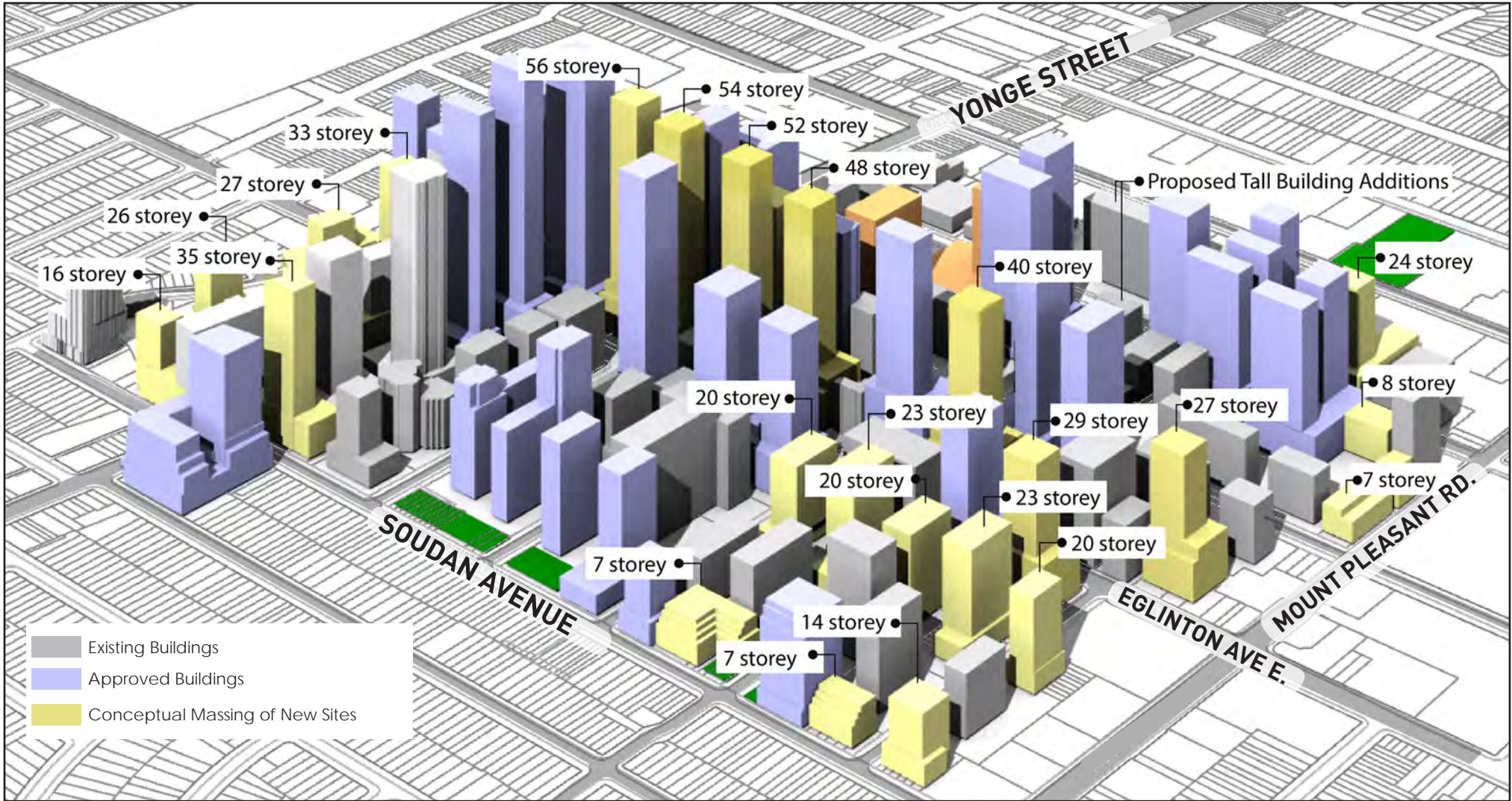


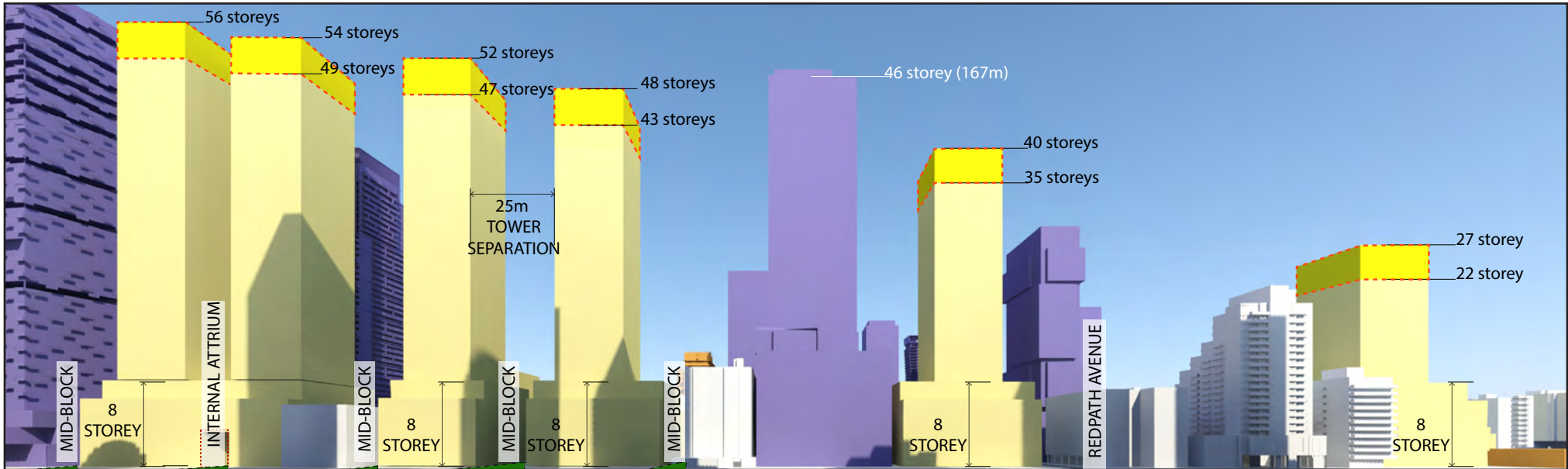
INDICATIVE MASSING MODEL
BIRD'S EYE VIEW LOOKING NORTHWEST






(NOTE: Heights shown represent the total height of buildings including the potential increase with the provision of additional employment uses)

OPTION 1: MODIFIED MAY 2018 STAFF RECOMMENDED PLAN

EGLINTON AVENUE EAST ELEVATION LOOKING NORTH



-  Approved Developments
-  Conceptual Massing of New Sites
-  Height Increase with the Provision of Additional Employment Uses

OPTION 1: MODIFIED MAY 2018 STAFF RECOMMENDED PLAN

AMENDMENTS TO THE RECOMMENDED SECONDARY PLAN TO IMPLEMENT OPTION 1

Policy Number	Current Policy	Recommended Policy Revision
After 5.4.11 (NEW)	New Policy	Add: On sites in the Yonge-Eglinton Crossroads and Eglinton Green Line Character Areas, tall buildings that provide additional office, institutional or cultural uses above the minimum requirements identified in this Plan may be permitted to have greater building height than would otherwise be permitted on that specific site in accordance with Maps 21-11 to 21-16. The additional height will be equivalent to the office, institutional or cultural use gross floor area provided in excess of the minimum requirements of this Plan and will not exceed five additional storeys.
After 10.4 (NEW)	New Policy	Permissions for a permitted building type and the associated height limits for a site identified on Maps 21-11 to 21-16 inclusive require meeting all policies of this Plan, including the associated urban design standards for the building type.
	Maps 21-11 to 21-12	Replace with Maps 21-11 to 21-12 included in this Attachment.



Option 1: Modified May 2018 Staff Recommended Plan

MAP 21-11 Permitted Building Types and Height Limits

- | | | |
|-----------------------------------------|-------------------------------------------------|---------------------------------------------------|
| Midtown Low-rise | Midtown Tall Buildings | No Additional Infill Capacity |
| Midtown Low-rise (Approved/Constructed) | Midtown Tall Buildings (Approved/Constructed) | No Additional Storeys on Top of Existing Building |
| Midtown Mid-rise | Midtown Infill Apartment Neighbourhood Building | Special Study Areas |
| Midtown Mid-rise (Approved/Constructed) | Midtown Infill Apartment High Street Building | Maximum Height Limits |

Not to Scale

June 26, 2018



Option 1: Modified May 2018 Staff Recommended Plan

MAP 21-12 Permitted Building Types and Height Limits

- | | | |
|-----------------------------------------|-------------------------------------------------|---------------------------------------------------|
| Midtown Low-rise | Midtown Tall Buildings | No Additional Infill Capacity |
| Midtown Low-rise (Approved/Constructed) | Midtown Tall Buildings (Approved/Constructed) | No Additional Storeys on Top of Existing Building |
| Midtown Mid-rise | Midtown Infill Apartment Neighbourhood Building | Special Study Areas |
| Midtown Mid-rise (Approved/Constructed) | Midtown Infill Apartment High Street Building | Maximum Height Limits |

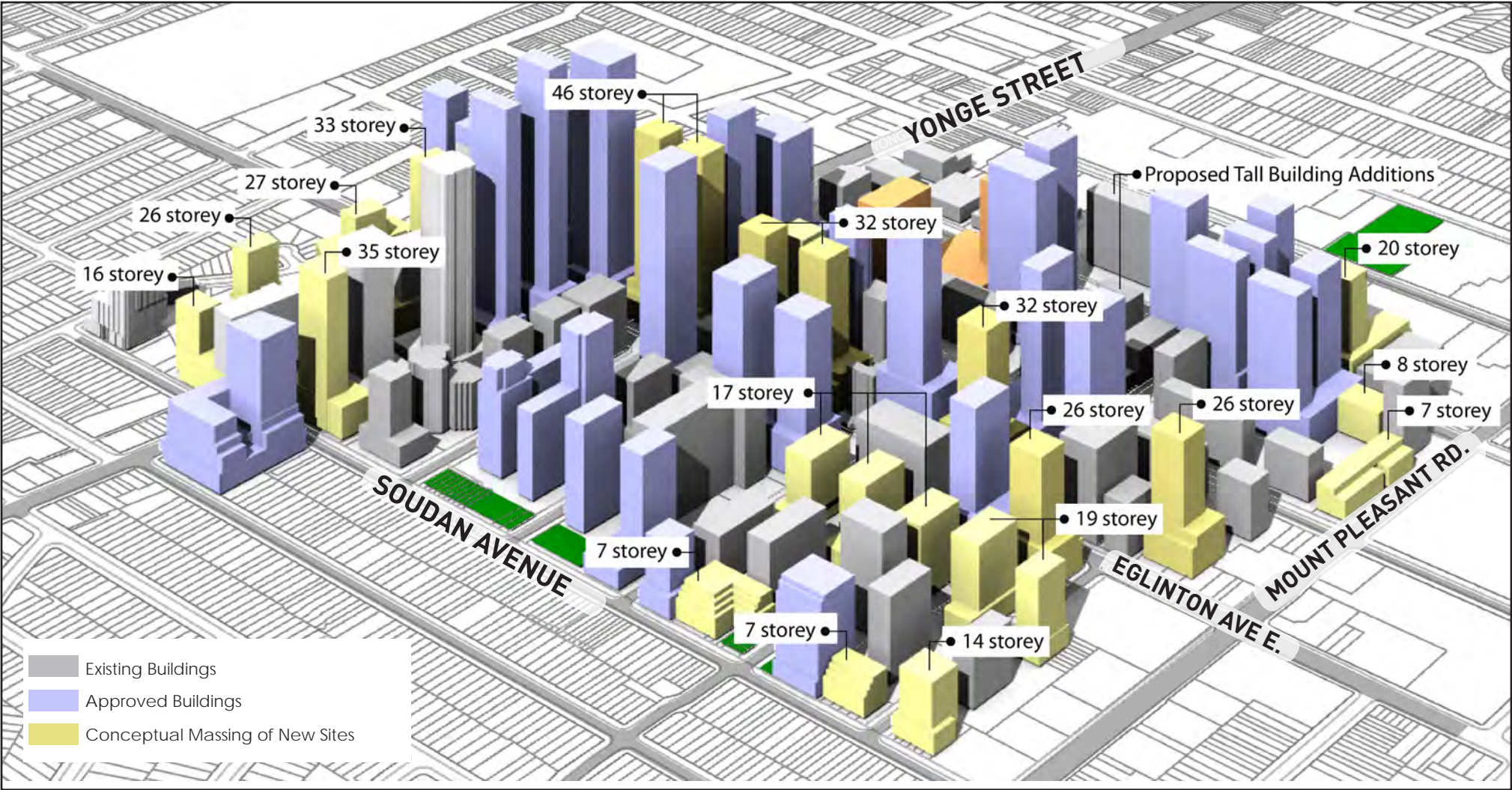
Not to Scale

June 26, 2018

ATTACHMENT 2

OPTION 2: UNDULATING HEIGHTS AND INCREASED TRANSITION

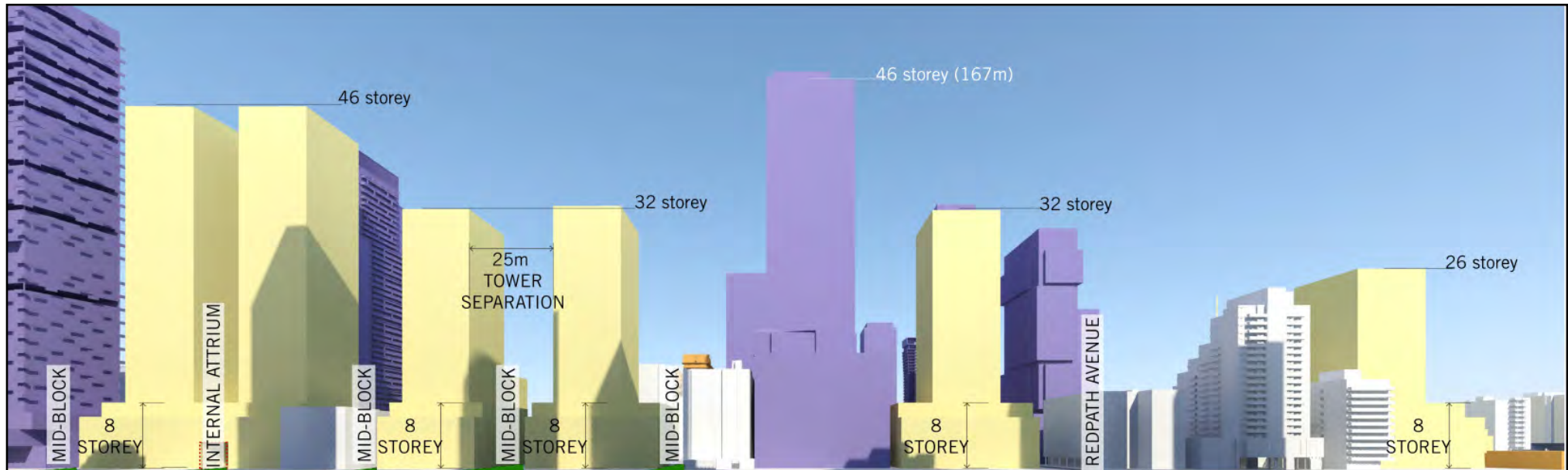
INDICATIVE MASSING MODEL BIRD'S EYE VIEW LOOKING NORTHWEST



(NOTE: Heights shown represent the maximum height of buildings without the increase in employment space)

OPTION 2: UNDULATING HEIGHTS AND INCREASED TRANSITION

EGLINTON AVENUE EAST ELEVATION LOOKING NORTH



- Approved Developments
- Conceptual Massing of New Sites

(NOTE: Heights shown represent the maximum height of buildings without the increase in employment space)

OPTION 2: UNDULATING HEIGHTS AND INCREASED TRANSITION

AMENDMENTS TO THE RECOMMENDED SECONDARY PLAN TO IMPLEMENT OPTION 2

Policy Number	Current Policy	Recommended Policy Revision
1.3.3. (b)	b. the Redpath Park Street Loop Character Area is a dense yet distinctly green and residential neighbourhood that consists of generously spaced towers and a variety of housing types. New development will ensure generous spacing between buildings, reinforce the characteristic openness of the area, complement the scale of the historic walk-up apartment buildings and ensure good access to sunlight and sky view both in the public realm and for buildings. Heights will transition down in all directions from the Yonge-Eglinton Crossroads and Mount Pleasant Station Character Areas. The Park Street Loop will be a lush, green multi-purpose promenade connecting significant parks, open spaces and civic buildings. New and existing buildings, together with the Loop and the Midtown Greenways, will support a public realm that is sunny, inviting and green;	<p>Replace with:</p> <p>b. the Redpath Park Street Loop Character Area is a dense yet distinctly green and residential neighbourhood that consists of generously spaced towers and a variety of housing types. New development will ensure generous spacing between buildings, reinforce the characteristic openness of the area, complement the scale of the historic walk-up apartment buildings and ensure good access to sunlight and sky view both in the public realm and for buildings. The heights of new buildings will decrease in all directions from the Yonge-Eglinton Crossroads and Mount Pleasant Station Character Areas. The Park Street Loop will be a lush, green multi-purpose promenade connecting significant parks, open spaces and civic buildings. New and existing buildings, together with the Loop and the Midtown Greenways, will support a public realm that is sunny, inviting and green;</p>
1.3.3. (c)	c. the Soudan Character Area is characterized by apartment buildings of a consistent and moderate height located within a generous open space setting. New development will reinforce this character, coupled with new mid-rise buildings and a limited number of tall buildings that transition down in height to Soudan Avenue. A series of parks along Soudan Avenue will provide sunny community spaces in the centre of Midtown; and	<p>Replace with:</p> <p>c. the Soudan Character Area is characterized by apartment buildings of a consistent and moderate height located within a generous open space setting. New development will reinforce this character, coupled with new mid-rise buildings and generous spacing between a limited number of tall buildings. A series of parks along Soudan Avenue will provide sunny community spaces in the centre of Midtown; and</p>

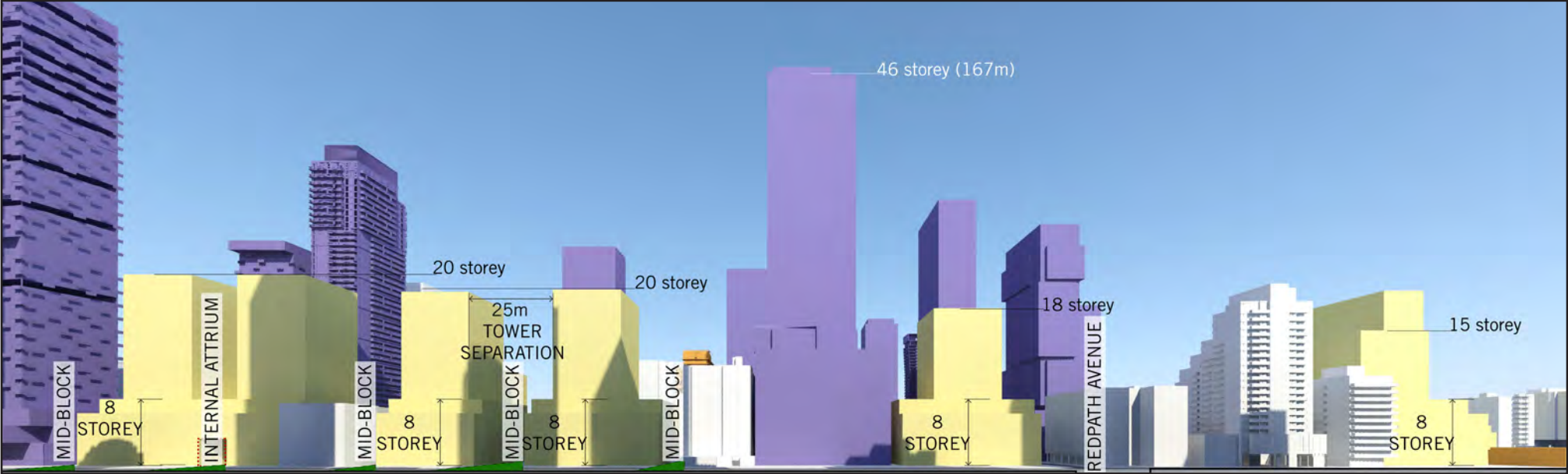
OPTION 2: UNDULATING HEIGHTS AND INCREASED TRANSITION

Policy Number	Current Policy	Recommended Policy Revision
1.3.6. (a)	<p>a. the Eglinton Green Line Character Area will be a vibrant and dense 21st Century live-work business district anchored by the iconic Green Line open space. Existing office buildings and underutilized sites will be transformed by new, updated and modernized office or mixed-use buildings that terrace down in height from the Yonge-Eglinton Crossroads to the Mount Pleasant Station Character Area. The new buildings will create a dynamic and interesting architectural form for the area, but also contribute to a prosperous local economy for Midtown. Historic landmarks will be integrated with the Green Line open space, adding to the area’s architectural diversity and creating contrast with the new, well-designed tall buildings;</p>	<p>Replace with:</p> <p>a. the Eglinton Green Line Character Area will be a vibrant and dense 21st Century live-work business district anchored by the iconic Green Line open space. Existing office buildings and underutilized sites will be transformed by new and modernized office and mixed-use buildings. Base buildings will be designed to complement and extend the Green Line open space, with towers of varying heights rising above. The new buildings will create a dynamic and interesting architectural form for the area, but also contribute to a prosperous local economy for Midtown. Historic landmarks will be integrated with the Green Line open space, adding to the area’s architectural diversity and creating contrast with the new, well-designed tall buildings;</p>
After 5.4.11 (NEW)	<p>New Policy</p>	<p>Add:</p> <p>On sites in the Yonge-Eglinton Crossroads and Eglinton Green Line Character Areas, tall buildings that provide additional office, institutional or cultural uses above the minimum requirements identified in this Plan may be permitted to have greater building height than would otherwise be permitted on that specific site in accordance with Maps 21-11 to 21-16. The additional height will be equivalent to the office, institutional or cultural use gross floor area provided in excess of the minimum requirements of this Plan and will not exceed five additional storeys.</p>

OPTION 2: UNDULATING HEIGHTS AND INCREASED TRANSITION

Policy Number	Current Policy	Recommended Policy Revision
After 10.4 (NEW)	New Policy	Permissions for a permitted building type and the associated height limits for a site identified on Maps 21-11 to 21-16 inclusive require meeting all policies of this Plan, including the associated urban design standards for the building type.
	Maps 21-11 to 21-12	Replace with Maps 21-11 to 21-12 included in this Attachment.

EGLINTON AVENUE EAST ELEVATION
LOOKING NORTH



- Approved Developments
- Conceptual Massing of New Sites

(NOTE: Heights shown represent the maximum height of buildings without the increase in employment space)

AMENDMENTS TO THE RECOMMENDED SECONDARY PLAN TO IMPLEMENT OPTION 3

Policy Number	Current Policy	Recommended Policy Revision
1.3.3. (b)	<p>b. the Redpath Park Street Loop Character Area is a dense yet distinctly green and residential neighbourhood that consists of generously spaced towers and a variety of housing types. New development will ensure generous spacing between buildings, reinforce the characteristic openness of the area, complement the scale of the historic walk-up apartment buildings and ensure good access to sunlight and sky view both in the public realm and for buildings. Heights will transition down in all directions from the Yonge-Eglinton Crossroads and Mount Pleasant Station Character Areas. The Park Street Loop will be a lush, green multi-purpose promenade connecting significant parks, open spaces and civic buildings. New and existing buildings, together with the Loop and the Midtown Greenways, will support a public realm that is sunny, inviting and green;</p>	<p>Replace with:</p> <p>b. the Redpath Park Street Loop Character Area is a dense yet distinctly green and residential neighbourhood that consists of generously spaced towers and a variety of housing types. New development will ensure generous spacing between buildings, reinforce the characteristic openness of the area, complement the scale of the historic walk-up apartment buildings and ensure good access to sunlight and sky view both in the public realm and for buildings. The heights of new buildings will decrease in all directions from the Yonge-Eglinton Crossroads and Mount Pleasant Station Character Areas. The Park Street Loop will be a lush, green multi-purpose promenade connecting significant parks, open spaces and civic buildings. New and existing buildings, together with the Loop and the Midtown Greenways, will support a public realm that is sunny, inviting and green;</p>
1.3.3. (c)	<p>c. the Soudan Character Area is characterized by apartment buildings of a consistent and moderate height located within a generous open space setting. New development will reinforce this character, coupled with new mid-rise buildings and a limited number of tall buildings that transition down in height to Soudan Avenue. A series of parks along Soudan Avenue will provide sunny community spaces in the centre of Midtown; and</p>	<p>Replace with:</p> <p>c. the Soudan Character Area is characterized by apartment buildings of a consistent and moderate height located within a generous open space setting. New development will reinforce this character, coupled with new mid-rise buildings and generous spacing between a limited number of tall buildings. A series of parks along Soudan Avenue will provide sunny community spaces in the centre of Midtown; and</p>

OPTION 3: 20 AND 15 STOREYS

Policy Number	Current Policy	Recommended Policy Revision
1.3.6. (a)	a. the Eglinton Green Line Character Area will be a vibrant and dense 21st Century live-work business district anchored by the iconic Green Line open space. Existing office buildings and underutilized sites will be transformed by new, updated and modernized office or mixed-use buildings that terrace down in height from the Yonge-Eglinton Crossroads to the Mount Pleasant Station Character Area. The new buildings will create a dynamic and interesting architectural form for the area, but also contribute to a prosperous local economy for Midtown. Historic landmarks will be integrated with the Green Line open space, adding to the area’s architectural diversity and creating contrast with the new, well-designed tall buildings;	<p>Replace with:</p> <p>a. the Eglinton Green Line Character Area will be a vibrant and dense 21st Century live-work business district anchored by the iconic Green Line open space. Existing office buildings and underutilized sites will be transformed by new and modernized office and mixed-use buildings of moderate height. The new buildings will create a dynamic and interesting architectural form for the area, but also contribute to a prosperous local economy for Midtown. Historic landmarks will be integrated with the Green Line open space, adding to the area’s architectural diversity and creating contrast with the new, well-designed tall buildings;</p>
2.4.2 (a)(i)	i. a Station Area Core zone, which includes the transit station(s) and highest density, use and activity within the Midtown Transit Station Area, inclusive of a concentration of office uses; and	<p>Replace with:</p> <p>i. a Station Area Core zone, which includes the transit station(s), a concentration of office uses and collectively greater intensity than in the Secondary Zones; and</p>
2.4.2 (a)(ii)	ii. a Secondary Zone that supports transit-supportive development in a compact urban form and a mix of uses in Midtown. Sites designated Mixed Use Areas along major streets will contribute to employment intensification. The intensity of development will be markedly less than the Station Area Core. Development will transition down in height and scale to surrounding Built-up Zones; and	<p>Replace with:</p> <p>ii. a Secondary Zone that supports transit-supportive development in a compact urban form and a mix of uses in Midtown. Sites designated Mixed Use Areas along major streets will contribute to employment intensification. The intensity of development will be less than the Station Area Core. Development will transition down in height and scale to surrounding Built-up Zones; and</p>

OPTION 3: 20 AND 15 STOREYS

Policy Number	Current Policy	Recommended Policy Revision
5.1.1 (a)	a. provide a variety of building types with a range of heights to fit with existing and planned character, promote localized sense of place and create a legible and distinct skyline that reinforces Midtown's Area Structure and permitted building types;	<p>Replace with:</p> <p>a. provide a variety of building types with a range of heights to fit with the planned character, promote localized sense of place and create a distinct skyline that reinforces Midtown's location in the city's urban structure;</p>
After 5.4.11 (NEW)	New Policy	<p>Add:</p> <p>On sites in the Yonge-Eglinton Crossroads and Eglinton Green Line Character Areas, tall buildings that provide additional office, institutional or cultural uses above the minimum requirements identified in this Plan may be permitted to have greater building height than would otherwise be permitted on that specific site in accordance with Maps 21-11 to 21-16. The additional height will be equivalent to the office, institutional or cultural use gross floor area provided in excess of the minimum requirements of this Plan and will not exceed five additional storeys.</p>
After 10.4 (NEW)	New Policy	<p>Permissions for a permitted building type and the associated height limits for a site identified on Maps 21-11 to 21-16 inclusive require meeting all policies of this Plan, including the associated urban design standards for the building type.</p>
	Maps 21-11 to 21-12	<p>Replace with Maps 21-11 to 21-12 included in this Attachment.</p>



Option 3: 20 and 15 storeys

MAP 21-11 Permitted Building Types and Height Limits

- | | | |
|-----------------------------------------|-------------------------------------------------|---------------------------------------------------|
| Midtown Low-rise | Midtown Tall Buildings | No Additional Infill Capacity |
| Midtown Low-rise (Approved/Constructed) | Midtown Tall Buildings (Approved/Constructed) | No Additional Storeys on Top of Existing Building |
| Midtown Mid-rise | Midtown Infill Apartment Neighbourhood Building | Special Study Areas |
| Midtown Mid-rise (Approved/Constructed) | Midtown Infill Apartment High Street Building | Maximum Height Limits |

Not to Scale



- | | | |
|-----------------------------------------|-------------------------------------------------|---------------------------------------------------|
| Midtown Low-rise | Midtown Tall Buildings | No Additional Infill Capacity |
| Midtown Low-rise (Approved/Constructed) | Midtown Tall Buildings (Approved/Constructed) | No Additional Storeys on Top of Existing Building |
| Midtown Mid-rise | Midtown Infill Apartment Neighbourhood Building | Special Study Areas |
| Midtown Mid-rise (Approved/Constructed) | Midtown Infill Apartment High Street Building | Maximum Height Limits |

Not to Scale