



STREETSCAPE MANUAL ONLINE

TRAINING SESSION 3: Decision-Making





The **Urban Design Streetscape Manual** is a reference tool developed to help implement City policy and guide the design, construction and maintenance of streetscape improvements in Toronto.

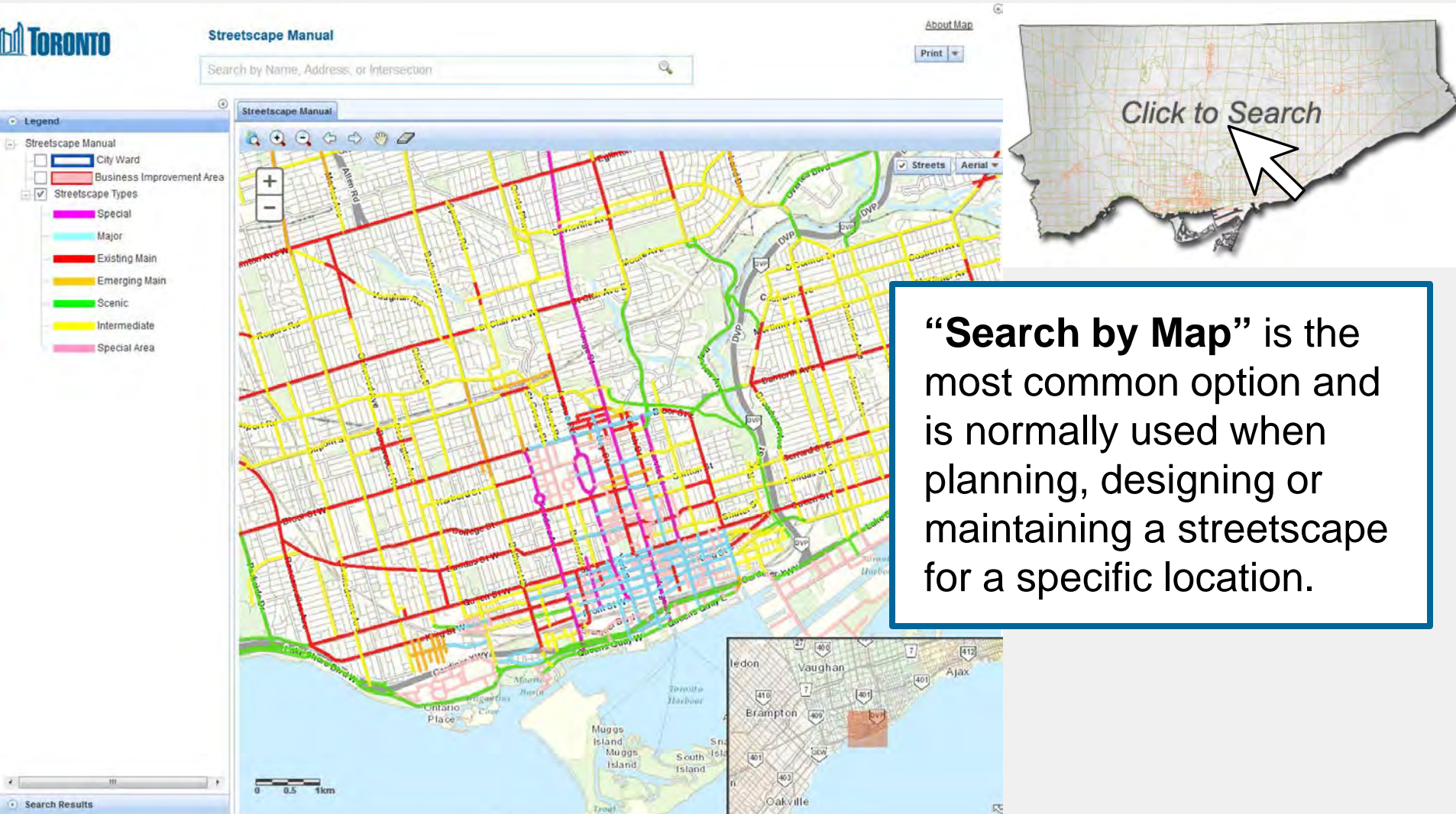


What is a streetscape?

A **streetscape** is made up of paving, lighting, trees, street furniture and sidewalks, framed by buildings and open spaces, that combine to form an overall aesthetic and identity for a place.



There are **three methods** of searching the Streetscape Manual online. A step-by-step overview is provided in **Training Session 2: Searching the Manual**.



Streetscape Manual

Search by Name, Address, or Intersection

Legend

- Streetscape Manual
- ☐ City Ward
- ☐ Business Improvement Area
- ☒ Streetscape Types
 - Special
 - Major
 - Existing Main
 - Emerging Main
 - Scenic
 - Intermediate
 - Special Area

Click to Search

“**Search by Map**” is the most common option and is normally used when planning, designing or maintaining a streetscape for a specific location.

Additional search options

2



search by
street name

“Search by Street Name” provides an alphabetical list of all streets found in the Manual and offers a text-based alternative to the map search.

3



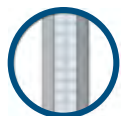
search by
streetscape element

“Search by Streetscape Element” is an inventory-based search normally used to inform maintenance or the design of new streetscapes.



Streetscape **Elements**

The Manual provides design direction for **5 streetscape elements**. The “**Search by Streetscape Element**” option provides access to an inventory of all design details referenced in the Streetscape Manual.



paving



trees



medians

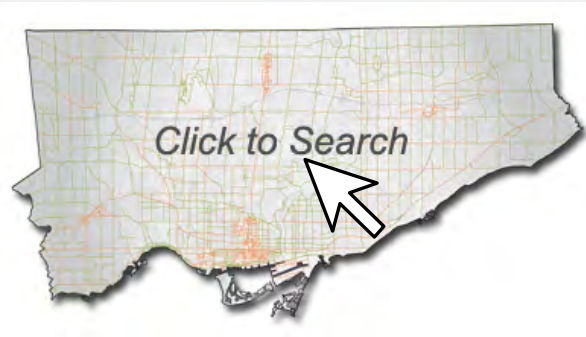


lighting



furniture

Streetscape Location



The Streetscape Manual is most often searched for design information about a particular street or location in the city.

The “**search by map**” or “**search by street name**” options should be used during the preparation of streetscape designs for development applications, capital work and any other street or sidewalk-related construction projects.



new development



capital project



sidewalk reconstruction



HOME CONTACT US SEARCH

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Urban Design - Civic Improvements

STREETSCAPE MANUAL street index

Yonge Street

Donwoods Dr. to Steeles Av.

[View Map](#)

Streetscape Type: Special

Planning District: North York

Related Links: [8. North York Centre](#)

Streetscape Design Details:

Paving

P-s14 Yonge Street (Donwoods Dr. to Steeles Av.)

Street Trees

see [Street Trees](#) for planting options

Medians

M-s5 Yonge St. (Franklin Av. to Drewry Av.)

M-s6 Yonge St. (Franklin Av. to Drewry Av.)

Lighting

selection to be determined according to site conditions
see [Lighting: A. Standard](#) for typical options

Street Furniture

visit the [Coordinated Street Furniture Program](#) website
and the [Street Furniture](#) section of the Manual to view the standard furniture options

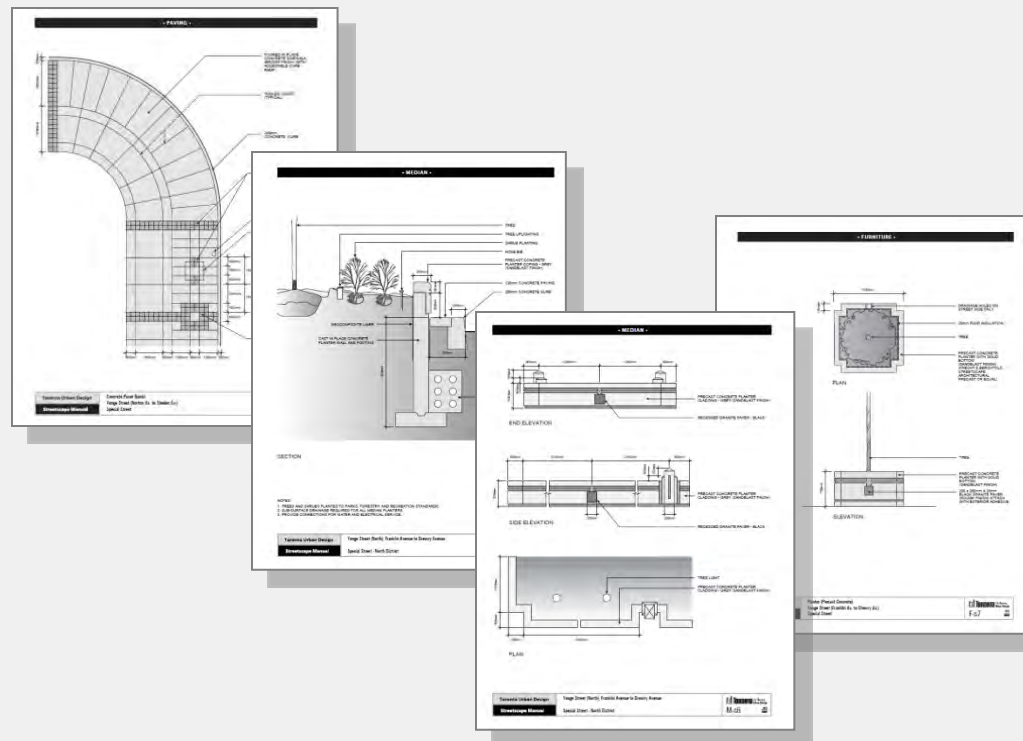
Terms and conditions of use.

Apply the above-referenced Streetscape Design Details together with the **SPQA - City Construction Standards for Roads**.

Streetscape re/construction may affect licensed activities in this right-of-way. Contact Municipal Licensing and Standards mlsroadallowance@toronto.ca for required information.

Questions/Comments, email streetscapemanual@toronto.ca.

When searching a specific location, the Manual often identifies more than one design detail for a streetscape element.



Urban Design - Civic Improvements

STREETSCAPE MANUAL

street index

Yonge Street
Donwoods Dr. to Steeles Av. [View Map](#)

Streetscape Type: Special

Planning District: [North York](#)

Related Links: [8. North York Centre](#)

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After downloading the recommended options presented in the Manual, the selection of the most appropriate design treatment should **always start with consultation and coordination with City staff and identified stakeholders.**

WARD 25 DON VALLEY WEST PROFILE

[Councillor Jaye Robinson](#)

[2011 North York Community Council Area Profiles](#)
[2011 Ward Profile - 2011 Census \(PDF\)](#)
[2011 Ward Profile - 2011 National Household Survey \(PDF\)](#)

[2006 Ward Profile - 2006 Census \(PDF\)](#)
[2001 Ward Profile - 2001 Census \(PDF\)](#)

 Need assistance reading content?
Call 311 or email cityplanning@toronto.ca

[City of Toronto](#) Search

Ward Profiles

To get the Ward Profiles, please click on a Ward.

[Expand All](#) [Collapse All](#)

- [About the Ward Profiles](#)
- [About Statistics Canada Data](#)
- [Ward Profiles on Open Data](#)

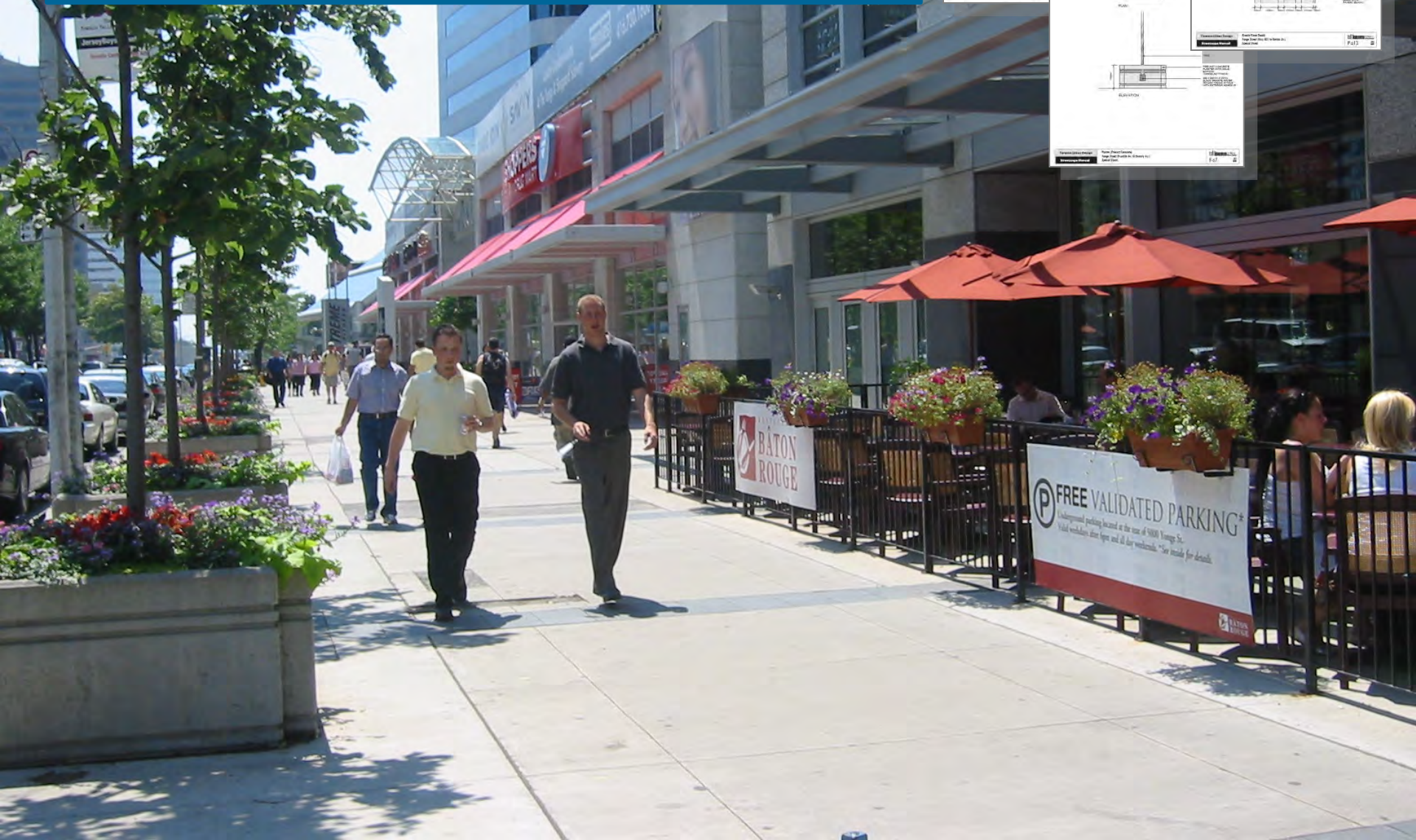
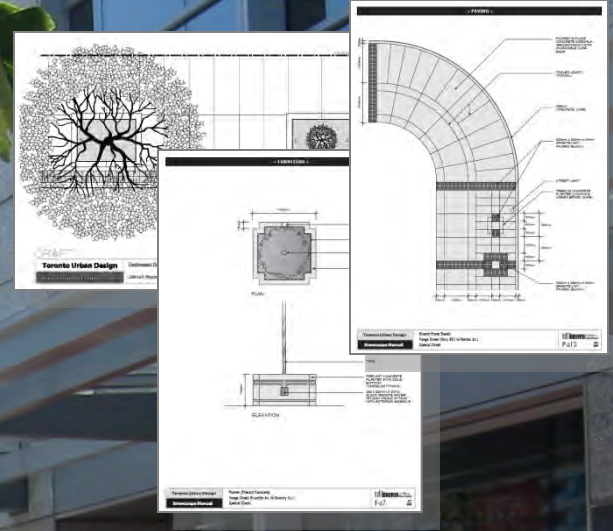
Contact Us

Research and Information
City Planning Division
Metro Hall, 55 John St., 22nd Floor
Toronto, ON M5V 3C6
Email: cityplanning@toronto.ca

For streetscape designs **related to development applications**, contact the assigned Community Planner or click on the **“Planning District”** link for general contact information.

For streetscape inquiries **not related to development applications**, email:
streetscapemanual@toronto.ca

Selecting the most appropriate details and arriving at a final streetscape design relies on a **comprehensive decision-making process.**





Working with City staff and identified stakeholders, the development of a final streetscape design is generally dependent upon:

- the existing or planned context;
- available space in the sidewalk zone and setback;
- width and location of the pedestrian clearway;
- location of above- and below-grade utilities; and
- other sidewalk/boulevard activities

Existing or Planned **Context**

It is important to visit the street/site as early as possible in the design process to assess the current streetscape conditions and determine the following:

- is the existing streetscape consistent with the Manual classification (streetscape type) and design recommendations (standard/site-specific details)?
- what is the character of the sidewalk zone (Main/Green) and how is it organized?
- what elements and treatments are found on adjacent blocks/neighbouring sites?
- is there a good precedent to continue or does the streetscape require improvement or complete renewal?

Always coordinate the assessment of existing conditions with City staff.



Urban Design - Civic Improvements

STREETSCAPE MANUAL

street index

Queen Street West
Bathurst St. to Simcoe St. [View Map](#)

Streetscape Type: Existing Main

Planning District: [Toronto & East York](#)

Related Links: [16 King-Spadina King-Spadina Guidelines](#)

Business Improvement Area: [Queen Street West](#)

Streetscape Design Details:

Paving
selection to be determined according to site conditions

[P-s3 Queen St. W. \(Spadina Av. to University Av.\) & John Street](#)

Street Trees
see [Street Trees](#) for planting options

Lighting
selection to be determined according to site conditions
see [Lighting: A Standard](#) for additional pedestrian options

[L-10 Type II Pedestrian Light \(Concrete Pole with Base Cover\)](#)
[L-17 Acorn Head Street Light](#)
[L-s19 Downtown Cobra Head Street Light with Type II Pedestrian Light](#)

Street Furniture
visit the [Coordinated Street Furniture Program](#) website
and the [Street Furniture](#) section of the Manual to view the standard furniture options

[Terms and conditions](#) of use.

Apply the above-referenced Streetscape Design Details together with the SPQA - [City Construction Standards for Roads](#).

Streetscape re/construction may affect licensed activities in this right-of-way. Contact Municipal Licensing and Standards mlsroadallowance@toronto.ca for required information.

Questions/Comments, email streetscapemanual@toronto.ca.

Existing or Planned Context

- Streetscape type
- Weblink to the Planning District
- “Related Links” to policies, guidelines and other initiatives that may relate to the streetscape
- Link to City of Toronto BIA website if part of a local Business Improvement Area

Review the history, changing patterns and priorities for the street to establish the planned context. Coordinate the streetscape design with all applicable policies, plans, guidelines and initiatives. Contact City staff for verification and interpretation of referenced material and for any additional streetscape-related information.

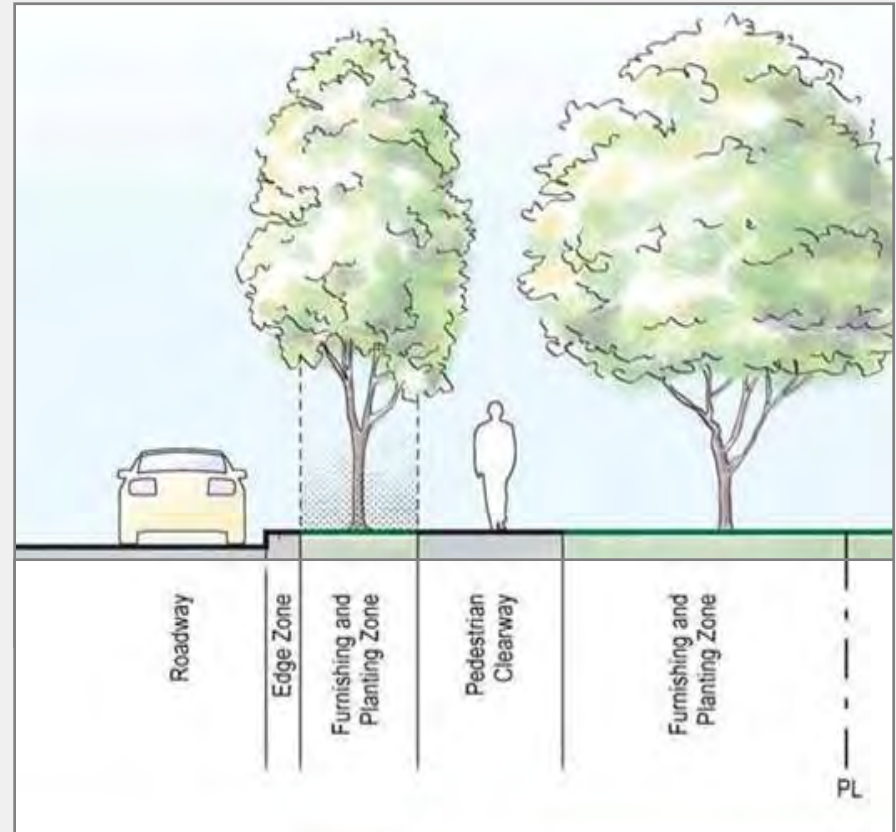
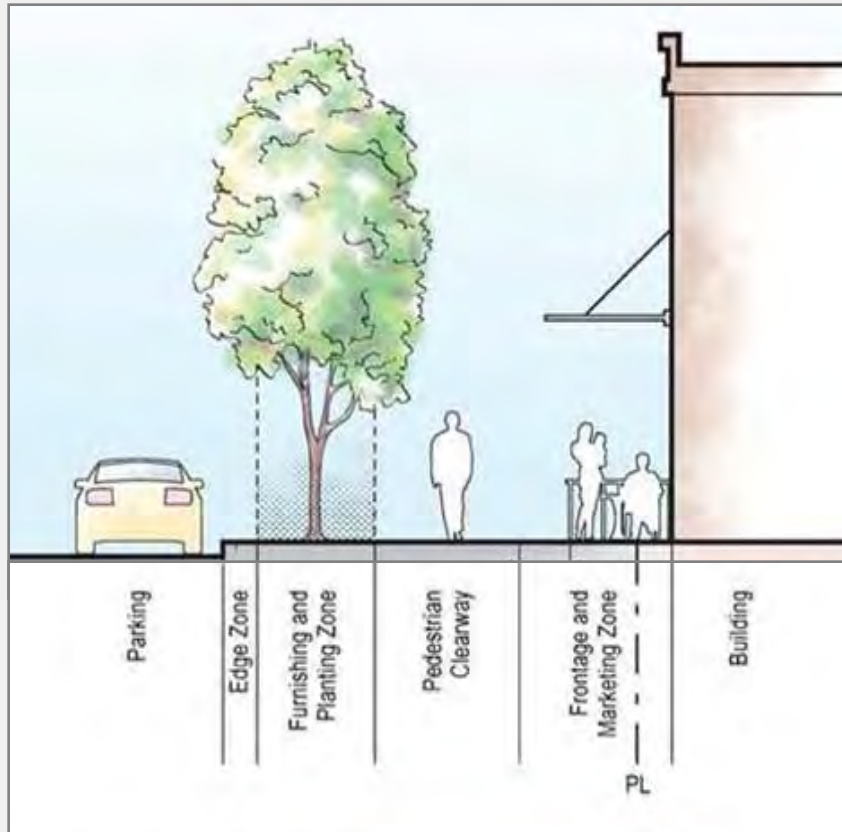
Space in the Sidewalk Zone and Setback



After determining the existing or planned context for the streetscape, the quality and organization of the sidewalk zone and setback should be established.

Identify existing or required easements, the location of mature trees, current sidewalk uses and activities, and any other installations that may affect the space available for pedestrians or placement of streetscape elements.

Space in the Sidewalk Zone and Setback



Review the layout of the sidewalk zone and allocate space to the various streetscape elements and identified functions. In constrained locations, work with City staff and stakeholders to secure additional space for pedestrians and streetscaping (e.g. reorganize/realign elements, relocate/underground utilities, extend roadway curbs, increase building setbacks, etc.).

When evaluating the sidewalk zone and setback always look for opportunities to **grow healthy street trees**.

- Refer to the Urban Forestry [Tree Planting Specifications](#) for soil and space requirements
- Identify suitable planting zones between the curb and building face
- Coordinate tree planting zone(s) with the location of the pedestrian clearway, utilities, street lighting and street furniture
- Identify opportunities to connect with existing soil volumes on public and/or private property

Note: access to at least 30m³ of good quality soil is recommended

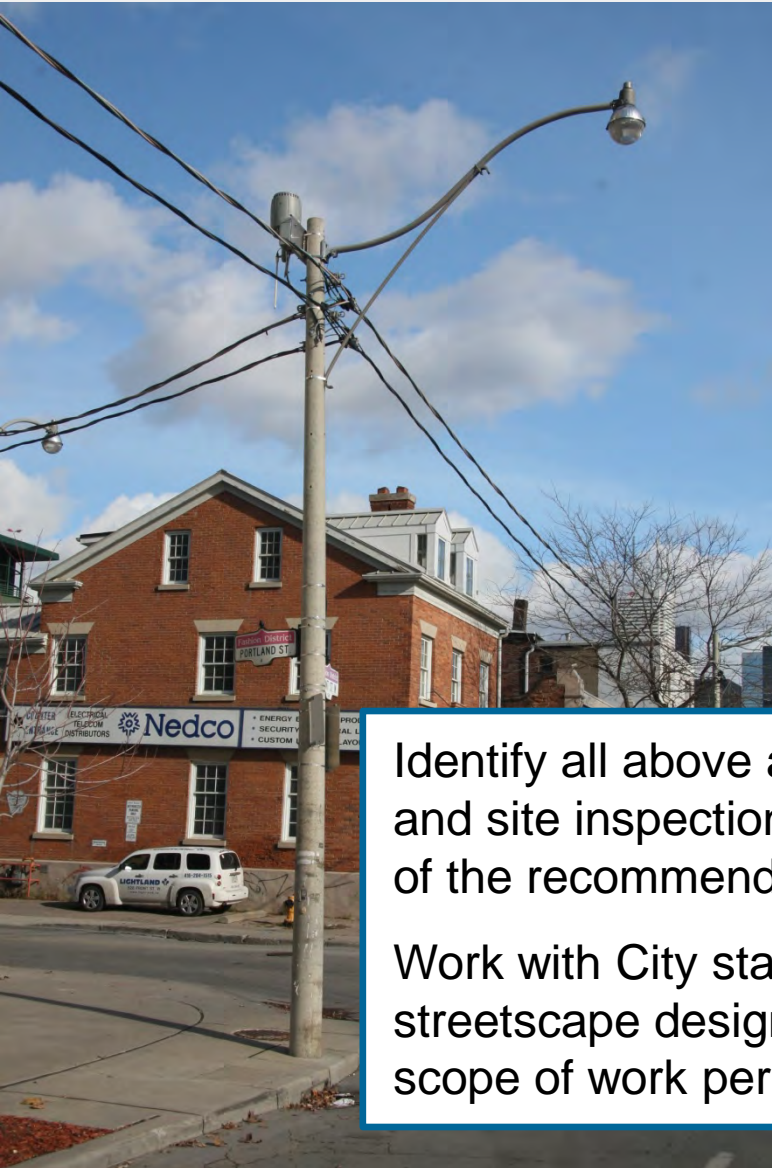
- Review the Streetscape Type and existing context to select an appropriate planting option

Note: typically Green Streets have soft landscapes (T-sL series) and Main Streets have hard landscapes (T-series). The standard City treatment around a tree is turf and/or mulch. Enhanced plant material is encouraged, but must be secured appropriately with the City and is normally maintained by others (e.g. adjacent property owner, BIA, etc.)

Width and Location of the **Pedestrian Clearway**

The pedestrian clearway is a top priority in the streetscape design process. The **width of the clearway** should respond to accessibility requirements and the volume of pedestrian activity. The **location of the clearway** should generally match adjacent sites/blocks to maintain a continuous, unobstructed route.

When the clearway is under-sized, circuitous, or creates an undesirable condition (e.g. too close to a busy road), consider how it could be widened/realigned/repositioned to better serve pedestrian comfort, access and safety. Where appropriate, part of the setback may be secured to widen the clearway. Contact City staff for assistance.

Location of **Utilities**

Identify all above and below-grade utilities using mapping, surveys, and site inspections. Note any conflicts that may affect the installation of the recommended design details.


Work with City staff and identified utility stakeholders to coordinate the streetscape design with existing utilities. Where conflicts exist and scope of work permits, consider utility relocation or undergrounding.

Other **Activities**

The spacing and placement of the pedestrian clearway, street trees and other fixed streetscape elements should be mindful of opportunities for other permanent or temporary activities in the sidewalk zone.

Boulevard cafés, street vendors, signage, grocery stands, retail or marketing displays, etc., are normally regulated by City by-laws, municipal licensing and/or other legal agreements. Contact City staff for information about current or future activities that may affect the streetscape.





Beyond the key considerations just outlined, there are a few additional points to keep in mind when finalizing a streetscape design.



All arterial roads and a selection of collector and local roads have been evaluated, classified and indexed in the Streetscape Manual in a manner that reflects their urban design role in the city street network.

If a street is not listed in the Street Index, then no specific Streetscape Manual details apply. However, streets that are not part of the Manual should still be designed and built to achieve a high quality public realm, including good pedestrian infrastructure, proper lighting and healthy street trees.



Each Streetscape Type identified in the Manual has a standard palette of construction materials that reflect the urban design role of that street within the city as a whole.

In general, Main Streets apply more hard-surface materials and treatments than Green Streets and normally require a more generous streetscape budget.

Site-specific design details, which offer a unique palette of materials, are applied to certain streets regardless of their Streetscape Type to reinforce a unique identity, history, Business Improvement Area, or other special planning designation.



Whenever possible, the materials, spacing and type of streetscape elements applied should be consistent on both sides of a street.

When the streetscape type or treatment changes along a street, the change should generally occur at an intersection.



Training Session 3: Decision-Making is now complete.

To begin using the Manual, click the **ONLINE** link below.

STREETSCAPE MANUAL ONLINE

END OF TRAINING SESSION 3: Decision-Making

