

Urban Design

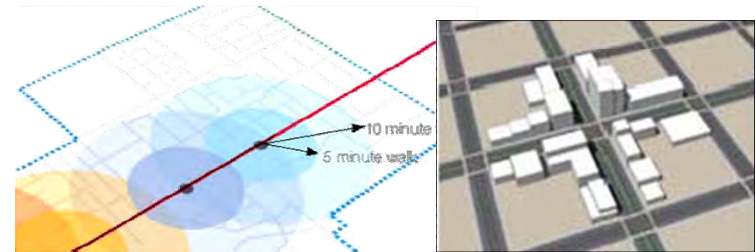
Built Form

- Provide comfortable transitions between proposed higher density buildings and stable residential areas
- Provide a coordinated relationship to streets and other public places through appropriately scaled buildings
- Promote Yonge Street as an important corridor
- Identify and promote areas of significance
- Develop a pleasant, safe, network of streets and paths
- Encourage sustainable building and site design
- Support design innovation and excellence



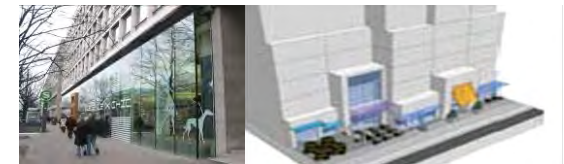
- **Street Network**

- Street Grid
- Connectivity



- **Street Wall**

- Height
- Continuity
- Top / Bottom Coordination
- Porosity / Transparency



- **Height & Scale**

- Relative Heights
- Longitudinal Blocks
- Vertical Blocks
- Shadowing



- **Transition**

- Stepping
- Vertical Breaks

- **Set backs**

- Horizontal / Vertical
- Angular Plans
- Shadowing



- **Parking & Access**

- Parking Strategies and Modes
- Screening
- Street Access / Building Access
- Servicing



Built Form

Density

- Overall Density Target is 2.5 F.S.I.
- Higher density to be located towards Yonge Street and Steeles Avenue

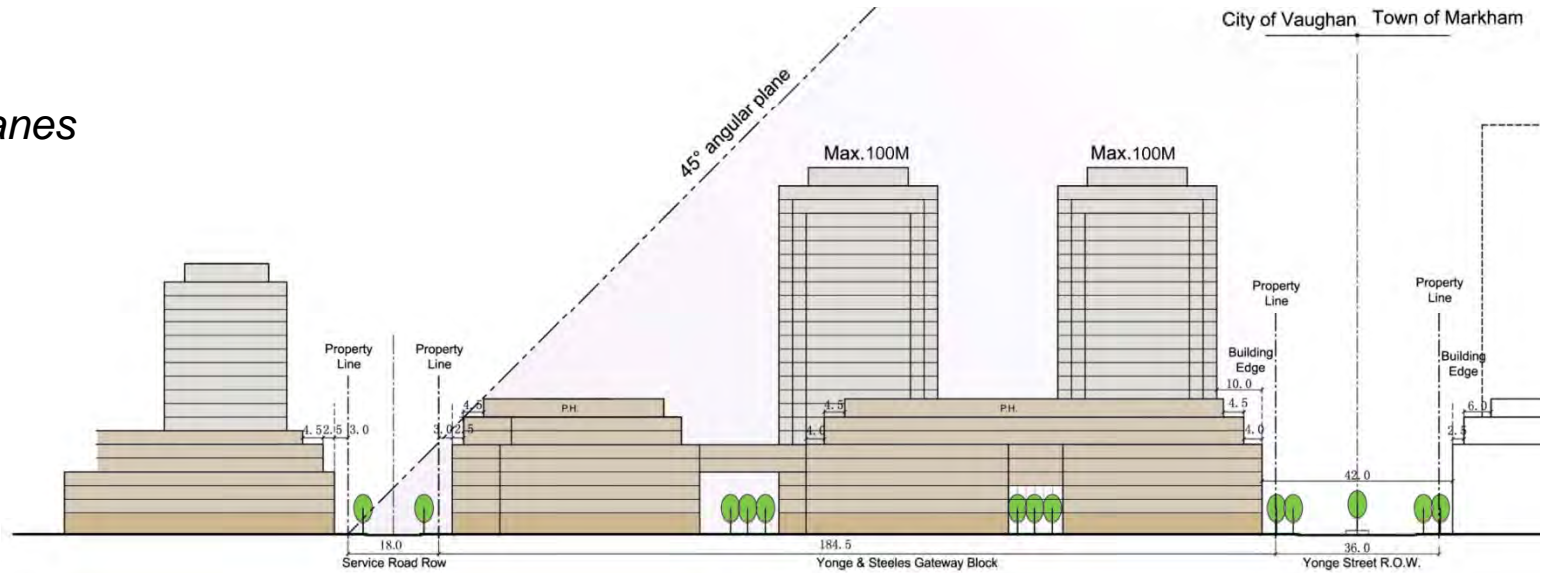


Variety for 1.0 F.S.I.		Density Demonstration Example Site: 22,925 sqm				
		F.S.I.	1.5	2.5	3.5	5.0
		GFA	34,388 m ²	57,313 m ²	80,238 m ²	114,625 m ²
<p>100% Site Coverage</p> <p>50% Site Coverage</p> <p>25% Site Coverage</p>	P L A N					
	3 D					
	S E C T I O N					
	P R E C E D E N T S					

Built Form

Angular Planes

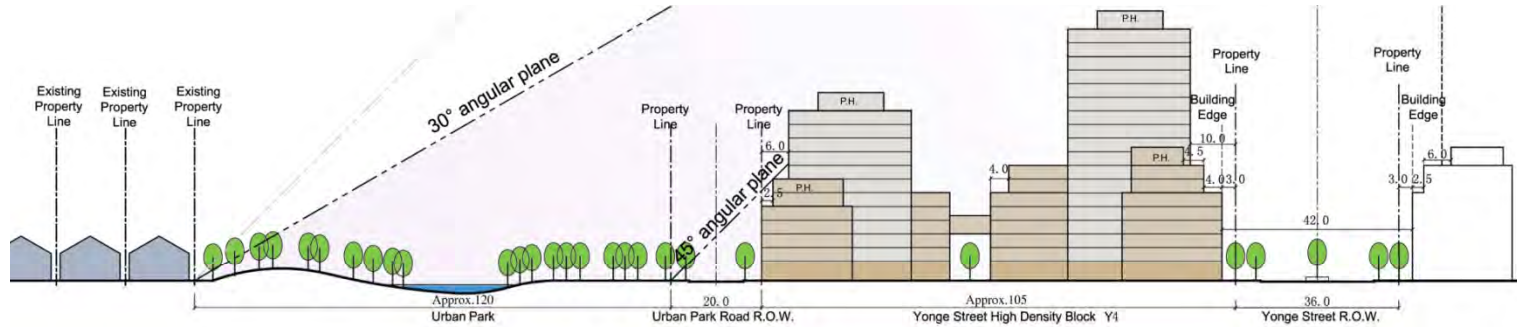
Yonge Street South
(at Steeles West)



Yonge Street South
(at Woodward Ave)



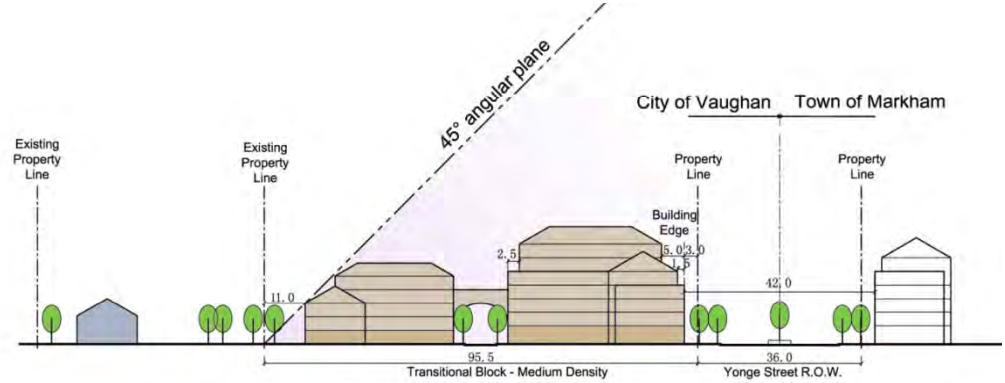
Yonge Street South
(at Meadowview Ave)



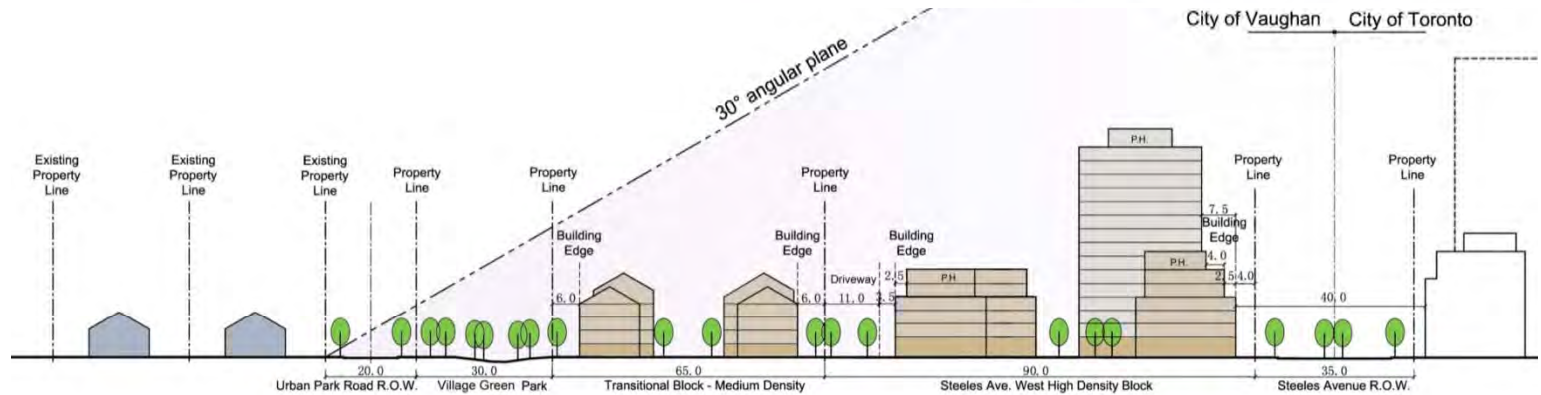
Built Form

Angular Planes

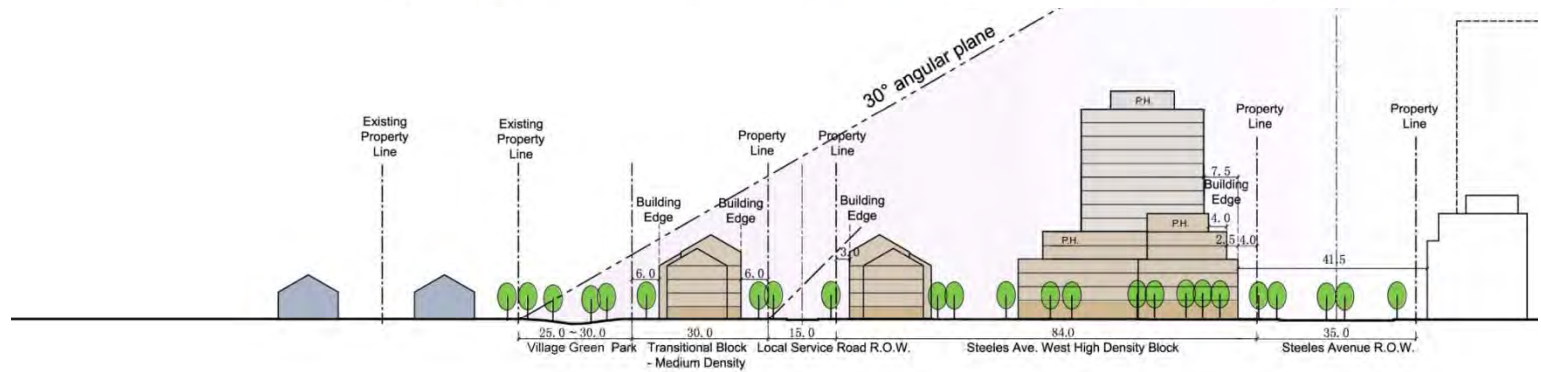
Yonge Street North
(at Thornhill Ave)



Steeles Ave West
Typical



Steeles Ave West
(at Hilda Ave)

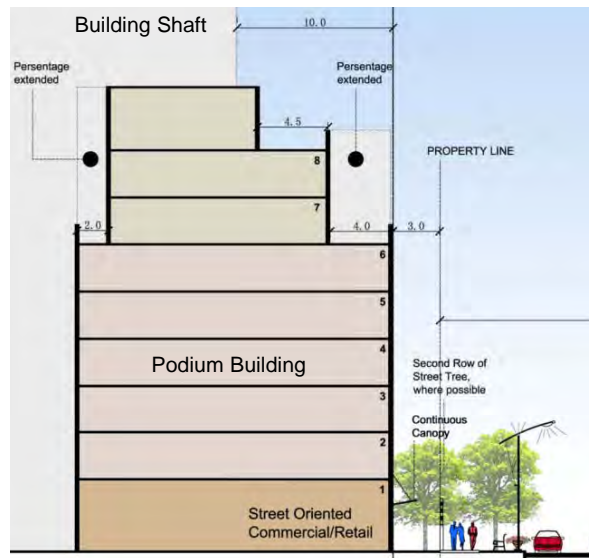


Built Form

Street Wall

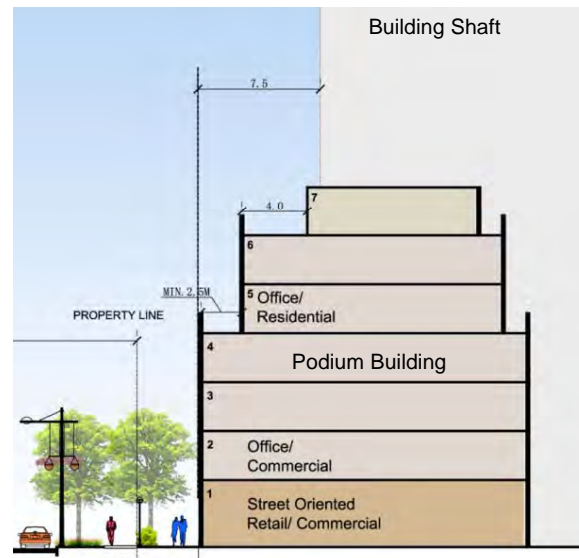
Yonge Street South

- Street oriented commercial/retail at grade
- Street wall height: 6-8 storeys
- 3m setback from property line
- 4m step-back from the 6th storey
- 4.5m step back of the penthouse
- 10m tall building set back from property line



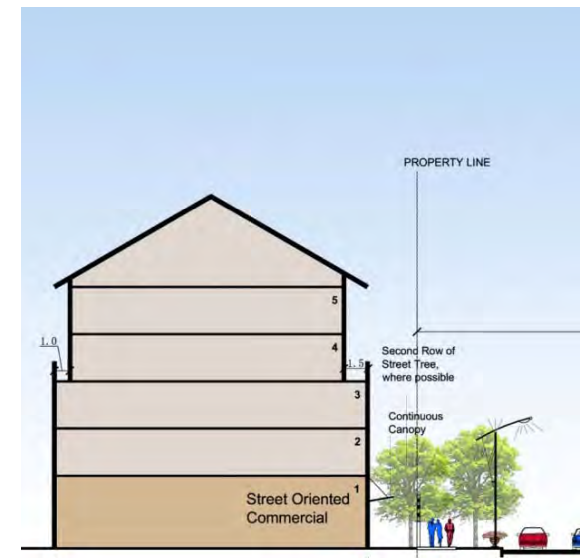
Steeles Avenue West

- Street oriented commercial/retail at grade
- Street wall height: 4-6 storeys
- 4m setback from the property line
- 2.5m step back from the 4th storey
- 4.0m step back of the penthouse
- 7.5m tall building set back from property line



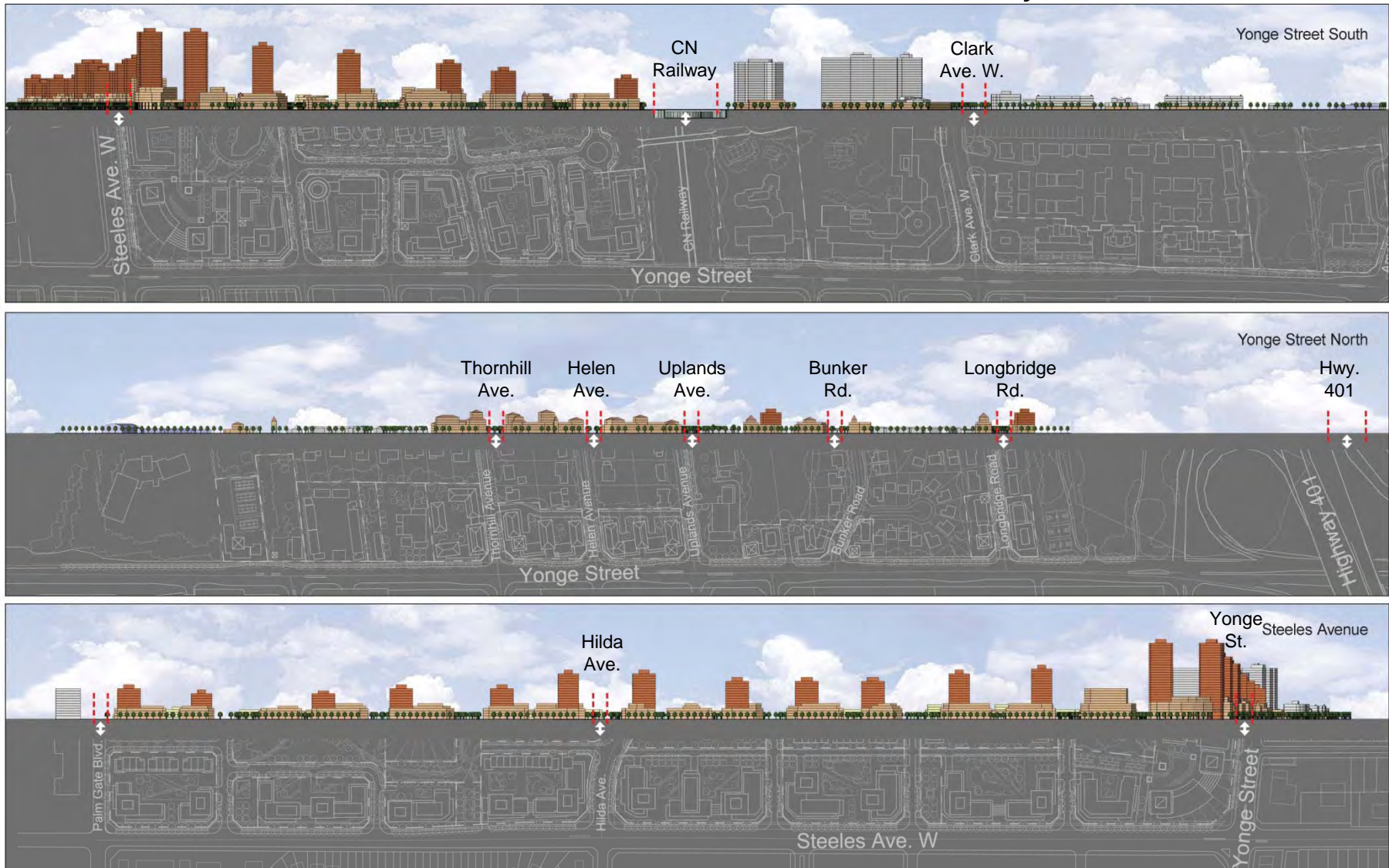
Yonge Street North

- Street oriented commercial/retail at grade
- Street wall height: 3-5 storeys
- 3m setback from the property line
- 1.5m step back from the 3rd storey



Built Form

Skyline & Street Elevations



Built Form

Massing Approach – South



Built Form

Massing Approach – North



Built Form

Shadow Impact – South



March 21, 9:30am



March 21, 4:30pm

Built Form

Shadow Impact – South



June 21, 9:30am



June 21, 4:30pm

Built Form

Shadow Impact – South



December 21, 9:30am



December 21, 4:30pm

Built Form



Built Form



Built Form

