

APPLYING THE TOOLS: Measuring up



INSIDE THE NEIGHBOURHOOD

Setbacks

Minimum setbacks (2.0m front, 7.5m rear)

Front yard landscaping

✗ Front yard lower terraces dominate street frontage

Building Height

✗ Minimal landscaping along Right of way
Roof access set back from building face (45deg plane)

Uses at grade

✗ Residential balconies over shadow lower units

Rhythm/bays

Residential neighbourhood character

Relationship to street

Individual grade level entrance within 1.5m of grade

✗ Below-grade terraces

Vehicular Access

Vehicular access from single driveway

Landscape Open Space

✗ Large Surface parking lot provided at rear with minimal shared green space

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INSIDE THE NEIGHBOURHOOD

Setbacks

Minimum setbacks (2.0m front, 7.5m rear)

Front yard landscaping

Landscaped front yards w/ landscaped patios framed with planting and metal fencing

Building Height

Height 10m.

Stepbacks

Building steps back at second level.

Roof access set back from building face (45deg plane)

Uses at grade

Residential- could be live work

Rhythm/bays

Could be multiple units built on 6m parcels

Relationship to street

Individual grade level entrance with in 1.5m of grade

No below-grade terraces

Vehicular Access

Vehicular access from either rear lane or possible dependence on street parking

Landscaped Open Space

✗ Useable open space is on rooftop only

APPLYING THE TOOLS: Measuring up



Setbacks

EDGE - on King and on Bathurst Streets

✗ Lower floors should be closer to the street

Front yard landscaping

Public street trees and sidewalks added

Building Height

Height of 22.4m (a little over 20 m)

Stepbacks

✗ No stepbacks at 20.0m

Uses at grade

✗ *Private residential terraces at grade*

Rhythm/articulation

Window design makes it look like 4 industrial storeys

Vertical divisions at 6-8m Intervals

Relationship to street

Units at grade...

✗ ... but private patios not appropriate on King Street

Large spans of windows animate street edge

Vehicular Access

Underground parking accessed from side street or lane

Landscaped Open Space

✗ No private open space in rear yard

APPLYING THE TOOLS: Measuring up



Setbacks

EDGE - on King and on Bathurst Streets

Front yard landscaping

Built to Property line on public sidewalk

Building Height

Public ROW improvements were made (street trees and sidewalks)

Uses at grade

Height approx 20.0m.

Rhythm/articulation

Retail Uses at grade

Relationship to street

Brick Piers, spandrel windows and cornice contribute to Industrial Character of neighbourhood

Multiple entrances at grade, for office, residential and retail uses.

Large windows animate street edge

Vehicular Access

Underground parking accessed from side street or lane

Landscaped Open Space

✗ No useable open space on site

APPLYING THE TOOLS: Measuring up



Setbacks

EDGE - on King and on Bathurst Streets

Roughly in line with other retail along King (a little further back), but much closer to the street than the car wash next door.

Front yard landscaping

Large planters in the deep setback allow good soil conditions for trees to grow

Public ROW improvements were made (street trees and sidewalks)

Building Height

✗ Height (12 and 22 storeys) does not allow much sunlight onto north sidewalk

Stepbacks

✗ No stepbacks at 20.0m

Uses at grade

Doors to the individual retail units

Rhythm/articulation

Bay windows create vertical divisions at 6-8m Intervals

Relationship to street

✗ Large spans of glazing animate street edge

Vehicular Access

Underground parking accessed from side street (Wellington)...

✗ but also from main street (King)

Landscape Open Space

Large shared green space at grade

APPLYING THE TOOLS: Measuring up

TRANSITION from EDGE to NEIGHBOURHOOD



Setbacks

✗ Minimum setbacks (2.0m front)

Front yard landscaping

✗ Monotonous continuous planter along building face.

✗ Excessive paving for sidewalks with a limited number of street trees reduces privacy for lower units

Building Height

Height 15m. This building is more than 12 m, but it serves as a transition building between the multi storey building along King and the 3-4 storey neighbourhood built form.

Uses at grade

Residential

Rhythm/ articulation
/bays

Changes in materials, bow windows, horizontal articulation at the first and fourth levels and recessed balconies which break up long mass of the building into smaller scale modules

Relationship to street

✗ No access to individual units

Vehicular Access

Vehicular access from either rear lane or possible dependence on street parking

Landscaped Open
Space

Large shared open space at grade

APPLYING THE TOOLS: Measuring up



Setbacks

Front yard landscaping

Building Height

Stepbacks

Uses at grade

Rhythm/ articulation
/bays

Relationship to street

Vehicular Access

TRANSITION from EDGE to NEIGHBOURHOOD

Building is close to the street, with enough room for good-sized sidewalk and enough soil for trees to grow

Streetscape improvements and street trees

Overall height is greater than 20 m high.

Height transition created by multiple stepbacks to create a 1:1 ratio from the street and from reduce impact of taller building next to low-rise residential buildings

Retail uses at grade

Change in materials (lower portion mostly brick, upper portion mostly glass)

Recessed balconies break up long mass of the building into smaller scale modules

Access to individual retail units at grade

Vehicular access from rear lane