

---

## 532-570 BAY STREET AT DUNDAS

Development in the Bay Street and Dundas Street area will be consistent with the following urban design guidelines. The guidelines provide a framework for re-development in the area, and are to be read in conjunction with the urban design policies in the Official Plan.

### LOCATION

The northern half of the block bounded by Bay, Dundas and Elizabeth Streets.

### GUIDELINES

#### BAY STREET

Bay Street, on the west side, will be defined by a 15 metre high, continuous, base building condition, to be set back 2 metres from the lot line. This setback will permit a wider pedestrian route and the planting of trees. Above the 15 metre high base, the building mass will step back 3 metres to a 32 metre height, to articulate an intermediate Bay Street height. A second step back will occur at the 52 metre mark.

The building massing on Bay Street will permit a 3-hour sunlight standard for Bay Street along the full frontage.

The Bay Street base building will contain a continuous arcade, 3.5 metres wide and 4.5 metres high (unobstructed). This frontage will also contain continuous street-related retail uses at grade.

Parking, access, and servicing activities will be discouraged along the Bay Street frontage.

#### DUNDAS STREET WEST

Dundas Street, on the south side, will be defined by a 15 metre high, continuous, base building condition, to be set back 2 metres from the lot line. This setback will permit a wider pedestrian route and the planting of trees. Above the 15 metre high base, the building mass will step back a minimum of 3 metres to a 32 metre height, to articulate a scale which will set the benchmark for other new developments on Dundas Street West, between Bay Street and University Avenue.

Proposed development will provide an adequate setback from the lot lines separating it from the property at 121 Dundas Street West.

The building massing on Dundas Street West will permit a 3-hour sunlight standard for Dundas Street for approximately the westerly 60% of the block frontage.

Arcades are not encouraged on the Dundas Street frontage with the exception of the Bay-Dundas corner itself. However, a continuous, weather protective canopy will be provided. The Dundas Street frontage will contain continuous street-related retail uses at grade.

Parking, access, and servicing activities will be discouraged along the Dundas Street frontage.

#### **ELIZABETH STREET**

Elizabeth Street, on the east side, will be defined by a 15 metre high, continuous, base building condition north of Cuttle Place, and by an 11 metre high, continuous, base building condition south of Cuttle Place. Above base buildings both north and south of Cuttle Place, massing will be stepped back 3 metres.

Arcades are not required on the Elizabeth Street frontage. However, continuous, weather protective canopies will be provided. The Elizabeth Street frontage will contain continuous, street-related retail uses at grade.

Parking, access, and servicing activities will be consolidated and curb cuts minimized along Elizabeth Street.

#### **FOSTER PLACE**

On the north side of Foster Place, any proposed development will be defined by an 11 metre high base building. This base building will be set back an appropriate distance from the lot line to permit the creation of a pedestrian sidewalk. Above the 11 metre height, the building mass will step back 3 metres.

#### **SOUTHERN ELEVATIONS OF PROPOSED DEVELOPMENT**

The southern elevations of any proposed development will have appropriate transitions in scale in reference the Terauley Street Hydro Sub-Station. In addition, there will be a transition in scale, which acknowledges and accommodates the pedestrian realm, between any tower massing of a proposed development and the open space system.

#### **“SKY VISTA” BETWEEN TOWERS OF THE TORONTO CITY HALL**

New buildings, when viewed by a pedestrian standing in Nathan Phillips Square looking northward, will not be visible between the two towers of City Hall.

#### **OVERALL HEIGHT LIMITS**

No building will exceed the height of the west tower of City Hall (76.0 metres).

#### **LIGHT, VIEW AND PRIVACY STANDARDS**

Proposed development will have regard for Light, View and Privacy.