

Welcome

Thank you for coming to our unveiling event for 11 Yorkville Avenue.



The purpose of today's Open House is to:

- 1 Introduce Metropia, Capital Developments and RioCan Living;
- 2 Share our plan with you; and
- 3 Listen to your feedback.

There are a number of ways to learn about the project and share your ideas with us today:

- 1 Read the information boards.
- 2 Speak with members of our project team.
- 3 Watch our visual presentation.
- 4 Fill out a comment form.

We value your input and look forward to hearing your thoughts!



Who We Are

Metropia, Capital Developments and RioCan Living are highly respected real estate developers committed to enhancing Toronto's urban landscape through an exciting partnership for 11 Yorkville Avenue.

A World-Class Partnership

Yorkville Inc., a partnership between Metropia, Capital Developments and RioCan Living, brings together an exceptional combination of industry experts to create a successful, transit-oriented, mixed-use community in a prime location. Together we have a diverse portfolio of successful and innovative development projects in Toronto, and across Canada.

Yorkville Inc. is the collaboration of like-minded partners that are committed to working together to develop this site as an iconic, and world-class project.



Metropia

Metropia is a privately owned real estate developer with a focus on community building, urban renewal and design innovation. Our communities offer a wide range of housing options with an emphasis on affordability and an abiding responsibility to the environment.



Capital Developments

Capital Developments is an industry leading Canadian real estate development company with international roots. Our developments have a history of success undertaking innovative mixed-use projects with a mission to develop desirable places to live, work and play.



RioCan Living

RioCan Living is RioCan Real Estate Investment Trust's residential brand. RioCan Living owns, manages and develops retail-focused, increasingly mixed-use properties located in prime, high density transit-oriented areas. RioCan Living delivers best in class purpose-built rental units and condos along Canada's most prominent public transit lines.



Portfolio of Projects

Metropia, Capital Developments and RioCan Living are committed to enhancing Toronto's urban landscape.



Project Team

We have engaged the following industry leaders and are in the process of building a comprehensive project team.

Sweeny&Co Architects

Sweeny & Co Architects | Architect

Established by Dermot Sweeny in 1988, Sweeny & Co Architects Inc. is a multidisciplinary practice whose work centres on driving demand through the creation and execution of highly desirable developments. An award-winning architecture, interior design, and planning practice, our firm is recognized for the design of very successful projects as judged by the developers, owners, occupants, authorities, and communities in which they are situated.

BOUSFIELDS INC.

Bousfields | Urban Planning Consultant

Bousfields Inc. is one of the pre-eminent community planning firms in Ontario with special expertise in urban design, planning policy, community design, development approvals, community consultation and project management. Bousfields offers a full range of land use planning and urban design services to the development industry, municipalities and government agencies.

STUDIO

Studio TLA | Landscape Architect

We are Landscape Architects, Urban Designers and Master Planners with a passion for design. We create meaningful spatial experiences that connect people to the places they live, work and play. We connect the systems that impact our everyday well-being: socially, culturally, economically, and sustainably.

Janet Rosenberg & Studio | Park Design

Janet Rosenberg & Studio Inc. is one of Canada's most distinguished landscape architecture and urban design studios. Drawing from individual strengths, JRS creates treasured, ecologically-responsible landscapes that respond to the demands of the urban environment, and engage, excite and enhance the quality of life for those who inhabit them.

WSP | Transportation and Civil Consultant

WSP's Transportation Planning & Advisory Services group offers the planning and engineering services required to develop comprehensive solutions to the full spectrum of transportation challenges. Our firm has extensive technical expertise in transportation planning, traffic engineering, parking policy and design, planning for alternative modes, environmental assessments and preliminary design.

Goldsmith Borgal & Company Ltd. | Heritage

GBCA (Goldsmith Borgal & Company Ltd. Architects) is a full-service architectural firm specializing in adaptive reuse, restoration, and rehabilitation. Working as prime consultant or as part of a larger project team, GBCA provides invaluable architectural and conservation expertise for projects that incorporate heritage resources.

Brook Pooni Associates | Public Engagement Consultant

Brook Pooni Associates is a real estate and communications firm on the forefront of urban planning-related communications. Brook Pooni Associates are seasoned and trusted experts in public consultation and their services include community outreach, stakeholder engagement, facilitating public open houses and meeting with advisory groups and community leaders.

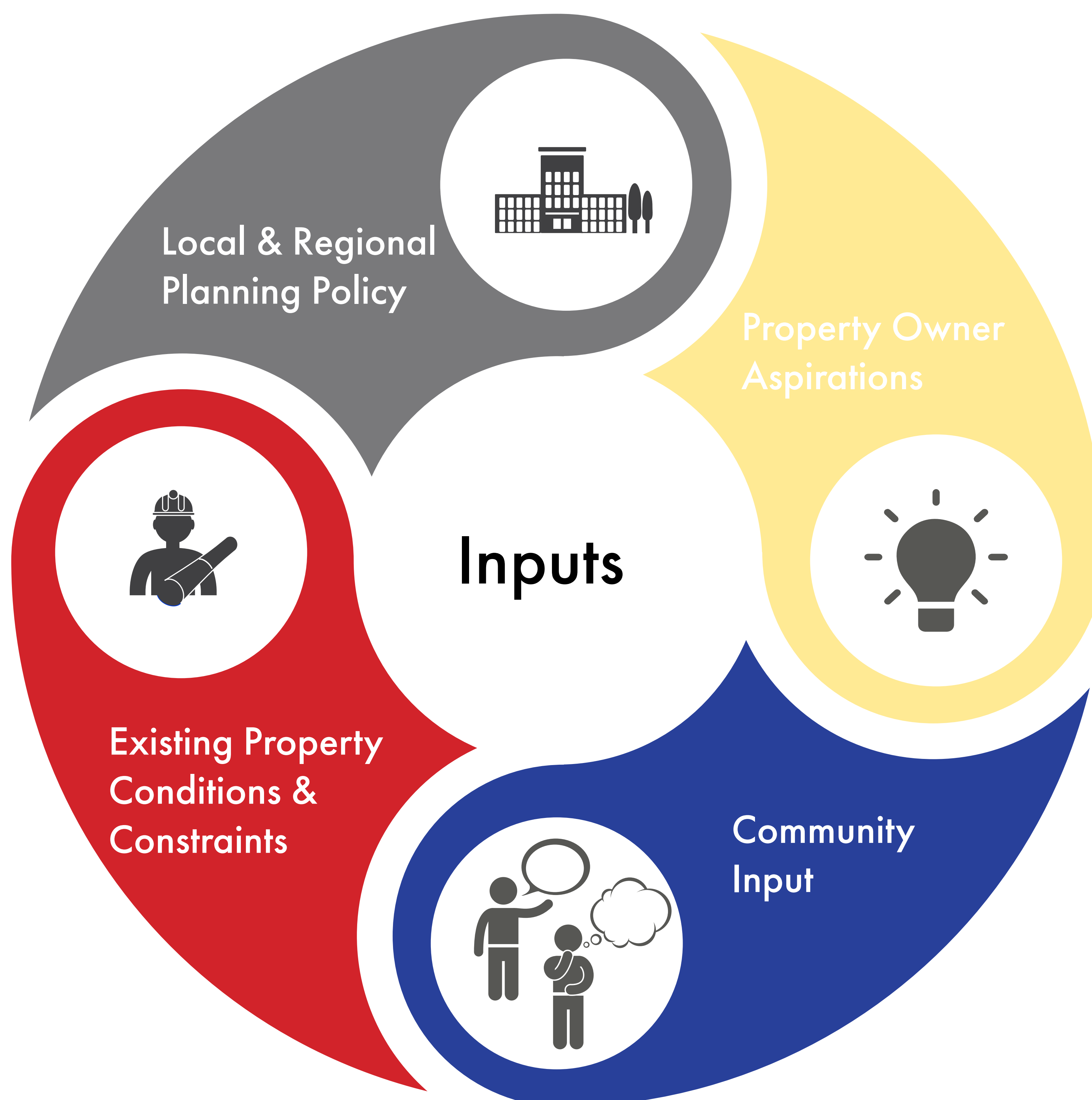


Community Input

How will public engagement inform the plans for this property?

Public engagement is a key part of the planning process, which will help our team understand community values, concerns and aspirations for the future of the site. Community input will be considered along with existing property conditions and constraints, developer aspirations and applicable planning policies to inform the development of a master plan for the site.

Our goal is to maintain open communication with you throughout the planning process. Please provide us with your email address at the sign-in desk so we can keep you updated.



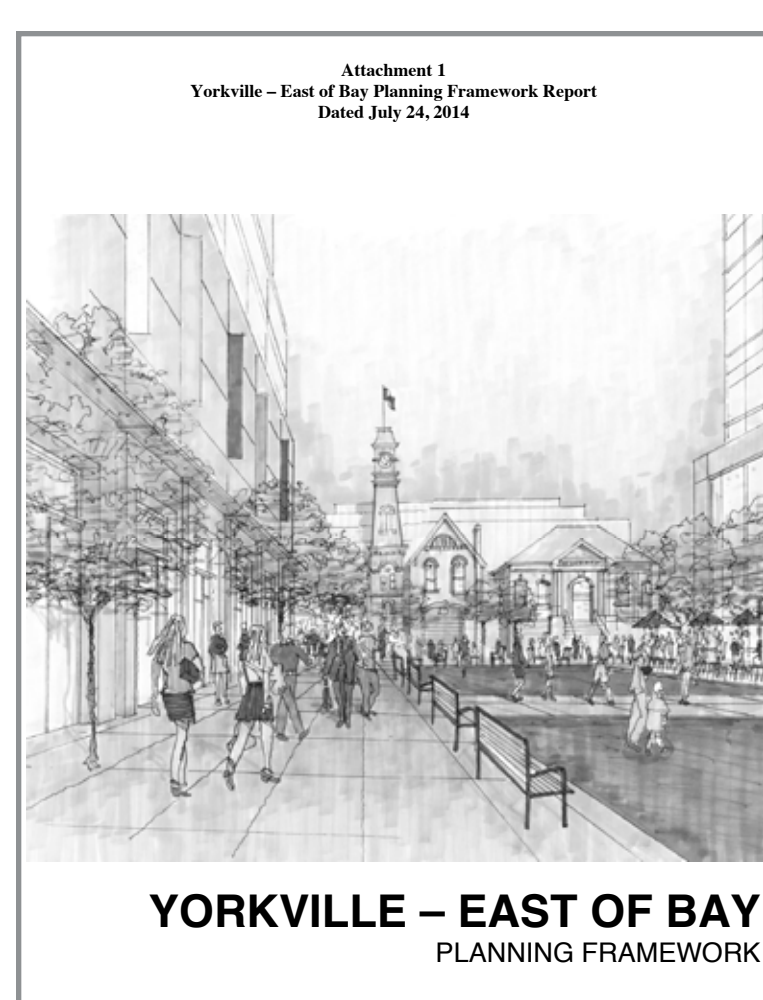
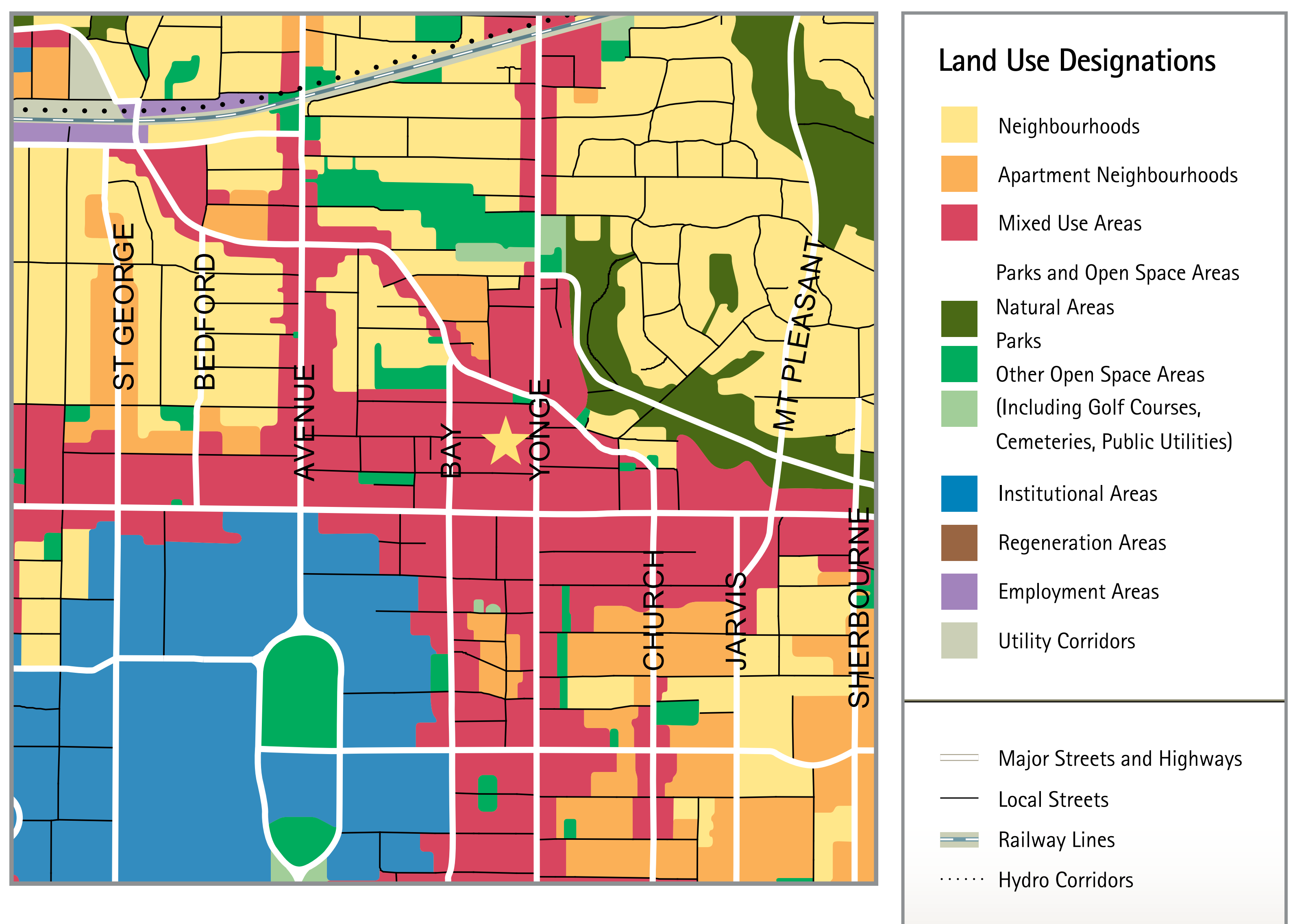
City Planning Framework

The future of the site will be shaped by City of Toronto planning policies and guidelines.

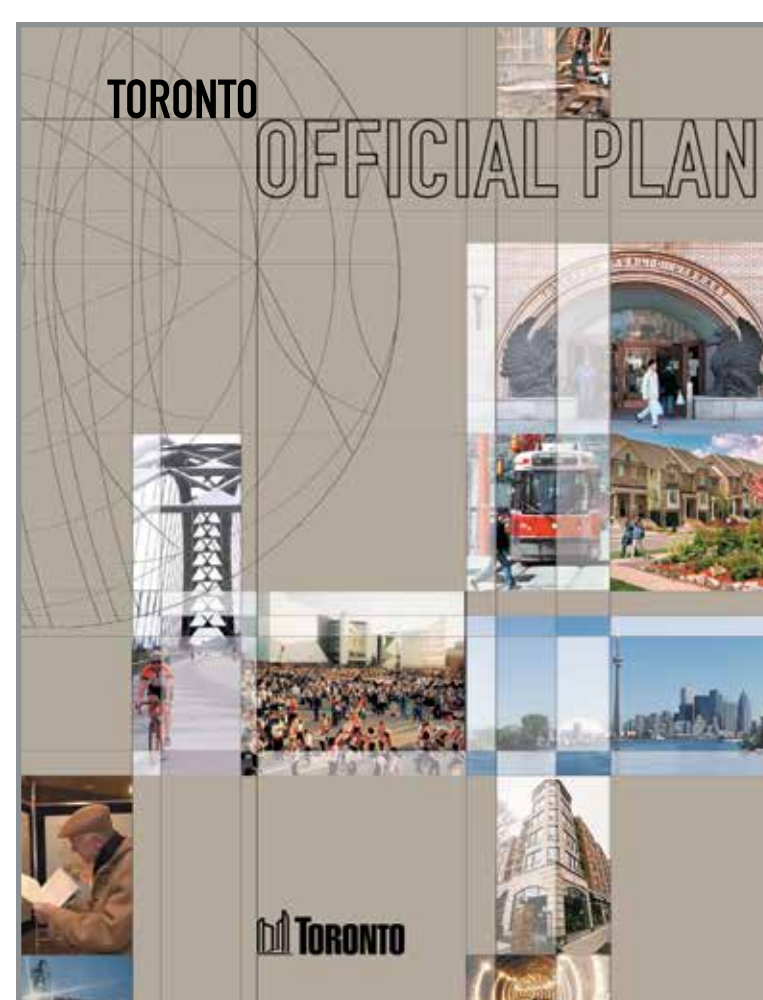
Bloor-Yorkville is a vibrant area and home to 19,486 residents and 1,841 businesses with 47,807 employees working in the neighbourhood (Sources: Statistics Canada, 2016 Census and City of Toronto, City Planning Division, 2016 Toronto Employment Survey).

The Bloor-Yorkville area is located within the Downtown Area of the **Official Plan** and the project site is designated a Mixed Use Area.

Mixed Use Areas will absorb most of the anticipated increase in retail and service employment in Toronto in the coming decades, as well as much of the new housing.



The **Yorkville – East of Bay Planning Framework** has a vision for Yorkville to be one of the most vibrant areas of the city with new tall buildings that are appropriately sited, massed and well separated within a system of public open spaces and pedestrian connections.



A new **Site and Area Specific Policy (SASP)** will be prepared for the Bloor-Yorkville area, that will be included within the new Downtown Secondary Plan. The plan will strengthen and refine the area's planning framework that guides its growth and change.



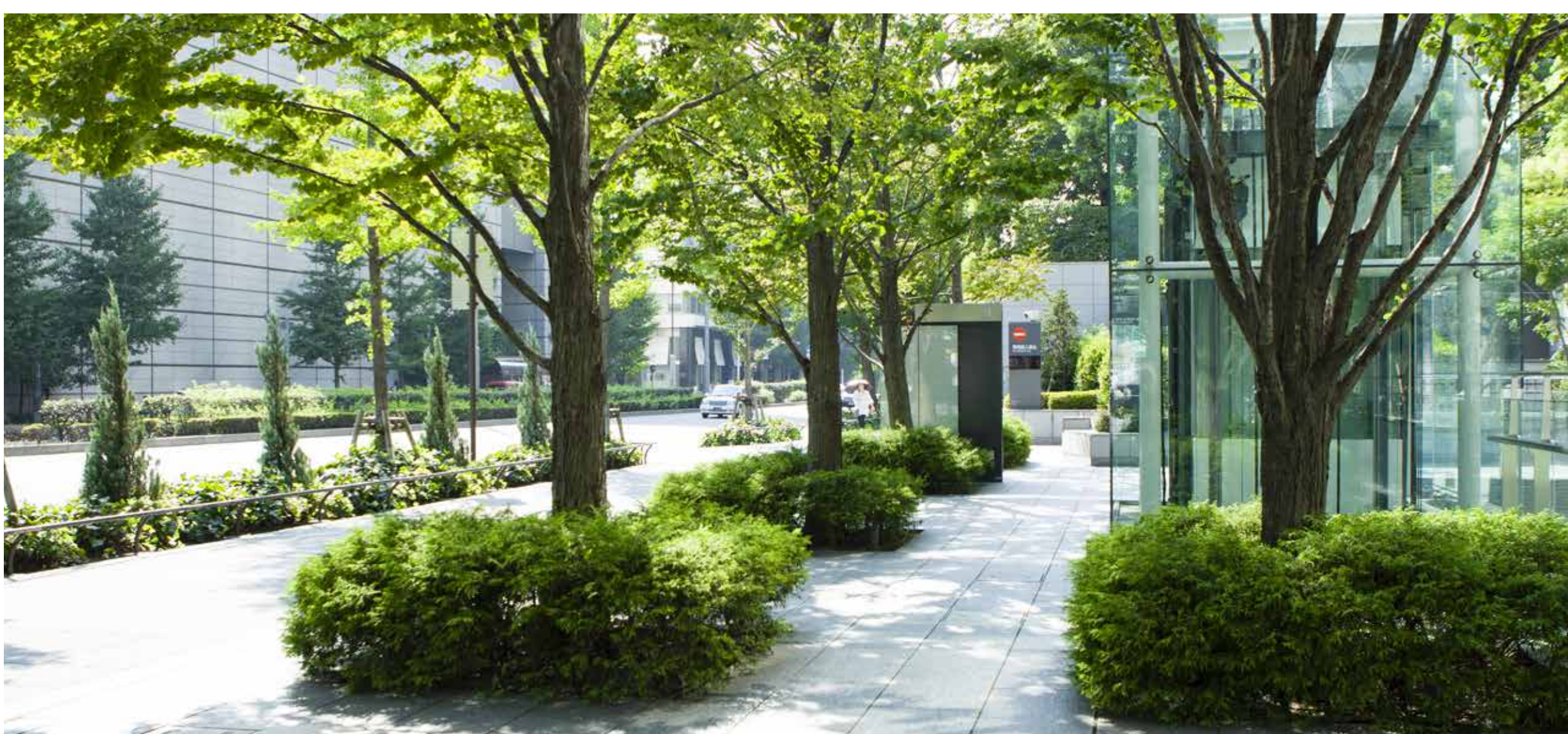
Local Planning Context

The plan for the site will build upon the vision of the Yorkville-East of Bay Planning Framework.



In 2014, City Council endorsed the Yorkville-East of Bay Planning Framework to be used to evaluate current and future development applications. The framework identified opportunities for tall buildings and a plan for a network of open spaces and pedestrian connections.

The proposed development plan for 11 Yorkville Avenue will help to complete the open space and walkway system identified by the planning framework:



Town Hall Walkway

A linear park with landscaping intended to provide pedestrians with an outdoor mid-block connection, just west of Yonge.



Clock Tower Walkway

Mid-block, located just east of Bay Street provides pedestrian connections between Bloor Street and Davenport Road.



Built Form Objectives & Tall Buildings

11-21 Yorkville Ave is identified in the planning framework as a potential opportunity for a tall building.



Maintain Yorkville Avenue as a Civic Street

Designed to maximize gathering opportunities for social interaction with appropriate setbacks for outdoor spaces.



The Neighbourhood Context

Yorkville is home to great style, design and culture.



In the 1960's, Yorkville flourished as the centre of Toronto's bohemian culture centre and was known as the Canadian capital of the hippie movement. Yorkville transitioned into a high-end shopping district when the Line 2 subway opened along Bloor and higher densities were allowed through the City's Official Plan. Luxury hotels, high-end retail and offices were introduced to the area.

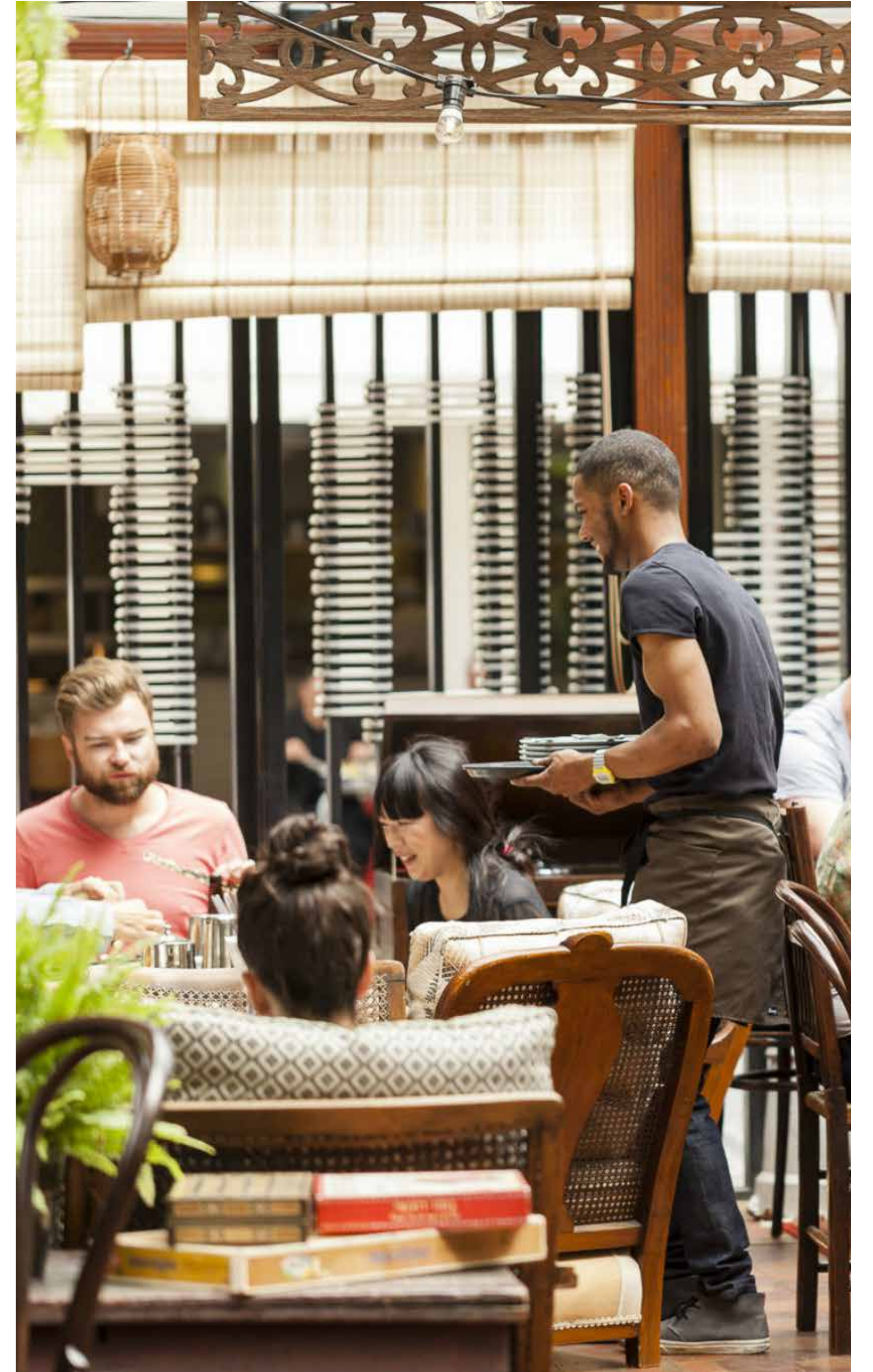
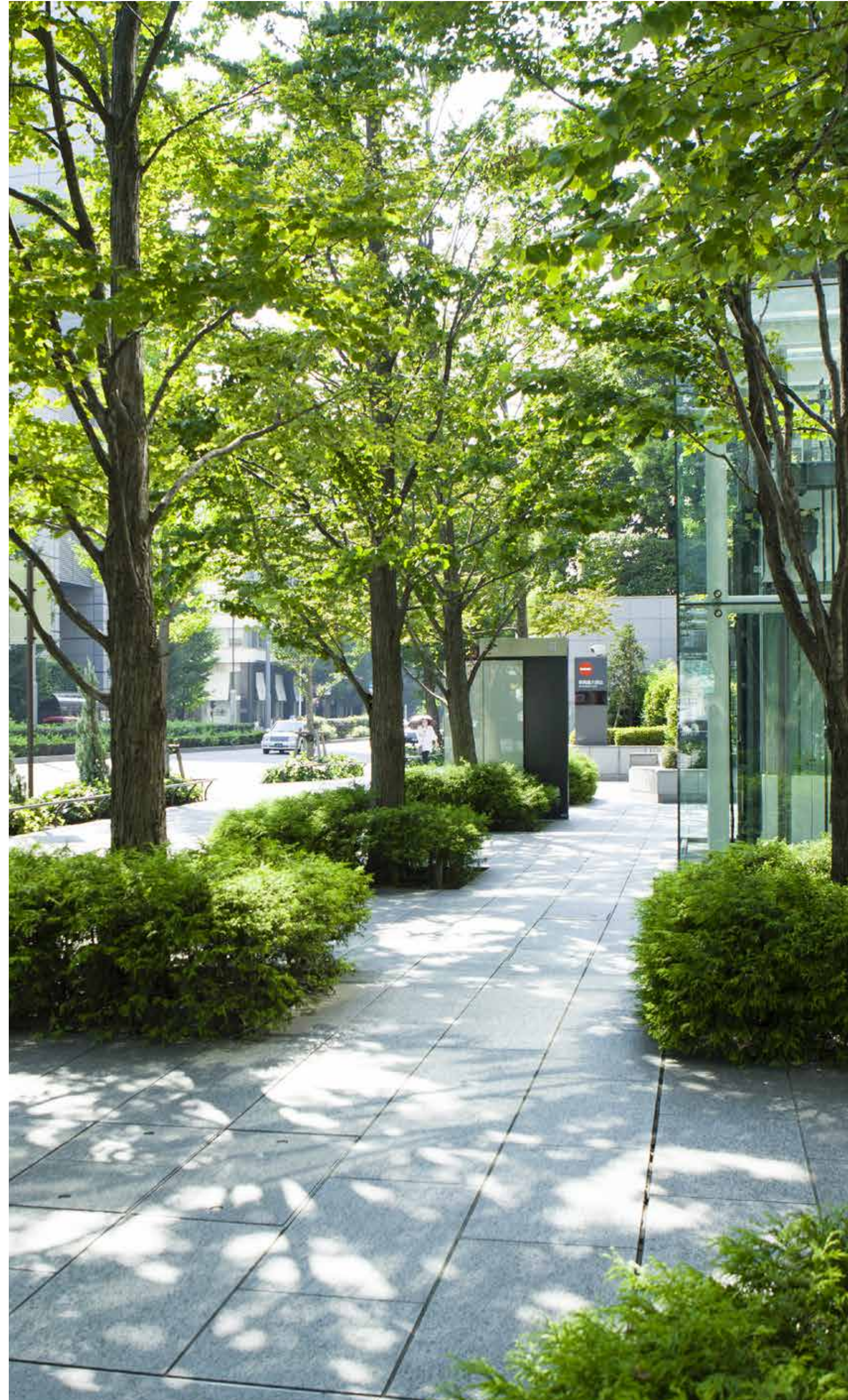
Yorkville is very well served by transit with proximity to both Line 1 (Yonge-Bloor Station), and Line 2 (Bay Station) subway lines. There is also access to the Bloor Street and Davenport Road bike lanes, and many underground and street-level pedestrian connections.

Yorkville has evolved to become one of Toronto's most attractive, liveable neighbourhoods, a centre of preeminent arts, culture and luxury.



Our Aspirations

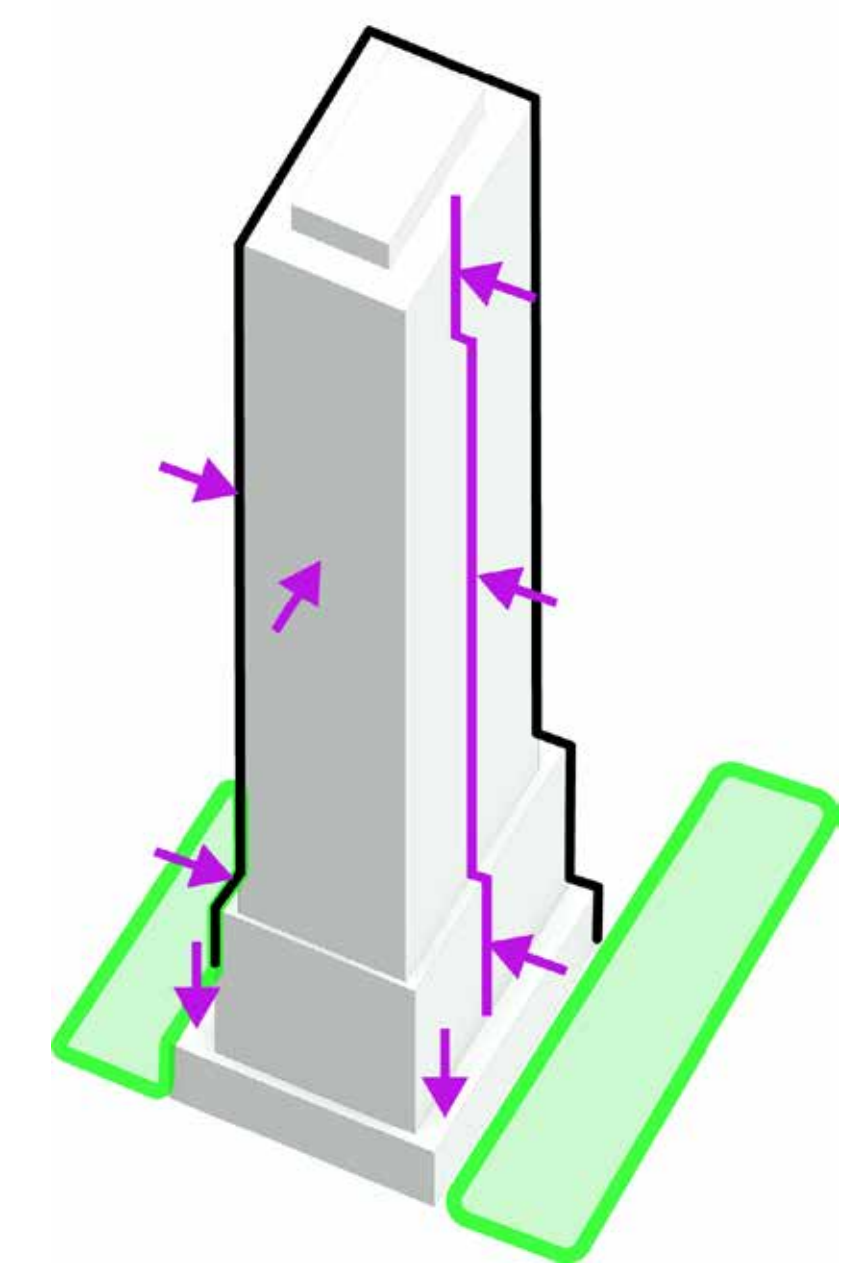
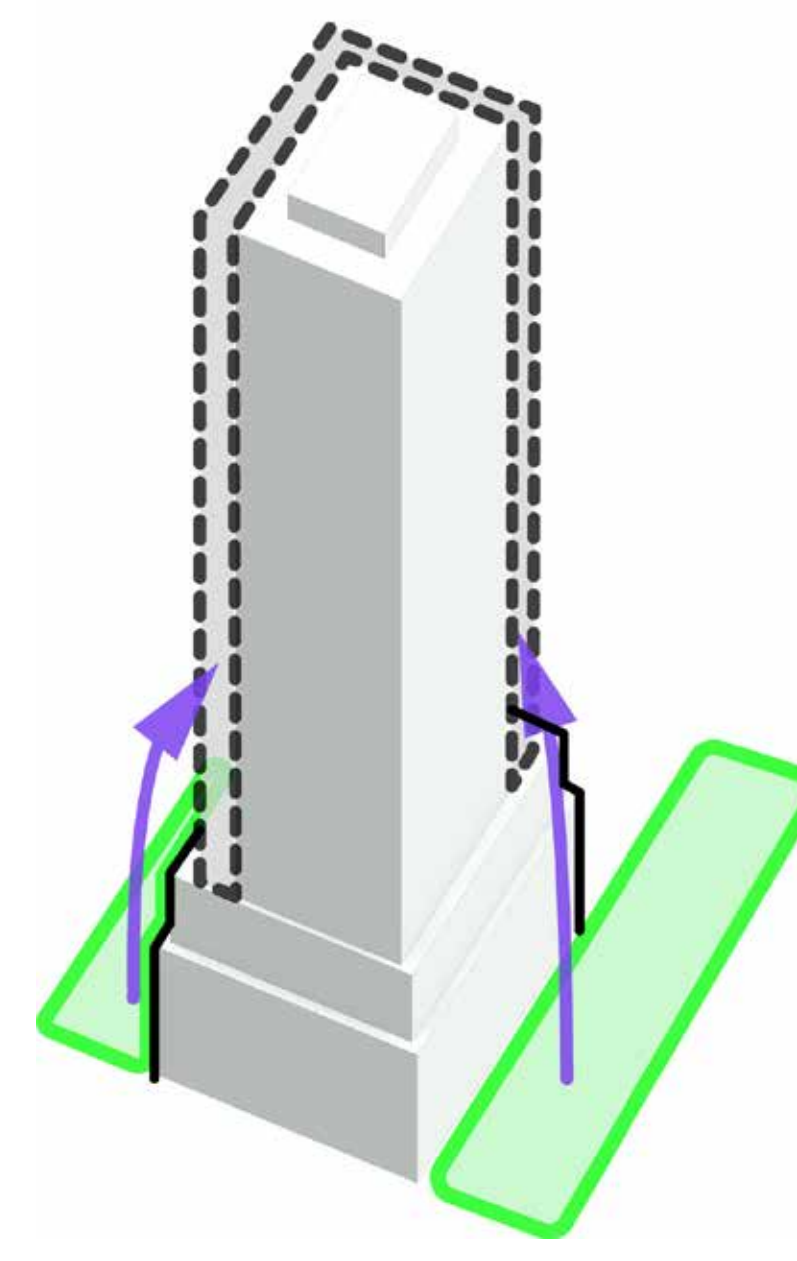
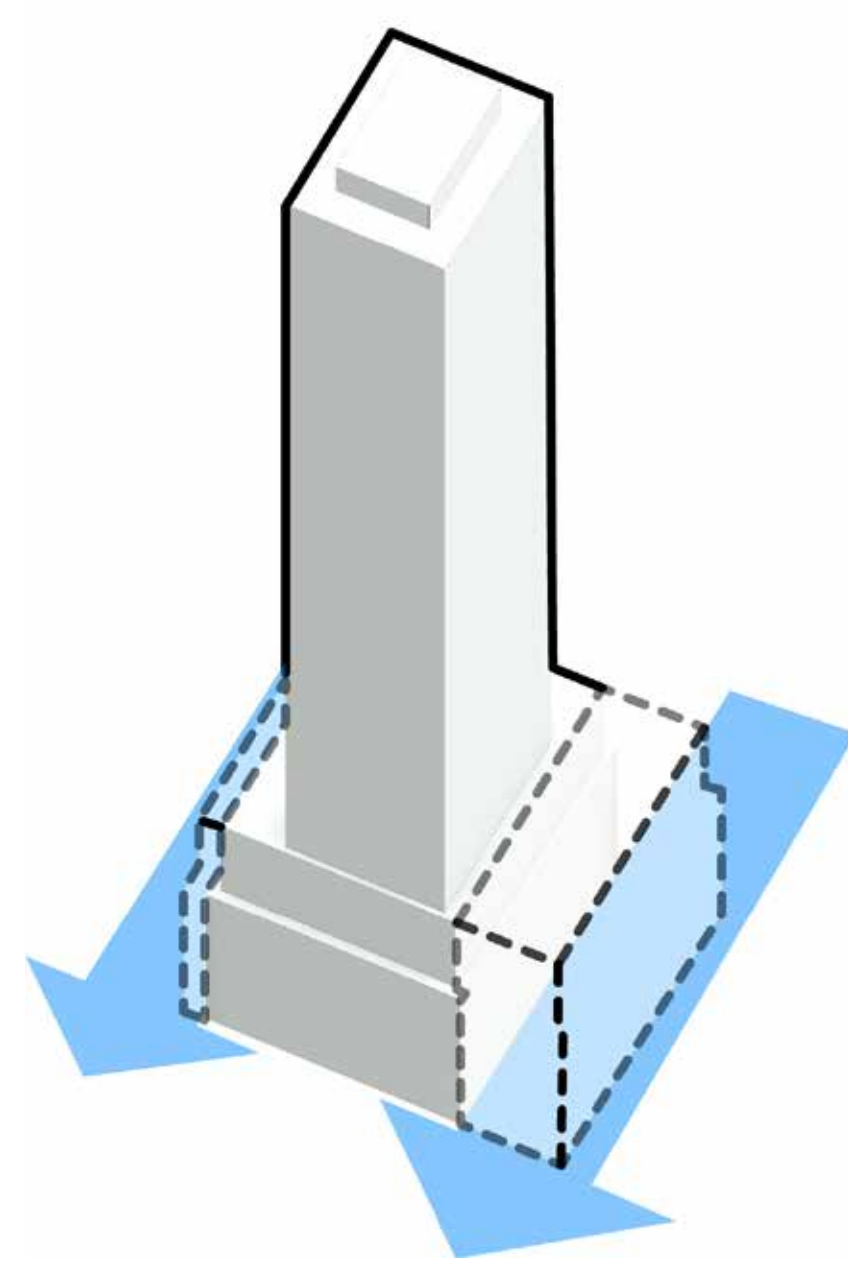
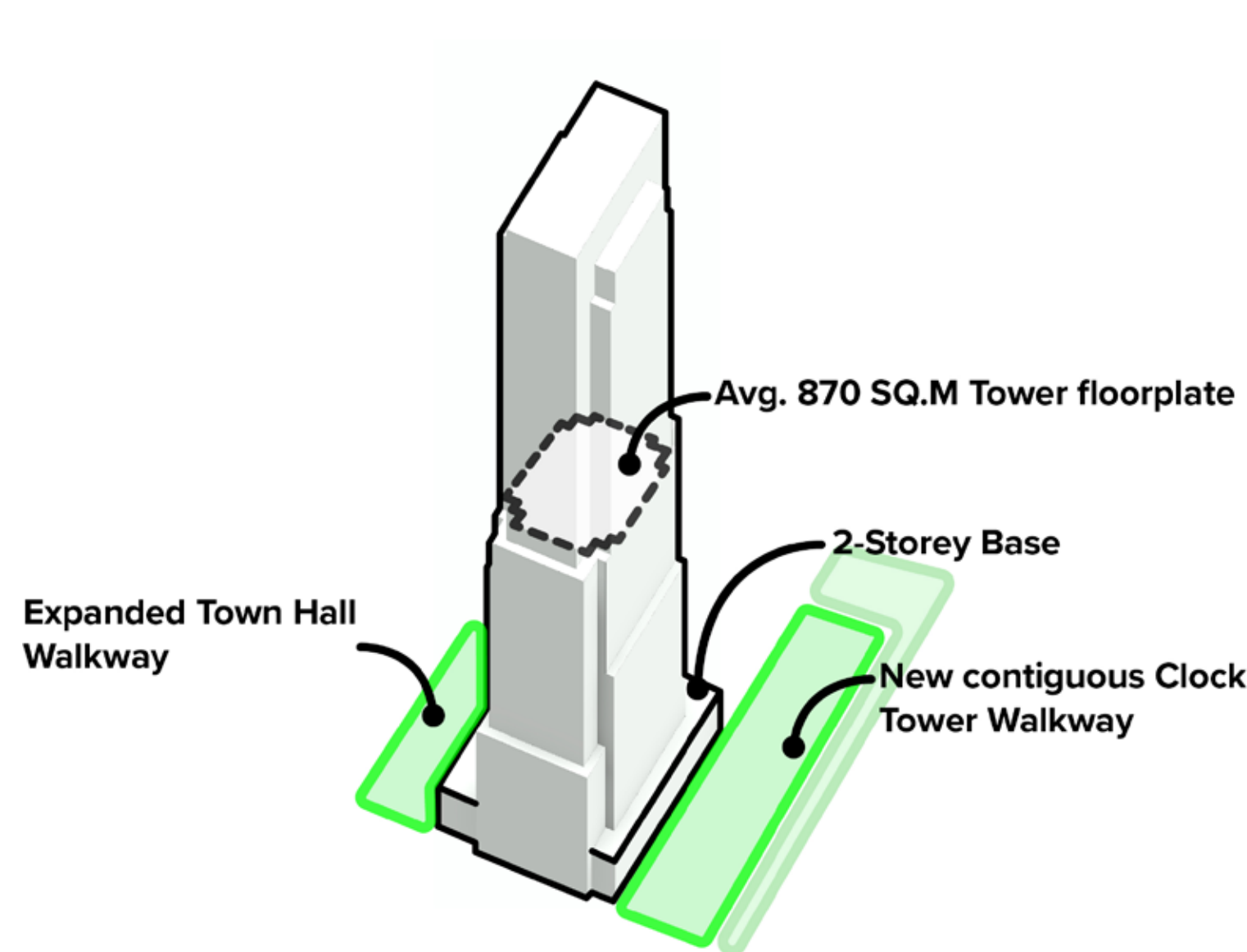
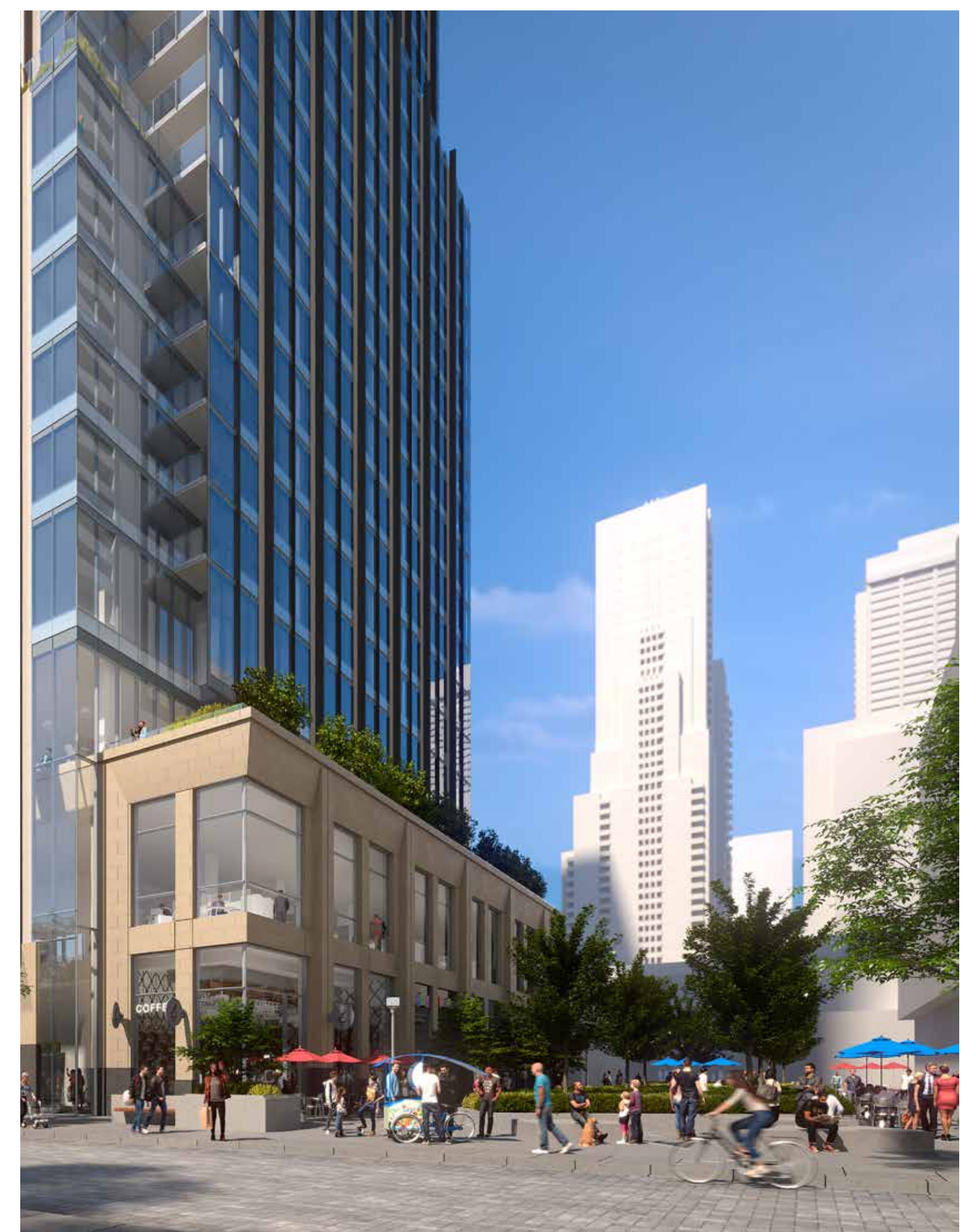
Our vision is to create a mixed-use development with striking architectural design and notable public realm improvements.



Our Proposed Design

Our proposal is for a contemporary and informed design response that enhances the current built form.

The thoughtful architecture and urban design will contribute to the urban fabric of the neighbourhood. Our proposal will build on the pathway network and enhance the public realm through new green connections.



Proposed design re-distribution of podium density throughout the tower.

- Sculpting a strong and legible symmetry with clear proportions.

Sculpting #1

- Integrating public realm objectives.
- Completion of Clocktower Walkway.
- Completion of Townhall Walkway.

Sculpting #2

- Re-distribution of podium density throughout the tower.
- Maximize active frontages on 3 of 4 sides of the building.

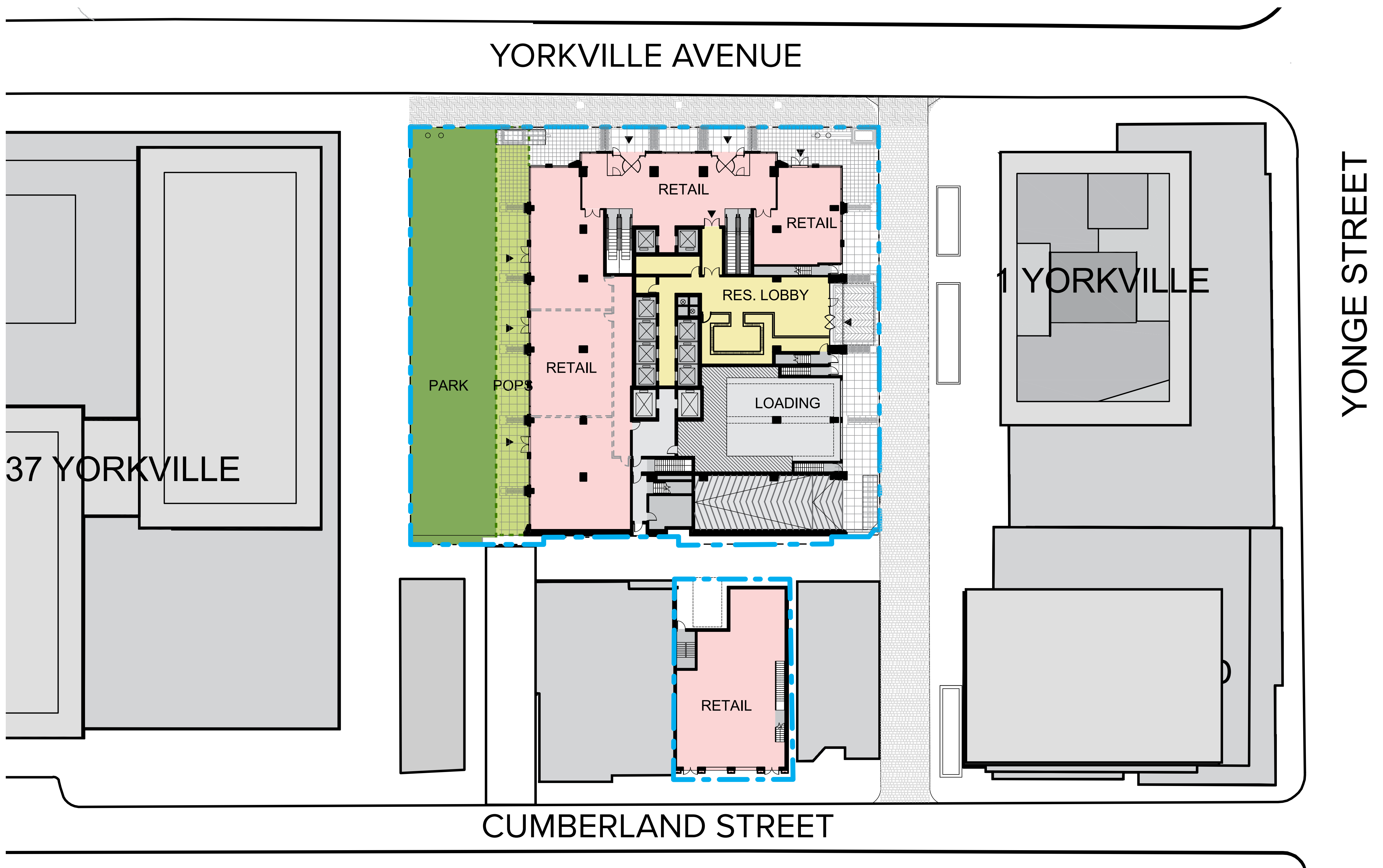
Sculpting #3

- Creating cascading setbacks.
- Taking cues from existing and planned context.
- 2-storey base to relate to human scale of surrounding public realm and historical civic buildings.



Our Proposed Design

11 Yorkville Avenue site plan and key statistics.



Project Statistics:



Site Area

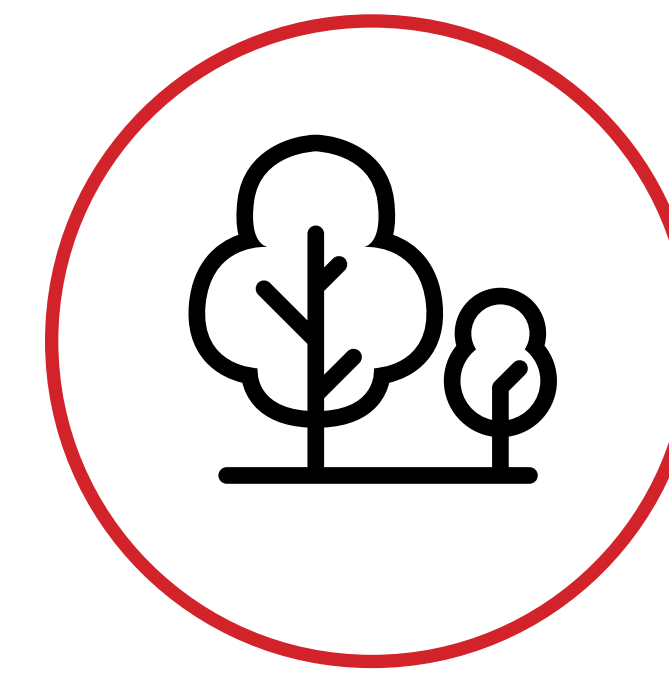
3229.07 m² (0.3229 ha)
 Height: 62 storeys, 212m
 Total Gross Floor Area:
 53,665 m²

Total FSI Proposed: 17



Residential Unit Count

Residential replacement: 81
 Total units (incl. replacement):
 Studio: 61
 1 Bedroom: 365
 2 Bedroom: 218
 3 Bedroom: 72
Total: 716



Amenity Space

Indoor: 1,907.7 m²
 Outdoor: 743.4 m²
Total: 2,651 m²

Park space

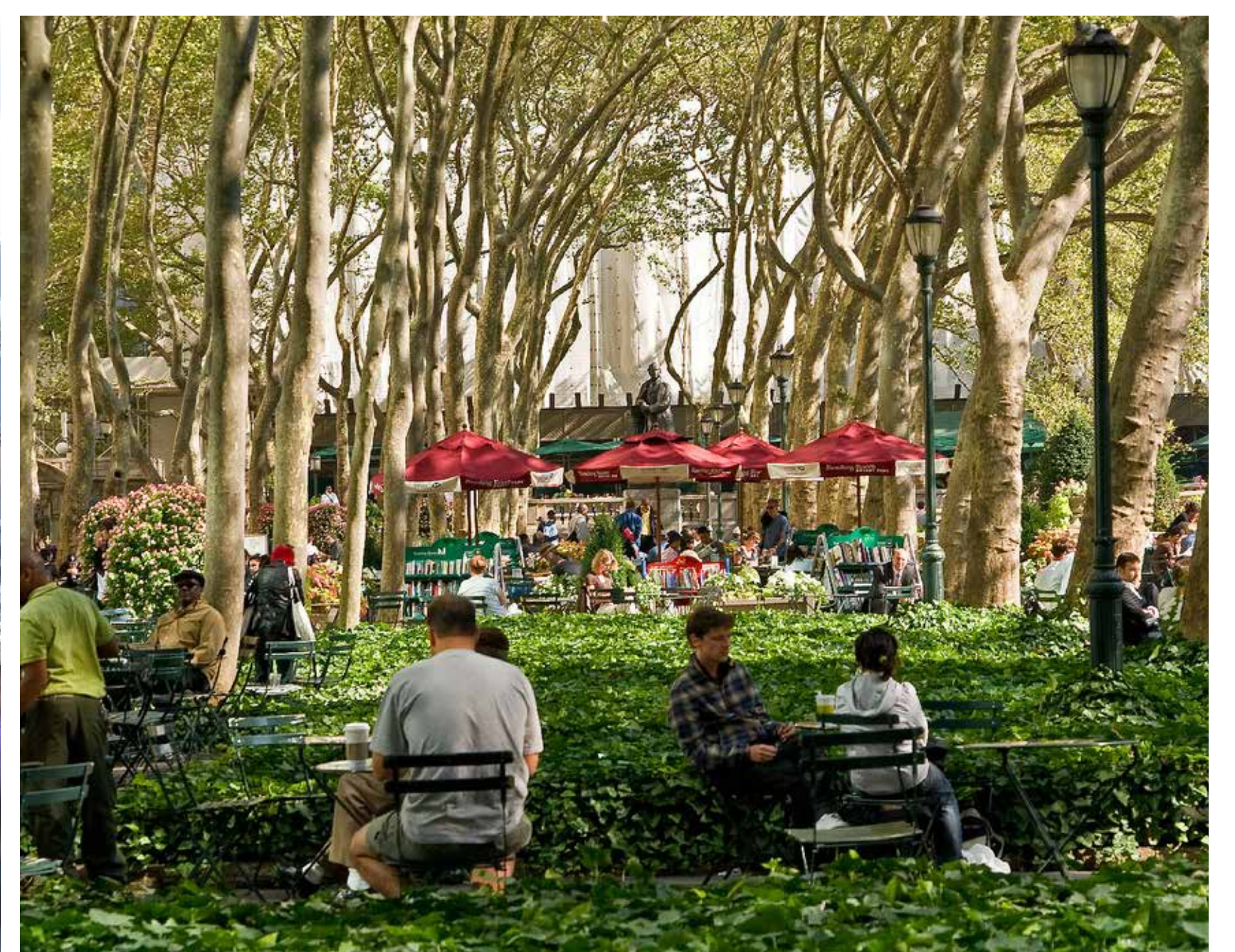
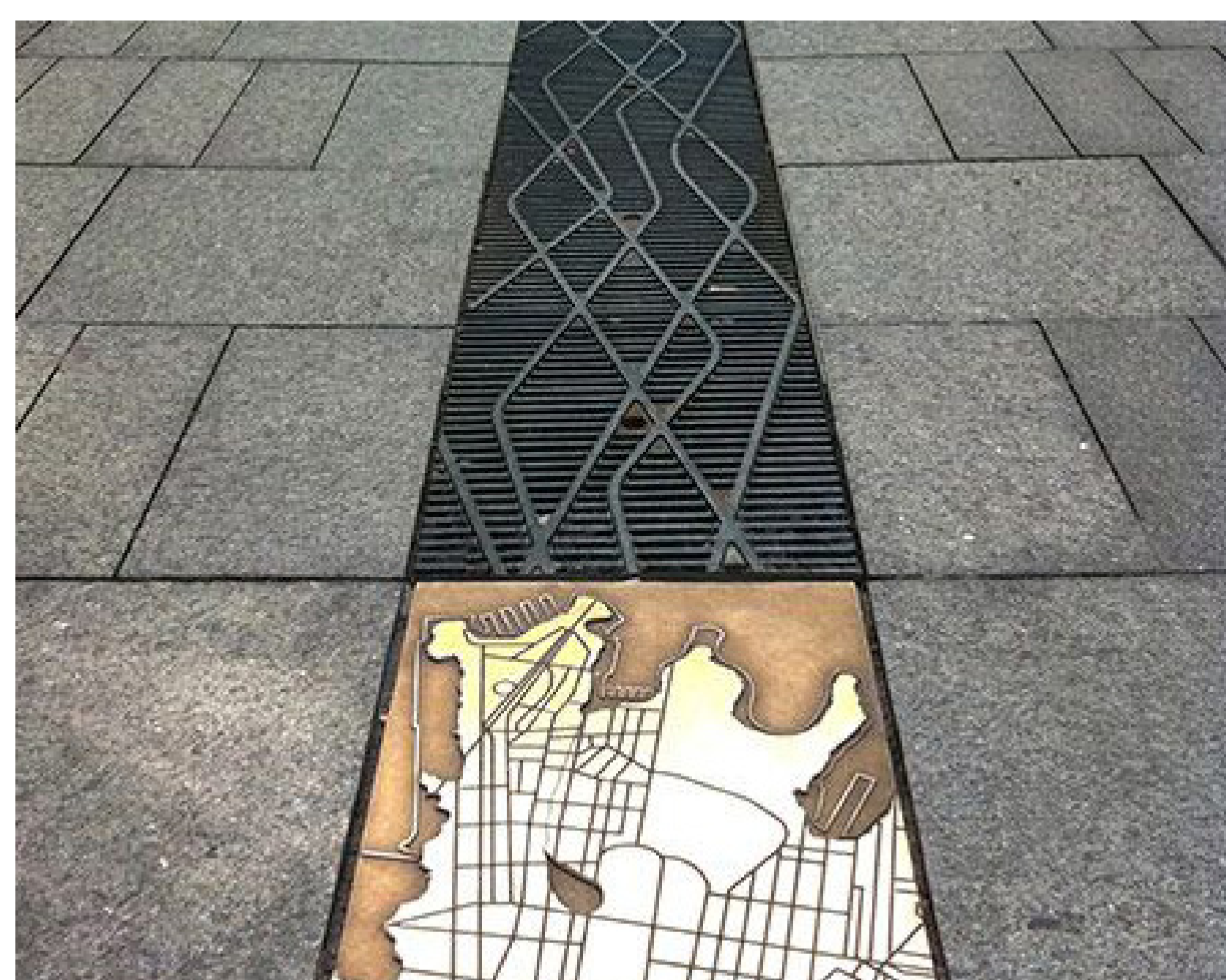
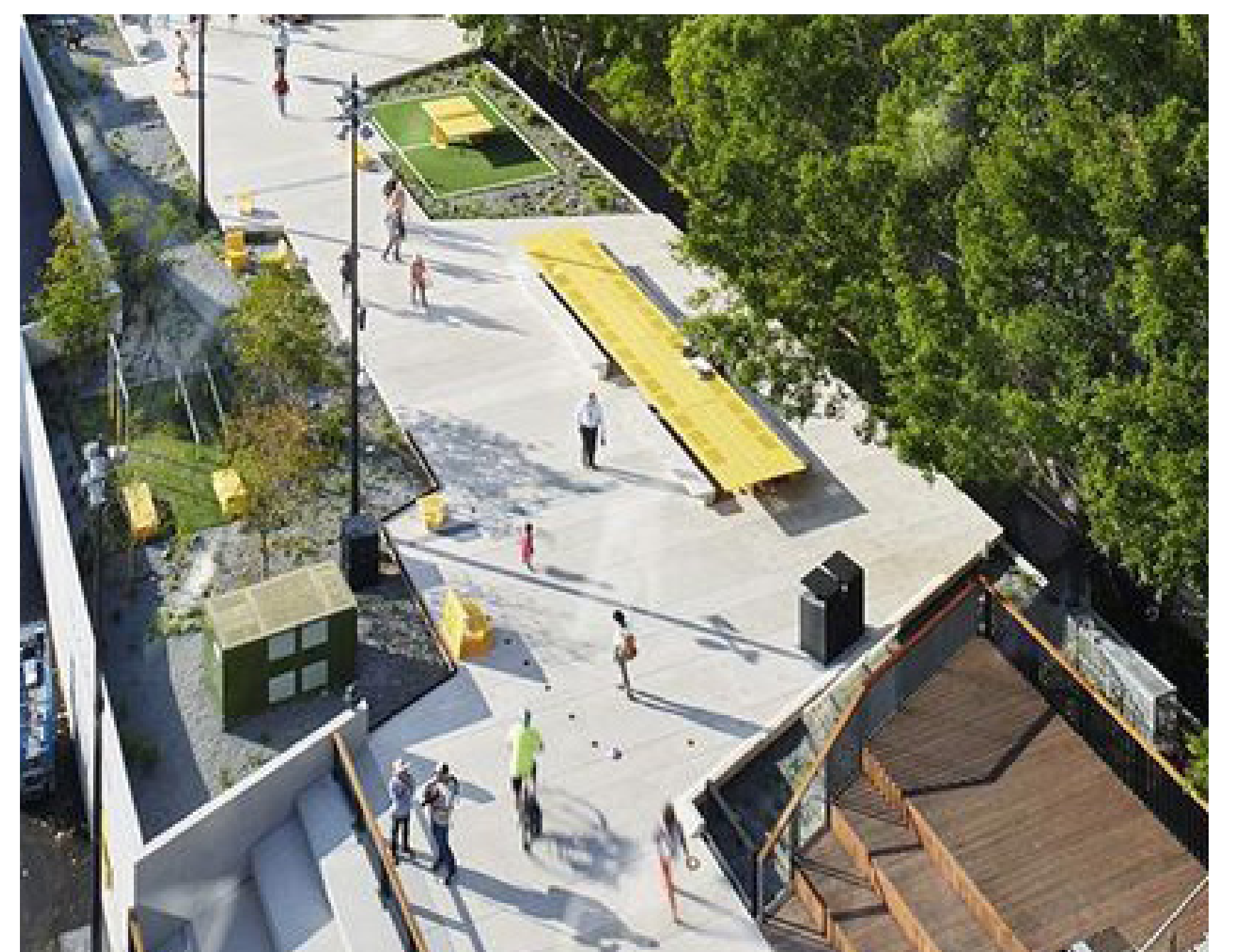
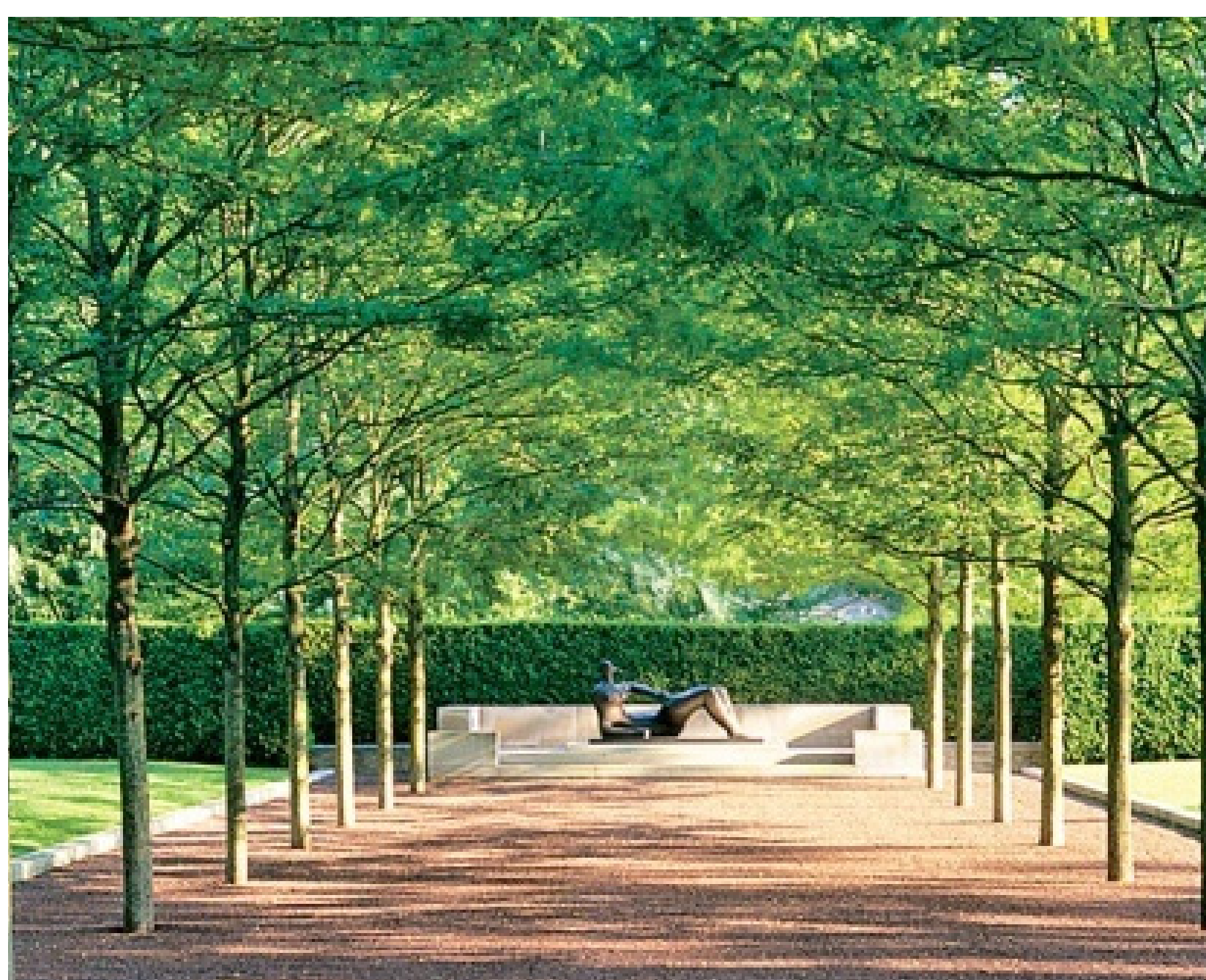
740 m²



Public Realm

There is potential for a string of public spaces that are animated throughout the day.

Building upon the Yorkville-East of Bay Planning Framework, the development proposal for 11 Yorkville Avenue will have notable public realm improvements.

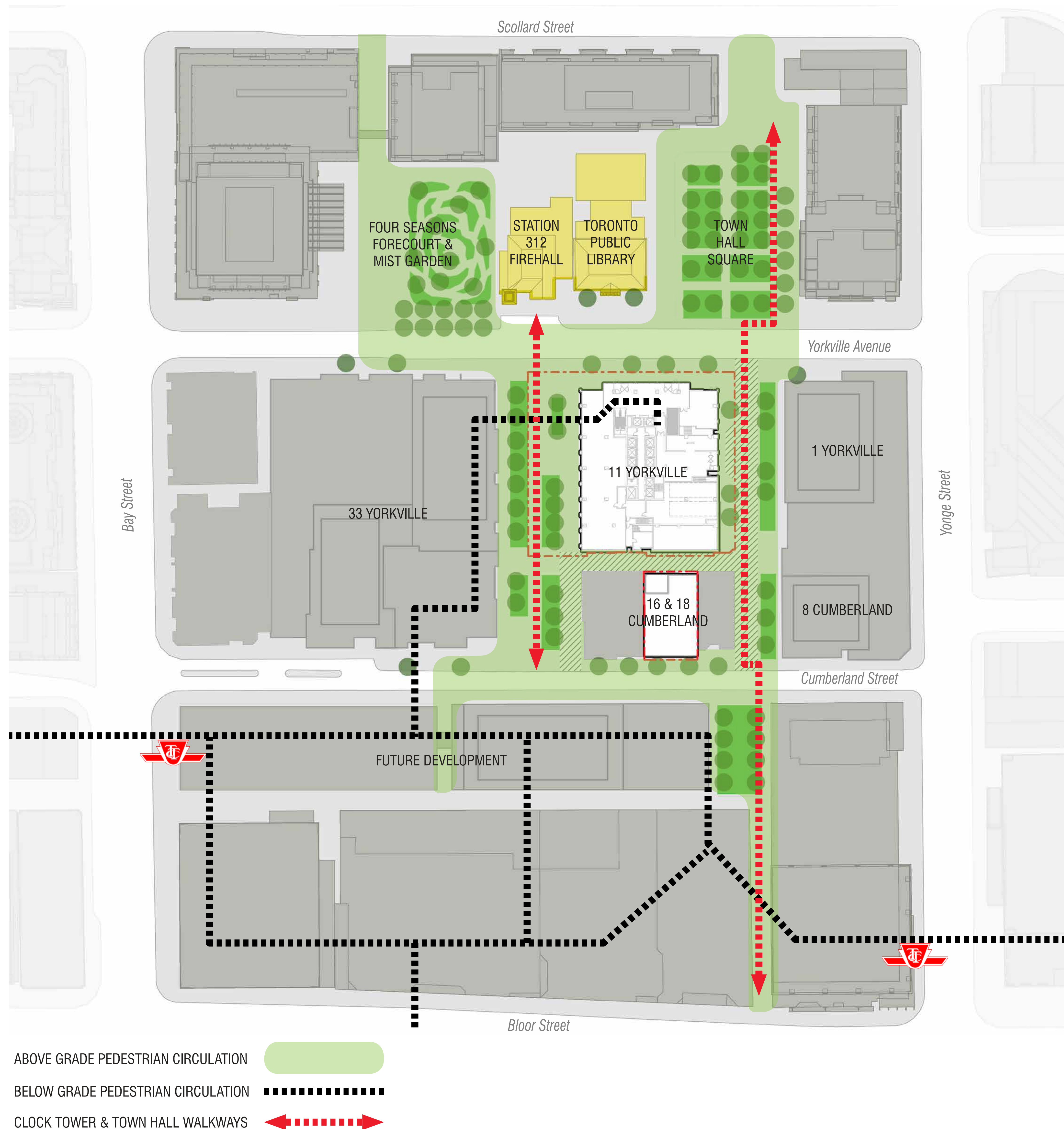


Pedestrian Connections

A network of unique open spaces, pathways and underground connections to link you to shops, transit and restaurants.

Mid-block pedestrian connections are one of the more celebrated and unique design attributes which contribute to Yorkville's success. There is an opportunity within the site to create a pedestrian-oriented laneway and a park which will serve as a mid-block connection for pedestrians. The underground pedestrian network will connect residents and commuters to transit.

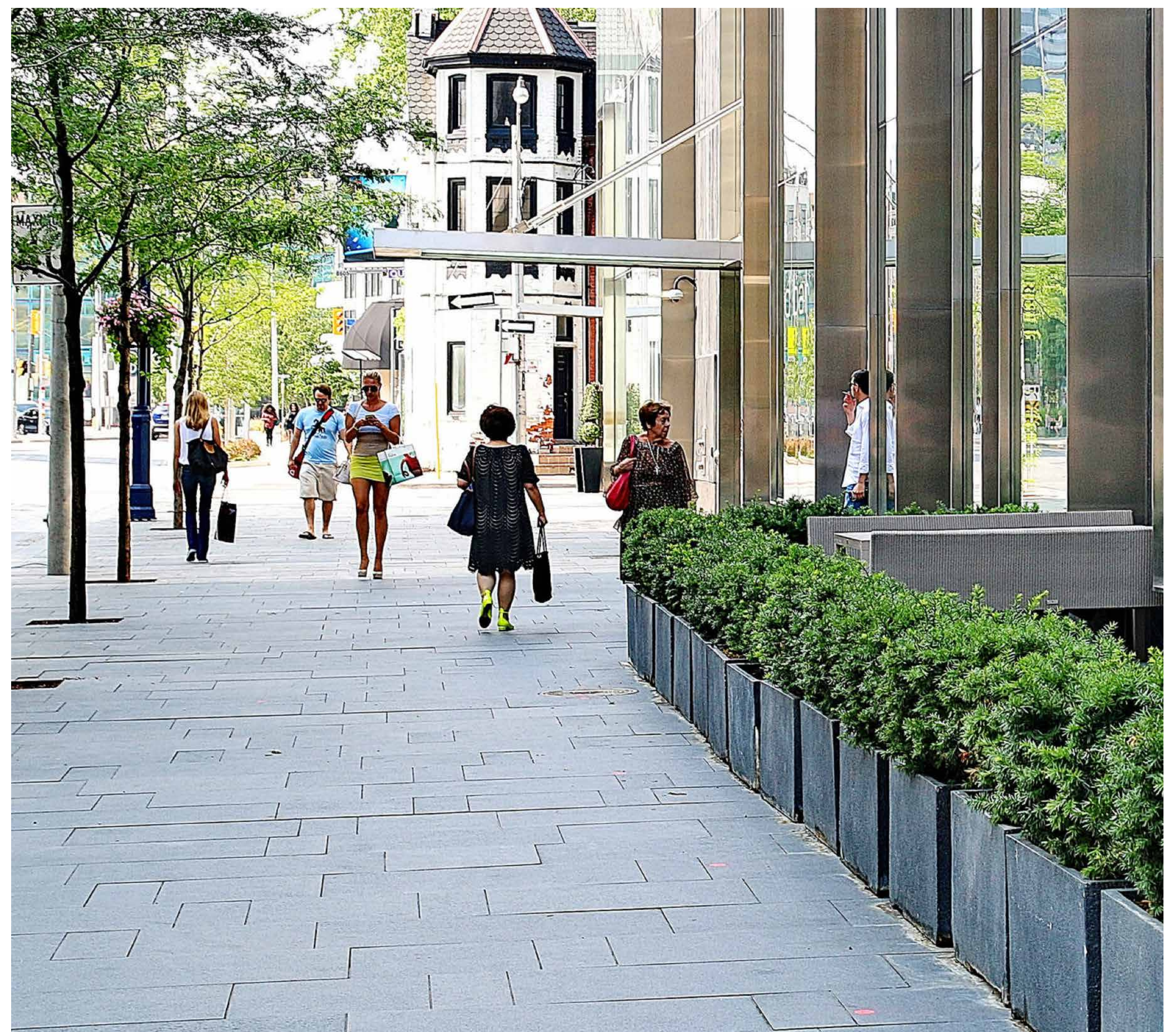
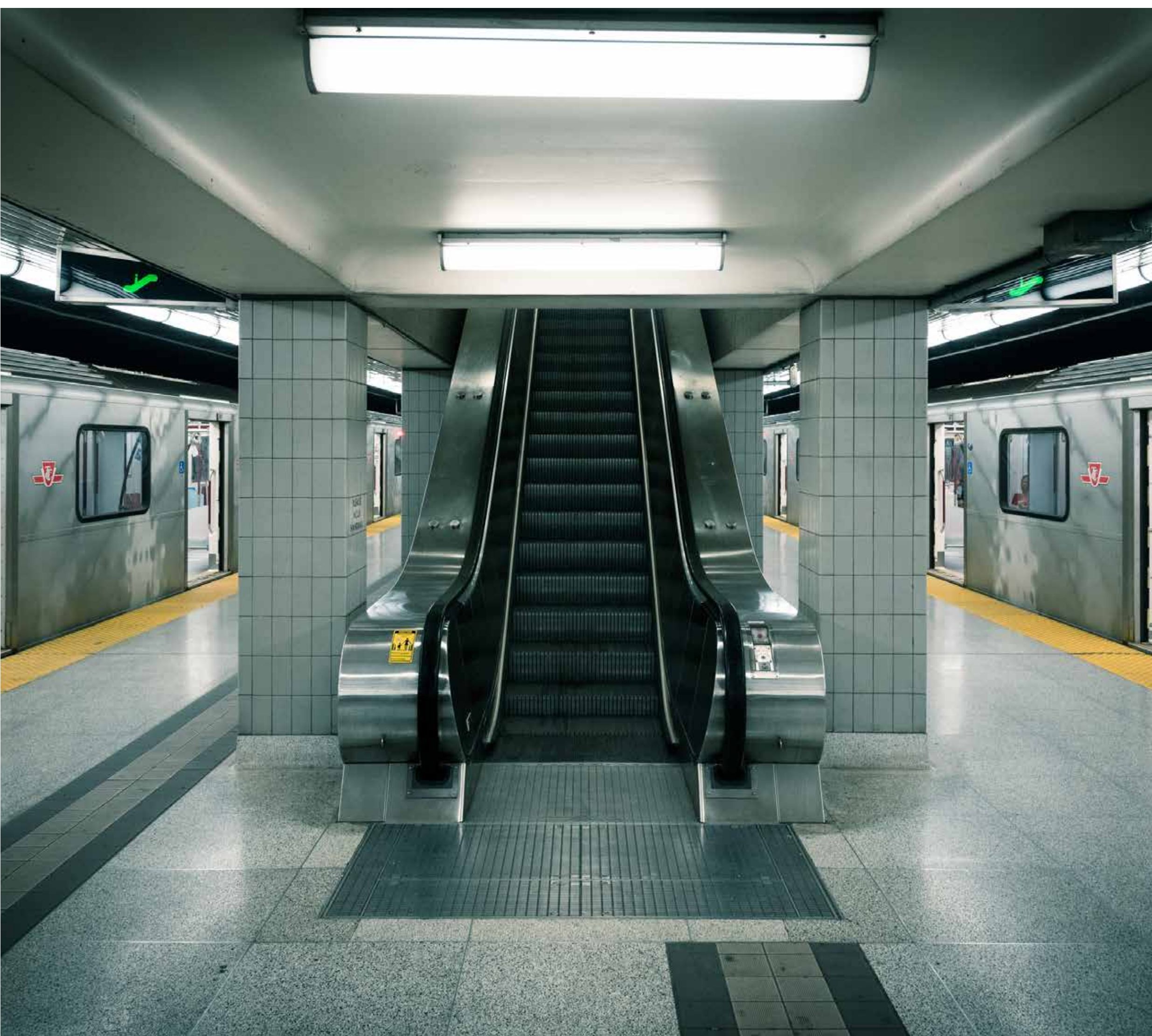
Pedestrian Pathways Map



Connectivity

There is an opportunity to extend both the above ground and the underground pedestrian network further into Yorkville.

The underground network links pedestrians to services, shopping, restaurants and entertainment as well as providing underground access to transit. There is an opportunity with this site, together with 33-37 Yorkville and the Toronto Parking Authority, to extend this network further into Yorkville. The pedestrian pathways, along with extending the underground network will enhance connectivity in Yorkville.



Thank You & Keep In Touch

We appreciate your attendance at our unveiling event and look forward to hearing more from you.



Please fill out a comment form before you leave, and return it to the registration desk.

