of Heritage Buildings. A total of 19 buildings are “listed” under the Ontario Heritage Act. As such, a Heritage Impact Assessment is required to identify potential impacts, mitigation measures and a conservation strategy, which could include documentation prior to demolition, interpretive signage, and design guidelines to harmonize mass, setback, setting and materials of new development. The assessment will conform to the City of Toronto’s *Heritage Impact Assessment Terms of Reference* (2010). The following is a summary of the City of Toronto’s requirements for a Heritage Impact Assessment report:

- (a) Introduction to Development Site
- (b) Background Research and Analysis
- (c) Statement of Significance
- (d) Assessment of Existing Condition
- (e) Description of the Proposed Development or Site Alteration
- (f) Impact of Development or Site Alteration
- (g) Considered Alternatives and Mitigation Strategies
- (h) Conservation Strategy

Phase 3 Archaeology Study

Given the nature of the early-nineteenth to twentieth century deposits of the Hoover Homestead site and given its association with the nineteenth century settlement and development, this site potentially represents a significant archaeological resource. A comprehensive Stage 3 assessment is required to be completed for the site prior to any subsurface disturbance events. A Stage 3 archaeological assessment is conducted to define the site extent and to gather a representative sample of artifacts. All archaeological work must be carried out in adherence with the Ministry of Tourism and Culture’s *Standards and Guidelines for Consultant Archaeologists* (2011).

The focus of the work would be to sample, inventory, identify and describe the archaeological resources associated with the Hoover Homestead site. This would be achieved by the hand excavation of one-metre square units within an established recording grid. Each unit will be excavated stratigraphically to subsoil and all fills will be screened through 6 mm mesh onto plastic tarps in order to facilitate artifact recovery and to maintain a tidy work area. Stratigraphic profiles will be drawn and photographed. The subsoil surface of each unit will be cleaned by trowel and examined for the presence of potential archaeological features. These units will be excavated across the site at five metre intervals within the grid, in order to determine the nature and extent of the cultural deposits. An additional 20% of the total number of units excavated on the grid will be strategically excavated throughout the site, around units of high artifact counts or other significant areas of the site.

All artifacts recovered during the above research shall be retained, washed, labelled and catalogued as to specific provenience. An itemized catalogue by provenience is required to be created for the site and supplemented by summary tables. The report prepared for the Stage 3 assessment includes these findings outlining: the duration and dates of field activities; the name of the field director, survey crew, data analysts and report authors; a description of the methodology employed; site plans; and tabulated artifact catalogues.

This report will address all of the licensing concerns stipulated in the Ontario Heritage Act and summarize the archaeological significance and information potential of the site. Upon completion of the Stage 3 assessment, the cultural heritage value or interest of the archaeological site may be sufficiently documented or mitigated (MTC 2011: 46).

The Stage 3 assessment may conclude that the Hoover Homestead site requires Stage 4 mitigation. Should the Stage 3 assessment indicate that significant archaeological deposits are present, a Stage 4 mitigation strategy would have to be developed and implemented before any construction could occur. If in situ preservation of the site is not an option, the salvage excavation of the site would be required.

Functional Servicing

A Functional Servicing Report is required at the time of a development proposal to demonstrate that it is feasible to service the proposed development with storm sewers, sanitary sewers and watermains. A typical functional servicing report will identify the existing servicing constraints and discuss servicing upgrades that might be required to support the proposed development.

The City of Toronto provides a terms of reference for a functional servicing report (<http://www.toronto.ca/developing-toronto/pdf/servicing.pdf>) and is part of the "Building Toronto Together: A Development Guide" (http://www.toronto.ca/developing-toronto/pdf/guide_main.pdf). In the "Required Contents – Storm Drainage" section of the Servicing Report terms of reference, a Preliminary Stormwater Management Report will be required. A Preliminary Stormwater Management Report is similar to a Stage 1 Stormwater Management Report (<http://www.toronto.ca/developing-toronto/pdf/stormwater.pdf>).

The Campus storm sewer, sanitary sewer and watermains models (July 2007) will provide the basis for the report. They will be updated with developments constructed after July 2007 to determine the current available capacity in the sewers and watermains. The 2012 campus sanitary sewer and watermain models will provide the basis for determining improvements to the existing campus and municipal sanitary sewers and watermains to support proposed development. The sanitary sewer analysis will end at the North York Sanitary Sub-Trunk Sewer located along the Black Creek. The future sanitary sewage flows from the campus will be provided to the City of Toronto to determine if downstream trunk sewer improvements will be required.

Natural Heritage Impact Statement

In accordance with the *York University Secondary Plan* (2009), an Environmental Impact Statement will be prepared for development proposals adjacent to natural features in the Academic Core. The Environmental Impact Statement will be prepared in accordance with the requirements of the Toronto Region Conservation Authority (TRCA). The following is a summary of the TRCA's requirements for a Environmental Impact Statement report:

Part I – Defining the Natural Heritage System

- 1.0 Existing Conditions
 - 1.1 Site Description
 - 1.2 Assessment of Function
 - 1.3 Development of the Natural Heritage System

Part II – The Development Proposal

- 2.0 Evaluation of the Ecological Impacts
 - 2.1 Description of Mitigating Measures
 - 2.2 Policy and Legislative Framework
 - 2.3 Recommendations
 - 2.4 Appendices
 - 2.5 Executive Summary

In addition, the four woodlots and the Black Creek Valley corridor are subject to the provisions of the City of Toronto Municipal Code Chapter 658 – *Ravine and Natural Feature Protection*.