



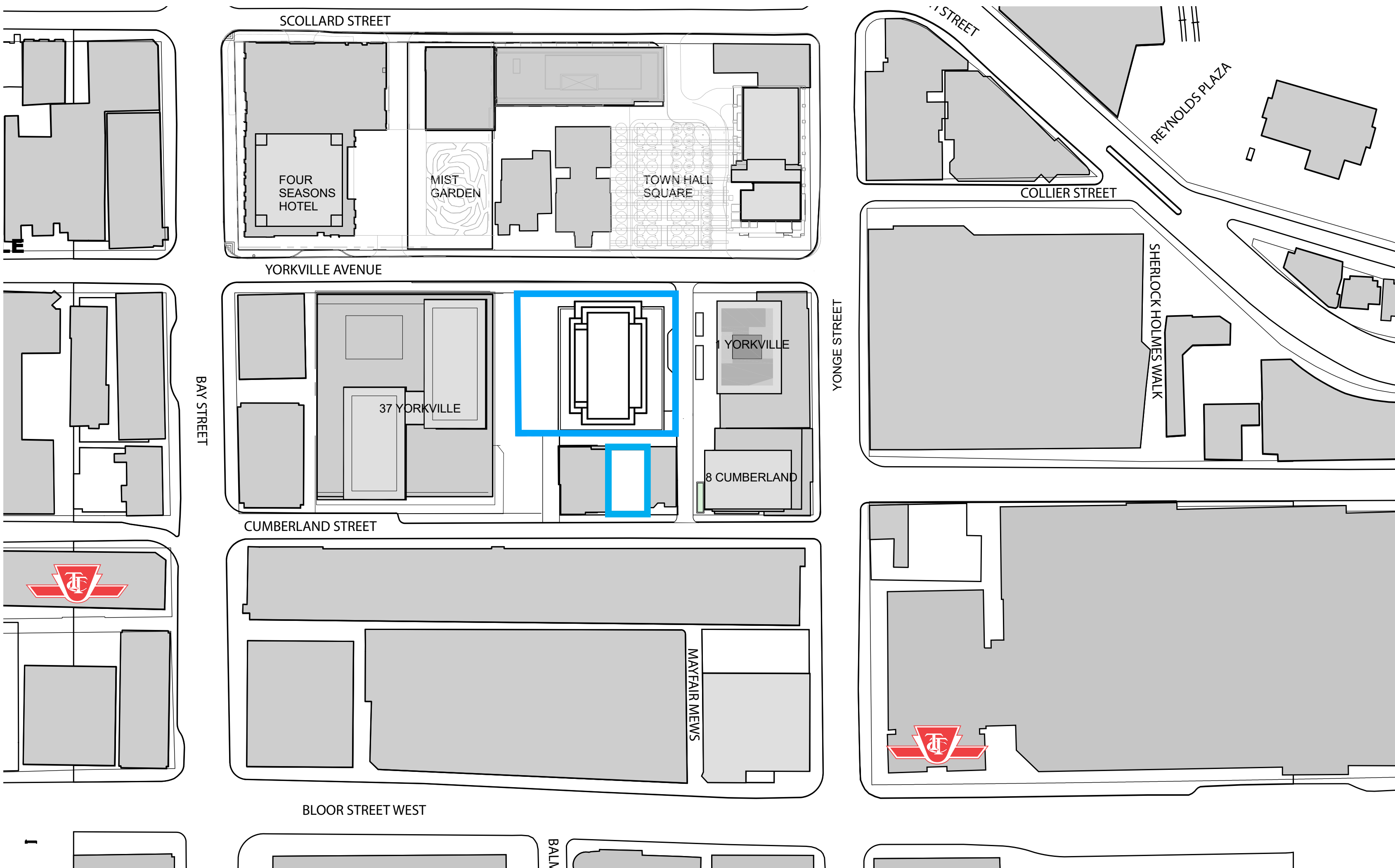
PROPOSED DEVELOPMENT

11 YORKVILLE AVENUE

Community Meeting

July 11, 2018

INTRODUCTION



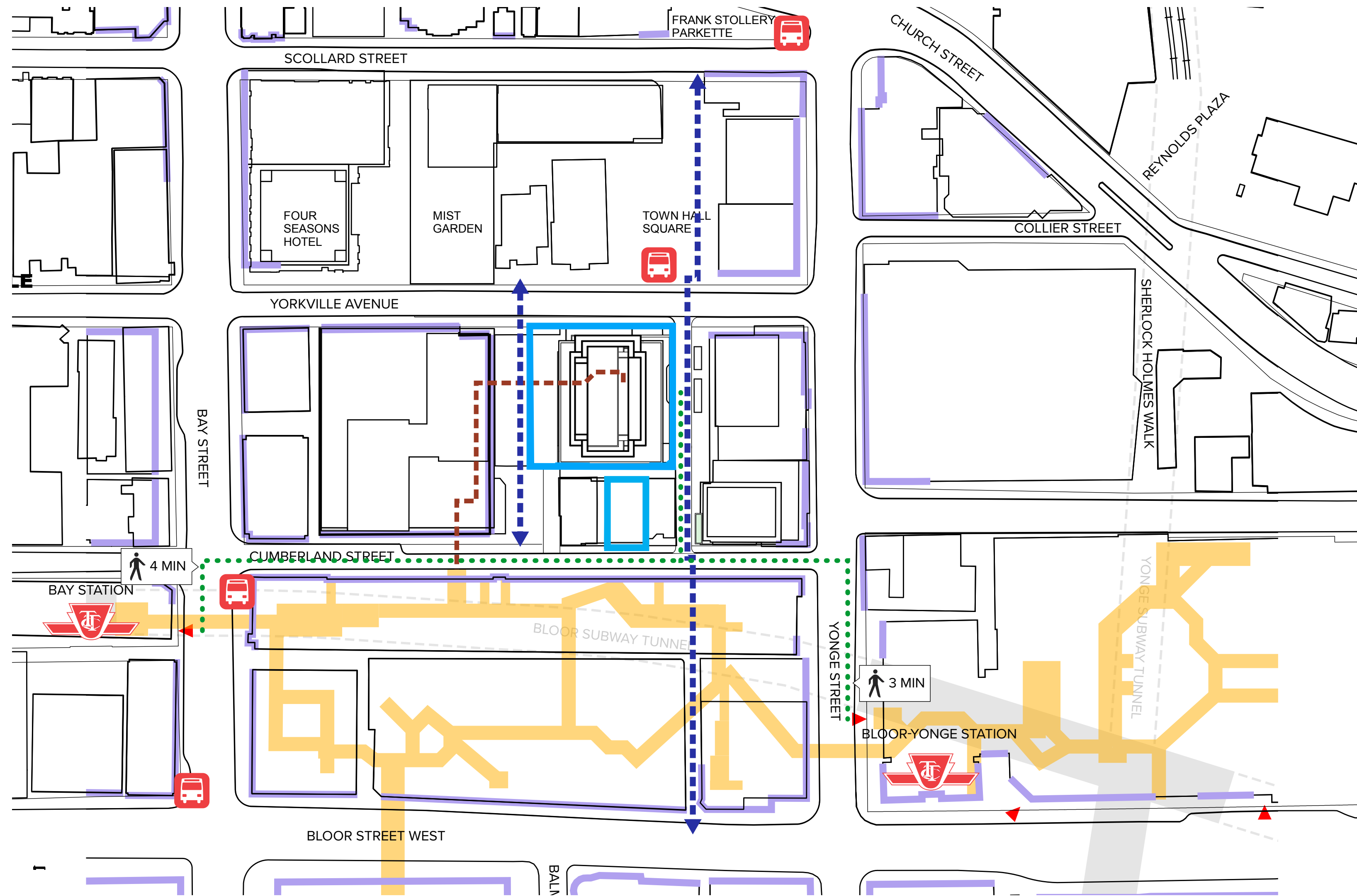
Context Plan

Located at 11-21 Yorkville Avenue and 16-18 Cumberland Street

+/- 110 metres from Yonge - Bloor Station

+/- 165 metres from Bay Station

INTRODUCTION



Context Plan - Access and Connections

In close proximity to the PATH network that interconnects the Yorkville Area and the TTC Yonge-University and Bloor-Danforth Lines

LEGEND

AT GRADE

— Curbs and Buildings

■ Subject Site

■ Retail Frontage

▶ TTC Subway entrances

⋯ TTC Subway walking time

🚌 TTC Bus Stop

⋮ Clock Tower & Town Hall Walkways

BELOW GRADE

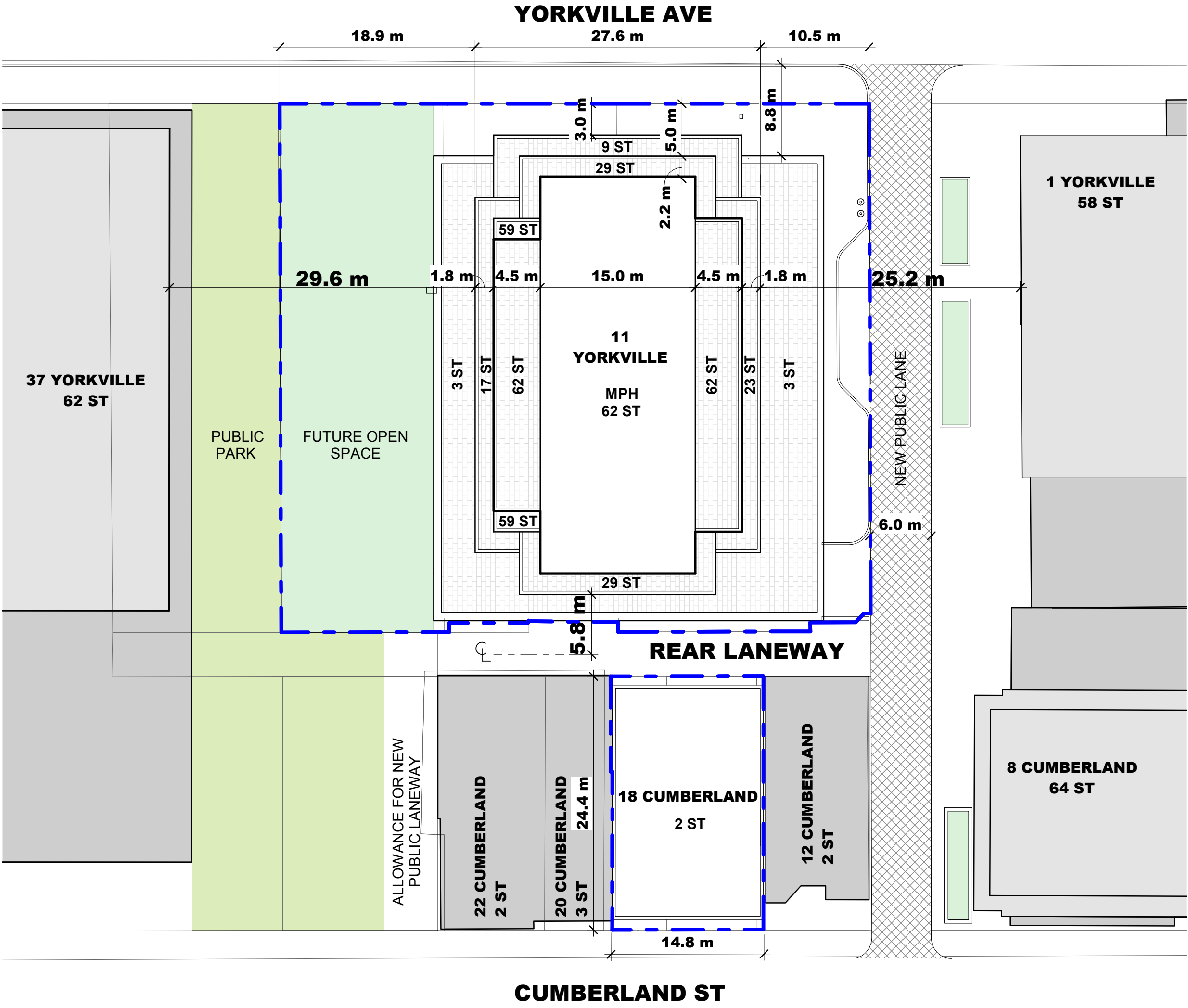
■ PATH network

⋯ TTC Subway tunnel

■ TTC Subway stations

⋯ Below Grade Pedestrian Circulation

INTRODUCTION



Building Setbacks

- » Multiple setbacks and stepbacks with strong symmetry
- » Meeting or exceeding separation distance requirements to neighbouring towers
- » Low 2-storey base building to better relate to human scale of the surrounding public realm
- » Significant setbacks off Yorkville Avenue to increase public realm of Yorkville Avenue

INTRODUCTION

PROJECT STATISTICS

SITE AREA	3229.07 m ²
BUILDING HEIGHT	212 m
GROSS FLOOR AREA (as per city of Toronto By-law 438-86)	53,664.61 m ²
TOTAL SALEABLE PROPOSED (RESIDENTIAL)	43,209.73 m ²
TOTAL SALEABLE PROPOSED (NON-RESIDENTIAL)	3,961.34 m ²
TOTAL FSI PROPOSED	16.6

UNIT COUNT PROPOSED

RENTAL REPLACEMENT	81
STUDIO	15
1 BD	338
2 BD	214
3 BD	68
TOTAL	716

AMENITY SPACE	INDOOR	1,907.7 m ²
	OUTDOOR	743.41 m ²
	TOTAL	2,651.11 m²

PARK AREA **529.1 m²**

POPS AREA **185.3 m²**

CAR PARKING PROVIDED RESIDENTS SPACE 235

BICYCLE PARKING PROVIDED RESIDENTS SPACES 644
VISITORS SPACES 72

TOTAL CAR PARKING **716**

INTRODUCTION

Who We Are



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. We 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.



- 1 EXISTING AND PLANNED CONTEXT**
- 2 DESIGN AND ARCHITECTURE**
- 3 PUBLIC REALM**

11 YORKVILLE

1

EXISTING AND PLANNED CONTEXT

EXISTING AND PLANNED CONTEXT

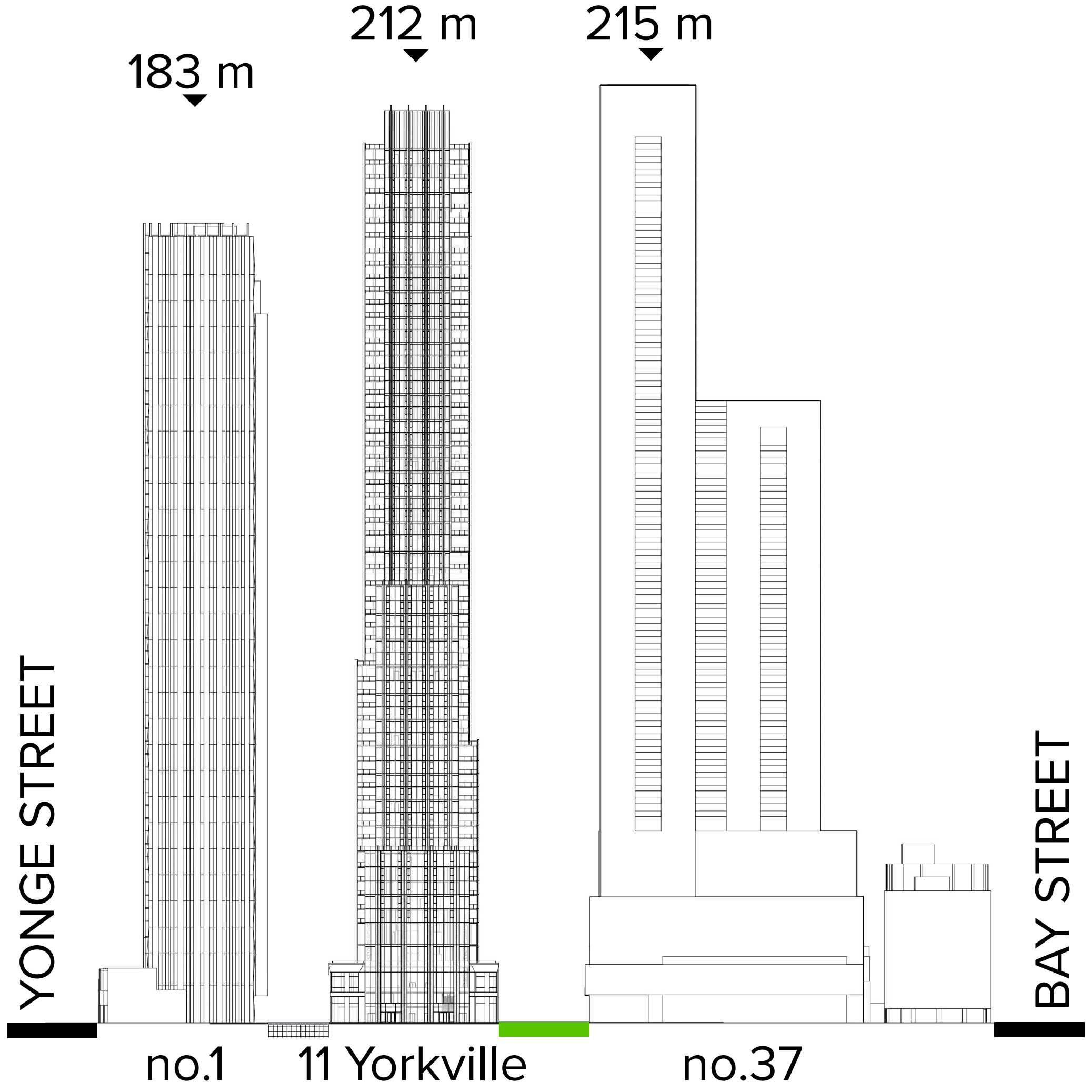
Heights - Axonometric View

- LEGEND**
- SUBJECT SITE
11-21 YORKVILLE AVE
 - PROPOSED DEVELOPMENTS
 - APPROVED BUILDINGS
 - UNDER CONSTRUCTION BUILDINGS
 - EXISTING BUILDINGS



EXISTING AND PLANNED CONTEXT

Yorkville Avenue
Elevation - Looking
South - Neighbouring
Developments



EXISTING AND PLANNED CONTEXT

Neighbouring Approvals



1 Bloor Street East

Developer:
Great Gulf
Height:
279 Metres / 81 st
Status:
Under Construction
Density:
17.29 x



1 Bloor Street West

Developer:
Mizrahi Developments
Height:
306 Metres / 82 st
Status:
Under Construction
Density:
28.3 x



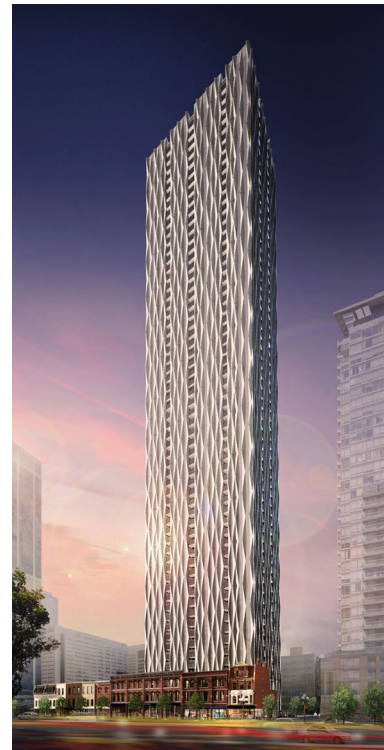
2 Bloor Street West

Developer:
Oxford Properties
Height:
171.5 Metres / 54 st
Status:
Approved
Density:
17.41 x



37 Yorkville Avenue

Developer:
Cresford
Height:
215 Metres / 62 st
Status:
Built
Density:
18.3 x



1 Yorkville Avenue

Developer:
Bazis / Plaza
Height:
183 Metres / 58 st
Status:
Under Construction
Density:
18.75 x



8 Cumberland Avenue

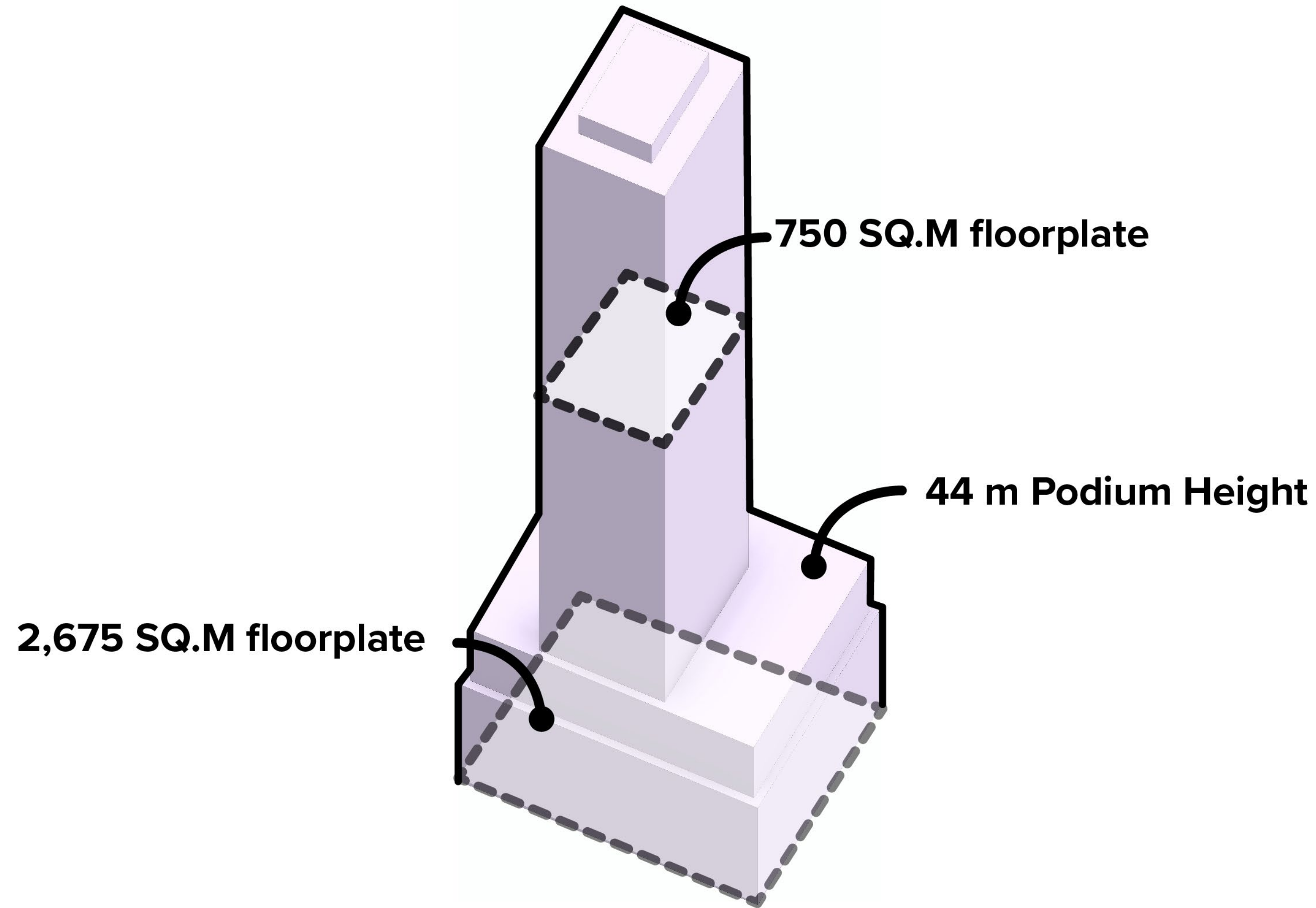
Developer:
Great Gulf / Phantom
Height:
171 Metres / 51 st
Status:
Approved
Density:
20.7x

11 YORKVILLE

2

DESIGN AND ARCHITECTURE

DESIGN AND ARCHITECTURE

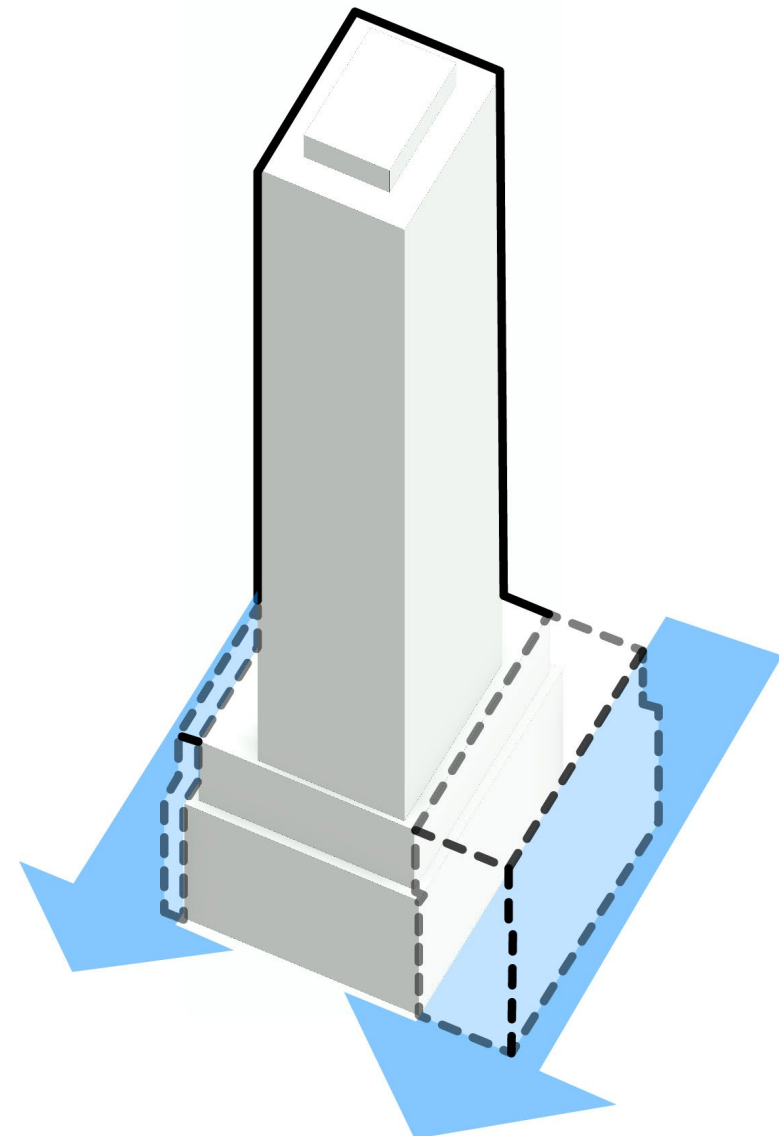


Typical Response

- » Conventional Tower Massing
- » Podium Height based on recent approvals
- » 750 sq.m floorplate above the podium
- » Heavy Podium would not be able to relate to village Civic buildings
- » Heavy Podium would not be able to relate to pedestrian scale of public realm and new park

DESIGN AND ARCHITECTURE

CONTEMPORARY AND INFORMED DESIGN RESPONSE

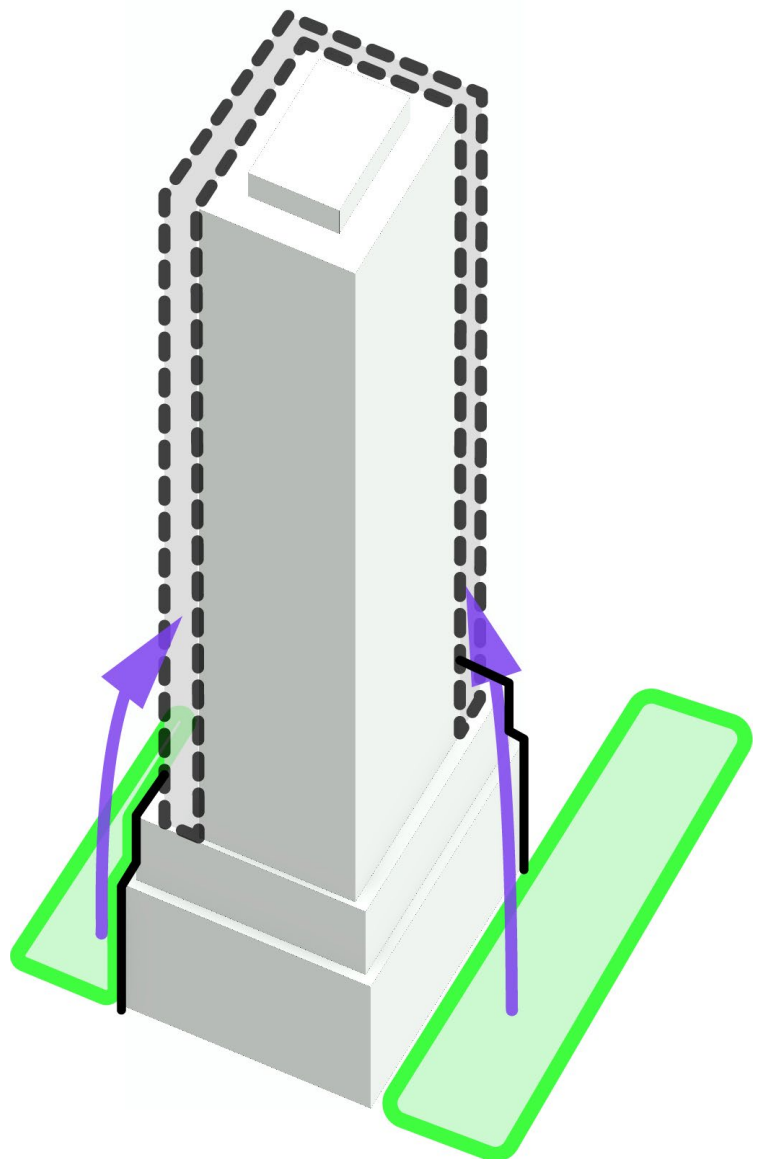


Sculpting #1

Integrating public realm objectives

Completion of Clock Tower Walkway

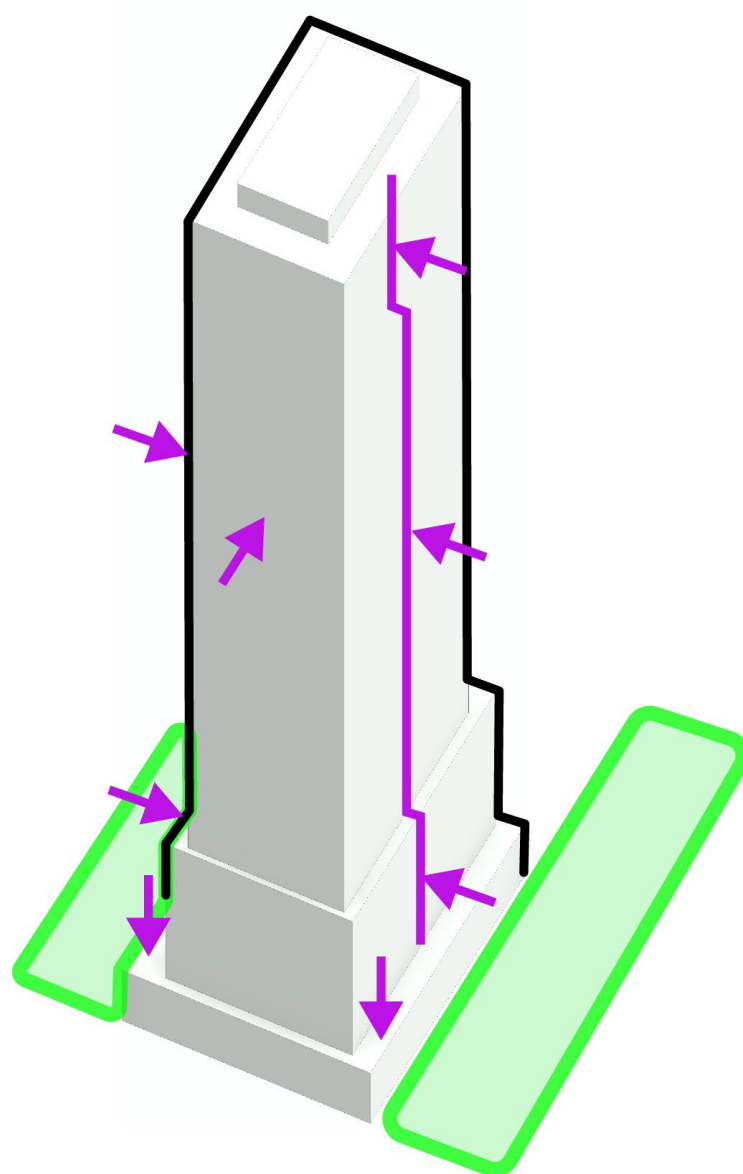
Completion of Town Hall Walkway



Sculpting #2

Re-distribution of podium density throughout the tower

Maximize active frontages on 3 of 4 sides of the building



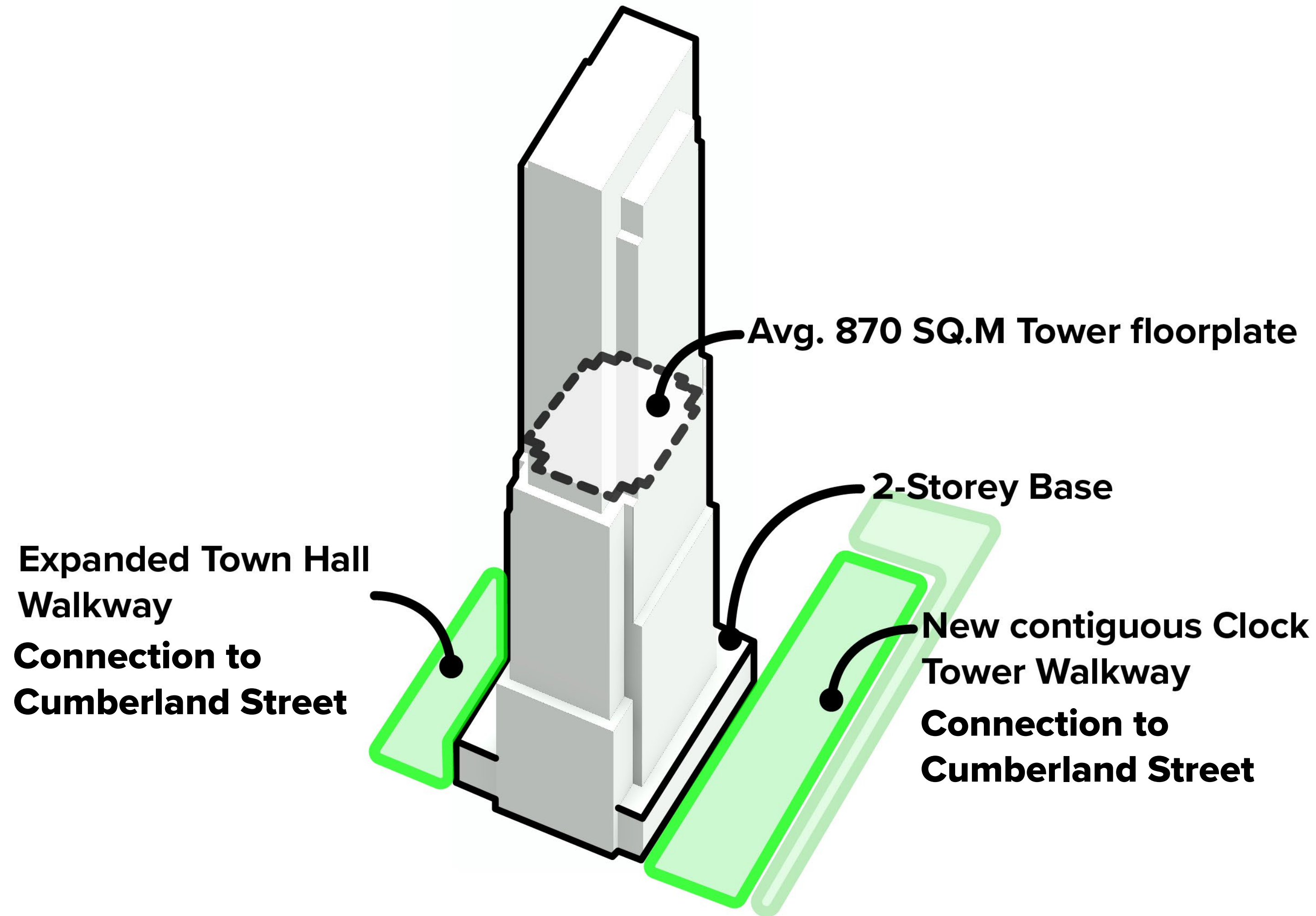
Sculpting #3

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

DESIGN AND ARCHITECTURE



Proposed Design

- » Slender podium with two-storey base that responds to Yorkville's heritage scale
- » Sculpting a strong and legible symmetry with clear proportions
- » Maintain and exceed Tall Building Guidelines Performance standards

DESIGN AND ARCHITECTURE



Project
11 Yorkville

Client
Metropia Capital Developments RioCan Living

Architect
Sweeny & Co Architects

Planner
Bousfields

Landscape Architect
Studio TLA

DESIGN AND ARCHITECTURE



Project
11 Yorkville

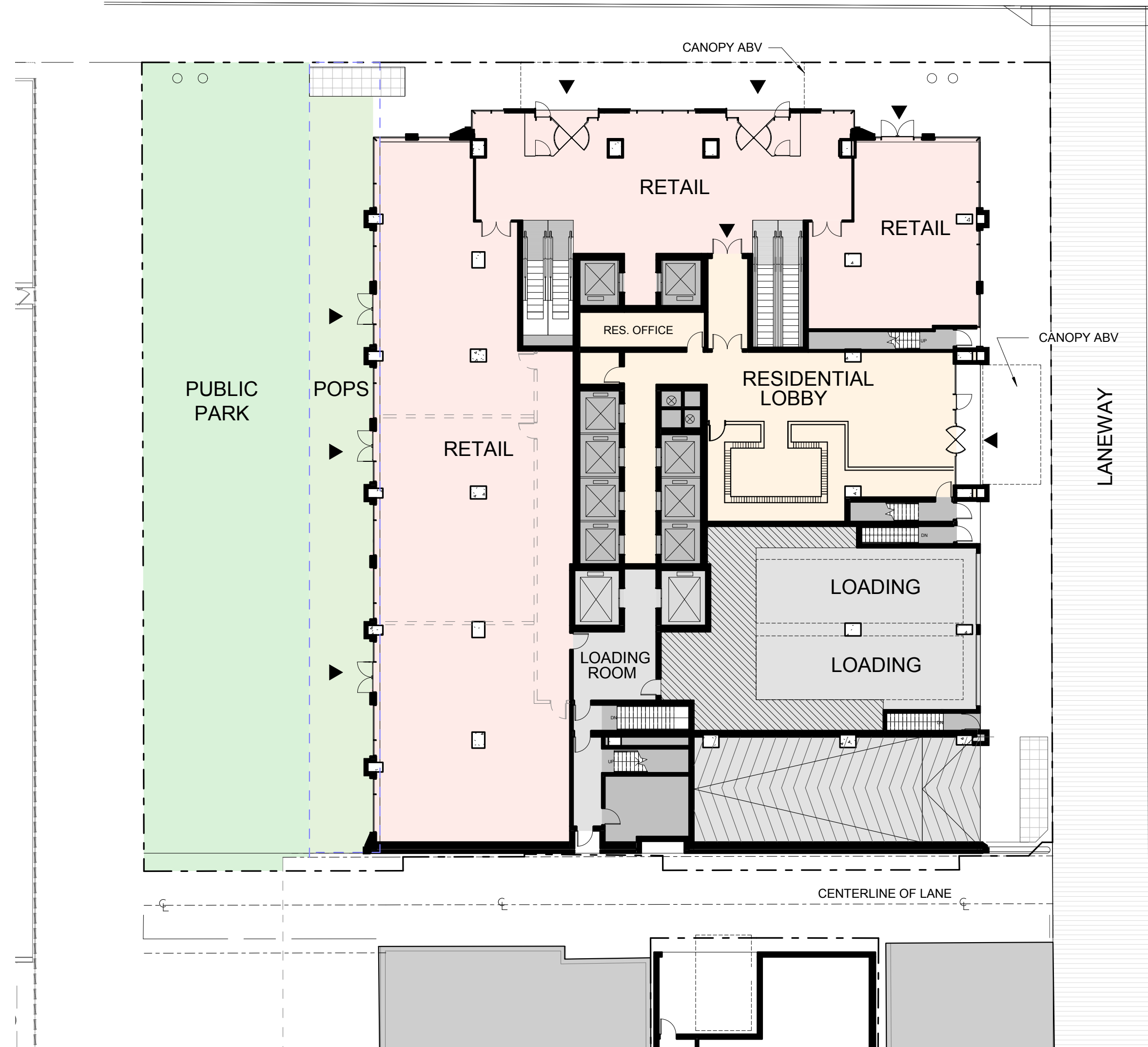
Client
Metropia Capital Developments RioCan Living

Architect
Sweeny & Co Architects

Planner
Bousfields

Landscape Architect
Studio TLA

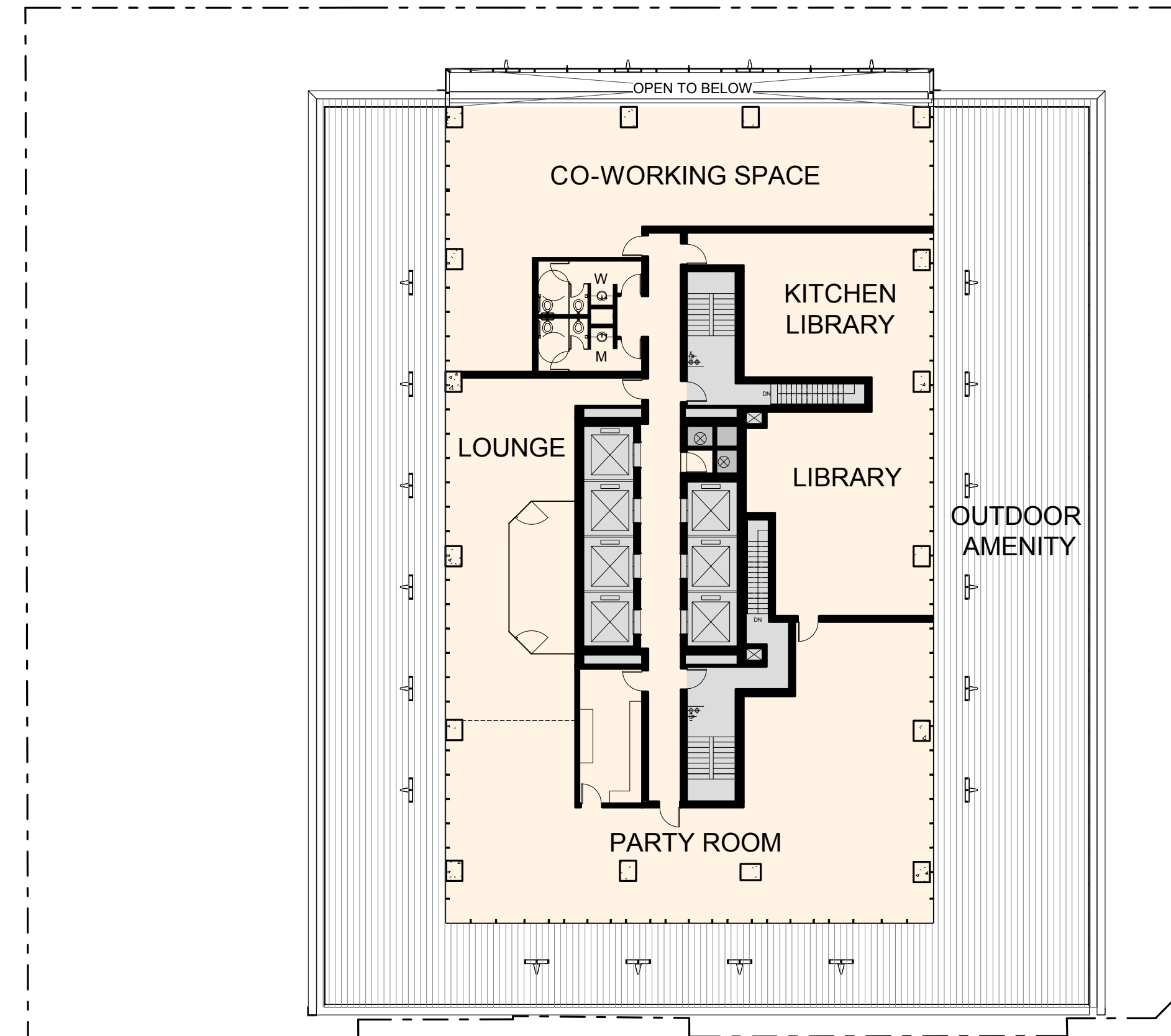
DESIGN AND ARCHITECTURE



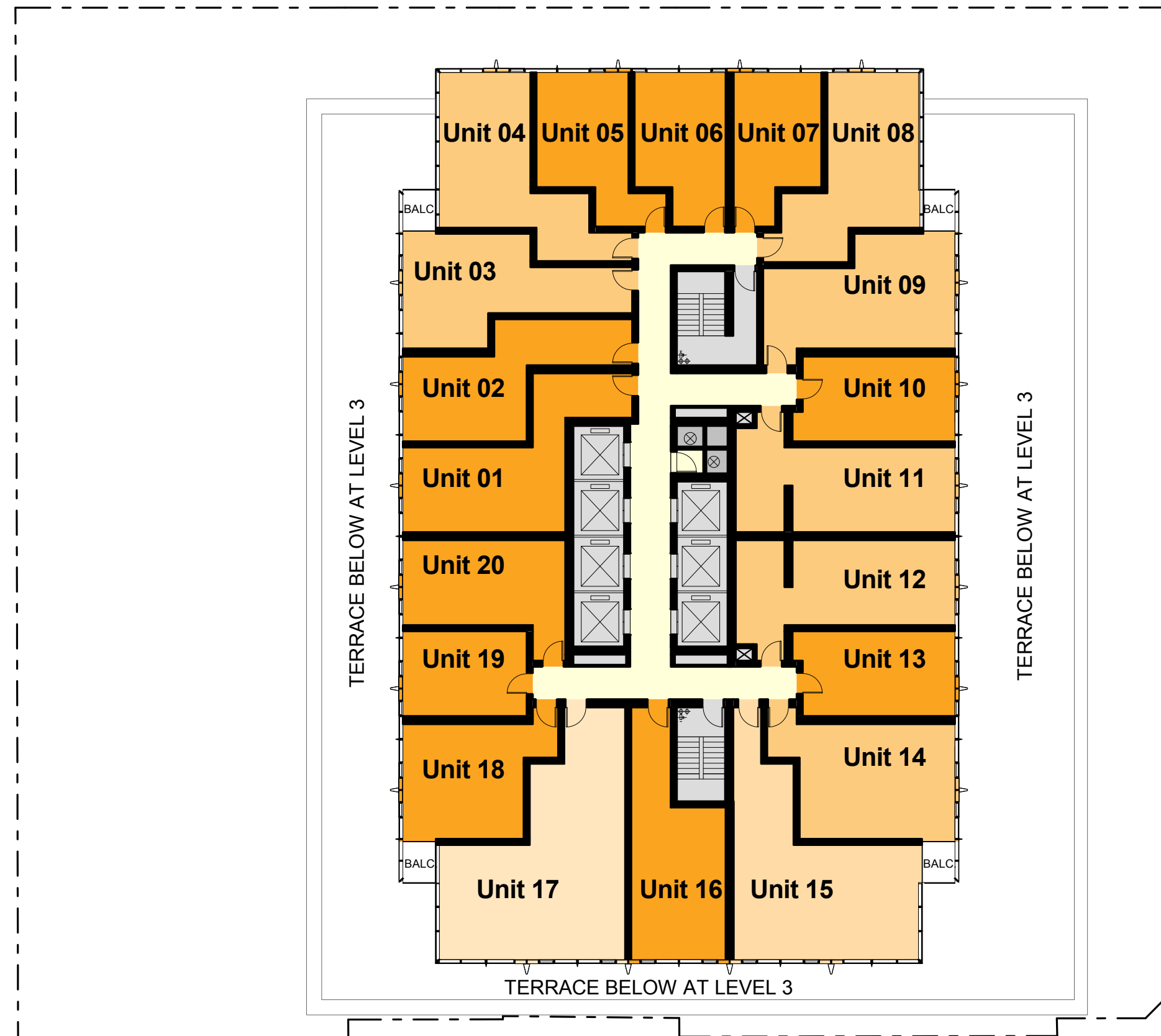
Ground Floor

- » Significant retail frontage on Yorkville Avenue
- » Significant exposure to public realm and potential for spill-out spaces
- » Additional Retail Area on Cumberland Street
- » Residential entrance on East side allows for continuous active frontages on laneway
- » Minimized impact of Loading and Parking Ramp
- » Potential closure of west end of E/W lane by providing turn around behind Cumberland building

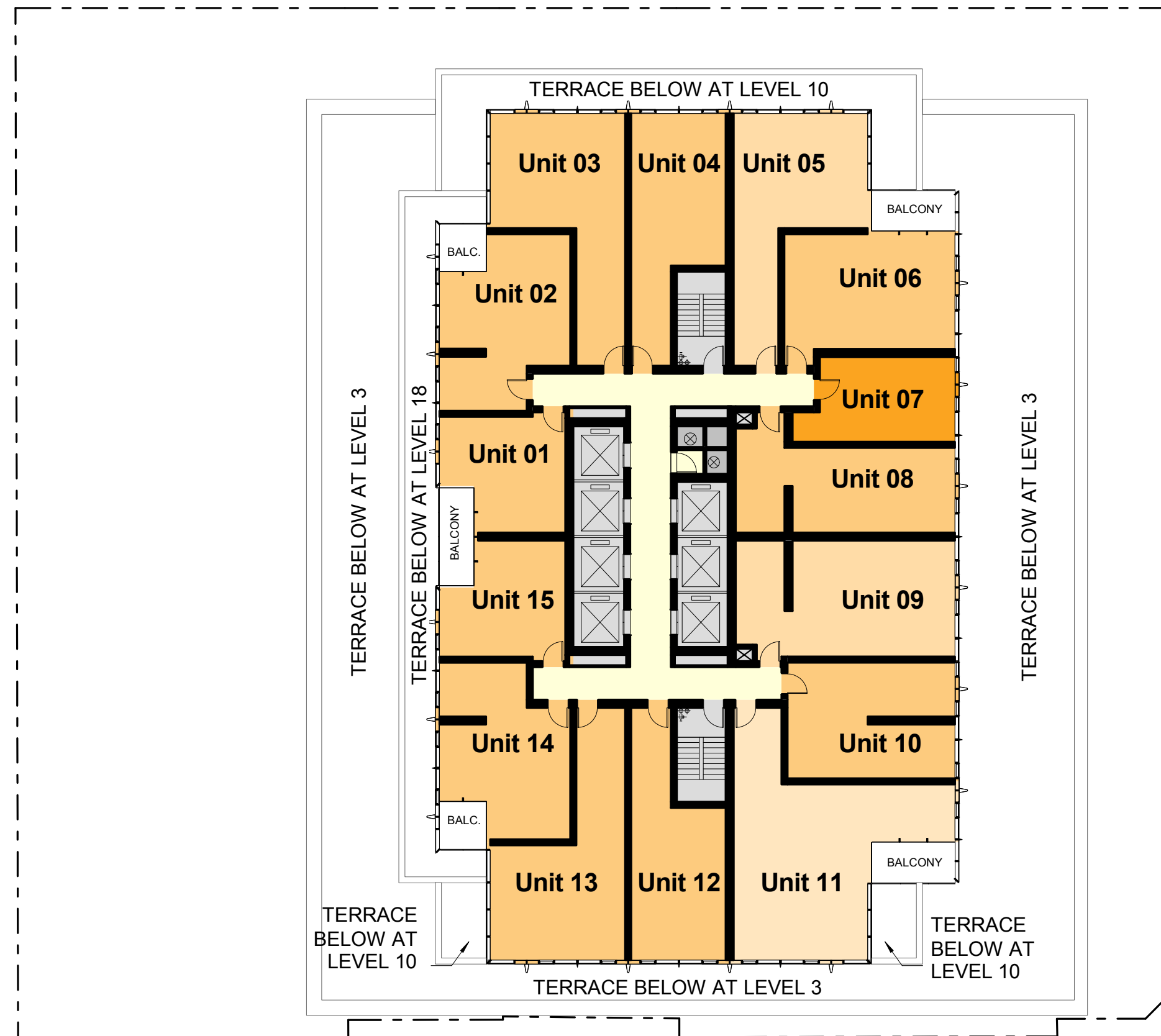
3rd Floor Plan - Amenity



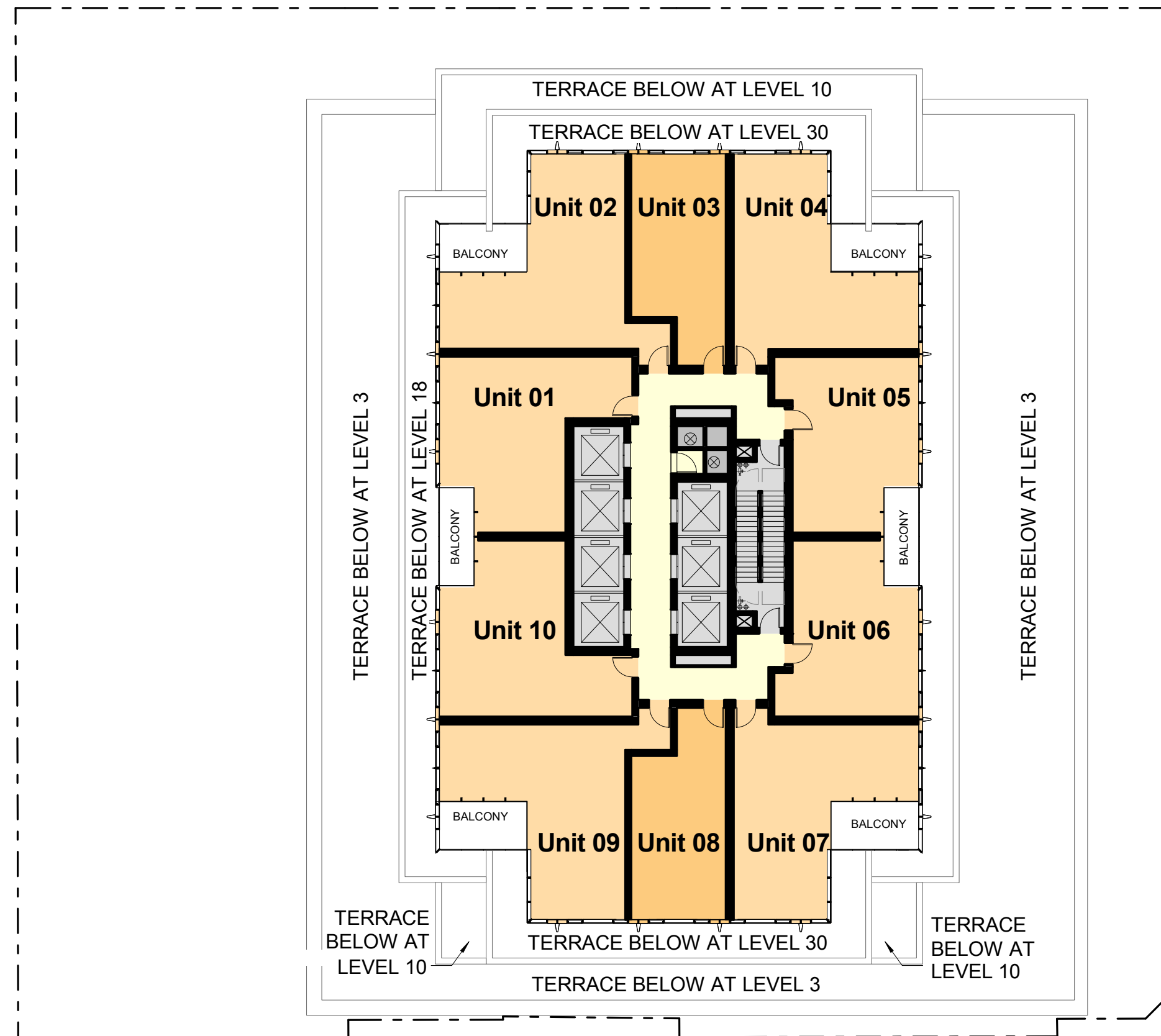
5th to 8th Floor Plan - Rental Replacement



18th to 23rd - Typical Floor Plan



30th to 37th - Typical Floor Plan



11 YORKVILLE

3

PUBLIC REALM

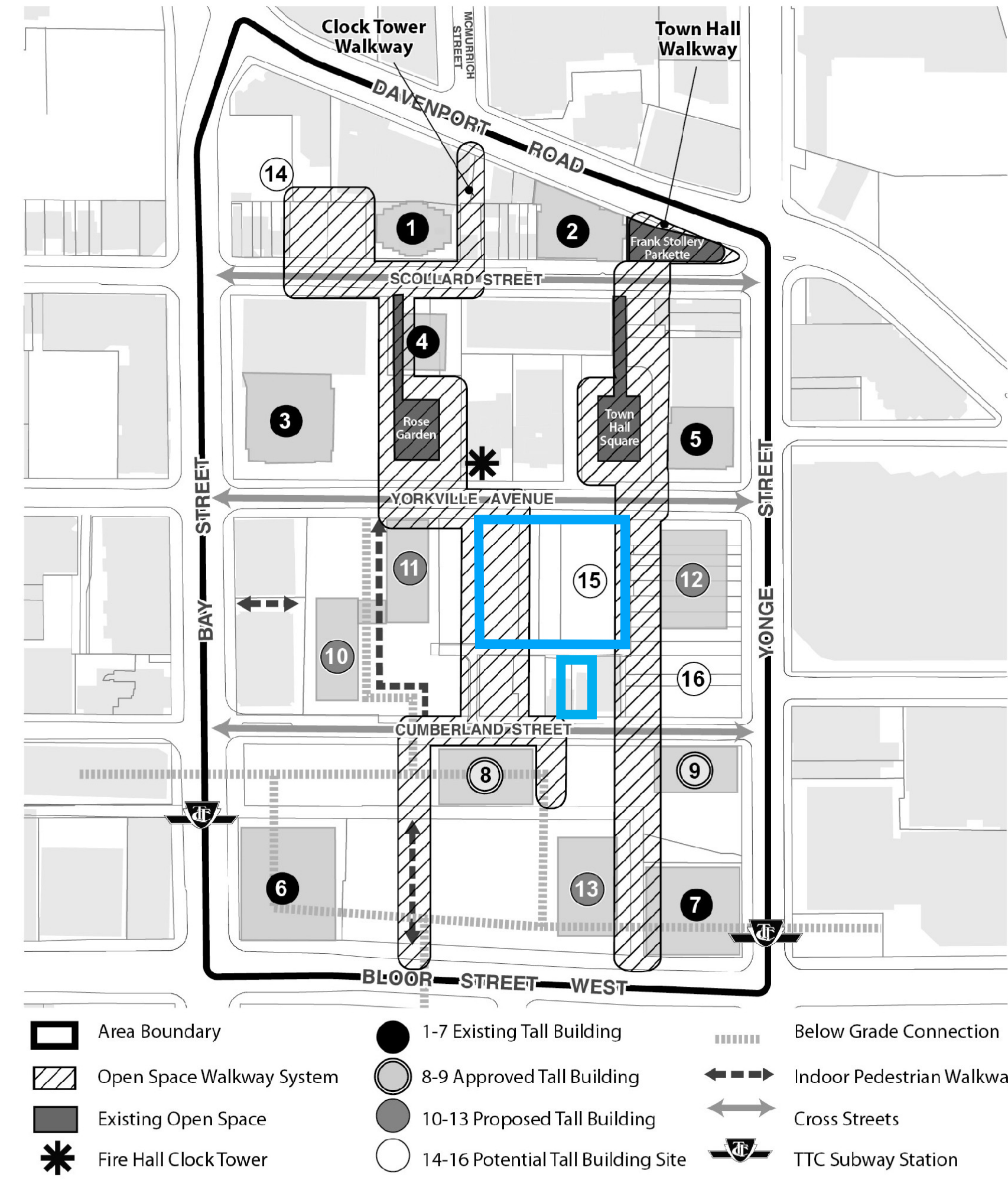
PUBLIC REALM

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



YORKVILLE - EAST OF BAY
PLANNING FRAMEWORK

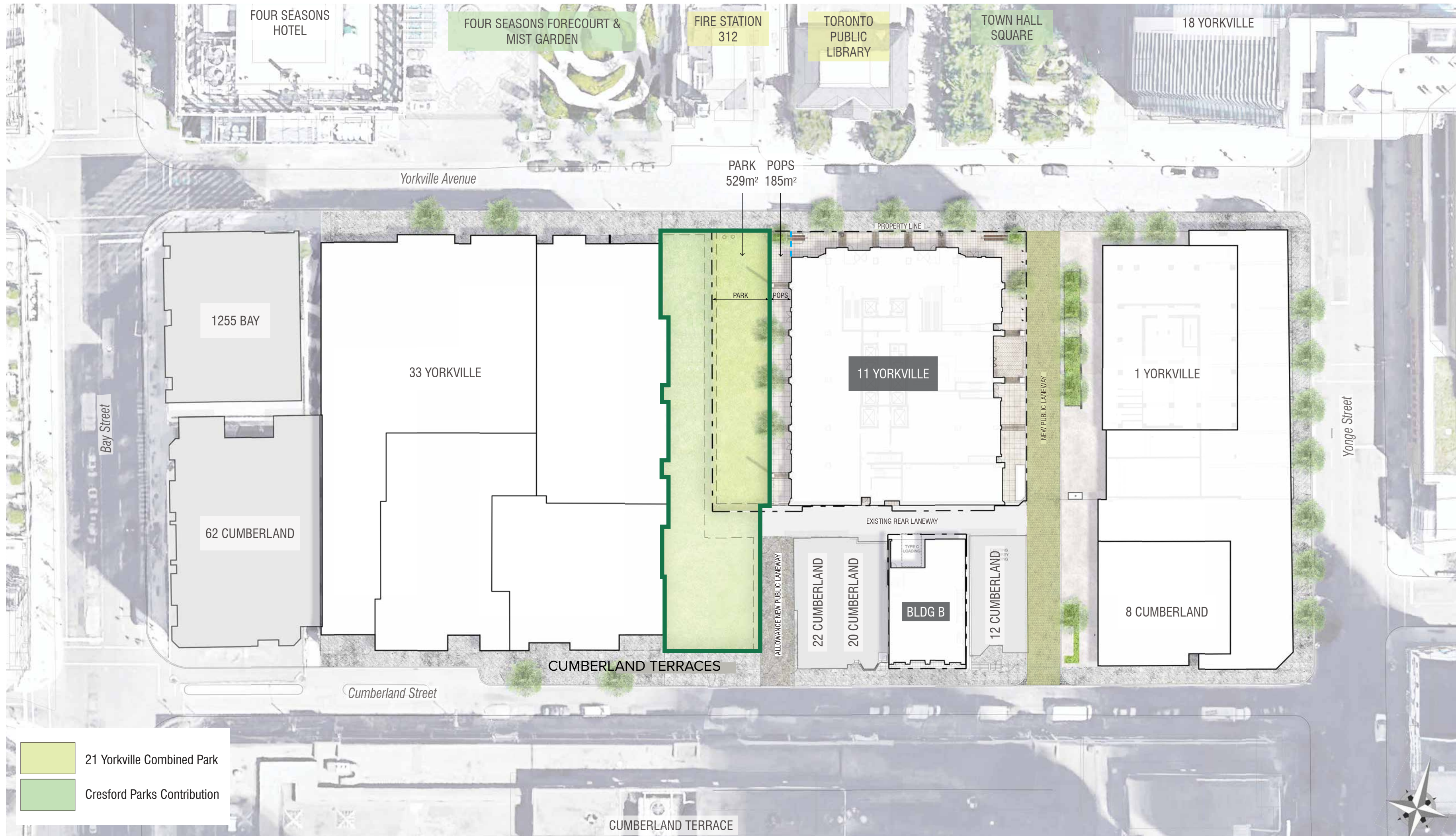
Staff report for action - Final Report - Yorkville - East of Bay Planning Framework 1



Yorkville - East of Bay Planning Framework

» Published in July 2014, the Planning Framework envisions Yorkville - East of Bay to be transformed into one of the most vibrant areas of the city with new tall buildings that are appropriately sited, massed and well-separated within a system of public open spaces and pedestrian connections

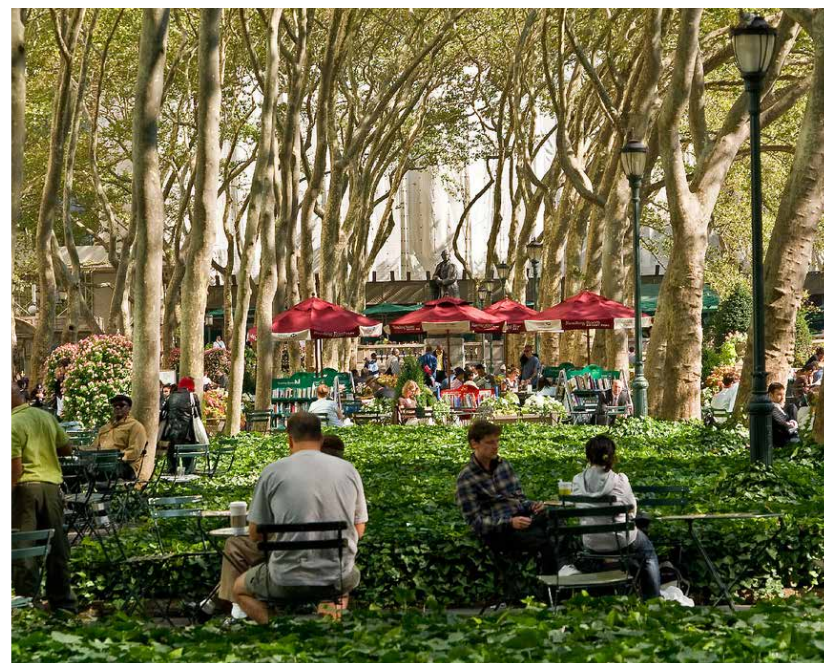
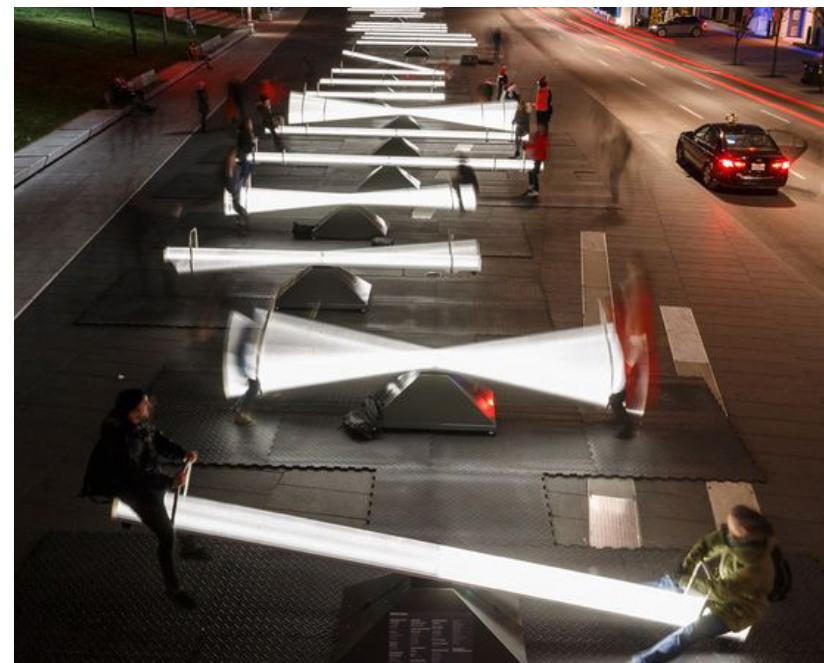
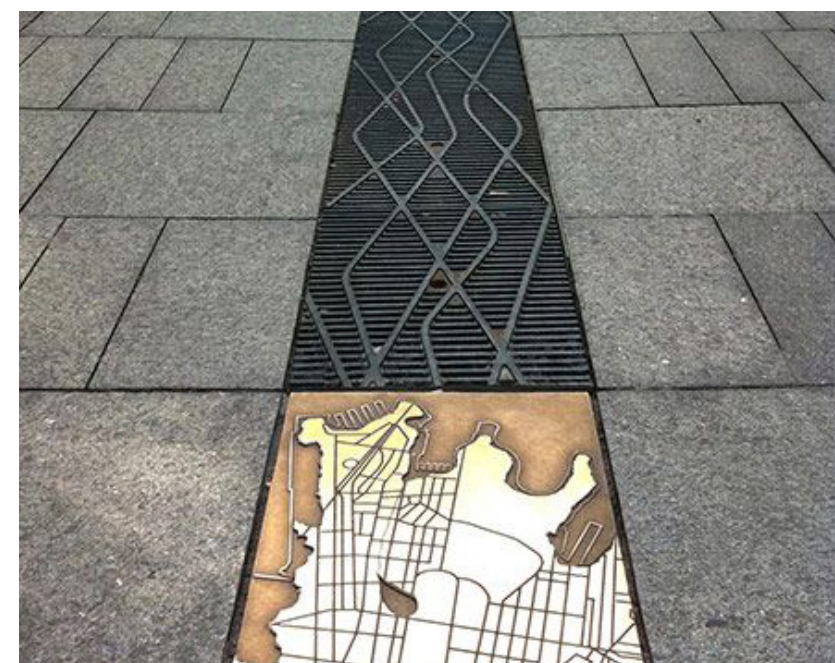
PUBLIC REALM



Landscape Context

- » Building on the vision of the Yorkville-East of Bay Planning Framework
- » Open Space network extension of the Clock Tower Walkway and the Town Hall Walkway to Cumberland Street
- » Below grade network and opportunity together with 33-37 Yorkville to extend the PATH network
- » Proposal forms part of a context of marquee landscape design and public realm investments
- » **The proposed park of 740 sq.m is more than twice the required parkland dedication of 303 sq.m**

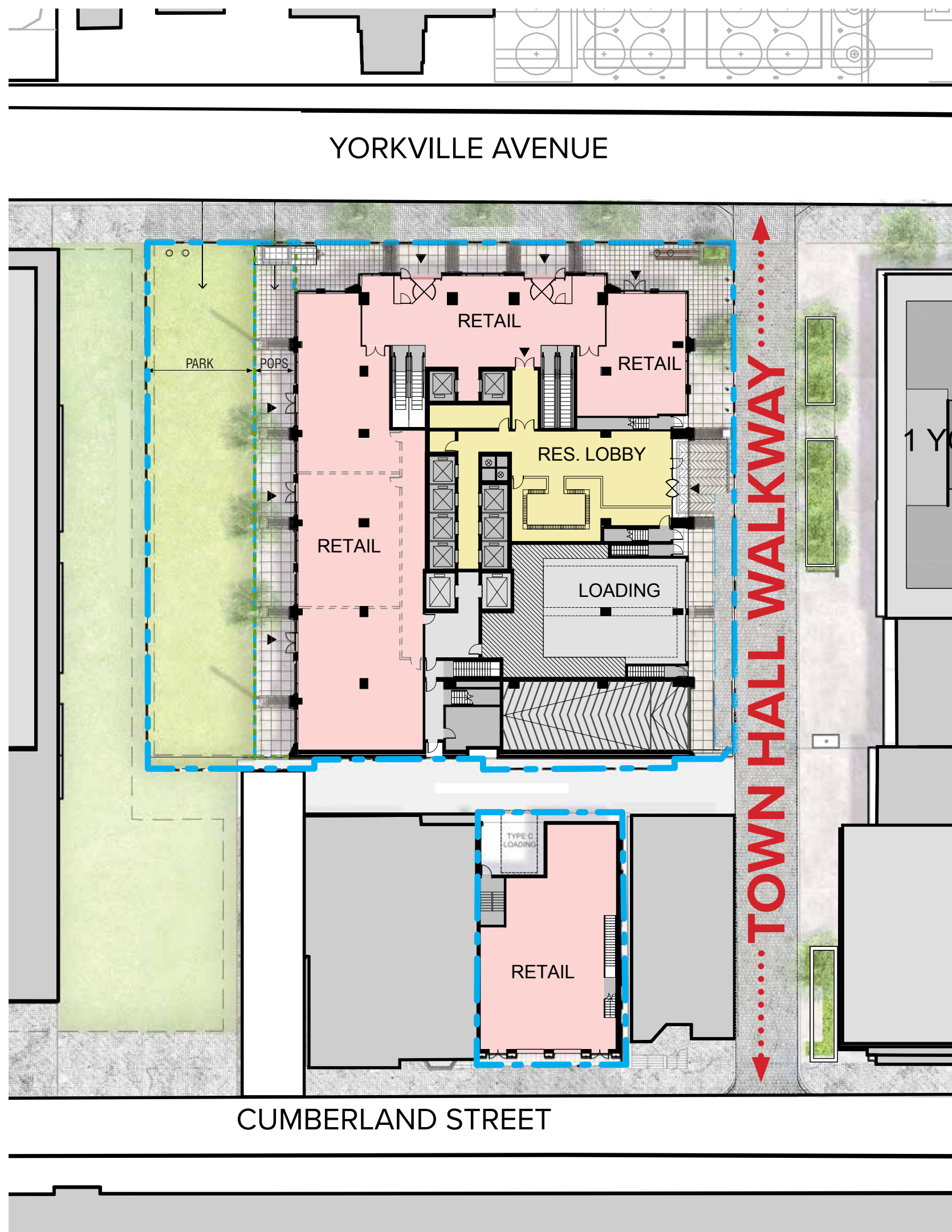
PUBLIC REALM



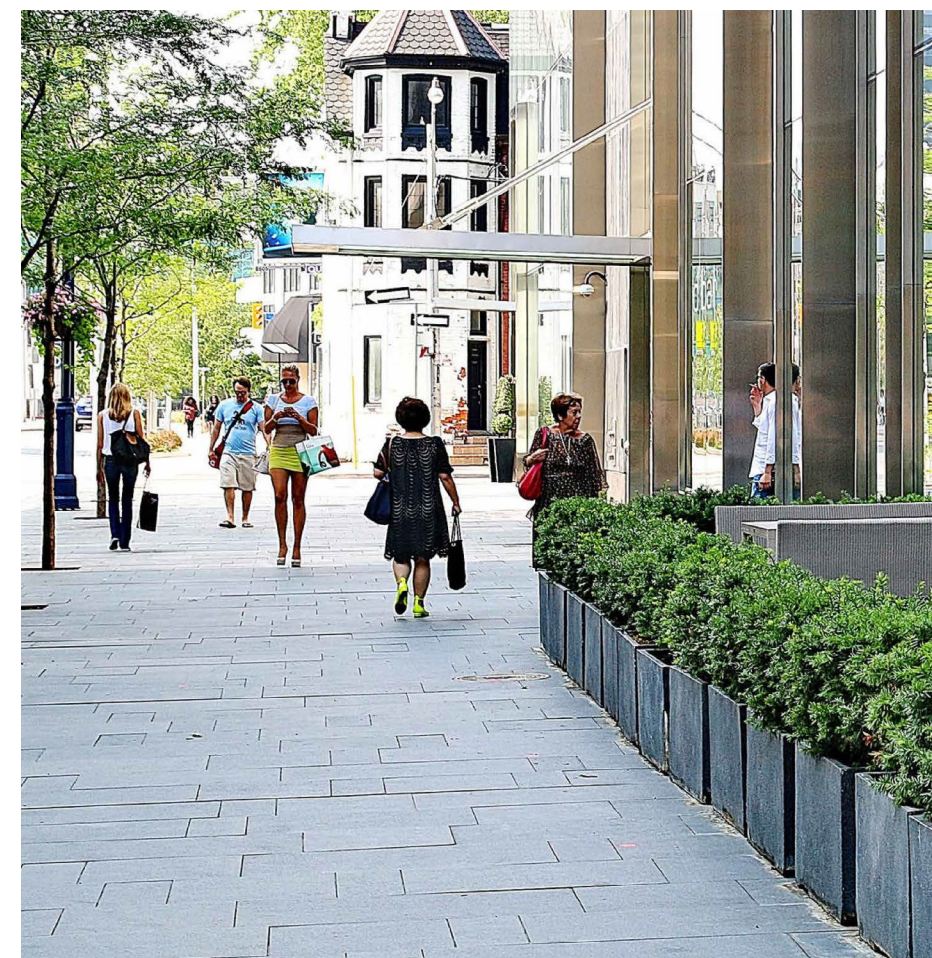
Landscape Design Precedents

Inspirational images of the variety of potential space types

PUBLIC REALM



View towards Town Hall Walkway

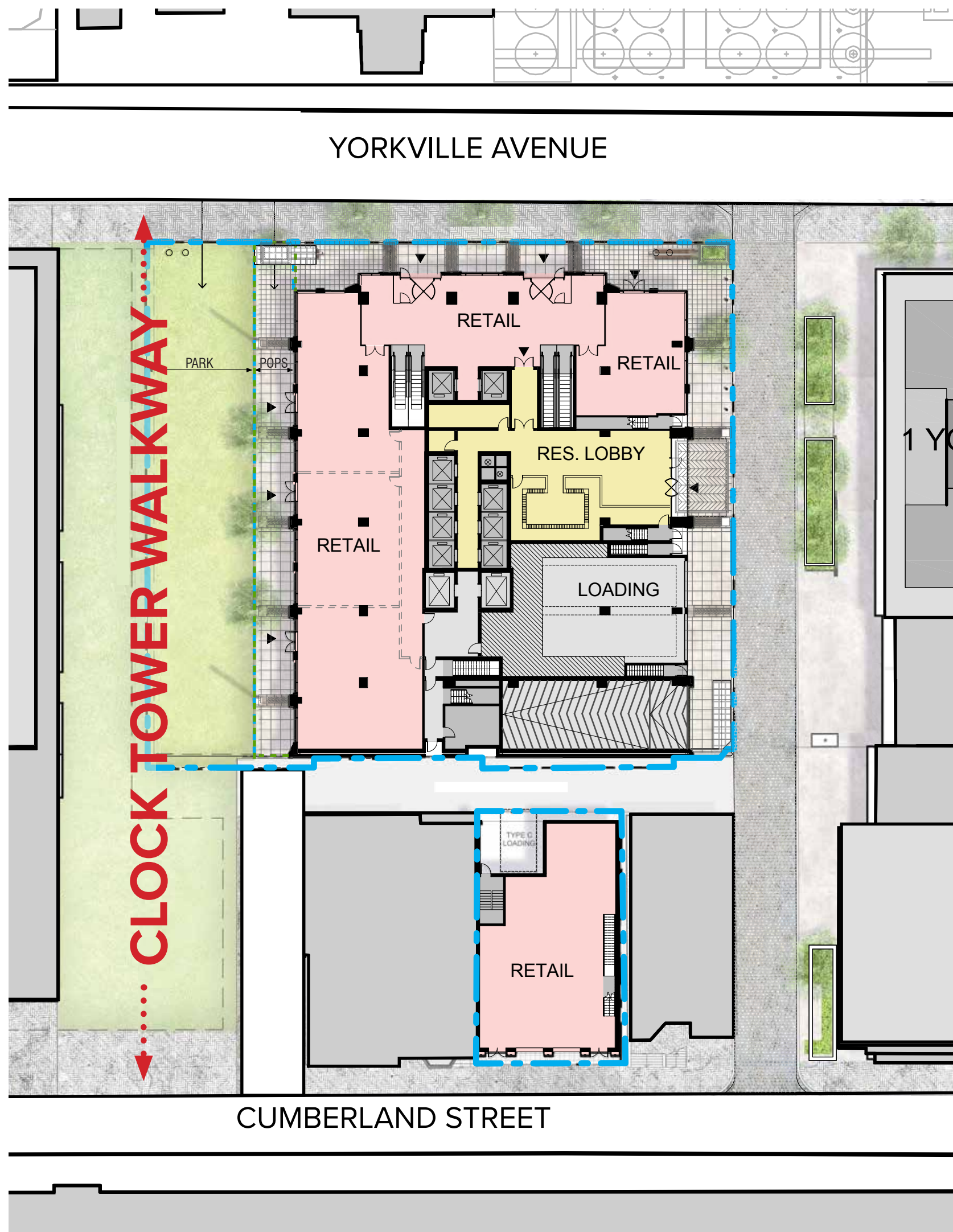


Pedestrian-Oriented Laneway Precedents

Town Hall Walkway

- » Shared and paved space, intended for all street users
- » Unique and precedent-setting public realm space
- » Accommodates landscaping and street furniture
- » Rolled curbs and continuous paving pattern
- » Further activates the space between residential entrances on both sides of the lane
- » Pedestrian connection from Scollard Street to Cumberland Street

PUBLIC REALM



View looking south towards Clock Tower Walkway



Clock Tower Walkway

Clock Tower Walkway

- » More than just "green space"
- » Potential for multi-programmed spaces
- » Pedestrian connection from Yorkville Avenue to Cumberland Street

DESIGN AND ARCHITECTURE



- » **New 62 storey Mixed-use Building with at-grade commercial**
- » **Striking architectural design and high quality materials**

Project
11 Yorkville

Client
Metropia Capital Developments RioCan Living

Architect
Sweeny &Co Architects

Planner
Bousfields

Landscape Architect
Studio TLA

DESIGN AND ARCHITECTURE

- » Appropriate contextual height and stepbacks
- » Notable public/private realm improvements



Project
11 Yorkville

Client
Metropia Capital Developments RioCan Living



Architect
Sweeny & Co Architects

Planner
Bousfields

Landscape Architect
Studio TLA