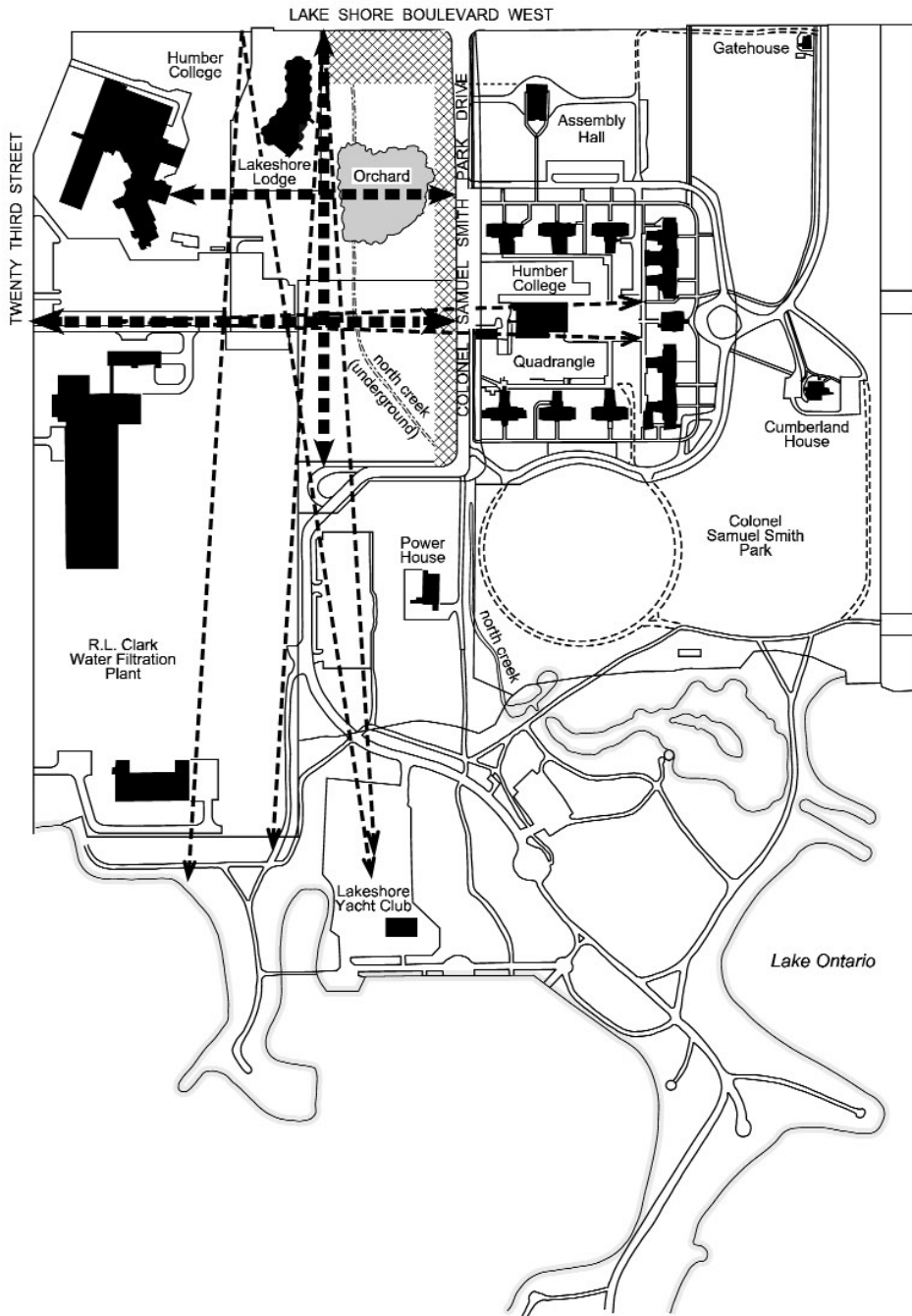


- A north-south connection and view corridor extending from Lake Shore Boulevard on the east side of Lakeshore Lodge south to the TTC turning loop on Colonel Samuel Smith Park Drive. This connection will be extended beyond the TTC loop south to provide a public walkway along the Colonel Samuel Smith Park Drive extension in the vicinity of Powerhouse Plant.
3. Proposed development adjacent to Lake Shore Boulevard will have a minimum setback from Lake Shore Boulevard equal to or greater than that of the Assembly Hall Building. A spatial relationship with the Assembly Hall will be established which maintains or enhances its visual prominence including views to it from the eastbound approach on Lake Shore Boulevard. A landscape treatment will be provided within the Lake Shore Boulevard setback that is consistent with the remaining Lake Shore Boulevard frontage of the Grounds. Through building design or landscape, the proposed development will assist in defining the Lake Shore Boulevard–Kipling Avenue gateway to the Grounds.
 4. Proposed development will have a generous landscaped setback from Colonel Samuel Smith Park Drive to extend the campus/park quality of the Grounds. All new buildings (excluding parking structures) will have a principal face onto Colonel Samuel Smith Park Drive and will have primary access from it, directly, or via one of the two potential east–west streets intersecting with Colonel Samuel Smith Park Drive.
 5. New buildings will be compatible in scale, height and design with the heritage buildings of the former Lakeshore Hospital and will ensure the continuing visual prominence of these buildings within the Lakeshore Grounds. Providing new development demonstrates this compatibility, a maximum height of 13-15 metres to top of roof is recommended which also ensures that building heights remain below the top of mature tree canopies within the Grounds
 6. Proposed development will be sympathetic to the orchard as a significant part of the historic fabric of the Lakeshore Grounds and the only remaining remnant of the agricultural production on this area of the site. Proposed development will provide for the protection and/or replacement of a portion of the orchard in this location, in a manner that ensures its visual integrity within the Grounds.
 7. Proposed development will facilitate the restoration of the buried portion of North Creek between Colonel Samuel Smith Park Drive and Lake Shore Boulevard, and will avoid any negative impact on the quality of the existing North Creek and its habitat south of Colonel Samuel Smith Park Drive.
 8. Vehicle parking will be provided in a manner to reduce the overall visual and physical impact of parking within the Lakeshore Grounds. Shared parking will be considered that could service other facilities within the grounds including Humber College, but which is located away from the Colonel Samuel Smith Park Drive and Lake Shore Boulevard frontages. Below-grade parking is encouraged as the preferred option. Additional surface parking (ie. pick up and drop-off) will be limited to areas adjacent to the side or rear of proposed development.
 9. No new development (including parking structures) will impose on the following important views/view corridors:
 - Views south to the waterfront from Lake Shore Boulevard West between Lakeshore Lodge and Humber College (west campus building)
 - Views south to the waterfront from Lakeshore Lodge and the proposed adjacent north/south pedestrian connection
 - Views east along the pedestrian connection from Twenty-Third Street terminating on the Administrative Building in the Humber College Quadrangle
 - Views to the Assembly Hall Building from Lake Shore Boulevard West.

LAKESHORE GROUNDS



Urban Design Guidelines for the Lands West of Kipling Avenue

MAP A

-  Landscaped Setback
-  View Corridor
-  Pedestrian Connection



Not to Scale
04-03

LAKESHORE GROUNDS

Development in the Lakeshore Grounds will be consistent with the following urban design guidelines. The guidelines are to be read in conjunction with the urban design policies of the Official Plan.

LOCATION:

The Lakeshore Grounds are the lands formerly known as the Lakeshore Psychiatric Hospital, on the south side of Lake Shore Boulevard West. The guidelines primarily address potential redevelopment between Colonel Samuel Smith Park Drive and Twenty-Third Street.

These guidelines were prepared in October 1999 in consultation with the stakeholders and members of the Lakeshore Grounds Technical Advisory Committee.

GUIDELINES:

1. Future development will be consolidated in order to allow for the retention of as much existing open space as possible, and to preserve long open views to the waterfront. Redevelopment of the lands west of Colonel Samuel Smith Park Drive within the Lakeshore Grounds will demonstrate the concepts of shared use and integration of land areas in determining proposed facilities and their location.
2. Future development will support the establishment of north-south and east-west pedestrian connections through this area of the site including:
 - A primary east-west connection and view corridor approximately continuing the alignment of Meaford Street, extending east from Twenty-Third Street through the site to Kipling Avenue and centred on the Administrative Building of the Humber College Quadrangle
 - An east-west connection extending from the west campus of Humber College on Twenty-Third Street to Colonel Samuel Smith Park Drive in the vicinity of the north end of the Humber College ring road.

(These two east-west connections have the potential to be developed as street connections as well as pedestrian routes providing service access to new development).