
1320 YONGE STREET

Development in the area of Yonge Street and Farnham Avenue 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 south-west corner of Yonge Street and Farnham Avenue

GUIDELINES

GENERAL AREA CONTEXT

To create an appropriate presence along Yonge Street as well as a harmonious transition to and compatible interface with the adjacent low density, houseform neighbourhood:

- The massing of any building along Yonge Street will be configured as a maximum seven storey base building and maximum two storey upper portion, set back a minimum of 3.5 metres from the front face of the Yonge Street base building line
- Along Farnham Avenue, the building will step down from Yonge Street to the west, to a form that is compatible in building type and height with the existing low-density, street-related housing
- Outdoor amenity space will reflect the rear yard condition found in the neighbourhood located within the centre of the block
- Residential entrances to any apartment building may be achieved from either Yonge Street or Farnham Avenue or both.

YONGE STREET STREETSCAPE

To create an appropriate streetscape along Yonge Street and one that is also compatible with the escarpment location:

- The retail level of any building will generally be stepped two or more times along the length of the Yonge Street frontage at the ground floor level to follow the slope of the sidewalk and provide direct at-grade access from the sidewalk.

- No stepping will occur in the sidewalk beyond the property line, and any steps beyond the building face will be minimized.
- Any base building will be expressed separately from the upper two storey setback portion.
- The façade of the building will be designed to aesthetically respond to the slope of the escarpment through the use of vertical and horizontal façade elements to reflect the escarpment slope and break up the apparent length and height of the façade.
- In order to create a comfortable environment for pedestrian circulation, the building will be set back at least 2.0 metres from the property line along Yonge Street and 2.0 to 3.0 metres along Farnham Avenue. At least one third of the Yonge Street building façade will be set back a minimum of 4.0 metres.
- The building will contain balconies, bay windows and other indentations, particularly on the front wall of the building along Yonge Street.
- Chamfering of the building corners will be encouraged, particularly to soften the building edge at the Yonge Street and Farnham Avenue intersection.

FARNHAM AVENUE STREETSCAPE

To create an appropriate relationship with the low density streetscape to the west along Farnham Avenue:

- The townhouse portion of any building, (i.e. the lower 4 floors), will appear to be sufficiently articulated and separated from any apartments above, which will be set back 2.5 metres from the front face of the townhouse portion, so that the townhouse component may be clearly read as street-related housing and not simply as a blended portion of the apartment building above.
- The top floor of any townhouse portion will incorporate roof top lines reflective of the existing residences in the neighbourhood. The Farnham flankage of the Yonge Street portion of the building will be articulated, including its fenestration.
- The townhouse portion of any building will have a minimum setback of 3.0 metres to maintain a relationship to front yard depths prevalent in the residential neighbourhood to the west.

VEHICULAR CIRCULATION, SERVICING AND PARKING

- Vehicular circulation for parking and loading will be confined to the south end of the site with access from the existing two-way laneway off Yonge Street and the south-bound laneway which exits onto Woodlawn Avenue.
- The provision of a convenient drop-off point for residents adjacent to the Farnham Avenue entrance to the apartments will be encouraged.
- The wall of any parking garage adjacent to 12 Woodlawn Avenue will be maintained at the height and location of the current garage. The south face of the wall will be finished attractively.