

# The Transformation of Yonge Street



There will be more than 10,000 new condo units in this area. That's 15,000 new residents. Yonge Street is being transformed. There is an area plan, the North Downtown Yonge Street Planning Framework, challenged at the OMB. There is a Heritage Conservation District, the Historic Yonge HCD, challenged at the OMB. There will be a Yonge Street redevelopment plan and a secondary plan for the downtown. The secondary plan, to be called TOcore, will be challenged at the OMB.

Important open questions when thinking about the future we want for this section of Yonge Street:

- What should be preserved?
- What's required for vibrant retail?
- How to strengthen the social fabric?

We start at the new Ryerson Learning Centre (1). Move past a gaggle of proposed tall buildings to the eastern entrance (2) to what will be a redeveloped College Park. We move past two condos towers under construction and five more at the proposal stage to Alexander Parkette (3). It's a narrow gay theatre building east of two more condos under construction. From there we move to the park (4) just west of the YMCA.

We'll be just across the street from what will be a new two acre park around another new condo. We walk north on Yonge to Dundonald (5), crossing Wellesley. Wellesley already has four new condos under construction, with another four in the pipe, including a proposed "urban" park just across the street from the Wellesley subway entrance.

Next, we again cross Yonge Street to St. Nicholas Lane (6). We will walk by another construction site that has only one planned tower. One of the fringe benefits of that project is that the linear parks will be getting a redesign out of the project. And there's active talk about a "system" of parks which will run from Hayden down to College Park and then up Bay to the new green spaces that are coming.

We pause at the corner of Bloor & Yonge (7) to stare at the tower just being completed and the tower just beginning, with only another three condo towers under construction or planned before we wind up outside the Yorkville Library (8).

There are multiple places to eat in the area. Enjoy.