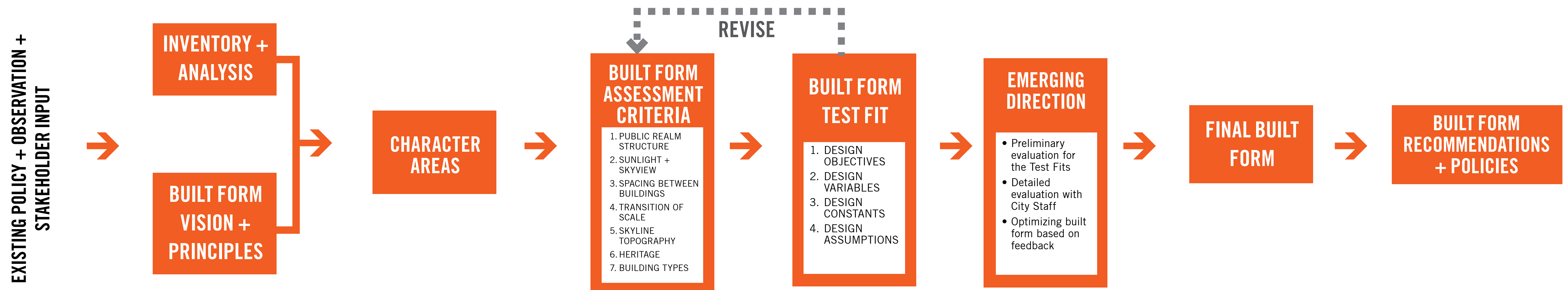






## STUDY PROCESS & METHODOLOGY

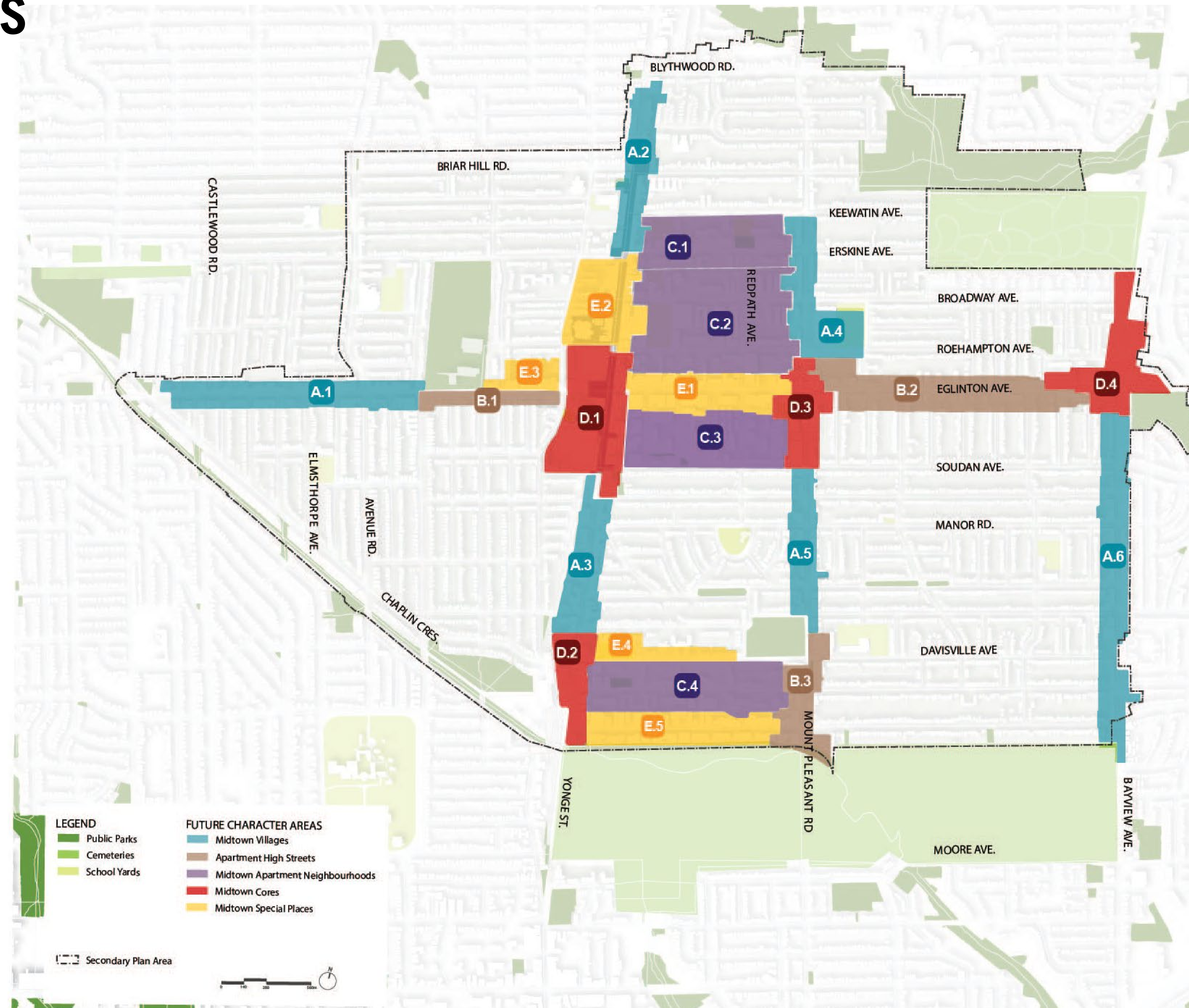


## BUILT FORM PRINCIPLES

 <h3>1. AREA STRUCTURE</h3> <p><b>A.</b> Provide a variety of building types with a range of heights to reinforce existing character, promote localized sense of place and create a legible skyline for Midtown that reinforces the area structure when viewed from key vantage points within the broader city.</p> <p><b>B.</b> Maintain and reinforce the stability of low-rise Neighbourhoods through the use of varying approaches to transition in scale suitable to the local context in Mixed Use Areas and Apartment Neighbourhoods that minimize shadow and privacy impacts.</p> <p><b>C.</b> Respect and enhance the character and form of the Midtown Villages and in particular the historic streetwall, narrow frontages and cornice lines.</p>	 <h3>2. PUBLIC REALM, OPEN SPACE &amp; WALKABILITY</h3> <p><b>A.</b> Reinforce the open space amenity and spaciousness of the Secondary Plan area by ensuring significant and high-quality landscaping at grade; providing generous building spacing; coordinating the siting of tall buildings, where permitted; ensuring the base of tall buildings have a human-scale and reinforce existing character; and ensuring entrances are visible and directly accessible from the public sidewalk.</p> <p><b>B.</b> Promote 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, clear glazing and doors to allow for a two-way visual exchange, and the highest quality of architecture and landscape architecture.</p> <p><b>C.</b> Ensure fine-grained pedestrian circulation between and through sites and blocks through the placement and orientation of buildings.</p> <p><b>D.</b> Promote public art in visible and accessible locations to express to evolving cultural diversity and history of Midtown.</p>	 <h3>3. LIVEABLE &amp; COMFORTABLE SPACES</h3> <p><b>A.</b> Locate, design and mass buildings and mitigate the cumulative effect of multiple tall buildings, where permitted, to preserve skyview; allow daylight and sunlight to penetrate to the street and lower building levels; and ensure good wind conditions in all seasons, including mitigating any off-site wind impacts on adjacent sites.</p> <p><b>B.</b> Enhanced sunlight will be achieved along the Midtown Villages, Park Street Loop, Eglinton Green Line, major pedestrian routes and parks and open spaces</p> <p><b>C.</b> Ensure high-quality living and working conditions, including access to public and private open space, interior daylighting, natural ventilation and privacy for building occupants.</p>	 <h3>4. HERITAGE &amp; CIVIC LANDMARKS</h3> <p><b>A.</b> 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.</p> <p><b>B.</b> Frame, conserve and accentuate views from the public realm to key heritage resources, landmarks and other important sites through the siting, location, massing and articulation of development.</p> <p><b>C.</b> Provide frontage on major pedestrian routes for community facilities and ensure facilities have good visibility, access, civic prominence and clear views inward from streets, parks and mid-block connections</p>
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## CHARACTER AREAS

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



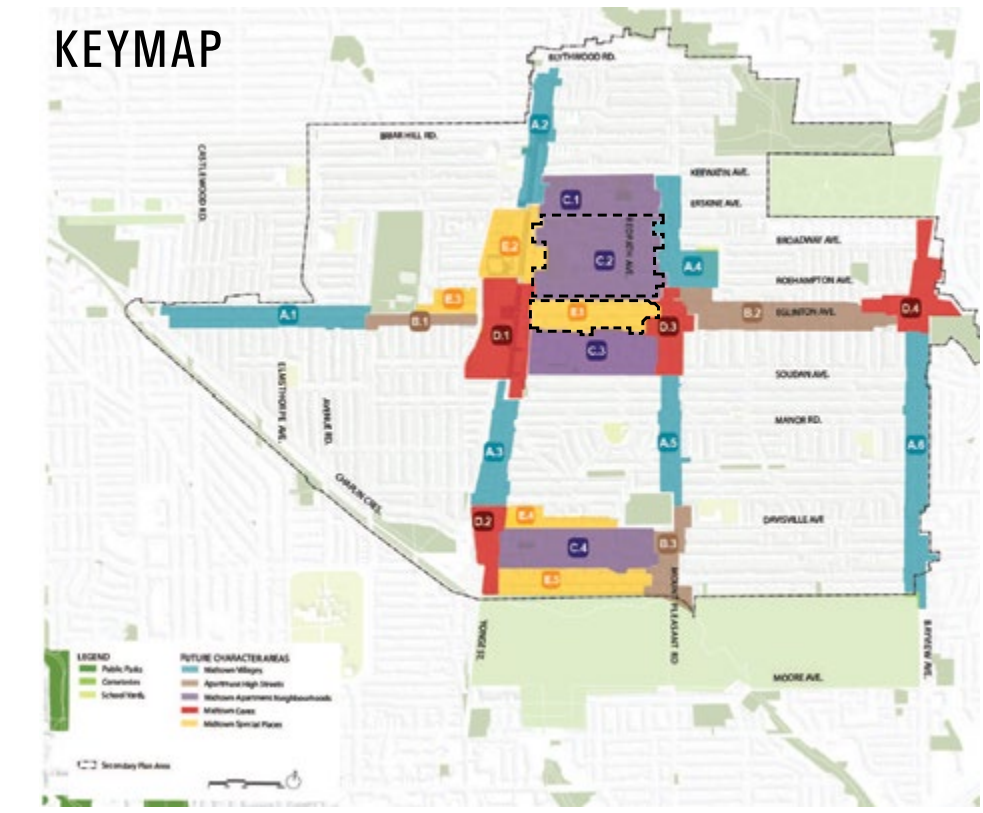
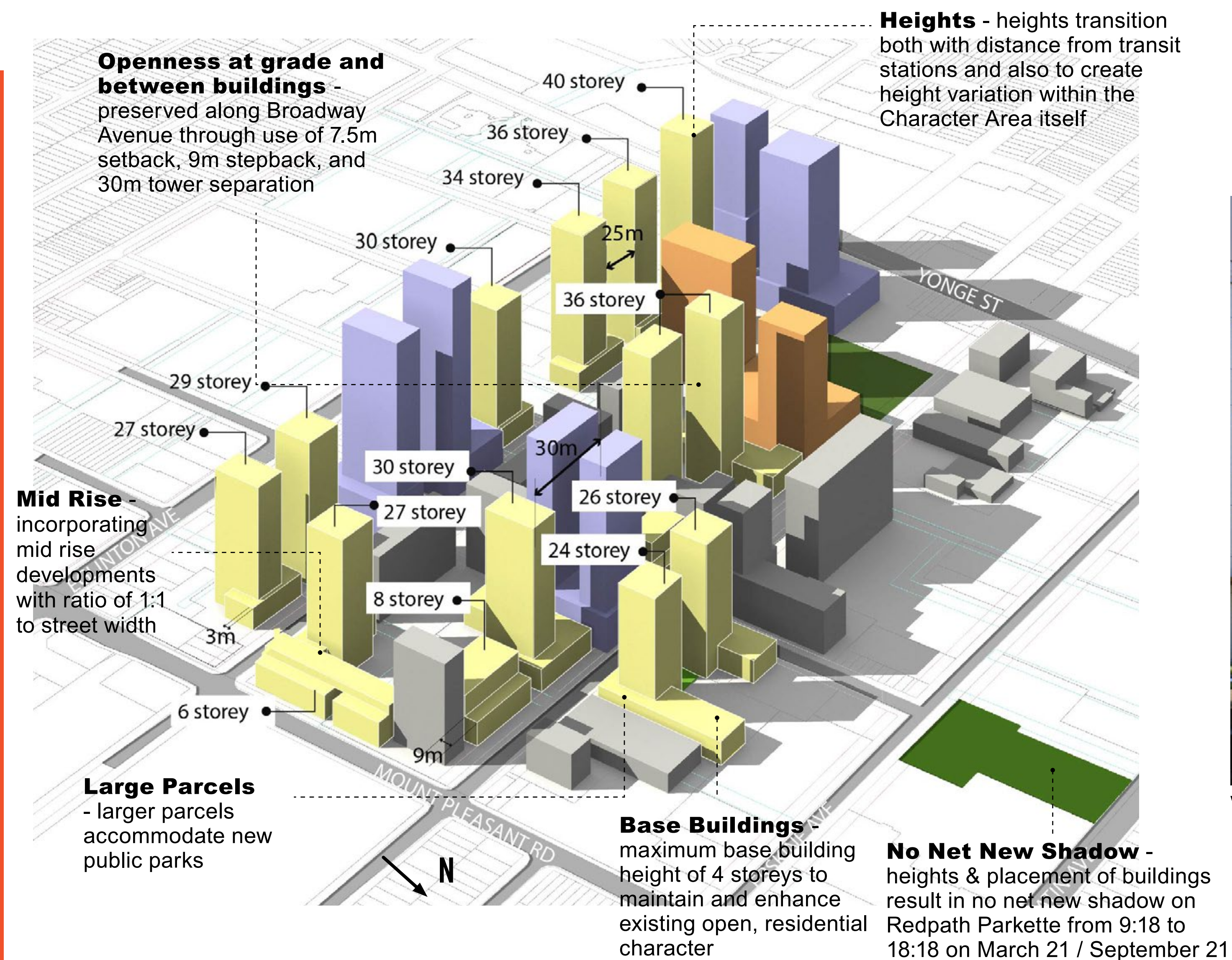
# YONGE- EGLINTON CENTRE

## C2. REDPATH PARK STREET LOOP

### VISION STATEMENT

As one of the Midtown Apartment Neighbourhoods, the Redpath Park Street Loop area is generally defined by residential uses in apartment towers, walk-up apartment buildings and townhouses, all set in an open, generously scaled landscaped setting. Sensitive infill development will be designed and located to maximize the characteristic openness both at grade and between buildings.

New buildings will contribute to the mix of building types, forms and tenures and will progressively transition to lower heights, reduced scale and less intensity from the adjacent Midtown Cores. Generously spaced towers above low-rise base buildings will complement the existing built form fabric, maximize sunlight and sky views to streets and parks and minimize the cumulative impact of tall buildings and other new development.

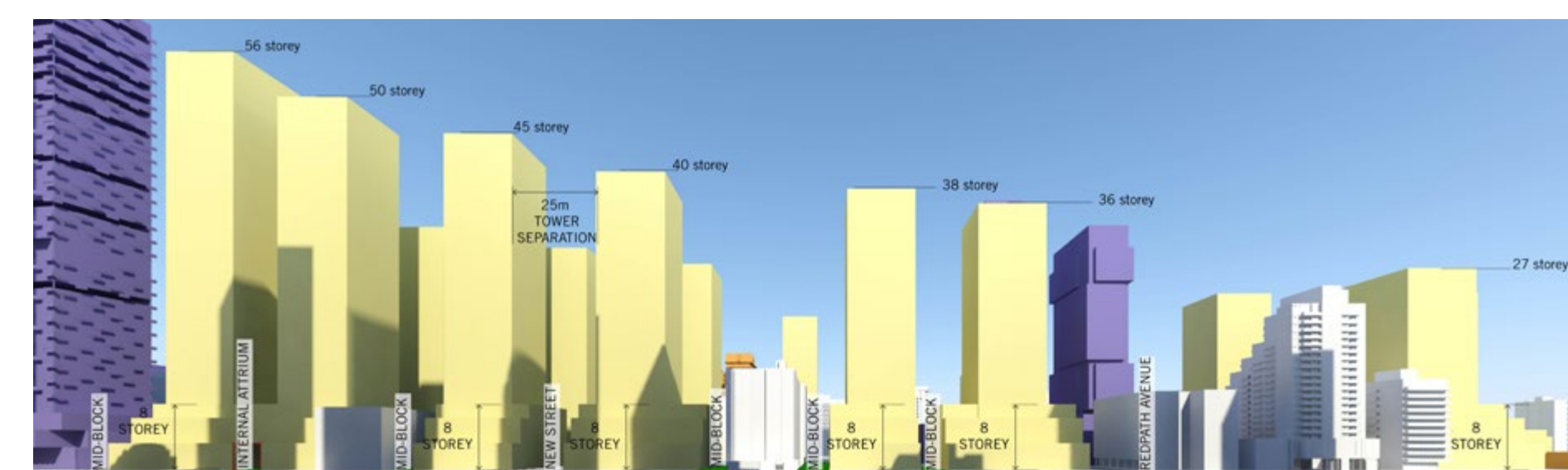
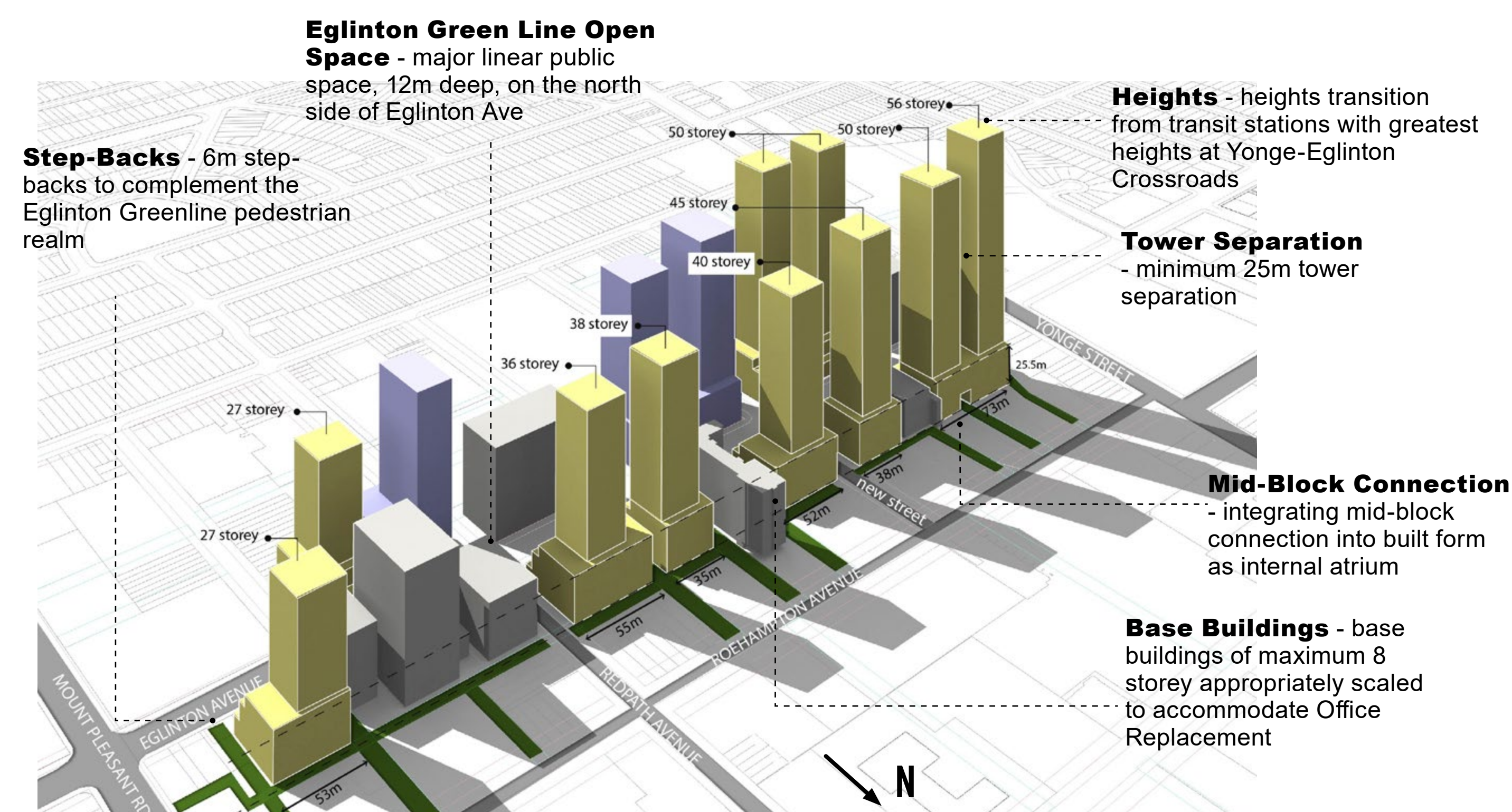


**View along Broadway Ave looking west from Mount Pleasant Road**

## E1. EGLINTON GREEN LINE

### VISION STATEMENT

The Eglinton Green Line will be a vibrant and dense 21<sup>st</sup> Century live-work business district anchored by the iconic Green Line open space. Existing office buildings will be replaced in new and modernized office or mixed-use buildings and will contribute to a prosperous regional economy. Historic landmarks will be integrated into the Green Line, providing contrast and a reprieve along the dense corridor and adding to the architectural diversity of the Character Area. Well-designed tall buildings will terrace down in height from the Yonge-Eglinton Crossroads height peak to the Mount Pleasant Station area.



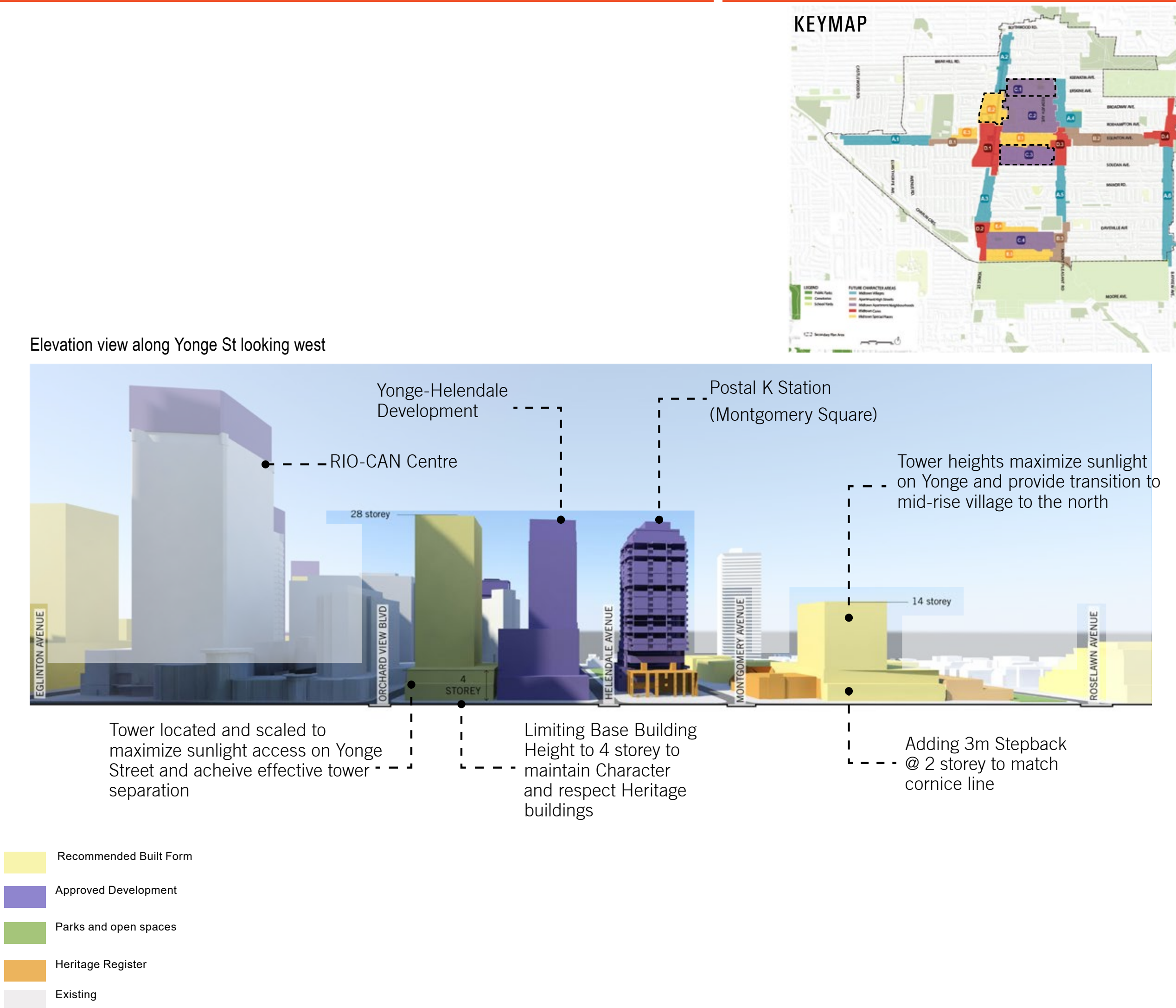
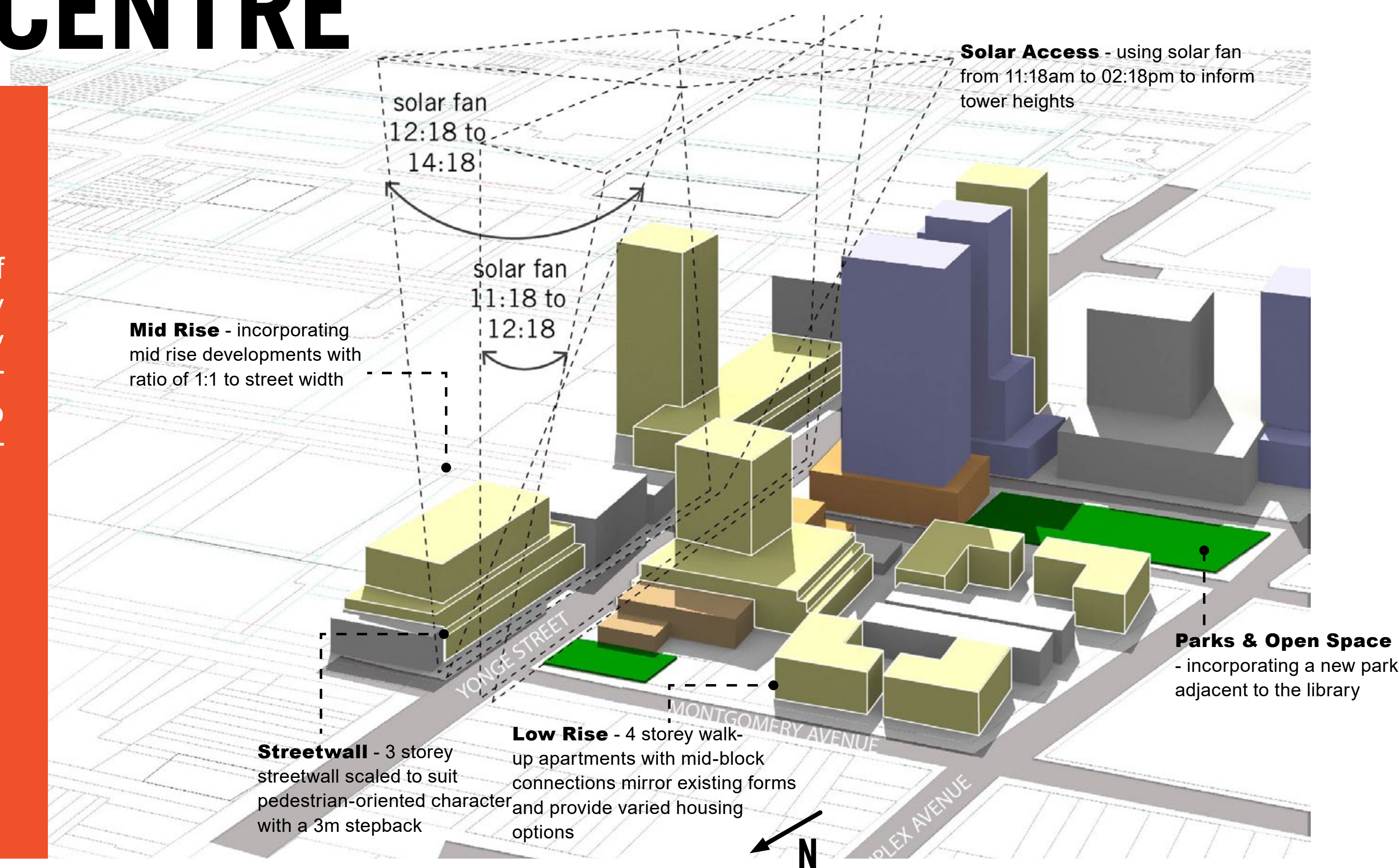
### Looking East from Yonge Street

## YONGE- EGLINTON CENTRE

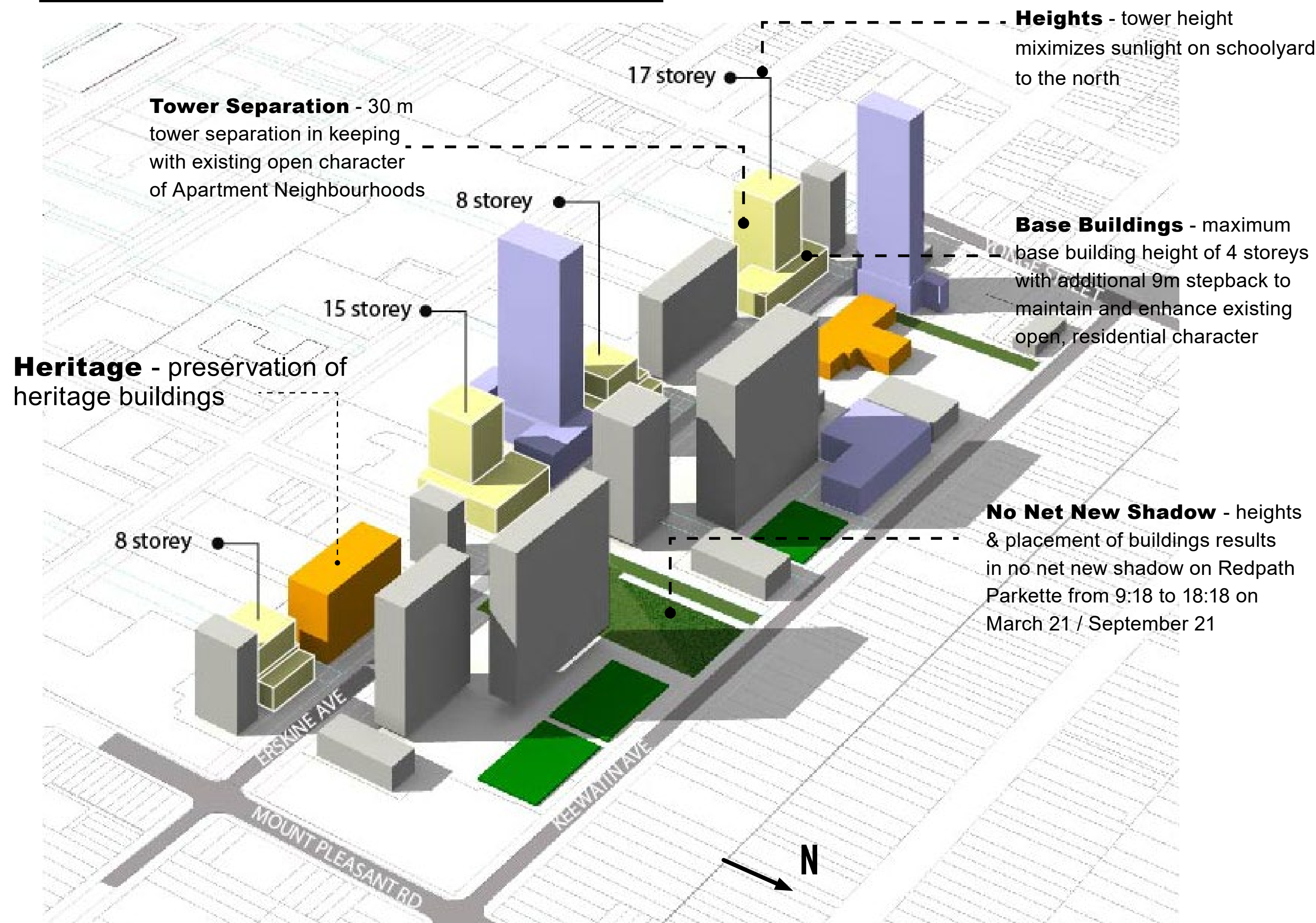
### E2. MONTGOMERY SQUARE

#### VISION STATEMENT

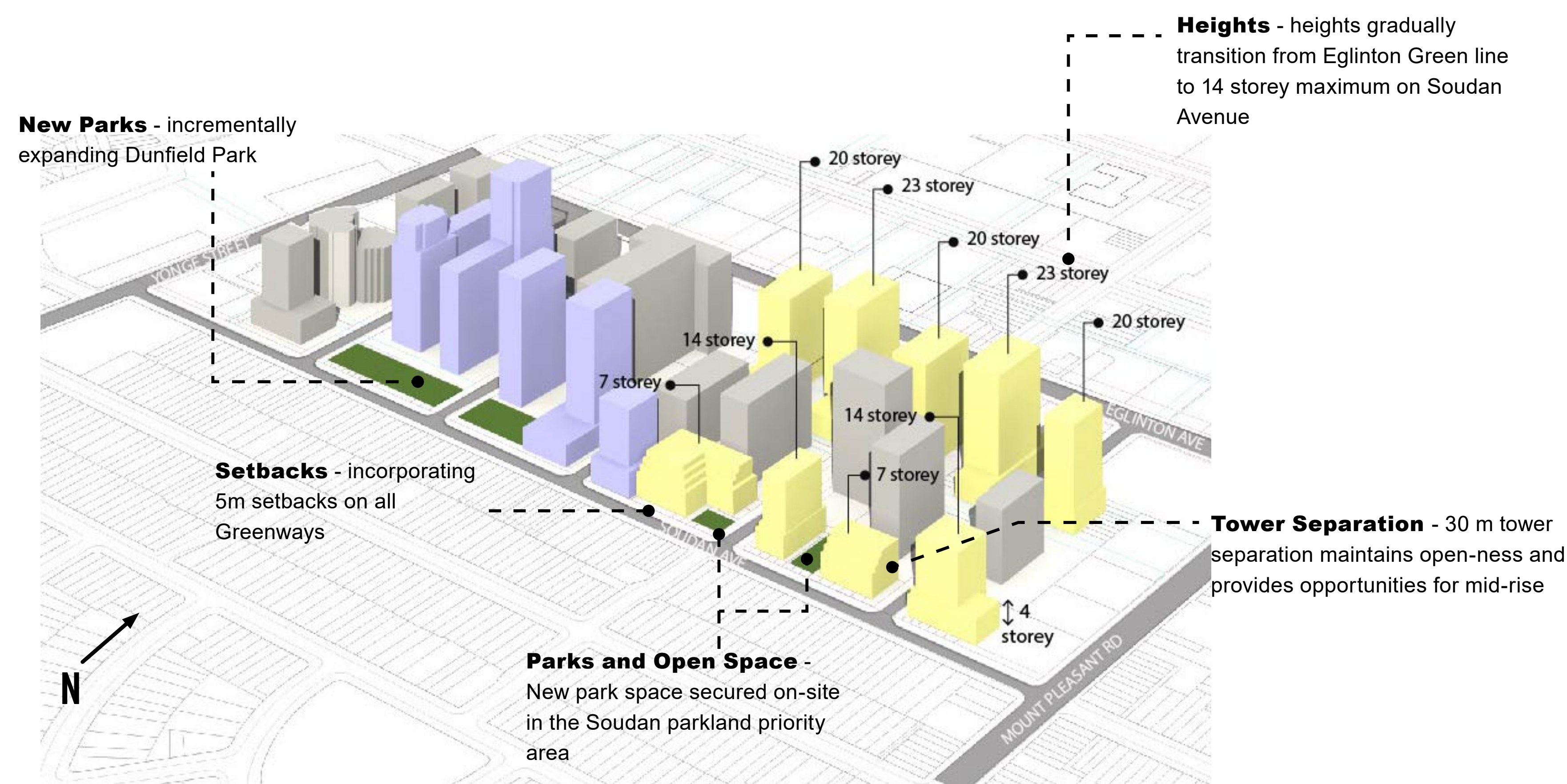
Montgomery Square will continue to be the civic heart of Midtown with its concentration of historic buildings, community facilities, and active, narrow frontage retail. Strategically located towers adjacent to the Yonge Street frontage will taper down in height to the north and step back from Yonge Street to ensure that the heritage resources and main street character remain prominent.



### C1. ERSKINE AND KEEWATIN



### C3. SOUDAN NEIGHBOURHOOD

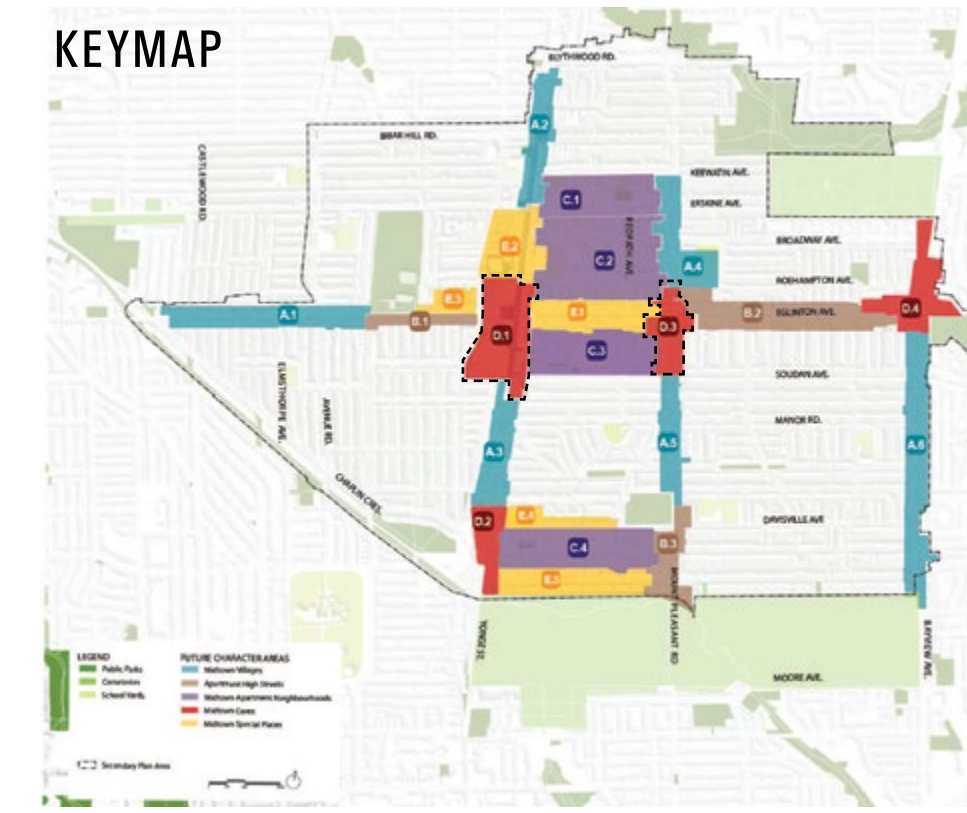
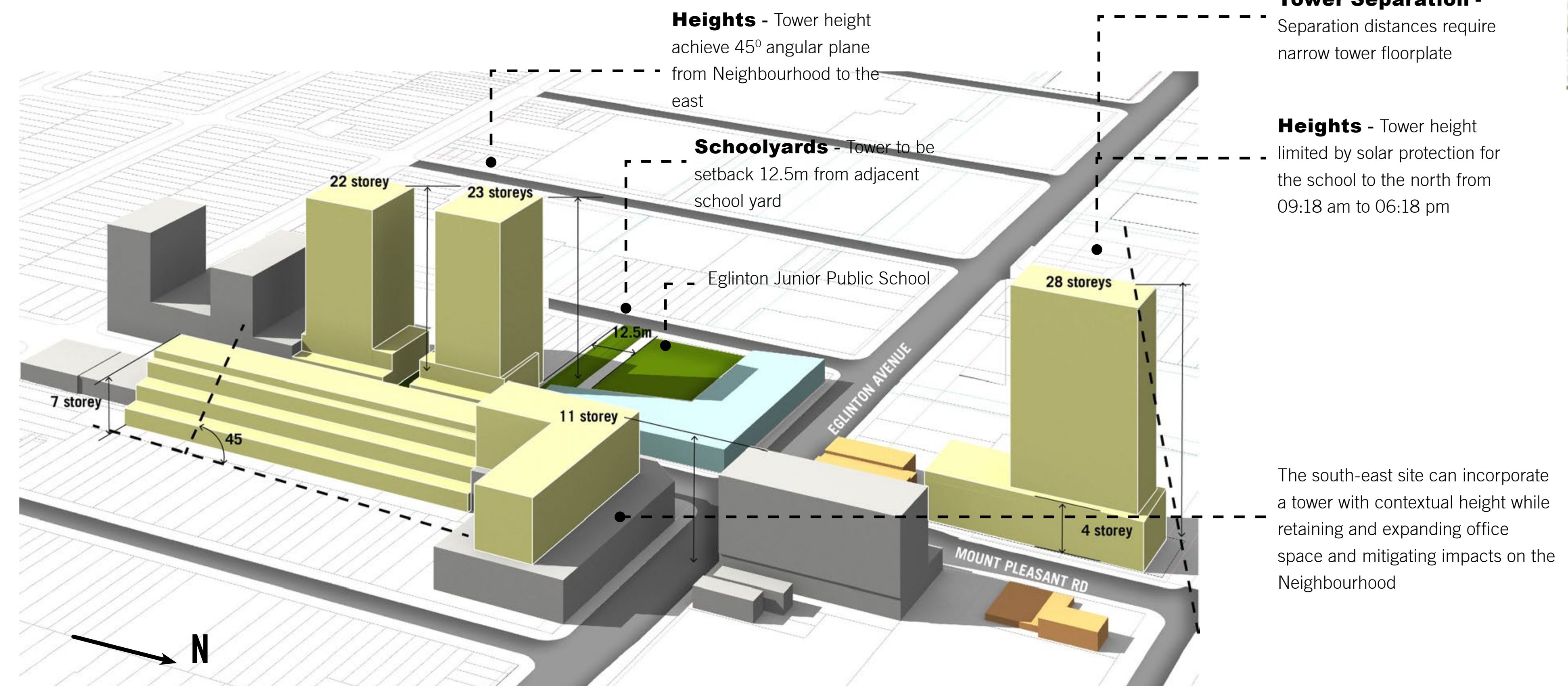


## YONGE- EGLINTON CENTRE

### D3. MOUNT PLEASANT STATION

#### VISION STATEMENT

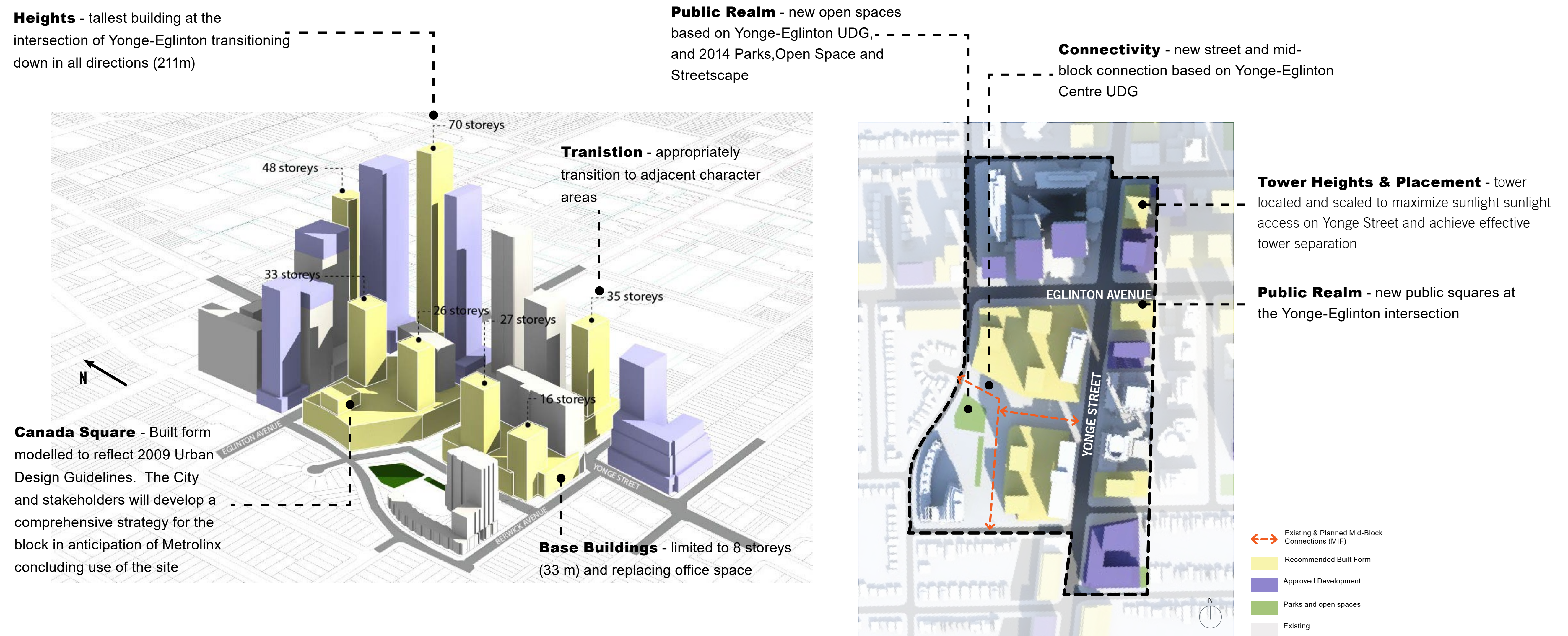
The Mount Pleasant Station area will emerge as a new focal point in Midtown enlivened by the new transit station, schools and adjacent office and retail clusters. The area will include mid-rise and tall buildings of a modest height that will contribute to a well-established mix of affordable and seniors' housing.



### D1. YONGE EGLINTON CROSSROADS

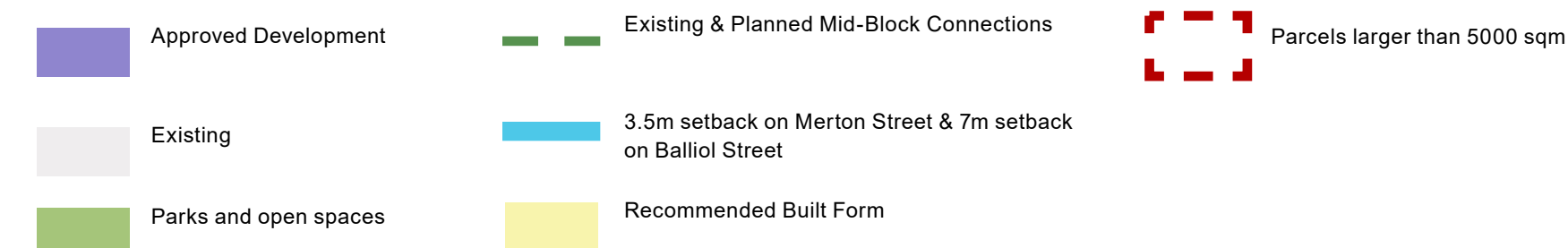
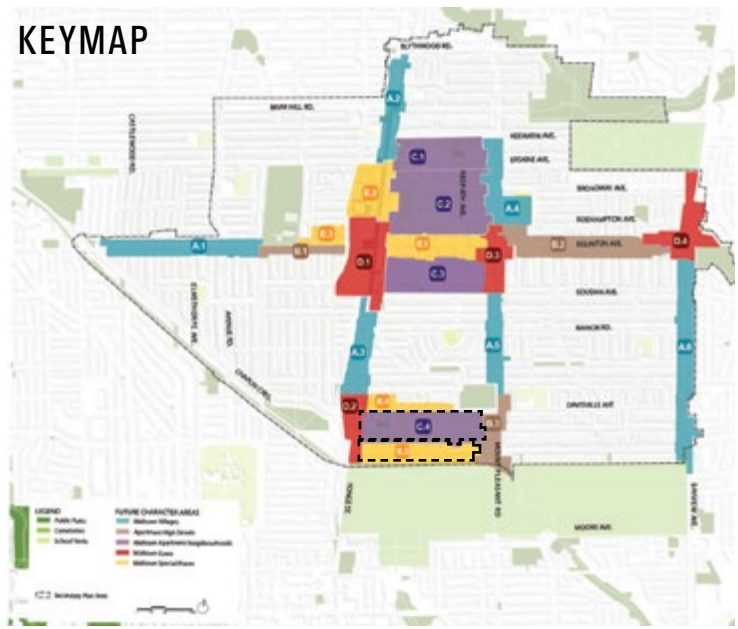
#### VISION STATEMENT

At the intersection of two great streets, the Yonge-Eglinton Crossroads will continue to be a celebrated landmark destination with a significant public open space made up of four squares, one at each corner. The site will be marked by tall buildings of the highest quality of architecture, landscape architecture and urban design marking the intersection on the Midtown's skyline. Major office, institutional and retail uses and community services and facilities along with new complementary residential development will benefit from the proximity to a regional transit hub.



## DAVISVILLE NEIGHBOURHOOD

### C4. DAVISVILLE APARTMENT NEIGHBOURHOOD & E5. MERTON STREET



View along Merton Street looking north



View along Balliol Street looking south

## E5. MERTON STREET

### VISION STATEMENT

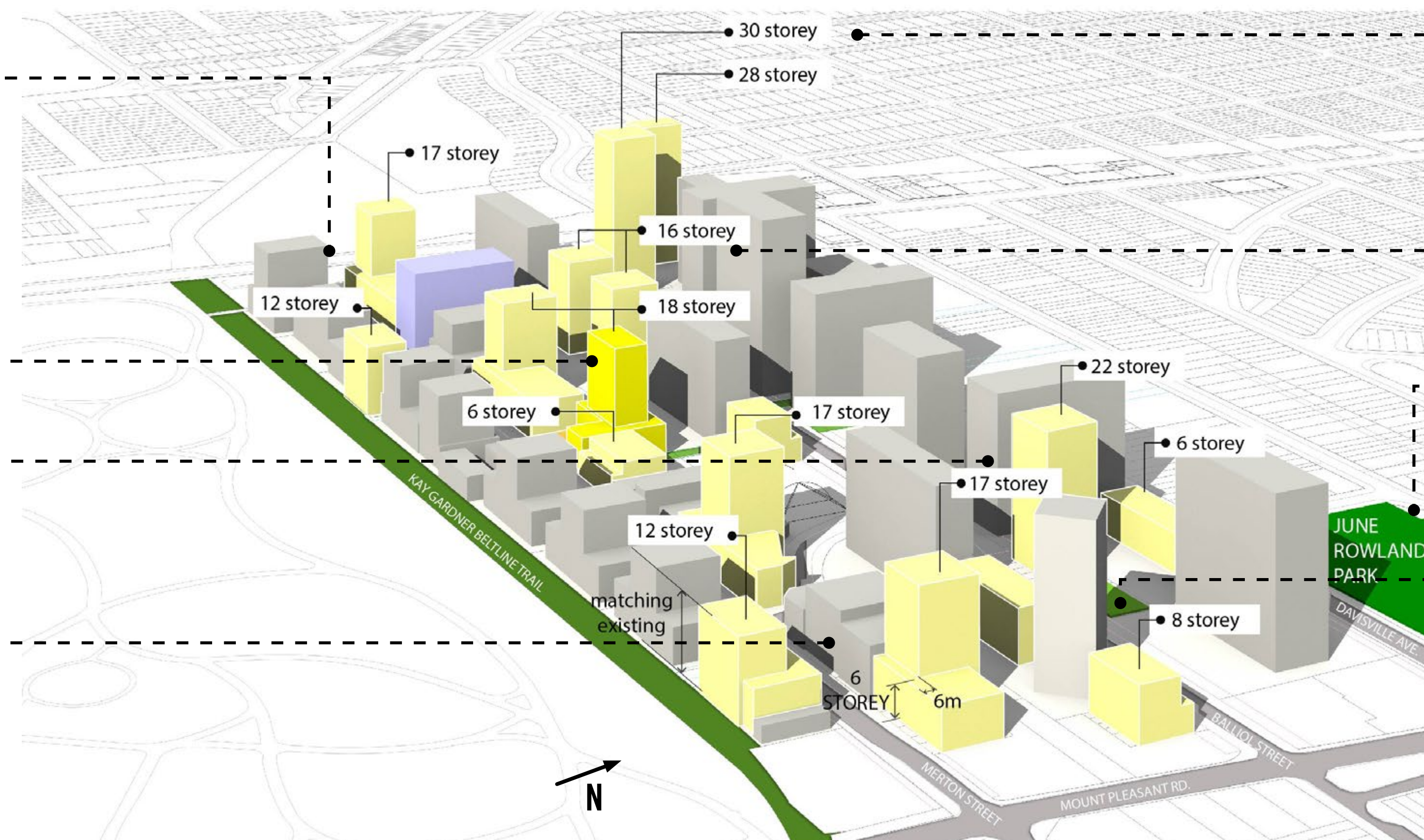
The Merton Street Character Area will continue to be a unique mixed use area in Midtown and the urban complement to the Beltline Trail with an eclectic mix of residential, commercial, and community services and facilities uses. New mid-rise and tall buildings, predominantly on the north side of the street, will be modest in height and scale to provide transition from the existing base and point tower typology of the street to the Apartment Neighbourhood to the north.

**Setbacks** - 3m to 4m 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 community facility and appropriately-scaled new development incorporated at rear and east side of site

**Tower Separation** - 30 m tower separation distances to maintain characteristics, open-ness, skyview and sunlight access

**Setbacks** - 5m to 6m setbacks along Balliol and Davisville to maintain open, landscaped character



**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

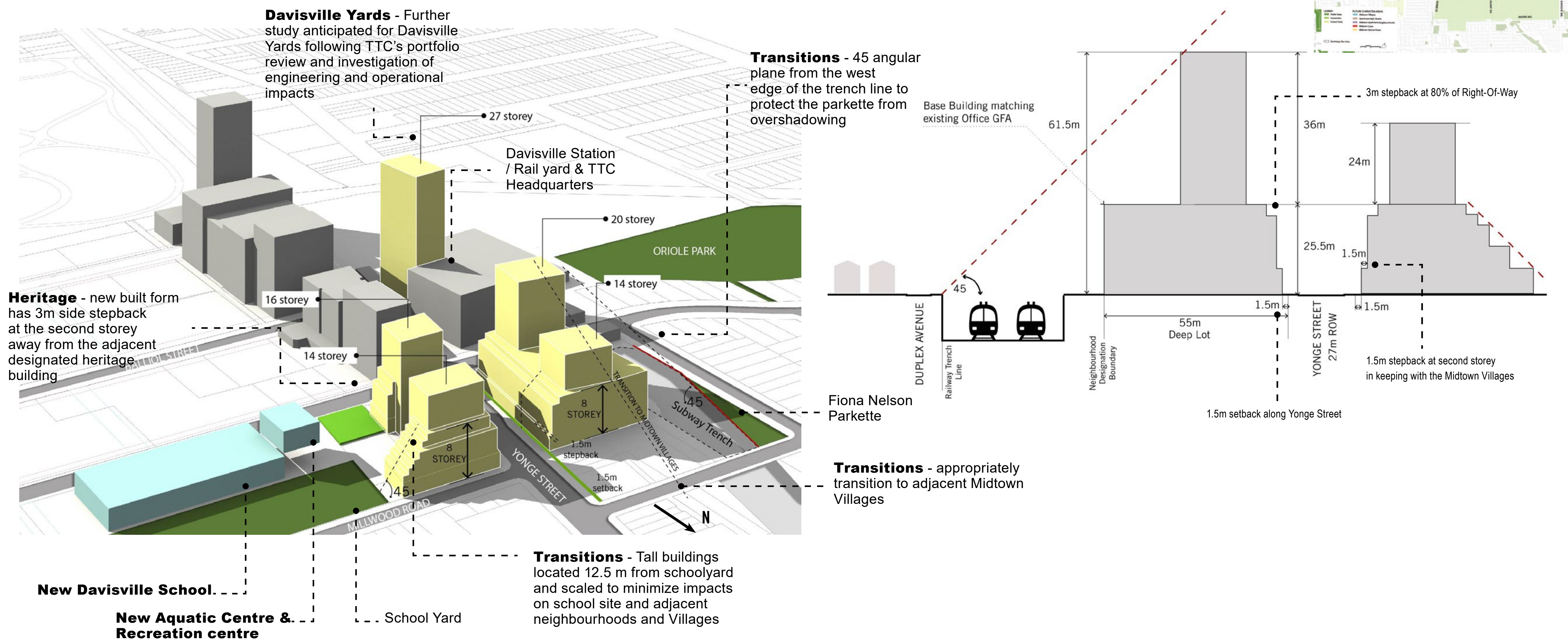
**No Net New Shadow** - heights & placement of buildings result in no net new shadow on June Rowlands Park from 9:18 to 18:18 on March 21 / September 21

**Large Parcels** - larger parcels accommodate new public parks

## DAVISVILLE NEIGHBOURHOOD

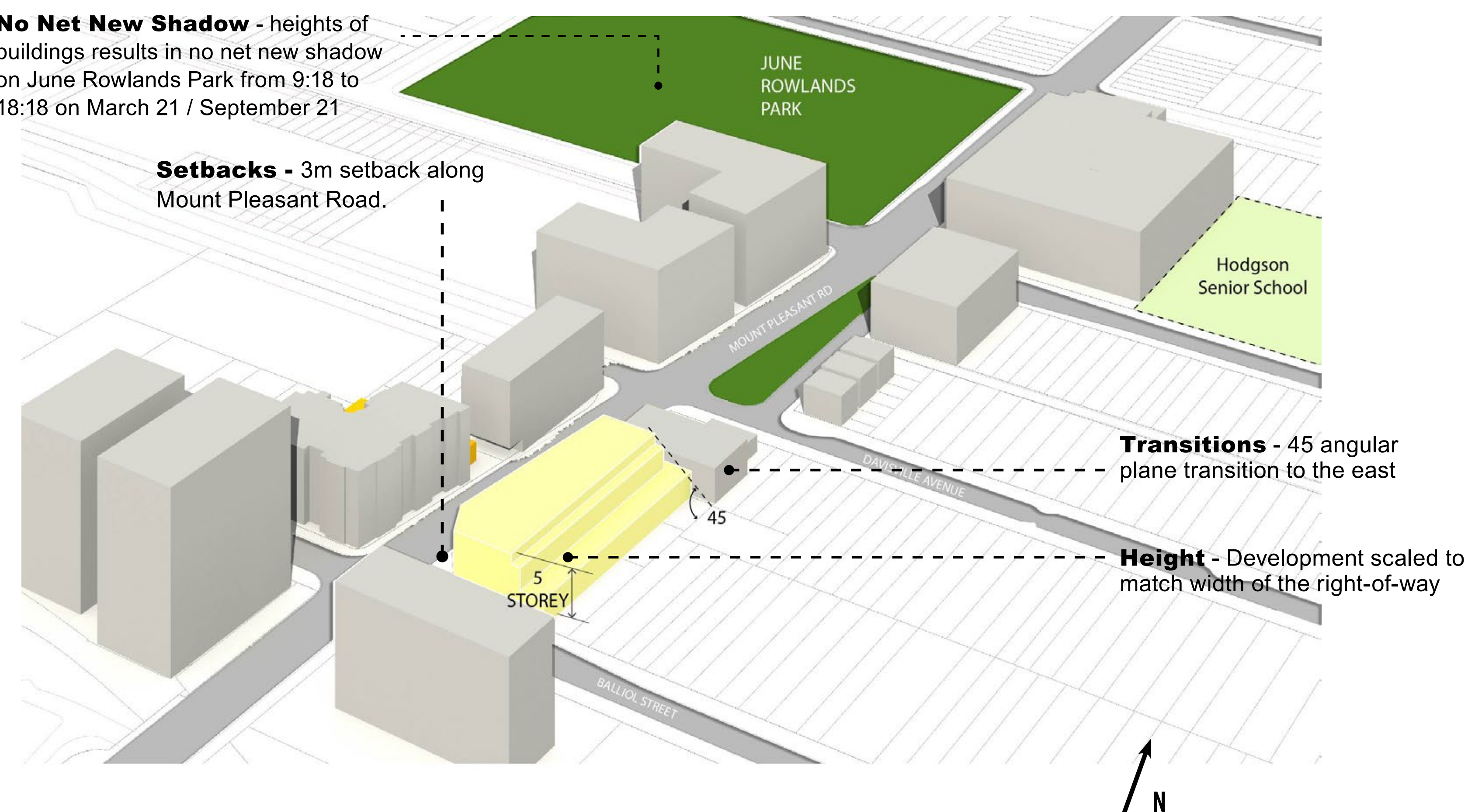
### D2. DAVISVILLE STATION VISION STATEMENT

The Davisville Station area will be a vibrant retail, commercial, institutional and community services and facilities hub that will continue to serve as a medical services and employment destination. Commercial uses will remain a priority, with new residential development integrated as appropriate. New development will be designed to provide connections to and minimize impacts on the public realm including Yonge Street, Oriole Park, the Kay Gardiner Beltline and Davisville School and Recreation Centre.



### B3. MOUNT PLEASANT SOUTH VISION STATEMENT

Mount Pleasant South will provide a transition between the modest heights of the tall buildings along Merton Street and the low-rise character of Mount Pleasant Village. Mid-rise buildings will frame an enhanced and greened Mount Pleasant Avenue to create an "urban arboretum" connecting to Mount Pleasant Cemetery, the Kay Gardiner Beltline Trail and Mount Pleasant Village Character Area



## MIDTOWN VILLAGES

### VISION STATEMENT

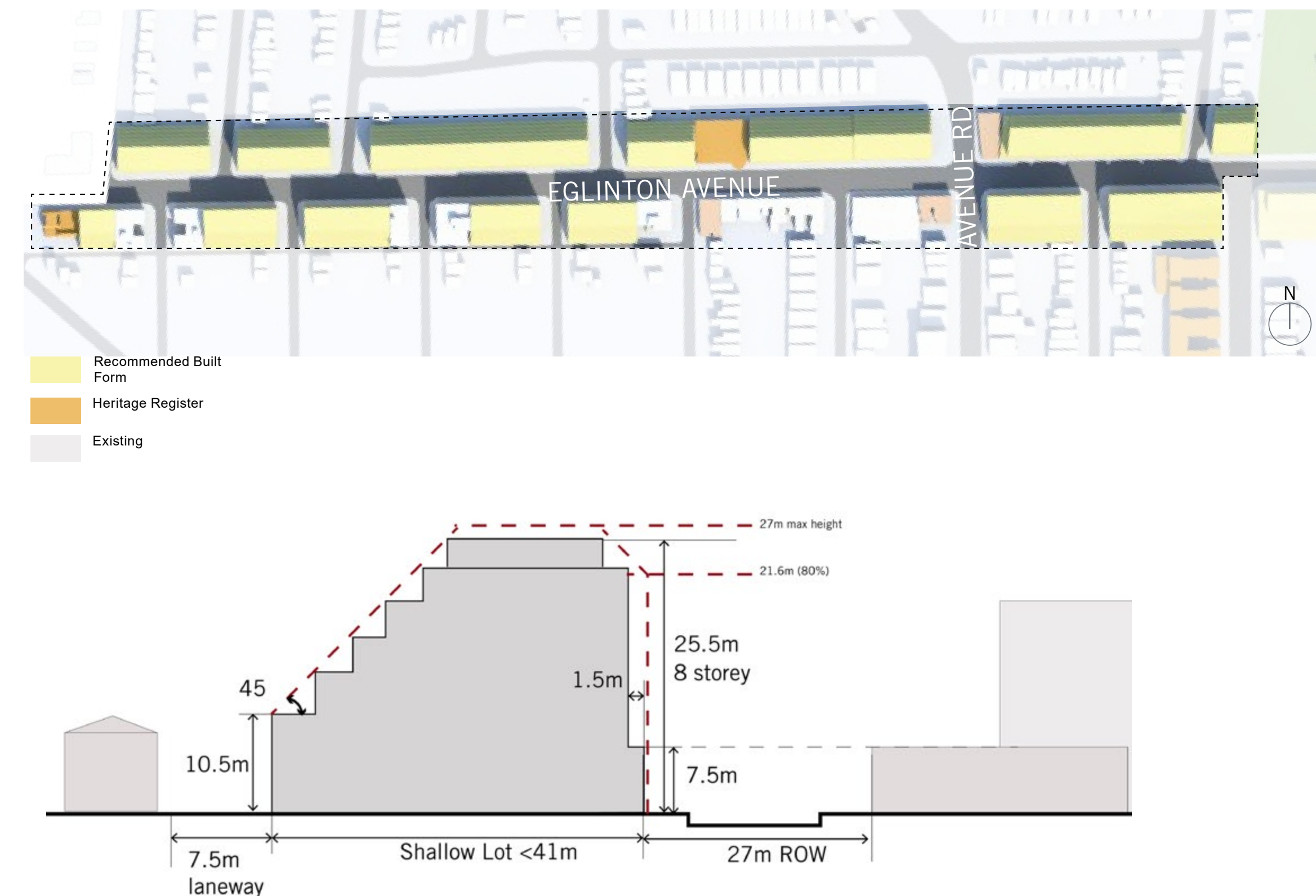
The Midtown Villages are local main streets that will continue to be destinations for local residents and visitors. The essential elements of the Villages will be their sunny, comfortable pedestrian-scaled retail streetscapes and the heritage properties which frame and support these attractive, vital main streets. New low and mid-rise buildings and incremental building additions are permitted and will accommodate a mix of commercial, residential and institutional uses and reinforce the scale and character of the main street buildings. Heritage properties will be appropriately conserved and sensitively adapted over time. Buildings will have narrow retail frontages with clear glazing, frequent doors with active uses at grade. An improved public realm, coupled with new and/or appropriately conserved buildings, will create a comfortable, attractive and accessible network of places and experiences for users of all ages and abilities.

Although the Villages will generally have a mid-rise character, each Village has the following defining attributes that need to be addressed through development and redevelopment:

- Yonge North and Yonge South Villages will bookend the tall buildings of the Yonge-Eglinton Crossroads and Montgomery Square Character Areas with mid-rise buildings, widened sidewalks and public squares.
- The Eglinton Way will continue to be a vibrant main street with mixed-use mid-rise buildings serviced by the Crosstown LRT.
- Located at the meeting point of two Midtown communities, Bayview-Leaside Village will incrementally intensify with the characteristic wide sidewalks and patios extended to the north and south.
- (d) Mount Pleasant South Village will be low-rise in nature to complement and reinforce the intact historic village streetscape. A Heritage Conservation District study will be undertaken to further inform the built form for this village.
- Mount Pleasant North Village will emerge as a mixed use, pedestrian-oriented seam connecting high-rise developments to the south and west with low-rise residential streets east of Mount Pleasant Road and north of Keewatin Avenue.



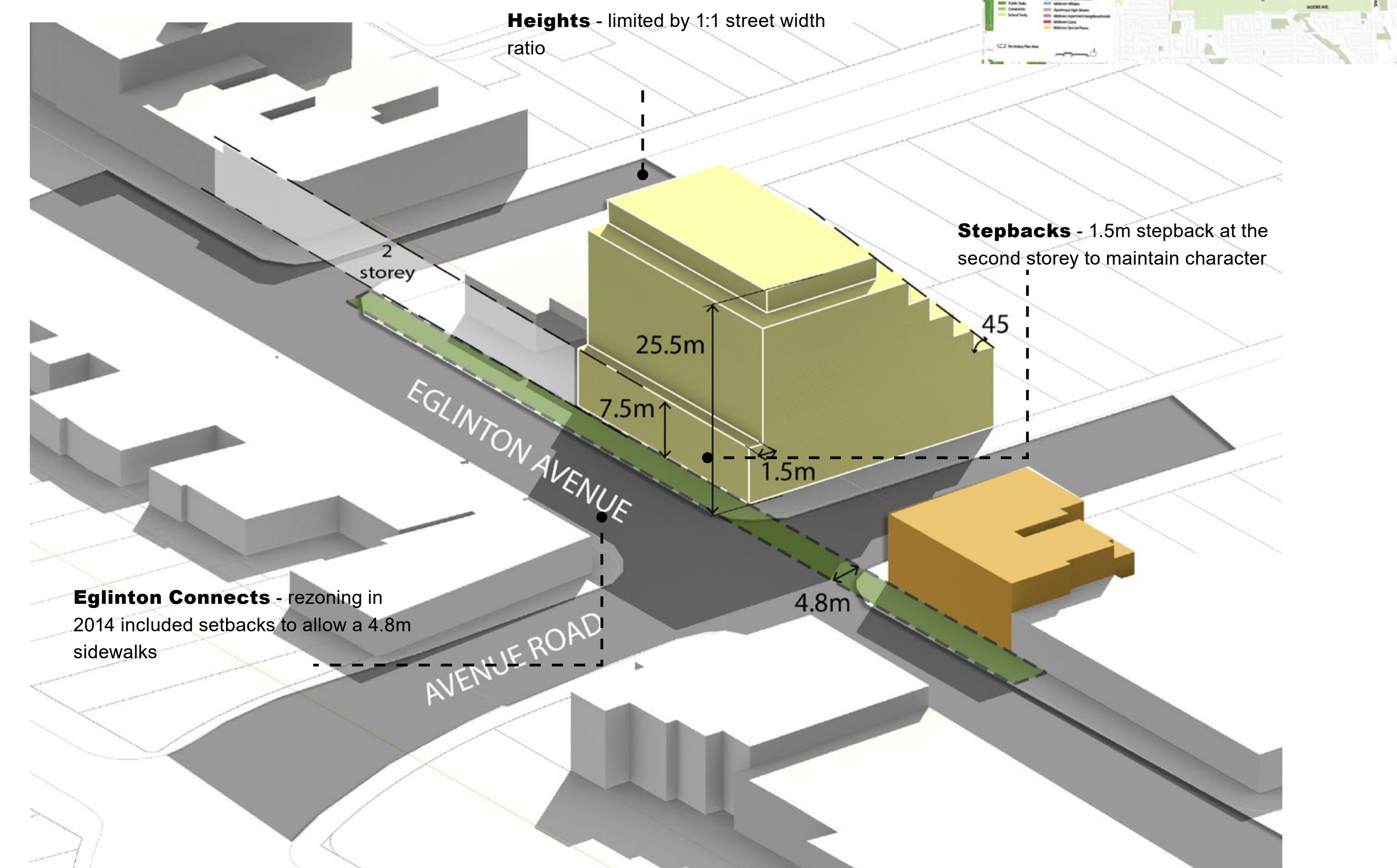
### A1. EGLINTON WAY VILLAGE



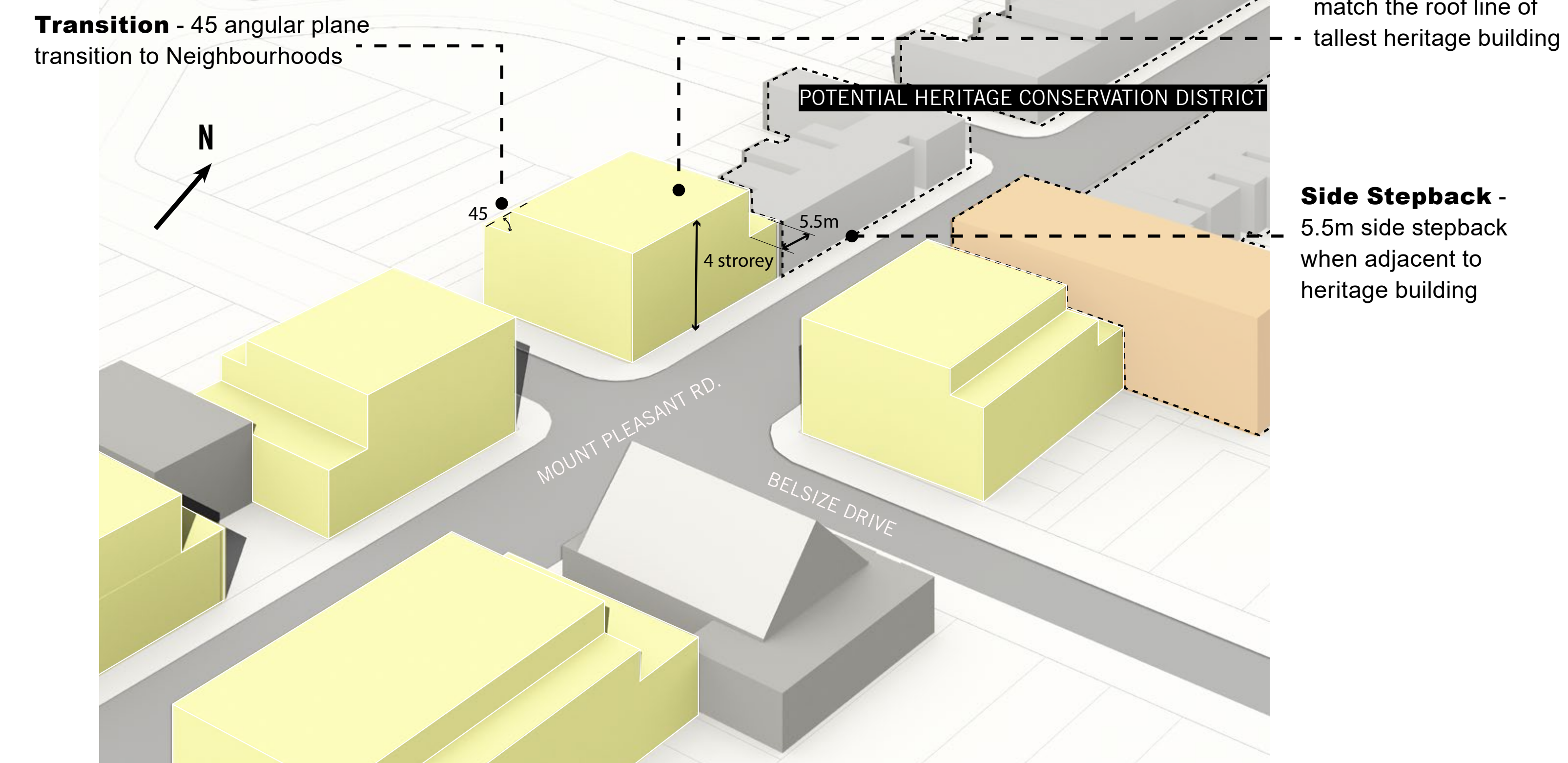
### A5. MOUNT PLEASANT SOUTH VILLAGE



### Representative Site

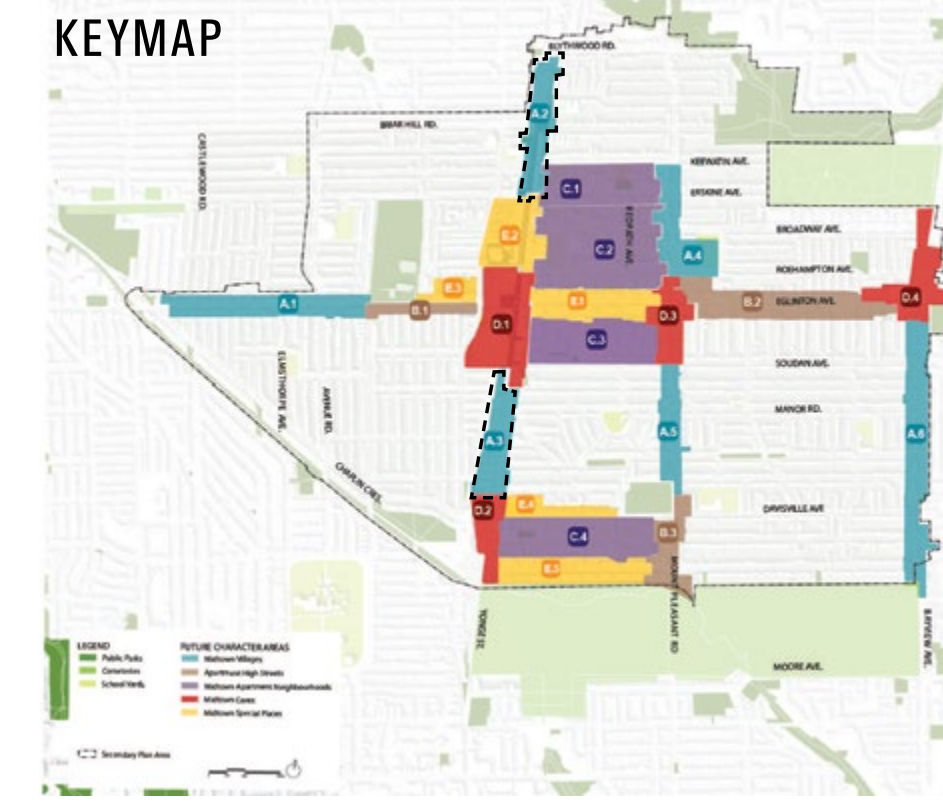
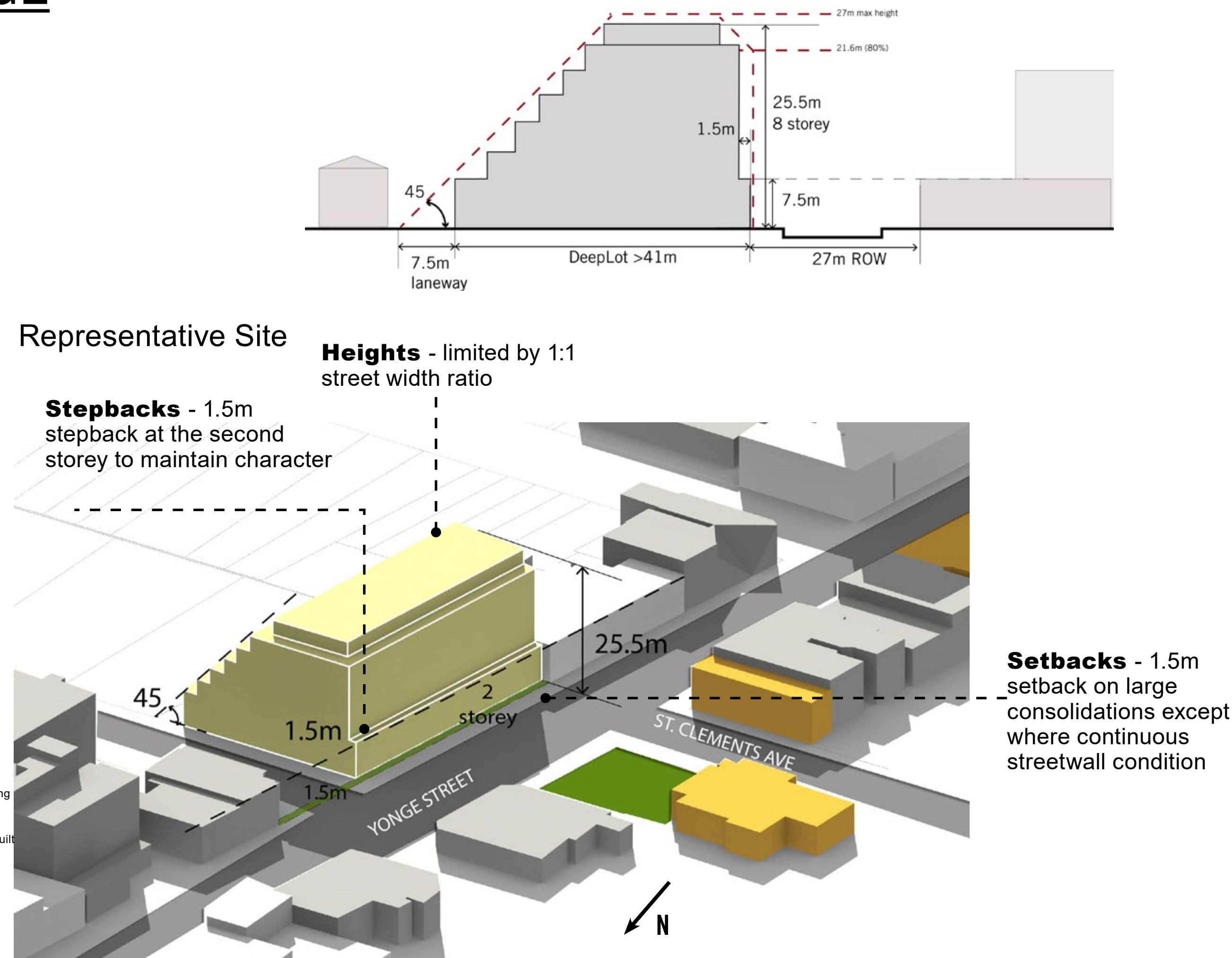
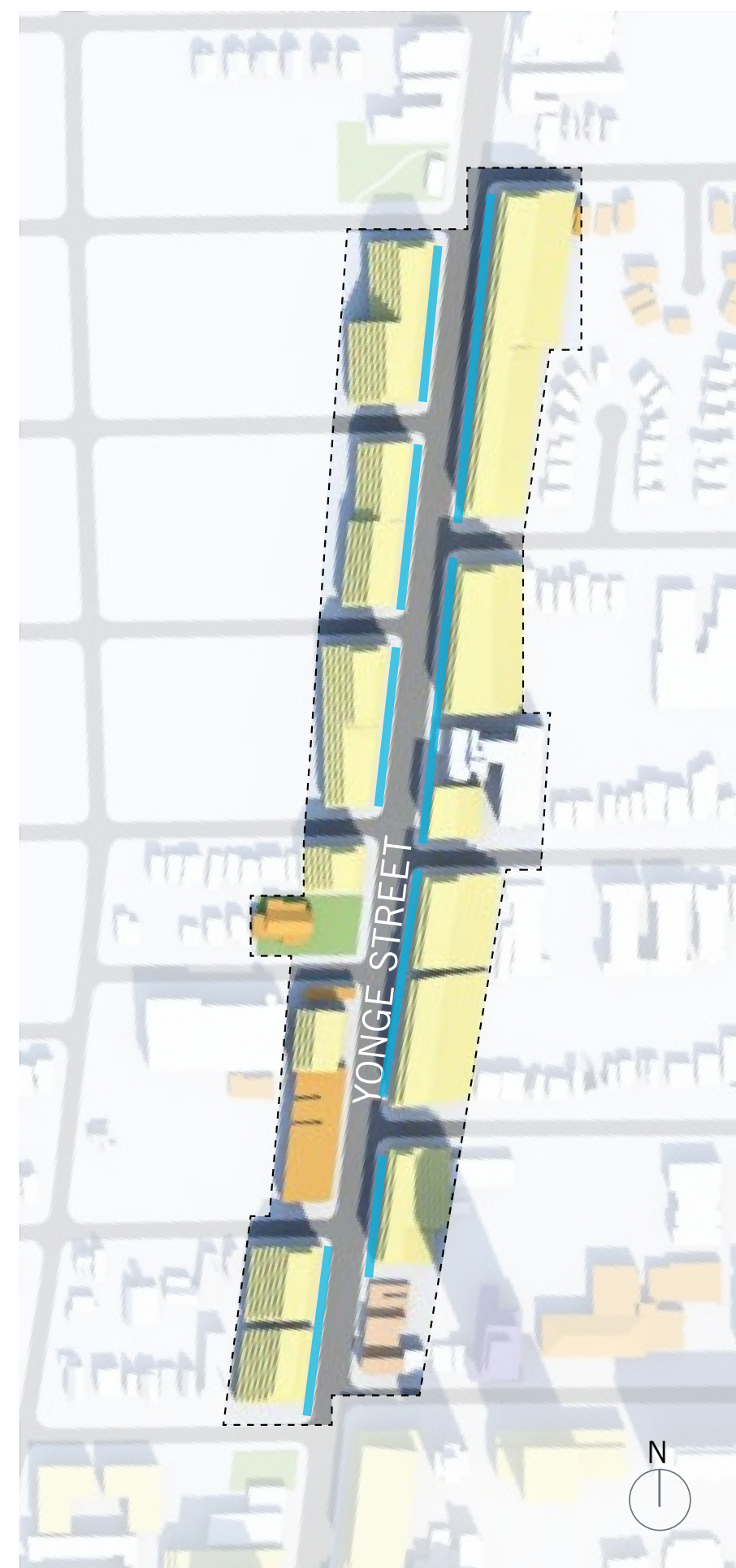


### Representative Site



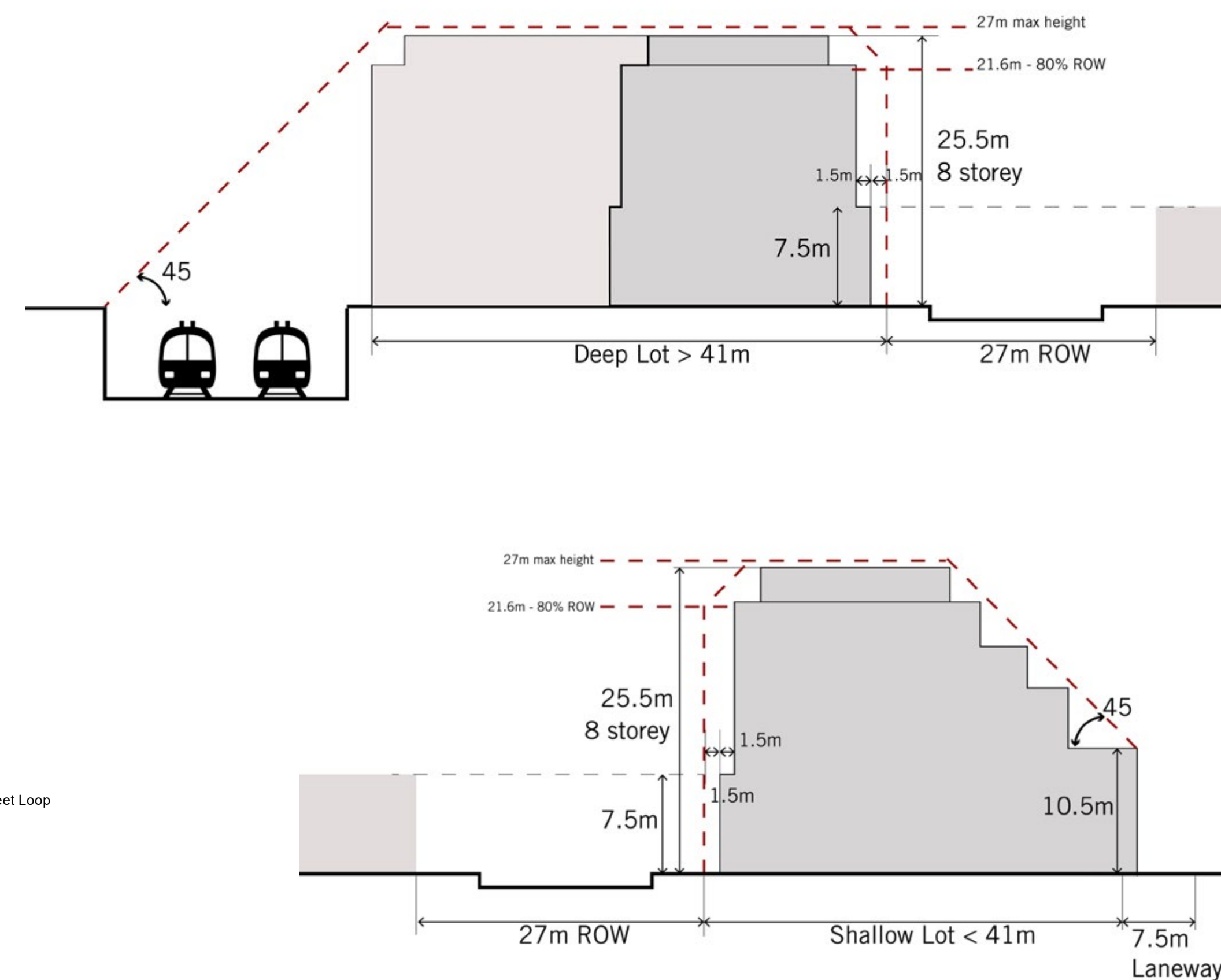
## MIDTOWN VILLAGES

### A2. YONGE NORTH VILLAGE

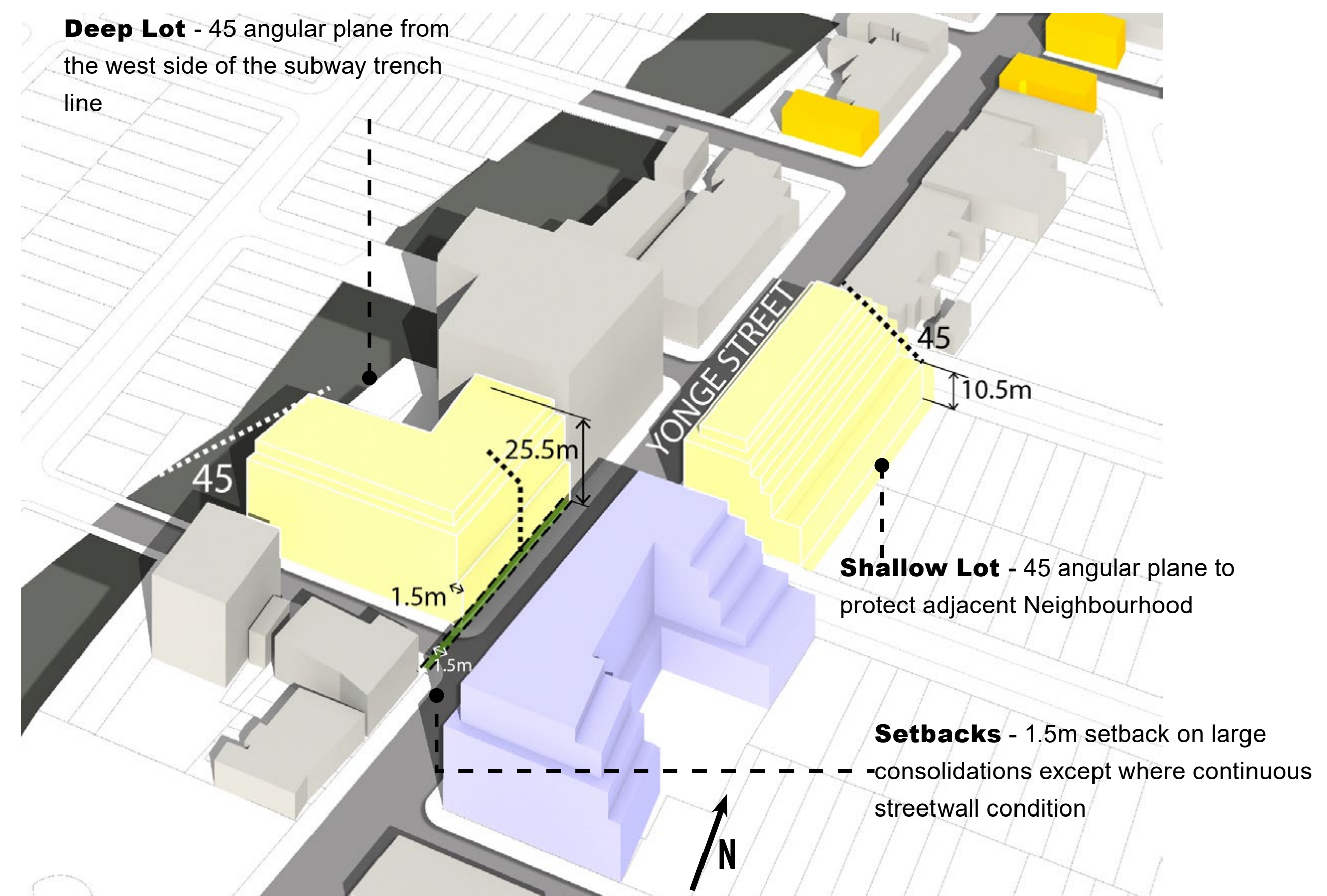


View along Yonge Street looking south from Castlefield Avenue

### A3. YONGE SOUTH VILLAGE

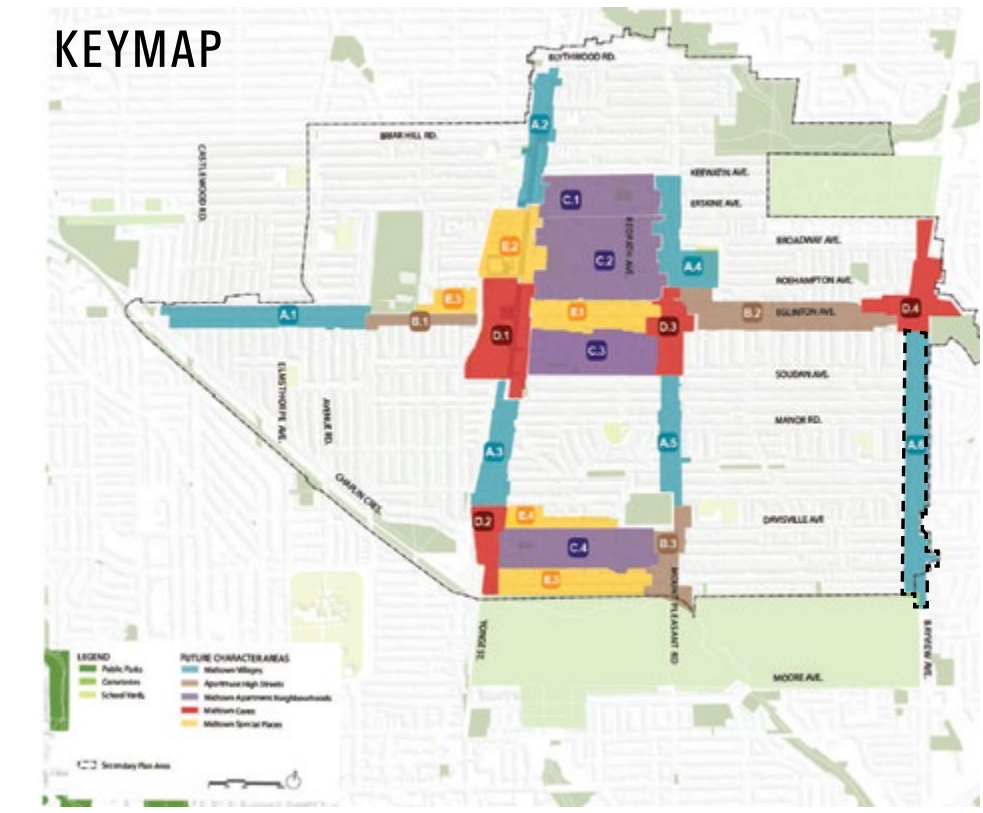


Representative Site

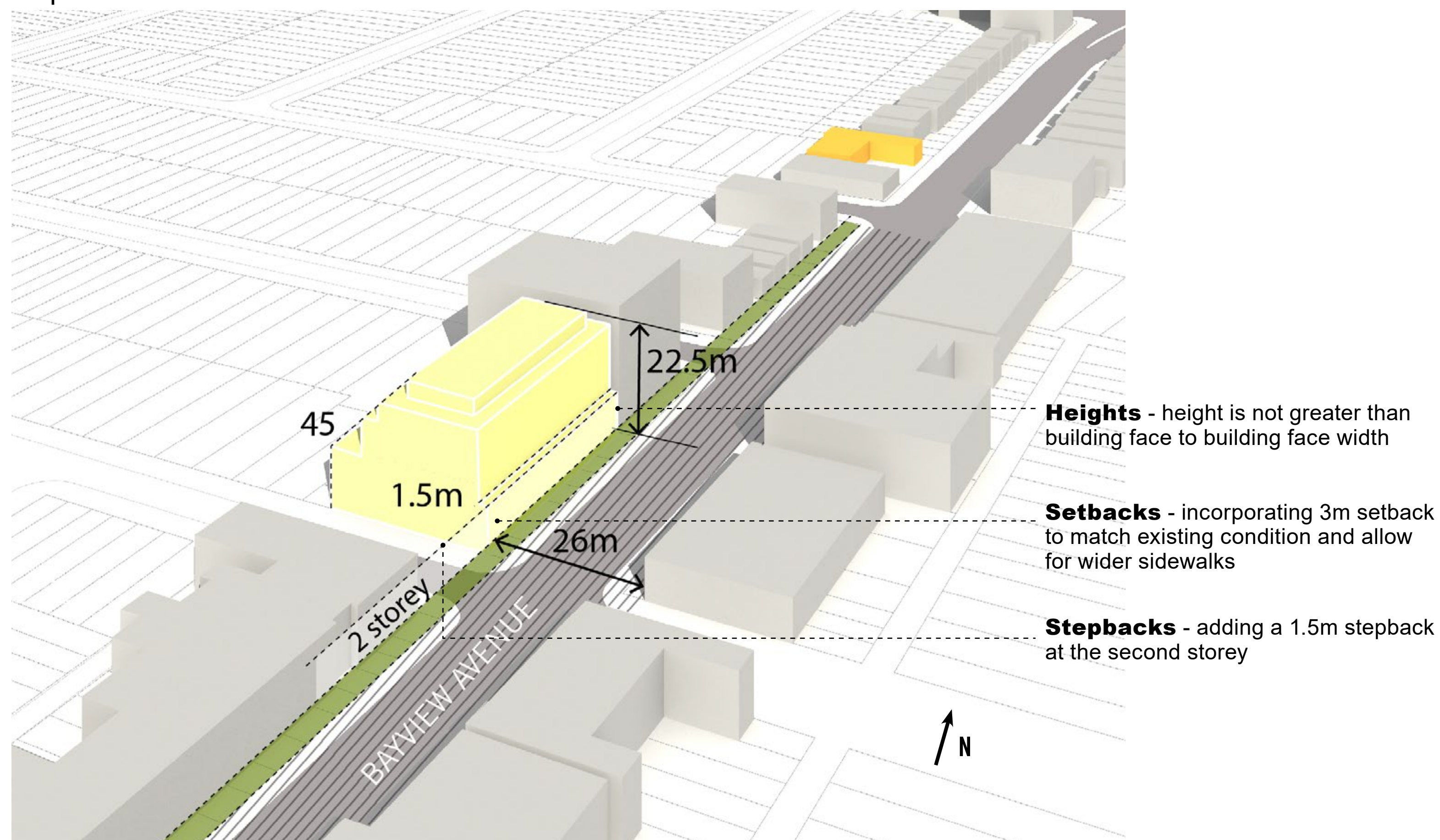


## BAYVIEW AVENUE

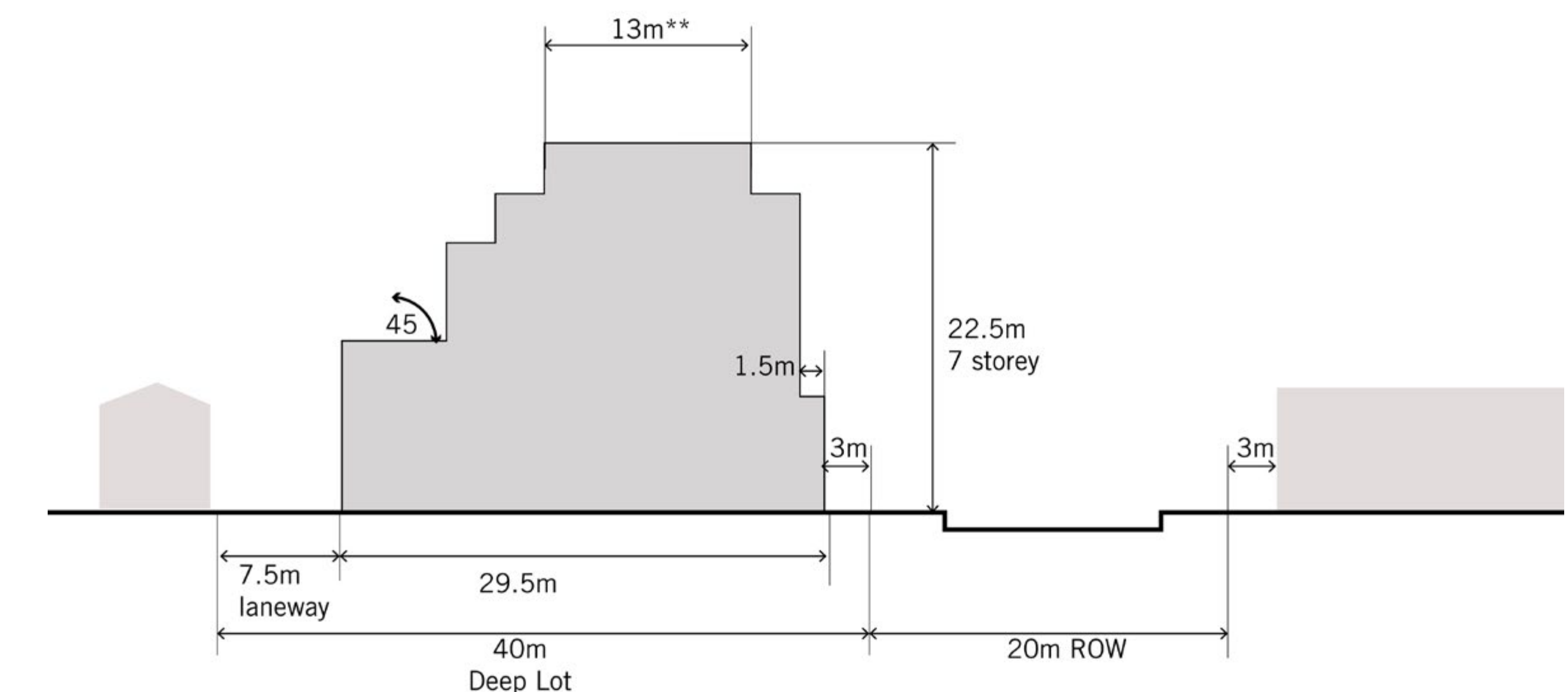
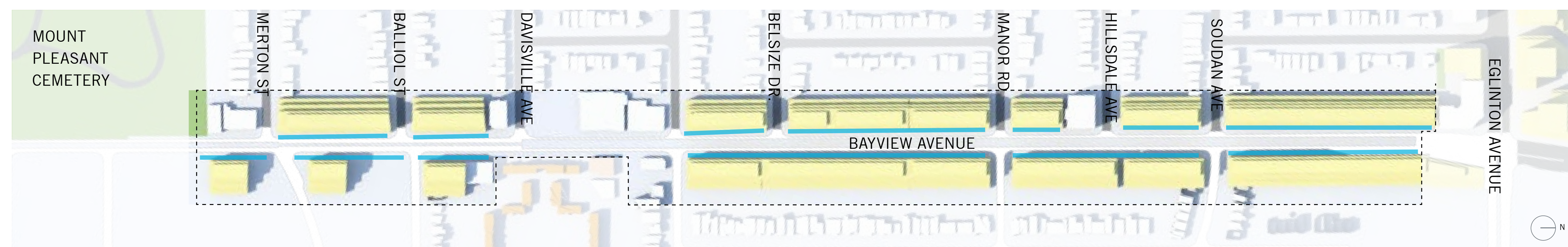
### A6. BAYVIEW LEASIDE VILLAGE



Representative Site



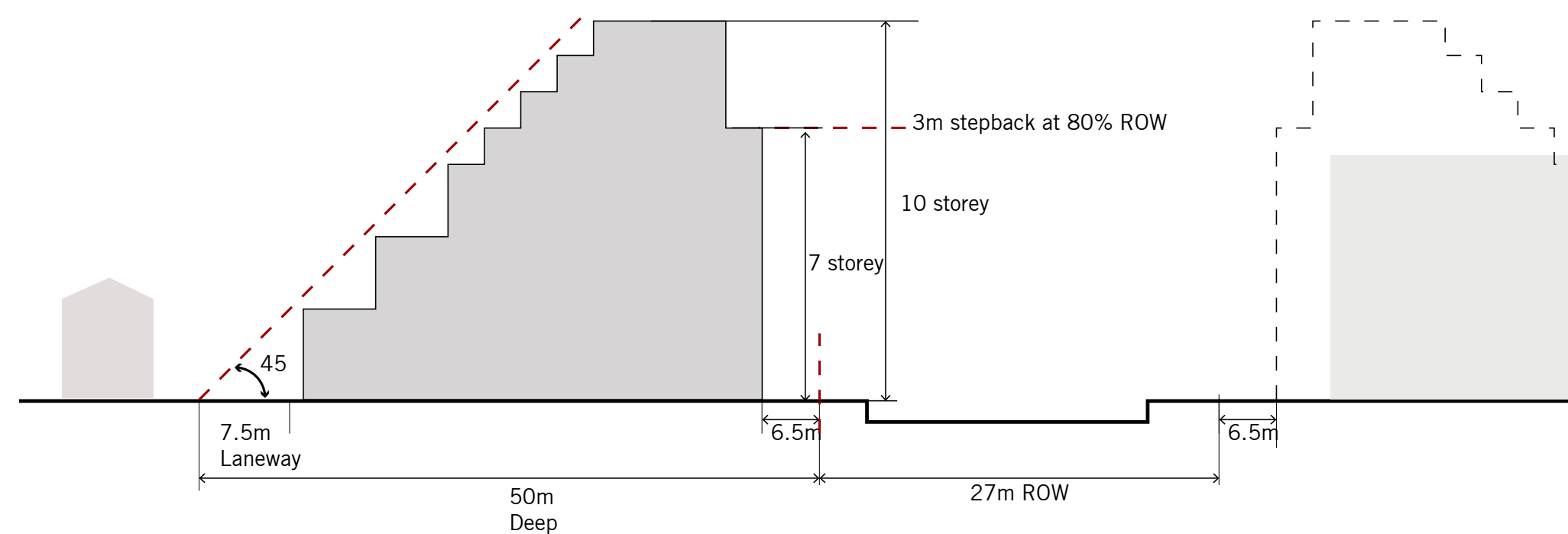
View along Bayview Avenue looking south



## EGLINTON AVENUE

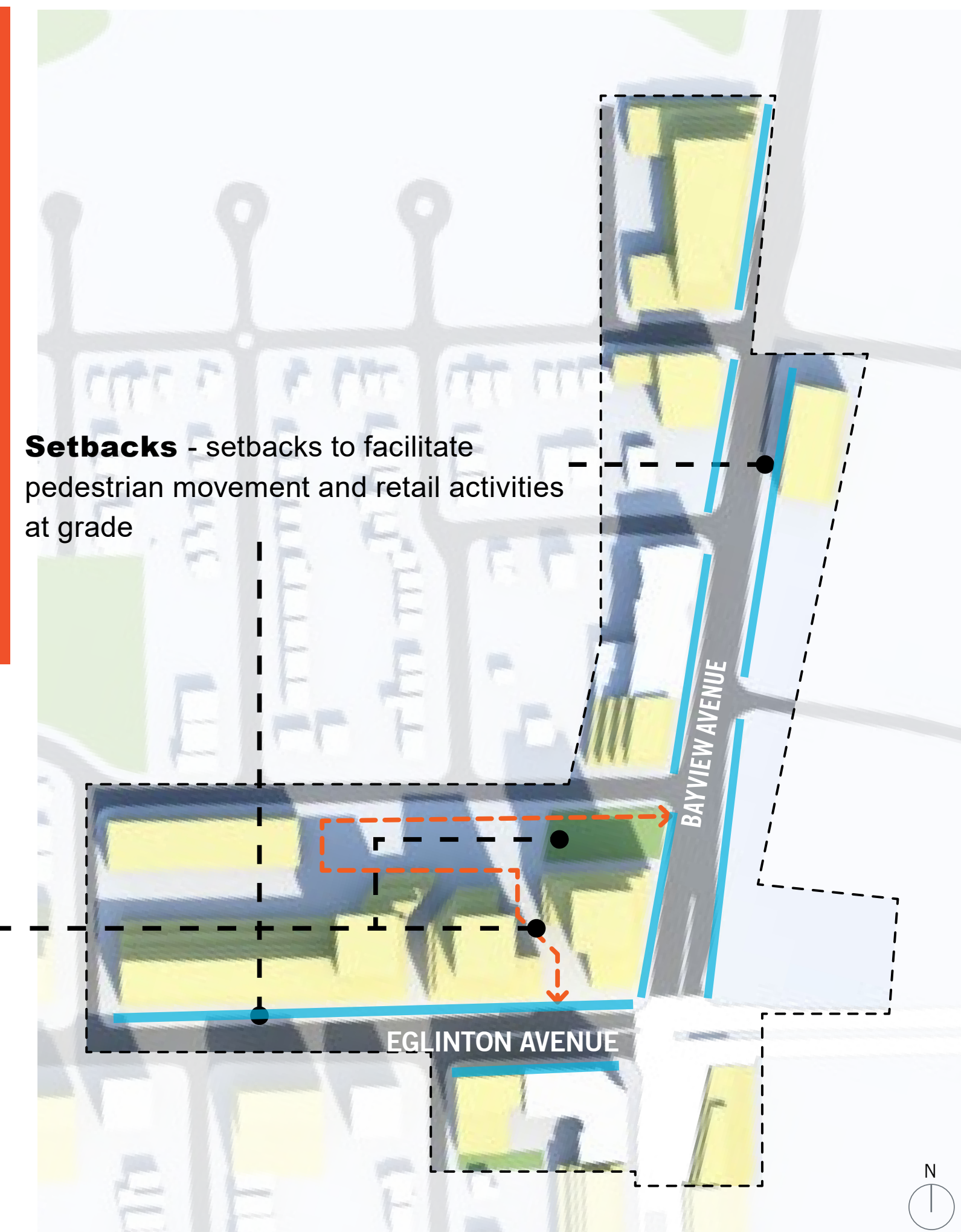
### B2. EGLINTON EAST VISION STATEMENT

Eglinton East Apartment High Street will continue to be a residential neighbourhood characterized by distinct mid-century mid-rise and apartment towers. Landscaped setbacks will maintain and enhance the open and generously landscaped neighbourhood character



### D4. BAYVIEW FOCUS AREA VISION STATEMENT

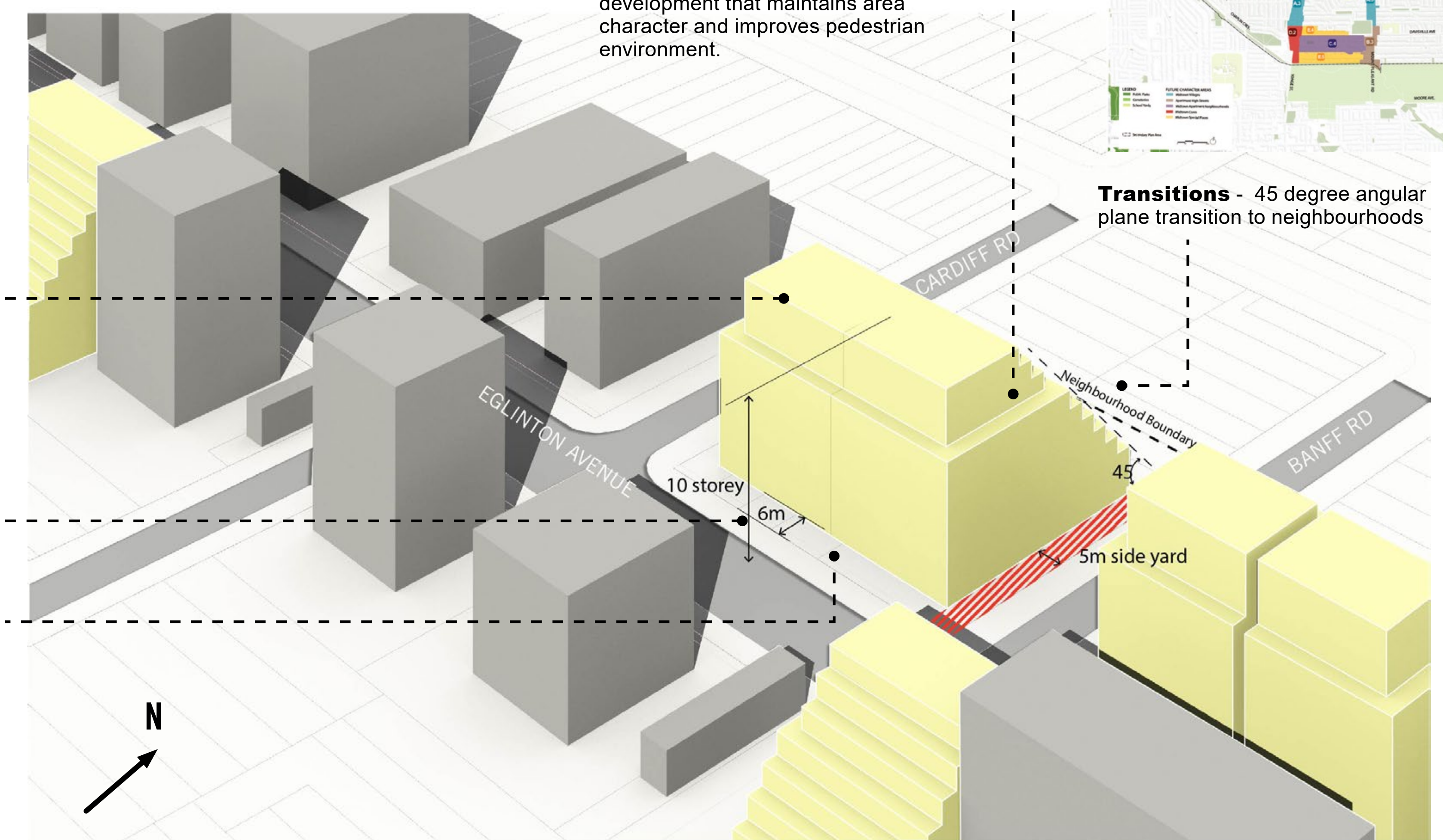
The Bayview Focus Area will be characterized by a predominance of mid-rise buildings, with a limited number of tall buildings framing the intersection of Bayview Avenue and Eglinton Avenue East located in the Core. The Core, focused on the new transit station, will include expanded office and retail uses and additional residential development.



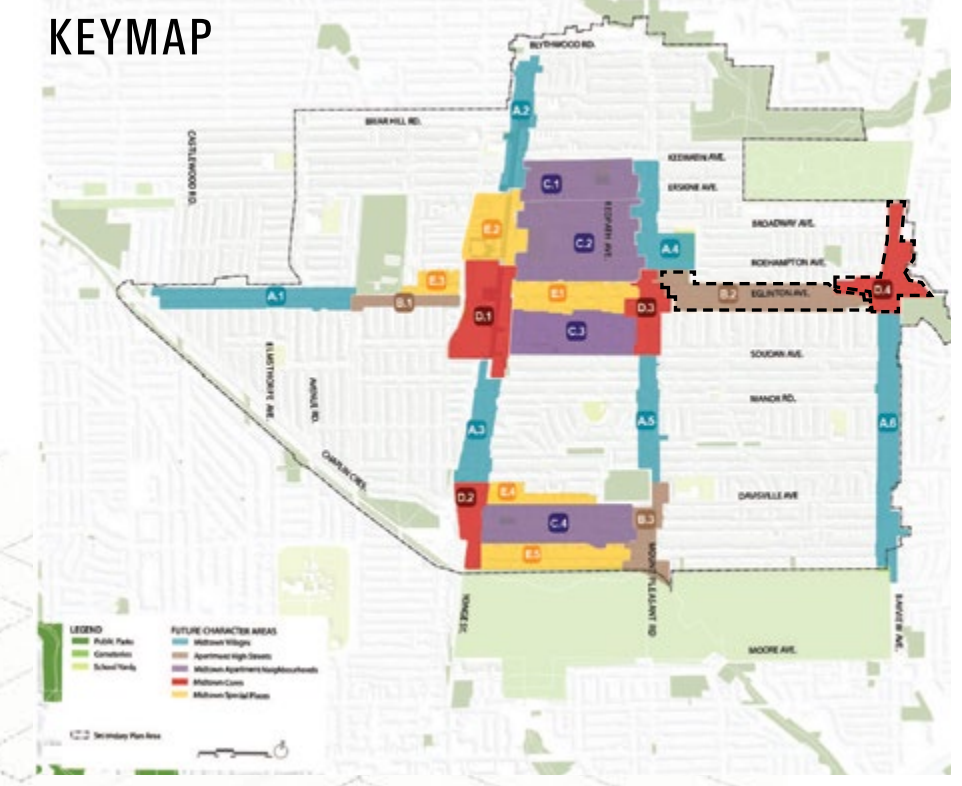
**Public Realm** - new open space and plaza for the new LRT station

- 4.5m setback on Eglinton Ave and 3m setback on Bayview Ave
- Recommended Built Form
- Parks and Open space
- Existing

Representative Site



**Potential Redesignation** - City recommending opportunities for appropriately-scaled mid-rise development that maintains area character and improves pedestrian environment.



**Transitions** - 45 degree angular plane transition to neighbourhoods

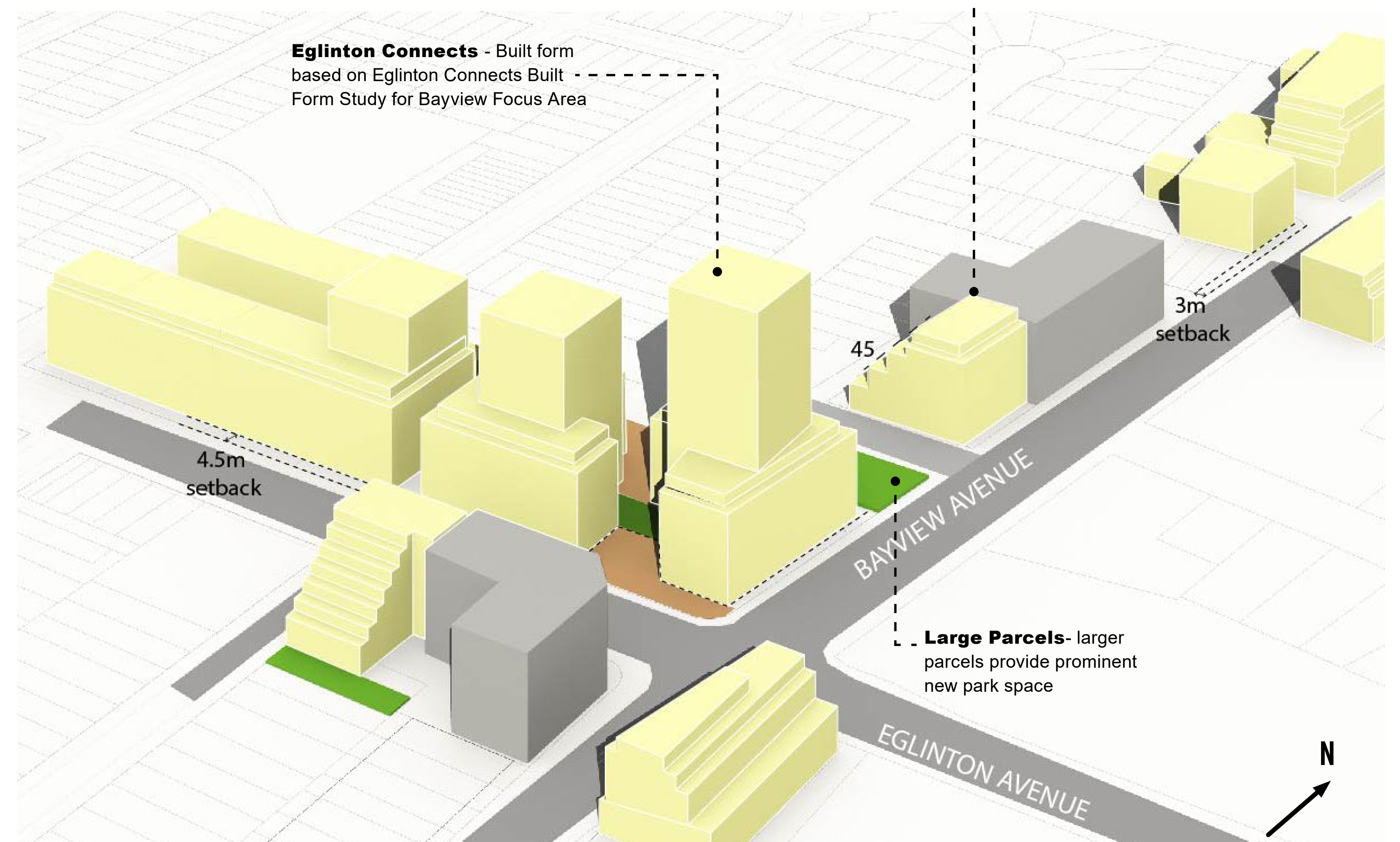
**Heights** - maximum height of 10 storeys to fit with existing scale and building face to building face width

**Setbacks** - incorporating a 6m setback to maintain landscaped Apartment Neighbourhood character and provide wider sidewalks along Eglinton Avenue East

**Sideyard** - incorporating a 5m sideyards to maintain the sense of openness between buildings

N

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



**Built Form** - Typical Mid-Rise Guidelines

**Large Parcels** - larger parcels provide prominent new park space

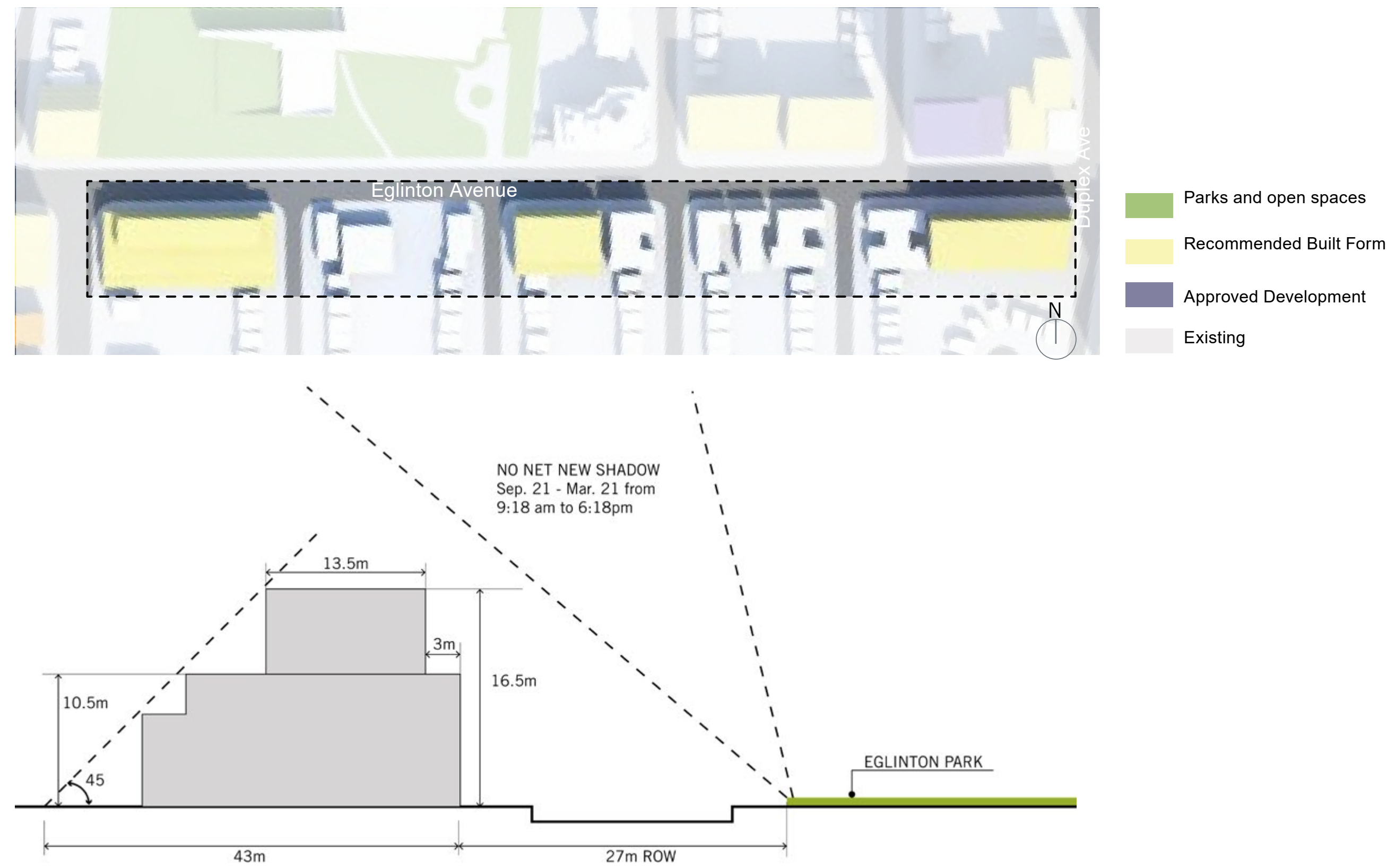
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## EGLINTON AVENUE

### B1. EGLINTON PARK

#### VISION STATEMENT

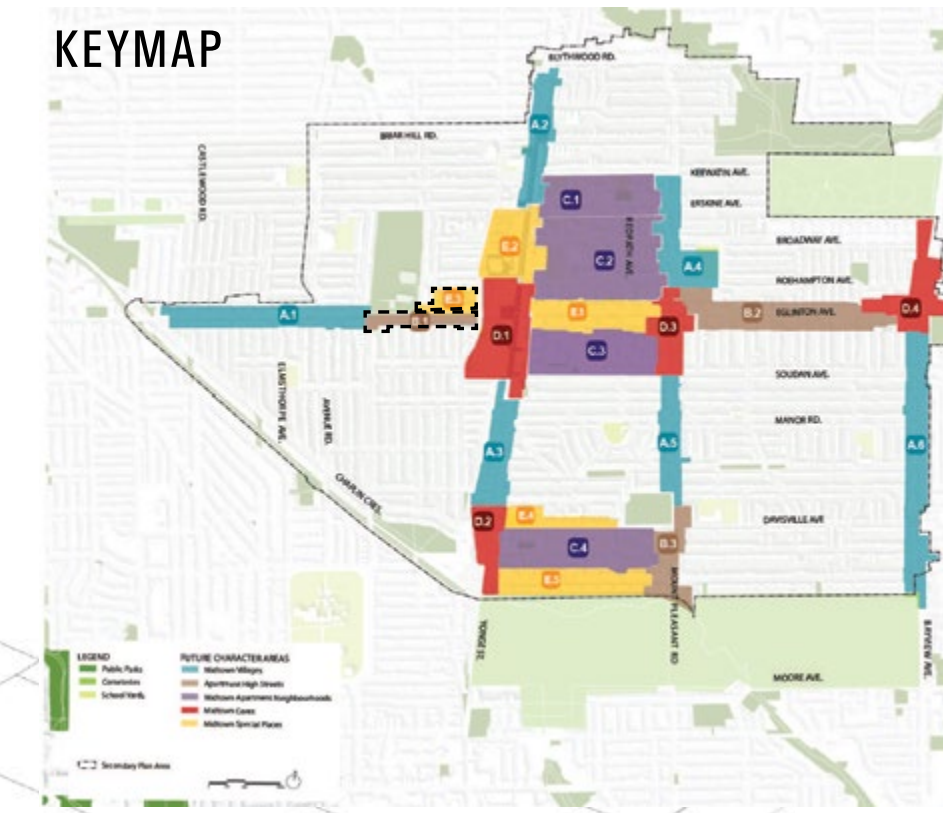
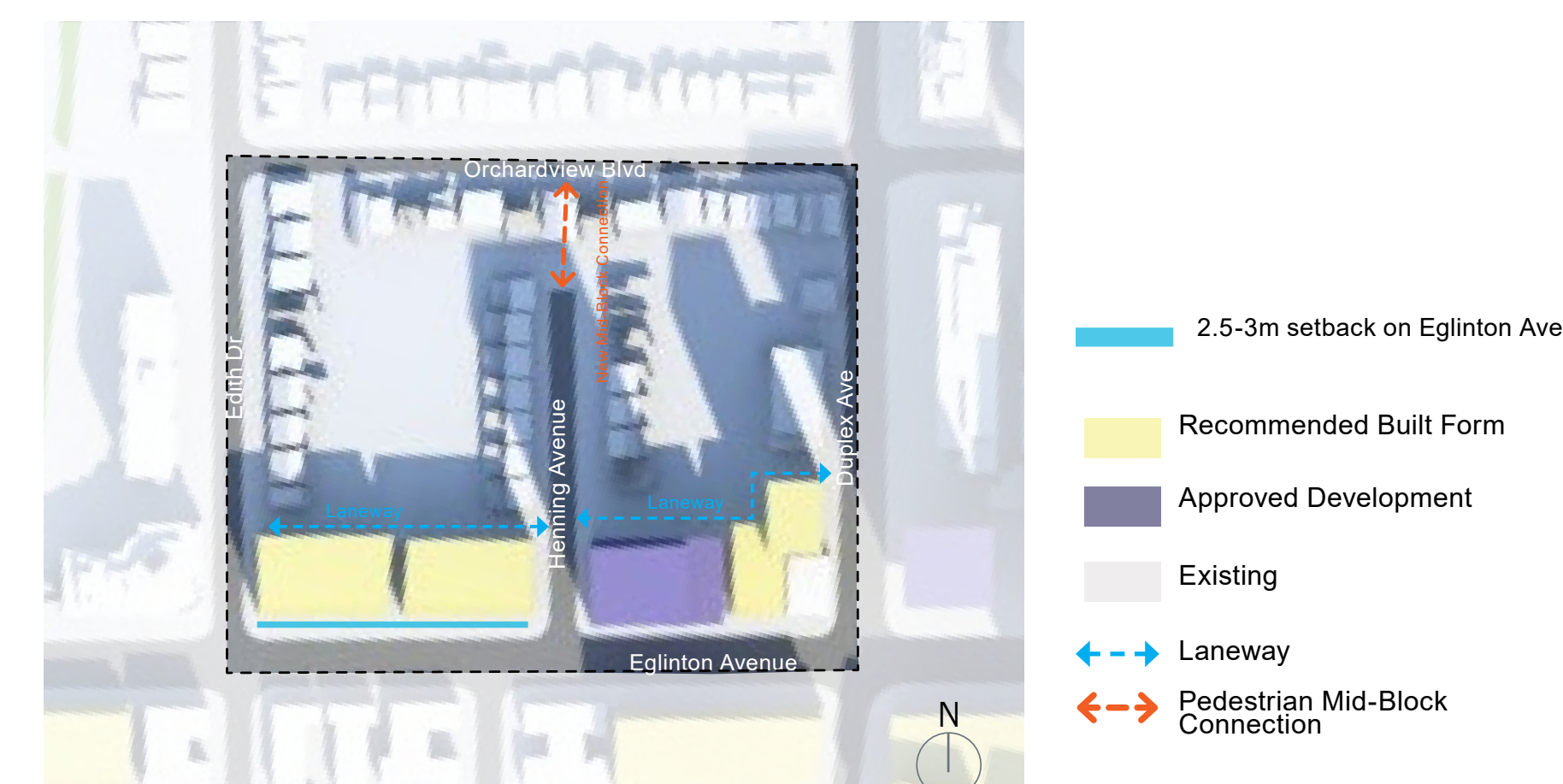
Eglinton Park Apartment High Street will maintain its historic character associated with low-rise early 20th century walk-up apartment buildings.



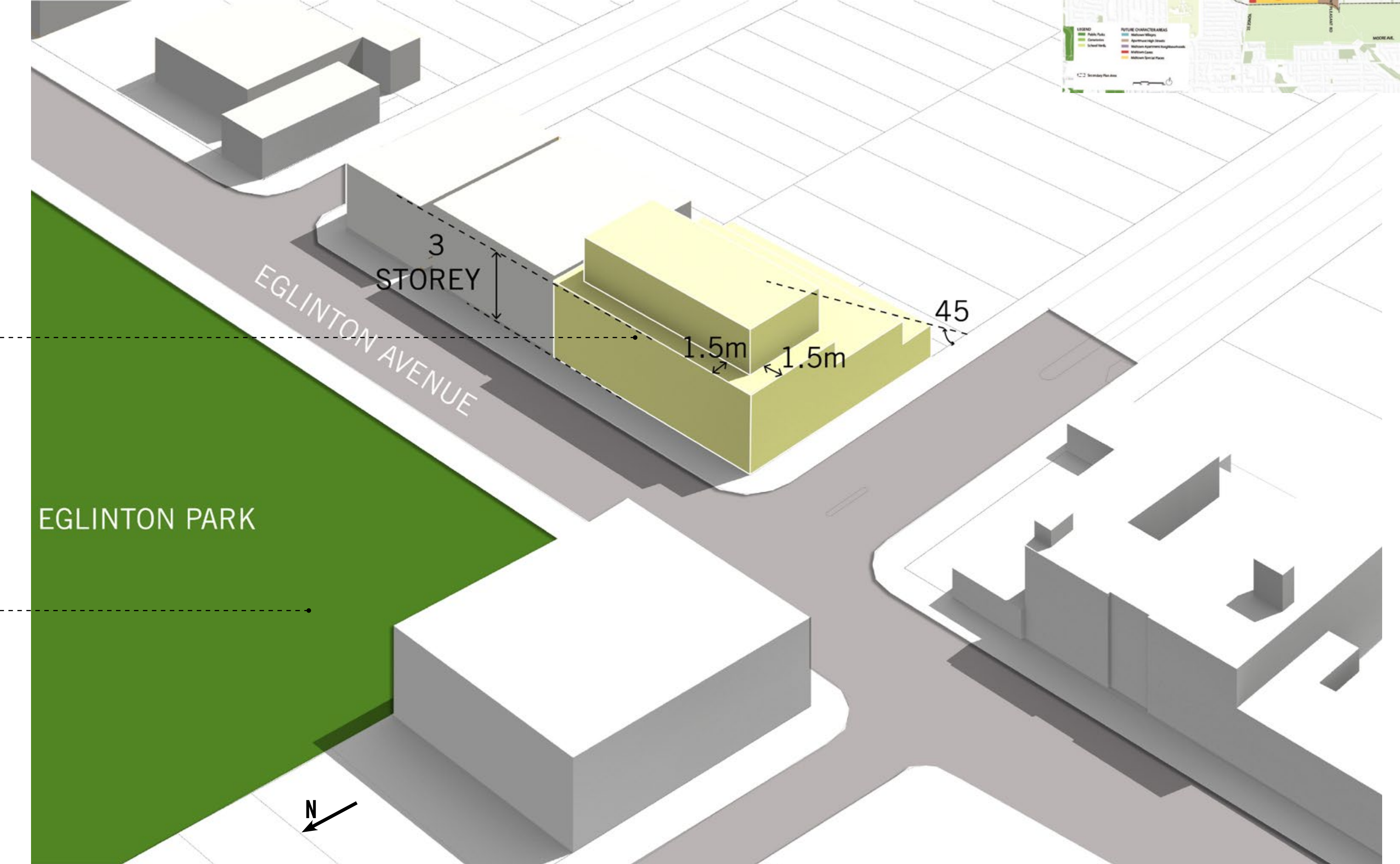
### E3. HENNING

#### VISION STATEMENT

The Henning Character Area accommodates an important cluster of office and institutional spaces close in the Yonge-Eglinton Transit Station Area and a cluster of single and semi-detached dwellings.



Representative Site

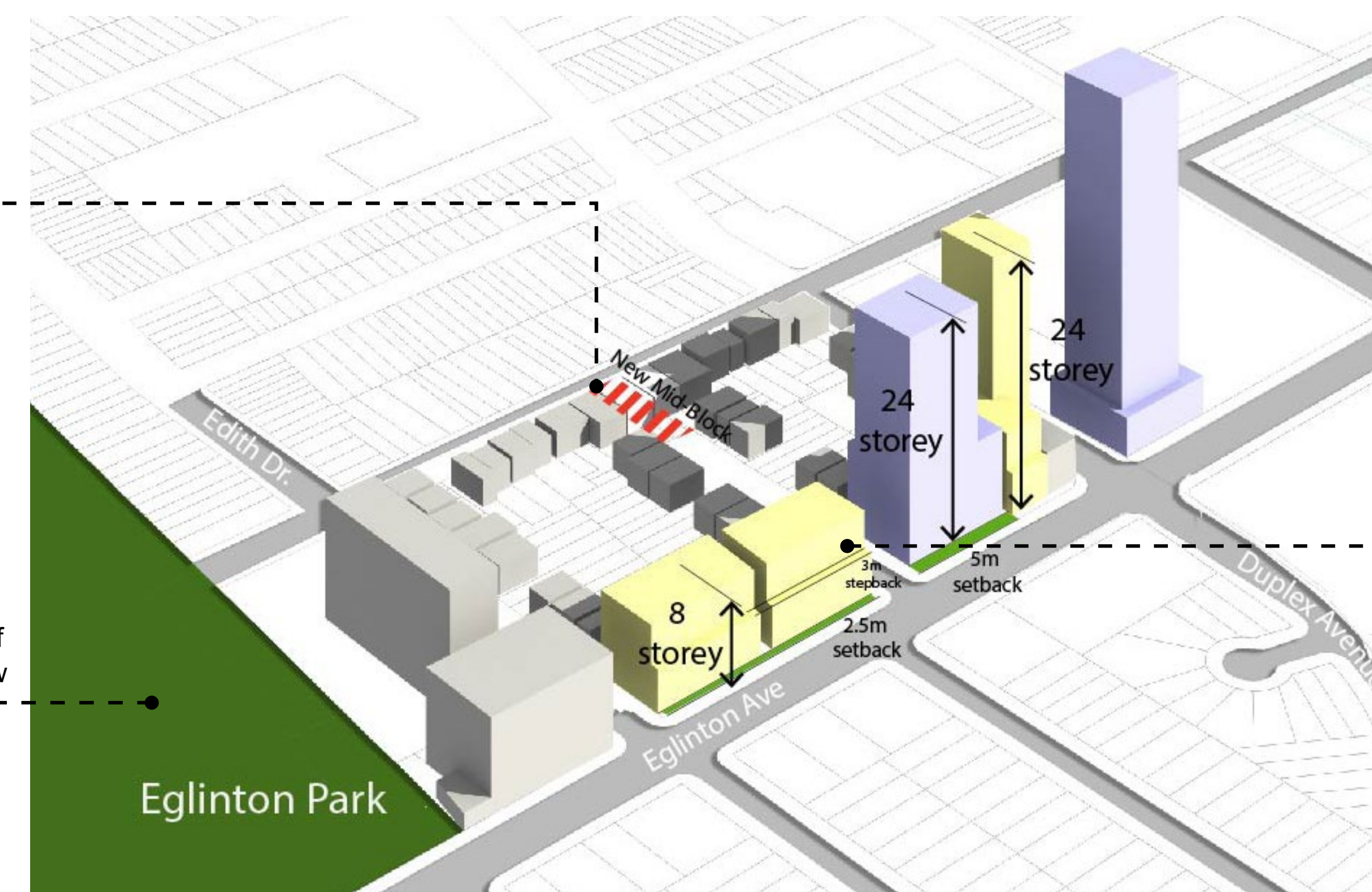


**Stepbacks** - incorporating a 1.5m stepback at the third storey to match the cornice line of exiting buildings within the character area

**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

**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



**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.