
MOUNT DENNIS

Development in Mount Dennis will be consistent with the following urban design guidelines. The guidelines correspond to Site Specific Policies # 39, 40, 41, 42, 43 and 53, Mount Dennis Area, in Chapter 7 of the Official Plan. They are to be read in conjunction with the urban design policies in the Official Plan.

LOCATION:

The guidelines apply to new development in the Mount Dennis Area, (See Site Specific Policy #53) which is approximately the area north and south of Eglinton Avenue, around Weston Road.

GUIDELINES

PUBLIC REALM:

To achieve a distinctive village identity, a harmonious visual environment, and to maximize pedestrian amenity, the following guidelines will apply:

- Preservation of mature, healthy trees and plantings of replacement trees, wherever possible

- Achievement of visual interest, variety and innovation in building form, through a terraced building profile, location, size and shape of new buildings

- Where applicable, incorporation of community oriented uses in prominent locations within individual projects.

BUILT FORM AND MASSING:

In order to facilitate built-form compatibility, redevelopment proposals on sites abutting existing Neighbourhoods will adhere to the design and siting principles which are schematically illustrated on Figure 1.

- New redevelopment will not overpower the existing built-form character of the area. Development will be at a “human scale” and grade related. All new buildings will be limited to maximum heights in the range of 6 to 8 storeys.

- Redevelopment proposals will be massed to achieve a height/setback relationship with a maximum angular plane of 45 degrees. For the sake of clarity, this angular plane restriction implies that the maximum height of any building

element within a given development will not exceed the horizontal distance to the nearest property line of the nearest neighbourhood area residential property.

The tallest and most massive building elements within a given redevelopment project will be adjacent to the major arterial on which the site is located (i.e. Weston Road and/or Eglinton Avenue).

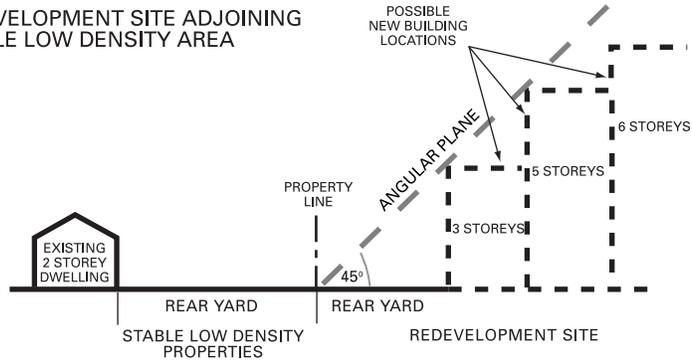
PEDESTRIAN AMENITY:

Pedestrian amenity will be maximized through the following measures:

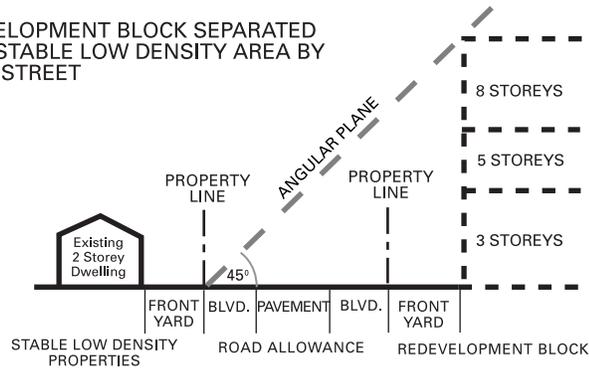
Adopting a high standard of building design to produce an appealing pedestrian environment, including the creation of attractive courtyards where at-grade space allows, and the use of plantings and street furniture to reinforce a cohesive urban design character and identity for Mount Dennis

Providing pedestrian-oriented facilities on the ground floors of buildings (such as retail and services shops, community facilities and public uses) directly accessible at grade.

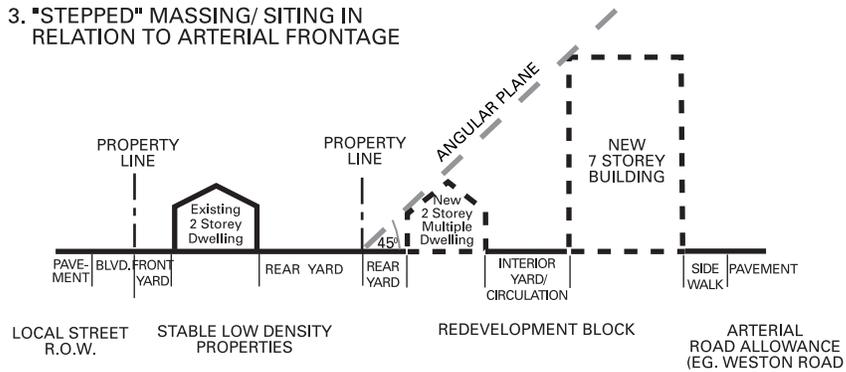
1. REDEVELOPMENT SITE ADJOINING STABLE LOW DENSITY AREA



2. REDEVELOPMENT BLOCK SEPARATED FROM STABLE LOW DENSITY AREA BY LOCAL STREET



3. "STEPPED" MASSING/ SITING IN RELATION TO ARTERIAL FRONTAGE



Schematic Height/Setback and Massing Relationships

FIGURE 1

Not to Scale
04-03

