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Design Principles

Design Principles

Constructing a Neighbourhood: Designing a Complete Community

Bloor-Islington and Bloor-Kipling will become the heart of Etobicoke once the Etobicoke Civic Centre (ECC) opens. The main goal of the surrounding Block Context Plan is to create a community for both local residents and all of Etobicoke to enjoy at varying scales—from public to intimate. The design concept of transparency and openness fundamental to the ECC is to be carried into the residential development Blocks via open spaces that stitch the community together.



Community Scale XL: The Etobicoke Civic Centre

The Etobicoke Civic Centre is slated for completion in 2025. Located at the heart of the Bloor-Kipling (Six Points) development, the ECC will be a regional amenity—a state of the art Civic Centre with a community centre, library, fitness centre, swimming pool, art gallery, and plaza for public programming and events.



Community Scale L: The Neighbourhood Park

Kitty-corner to the ECC across Dundas Street West will be a 0.6 hectare (1.5-acre) park that will serve the local community. The park will be a place where neighbours can meet and enjoy a picnic in the sun. The final park design will be determined by the Toronto Parks, Forestry and Recreation Division at a later date.



Community Scale M: The Yard

Publicly accessible green space shall be integrated into each development Block. These areas, whether courtyards, plazas, or through-block connections, are comparable to the backyard or front lawn for the development Block where neighbours can meet and children can play.



Community Scale S: The Terrace

The massing shall be conceived to provide a combination of communal resident amenity terraces and private unit terraces. All terraces shall integrate landscape to carry the green space at street level up into the buildings and create elevated community oases.

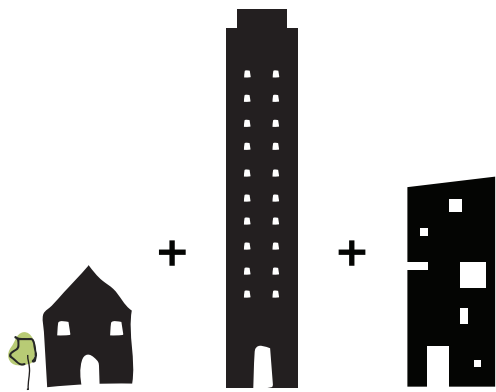


The Etobicoke Civic Centre Plaza

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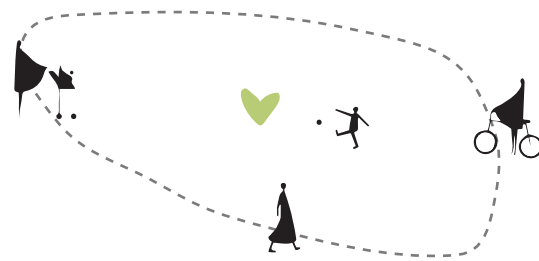
Design Excellence: Residential Mixed-Use

To ensure successful implementation of the Etobicoke Centre Block Context Plans, development partners, architects, and other design consultants with proven track records for design excellence should be selected. The following concepts are criteria for good residential mixed-use design.



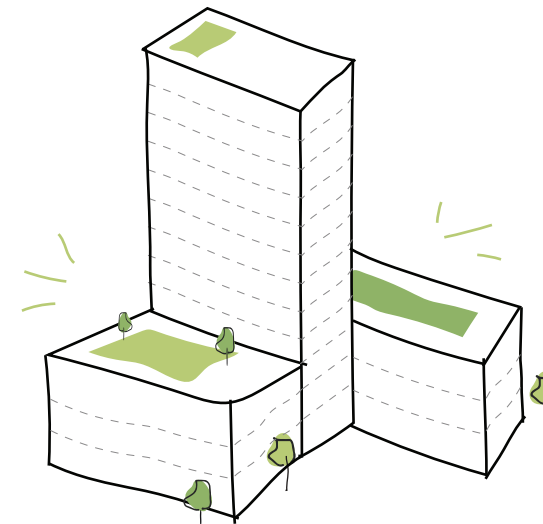
Context & Site Compatibility / Innovative Building Typologies

The future buildings should respect the surrounding context. Rather than large full-block podium and tower buildings typical of downtown Toronto, the designs should innovate with increased porosity and mixed scales.



Designed to Build Communities

The architecture should activate the urban realm and encourage interaction among residents. Communities can be fostered by well planned and programmed urban design.



Efficient Built Form & Materiality

Building massings should balance excitement and creativity, with rational floor plans that support desirable unit layouts. High quality materials with tactility and texture should be integrated, especially at street level.



Quality Living Spaces & Focus on Details

One size does not fit all. Block Context Plans require dense residential development, but a mix of unit sizes, layout, and type should be provided. Maximize access to daylight within living spaces. Every minute detail counts.



Innovative Building Typologies

Efficient Built Form & Materiality

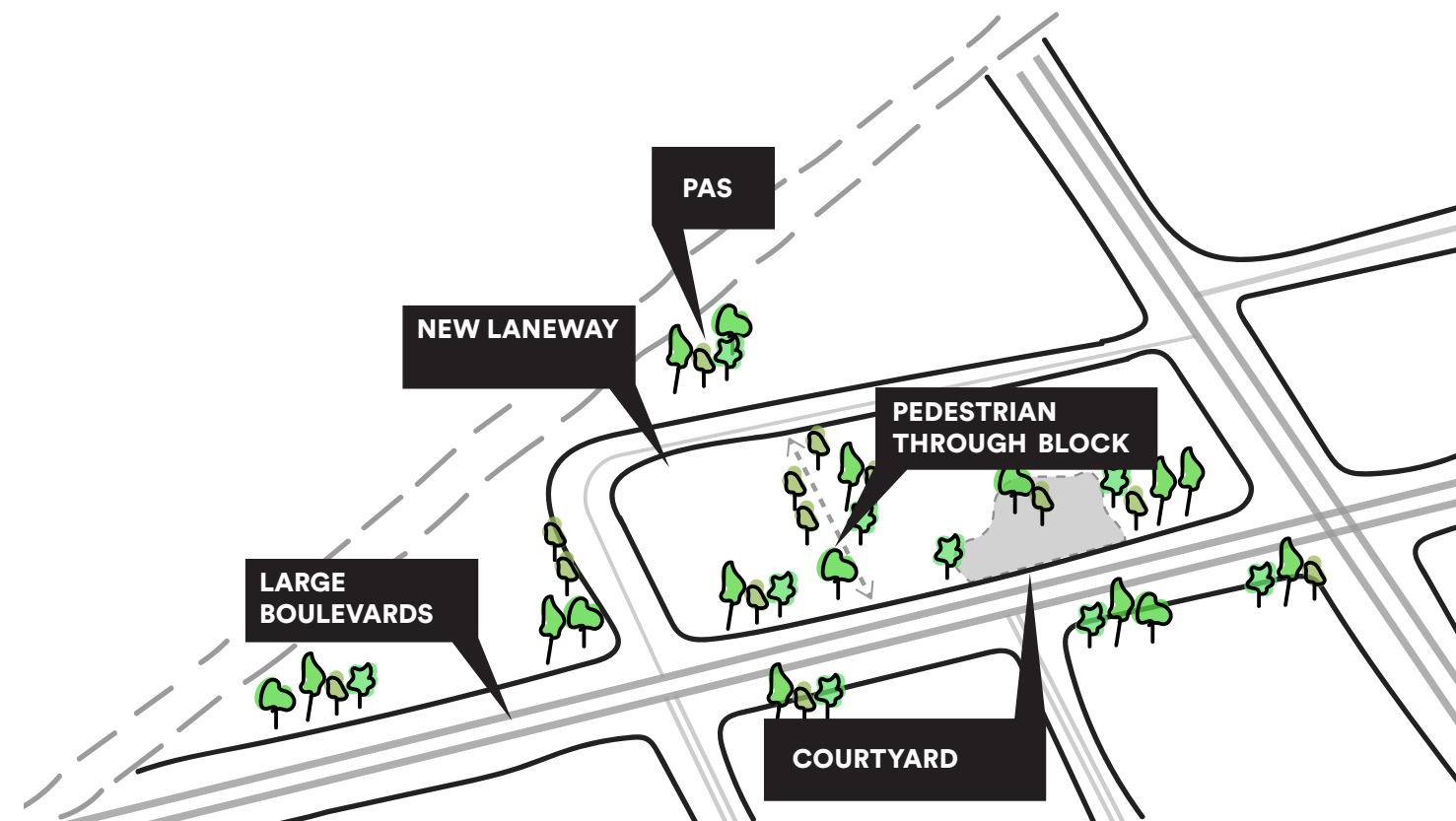
Designed to Build Communities

Design Principles

Walkable & Active Urban Realm

To create a walkable site amidst the heavily trafficked arterial roads running through and surrounding the Bloor-Islington site, three Publicly Accessible Spaces (PAS) are proposed including a pedestrian through-block connection, a forecourt, and a courtyard. The PAS spaces will have a similar function to a Privately-Owned Publicly Accessible Space (POPS) area. Landscape can be an asset to enhance the comfort of the urban realm, while simultaneously buffering pedestrians from high speed vehicular traffic.

The ground floor programming should be carefully considered to maintain active edges and minimize back-of-house and service program on the facade.





Use Laneways and Shared Streets to Create a Walkable District



Nature as an Asset



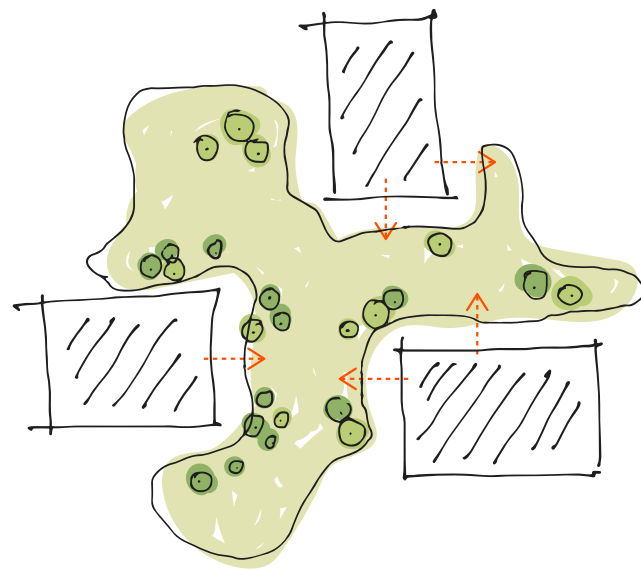
Scaling Building Massing

Design Principles

Diversified Typologies

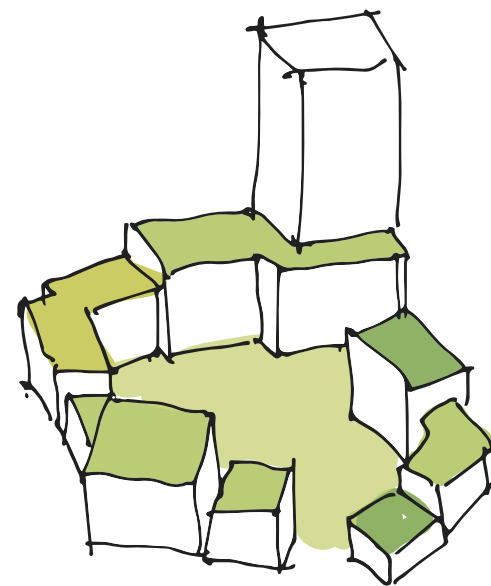
The Etobicoke Block Context Plan challenges the podium and tower configuration. The Block Context Plan illustrates that intensification and target unit counts can be achieved even with a diversity of built form and residential unit types. The Blocks should be permeable to create a pedestrian network and a strong link between architecture and landscape.

Massings should enhance the microclimate of the urban realm.



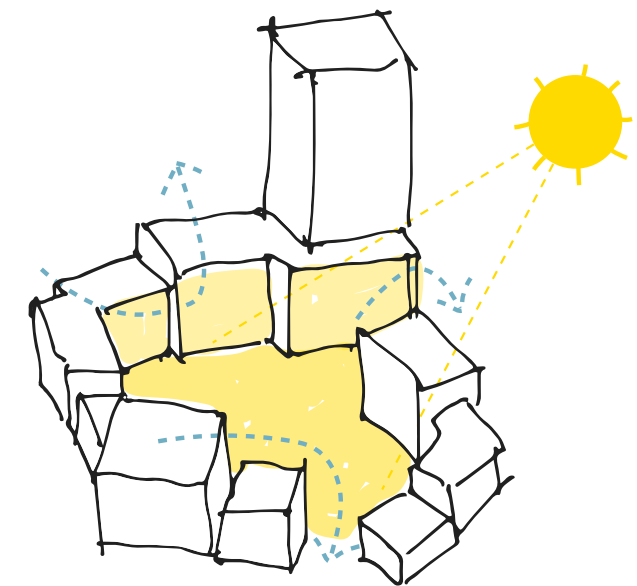
Linking Buildings and Landscape

Open space should not be isolated to a single Block. Disperse landscape throughout the development to create a strong link between the architecture and green, recreational space.



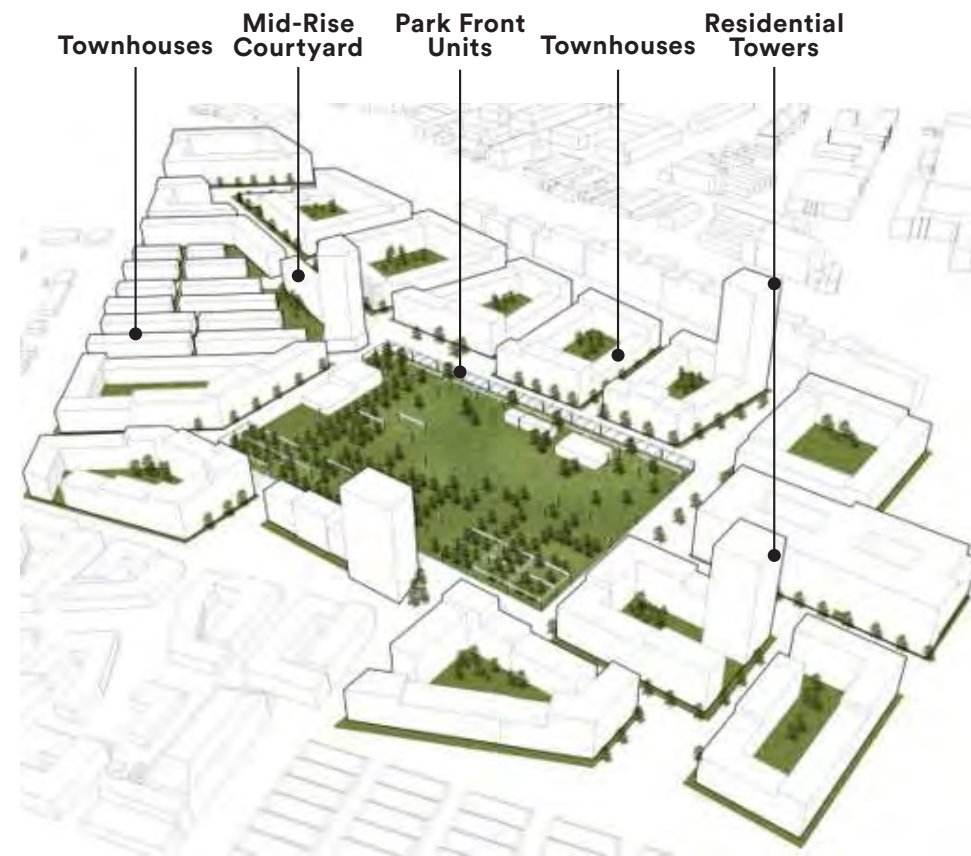
Diversify Typologies

Avoid a district of all high-rise towers. Etobicoke Centre should integrate varying scales of residential buildings on each site. Green spaces should be woven into every Block and multi-level.



Microclimate

Use massing to shield from predominately westerly winds. Orient towers and create breaks in massing to improve sunlight conditions and thermal comfort.



Linking Buildings and Landscape



Diversify Typologies

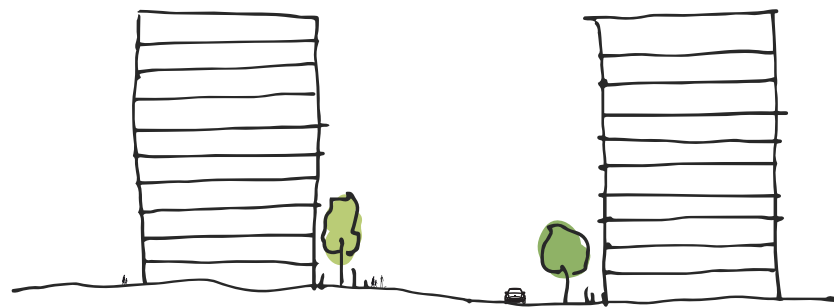


Design for Microclimate and Comfort

Design Principles

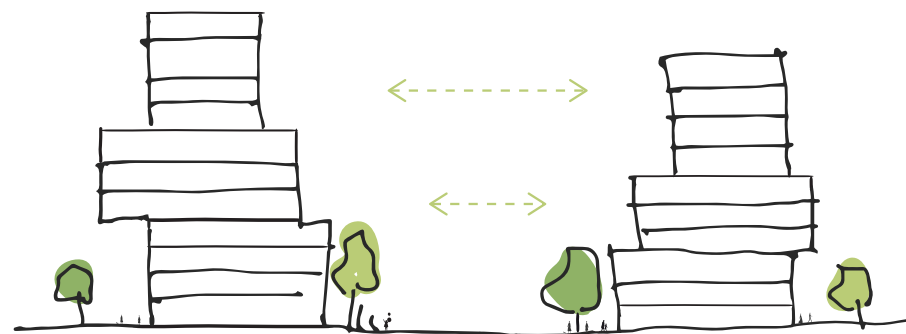
Human-Scaled Massing

Scale down building massing to create a human-scaled public realm. Strategies to achieve this include horizontal and vertical massing shifts, set backs, and facade articulation. For a desirable pedestrian experience, active uses and retail spill out are encouraged.



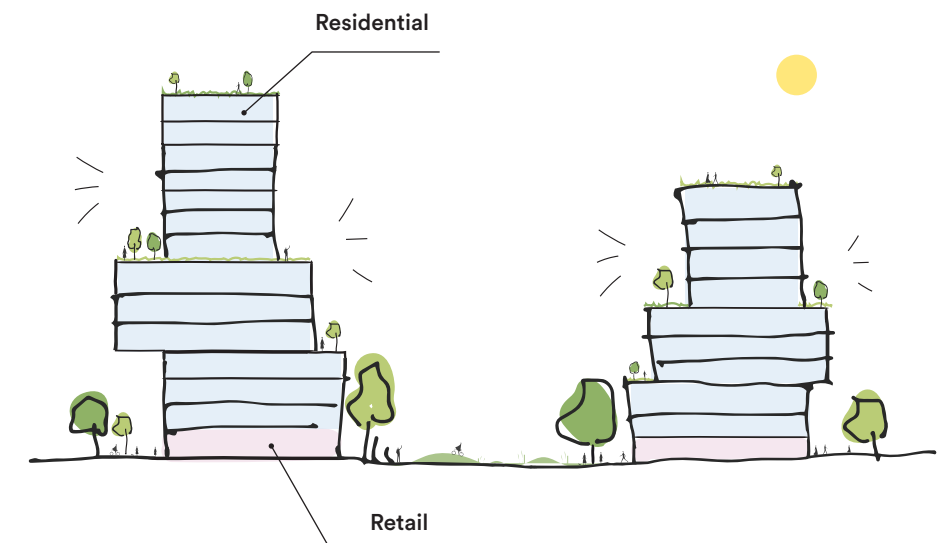
Continuous Streetwall Scaled to ROW

The streetwall should remain continuous along main vehicular roadways. Maximize the allowable building heights along Bloor Street in order to scale down the width of the street.



Articulate the Streetwall

Along the street, a massing shift is recommended to occur every 12-25 metres. Varied sidewalk widths are encouraged to create landscape opportunities and zones for retail and restaurant spill out.



Scale Down Building Massing / Active Uses at Ground Level

Break up large podiums and mid-rise buildings. Line the street and internal courtyards with active uses including retail, restaurants, live-work units, community uses, commercial, and residential amenities.



Articulate the Streetwall

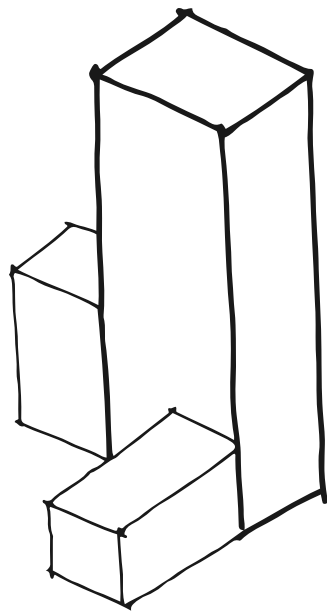
Scale Down Building Massing

Active Uses at Ground Level

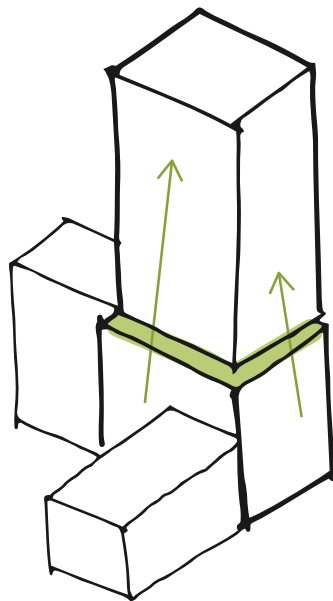
Design Principles

Tower Articulation

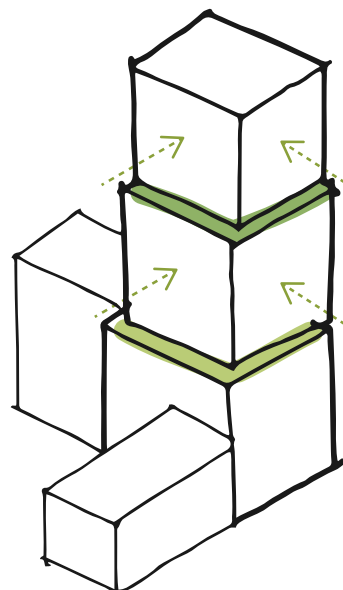
Tower articulation can be accomplished through volumetric setbacks or shifts, as well as tapering the massing of the towers towards the top. This will reduce shadows cast and improve light, air, and sky view access below.



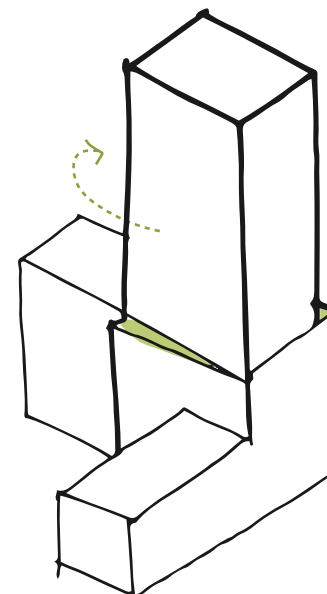
Base Condition



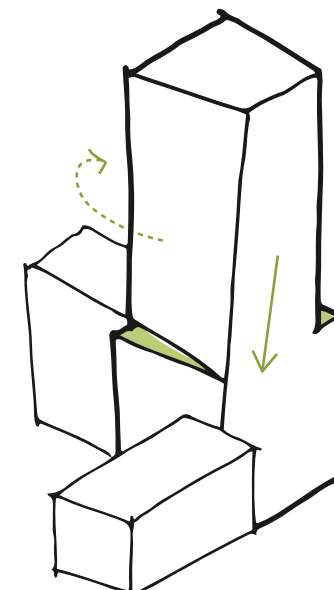
Shifted



Tiered



Wedge



Tilt



Pixelation



Angled Tilt



Wedge

Design Principles

Landscape Principles & Guidelines

Landscape is the essential connective tissue that holds together buildings in the urban environment, allowing residents of a neighbourhood to move and gather and find spaces for a myriad of social and environmental needs. The four key landscape principles of this neighbourhood are:

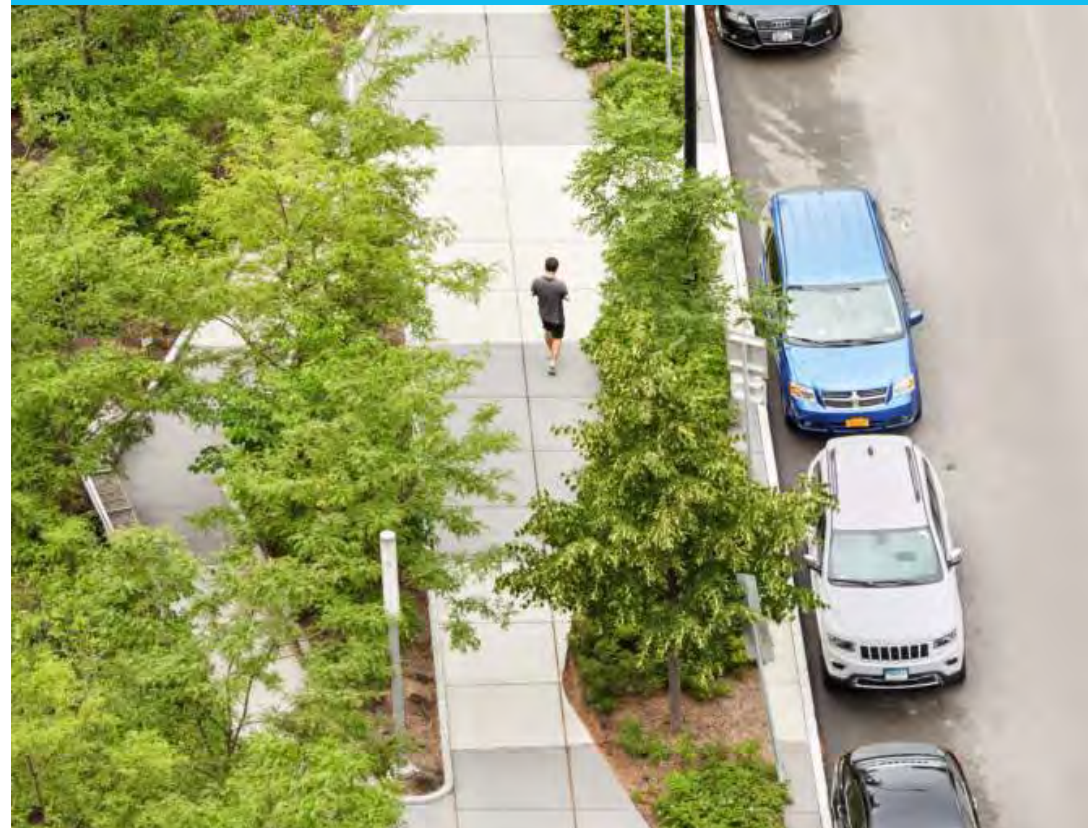
1. Integrated Ecology: the function of ecological infrastructure throughout the neighbourhood of Bloor-Islington is crucial, including biodiversity, stormwater management, air pollution and heat island mitigation, as well as the benefit of psychological well-being provided by green spaces. This includes beautiful, diverse, native plantings, and significant tree canopy cover.

2. Spatial Diversity: a variety of spaces at different scales, with different configurations and amenities, create a diversity of options and opportunities for residents to find their niche in the urban environment. This also allows for a range of social programming, maximizes inclusivity, and inspires community stewardship. This includes large and small gathering spaces, intimate spaces, peripheral spaces, and spaces between buildings that serve active and passive recreation opportunities, and create community identity and sense of place.

3. Connected and Inclusive: a critical factor in making a liveable neighbourhood is walkability and accessibility. This includes design standards that meet AODA guidelines, as well as human-scale, pedestrian and cyclist friendly streetscapes, with a multitude of through-block connections, crossings, multi-modal paths, and pedestrianized streets. Connectivity also addresses the need to make clear, safe pedestrian connections to public transit and green linkages to parks and natural spaces in the area.

4. Active / Productive: Rich programming options from multi-modal trails and play areas, to community food gardens and permaculture principles, provide opportunities for healthy living including recreation, and a measure of food security for neighbourhood residents of all ages and demographics.

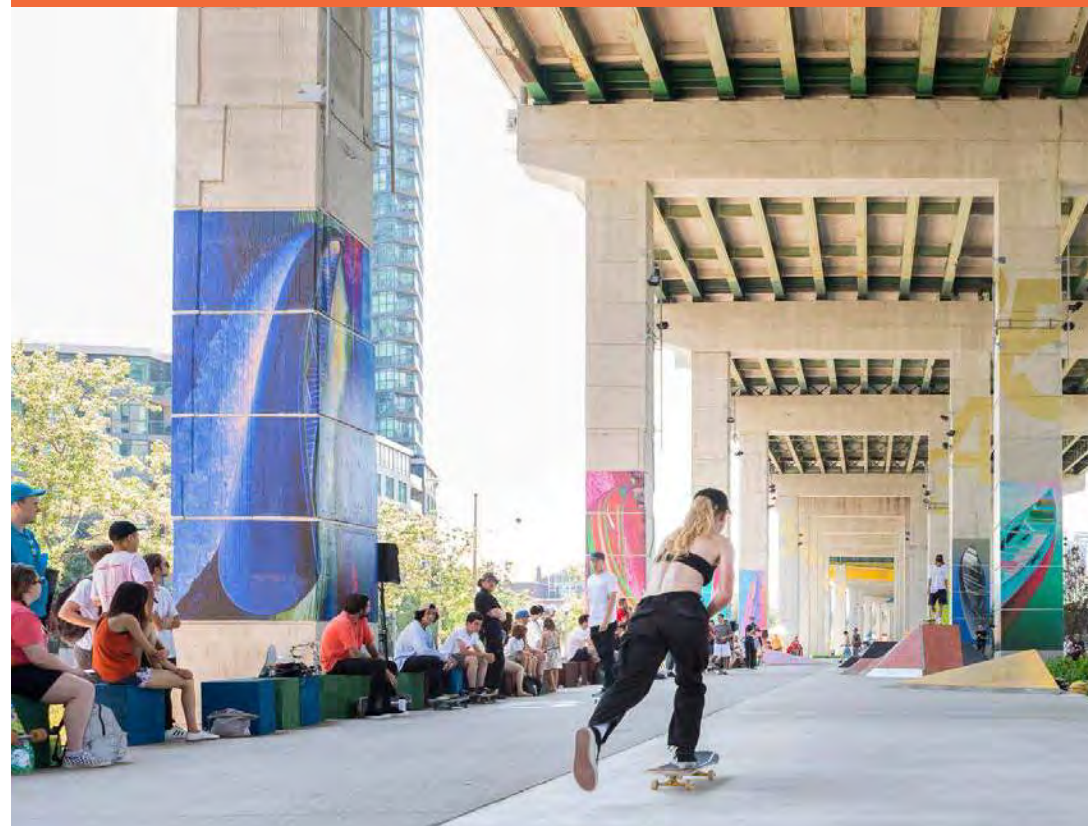
Integrated Ecology



Spatial Diversity



Connected and Inclusive



Active / Productive



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Bloor - Islington



Bloor-Islington

Executive Summary

The following is a Block Context Plan vision for the Bloor-Islington site as part of the Etobicoke Housing Now initiative. The drawings included in the Block Context Plan are a demonstration of the design principles and district vision developed alongside CreateTO and the City of Toronto, not final building designs.

Per the Toronto City Council approved 2019 Housing Now initiative, the Bloor-Islington site must provide a minimum of 1,250 residential units. For the purposes of the Block Context Plan area calculations, a residential unit GCA gross up factor of 0.78 (defined by CreateTO based on preceding Housing Now projects) has been used and the Growing Up Guidelines have been incorporated.

Program areas and unit counts are approximate. Further detailed design will be required in later phases of development to verify exact program layout, area calculations, and unit counts.