

Development in the north-west quadrant of Queen Street West and University Avenue 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

Lands owned by Canada Life Assurance Company at Queen Street West and University Avenue.

GUIDELINES

The guidelines deal with Canada Life's long term vision for the site and will allow office space requirements to be met as growth and consolidation of operations occurs over time. The objectives include the development of:

- A comprehensive plan

- A compact and pedestrian oriented environment of mid-rise building blocks

- A sensitive response to the historic Canada Life Building at 330 University Avenue

- A series of safe, convenient and publicly accessible open spaces distinctive in character and use

- A publicly accessible pedestrian network which is safe and convenient

- An efficient vehicular circulation strategy

- A high quality development

- A phasing strategy which will allow Canada Life to be built-out over time as needs require.

The overall plan proposes to create a campus-like setting for Canada Life, with the existing historic head office as the centre piece, framed on its University Avenue frontage by the existing North Lawn and South Lawn and focused to the west on a central court fronting onto St. Patrick Street.

The guidelines ensure that a number of appropriate relationships are established including those:

Between buildings on the Campus

Between buildings and open spaces on the Campus

Between the Campus and the buildings, view corridors and open spaces in the surrounding areas.

The key relationship is established between 330 University Avenue and the new office buildings which are to be constructed around a central court.

North-south and east-west pedestrian linkages are established across the site to knit the Campus into the surrounding area and to encourage public use of open spaces. Simcoe Street is to be closed to vehicular traffic and developed as an attractive pedestrian walkway. The hotel/retail development proposed for Queen Street is to provide an appropriate transition to the vibrant, high activity area of Queen Street West.

As shown in Figure 4. and in the Open Space Site Specific Guidelines, the pedestrian network will provide public accessibility and community connections by way of a comprehensive network of pedestrian connections. These connections will be at grade to seamlessly make the transition between the street and on-campus public spaces without the use of steps and retaining walls.

The character of the existing University Avenue streetscape will be maintained along the Canada Life property frontage.

Significant points of pedestrian access to the Canada Life Campus will be provided from University Avenue at the North Lawn, 330 University Avenue and the South Lawn.

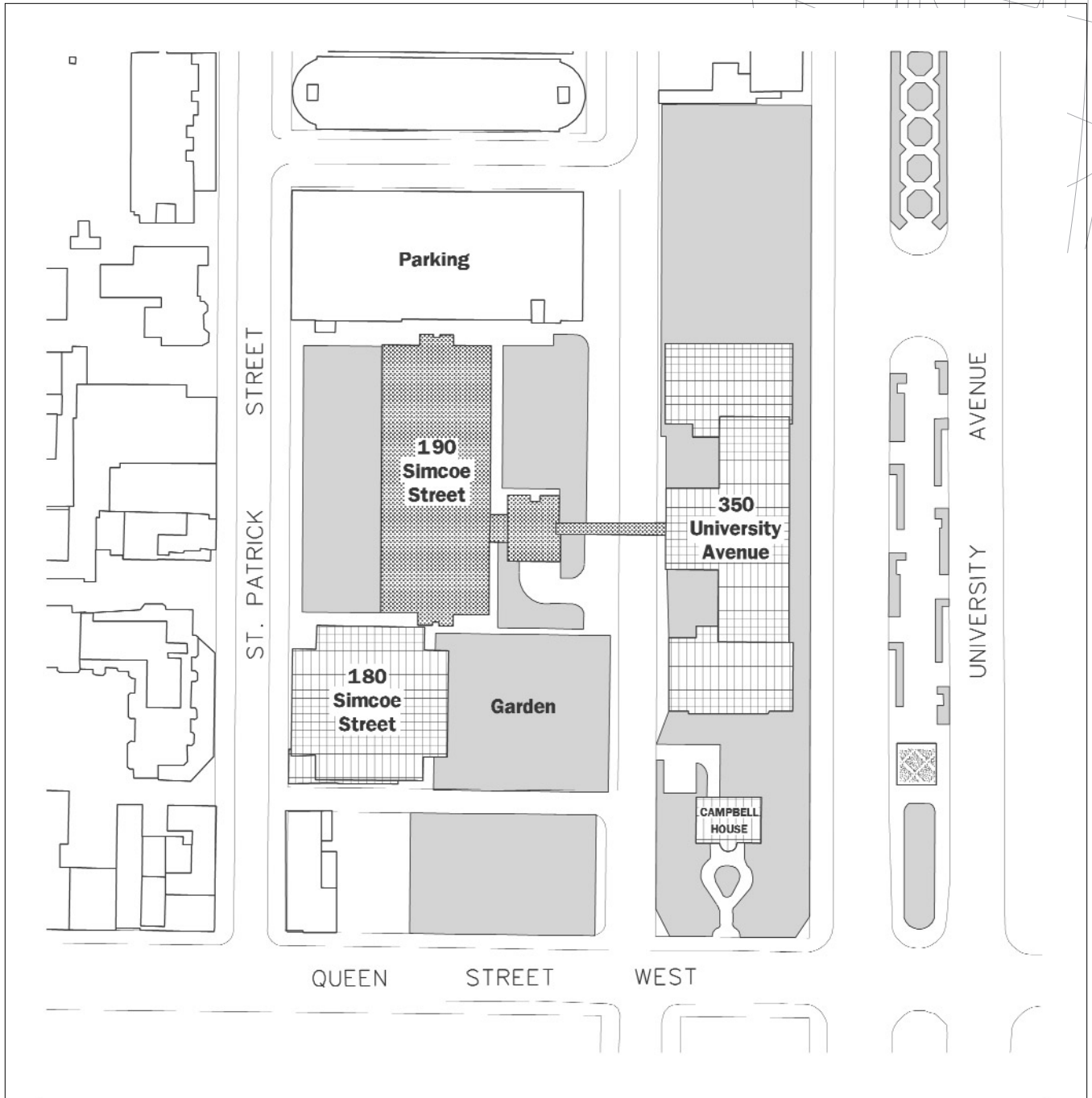
Pedestrian access will be encouraged along the Queen Street streetscape to the Queen Street West Open Space and the Mid-Block Connection.

The existing streetscape treatment along Queen Street at Campbell House will be maintained.

A distinctive threshold treatment of the Canada Life Campus will acknowledge the principal street frontage of the Central Court at St. Patrick Street.

Pedestrian access will be encouraged along Pullan Place between St. Patrick Street and the Simcoe Street Pedestrian Way.

The use of planters along Pullan Place will be encouraged to allow for the greening of this lane in the absence of trees.

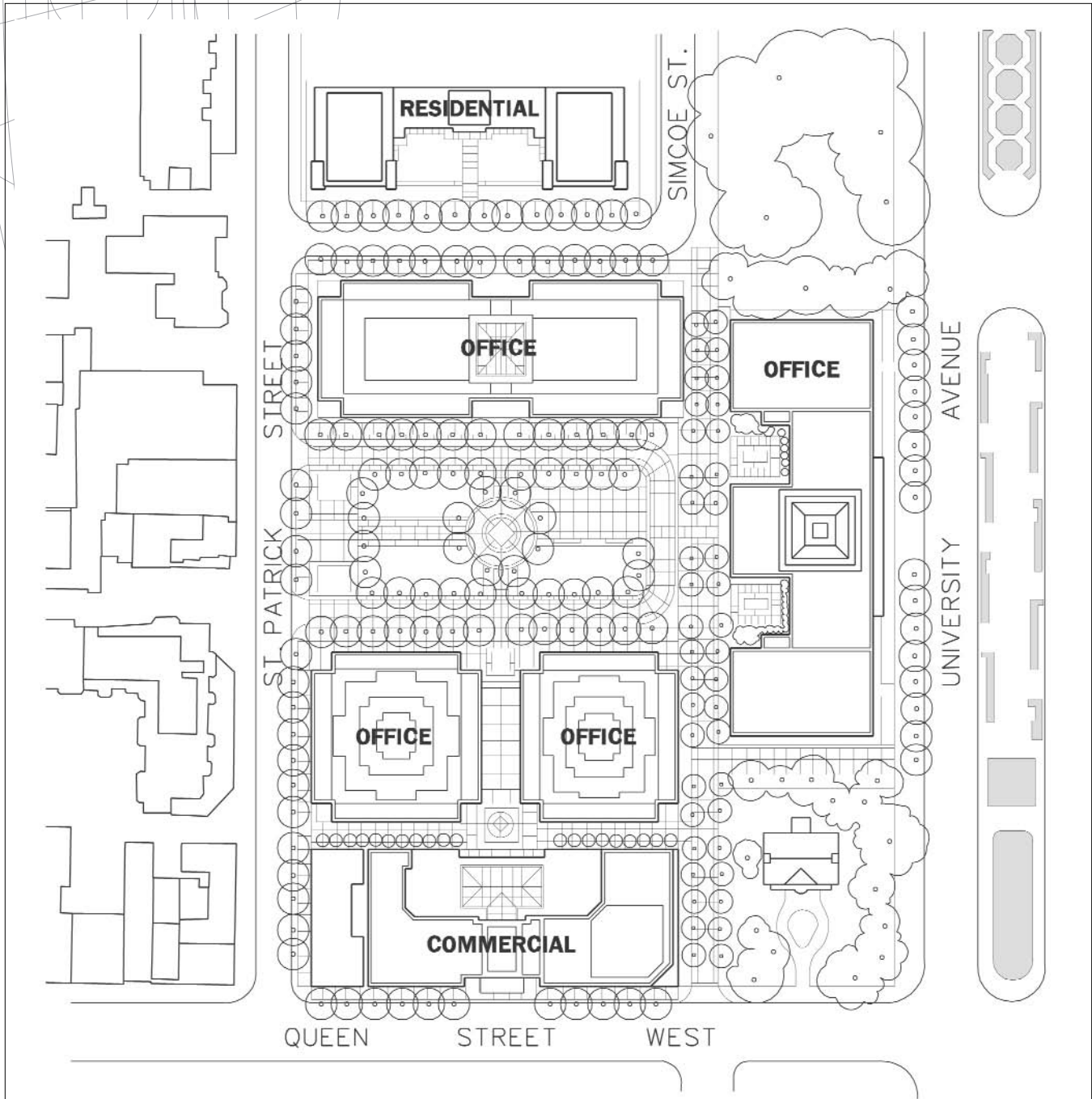


Existing Conditions Plan

FIGURE 1



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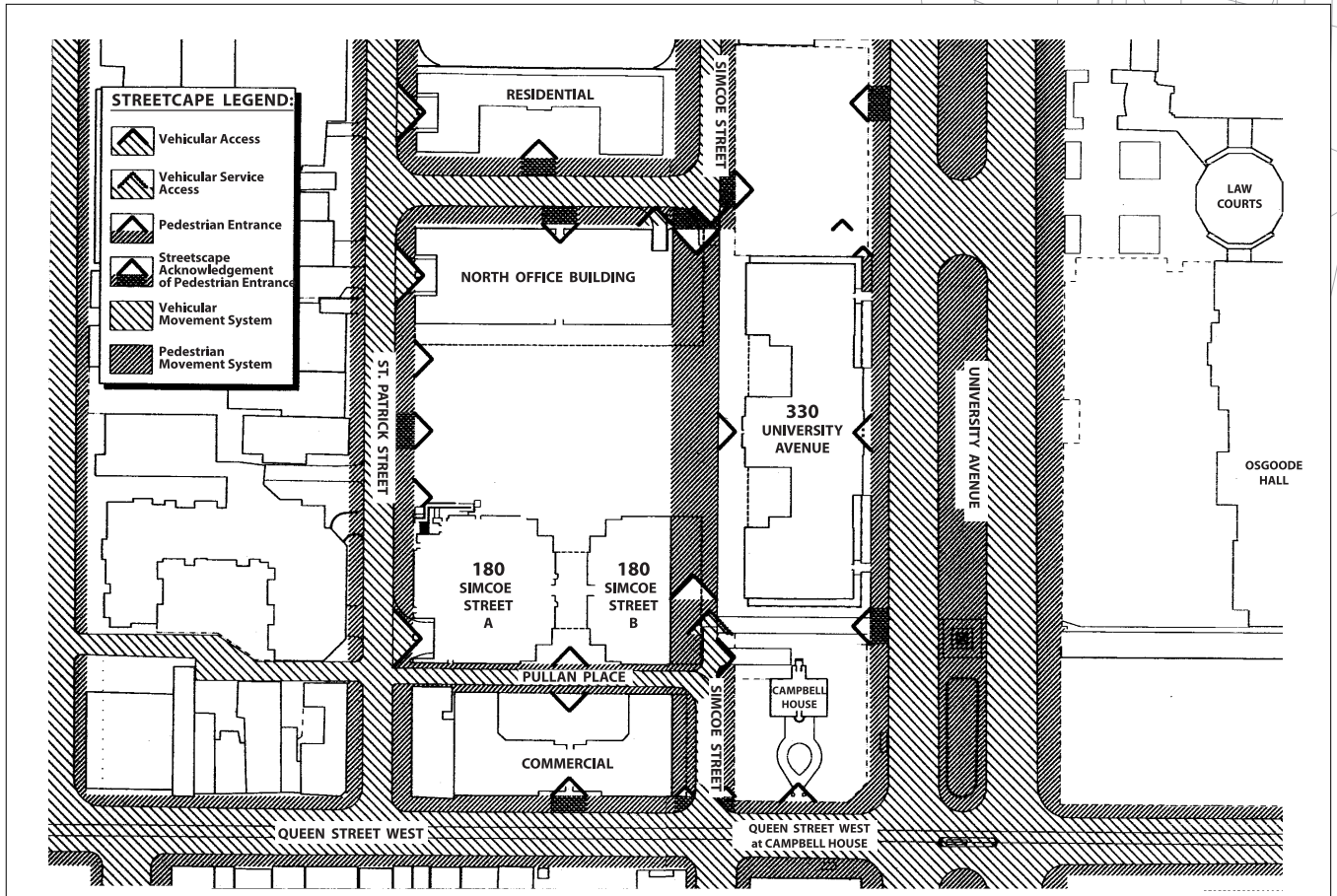


Master Plan Concept

FIGURE 2



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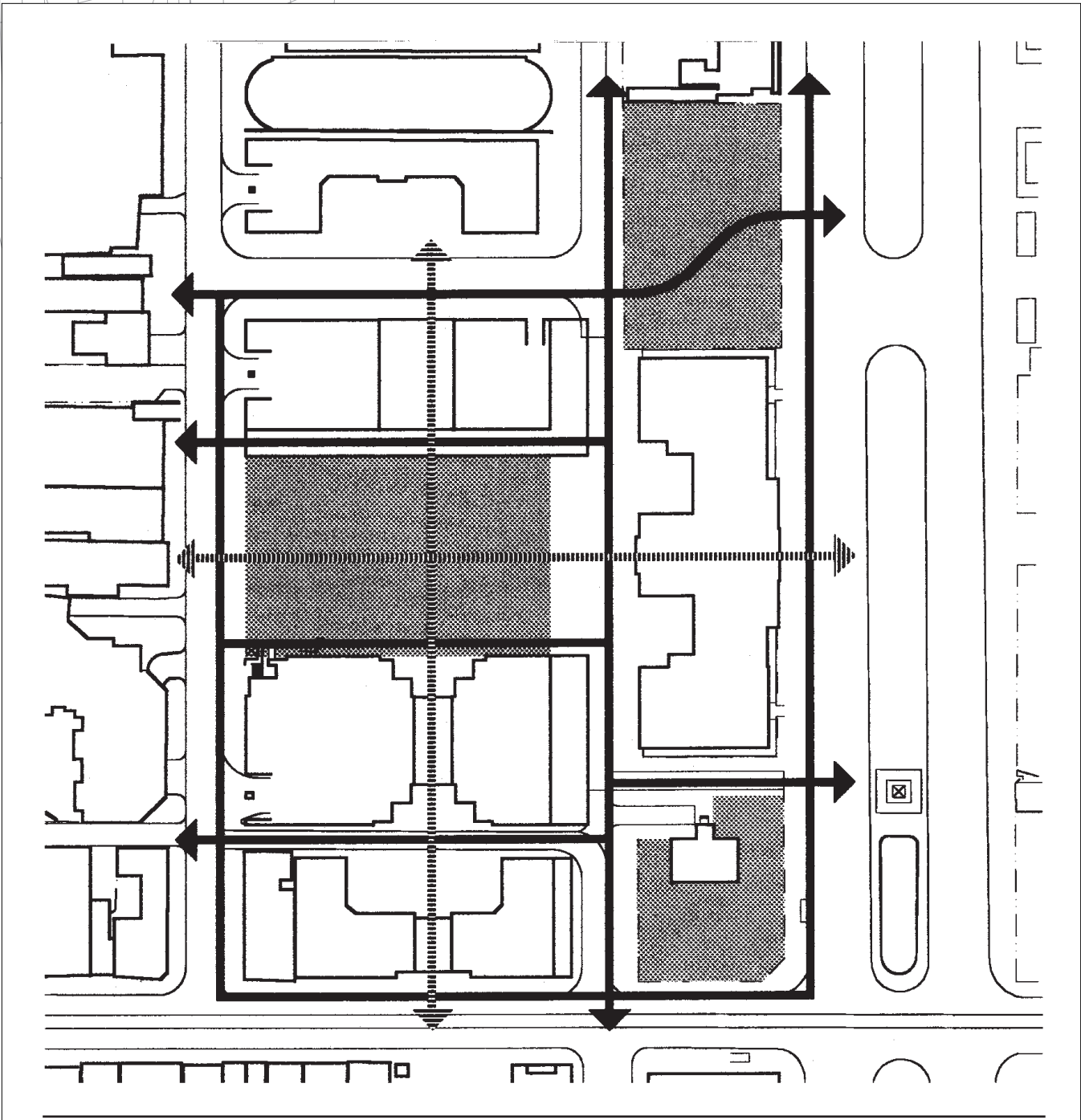


Streetscape Plan

FIGURE 3



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Pedestrian Network

FIGURE 4



Not to Scale
04-03

BUILT FORM AND EXPRESSION

Built form and architectural expression will provide an enhanced setting for the existing historic 330 University Avenue Building and the Campbell House as well as contributing to the creation of a high quality urban campus environment.

The general aesthetic will allow for a progressive architectural design while respecting the unique Beaux-Arts nature of the urban composition. Materials, proportions, articulation and rhythm of fenestration will complement the architectural expression established by 330 University Avenue and 180 Simcoe Street.

The buildings at the south end of the Campus, in association with the adjacent buildings on the south side of Queen Street, are to form an appropriate urban ensemble framing the Campbell House. The buildings in this ensemble include 330 University Avenue, 180 B Simcoe Street, the Queen Street Block, the Bank of Canada at 250 University Avenue, and the CIBC Building at 205 Queen Street West. Additional datum lines will add to a sense of continuity and coherence.

The 180 A and B Simcoe Street Buildings, together with North Office Block and 330 University Avenue will be located and formed to create a central court along an east-west axis. This urban ensemble is built at a consistent height. Additional datum lines will act as reference points for building elements and will add to the sense of continuity and coherence.

The Queen Street Block is intended to provide a transition in height between 330 University Avenue and retail uses characteristic of Queen Street West. The maximum height of the Queen Street Block reflects the lower wings of 330 University Avenue and the top of the Bank of Canada Building. The eastern facade of the Queen Street Block is to align with the eastern facade of the CIBC Building. The Queen Street Block will step down to provide a transition to the low rise development to the west.

The Residential Block located north of the Simcoe Street realignment will be developed as an independent phase, and may have a design and expression distinct from that of the Canada Life Campus.

OPEN SPACE DEFINITION AND THRESHOLDS

Continuous pedestrian access will extend through the buildings and gateways of the Canada Life Campus, where it is essential. Accessibility is not necessarily limited to what is shown in the Pedestrian Network Diagram (Fig. 4).

Distinctive entry features at thresholds will be identifiable as part of the public realm. The treatment may consist of design related elements such as piers, gateways, architectural facade details and landmarks.

SITE FURNISHINGS

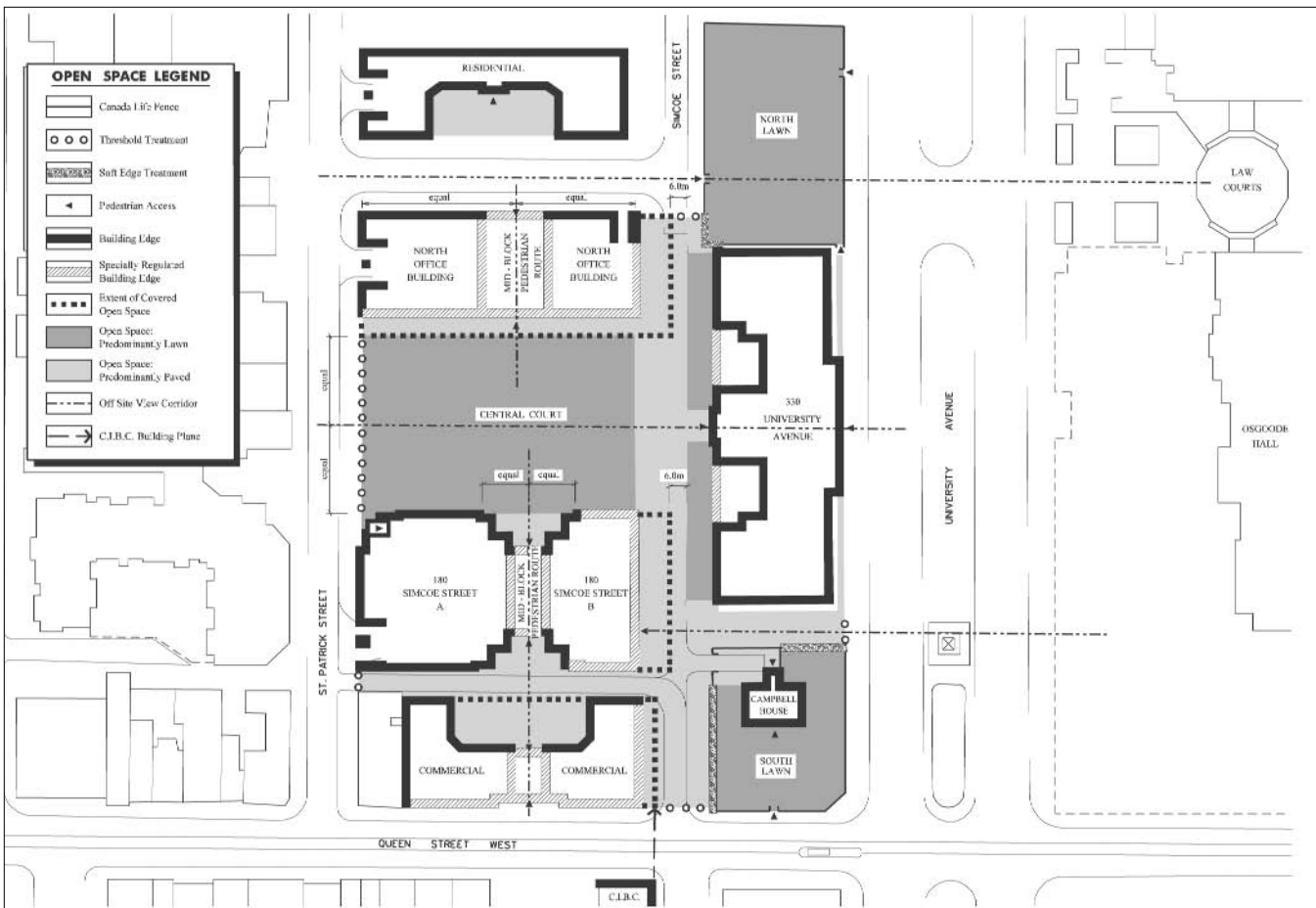
Site furniture will be of high quality and design, part of a coordinated family of site furnishings.

Site furnishings will be discretely located so they are easily recognized without compromising site features.

Provide moveable chairs and at least two types of seating in each open space from the following list; slab bench, bench with back (and arms), seatwall, grass lawn, integrated step/ledge.

Location in sun and shade along circulation routes is encouraged for fixed seating.

Steps are not considered as dedicated seating spaces if their purpose is to access a building. Steps may be planned for people to sit on them, with consideration for tread width, riser height and location.



Open space master plan

figure 5

Some seating will be relocatable in order to allow for the evolution of seating patterns over time.

Seats must be of a comfortable material appropriate to their setting. Wood is an example of an acceptable material.

Moveable chairs will have feet or bars to prevent settling in turf.

Approximately one seat for every 2.5 square metres of central court is required.

Lighting will have a pole and lamp of physical character, scale and illumination capacity suitable to the function and design orientation of the urban open space.

Lighting of the pedestrian use areas will include the application of a variety of light sources such as up-lighting, bollard lighting and free-standing pole lighting.

Illumination of significant site features will be considered to highlight landmarks for night time orientation and appreciation.

Quality of light will provide for a realistic colour rendition at night.

Outlets for electrical power will be provided at poles and in strategic planting and landscaped areas to accommodate temporary decorative lighting installations.

Waste receptacles will be located in close proximity to where the recyclable or waste products are generated. Receptacles will be integrated with an ash urn where they are located in seating areas.

GRADES/INFRASTRUCTURE

Maintain the grades of the existing Simcoe Street along the Simcoe Street Pedestrian Way.

Grades will be designed to encourage pedestrian access and allow visibility across the Central Court from St. Patrick Street to the Simcoe Street Pedestrian Way.

If necessary, architectural devices such as exit stairs from sub-grade, transformer vaults, exhaust and intake ventilation areas and other building mechanical elements could be intentionally situated and designed in conjunction with amenity features as positive, attractive elements within open space.

Remedial landscape measures will be undertaken to screen incompatible mechanical facilities.

Architectural devices such as stairs and/or ramps may be required to make the transition in grade from the Simcoe Street Buildings' podium level to the Central Court, Queen Street West frontage and Simcoe Way.

There will be the possibility of a number of barrier-free access points for the physically challenged to the 180 B Simcoe Street Building including:

Grade differential at the east end of 180 B Simcoe Street Building will be resolved inside the building to make the transition in grade from the Simcoe Street Buildings' podium level of 92.3 CDG to the grade of the Simcoe Street Pedestrian Way

From the north side of the Atrium between the 180 A and B Simcoe Street Buildings.

OPEN SPACE TECHNICAL GUIDELINES

Planting

Planting will maximize the benefits of microclimate moderation by encouraging moderate winter winds, summer breezes and a mix of sun and shade.

New planting will structure and characterize open space. Layout and species composition will provide a variety of experiences and visual interest throughout all seasons.

Plantings will provide visual interest by way of: foliage colour and texture; bloom colour and duration; branching character, especially in winter condition; plant scale, form and size.

Selection of landscape materials will consider provision of wildlife food and habitat.

Trees will be uniform, nursery grown stock, true to species character, minimum 60 mm DBH for deciduous trees and 1.8m height for coniferous trees, and installed to horticultural trade standards.

Plant material, including trees, will be provided in conditions which are conducive to healthy, long term, vigorous growth. Appropriate sunlight and soil depth are essential.

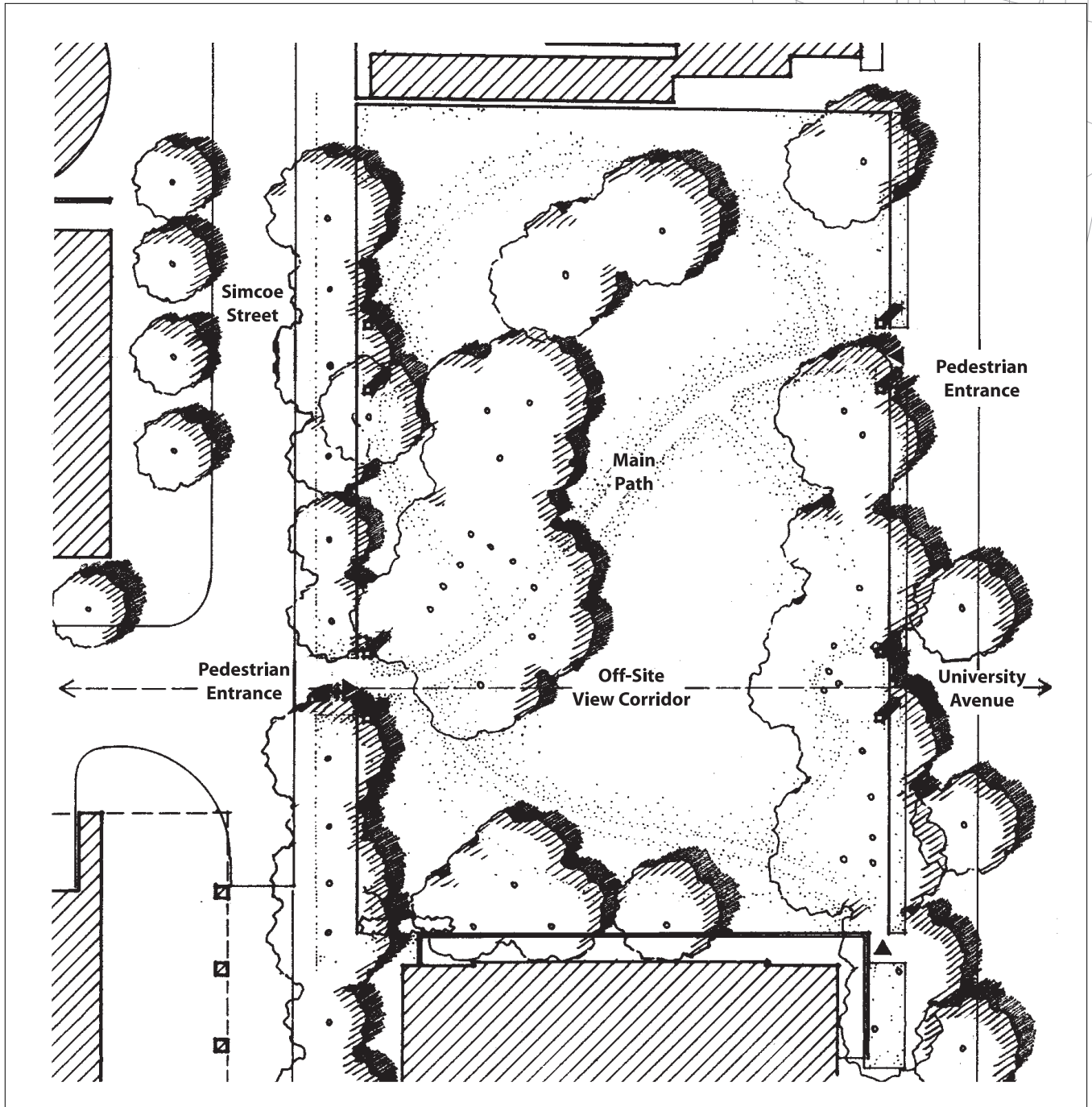
The selection of landscape material provided will consider the level of maintenance required, including irrigation.

An average soil depth of 1.5 m will be provided over structural slab conditions for planting.

Grade changes or hard surface treatments in the vicinity of existing trees will be avoided.

Tree pits for new trees may be custom designed to coordinate with design development of open space in accordance with good landscape practice.

Relocation of any trees will be done during dormancy, after October 1 and before May 1.



North Lawn Concept

FIGURE 6



Not to Scale
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OPEN SPACE SITE SPECIFIC GUIDELINES

• North Lawn 330 University Avenue

Intent

To conserve a significant, mature open space of the Canada Life Campus, University Avenue streetscape and downtown core.

To provide public access to the Canada Life open space system.

Performance Criteria

The established landscape character is to be maintained.

The existing perimeter fence is to be maintained as an established Canada Life Campus edge condition and that of the adjoining streetscapes while introducing public access.

Informal, passive use by the public is to be encouraged, including walking and seating.

Refinement of the landscape design of the North Lawn is to respond intentionally to site and neighbourhood features reinforcing view corridors, positioning landmarks and laying out footpaths in response to circulation desire lines.

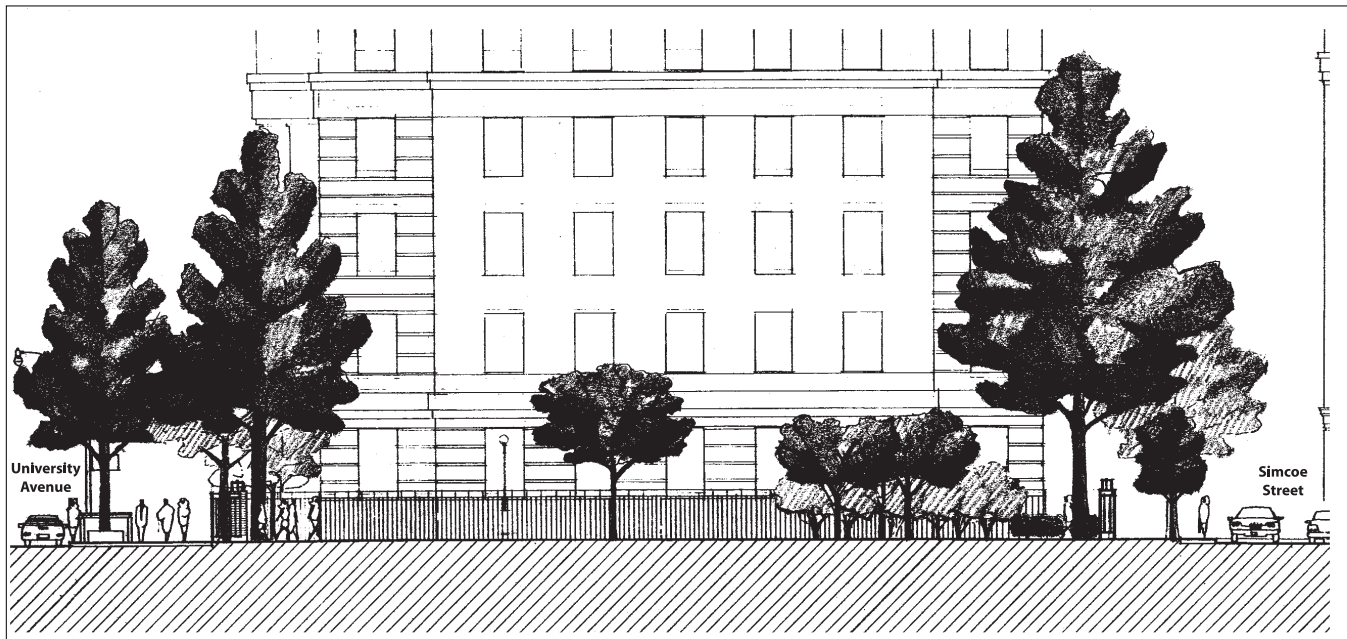
Landscape development and site furnishings will be kept to a minimum and be complementary to the existing, established landscape character and architecture.

Continued microclimatic benefit is to be provided from the shade of large trees.

The North Lawn of the Canada Life Campus will be publicly accessible.

Distinctive entry features at thresholds will be identifiable as part of the public realm. The treatment may consist of design related elements such as piers, gateways, architectural facade details and landmarks.

A footpath of minimum 1.8 m width will be paved in stone or concrete with secondary paths paved in compacted limestone fines.



North lawn conceptual view looking south

figure 7

• **South Lawn 330 University Avenue**

Intent

To conserve a significant, mature open space as a visual extension of the public realm of the Canada Life Campus.

To provide an appropriate and attractive setting for the Campbell House.

To provide public access to the Canada Life open space system at all times.

Performance Criteria

Existing character of the Queen Street frontage is to be retained.

A pedestrian connection between the Simcoe Street pedestrian walkway and University Avenue is to be provided as part of a downtown pedestrian circulation network. The walkway will use the same campus architecture design vocabulary and consider alignment with the Simcoe Street building entrances and arcades as well as view corridors to University Avenue and historic buildings to the east.

The character of the established Canada Life Campus edge condition of the South Lawn adjoining Queen Street and University Avenue streetscape is to be maintained.

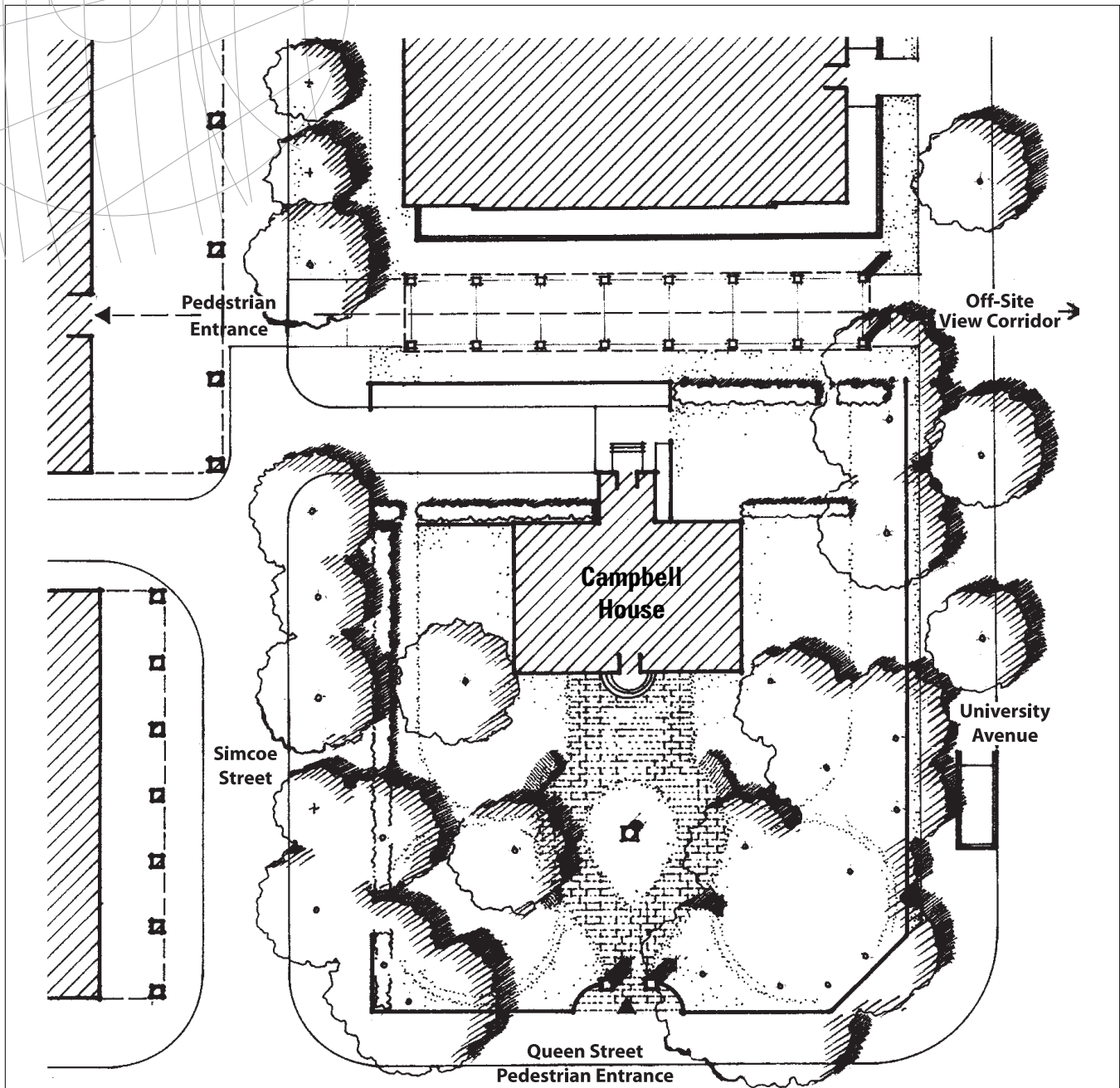
A new, landscaped edge condition of the South Lawn is to be introduced along the Simcoe Street Pedestrian Way and the Simcoe–University Avenue Connection north of the Campbell House.

Informal, passive use including walking paths and seating will be provided. The proportion of landscaped areas is to be greater than areas that are paved.

Site design is to respond to area features reinforcing view corridors, positioning landmarks and laying out footpaths in response to circulation desire lines.

Continued microclimatic benefit is to be provided from the shade of large trees.

New landscape development will be of a quality, character and material complementary with the dignified architecture of 330 University Avenue and the Campbell House.



South Lawn Concept

FIGURE 8



Not to Scale
04-03

Introduction of additional and/or long term replacement for existing trees by compatible and desirable species will be part of an on-going horticultural program.

Distinctive entry features at thresholds will be identifiable as part of the public realm. The treatment may consist of design related elements such as piers, gateways, architectural facade details and landmarks.

A private pedestrian and vehicular entrance will be provided at the North entrance to the Campbell House.



South lawn conceptual view looking east

figure 9



South Lawn Conceptual Section through Campbell House

FIGURE 10

Not to Scale
04-03

• **Central Court**

Intent

To create the principal urban open space to anchor and define the Canada Life Campus and facilitate its integration within the neighbourhood and downtown core.

To promote public use at all times.

To accommodate the Canada Life Daycare outdoor play facility.

To provide public east-west connections.

Performance Criteria

The central court will be a large, open, primarily landscaped area with well-defined edges. Design treatment will extend to the face of all surrounding buildings, including the loggia to the north, Simcoe Street Pedestrian Way and 180 Simcoe Street Buildings to the south.

The design of the Central Court is to be structured, in contrast to the less formal existing landscapes to be maintained within the North and South Lawn.

The Central Court will display a high level of artfulness. It may feature Public Art installations. Environmental Art may be integrated throughout the Central Court, expressed in layout, design detailing, materials and site furnishings.

The Central Court will encourage easy public access and provide clear visibility from St. Patrick Street to Simcoe Street. This may be provided by a sloping plane to accommodate positive surface drainage and improve orientation to available sunlight.

Symmetry of the Central Court will be maintained by establishing a layout on axis to the west entrance of the Canada Life Head Office and responding to the flanking projections of the west facade.

The principal east/west and north/south axial pedestrian routes will establish quadrants within the Court as venues for potential functions. The quadrants will be treated as distinct outdoor rooms that also structure a cohesive overall design.

The Simcoe Street Forecourt may be covered with a pergola to continue the comprehensive system of pedestrian connections.

There will be a paved forecourt along St. Patrick Street to acknowledge the principal street frontage. Distinctive threshold treatment of the Canada Life Campus will be expressed along the west side of the forecourt to encourage public access.

The network of covered connections above ground within the Central Court will include a loggia along the south side of the North Office Building.

In addition to exhibiting other desirable horticultural characteristics, tree species will be selected with regard to canopy size for suitable on-centre spacing consistent with the on-centre spacing of arcade columns.

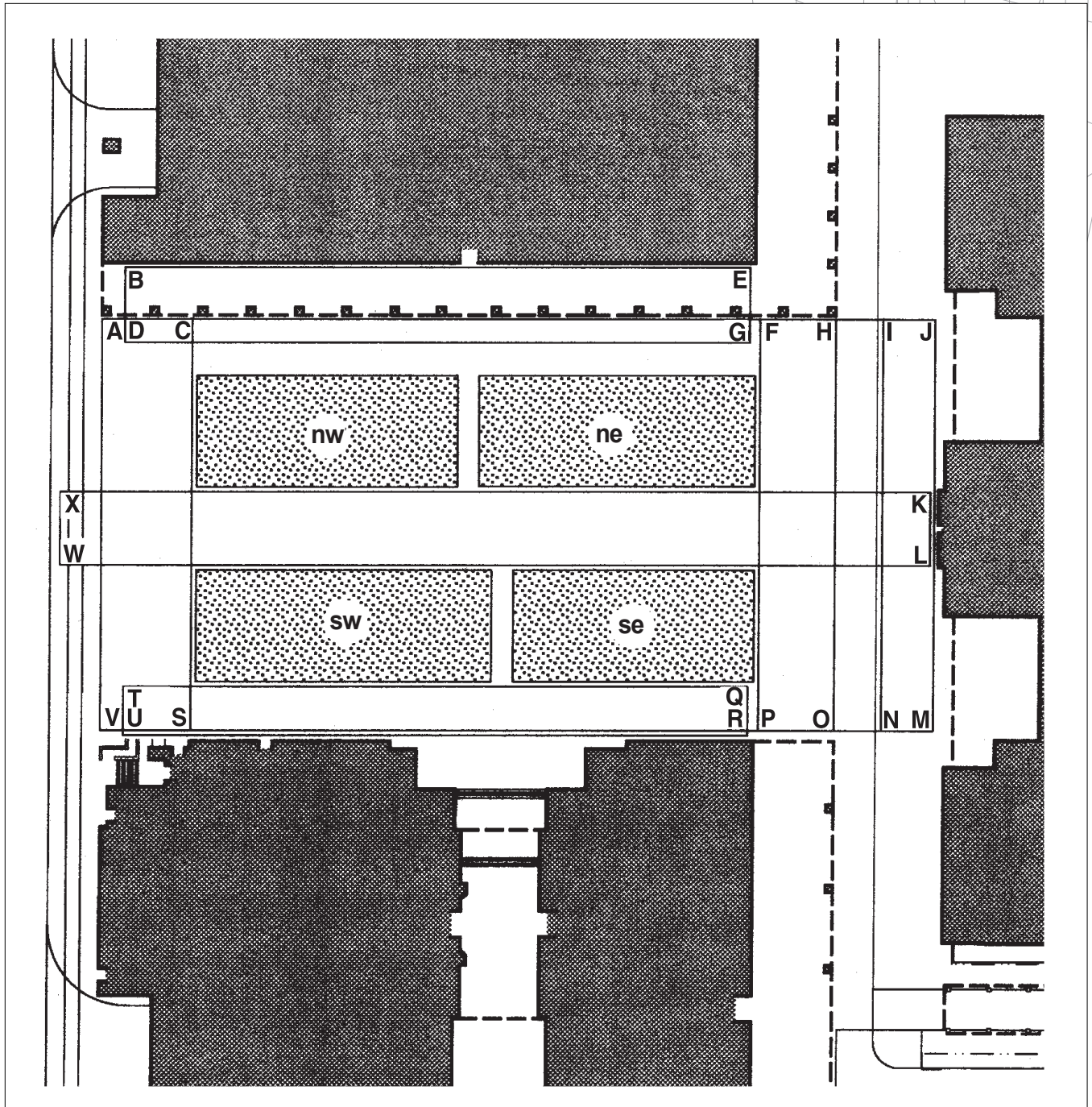
The existing grass and street trees surrounding the West facade of the Canada Life Head Office on the east side of Simcoe Street will be maintained.



Central Court Conceptual View Looking East

FIGURE 11

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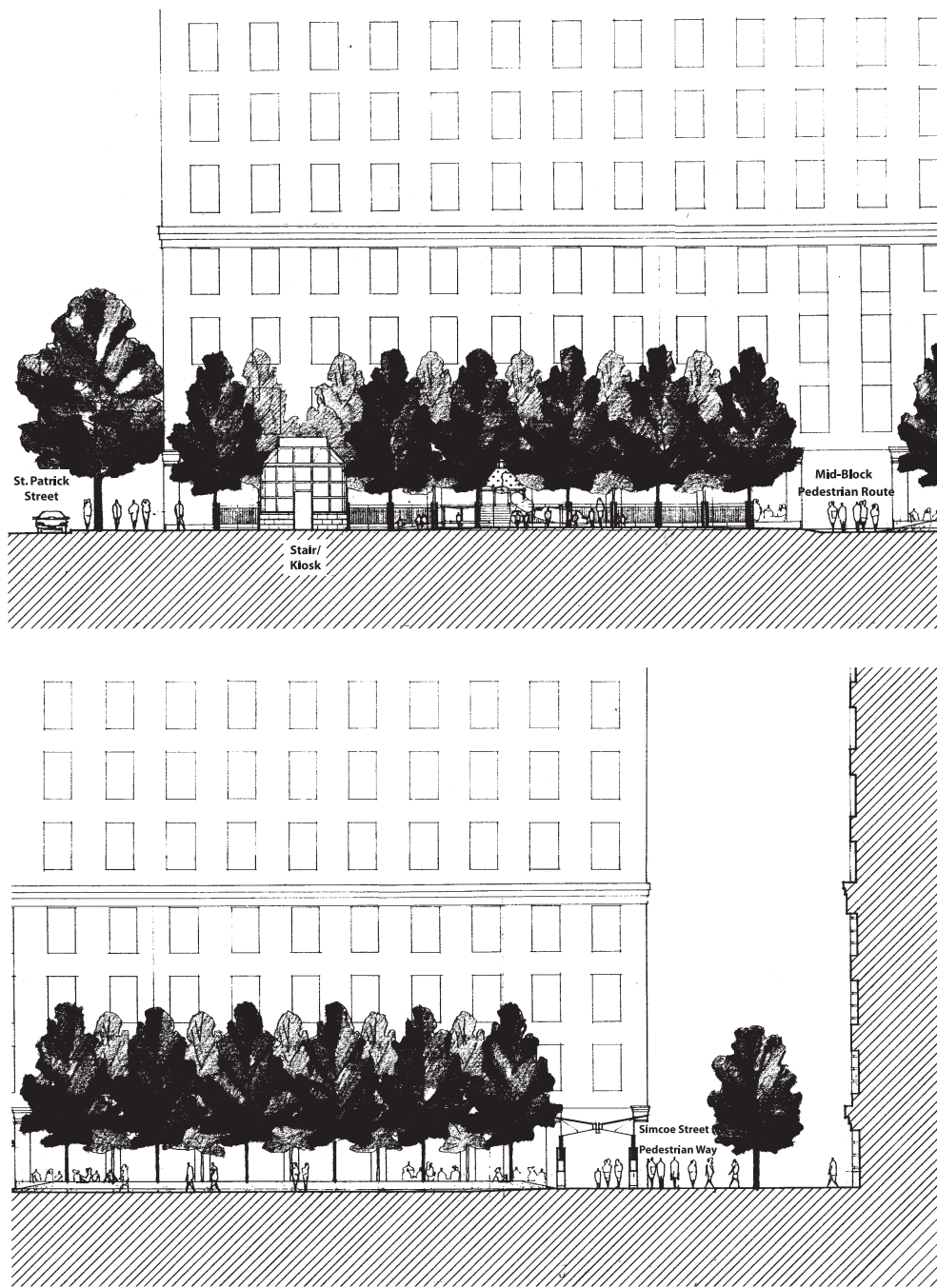


Central Court Concept

FIGURE 12

- | | | |
|---|---|--|
| ACSV Forecourt | HJMP Simcoe Street Court Segment | nw North West Daycare Play Area |
| BEGD Loggia North Court Edge Treatment | IJMN Court Edge Treatment at Simcoe Street | ne North East Lawn |
| CFPS Principal Court | TQRU South Court Edge Treatment | se South East Lawn |
| FHOP Simcoe Street Forecourt | XKLW Central Axis Zone | sw South West Lawn |

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Not to Scale
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Central Court Conceptual View Looking North

FIGURE 13

Not to Scale
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• **Queen Street West Development Site**

Intent

To create appropriate Interim Treatments for the Queen Street West Development Site as an entrance to the Canada Life Campus prior to final site development.

To promote positive public use and activity encouraged by a diverse range of uses.

This space may be required to temporarily accommodate the Canada Life Daycare outdoor play facility.

Performance Criteria

Long term points of access to the site and pedestrian routes across the site will be acknowledged as part of the Interim Treatments.

The Interim Open Space will be a large, open, primarily landscaped area with well defined edges.

Interim treatments will consider design opportunities such as:

- An attractive forecourt to the Simcoe Street Buildings

- Design diversity and spontaneity available to interim installations

- Respect for Queen Street West street edge and street scale

- Informative display featuring Campus development or showcasing Canada Life's corporate and community interests

- Venue for cultural and community events.

The existing on-site parking lot with access off Queen Street will be maintained until the site is developed.

The proportion of landscaped area of the Interim landscape treatment will be greater than areas that are paved.

The Interim Open Space will be a positive element in the life and activity of Queen Street West and the Canada Life Campus.

Temporary location of Daycare play facilities may be provided as an integral and distinctive part of the Interim Open Space.

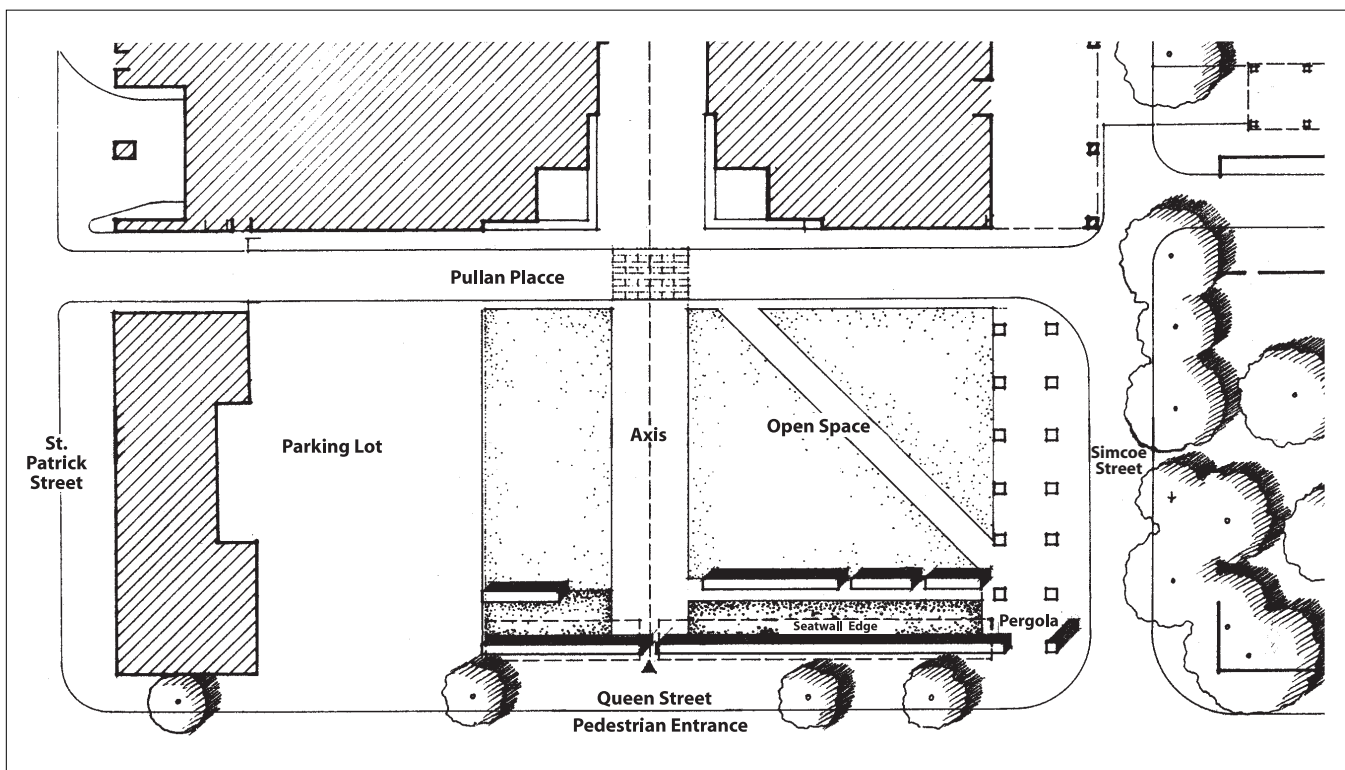
Provision for a segment of the network of covered pedestrian connections will be made along the Simcoe Street Pedestrian Way flanking the east side of the Queen Street West Development Site and may include an arcade as part of the Interim Treatments.

Alternative types of seating will be provided.

The Queen Street edge of the Interim Open Space will have a distinctive perimeter treatment which is public and friendly in orientation and spatially defines the open space.

The Mid-Block North-South Pedestrian Route may be extended to Queen Street as an honorific expression and site structuring device of the Interim Open Space.

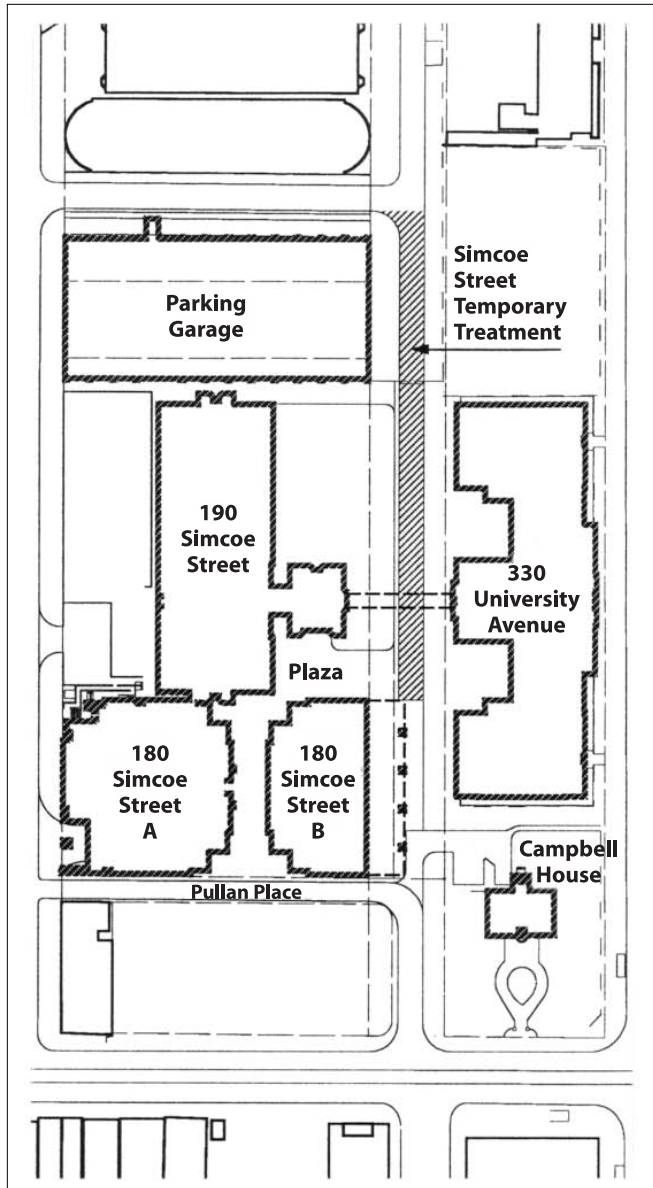
The Interim Open Space will display a high level of artfulness expressed in layout, design detailing, materials and site furnishings.



Queens Street West Development Site Interim Treatment Concept

FIGURE 14

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Not to Scale
04-03



Location for temporary treatment of Simcoe Street figure 15

• Simcoe Street Temporary Treatment

Intent

To encourage continued use of Simcoe Street as a pedestrian connection.

To create a primary, continuous public connection to the Canada Life Open Space System, acknowledging the alignment of Simcoe Street.

Performance Criteria

Temporary treatment will respect the memory of the former Simcoe Street.

Maintain existing streetscape treatment along the east side of Simcoe Street at Campbell House.

Simcoe Street will have a well coordinated transition in the relationship of temporary paving to existing spaces. The design treatment will extend to well-defined edges of open spaces and to the face of all surrounding buildings, including arcades.

The treatment at the 180 B Simcoe Street Building will include paving materials consistent with the design in it's general vicinity.

The road bed and east curb of Simcoe Street north of the 180 B Building will remain intact. Simcoe Street south of the 180 B Building to Queen Street will receive quality treatment.

The temporary treatment of Simcoe Street will include sidewalks on both sides of the Street.

The existing row of trees will be inter-planted with new trees of complementary species to establish a continuous row along the west facade of 330 University Avenue.

The use of temporary planters at the threshold of vehicular use of Simcoe Street for trees, perennials, annuals or armatures for vines is encouraged.

Parking signs, parking meters and other amenities for cars will be removed if not required by the City of Toronto.

Simcoe Street may be outfitted with a range of useful site furnishings that may include alternative seating types, trash receptacles, pedestrian lighting, way-finding signage and special visual features.

Distinctive threshold treatment of the Canada Life Campus will acknowledge the principal street frontage of Simcoe Street at Queen Street.

• **Simcoe Street Pedestrian Way**

Intent

To use Simcoe Street as a pedestrian connection.

To create a primary, continuous public connection to the urban open spaces of the Canada Life Campus, using the alignment of Simcoe Street.

Performance Criteria

Pedestrian way design will respect the memory of the former Simcoe Street.

Transparency of building edges will be encouraged at ground level.

The existing east curb line of Simcoe Street will be maintained, although the existing sidewalk and curb will be removed to allow existing trees more room for growth.

The existing row of trees will be inter-planted with new trees of similar species to establish a continuous row along the west facade of 330 University Avenue.

The treatment of Simcoe Street Pedestrian Way will provide a variety of spatial experiences with well defined edges. Consistent design of paving treatment will extend from the new east-west extension of Simcoe Street to Queen Street and to the face of all surrounding buildings, including arcades.

The network of covered connections along the Simcoe Street Pedestrian Way will include an arcade along the east side of the North Office Building and 180 B Simcoe Street Building and may include a pergola along the east end of the Central Court.

The Simcoe Street Pedestrian Way will be outfitted with a range of useful site furnishings, including alternative seating types, trash receptacles, drinking fountain, bicycle stands, pedestrian lighting, way finding and information signage and special visual features.

The Simcoe Street Pedestrian Way will be treated consistently with a special paving design and material that is consistent throughout the public open space.



Simcoe Street Pedestrian Way conceptual view from 180B Simcoe Street looking north

figure 16

• **Mid-Block Connection**

Intent

To create a series of spaces that form a mid-block route between Queen Street and the new east-west section of Simcoe Street.

To promote public use of the mid-block route as access to the central court in the final phase of development.

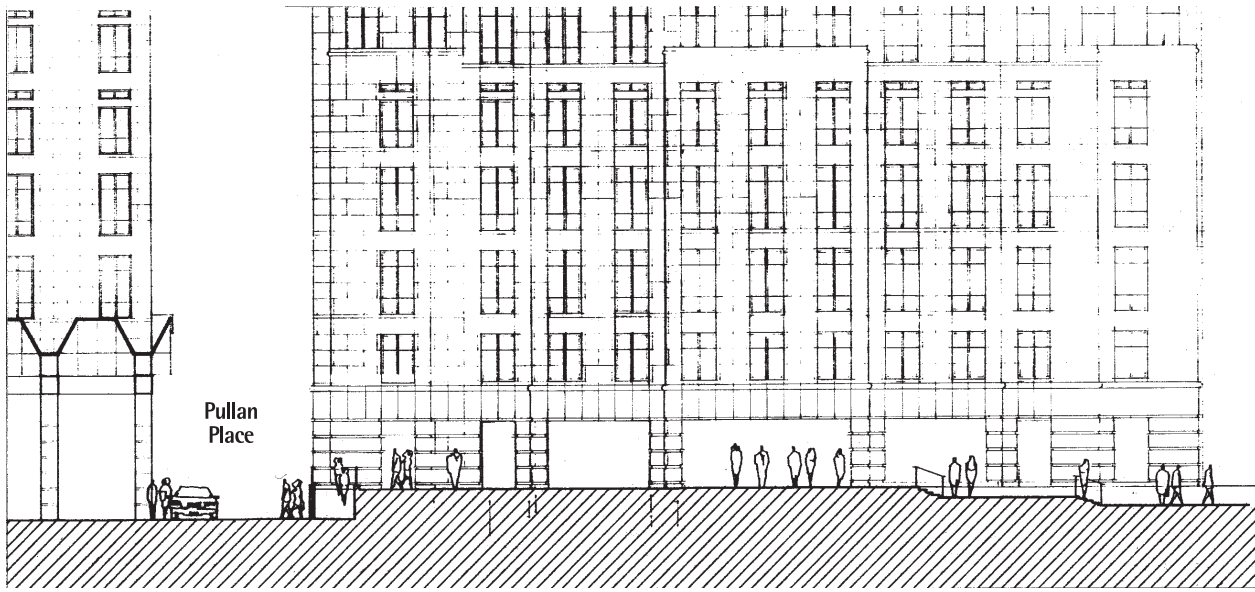
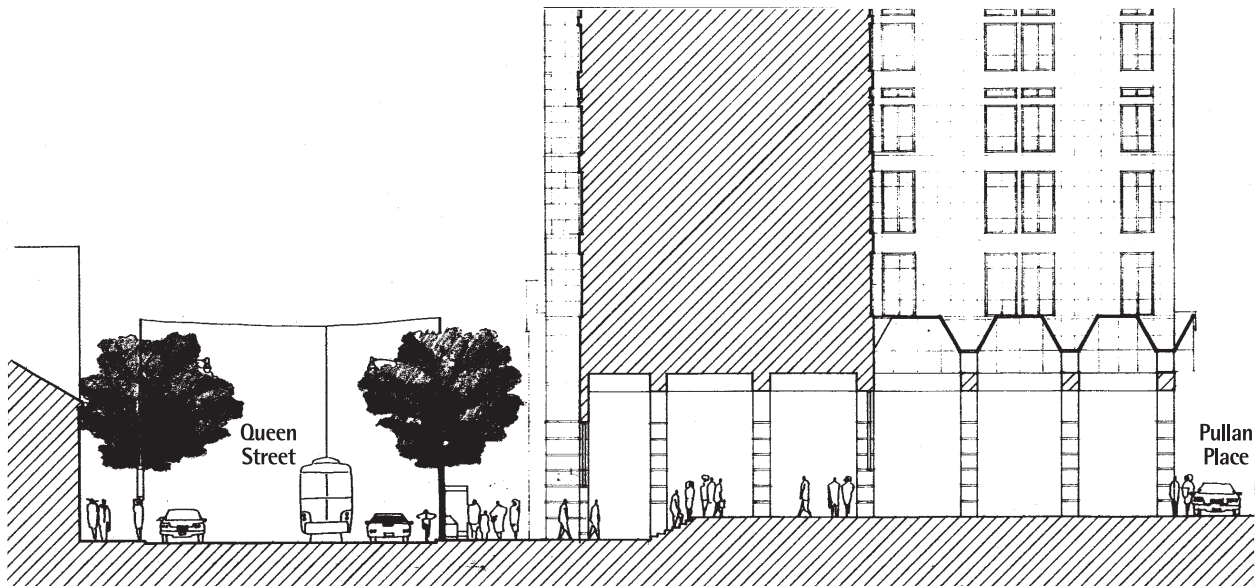
Performance Criteria

The series of public spaces comprising this Mid-block Connection will be organized and aligned along a continuous corridor.

The intersection of the Mid-Block Connection and the network of covered pedestrian walkways will be expressed appropriately with a sense of place and purpose.

Proximity of the Mid-Block Connection to the Daycare play facility, is an opportunity for playful engagement of the two components.

The treatment of the Mid-Block Connection will provide a variety of spatial experiences with well defined edges.



Mid-Block North-South Pedestrian Route Conceptual View Looking West

FIGURE 18



Not to Scale
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BUILT FORM SITE SPECIFIC GUIDELINES

- **180 Simcoe Street**

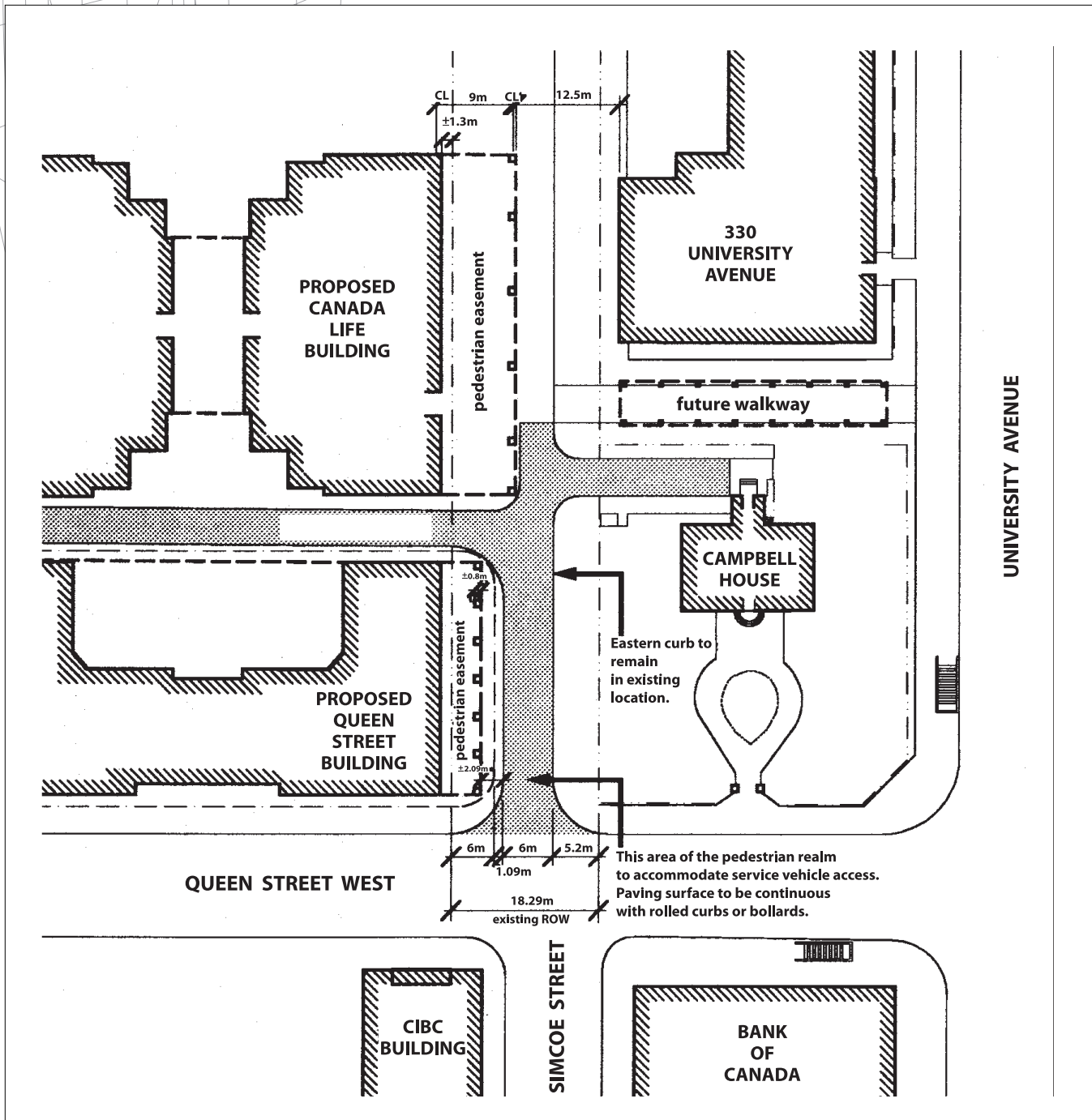
The design of the 180 B Simcoe Street Building will complement the 180 A Building and 330 University Avenue.

Materials, articulation, proportions and rhythm of fenestration and locations of entrances will be consistent with the 180 A Building.

The datum lines for the phase 2 building will approximately extend the 180 A horizontal datum lines with a built form expression at 39 metres, 19 metres and 6 metres above grade. Secondary datum lines at 33.5 metres and 15 metres above grade will also be extended.

The east facade of the 180 B Building will incorporate an approximately 7 metres high by 9 metres deep arcaded pedestrian easement. This unobstructed easement extends the entire east facade of the building. The grade related frontages onto this arcade will have generous fenestration and, where possible, publicly accessible uses and entrances.

The south face of 330 University Avenue will be visually extended and architecturally expressed on the east and south facade of the 180 B Building.

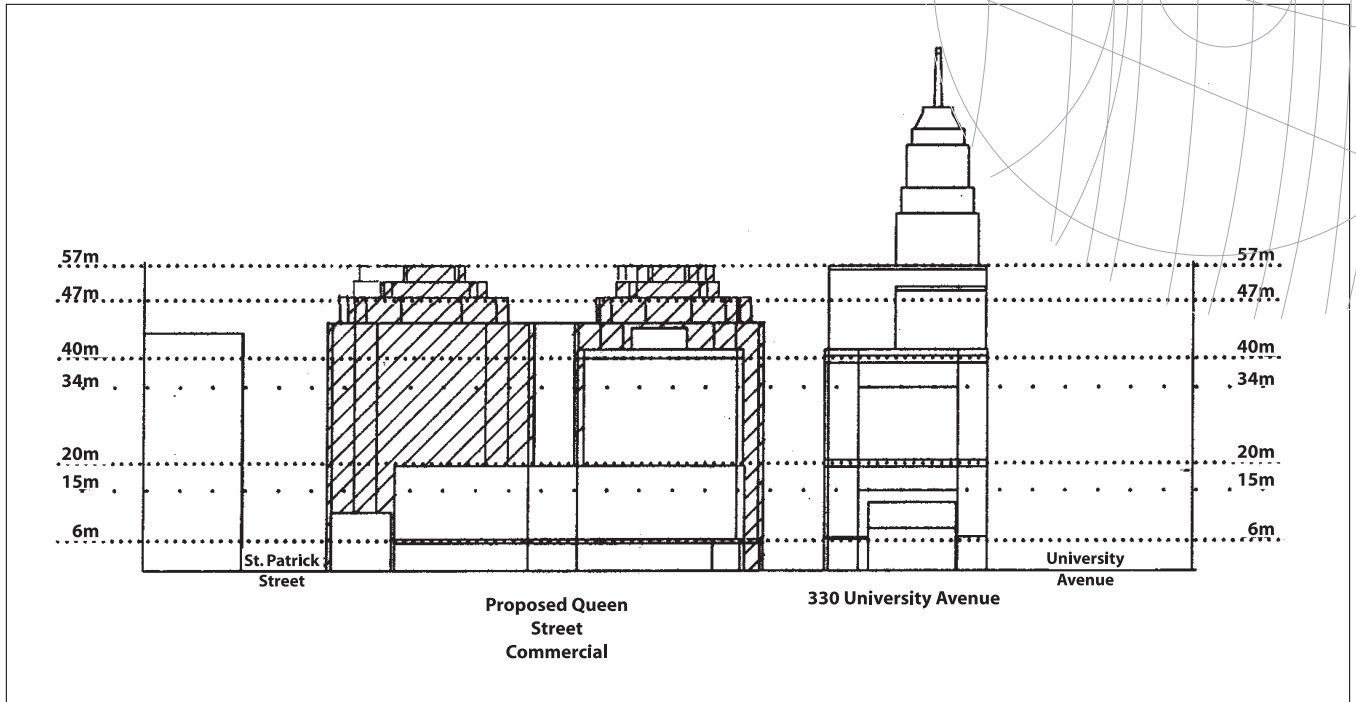


Ground Plane Plan

FIGURE 19

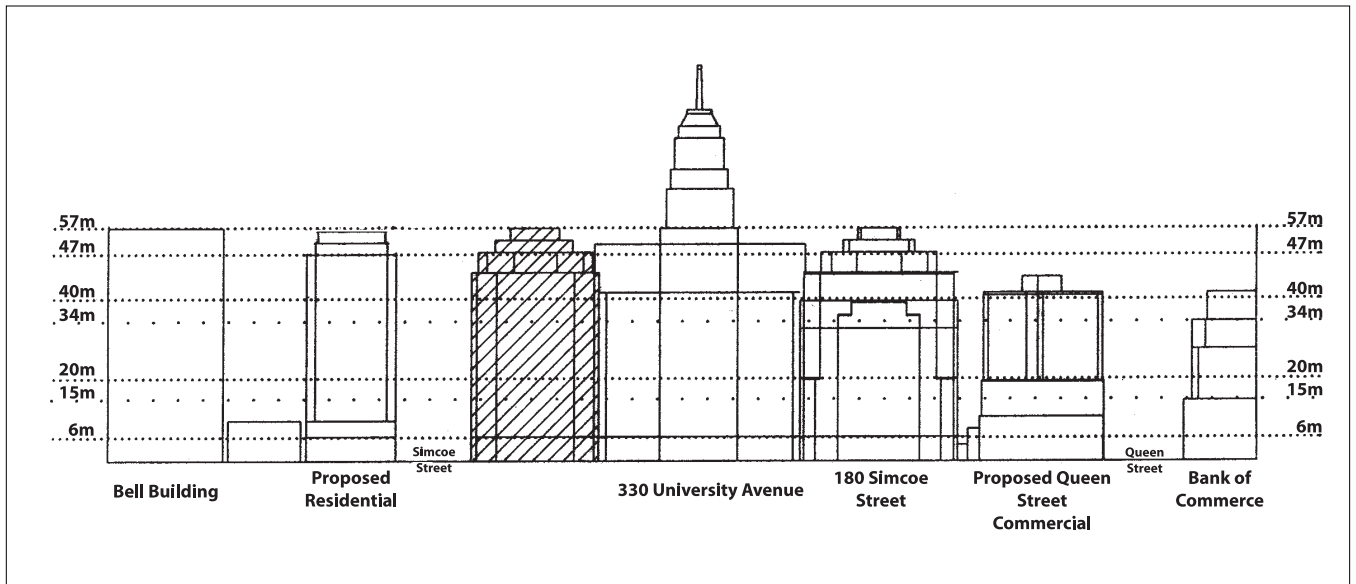


Not to Scale
04+03



South Elevation

figure 20



West Elevation

figure 21

• North Block

The North Block office building will be designed in a manner that reflects and complements the designs of 330 University Avenue as well as the 180 A and B Simcoe Street Buildings.

Secondary horizontal datum lines (39 metres, 33.5 metres, 19 metres, 15 metres and 6 metres above grade) established by the 330 University Avenue Building will, where possible, be extended.

The North Block site is centrally situated on the Canada Life Campus and must therefore address all sides (the east side pedestrian easement, the central court, the west face onto St. Patrick's Street as well as the re-aligned east-west portion of Simcoe Street) equally. Grade related functions of the building must relate to the various edge conditions. This is a building which has no back, therefore service functions must be located below grade.

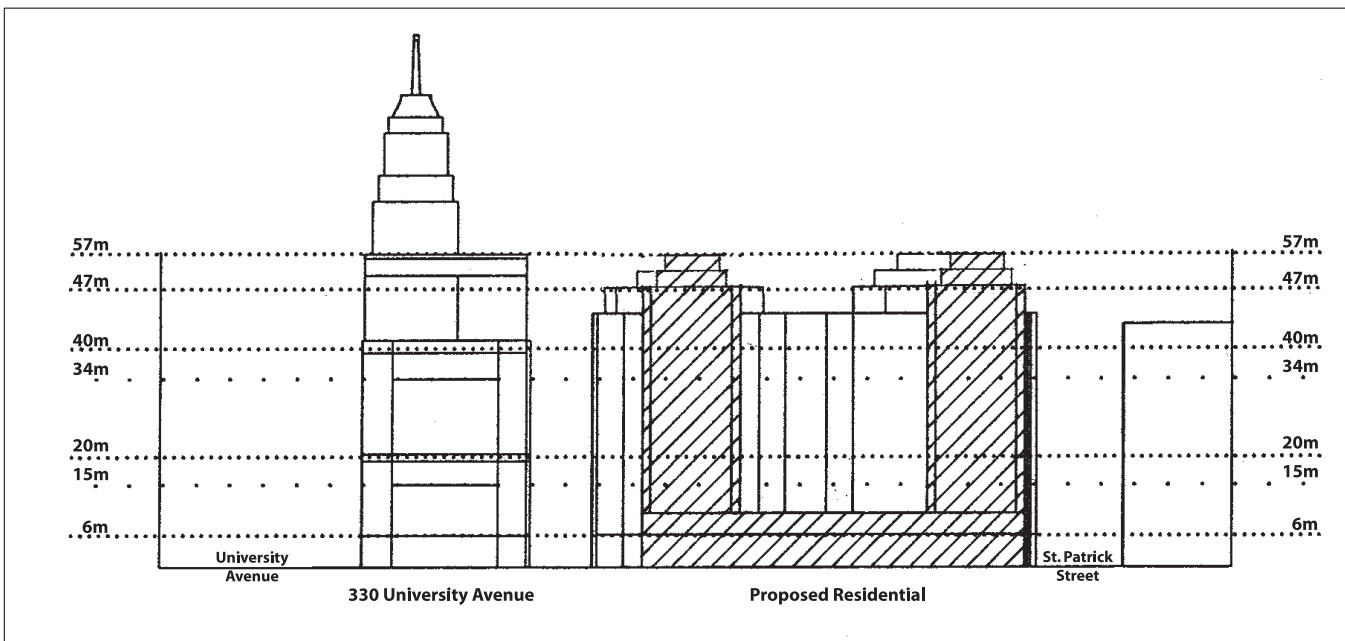
The vehicular entrances to underground parking and servicing, located off the Simcoe Street realignment and off St. Patrick Street, will have a compact and unobtrusive expression on the building facade. The details and range of materials used in the design of the vehicular entrances will be consistent with the details and materials of the entire building.

Careful consideration will be given to the surface treatments of walls and ceilings inside the entry ramps. The east wall of the Simcoe Street vehicular ramp will be proportioned and designed to provide as much noise and visual protection to the east pedestrian arcade as possible.

The south face of the building will observe the same setback from the central court centre line as the 180 Simcoe Street Building. A 4 metre minimum deep by approximately 7 metre high pedestrian arcade will line the entire south edge of the building. The grade related frontage onto this arcade will have generous fenestration and, where possible, publicly accessible uses with entrances.

The building will respond to the north-south pedestrian axis through the central court established by the 180 Simcoe Street Buildings. The main entrance to this building will be from the north off the Simcoe Street realignment. There could be at least one southern entrance off the central court.

An approximately 9 metres deep by 7 metres high pedestrian arcade extending the 180 Simcoe Street arcade will line the entire east edge of the building.



North Elevation

figure 22

- **Simcoe Street Residential Block**

The top portion of the building will complement the roof line of the North Office Block.

Access to underground parking, from St. Patrick Street, will have an unobtrusive expression on the building's west facade. The details and range of materials used in the design of the vehicular entrances will be consistent with the details and materials of the entire building. Careful consideration will be given to the surface treatments of walls and ceilings inside the entry ramps.

• Queen Street Block

The Queen Street commercial block, located to the south of 180 A and B Simcoe Street and the Pullan Place lane, will be designed in a character in-keeping with its Queen Street West setting. This is a lively pedestrian oriented main street building whose grade related uses and expression will be of a retail nature. The design of this building will generally complement the typical narrow lot Queen Street West buildings.

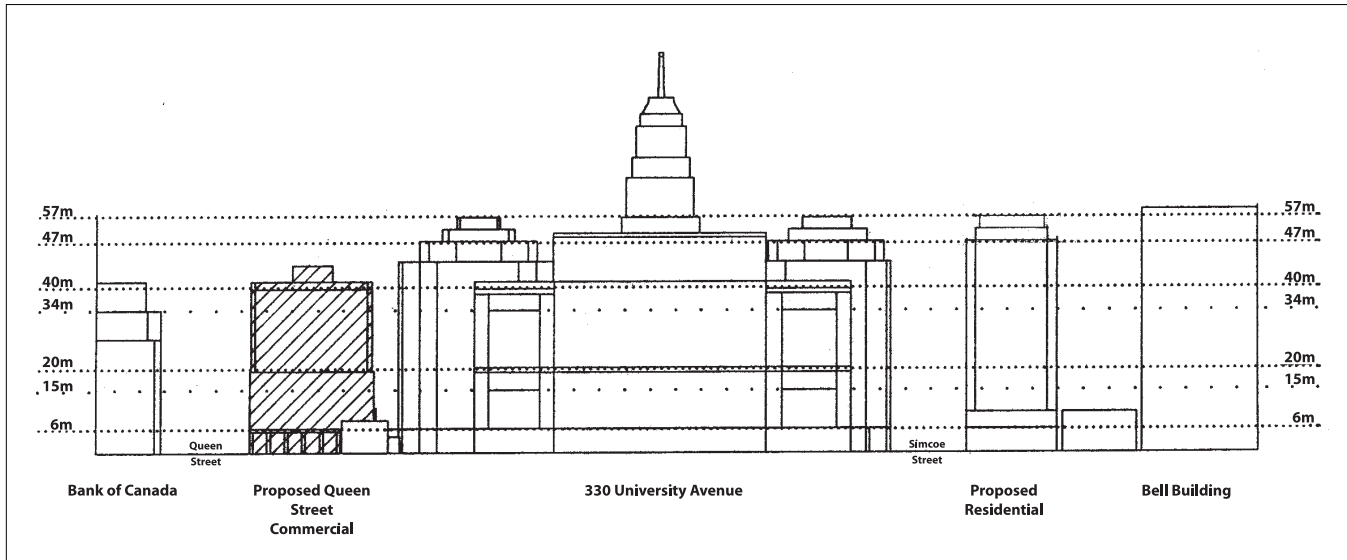
The height of this building will not exceed the wings of the 330 University Avenue building. Secondary horizontal datum lines (39 meters, 33.5 metres, 19 metres and 6 metres above grade) established by the 330 University Avenue building will, where possible, be extended.

The massing and articulation of the north face will complement the Canada Life Campus, echoing some of the design elements of the original 330 University Avenue or 180 Simcoe Street, might be appropriate.

The building may be organized around a north facing courtyard which will become its Pullan Place pedestrian entrance connecting north to the 180 A and B Simcoe Street Buildings. The lobby to the upper commercial stories will be located on axis with and connect through to the atrium between the 180 A and B Simcoe Street Buildings.

The massing, articulation, materials and fenestration rhythm of the east face will complement the Campbell House precinct.

The east wing of the building will provide full frontage onto the Simcoe Street Pedestrian Way with an approximately 7 metres high by 6 metres wide arcaded pedestrian easement aligning with the bank building to its south at 205 Queen Street West. The grade related frontage onto this arcade will have generous fenestration and, where possible, publicly accessible uses and entrances.



East Elevation

figure 23