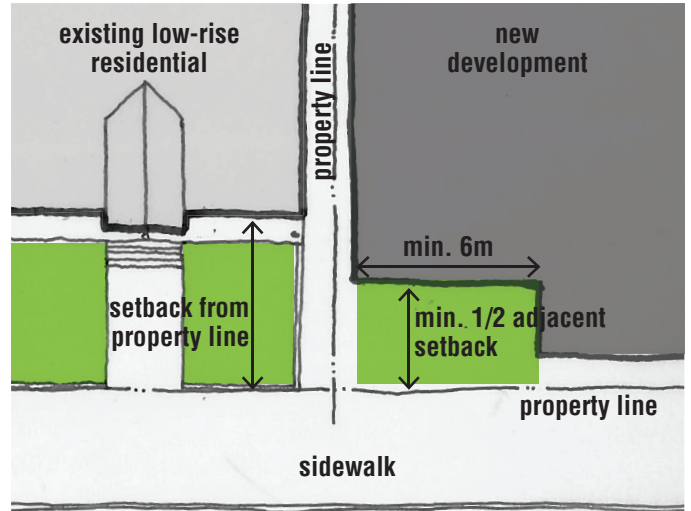




The photo above illustrates the residential front yard setback condition that exists in several locations within the study area; some of these setbacks are landscaped (shown at centre), while others are paved or used as parking pads.



QUEEN STREET EAST

Sketch illustrating front setbacks for new development adjacent to residential buildings with deep front yard setbacks



Over time, side-by-side front setbacks could become a forecourt or other landscaped open space.

Side Step-backs at Upper Storeys

Where new buildings are built to the side property lines, side step-backs at upper storeys will help create a transition between existing low-rise and new mid-rise buildings and prevent large expanses of blank walls at side property lines. This is especially important for conditions where new development is proposed adjacent to single or semi-detached residential buildings that are not likely to be consolidated and/or redeveloped.

Where this adjacency exists, a side step-back should be applied at the top of the 4th storey, which will be consistent with the streetwall height. By stepping back from the side property line, there are also increased opportunities for windows along side walls of new developments. The depth of these step-backs should be a minimum of 3 metres.

All side walls that are built at or close to, the side property line, should still be designed with architectural interest and high quality materials that complement the main building façade. Large areas that appear unfinished, such as unfinished concrete or stucco, will not be permitted.



A side step-back at the top of the 4th storey provides a more gradual transition to adjacent low-rise buildings.

Variation in Streetwall Height

Additionally, the streetwall height at the edges of new developments, where they are adjacent to a row of streetwall buildings that have a consistent low-rise height, should also step down to 3 storeys at the edges, to provide a more sensitive transition to 2 and 3 storey buildings.



The streetwall height should transition down to adjacent low-rise buildings.

4.3.7 Ground Floor Height & Design

One of the existing characteristics of the buildings with commercial uses at grade along Queen Street East is recessed entrances. New developments, including both commercial and residential uses, should continue to design the ground floor of new developments with this detail, helping to create a wider pedestrian clearway and ensure that door swings do not interrupt the sidewalk.

Large display windows and the use of glass within the design of the ground floor is encouraged and helps to animate the street. However, floor-to-ceiling glass is not in keeping with the character of the area and is generally discouraged. The use of glass within the ground floor should be balanced with other high quality materials, such as masonry.



The at-grade condition of buildings, including glazing, signage and materials is critical to the character of the public realm.

The height of the ground floor should be a minimum of 3.5 metres and a maximum of 4.5 metres and should be determined on a site by site basis through the application review process. Determination of the appropriate ground floor height will depend on the proposed use of the ground floor and should also take into consideration the adjacent built form context as well as the overall context of the block.

4.3.8 Balconies

Balconies facing onto Queen Street East should be recessed into the building façade and will be consistent with the architectural detail of the building. Projecting balconies can detract from streetwall and add bulk to the building, which reduces the benefit of stepping the building walls back from the property lines.

4.3.9 Façade Materials

Buildings along Queen Street East should be clad in high-quality materials that reflect the character of the street. A combination of traditional materials such as brick and stone, with some use of wood and siding should be used to complement the existing streetscape. Large quantities of stucco and unfinished materials such as exposed concrete block are discouraged.

In order to ensure that new development will include high quality design and materials that are appropriate for Queen Street East, 1:50 scale colour elevations (with materials labeled) will be required with new development applications for a portion of each proposed elevation. These elevations will be secured as part of the Site Plan approval process, as the streetwall frames the public realm and is visible and accessible to pedestrians.

4.3.10 Heritage

New development or alterations to, and adjacent to, buildings along Queen Street East will respect, conserve and maintain the integrity of existing and potential cultural heritage properties and be of a scale, form, material and character that supports and complements these resources.

The Ashbridge Estate lies at the centre of the study area. The building and grounds of the Estate contribute significantly to the character of the area, and have been adopted as the namesake for the Precinct. Any new development that is adjacent or in proximity to the Estate, will require additional consideration for potential negative impacts on the building and grounds, including obstructing views to the grounds and building, shadow impacts and sensitive transition to the property, through building placement, setbacks, step-backs and angular planes.

4.3.11 Design Excellence & Sustainability

New development should be compatible with the existing character of the study area, as well as achieving design excellence. Design excellence means that buildings will be designed with architectural details and materials that enhance the public realm and fit harmoniously in the existing and planned context. New developments should also achieve a balance of unit types, including larger units for families.

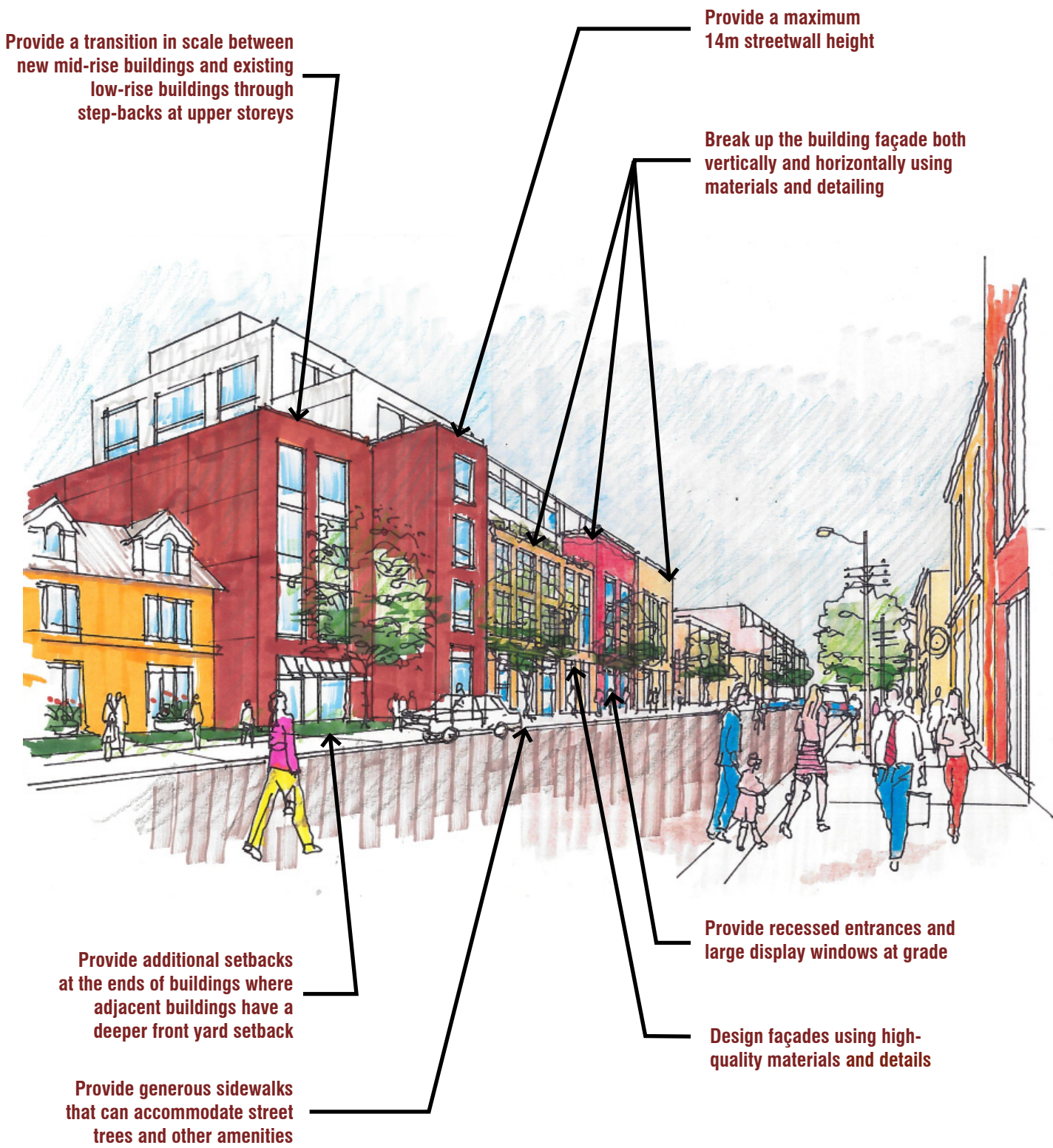
As well as achieving design excellence, new development should be modern, energy efficient and sustainable. All applications will be reviewed for their conformity to the Toronto Green Standards, a two-tiered set of performance measures with supporting guidelines related to sustainable site and building design for new public and private developments. The standards are designed to work with the regular development approvals and inspections process. All new planning applications are required to document compliance with Tier 1 environmental performance measures outlined in the Toronto Green Standards. Applicants who also choose to meet Tier 2, a voluntary higher level of environmental performance, may be eligible for reduction in development charges.

4.3.12 Wood Frame Construction

On January 1, 2015, the Ontario Building Code was revised to allow wood-frame construction for residential and office buildings up to 6 storeys. This revision is relevant to this study area (and other locations in the City that allow buildings up to 6 storeys), because it presents an opportunity for the development industry to build 6 storey buildings with a construction method that was previously limited to low-rise buildings. Wood frame construction is also often less expensive to build than other construction methods and may therefore be of interest to developers.

Consideration for a nominal increase in height (above the 20 metre maximum), will be given to proposed buildings to be constructed with this method, because there is anecdotal evidence that the depth of the structural frame is deeper than other construction methods and may directly influence the overall height of a 6 storey building (up to 20.75 - 21.5 metres). The increase above the 20 metre height limit will only be considered to allow for buildings of wood frame construction. Shadow studies will be required to demonstrate that the additional height does not increase the shadow impacts that would result from the Building Height and Massing Guidelines that are outlined in Section 4.3.2 of this document and presented in Appendix C.

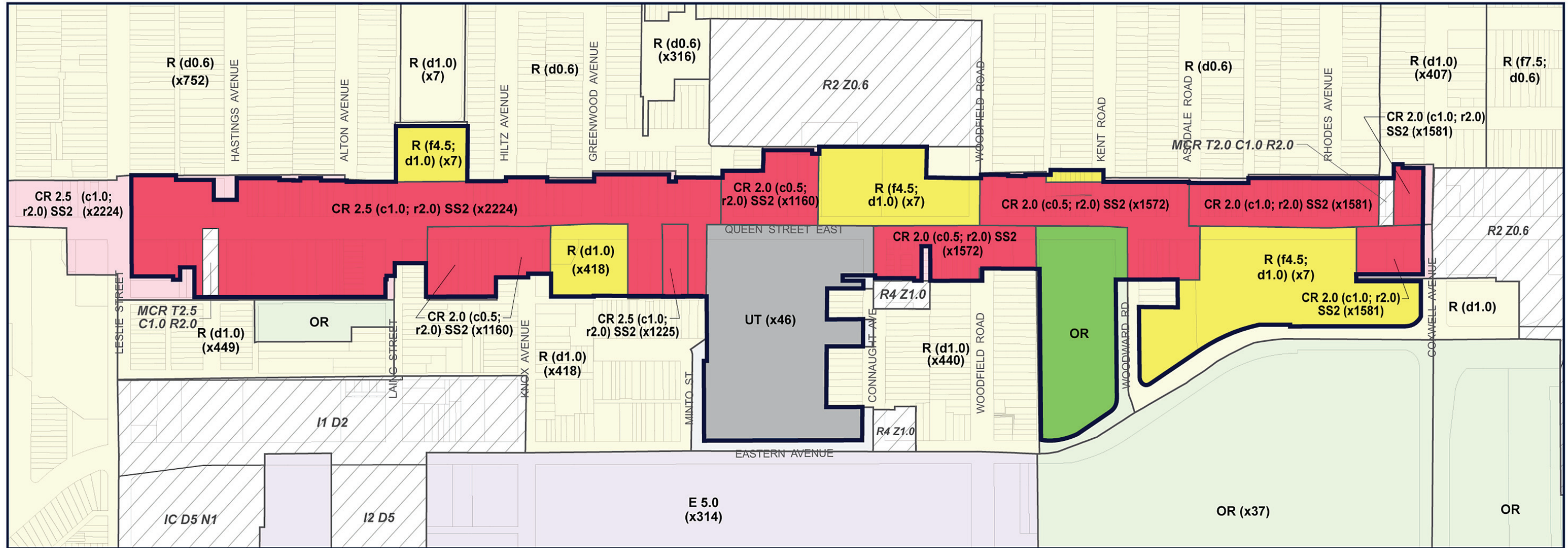
It is important to reiterate that wood frame buildings above 6 storeys would not be permitted by the Ontario Building Code.



Sketch illustrating the application of the various urban design guidelines

APPENDICES

APPENDIX A: ZONING BY-LAW MAP



Zoning By-law 569-2103

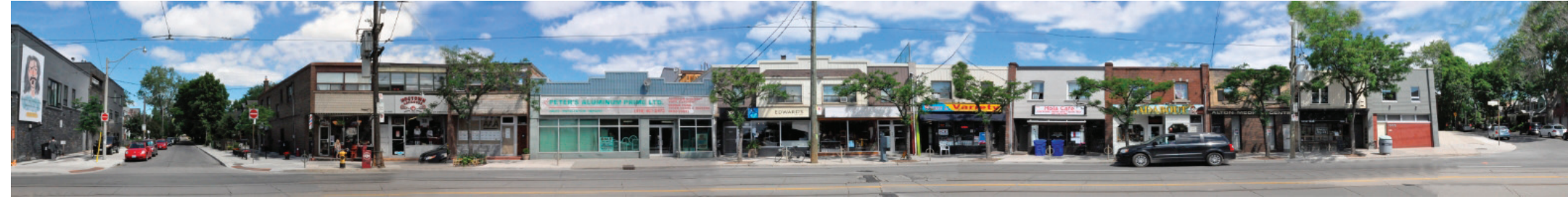
- Residential
- Commercial Residential
- Utility and Transportation
- Open Space
- Not Part of By-law 569-2103

APPENDIX B: QUEEN STREET EAST STREETSAPES (NORTH SIDE)



LESLIE

HASTINGS



HASTINGS

ALTON



ALTON

HILTZ



HILTZ

GREENWOOD



GREENWOOD

VANCOUVER



VANCOUVER

WOODFIELD