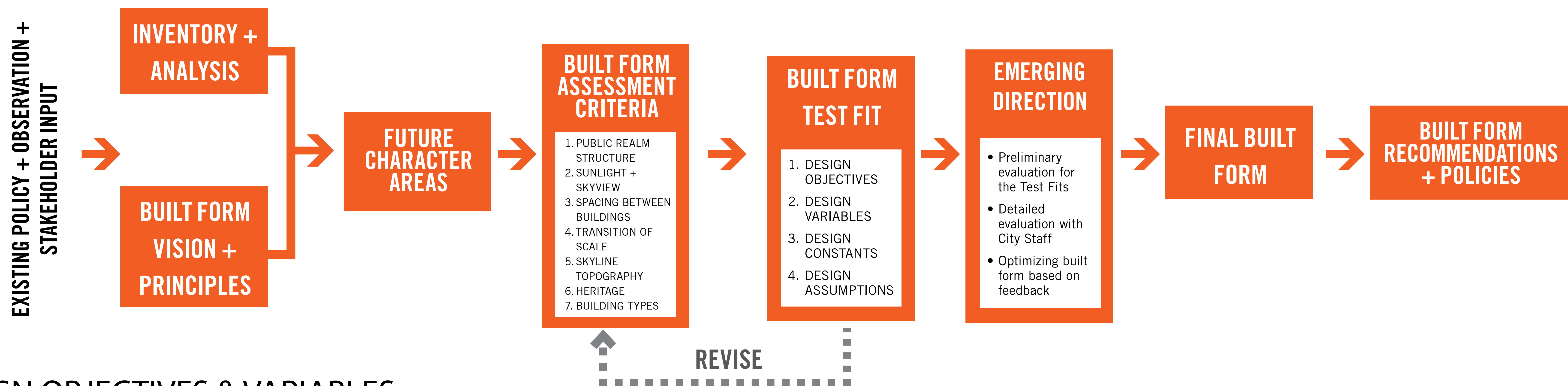




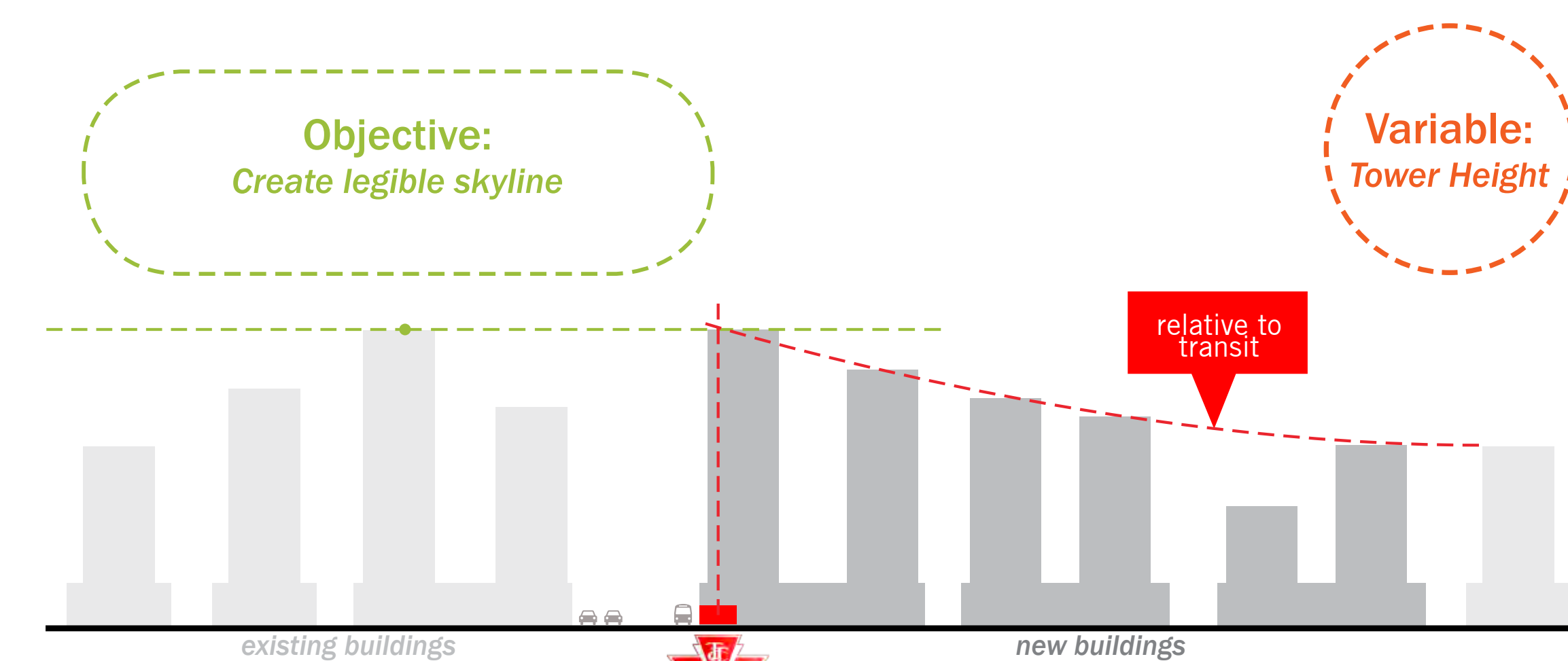
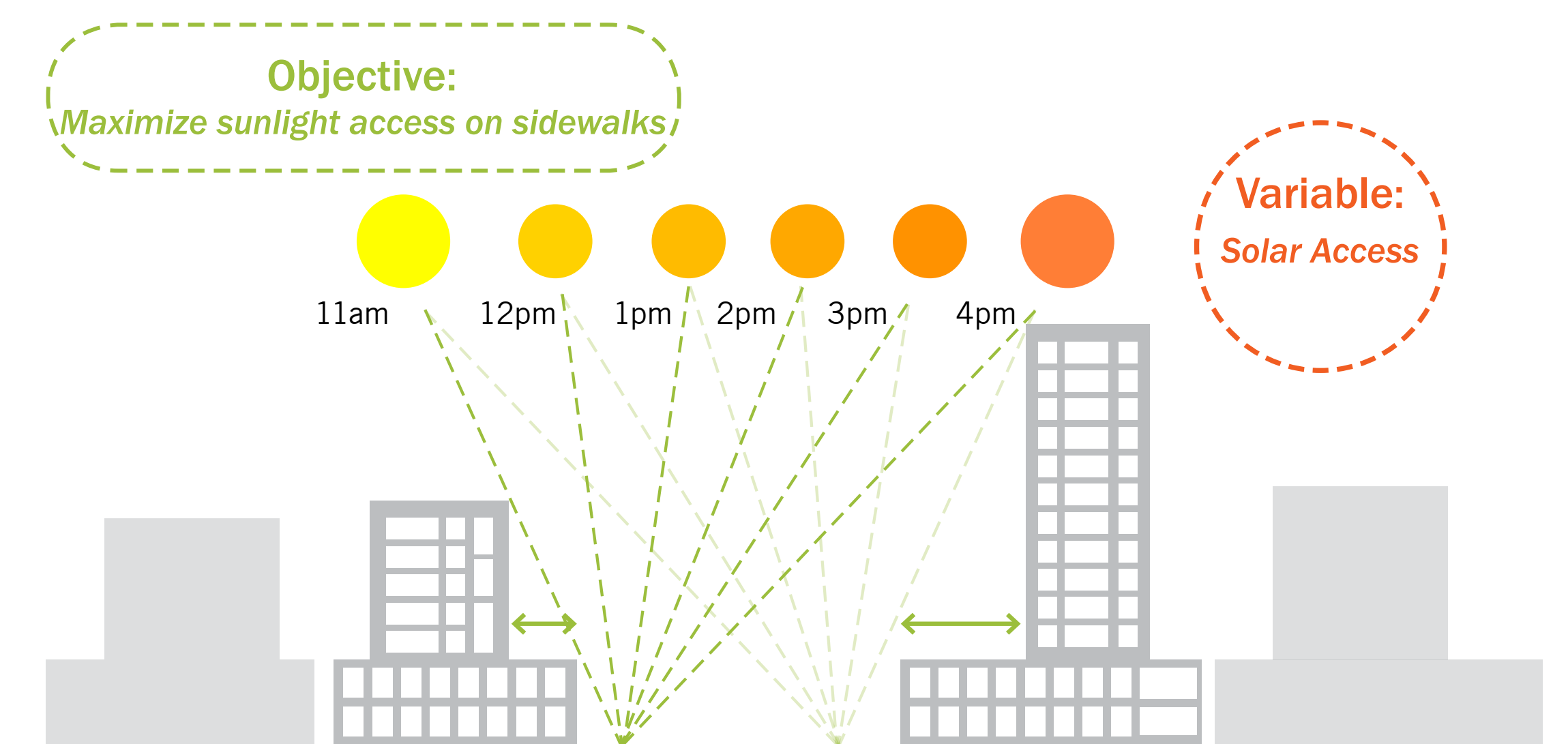
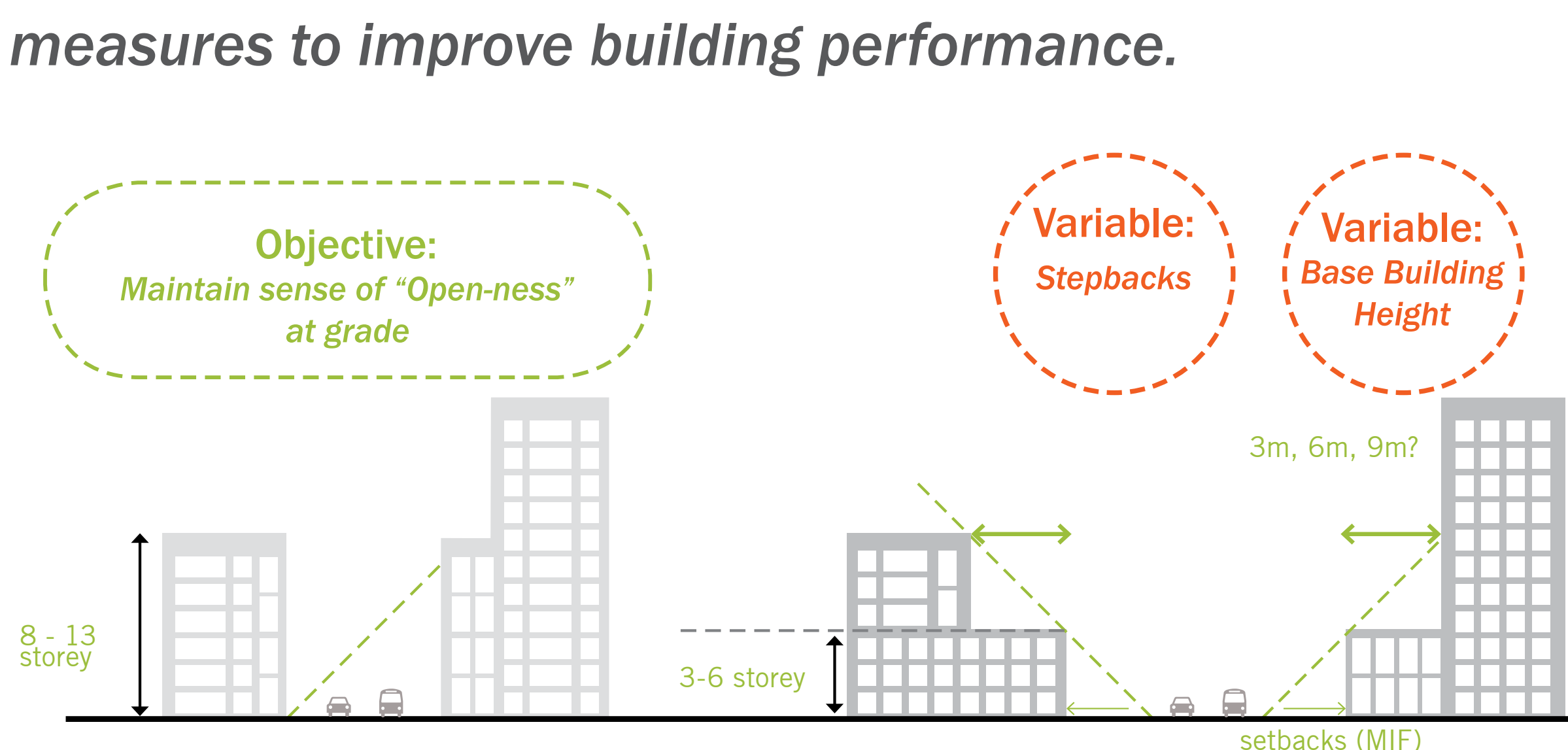
BUILT FORM

STUDY PROCESS & METHODOLOGY



DESIGN OBJECTIVES & VARIABLES

Design Objectives are the aspirational goals this study is aiming to achieve, while variables measures to improve building performance.



DESIGN CONSTANTS & ASSUMPTIONS

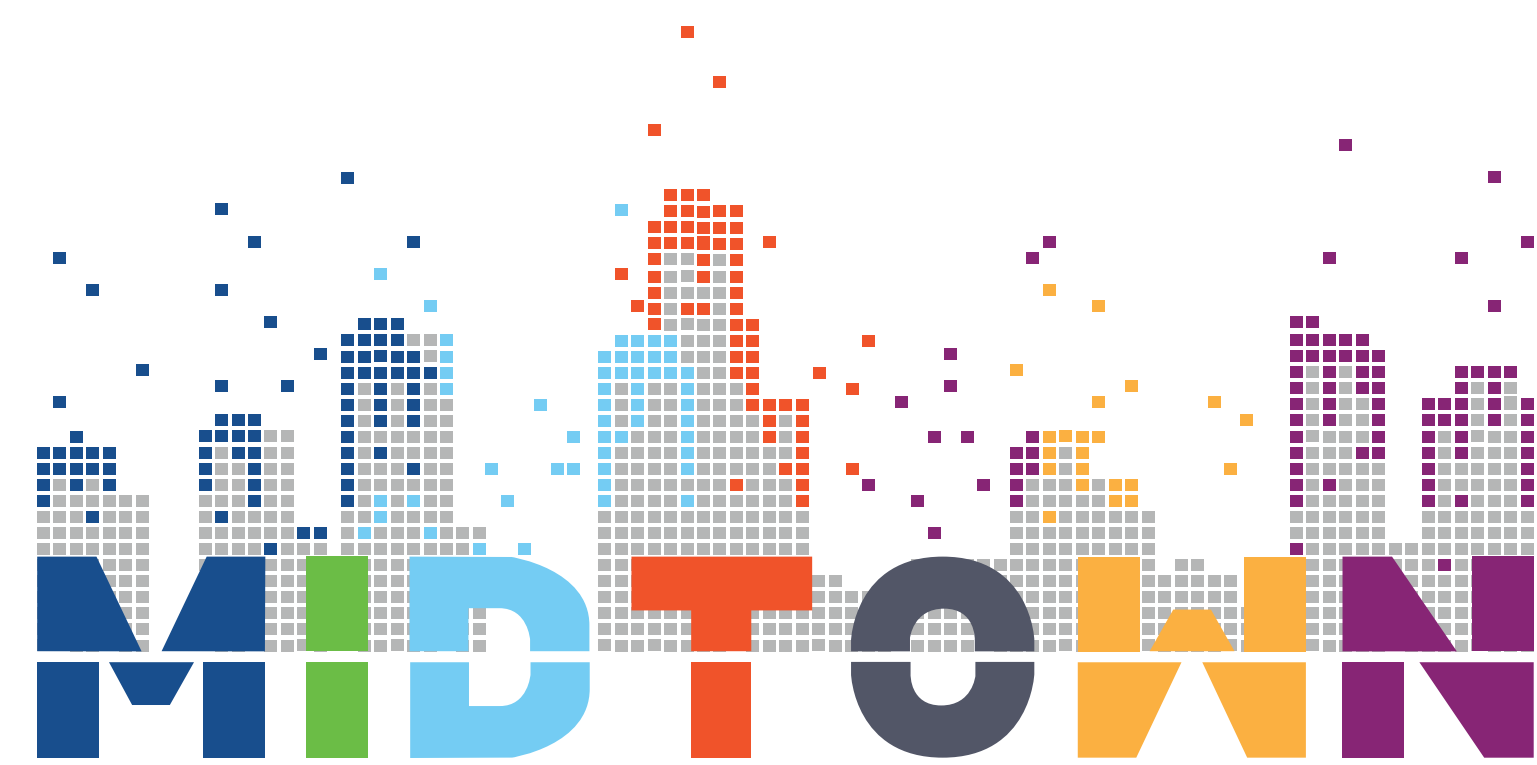
Design Constants are policies and guidelines that have been developed for the study area. Design Assumptions are variables which are assumed fixed for the purpose of the study.

DESIGN CONSTANTS

- Tower Floor Plate
- Park Land Dedication on site for Larger parcels
- Office + Rental Housing Replacement
- OPA 289 (e.g. setback, No Net New Shadow)

DESIGN ASSUMPTIONS

- Lot Assemblies
- No Massing Shown on Select Heritage Potential Properties. Evaluation to be completed
- Generic massing to inform Recommendations



BUILT FORM

VISION AND GUIDING PRINCIPLES

Midtown Toronto is a collection of distinct and diverse places with rich histories. Each has its own distinguishing and valued features from the highly urbanized and metropolitan Yonge-Eglinton crossroads, to the lush and green apartment neighbourhoods, historic main street villages and surrounding low-rise established, stable neighbourhoods. People choose to live, work, play, study and invest in Midtown.

The area has, and will continue to have, a variety of building types, scales, architectural styles, streetscapes and connected public spaces that deliver a full range of housing, jobs, shopping experiences and community amenities for people's everyday needs within walking distance. New development harmoniously integrates with these valued features as the area continues to grow and evolve and positively contributes to Midtown's continued vitality and liveability.



1. AREA STRUCTURE

- A. Organize growth to provide a **hierarchy of building heights, densities and scale tied to proximity of rapid transit service**, with greatest heights and densities located at the Yonge-Eglinton Crossroads where two rapid transit lines intersect
- B. Provide varied building heights to **reinforce existing character**, promote localized sense of place and create a **legible skyline** for the district that reinforces the area structure when viewed from key vantage points within the broader city
- C. Maintain and **reinforce the stability of low-rise neighbourhoods** through the use of different approaches to transition in growth areas that reflect prevailing character and minimize shadow and privacy impacts
- D. **Respect and enhance the scale, character and form of Midtown Villages** and in particular the historic streetwall, narrow frontages and distinct cornice lines



2. PUBLIC REALM + OPEN SPACE

- A. **Reinforce** the unique open space amenity and spaciousness provided by the **Eglinton Green Line**, Midtown Apartment Neighbourhoods and Apartment High Streets by ensuring abundant landscaping at grade and generous building spacing
- B. **Support active street life** and informal surveillance by ensuring the built form frames and animates streets, parks, squares and open spaces with active uses at grade
- C. Identify opportunities to **celebrate the area's historic resources** and history within the public realm



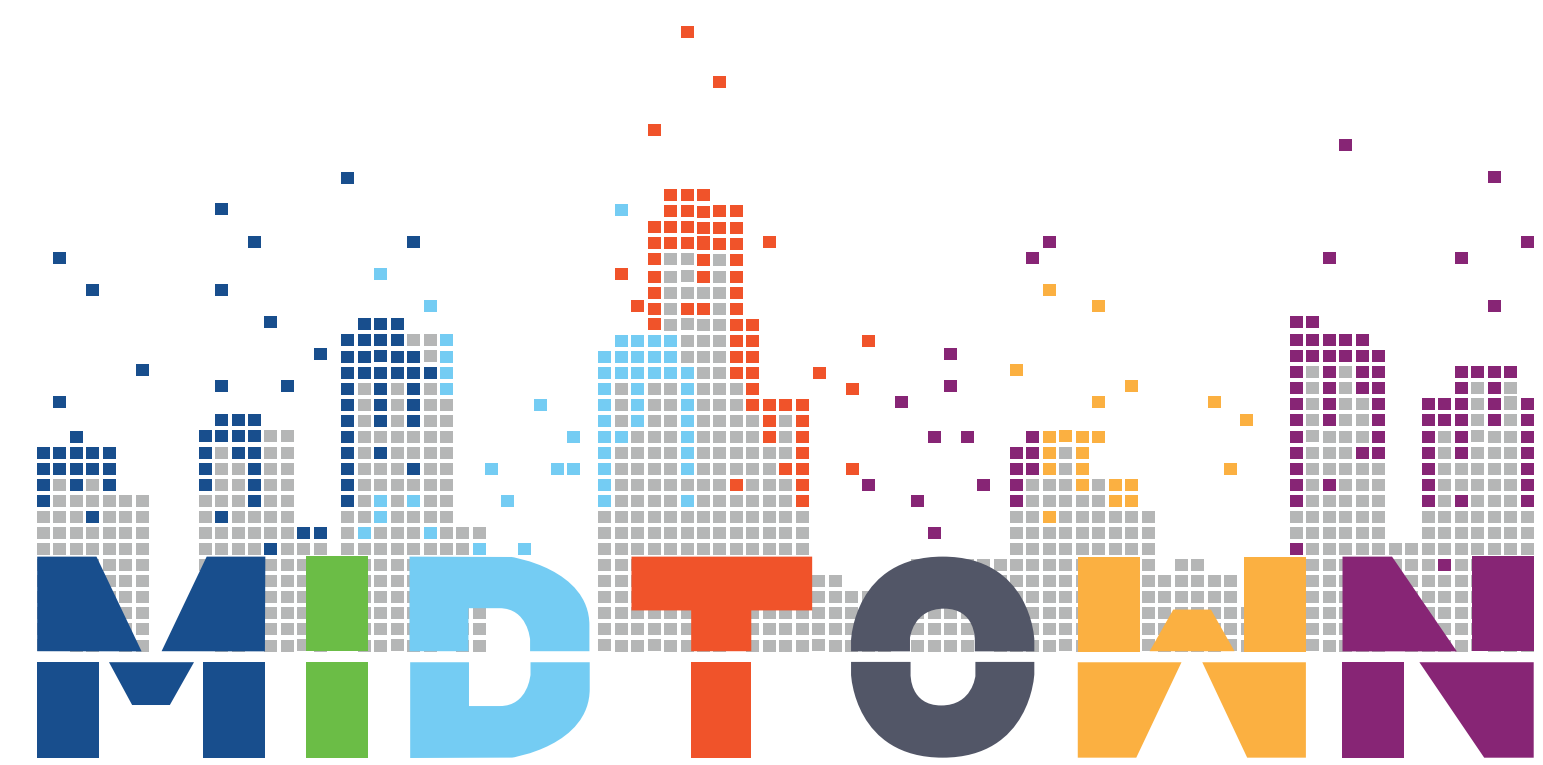
3. WALKABILITY + COMFORT

- A. Locate, design and mass buildings to **preserve skyview, allow daylight and sunlight** to penetrate to the street and lower building levels and ensure good wind conditions in all seasons, with enhanced standards along the main street villages, Park Street Loop, major pedestrian routes and parks and open spaces
- B. **Create a human-scaled public realm** where buildings define and support streetscapes
- C. **Ensure fine-grained pedestrian circulation** between and through sites through the placement and orientation of buildings



4. HERITAGE + LANDMARKS

- A. Reinforce the scale, character, form and setting of heritage resources and heritage conservation districts through **sensitive massing and placement of new buildings** to lend prominence to these resources as symbols of the area's rich history
- B. Frame, conserve and **accentuate views to key heritage resources**, landmarks and other important sites through the massing and articulation of development
- C. **Provide frontage on major pedestrian routes for community infrastructure** and ensure facilities have good visibility, access and civic prominence

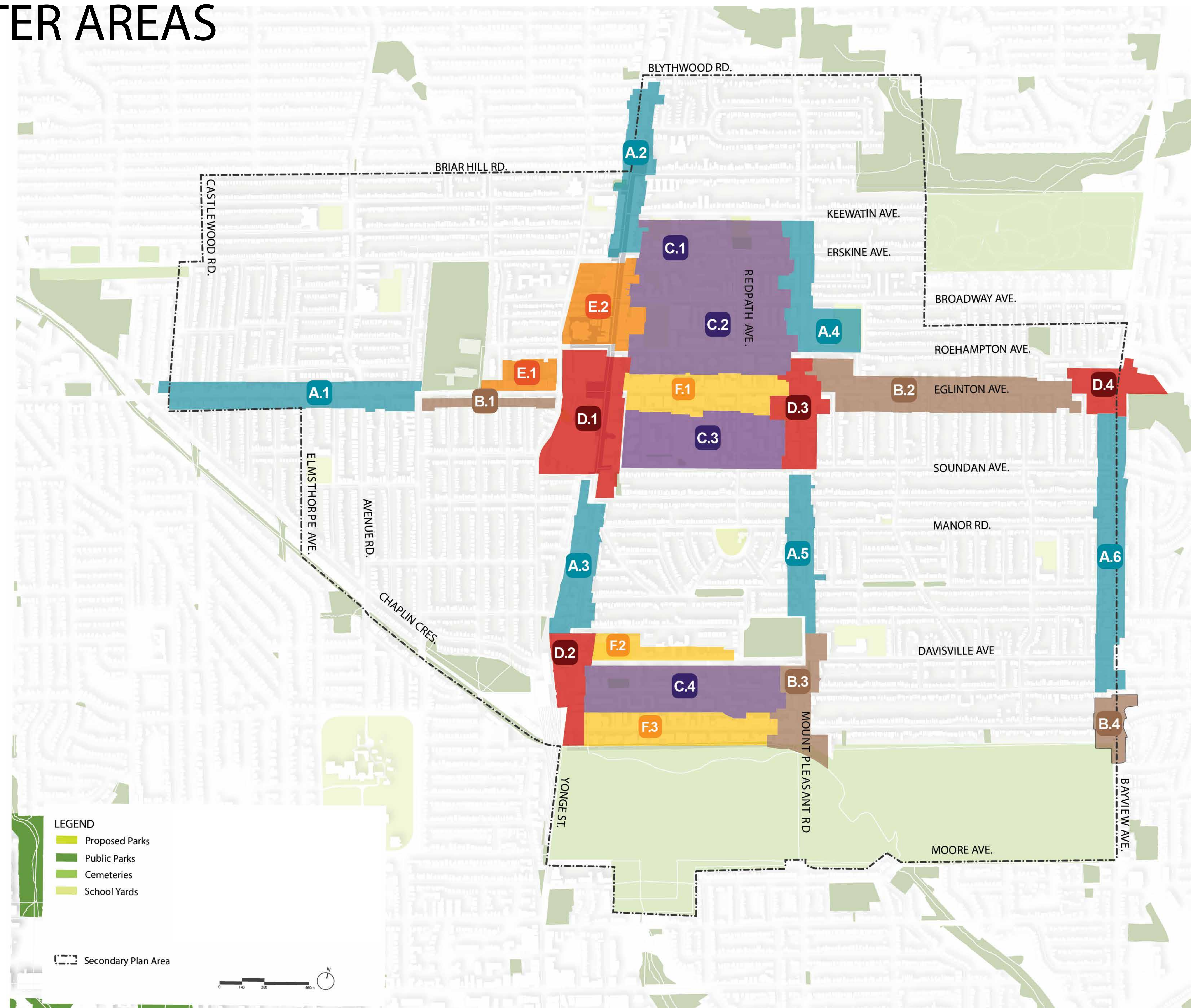


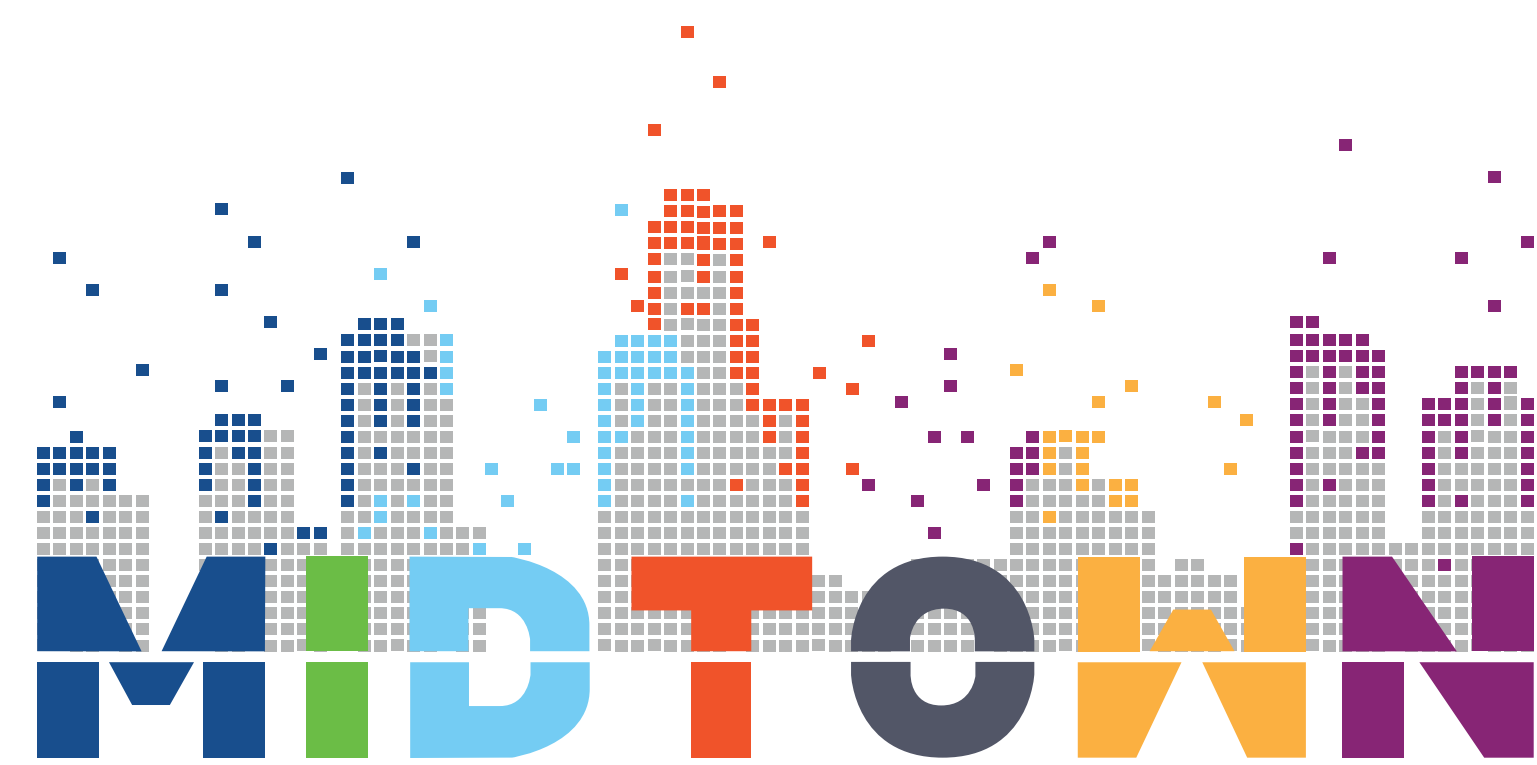
BUILT FORM

FUTURE CHARACTER AREAS

--- Secondary Plan Area

- Midtown Villages
- Apartment High Streets
- Midtown Apartment Neighbourhoods
- Midtown Cores
- Midtown Fringes
- Midtown Special Places





BUILT FORM

KEYMAP



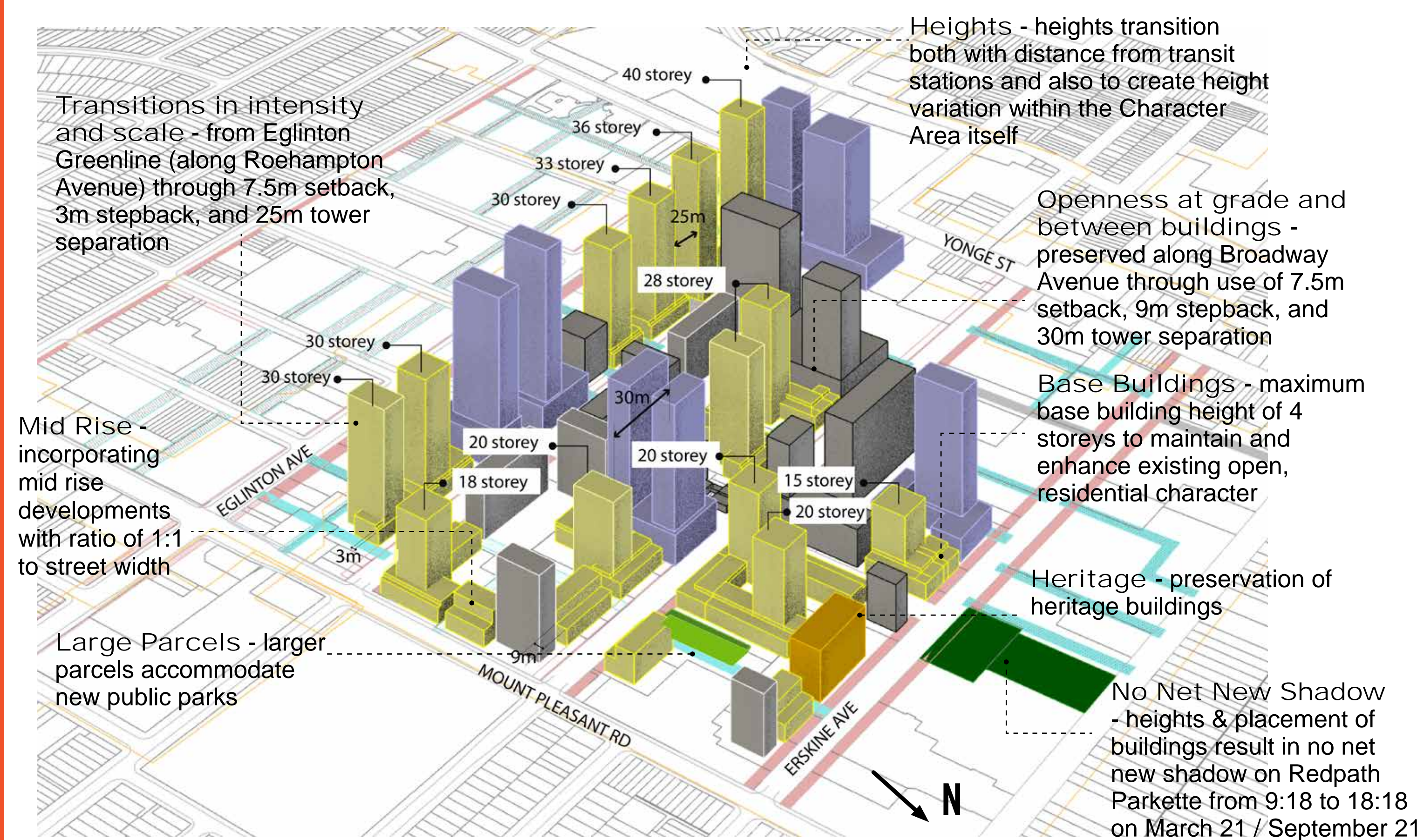
YONGE- EGLINTON CENTRE

C2. REDPATH PARK STREET LOOP

VISION STATEMENT

Close to the centre of the action yet distinctly green and residential, the Redpath Park Street Loop area will exemplify the best qualities of a livable, diverse apartment neighbourhood. New development will be designed and located to maximize the area's sense of openness, both at grade and between buildings. As the area continues to intensify, new buildings will add to the eclectic mix of buildings present in the area, and transition from the bustle of the Yonge-Eglinton crossroads to a more residential, landscaped neighbourhood to the north and east.

A more urban quality will characterize buildings south of Roehampton, with a low-rise condition adjacent to the Loop. Generously spaced towers above low-rise base buildings in the balance of the area will complement the existing built form fabric and enable new parks and open spaces. There will be a mix of rental and ownership, high-rise with low-rise and grade-related housing units. The Park Street Loop will be the lush, green spine of a network of pedestrian and cycling routes. Together, the buildings and the Loop will support a public realm that is sunny, inviting and green.



View along Broadway Avenue looking west

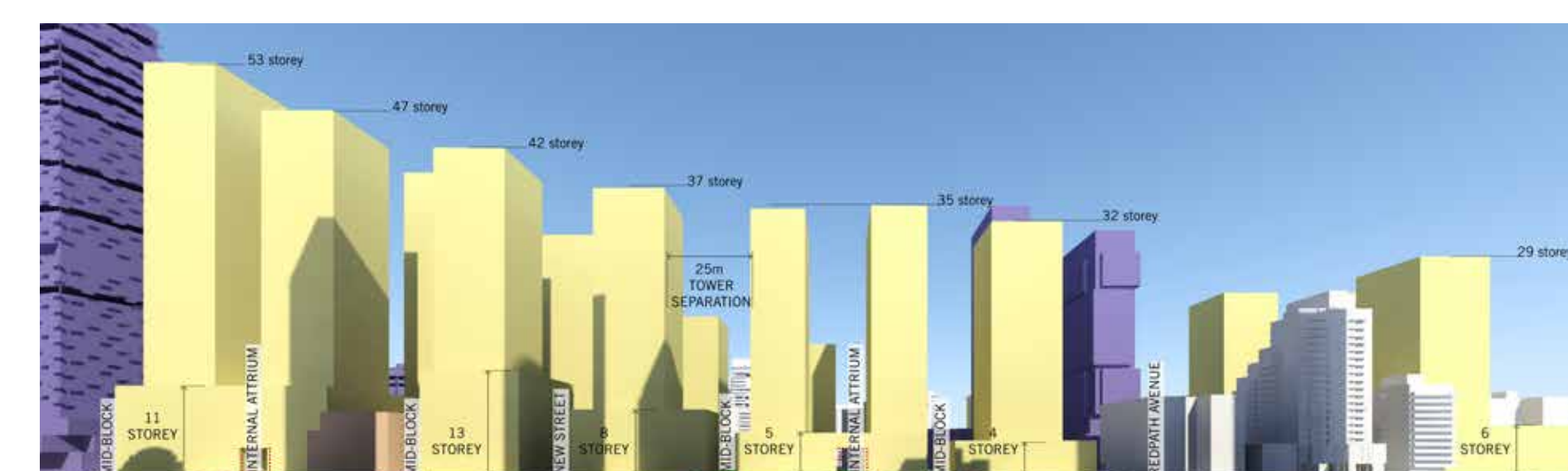


F3. EGLINTON GREENLINE

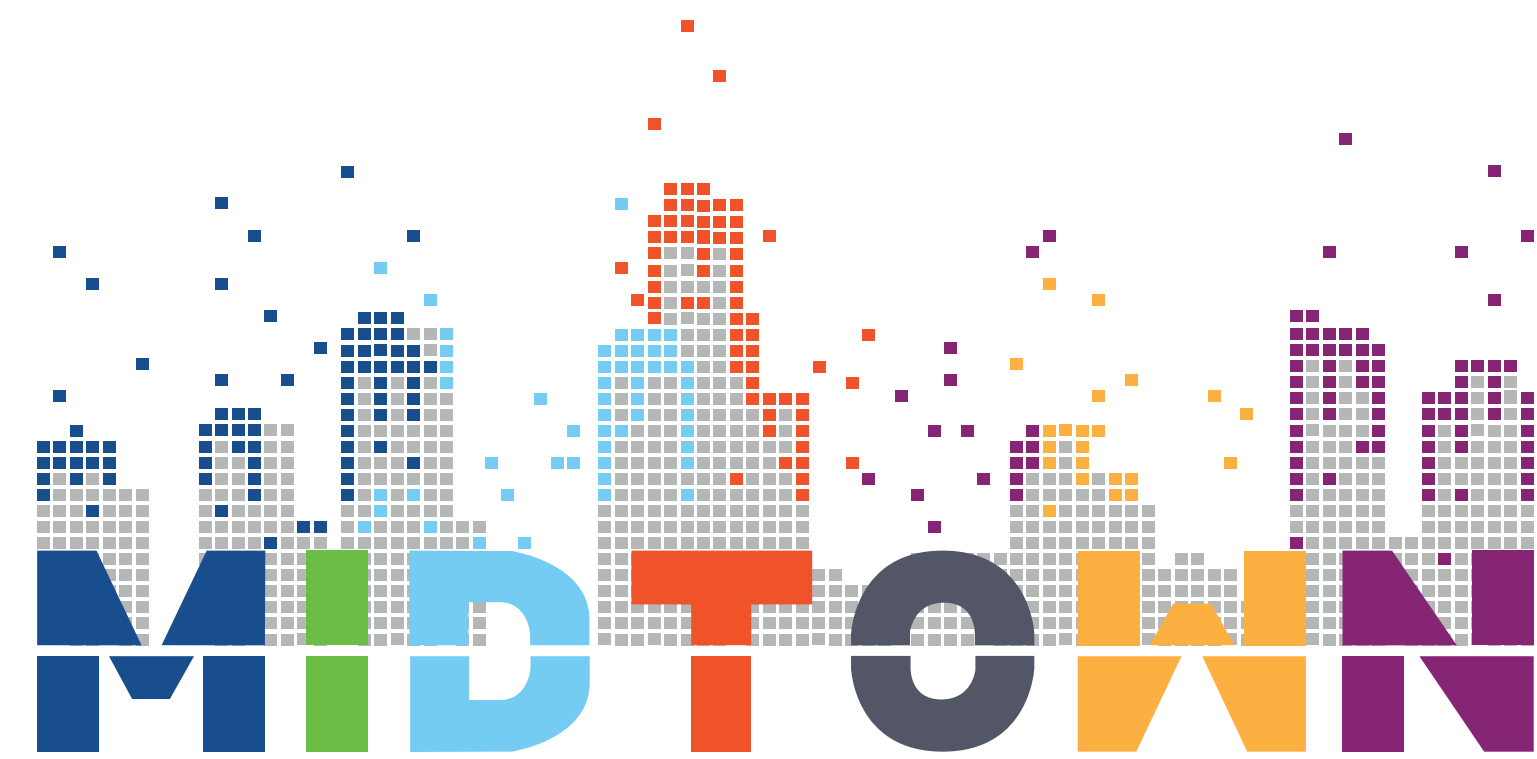
VISION STATEMENT

The Eglinton Green Line will be a vibrant and dense 21st Century live-work business district anchored by the sunny and iconic Green Line open space. Existing office buildings will be replaced in new, updated and modernized office or mixed-use buildings that will create a dynamic and interesting architectural form for the district, but also contribute to a prosperous local economy for Midtown.

Urban culture, commerce and streetlife will spill out onto the Green Line. Historic landmarks will be integrated into the Green Line providing a momentary reprieve along the dense corridor and adding to the cultural and architectural diversity of the district. People will live above the modernized and new office spaces in well-designed tall buildings that terrace down in height from the Yonge-Eglinton Crossroads height peak to Redpath Avenue, and then gradually rise again towards the Mount Pleasant Core.



View along Eglinton Avenue East



BUILT FORM

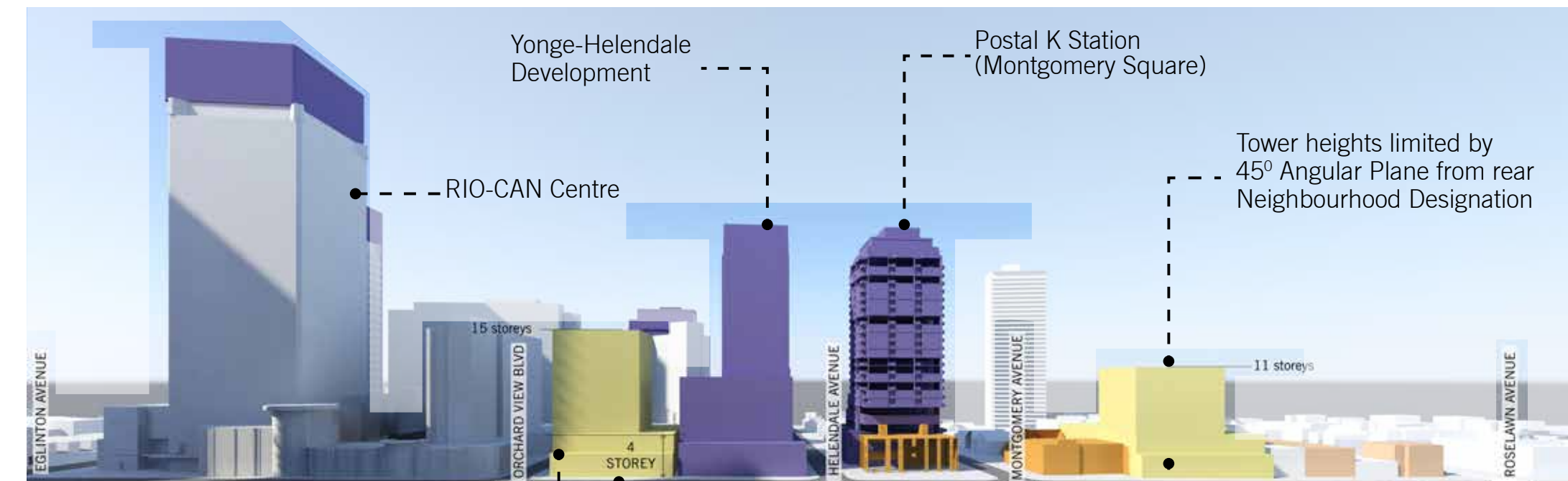
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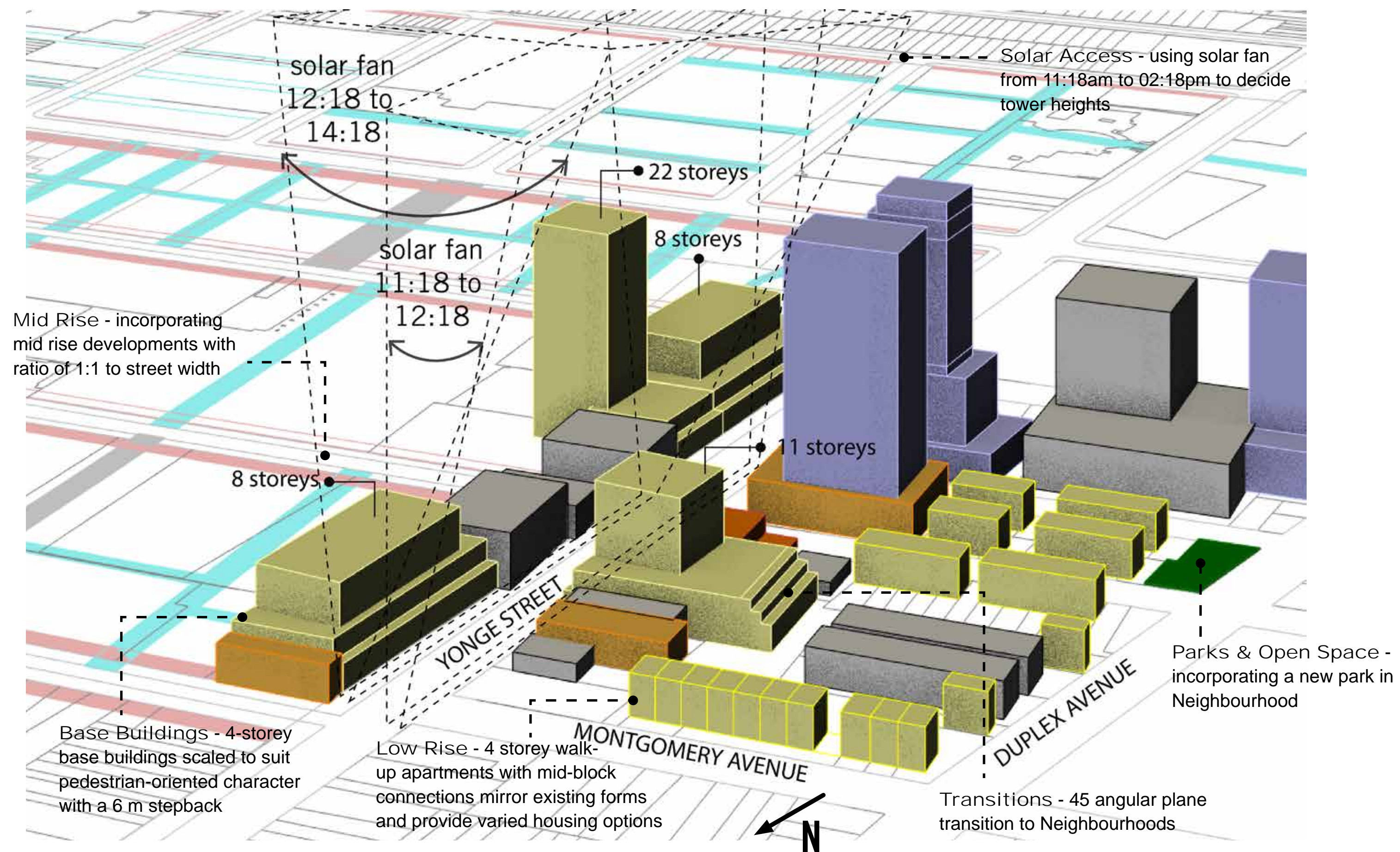
YONGE- EGLINTON CENTRE

E2. MONTGOMERY SQUARE

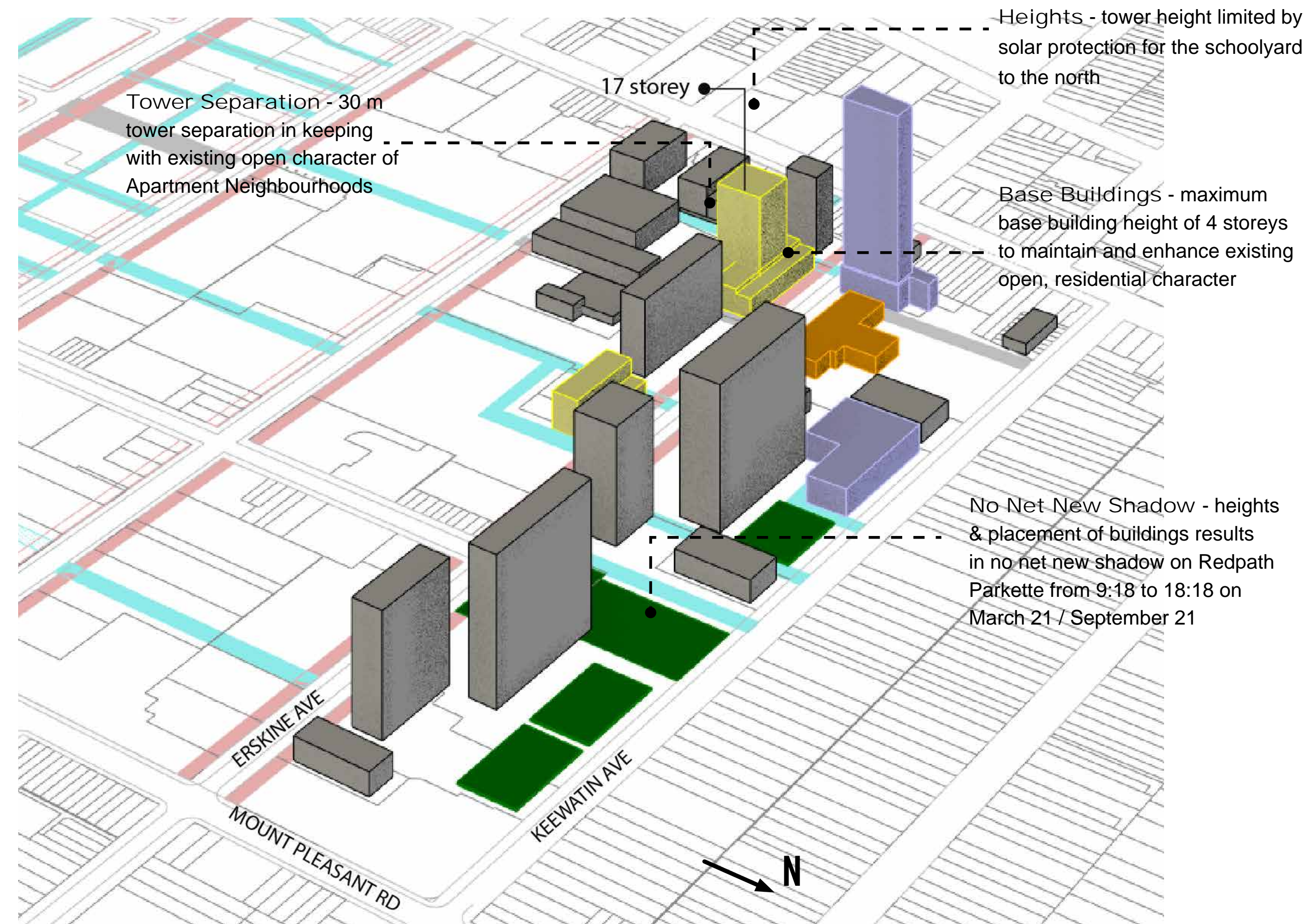
Elevation view along Yonge St looking west



- Recommended Built Form
- Approved Development
- Parks and open spaces
- Heritage Register
- Heritage Potential
- Existing

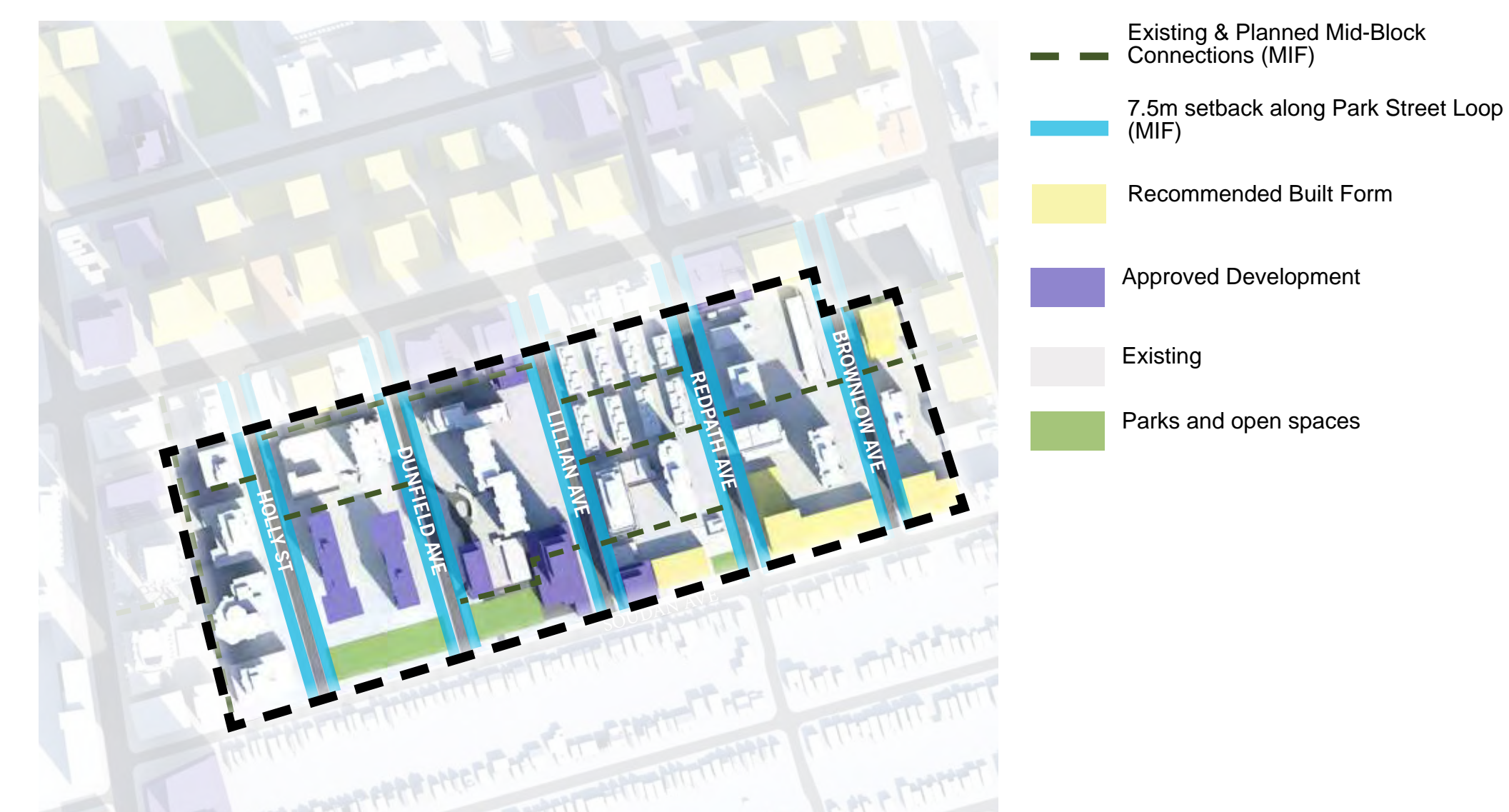
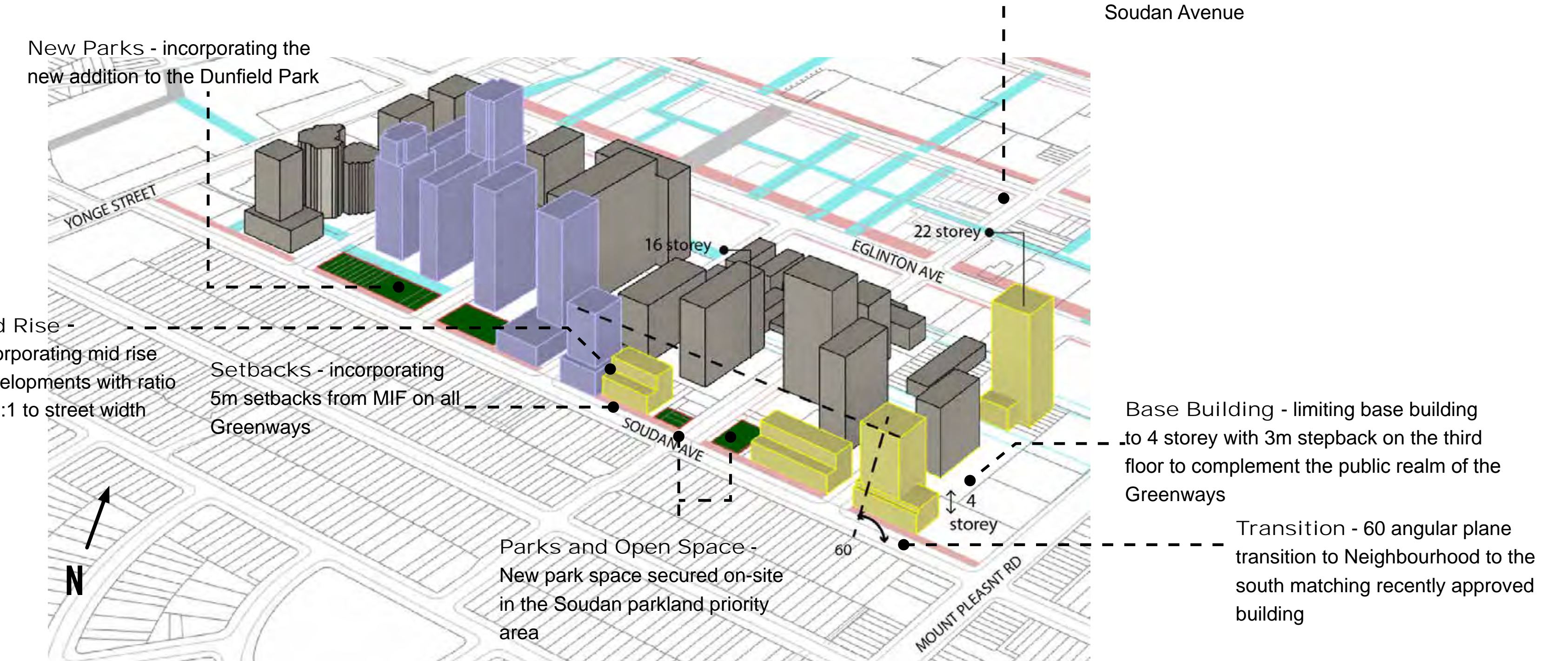


C1. ERSKINE AND KEEWATIN

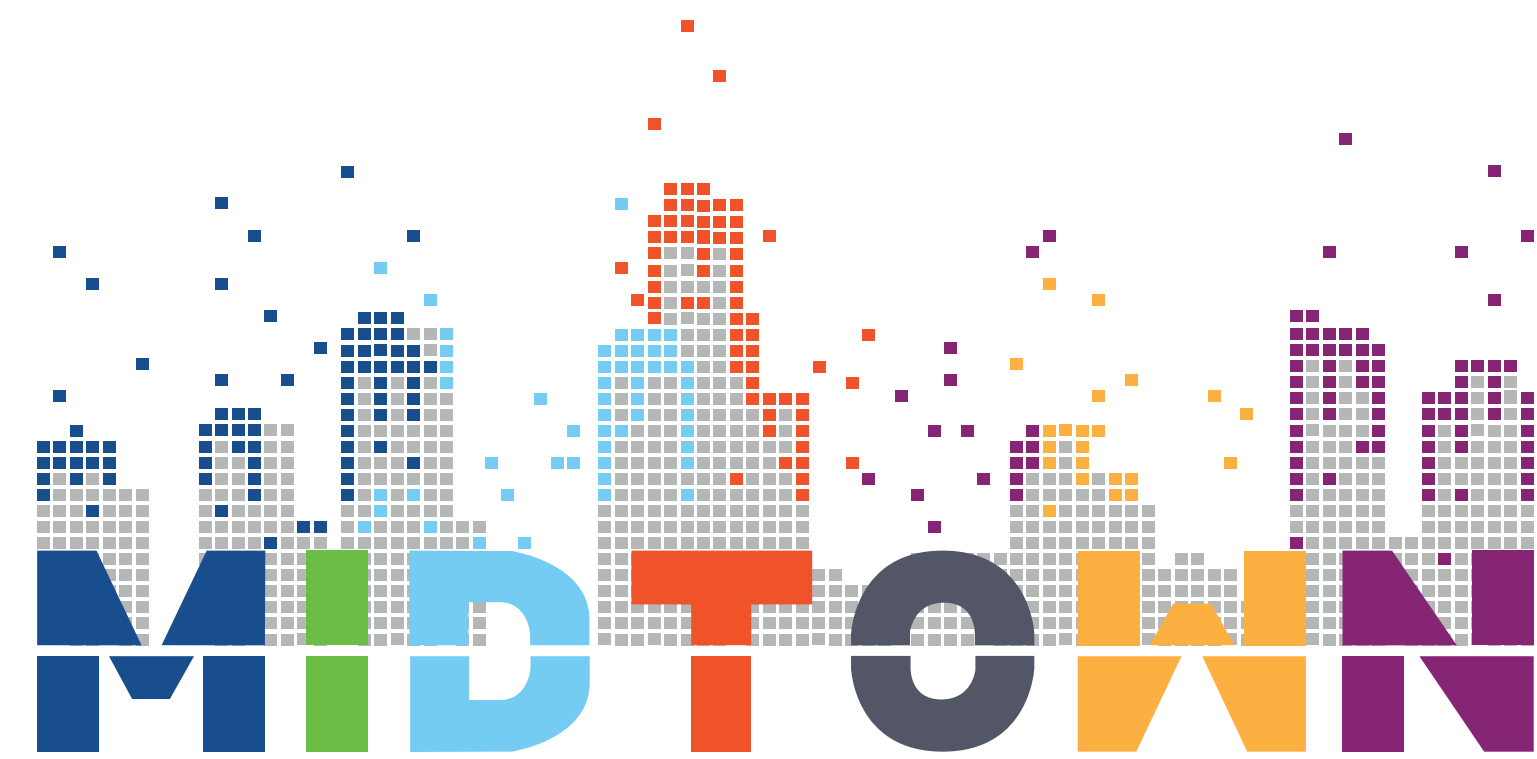


- Existing & Planned Mid-Block Connections (MIF)
- 7.5m setback along Park Street Loop (MIF)
- Recommended Built Form
- Approved Development
- Parks and open spaces
- Heritage Register
- Existing

C3.SOUDANNEIGHBOURHOOD



- Existing & Planned Mid-Block Connections (MIF)
- 7.5m setback along Park Street Loop (MIF)
- Recommended Built Form
- Approved Development
- Existing
- Parks and open spaces



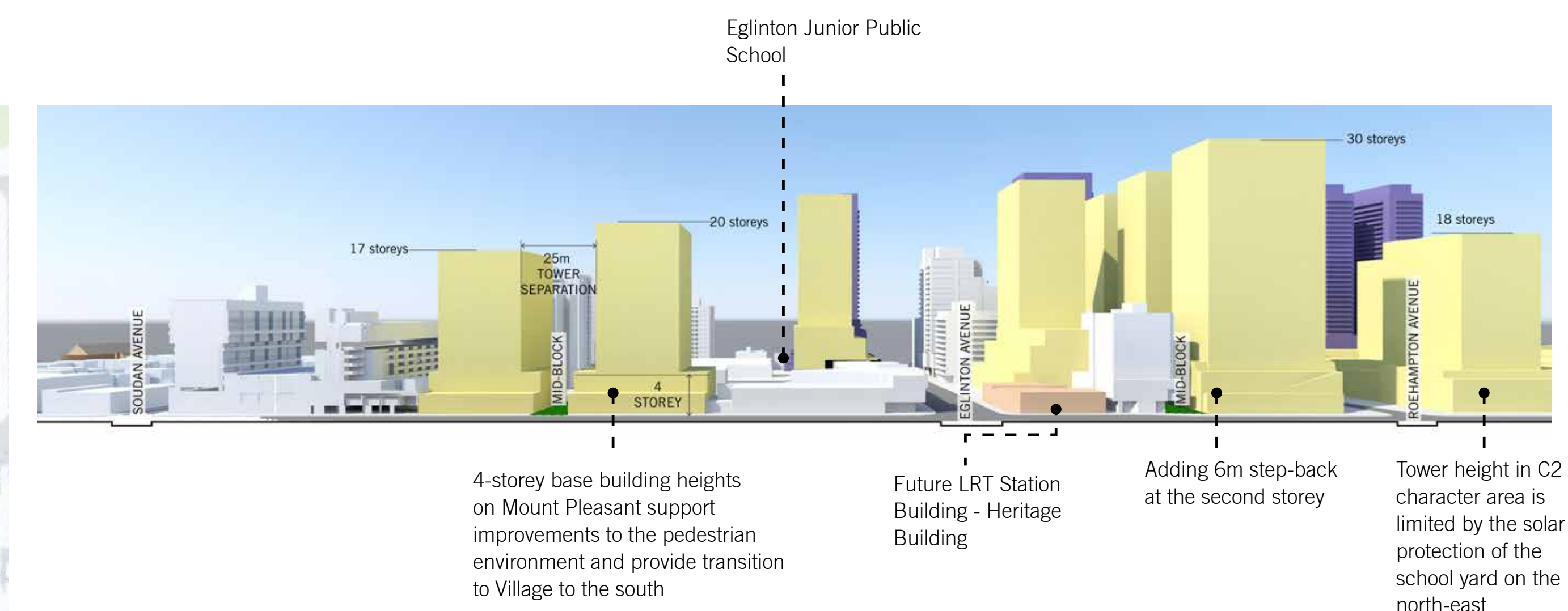
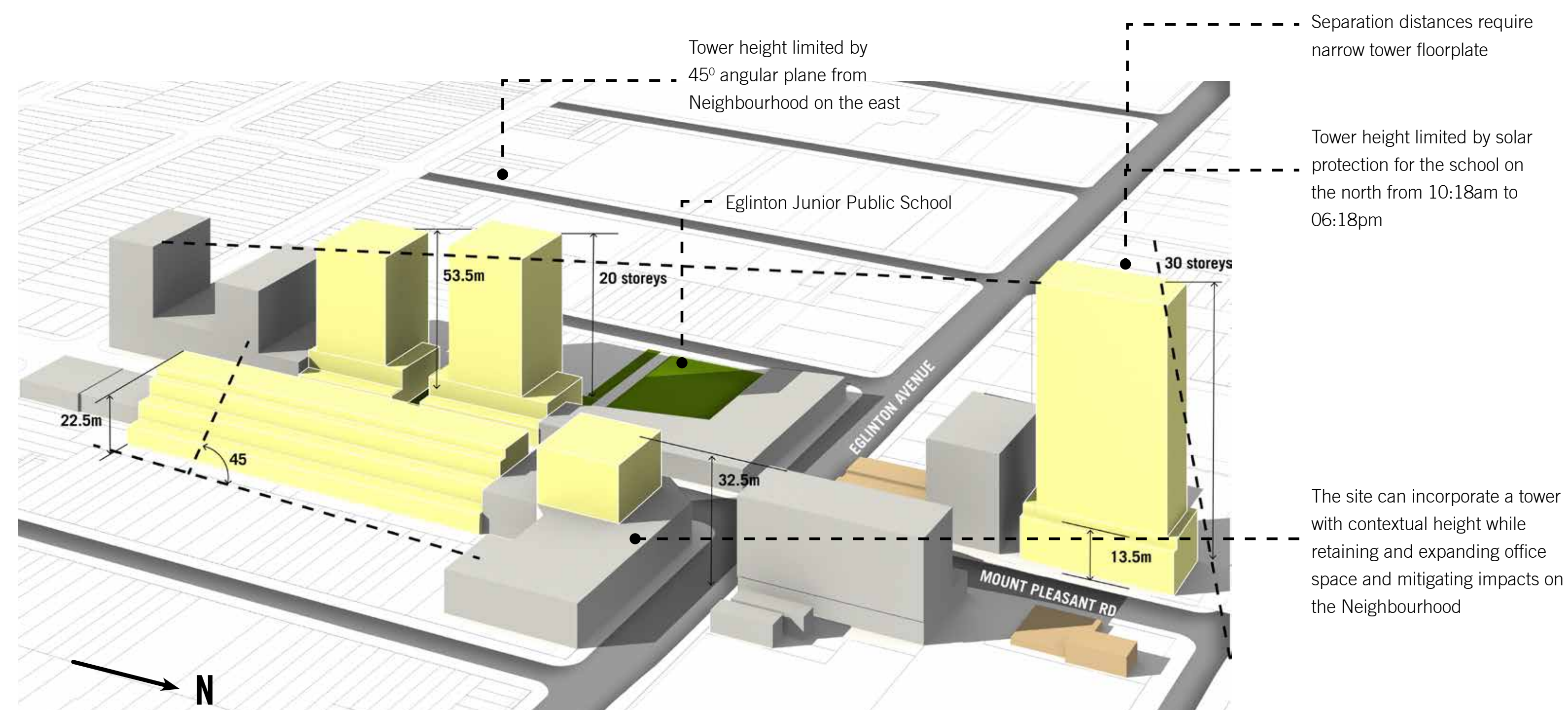
BUILT FORM

KEYMAP



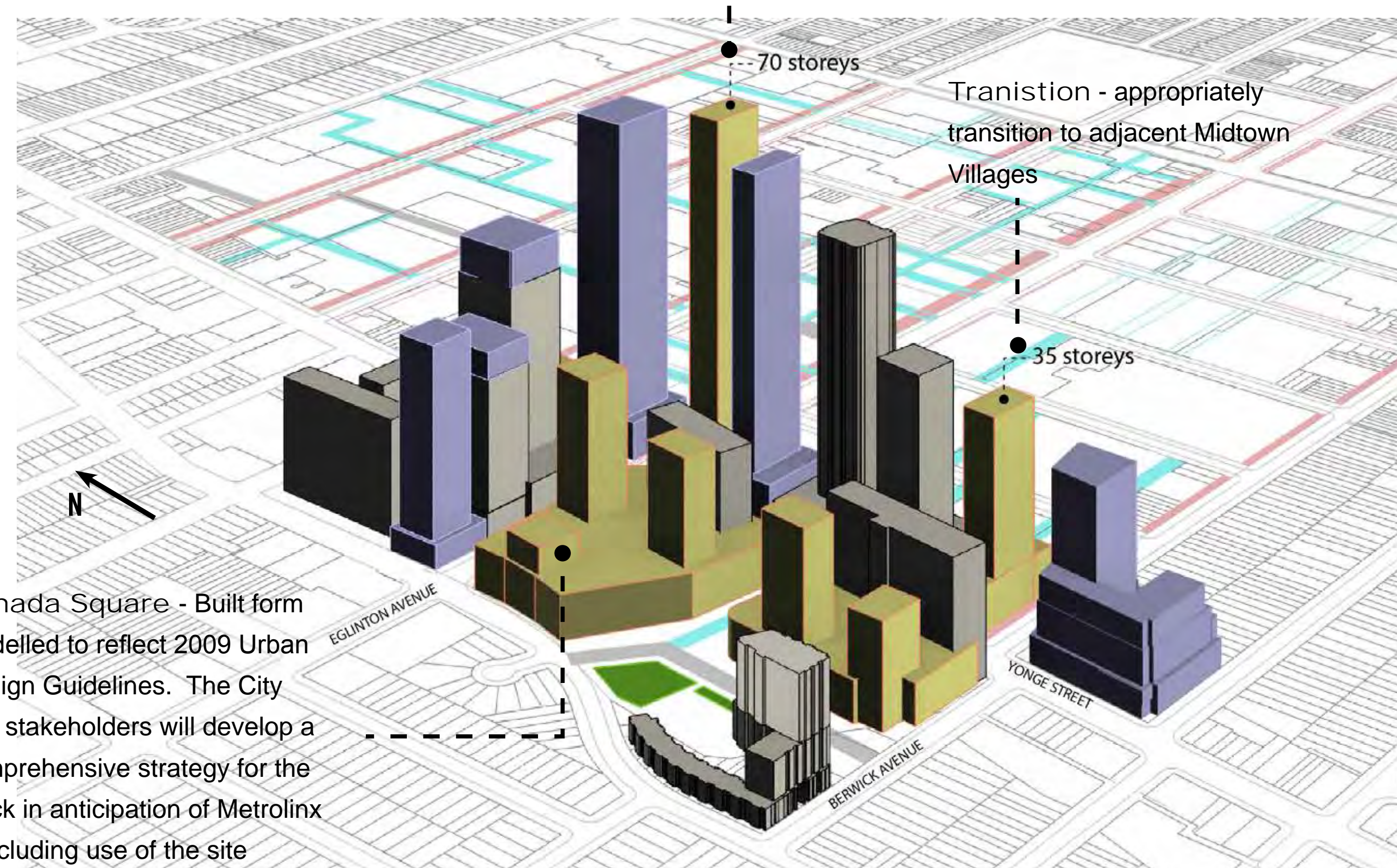
YONGE- EGLINTON CENTRE

D3.MOUNT PLEASANT STATION



D1.YONGE EGLINTON CROSSROADS

Heights - tallest building at the intersection of Yonge-Eglinton and appropriately transition down to the Midtown villages (210m)



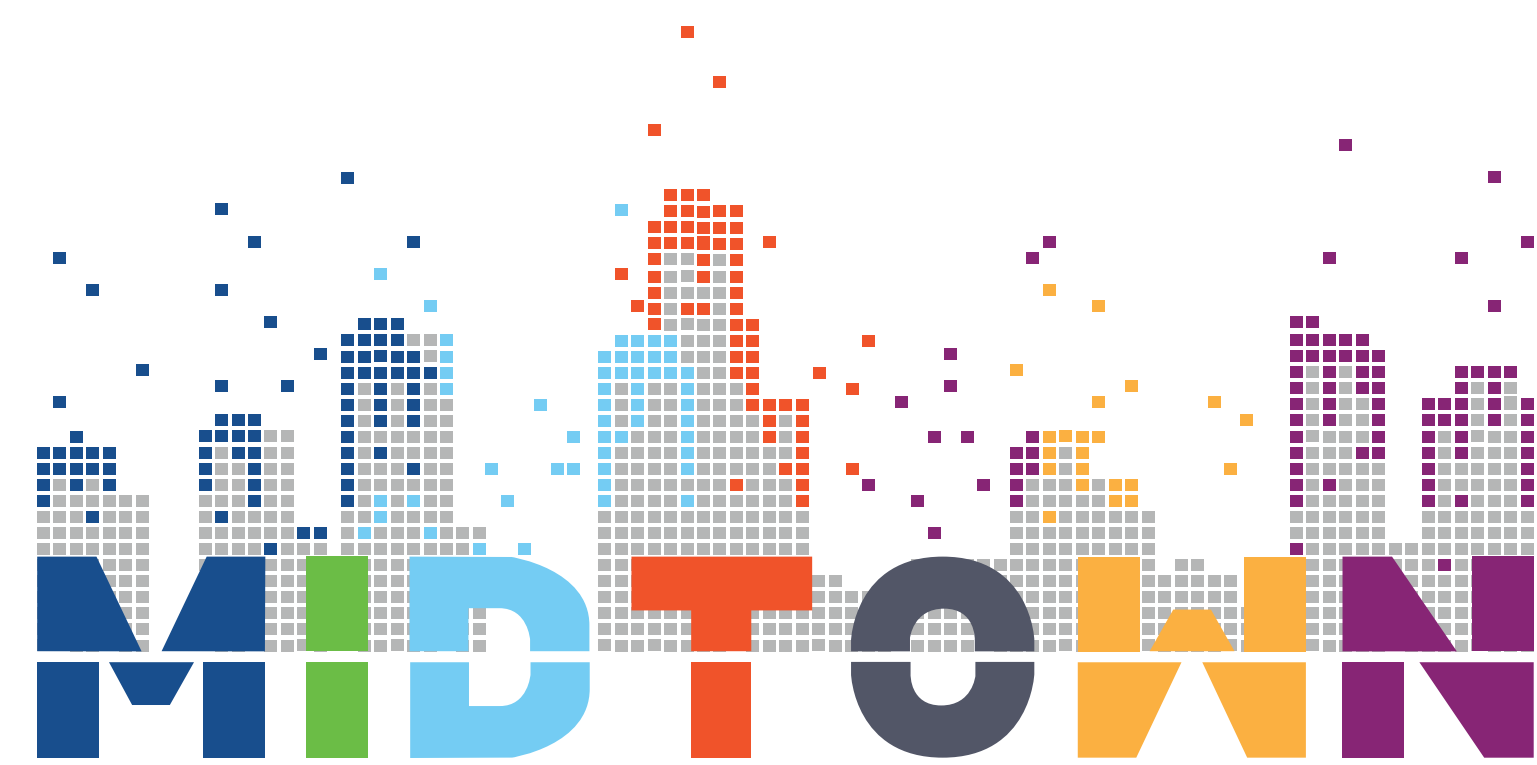
Public Realm - new open spaces based on Yonge-Eglinton UDG

Connectivity - new street and mid-block connection based on Yonge-Eglinton Centre UDG



Mid Rise - mid rise development of 8 storey results from 25m tower separation

Public Realm - new public squares at the Yonge-Eglinton intersection



BUILT FORM

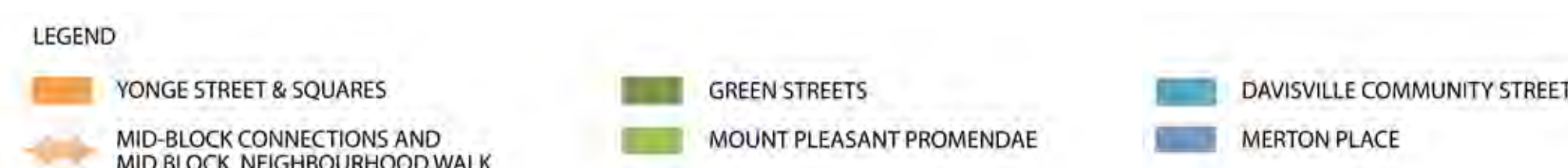
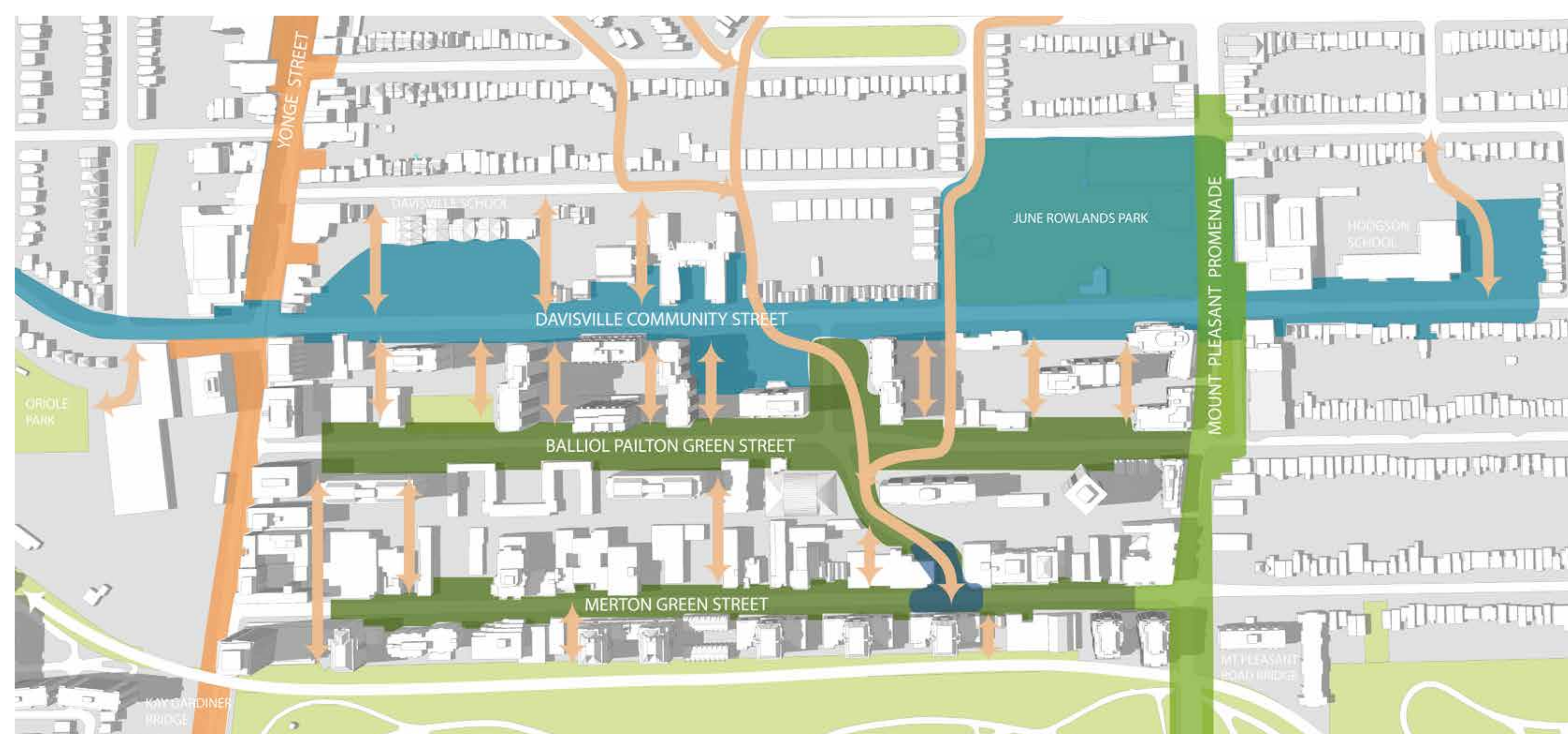
KEYMAP



DAVISVILLE NEIGHBOURHOOD

C4. DAVISVILLE APARTMENT NEIGHBOURHOOD & F3. MERTON STREET

City's emerging Davisville Public Realm Plan



View along Merton Street looking north

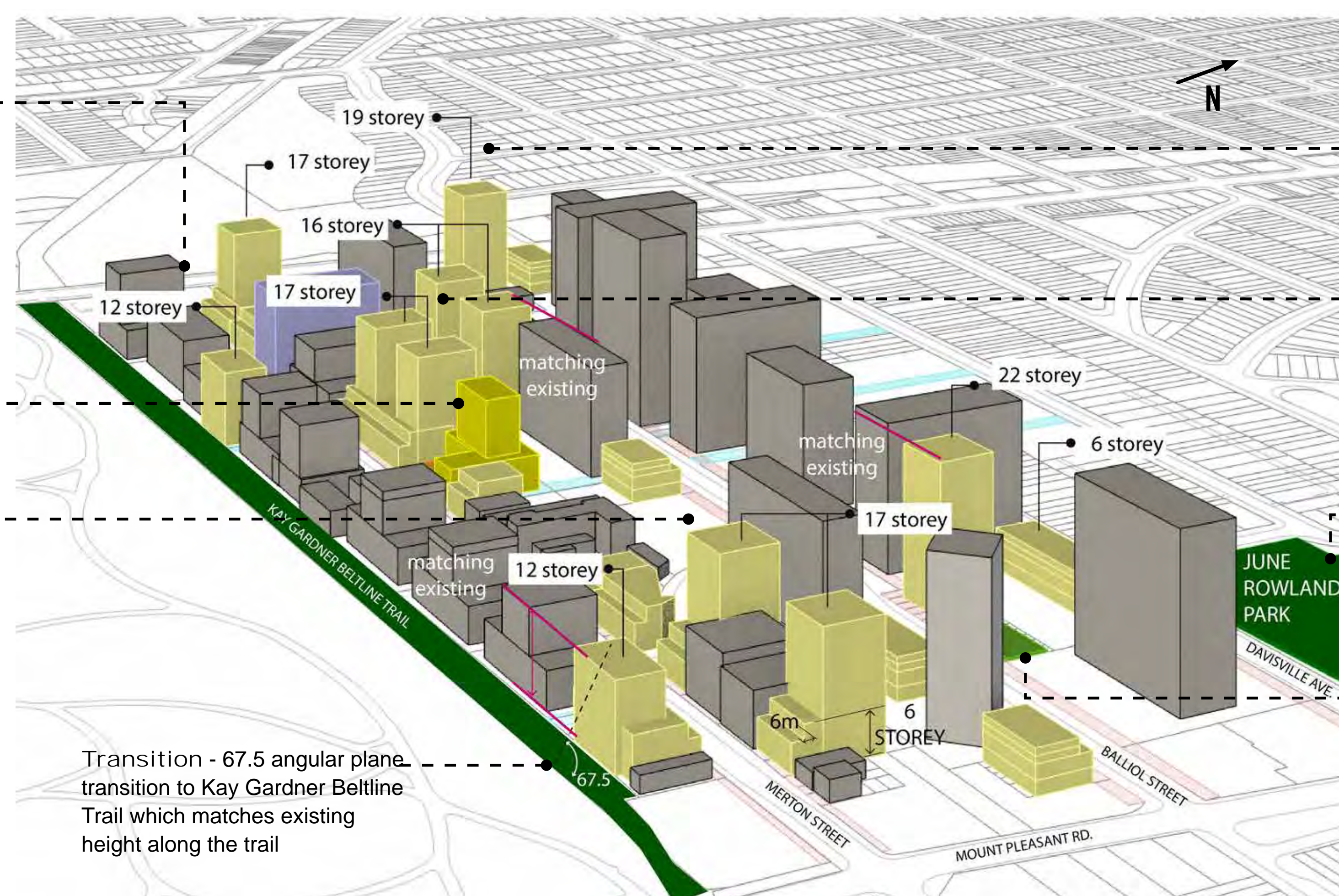


View along Balliol Street looking south

Setbacks - 3.5 setback along Merton Street provides space for expanded sidewalks and landscaping matching 1990s development on the south side

140 Merton - City-owned heritage building retained with appropriately-scaled new development incorporated at rear and east side of site

Setbacks - 7m to 15 m setbacks along Balliol and Davisville maintain open, landscaped character



Transition - 67.5 angular plane transition to Kay Gardner Beltline Trail which matches existing height along the trail

Heights - matching heights to existing building heights while gradually transitioning from Davisville subway station

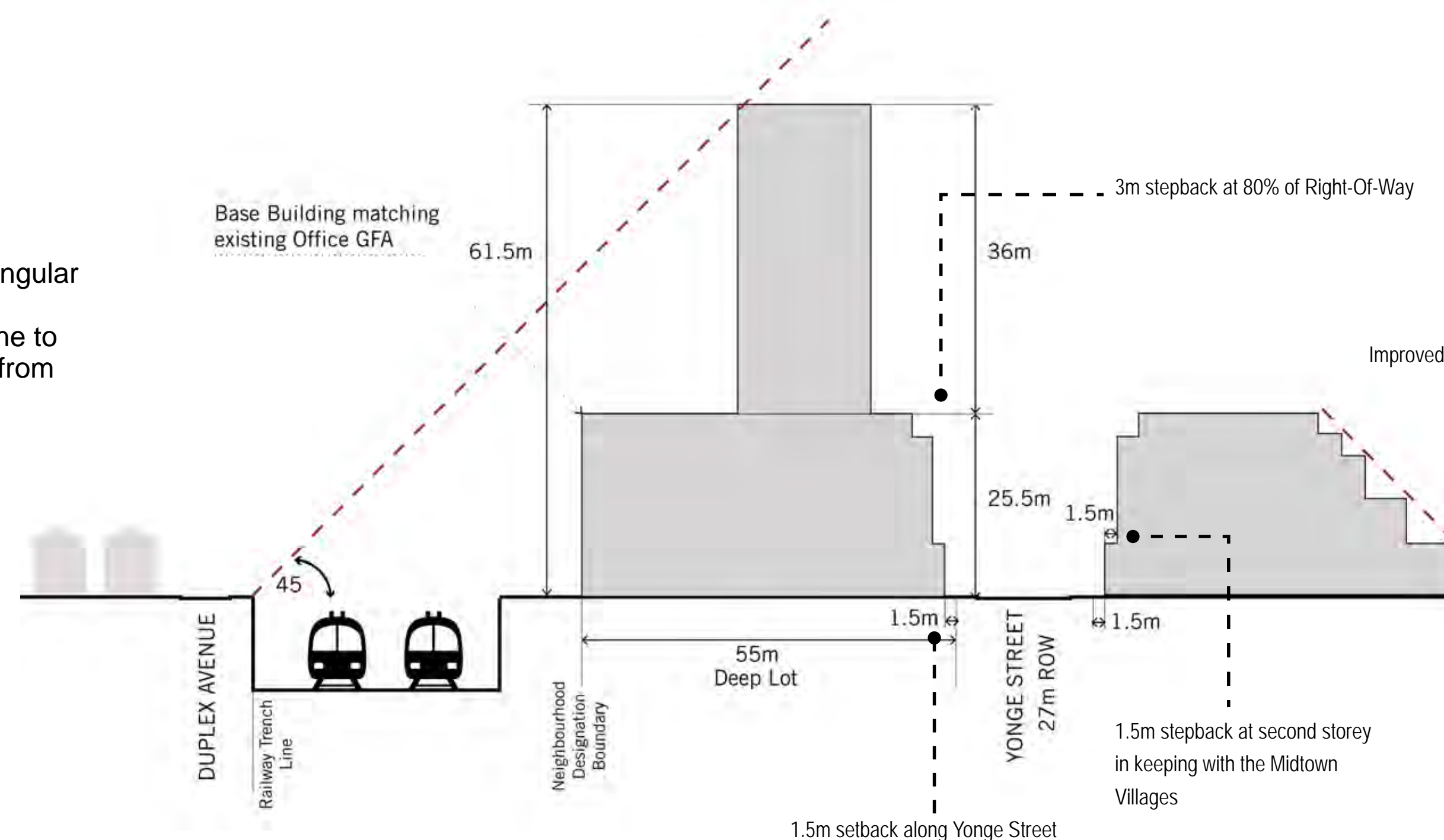
Transition - gradually transitioning heights north to south towards the Mount Pleasant Cemetery

No Net New Shadow - heights & placement of buildings result in no net new shadow on June Rowlands Park from 9:18 to 18:18 on March 21 / September 21

Large Parcels - larger parcels accommodate new public parks



D2. DAVISVILLE STATION



No Net New Shadow - heights of buildings results in no net new shadow on June Rowlands Park from 9:18 to 18:18 on March 21 / September 21

JUNE ROWLANDS PARK

MOUNT PLEASANT RD

DAVISVILLE AVENUE

Hodgson Senior School

Transitions - 45° plane transition to t

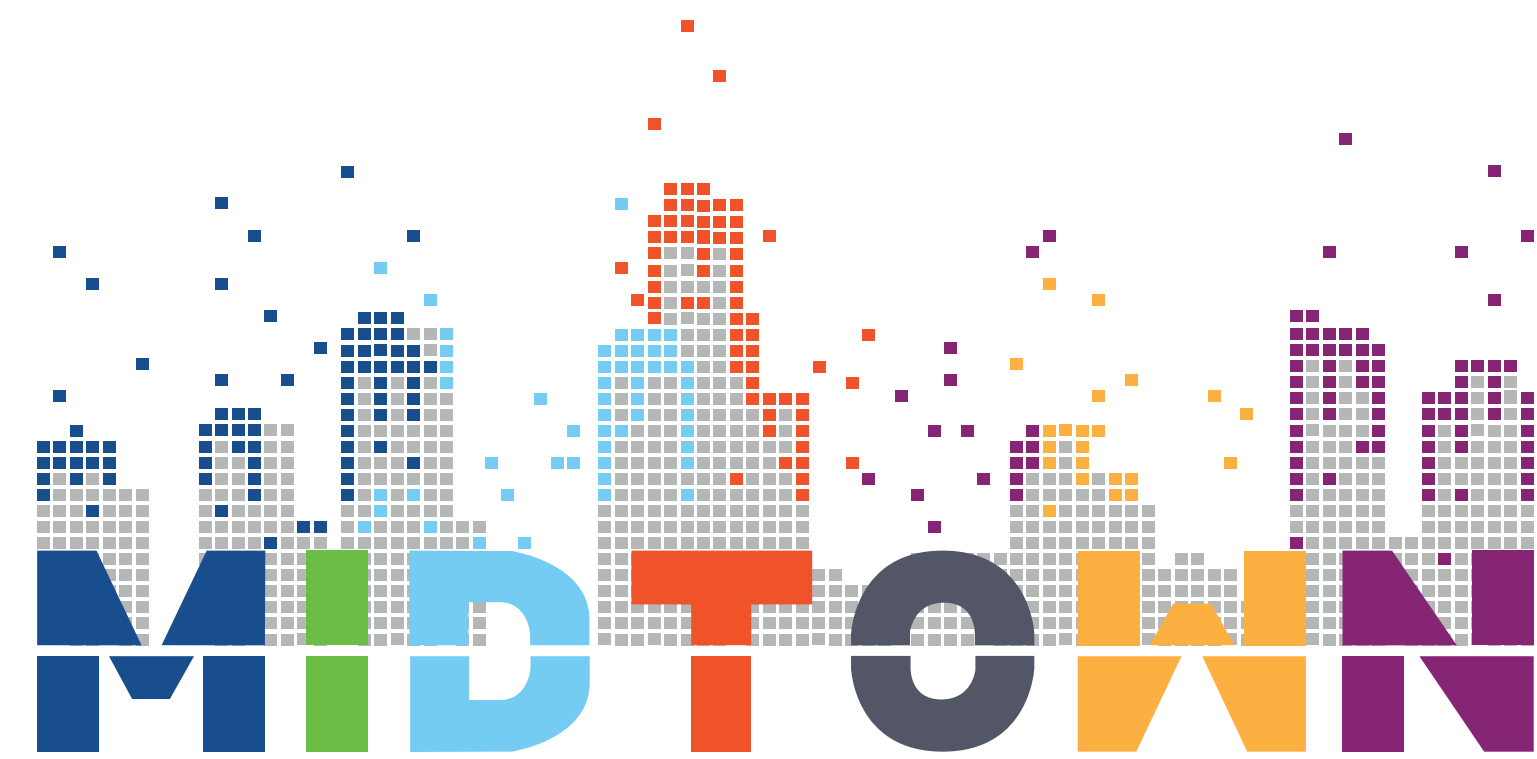
5 STOREY

45

BALLIOL STREET

N





BUILT FORM

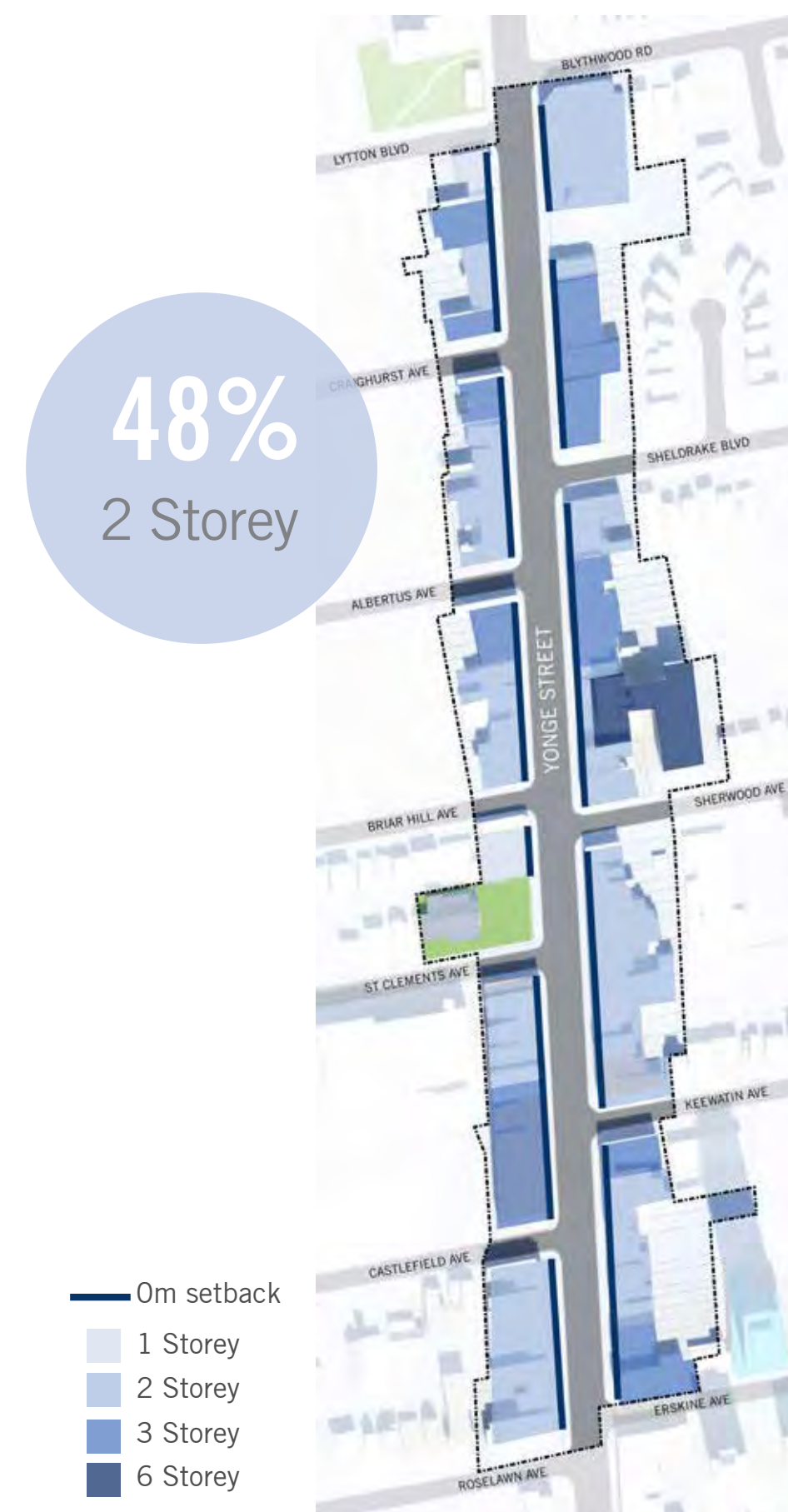
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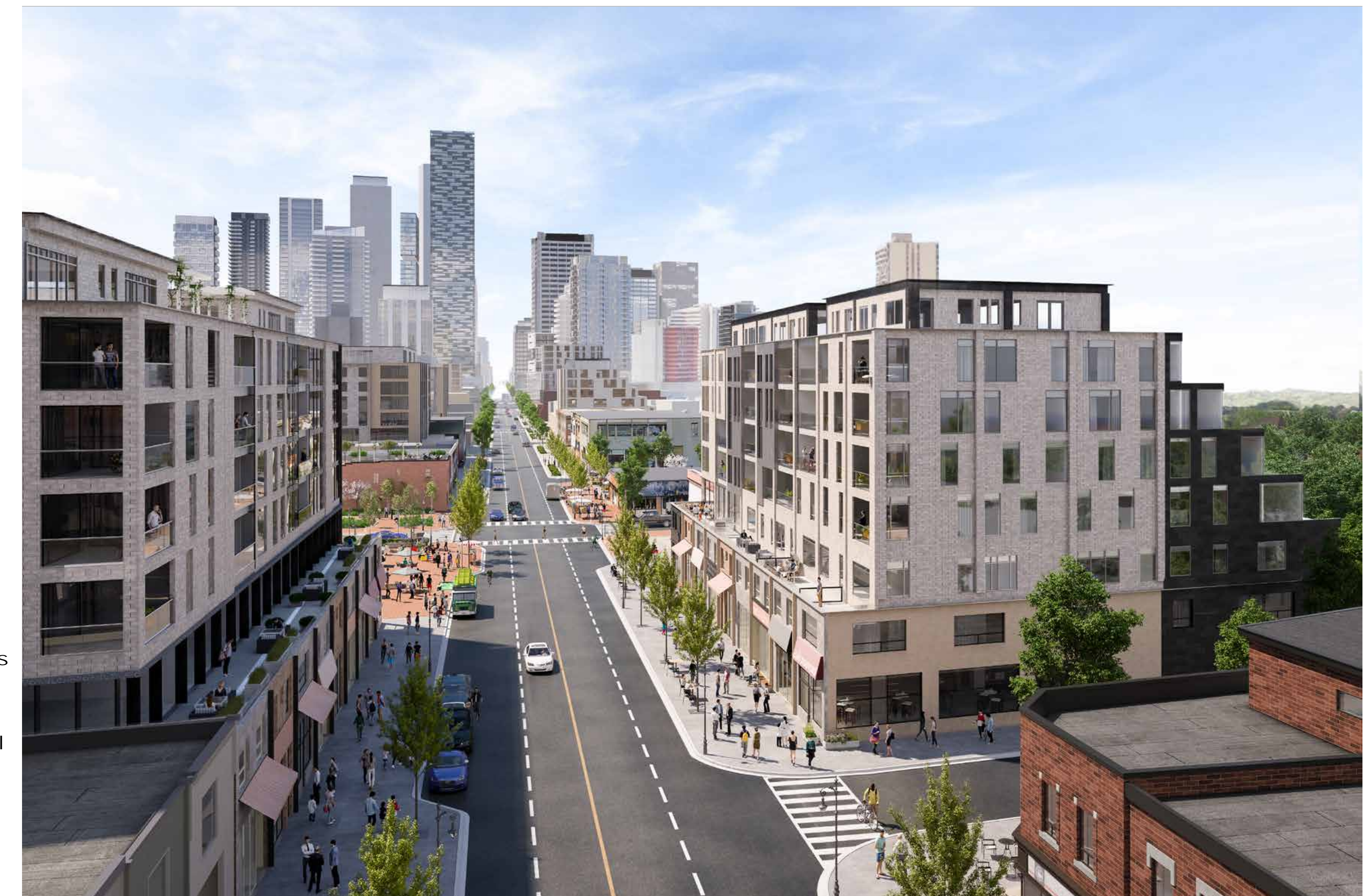
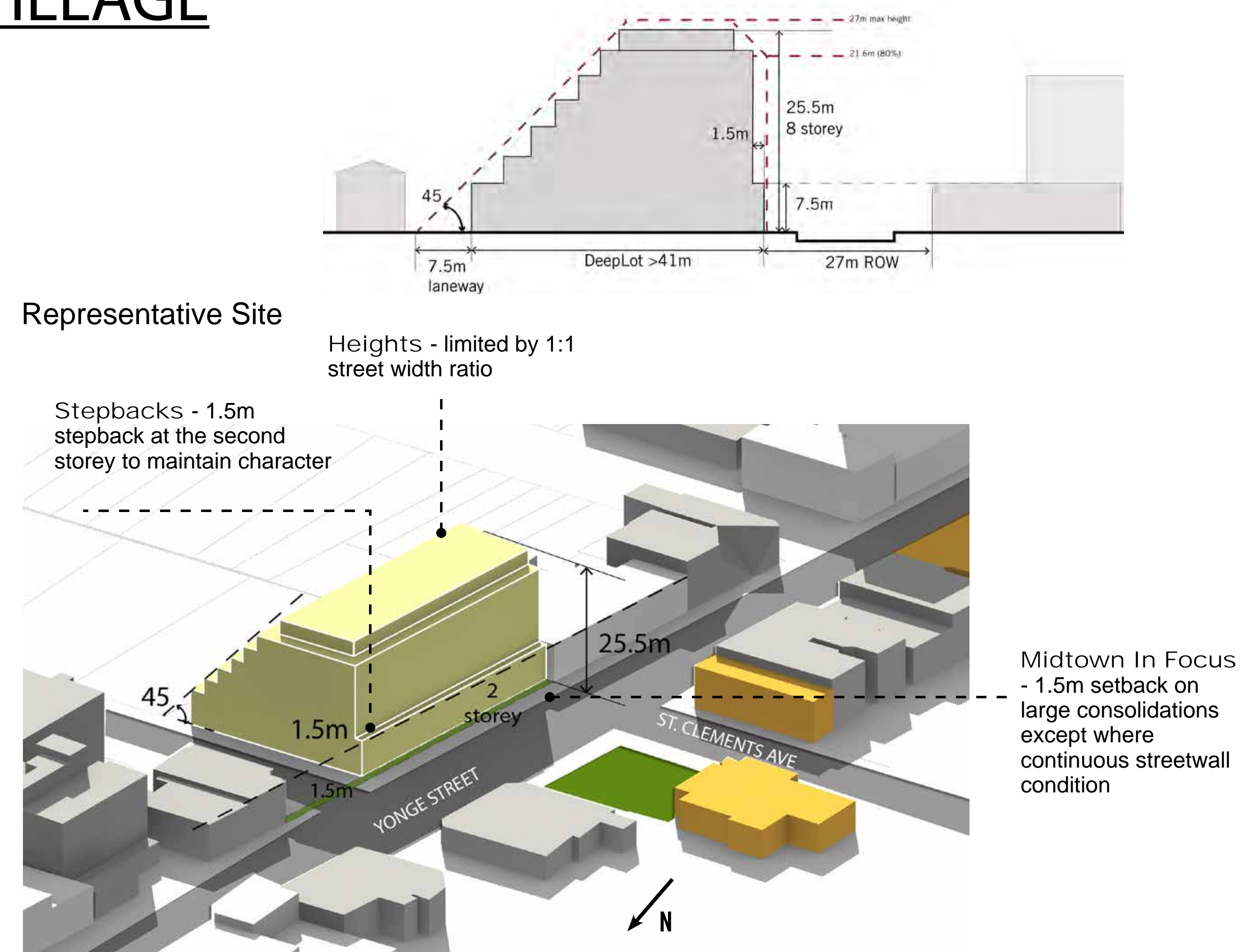
MIDTOWN VILLAGES

A2. YONGE NORTH VILLAGE

Existing Condition heights & streetwall



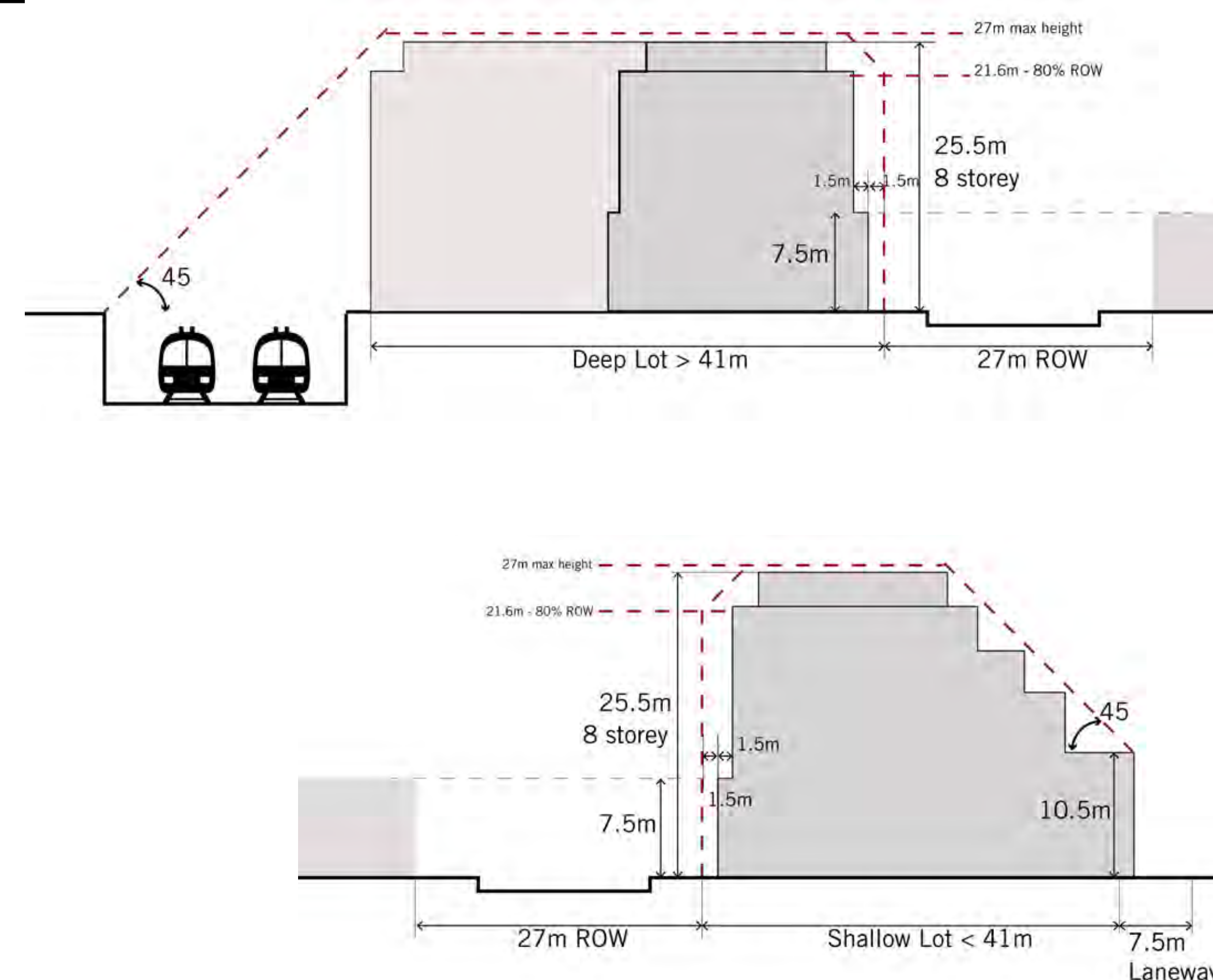
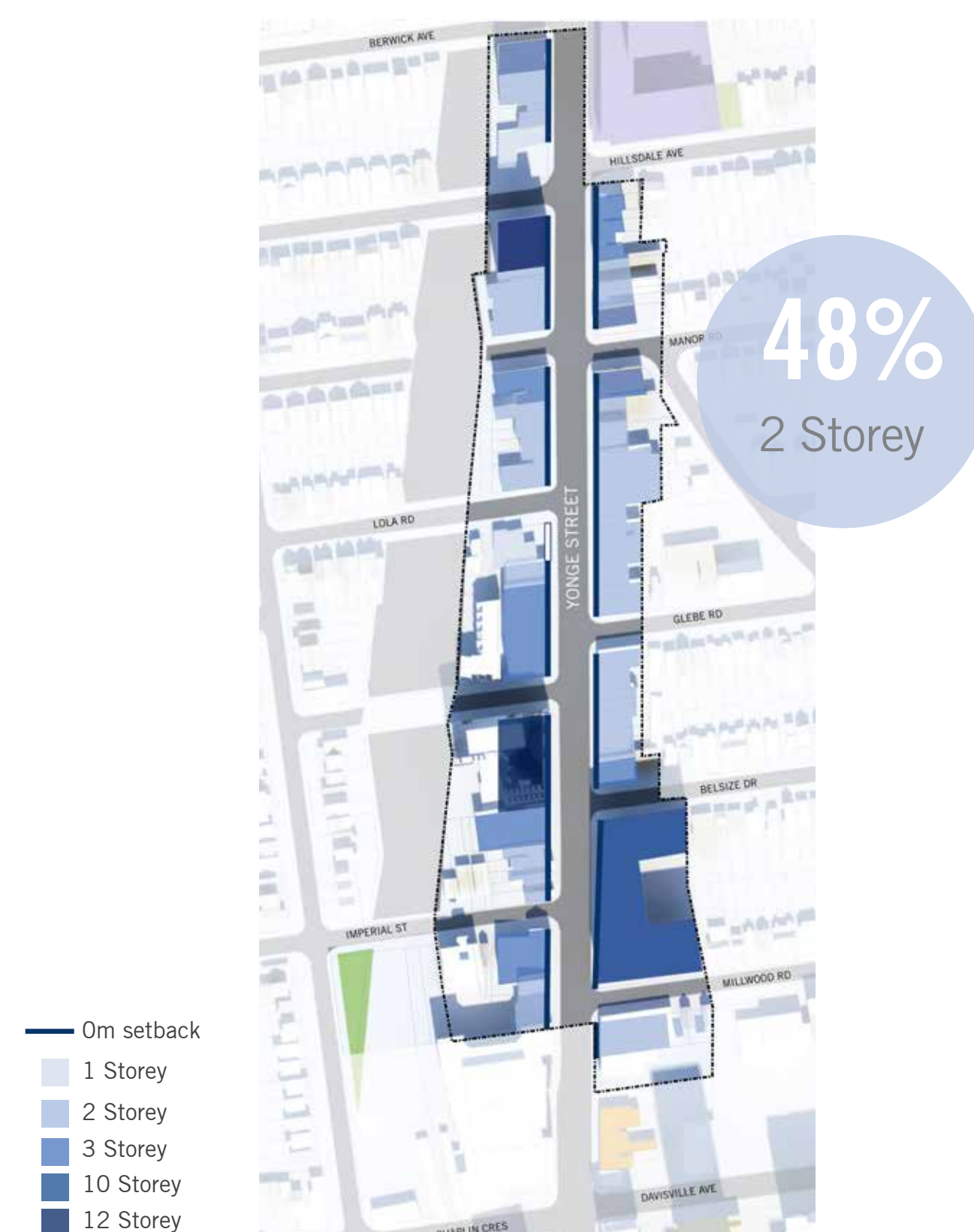
Representative Site



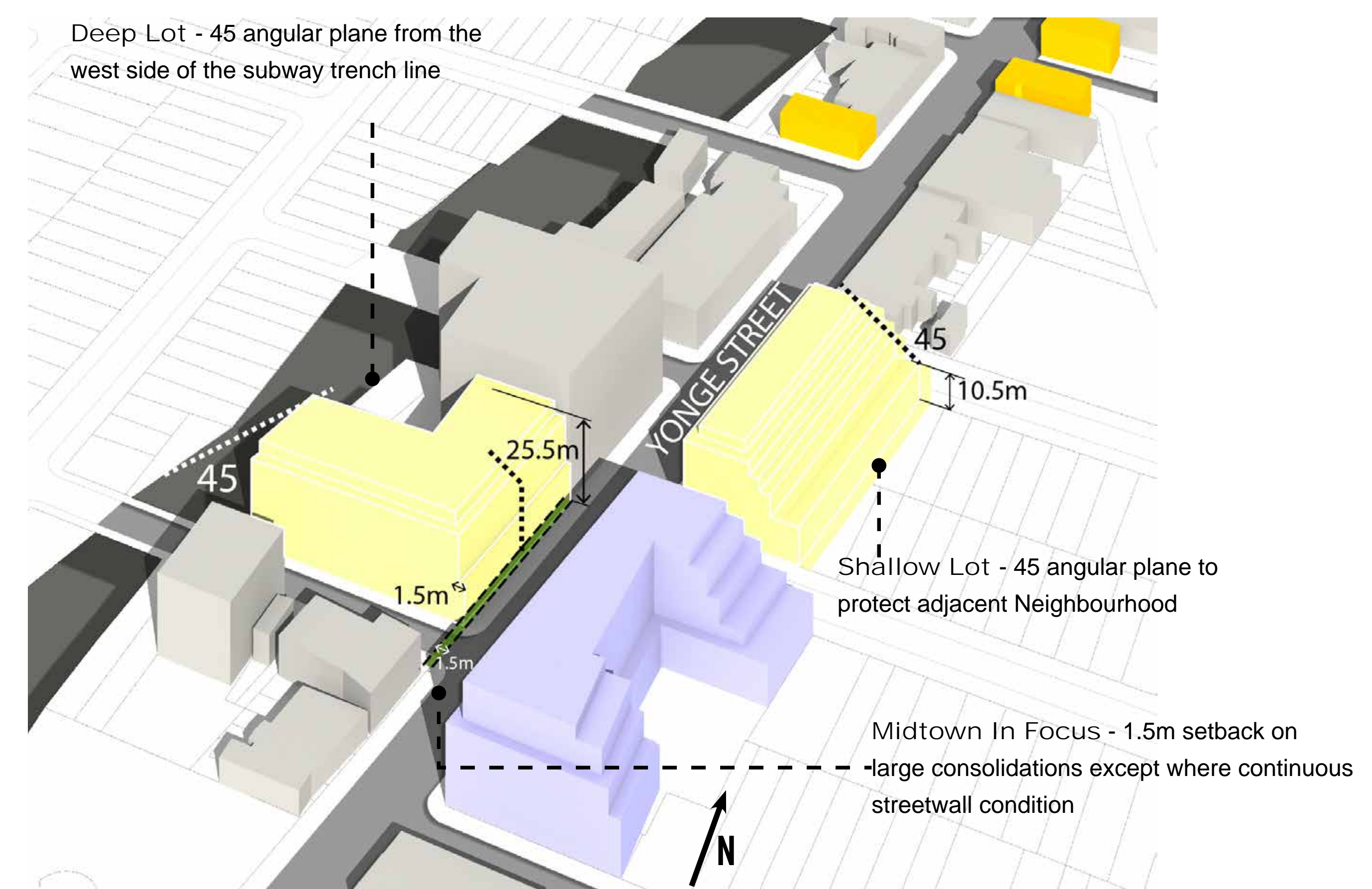
View along Yonge Street looking south from Castlefield Avenue

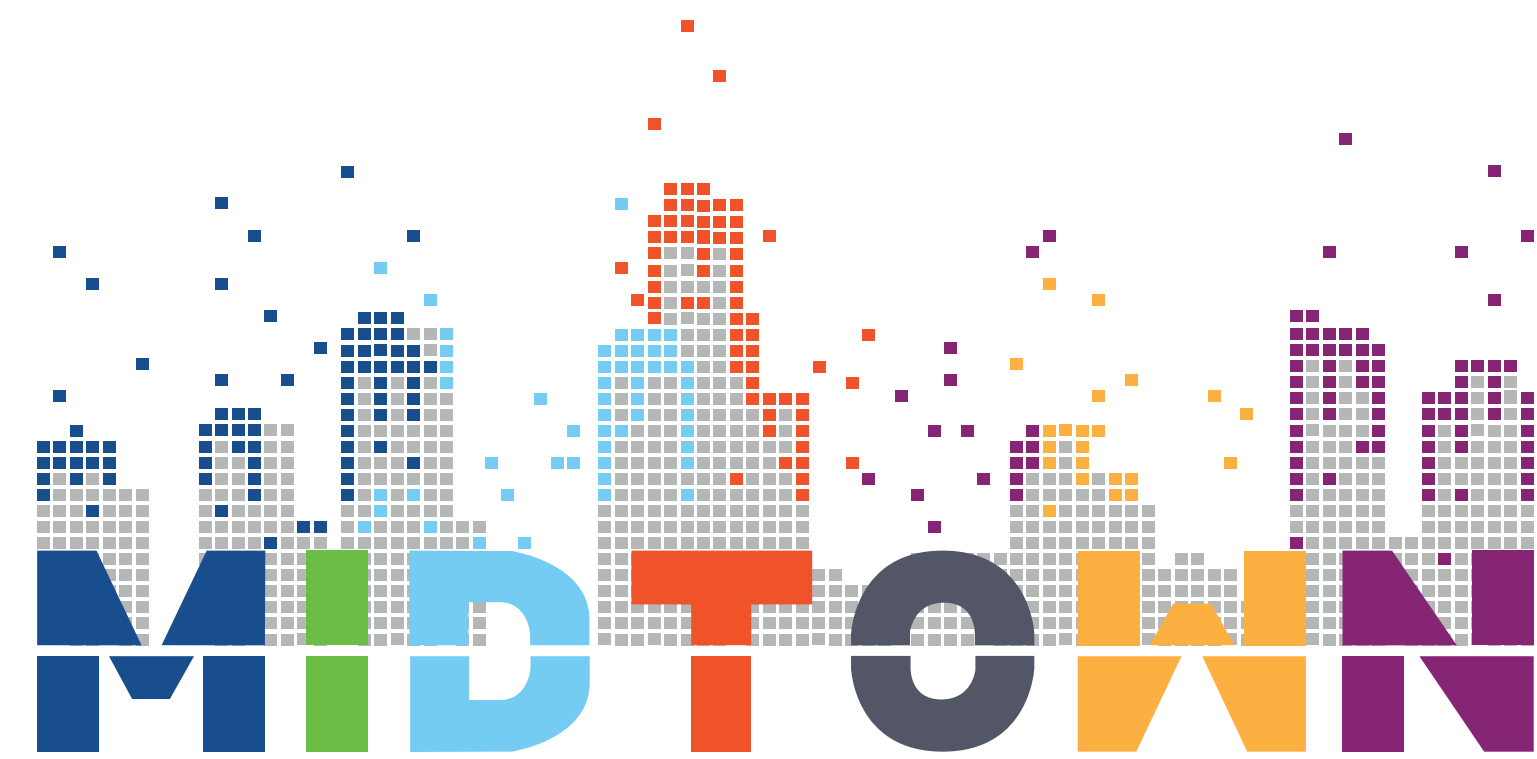
A3. YONGE SOUTH VILLAGE

Existing Condition heights & streetwall



Representative Site





BUILT FORM

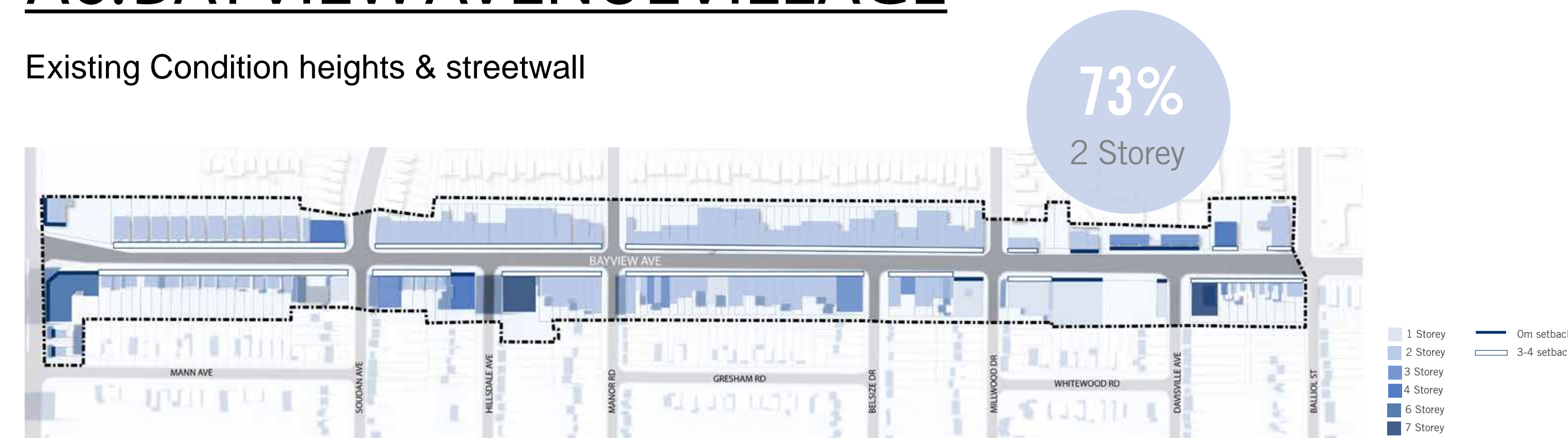
KEYMAP



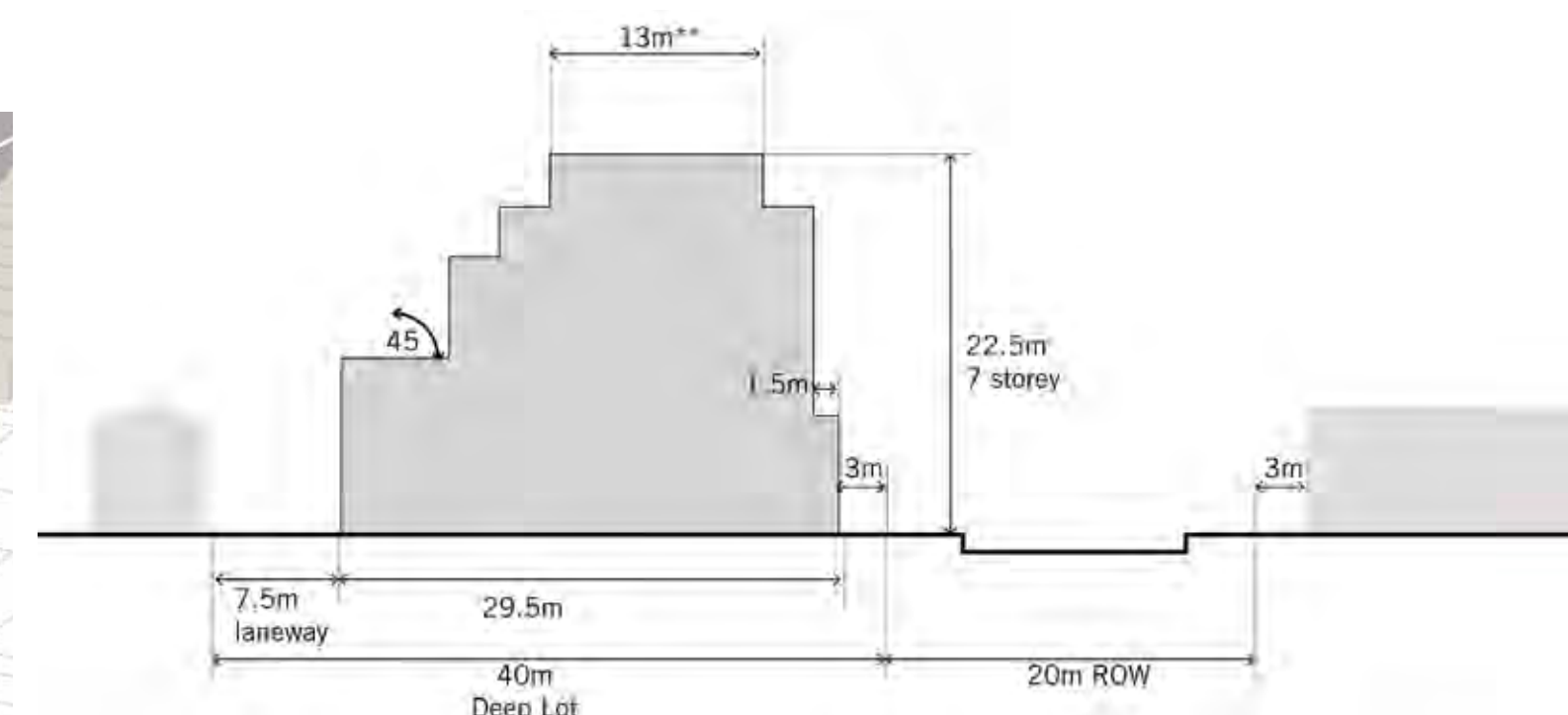
BAYVIEW AVENUE

A6. BAYVIEW AVENUE VILLAGE

Existing Condition heights & streetwall



Representative Site



Heights - height is not greater than building face to building face width

Setbacks - incorporating 3m setback to match existing condition and allow for wider sidewalks

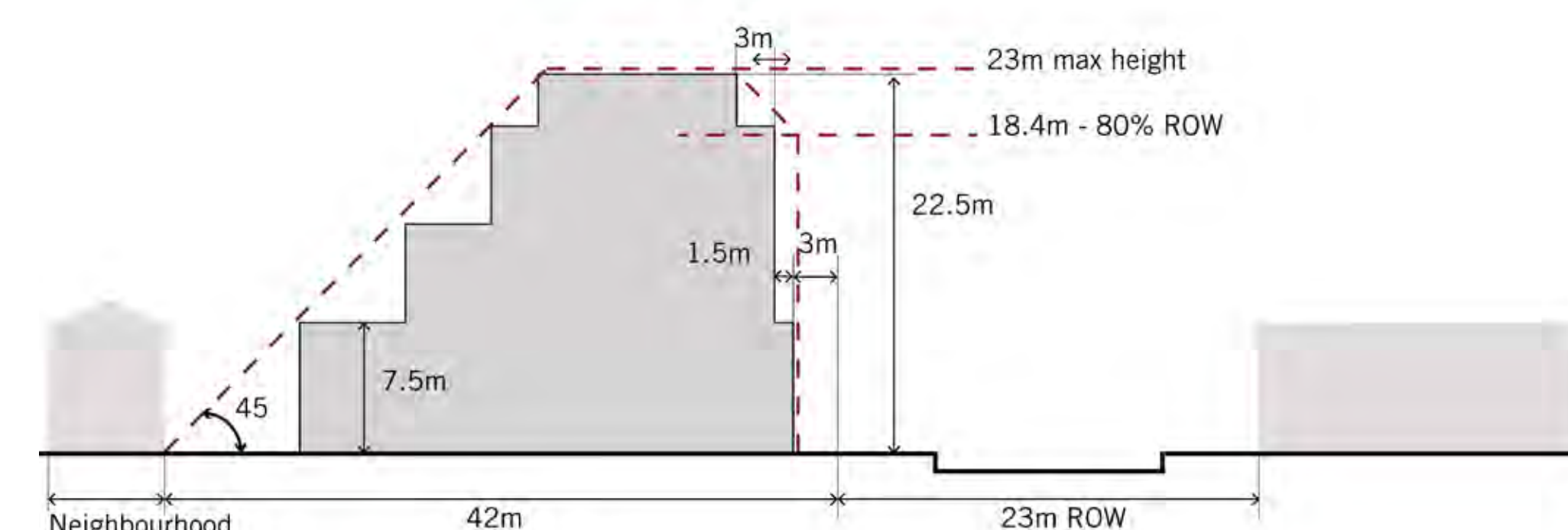
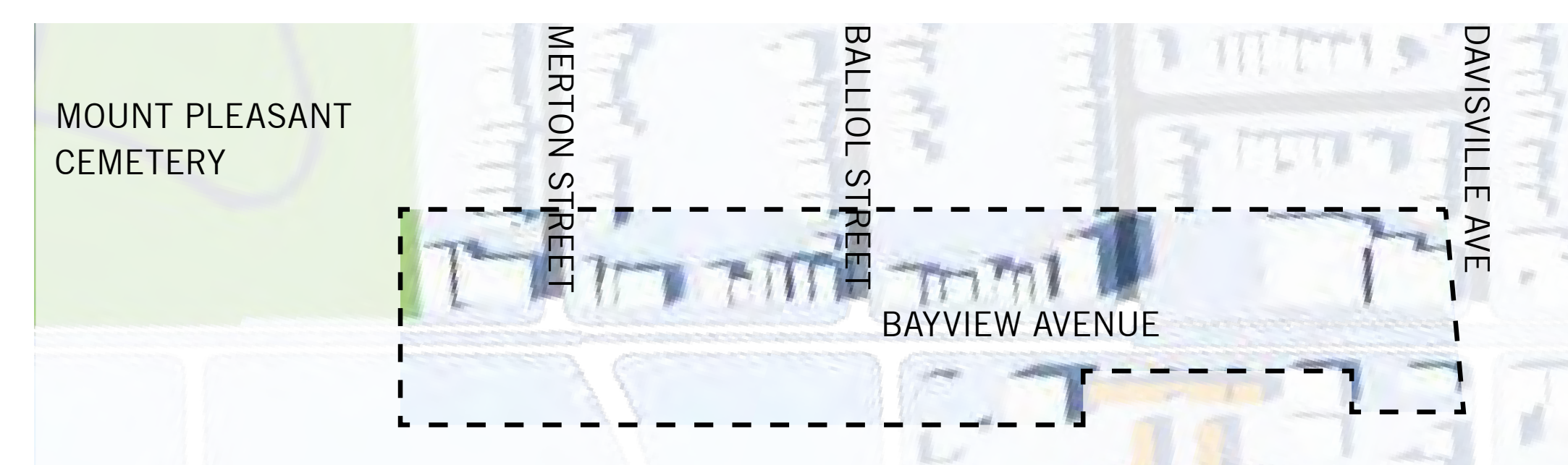
Stepbacks - adding a 1.5m stepback at the second storey



View along Bayview Avenue looking south

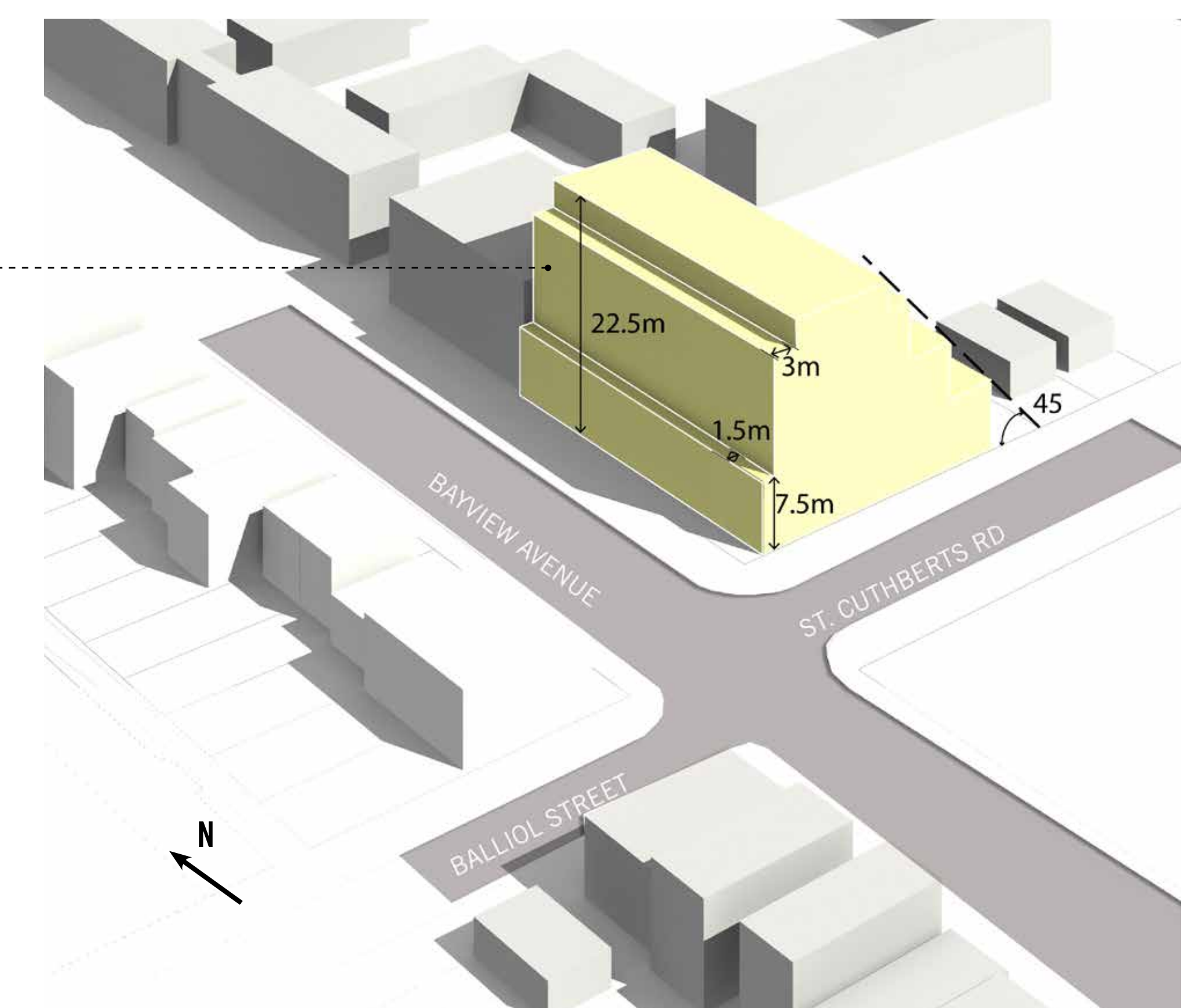
B4. BAYVIEW SOUTH

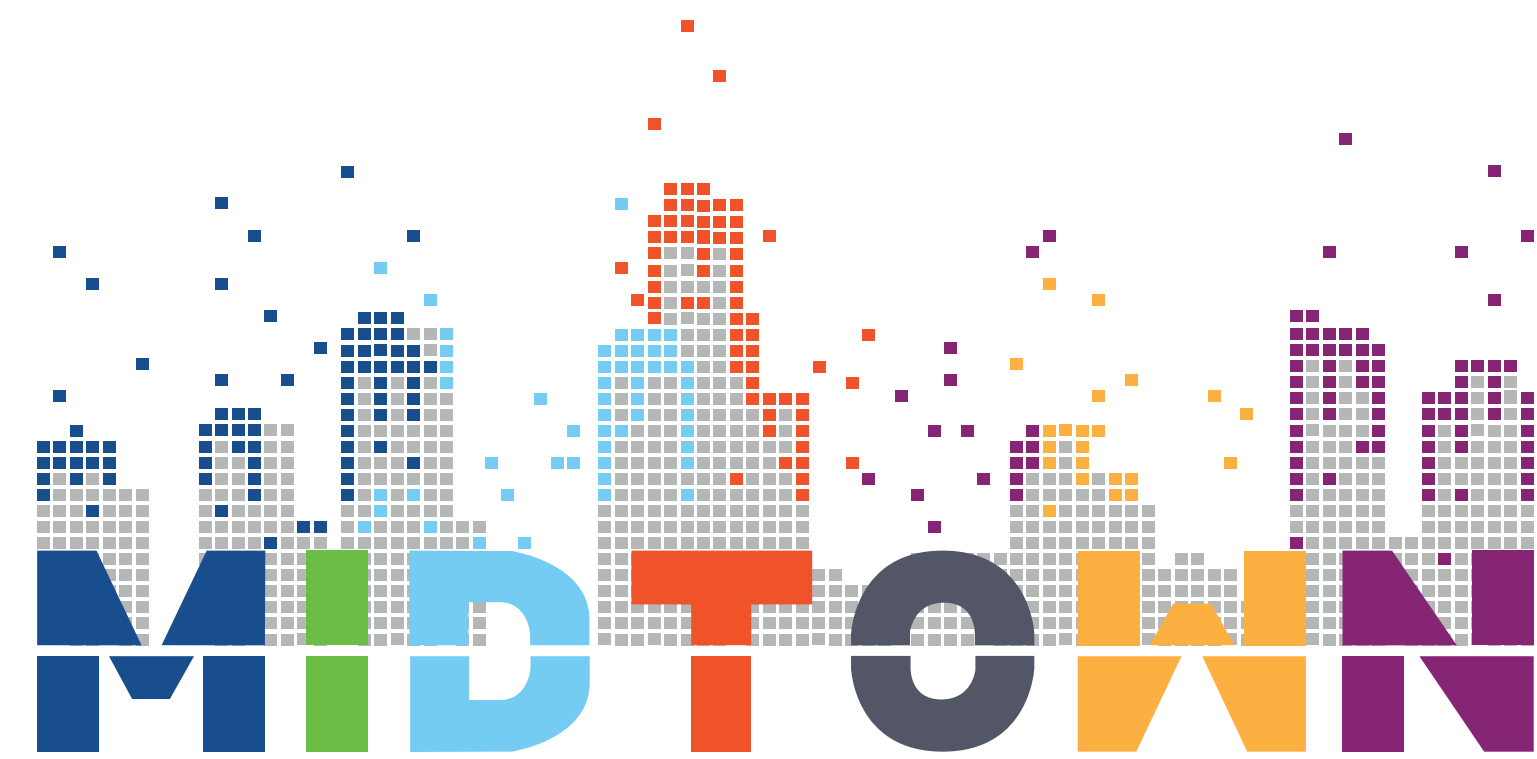
Existing Condition



Representative Site

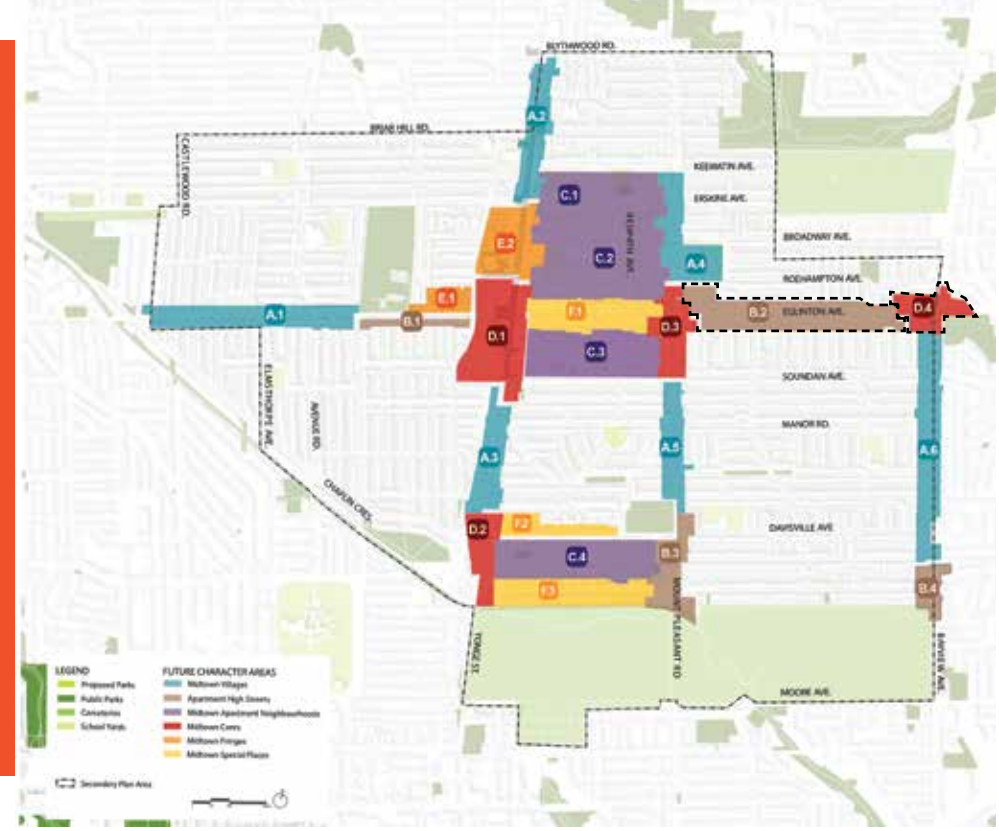
Built form is consistent with Midtown Villages





BUILT FORM

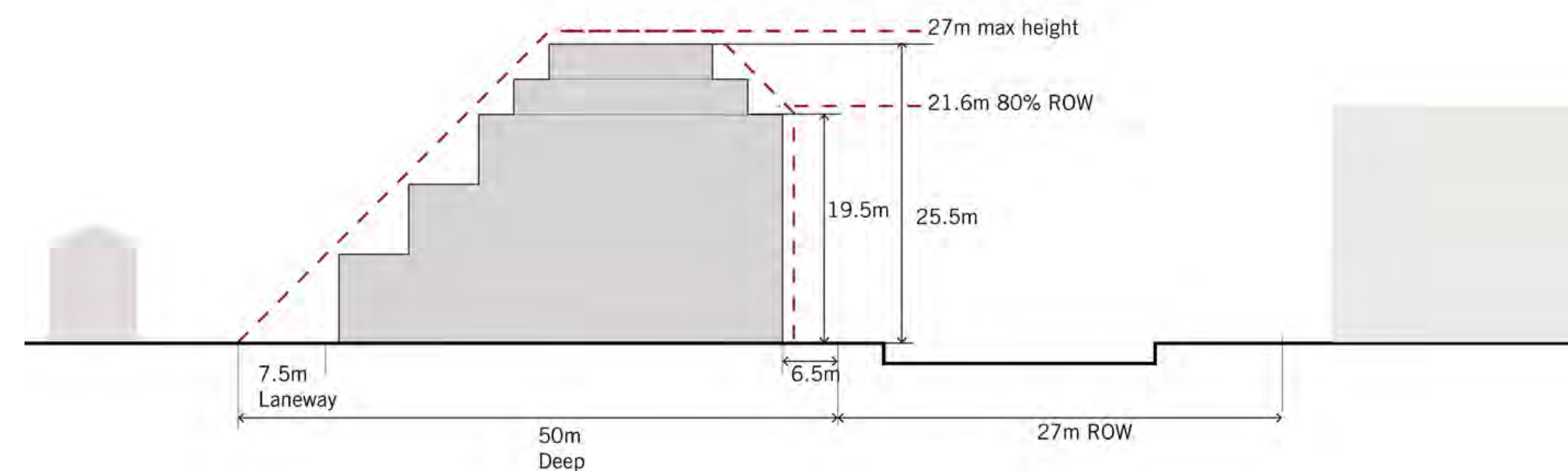
KEYMAP



EGLINTON AVENUE

B2. EGLINTON EAST

Existing Condition

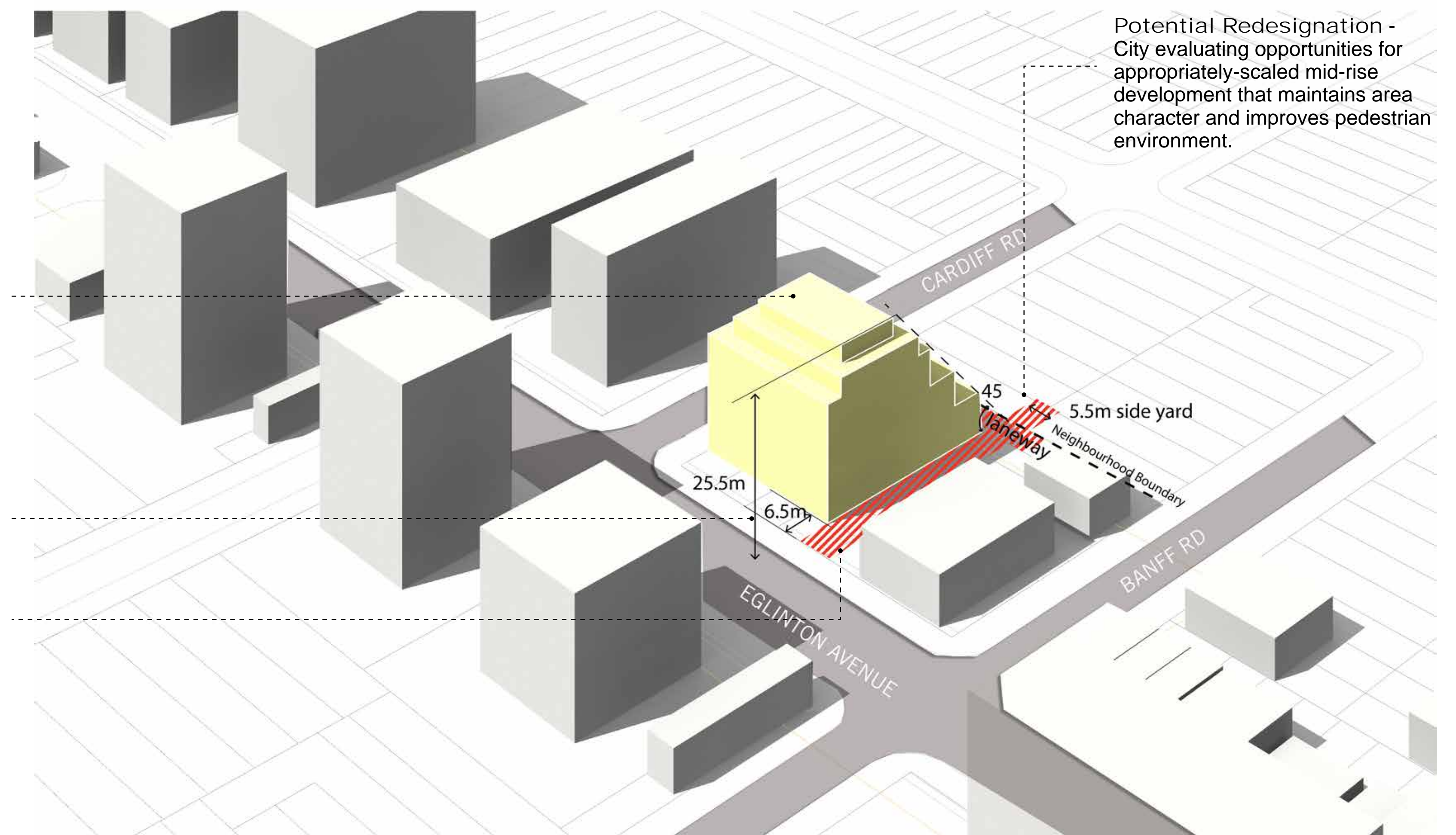


Representative Site

Heights - height is not greater than building face to building face width

Setbacks - incorporating a 6.5m setback to maintain landscaped Apartment Neighbourhood character and provide wider sidewalks along Eglinton Avenue East

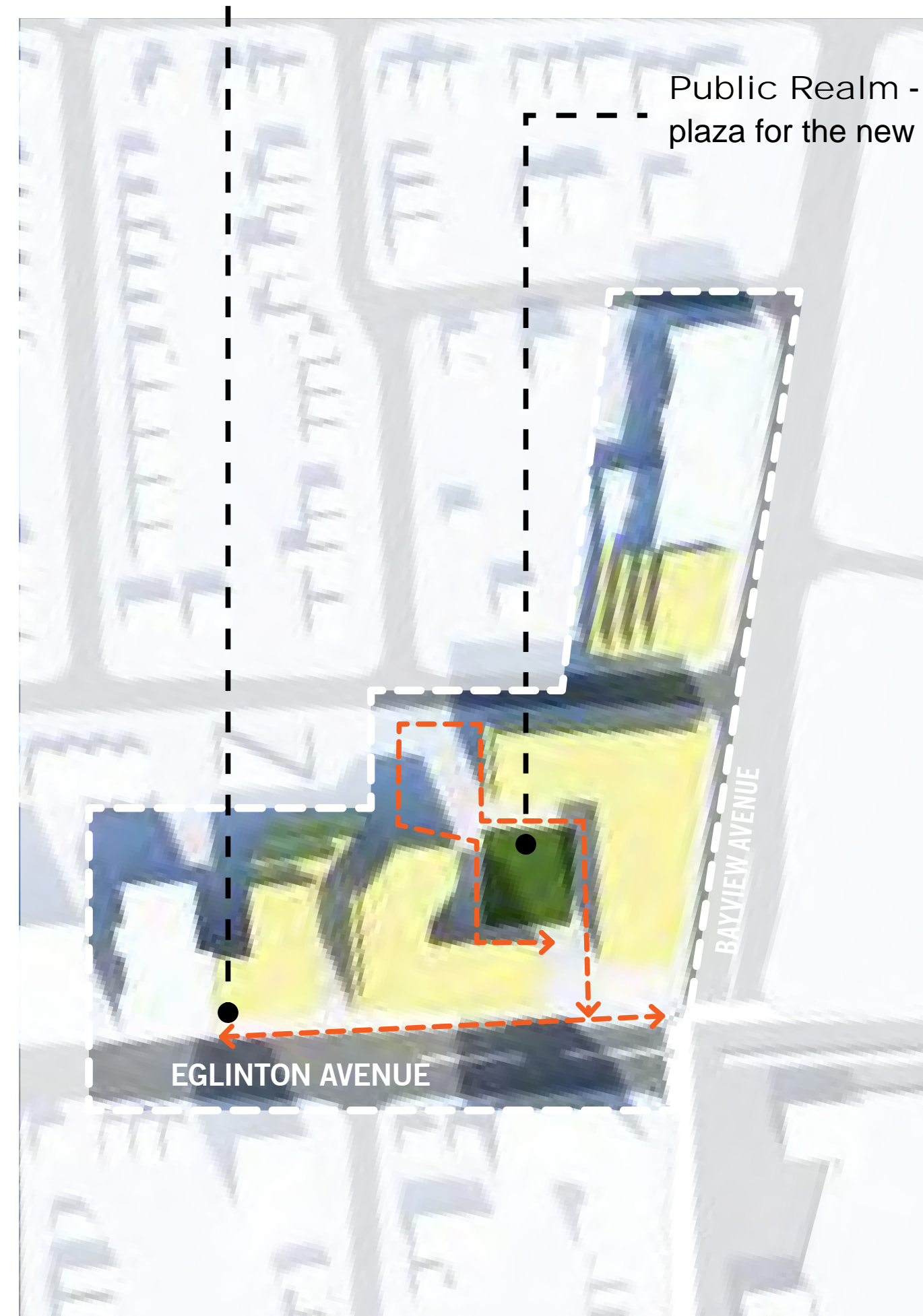
Sideward - incorporating a 5.5m sideyards to maintain the sense of openness between buildings



D4. BAYVIEW FOCUS AREA

Setbacks - 3m setbacks to facilitate pedestrian movement and retail activities at grade

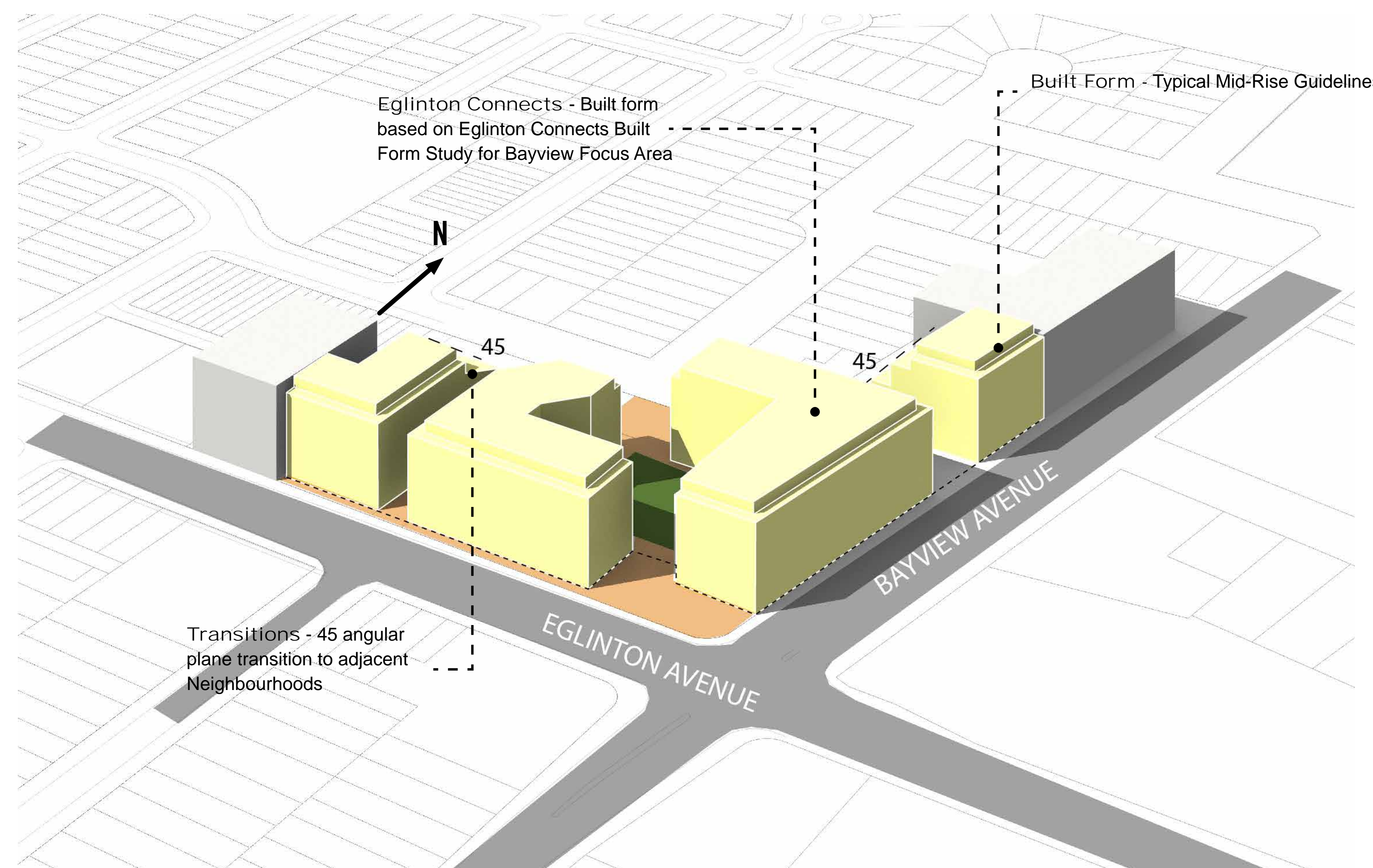
Public Realm - new open space and plaza for the new LRT station

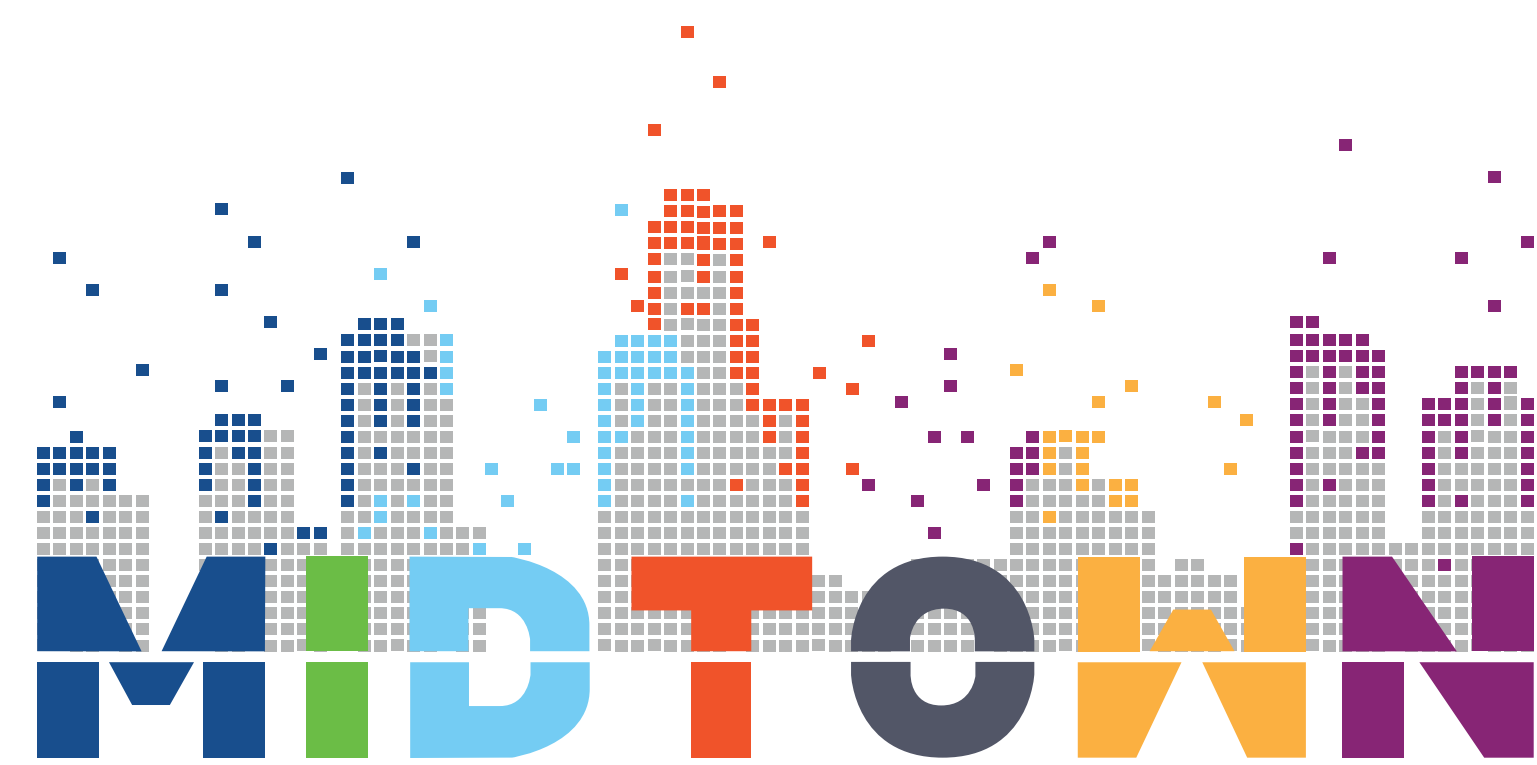


Eglinton Connects - Built form based on Eglinton Connects Built Form Study for Bayview Focus Area

Built Form - Typical Mid-Rise Guidelines

Transitions - 45 angular plane transition to adjacent Neighbourhoods





BUILT FORM

KEYMAP



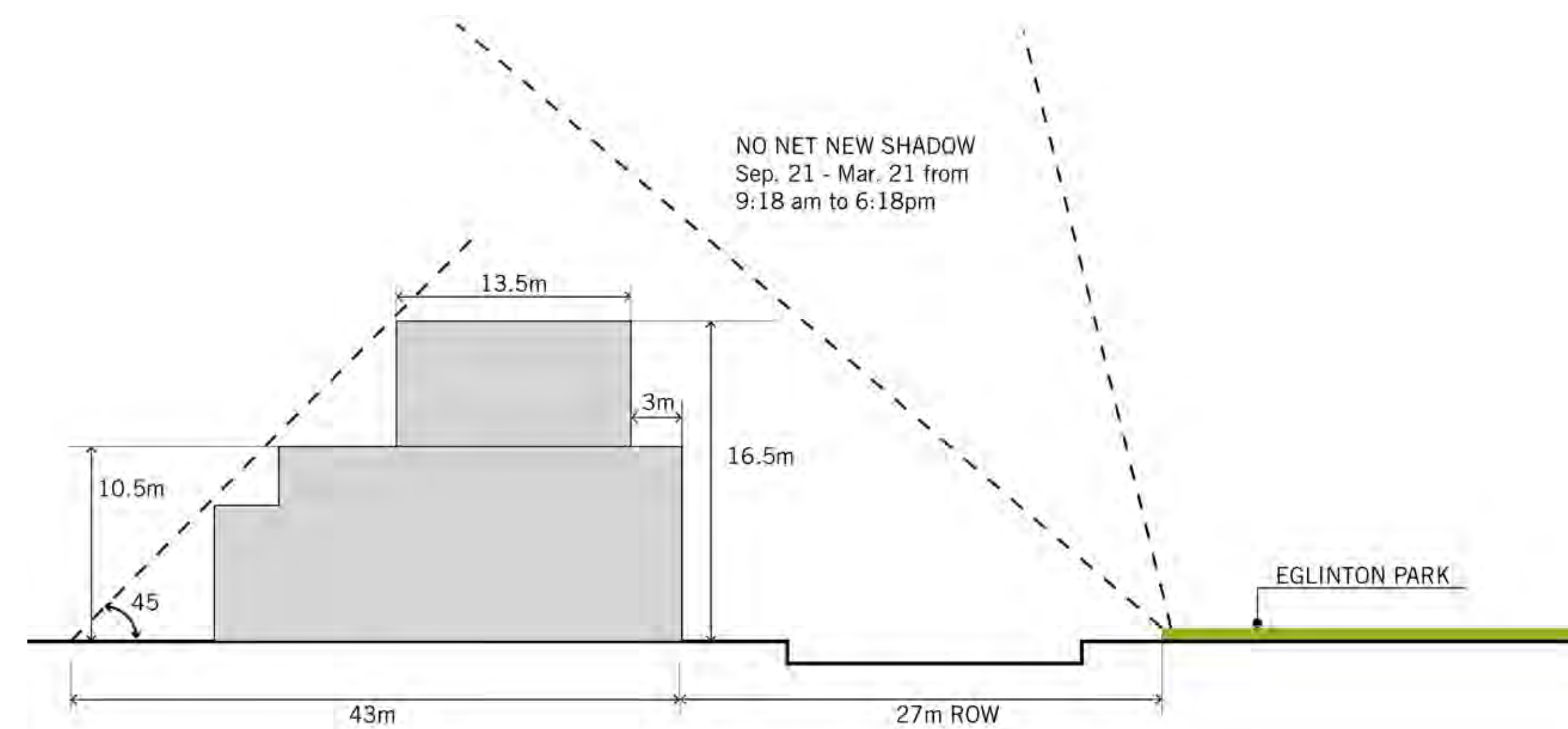
EGLINTON AVENUE

B1. EGLINTON PARK

Existing Condition



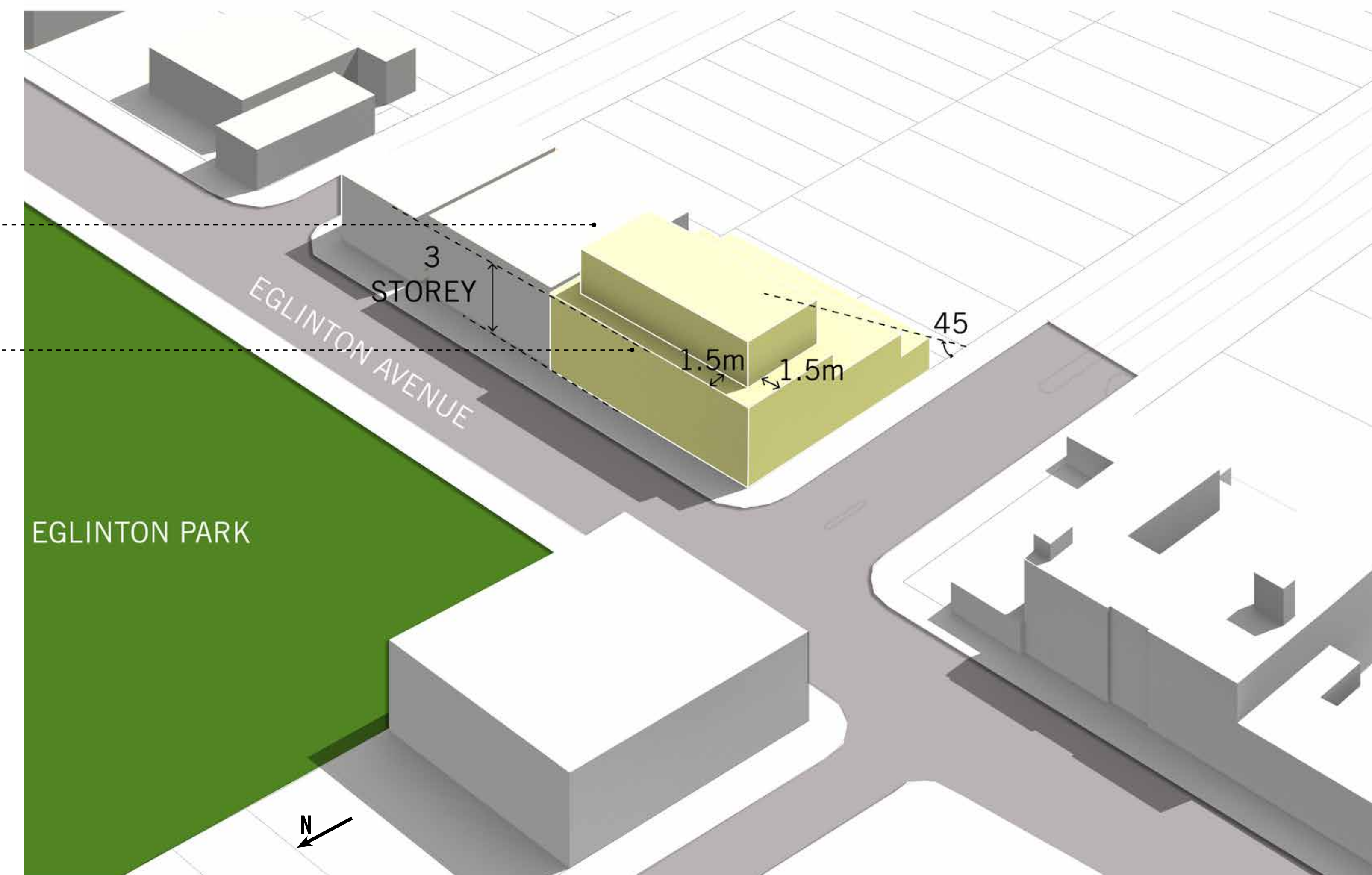
Existing
Heritage Register
Heritage Potential
Short List Heritage Candidate



Representative Site

No Net New Shadow - heights of buildings result in no net new shadow on Eglinton Park from 9:18 to 18:18 on March 21 / September 21

Stepbacks - incorporating a 1.5m stepback at the third storey to match the cornice line of exiting buildings within the character area



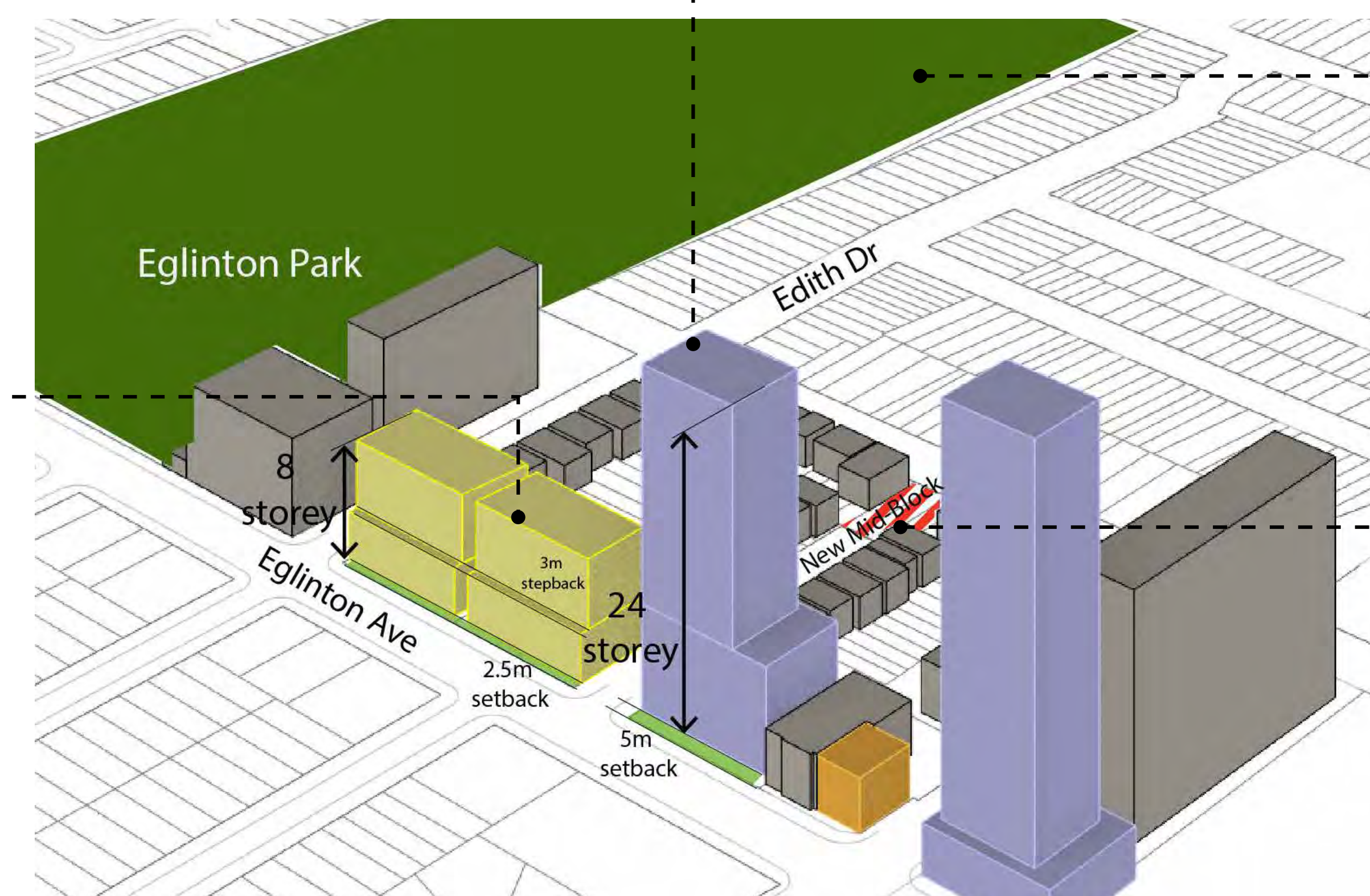
E1. HENNING FRINGE



Parks and open spaces
Approved Building / Recommended for Approval
Heritage Potential
Existing
Laneway
Pedestrian Mid-Block Connection

90 Eglinton West - application was submitted prior to Eglinton Connects zoning approval in 2014 and as such the by-law did not apply to the site.

Mid Rise Office - Sites west of Henning are proposed to be retained as 8 storey mid-rise office sites to contribute to the area's mix of uses and diversity of buildings.



No Net New Shadow - heights of buildings result in no net new shadow on Eglinton Park from 9:18 to 18:18 on March 21 / September 21

Connectivity - proposing a north-south pedestrian mid-block connection to improve connectivity from Henning to adjacent Neighbourhoods