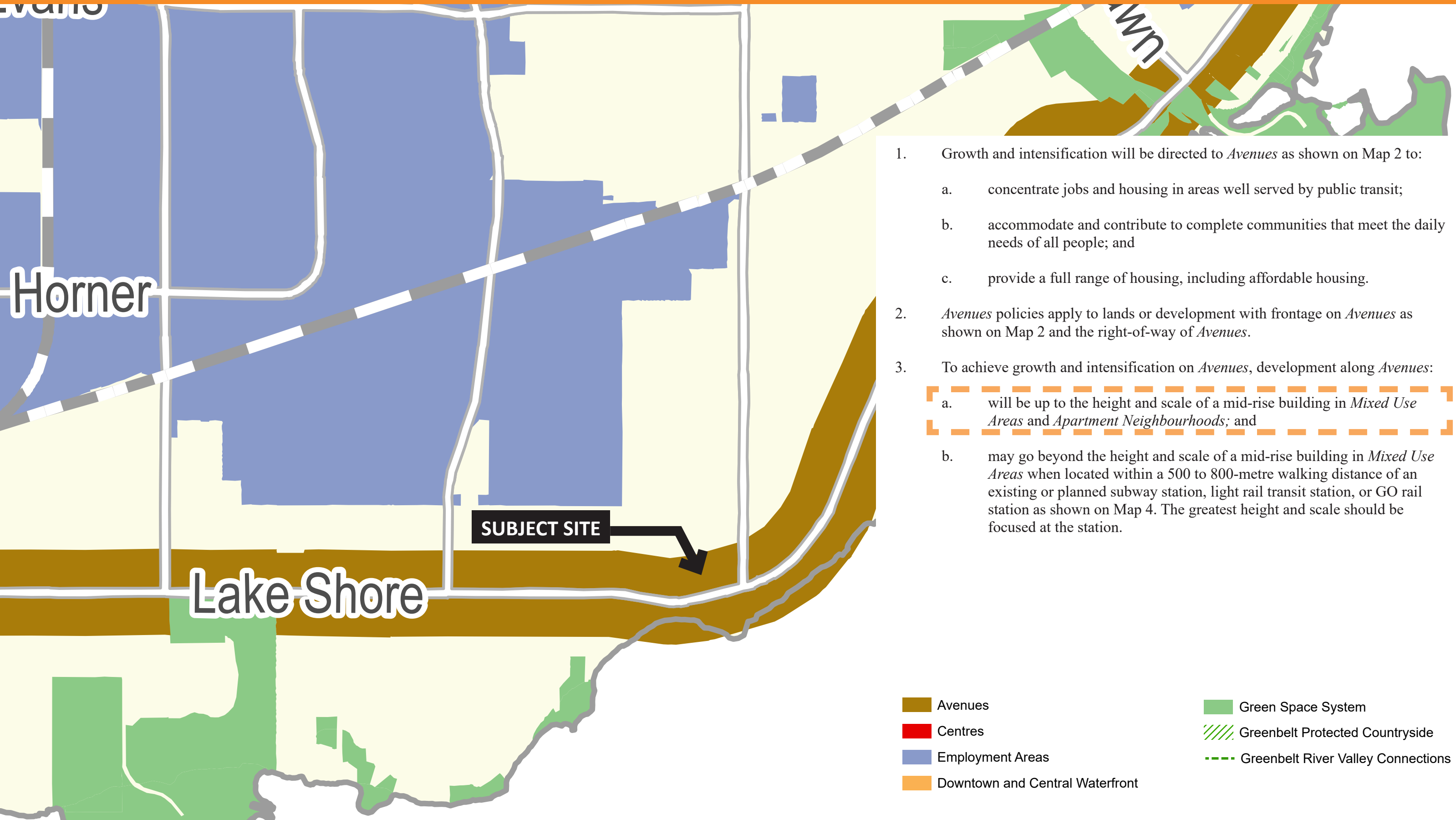


# City of Toronto Official Plan

## Map 2: Urban Structure



1. Growth and intensification will be directed to *Avenues* as shown on Map 2 to:
  - a. concentrate jobs and housing in areas well served by public transit;
  - b. accommodate and contribute to complete communities that meet the daily needs of all people; and
  - c. provide a full range of housing, including affordable housing.
2. *Avenues* policies apply to lands or development with frontage on *Avenues* as shown on Map 2 and the right-of-way of *Avenues*.
3. To achieve growth and intensification on *Avenues*, development along *Avenues*:
  - a. will be up to the height and scale of a mid-rise building in *Mixed Use Areas* and *Apartment Neighbourhoods*; and
  - b. may go beyond the height and scale of a mid-rise building in *Mixed Use Areas* when located within a 500 to 800-metre walking distance of an existing or planned subway station, light rail transit station, or GO rail station as shown on Map 4. The greatest height and scale should be focused at the station.

- |   |  |
|---|--|
|  Avenues                         |  Green Space System                 |
|  Centres                         |  Greenbelt Protected Countryside    |
|  Employment Areas                |  Greenbelt River Valley Connections |
|  Downtown and Central Waterfront |  |

# City of Toronto Official Plan

## Map 15: Land Use Plan (Proposed Amendment)



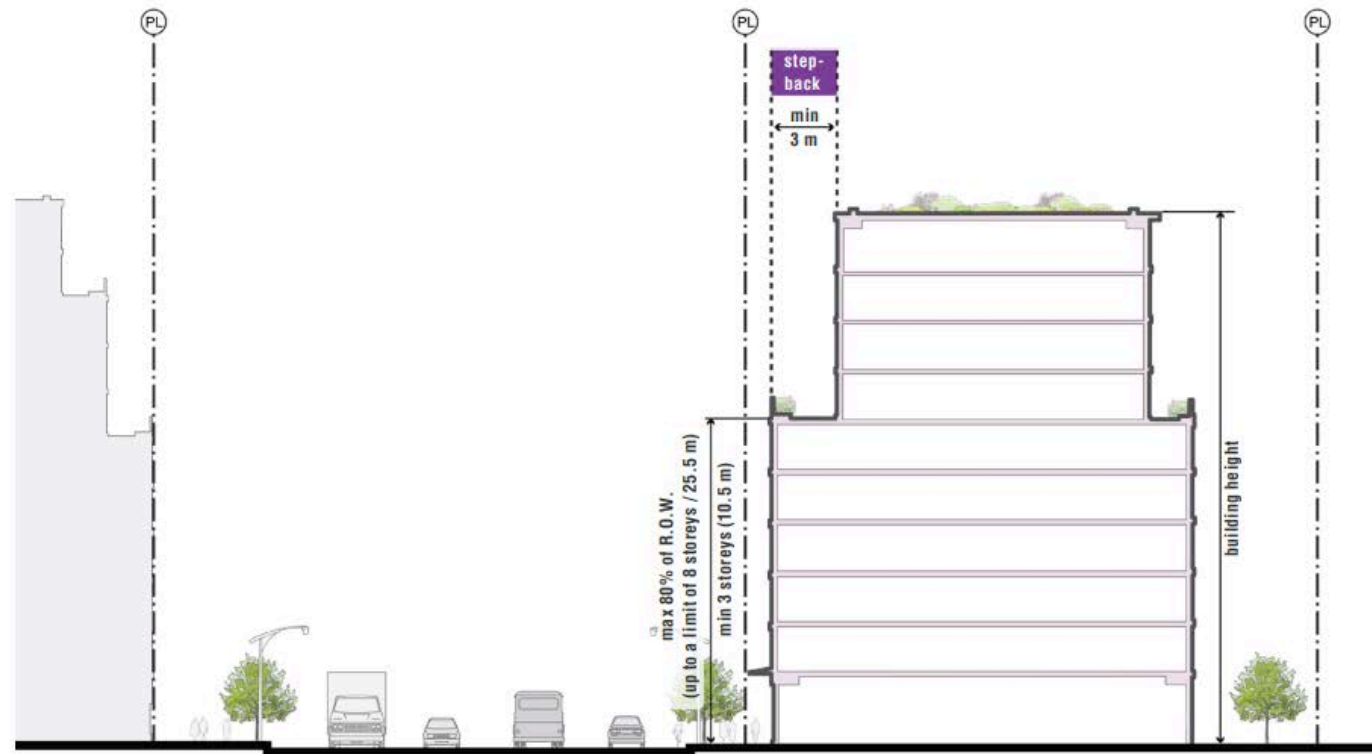
**SUBJECT SITE**

### Land Use Designations

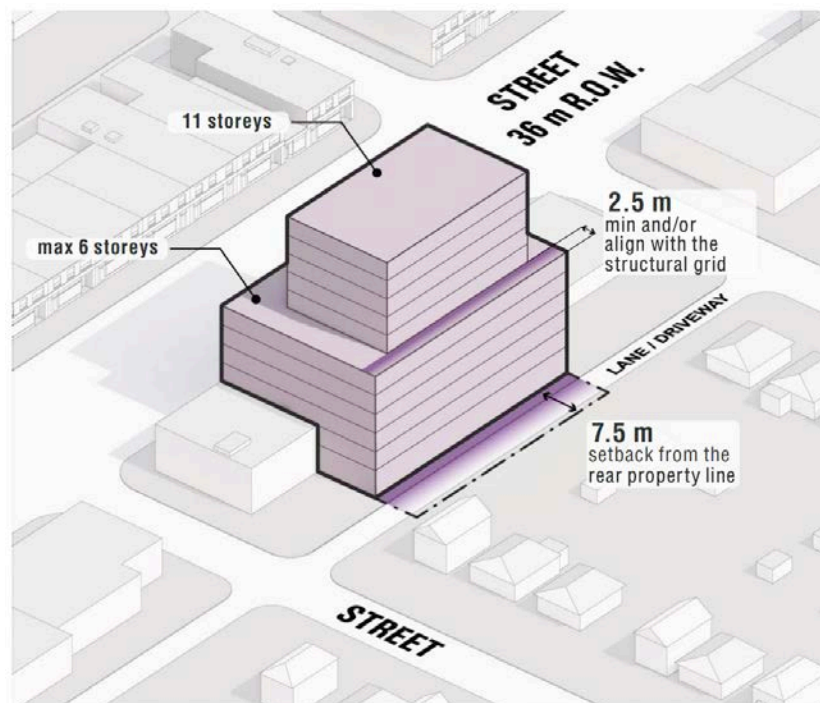
- Neighbourhoods
- Apartment Neighbourhoods
- Mixed Use Areas
- Natural Areas
- Parks
- Other Open Space Areas (Including Golf Courses, Cemeteries, Public Utilities)
- Institutional Areas
- General Employment Areas
- Core Employment Areas
- Utility Corridors

# City of Toronto Official Plan

## Missing Middle and Midrise Housing Implementation Initiative



^ Revised Midrise Design Guidelines example of front pedestrian perception stepback from the public realm



< Revised Midrise Design Guidelines for Rear Transition to Neighbourhoods areas

BUILDING DESIGN | MID-RISE BUILDING DESIGN GUIDELINE

### 3.1. MID-RISE BUILDING HEIGHT

The Official Plan states that “mid-rise buildings will be designed to have heights generally no greater than the width of the right-of-way that it fronts onto”.

- a. Mid-rise building scale is contextual and maximum building height corresponds to the right-of-way (ROW) width ranging from 5 storeys (16.5m) up to 14 storeys (45m).
- b. Achieving the maximum building height on each right-of-way will be dictated by the assessment of contextual fit, good street proportion and sun/shadow performance set out in subsequent guidelines.

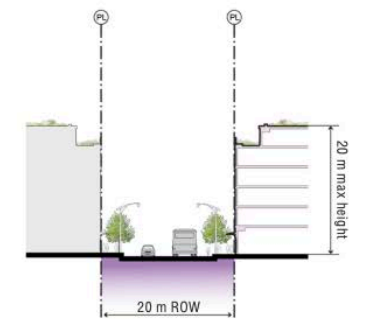


Figure 3.1.1: 1:1 on 20m ROW

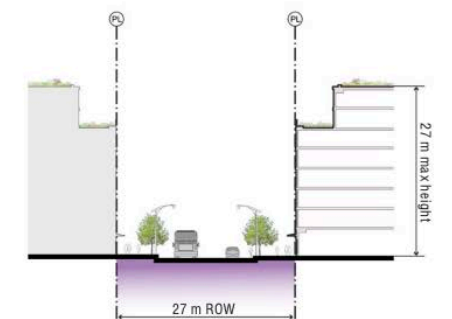


Figure 3.1.2: 1:1 on 27m ROW

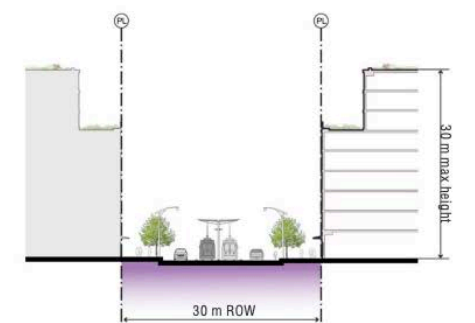


Figure 3.1.3: 1:1 on 30m ROW

- c. Additional height taller than the adjacent ROW width may be considered on deep lots, provided that the development meets the objectives of the Official Plan policies and other guidelines in this document, including but not limited to the following criteria:

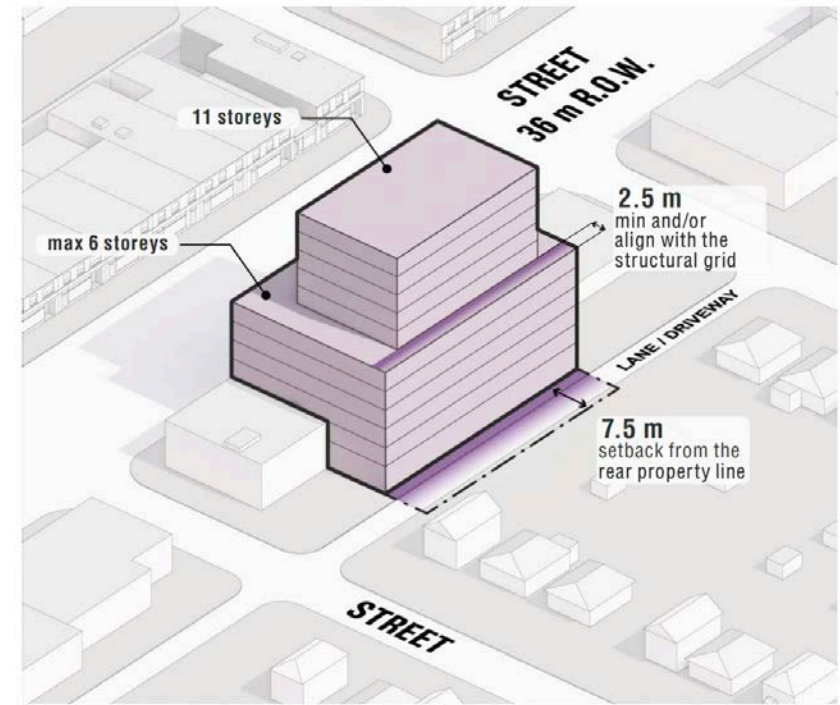
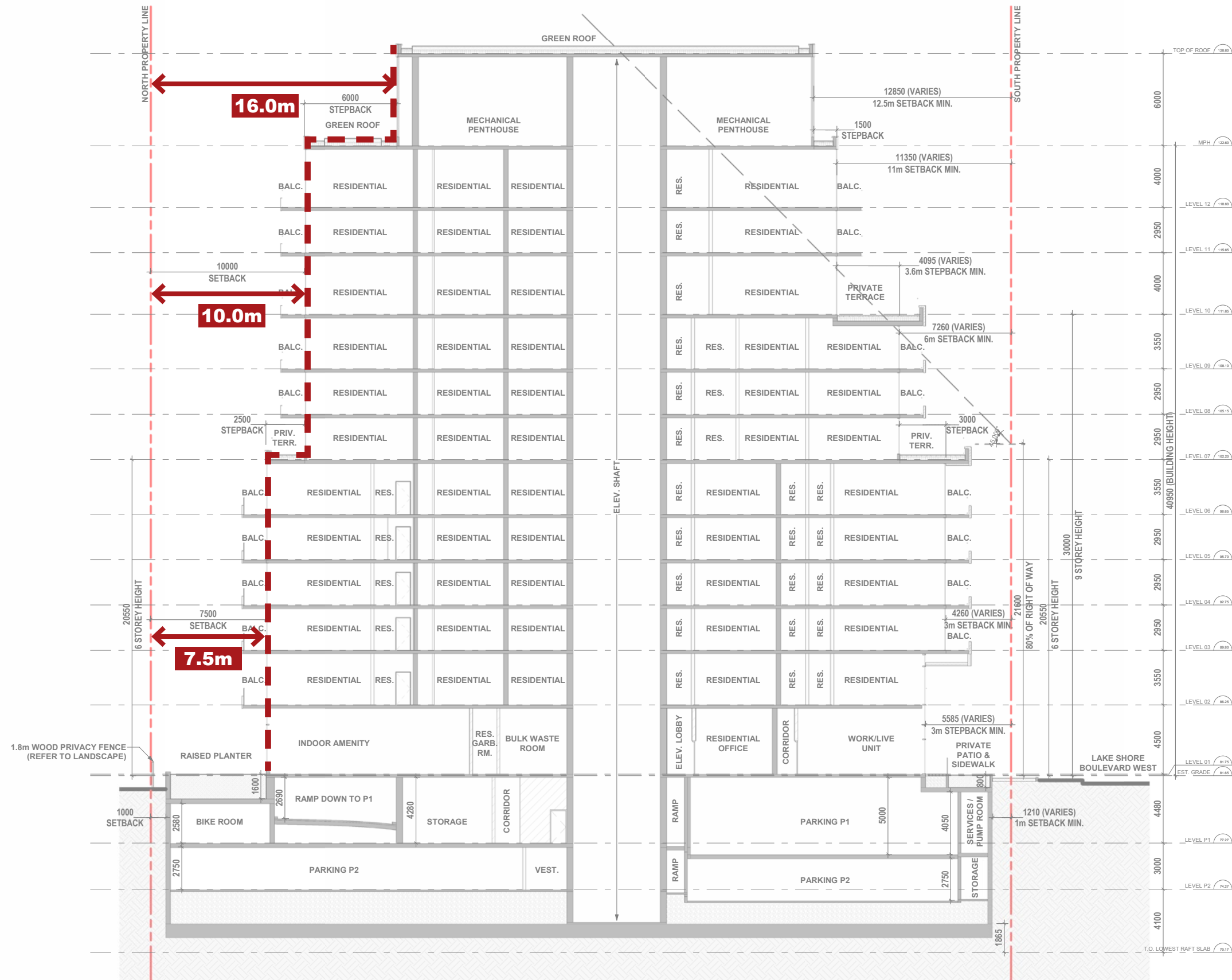
- i. Fits with the existing and planned context;
- ii. Maintains an overall mid-rise building scale with good street proportion;
- iii. Meets required sun/shadow performance on the adjacent street and public realm;
- iv. Provides appropriate setbacks, step-backs and separation distances; and
- v. Provides appropriate transition in scale and massing to adjacent heritage properties and context.

Height above the ROW width should be located and massed to reduce physical and visual impacts on the public realm and incorporate increased setbacks/step-backs equal to or greater than the additional height.

^ Revised Midrise Design Guidelines direction for building height along Avenues

# Proposed Development

## Rear Transition Considerations



^ Revised Midrise Design Guidelines for Rear Transition to Neighbourhoods areas

# Proposed Development

## Development Statistics



<b>Site Area</b>	2,491 square metres
<b>Proposed Building Height</b>	12 Storeys (40.95 metres)
<b>Proposed Live-Work Gross Floor area</b>	228.21 square metres
<b>Total Gross Floor Area</b>	11,207.7 square metres
<b>Proposed Indoor Amenity Space</b>	344 square metres
<b>Proposed Outdoor Amenity Space</b>	344 square metres
<b>Total Proposed Amenity Space</b>	688 square metres (4.0 sq.m./ unit)
<b>Proposed Studio Dwelling Units</b>	23 (13.4%)
<b>Proposed One Bedroom Units</b>	103 (59.9%)
<b>Proposed Two-Bedroom Units</b>	28 (16.3%)
<b>Proposed Three-Bedroom Units</b>	18 (10.5%)
<b>Total Proposed Dwelling Units</b>	172 Dwelling Units
<b>Proposed Visitor Parking</b>	11 Parking Spaces
<b>Proposed Resident Parking</b>	89 Parking Spaces
<b>Pick Up &amp; Drop Off</b>	2 Parking spaces
<b>Proposed Bicycle Parking</b>	132 bicycle parking spaces



# Proposed Development

## Landscape & Amenity Design



Ground Floor Landscape Plan



Rooftop Amenity Space Landscape Plan (Southeast Corner)

# Proposed Development

## Streetscape Design



Streetscape Detail



*Comments & Questions  
Thank You!*