

BLOOR-KINGSWAY

Development in the Bloor Street West-Kingsway area will be consistent with the following urban design guidelines. The guidelines are to be read in conjunction with the urban design policies in the Official Plan.

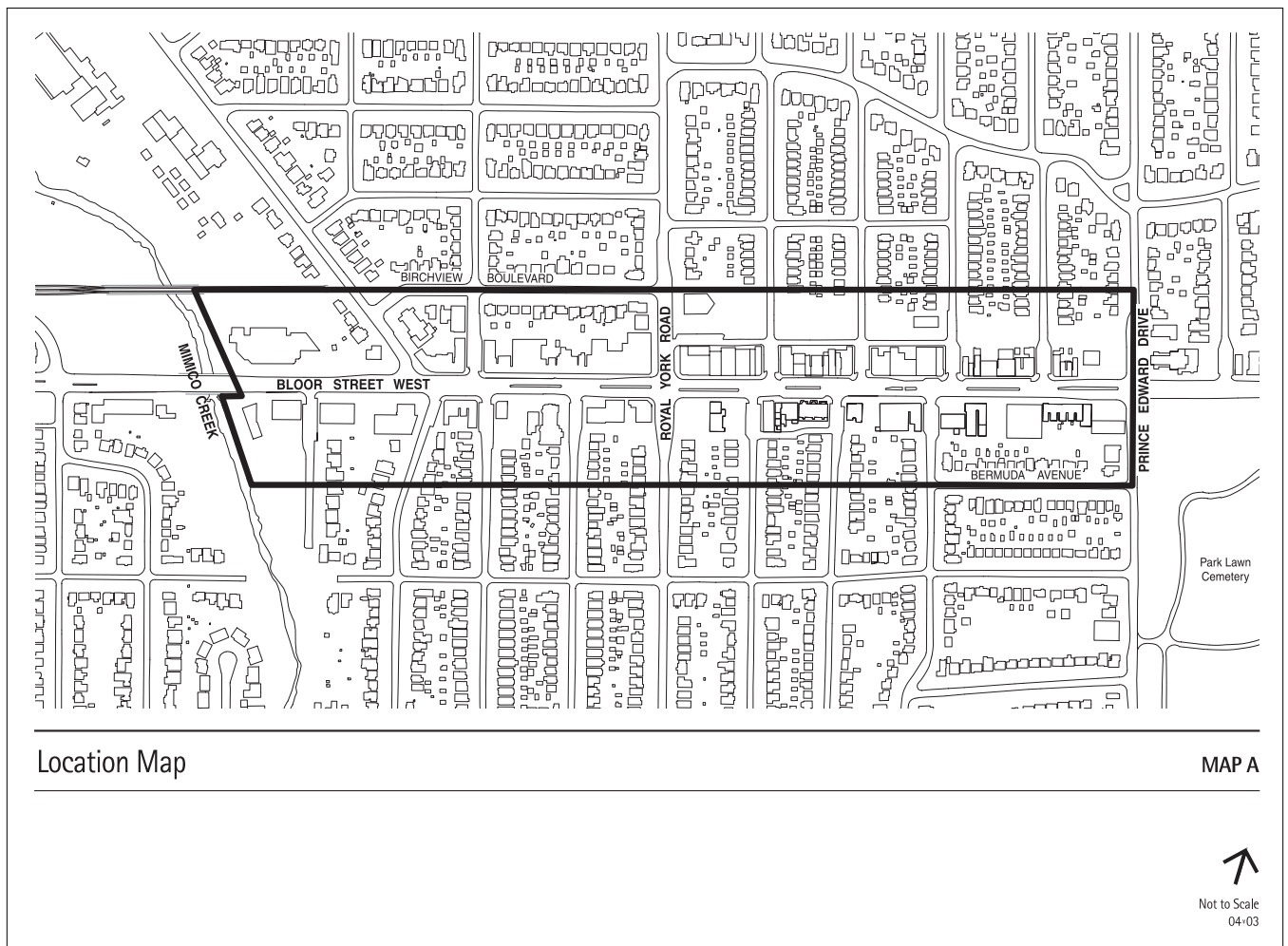
LOCATION:

The guidelines apply to Bloor Street West between Prince Edward Drive and Mimico Creek.

GUIDELINES:

The Guidelines have been formulated to enhance the existing Official Plan policies and the evaluative criteria currently used in reviewing new development proposals.

These guidelines will help to ensure a high quality of urban design and building treatment that is sensitive to significant features within this Avenue, and the existing adjoining residential neighbourhoods.



GOALS AND OBJECTIVES:

- To identify and reinforce the distinctive character of the area
- To encourage the on-going provision of local shops, services and amenities
- To preserve and enhance the pedestrian urban experience
- To encourage an appropriate building type and design to be achieved in new development
- To accommodate intensification
- To identify appropriate parking and servicing arrangements.

CONTEXT AND SITE PLAN (LOCATION AND ORGANIZATION OF BUILDINGS)

- The primary function of this section of Bloor Street as a commercial amenity will be reinforced. New buildings will fit into this context with minimal negative impact.
- New buildings will be designed to be part of the “streetwall” which is formed by the continuity of buildings touching one another at a consistent street line. New buildings will respect and continue the existing two-storey base through a close examination of materials, details and scale of the existing context.
- Main building entrances will be demarked with the appropriate signage, canopies and addresses.
- Any building higher than two storeys will maintain a strong base building condition, then establish a cornice line or setback (of approx. 0.6 metres) for mass above the second storey. This expression line will read as a strong horizontal connector to the adjacent buildings, and must visually separate the bulk of the height above from the building base. The 2 storey building base will be at a height of approximately 7.0 metres, depending on the adjacent buildings.
- Parking and service access will be from the rear of the lot wherever possible. No parking will be placed between the main façade of a building and the front property line, and except in certain corner conditions, no parking will be placed in sideyard setbacks.



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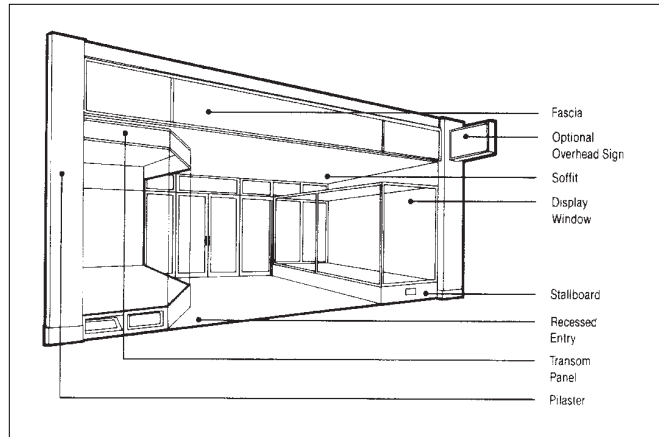


PUBLIC AMENITY, COMFORT & SAFETY IN THE PEDESTRIAN ENVIRONMENT

- In order to achieve an improved pedestrian environment, new buildings will have a consistent front setback from the property line of approximately 1.2 metres on both sides of Bloor Street within the retail area. This will widen the sidewalk, and create a more consistent public amenity over time and allow restaurant patios to spill out onto the public sidewalk without creating conflicts with pedestrians.
- Projecting elements such as awnings, canopies, signs and cornices will stop the eye from visually travelling up a building face. Use of these or other elements will reduce the perception of height from a pedestrian level.
- The design of building bases will integrate lighting, signage, planting, hanging elements, information boards or boxes, or other details which may add interest without clutter.
- Where parking areas exist along the Bloor Street frontage, new edge treatments are encouraged to separate the parking areas from the public sidewalk, such as continuous planting strips, decorative low walls or curbs to clearly and safely define the public sidewalk.
- Road reconstruction in the area will incorporate provision for new street planting as well as sidewalk and median improvements. Signage, benches, plantings, banners and sidewalk upgrades will be coordinated as new development occurs.
- Streetscape design will anticipate and look for ways to incorporate transit requirements.
- Gateway locations may incorporate special landscape features such as decorative walls, fountains planting groupings, or local public art or BIA initiatives.

STOREFRONTS

- Storefronts and entrances will be designed with particular regard for contextual details and materials, ratio of glazing to solid wall, lighting signage type and location, canopies, types of doors and width of retail units.
- New buildings will ensure a continuous retail edge, with retail uses at grade, directly accessible from the public sidewalk.
- The renovation of existing buildings and new buildings can incorporate elements such as banners, signage, canopies, façade colour and material changes that reflect the individuality of local store owners.
- Special care will be taken to ensure that typical corporate images (including those for service stations and restaurant franchises) do not dominate the character of Bloor Street. Signage will “fit” in terms of scale of the individual building, the overall area, and the character of the area.



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OPEN SPACE CONNECTIONS

- The area spans from the Mimico Creek to the Park Lawn Cemetery, which are both significant open space amenities for the area. The redevelopment sites adjacent to the creek will create gateways and public access to any walkways within the park.

FAÇADE TREATMENTS

- Materials of the two storey base will reflect the general character of the area, specifically brick, stone and stucco.
- Where north/south side streets terminate at Bloor Street, the architecture of new buildings will visually terminate the north/south views with architectural features such as vertical pilasters, window groupings, roof line articulations, etc.
- The organization of elements such as structural bays, windows, doors and frames will be designed to break down the scale of buildings and provide visual interest to neighbours and pedestrians.
- Diagonal corner entrances are a feature unique to this area, and are encouraged where appropriate.

GOOD NEIGHBOUR

- The north and south sides of Bloor Street will be treated similarly in order to create a cohesive urban environment. However, due to sun conditions, there may be instances where additional setbacks are required for developments on the south side in order to preserve sunlight penetration onto the street.
- Proposals for new developments will include all four elevations in context, including how the building will be viewed from the neighbourhood to the rear. Particular attention will be given to screening the rear of retail uses and lanes from adjacent residential.
- Buildings which are part of the historic fabric of the neighbourhood are encouraged to be preserved and reused, such as the former bank at the northeast corner of Royal York Road and Bloor Street.
- Any changes to existing storefronts will respect the existing building, including upper storeys.

ACHIEVING ADDITIONAL HEIGHT

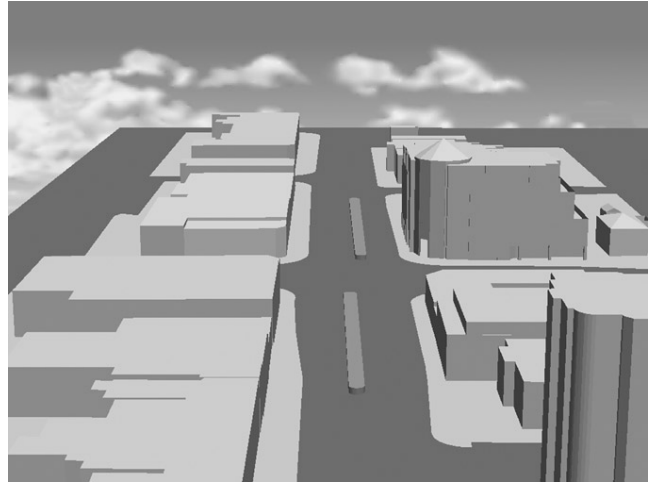
The Zoning height restriction (at the time these guidelines were written) is 14 metres, however the Official Plan permits buildings up to 6 storeys. (For the purpose of these guidelines, 6 storeys has been determined to be the equivalent of 18 metres).

The following guidelines apply to achieving the height permitted in the Official Plan:

- Building heights above the fifth storey will be setback a minimum of 3 metres from all sides (front, sides and rear). A strong cornice element will be established at the 14 metre height (in addition to the setback at the two storey height), and a change of materials is encouraged for any additional heights. This is to ensure adequate sun conditions and to reduce the visual impact of the upper storey.
- The full six storey height is encouraged at key corners to help define the area and terminate views.
- Where development sites back onto residential areas on the north side of Bloor Street, shadow studies may determine that the maximum achievable height is 14 metres.
- A minimum lot frontage may be recommended for 6 storey buildings in the range of 30 metres, to ensure a reasonable mass and proportion. This enables a rational underground parking efficiency, servicing arrangement, and building footprint for achieving a residential lobby and retail space at grade. Six storey buildings on lots less than 30 metres may have to seek shared servicing arrangements.

BUILDING MASSING AND DESIGN

- Buildings will be designed to have a base, middle and top of the structure. Buildings will have a clear 2 storey base which is visually separate from the upper storeys. Banding or similar architectural treatment will be considered to add definition between the second and third storey bases. Above the 14 metre height, upper storeys will be recessed in order to break up the building mass.
- Building articulation generally takes the form of vertical or horizontal elements that repeat, giving the street unity and coherence. A strong horizontal cornice line exists at the second storey level here, and will be carried through in new development in the form of a setback.



Existing Condition



14m Heights



6 Storey Heights

BLOOR-KINGSWAY



Historic example of upper storey setback

- New infill buildings will respect existing massing, height, fenestration (window styles), roofing patterns and use of local materials to successfully blend into the existing streetscape. Contemporary styles will be sensitive and sympathetic to adjacent structures.
- Rhythm and design of existing building massing, roofs, wall composition, wall materials, detailing, texture, colour and door and window forms will be leading factors in determining the design of infill structures.
- The sides of new buildings which are higher than adjacent existing one and two storey buildings will be treated in a special way to ensure an appropriate transition in scale. These treatments may include additional setbacks or architectural treatments of exposed party walls, location of windows, horizontal lines and cornices, gables and roofs.
- The rhythm of structural bays on new buildings will reflect the traditional width of existing storefronts (generally 5.0 – 7.5 metres).

