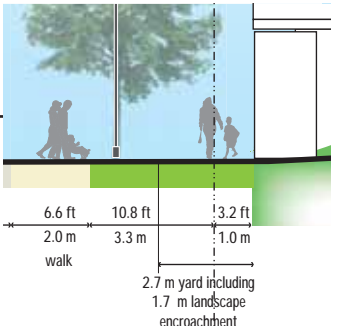
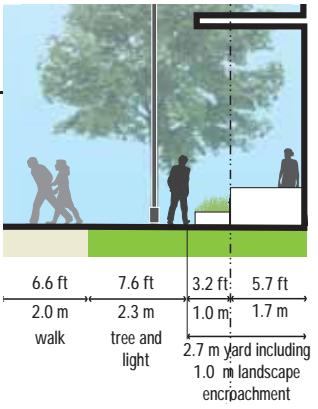


Grange Court- typical frontage



Carr Street (Street "B") Community Space frontage



Vanauley Street - townhouse frontage

Setbacks to Public Open Space

Setbacks to public open space will both define and transition between the public realm and commercial and residential uses and should contribute to the animation of public areas. The setbacks to public open space will be 3.0 m.

Typical Setbacks Adjacent to the Public Park System

- Buildings should be set back 3.0 m from a public park
- To create a clear threshold between public and private areas decorative and porous fences or plantings should be incorporated along the park edge of the private yards
- Building facade articulation features, such as non-structural columns, balconies and bay windows, may encroach up to 1 m into the setback area provided that these features occupy less than 50% of the unit frontage
- Canopies, stairs, walkways and other elements related to buildings and their entrances will be located on private lands, with no above grade encroachments permitted into the public parks
- Windows, entrances and balconies on adjacent buildings will overlook the park to enhance the sense of security and provide a visual amenity for residents
- A variety of hard and soft landscape features, trees and/or other plantings should be included in the setback areas (frontyards for townhouses) adjacent to the open space, providing a transition between the public realm and adjacent buildings



Illustration of zones between the building and public open space



Planting and fences help to create a clear delineation and transition between public and private property.

Typical Residential Setbacks on Blocks 3, 5, 7, 11, 13, 14,16, 9a and 9b

- Setback areas may utilize planting beds, fencing and lighting to reinforce private yard areas
- Building facade articulation, architectural features, such as non-structural columns and bay windows, may encroach up to 1.0 m into the setback area provided that these features occupy less than 50% of the unit frontage
- Balconies may encroach up to 1.8 m into the setback area
- Front yard and entrance details, such as porches, stairways and canopies, may encroach up to 2.7m into the setback area
- Fences and/or gates in front yards in the setback area should have spacing to allow for permeability and be no taller than 1.0 m in height

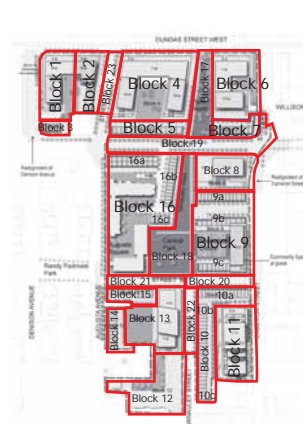
Typical Residential Setbacks on Blocks 9c,10 and 15

- Setback areas may have planting beds, fencing and lighting that reinforce private yard areas
- Landscaping and a maximum of three steps may encroach up to 1.0 m into the setback area provided that these features occupy less than 50% of the unit frontage
- Canopies may encroach up to 0.5 m into the encroachment area within the public right-of way
- Front yard and entrance details, such as porches, stairways and canopies, will not exceed the encroachment area



Planting beds and fencing help to reinforce private yards (Regent Park, Toronto)

Typically, a 3.0 m front yard for townhouses is accommodated within the setback from the street or park right-of-way



Key plan

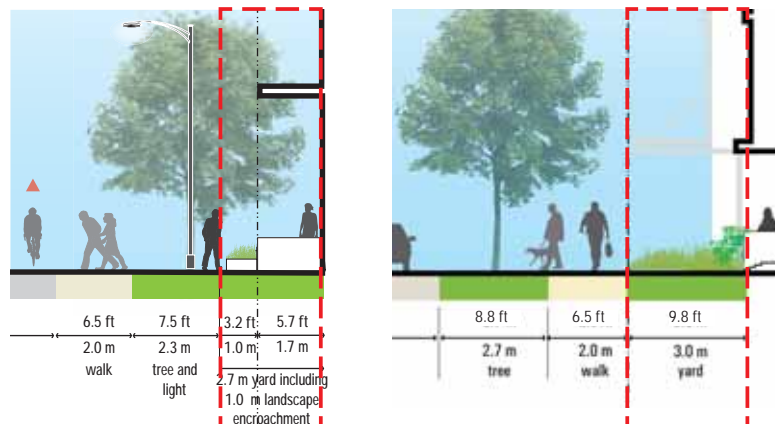
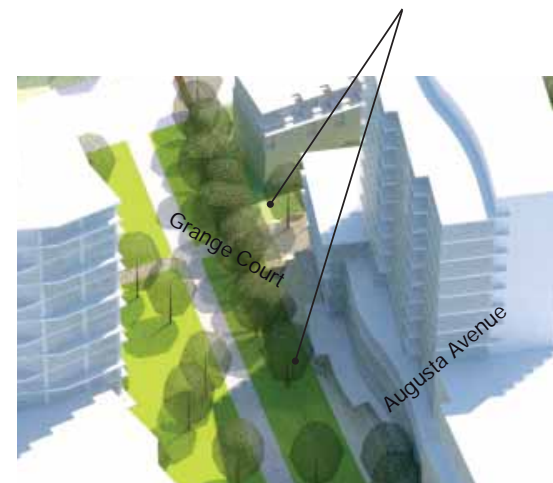


Figure 17: Front yards accommodated within the setbacks and encroachments



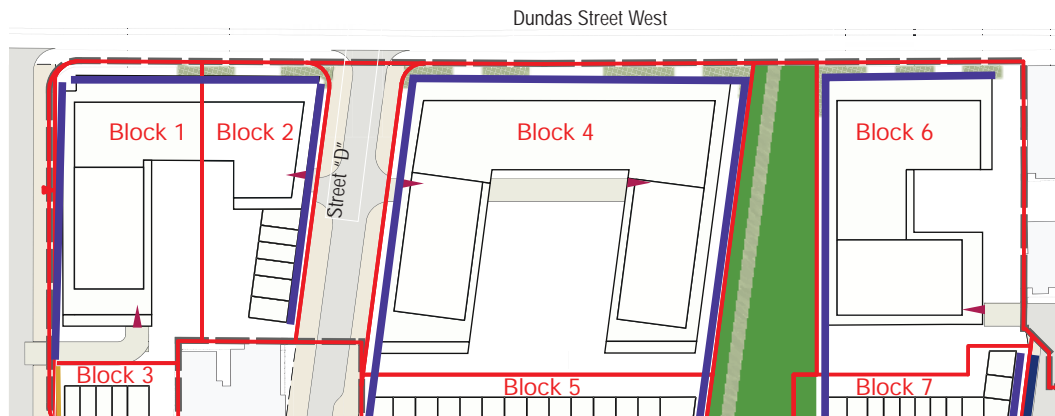
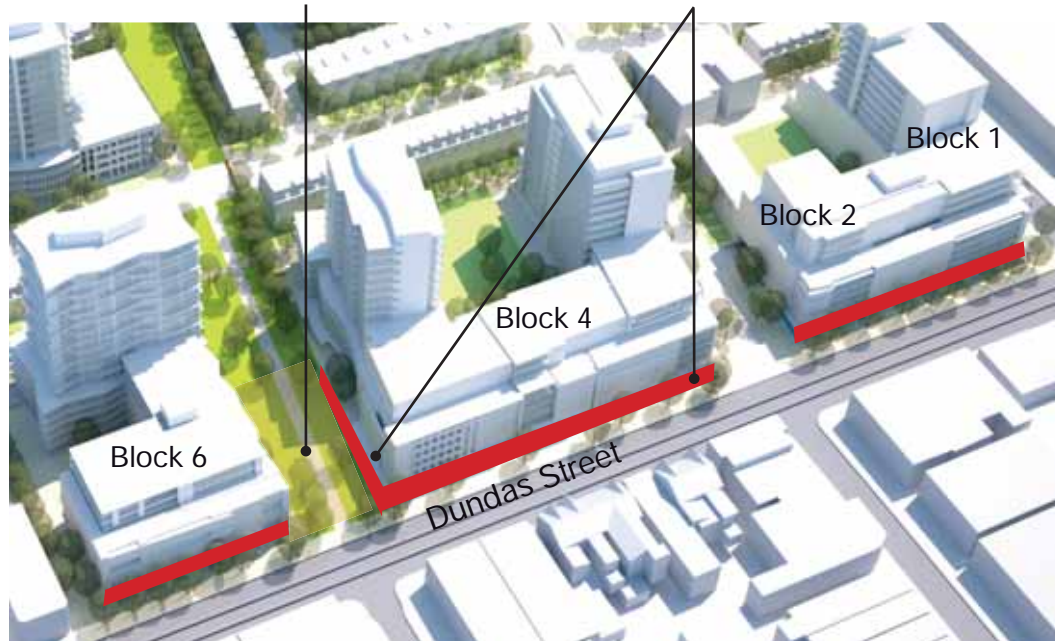


Figure 18: an additional 3.0 m setback from the Dundas Street West right-of-way and 3.0 m setback from Park North accommodates retail/ commercial spill-out

Plaza acts as 'bridge' to Kensington Market to the north

Retail/ commercial use at-grade with active frontages



Commercial Setbacks Adjacent to Park North (Blocks 4 and 6)

- Active at-grade retail and commercial uses, such as cafés, restaurants, shops, and urban markets are desired at-grade on Dundas Street West and fronting Park North
- The commercial setback area in Blocks 4 and 6 will act as an extension of Park North
- A variety of hard and soft landscape treatments will be provided in the private areas adjacent to the Park North open space; seating areas may be provided
- Outdoor features such as patios, canopies and weather protection elements, plantings, signage and displays are encouraged in the commercial setback areas. The design and layout of such features will be determined and secured through the Site Plan Approval process for Blocks 4 and 6.



Setback accommodates patios and retail spill-out space

BUILDING HEIGHT AND MASSING

The Revitalization Plan provides strong relationships between buildings, open spaces, and the street environments. Buildings should help to define the public realm and activate public spaces.

The built form guidelines are designed to promote a high-quality public environment and variety in architectural expression. They provide flexibility to allow for creative design solutions and adaptation to changes in land-use needs, market demand, architectural styles and material technologies.

Height, Orientation and Design

Buildings within Alexandra Park have been massed and oriented in order to frame the park with lower height buildings. Taller buildings are generally sited to provide adequate transition and limit shadow impacts on adjacent Neighbourhoods. The heights within Alexandra Park are between 3 storeys (for townhouse units) and 17 storeys (tall buildings).

Figure 19 illustrates the building heights permitted within each block. These will be embedded within the site-specific Zoning By-law drafted to permit the redevelopment. Building heights, combined with maximum floor plates, setbacks and stepbacks will guide massing on the Site and establish an appropriate transition from low-rise and high-rise buildings.

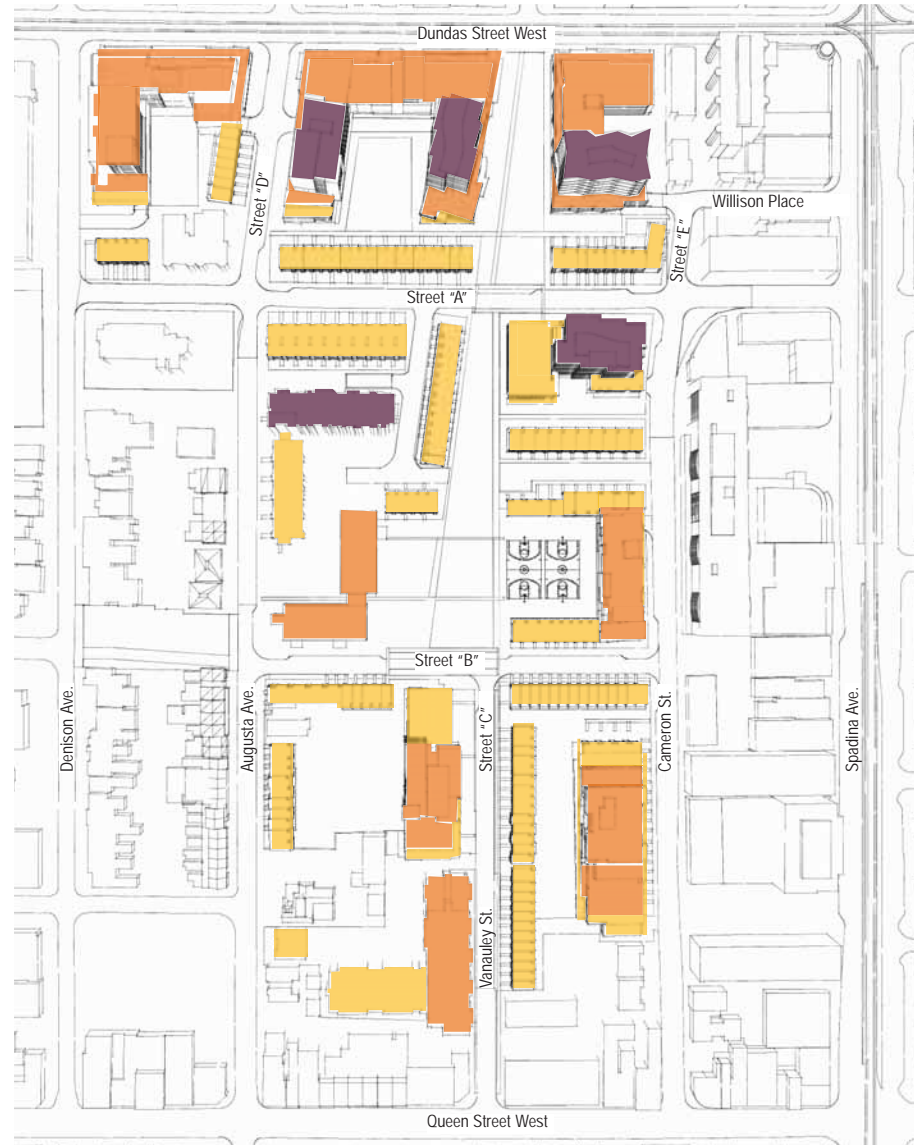
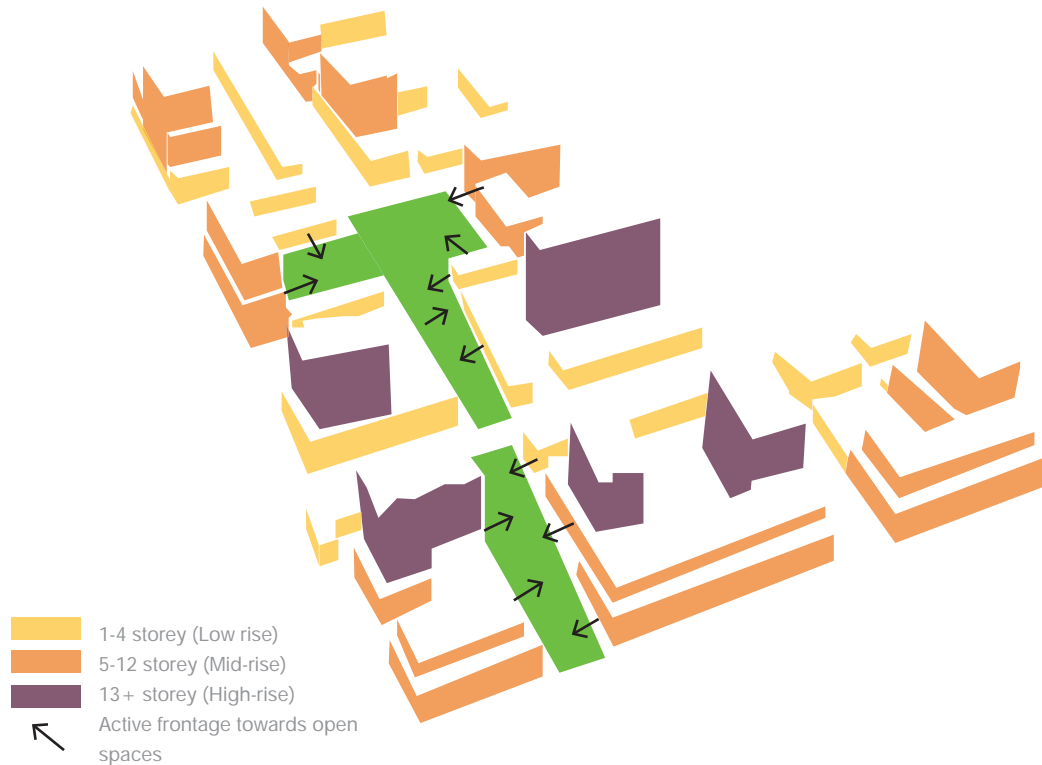


Figure 19: Building height plan

The height and location of buildings, podiums and towers across the Site have been designed and oriented to:

- Create a strong street edge with minimal gaps in the streetwall along arterial and internal streets;
- Exhibit some variability in height across the site, while maintaining a consistent profile defining the street section;
- Complement opposite and adjacent streetwall heights;
- Ensure compatible relationships with the surrounding built form and open spaces;
- Gradually transition in scale from low-rise to mid-rise to high-rise; and
- Ensure that any natural or mechanical ventilation will be compatibly integrated into the design of building facades or the public realm, screened from public view and integrated with the overall composition of the building with respect to form, materials and colour.



Dundas Street West: Tall buildings will have regard for the Tall Buildings Guidelines. Towers and mid-rise buildings will also comply with the angular plane on Dundas Street West to provide massing in keeping with mid-rise buildings on Dundas Street West, and to provide sunlight on the opposite (northern) sidewalk. New buildings on Dundas Street West will be designed to fit in with the existing context and to recognize the fine-grained built form pattern of the north side of Dundas Street West that abuts the Kensington Market area.

Spadina Avenue and Cameron Street: The Cameron Street buildings are massed such that future developments on the east side Cameron Street can transition down to Spadina Avenue buildings.

Queen Street West: A range of building heights are located on the southern portion of the Site, and provide a transition is provided to Queen Street West. The building heights are supportive of the character established by the Queen Street West Heritage Conservation District.

Parks: Park North will have two tall buildings with base buildings that have grade related units. Townhouses fronting the park will be massed such that the side walls read as front elevations facing the park.

Neighbourhoods designation: All massing abutting Neighbourhoods will be sensitive to the scale of the existing context. Where taller buildings are located in proximity to Neighbourhoods, the built form will transition in height to maintain the character of the Neighbourhood.

Low-rise Buildings Heights (1 - 4 Storeys)

The majority of low-rise buildings within Alexandra Park are at the heart of the community, framing its central green parks and neighbourhood streets. Consisting of townhouses, back to back townhouses, stacked townhouses and low-rise apartments (which function as the base of mid-rise and high-rise buildings), low-rise buildings will:

- Have a maximum height of 4 storeys/14 m;
- Incorporate distinctive design elements, such as unique materiality, cornices and fenestration that define the street edge and pedestrian environment;
- Have façades which provide vertical delineation of individual at-grade units and have windows that face onto the streets on which the building fronts;
- Conform to City of Toronto Development, Infrastructure & Policy Standards;
- Have grade-related units;
- Have sidewalls that are architecturally treated with windows, massing and materials that are not blank walls;

- Be raised a minimum of 3 steps for townhouses as per Infill Townhouse Guidelines
- Have a low fence or landscaping to demarcate private townhouse land abutting the park

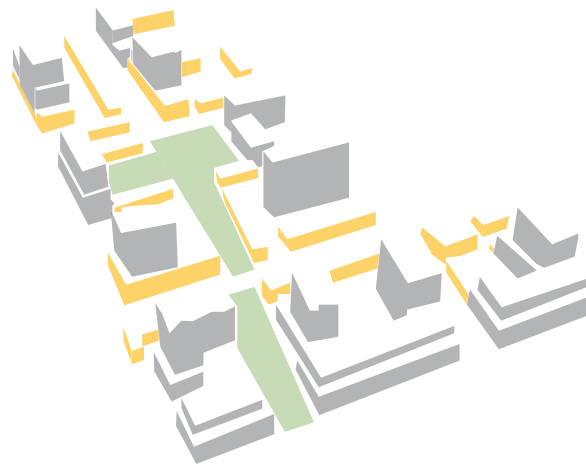


Figure 20: Low-rise buildings, 1-4 storeys



Apartments in Hammarby Sjostad, Stockholm



Stella Condominiums, Calgary



Aquarius Villas at 1111 Marinaside, Vancouver, BC

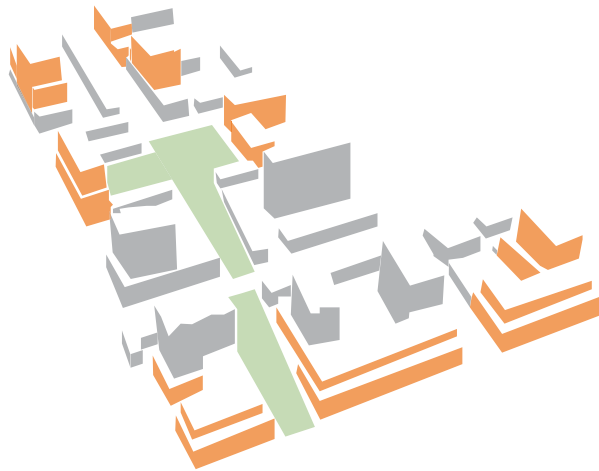


Figure 21: Mid-rise buildings, 5-12 storeys



Mid-rise Buildings heights (5 -12 Storeys)

The majority of mid-rise buildings within Alexandra Park are located along Dundas Street West and Cameron Street. Dundas Street West has a sufficiently wide right-of-way to support the massing and height of mid-rise buildings; Dundas also has a transit line. Intensification of the Alexandra Park community along Dundas Street West will create a strong and active frontage. The orientation of mid-rise buildings minimizes the shadows cast over low-rise buildings and open spaces. Mid-rise buildings will:

- Have a minimum ground floor height of 4.5 m on Dundas Street West to accommodate retail uses at-grade
- Have grade-related units
- Have minimum 15.0 m separation distances from adjacent mid-rise buildings
- Have facades that provide vertical delineation, setbacks and architectural elements to break-down the scale of buildings.



Ideal lofts, College Street, Toronto, ON



Apartments in Portland, Oregon



18 Yorkville Street, Toronto, ON

High-rise Buildings Heights (13+ Storeys)

A range of tower heights will be provided to create visual interest throughout the Site, with additional flexibility for varied massing, architectural expression and materiality. High-rise buildings will:

- Have a height range between 13 and 17 storeys;
- Comply with the intent of the Tall Building Design Guidelines;
- Create gateways and focal points, particularly at Dundas Street West and Denison Avenue; Dundas Street West and Willison Square; Vanauley Street and Street B (Carr Street); and at Cameron Street and Street B (Carr Street);
- Be situated on above a low-rise or mid-rise building component which functions as the podium of the high-rise building;
- Have grade-related units at the podium base;
- Have maximum floorplate size of 750 square metres;
- Have setbacks, balconies, canopies and fenestration which emphasize vertical proportion and de-emphasize mass.
- Have a minimum separation distance of 25.0 m from adjacent high-rise buildings.
- Have a base building (podium) height generally no greater than 80% of the total of the ROW and setback as per Tall Building Guidelines (Blocks 4, 6 and 8).

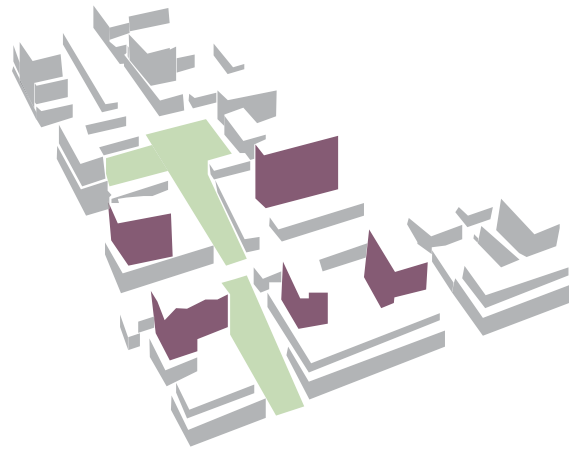
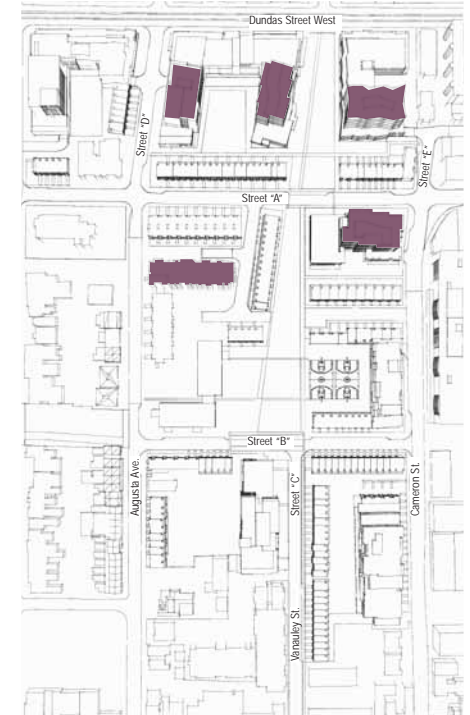


Figure 22: High-rise buildings, 13+ storeys



High-rise buildings in Vancouver, BC

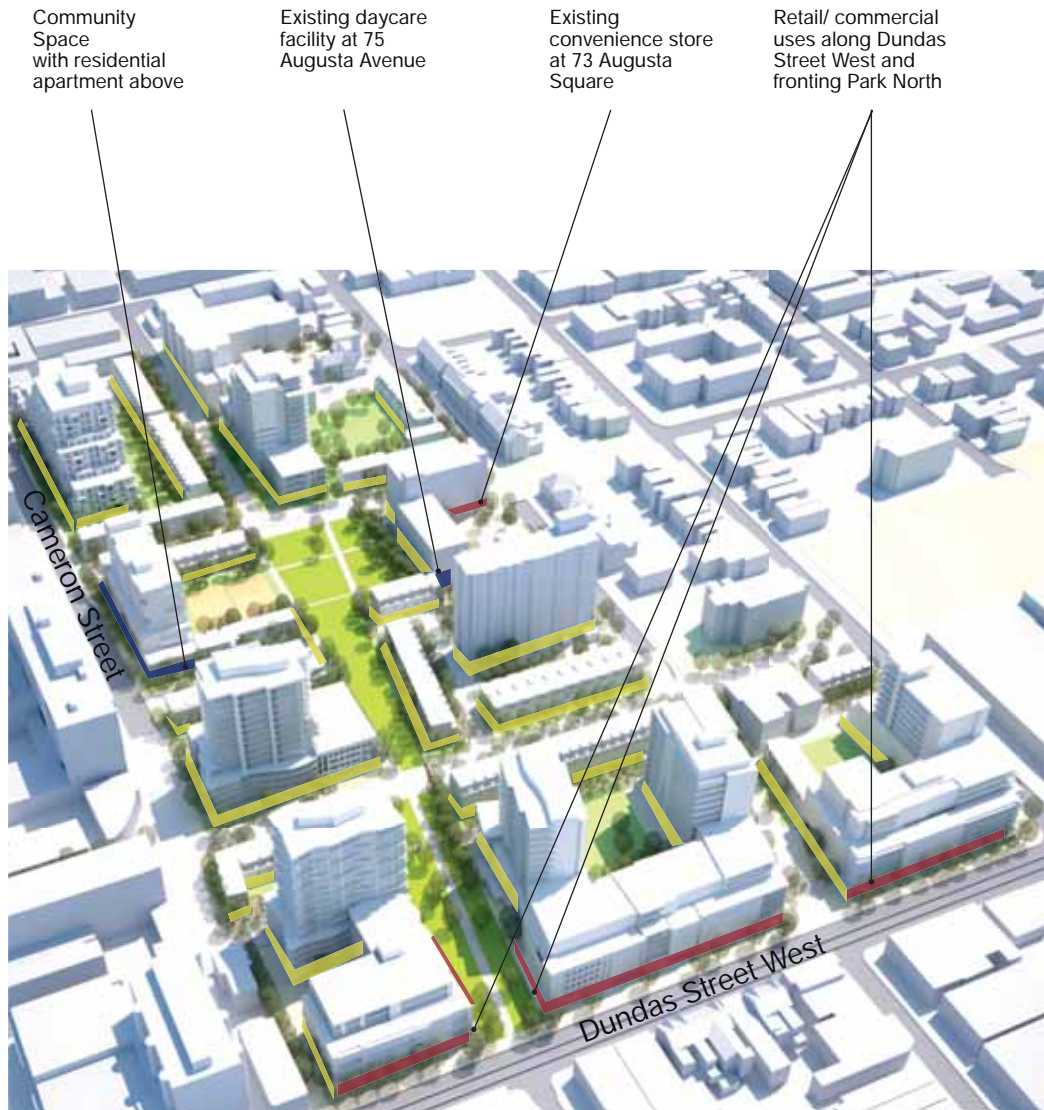


Figure 23: Ground Floor Use Plan

- Retail/ commercial ground floor use
- Institutional ground floor use
- Residential ground floor use

Ground Floor Design Guidelines

The ground floors of buildings and their adjacent setback areas relate to the public boulevards and open spaces on which they front. These private lands may enhance adjacent streetscapes by contributing to overall landscaping and by providing publicly accessible amenities, such as seating and activity-generating venues, such as café patios.

Residential Use

- Ground floor units fronting on public streets will have individual entrances onto the street
- The first floor may be elevated between 0.5 m and 1.2 m above finished sidewalks to enhance privacy for occupants

Retail/ Commercial Use

- Ground floor commercial units will have direct access from Dundas Street West or the Park North walkway
- Ground floor projections such as signage and canopies are encouraged, to delineate commercial areas and provide a clear line of expression at street level
- Features that provide continuous weather protection, such as canopies, are encouraged
- Canopies and signs must not encroach into the public right-of-way
- Hard surfaces and landscape treatments such as patios, planters and paving that extend public walkways are encouraged within commercial setback areas
- Commercial uses in Blocks 4 and 6 which front the park may utilize and animate the setback areas with features such as patios, seating areas, planters and displays

PARKS AND OPEN SPACE

The generous network of public and private open spaces within Alexandra Park will be one of the distinctive aspects of the community, binding its many elements into a neighbourhood of distinct character.

The Conceptual Parks and Open Space Plan (Figure 24) illustrates the network of private and public open spaces, pedestrian connections and public boulevards envisioned for Alexandra Park. Courtyards, roof gardens and yards are privately owned and maintained landscaped areas specifically intended as a visual amenity or outdoor activity area for enjoyment by residents of the development, but may be publicly accessible. Front yards will have a key relationship with the public realm and a strong influence on the streetscape. Together, setbacks, courtyards and other private landscaped areas will complement the public open space system, the internal street network and public routes within Alexandra Park.

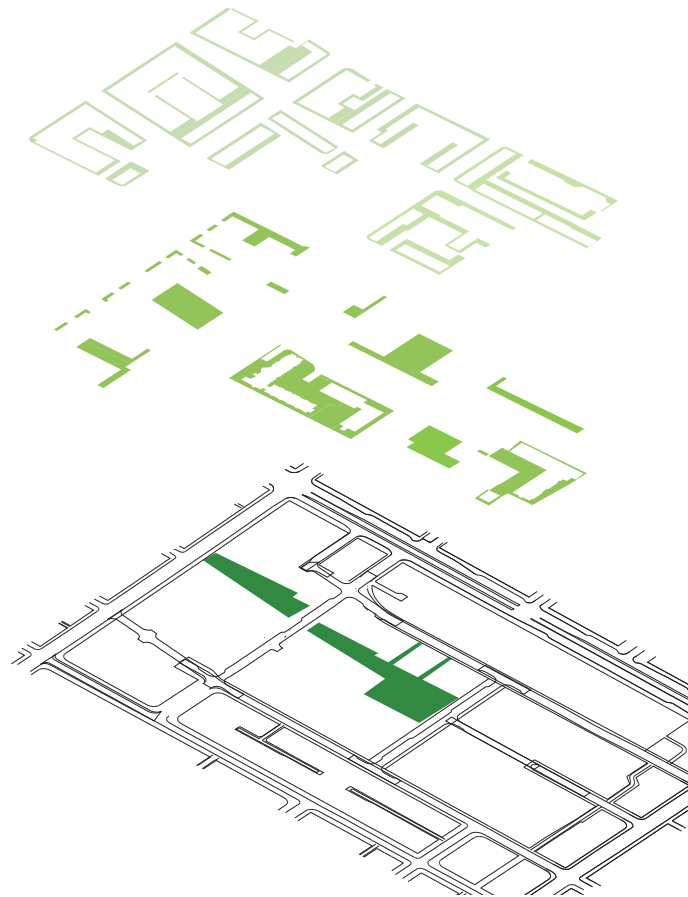
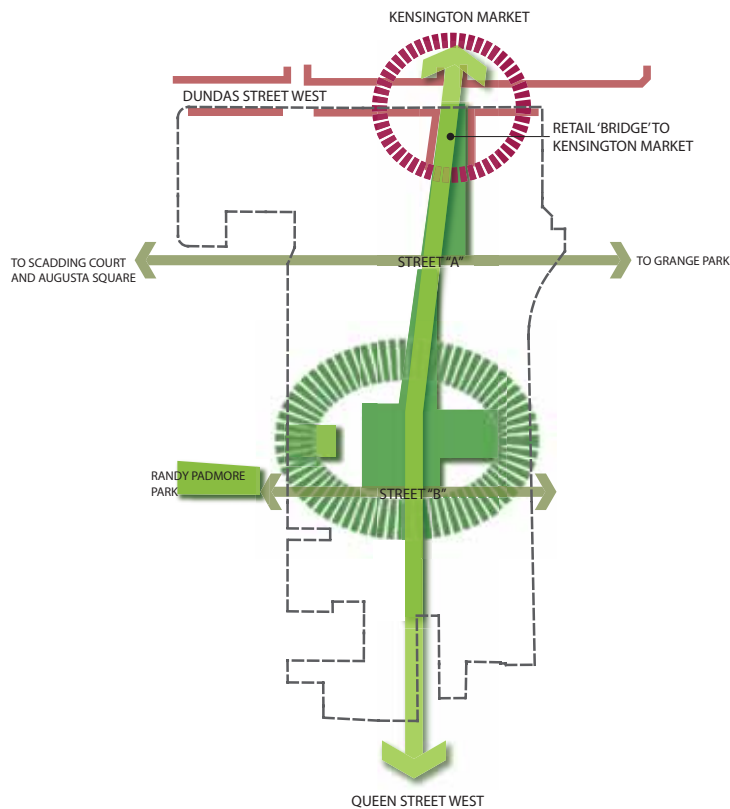


Figure 24: The large, central public space provides an overall structure and amenity for the site, complemented by a finer grain of courtyards, small gardens and landscaped walkways.



Multi-use open space



Linear Park



Private yards and courtyard, Benny Farm, Montreal



Courtyard in Montreal



Figure 25: Alexandra Park Open Space Plan

Public Open Space

Alexandra Park's built form is complemented by its green setting, comprised of landscaped streets and paths throughout the community and a series of connected parks that extend from Vanauley Street in the south to Dundas Street West in the north. This linear open space will include a north-south pedestrian route that branches to adjacent areas of the Site and will consist of three parks:

1. Park North
2. Vanauley Walk
3. Central Park

While there are several design elements that will be common to all parks, each will have its own character and programming. Park names are for descriptive purposes only and formal names will be determined once the parks are developed.



The public park system (view south-west)



A minimum 3.0 m multi-use path through the central park system

Use of interlock or porous paving for park pathways and hard surface areas

All public open spaces will:

- Have public art and/or landscape features at prominent park entrances to reinforce the gateway nature of the location;
- Accommodate a private multi-use path at the edge of the park (on adjacent properties) in a minimum 3.0m setback. The path will be continuous along the linear green space;
- Maximize the use of interlocking or porous paving for park pathways and hard surface areas;
- Reflect the diversity, heritage and culture of the Alexandra Park community through public art opportunities and wayfinding elements; and
- Exhibit design excellence. High quality finishes will be considered in the selection of park elements including lighting and furnishings.



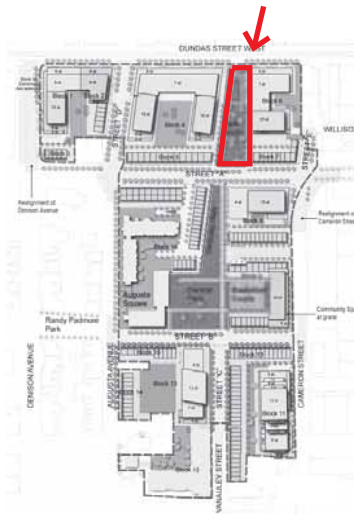
Public art with an aesthetic and functional purpose



Retail frontage on the street and open space,



High quality public square with a combination of soft and hard landscape materials



Park North

Park North will be a vibrant gateway entrance to the linear open space and Alexandra Park. Park North acts as a 'bridge' between the Alexandra Park community and the Kensington Market neighbourhood on the north side of Dundas. It is envisioned as a lively, multi-use Park. Facilities envisioned for Park North may include:

- And entrance and retail plaza which facilitates access from Dundas Street West and the Kensington Market neighbourhood to the north;
- A hardscape plaza, no more than 50 percent of the area of Park North, located on the northern portion of Park North and relating to the retail/ commercial spill-out space;
- A minimum 50 percent soft landscape across Park North;
- A potential location for a multi-use space for performance, which could host a weekly farmer's market or special events, if space permits.



A wide pathway to accommodate pedestrian and cycling movement through an open space



Adjacent setbacks to the open space should be designed to complement the park character and experience



Vanauley Walk

Vanauley Walk will be a public, landscaped pedestrian/cyclist corridor leading from the south side of Park North and Grange Court (Street "A") to Central Park. The design of Vanauley Walk will:

- Include a multi-use pathway within the linear green space at least 3.0 m wide and easily accessible from Grange Court (Street "A") and connecting to Central Park;
- Be designed to maintain views of Park North and Central Park.

