
SOUTH OF EASTERN AVENUE

Development in the Eastern Avenue and Leslie Street area will be consistent with the following urban design guidelines. The guidelines are to be read in conjunction with the urban design policies of the Official Plan.

LOCATION

The area bounded by Eastern Avenue, Leslie Street, Lake Shore Boulevard and Rushbrooke Avenue.

GUIDELINES

Site Design:

Built form at the corner of Leslie Street and Lake Shore Boulevard will be designed to provide exterior space for pedestrians at grade and be suitably integrated into the linear park along Lake Shore Boulevard.

Any drive-thru restaurant will be integrated into the future development plans for 731 Eastern Avenue.

All new development will address and enhance the Eastern Avenue frontage and the Lake Shore Boulevard linear park.

View Corridors/Pedestrian Connectors:

View Corridors/Pedestrian Connectors will be extensions generally on axis with existing north-south street rights-of-way north of Eastern Avenue.

To be consistent, the rights-of-way will include the street width, lighting, landscaping and, where applicable, pedestrian sidewalks.

Rights-of-way must provide clear, direct, public connections from Eastern Avenue to Lake Shore Boulevard East and the linear park.

Rushbrooke Avenue:

Rushbrooke Avenue will be extended south from Eastern Avenue to Lake Shore Boulevard. The connector will be landscaped with trees on each side. The right-of-way and street wall will match Rushbrooke Avenue north of Eastern Avenue.



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Larchmount Avenue:

Larchmount Avenue will be extended south from Eastern Avenue to Lake Shore Boulevard. The connector will be landscaped with trees on each side. The right-of-way and street wall will match Larchmount Avenue north of Eastern Avenue.

Built Form:

New development will be sited in alignment with existing built form consistent with street frontage setbacks. The primary entrances will face the existing street or connector.

Locate corner buildings to mark the corners and to give them prominence. Site buildings at the edge of the park to provide overlook and to complete the block.

Built form along Leslie Street, Eastern Avenue and Lake Shore Boulevard will not exceed a height of 6 storeys or 26 metres.

Parking and Servicing:

Loading areas and servicing will be oriented away from the residential area. Eastern Avenue, Leslie Street, Lake Shore Boulevard and the new connectors will not be permitted to locate servicing and parking facing or abutting these streets.

In order to minimize disruptions to the Rushbrooke and Larchmount connectors, parking will be encouraged to locate in the centre of the site.

Noise:

Noise and vibration abatement features will be used along Lake Shore Boulevard .

Streetscape:

Rushbrooke and Larchmount will have concrete sidewalks and be planted with trees on both sides of the street. New development proponents will provide trees.

Public Art:

Public art opportunities will be identified and encouraged.