
BATHURST-ST. CLAIR

Development in the Bathurst-St. Clair area will be consistent with the following urban design guidelines. The guidelines correspond to Site Specific Policies # 204, 219, and 226, in Chapter 7 of the Official Plan. They are to be read in conjunction with the urban design policies in the Official Plan.

LOCATION:

These guidelines apply to new development in the area bounded by Christie Street, the CPR tracks north of Dupont Street, and roughly Tichester Road to the north and Spadina Road to the east. (see map A).

GUIDELINES

GENERAL:

Public Realm

New development will have regard for the protection of the distinctive characteristics of the escarpment, the Nordheimer Ravine, Casa Loma and the buildings and land in its vicinity.

Massing

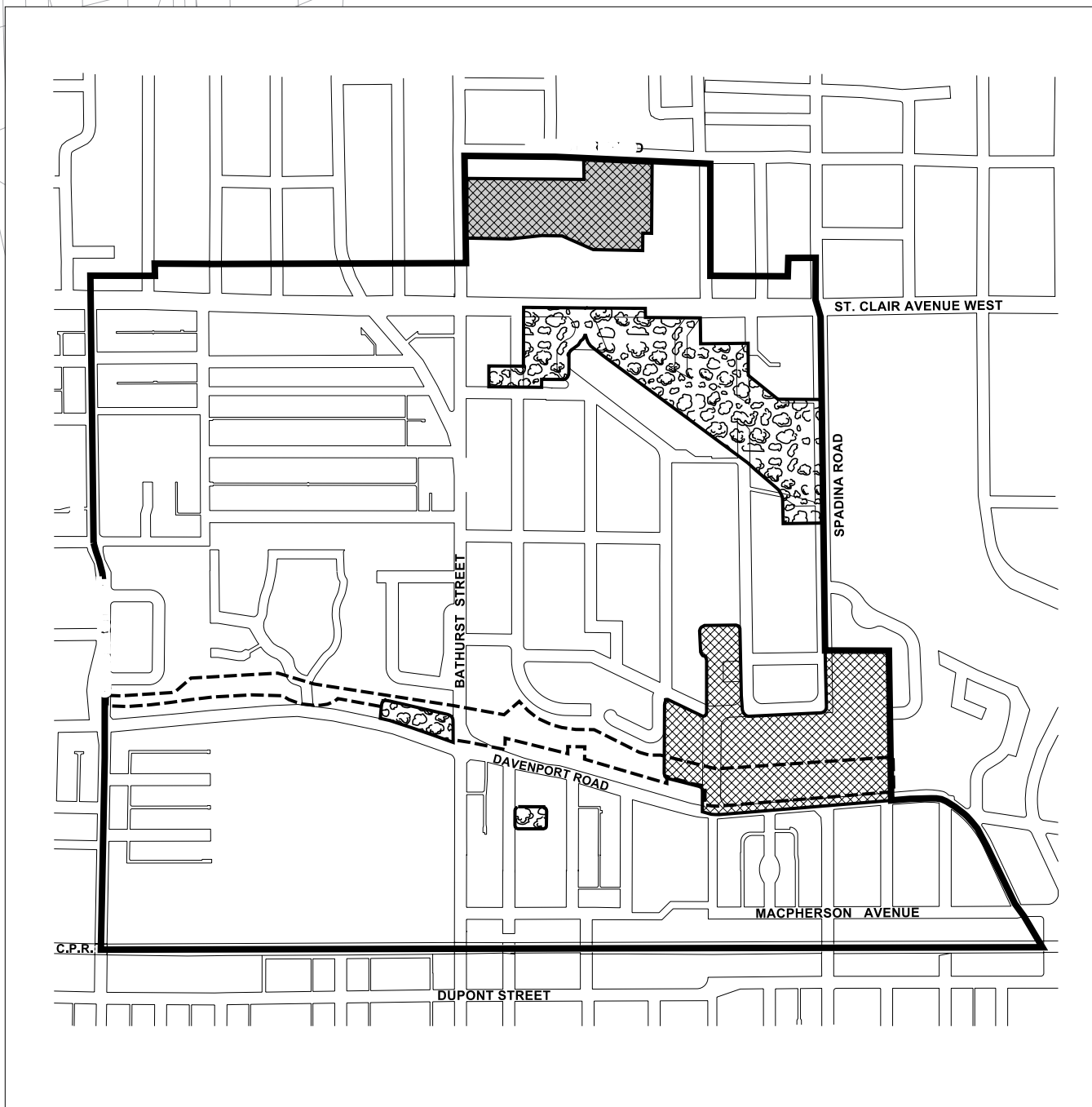
The height of buildings in Bathurst-St. Clair will generally be limited in order to:

- Maintain the predominantly low-rise scale of the stable residential areas

- Ensure the visual coherence of both the commercial retail area and the high-rise residential area and of their compatibility in scale with the adjacent low-rise residential areas






- Secure a low-to moderate-scale in the transitional area south of the escarpment which respects the views and character of Casa Loma and the escarpment to the north.

BATHURST-ST. CLAIR



Location Map

MAP A

-  Area Boundary
-  Escarpment Area of Special Identity
-  Parks and Open Space
-  Casa Loma Preservation Area
-  St. Michael's College School



Not to Scale
04+03

■ **490-494 MACPHERSON AVENUE:
(SITE SPECIFIC POLICY #219)**

Massing

Building form and scale will be compatible and consistent with the pattern of the Castle Hill development to the north and west.

Pedestrian Amenity

Grading at MacPherson Avenue and Spadina Road will be modified to reflect existing slope conditions of the Spadina Road streetscape with the installation of replacement street trees and appropriate landscaping enhancements.

■ **CASA LOMA PRESERVATION AREA
(SITE SPECIFIC POLICY #204)**

The Casa Loma Preservation Area, consisting of the lands and buildings known as Casa Loma, its Stables and Hunting Lodge, the Austin Estate (Spadina House), and the E.J. Lennox House, is an area of historic and architectural importance to the City, serving as a resource for community activities, tourism and other public uses, and containing commercial uses appropriate to its role, residential uses, institutional uses, and park uses.

New development will enhance the public amenity of the area. Any expansion or change will be compatible with the existing historical and architectural character of the area and the site, and with the adjacent residential neighbourhood.

■ **ESCARPMENT AREA OF SPECIAL IDENTITY**

Certain lands within the Neighbourhood Area and the Casa Loma Preservation Area are designated as the Escarpment Area of Special Identity as shown on Map A.

The protection and the enhancement of the visual, natural and public amenity of the lands within the Escarpment Area of Special Identity will be encouraged.

Public Realm

Improve public access to those parts of the Area within the Casa Loma Preservation Area which are open to the public and are suitable for recreation purposes.

Pedestrian Amenity

Property owners in the Area will be encouraged to maintain or improve their existing landscaping so as to respect the character of the escarpment.

Improvements to the environment of Bathurst-St.Clair will be carried out, in conjunction with the owners of land in the areas affected, and by appropriate landscaping programs, including the preservation, planting and replacement of trees. With respect to such programs, the following will be encouraged:

A landscaped and treed visual buffer along the northern edge of the C.P.R. tracks

A landscaped walkway between George Brown College and the Dupont Subway Station.

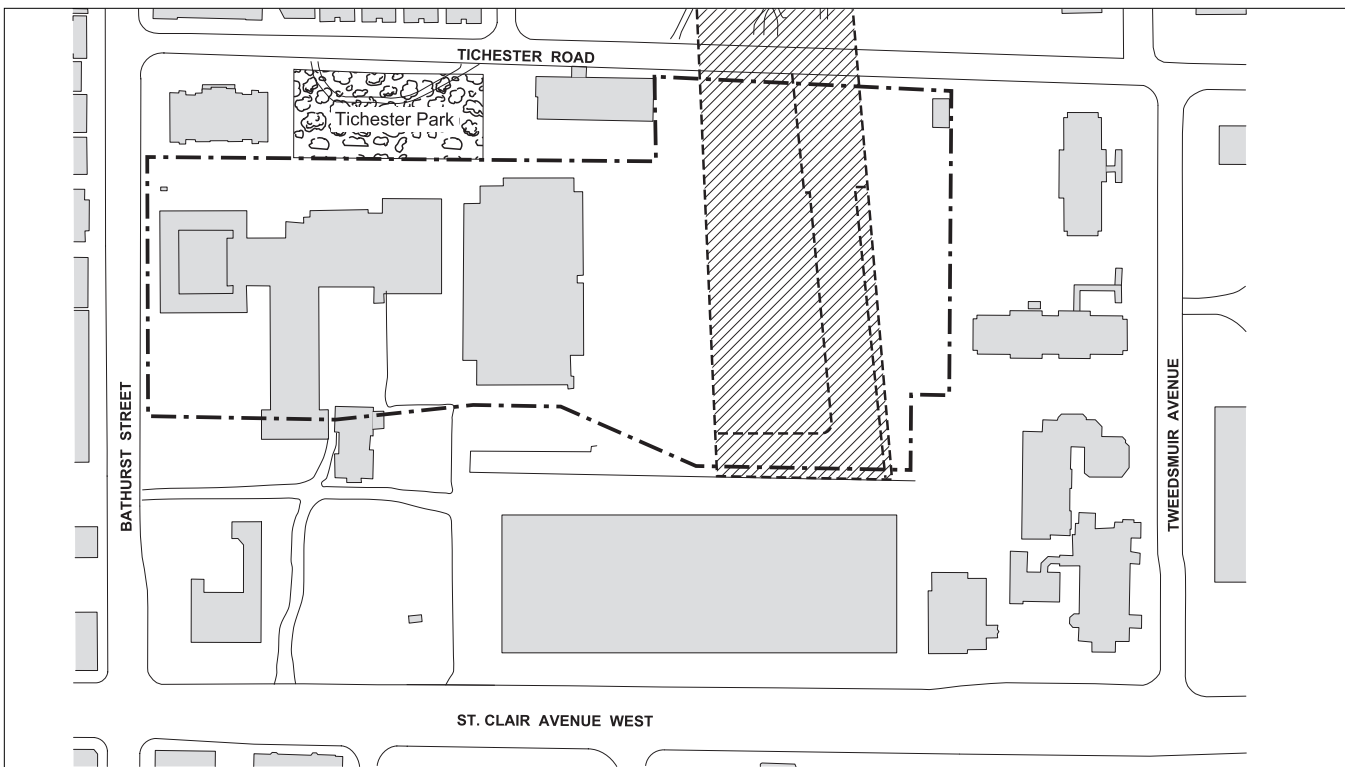
■ THE ST. MICHAEL'S COLLEGE SCHOOL
(SITE SPECIFIC #226)

Description

The St. Michael's College School lands are situated north of St Clair Avenue and south of Tichester Road on the east side of Bathurst Street. (Map B).

The site is traversed by a number of easements, including a below-grade easement for the Spadina subway line.

To the north of the site lies the Cedarvale Ravine, and a number of mid-rise apartment buildings, some of which terrace down towards the ravine. To the east of the site are two 18 storey residential apartment towers. The site has direct frontage on Bathurst Street and on Tichester Road (although there is a substantial difference in elevation on this frontage). Provision has been made in the proposed plans for land south of the site for a vehicular connection south to St. Clair Avenue West, but not north, connecting to the St. Michael's Lands.



The St. Michael's Lands

MAP B

- St. Michael's College School Boundary
-  TTC Easement
-  Tichester Park
-  Buildings



Not to Scale
04-03

Public Realm

An overall open space network which includes a variety of usable public exterior spaces connecting into Cedarvale Ravine to the north, through to St. Clair Avenue to the south, will be established.

Establish a public street system that is of a similar scale to that of the surrounding community.

Prior to site plan approval, a comprehensive open space plan will be established in accordance with City standards which illustrates the overall open space network, including streets, courtyards, parkettes, parks, linear parks, and how they relate to Cedarvale Ravine, Tichester Park, and the surrounding street and open space network. The overall nature and size of parks and open space will meet the needs of the anticipated population and housing mix proposed for the site. (Figure 1, 2)

The role of Tichester Park will be determined in the future comprehensive open space plan.

The connection of a number of individual open space areas or a linear park connecting Cedarvale Park to St. Clair Avenue and the ravine further south, will be encouraged.

Due to the size of the lands, a number of publicly accessible mid-block and cross-site connections will be established.

A public north-south route will be established beginning at Cedarvale Ravine and the T.T.C. station to the north, extending through the site in a southerly fashion, connecting into and through Heath Park South, leading to St. Clair Avenue.

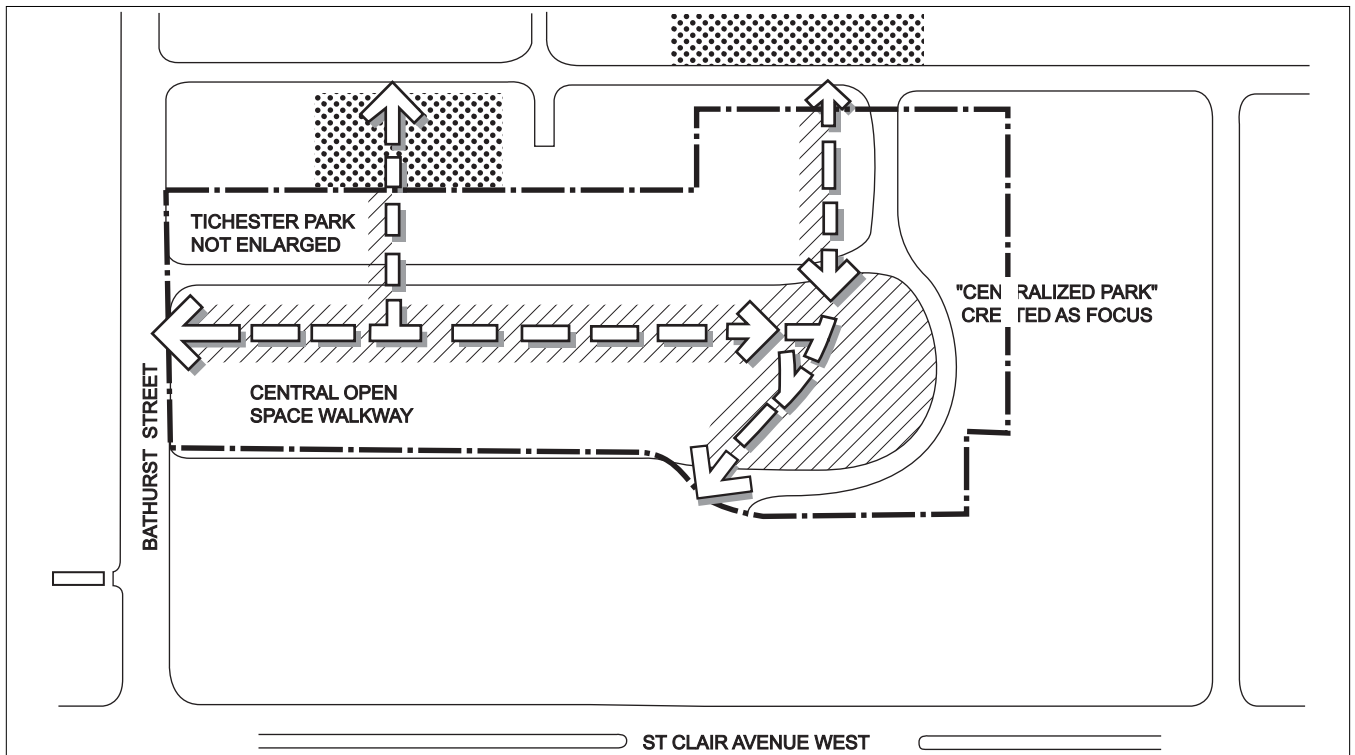
An east-west connection will be established running from Bathurst Street connecting to the north-south connection between the ravine and St. Clair Avenue.

BATHURST-ST. CLAIR



Site and Open Space Connections

Figure 1



Site and Open Space Connections

Figure 2

Site Organization

All buildings will be guided by an angular plane established at the street edge, 12 metres in height, on Bathurst Street, Tichester Road and Tweedsmuir Avenue, continuing to a mid-point on the southern property measured between the east and west property lines, measured to a height of 25 storeys (Figure 3, 4). The mid-point average of the intersection of the length and width of roof areas of all buildings will be within the angular planes established. (Figure 5).

Massing

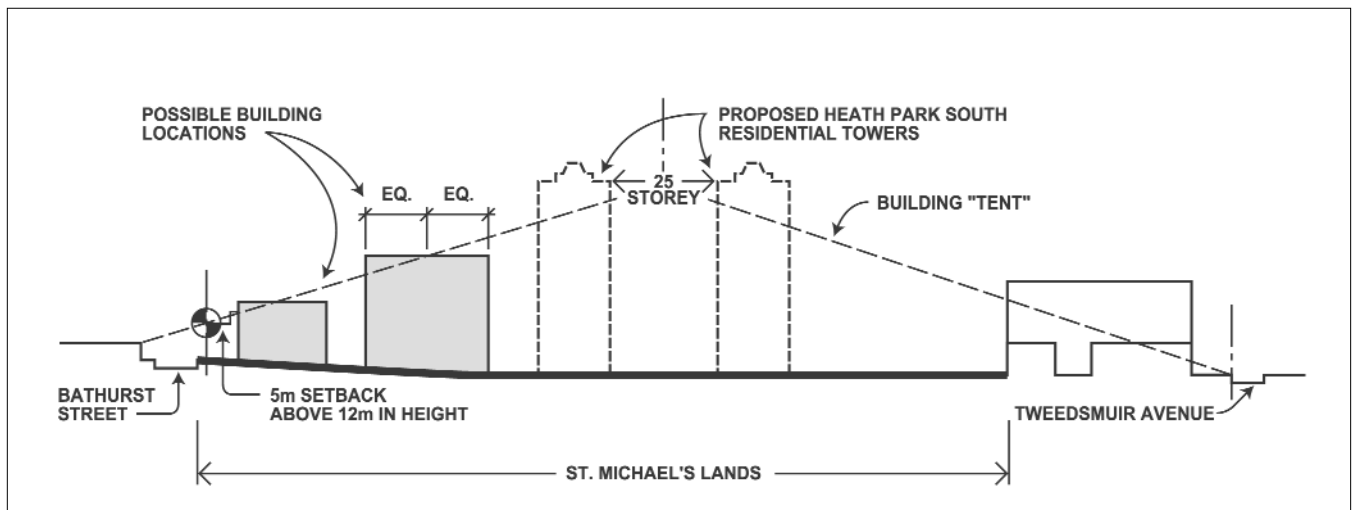
Establish an overall building massing arrangement that is lower in height at the edges of the site and next to Cedarvale Ravine, and which steps up in height to the southern property boundaries.

Provide for a mix of residential, institutional, recreational and commercial uses in a low to high rise form.

Buildings on the south side of Tichester Road opposite Cedervale Ravine will be limited to four storeys in height stepping up in height as they move away from the ravine.

Building heights will be lower at the edges of the site and higher towards the south-central location of the site (Figure 6, 7).

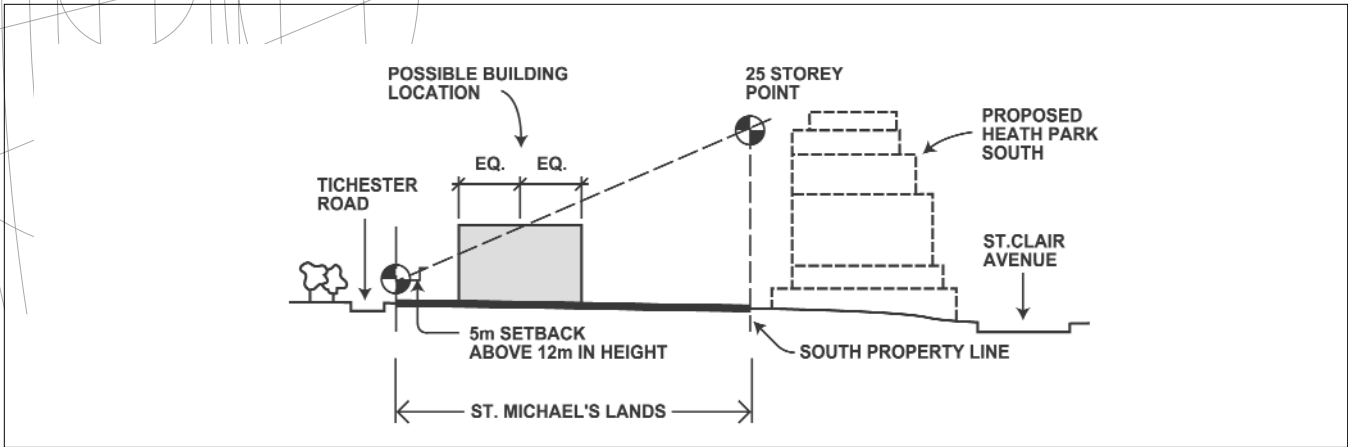
The stepping of buildings and roof terraces will be encouraged where possible. (Figure 4,5).



West-East section Looking North Showing Angular Planes

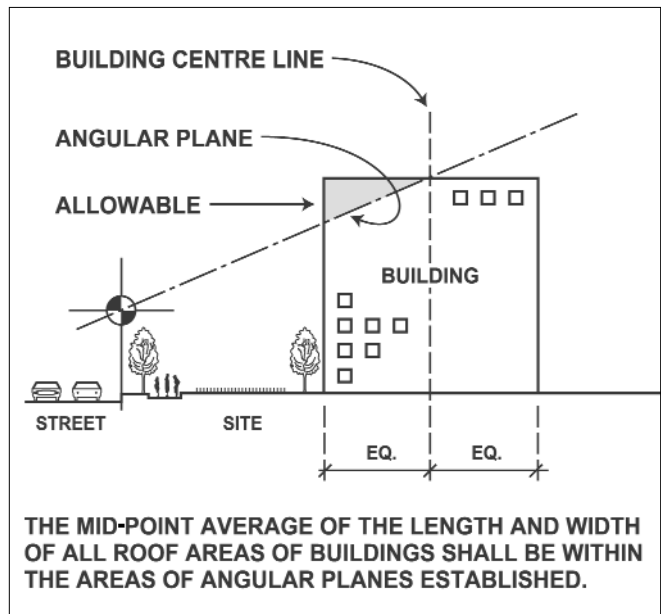
Figure 3

BATHURST-ST. CLAIR



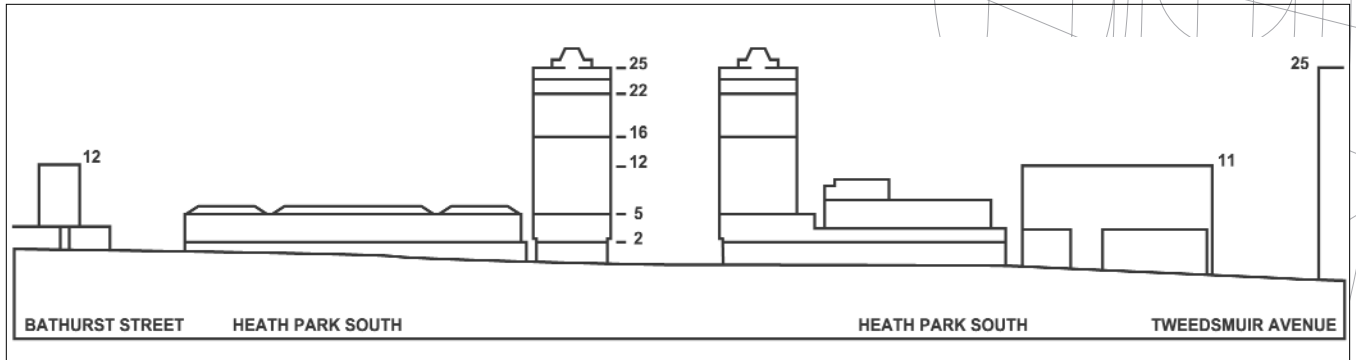
North-South Section Looking East Showing Angular Planes

Figure 4



Mid-point Averages

Figure 5



West-East Section Looking North at St. Clair Avenue

Figure 6



North-South Section Looking East

Figure 7

