

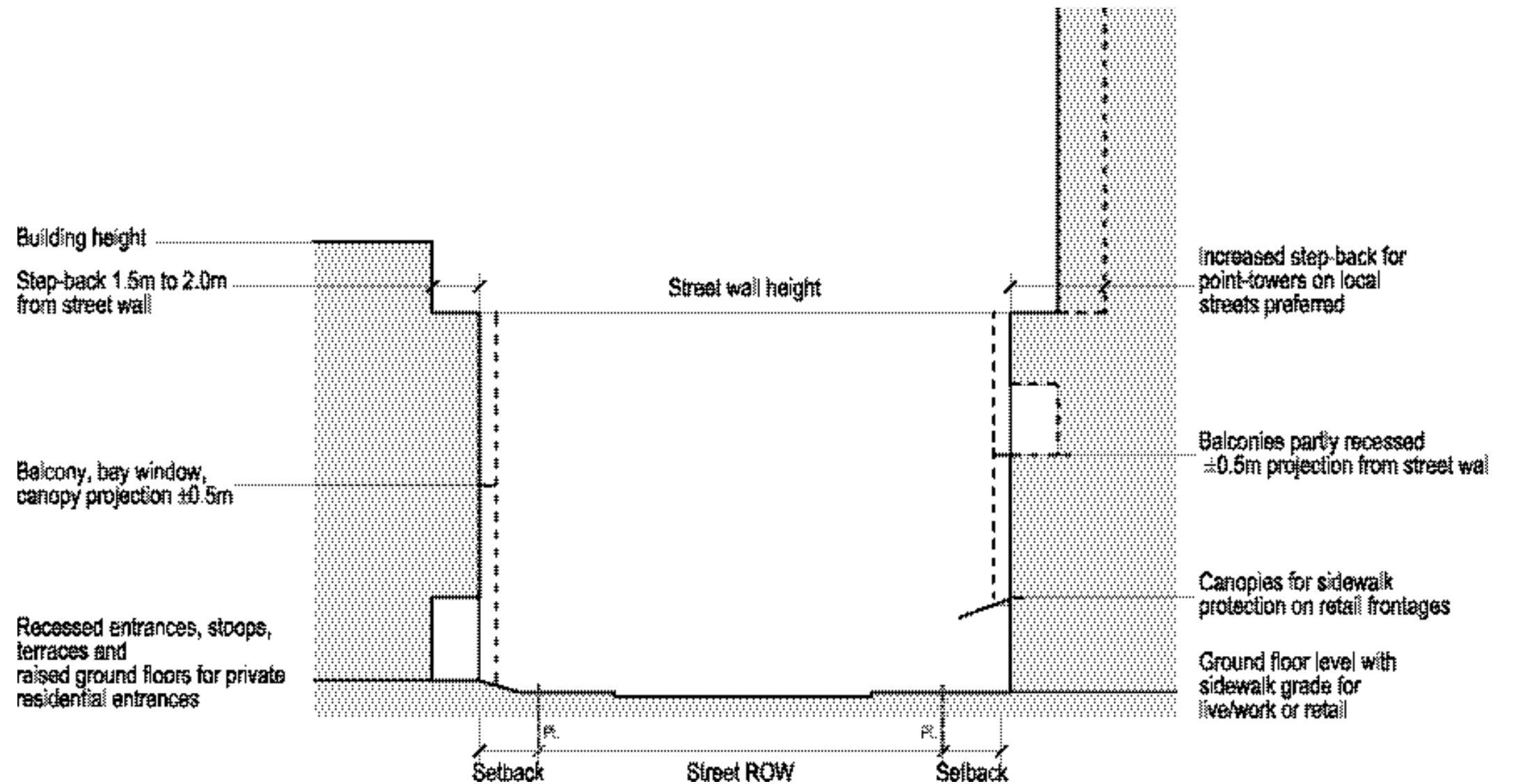
Appendix A: BUILDING PROFILES

The following Building Profile Guidelines represent a consistent vision for the Fort York Neighbourhood in terms of the placement and articulation of buildings in the vertical dimension.

The intent of the guidelines is to consider building faces, setbacks, and step-backs for individual sites in relation to the surrounding development sites, and to the scale, proportion and quality of the public open spaces.

Expression Lines are to be developed architecturally as a linear element or projection, marked by a change in colour, texture or material. Expression Lines mark the base of buildings, and help reduce its scale.

Towers should be slender in width to maintain the broadest possible views between buildings. To that end, tower floor plates are regulated in the Zoning By-laws for individual development blocks.

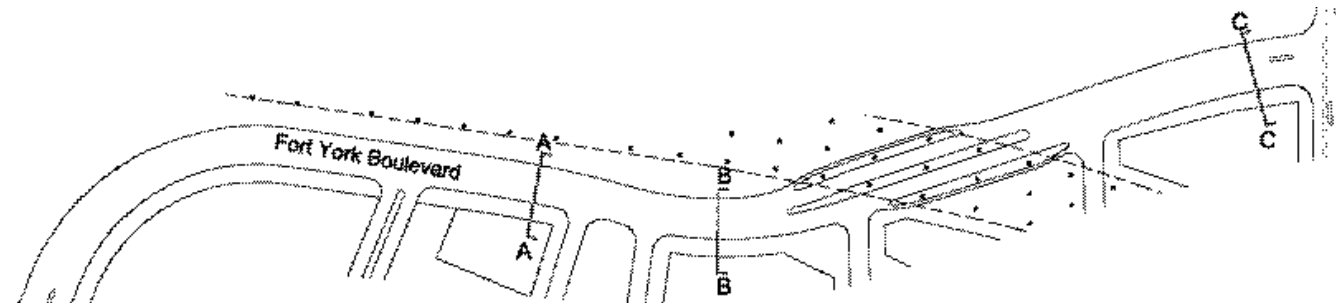


Fort York Boulevard · Building Profiles

5 = Number of Storeys
 Ca = Cap Articulation

Ex L = Expression Line
 H = Total Height (storeys)

L gf = Level Ground Floor PL = Property Line
 R gf = Raised Ground Floor St B = Step-back

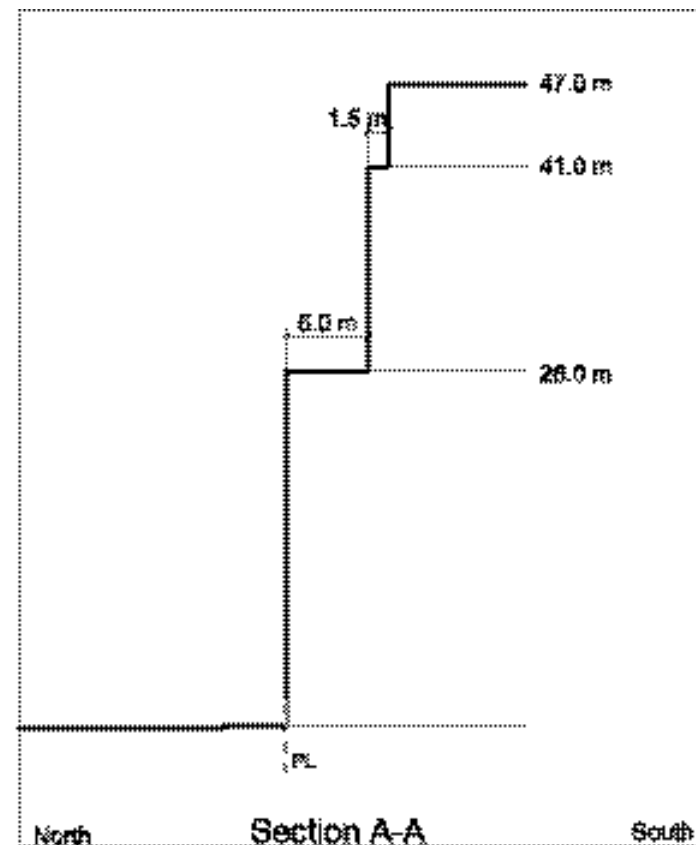


Planning Framework:

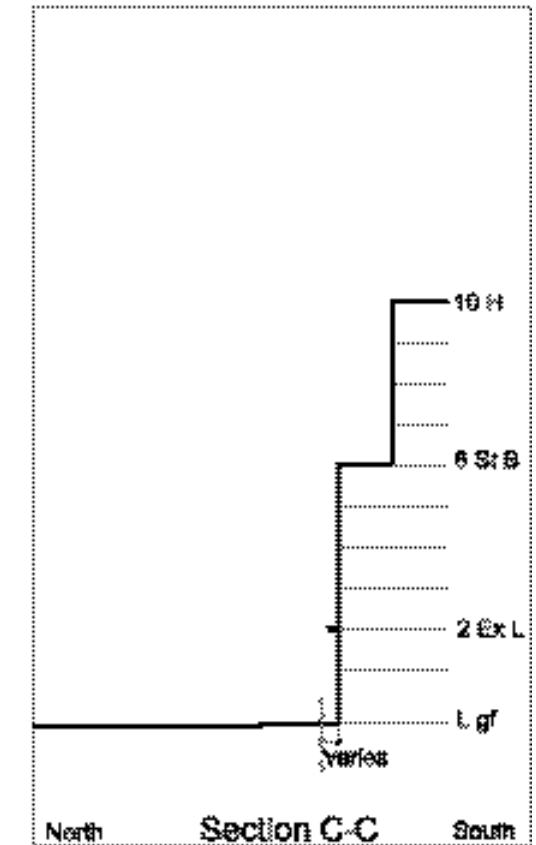
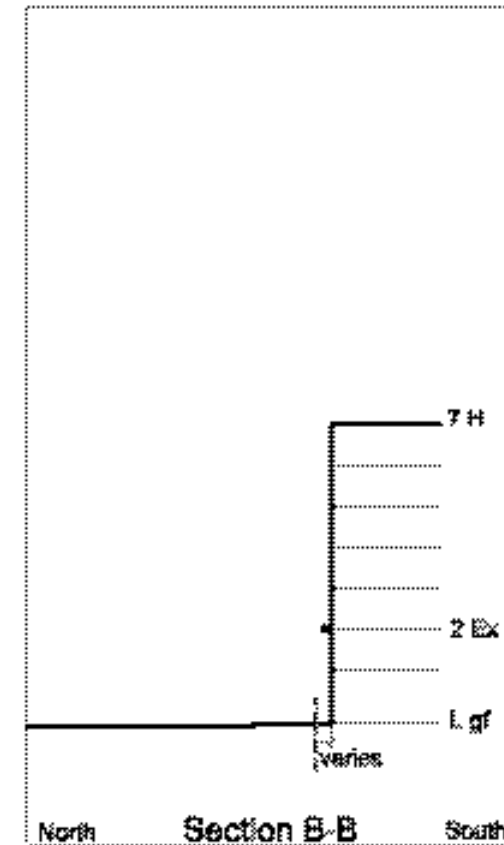
- Building frontage on the south side of Fort York Boulevard to have a strong street wall of approximately seven stories. Building heights to increase in southerly direction away from the Fort. (Secondary Plan) in Section A-A
- Block 2 has approved heights and massing by-laws (as illustrated in Section A-A). (OMB Decision/Order No. 1227, September 15, 2003)
- Development applications for frontage sites to include review by City of Toronto Preservation Services. (Secondary Plan)
- Special urban design and architectural guidelines required for review and approval by City staff for the Block 6 Triangle (southwest corner of Fort York Boulevard/Bathurst Street to address its singular, prominent, sloped corner location opposite Fort York, close to the Gardiner). (Secondary Plan)
- Where buildings on Streets 'B' and 'C' end at Fort York Boulevard, they should be setback from the Fort York Boulevard frontage, be generally symmetrical to the Link Park and present "fronts" to Fort York Boulevard.
- The building on Block 4 should front the plaza-like space under the Gardiner Expressway.

Building Profile Guidelines:

- 7 storey street wall to the full height of the frontage buildings.
- Street wall built to setback line (3.0 metres from property line or 7.5m from curb face to building face where property line varies).
- Narrow-fronted live/work units at building base with ground floor entrances level with sidewalk grade.
- 2 storey expression line and possible change of materials to express building base.
- Block 6 Triangle (Section D-D): 6 storey street wall with step-back to 10 storey landmark corner element. To be studied further through special urban design and architectural guidelines prior to Site Plan Approval.



Building Profile based on OMB Decision/Order No. 1227, September 15, 2003



Bremner Boulevard · Building Profiles

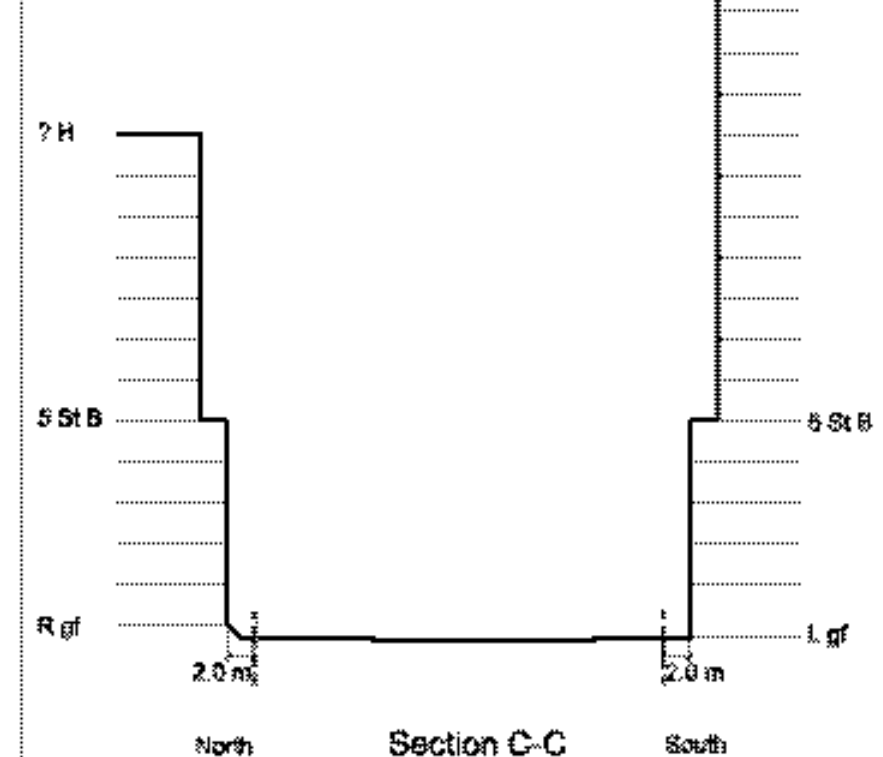
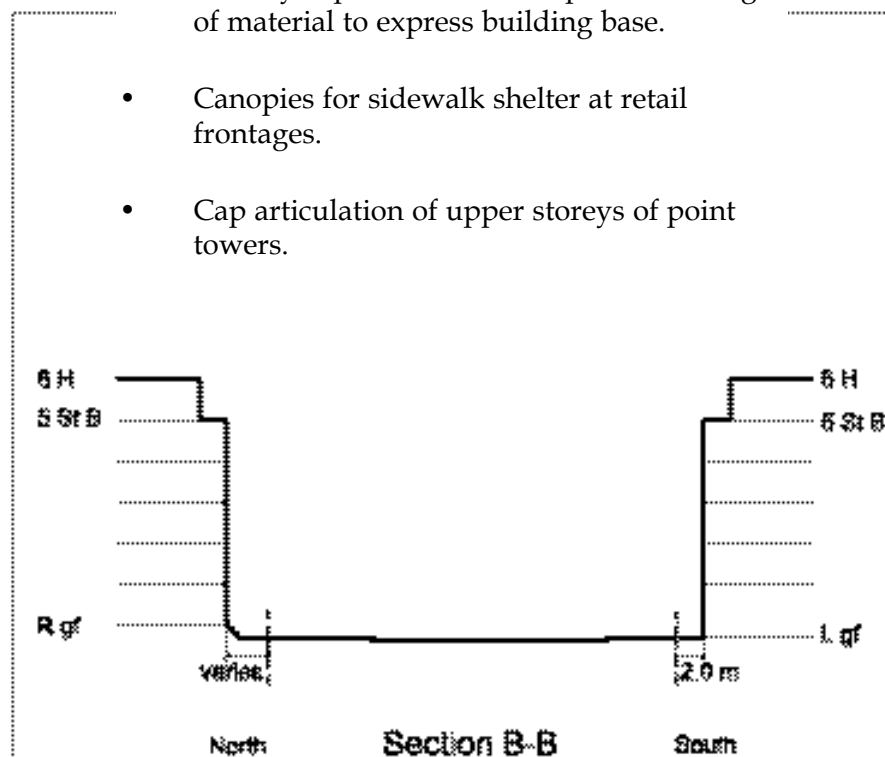
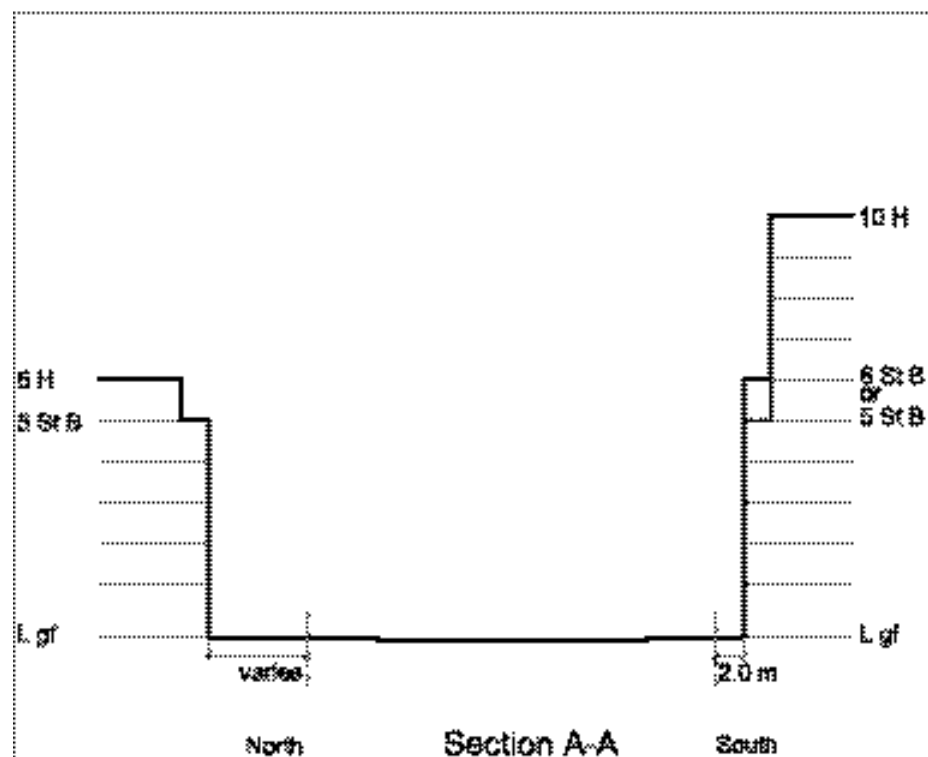
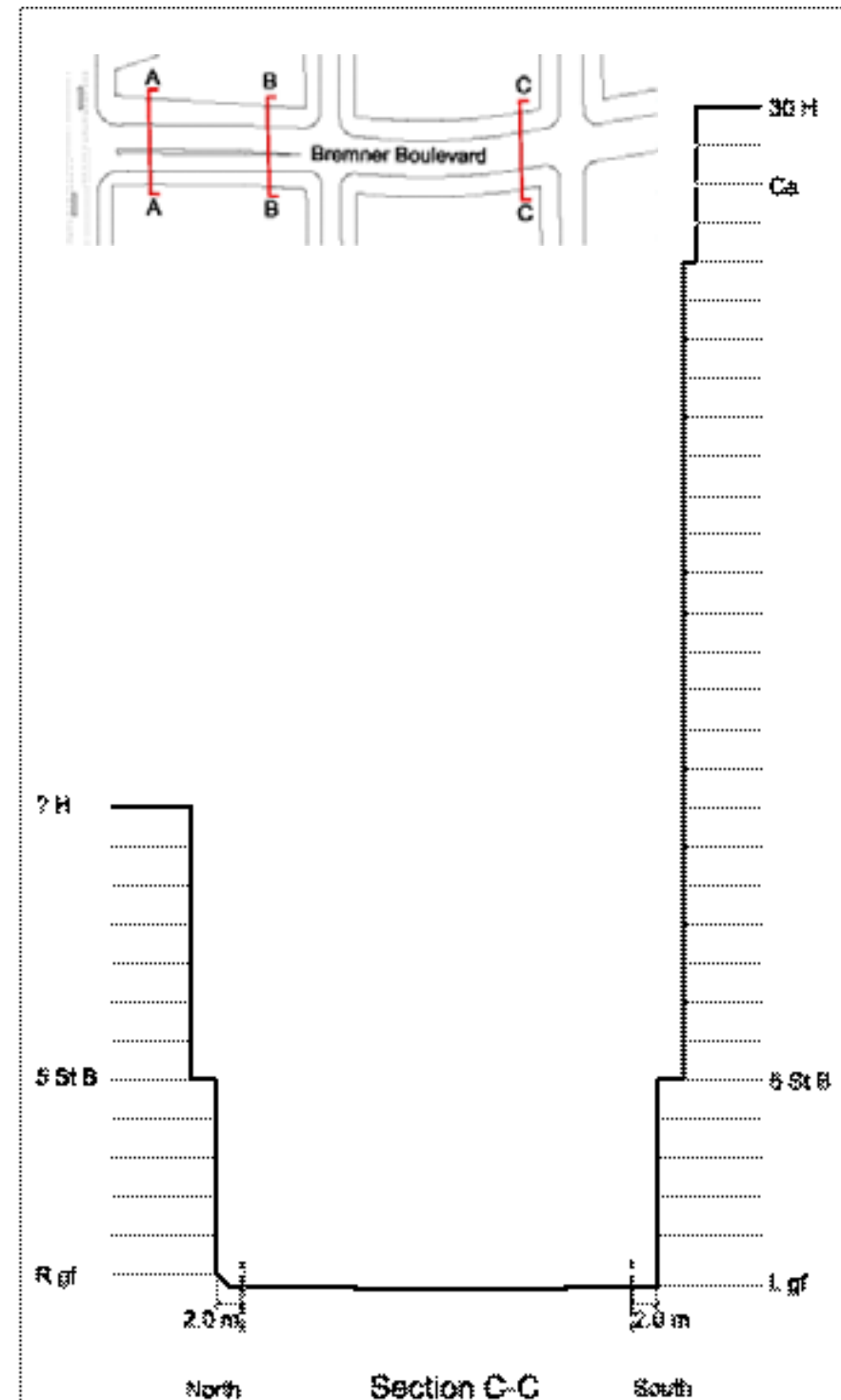
5 = Number of Storeys
 Ca = Cap Articulation

Ex L = Expression Line L gf = Level Ground Floor PL = Property Line
 H = Total Height (storeys) R gf = Raised Ground Floor St B = Step-back

- Building profiles are intended to establish consistent street wall heights and setbacks along Bremner between Bathurst and Spadina.

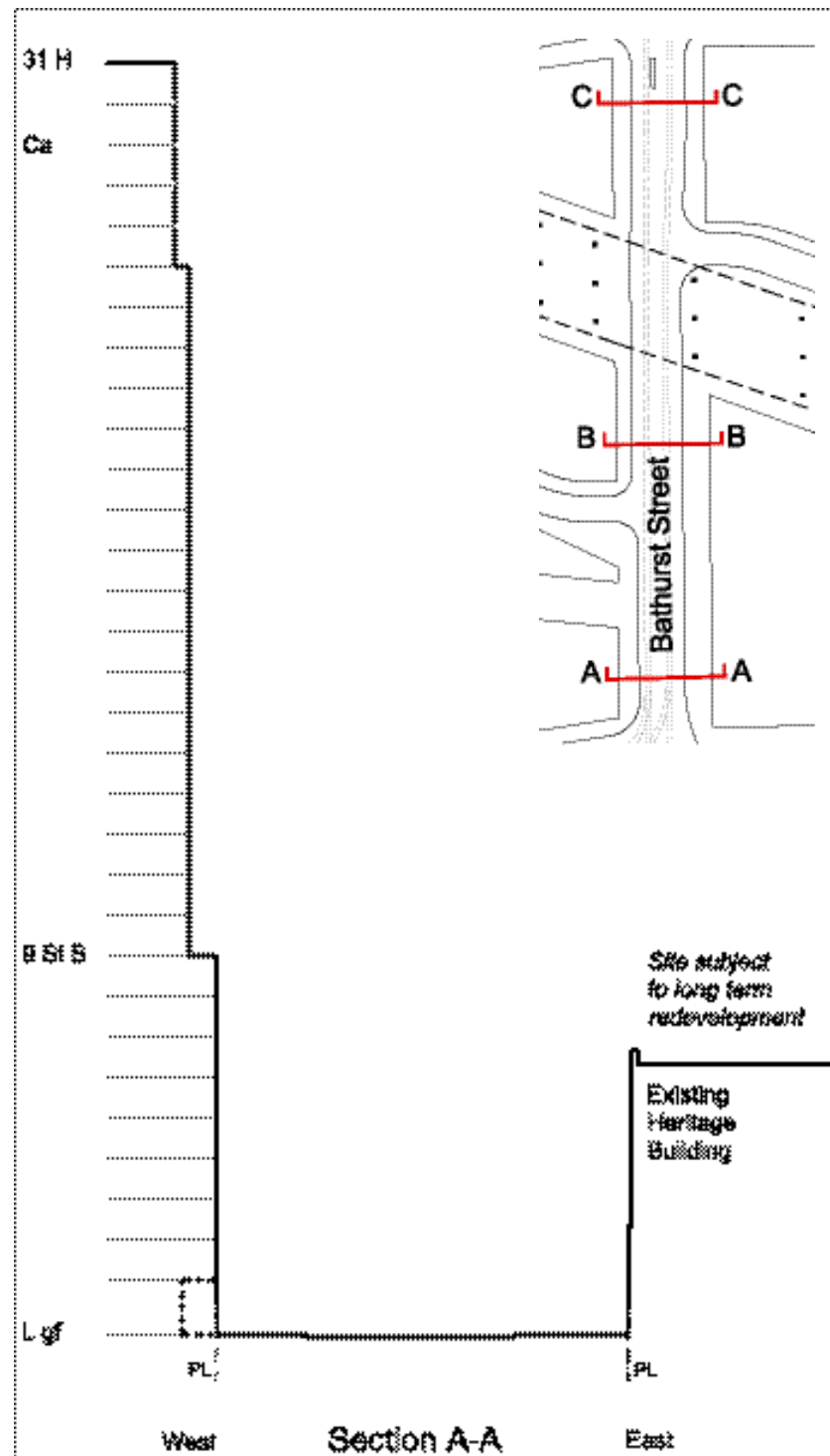
Building Profile Guidelines:

- 5 storey street wall on both sides of the street built to the setback (2.0 m) line.
- Step-back at 5 storeys on 6 storey buildings and point towers.
- Step-back at 5 or 6 storeys on 10 storey building at the southeast Bremner/Bathurst corner.
- Narrow-fronted townhouses at base of taller buildings, with raised ground floor, street entrances and stoops on north side of street (Blocks 32 and 36).
- Multiple retail or live/work with ground floor entrances level with sidewalk grades on south side of street (Blocks 33 and 37).
- 2 storey expression line and possible change of material to express building base.
- Canopies for sidewalk shelter at retail frontages.
- Cap articulation of upper storeys of point towers.



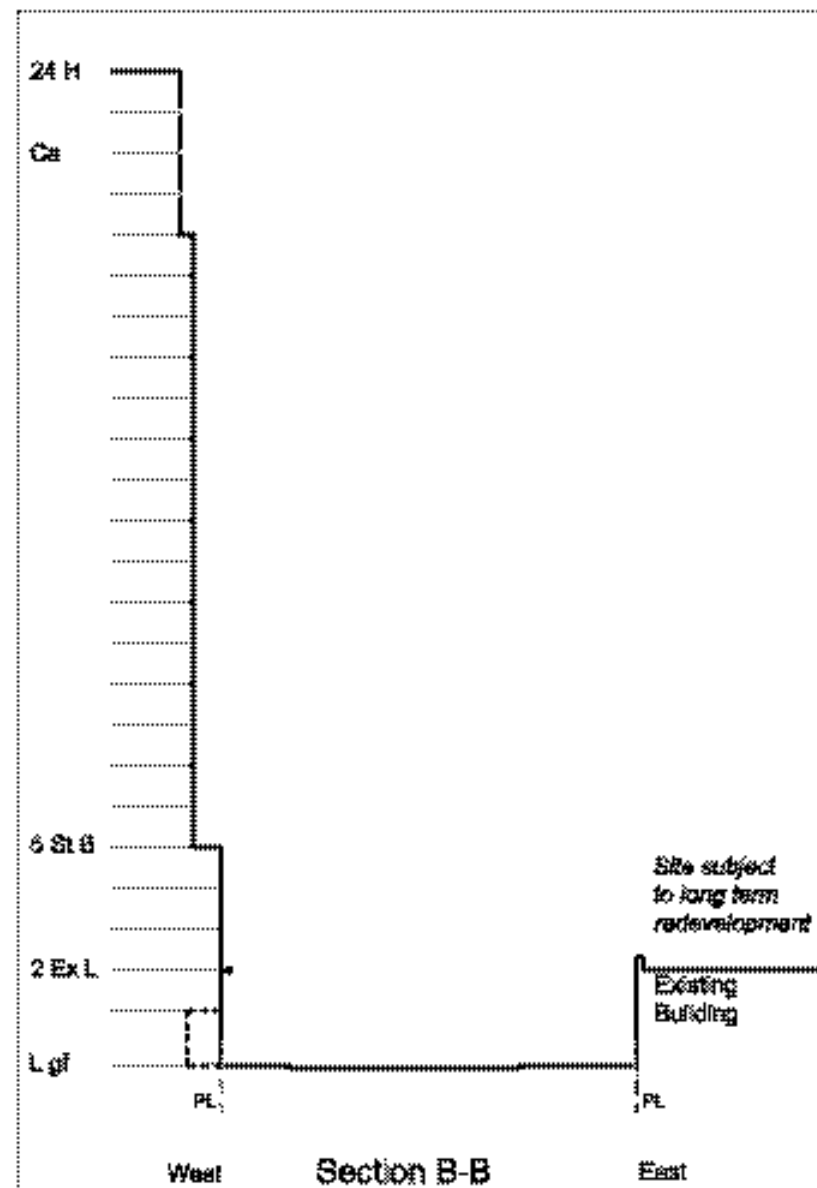
Bathurst Street · Building Profiles

- Major changes in grade between Fleet Street and Fort York Boulevard.
- The building profiles reflect the scale and importance of the connecting east-west streets.



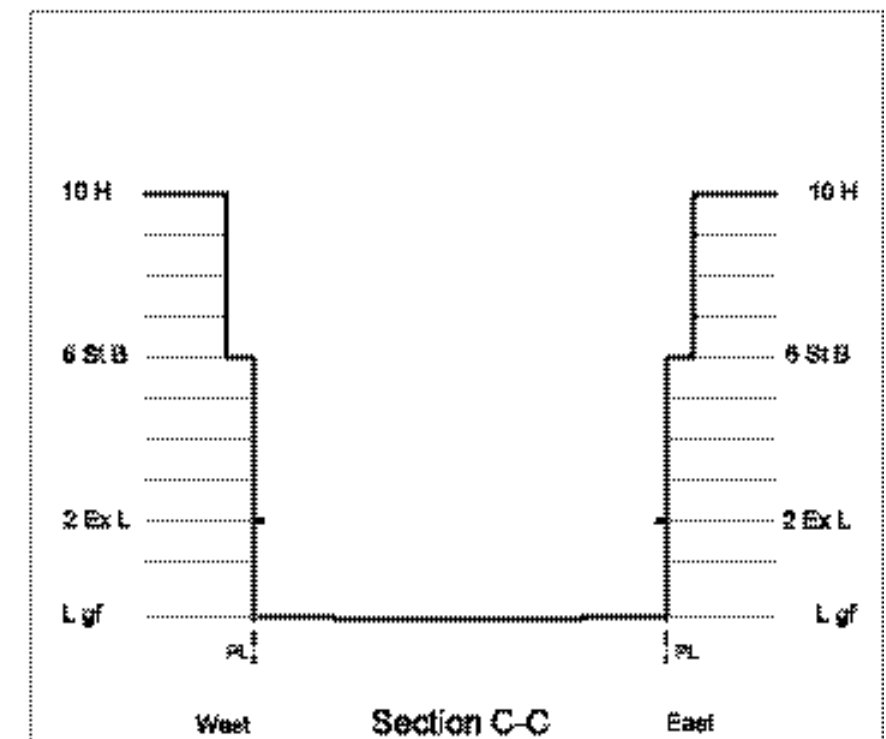
Building Profile Guidelines:

- 9 storey street wall with step-back on the Fleet frontage is repeated on the Bathurst frontage (Section A-A).
- 5 storey street wall and 2 storey expression line on South Mews is extended around the corner to Bathurst Street (Section B-B).



5 = Number of Storeys
 Ca = Cap Articulation
 Ex L = Expression Line
 L gf = Level Ground Floor
 PL = Property Line
 H = Total Height (storeys)
 R gf = Raised Ground Floor
 St B = Step-back

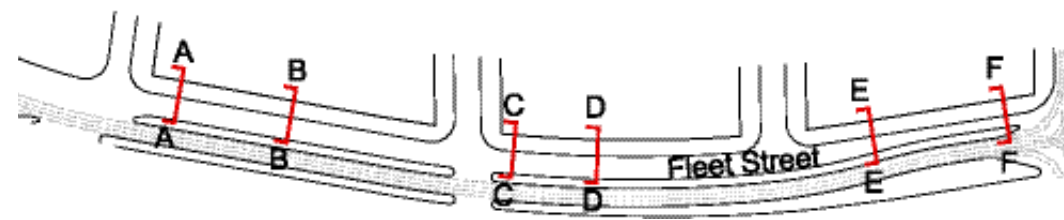
- 6 storey street wall and 2 storey expression line on Fort York Boulevard is extended around the corner to Bathurst Street and repeated on the east side to establish a symmetrical pairing to the bridge approach (Section C-C). Special urban design and architectural guidelines are required for the Block 6 Triangle. (Secondary Plan)
- Retail and commercial uses and residential lobbies are the anticipated ground floor building uses. Ground floor entrances should be level with the sidewalk grades requiring special design attention where there are significant grade changes along the building frontages.
- Canopies for sidewalk protection at retail frontages
- Cap articulation of upper storeys of point towers



Fleet Street · Building Profiles

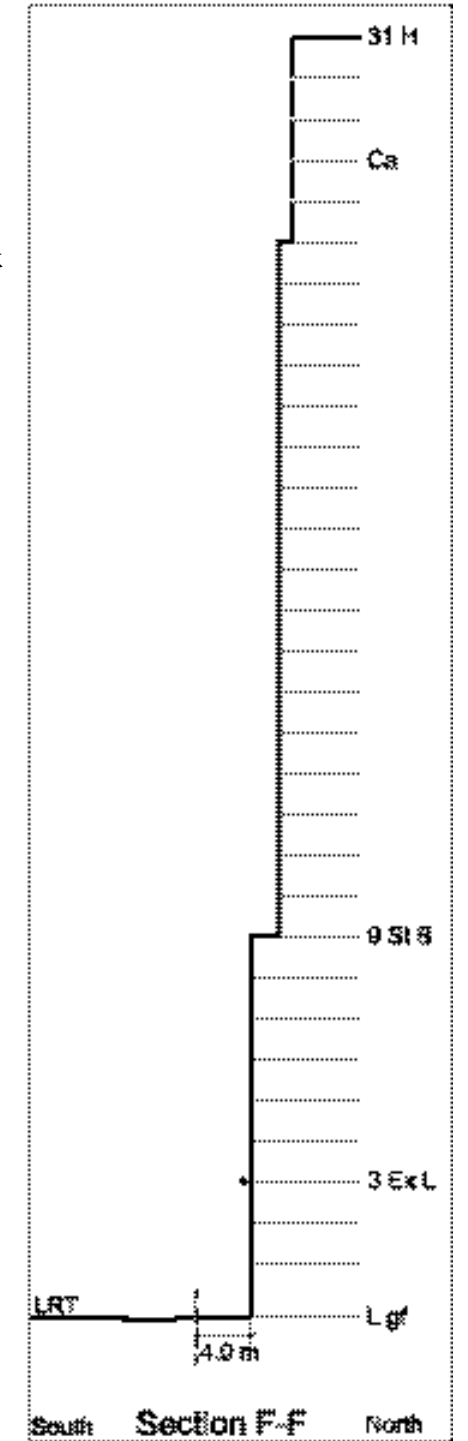
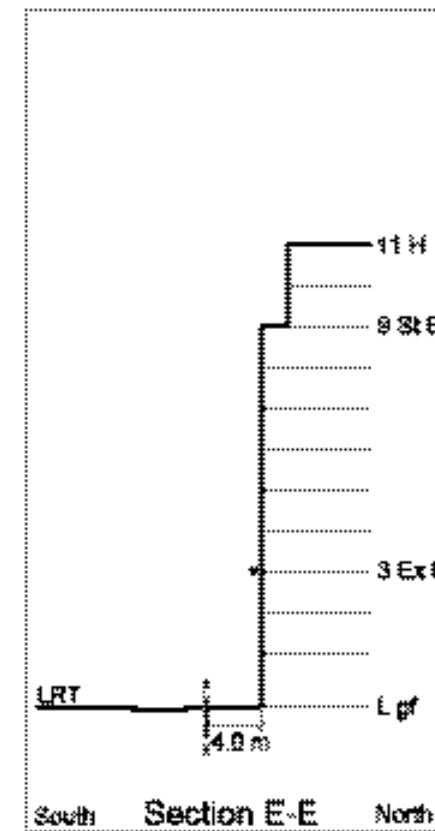
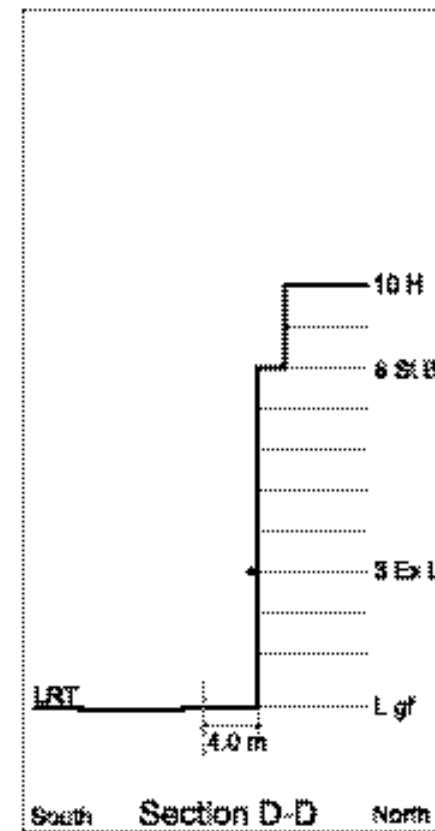
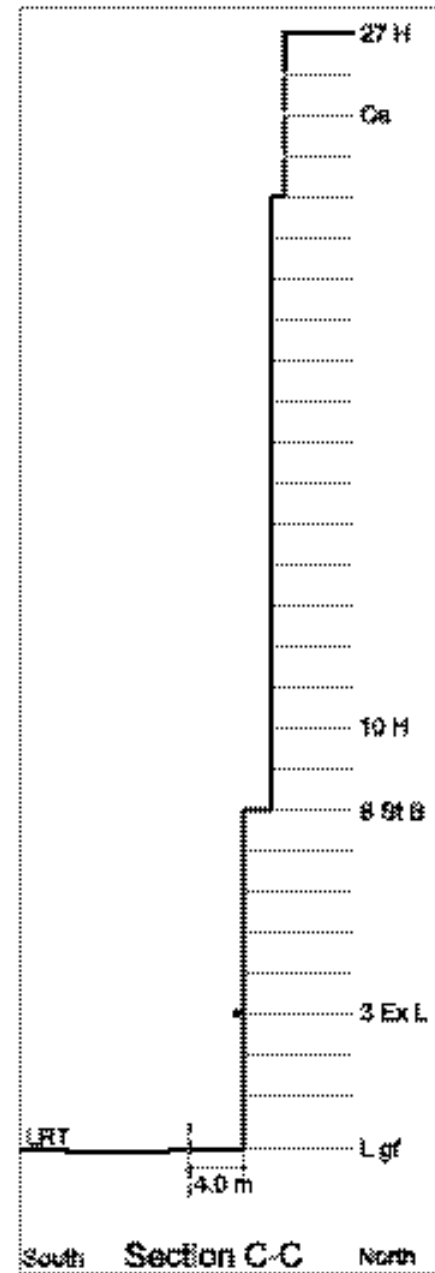
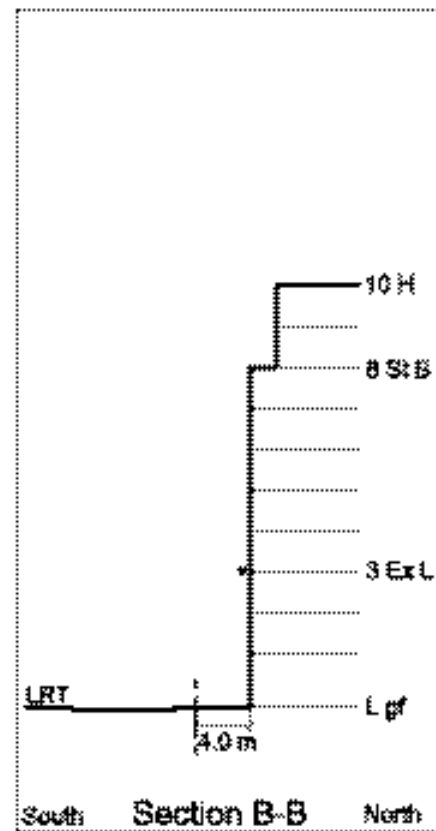
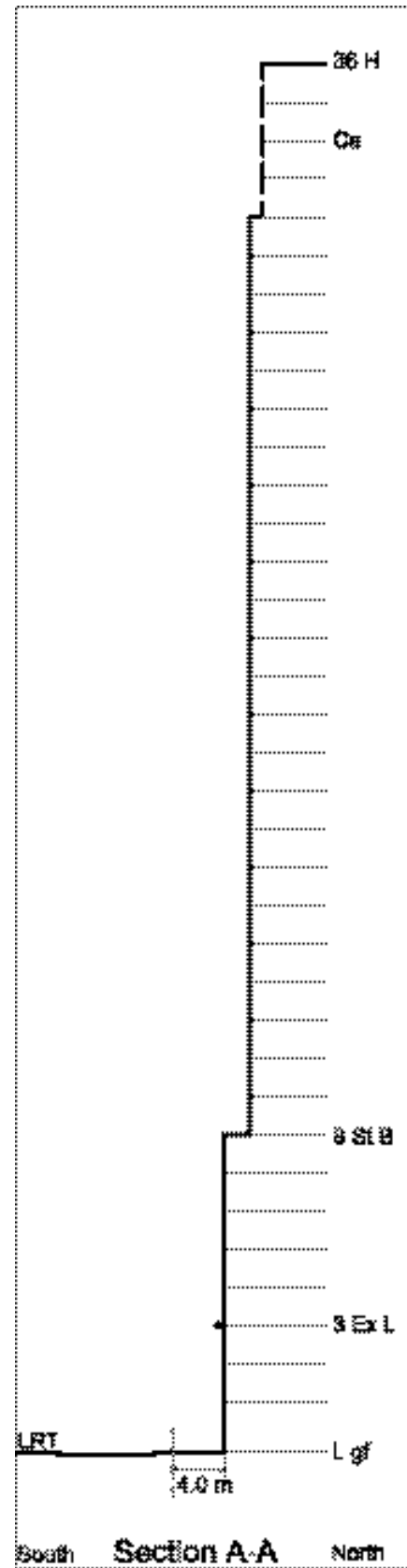
5 = Number of Storeys
 Ca = Cap Articulation

Ex L = Expression Line L gf = Level Ground Floor PL = Property Line
 H = Total Height (storeys) R gf = Raised Ground Floor St B = Step-back



Building Profile Guidelines:

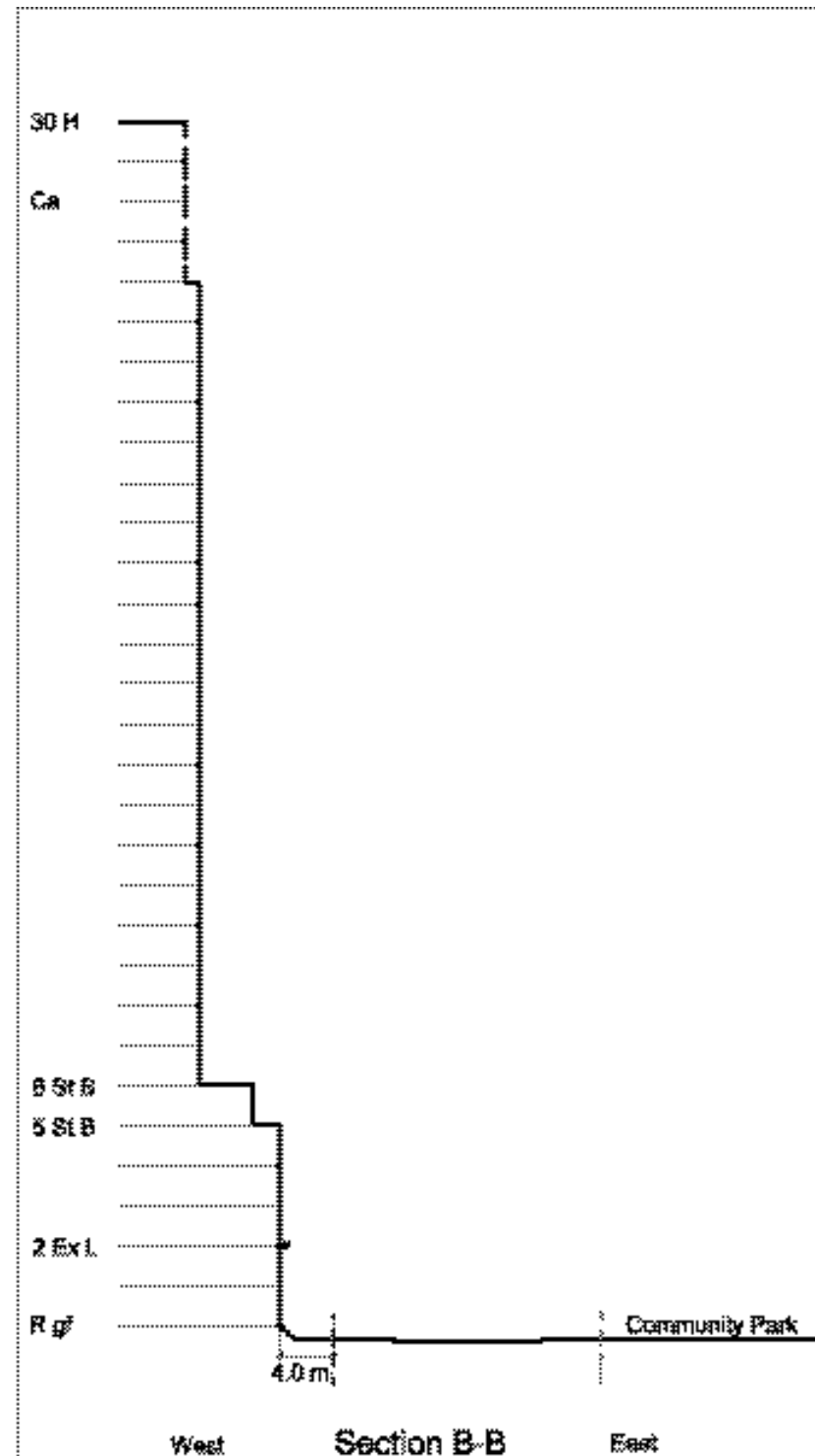
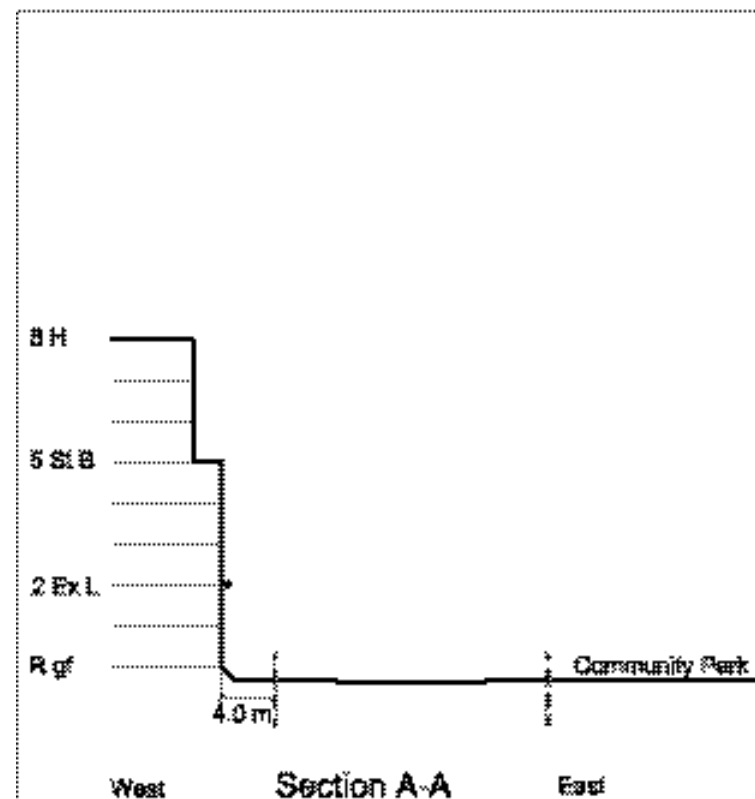
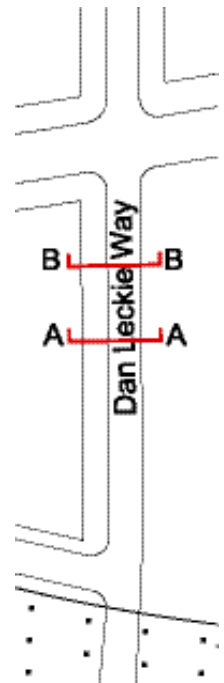
- 8 or 9 storey street walls built to back of 4.0 metre sidewalk easement (Blocks 3A, 5, and 7).
- Step-backs at 8 storeys on 10 storey base buildings and point towers.
- Step-back at 9 storeys on 11 storey base building and point tower.
- Narrow-fronted 2 storey convertible live/work or retail at building base with entrances level with sidewalk grade.
- Canopies for sidewalk shelter at retail frontages.
- Cap articulation of upper storeys of point towers.



Dan Leckie Way (Portland Street) · Building Profiles

5 = Number of Storeys
 Ca = Cap Articulation

Ex L = Expression Line L gf = Level Ground Floor PL = Property Line
 H = Total Height (storeys) R gf = Raised Ground Floor St B = Step-back



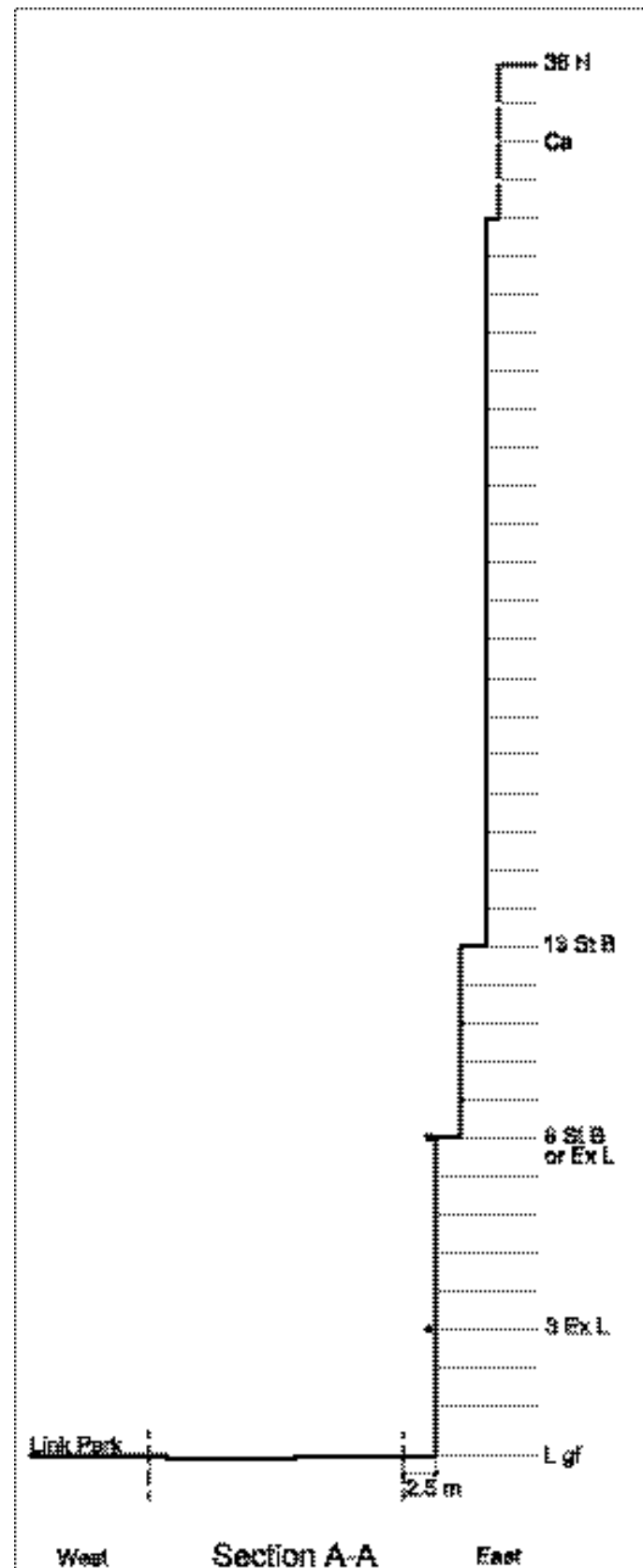
Building Profile Guidelines:

- 5 storey street wall built to the setback (4.0 m) line extending the street wall of Bremner Boulevard onto the Community Park frontage.
- Step-backs at 5 storeys and 6 storeys on point towers (total 6.0m step-back from street wall)
- Step-back at 5 storeys on 8 storey base building. (Note: because Dan Leckie Way slopes down approximately two floors from Bremner Boulevard to Housey Street, step-back occurs at approximately 7 storey height above the lower street level.)
- Narrow fronted townhouses at building base with raised ground floor, street entrances and stoops/terraces.
- Ground floors of townhouses should be stepped to maintain common relationship with slope of street.
- 2 storey expression line and possible change of materials to articulate the building base, stepped to express slope of street.
- Cap articulation of upper storeys of point towers.

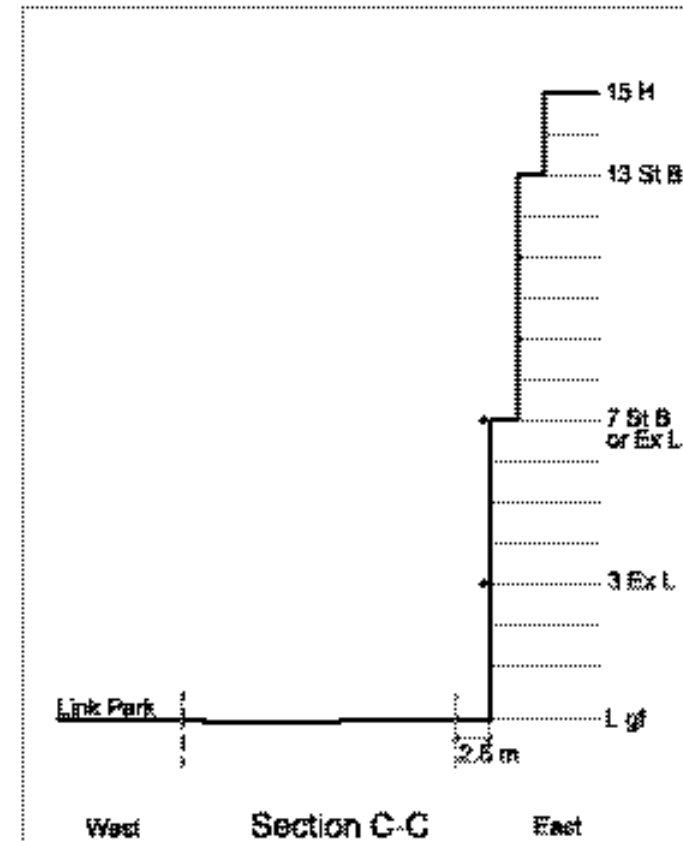
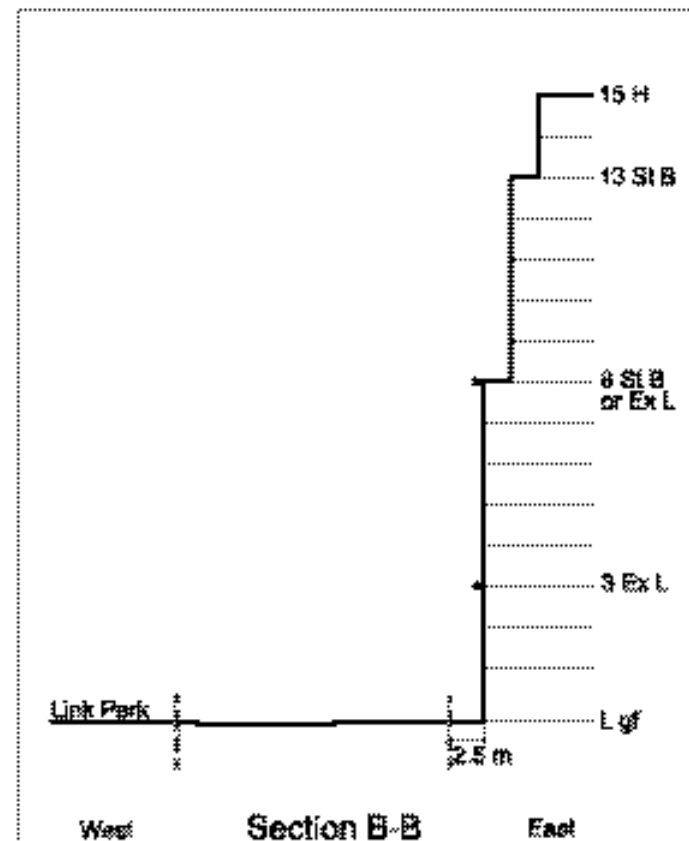
Street 'C' · Building Profiles

5 = Number of Storeys
Ca = Cap Articulation

Ex L = Expression Line L gf = Level Ground Floor PL = Property Line
H = Total Height (storeys) R gf = Raised Ground Floor St B = Step-back

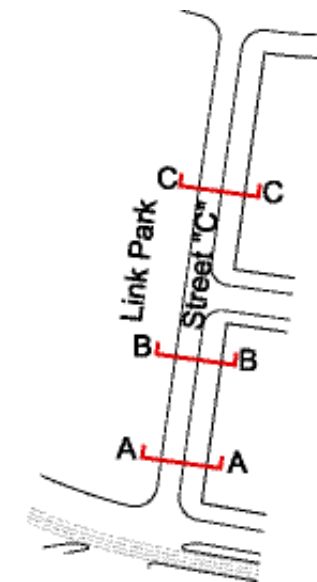


- Local north-south street on the east side of Link Park which is the focal public space of the neighbourhood.
- An important pedestrian and cycle link and view corridor between Fort York and Coronation Park.
- Building profiles are intended to express a principal frontage of the neighbourhood and to link up with other important frontages on Fort York Boulevard and Fleet Street.
- Building ground floors to be designed to accommodate possible future pedestrian supportive uses such as retail, commercial, and community facilities.



Building Profile Guidelines:

- 7 storey street wall built to setback (2.5 m) line extending the street wall height of Fort York Boulevard onto the Link Park frontage.
- Step-back or expression line at 8 or 9 storeys.
- Step-back at 13 storeys on 15 storey buildings and point tower.
- Narrow-frontage 2 storey live/work units at the building base convertible to retail etc. uses. Ground floor entrances to be level with sidewalk grades.
- 3 storey expression line and possible change of material to emphasize a larger scale building base.
- Canopies for sidewalk shelter at retail/etc. frontages.
- Cap articulation of upper storeys of point tower.



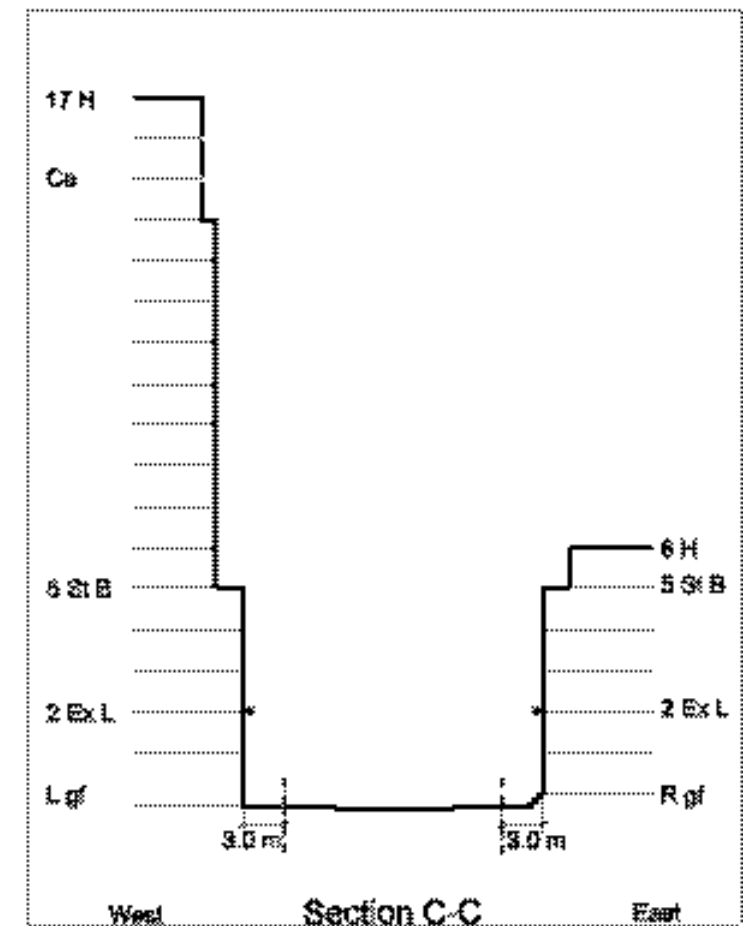
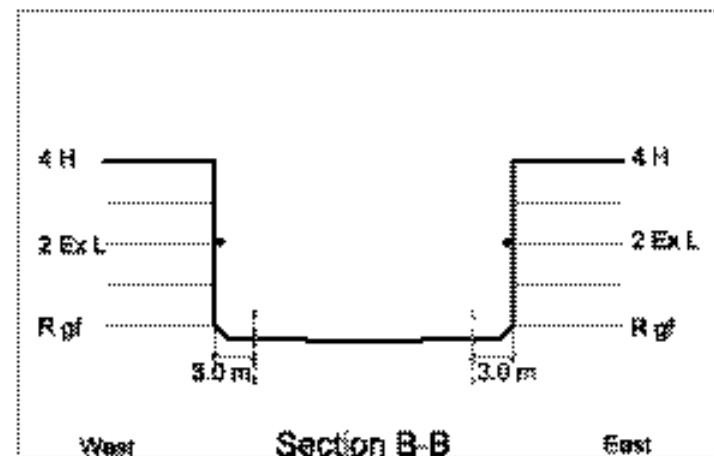
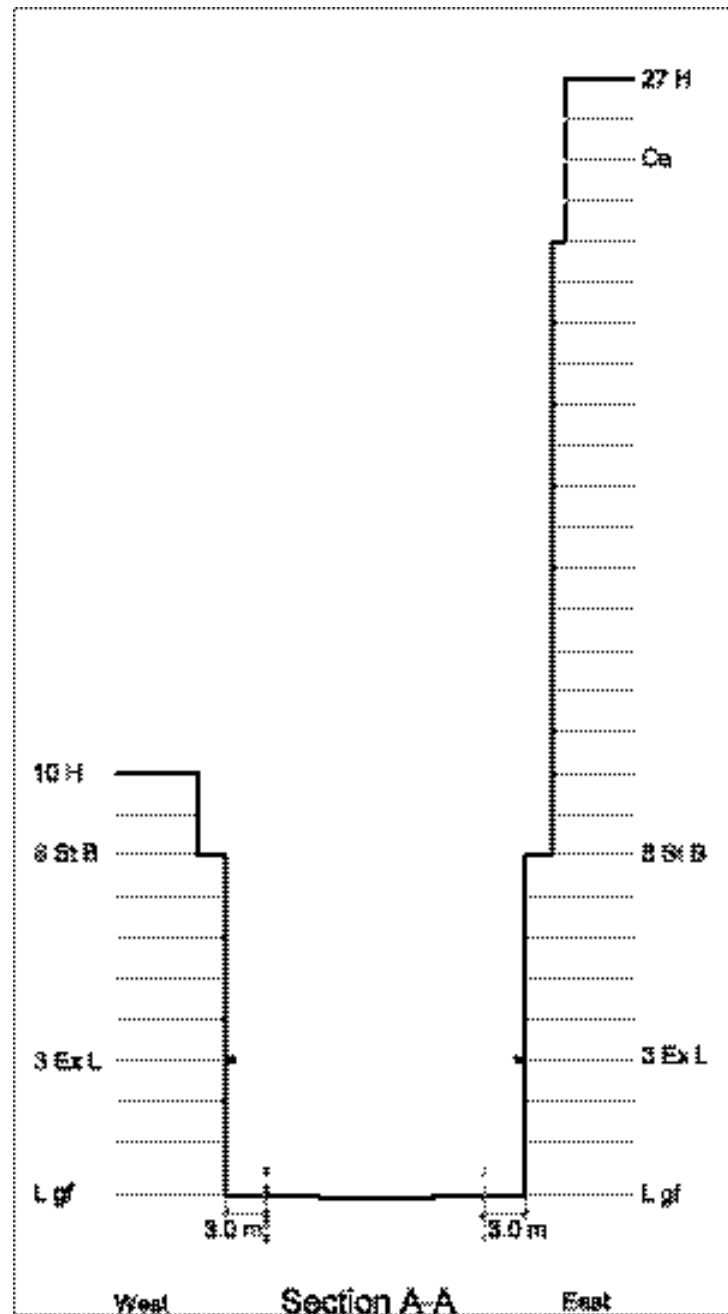
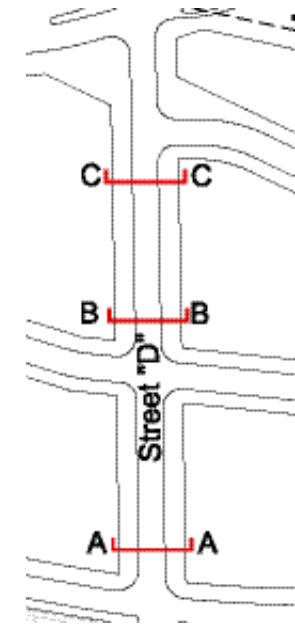
Street 'D' · Building Profiles

5 = Number of Storeys
 Ca = Cap Articulation

Ex L = Expression Line L gf = Level Ground Floor PL = Property Line
 H = Total Height (storeys) R gf = Raised Ground Floor St B = Step-back

Building Profile Guidelines:

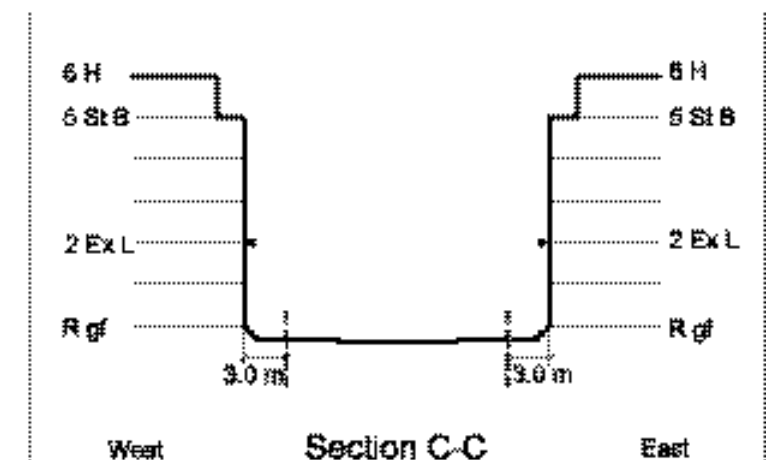
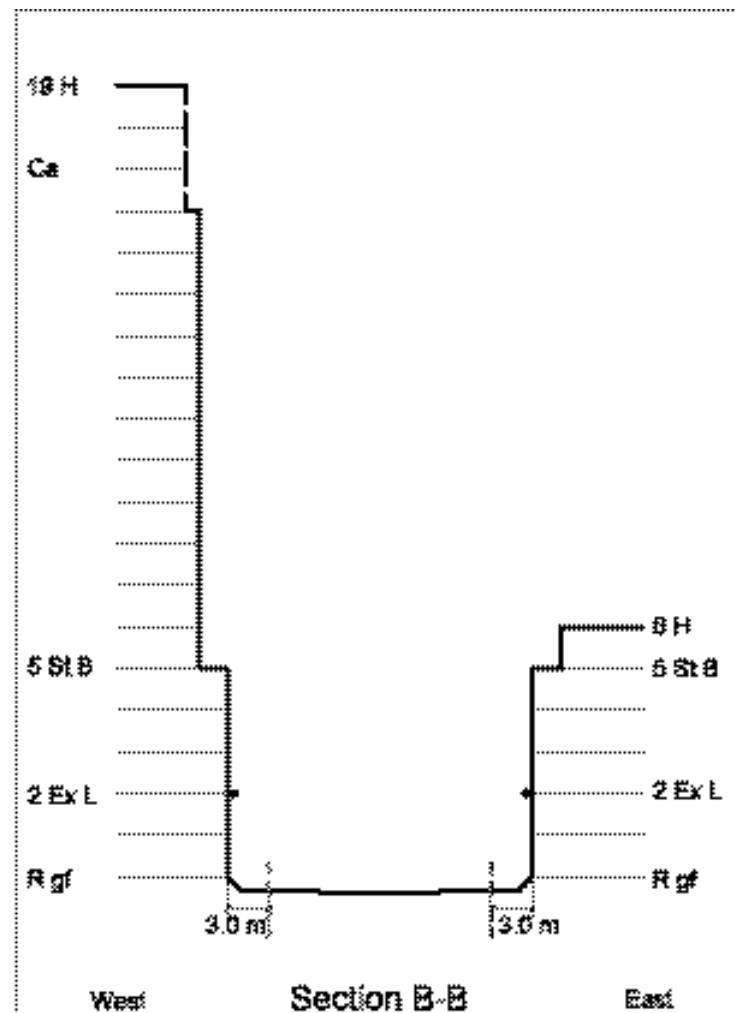
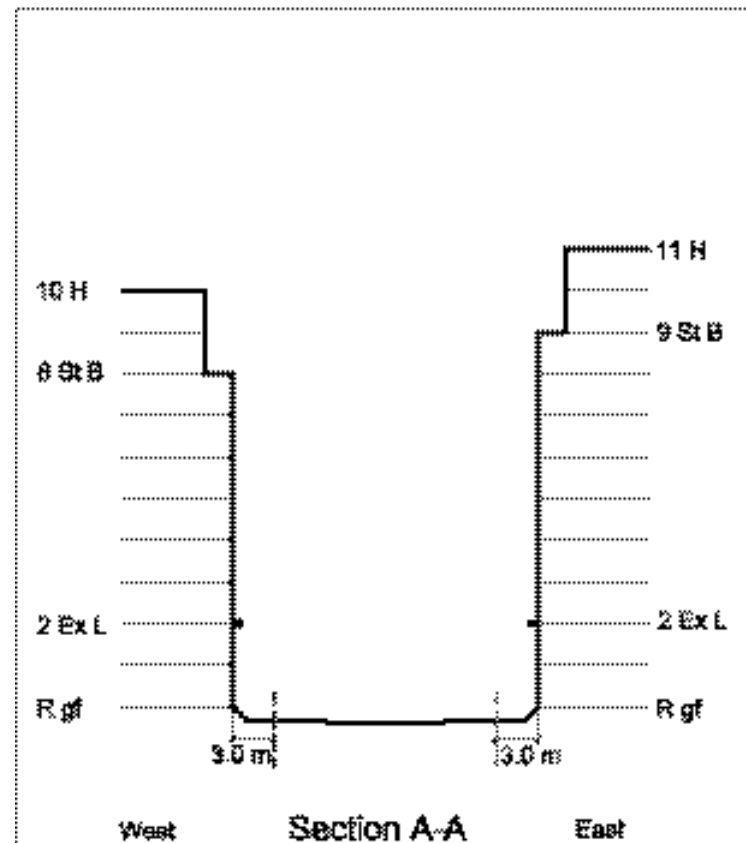
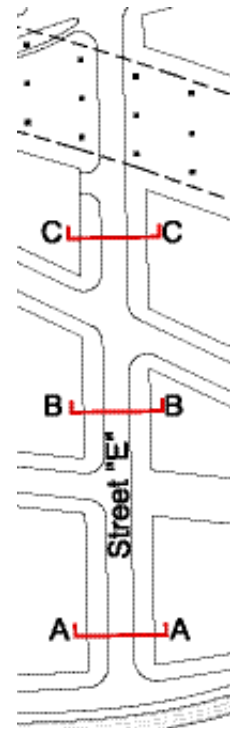
- 3 storey street wall/expression line extended from Fleet Street.
- 4 storey street wall built to the setback (3.0m) line on both sides of the street.
- Step-back at 5 storeys on higher buildings.
- Narrow-fronted townhouses at building base with raised ground floor, street entrances and stoops.
- 2 storey expression line and possible change of material to express domestic-scale base.
- Point Tower (Block 3A) lobby entrance defers to continuity of street wall.
- Cap articulation of upper storeys of point towers.



Street 'E' · Building Profiles

5 = Number of Storeys
 Ca = Cap Articulation

Ex L = Expression Line L gf = Level Ground Floor PL = Property Line
 H = Total Height (storeys) R gf = Raised Ground Floor St B = Step-back



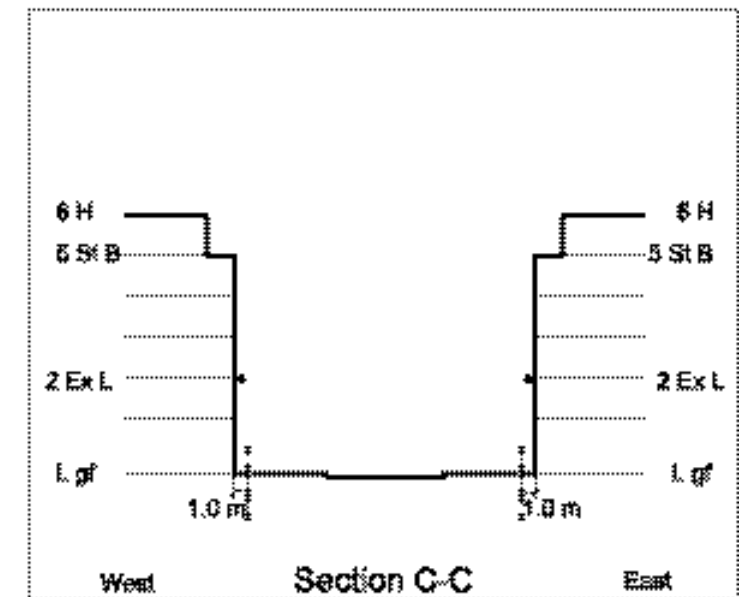
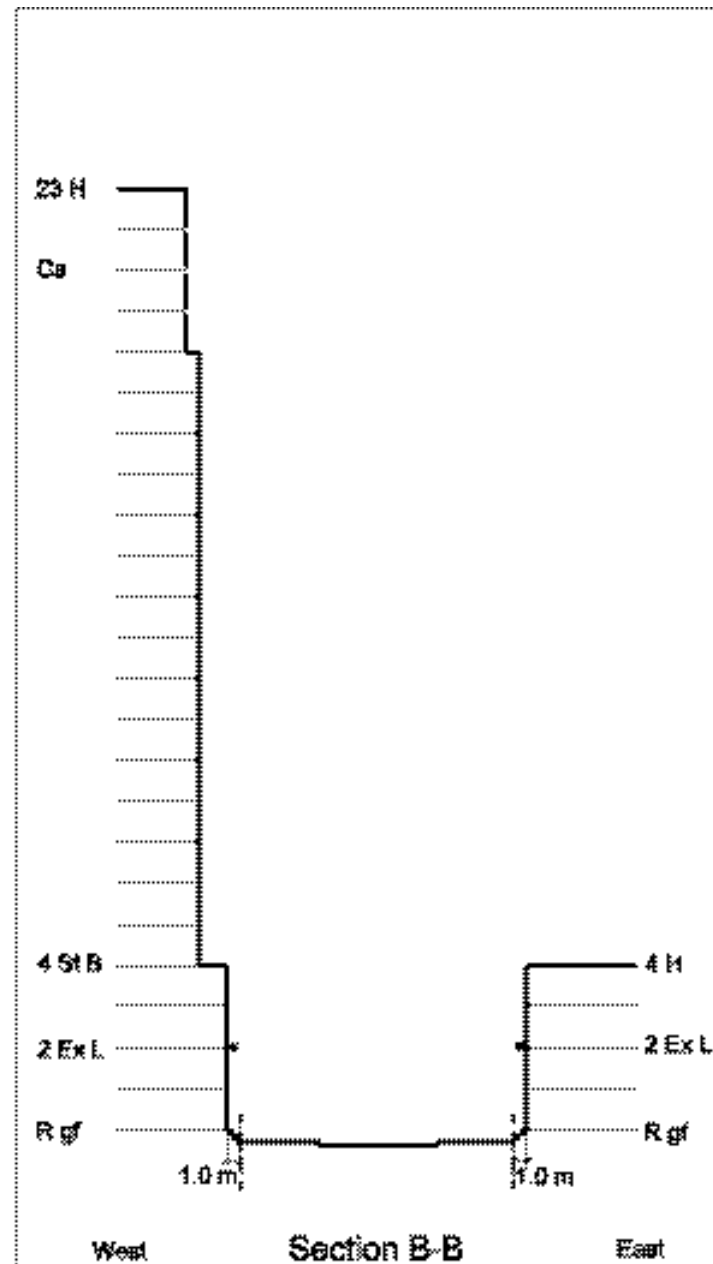
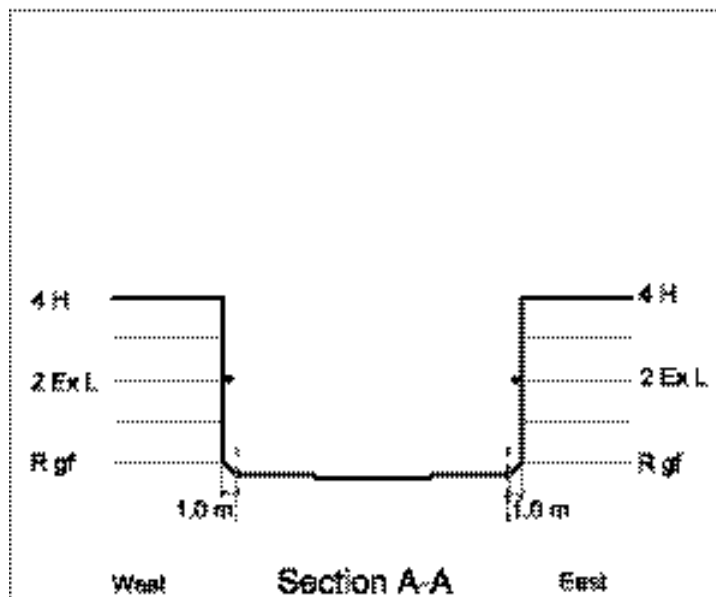
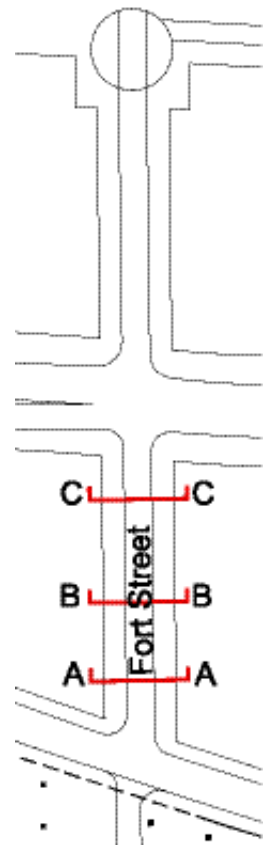
Building Profile Guidelines:

- 5 storey street wall built to the setback (3.0m) line on both sides of the street.
- Step-back at 5 storeys on 6 storey buildings and tower.
- Narrow-fronted townhouses at base of buildings, with raised ground floor, street entrances and stoops.
- 2 storey expression line and possible change of material to express domestic-scale base.
- Point tower (Block 4A) lobby entrance defers to continuity of street wall.
- Cap articulation of upper storeys of point tower.

Fort Street · Building Profiles

5 = Number of Storeys
 Ca = Cap Articulation

Ex L = Expression Line L gf = Level Ground Floor PL = Property Line
 H = Total Height (storeys) R gf = Raised Ground Floor St B = Step-back

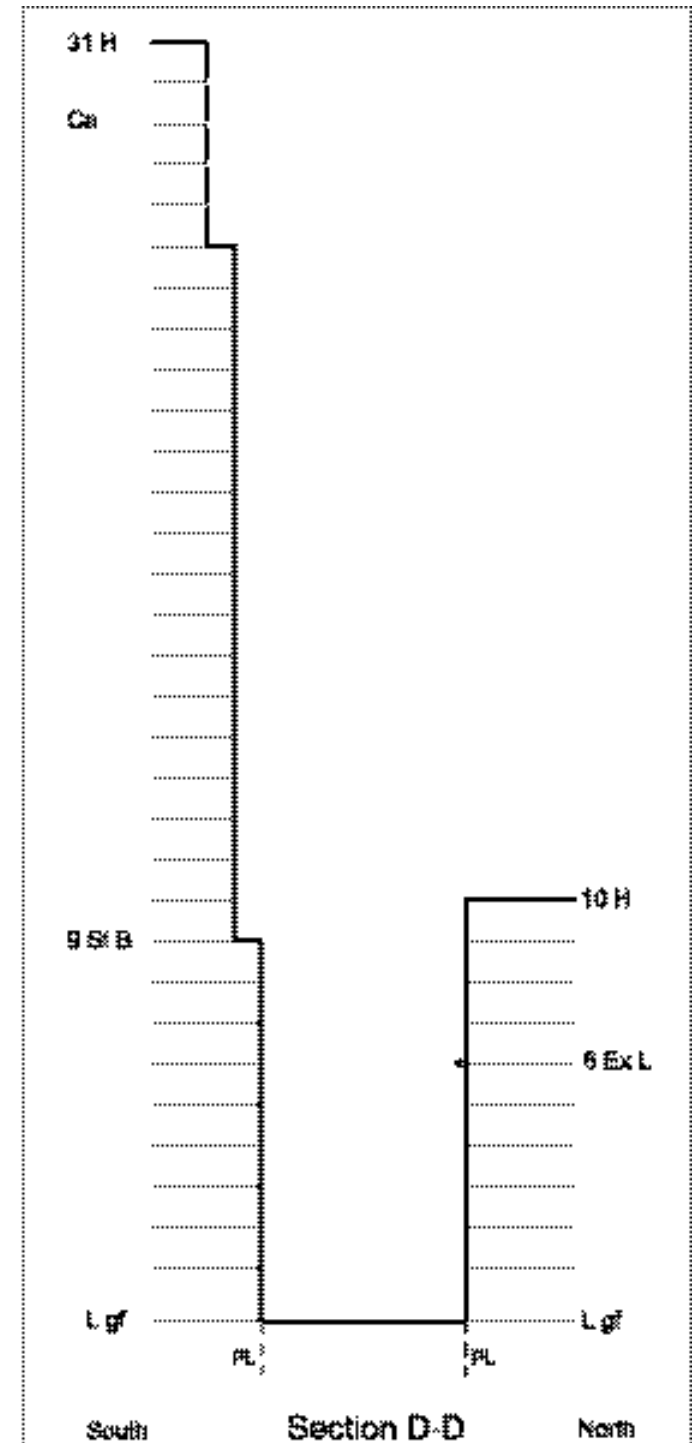
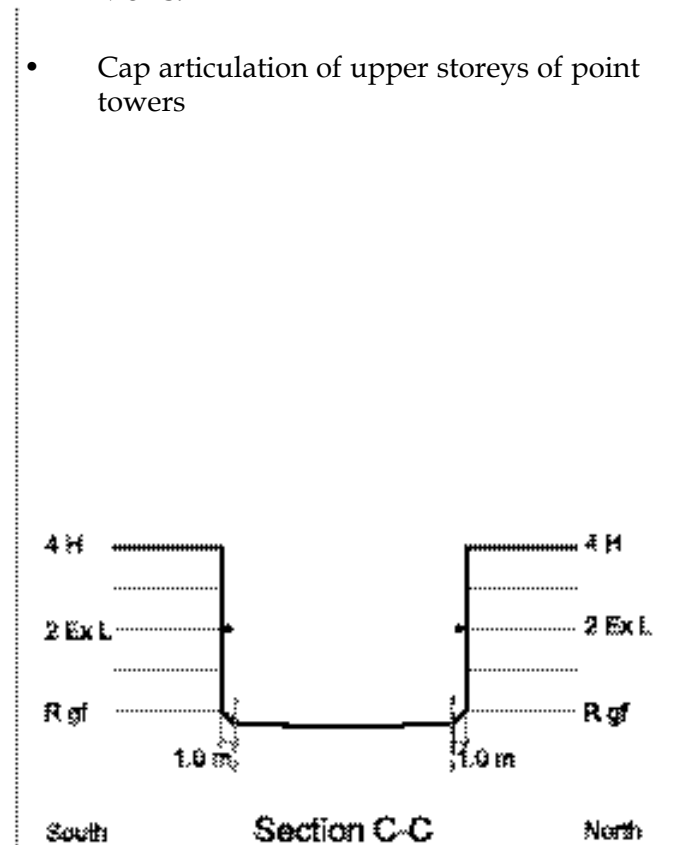
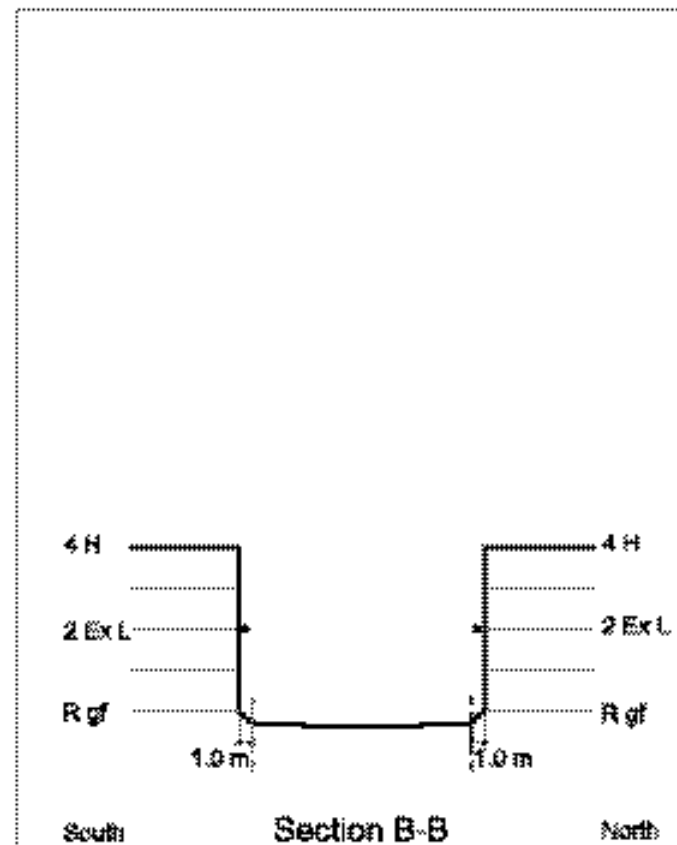
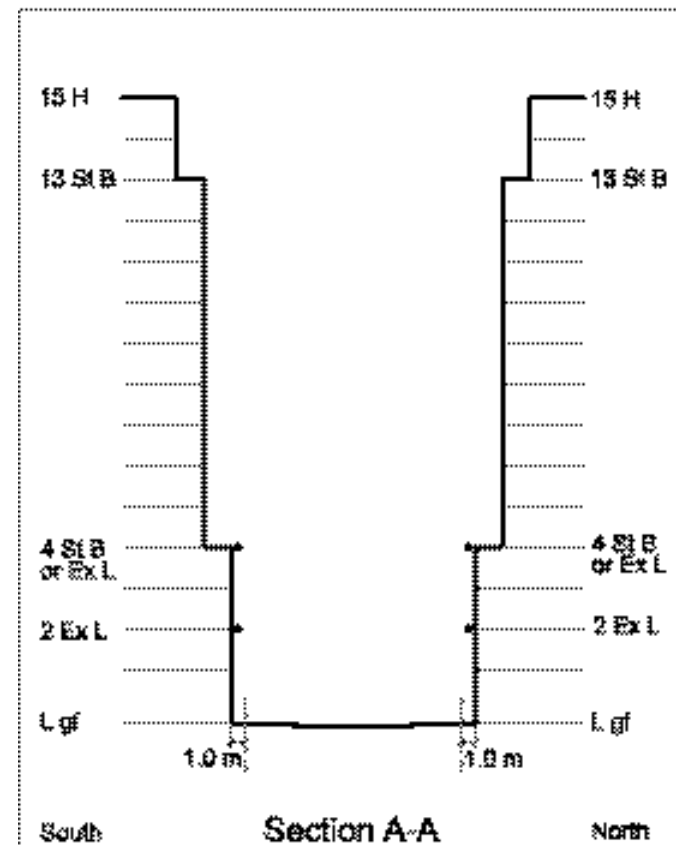
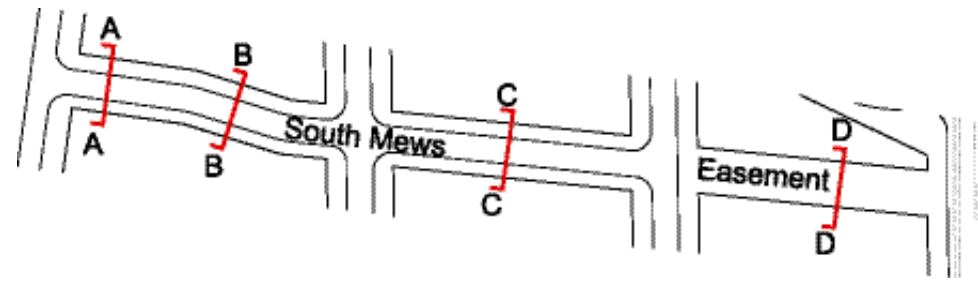


Building Profile Guidelines:

- 4 storey street wall built to the setback (1.0m) line on both sides of the street. (Note: building face to building face dimension same as Streets 'D' and 'E'.)
- 5 storey street wall of Bremner Boulevard extended onto Fort Street at corner buildings.
- Narrow fronted townhouses with raised ground floor, street entrances and stoops (1.0 to 2.0 metre encroachment on ROW).
- 2 storey expression line and possible change of materials to express domestic-scale base.
- Point tower (Block 37) lobby entrance defers to continuity of street wall.
- Step-back at 4 storeys on point tower.
- Cap articulation of upper storeys of point tower.

South Mews · Building Profiles

- The South Mews extends from the Street 'C' and Link Park to Street 'E' and a mid-block pedestrian route (Blocks 6A and 7) easement connecting to Bathurst Street.



5 = Number of Storeys
Ca = Cap Articulation

Ex L = Expression Line
H = Total Height (storeys)

L gf = Level Ground Floor
PL = Property Line
R gf = Raised Ground Floor
St B = Step-back

Building Profile Guidelines:

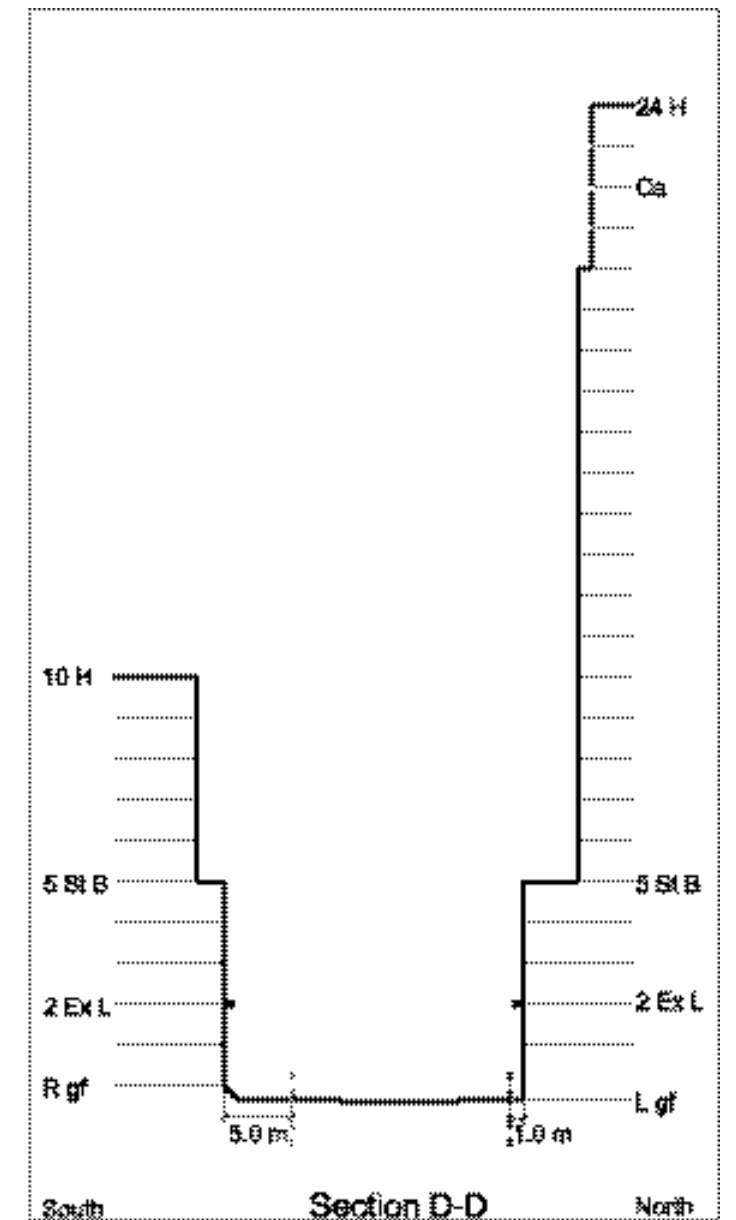
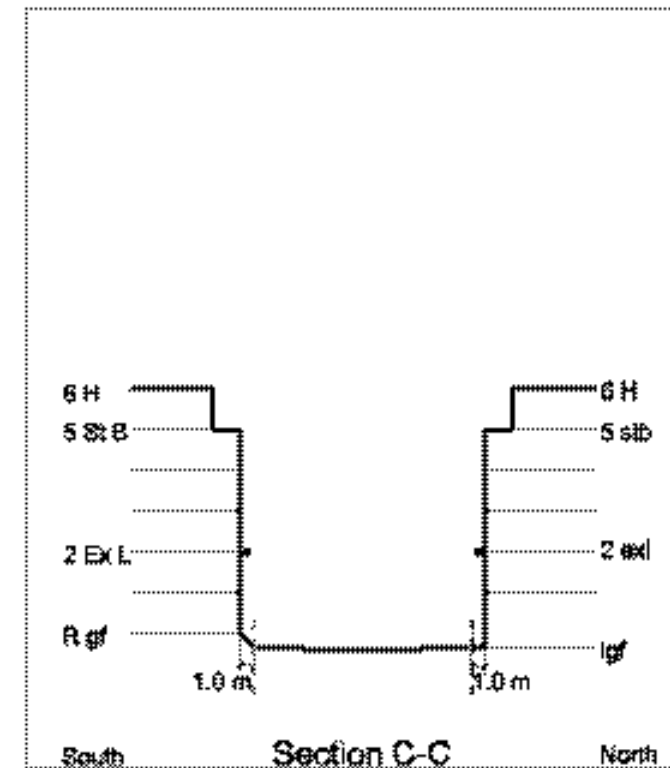
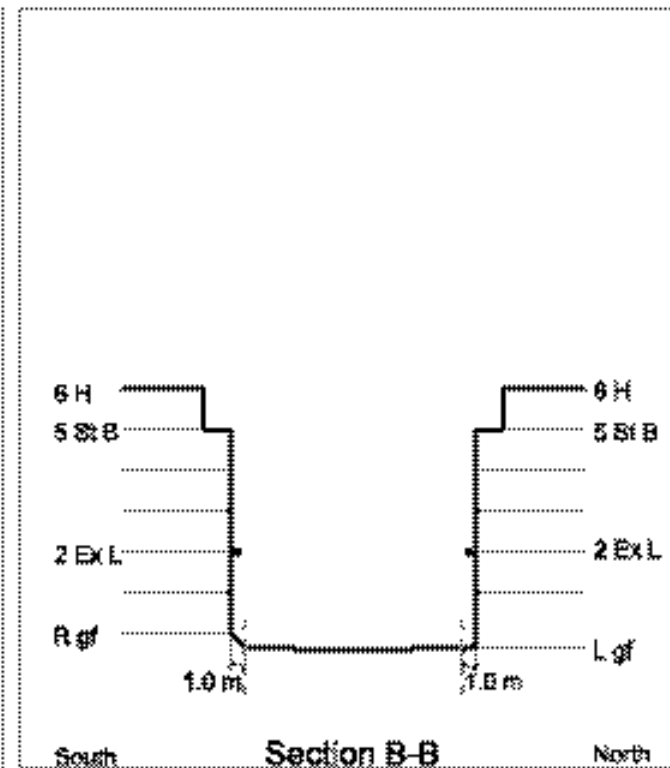
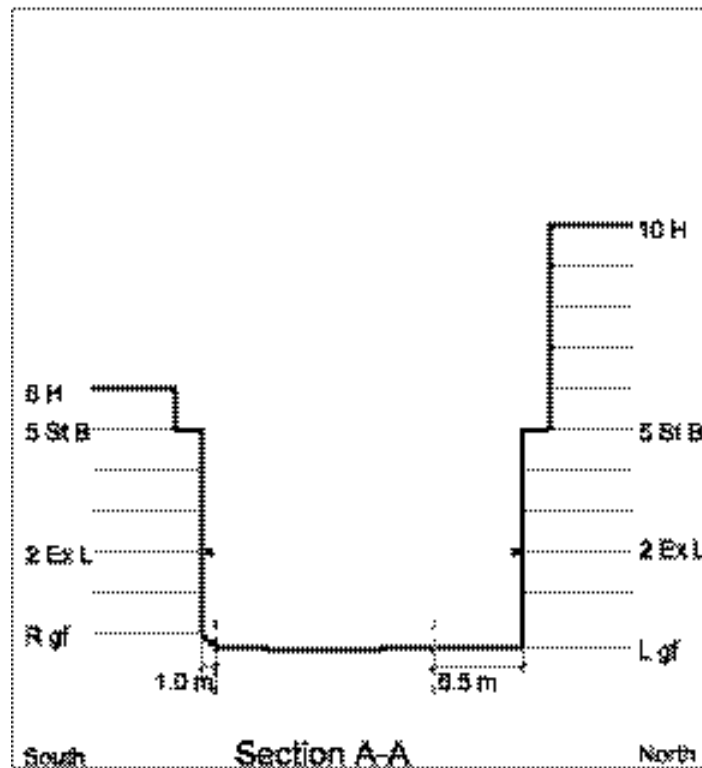
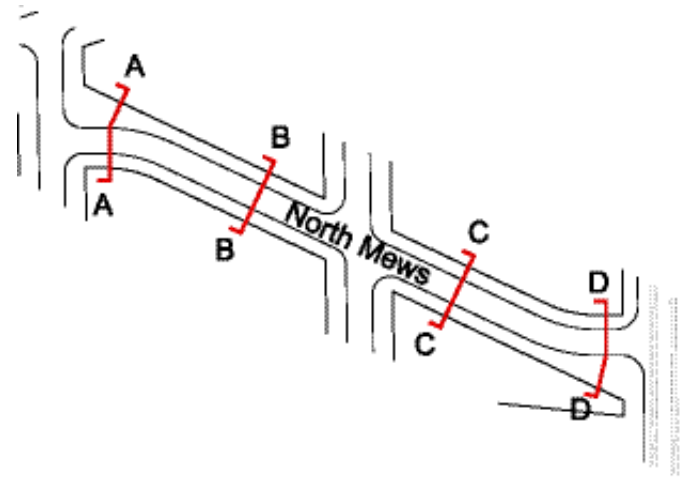
- 4 storey street wall buildings built to setback (1.0m) lines on both sides of the mews.
- Step-back at 4 storeys on 15 storey buildings fronting Street 'C' (Section A-A).
- Narrow fronted stacked townhouses on both sides of the mews with raised ground floor, street entrances and stoops.
- 2 storey expression line and possible change of material to express domestic-scale base. Expression line extended to corner buildings at Street 'C'.
- Step-back at 13 storeys on 15 storey buildings on Street 'C' continued onto South Mews.
- Cap articulation of upper storeys of point towers

North Mews · Building Profiles

5 = Number of Storeys
 Ex L = Expression Line
 L gf = Level Ground Floor
 PL = Property Line
 Ca = Cap Articulation
 H = Total Height (storeys)
 R gf = Raised Ground Floor
 St B = Step-back

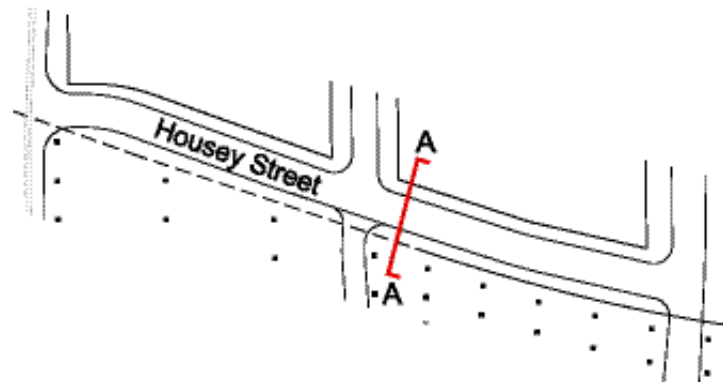
Building Profile Guidelines:

- 5 storey street wall built to the setback (1.0m) lines on both sides of street.
- Step-back at 5 storeys on 6 storey or higher buildings and point tower.
- Narrow-fronted townhouses at the building base on the south side of the street with raised ground floor, street entrances and stoops.
- Narrow-fronted live/work units at the building base on the north side of the street with ground floor entrances level with the sidewalk grade.
- 2 storey expression line and possible change of materials to express the domestic-scale base.
- Point tower lobby entrance defers to the continuity of the street wall.
- Cap articulation of upper storeys of point tower.



Housey Street · Building Profiles

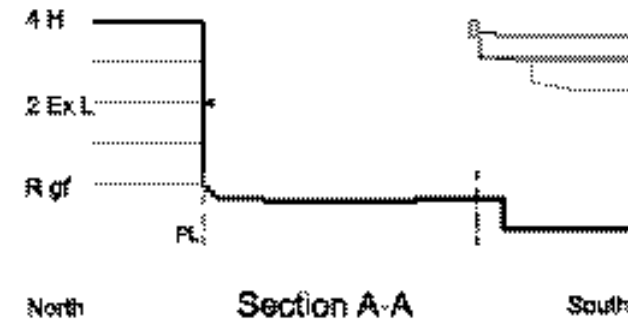
- A local east-west street with building frontages on the north side (Blocks 37 and 33) and frontage on the space under the Gardiner Expressway to the south (Blocks 8 and 9/10).
- Building profiles are intended to support meaningful building frontages on the street while recognizing that this street is also the principal parking and service vehicle access for the high density residential and retail/commercial uses.



5 = Number of Storeys
Ca = Cap Articulation

Ex L = Expression Line
H = Total Height (storeys)

L gf = Level Ground Floor PL = Property Line
R gf = Raised Ground Floor St B = Step-back



Guidelines appropriate to the north side:

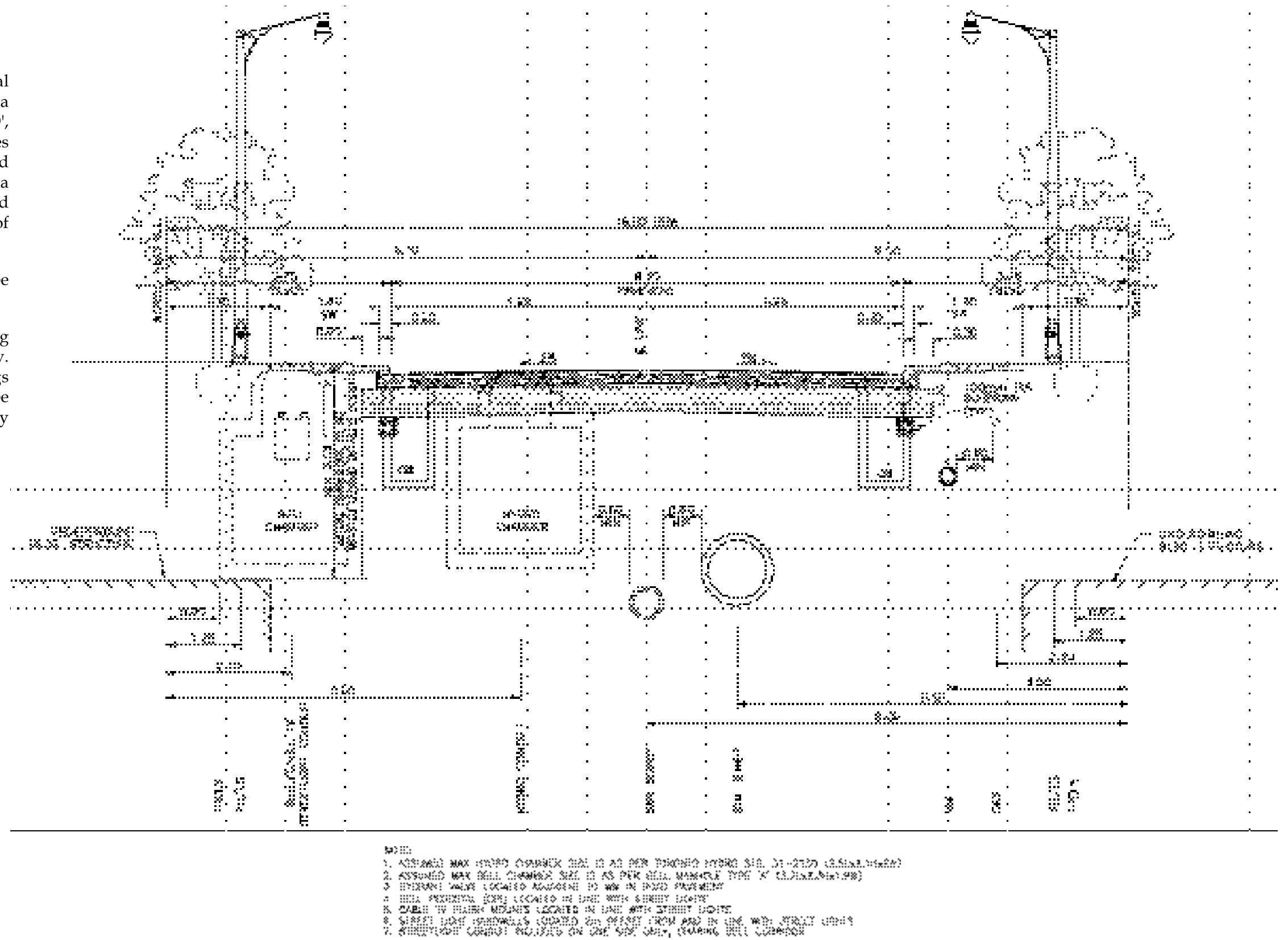
- 4 storey street wall to full height of the frontage buildings, built close to the property line (0.0 setback required)
- 2 storey expression lines and possible change of materials extended around corners of Fort Street and Dan Leckie Way
- Narrow-fronted townhouses are encouraged at the base of buildings and should have raised ground floor street entrances and stoops (encroachment on ROW may be required)

Appendix B: TECHNICAL STREET SECTION

This cross-section illustrates the typical placement of underground utilities within a 16.0m right-of-way, applicable to Streets 'D', 'E' and possibly Fort Street. It demonstrates the Plan's intention to coordinate and consolidate underground utilities in such a way that ensures operational and maintenance efficiency and the protection of undisturbed areas for tree planting.

This section is conceptual only and will be finalized at the detailed design stage.

It is contemplated that below grade parking structures may encroach into the right-of-way. Requests for encroachments of buildings below grade (into street allowance) shall be subject to review by Works and Emergency Services on a site-by-site basis.



Appendix C: FLEET STREET LONG-RANGE ALTERNATIVE

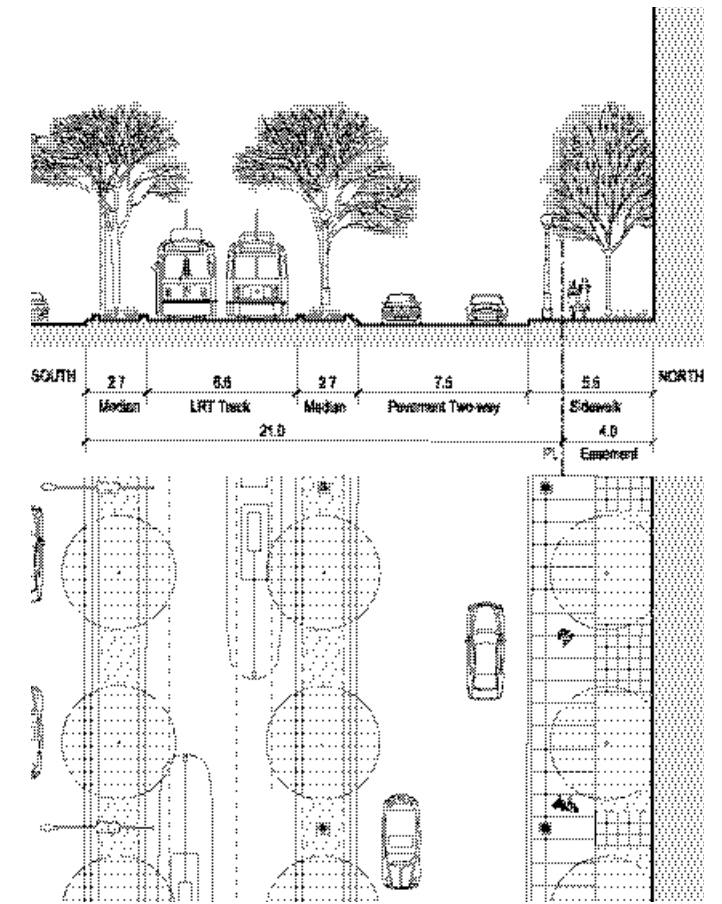
The Demonstration Plan pictured throughout this document incorporates a potential long-range objective for the reconstruction of the Lake Shore/Fleet Street corridor.

The key concept is to relocate the streetcar tracks to the south to provide enhanced landscaped medians and transit platforms, as well as a more definitive buffer for Fleet Street from arterial traffic on Lake Shore Boulevard West. The visual and physical separation of traffic flows would augment the local nature of Fleet Street.

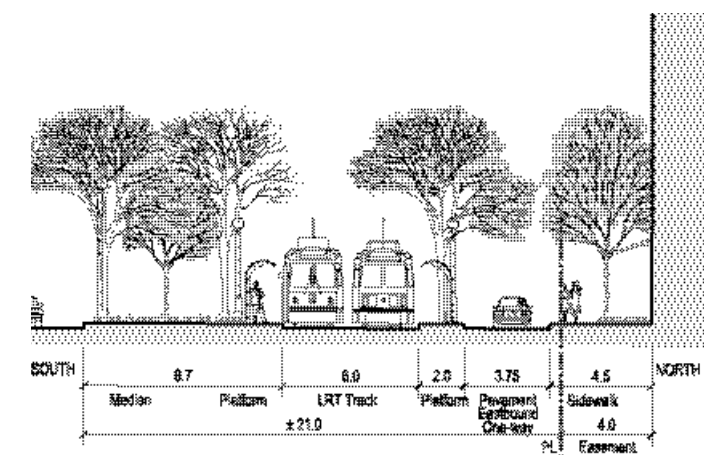
This option is conceptual only and would be subject to the resolution of operational, technical and budget constraints. It should be considered a long-term vision should future road reconstruction opportunities arise..



Detail of Demonstration Plan (#=Block numbers)



Section-plan A-A



Section B-B

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