

Urban Designer: Jerzy Smolarek

TO:	CHAIR AND MEMBERS PLANNING & ENVIRONMENT COMMITTEE
FROM:	JOHN M. FLEMING MANAGING DIRECTOR, PLANNING AND CITY PLANNER
SUBJECT:	OLD EAST VILLAGE COMMERCIAL CORRIDOR DESIGN GUIDELINES MONDAY, DECEMBER 14, 2015

RECOMMENDATION

That, on the recommendation of the Managing Director, Planning and City Planner:

- (a) The following information report on the Old East Village Commercial Corridor Urban Design Manual **BE RECEIVED** for information; and
- (b) The attached DRAFT Old East Village Commercial Corridor Design Guidelines **BE CIRCULATED** to the Old East Village BIA, the London Development Institute, the Urban League, the London Homebuilders Association, London Area Planning Consultants, LACH, Urban Design Peer Review Panel and other Advisory committees and external agencies.

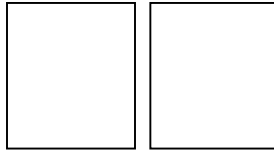
PREVIOUS REPORTS PERTINENT TO THIS MATTER

The following previous reports are pertinent to this matter:
 Centretown Façade Design Guidelines (1990) – These guidelines were produced to guide new development as well as renovations of existing structures for properties fronting Dundas Street between Adelaide Street and Lyle Street in order to support the Community Improvement Plan for the Centretown Façade Improvement Area.

ANALYSIS

The historic Old East Village (OEV) commercial corridor located on Dundas Street between Adelaide Street and Charlotte Street has seen significant revitalization over the past decade. Following the recommendations of the Planner Action Team (PACT) report completed in 2003 titled Re-Establishing Value – A Plan for the Old East Village, the City along with the OEV Business Improvement Area (BIA) had initiated several incentives for new development as well as restorations and renovations of the existing building stock.

Recently there has been heightened interest in renovation, restoration and new development within the corridor as new businesses are seeking to locate in the area. As such it was requested by the OEV BIA that the City prepare a new design manual for the corridor in order to provide design guidance for renovations, restorations and new developments. It is important for the revitalization of the community that the design guidance for the area closely reflects the vision of local residents. The development of this document began with a number of sessions in 2011 involving local residents, business owners and property owners in the Old East Village.



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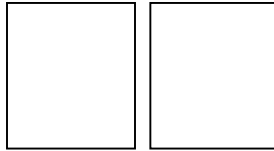
The Old East Village Commercial Corridor Urban Design Manual provides urban design guidance specific to the Dundas Street commercial corridor in the Old East Village (between Adelaide Street and Charlotte Street) for renovations/restorations of existing facades and new development. The document is composed of the following sections:

1. Facade Design – provides design guidance and direction for building facades pertaining to new development, renovations and restorations that occur on privately owned property. In particular this sections speaks to ensuring that new and renovated facades remain generally in keeping with the established built form character along the corridor.
2. New Development– provides design guidance and direction pertaining to development that is to occur on privately owned property. This section is focused on for site layout (building location, parking, service and loading) and built form (building height guidelines, orientation, massing and rhythm)
3. Patio Design – provides standards and specifications related specifically to the design and layout of sidewalk adjacent patios (on private property) and sidewalk patios (within the public right-of-way).

The document has been structured so that additional topic-specific guidelines can be added, For example, Public Realm Guidelines could be developed once the Rapid Transit Environmental Assessment is completed as this portion of Dundas Street is currently being considered for Rapid Transit.

The draft Old East Village Commercial Corridor Urban Design Manual will be adopted as a guideline document and referenced in conjunction with the design policies of the Official Plan, to evaluate all land-use and development proposals from both the public and the private sector. It may also be referenced by development proponents when contemplating their plans. All planning applications (eg. Official Plan amendments, Zoning Bylaw amendments, Site Plan applications, Minor Variances and Consents) as well as all project seeking available municipal incentives along the Dundas Street corridor from Adelaide Street to Charlotte Street using this document.

The next step is to circulate the draft Old East Village Commercial Corridor Urban Design Manual to collect feedback from internal agencies, advisory committees and other stakeholders. Comments will be correlated to assist with the preparation of the final document prior to returning to Planning and Environment Committee for adoption.



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November 23, 2015
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