

A low-angle, upward-looking photograph of several tall buildings against a clear blue sky. The buildings are of varying architectural styles, including a modern glass skyscraper and older brick structures. The perspective creates a sense of height and urban density.

**URBAN
STRATEGIES
INC .**

**HARIRI PONTARINI
ARCHITECTS**

TALL BUILDINGS

Inviting Change in Downtown Toronto





Gary Wright
Chief Planner & Executive Director
City Planning Division
12th Floor, East Tower, City Hall
100 Queen Street West
Toronto, ON M5H 2N2

April 30, 2010

Dear Gary,

We are pleased to submit the Final Report of our Tall Buildings Study. This study offers a vision and regulations that will help shape Toronto's Downtown for the next generation of development.

For most of the study we worked closely with members of your staff, and much of the work was shaped jointly by them and our team. This has proved to be a very stimulating and challenging process. For the Final Report, we were asked to offer our advice separately as a consulting team, and therefore we have revisited and been careful to include only those recommendations that we can wholeheartedly support.

We are now in a position to bring the recommendations forward to the public and the community for feedback and comments. We want to thank you for trusting our team with this great challenge, and we hope that we have met your expectations. We look forward to bringing this important project forward to its conclusion together.

Yours very truly,

Frank Lewinberg, Partner
Urban Strategies Inc.

A handwritten signature in blue ink, appearing to be "FL", written over a horizontal line.

David Pontarini, Partner
Hariri Pontarini Architects

A handwritten signature in blue ink, appearing to be "D. Pont", written over a horizontal line.

For a quick overview of the study, start with the video 'Tall Buildings: Living Up to It' urbanstrategies.com/tallbuildings

This report and its appendices can also be found on the City of Toronto's website toronto.ca/planning/urbandesign/index.htm

Table of Contents

CHAPTER 1		
Introduction and study overview		2
CHAPTER 2		
Toronto’s planning context and the need to regulate tall buildings		8
CHAPTER 3		
Downtown Vision		10
CHAPTER 4		
High Street Visions		32
CHAPTER 5		
Regulations for tall buildings design		72
CHAPTER 6		
Recommendations for implementation		114
Key Maps		
Study Area Map		5
High Streets Map		13
Downtown Vision Height Map		17
High Streets Typology Map		19
Priority Retail Streets Map		23
Parks and Open Spaces Map		27
Appendices		online
Appendix 1: Learning from Other Places		
Appendix 2: Toronto Test Sites		
Appendix 3: Shadow Studies		
Appendix 4: Bibliography		
Appendix 5: Prototype		



This document proposes a new vision for how tall buildings should fit in Downtown Toronto — where they belong, how tall they may be and how they should be designed in order to relate appropriately to their surroundings. It focuses on harnessing the vitality and energy of well-designed and well-located tall buildings to positively invigorate Downtown streets and contribute to making them great places.