



**STAFF REPORT
ACTION REQUIRED**

Downtown Tall Buildings Project – Supplementary Report

Date:	May 25, 2012
To:	Toronto and East York Community Council
From:	Director, Community Planning, Toronto and East York District Director, Urban Design
Wards:	Ward Numbers 20, 27 and 28
Reference Number:	10 134830 CPS 00 TM

SUMMARY

The purpose of this report is to recommend revisions to Attachment No. 5 (Downtown Tall Buildings Vision and Performance Standards Design Guidelines) of the Downtown Tall Buildings Project Report, dated January 27, 2012. This January 27, 2012 report from City Planning Division had been referred back to the Director, Community Planning, Toronto and East York District by Toronto and East York Community Council on February 14, 2012 for further consultation. The outcome of this consultation is the subject of a separate report. This supplementary report recommends further revisions to text and maps contained in Attachment No. 5, that have come about further to additional consultation with Councillors, City Planning staff and the public.

RECOMMENDATIONS

The City Planning Division recommends that City Council adopt revisions to the January 27, 2012 City Planning Division report entitled Downtown Tall Buildings Project – Consultant's Study, Public Participation and Implementation as follows:

1. That City Council adopt a revised Performance Standard No. 20 (*Sunlight Protection for Parks and Open Space and Other Shadow Sensitive Areas*) for the Downtown Tall Buildings Vision and Performance Standards Design Guidelines (forming part of Attachment No. 5 in the January 27, 2012 report), as shown in Attachment No. 1 of this report.
2. That City Council adopt a revised Performance Standard No. 22 (*Protection of Heritage and Cultural Resources*) for the Downtown Tall Buildings Vision and

- Performance Standards Design Guidelines (forming part of Attachment No. 5 in the January 27, 2012 report), as shown in Attachment No. 2 of this report.
3. That City Council adopt revised wording for the "High Streets" section of the Downtown Tall Buildings Vision and Performance Standards Design Guidelines (forming part of Attachment No. 5 in the January 27, 2012 report), as shown in Attachment No. 3 of this report and revised mapping for the High Streets Map, Downtown Vision Height Map and High Streets Typologies Map (originally introduced as Attachment Nos. 1, 2 and 3 in the January 27, 2012 report), that now make reference to special (heritage and use character) study areas along portions of Spadina Avenue and College Street, as shown in map Attachments Nos. 4, 5 and 6 of this report.
 4. That City Council adopt revised mapping for 625 Church Street that shows the property as part of the High Streets, Downtown Vision Height and Typology Maps (originally introduced as Attachments Nos. 1, 2 and 3 in the January 27, 2012 report), at a revised height range of 47m to 77m, as shown in Attachments Nos. 4, 5 and 6 of this report.
 5. That City Council adopt revised mapping that removes Leader Lane from the High Streets, Downtown Vision and Typology Maps (originally introduced as Attachments Nos. 1, 2 and 3 in the January 27, 2012 report), as shown in Attachments Nos. 4, 5 and 6 of this report and also from Attachment No. 5, Table 2 – Secondary High Street Segments, of the January 27, 2012 report.
 6. That City Council adopt revised mapping that corrects several mapping errors on Attachments 1, 2 and 3 of the January 27, 2012 report, as follows: Re-instates the east side of Church Street between Queen Street East and Adelaide Street as a "High Street" with an assigned height range of 62m to 107m and re-instates the assigned height range on the east side of Avenue Road between Yorkville Avenue and Lowther Street of 62m to 107m, all as shown in Map Attachments Nos. 4, 5 and 6 of this report.
 7. That City Council adopt a revision to the text of the January 27, 2012 report by changing the third bullet point under "East-West Streets" of the "1) Height Vision" section of the report to read " - that portion of Queen Street West shown as a High Street on both sides of the street between Bay Street and James Street – removed."

Financial Impact

The recommendations in this report have no financial impact.

DECISION HISTORY

The report entitled Downtown Tall Buildings Project – Consultant's Study, Public Consultation and Implementation went before Toronto and East York Community Council on February 14, 2012 (Item 13.16). The purpose of this report was to inform

City Council of the "Tall Buildings, Inviting Change in Downtown Toronto" Consultant's Study, including public consultation outcomes, and to seek City Council adoption of a set of Vision, Height and Typology Criteria and Performance Standards to guide Downtown Tall Buildings development. The report also identified future implementation options for the performance standards noted above, that would then form the basis of a further report on this matter.

The report was referred back to the Director, Community Planning, Toronto and East York District, with a request that "consultation take place with the affected Councillors with respect to the recommendations of the consultant contained in the report under the heading "Height Incentives Related to Provision of Community Benefits in Downtown Toronto"; and that the Director, Community Planning, Toronto and East York District, report back to the April 17, 2012, meeting of the Toronto and East York Community Council". The Director of Community Planning is reporting back on the matter of height incentives through a separate report.

At the February 14, 2012 meeting of Toronto and East York Community Council, City Planning Division was in receipt of correspondence both in support and in opposition to mapping and performance standards contained in Attachment No. 5 of the January 27, 2012 report. City Planning staff considered these comments, along with further comments made by the three affected Councillors whom staff met with after the February 14, 2012 Toronto and East York Community Council meeting. This supplementary report recommends further revisions to text and maps contained in Attachment No. 5, that have come about after further consultation with Councillors, City Planning staff and the public.

COMMENTS

The following changes are being proposed for Map Attachments 1 through 3 and Attachment No. 5 of the January 27, 2012 report entitled Downtown Tall Buildings Project – Consultant's Study, Public Consultation and Implementation:

1. Revising Performance Standard #20 - Sunlight Protection for Parks and Open Space
Councillor Wong-Tam requested that the wording for Performance Standard #20 be strengthened to include reference to protecting other potentially shadow sensitive areas from shade, and especially natural areas, both inside and outside the Downtown Tall Buildings Guideline boundaries. She also requested that special mention be made in the Guidelines of the need for new tall building development applications to demonstrate that no new net shadow would be cast for a sunlight protection standard of 6 hours, on Ramsden Park. Revisions to Performance Standard #20, as shown in Attachment No. 1 of this report, reflect this objective.

Additionally, Councillor McConnell felt that all sun/shadow studies for new tall building development in the proximity of St. James Cathedral should be reviewed with a view to mitigating any new net shadowing of the Cathedral's park, lawn

and spire, for all seasons of the year. This too, has been reflected in the revised text shown in Attachment No. 1 of this report.

2. Revising Performance Standard #22 - Protection of Heritage Resources
Councillor Wong-Tam requested that mention be made in the Downtown Tall Buildings Guidelines of Jarvis Street being identified as a "cultural corridor" in keeping with the City's "Waterfront Culture and Heritage Infrastructure Plan" 2001. Wording to this effect has been added to a revised Performance Standard #22 as shown in Attachment No. 2 of this report.

3. Revising the Downtown Tall Buildings Design Guideline text regarding future studies to be completed for portions of Spadina Avenue and College Street
Councillor Vaughan expressed a desire to have the appropriate Guideline text and maps, in describing what streets within the Guideline area should or shouldn't be shown as "High Streets", strengthened with regard to identifying the special character and non "High Street" status of portions of Spadina Avenue and College Street. In this regard, Councillor Vaughan proposed that a further study be conducted to reinforce the historic character and scale of Spadina Street between Bloor Street and Queen Street and that this study contemplate the desirability of establishing a Heritage Conservation District and creating a framework to help guide: building scale and height; public realm design including streetscape improvements; and views, vistas and view termini. Councillor Vaughan also proposed that a study be conducted for that portion of College Street located west of University Avenue to Bathurst Street which addresses: land uses and the inclusion of institutional uses within mixed-use buildings; building scale and height; and public realm design including streetscape improvements. It should be noted that due to the boundary locations of the University of Toronto Secondary Plan Area, only the west side of Spadina Avenue between Bloor Street West and College Street, and the south side of College Street are included as part of the Downtown Tall Buildings Guideline boundary area. Councillor Vaughan has however requested that both sides of these portions of Spadina Avenue and College Street be included in the proposed studies.

For the purposes of the proposed Downtown Tall Buildings Vision and Performance Standards Design Guidelines, no new height limits were proposed along Spadina Avenue, between Bloor Street West and Front Street West, or for that portion of College Street running west of McCaul Street to Bathurst Street. Attachment No. 3 of this report provides new wording regarding the need for further studies for portions of Spadina Avenue and College Street. The streets in question have also been further identified in map Attachments Nos. 4 – Revised High Street Map, 5 – Revised Downtown Vision Height Map and 6 – Revised High Streets Typologies Map of this report.

Outcomes from both these studies that are relevant for inclusion into the Downtown Tall Buildings Vision and Performance Standards Design Guidelines will be introduced as revisions to the Downtown Tall Building Guidelines at that

time, or alternatively, portions of Spadina Avenue and College Street may be altogether removed from the Downtown Tall Building Guidelines.

4. Re-introducing 625 Church Street (located on the east side of Church Street between Charles and Hayden Streets) as a "High Street"

City Planning Staff were asked to review the status of 625 Church Street as depicted on Attachment 1: High Streets Map and Attachment 2: Downtown Vision Height Map of the January 27, 2012 City Planning Division report by representatives of the owners (Manulife Financial) of the site. The site had been identified as a "High Street" area, with a height range of 62m to 107m, in the Downtown Tall Buildings Consultant's Study. While this Consultant's Study did inform City Planning Division's decision-making to establish a vision and performance standards for Downtown tall building development, in many cases, City Planning staff conducted additional research to assess recommendations made by the Consultant. After further review of the site in question, the January 27, 2012 report recommended removal of the property at 625 Church Street from a "High Street" designation and height range of 62m to 107m.

The site is currently zoned for a height maximum of 30 metres. It remains subject to Bloor Yorkville/ North Midtown Area OPA No. 211, and forms part of the North Downtown Yonge Street Planning Framework Study, currently underway. The site has also been identified as having potential to be included on the City's Heritage Inventory, with a request from TEYCC to our Division to report on the possibility of including the site on the inventory and potential designation under Part IV of the Ontario Heritage Act. These matters informed our decision to remove the site from a "High Street" designation. Removal from a High Street designation did not necessarily indicate that the site was not suitable for tall building development, rather that it would benefit from a more fine grained and detailed review of suitable development options, including an assessment of potential impacts of greater height on the heritage resources across the street and also on the lower scale residential developments (8 and 9 storeys) to the rear of the site.

However, upon further review of the site and the policy context that is attributable to it, City Planning staff are able to recommend the re-inclusion of this site as a "High Street" but with a more contextually suitable height range of 47m to 77m and subject to the performance standards proposed in the Downtown Tall Buildings Project staff report, especially Performance Standard #19 (Transition to Lower Scale Areas) and #22 (Protection of Heritage Resources). Attachments 4, 5 and 6 of this report incorporate revised mapping for this property.

5. Removing Leader Lane (between King Street East and Wellington Street) as a "Secondary High Street"

Leader Lane is a two-block long historically significant local lane located between King Street East and Wellington Street East. The public right-of-way is 8 metres wide. The January 27, 2012 City Planning Division report identified this

lane as a Secondary High Street with a general height allowance of 71m to 121m. Existing buildings on the west side of Leader Lane include the King Edward hotel and condominium at 61.7m and the 30 Wellington Street East condominium at 60.6m. These are more suitable heights for this narrow and historically important lane on which any new development would have to take the proposed St. James Park and Cathedral sunlight protection standards into account and for which the existing St. Lawrence Focussed Urban Design Guidelines call for a transition in height from the Financial District to St. Lawrence, which could not be adequately accommodated with Leader Lane remaining a "Secondary High Street". Lastly, Leader Lane does not fit the profile of a "Secondary High Street" and is in fact classified as a public lane by the City. For these reasons staff is recommending that Leader Lane be removed as a Secondary High Street as outlined in Recommendation No. 5 of this report and that any new development proposals impacting this lane be reviewed on a site by site basis.

6. Correcting Mapping Errors

City Planning staff identified several mapping errors in the January 27, 2012 report. One such mapping error involved the inadvertent removal of the east side of Church Street between Queen Street East and Adelaide Street as a "High Street" on the mapping with an assigned height range of 62m to 107m. The other mapping error involved inadvertently lowering the proposed height range on the east side of Avenue Road between Yorkville Avenue and Lowther Street from 62m to 107m to 47m to 77m, when the intention was to only lower the height range on the west side of this portion of the street and not the east side. Recommendation No. 6 of this report addresses these matters.

7. Correcting Report Text Error

City Planning staff identified a text error in the January 27, 2012 report. The third bullet point under the heading High Streets Vision, East-West Streets should read on "both sides" of the street and not just the "north side" of the street. Recommendation No. 7 of this report addresses this matter.

CONCLUSION

The changes noted in the comments section above are intended to address some of the concerns identified by the local Councillors regarding matters contained in the Downtown Tall Buildings staff report dated January 27, 2012 such as the need for further protection of shadow sensitive areas, particularly natural areas, inside and adjacent to the Downtown, as well as the St. James Cathedral property; identification of Jarvis Street as a cultural corridor; and consideration of an application of a "special study streets" map designation to portions of Spadina Avenue and College Street. The changes also recognize comments received from the public and staff in response to the January 27, 2012 City Planning Division staff report and the maps contained in Attachments 1, 2 and 3 of that report. These changes would include the re-inclusion of the property at 625 Church Street as a "High Street" and the removal of Leader Lane as a "Secondary High Street". Finally, the proposed changes also correct several errors found by staff on the maps attached as Attachments 1, 2 and 3 of this staff report and related text. This would

include the re-inclusion of the east side of Church Street between Queen Street and Adelaide Street as a "High Street"; the re-instatement of height as originally proposed by the Consultant on the east side of Avenue Road between Yorkville Avenue and Lowther Street; and the revision to text within the report itself which referred to the removal of Queen Street West between Bay Street and James Street from the High Street designation on the north side only, when it should have referred to both sides of the street. City Planning staff proposes that the Toronto and East York Community Council adopt the recommendations contained in this report relating to these changes.

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ATTACHMENTS

Attachment No.1	Revised Performance Standard #20
Attachment No.2	Revised Performance Standard #22
Attachment No.3	Revised "High Streets" Section for the Downtown Tall Buildings Vision and Performance Standards Design Guidelines
Attachment No.4	Revised High Street Map
Attachment No.5	Revised Downtown Vision Height Map
Attachment No.6	Revised High Streets Typologies Map

Attachment No. 1: Revised Performance Standard #20

Performance Standard #20

Sunlight Protection for Parks and Open Space and Other Shadow Sensitive Areas

Every effort will be made to design and orient Downtown tall buildings to minimize their shadow impact on all public and privately managed publically accessible parks, open space, natural areas (such as ravines, etc.) and other shadow sensitive areas (such as playfields, schoolyards, cemeteries, etc.).

No new net shadows will be cast by Downtown tall buildings on parks and open spaces identified as "Signature Parks/Open Spaces" between 10:00 AM and 4:00 PM on September 21st. Signature Parks/Open Spaces include: Allan Gardens; Berczy Park; Crombie Park; Grange Park; Moss Park; Nathan Phillips Square; St. James Park and Queen's Park.

No new net shadows will be cast by Downtown tall buildings on all other parks located within and adjacent to the Downtown Guideline boundary area, between 12 noon and 2:00 PM on September 21st.

All Downtown tall building applicants will be required to provide a "Sun/Shadow Study" demonstrating compliance with the sunlight protection standards noted above.

Where new tall buildings cast shadow on natural areas, the impact may need to be evaluated through a natural heritage impact study.

While this Performance Standard provides minimum sunlight protection standards for Downtown parks and open spaces, it should not be interpreted as taking away from the City's ability to secure sunlight protection that exceeds and/or varies the minimum standard set, for a particular park, open space, natural area or other shadow sensitive area, as part of a site-specific tall building development proposal approval, if there are site specific planning reasons for doing so.

Downtown Toronto and the area which immediately surrounds it, has a limited number of parks and open spaces that play a vital role in its character and the quality of life for its residents, workers and visitors. As Downtown continues to steadily intensify, the need to protect these parks and open spaces from shadowing by tall buildings becomes increasingly important. Access to direct sunlight generally improves the usability and enjoyment of parks and helps vegetation flourish. In the Toronto climate, access to direct sunlight in parks can extend the period of comfortable conditions for park users by several months.

This Performance Standard identifies two basic categories of park, each requiring a particular level of sunlight protection. The first category includes "Signature Parks/Open Space" which are parks and open spaces that have special historic and/or cultural

significance for the City and which currently experience sunlight throughout most of the day (March to September). The other category includes all remaining Downtown area parks that enjoy widespread public use.

If a "Sun/Shadow Study" shows that a proposed tall building casts new net shadow on any park between the hours noted in the Performance Standard above, including parks located adjacent to the Downtown or within the Secondary Plan Areas excluded from the Guideline boundary area, the given tower(s) will have to be reduced in height or size and/or otherwise re-designed and re-oriented to meet the sunlight protection standards.

Although Performance Standard #20 provides a minimum sunlight protection standard for Downtown parks, it should not be interpreted as taking away from the City's ability to require sunlight protection beyond the minimum 2 to 6 hours of sunlight set by this standard. Likewise, it should not be interpreted as taking away from the City's ability to obtain sunlight protection for other specified periods of time outside of the 10:00 AM to 4 PM or noon to 2:00 PM timeframes set by this standard. Finally, it should not be seen as taking away from the ability to obtain sunlight protection for all seasons of the year, and not just the shoulder seasons, for particular local parks or open spaces, if there are good planning grounds for doing so, as determined through a site-specific tall building proposal evaluation and approvals process. For example, it has been demonstrated as part of tall building application reviews in the Bloor-Yorkville/North Midtown Area, that Jesse Ketchum Park, School Playground and Open Space and Ramsden Park are local parks that are heavily utilized by the community, including school children and youth, during all hours of the day. Any tall building development proposal in the Bloor-Yorkville/North Midtown Area would therefore be required, as part of the development approval process, to demonstrate that best efforts have been made to not cast any new net shadow on these parks and school ground throughout the entire day for their most heavily utilized periods of the year. Another example is St. James Cathedral and the parkland that surrounds it. All sun/shadow studies for new tall building development in the proximity of St. James Cathedral will be reviewed with a view to mitigating all new net shadowing of the Cathedral's park, lawn and spire, for all seasons of the year.

Attachment No. 2: Revised Performance Standard #22

Performance Standard #20

Protection of Heritage and Cultural Resources

Heritage resources will be protected and integrated into tall building development proposals in a manner that is consistent with accepted principles of good heritage conservation as set out in the "Heritage Conservation Principles" attachment forming part of this Guideline.

Tall buildings will not visually impede the setting of listed/designated heritage buildings. Where heritage buildings are low-scaled, the podium of the tall building will respect and reflect the unique urban grain and scale, visual relationships, topography and materials of the surrounding historic buildings. Tall building development will preserve and enhance the character and appearance of the setting of adjacent listed/designated buildings.

Designation as a High or Secondary High Street will not exempt any site located along these streets from any of its heritage obligations as identified in the City's Official Plan and other legislation.

Tall building development along Jarvis, John and Yonge Streets, located within the 2001 Waterfront Culture and Heritage Infrastructure Plan area, will be compatible with this Plan and its initiatives.

The City of Toronto values its heritage properties and requires that they be protected and integrated into new development in a manner that preserves their setting, character and integrity, consistent with accepted principles of good heritage conservation, attached to this Guideline. Not every downtown lot is suitable for tall building development as a result of constraints imposed by its size and by the fact that such development may be incompatible, in certain instances, with preserving historic buildings and adjacent historic fabric.

There will be heritage resources that can work in harmony with new development. In these cases, development should strive for the long term protection, integration and re-use of heritage resources, and the heritage resources should be used to inform the scale and contextual treatment of new development. If well designed and sited in appropriate locations, tall buildings can make a positive contribution within historical settings. The High and Secondary High Street designations and their assigned heights do not serve to exempt any site from its heritage obligations. The heritage policies and legislation at both the municipal and provincial levels that are currently in place, and the system of negotiating the preservation of historic buildings continue to prevail over these designations.

Downtown tall building development proposals containing heritage resources on or adjacent to the development site also continue to be required to provide a Heritage Impact

Statement (HIA), as part of the application review process, to evaluate the impact the proposed development or site alteration will have on cultural heritage resources and to recommend an overall approach to conservation of these resources.

Tall building development will be compatible with the *Waterfront Culture and Heritage Infrastructure Plan, 2001*, and its unfolding initiatives. This Plan is built around a grid of seven corridors, including Front, Jarvis, John and Yonge Streets, each of which have a distinctive history and character, that link cultural, natural and heritage resources in the core of the city with those at the water's edge.

Attachment No. 3 - Revised "High Streets" Section for the Downtown Tall Buildings Vision and Performance Standards Design Guidelines

High Streets

Maps forming part of this Guideline identify parts of major Downtown streets where tall buildings are considered to be an appropriate form of development and call these "High Streets". Also identified are "Secondary High Streets" which run between and adjacent to High Streets and are mostly lined with residential apartment buildings on which tall buildings are also an appropriate form of development, but on a lower scale. Individual High Streets fall within specifically assigned height categories as described below.

However, three mitigating factors take precedence over heights assigned to High Streets and Secondary High Streets. The presence of any of these factors overrides the ability to locate a tall building on a particular site if it is deemed to negatively impact any of the following: heritage resources; sunlight on parks and open spaces, and views of landmark buildings.

Additionally, some sites are simply too small to meet the separation and set back distances requirements of the Downtown tall building performance standards. These "small sites" cannot accommodate a tall building without compromising the Downtown Vision and diminishing development rights of adjacent sites and should not be developed with tall buildings.

Lastly, there are a number of streets and street segments not identified as High or Secondary High Streets in this Guideline. These are streets or street segments that abut significant parks or contain a critical mass of heritage resources and contributing heritage fabric, or have an existing or planned context which does not contemplate tall buildings as a suitable form of development.

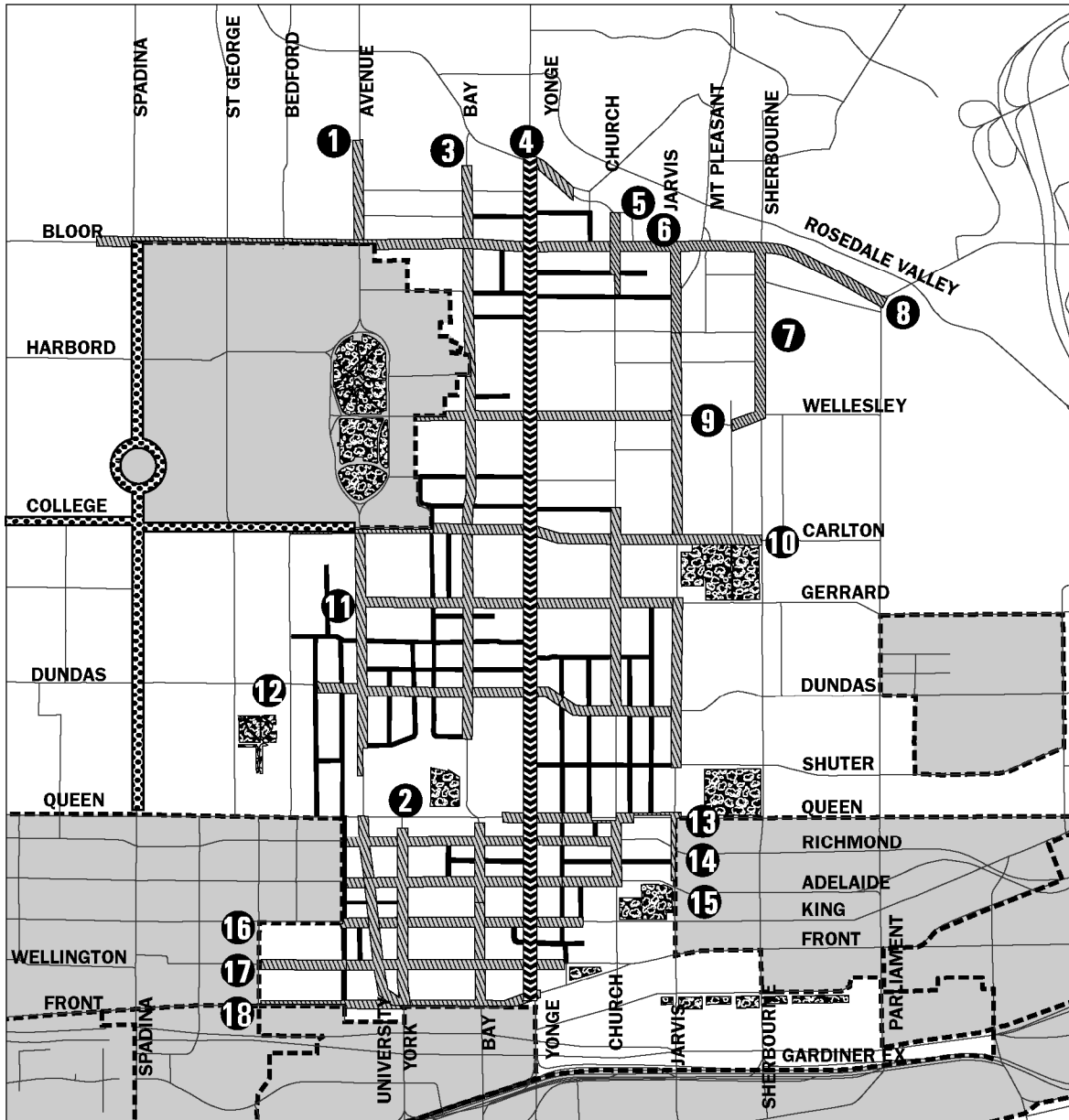
As well, Spadina Avenue, while included in the Downtown Tall Buildings guideline area, it is not intended to be a High Street and has had no additional height applied to it. Due to the special heritage character of this street and upon receiving direction from City Council, City Planning Division staff intend to conduct a further study of the Street for the segment between Bloor Street West and Queen Street West, in order to help reinforce its historic character and scale. This study will contemplate the desirability of establishing a Heritage Conservation District and creating a framework to help guide: building scale and height; public realm design including streetscape improvements; and views, vistas and view termini. The east side of the segment of Spadina Avenue between Bloor Street and College Street is exempt from the Downtown Tall Buildings Vision and Performance Standards Design Guidelines, as it comprises the University of Toronto Secondary Plan Area. However, upon receiving direction from City Council, City Planning Division staff would include this segment as part of the special review.

Similarly, the portion of College Street located west of McCaul Street to Bathurst Street is also not intended as a "High Street". The north side of this segment of the street is exempt from the Downtown Tall Buildings Vision and Performance Standards Design

Guidelines as it comprises the University of Toronto Secondary Plan Area and is subject to its own set of guidelines. However, due to the strong institutional presence found on the street and upon receiving direction from City Council, City Planning Division staff intend to conduct a study in the near future for both sides of the street, generally from University Avenue to Bathurst Street, to address: land uses and the inclusion of institutional uses within mixed-use buildings; building scale and height; and public realm design including streetscape improvements.

Outcomes from both these studies relevant for inclusion into the Downtown Tall Buildings Vision Statement and Performance Standards Design Guidelines will be introduced as revisions to these Guidelines at that time or alternatively, portions of Spadina Avenue and College Street may be altogether removed from the Downtown Tall Building Guidelines. In the interim, these street segments have been identified as "Special Study Streets" on Map 1 – High Streets Map, Map 2 – Downtown Vision Height Map and Map 3 – High Streets Typologies Map (as found in Attachments Nos 4, 5 and 6).

Attachment No. 4 – Revised High Street Map



 High Streets	 Secondary High Streets	 Signature Parks	 Secondary Plan Areas	 Yonge Street Special Character Street
1. University Ave/Avenue Road	5. Church Street	9. Wellesley Street	13. Queen Street	17. Wellington Street
2. York Street	6. Jarvis Street	10. College/Carlton Street	14. Richmond Street	18. Front Street
3. Bay Street	7. Sherbourne Street	11. Gerrard Street	15. Adelaide Street	
4. Yonge Street	8. Bloor Street	12. Dundas Street	16. King Street	

Please note: This map should be viewed and interpreted in conjunction with Performance Standards 1 to 23

Additional Note: Special Study Streets – Will be subject to further study. Outcomes of these studies relevant to these Guidelines will be introduced as revisions to the Guidelines at that time.



Not to Scale

Attachment No. 5 – Revised Downtown Vision Height Map



Downtown Vision Height Map

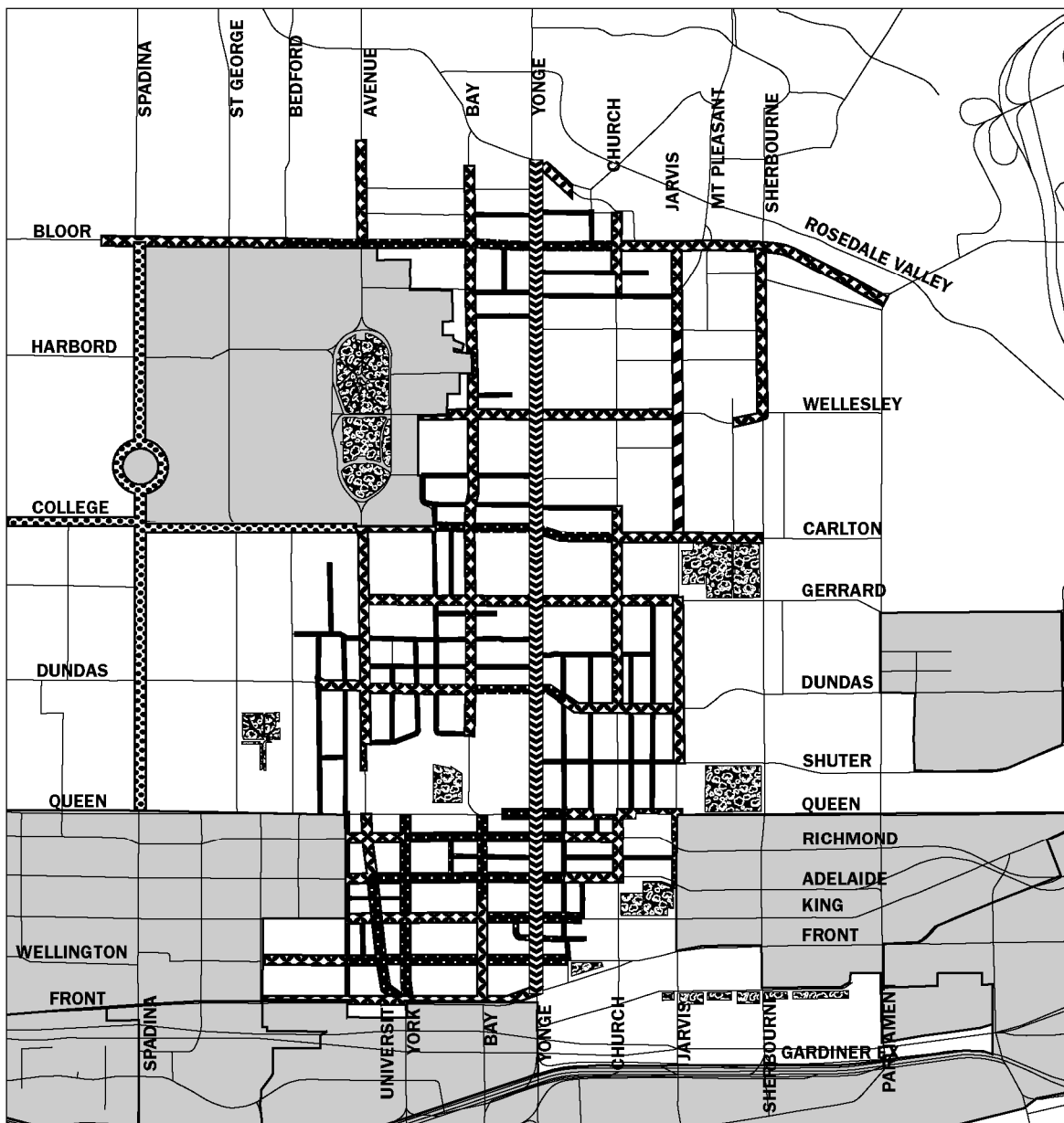
137m (45 st) to Unlimited	107m to 182m (35 st to 60 st)	92m to 152m (30 st to 50 st)	77m to 137m (25 st to 45 st)	62m to 107m (20 st to 35 st)	47m to 77m (15 st to 25 st)
Secondary Plan Areas	Signature Parks	Yonge Street Special Character Street	Special Study Streets		

Please note: This map should be viewed and interpreted in conjunction with Performance Standards 1 to 23
Additional Note: Special Study Streets – Will be subject to further study. Outcomes of these studies relevant to these Guidelines will be introduced as revisions to the Guidelines at that time.

***Heights applying to Yonge Street Special Character Street:**
 • Davenport Rd to Hayden St: 62m to 107m
 • Queen St to Front St: 107m to 182m



Attachment No. 6 – Revised High Streets Typologies Map



High Streets Typologies Map

HIGH STREETS

- Tower Podium Form
- Canyon Form
- Landscaped Setback Form

SECONDARY HIGH STREETS

- Canyon Form
- Secondary Plan Areas
- Tower - Podium Form or Residential Landscaped Setback Form

*Typologies applying to Yonge Street Special Character Street:

- Davenport Rd to Yorkville Ave: Tower - Podium Form
- Cumberland St to Hayden St: Tower - Podium Form
- Queen St to Front St: Canyon Form

- Special Study Streets
- Yonge Street Special Character Street

Please note: This map should be viewed and interpreted in conjunction with Performance Standards 1 to 23

Additional Note: Special Study Streets – Will be subject to further study. Outcomes of these studies relevant to these Guidelines will be introduced as revisions to the Guidelines at that time.

