

Yonge Street North Planning Study

Project:

Area Specific Planning Study

Client:

City of Toronto, Ontario

The Opportunity:

Develop vision and implementation strategy for interim and ultimate development.

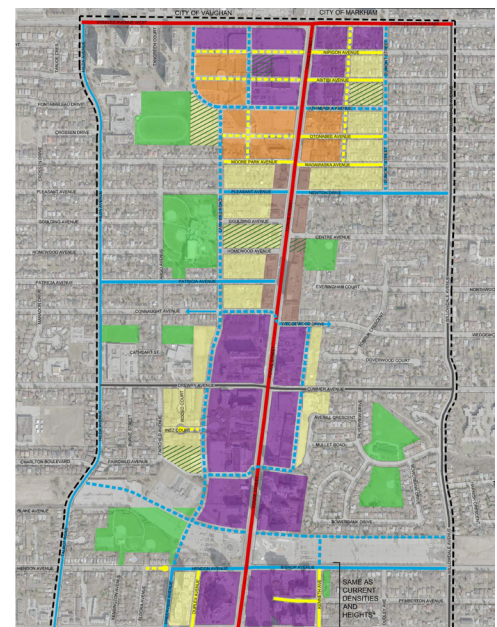
MSH Genuine Results

MSH was the lead for a Consultant Team that developed a vision for the future of the Yonge Street corridor between Finch Avenue and Steeles Avenue in response to existing and anticipated development pressures in the area. The primary goal of the Yonge Street North Planning Study was to develop both an interim and ultimate vision and implementation strategy for the study area. The interim vision identifies the level of development which can be supported by the existing transportation network with minimal modifications, while the ultimate vision reflects the level of development which will be permitted with the extension of the subway. In both cases, the development approval process for the Study Area must balance development against transportation capacity. Further, the focus is on the control of development, based primarily on the availability of non-auto transportation modes.



The Study also developed an implementation strategy which identifies a comprehensive set of planning tools to realize both the interim, as well as the ultimate vision. This Strategy reflects the lessons learned from the implementation of the North York Secondary Plan, and other plans dealing with similar conditions both in the City and adjacent areas, as well as appropriate new tools. It serves as a key input to City staff, along with specific advice from the Consultant Team, in the preparation of appropriate amendments to the North York Secondary Plan and the City's Official Plan, as well as other planning tools, required to operationalize the implementation strategy.

The recommendations of the study were based on a detailed stakeholder engagement program; 3D modeling; study process which met the requirements of the Environmental Assessment process for any new road and servicing infrastructure improvements; and, an inventory of community facilities.



Macaulay Shiomi Howson Ltd
600 Annette Street
Toronto, ON M6S 2C4
T: 416-487-4101
F: 416-487-5489

471 Timothy Street
Newmarket, ON L3Y 1P9
T: 905-868-8230
F: 905-868-8501