



Centerpoint Mall – Official Plan Amendment Application
6212-6600 Yonge Street

Community Consultation Meeting
February 15, 2022
7:00-9:00 PM

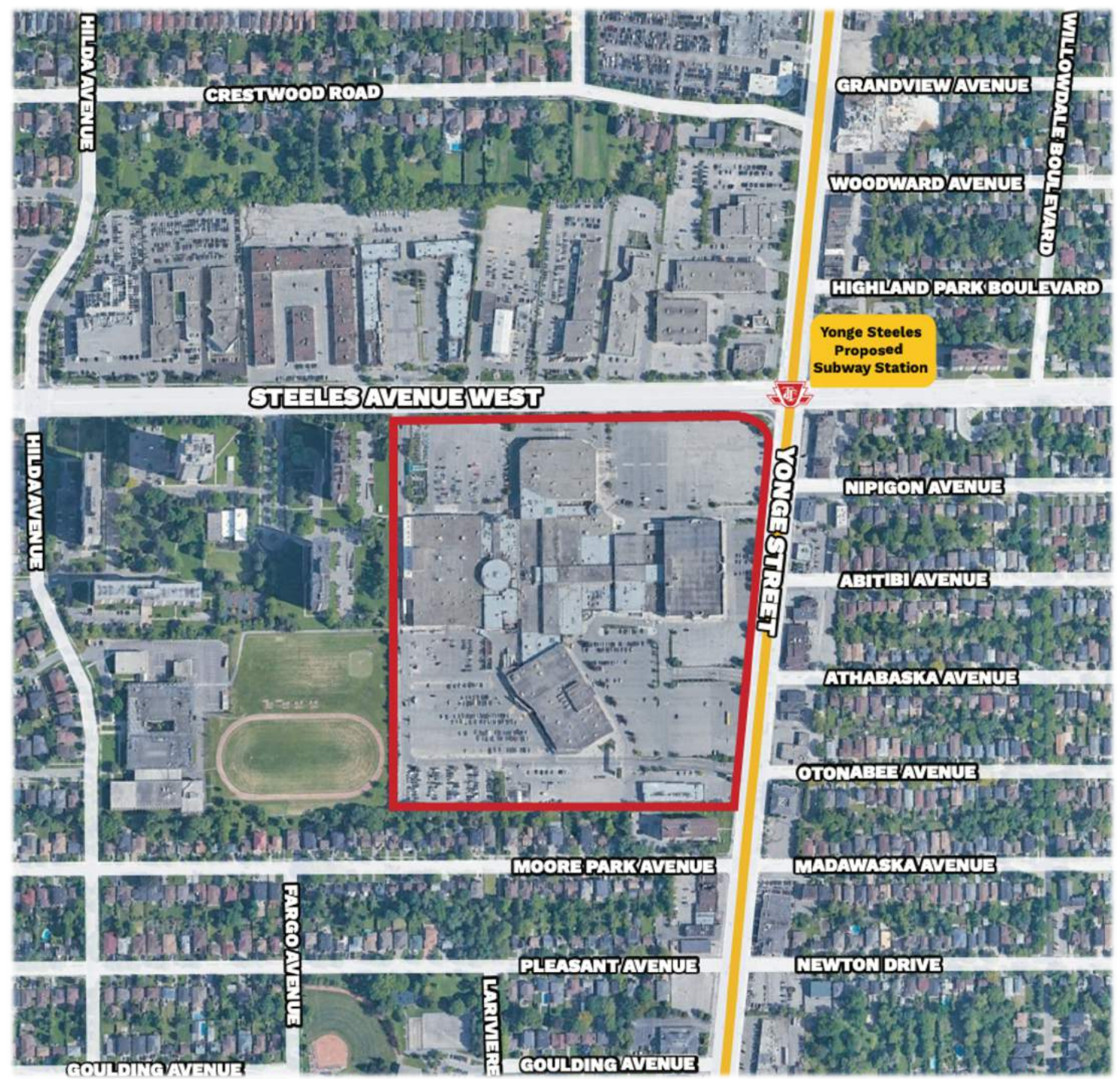
Morguard

- Established in 1976
- Own and manage
 - Rental Apartments 18,600 units
 - Retail Centres 15.5 million ft²
 - Office and Industrial 20.2 million ft²



Centerpoint Mall

Area Context



Centerpoint Mall

- Constructed in the 1960's
- 36.2 acre property
- 600,000 ft² enclosed mall
- 2,300 parking stalls
- Anchor tenants:
 - The Bay
 - No Frills
 - Canadian Tire



Why Redevelop Centerpoint Mall?

- The Yonge-Steeles area is the focus of redevelopment and intensification.
- The future Steeles Subway Station on the Yonge North Subway Extension will be located immediately adjacent to the site.
- The large site area provides an opportunity to create a new community with balance of housing, retail, parks, and public amenities integrated with public transit.



Morguard's Application

- Morguard has filed an Official Plan Amendment application to introduce a Site and Area Specific Policy (**SASP**).
- It is not a rezoning application.
- The **SASP** will establish a set of policies to guide the future redevelopment of the property into a complete community with residential, retail, and community uses as well as public park space.
- It will inform the City's North Yonge Planning Study.
- This is the first step in a lengthy process that will include:
 - Rezoning application(s)
 - Plan of Subdivision application(s)
 - Site Plan Approval application(s)
 - Design Review Panel

Project Team

 **Norguard** Owner/Operator

 **BOUSFIELDS INC.** Planning

 **TURNER FLEISCHER** Architect

STUDIO  **tla** Urban Design and Public Realm

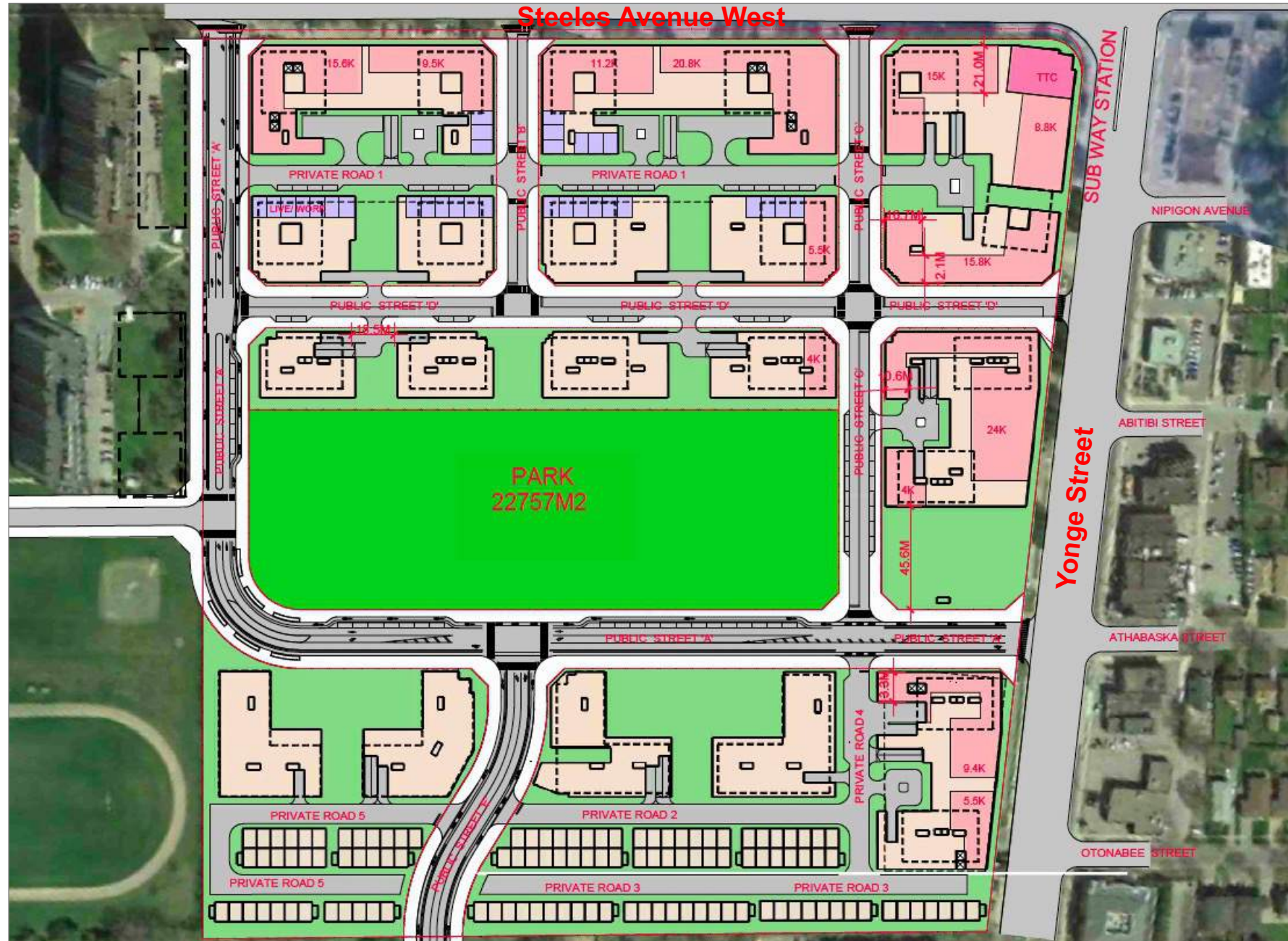
 **BA Group** Transportation

 **MIHEVC CONSULTING AND MEDIATION LTD.** Public Consultation

 **SCS** consulting group Ltd Engineering

 **Wood Bull LLP** Counsel

Site Plan & Floor 1



Urban Design Objectives

To ensure that the community planning and design, within the natural and built environments, supports community health initiatives, and publicly accessible amenities, that are centered around **SUSTAINABILITY AND RESILIENCY**.

To seamlessly blend **OPEN SPACE** elements with the built environment so that the community is defined by a recognizable pattern language elevated above the typical.

To recognize that the **PUBLIC REALM** is important when making decisions, where enhancements to the basic systems that define any community are elevated with a commitment to sustainable design principles.

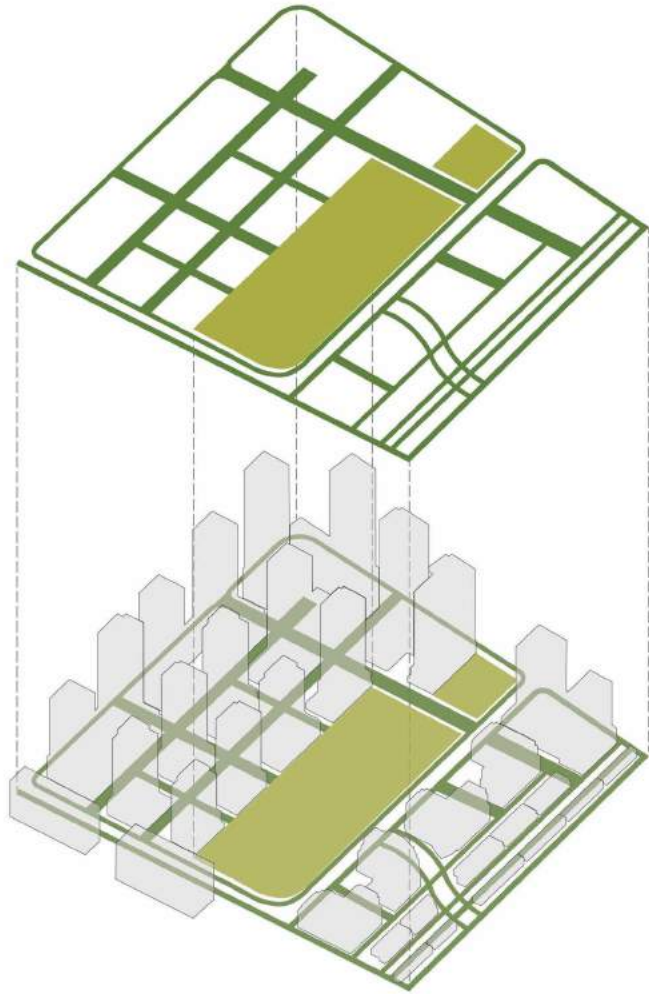
To develop the **COMMUNITY** as a logical extension of the greater area so that it is integrated into the existing urban fabric.



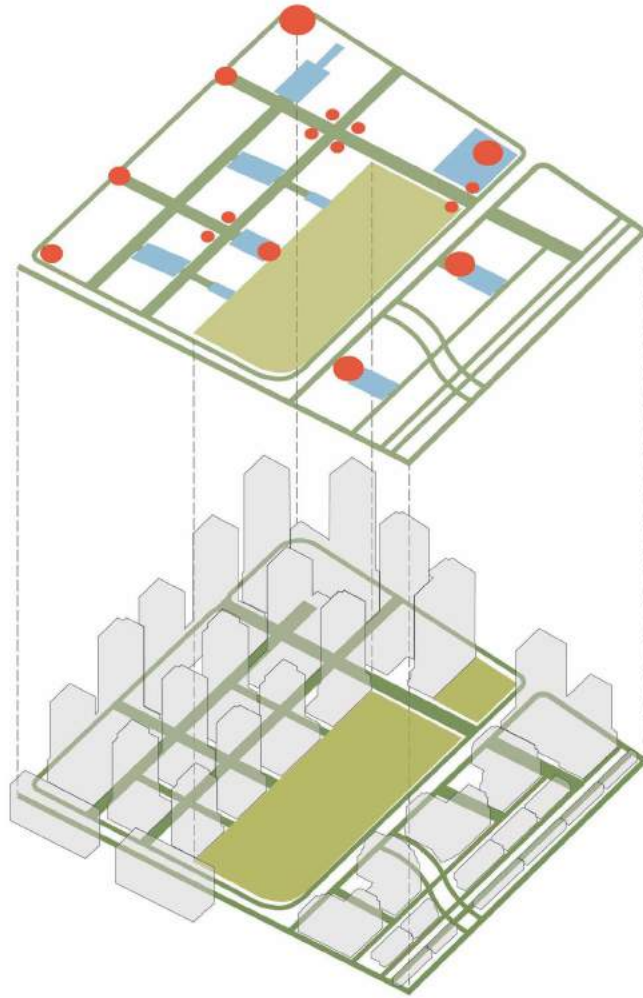
To deliver a complete community that is focused on an enhanced **QUALITY OF LIFE** organized around a hierarchy of **CONNECTED** elements: green corridors, plazas and pedestrian ordered streets, a centralized community park, public service amenities, public transit accessibility, a mix of residential and commercial uses, and a neighbourhood-serving retail village - all accessible via greenways and pedestrian paths.

To prioritize pedestrians, cyclists, and access to public transportation as the primary mobility modes within the community. To enhance the **CONNECTIVITY** of multi-use networks of greenways and parkways that allow people to circulate to and from their homes, offices, schools, shopping, and parks.

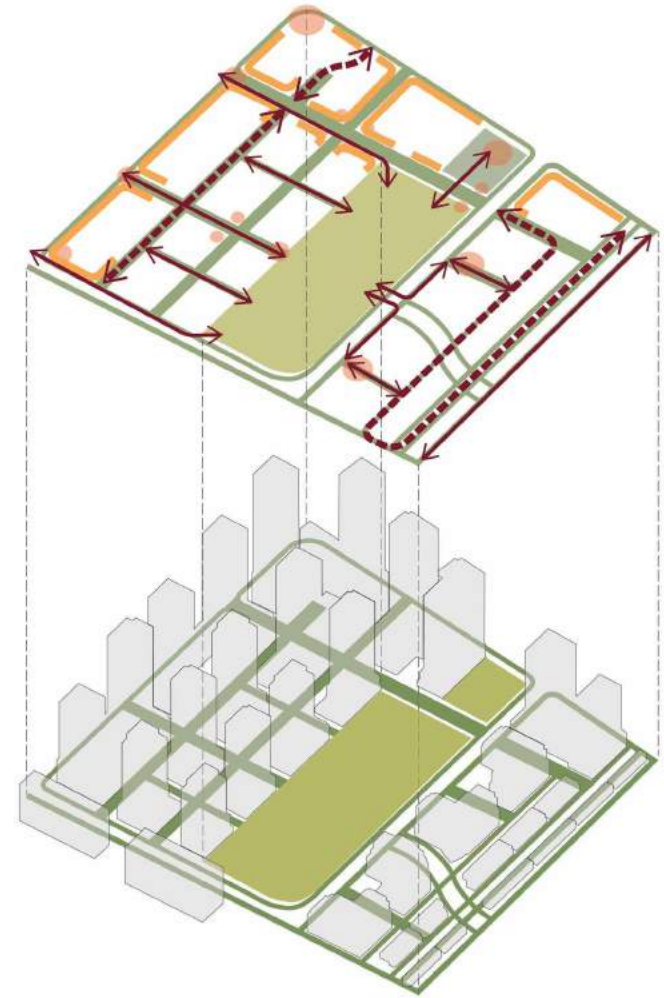
Site Strategies



A **GREEN BACKBONE** defines the framework for community design.

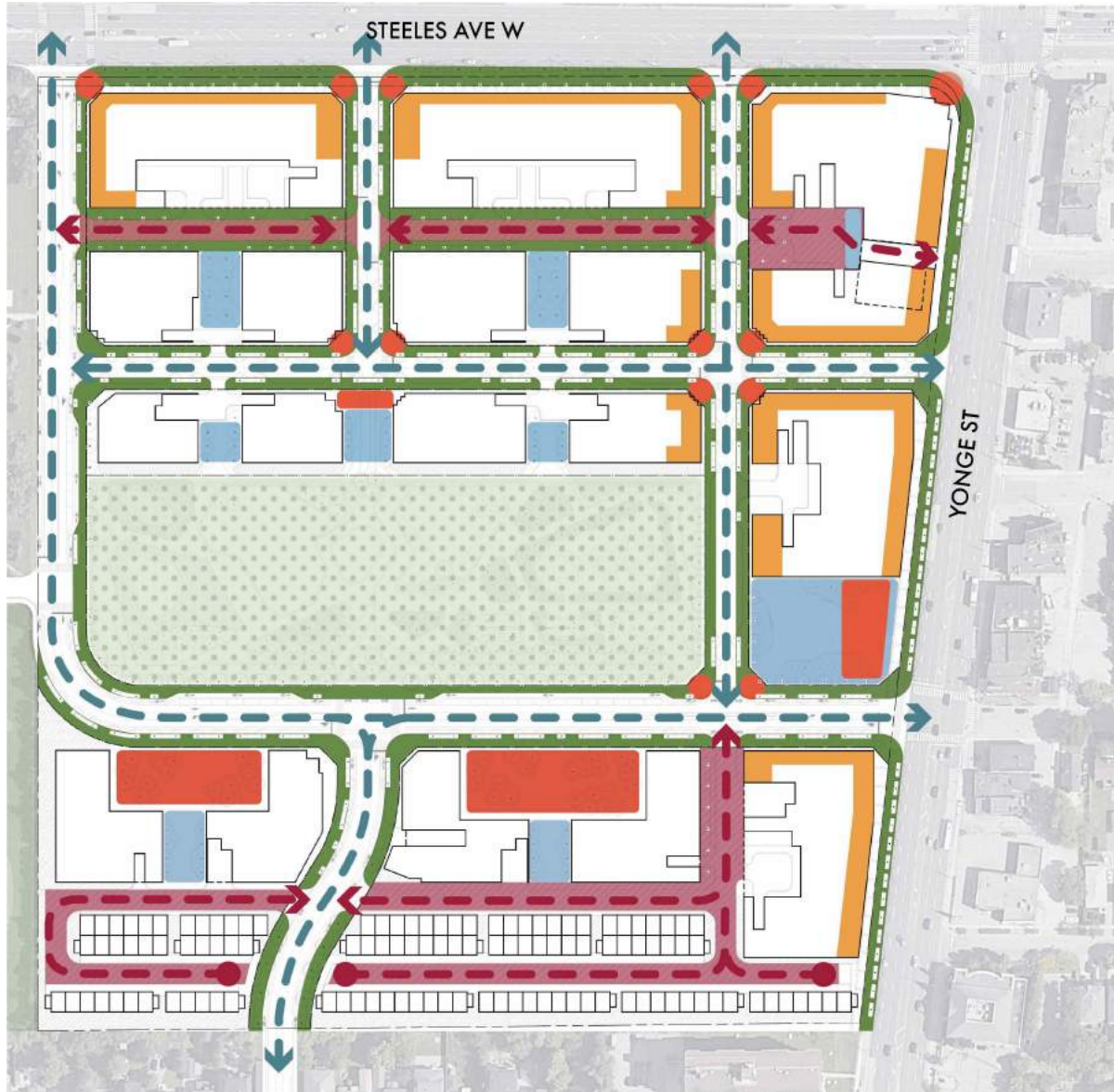


A **HIERARCHY OF NODES** anchor the public realm systems including green streets, Park, and P.O.P.S.



PROGRAMMED ZONES define functional uses within the open space elements, working in conjunction with the hierarchy of the public realm systems.

Site Strategies: Functional Areas



● PRIVATELY-OWNED PUBLICLY ACCESSIBLE SPACES (P.O.P.S.)



● PLAZAS



● PRIVATE ROAD



● ACTIVATED STREET FRONTAGE

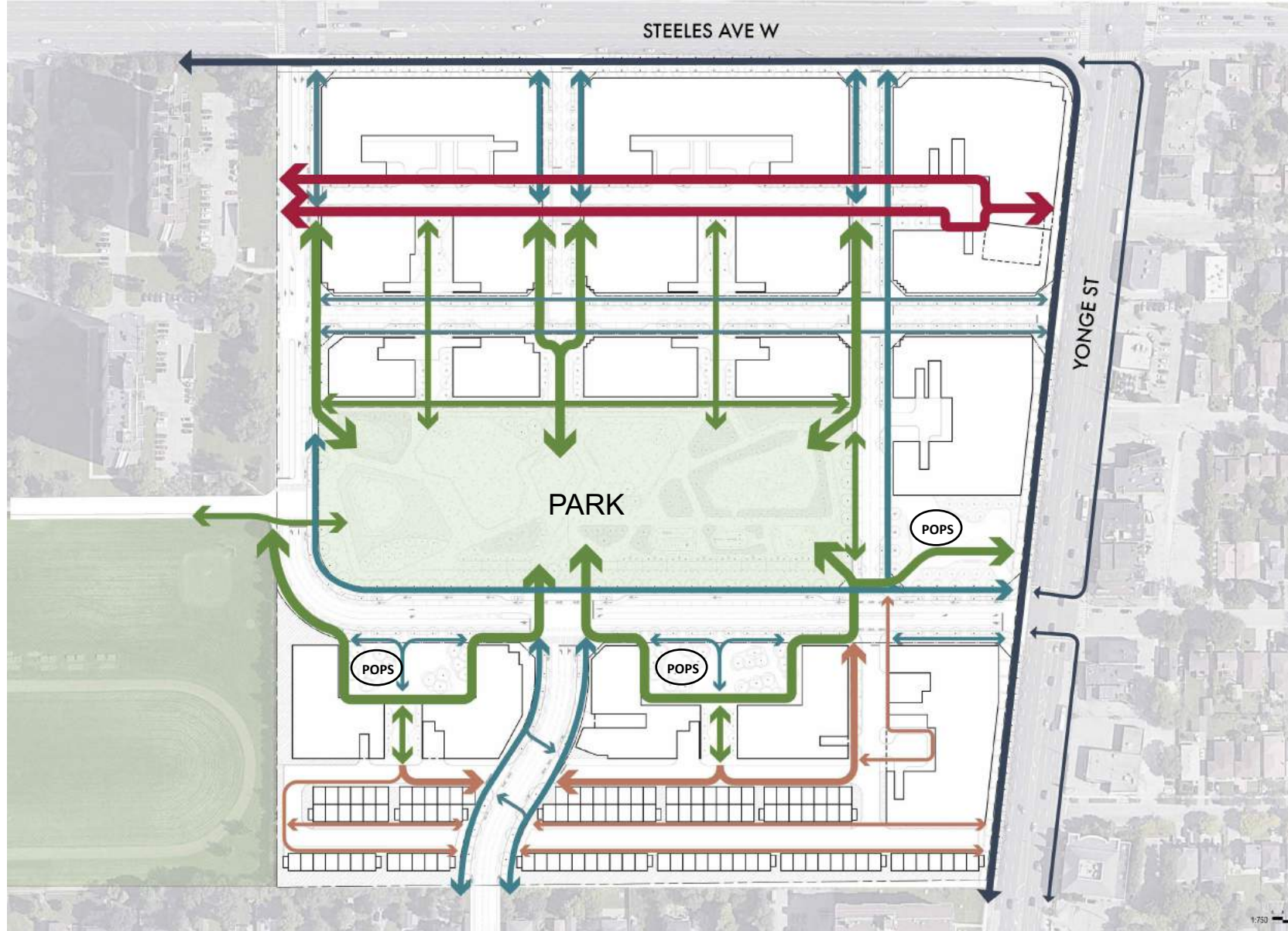


● PARK



● LIVING STREETS

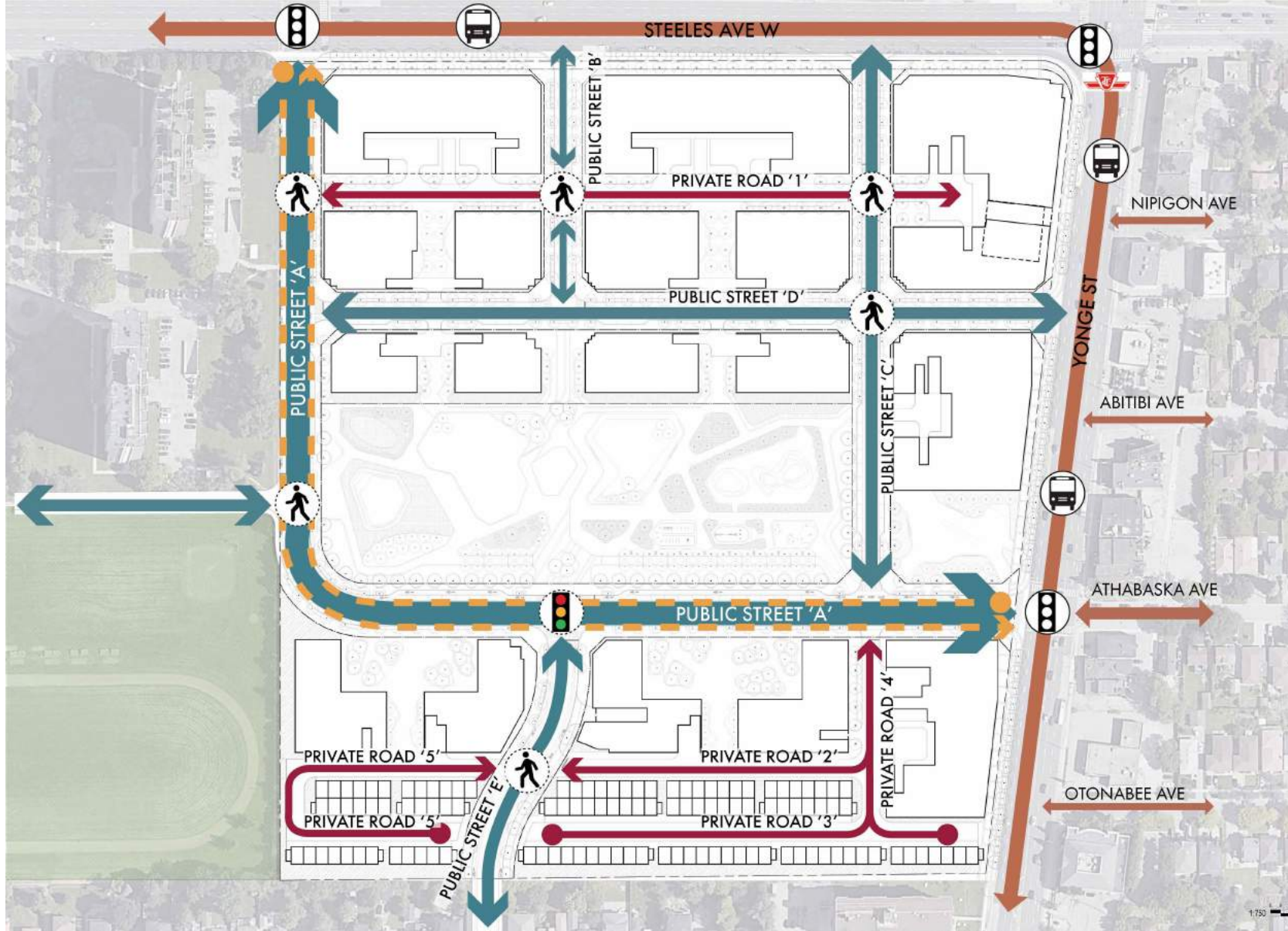
Site Strategies: Pedestrian Network & Open Space



- Existing Public Row Connection
- Proposed Public Row Connection
- Proposed Parkway Connection
- Proposed Private Road Connection (High Density)
- Proposed Private Road Connection (Medium - Low Density)
- P.O.P.S. (Privately Owned Publicly Accessible Space)

- 2.2-hectare (5.4-acre) public park central to the new community – similar in size to Willowdale Park
- Other open spaces (POPS) provided to complement the central public park
- Easy and direct pedestrian connections to the public park from surrounding communities

Site Strategies: Vehicular Network



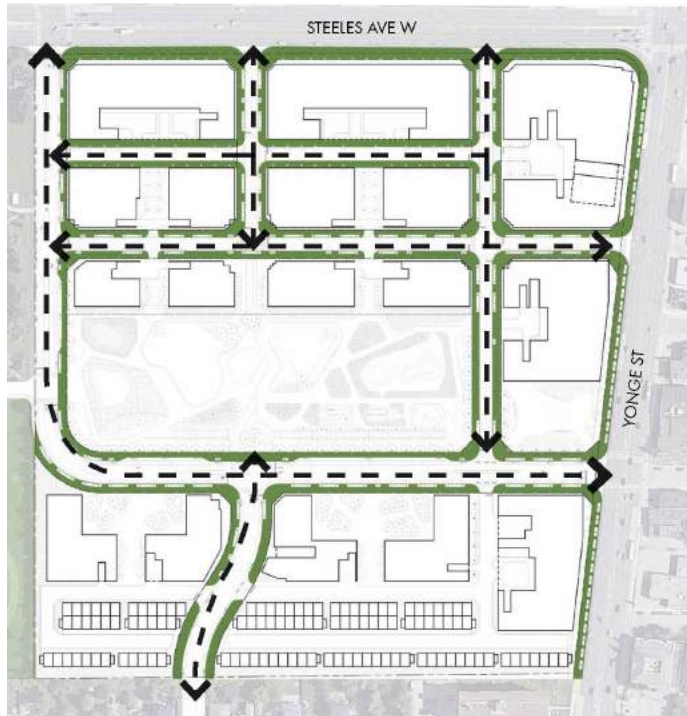
- Existing Municipal Streets
- Proposed Municipal Streets
- Proposed Private Road
- Proposed Buffered Cycle Track
- Existing TTC Bus Stop
- Existing Signalized Traffic Control
- Proposed Signalized Traffic Control
- Proposed Mid-Block Pedestrian Connection
- Proposed TTC Station

- Guide the new public street network
- Shape the size and location of the development blocks and public space
- Plan for the extension of Lariviere Road, as envisioned by the City of Toronto

Site Programming: Circulation Network

LIVING STREETS

Living Streets integrate smart technologies in support of water quality and habitat creation, as well as strengthen the Urban Forest. Living Streets are green at their core, and in leading cities of the world are integral to innovative community design.

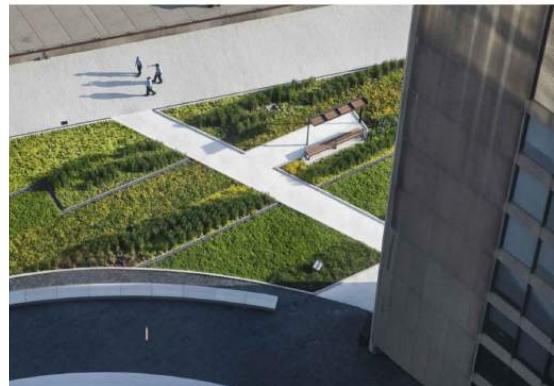
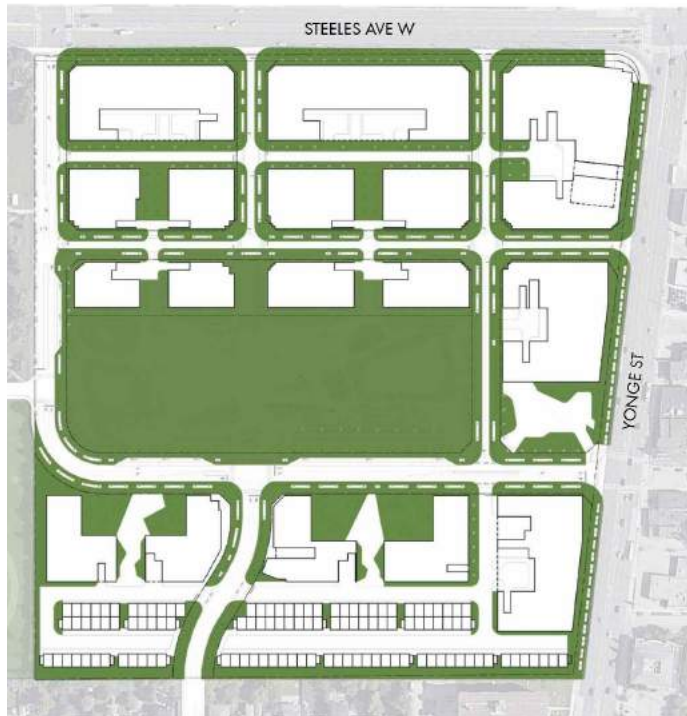
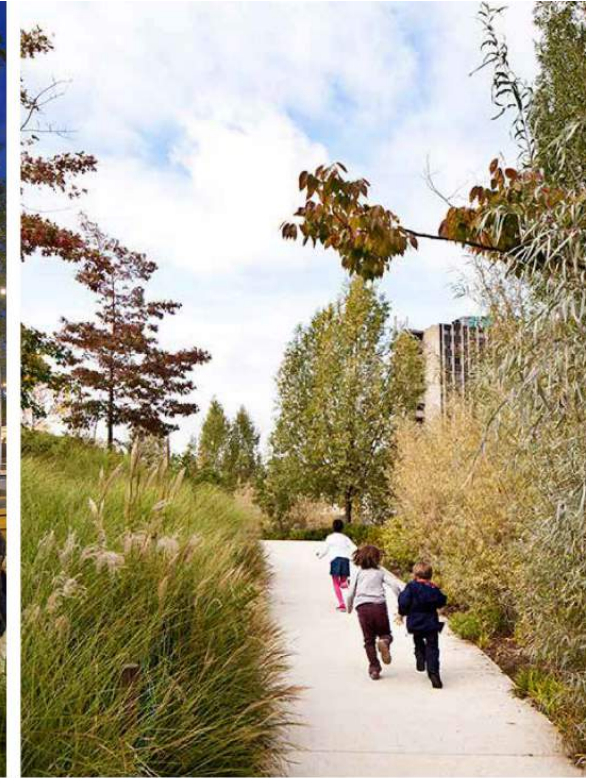


Images and locations are for reference only and represent prototypical design ideas not actual proposed elements.

Site Programming: Green Connection

INTEGRATED LANDSCAPE SYSTEMS








At the core of the connected community landscapes is sustainability and resiliency. Resilient and sustainable communities consider human and environmental needs as one. Connected greenways and pathways form a network of linked systems in support of community health.



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Site Plan: Preliminary Design



-  Plaza
 -  P.O.P.S.
 -  Central Park
 -  Proposed TTC Station
 -  Low-Rise Buildings
 -  Mid-Rise Buildings
 -  Tall Building Podiums
 -  Tall Buildings
 -  Tower Locations and Maximum Height (Storeys)
- Provide for a mix of housing forms – townhouses, live/work units, and mid-rise and high-rise apartments
 - Respect the adjacent *Neighbourhoods* designated lands
 - *Affordable housing* provided in accordance with Toronto's inclusionary zoning policies

Conceptual Rendering: Aerial View from South West



THANK YOU



Conceptual Rendering: Living Street along Park Edge



Site Programming: Active Street Frontage

GROUND-LEVEL USES

Well-designed setbacks designed to support ground floor retail, and residential entries are key to a vibrant community.

Material selection, plantings, street furnishings, wayfinding, signage, and lighting are key components that work to define a community.

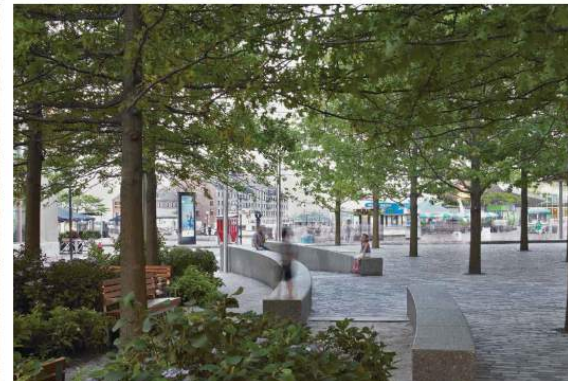
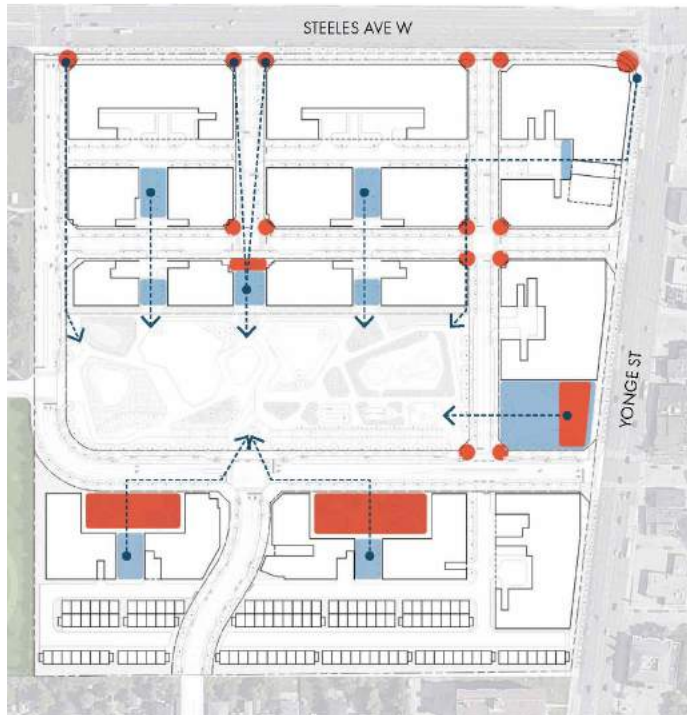


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Site Programming: Plaza / P.O.P.S.

PUBLIC SPACE ACTIVATION

Outdoor life shall be accessible and unique to the community with opportunities for socialization and activated with light, water, plantings, and sustainable in material selection.

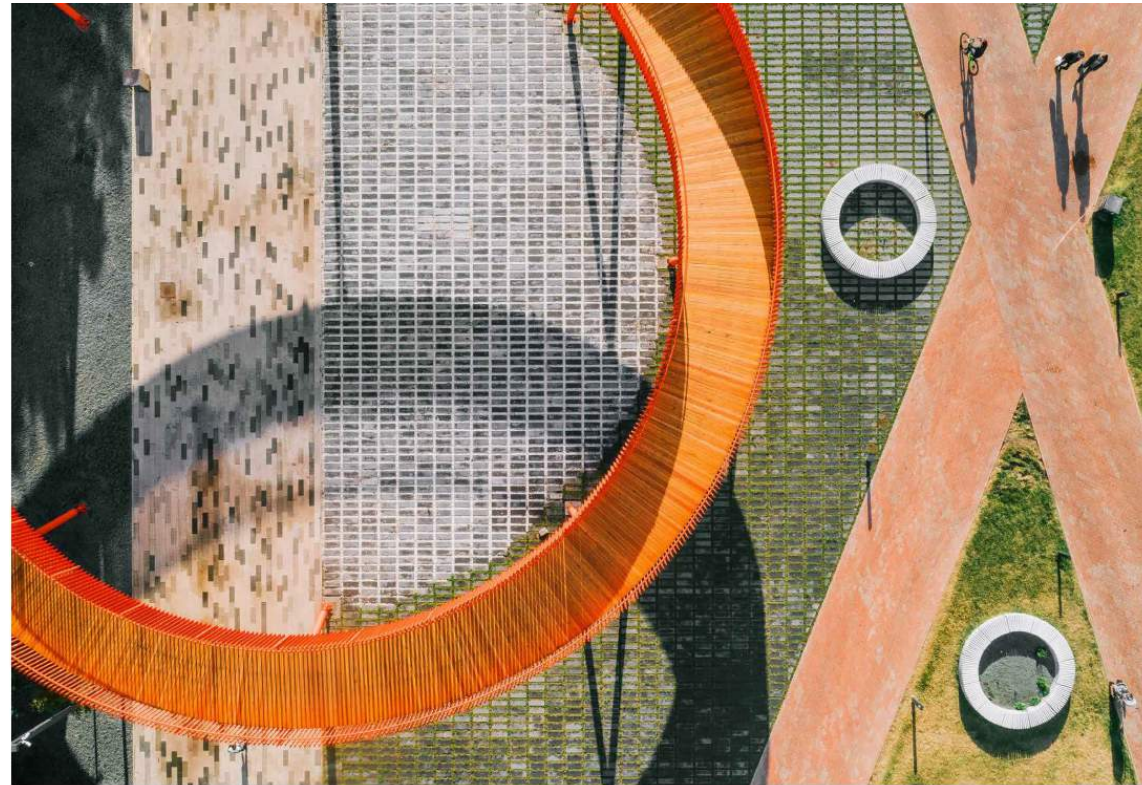
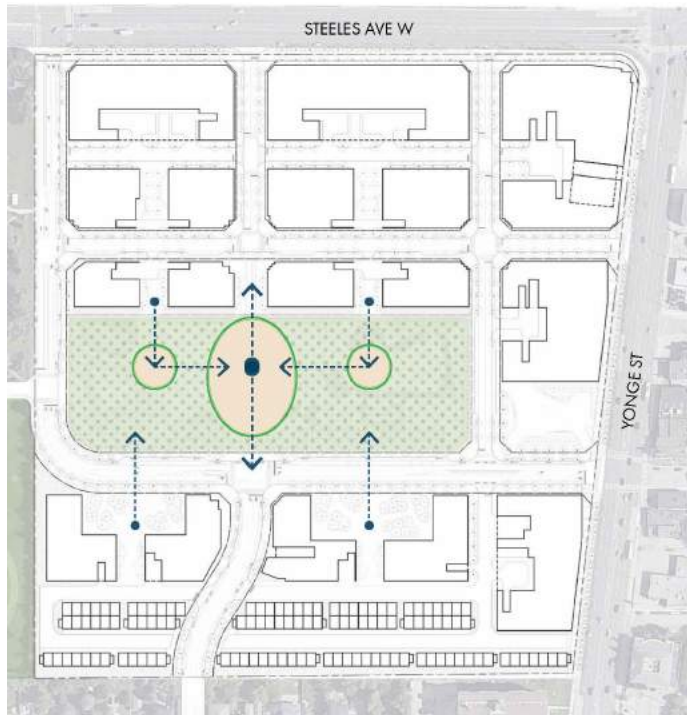


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Site Programming: Central Park

A GATHERING PLACE

The primary organizing element of the community is a central public park that will be programmed by the City of Toronto and designed to support both active and passive recreational opportunities. Connected to the Steeles Avenue and Yonge Street via network of greenways and pathways, the central park amenity is intended to be accessible, inviting, and the focus of community life.



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Conceptual Rendering: Plan View of Central Park



Conceptual Rendering: West Gateway to Central Park

