

Central to the Visioning Study is defining a long-term Urban Design vision for this segment of Bloor Street West. Urban design is more than just another planning exercise because it integrates and balances the functional and technical considerations with the desired physical form and appearance of the area. Urban Design provides an opportunity to clearly express the community's vision and desires in a real and tangible way.

What is Urban Design?

- **Urban Design is the process of shaping the physical setting to enhance the livability of the city.** It is the art of making real places. It involves the design and configuration of buildings, groups of buildings, spaces and landscapes.
- **Urban Design concerns itself primarily with the condition of public areas,** and in doing so addresses the pattern of streets, blocks and open spaces of our cities and defines the appropriate relationships between spaces, between buildings, and between spaces and buildings.
- **Urban Design deals with how we experience places** and therefore requires us to think not only in 'plan' but also in three dimensions. This perspective is necessary to understand and define public spaces and their relationship to the buildings.

How is Urban Design applied?

1. Designing and enhancing lands that are in public ownership, including:

- Defining a pattern of streets and blocks
- The location, scale and type of Open Spaces and other public facilities
- The design of Streetscapes including the landscaping, furnishings, and lighting

2. Shaping and guiding the lands that are in private ownership, including:

- The siting of buildings on the property to ensure appropriate relationships with streets, open spaces and adjacent buildings
- Controlling the massing and heights of buildings to ensure compatible forms and to minimize adverse physical and visual impacts on streets and open spaces such as shadowing
- Defining how buildings should interface with streets and open spaces such as entrances, windows and the amount of visual transparency.

Urban Design Principles to Consider

Mix & Variety: providing choice and ensuring a vibrant street life through the close proximity of compatible uses and building types

Critical Mass: providing the necessary density to ensure that desirable public and commercial uses can remain viable

Visual & Physical Connectivity: providing a fine network of clearly defined and accessible linkages

Enclosure & Continuity: physically defining streets and open spaces and providing unifying features to create a visually cohesive environment

Compatibility & Transition: ensuring harmonious relationships between different uses and building scales and providing gradual shifts or buffers to mitigate extremes

Scale & Proportion: ensuring the appropriate space or building size for the volume of use, for its site, and in relation to its surroundings

Sense of Place: protecting and enhancing the authentic, unique and memorable qualities that distinguishes an area and defines its identity

Safety, Security & Comfort: ensuring a vibrant and livable pedestrian environment with constant visible activity, calmed vehicular traffic, and access to sun and shade

Visual Interest & Beauty: enhancing the physical appeal of an area and its capacity to attract and to inspire



Corridor