

## St. George Street

- Enhancements to St. George Street should recognize its role as the civic main street and the “seam” of the University of Toronto St. George Campus, which unites the adjacent Central Campus and West Campus Character Areas through the St. George Street corridor.
- The broad and green character of the St. George Street streetscape will be reinforced with wide setback areas, landscape features and a generous pedestrian realm.
- Development along the street will create and reinforce a consistent streetscape design.

## Harbord Street, Hoskin Avenue and Wellesley Street West

- Maintain and enhance the continuous bike route that connects the streets through the Area to the larger cycling network.
- Enhancements to Harbord Street and Hoskin Avenue should emphasize their unique characteristics. Harbord Street will become more intensive and animated along with an enhanced public realm through the West Campus Character Area, while Hoskin Avenue will maintain its green open character through the Central Campus and into the Queen’s Park Character Areas.
- Wellesley Street West will be enhanced to respond to and connect the monumental character of the provincial government complex with its generous setbacks on the south side of the street to Queen’s Park, University of Toronto lands and the Secondary School site on the north side, and as a gateway into the Area.

### 2.1.4.3. SHARED STREETS

A variety of Shared Streets in the Area will respond to the high pedestrian and cycling volumes in the Secondary Plan Area and the need to reallocate space in the rights-of-way to facilitate enhanced and safer active transportation modes. Existing Shared Streets include Bancroft Avenue and Elmsley Place. Potential Shared Streets include Willcocks Street, Huron Street, Ursula Franklin Street, Charles Street West, Devonshire Place, King’s College Road, Hart House Circle and Tower Road.

The following guidelines apply to the Shared Streets in the Area:

- While the safety and movement of pedestrians and cyclists will be prioritized on all streets in the Area, Shared Streets will have the highest priority for pedestrians when compared to other streets in the Area.
- Shared Streets should be designed to serve multiple functions and support public life, including safe

movement for pedestrians and cyclists, space for gathering, pausing and hosting events, enhanced landscaping and green infrastructure including trees.

- Shared Streets may still accommodate some level of reduced vehicle travel, including for operational and servicing needs, while ensuring that pedestrians and cyclists safely enjoy primary access to the rights-of-way.
- Shared Streets may have a flexible design to accommodate different uses and seasons.
- Incorporate design measures such as consolidated, narrowed and eliminated vehicle lanes and vehicle access points along the Shared Streets, patterned and textured pavers, seating, pedestrian lighting, public art, removable bollards, pedestrian bump-outs, low rolled curbs, raised and scramble crossings at intersections, street trees and other planting, landscaped pockets within the streets, and enhanced gathering spaces at the street edges, based on the context.
- Shared Streets will continue to connect to the larger transportation network within and outside of the Area.
- Shared streets should be designed to animate the street and the adjacent public realm with complementary programming, where appropriate.
- The exact design and treatment of each street, and different segments of a street, may be further evaluated and refined through an appropriate transportation study.

The following additional guidelines apply to each Shared Street in the Area:

- Bancroft Avenue and Elmsley Place are two existing Shared Streets in the Area. They should maintain their character as successful Shared Streets that support public life and allow pedestrians and cyclists to safely make use of the full right-of-way, while also accommodating limited, slow-moving service vehicles. These streets should be enhanced over time through improved landscaping, paving materials, lighting and street furniture.
- King’s College Circle, Hart House Circle and Tower Road should evolve to further reinforce their pedestrianized character with the removal of surface parking and the addition of enhanced plazas, tree planting and landscaped edges that blur the boundaries between zones of the street. The area for potential Shared Street design extends beyond the rights-of-way to create a seamless pedestrian experience into the surrounding open spaces and setback areas.
- As a future academic main street, Huron Street, south of Harbord Street, should provide limited access for vehicles, while ensuring that generous space is available for large volumes of pedestrians and to enable cyclists to safely use the street, all travelling together at the typical speed of pedestrians.

- Provide a combination of connectivity between the pedestrian, cycling and vehicle areas with delineation of spaces and zones in order to build flexibility into the street while also ensuring that all modes of travel will be safely accommodated on the street. Potential design measures to provide overall connectivity with delineation of spaces may include a variety of landscaping, a change in paving pattern or texture, or a low, rolled curb with adequate contrast and detectability.
- The street edge will be activated with a variety of urban gathering spaces and a range of open spaces including setbacks with street trees and gardens, forecourts at building entrances, generous open spaces where buildings are pulled back from corners, entrances to mid-block connections and connections to Institutional Major Open Spaces. These open spaces should be designed to expand the pedestrian-focused space created by the Shared Street design.
- On-street parking should be removed to provide additional space for pedestrians, cyclists, green infrastructure and street trees.
- Willcocks Street should be designed to extend the character of Willcocks Common, including the continuity of some streetscape materials, treatments and planting, removing on-street parking and providing limited access for vehicles.
- Ursula Franklin Street should be designed to maintain access to adjacent buildings for servicing purposes while removing on-street parking and ensuring that pedestrian and cyclist movement is safe and comfortable.
- Devonshire Place should be designed to provide seamless connectivity between uses on the street without curbs so that the street can be closed when hosting events, including spectator seating for sporting events at Varsity Stadium, while otherwise providing limited access for vehicles and significantly reduced on-street parking.
- Enhancements to Charles Street West should provide seamless connectivity between uses on the street without curbs, and should reflect the distinct institutional and open space character of the Character Area while complementing the planned improvements to the larger segment of the street to the east of the Secondary Plan Area.
- Vehicle access should be provided to connect Queen's Park through the Area to Bay Street, but movement should be slowed through design measures in the right-of-way and adjacent areas, and the flexible street design will facilitate the use of the space for events.
- On-street parking should be removed to provide additional space for pedestrians, cyclists, green infrastructure and street trees.

### 2.1.5. LANEWAYS

The Area's laneways provide servicing and vehicle access, and support the larger pedestrian and cycling network. The laneways are illustrated in Figure 2.7 and are subject to the following guidelines:

- Support a safe and animated pedestrian and cycling network that connects streets, blocks and open spaces through landscape enhancements including tree planting, wayfinding elements, lighting, high quality paving materials and seating, and development with active ground-floor uses, glazing and entrances.
- Where servicing and storage are accessed through laneways, these areas should be screened or integrated into new building envelopes.
- Realignment of the existing east-west portion of the laneway in the block bounded by Washington Avenue, Huron Street, Sussex Avenue and Spadina Avenue may be considered to permit the appropriate development of laneway suites and other infill housing along the laneway.

## 2.1.6. PARKING, SERVICING AND LOADING

Parking and servicing will be integrated within buildings in order to minimize impacts on operations while ensuring a harmonious interface with new development and the public realm, and to provide additional space for public realm enhancements and to improve the safety of pedestrians and cyclists.

- Where parking is provided, it should be located underground.
- Passenger pick-up/drop-off facilities should be provided within building footprints and/or in off-street locations.
- On-street parking should be reduced across the Area, and on Shared Streets in particular, to enhance the public realm and improve the pedestrian and cycling experience.
- Where a proposal includes a Toronto Parking Authority property or parking spaces, potential for the parking spaces to be relocated underground in a development should be explored.
- Vehicle access should be consolidated and shared for multiple buildings, where possible. Curb cuts for driveways should be minimized to prioritize the movement of pedestrians and cyclists, with continuous pedestrian paving material and cycling markings across driveway openings.
- Servicing and loading functions should be located at the rear of buildings and be accessed from laneways and side streets.
- Servicing areas should be consolidated and shared between multiple buildings, where possible.
- Where servicing areas cannot be integrated within building envelopes, they should be fully screened and the materiality of visible servicing and loading infrastructure should be of the same quality and design as the rest of the building and public realm.
- Parking for the University of Toronto will be provided on a campus-wide basis while continuing to meet accessibility requirements.

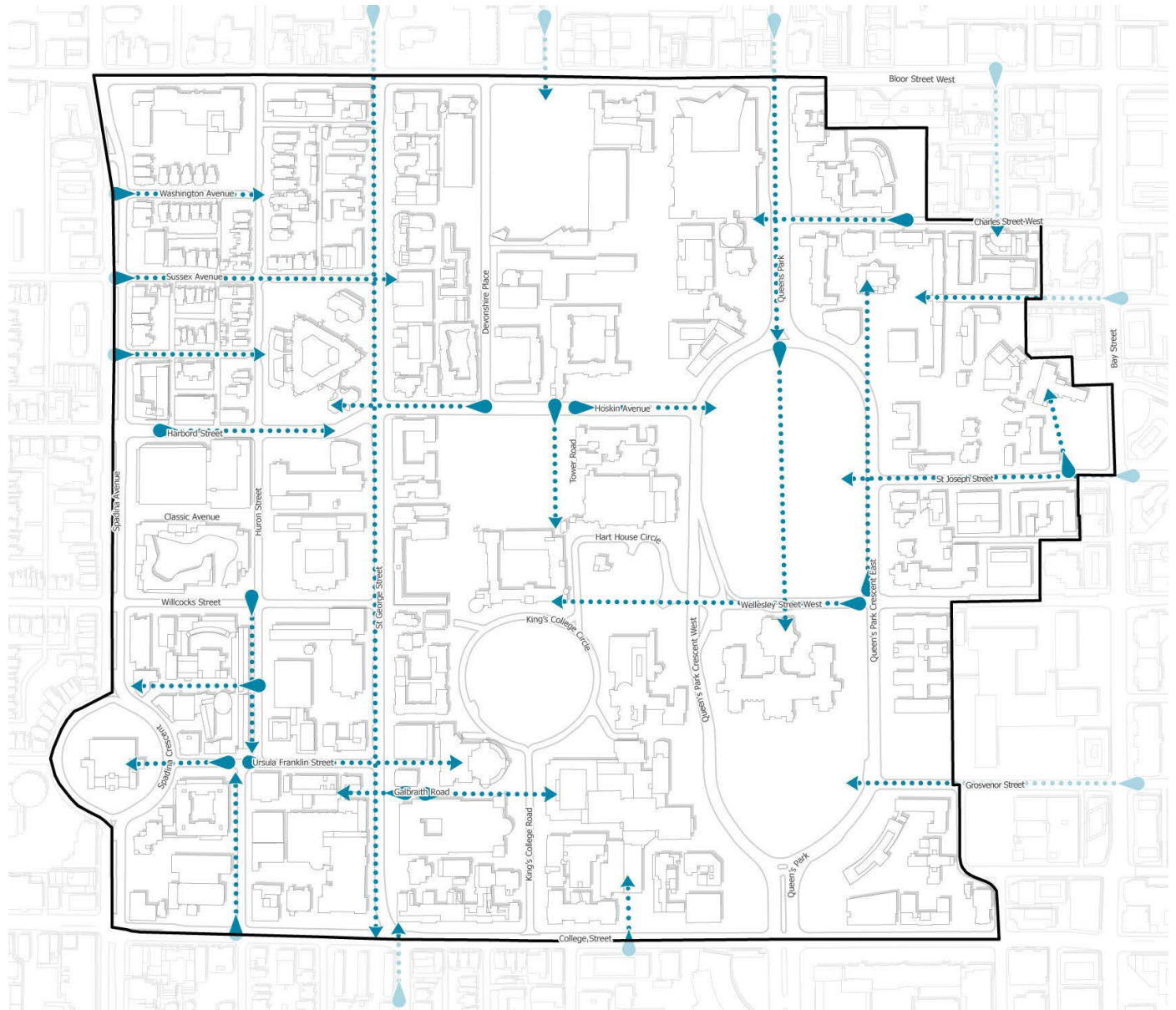


Figure 2.8

**LEGEND**



Secondary Plan Area



Viewpoint and View Corridor

## 2.1.7. VIEWS AND PANORAMA

### 2.1.7.1. VIEWS

Views from the public realm to prominent buildings, structures, landscapes and open space features in the Area create visual interest, contribute to the institutional identity, character and experience of the Area, and enhance the dynamic skyline of Downtown. In addition to the views shown on Figure 2.8 and in the Plan, views identified on Maps 7a and 7b and in Site and Area Specific Policies of the Official Plan, including views to the Legislative Building, 1 Spadina Crescent and University College, must be conserved and enhanced.

The following guidelines apply to views in the Area:

- Views should be maintained, framed and enhanced through distinctive public realm treatments such as providing landscape features, the use of special paving treatment and lighting, and should influence building massing and design.
- Development should not obstruct any views from the identified viewpoints. Careful testing and consideration of building separation, setbacks, stepbacks and articulation will ensure that view corridors are maintained.
- Development should reinforce and enhance views through engaging building facades, building entrance locations and design, and/or innovative architectural expression.
- Where a view terminates at a cultural heritage resource, the view should be maintained and enhanced.
- View termini are appropriate locations for public art, unique landscaping or distinctive signage.
- Views within Philosopher's Walk unfold between its northern and southern entrances. Development and landscape initiatives will reinforce this viewscape of winding pathways and mature trees enclosed by institutional buildings.

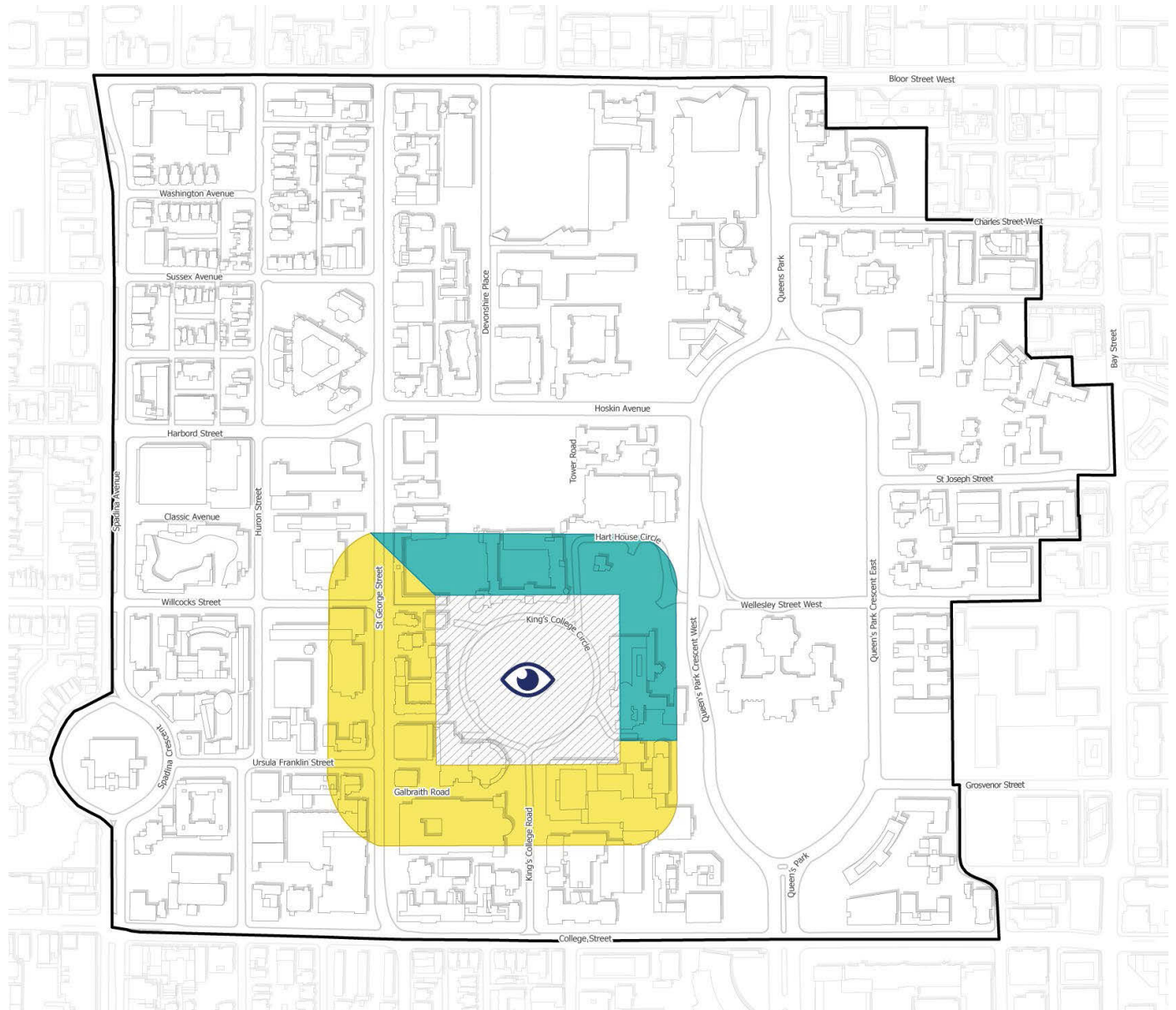







Figure 2.9

**LEGEND**

-  Secondary Plan Area
-  Low-scale Zone
-  Panorama Midground
-  Panorama Foreground
-  Front Campus Panorama Viewpoint

### 2.1.7.2. FRONT CAMPUS PANORAMA

The large open space of Front Campus creates an opportunity to enjoy a panoramic view of one of the Area's signature landscapes and many of the Area's important cultural heritage resources. This Front Campus Panorama is comprised of the landscaped open space and picturesque arrangement of generally low-scale buildings, which frame the space and contrast with the generally higher scale of the surrounding campus and city beyond. The panorama experience and the views of the historic buildings it affords is dynamic, providing changing perspectives both of the foreground and the campus and city beyond as the viewer moves across the open space or between buildings. The panorama provides a visual respite and helps to connect the Area to its larger context, and it should be maintained and enhanced.

The Front Campus Panorama is identified on Figure 2.9.

The following guidelines inform the reinforcement and enhancement of the Front Campus Panorama:

- Landscape and other public realm improvements should enhance the visual experience of the Front Campus Panorama and create dynamic views as the viewer moves around Front Campus.
- Maintain the existing scale and character of buildings within the 360 degree view of the foreground and the low-scale zone and transition buildings in the mid-ground zone to a mid-scale height that reinforces the sense of expansiveness and sky view from Front Campus.
- Where permitted, taller institutional elements in the background of the Front Campus Panorama in the West Campus and College Street Character Areas beyond the mid-ground zone should reflect design excellence and create a diverse contrast in skyline to the more consistent low- and mid-scale of the foreground and mid-ground zone.

## 2.2 HERITAGE

The Area holds significant historical, cultural, social, contextual and architectural value within Toronto. Through its collection of buildings and its interconnected, generous open spaces, the Area reflects the origins, growth and continuing evolution of the institutions within it. While largely associated with the University of Toronto and its federated and affiliated colleges, the Area is also of value to Indigenous communities and is closely associated with the Government of Ontario, cultural institutions, and various communities and individuals.

The Area also illustrates specific patterns in Toronto's development through its evolution from park lots to a distinct institutional landscape, and through the range of approaches to architecture and planning that have shaped it. The Area and its institutions contribute significantly to Toronto's cultural and intellectual life and contemporary identity, and the Area contains an important collection of buildings and landscapes

The Area's historical development, its diverse cultural heritage resources and its distinct features and patterns have been fully considered and integrated into the Plan and these Urban Design Guidelines in order to define, support, maintain and enhance each Character Area.

Development will conserve cultural heritage resources in accordance with the policies of the Provincial Policy Statement, the Ontario Heritage Act and the Official Plan, and with regard to the Standards and Guidelines for the Conservation of Historic Places in Canada. Design responses, including setbacks, stepbacks and stepping down of building heights additional to the built form and urban design standards identified in the Secondary Plan and these urban design guidelines may be required to conserve the cultural heritage values and attributes of a property included on the City's Heritage Register in conformity with applicable Official Plan policies and standards.

Within the Area:

- Adaptive reuse of cultural heritage resources is encouraged, where appropriate.
- Development will lend prominence to cultural heritage resources by reinforcing their scale, character, form and setting through sensitive massing and placement of new buildings and additions.
- Development that is adjacent to existing cultural heritage resources will transition in building height and scale to cultural heritage resources as viewed from the surrounding public realm.
- Development will conserve and enhance designed landscapes and landscape qualities of cultural heritage resources, including their setting, by framing, conserving and accentuating views from the public realm through the siting, location, massing and articulation of development.

### 2.2.1 HERITAGE REGISTER

Section 27 of the *Ontario Heritage Act* gives municipalities the authority to maintain and add to a publicly accessible heritage register. The City of Toronto's Heritage Register includes individual heritage properties that have been designated under Part IV, Section 29, properties in a heritage conservation district designated under Part V, Section 41 of the Act as well as properties that have not been designated but Toronto City Council believes to be of "cultural heritage value or interest." Non-designated properties on the Heritage Register are often referred to as "listed" properties.

Listed properties do not have any protection under the *Ontario Heritage Act*, except insofar as an owner must give Council at least 60 days' notice of their intention to demolish or remove a structure on the property. This allows City staff to conduct further research and evaluation and, if merited, to recommend designation of the property under Part IV of the *Ontario Heritage Act* and seek appropriate conservation.

Although inclusion on the Heritage Register as a listed property provides interim protection from demolition, it does not preclude an owner's ability to make exterior and interior alterations in the case when demolition or a planning application is not involved. Listing does not trigger maintenance requirements over and above existing property standards and it does not restrict altering, removing or adding any features on the property.



## 2.2.2 HERITAGE INVENTORY

The Area contains a number of properties currently on the Heritage Register, including a National Historic Site (University College) and properties that are listed or designated under Part IV of the Ontario Heritage Act. Properties not already on the Heritage Register were evaluated using Provincial Criteria as informed by a thorough understanding of the Area's historical development.

The resulting Heritage Inventory for the Area (see Appendix 4.2) includes properties on the Heritage Register and those identified through historic research and field survey. Properties with potential cultural heritage value will be further evaluated for inclusion on the Heritage Register and listed properties will be considered for designation, where appropriate. Properties on the Heritage Register will be conserved in accordance with relevant policies and standards.

## 2.3 CHARACTER AREAS

Character Areas are an organizational and descriptive framework for understanding and communicating the distinctiveness of different parts of the Area. Character Areas have been defined by their shared history, confluence of distinct building typologies and architectural features, public realm and development patterns, circulation networks and land use functions, as well as their potential for development and public realm improvements, that together distinguish them from other areas within the Secondary Plan Area.

Character Areas are identified on Figure 2.10.

The following guidelines apply to all Character Areas:

- The Secondary Plan Area's cultural heritage resources, landscapes and iconic open spaces will continue to play a fundamental role in defining, supporting and maintaining the Area's sense of place.
- Development will respect and complement the Secondary Plan Area's existing and planned context, cultural heritage resources and public realm network.
- The unique character of the Secondary Plan Area as an institutional area will be enhanced by conserving cultural heritage resources, open spaces and views, and reinforcing and enhancing the diversity of its architectural qualities and attributes, context and land uses.

- Development will complement and enhance the distinct identity and attributes of each Character Area.
- Development will be sensitive to and compatible with the existing and planned context of each Character Area, and will minimize potential negative impacts on its surroundings, including the public realm, view corridors and adjacent properties.

### 2.3.1. CENTRAL CAMPUS CHARACTER AREA

The Central Campus Character Area is the heart of the University of Toronto St. George Campus and contains by far the greatest concentration of the Area's cultural heritage resources. It is defined by the collection of significant low-scale pavilion buildings organized around expansive landscapes including Front Campus, Hart House Circle and Philosopher's Walk.

The area's extensive network of park-like interconnected open spaces provides a unique publicly-accessible amenity within Downtown, and includes quadrangles, playing fields, forecourts and lawns. The Front Campus serves as the symbolic centre of the University of Toronto and a crucial gathering space. Philosopher's Walk provides an important linear publicly-accessible open space that connects the Central Campus Character Area to Bloor Street West and is a reminder of Taddle Creek, a lost natural feature that defined the early development of the area.

The Central Campus Character Area is defined by the prevalence of quadrangle-form buildings based on the Oxbridge model that influenced academic buildings throughout the 19<sup>th</sup> and 20<sup>th</sup> centuries. These buildings, such as University College, Hart House, Trinity College and Knox College, are generally visible from all sides and can be perceived as buildings in the landscape. Another defining feature of the area is the Beaux-Art inspired design of King's College Road, with a low-scale streetwall on both sides of the street that frames an axial view north from College Street toward Front Campus and University College. The predominant low-scale character of the Character Area maintains sky views, which creates a sense of openness and allows for panoramic views of the city beyond.

The open space character and predominant low-scale of the area will be maintained, with sensitive low-scale and mid-scale institutional buildings that reinforce the existing character permitted.

*Sidebar: Taddle Creek*

Prior to European settlement, Taddle Creek was a hunting ground and transportation route used by Indigenous peoples, charting a course southeast from Wychwood Pond to the foot of present-day Parliament Street where it met Lake Ontario. The creek and its ravine were a defining feature of the University of Toronto's original land grant, with lightly forested and sparsely inhabited fields on either side of the now mostly buried water feature.

The early architectural plans for the University of Toronto situated the campus to the east of Taddle Creek; however, the subsequent transfer of land to the Province and creation of Queen's Park resulted in the relocation of the University of Toronto west of Taddle Creek, culminating in the construction of University College in 1859. The building's Romanesque revival style and complementary picturesque landscape plan embraced the naturalistic qualities of Taddle Creek and its semi-rural setting, curving alongside the ravine edge and creating a picturesque approach to the building.

The semi-rural environment of the campus area began to develop a suburban character through the 1860s and 1870s with encroaching development, and the once free-flowing creek became increasingly polluted and undesirable. The damming of Taddle Creek near present-day Hart House to create McCaul's Pond in 1859 exacerbated the issue, and in 1884 the creek was buried, leaving behind a pattern of development and landscape features that recall its former course.

### 2.3.2. HURON-SUSSEX CHARACTER AREA

The Huron-Sussex Character Area is differentiated from the rest of the Secondary Plan Area by its residential streetscapes and its low-rise collection of houseform buildings, it is a remnant of a larger Victorian residential neighbourhood that spanned to the south and which was redeveloped as part of the West Campus expansion by the University of Toronto. The predominant houseform character of the neighbourhood comprises structures that have consistent setbacks, are semi-detached, brick clad and two to three storeys in height. Landscaped front yards contribute to the overall streetscape character and support a mature tree canopy. The network of local public streets and laneways that reflect the pattern of 19<sup>th</sup> century residential subdivision in Toronto and the parks and publicly-accessible

green open spaces, including Huron-Washington Parkette, serve as important local gathering places.

Residential uses will continue to predominate in the Character Area, along with a mix of small-scale cultural, institutional and commercial uses that serve the local neighbourhood and Secondary Plan Area. The low-rise scale of the interior of the area will be maintained where properties are designated *Neighbourhoods* and along the north side of Washington Avenue where the *Institutional Areas* designation applies, with sensitive mid-scale intensification directed to Spadina Avenue and Harbord Street, where properties are designated *Mixed Use Areas* and *Institutional Areas*.

### 2.3.3. BLOOR STREET WEST CHARACTER AREA

The Bloor Street West Character Area is the historic northern boundary of the campus, as it transitions from the institutional landscape to the residential character of neighbourhood to the north. It is defined by large, free-standing cultural, athletic and institutional buildings on landscaped lots built in a range of forms and architectural styles and with a pattern of adaptive reuse and sensitive additions to cultural heritage resources. This area adds variety and an urban character to the public realm through generous forecourts and plazas that connect the institutions to the larger public realm and contribute to an active streetscape. The formal, gated entrance to Philosopher's Walk leads to an important green connection from Bloor Street West to the Central Campus Character Area.

The Character Area forms an important part of the Bloor Street Cultural Corridor, which contains a variety of cultural, recreational and heritage destinations that complement each other and welcome residents and visitors to gather and interact. The area includes the Royal Ontario Museum, Royal Conservatory of Music, Bata Shoe Museum, Varsity Arena and the Goldring Centre for High Performance Sport.

As the area continues to evolve, complementary uses and facilities should be added, and new non-residential gross floor area should be provided for retail and other active uses as well as cultural spaces that support and strengthen the culture sector and creative artistic activity within the corridor. A mix of institutional typologies and design approaches will continue to be added to the area.

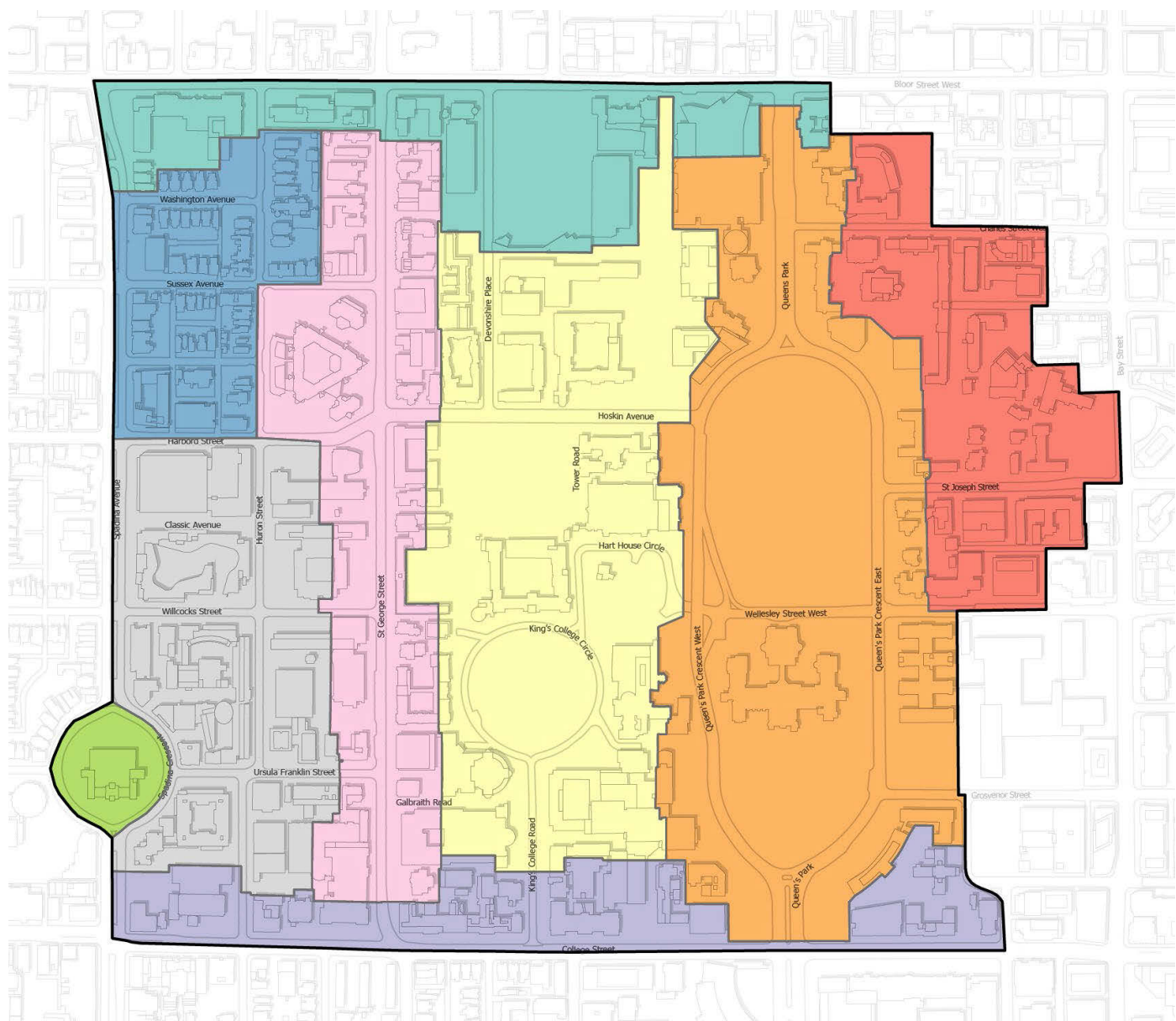



Figure 2.10

**LEGEND**

 Secondary Plan Area

**Character Areas**

- |                                                                                                                      |                                                                                                                      |
|----------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------|
|  Bloor Street West Character Area |  Queen's Park Character Area      |
|  Central Campus Character Area    |  Spadina Crescent Character Area  |
|  College Street Character Area    |  St. George Street Character Area |
|  East Campus Character Area       |  West Campus Character Area       |
|  Huron-Sussex Character Area      |                                                                                                                      |

### 2.3.4. ST. GEORGE STREET CHARACTER AREA

The St. George Street Character Area is centred on St. George Street, the main spine of the campus and an important corridor that accommodates large volumes of pedestrians and cyclists. St. George Street was a historically residential street that transitioned to an institutional corridor with the University of Toronto's post-war western expansion and opening of the Bloor-Danforth subway line. The street is defined by a consistent pedestrian-oriented streetscape design with generous sidewalks, seatwalls, setbacks and a mature tree canopy.

The landscaped front yards of the former mansions and pre-war residences and colleges on the east side of the street and both sides of the street north of Harbord Street complement and expand the streetscape treatment. Courtyards, quadrangles and forecourts set within and behind buildings further contribute to the public realm and provide a publicly-accessible retreat from the street.

The contrast between the east and west sides of St. George Street south of Harbord Street reflects the street's former character as the western boundary of the campus, with buildings associated with earlier periods of development on the east side and those associated with the period of western expansion opposite. Buildings on the east side of the street have a varied character, composed of college, institutional residence and academic buildings. These buildings provide the transition from the pastoral character of the Central Campus to the more urban form and generally higher scale of the West Campus Character Area. The modern and post-modern character of the block-scaled buildings on the west side of the street more closely aligns with the character of the West Campus while addressing the street and maintaining a comparatively lower scale through generous setbacks and lower streetwall height.

The existing landscape and built character of the street will be reinforced and enhanced as generally low- and mid-scale institutional development continues to occur, with an opportunity for one taller institutional element to be sensitively added to the area south of Robarts Library.

### 2.3.5. COLLEGE STREET CHARACTER AREA

College Street is the historic southern boundary of the campus, as it transitions from the institutional landscape to the residential character of the neighbourhood to the south. It serves as an important segment of the larger east-west corridor, recognizable by its large and dignified institutional buildings that are generally substantially set back from the College Street right-of-way, creating a generous public realm with a rhythm of plazas and landscaped open spaces.

In the late 19<sup>th</sup> and into the 20<sup>th</sup> centuries the University of Toronto constructed monumental buildings facing outwards to the city, creating a well-defined southern edge to the campus and strong streetwall condition characterized by their large building footprints and the predominance of formal entrances oriented toward College Street. To the rear of the buildings on the north side of the street, interstitial spaces provide informal east-west pedestrian connections and allow for an appreciation of the buildings from a variety of perspectives. More formal north-south pedestrian connections to College Street are provided and connect the Secondary Plan Area and the city beyond.

Buildings will continue to generally transition in character, scale and form from the Central Campus and Queen's Park Character Areas to the contemporary city at College Street. A mix of institutional typologies and design approaches will continue to be added to the area. This will reinforce the scale and character of College Street through preservation of the deep landscaped setback areas and maintenance of the well-defined streetwall profiles through appropriately sculpted mid-scale and taller institutional elements. The Character Area will continue to contribute to the Health Sciences District and include buildings that serve the Downtown innovation community and the cluster of biomedical research institutions and hospitals.

### 2.3.6. WEST CAMPUS CHARACTER AREA

The West Campus Character Area reflects the University of Toronto's post-war expansion of the campus and includes a number of important buildings that expressed architectural innovations of the time, and which have in some cases been identified as meriting consideration for inclusion on

the Heritage Register. The prevailing built form character consists of slab, tower, podium, plaza and similar modern typologies, whose forms, siting and architectural expression reflect post-war and mid-20<sup>th</sup> century planning and design principles. The majority of developments are block-scaled and stand in contrast to the finer grained and more layered character of surrounding Character Areas. Open spaces in the West Campus are of a more urban form than the passive green expanses of the Central Campus and Queen's Park Character Areas. The open spaces are integrated into larger blocks and include plazas, forecourts, pedestrian pathways, and shared and pedestrianized streets. These include Modernist open spaces, such as reinterpretations of the quadrangle form that prevails in the Central Campus, as seen at New College.

The West Campus will play a critical role in accommodating growth in the Secondary Plan Area, centred on Huron Street, an evolving academic main street that will attain greater importance over time. The Character Area's development will reinforce its more urban setting while providing a contemporary expression of the fine-grained connectivity of the older parts of Secondary Plan Area. It will be a comfortable, safe and greener place as all interior streets in the Character Area are redesigned as Shared Streets, and become enjoyable parts of the public realm in their own right. Further, the Character Area will be anchored by a campus hub and will include new institutional major open spaces, balancing the central gathering spaces of the Central Campus to the east.

The Character Area will maintain a predominantly mid-scale institutional form punctuated by taller institutional elements. Appropriately located and massed taller institutional elements will be generally concentrated along Huron Street to create a dynamic experience at the ground level and with varied streetwall heights, balanced with and punctuated by more generous open spaces and mid-block connections along the street edge. Buildings along Spadina Avenue will provide active edges and strategic public realm enhancements along the street, and will be sculpted to enhance the Spadina view corridor and respond to the curvilinear form of Spadina Crescent.

### 2.3.7. QUEEN'S PARK CHARACTER AREA

The Queen's Park Character Area is defined by Queen's Park, Toronto's first municipal park, and the Legislative Building and surrounding grounds to the south. The evolved landscape of Queen's Park serves as an important public space of civic and provincial significance. The siting of the Legislative Building at the northern end of University Avenue and set within the context of Queen's Park produces vistas and views to the building from the north and south, while University Avenue serves as a ceremonial approach to the building. The design, placement and orientation of the buildings around the park include generous landscaped setback areas that are heavily treed and include front lawns, which create a pastoral-like setting in Downtown and reinforce the significance of the park and the Legislative Building's primacy within the landscape. The wide expanse with generous setbacks continues north of the park, terminating at Bloor Street West. The area contains fine examples of buildings constructed in the late Richardsonian Romanesque, Gothic Revival and Modernist styles that represent design excellence from their respective periods of construction.

The picturesque character of Queen's Park is defined by its axial, irregular and curving pathways converging at a central focal point set amidst mature trees. The park is further defined by its physical and visual connections with University of Toronto buildings, Provincial buildings and nearby cultural institutions. Numerous interventions have created a layered public space that serves a variety of uses and users.

The area's character, including generous public open spaces with a mature tree canopy and complementary low- and mid-scale institutional buildings including the former mansions, Frost Complex and McMurrich Building, the landmark Whitney Block and the monumental Legislative Building at its centre, will continue to be reinforced and enhanced over time. The views toward the Legislative Building are particularly important due to its character-defining features and significance, and buildings in the vicinity will be carefully sited and massed to conserve the cultural heritage value of the property. Publicly-accessible open spaces, parkland and the connections between them will be expanded as Queen's Park Crescent East and West are redesigned and the presence of vehicles is reduced.

*Sidebar: Queen's Park*

Queen's Park is an important cultural landscape within Downtown, and has been an organizing element within the Secondary Plan Area since its creation in the mid-19<sup>th</sup> century. Queen's Park is the first and oldest public park in Toronto. Intended to be the location of King's College - the precursor to the University of Toronto - the southern portion was expropriated by the Province in the 1850s, and was briefly the location of the Provincial Lunatic Asylum until construction of the Legislative Building in 1888. Its present-day character reflects a variety of plans and styles, ranging from the Gardenesque to the City Beautiful.

### 2.3.8. EAST CAMPUS CHARACTER AREA

The East Campus Character Area is largely defined by the campuses of Victoria University and University of St. Michael's College. The park-like setting of the East Campus is defined by a series of interconnected green spaces with a varied topography and mature tree canopy, and includes landscape features such as gardens, lawns, fountains, forecourts, and formal and informal pathways. In contrast to the more monumental landscape of Queen's Park and the feeling of openness experienced within the Central Campus and Queen's Park Character Areas, the East Campus has a more intimate public realm character defined by the design and placement of buildings in closer proximity to one another and enclosing open spaces to form quadrangle-like landscapes. This sense of enclosure created by the varied low-rise buildings of different eras at the core of the University of St. Michael's College and Victoria University lands contributes to the heritage character of the East Campus. Reminders of the area's early residential history and character include the former houses on Elmsley Place and Charles Street West, which have been adaptively reused for institutional purposes. The park-like character of the core of the East Campus transitions toward a more street-oriented, urban character at its edges to the north, east and south and beyond to the surrounding neighbourhoods.

The open space character and low-scale of the core of the East Campus will be maintained. A mix of institutional typologies will continue to create a transition in scale from the core of the East Campus to the urban grid pattern of the city beyond. While these parts of the East Campus will continue to differ in scale from the core of the Character Area, they will maintain connections to the core area through institutional land uses, compatible built form, and public realm elements including forecourts, green open spaces and mid-block connections that extend through the area.

### 2.3.9. SPADINA CRESCENT CHARACTER AREA

Spadina Crescent has an important role in the Secondary Plan Area as a significant focal point located on an important axis with Spadina Avenue and Ursula Franklin Street. It contains the former Knox College at 1 Spadina Crescent, a landmark heritage building, which currently houses the Faculty of Architecture, Landscape and Design, and which may evolve with limited, complementary low-scale additions or pavilions. The property's circular shape and mix of hard and soft landscape elements surrounding the building emphasize its monumentality and prominence from all sides. The views toward Spadina Crescent are important due to its landmark characteristics, and buildings in the vicinity will be carefully sited and massed to conserve them.

## 2.4 BUILT FORM GUIDELINES

### 2.4.1 BUILT FORM OBJECTIVES

The built form guidelines in this section provide direction about the form, massing, character and qualities of development across the Area. They describe the overall principles that will guide development and are further articulated in the block-specific guidelines in section 3.0. These principles seek to permit appropriate institutional development in the Area that respects the attributes of each Character Area, conserves and enhances cultural heritage resources, improves and expands the public realm network, and is compatible with and contributes positively to the Area's existing and planned context.

The following guidelines apply to all new development in the Area:

- The scale and degree of growth will not be uniform across the Area and should reinforce and enhance the overall varied institutional built form character, including through restoration, renovation, infill and redevelopment.
- Development will contribute to liveability through measures including expanding and improving the public realm network; creating comfortable pedestrian-level wind conditions in the public realm and outdoor amenity areas for all activities envisioned in these spaces; limiting shadows on the public realm; providing access to sunlight and sky-view; ensuring privacy; providing high-quality amenity spaces; and conserving cultural heritage resources.
- Development will incorporate setbacks, stepbacks and articulation that respond to the existing and planned context, emphasize the pedestrian scale and prioritize the street level experience.
- Development will include a diverse range of institutional building typologies, with height, scale and massing dependent on the site characteristics and existing and planned context.
- Development will provide appropriate built form transitions in scale between areas of differing scale and character.
- Identify opportunities for Indigenous placemaking and placekeeping initiatives in new development.
- Development will respond sensitively and appropriately to the interface with bounding communities along Great Streets. More specifically:

- activate and better frame the Spadina Avenue edge;
- reinforce the generally mid-scale institutional form of College Street and add contextually appropriate taller institutional elements;
- contribute to the urban activity and vibrancy of Bloor Street West with a range of institutional built form; and
- frame the open spaces of Queen's Park with predominantly lower scale built form edges.
- Development will contribute to the varied character of Main Internal Streets. More specifically:
  - maintain the civic main street character of St. George Street with its broad, landscaped public realm, ample sky views, and transitional function between the parts of campus that are related to its early history and the lands that were developed from the mid-twentieth century onward; and
  - enhance Harbord Street with buildings that frame and address the street and open spaces.

### 2.4.2. INSTITUTIONAL TYPOLOGIES

The guidelines in this section establish a basic envelope for institutional development that applies across blocks in the Area. This envelope sets parameters for building scale, proportion, footprint, facade articulation and street relationships, in addition to approaches for achieving potential maximum building heights. In section 3.0, this basic envelope will be applied on a block-specific basis, identifying key requirements for each component of the envelope and identifying in greater detail where development may occur and at what scale, including through low-scale institutional buildings, mid-scale institutional buildings and taller institutional elements.

Figure 2.11 conceptually illustrates the components of a block envelope and how a building could be massed within it. It is intended that individual buildings will be appropriately designed within their larger basic block envelope, along with an enhanced and connected public realm, and appropriately conserved and enhanced cultural heritage resources.

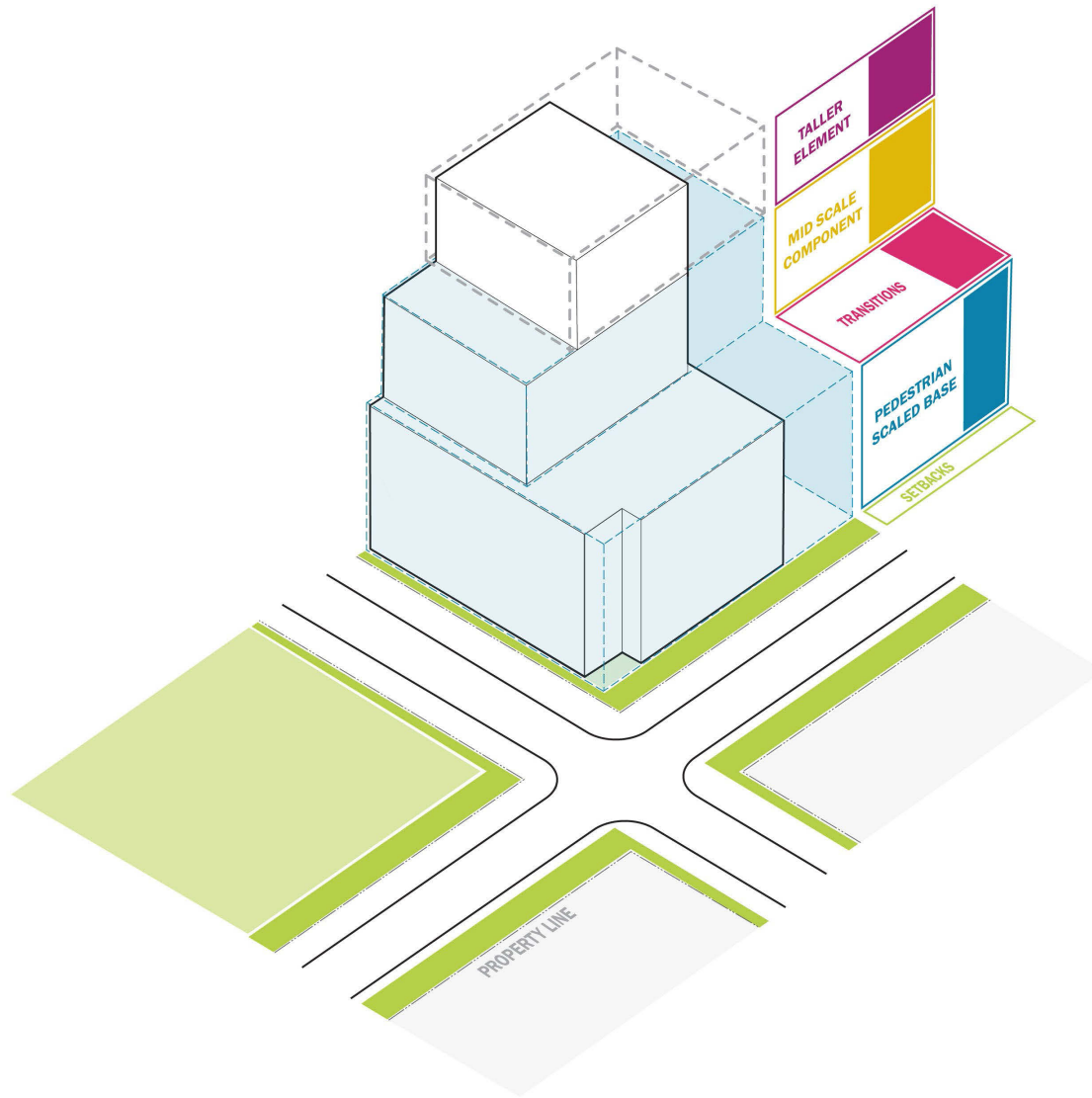


Figure 2.11

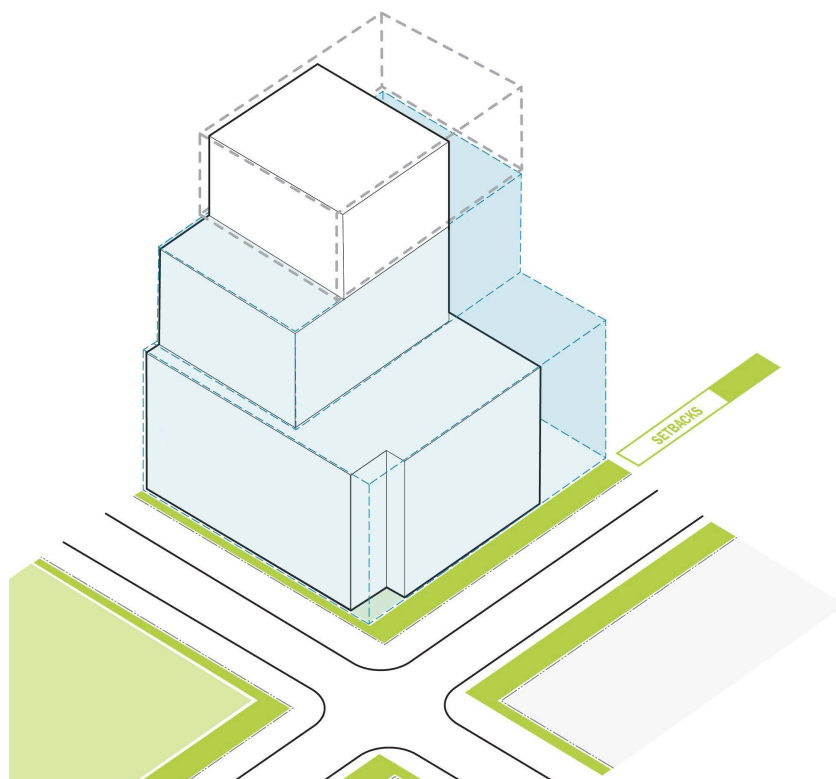
Viewed as a whole, a building should have a defined base, mid-section and top that complement each other. Guidelines in this section outline each component of the block envelope and the potential built form within it starting from the ground and working up to ensure that the unique character of the Area is maintained and enhanced as development occurs.



### 2.4.2.1. SETBACKS

Setback areas along streets, mid-block connections, parks and open spaces expand the public realm, provide ecological functions, create additional space for public life to thrive, enhance the setting for cultural heritage resources and establish a transition to building edges.

- Setbacks from street and property lines should be designed to extend and enhance the public realm and pedestrian clearways to allow for landscaped open spaces and amenities, such as trees and other planting, green infrastructure, seating, public art, bicycle parking, bike share stations and signage.
- Setbacks should incorporate low-impact development measures and should be planted with diverse vegetation to contribute to biodiversity and an enhanced ecosystem.
- Setback areas should incorporate sufficient soil volumes to promote mature tree growth, providing shade and contributing to a beautiful, comfortable public realm and a reduction in building heating and cooling needs.
- Where setbacks are adjacent to an open space, they should be designed to read as an extension of that space, with use of complementary landscape treatments.
- At prominent destinations and gathering places, such as street intersections, transit stops and primary building entrances, additional building setbacks should be provided to accommodate pedestrian activity, enhance the public nature of these locations, and create opportunities for amenities including weather protection, seating and bicycle parking.
- Existing setbacks in front of cultural heritage resources should be maintained and enhanced. Adjacent to cultural heritage resources, at a minimum, consistent setbacks should be used to emphasize the presence of the heritage structure and maintain clear views of the cultural heritage resource.

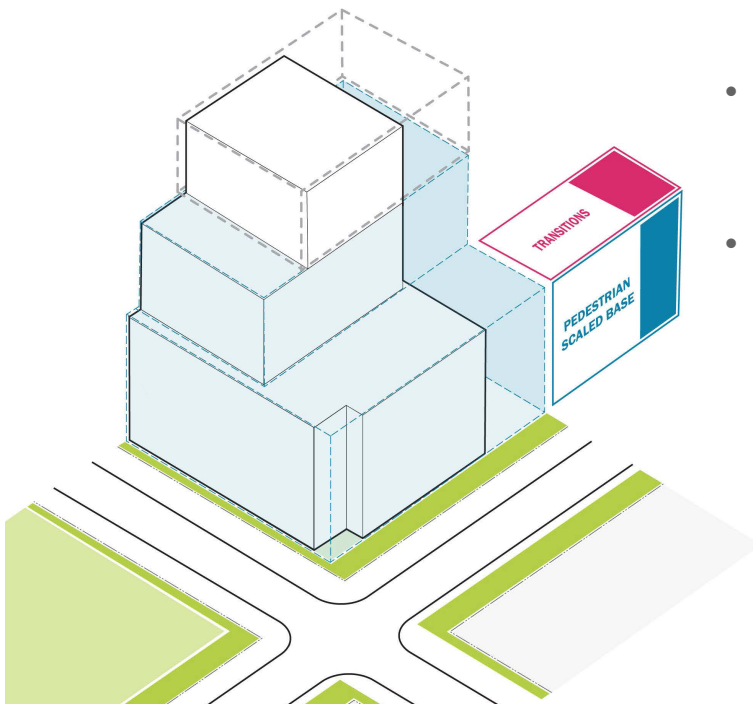


### 2.4.2.2. PEDESTRIAN-SCALE BASE BUILDING AND TRANSITION

Establishing a defined base building supports the creation of comfortable conditions for pedestrians in the public realm and supports activity in the public realm through detailed design measures and internal uses. The height of base buildings should generally relate to the scale and proportion of adjacent streets, parks and open spaces, except where variation is desired to conserve and enhance existing cultural heritage resources, respond to unique site conditions or for development of extraordinary quality that exhibits design excellence, creativity and achieves sustainability goals. The typical base component of an institutional building should establish a relationship with the adjacent right-of-way width, resulting in base buildings that are generally four to six storeys in height depending on the street. Above the base building, setbacks, stepbacks or other design measures should generally be applied to appropriately transition the building mass to upper building storeys based on the existing and planned context and to minimize potential impacts on the public realm.

The pedestrian-scale base building and transition to upper storeys should achieve the following:

- Buildings should reinforce the pedestrian-scale and contribute to a positive experience at the ground level.
- Base buildings should present a primary frontage to any abutting street, open space or mid-block connection, including active uses on the first floor, prominent entrances and transparent glazing.
- Building articulation and vertical breaks should generally be provided within the base building where a single facade occupies more than half of a block.
- Where adjacent to cultural heritage resources, vertical articulation of a base building should be designed to provide vertical proportions that are compatible with the existing vertical articulation on the cultural heritage resource and the width of the adjacent cultural heritage resource.
- Respond to existing cultural heritage resources with a base building height that corresponds to an established heritage streetwall, where appropriate.
- Well-designed and scaled base buildings incorporate an appropriate base building height and a distinct transition to the mid-scale building component. Base building height and transition treatments should respond to the varied character and context of each site and Character Area.
- Transitions from the pedestrian-scale base to the upper building storeys must be carefully considered to provide sky-views from the public realm and minimize shadow and wind impacts on the public realm. This transition can occur in many ways, including building stepbacks, recesses, articulation or visual cues including changes in materiality, depending on the context.
- Where base building heights and transition conditions above vary on adjacent properties, building design should respond to existing datum lines of adjacent buildings or step up or down to adjacent base building heights.
- Create opportunities for sites to incorporate a unique and creative architectural expression.



## Combining Base Building and Transition Conditions

Six distinct approaches to creating pedestrian-scale base building envelopes with appropriate transitions have been developed for the Area. These base building and transition conditions are intended as part of the block envelopes only, within which a range of building types, forms and configurations will be uniquely designed and evaluated. Of these six Conditions, four create a base building envelope that is tied proportionally to the width of the adjacent right-of-way and two allow for site-specific responses that recognize existing cultural heritage resources or other unique site conditions. The six Conditions are illustrated in Figures 2.12 to 2.17.

### 1. Maximum Base Height of 80% of Right-of-Way Width with Angular Plane Transition

A pedestrian-scale base building no taller than 80% of the existing width of the right-of-way, with a 45 degree angular plane transition to the mid-scale institutional storeys (see Figure 2.12).

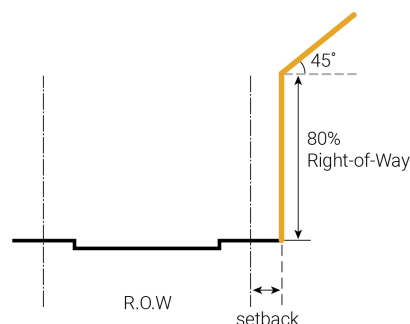


Figure 2.12

### 2. Maximum Base Height of 80% of Right-of-Way + Setback Width with Angular Plane Transition

A pedestrian-scale base building no taller than 80% of the existing width of the right-of-way plus the front setback dimension, with a 45 degree angular plane transition to the mid-scale institutional storeys (see Figure 2.13).

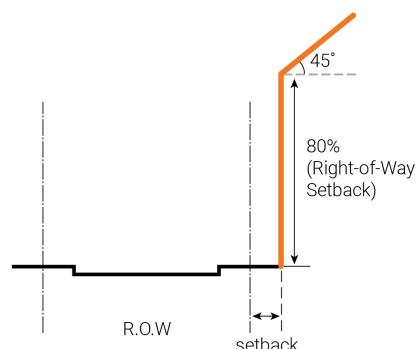


Figure 2.13

### 3. Maximum Base Height of 80% of Right-of-Way Width with Stepback Transition

A pedestrian-scale base building no taller than 80% of the existing width of the right-of-way, with a minimum 3 metre stepback transition to the mid-scale institutional storeys (see Figure 2.14).

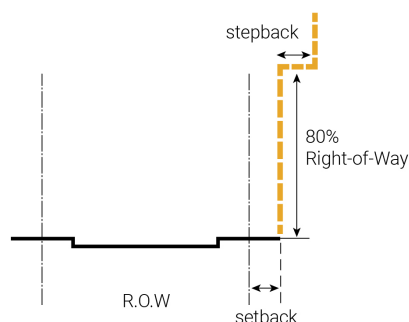


Figure 2.14

#### 4. Maximum Base Height of 80% of Right-of-Way + Setback Width with Stepback Transition

A pedestrian-scale base building no taller than 80% of the existing width of the right-of-way plus the front setback dimension, with a minimum 3 metre stepback transition to the mid-scale institutional storeys (see Figure 2.15).

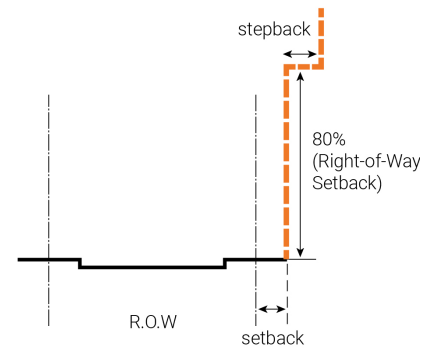


Figure 2.15

#### 5. Base Height Lower than 80% of Right-of-Way Width with Variable Transition

A base building height that is lower than 80% of the existing width of the right-of-way, with a site-specific transition to the mid-scale institutional storeys (see Figure 2.16).

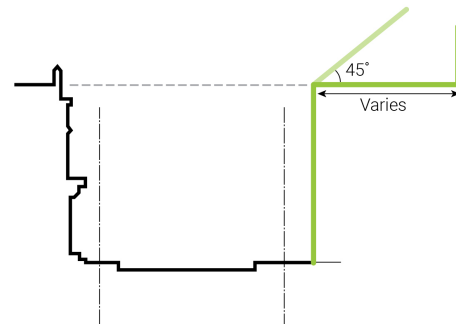


Figure 2.16

#### 6. Special Condition with Variable Transition

A base building height that is taller than 80% of the existing width of the right-of-way width plus the front setback dimension, with a site-specific transition to the mid-scale institutional storeys (see Figure 2.17).

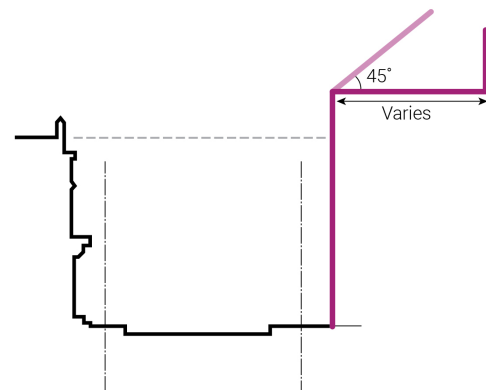


Figure 2.17

## Applying Base Building and Transition Conditions across the Area

The six base building and transition conditions are applied to manage the relationship of potential development at the edges of public streets. Transition conditions do not apply within the area designated as Neighbourhoods in the Official Plan where low-rise development is permitted or to parks and Institutional Major Open Spaces where development is not permitted. Further guidance may be articulated in the block-specific guidelines in section 3.0, where buildings meet private streets, parks and Institutional Major Open Spaces.

The base building and transition conditions are identified on Figure 2.18.

Applying the base building and transition conditions across the Area results in patterns that respond to the context and reinforce Character Area attributes.

- Along Spadina Avenue, a consistent mid-scale institutional edge is created based on a maximum of 80% with the existing right-of-way width, creating an appropriate relationship with Spadina Avenue and the surrounding area.
- Along Bloor Street West, a variety of base and transition treatments respond to diverse existing conditions and a number of cultural heritage resources.
- Along College Street, base building and transition conditions are applied to respond to a variable existing right-of-way width, with the combined effect of maintaining the established mid-scale institutional edge. Generally consistent base building heights of 20 metres are reinforced by setting mid-scale components back from the street with an angular plane or setback to minimize their visual impact.
- Huron Street, between College Street and Harbord Street, establishes a general pattern of alternating angular planes and setbacks to create visual interest along this evolving academic main street, while maintaining a pedestrian-scale base.
- St. George Street, north of Harbord Street, incorporates a base building height that maintains the height of existing cultural heritage resources on the street with deep setbacks to mid-scale institutional building components.
- St. George Street, south of Harbord Street, incorporates a variety of base and transition treatments that respond to diverse existing conditions and a number of cultural heritage resources. The base building and transition conditions serve to retain the openness of the public realm and its pedestrian-scale quality. They set mid-scale storeys back from the street edge with deep setbacks. These conditions combine to conserve, maintain and enhance existing cultural heritage resources, views from the Front Campus Panorama and the St. George Street streetscape.
- The east-west streets of Willcocks Street/Willcocks Common and Harbord Street generally establish a maximum base building height of 80% of the right-of-way width, with a combination of setbacks and angular planes to maintain comfortable pedestrian conditions and access to sunlight on the public realm.
- Envelopes around Queen's Park Crescent East and West are shaped with lower base heights that maintain the generally lower-scale edge of this important streetscape.
- Envelopes fronting onto Hoskin Avenue, Charles Street West, St. Mary Street and the north side of St. Joseph Street are generally shaped with lower base heights that maintain the lower-scale edge, and a maximum base building height of 80% of the right-of-way with an angular plane on the south side of St. Joseph Street to maintain access to sunlight on the public realm.



Figure 2.18

## LEGEND

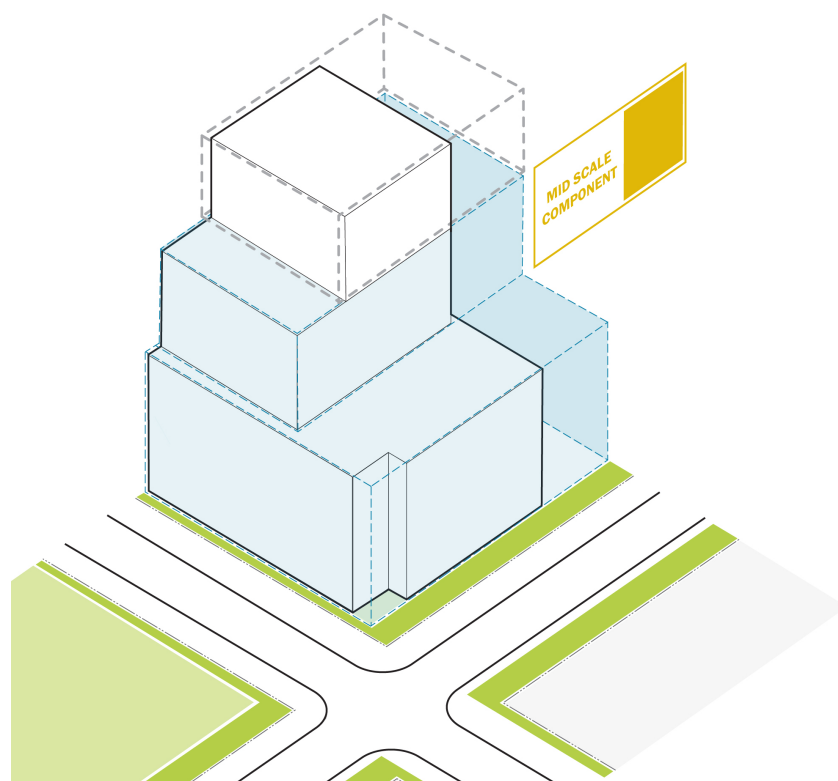
- Secondary Plan Area
- Maximum Base Height of 80% of the ROW Width with Stepback Transition
- Maximum Base Height of 80% of the ROW Width with Angular Plane Transition
- Maximum Base Height of 80% of the (ROW + Setback) Width with Angular Plan Transition
- Special Conditions
- Maximum Base Height of 80% of the (ROW + Setback) Width with Angular Plan Transition
- Base Height Lower than 80% of ROW with Variable Transition

### 2.4.2.3. MID-SCALE INSTITUTIONAL COMPONENT

A significant portion of new institutional development within the Area will be mid-scale. The mid-scale component of a building is the portion above the base building within the parameters of the transition condition up to the maximum mid-scale institutional height limit, which is generally up to 48 metres or approximately 6 to 12 storeys.

The mid-scale institutional building component should achieve the following:

- Mid-scale institutional storeys above the base building component will mitigate the impacts of the larger floorplates typically required for institutional buildings on the public realm and will be appropriately separated from adjacent buildings and properties.
- Not all sites can accommodate the maximum scale of potential development outlined in each mid-scale envelope. Development will address specific site characteristics, adjacencies, public realm considerations and compatibility with the surrounding context, potentially resulting in a lower-scale building. Creative design approaches should provide unique responses to the site, context and block envelope parameters (see Figure 2.19).
- To allow for site-specific variety, minimal projections beyond the mid-scale envelope may be considered. A maximum of 20% of the width of the mid-scale building component may extend into the transition zone for a depth of up to three metres and up to the maximum height of the mid-scale component, provided that the overall intent of the applicable planning framework is maintained (see Figure 2.20).



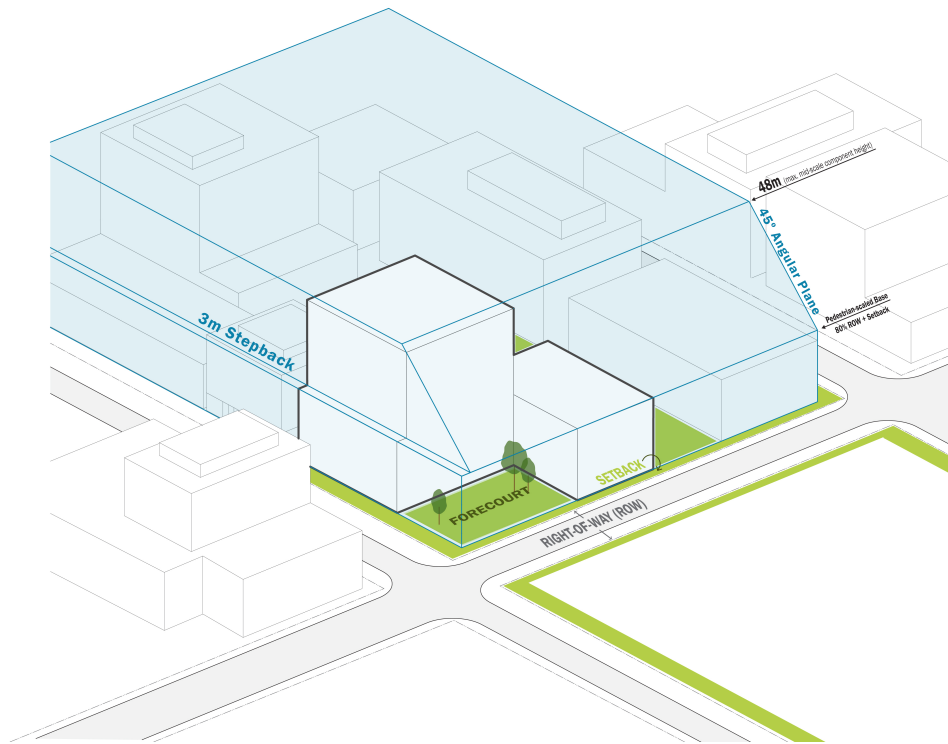


Figure 2.19

### Developing Within an Envelope

The above illustration is an example of development within the permitted block envelope that responds to base building and transition conditions, streetscape character and public realm considerations.

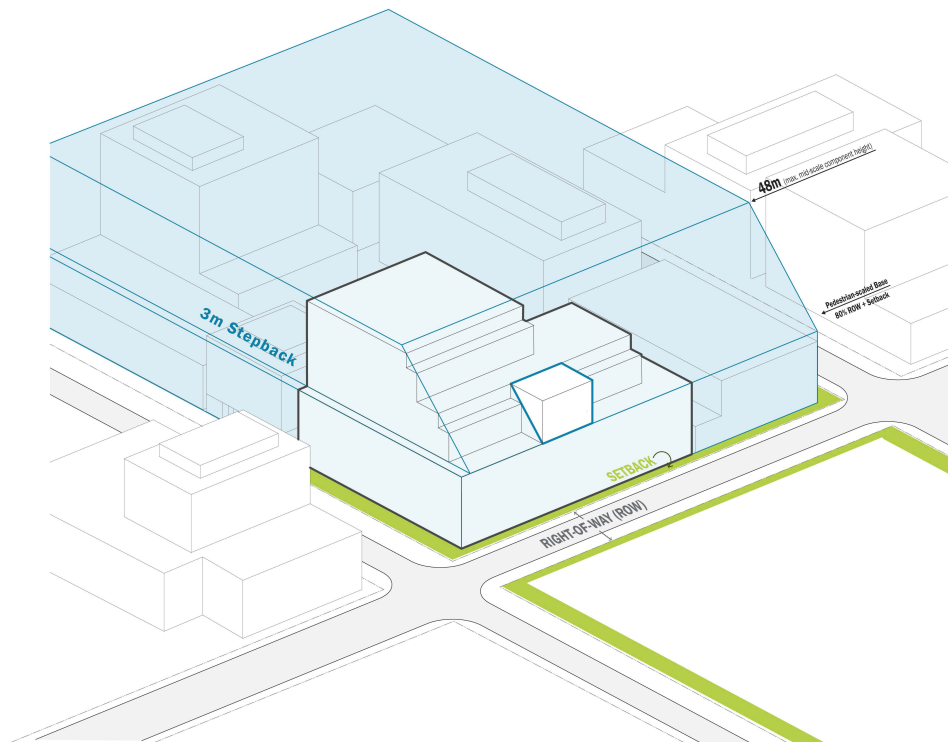


Figure 2.20

### Projection into the Transition Zone

Permitting projections into the mid-scale envelope, here shown as an angular plane, up to 20% of the mid-scale component width can provide architectural interest, variety and flexibility within the internal floorplate, and create unique spaces and views.



#### 2.4.2.4. TALLER INSTITUTIONAL ELEMENTS

Certain sites and blocks can accommodate additional height and density in the form of taller institutional elements. Taller institutional elements may rise above the mid-scale institutional component of a building in appropriate locations, and with careful siting and design measures to maintain the attributes of each Character Area, address site characteristics and the existing and planned context, enhance the skyline, and limit potential impacts on the public realm and surrounding properties. The taller institutional element building component generally begins above a height of 48 metres or approximately 13 storeys.

Locations of taller institutional elements are generally identified on Figure 2.21. Additional direction on taller institutional element zones may be provided in block specific guidelines in section 3.0. Tall building locations are shown for information and the Plan and these guidelines do not include direction for tall buildings in the Area.

Taller institutional elements may only be located within taller institutional element zones. Taller element zones will be identified on a block-specific basis in section 3.0. See Figure 2.22 for an illustration of potential taller institutional elements within a larger taller element zone. A maximum number of taller institutional elements per taller element zone, a maximum floorplate size for each taller institutional element and a minimum separation distance between each taller institutional element will be identified in section 3.0. See Figure 2.23 for an illustration of taller institutional elements with maximum floorplate sizes and separation distances shown within a larger taller element zone.

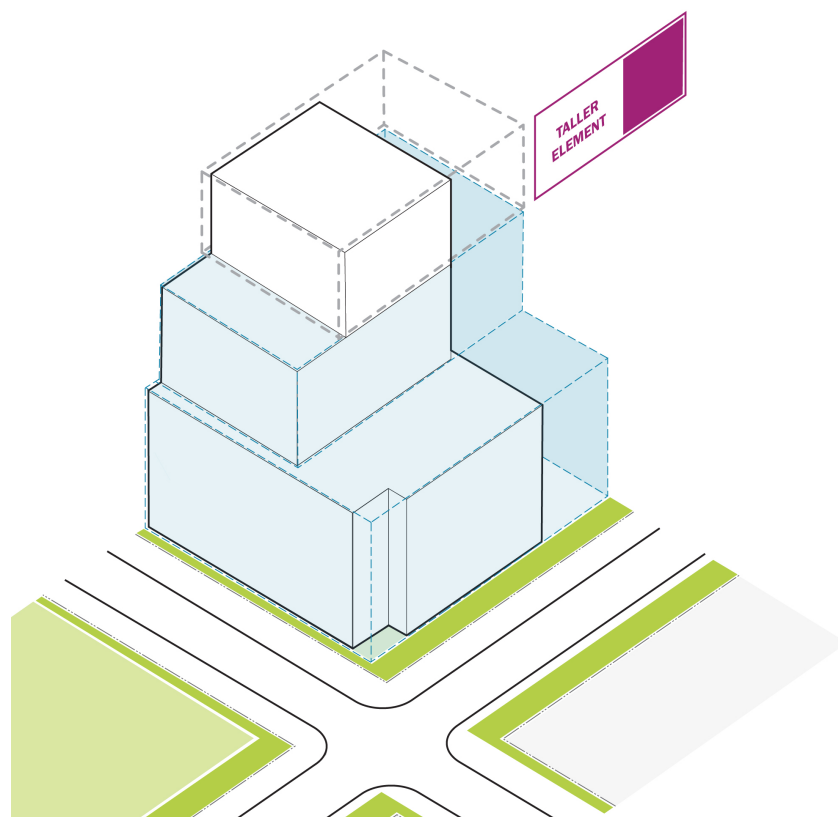









Figure 2.21

## LEGEND

-  Secondary Plan Area
-  Existing and Approved Taller Institutional Element
-  Potential Taller Institutional Element
-  Existing and Approved Tall Building
-  Proposed Tall Building

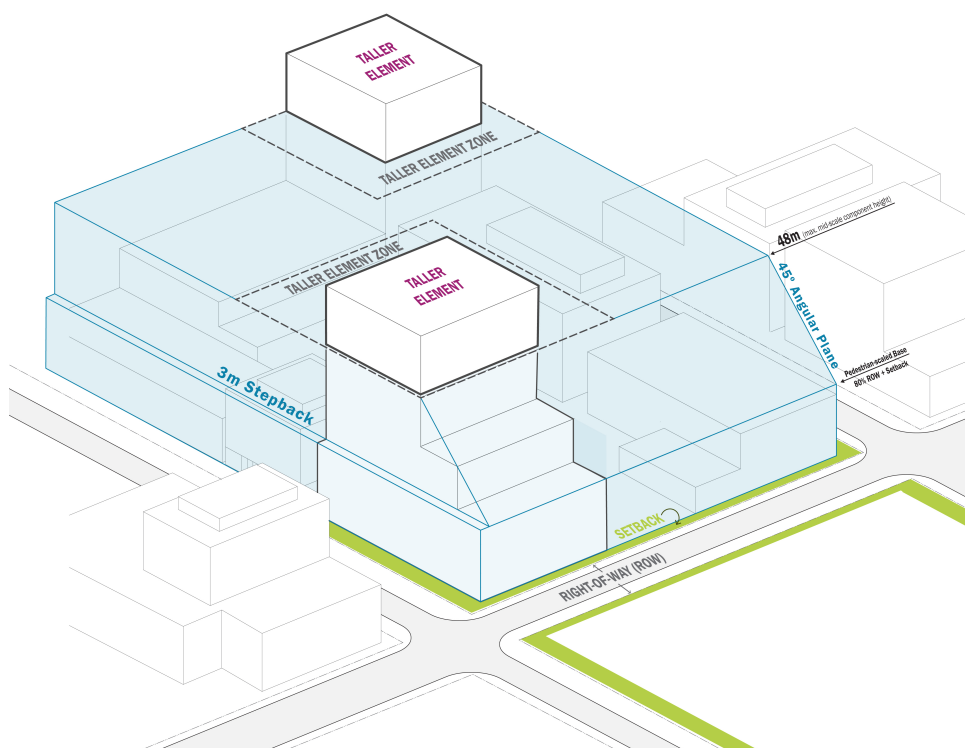


Figure 2.22

### Taller Institutional Element Zones

The size and location of taller element zones are the result of consideration of cultural heritage resources, the public realm, Character Areas, relationships with streets, and the resulting application of setbacks and stepbacks needed to mitigate the impacts of new development. The zones form a boundary within which taller institutional elements may be situated. The location, massing, height and resulting impacts of potential taller institutional elements within the taller institutional element zones will be further evaluated on a site-specific basis through future planning applications.