

1 YONGE STREET

Development at 1 Yonge Street will be consistent with the following urban design guidelines. The guidelines are to be read in conjunction with the urban design polices in the Official Plan.

LOCATION

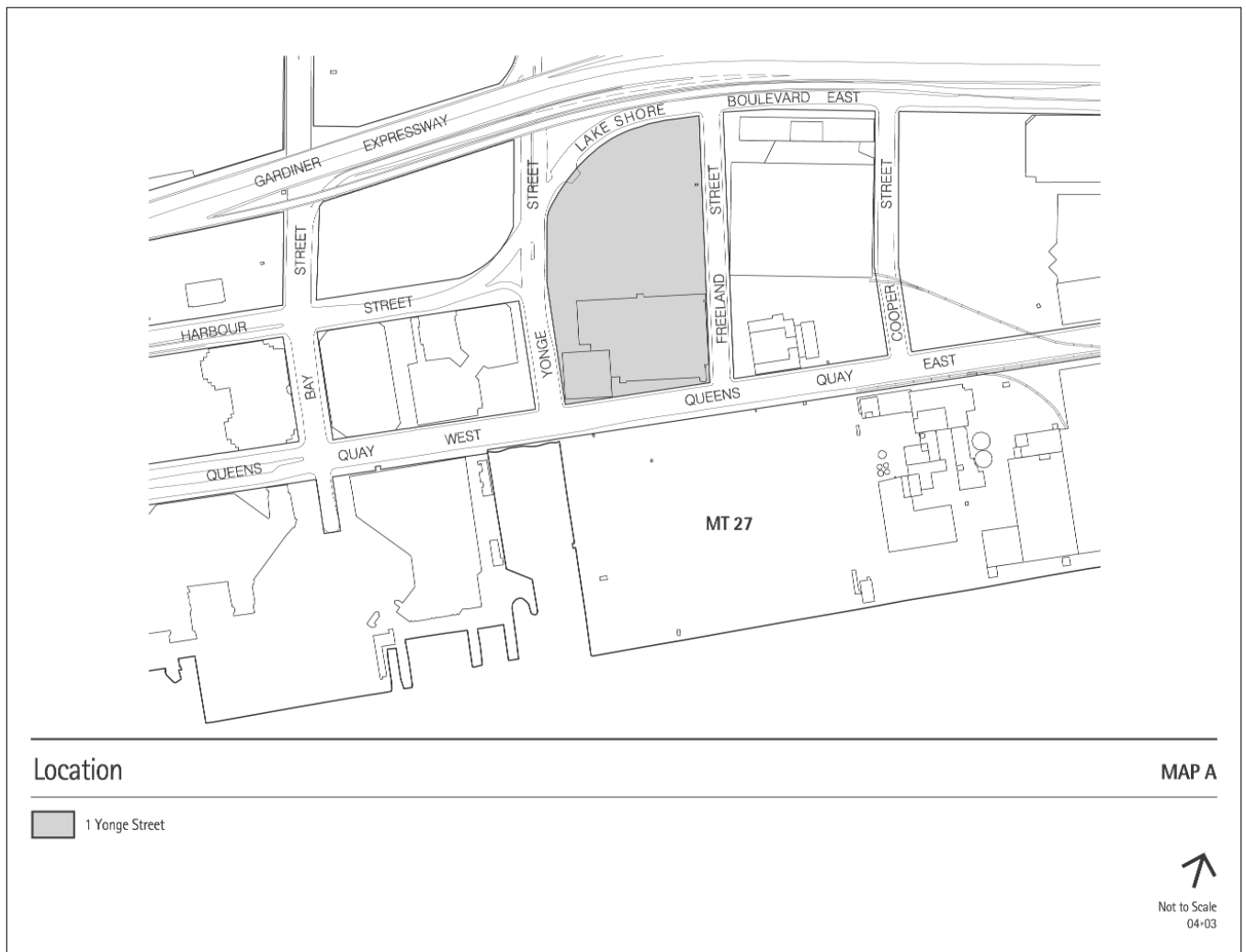
The foot of Yonge Street at Queens Quay.

GUIDELINES

SITE PLANNING

The courtyard open space on the north block will be linked visually to the south block, and the south block will be linked visually to the open space on MT27.

Residual open space will be avoided.



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BUILT FORM

For microclimatic reasons, buildings will step down from Yonge Street to Freeland Street and from Lake Shore Boulevard to Queens Quay East.

Towers will have a north-south orientation. The tower facade facing the street will be oriented parallel to the street, the tower facade facing the interior of the block will be articulated for views.

To avoid an oppressive continuous slab of tall buildings, the upper building masses will be broken down into a number of towers which provide views to the sky from the street. Towers will therefore have a concentric rather than elongated tower shape.

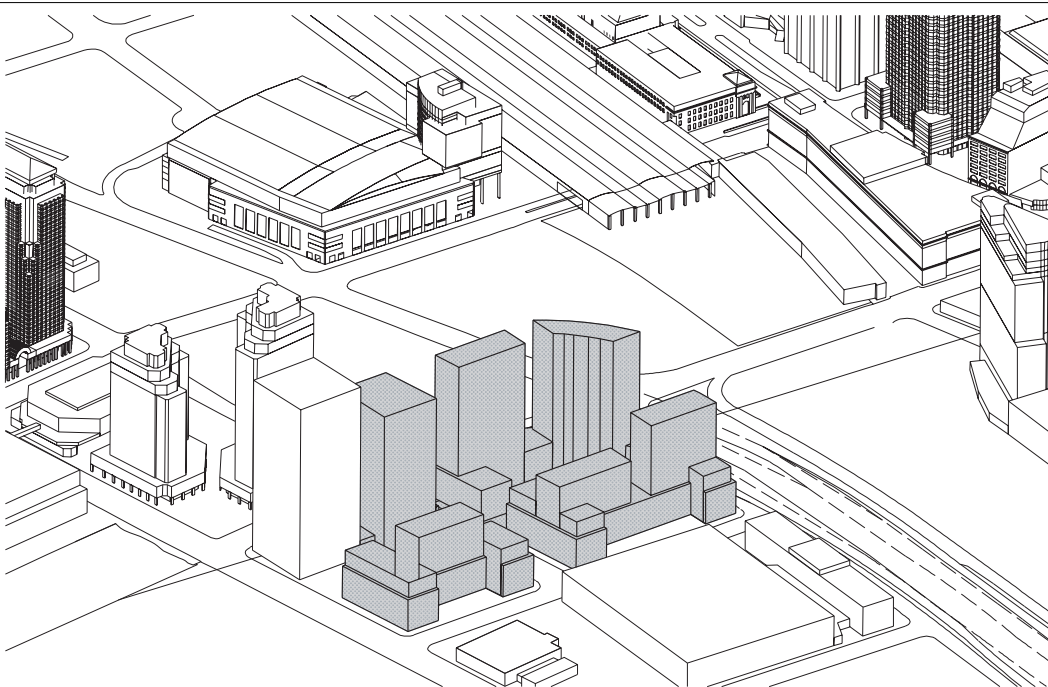
The facades of buildings will be articulated and fenestrated in a fashion that breaks down large-scale building mass and avoids large expanses of blank walls facing the streets.

Towers will be designed to be a distinctive, yet complementary, part of the Toronto skyline and special care will be given to the design of tower tops.

Buildings will be designed and massed to buffer the noise generated by traffic on the Gardiner Expressway and Lake Shore Boulevard.

New development along Lake Shore Boulevard will have regard for the potential replacement of the elevated portion of the Gardiner Expressway.

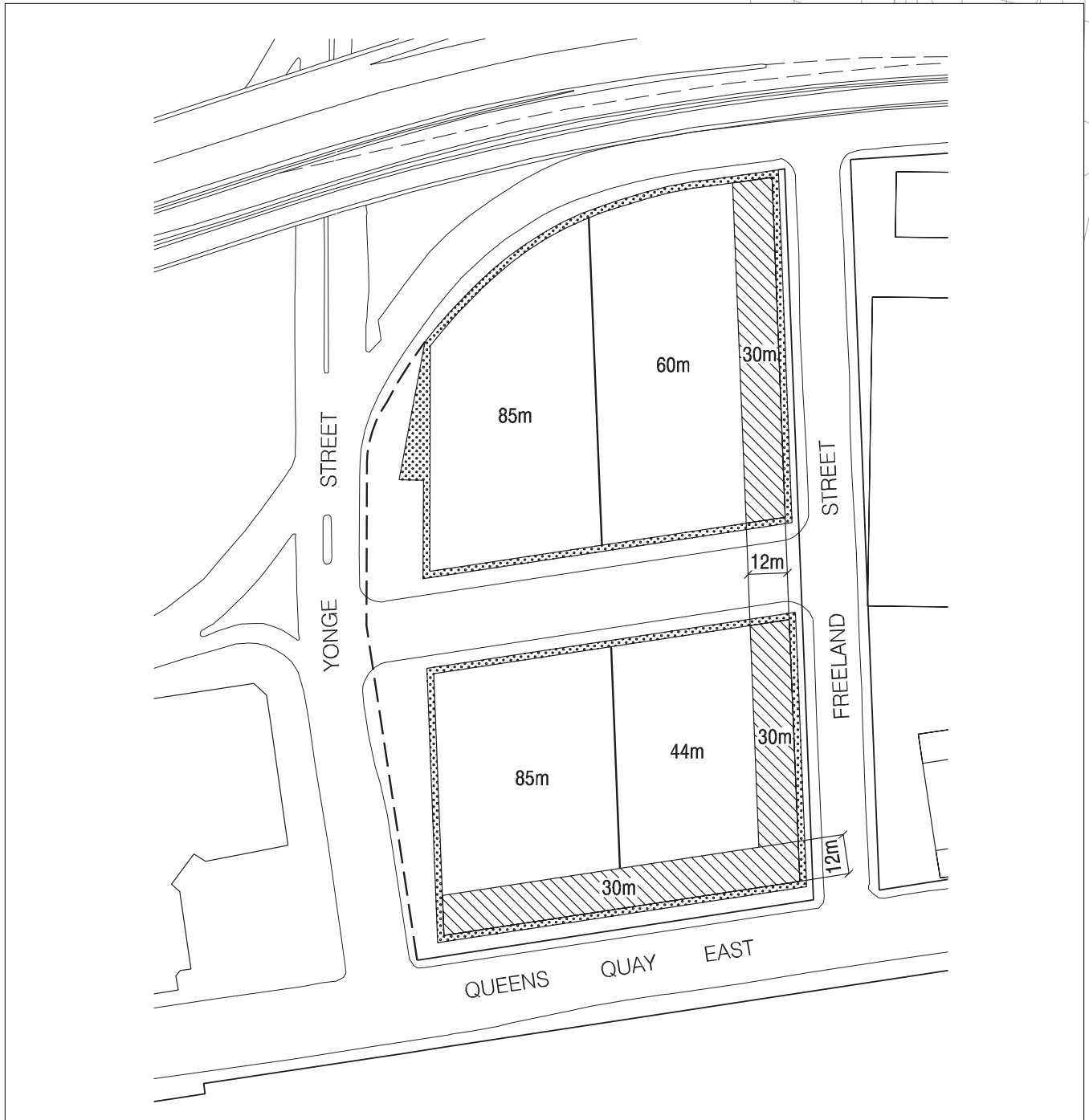
Buildings will provide a continuous weather-protected pedestrian colonnade at grade along Yonge Street, the potential Harbour Street extension and Queens Quay, with a minimum clear width of 3.5 metres and maximum clear width of 5.0 metres, with a height not less than 1.3 times the clear width except for beams, vertical light fixtures and signed elements, that can have a vertical clearance of not less than the clear width. Buildings will comply with Maps C, D, E and Figure F.



Potential Massing





MAP B

Not to Scale
04-03



Height Limits

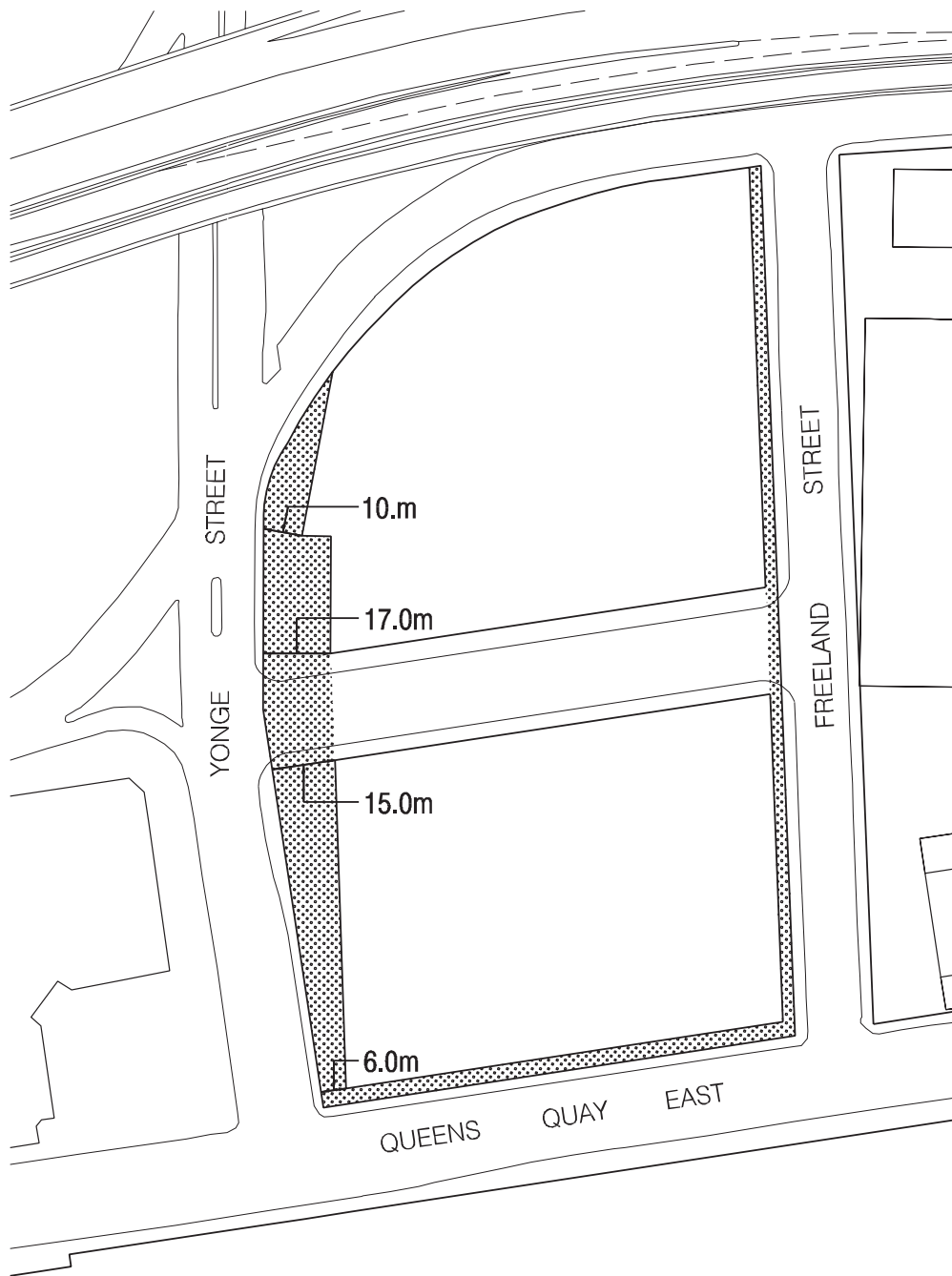
MAP C

-  3 Hour Sunlight Angular plane Taken From Yonge Street Lot Line
-  Height Limit in Metres
-  Zone Where 30 Metre Height Limit Applies
-  2 Metre Wide 19 Metre Height Zone



Not to Scale
04-03

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Building Setbacks

MAP D



Setbacks from Lot Lines

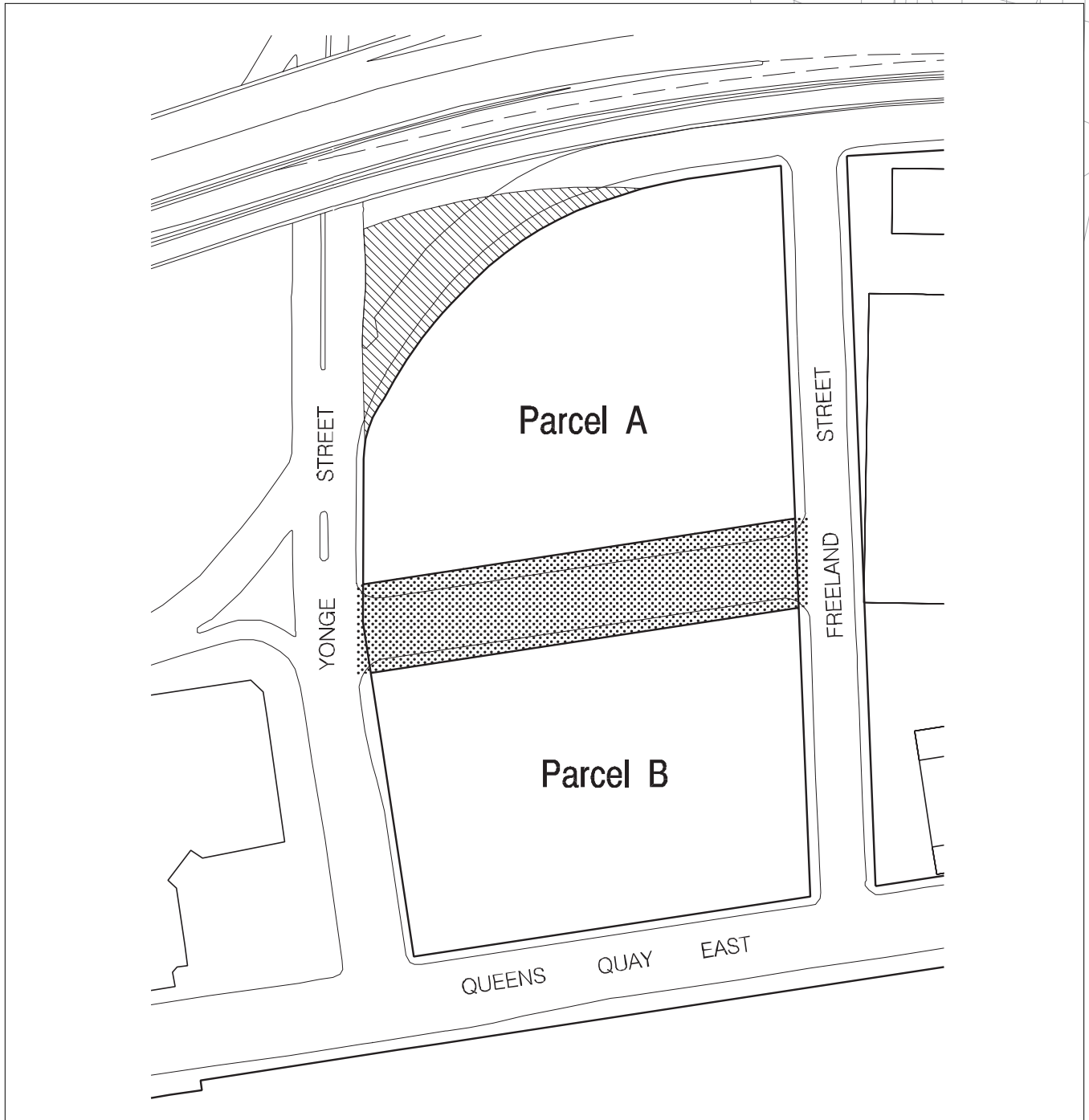
Yonge Street - as dimensioned on drawing

Queens Quay East - 4.0 metres

Freeland Street - 3.0 metres



Not to Scale
04+03



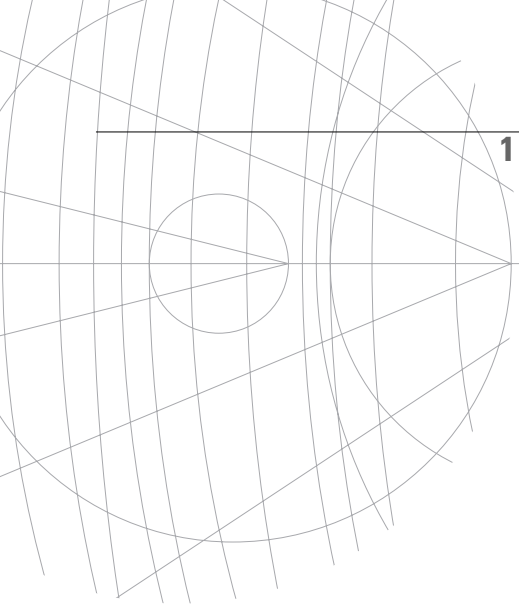
Development Parcels

MAP E

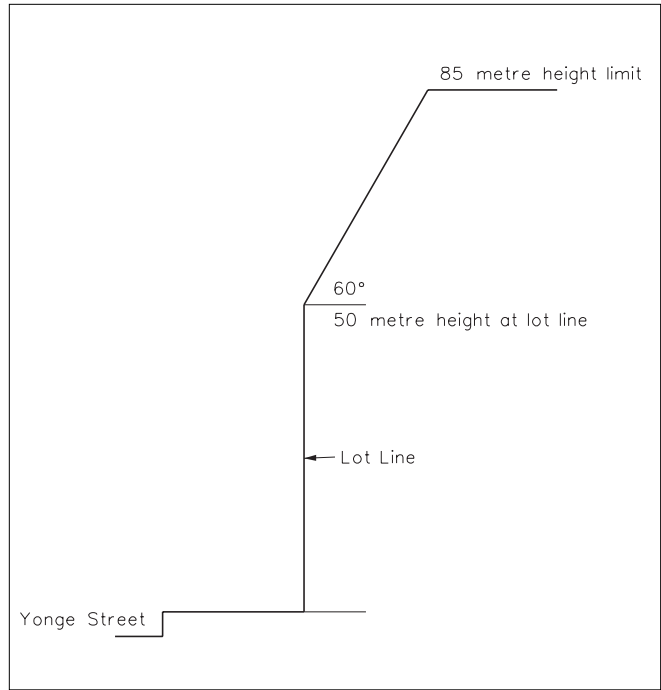
-  Potential Extension of 27 metre Harbour Street Right of Way to Freeland Street
-  Lake Shore Boulevard Sweep



Not to Scale
04-03



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Sunlight Angular Plane

Figure F