

Development in the south-east quadrant of University Avenue and College Street will be consistent with the following urban design guidelines.

LOCATION

Lands owned by the Toronto General Hospital at the south-east corner of University Avenue and College Street.

GUIDELINES

INTRODUCTION

Existing College Wing Buildings and Site Plan - Figure 1A and Figure 1B.

The north portion of Toronto General Hospital site, on the city block bounded by University Avenue, Gerrard Street West, Elizabeth Street and College Street, has been included in an inventory of hospital lands that could be redeveloped. The College Street Wing at 101 College Street, is the only building on that part of the site that has been identified as having heritage value with architectural and historical significance. There are two small original buildings on the subject site at 657 University Avenue (the Shields and the Mulock-Larkin Buildings) that are not included on the City's Heritage Inventory.

A substantial part of the historic College Street building will be retained, restored and adapted for a new use. However, the former patient ward areas at each end, and those extending to the south, may be removed to open those parts of the site for redevelopment. The existing open space in front of the College Wing will be kept in its entirety for the full width of the College Street frontage.

The purpose of design guidelines is to draw attention to the basic principles that underline the features of architectural value in the College Street Wing of the Toronto General Hospital.

Since the building envelopes for the redevelopment parcel sites are located at each end and behind the College Wing, it is essential that design direction for new buildings take clues from an analysis of the architectural principles expressed in the façade of the heritage building.

DEVELOPMENT PARCELS – Figure 2.

Three parts of the site have been identified for development. Parcel A at the northwest corner of the hospital block, Parcel B located centrally to the rear and south of the centre and east sections of the College Wing and Parcel C at the northeast corner of the hospital block. All of the existing open space fronting onto College Street will be retained and landscaping elements restored.

Parcel A and Parcel C each has a maximum building envelope created not only to meet planning requirements, but also to preserve the historical architectural design symmetry of the existing College Wing from Elizabeth Street to University Avenue.

It is acknowledged that the development of Parcel A may precede that of Parcel C in design and construction or vice versa. The programs and the architects for each development may be different. Therefore, the first to be designed will have established an approach to the use of the design guidelines that will have to be reflected in the later building if the historical and architectural symmetry of the entire College Street frontage is to be preserved.

Parcel B is a special site where the architecture must be conceived as the background for the most prominent and central feature of the heritage building, the tower and domed cupola. The façade of this background building must appear to recede, while acknowledging the same sense of axial symmetry, proportion and scale found in the central building of the College Wing. The roofline profile of this background building must be regular and without distracting elements or form. In general terms, a new building on Parcel B must be simple in detail and non-competing in design expression.

ANALYSIS

An analysis of the architectural characteristics of the existing College Street heritage building (the Surgical, Central and Medical wings) leads to design guidelines for architects to apply to the building design for each development parcel. The guidelines assist in achieving compatibility between new architecture and that of the historic building and its setting. They also help to retain continuity of the existing urban character of the city block between Elizabeth Street and University Avenue.

Symmetry – Figure 5

The heritage characteristics of the College Wing reveal that there is a significant symmetrical treatment in the architecture of the entire wing. In addition, there is also symmetry of composition in each individual wing of the building, within the entire original building complex.

Materials

A controlled selection of materials and use of colour is a characteristic feature common to all of the original buildings in the Hospital block. The specially selected brick was a warm buff tone. The terracotta is lighter in a tone similar to the colour of the limestone that was used in some areas and focal points of the building. The contrasting materials provide visual texture and give definition to selected sections of each façade.

Rhythm – Figure 5

Brick pilasters were used singly and in pairs on the façade in combination with the pattern, the recessing and the variety of groupings of window openings. This combination of detailing creates a sense of rhythm in specific wall surface planes of the façade and enhances the appearance of the building through the resulting shadowing effects.

Proportion – Figure 7 and Figure 4

A variety of window sizes, lintel types, sill and head detailing, as well as divisional treatments of the sash, are carefully coordinated in the application of the principle of 'related proportional relationships' in the overall design. This permits integration of diverse features into the façade design. There is a link between the proportion of the glazed window sash and muntin pattern, the window opening sizes and their positions within specific areas of the façade.

Wall areas are furthermore divided vertically into bays by pilasters and the projecting elements of the plan in each wing of the building, with consistent proportional relationships throughout the entire building facade.

The cornice, frieze line and band coursing add horizontal dimensional form and divide the wall planes into areas of related proportion in each wing of the building. This is particularly evident in the strong relationship in scale and proportion between each individual wing and the link sections of the heritage building. A strong sense of scale is achieved through these varied relationships which are integrated into all parts of the entire street face of the College Wing.

Roofline

The roofline elements are used as unifying elements, bringing together the various elements and building forms at the top of the building. The composition of each section is consistent with the symmetry of the whole facade.

The parapet is a roofline feature that adds horizontal expression of secondary importance and caps the building composition with a strengthening element.

The roofline profile is augmented symmetrically by expressing the vertical circulation spaces as carefully detailed but higher elements at the upper level of the building.

DESIGN GUIDELINES

The Design Guidelines provide direction for architects and assist those responsible for the design of new buildings to achieve a respectful integration of new architecture with the architecture of the heritage building at 101 College Street.

A literal interpretation or a copy of the existing architectural style should not be contemplated. Creative contemporary design of lasting value and quality must be pursued based on timeless design principles and the established guidelines.

The principles of good architectural design, exemplified in the heritage building, must be applied creatively with equal skill and quality-control, to all new buildings designed for the site.

Building Envelopes & Setbacks – Figure 3A and Figure 3B

Specific height limits and setbacks have been established in the zoning diagrams. They define the fixed maximum building envelope for each site that has been established for each proposed redevelopment parcel.

Horizontal Expression Lines – Figure 4

Horizontal expression lines define the relationship between base, shaft and cap elements of the building. They delineate the composition of the heritage facade elements and define the most important proportional relationships between these elements.

The architectural texture of the heritage facade is identified not only by the major expression lines of cornice, band course and plinth but also by the minor horizontal expression lines of window sills and lintels and the modulation in the brickwork.

Acknowledgement of the major horizontal expression lines is mandatory. They must be referred to in the design exploration stage of new buildings on a development parcel and in the search for design compatibility with the adjacent heritage building.

Special attention also must be given to the relationship between floor levels in the heritage building and floor levels proposed for the adjacent buildings. This relationship will have an effect on continuity in the mandatory horizontal expression lines. There could also be conflict with the positioning of the secondary horizontal expression lines.

Creative ways must be found for how these lines can be acknowledged in the form, positioning and use of materials, especially in the façade of each podium building facing College Street.

Vertical Expression Lines – Figure 5

Vertical expression lines organize the heritage façade into a series of bays. The division of an architectural design into a series of vertical bays, strongly influences how numerous building design features and elements may be composed so as to give rhythm and texture in the use and distribution of materials in a façade.

They also help to establish a sense of scale and proportion in the arrangement of fenestration and to emphasize the form and focus of entrance features and vertical circulation elements. The vertical alignment of window openings and their ordered groupings offers minor vertical expression lines of importance in establishing rhythm throughout the façade.

Attention to both major and minor vertical expression lines will assist in developing desirable harmonious architectural relationships between the heritage building and the façades of new development buildings at each end of the College Street frontage.

The Podium – North Building Elevation – Figure 6

The podium, established by zoning setback and height requirements at each end of the heritage building, must be designed to be in sympathy with the architectural character of the heritage building and to not compete with it in scale, while making special reference to identified expression lines.

Materials selected for use in the new podium design must reflect the characteristics, though not necessarily an exact duplication, of those in the existing heritage building. Brick masonry and cast or formed trim elements (replacing the role of terracotta) must be seriously considered for the podium elements of the new buildings in order to provide continuity of expression along the entire College Street frontage. Compatible colour selection is essential.

The façade of each podium, defined in the building envelope east and west of the heritage building, requires a design approach that will reflect the characteristic symmetry of the full College Street façade. Each façade will be articulated in a similar way, with attention given to variation in surface planes. There will be modulation of the built form so that the façade may have dimensional depth and a distinct visual form.

The focus of each podium façade will be central, whether it is an entrance feature or an emphasized window treatment. More specifically, any entrance to be featured in the podium elements on both Parcel A2 and Parcel C, facing College Street, must be located as a focal point at the central axis of the podium façade. The end corner of each podium will have a feature of equal emphasis to attain symmetry.

The articulation of vertical bays in the façade, of divisional elements in the fenestration and the expression of stairways and entrances will give the building an identifiable form in keeping with the context. A bay system that may be divided and varied on a modular basis will also respect the vertical proportions and symmetry that have been identified.

A podium corner roofline may be expressed in a controlled way to emphasize the variations and the articulation of symmetry and texture within each podium façade treatment.

Each podium forms the base for a tower above. The organization of bays in any new tower buildings will acknowledge the rhythm and proportions established for its podium. The selection of materials for the towers may relate indirectly to those in the podium. It is not necessary to duplicate them.

GENERAL COMMENTS

The design characteristics developed in the façade of the first constructed podium and tower must influence the architectural direction for other buildings. After the first development is approved for construction on one of the end parcels facing College Street, the concept for development at the other end must provide a similar approach to symmetry, proportion, continuity of form and the representation of mandatory expression lines in the College Street façade.

The treatment of penthouse elements at the top of any new building on each of the development parcels will be restrained and reflect the controlled approach of the original heritage roof top elements.

Vehicle access will not be permitted along the entire College Street façade. However, there will be a right turn in and right turn out access point on University Avenue and an all turns access point on Elizabeth Street.

Access or exit structures that may be required to serve parking levels below parts of the landscaped open space will be prohibited across the full College Street frontage. If required these elements must be incorporated within the buildings adjacent to this area. Any new ventilation facilities for underground parking will be permitted if they meet the landscape requirements of the Open Space Design Guidelines.

The TTC Subway entrance at the corner of College Street and University Avenue obscures what was the open west-end of the landscaped frontage of the Heritage building. This vista could be reclaimed by removing the existing covering structure, relocating the entrance to interior space of a new building on Parcel A and restoring the original fence in this area. This initiative would be a desirable improvement.

FIGURES

Figure 1A

Existing College Wing buildings, with heritage buildings hatched, in the context of other hospital buildings south of College Street on city block between Elizabeth Street and University Avenue.

Figure 1B

Site Plan of the College Wing Heritage building in the context of the Development Parcels and the other hospital buildings on the city block.

Figure 2

Site Development Parcels A, B and C.

Figure 3A

Maximum Building Envelope on Development Parcels, in relation to the College Wing Heritage building, showing podiums, towers and the open space along the entire College Street frontage.

Figure 3B

Building Setbacks that establish a general massing for new buildings where they must have a compatible and sympathetic relationship with the College Wing Heritage building.

Figure 4

Horizontal Expression Lines and the identification of the system of building bays in the College Street façade of the College Wing Heritage building.

Figure 5

Vertical Expression Lines indicating symmetry in the entire façade of the College Wing Heritage building, and in each wing, as well as a rhythm established in the varied but regular grouping of bays and window openings.

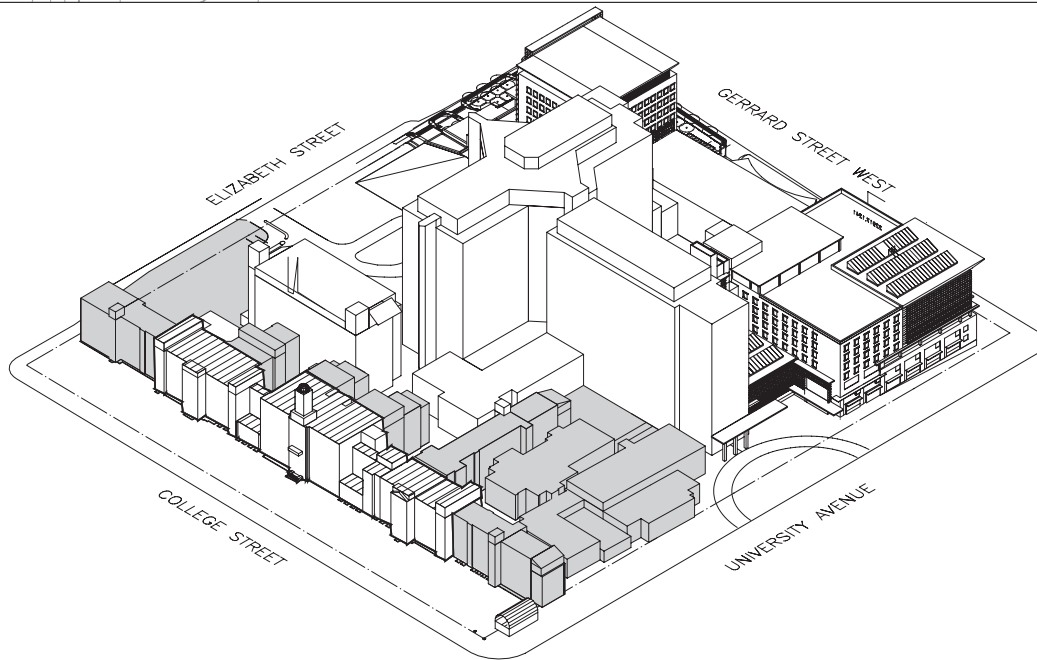
Figure 6

North Elevation of the College Wing Heritage building in association with the maximum Development Parcel building envelopes. The original symmetry of the College Street frontage is re-established in part by required setbacks and definition of the podium element rooflines for each of the flanking Development Parcel sites.

Figure 7

The Proportional Guideline diagram shows how Horizontal Expression Lines and Vertical Expression Lines may be used, in conjunction with the bay system of the façade, as a guide for achieving design compatibility between the Heritage building and new architecture on the adjacent development sites.

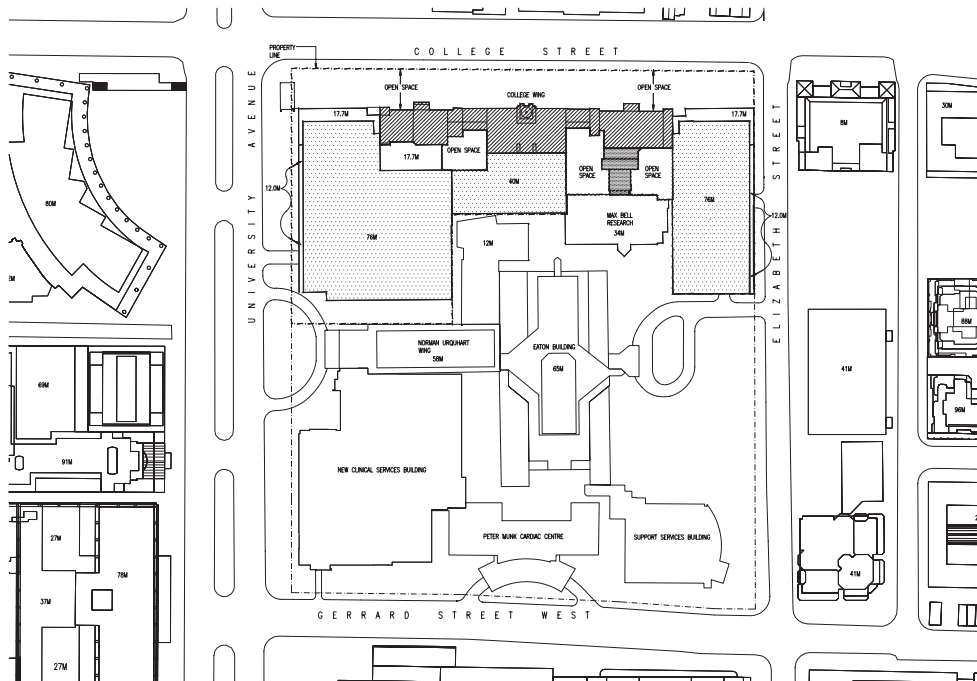
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Existing College Wing Buildings

FIGURE 1A

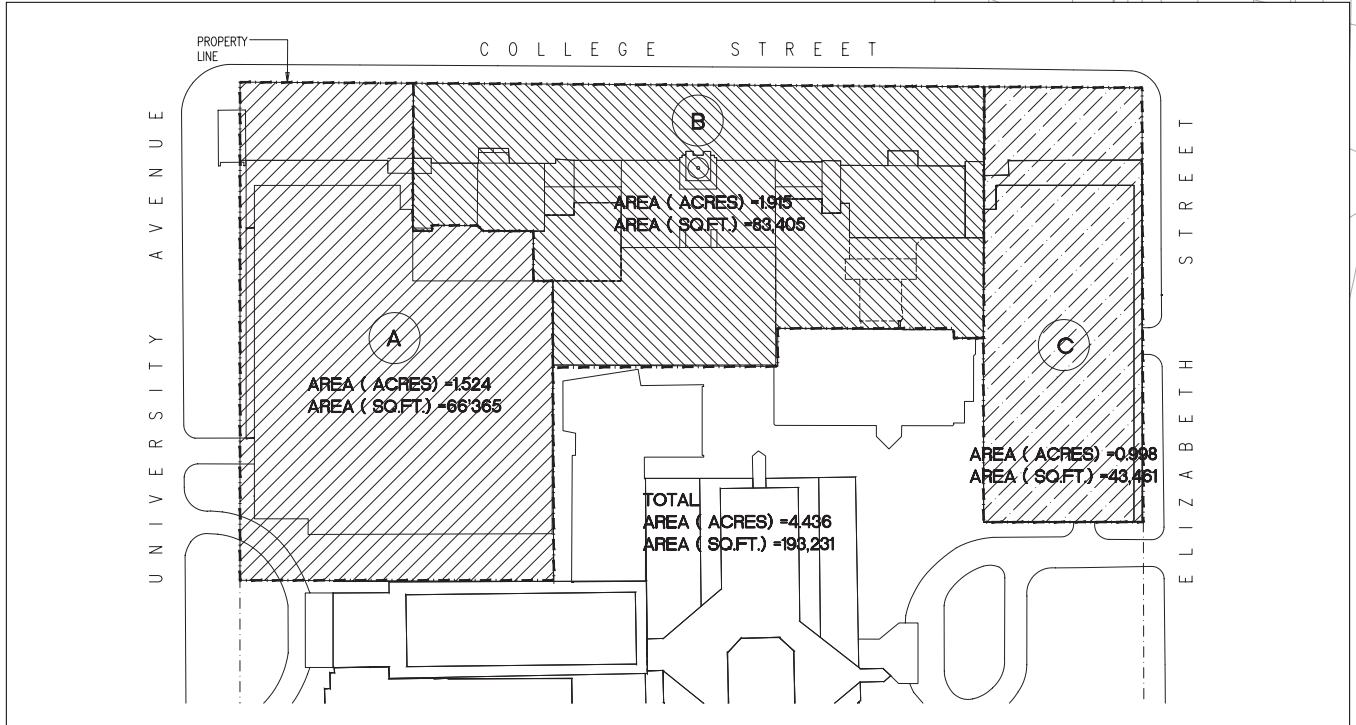
-  Heritage College Wing
-  Area Removed For Development Parcels



Site Plan/Context Diagram

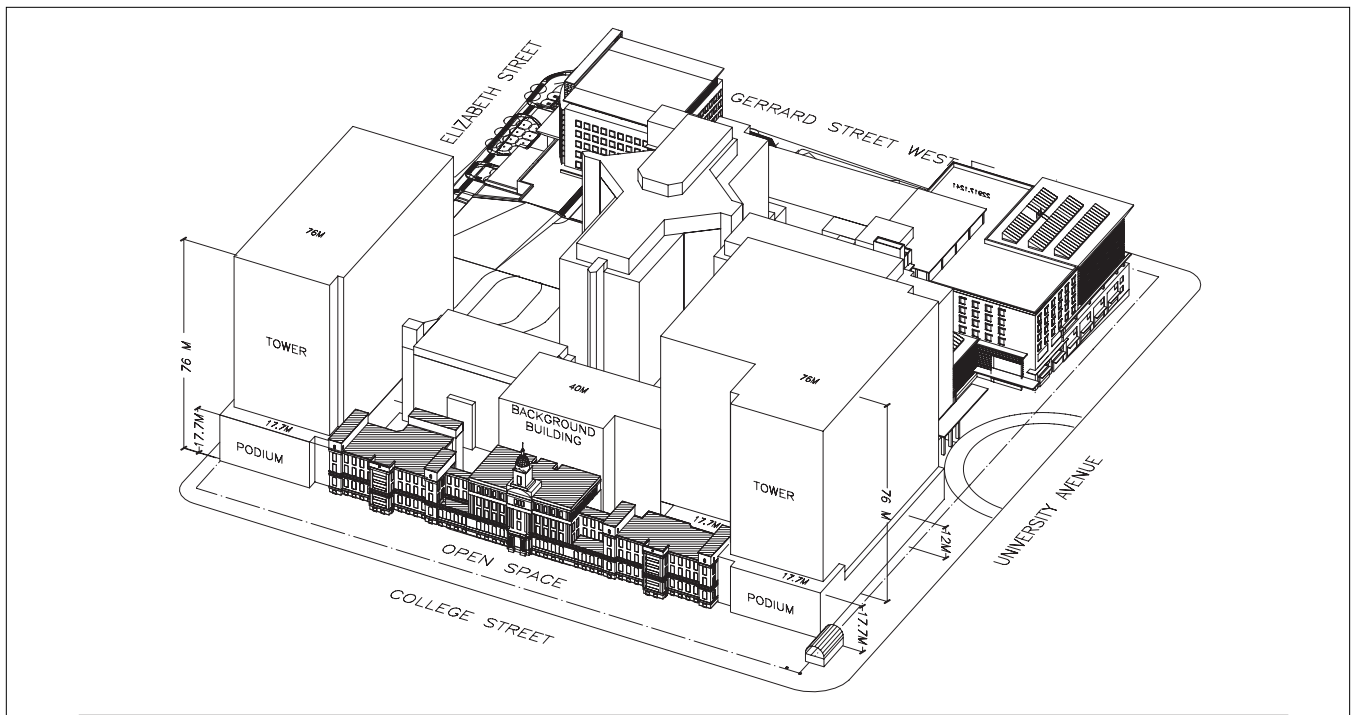
MAP 1B

-  Heritage College Wing



Site Development Parcel Diagram

FIGURE 2

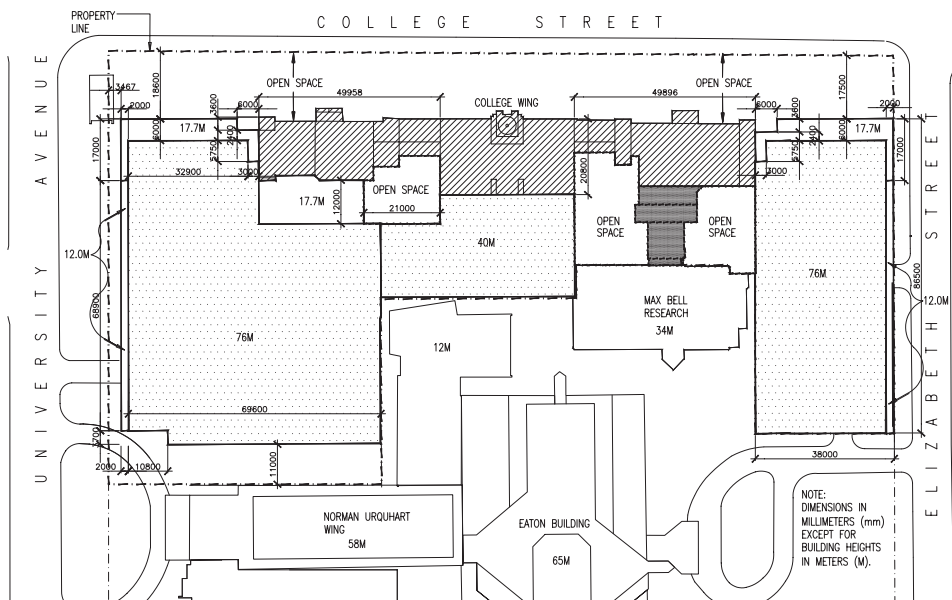


Maximum Building Envelope Diagram

FIGURE 3A

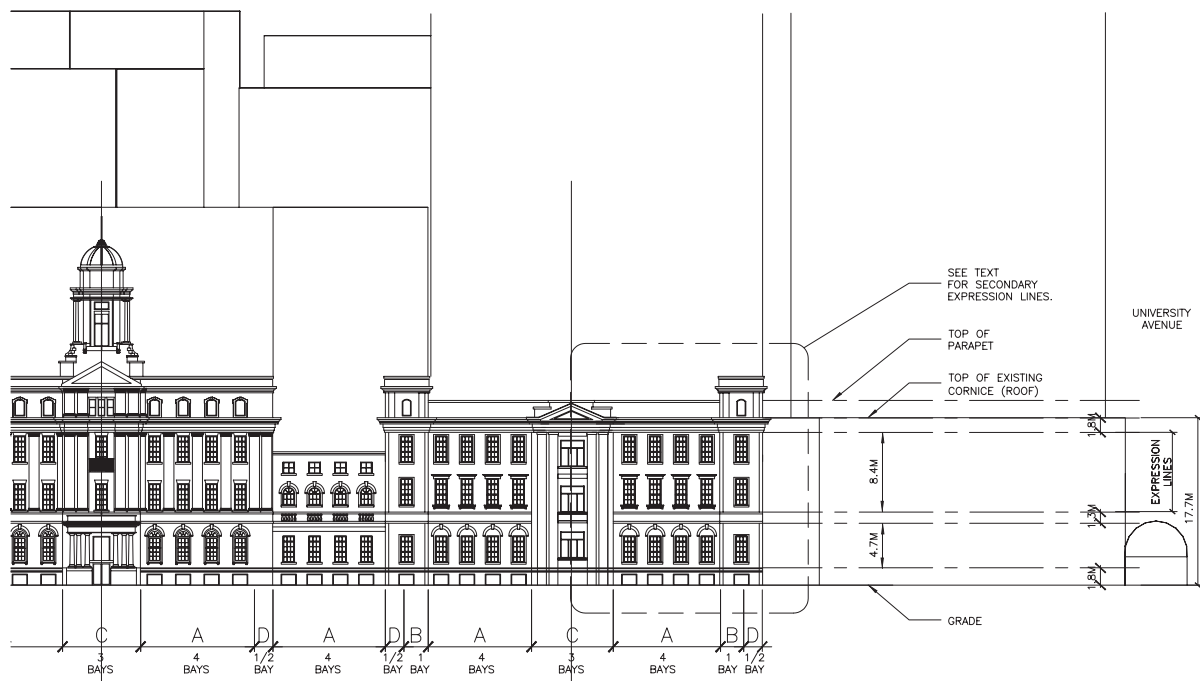
 Preserved Heritage College Wing

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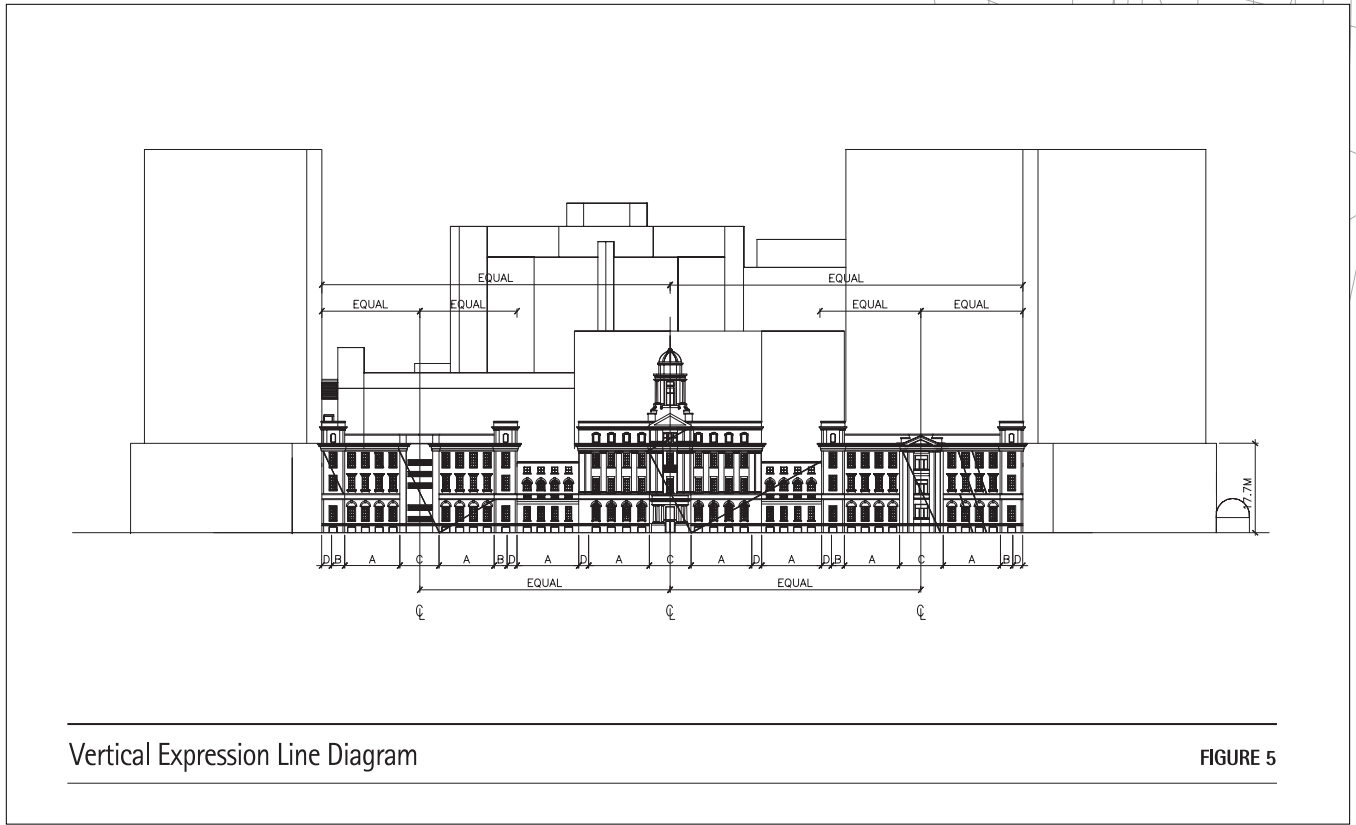
Building Setback Diagram

FIGURE 3B



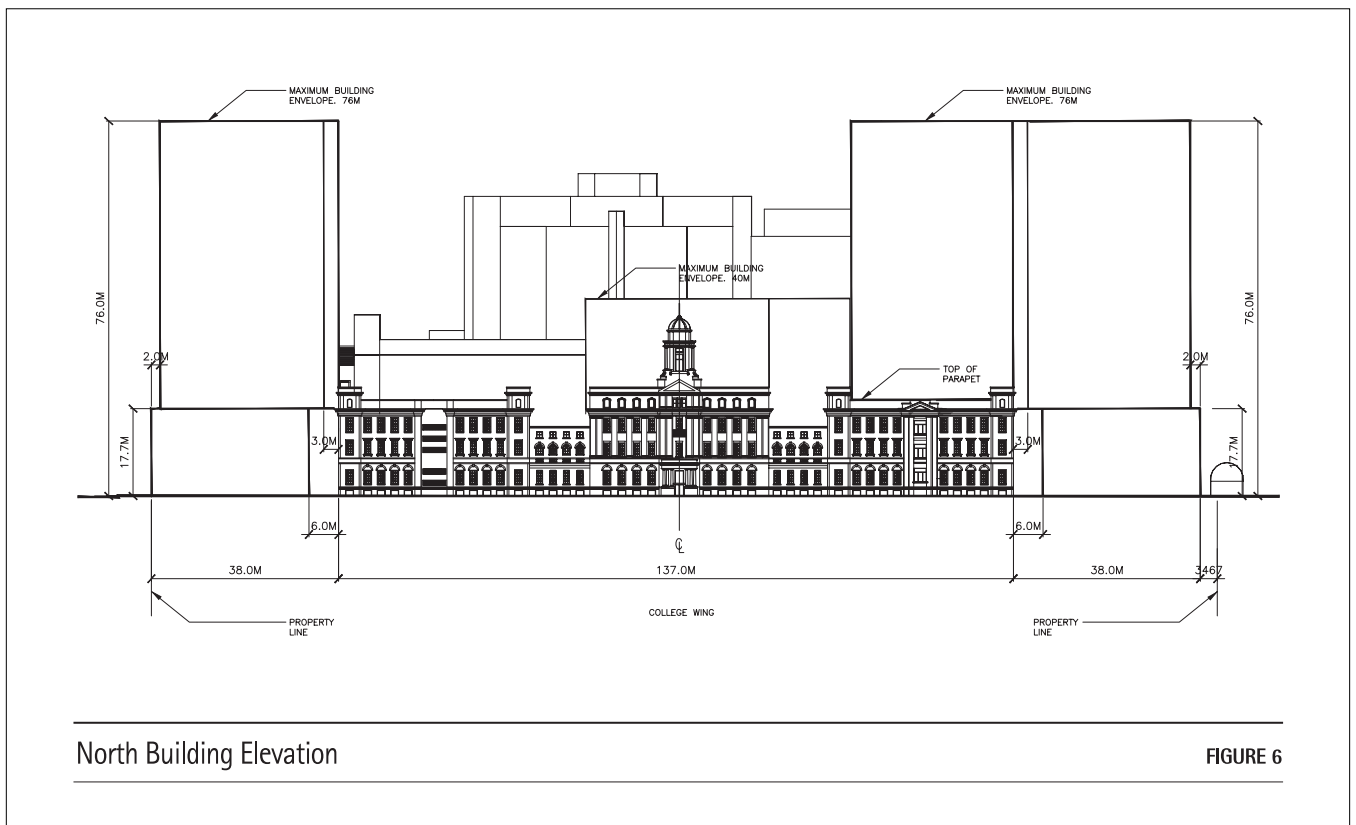
Horizontal Expression Line Diagram

FIGURE 4



Vertical Expression Line Diagram

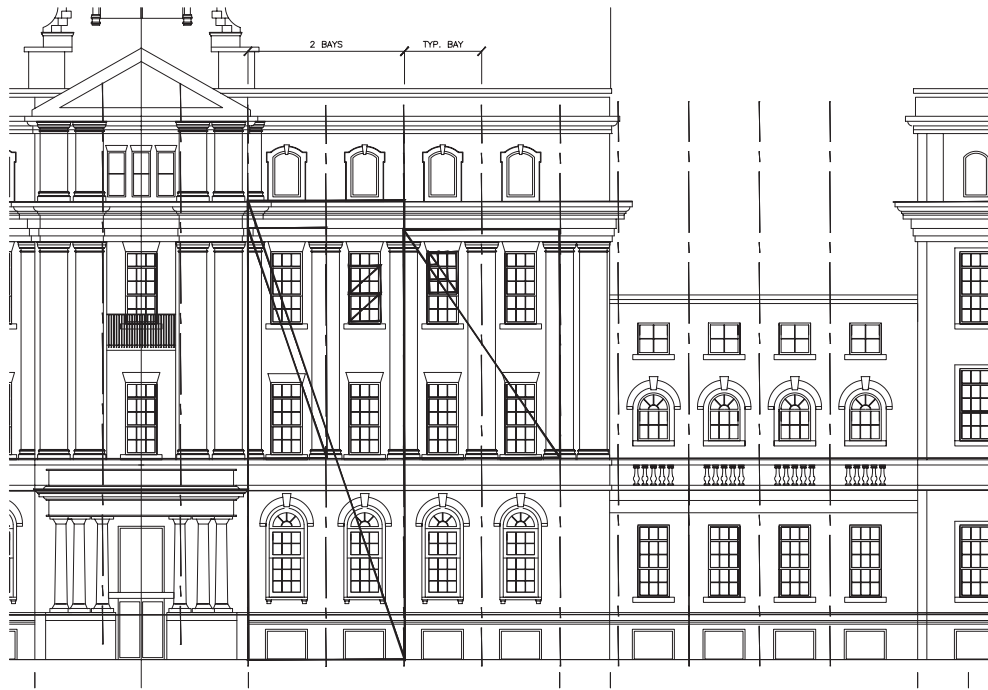
FIGURE 5



North Building Elevation

FIGURE 6

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Proportional Guideline Diagram

FIGURE 7