

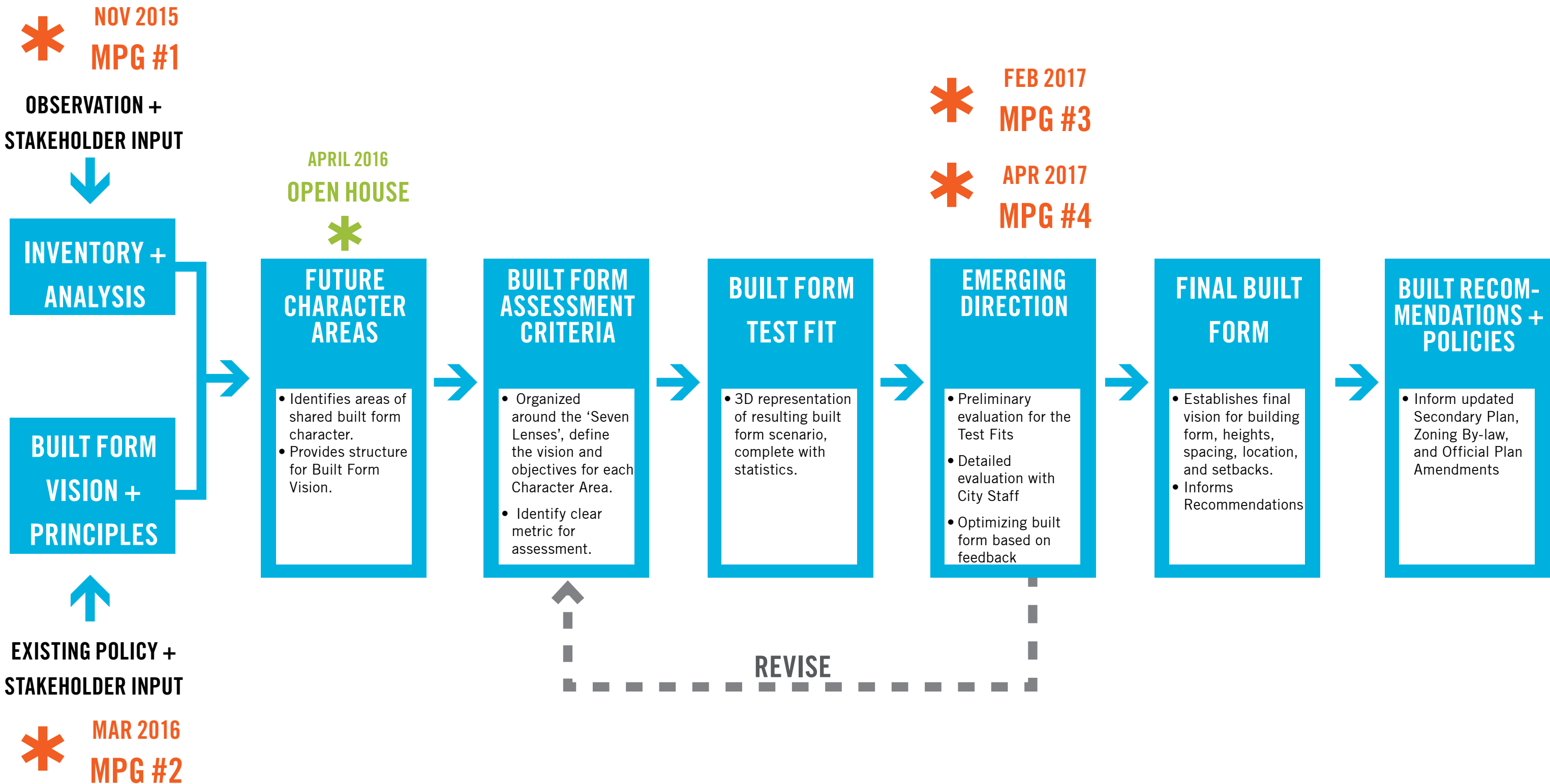
YONGE + EGLINTON BUILT FORM STUDY

PUBLIC OPEN HOUSE - BUILT FORM ASSESSMENT JUNE 3RD, 2017



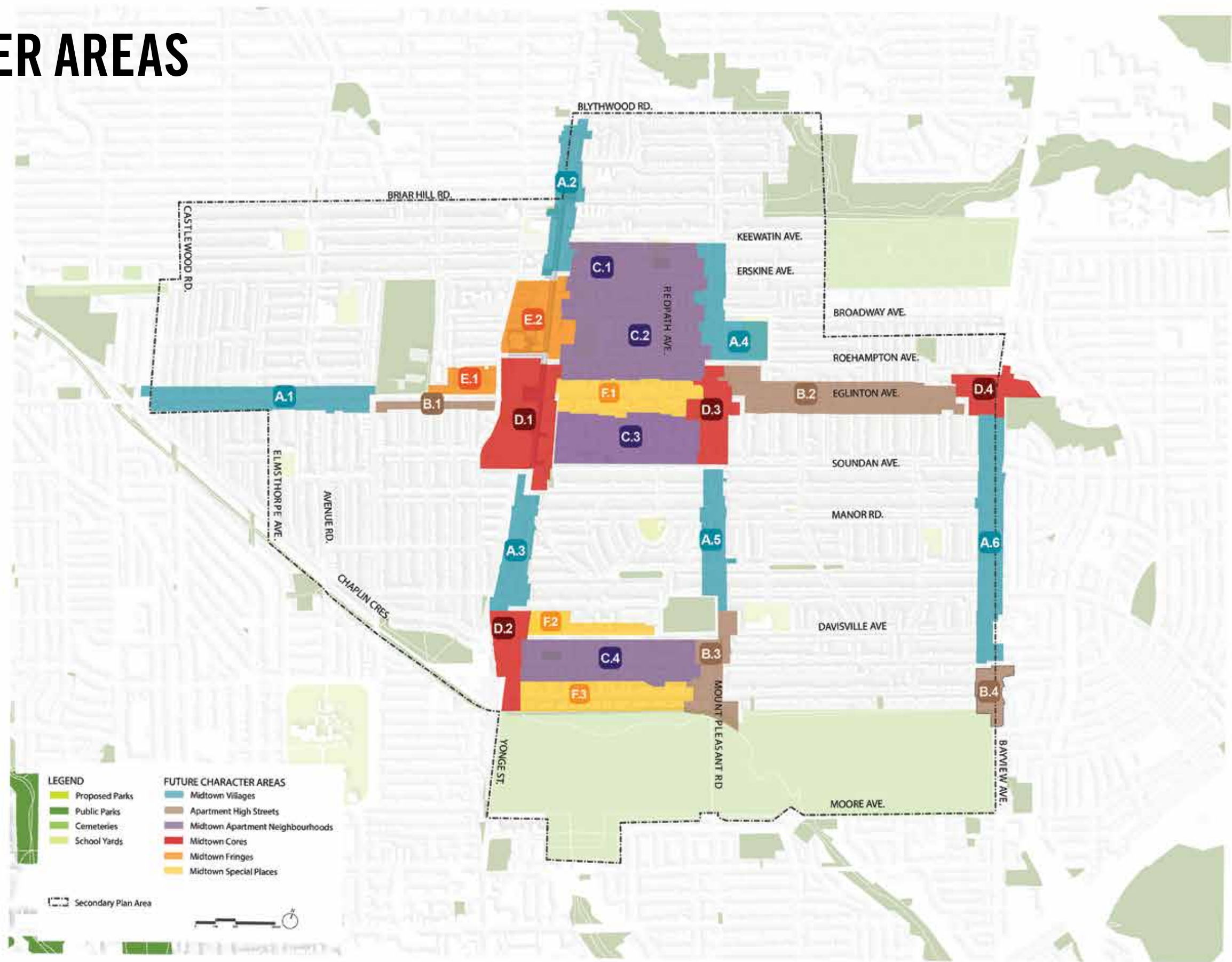
VIEW OF YONGE + EGLINTON FROM MOUNT PLEASANT CEMETERY

STUDY PROCESS



FUTURE CHARACTER AREAS

- Secondary Plan Area
- Midtown Villages
- Apartment High Streets
- Midtown Apartment Neighbourhoods
- Midtown Cores
- Midtown Fringes
- Midtown Special Places



YONGE- EGLINTON CENTRE CHARACTER AREAS

• APARTMENT NEIGHBOURHOOD

- C1. REDPATH PARK STREET LOOP
- C2. ERSKINE AND KEEWATIN
- C3. SOUDAN NEIGHBOURHOOD

• MIDTOWN CORES

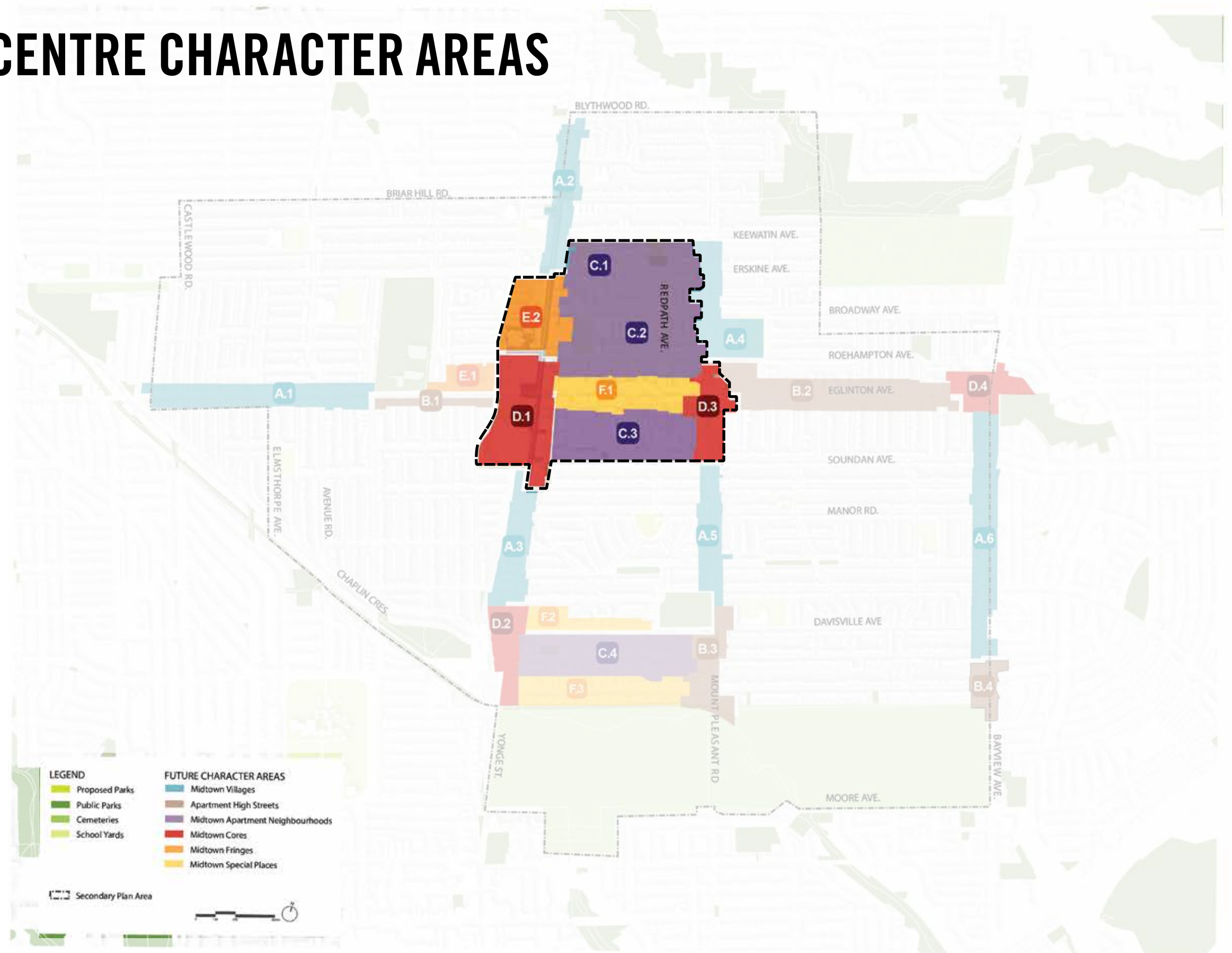
- D1. YONGE- EGLINTON CROSSROADS
- D3. MOUNT PLEASANT STATION

• MIDTOWN FRINGES

- E2. MONTGOMERY SQUARE

• SPECIAL PLACES

- F1. EGLINTON GREENLINE

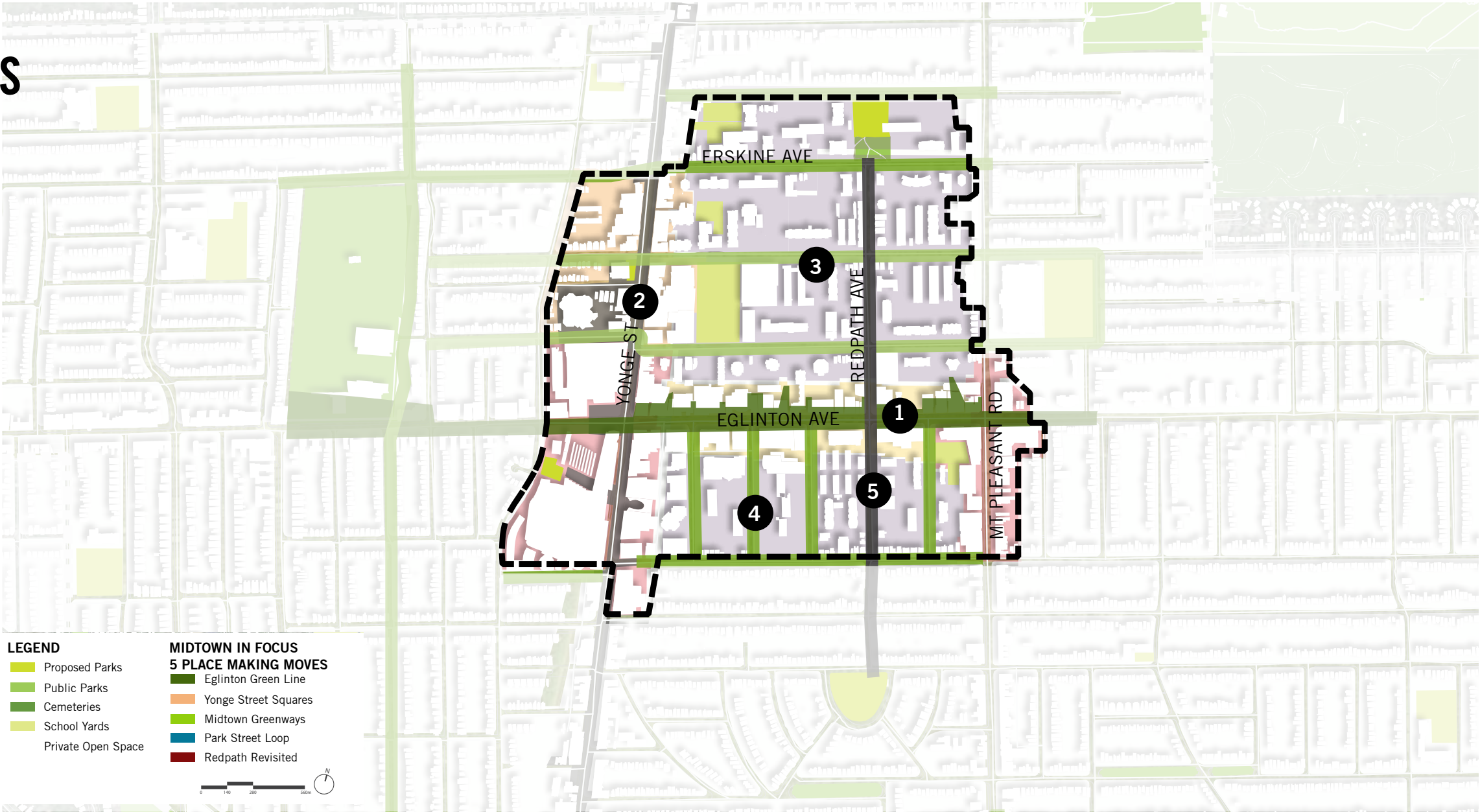


CHARACTER AREAS URBAN STRUCTURE

PUBLIC REALM

FIVE PLACEMAKING MOVES

- 1. EGLINTON GREENLINE
- 2. YONGE STREET SQUARES
- 3. PARK STREET LOOP
- 4. GREENWAYS
- 5. REDPATH REVISITED



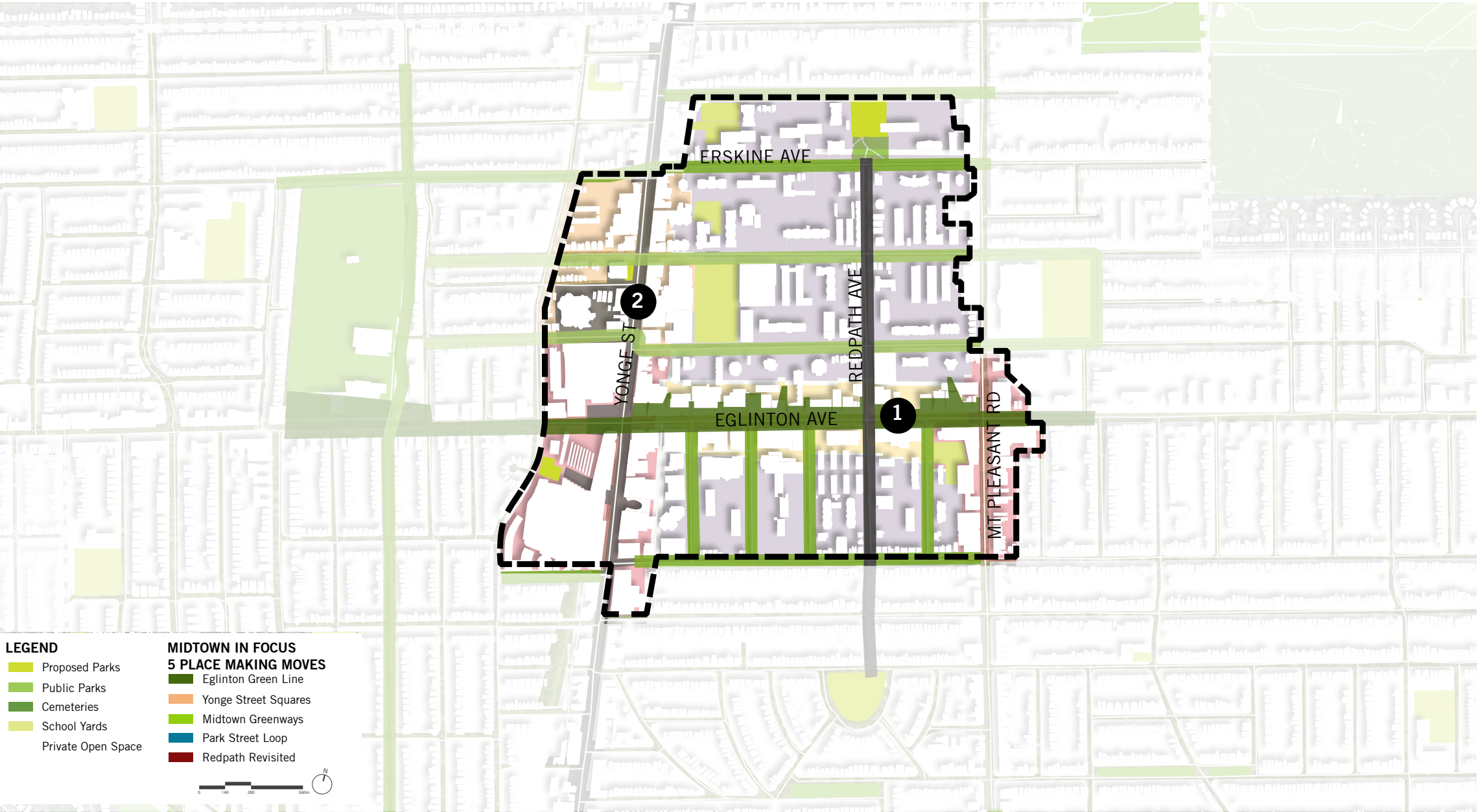
CHARACTER AREAS URBAN STRUCTURE

PUBLIC REALM

1. EGLINTON GREENLINE



2. YONGE STREET SQUARES



CHARACTER AREAS URBAN STRUCTURE

PUBLIC REALM

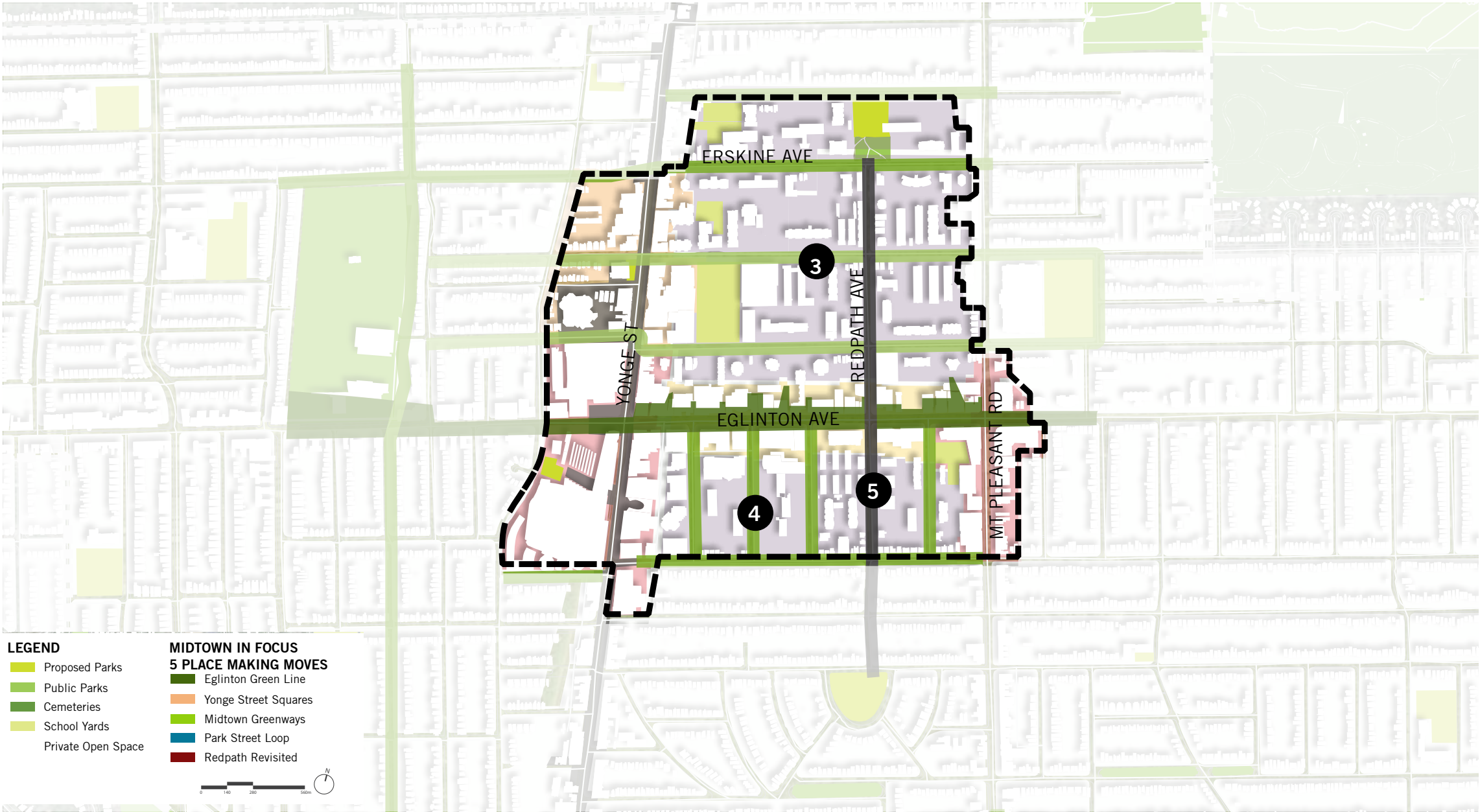
3. PARK STREET LOOP



4. GREENWAYS

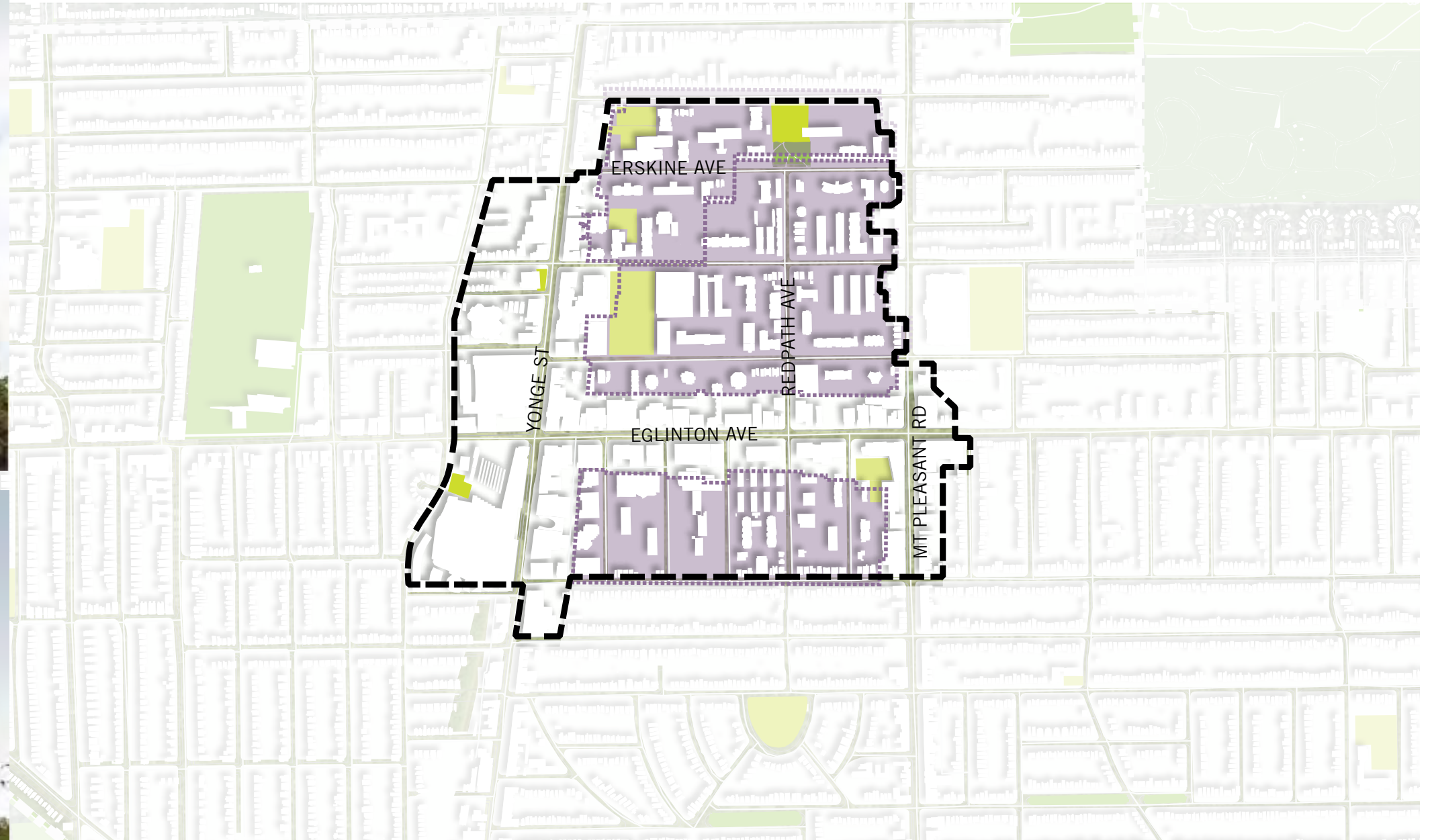


5. REDPATH REVISITED



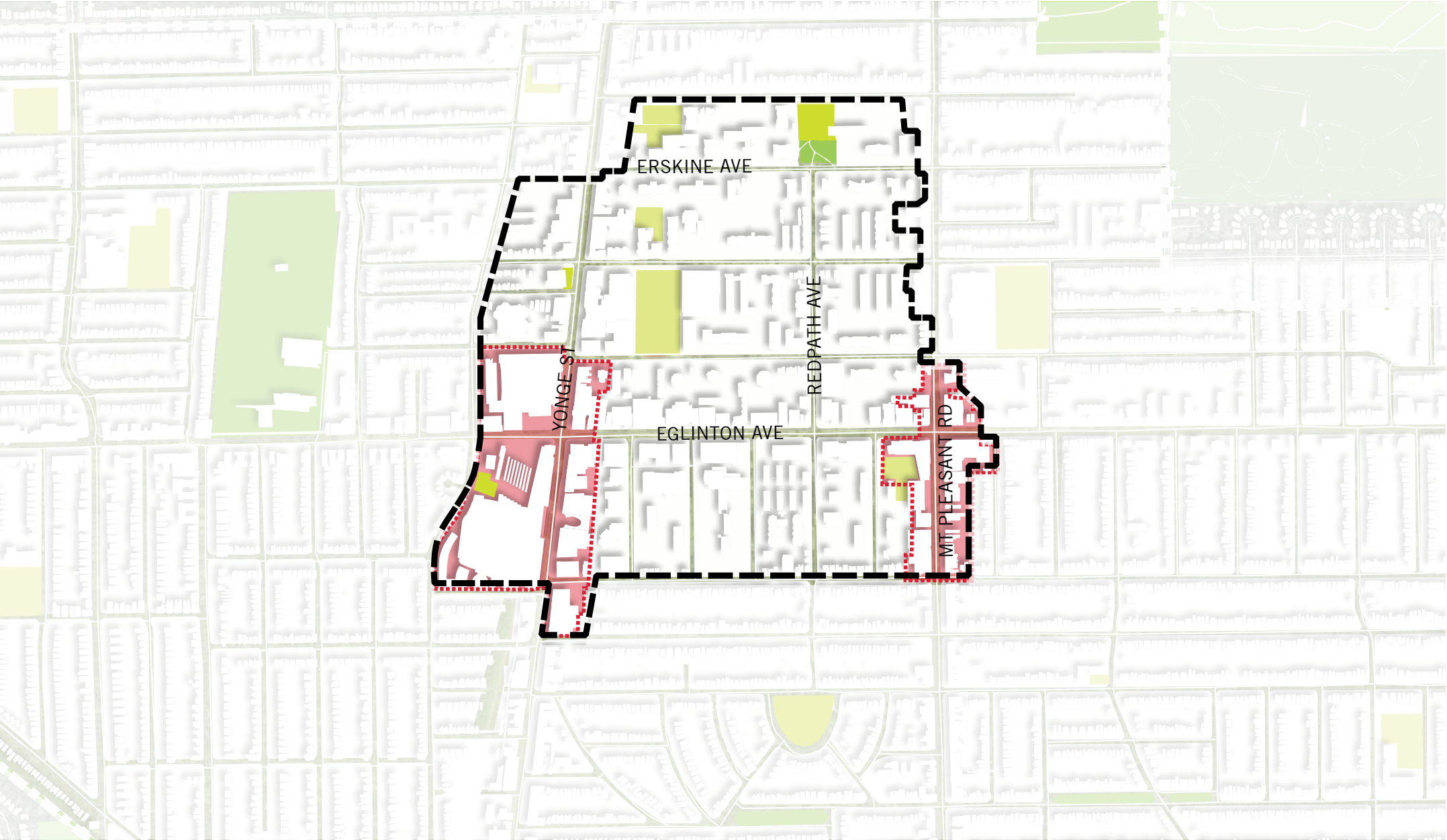
CHARACTER AREAS URBAN STRUCTURE

APARTMENT NEIGHBOURHOODS



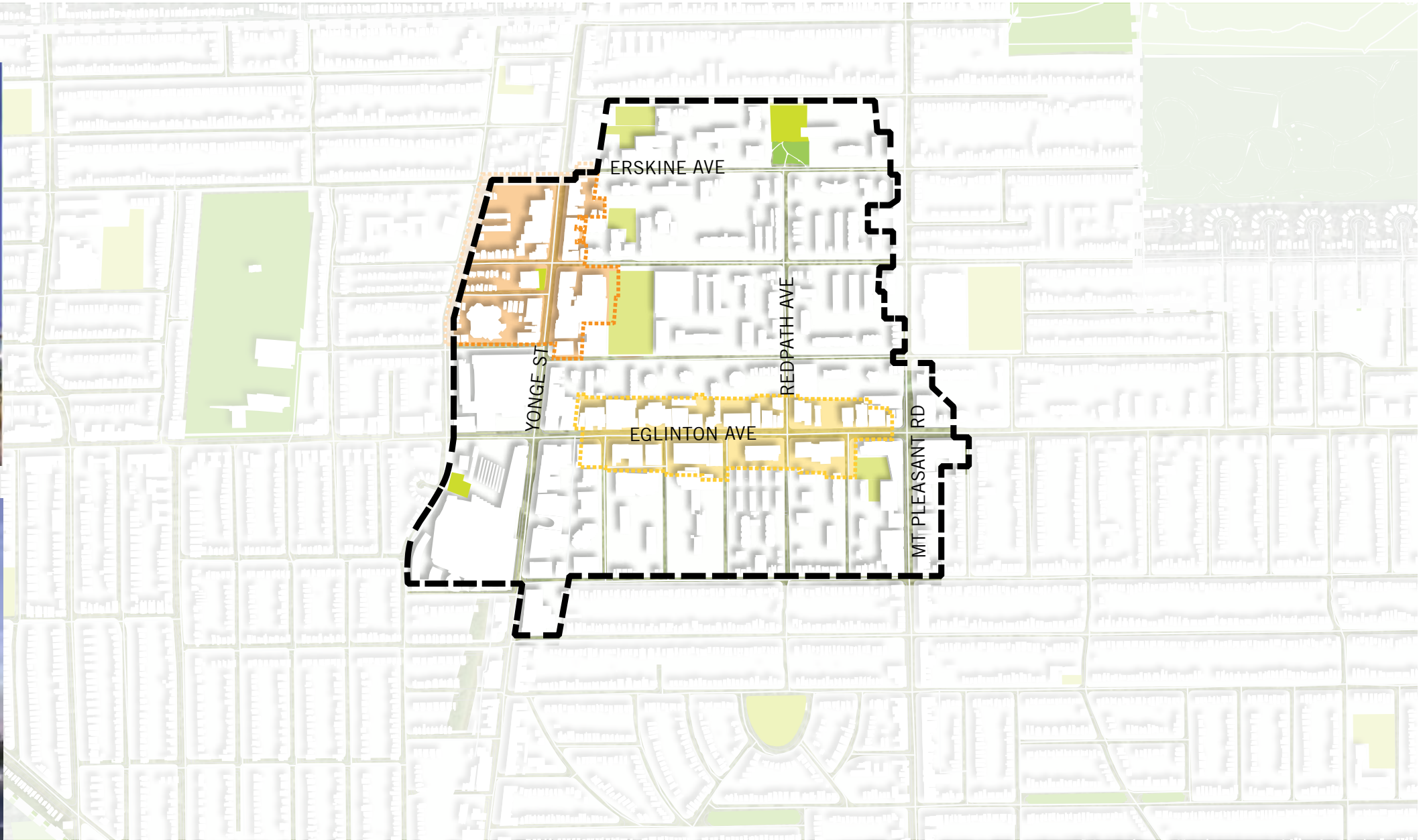
CHARACTER AREAS URBAN STRUCTURE

MIDTOWN CORES



CHARACTER AREAS URBAN STRUCTURE

MIDTOWN FRINGES & SPECIAL PLACES



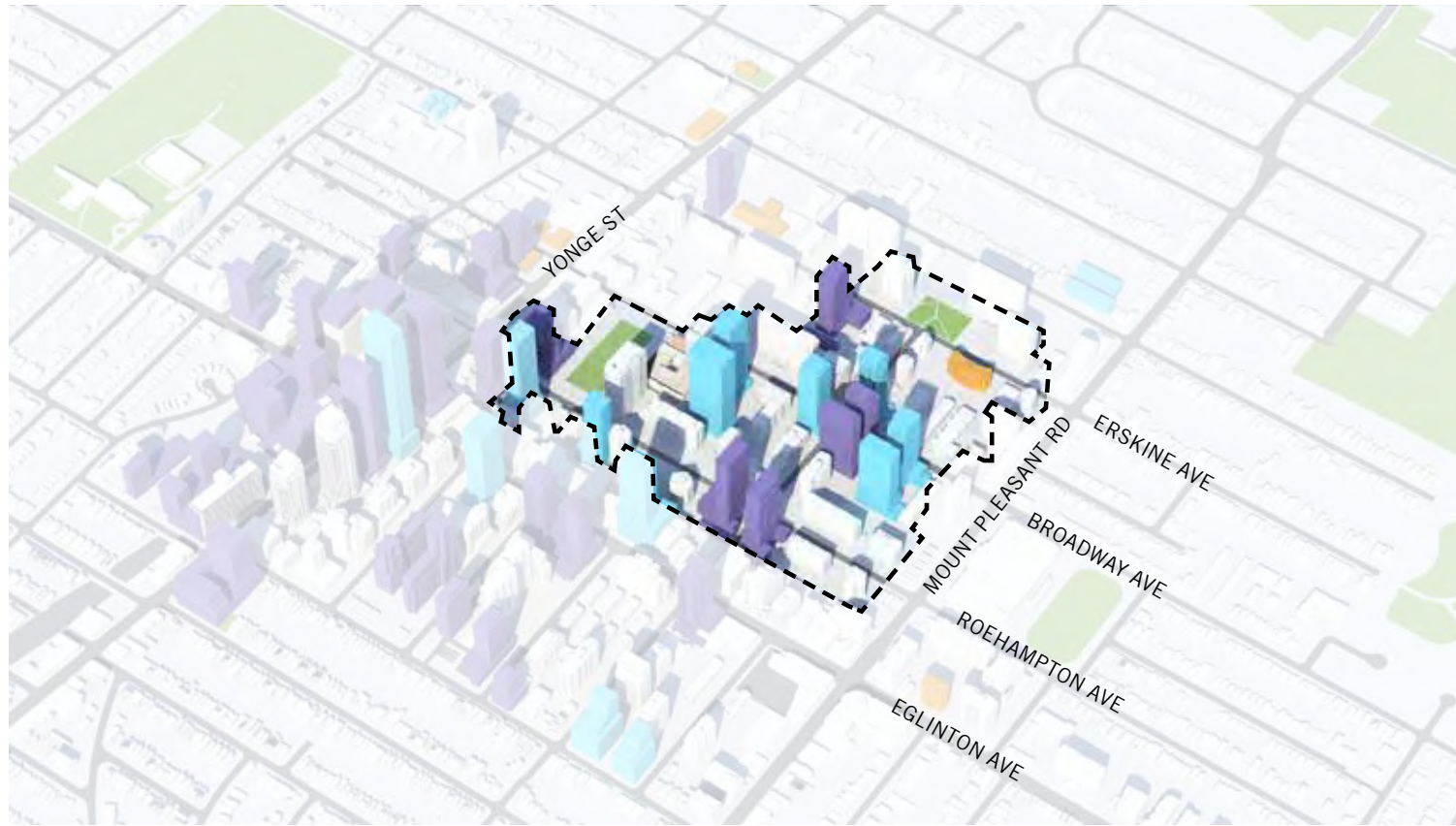
APARTMENT NEIGHBOURHOODS

C1. ERSKINE AND KEEWATIN C2. REDPATH PARK STREET LOOP C3. SOUDAN NEIGHBOURHOOD

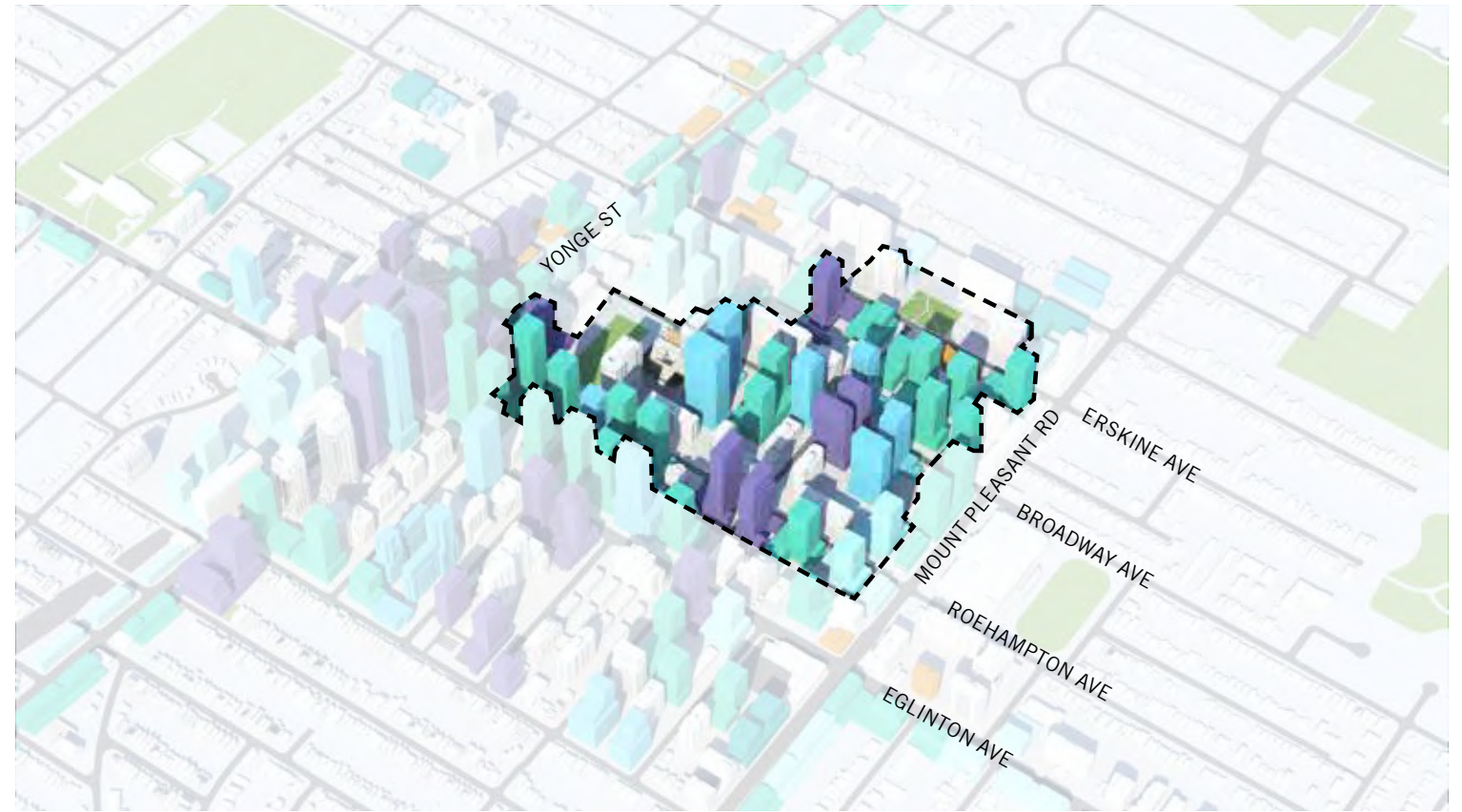


APARTMENT NEIGHBOURHOODS

DEVELOPMENT TREND



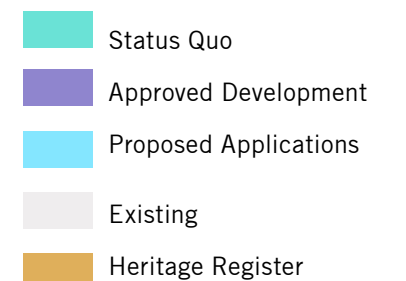
PROPOSED APPLICATIONS



STATUS QUO 2041

KEY ISSUES

- Fundamentally changes the character of the neighbourhood
- Impacts the amount of sunlight on the public realm
- Enables two towers on deep lots which limits skyview
- Loss of spaciousness and building variability



APARTMENT NEIGHBOURHOODS

OBJECTIVES

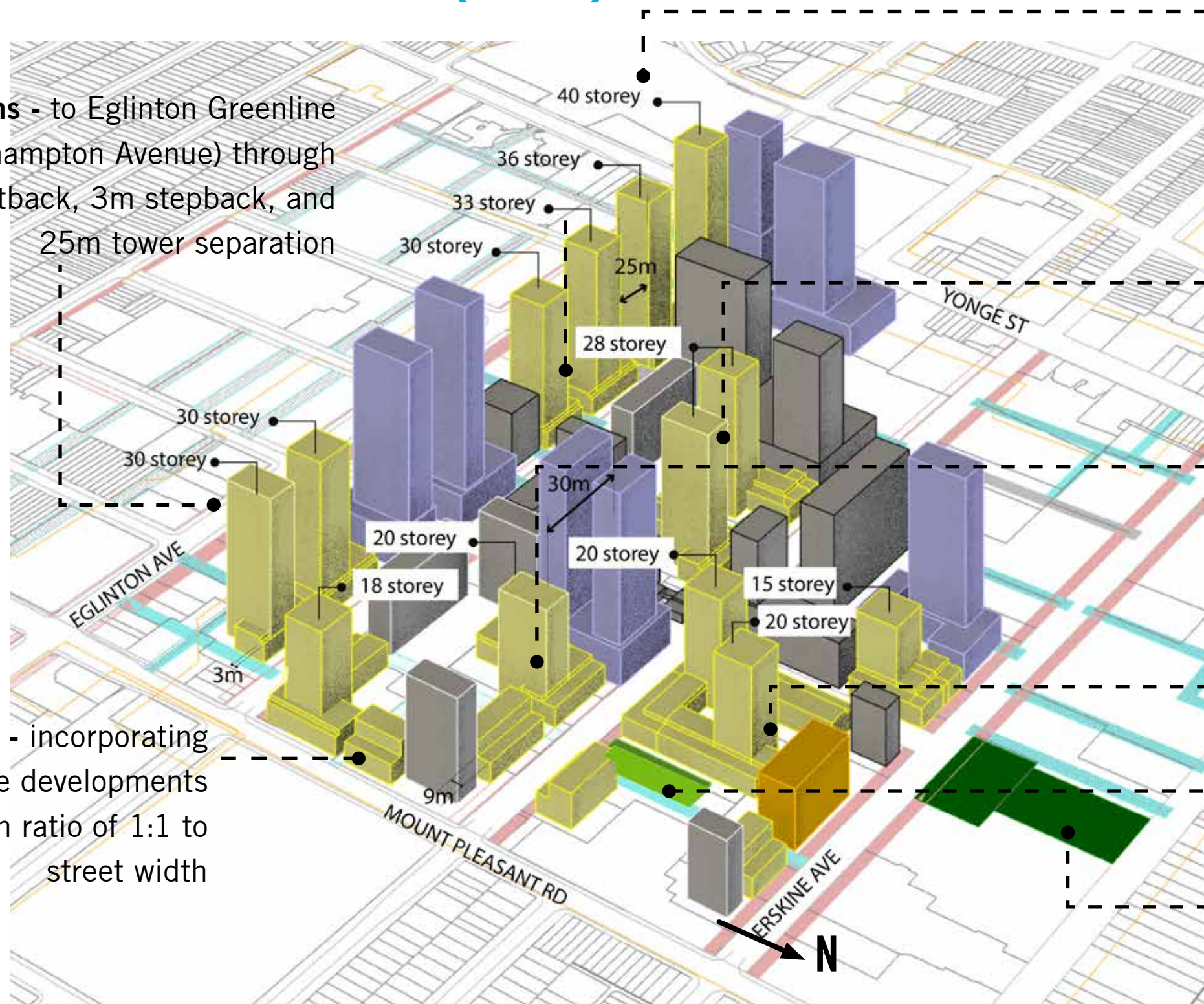
- *Maintain sense of Openness at grade*
- *Maintain Openness between buildings*
- *Provide open space at grade*
- *Maximize sunlight and ensure good micro-climatic conditions, with enhanced standards for major pedestrian routes, parks and open spaces*

C2. REDPATH PARK STREET LOOP

EMERGING DIRECTION (2041)

Transitions - to Eglinton Greenline (along Roehampton Avenue) through 7.5m setback, 3m stepback, and 25m tower separation

Mid Rise - incorporating mid rise developments with ratio of 1:1 to street width



Heights - heights transition both with distance from transit stations but also to create height variation within the Character Area itself

Openness - preserved along Broadway Avenue through use of 7.5m setback, 9m stepback, and 30m tower separation

Base Buildings - base buildings of 4 stories to maintain and enhance existing open, residential character

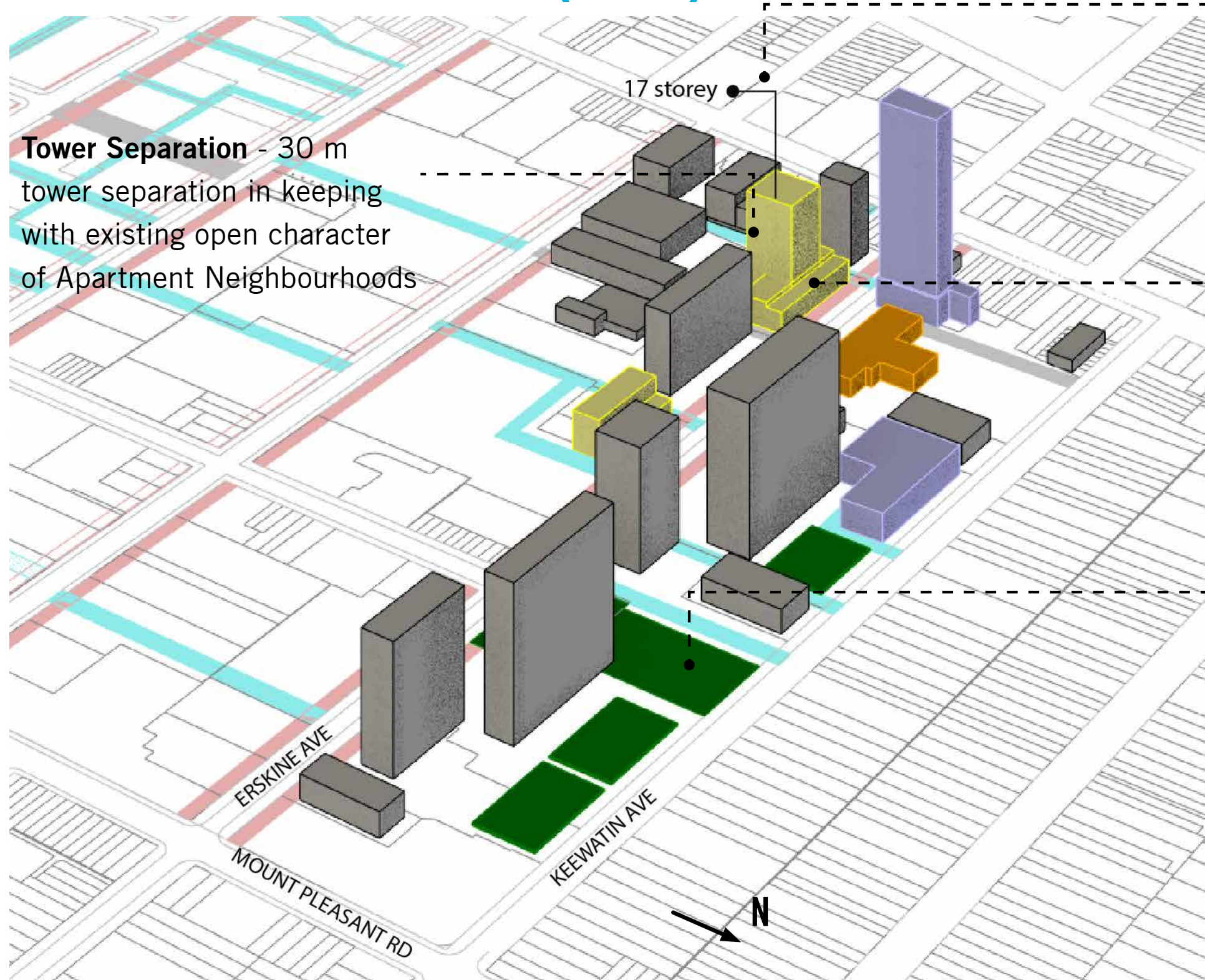
Heritage - preservation of heritage buildings

Large Parcels - larger parcels accommodate new public parks

No Net New Shadow - heights & placement of buildings results in no net new shadow on Redpath Parkette from 9:18 to 18:18 on March 21 / September 21

C1. ERSKINE AND KEEWATIN

EMERGING DIRECTION (2041)



Tower Separation - 30 m
tower separation in keeping
with existing open character
of Apartment Neighbourhoods

Heights - tower height limited
by solar protection for the
schoolyard to the north

Base Buildings - maximum base
building height of 4 storeys to
maintain and enhance existing
open, residential character

No Net New Shadow - heights & placement
of buildings results in no net new shadow
on Redpath Parkette from 9:18 to 18:18
on March 21 / September 21

C3. SOUDAN NEIGHBOURHOOD

EMERGING DIRECTION (2041)

New Parks - incorporating the new addition to the Dunfield Park

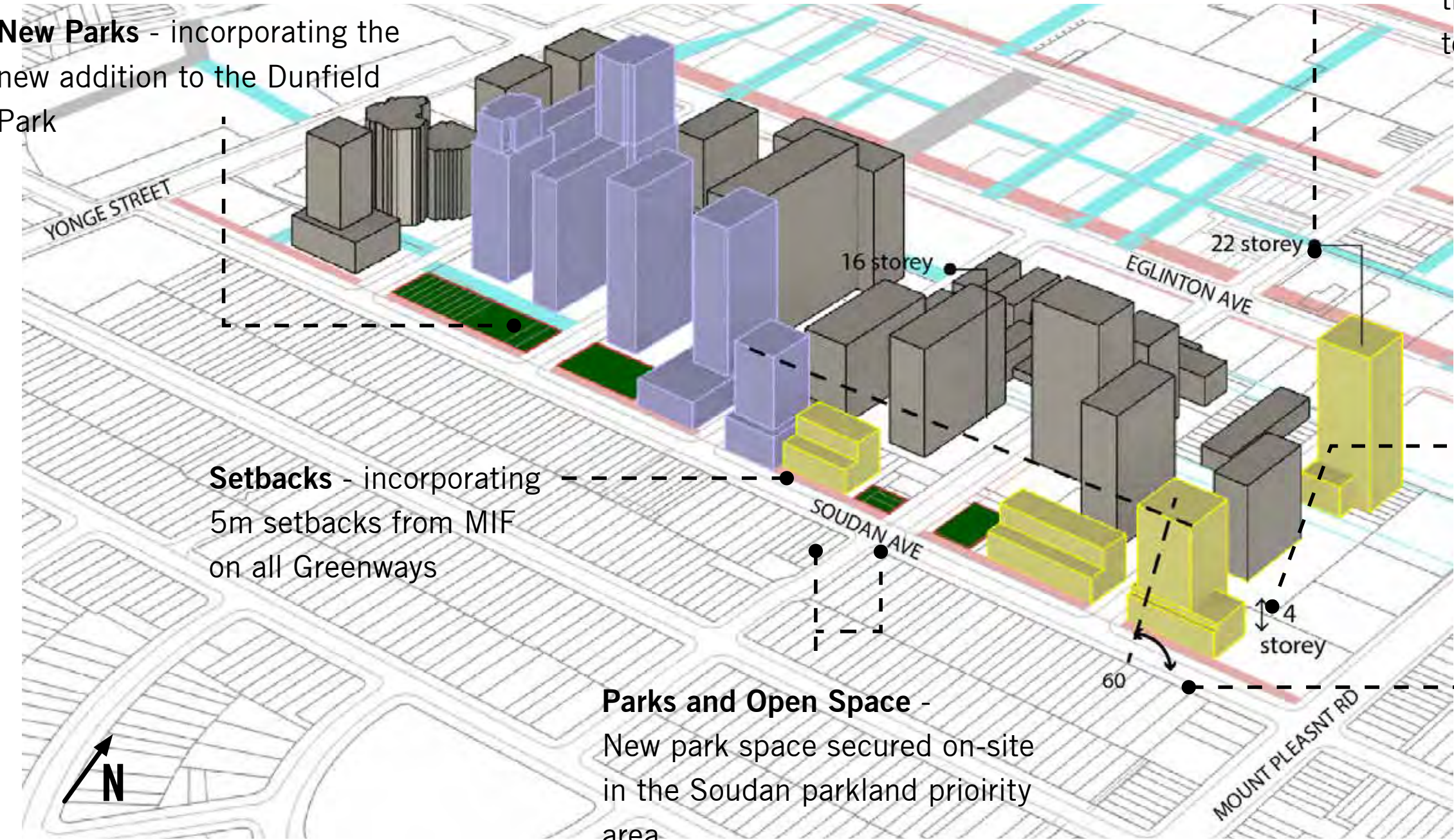
Setbacks - incorporating 5m setbacks from MIF on all Greenways

Parks and Open Space - New park space secured on-site in the Soudan parkland priority area

Heights - heights gradually transition from Eglinton Greenline to Soudan Avenue

Base Building - limiting base building to 4 storey with 3m stepback on the third floor to complement the public realm of the Greenways

Transition - 60 angular plane transition to Neighbourhood to the south matching recently approved building



BROADWAY AVENUE



BROADWAY AVENUE
PARK STREET LOOP



*** MIDBLOCK CONNECTION**

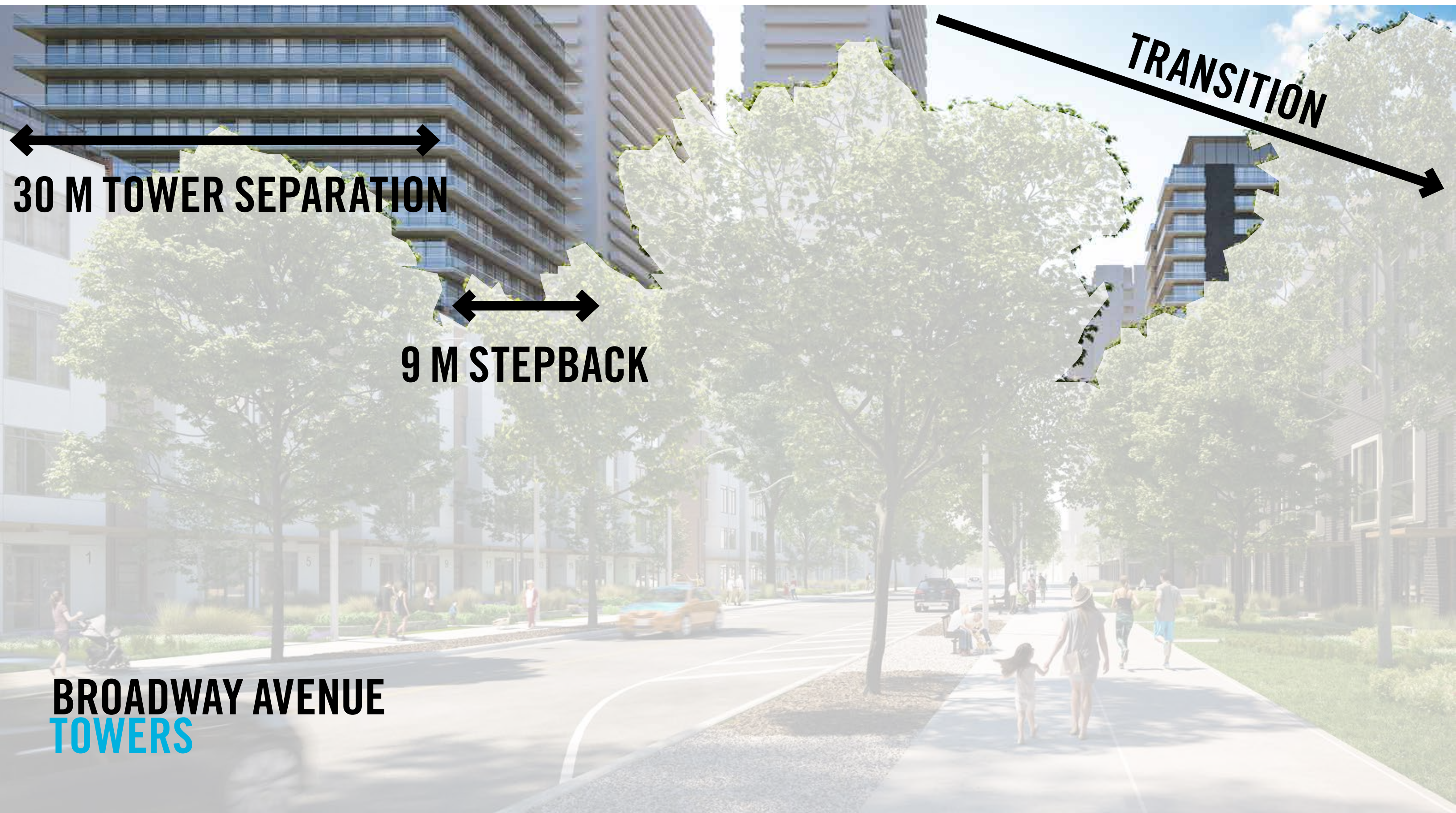
6.75 M SIDEWALK

7.5 M SETBACK

BROADWAY AVENUE BASE BUILDINGS

4 STORY PODIUMS

FRONT DOORS



30 M TOWER SEPARATION

9 M STEPBACK

TRANSITION

**BROADWAY AVENUE
TOWERS**

MIDTOWN CORES

D1. YONGE- EGLINTON CROSSROADS D3. MOUNT PLEASANT STATION



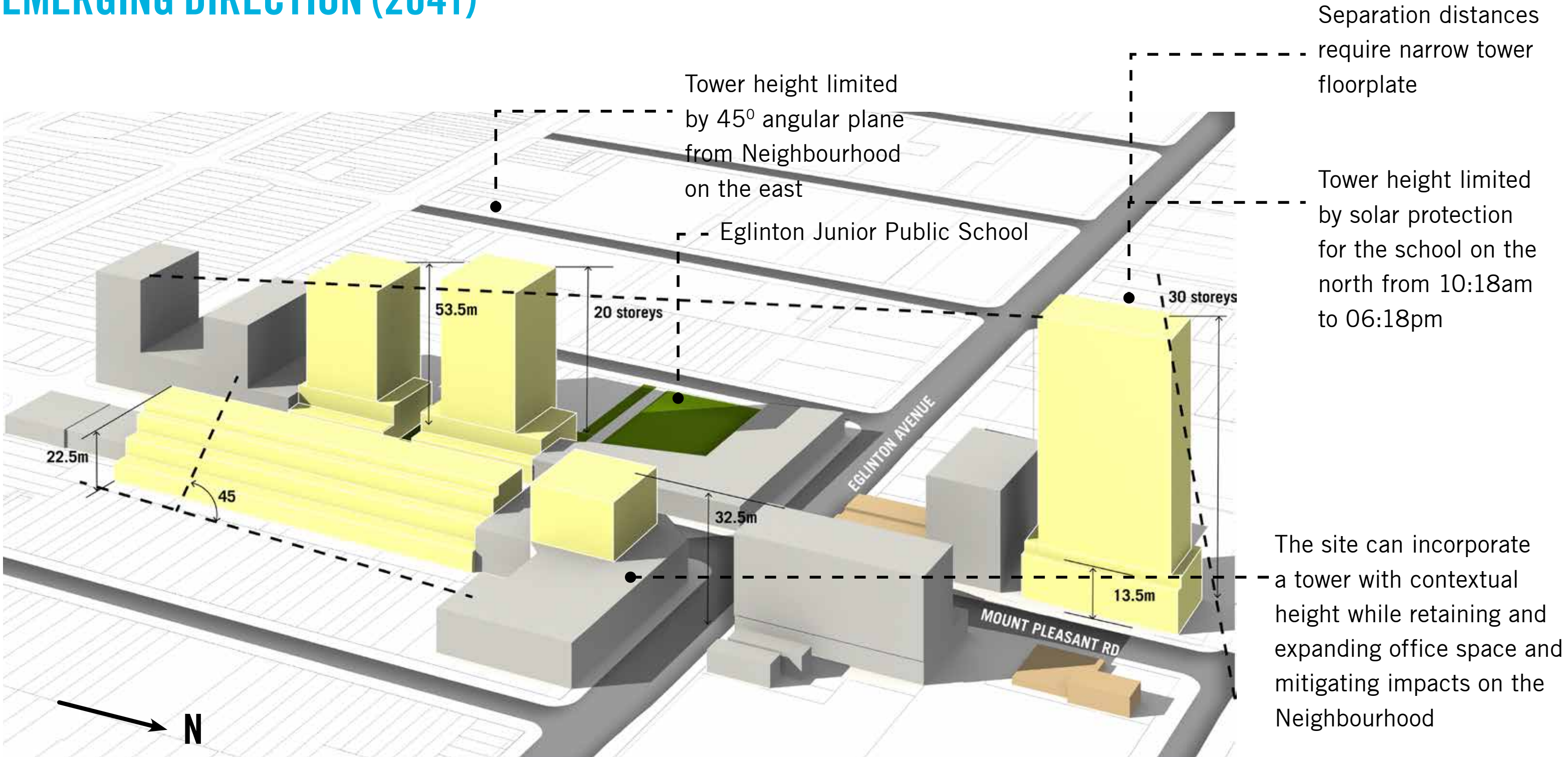
MIDTOWN CORES

OBJECTIVES

- *Create a legible skyline*
- *Define appropriate transitions in scale, intensity and use*

MOUNT PLEASANT STATION

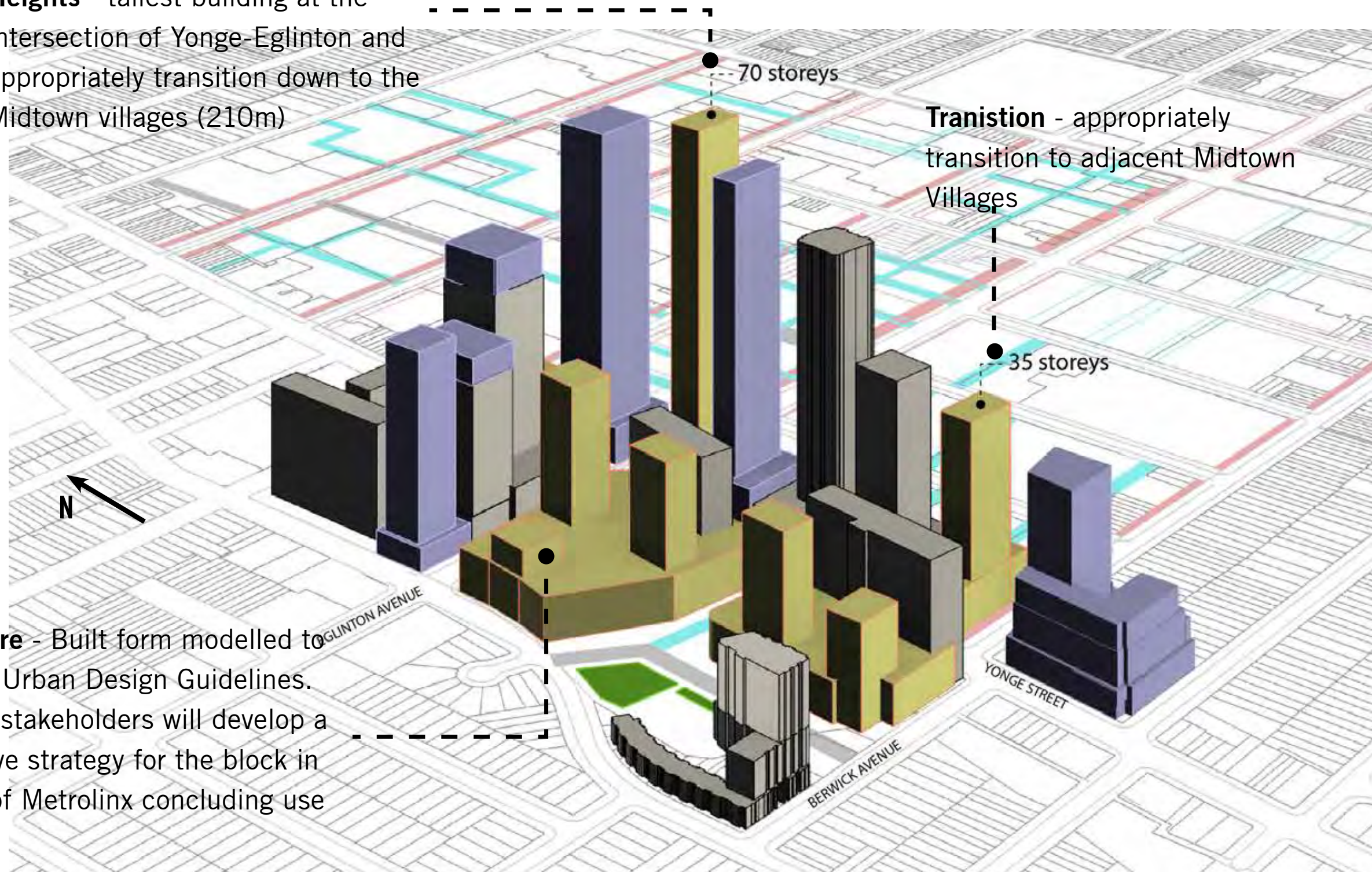
EMERGING DIRECTION (2041)



YONGE- EGLINTON CROSSROADS

EMERGING DIRECTION (2041)

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

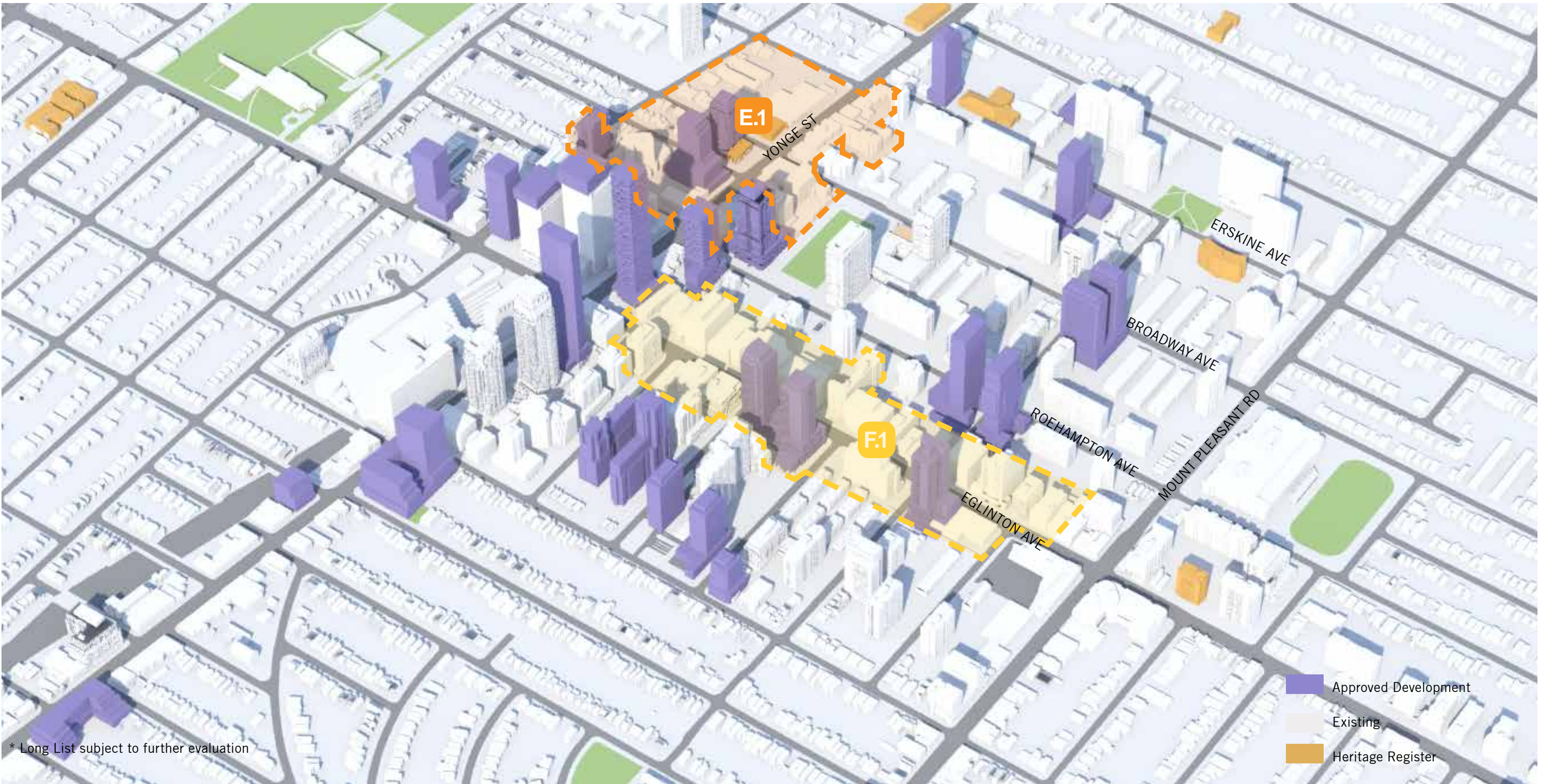


Canada Square - Built form modelled to reflect 2009 Urban Design Guidelines. The City and stakeholders will develop a comprehensive strategy for the block in anticipation of Metrolinx concluding use of the site

MIDTOWN FRINGES & SPECIAL PLACES

F1. EGLINTON GREENLINE

E1.MONTGOMERY SQUARE



* Long List subject to further evaluation

MONTGOMERY SQUARE

OBJECTIVES

- *Maximize sunlight access on Yonge Street sidewalks*
- *Maintain Village-Like street wall*
- *Define appropriate transitions*

MONTGOMERY SQUARE

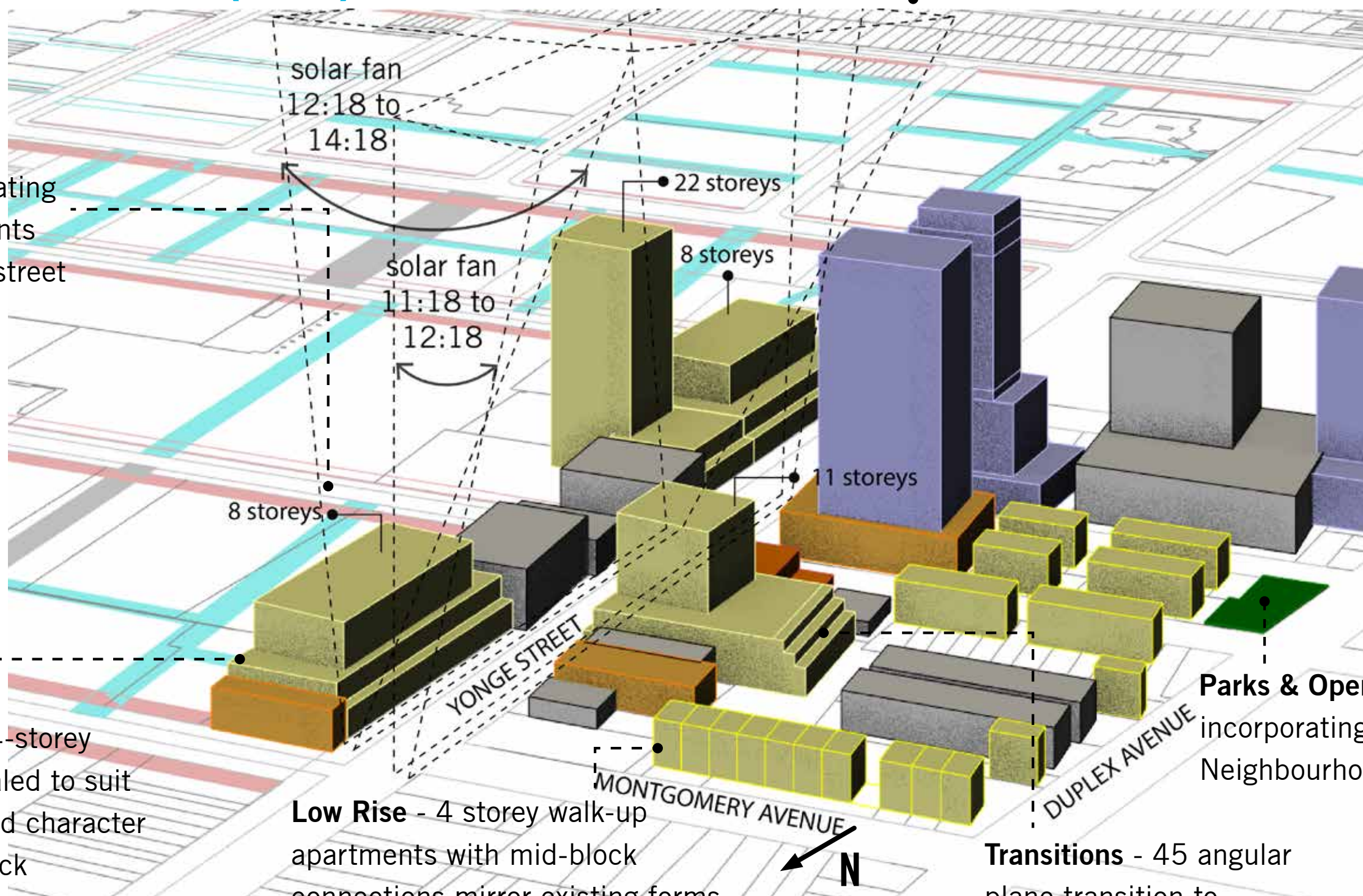
EMERGING DIRECTION (2041)

Mid Rise - incorporating mid rise developments with ratio of 1:1 to street width

Base Buildings - 4-storey base buildings scaled to suit pedestrian-oriented character with a 6 m stepback

Low Rise - 4 storey walk-up apartments with mid-block connections mirror existing forms and provide varied housing options

Solar Access - using solar fan from 11:18am to 02:18pm to decide tower heights



Parks & Open Space - incorporating a new park in Neighbourhood

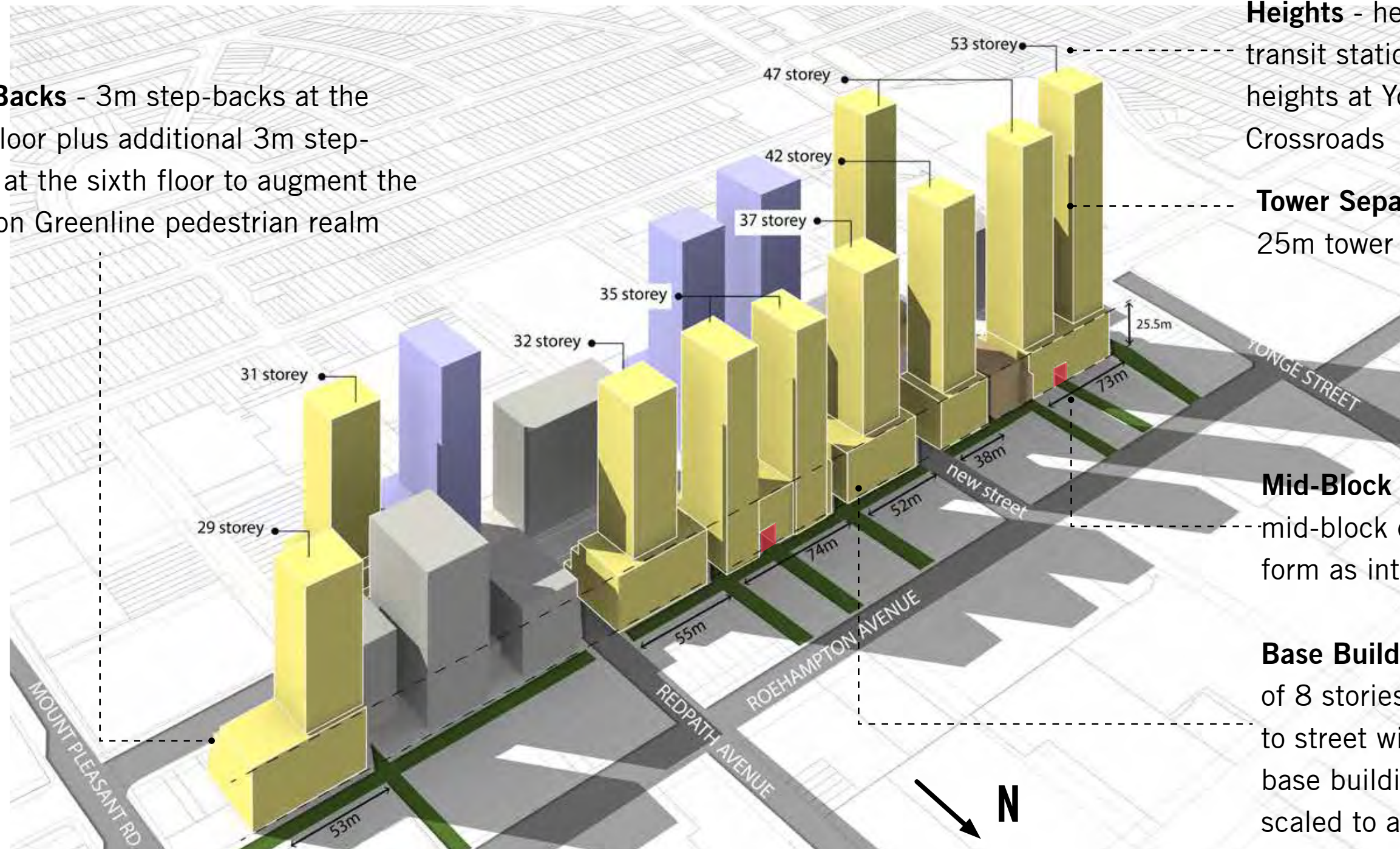
Transitions - 45 angular plane transition to Neighbourhoods

EGLINTON GREENLINE OBJECTIVES

- *Retain existing Office Use*
- *Support the utility and animation of the Eglinton Greenline and maintain sunlight access*
- *Facilitate mid-block connections*

EGLINTON GREENLINE EMERGING DIRECTION (2041)

Step-Backs - 3m step-backs at the third floor plus additional 3m step-backs at the sixth floor to augment the Eglinton Greenline pedestrian realm



Heights - heights transition from transit stations with greatest heights at Yonge-Eglinton Crossroads

Tower Separation - maintaining 25m tower separation

Mid-Block Connection - integrating mid-block connection into built form as internal atrium

Base Buildings - base buildings of 8 stories with ratio of 1:1 to street width. Additionally, base building are appropriately scaled to accommodate Office Replacement

F1. EGLINTON GREENLINE



F1. EGLINTON GREENLINE THE GREENLINE

**PUBLIC
ATRIUM**

**MIDBLOCK
CONNECTIONS**

**12 M 5.3 M
SETBACK SIDEWALK**



**F1. EGLINTON GREENLINE
BASE BUILDINGS**

OFFICE REPLACEMENT

**8 STORY
PODIUMS**

RETAIL

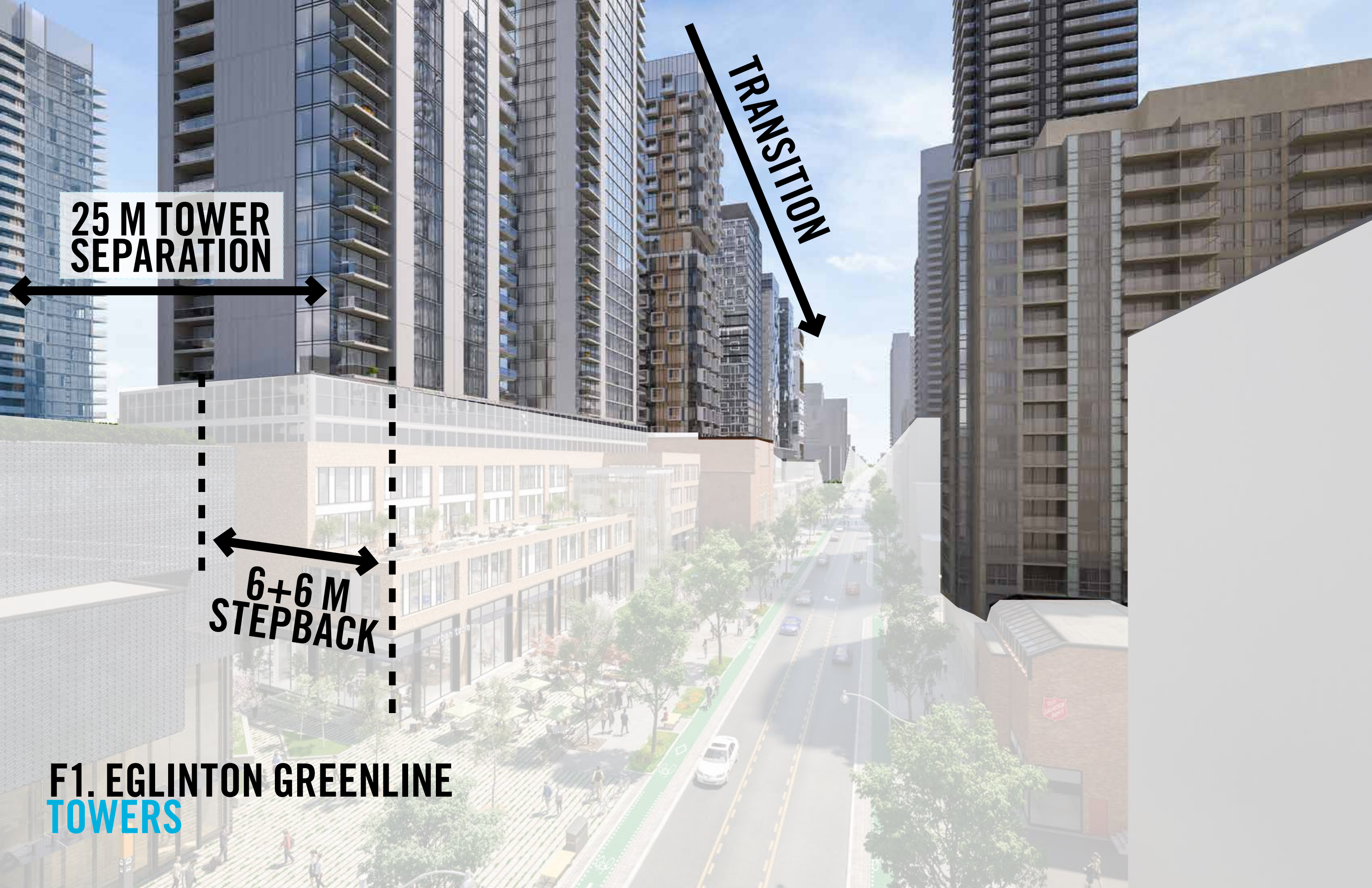
ROOF DECK

**25 M TOWER
SEPARATION**

TRANSITION

**6+6 M
STEPBACK**

**F1. EGLINTON GREENLINE
TOWERS**



WORKSHOP

1. What do you like about the Emerging Built Form Vision?
2. Is there anything you would change about the Emerging Built Form Vision? If so, what would you change and why?
3. What do you think are the pros and cons of the illustrative built form scenario?