

# DRP Project Summary

## Project Summary



City Planning

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### Design Review Panel

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### Design Review Panel Project Summary

This Project Summary is required as part of a complete application for Design Review

<b>Project Address</b>	Southeast Corner of The Pond Road and Sentinel Road
<b>Commercial Name of Project</b> <i>(if known)</i>	The Quad Student Community
<b>Application Type</b> <i>OPA, Rezoning, Site Plan, etc.</i>	Precinct Plan, Plan of Subdivision, Zoning Amendment, Site Plan Control
<b>Zoning</b>	Proposed Use Student Residence, Academic, Retail Permitted Height/Storeys 30.48m Proposed Height/Storeys 19.7m/6 storeys, 34m/8 storeys
<b>Applicable Policy and Design Guidelines</b>	Please check, and list, specific guidelines examined: <input checked="" type="checkbox"/> Secondary Plan <input type="checkbox"/> Avenue / Segment Study <input type="checkbox"/> Area-Specific Guidelines <input checked="" type="checkbox"/> Mid-rise Guidelines <input type="checkbox"/> Tall Building Guidelines: City-wide or Downtown <i>(please circle)</i> <input type="checkbox"/> Public Realm Plan <input type="checkbox"/> HCD Study <input type="checkbox"/> ECLRT Design Framework <input checked="" type="checkbox"/> Streetscape Manual <input type="checkbox"/> Other

## Briefing Statements

### Urban Design

The Southwest Precinct Plan and Phase 1 development prioritize the public realm. As a threshold between the core campus and surrounding neighbourhoods, the precinct is a focal point for a larger community and features a robust open space network linked by greenways and new pedestrian-oriented public streets and paths. Landscaped greenways extend from the Black Creek Ravine, where ravine restoration, a large public park and proposed school/community centre enhance an underutilized asset.

Phase 1 will feature a new public square and establishes a wide, landscaped greenway to enhance the pedestrian condition along the emerging Pond Road main street. The new north-south street will bisect the existing parking lot to begin to establish a more urban block structure and enhance connectivity between the university and neighbourhoods.

Predominantly mid-rise in scale, development in Phase 1 and in the future has been designed to respond to the guidelines outlined in the *Avenues and Mid-Rise Building Study* (2010). With fine-grained retail uses at grade, the Phase 1 mid-rise buildings are massed to fit within the height and angular plane requirements along The Pond Road right-of-way. Wide public sidewalks and extensive landscaping along the primary street frontages will create a main-street type condition, with servicing located along a new university service street.

### Sustainable Design

The evolution of the precinct area will see the development of a compact, mixed-use and well-connected campus neighbourhood, which is inherently sustainable. The grid-like network of streets and paths supports efficient movement patterns for pedestrians, cyclists, transit and cars while ensuring a compact, urban block pattern. The movement network is designed to contribute to and connect with the larger open space network, and provides connectivity and transition between the campus and surrounding communities.

A high-density, mid-rise community with a mix of uses supports sustainable communities. In the Phase 1 development, new suite-style residential units will provide a much needed student residences format, which will complement existing land uses in the area. As the mixed-use centre for the surrounding neighbourhood and campus community to the north, the precinct will provide a broad range of pedestrian-oriented retail, services and amenities.

Development in the precinct utilize and augment existing services and infrastructure, ensuring efficiency and conserving resources. Stormwater impacts will be improved through reductions in large, impermeable surface parking lots. New buildings will meet or exceed Tier 1 of the Toronto Green Standard, and York is investigating the potential to extend the campus district energy system to serve new development.

Anchored by the Black Creek Ravine and large university open space that lines the ravine, the open space network will support natural features and functions. Natural heritage resources will be expanded and enhanced through the protection of the priority restoration area, investment in the proposed public park and continued implementation of greenways that link to existing and new open spaces and natural features. New publicly accessible open spaces will provide a range of opportunities for the campus and local community. Soft landscaping will be maximized to support permeability, including through permeable paving stones and other measures. Open spaces and street rights of way will see extensive tree plantings to increase tree canopy coverage and investment in high-quality street furniture.

### Context

As a relatively under-developed area within the larger York University campus, the Southwest Precinct must sensitively bridge the gap between the university to the north and existing community to the south. Over time, the precinct will see the transition of large parking lots and empty lawns into a contributing part of the city. The grid-like network of public and private streets will ensure an urban pattern of development, better connecting the campus with its surroundings. Building heights and densities transition from north to south, with higher densities facing the university to the north and lower heights facing onto the existing three-storey community to the south. The greatest heights and densities are directed to the key intersection of The Pond and Sentinel, and in close proximity to the new subway station.

Retail uses at grade will provide a local commercial hub for surrounding residents, focused along The Pond and Sentinel in a fine-grained, main street-type setting. The precinct will offer a variety of housing opportunities to strengthen the area's role as a student housing district in close proximity to campus and to reduce the impacts of student housing on surrounding communities. Consistent with the secondary plan, new parks, community services and facilities are directed to the edge of the Black Creek Ravine. such as a new park, community centre and school to be developed as they are needed.

### Cultural Heritage

The Southwest Precinct Plan is responsive to the cultural and natural heritage features that reflect the previous agricultural uses and their relationship to the Black Creek Ravine landscape. One of these heritage features is a remnant L-shaped hedgerow extends through the planning area. Though the cultural heritage impact assessment found that the hedgerow in its entirety does not merit long-term protection, there is an opportunity to protect and reimagine the hedgerow through landscape investment and public art opportunities. On a larger scale, the setbacks along The Pond Road, Sentinel Road and Assiniboine Greenways provide a means to re-establish hedgerows through landscape treatment. This is reflected in the continuous landscape treatment proposed in the Phase 1 development.

Built in 1948, the Hoover House is a designated heritage structure set within the ravine landscape. The house and its manicured setting will continue to be preserved within its forested surroundings. The Hoover House will be occupied by uses that will not impact the heritage attributes. Public access to the Black Creek Ravine will be improved and formalized away from the Hoover House to minimize impacts. Forest restoration in the priority restoration area to the south of the Hoover House will sensitively reintroduce the ravine natural heritage features without impacting the farm and surrounding landscape.

# Project Overview

York University is in need of additional on-campus housing to better support current and future students on the Keele Campus. To deliver convenient and affordable student housing, the University has established a master development agreement with a private consortium to create a new purpose-built student housing complex at the southeast corner of Sentinel Road and the Pond Road.

The precinct plan and development application have been jointly coordinated by the York University Development Corporation, the real estate development arm for York University, and FCS Development Corporation. The precinct plan and supporting materials and the development application were prepared by a team of consultants including:

ARK	Jablonsky, Ast and Partners
Urban Strategies	SNC-Lavalin
BA Group	Hammerschlag + Joffe
R.V. Anderson	Vertechs Design
LGL Group	
Unterman McPhail Associates	

## Secondary Plan

The subject lands for the proposed precinct plan and development application are governed by the City of Toronto Official Plan and North York Zoning By-law 7625. The York University campus and surrounding lands are further governed by the York University Secondary Plan (the Secondary Plan), which “establishes a framework to guide future development and redevelopment of the Secondary Plan area.” The Secondary Plan represents the contemporary planning framework for future development in and around the York University campus.

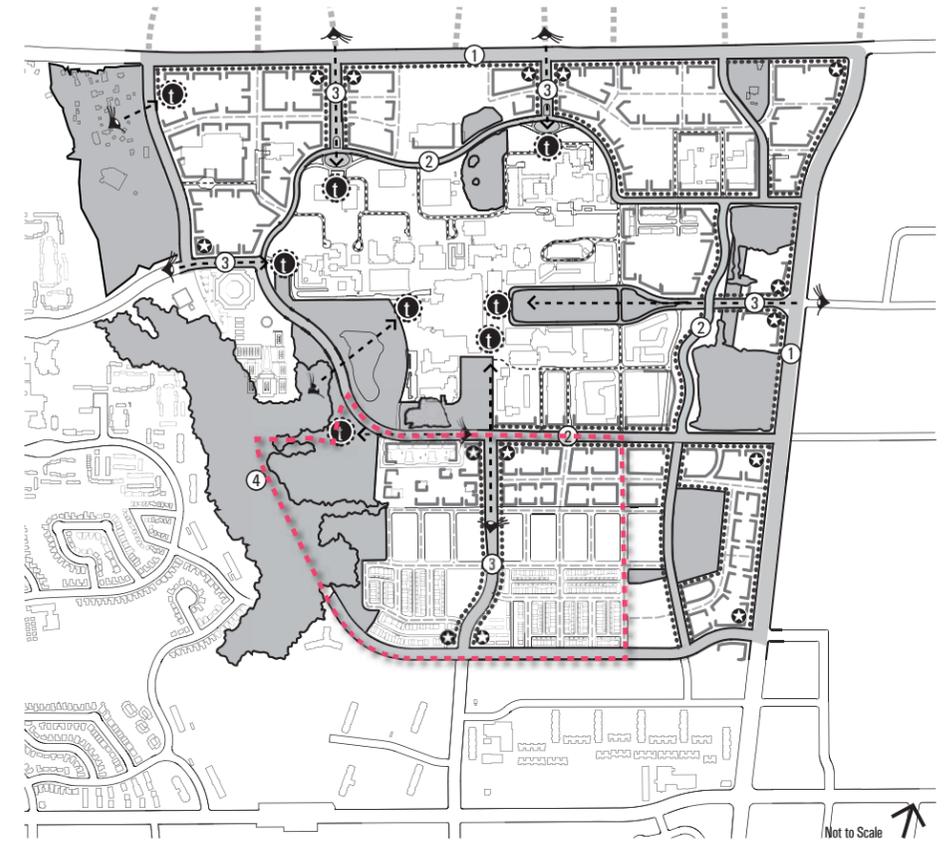
The Secondary Plan was approved in 2010 and provides detailed planning direction for the campus and related lands. The vision for the secondary plan area is for the transformation of a university enclave surrounded by parking lots and open fields into an urban, human-scaled community that is transit-supportive and connected and integrated with surrounding neighbourhoods. The vision is supported by the following objectives:

- Core Campus Lands
- Distinct Landscape and Built Form Character
- Transit-Supportive Development
- Natural Environment and Sustainability
- Connections
- Flexible Implementation

The Secondary Plan divides the campus into seven precincts, including three ‘Core Precincts’ and four ‘Edge Precincts’. The Core Precincts are intended to accommodate the primary academic and related functions of the university. The Edge Precincts are the interface between the university and community, and are expected to accommodate both university and non-university uses. The Southwest Precinct, an Edge Precinct, is the focus of the precinct plan and the location for the development application. The following is an overview of the character and features anticipated for the Southwest Precinct.

*The Southwest Precinct will develop as a medium-density urban village. Combined with the low-density residential development south of the campus lands, this area will become a compact residential community providing a variety of housing opportunities, shops and services for residents, employees, staff and faculty. Parkland and a possible school site may be located adjacent to the Black Creek valley, connecting to existing local parkland to the south. The Pond Road is envisioned to be a greenway, consisting of a tree-lined, pedestrian-oriented street that incorporates sustainable street design and connects natural heritage features. Sentinel Road will be maintained as a pedestrian-friendly, gateway entrance to the University.*

*A neighbourhood town square, piazza or “neighbourhood centre” should be located in this precinct to provide social gathering opportunities, a sense of place and an identity for this precinct. It should be located and designed as a catalyst for resident, employee and student interaction as well as provide opportunities to host community events.*



**TORONTO** City Planning Division  
**York University Secondary Plan**  
 MAP 10-3 Structure Plan

- Conceptual City of Vaughan OPA 620 Street Network
- Conceptual locations of Secondary Streets
- ..... Area for Streetscape Improvement
- Significant Views and Vistas
- Gateways
- View Terminus
- Existing and Potential Street Building Edge
- Significant Public Spaces
- ① Campus Edges on Keele St. and Steeles Ave.
- ② The Ring Road
- ③ Gateway Streets
- ④ Black Creek Valley

York University Secondary Plan - Structure Plan (Southwest Precinct highlighted in pink)

# Project Overview - Campus Master Plan

## Campus Master Plan

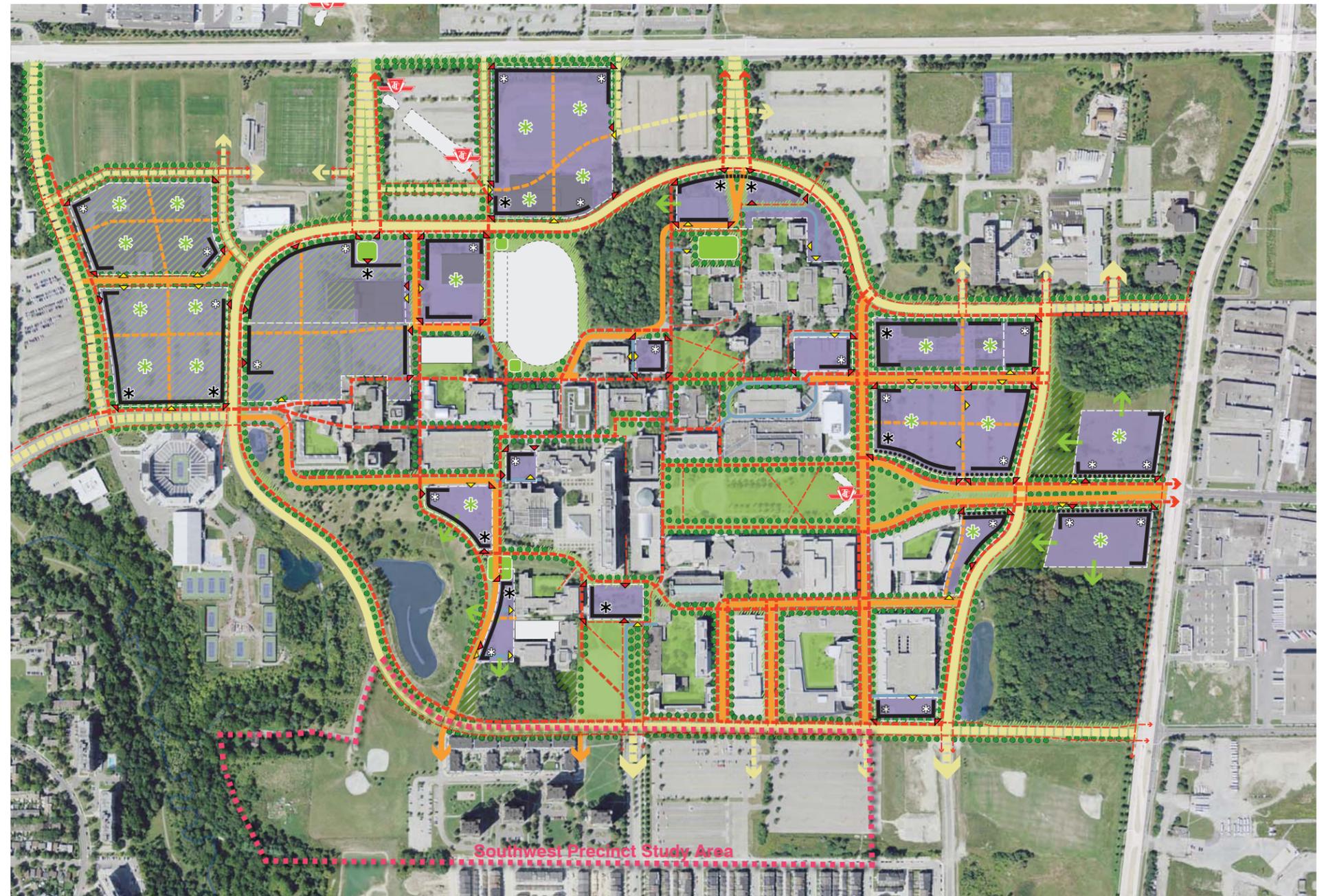
Following adoption of the York University Secondary Plan by City Council in December 2009, York University initiated a process in 2010 to update its Master Plan for the Keele Campus. This exercise was to satisfy the requirement that a precinct plan be prepared for the three 'core precincts' defined in the Secondary Plan, as a precursor to major development occurring in these precincts.

Through that Master Plan update process, two presentations were made to the Toronto Design Review Panel. At the July 2011 meeting, the Panel provided comment and guidance as to how well the draft framework of the Master Plan addressed the key objectives for precinct plans as set out in the Secondary Plan. A subsequent presentation of a final draft of the Master Plan was provided to the Panel at their January 2013 meeting. The Panel strongly supported the document, "indicating it was of excellent quality, graphically descriptive, and 'staggeringly comprehensive'" (excerpt from January 23, 2013 meeting minutes). Later that year, the York University Board of Governors endorsed the updated Master Plan, and it has since been used to help inform design and development decisions related to the 2015 Pan American Games Athletics Stadium, the Lassonde Engineering Building, and a proposed new Student Centre.

The Master Plan framework is organized under seven overarching pillars, and is viewed through the three distinct but inter-related lenses of: Pedestrians First at York University, Greening York University and Infilling York University. The seven pillars are as follows:

- Enhance Safety
- Enhance Student Life
- Accommodate Growth
- Respond to Momentum for Change
- Be a Leader in Sustainability
- Re-interpret the Setting
- Enhance Community Links

Though not directly applicable to the Southwest Precinct and Phase 1 development, the Master Plan provides a structure and approach to development in the adjacent lands, serving as both a model for the Southwest Precinct and a means to connect the precinct area to the adjacent academic core. The Southwest Precinct Plan and Phase 1 development were developed with regard for the planning and design framework established in the Master Plan.



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	Vehicular Access	Tree Planting	Stormwater Ponds
Prominent Corner			Streetscape Improvements	

York University Master Plan - Urban Design and Landscape Strategies in the Infilling York University Lens (Southwest Precinct Plan Study Area highlighted in pink)

# Project Overview - Development Application

The Phase 1 development application triggered a series of planning studies and amendments. The following provides an overview of the planning studies and approvals required to support the application. The areas subject to each application/study are outlined in the adjacent Secondary Plan Precinct Area map.



Areas associated with the planning and development applications (Image: Google Maps)

## Southwest Precinct Plan

The York University Secondary Plan requires the preparation of a precinct plan prior to any non-university development proceeding in Edge Precincts. As indicated in Section 2 of the Secondary Plan, "Precinct Plans are intended to outline development principles and guidelines at a more detailed level and will illustrate how lands can be developed to meet the policies of this Secondary Plan." Because the southern portion of the Southwest Precinct is entirely built out, the precinct plan was developed for the northern portion of the precinct in conjunction with the Phase 1 development application.



Southwest Precinct Plan Area

## Plan of Subdivision

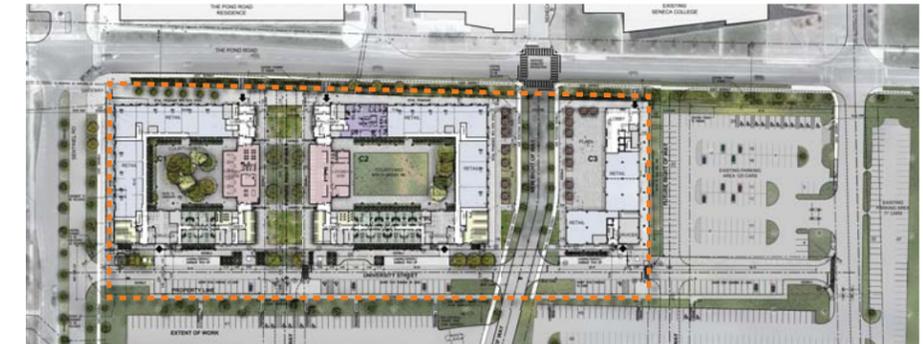
A plan of subdivision application was submitted to support the proposed Phase 1 development and to allow the orderly development of the larger block in a manner that is consistent with the proposed precinct plan. The plan of subdivision establishes a fixed block pattern and phasing strategy for infrastructure improvements.



Plan of Subdivision Area

## Zoning Amendment and Site Plan Approval

The Phase 1 development (or the Quad Student Community) will see the construction of two mid-rise student residences and a mid-rise academic building along the southern frontage of The Pond Road east of Sentinel Road, all featuring retail frontage at grade. A zoning bylaw amendment application has been submitted to permit a privately-run student housing development and, at the City's request, to secure additional performance criteria with respect to built form, massing, land use, parking and other matters. A site plan application was submitted at the same time to address design and functional considerations.



Phase 1 Zoning By-law Amendment and Site Plan Control Area

# Introduction - Southwest Precinct Plan

## About This Plan

Section 5.1 of the Secondary Plan requires preparation of precinct plans prior to major development in precincts. Precinct Plans are area specific implementation tools that establish a context for co-ordinated, incremental development. They provide a public realm framework and detail what kind of development is anticipated and how buildings will fit into the area. The Southwest Precinct Plan is intended to fulfill this requirement.

This precinct plan provides a framework for the long-term evolution of the precinct by:

- Identifying a pattern of streets, development blocks and open spaces that will support the evolution of this part of campus into a more urban and complete community.
- Ensuring the precinct appropriately connects and transitions to the surrounding built-up areas, including the campus and York University Heights community.
- Providing detailed guidance for new development, including opportunities for both infill and intensification.
- Establishing a set of urban design guidelines to ensure that detailed design of the public realm and new buildings is consistent with the intent of this plan.
- Identifying specific direction for the planning and development applications, and in particular the proposed development along The Pond Road east of Sentinel Road.

## Supporting Studies

The precinct plan was prepared with input from a large team of consultants. Findings from the following studies are reflected in the precinct plan and summarized in the following pages.

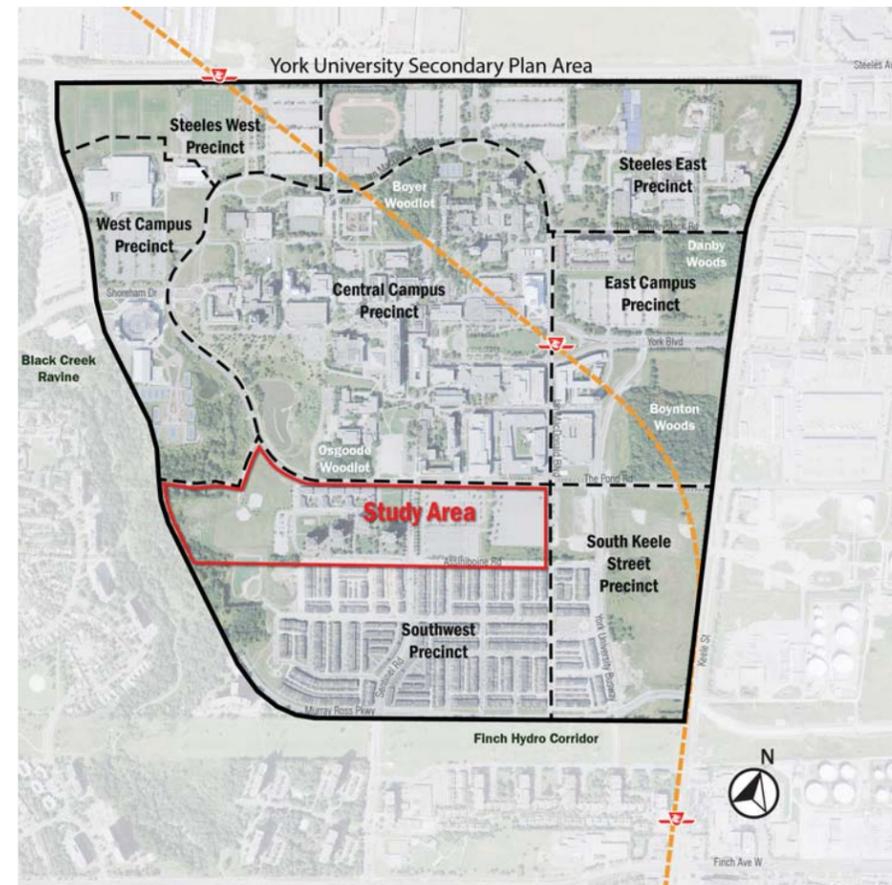
- Urban Design Guidelines
- Transportation Master Plan
- Functional Servicing Master Plan
- Student Housing Strategy
- Affordable Housing Strategy

- Community Services and Facilities Study
- Heritage Impact Assessment Report
- Archaeological Assessment
- Natural Heritage Impact Study

## Precinct Area and Context

The precinct area extends across the southern edge of York's campus from the Black Creek Ravine in the west to the Ian McDonald Parkway in the east. It is bounded to the north by The Pond Road, a major campus entry, and to the south by Assiniboine Road. The precinct is bisected by Sentinel Road, another major entry to campus from the south. The area east of Sentinel includes three large and underutilized surface parking lots that serve the York community and visitors. The area west of Sentinel is occupied by low and high-rise university housing buildings.

The core academic campus lies to the immediate north of the precinct area, including a series of larger academic and residential developments and the Osgoode and Boynton Woodlots. A series of local university streets and walks extend south to Pond Road, providing extensive porosity and access into campus. To the south lies the recently developed York University Heights neighbourhood, a low-rise community developed as market housing but largely occupied by student renters. The precinct area is lined to the west with a large university open space and the Black Creek Ravine. The area to the east consists of the undeveloped South Keele Street Precinct.



Context map showing the Secondary Plan precincts and the study area within the Southwest Precinct (Base: Google Maps)

Strategically located at the edge of the core campus, development of the precinct will mediate the transition between the academic campus and the surrounding city.



The Pond Road and Passy Gardens Apartments (looking west)



The Pond Road south of the Pond Road Residence (looking east)



Academic buildings on north side of The Pond Road (looking west)



Western edge of Sentinel Road (looking south)



Haynes Avenue, south of Assiniboine Road (looking north)



View of Passy Gardens Apartments and Assiniboine Towers (looking east)



View of the site and existing campus buildings (looking north)



Maloca Community Garden in the Black Creek Ravine

# Precinct Vision & Planning Principles

## VISION

The Southwest Precinct will be transformed through the development of a broad mix of uses, including housing, university uses, retail and other opportunities in a mixed use and urban setting. The phased development of human-scale buildings and supporting infrastructure will see the evolution of a complete, mixed-use community within an enhanced public realm. The precinct will support flexibility in land use and built form while providing a robust framework to support the future needs of the university and surrounding community. Investment in the public realm will enhance connectivity and contribute to placemaking. The renewal of York's existing residence buildings will deliver an enhanced residence experience while knitting together the campus and the rapidly growing and evolving city at its edges.

## Planning Principles

The planning principles are broad-based and mutually supportive to provide comprehensive direction for the development of the precinct plan and a means for evaluating future planning decisions. The planning principles are generally aligned with and responsive to the vision and objectives outlined in the Secondary Plan.

### 1 Support the creation of a complete and vibrant community

Development and intensification within the precinct will support the creation of a complete and vibrant university community. New development will be primarily mid-rise in scale, offering housing at a human scale. Retail and student-support uses will be located at grade with a minimum depth of 15 metres, ensuring a mix of uses to support local residents and the broader community. Infill development west of Sentinel will improve the relationship of the existing student housing to the public realm, and may see the development of a new university uses.

### 2 Integrate new development into existing patterns of land use and movement

As a relatively under-developed area within the larger York University campus, the Southwest Precinct must sensitively bridge the gap between the university to the north and existing community to the south. The grid-like network of public and private streets will ensure an urban pattern of development and better connect the campus with its surroundings. A mix of uses at grade will support retail and service opportunities for surrounding residents, providing complementary uses to those available on campus. The Southwest Precinct will offer a variety of housing opportunities, with community services and facilities such as a new park, community centre and school to be developed as they are needed.

### 3 Support mobility options and enhance connectivity

An enhanced transportation network and new infrastructure investment will ensure a balanced approach to movement. The introduction of a new grid-like network of public and private streets throughout the precinct will ensure porosity for pedestrians, cyclists and drivers, and connect the campus to the surrounding city. High quality pedestrian and bicycle infrastructure, both on and off street, will provide additional movement opportunities for residents, enhance the public realm and provide more direct access to the future subway station. The Pond Road will be developed as a landscaped promenade with sustainable street design that connects to natural heritage features while supporting active retail uses. The Gateway Streets including Sentinel Road will be defined by a unique streetscape that recognizes the important role of these streets as links to the city and ceremonial entrances. Sentinel Road will be developed as a pedestrian-friendly gateway entrance. The network of existing pathways and streets west of Sentinel will be enhanced over time, and new paths will be better aligned with the pattern of streets and blocks to provide a more grid-like pattern and support safety and security.

### 4 Enhance and connect open spaces

A complete network of open spaces will be developed over time through the creation of new places and the enhancement of existing ones. The landscape along the Black Creek ravine will be preserved and restored as a focal point for the precinct, and a proposed public park will form part of the larger university open space system. The Pond Road Greenway will be developed as a landscaped promenade and will be designed to promote bicycle, pedestrian and vehicle movement around the University. It will connect the ravine and park eastward to the Osgoode Woodlot and the Boynton Woodlot. New urban squares, courtyards and other public realm features will be developed to accommodate local users.

### 5 Support sustainable buildings and infrastructure

Developed as a compact and mixed-use university community in close proximity to the campus and subway, the precinct will be inherently sustainable. Predominantly mid-rise buildings will provide efficient buildings at appropriate densities, and will optimize utilization of existing municipal infrastructure. New development will meet or exceed the City of Toronto's Tier 1 Green Building Standard. Opportunities to incorporate green roofs, implement on-site stormwater management measures, increase landscaped area, and extend the district energy system that currently serves the Assiniboine Towers will be explored.

### 6 Ensure high quality buildings and public realm

As a key part of the greater campus environment, the Southwest Precinct will be built to last. Development will provide high quality architecture, urban design and landscaping. New buildings will be constructed with high quality materials to ensure durability and development will be designed to reinforce an attractive pedestrian-scaled streetscape through architectural treatments such as defined building bases and weather protection. New open spaces and the public realm as a whole will also be constructed with durable materials and designed to accommodate the long-term population, to ensure connectedness, safety and comfort in the public realm. A combined community centre/school facility and park will support the evolving needs of the community in the future. City staff and Toronto District School Board will determine if a school facility is necessary.

### 7 Ensure effective and efficient development phasing

The long-term build-out of the Southwest Precinct will occur through a gradual process of development and renewal. Although future land uses are uncertain, implementation measures are in place to provide increased certainty at various stages throughout the approvals and build-out of the precinct. These mechanisms will include comprehensive rezonings, block planning and development approvals. Early phases of development will deliver much needed housing and retail opportunities. Development of the area east of Sentinel will see the introduction of new public and private roads and municipal infrastructure to create rational development blocks. Identified future municipal rights-of-way will be built and conveyed to the City prior to occupancy in a given phase of development. The long-term intensification of the area west of Sentinel will bring new block patterns and infrastructure to support a growing population. Phased investment in municipal services, municipal infrastructure, streets and open spaces, new and/or enhanced pedestrian and cycling connections and community services and facilities will support new development and ensure the Precinct evolves as a complete community.

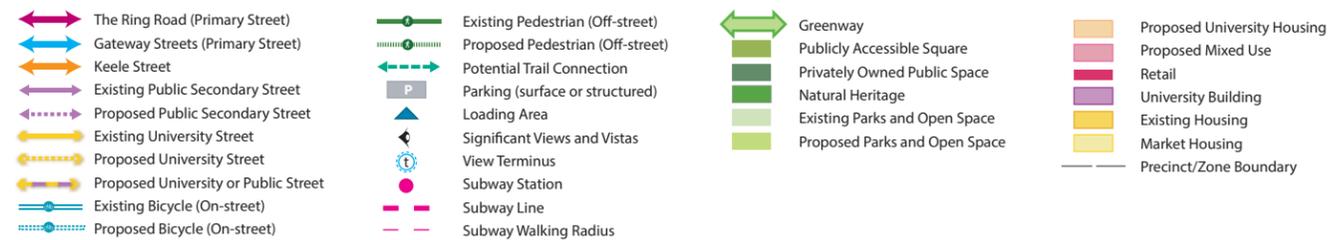
# Structure Plan

The precinct plan structuring framework outlines the key movement, open space, land use and built form intentions that will together contribute to achieving the vision and planning principles in the long-term.

As the transition point between the core campus and surrounding community to the south, the precinct area is an important place for the university and city to meet. The pattern of streets, open spaces, land use and built form will reflect this transition while providing a structuring framework for the development of a complete community.

The Pond Road forms part of the campus ring road system and serves as the zipper that connects the core campus to the surrounding city. Sentinel Road, a gateway street to the university, also plays a structuring role and focal point for the precinct area. These streets are the backbone of the larger street network and movement patterns. They also serve as a focal point for development and land uses, are the location for retail and active uses that serve the larger community, and connect the larger open space network. A pattern of secondary streets has been established to provide further connectivity, grow the public realm and support development opportunities.

The patterns of land use, density and height through the precinct area support a large-scale transition from the more intensive core campus to the existing low-rise community to the south. Greater building heights face onto the core campus at gateway sites and in closer proximity to the York University subway station, linked by a continuous retail frontage on The Pond Road. Retail uses extend south along Sentinel Road to house locally serving businesses and enhance the pedestrian and gateway experience as one travels into the campus.



# Movement Network

An enhanced transportation network and new infrastructure investment will ensure a balanced approach to movement. The introduction of a new grid-like street network, as well as an integrated pedestrian/cycling network, throughout the precinct area will enhance permeability, accessibility and connectivity for pedestrians, cyclists and drivers, and will better connect the campus to the surrounding city. Building on the success of the university's travel demand management program, precinct development will support a target of reduced vehicular trips, increased transit opportunities, particularly with the future subway, and better pedestrian and bicycle connectivity.

## Streets and Block Plan

The construction and enhancement of new and existing streets will ensure a functional and efficient streets and blocks network to support all types of movement within and through the precinct area.

### Primary Streets

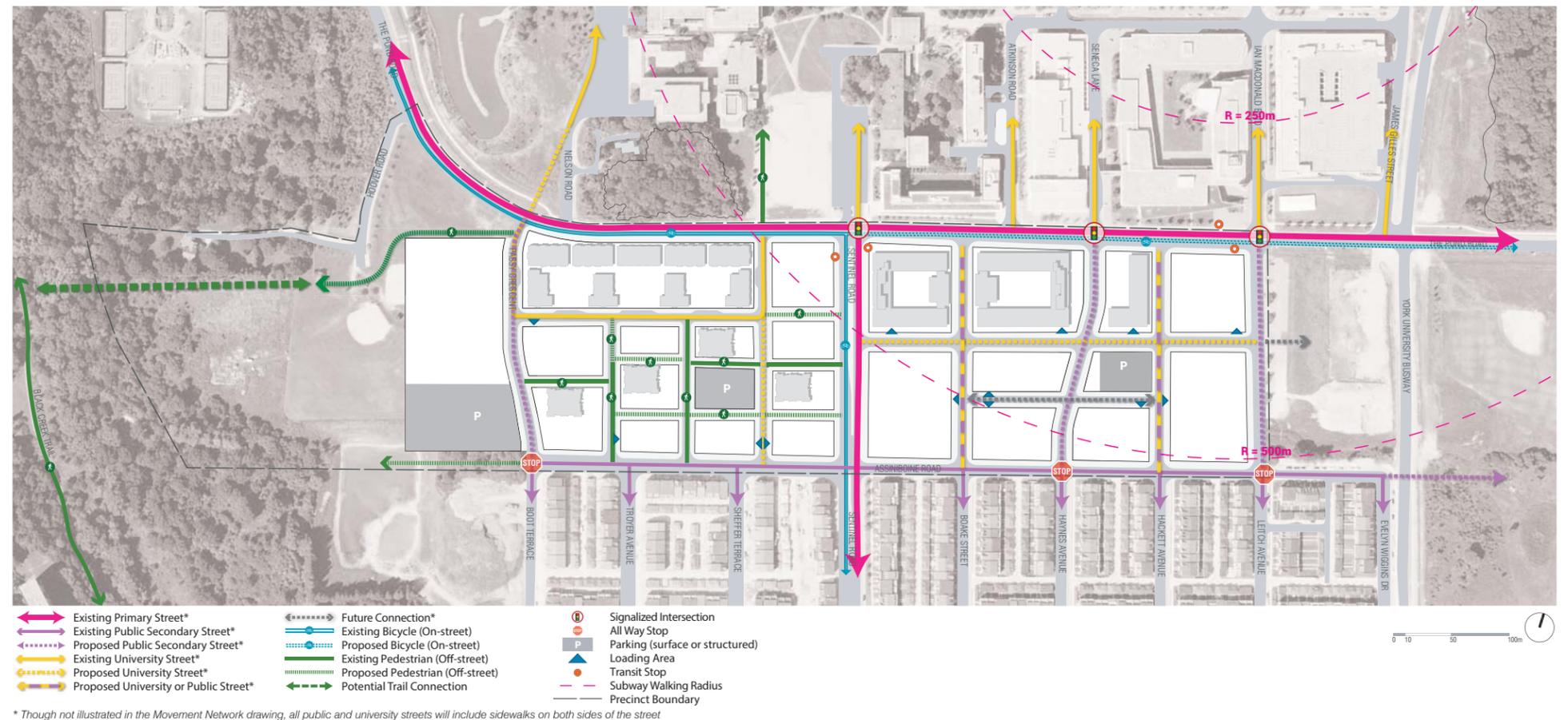
Sentinel Road is identified as a gateway street to the campus and has been constructed to its final state. The western portion of The Pond Road has been built to its end state, and includes bicycle lanes. The eastern portion of The Pond Road, east of Sentinel Road, is intended to be upgraded in the fullness of time. The design of this portion of the road may be determined through an environmental assessment, and will depend on the nature of land uses and densities in the South Keele Precinct to the east. The Pond and Sentinel Roads are identified as greenways in Secondary Plan, which will feature wide setbacks to support the creation of wide pedestrian promenades, particularly next to retail uses.

### New Secondary and University Streets

The proposed grid of public and university streets will provide access to local uses and will serve proposed development. A total of four new north-south secondary streets are planned east of Sentinel Road, extending the pattern of streets to the south and providing connectivity between Assiniboine Road and The Pond Road.

The extension of Haynes Avenue will be constructed in the Phase 1 development to provide connectivity to the community to the south and create a more urban block pattern. The remaining rights-of-way will be protected for potential construction and conveyance in the future when development occurs in the southern portion of the larger block. A new east-west university street will also be constructed with the Phase 1 development, which will provide service access to new uses and support access to the existing surface parking lots.

West of Sentinel Road, two future north-south streets will improve access for existing residences and new development, including the proposed community centre/school facility in Zone 4.



## Pedestrian and Bicycle Network

The precinct area and broader campus environment is in a period of major transformation. With the future Spadina Subway extension, planned increases in the residential population and introduction of a broad mix of use, the precinct area will see significant shift toward pedestrian, bicycle and transit-focused movement patterns. The public realm and planned development have been designed to accommodate this shift, facilitating non-vehicular movement through an extensive pedestrian and cyclist network that provides convenient access between residences, retail, natural heritage features and the academic core. Local improvements will build on existing pedestrian and bicycle infrastructure to support an enhanced and better connected network, including bicycle parking.

## Transit

The completion of the Spadina Subway Extension in 2016 will bring a dramatic shift in transit access for the campus and the precinct area. This shift is expected to significantly reduce vehicular traffic and parking in and around campus, which will provide capacity in the movement network and allow existing parking areas to support other uses. The pattern of north-south streets and walks provides efficient pedestrian connectivity to and from

the station for residents and employees within the precinct area, including the community south of Assiniboine Road. Greater development densities are also directed to areas of the precinct that are in close proximity the station. Bus routes will continue to provide local transit service within the precinct area, new retail and amenities along the Sentinel frontage will create a hub of activity in close proximity to bus stops,

## Parking and Loading

A large portion of the campus parking supply is currently located in the precinct area. York University's commitment to encouraging pedestrian, bicycle and transit access to and within campus will continue to reduce both traffic and resulting parking on campus. The phased reduction in available surface parking lots will require a shift in approach to the overall campus parking supply as well as approach to local parking requirements. The reduction in parking supply will generally coincide with the completion of the Spadina Subway Extension. The long-term development of the precinct area will see a reduced parking requirement provided in a combination of on-street parking, small surface parking lots and a potential central parking structure.

# Land Use

Development and intensification within the precinct area will allow the precinct to evolve into a complete and vibrant community that bridges the gap between the campus and surrounding city. Consistent with the Secondary Plan, new development will be primarily mid-rise in scale, and may accommodate a mix of residential and non-residential uses for both the university and surrounding community. Retail, services and amenities at grade will activate street The Pond Road and Sentinel Road street frontages. Residential infill development west of Sentinel will enhance the setting for existing student housing and related uses.

## Land Use

The Secondary Plan envisions the Southwest Precinct evolving as a “compact residential community providing a variety of housing opportunities, shops and services for residents, employees, staff and faculty.” Though university residences will continue to be the dominant demand in the precinct, a mix of uses will be encouraged to ensure the development of a complete community. The grid-like network of streets and paths and major public realm investments define a structuring framework that can support a broad mix of uses.

### Student Housing

The Phase 1 development along The Pond Road will see the construction of a purpose-built student residential community to meet the growing demand for a new form of student residences. The community will be developed as a series of mid-rise buildings built in an urban setting a broad range of university services and amenities. Future student housing development will follow this pattern of development.

### Other University Uses

As the Secondary Plan indicates, Edge Precincts are where both university and non-university development is permitted. Envisioned as predominantly residential community, university uses may also be accommodated within the precinct area.

### Retail, Services and Amenities

Development in the precinct provides an opportunity to offer retail and services for both local and surrounding population. Retail uses, including a potential grocery store, will generally be located at grade along the frontages The Pond and Sentinel Roads.

### Non-University Uses

Opportunities to develop non-university uses, such as market housing, stand-alone retail or non-university office development, may be identified through future development applications



## Affordable Housing

The Secondary Plan includes provisions to support the development of affordable housing within the Edge Precincts. Required affordable housing contributions for the Phase 1 development will be provided in the form of affordable student residence beds as a proportion of the total beds constructed. Future university residential developments are expected to meet affordable housing requirements in a similar fashion. Should non-university residential uses be developed within the precinct, required affordable housing contributions will be targeted toward non-university users. Affordable housing requirements may be met by constructing affordable housing units, dedicating of land for affordable housing or making payments in lieu of providing affordable housing.

## Community Services and Facilities

Community services and facilities contribute the soft infrastructure that supports the social, economic and environmental health of the York University and surrounding community. York University is able to provide for many of the university population’s needs, as it has some of the best athletic, recreation and community facilities for the university community. The Secondary Plan identifies a series of community services and facility priorities,

including a community recreation centre, schools, child care facilities, multi-purpose community use space and space for human service agencies. Many of these uses will be directed to the southwest corner of The Pond Road and Passy Crescent, which can be accommodated in the combined community centre/school facility. Other services and facilities may be directed to the prime retail frontage areas within the precinct. The need for community services and facilities will be assessed in rezoning applications for development within the precinct.

## Cultural Heritage

A remnant portion of a hedgerow, located along Assiniboine Road and the future extension of Haynes Avenue, is identified in the Secondary Plan as a potential cultural heritage resource. Where possible, portions of the hedgerow will be protected. In other locations, there is an opportunity to reflect the previous agricultural uses through appropriate landscape design and public art.

Built in 1848, the Hoover House is the last remaining built cultural heritage resource on what was previously the Hoover Farm and is one of only a few remaining historic buildings on campus. The Hoover House is set within the ravine landscape, ensuring that no new development will impact the house and immediate surroundings.

# Built Form and Urban Design

The precinct area and surroundings currently exhibit a diversity of building types and patterns. Within the precinct, the Assiniboine Towers range in height from 15 to 17 storeys alongside the Passy Gardens townhouses at just three storeys. The York University Heights community to the south is uniformly sized at three storeys, including singles, semis and townhouses. To the north, academic and residential developments range in height from two to nine storeys, with widely divergent floor-plate sizes. Development outside of the precinct area is generally built right up to the streetwall or framing an open space.

Taking cues from surrounding development patterns, the precinct will be developed with predominantly mid-rise buildings five to six storeys in height. Buildings will provide a more consistent streetwall along streets and open spaces, supporting better relationships to the street and framing new landscape investments. Small block sizes and manageable building lengths will contribute to permeability, including both movement and views through new developments. The mid-rise height will provide appropriate transition to surrounding areas on all sides and ensure a human-scale environment.

## Development Scenarios

This Plan and accompanying materials provides a structuring framework for the long-term development of the precinct and a series of design parameters and guidelines to ensure the orderly development of development sites. However, due to the uncertainty with respect to future land uses and building typologies, specific building envelopes are not prescribed for future development sites. This is particularly relevant in the large block east of Sentinel Road, which has the capacity to accommodate a wide range of university and non-university uses.

The following development scenarios are intended to explore and test the development framework to address the uncertainty around future land uses. Four different development scenarios were developed to test the capacity and flexibility of the block plan to accommodate residential, commercial and institutional uses in a variety of configurations. The scenarios consider a range of land uses and building typologies in the large block east of Sentinel Road. West of Sentinel Road, built form does not change between the options. Subject to the patterns of streets and blocks, land use, height controls and other considerations identified in this Plan, actual building types and footprints may vary.

	Scenario 1	Scenario 2	Scenario 3	Scenario 4
Zone 1	46,447	46,447	46,447	46,447
Zone 2	34,558	67,214	51,406	41,534
Zone 3	25,119	25,119	25,119	25,119
Zone 4	17,671	17,671	17,671	17,671
<b>Total</b>	<b>123,795</b>	<b>156,451</b>	<b>140,643</b>	<b>130,771</b>

Potential gross floor area (m<sup>2</sup>) for each of the four development scenarios



Development Scenario 1



Development Scenario 2



Development Scenario 3



Development Scenario 4

The precinct area could accommodate a diversity of building types and forms, many of which are found in the nearby campus and community.



Municipal Institutional



Townhouses



Commercial



Stacked Townhouses



University Institutional



Mid-Rise Apartments

- Existing University/Institutional
- School/Community Centre
- Existing University Housing
- Proposed University Housing
- Existing/Proposed Low-Rise Housing
- Proposed Mixed-Use
- Proposed Retail Frontage
- Natural Heritage
- Open Space
- Publicly Accessible Square
- Privately-Owned Public Open Spa
- Private Courtyard/Green
- Public Park
- Building Height (storeys)\*
- Parking (surface or structured)
- Loading Area
- Precinct Boundary

\*Building height in storeys includes both non-residential and residential storeys, except where a different residential height is indicated in brackets

# Landscape and Open Space Network

Parks and open spaces are an essential placemaking ingredient, and will define the character of the Southwest Precinct. New and existing open spaces have been integrated into a larger system of campus open spaces to create a cohesive and connected network of natural areas, greenways, parks, streets, squares, courtyards and smaller spaces. Building on existing open space assets, and particularly the Black Creek Ravine, the open space network will enhance existing open spaces, create new places and ensure visual, physical and natural connectivity between open spaces within the precinct and beyond. The layered network of landscapes and open spaces will extend through the site to provide a diversity of places for recreation, respite and natural functions.

## Black Creek Ravine

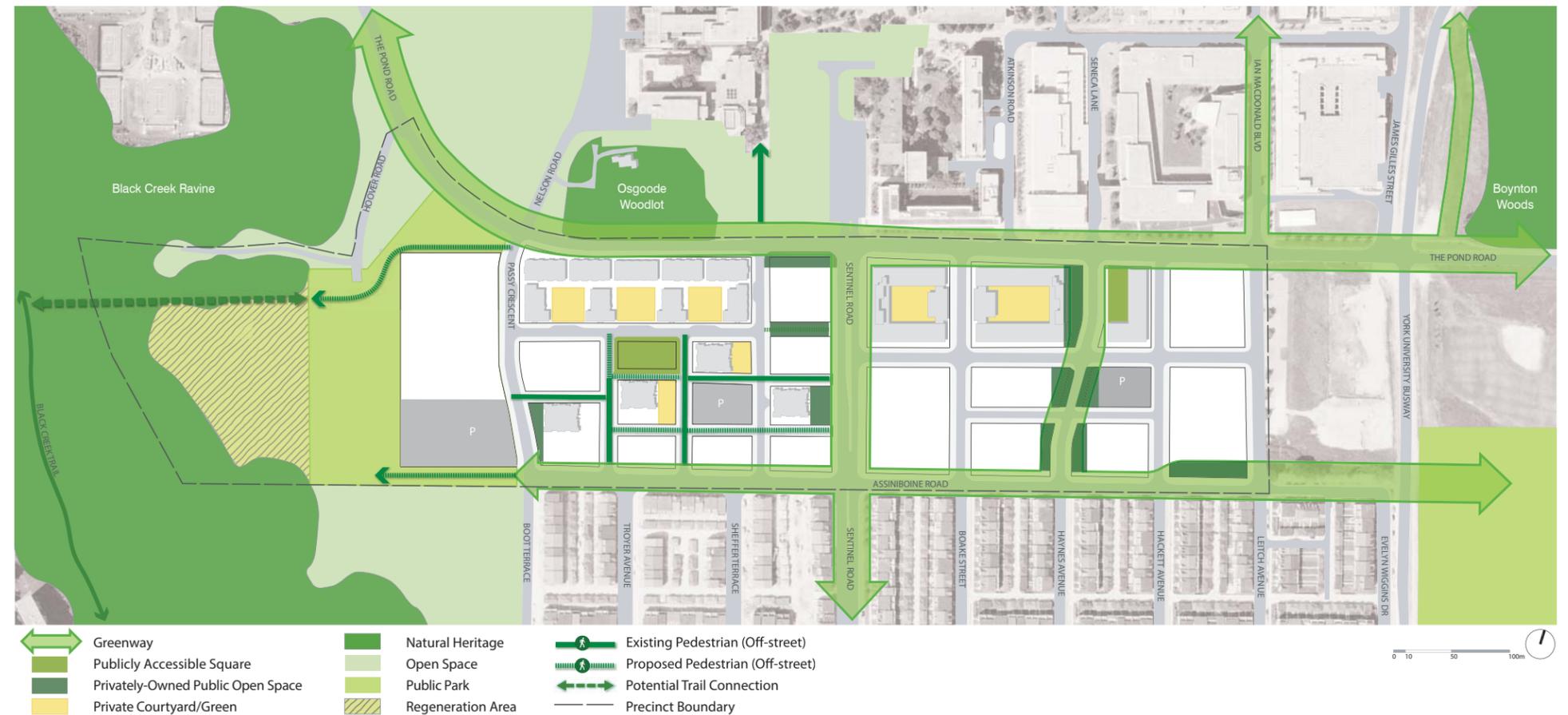
The Black Creek Ravine is a fundamental component of the Secondary Plan area's open space and natural heritage network and is a defining element of the York University campus. The landscape along the ravine will be preserved and restored as a community focal point for the precinct, and a proposed public park along the edge of the ravine will form part of the larger university open space system. A future multi-use trail connection is expected to provide a new east-west into the Black Creek Ravine. The priority restoration area and a 10-metre buffer will be protected from development and restored to naturalized state in the long term.

## Public Parkland

A new public park is proposed adjacent to the ravine at the western edge of the Southwest Precinct. The proposed park will be seamlessly integrated with the larger university open space network and public parks that extend both north and south of the precinct area, as well as the proposed community centre /school facility. The park will be created and conveyed to the City following occupancy of a building constructed in Zone 4.

## Squares

Two new publicly accessible squares will serve as important focal points and centres of activity for the precinct. A new square at The Pond Road and Haynes Avenue will serve as a focal point for both the surrounding residential uses and the academic users to the north. Animated by retail uses at grade, the square will be constructed in the first phase of development in the precinct. A second square will be located in the centre of Zone 3, providing a locally-serving open space for nearby residents and other users.



## Streets, Paths and Greenways

Streets are one of the largest elements of the public realm. They provide the connecting tissue for people, supporting not only efficient patterns of movement but views, wayfinding, recreation and other functions. High quality streetscaping throughout the precinct will support movement, but will allow for the enjoyment of streets by all users living in and travelling through the precinct.

The Pond and Sentinel Roads are primary entrances to campus and play an important role in the campus arrival experience and movement network. A pedestrian promenade will be created along the primary retail frontage areas by integrating landscaping, vegetation and generous pedestrian walkways along this important corridor. Opportunities for retail uses to spill out onto patios or forecourts will be encouraged.

Development along Assiniboine will frame west views to the Black Creek ravine and enhanced streetscaping within the right-of-way and in setback areas will support east-west pedestrian access. East of Hackett Avenue, the greenway will widen allow for the protection of a cluster of mature trees. The extension of Haynes Avenue will see increased setbacks along the length of the street, supporting the development of new public spaces at its edges and providing a landscape response to the hedgerow.

## Private Courtyards and Greens

Private courtyards and greens are the smallest scale of open spaces within the Southwest Precinct, but play an important role in providing amenity for local residents and contributing to a general sense of openness throughout the precinct. Framed by buildings but visible from the patterns of streets and walks, private courtyards and greens provide opportunities for both soft and hard-scaped intensive use areas. Some private courtyards and greens may be secured as privately-owned public open spaces.

## Public Art

Public art will contribute to placemaking and the enhancement of development within the precinct. As a general rule, the open space network provides an appropriate location for public art investments. In particular, appropriate sites include the termination of important views, gateways and focal points within major parks and publicly-accessible open spaces. The appropriate locations for public art will be determined at the development approvals stage through discussions with City staff.

# Sustainability



York University is a leader in environmental and sustainable research and is committed to putting these ideas to practice on its campus. As reflected in its commitment to the Talloires Declaration (a ten-point action plan for universities to address sustainability), the university is committed to the sustainable growth and evolution of the campus and surrounding lands.

The evolution of the precinct area will see the development of a compact, mixed-use and well-connected campus neighbourhood which is inherently sustainable. Through careful planning and integration of transportation, open space, land use and built form, the precinct will emerge as a distinctly sustainable community at the southern gateway to the University.

## Sustainable Movement

The precinct area will support the continued evolution toward a more complete movement network. The grid-like network of streets and paths supports efficient movement patterns for pedestrians, cyclists, transit and cars. The pattern of compact blocks formed by the street grid creates human scale development opportunities and provides a supportive structure for a mix of land uses.

Vehicular access will be accommodated throughout the precinct, but pedestrian, bicycle and transit use will be a priority. These patterns of movement will be encouraged through appropriate infrastructure, but also through good community design. As part of the larger public realm, the movement network is designed to contribute to the open space network. It will provide local connectivity between open space features and other community amenities, and will be carefully embedded within the larger movement networks of the campus and the Village at York University.

## Sustainable Land Use

Mixed use, higher density land uses are an important component of sustainable communities. The precinct will have predominantly mid-rise buildings that provide human scale development at higher densities. This will allow for an appropriate balance of buildings and open space, and will house a population that can support retail uses along primary streets. In the Phase 1 development, new suite-style residential units will provide a much needed student residences format, which will complement existing land uses in the area.

The precinct will serve as a high density, mixed-use centre for the growing residential community and the larger campus community to the north. It will provide appropriate retail, amenities and services within walking distance of a significant local population, providing a greater range of services and goods to students and residents and reducing the need to travel off-campus. Integration of new open spaces throughout new development parcels will ensure high quality of life for local residents. Open spaces will also support new community facilities and contribute to the protection of natural and cultural heritage resources.

## Sustainable Buildings and Infrastructure

Simply by developing at higher densities in a mixed-use environment close to campus, the university will optimize the use of land, minimize resource consumption and support sustainable movement. Surrounded by existing development, the precinct area will utilize and augment existing services and infrastructure, ensuring efficiency and conserving resources. Stormwater impacts will be improved through reductions in large, impermeable surface parking lots. Existing stormwater ponds could be expanded to accommodate potential future stormwater flows in conjunction with on-site retention and treatment.

New buildings in the precinct will be designed to be energy and water efficient, and will use durable building materials. York University will investigate the potential to extend the campus district energy system to serve new development or construct a new district energy system. New development will meet or exceed the City of Toronto's Green Design Standards.

## Sustainable Open Space

Diverse new and enhanced open spaces will provide a diverse network of connected places. Anchored by the Black Creek Ravine and large university open space that lines the ravine, the open space network will support natural features and functions. Natural heritage resources will be grown and enhanced through the protection of the priority restoration area, investment in a proposed public park and continued implementation of greenways that link to existing and new open spaces and natural features.

New publicly accessible open spaces will provide a range of opportunities for the campus and local community, including respite and reflection away from the busy campus environment, active and urban settings for socializing and play, and diverse uses in between. Large-scale publicly-accessible squares will support public uses while smaller outdoor courtyards framed by buildings will provide amenity for local residents, all connected by and integrated within a robust movement network.

Soft landscaping will be maximized to support permeability. Within hardscaped areas, permeability will be encouraged through the use of permeable paving stones and other measures. Open spaces and street rights of way will see extensive tree plantings to increase tree canopy coverage.

# Development Phasing and Implementation

The long-term build-out of the precinct area will occur through a responsive evolutionary process and is expected to be phased over a number of years. The Phase 1 development will see the build-out of purpose-built student residences along The Pond Road frontage (Zone 1), which is the subject of a development application. Further development will be determined based on the university's priorities, and may see the introduction of additional university residences, other university uses or non-university uses through future planning approvals.

## Infrastructure Phasing and Approvals

### Zoning

A comprehensive zoning by-law amendment will be secured for each zone prior to future development. Block planning will be used to provide further detail, and will serve as a tool to track how each new development proposal fits within the larger zone.

### Streets

A series of new public and university streets will be constructed and, where applicable, conveyed to the City through the long-term development and renewal of the precinct area. To ensure orderly development, continuous enhancements to the transportation system and public realm, and balanced long-term capital spending, each new street has been assigned a threshold for construction, which is generally coordinated with development on adjacent parcels.

### Utilities and Infrastructure

The scale and location of below-grade utilities and infrastructure is dependent on the nature and design of land uses and buildings throughout the precinct area. The Functional Servicing Master Plan determined that there is sufficient infrastructure capacity for the Phase 1 student residence development. Upgrades to some services will be required with long-term development.

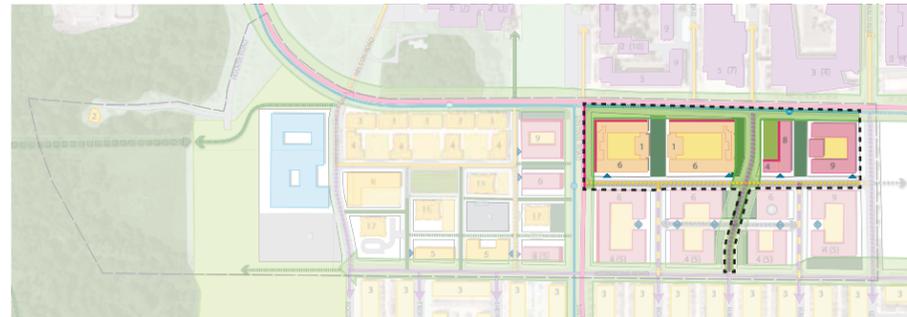
### Parkland

The Secondary Plan directs parkland contributions for the entire precinct area to an areas in Zone 4 adjacent to the Black Creek Ravine. This area will continue to be protected for a future public park, but will be managed as a university open space in the interim. The park will be improved and conveyed to the City following occupancy of a building constructed in Zone 4.

### Community Services and Facilities

The Phase 1 development and the university campus facilities provide the required services and facilities for the new student population. The need for community services and facilities will be assessed in all future zoning by-law amendments within the precinct.

Zone 1



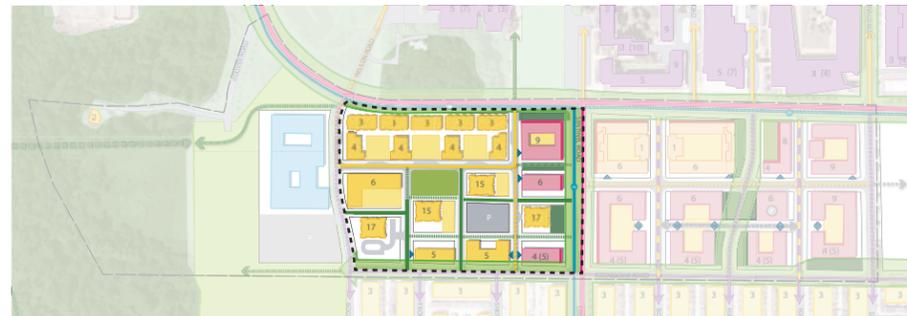
Zone 1 will see the development of purpose-built student residences along The Pond Road, with retail and service uses at grade along The Pond and Sentinel Roads. The new square will be fully constructed in the Phase 1 development, providing an early amenity for new residents and the surrounding population. The Pond Road Greenway, including the pedestrian promenade, will be constructed to its end state within the setback area, and will not be impacted by future improvements within The Pond Road right-of-way. A new east-west university street will be constructed with this phase of development to support access to the new buildings and existing surface parking lots. The extension of Haynes Avenue from The Pond Road to Sentinel Road will be constructed as an 18.5m right-of-way and conveyed to the City. Future rights-of-way will be protected as landscaped open space.

Zone 2



Development in Zone 2 may a broad mix of uses, including the continued growth of university residences, non-university residential, institutional and commercial uses. The block pattern and street network can support a diversity of uses, and transportation and site planning considerations will be addressed through planning and site plan approvals. The extensions of Boake and Hackett Avenues will be constructed and conveyed to the City at the time of adjacent development and depending on the nature and tenure of uses. The extension of Ian MacDonald Boulevard will be constructed and conveyed at the time of adjacent development in either Zone 2B or in the South Keele Precinct. Parking demand should be evaluated at the time of rezoning to determine the potential need for a parking structure and its most appropriate location. Infrastructure needs for this zone should be determined at the time of future planning approvals.

Zone 3



Already largely built out, Zone 3 will benefit from smaller scale intensification and infill developments west of Sentinel Road. This phase will see the evolution of an existing residential community to support a broader mix of uses and built form. Several mid-rise residential buildings are planned along the Assiniboine frontage. A proposed large, mixed-use development at the southwest corner of The Pond and Sentinel will contribute to an urban streetwall along Sentinel Road and serve as a gateway to the university. The evolution of this Zone could see the construction of a north-south university street parallel and adjacent to Sentinel Road as an extension of the eastern portion of Passy Crescent. Pedestrian connections throughout the area will be enhanced as new development proceeds. Infrastructure needs for this zone should be determined at the time of future planning approvals.

Zone 4



Zone 4 is reserved for future community use as a combined school and community centre and public park. If required for the surrounding community, the two-storey structure would be constructed immediately west of Passy Crescent and will provide a focal point for surrounding open space and recreational activities. Development in Zone 4 would trigger the extension of Passy Crescent south along the eastern edge. Prior to development in Zone 4, the City should undertake a detailed planning exercise with York University and any interested school boards to appropriately plan and design the combined community centre/school facility, public park, Black Creek Ravine trail connection and potentially the Maloca Community Gardens.

# Plan of Subdivision

A plan of subdivision application was submitted to allow the orderly development of the larger block in a manner that is consistent with the Southwest Precinct Plan and to support the proposed Phase 1 development. The plan of subdivision establishes a fixed block pattern and phasing strategy for infrastructure improvements for the area east of Sentinel Road.

The proposed plan of subdivision would create a total of eight development blocks and four new north-south rights-of-way to support the orderly development of the eastern portion of the precinct. Of the 20 blocks proposed in the plan of subdivision, eight blocks represent distinct development parcels that are planned to accommodate a wide range of future development scenarios.

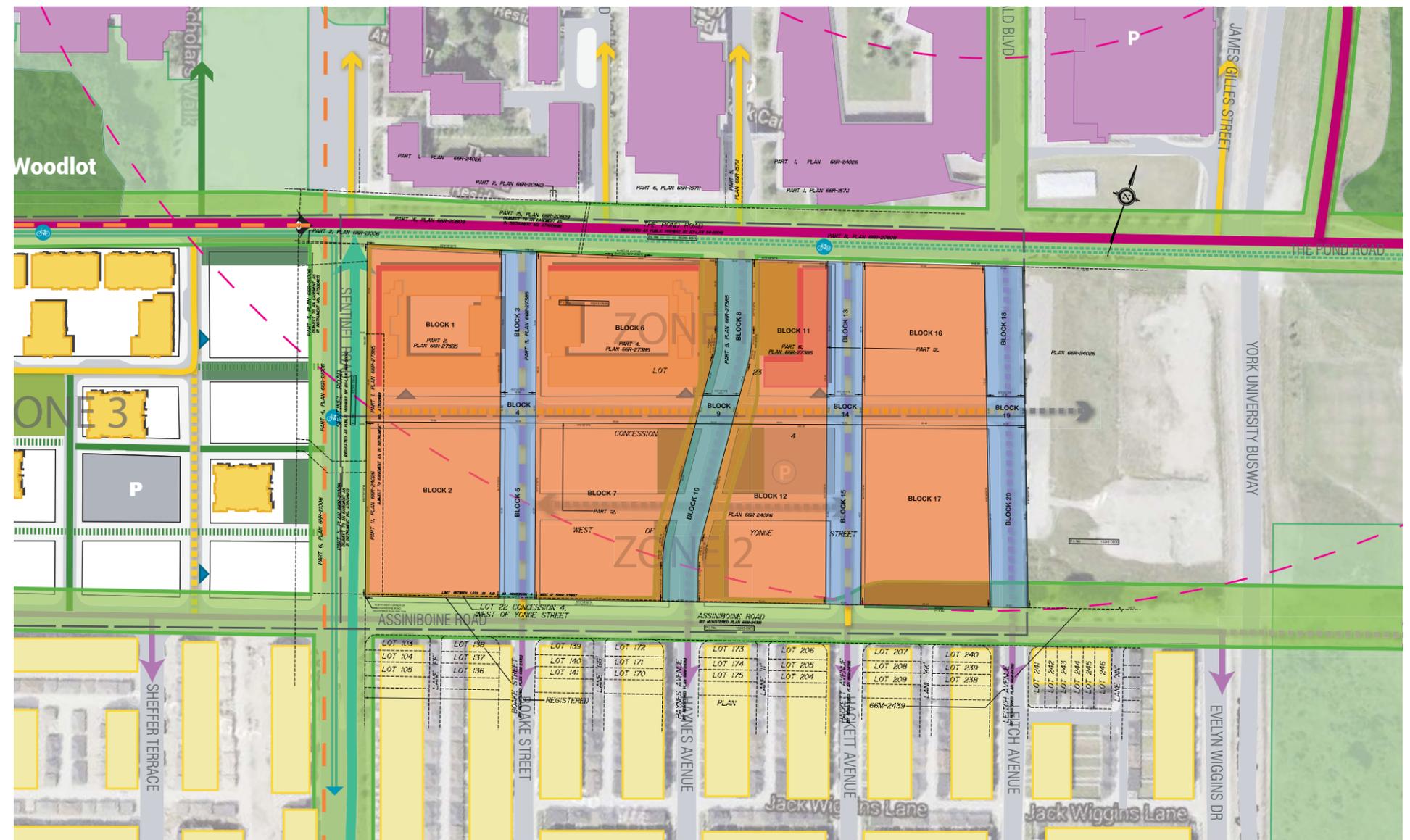
## Development Blocks

The development blocks are highlighted in orange and include Blocks 1, 2, 6, 7, 11, 12, 16 and 17. Development blocks 1, 6 and 11 are the subject of the Phase 1 development application. The nature and mix of land uses within the remainder of the Site (Blocks 2, 7, 12, 16 and 17) remains uncertain. However, the Blocks have been designed to accommodate a mix of residential, commercial and institutional land uses. The capacity and flexibility of these Blocks to accommodate these types of uses was tested in the development of the Southwest Precinct Plan. Infrastructure improvements, including new streets and below-grade infrastructure, have been linked to specific development sites, providing a flexible means to realize the physical vision for the Site as identified in the precinct plan.

## Street Blocks

The plan of subdivision would introduce four new north-south streets that would extend the street network that exists south of Assiniboine Road northward to connect to The Pond Road. The remaining 12 blocks are intended to support the introduction these streets, which include Blocks 3, 4, 5, 8, 9, 10, 13, 14, 15, 18, 19 and 20. New streets will be implemented as outlined in the precinct plan.

The Tree Preservation Plan submitted with this application indicates that a total of 23 trees will require removal to allow the construction of the four proposed rights-of-way. Of these 23 trees, 11 exceed 30cm diameter and will require municipal approval.



The plan of subdivision will subdivide the precinct area east of Sentinel Road into a series of development blocks (orange) and streets (blue), consistent with the precinct plan