



DOWNTOWN TALL BUILDINGS: VISION AND SUPPLEMENTARY DESIGN GUIDELINES

Adopted July 2012
Consolidated with city-wide
Tall Building Design
Guidelines May 2013
Housekeeping edits made
January 2018

DOWNTOWN TALL BUILDINGS

Vision and Supplementary Design Guidelines

To be used together with the city-wide Tall Building Design Guidelines
in evaluating new and current tall building proposals Downtown

City of Toronto Downtown Tall Buildings: Vision and Supplementary Design Guidelines
(Adopted by Toronto City Council July 2012 and consolidated with the city-wide
Tall Building Design Guidelines May 2013)

Downtown Tall Buildings: Vision and Supplementary Design Guidelines online:
<http://www.toronto.ca/planning/tallbuildingstudy.htm>

www.toronto.ca/planning/urbdesign/tableofcontents.htm
(as a chapter within City Planning Division's "District or Site Specific Urban Design Guidelines")

Tall Building Design Guidelines Online:
<http://www.toronto.ca/planning/tallbuildingdesign.htm>

The City of Toronto acknowledges the following previous tall building design guidelines and studies which informed the development of these Downtown Tall Buildings: Vision and Supplementary Design Guidelines:

"Design Criteria for the Review of Tall Building Proposals" (2006) HOK Architects Corporation | City of Toronto
"Tall Buildings: Inviting Change in Downtown Toronto" (2010) Urban Strategies Inc. | Hariri Pontarini Architects | City of Toronto

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Table of Contents

Guideline Area Boundary	1
Introduction	1
Interface between city-wide and Downtown Guidelines	1
Understanding the Policy Context for the Downtown Tall Buildings Vision and Design Guidelines	2
Design Guidelines – An Evaluation Tool	4
Description of Maps and Tables	4
1.0 Downtown Tall Buildings Vision	5
1.1 High Streets	5
1.2 Secondary High Streets	5
1.3 Factors Mitigating Height	6
1.4 Additional Height	6
1.5 Interpreting Height	6
1.6 Site Specific Height Exemption	7
1.7 Downtown Yonge Street Character Description	7
1.7.1 Yonge Street: Special Character Street Guideline Designation	7
1.8 Spadina Avenue and College Street - Special Study Streets	8
1.9 Other Streets Where Tall Buildings Are not Suitable	8
2.0 Downtown Tall Building Typologies	8
2.1 High Street Forms	9
2.2 Secondary High Street Forms	10
2.3 Yonge Street Forms	10
3.0 Downtown Tall Buildings Supplementary Design Guidelines	10
3.1 Supplementary Design Guideline #1	10
Fit and Transition in Scale	10

3.2 Supplementary Design Guideline #2	
Sunlight and Sky View	11
3.3 Supplementary Design Guideline #3	
Prominent Sites and Views from the Public Realm	12
3.4 Supplementary Design Guideline #4	
Heritage Properties and Heritage Conservation Districts	13
3.5 Supplementary Design Guideline #5	
Base Building Scale and Height	14
3.6 Supplementary Design Guideline #6	
Street Animation	15
3.7 Supplementary Design Guideline #7	
Tower Placement	16
4.0 How to Use These Supplementary Guidelines	17
5.0 Maps and Tables	18
Map 1 – High Streets Map	18
Map 2 – Downtown Vision Height Map	19
Map 3 – High Streets Typologies Map	20
Map 4 – Priority Retail Streets Map	21
Table One: High Streets and High Streets Typologies – Street Segments	22-24
Table Two: Downtown Vision Heights – Street Segments	25-27
Table Three: Priority Retail Streets – Street Segments	28
Table Four: Secondary High Streets – Street Segments	29-30
Table Five: Canyon Form Base Building Heights – Street Segments	31
Table Six: Summary of References within the city-wide Tall Building Design Guidelines to Downtown Supplementary Design Guidelines	32

GUIDELINE AREA BOUNDARY

The area subject to the Downtown Tall Buildings: Vision and Supplementary Design Guidelines is bounded by Bathurst Street on the west, the rail corridor north of Dupont Street on the north, the Don Valley Parkway on the east and the Toronto Harbour on the south.

Secondary Plan Areas falling within this area boundary are excluded from the Supplementary Guideline requirements and continue to be guided by the city-wide Tall Building Design Guidelines alone.

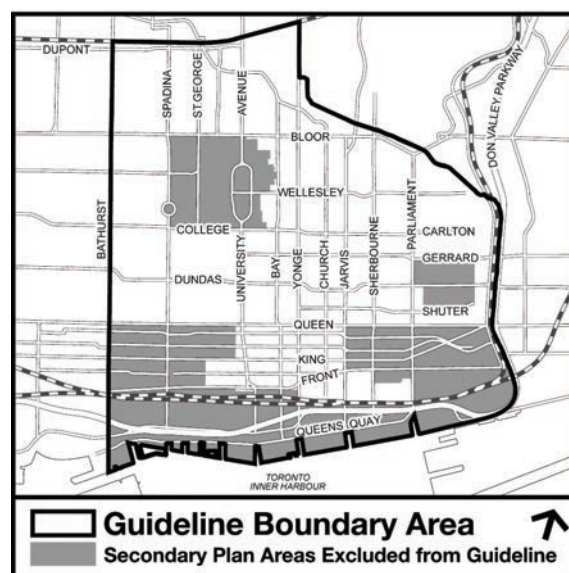


Figure 1: Shows the Downtown Tall Buildings: Vision and Supplementary Design Guideline area boundary

INTRODUCTION

Downtown is the heart of Toronto. It is the oldest, most complex and diverse part of the City with a dense concentration of people and activities, rich historic fabric and strong economic core. Ensuring downtown Toronto remains competitive, liveable and dynamic is critical to the health of the Greater Toronto Area as a whole. Tall buildings are a defining feature of Downtown. As Toronto grows and evolves, it continues to engender more tall buildings to accommodate people and jobs drawn to the City's core.

The Downtown Tall Buildings: Vision and Supplementary Design Guidelines include a vision statement for downtown tall buildings; mapping which identifies the location, heights, and building typologies along "High Streets;" and a number of Supplementary Design Guidelines relating to the base conditions, the tower portion of tall buildings located Downtown, and to their contextual fit.

INTERFACE BETWEEN CITY-WIDE AND DOWNTOWN GUIDELINES

The city-wide Tall Building Design Guidelines (adopted May 2013) substantially consolidate and integrate the previous Downtown Tall Buildings Performance Standards (adopted July 2012). What remains outside this consolidation is the July 2012 Council-adopted

Downtown Tall Buildings "Vision" and location-specific Design Guidelines intended to only be used in the evaluation of those Downtown tall building proposals falling within the Downtown Guideline area boundary. The Downtown Vision, its associated mapping and tables and the remaining location-specific set of design guidelines intended only for the Downtown, are now gathered in this consolidated document – renamed the "Downtown Tall Buildings: Vision and Supplementary Design Guidelines".

This Vision and Supplementary Design Guidelines should now be used together with the city-wide Tall Building Design Guidelines to evaluate all new and current tall building proposals located within the Downtown area boundary. See Table Six for a summary of references within the city-wide Tall Building Design Guidelines to the Supplementary Design Guidelines.

The "Downtown Tall Buildings: Vision and Supplementary Design Guidelines" are a chapter within the "District or Site Specific Urban Design Guidelines" www.toronto.ca/planning/urbdesign/tableofcontents.htm and are also available on the "Downtown Tall Buildings Project" site <http://www.toronto.ca/planning/tallbuildingstudy.htm>.

POLICY CONTEXT FOR THE DOWNTOWN TALL BUILDINGS VISION AND DESIGN GUIDELINES

Provincial Policy Statement (PPS), 2005

The PPS provides policy direction on matters of provincial interest related to land use planning and development. The key objectives of the PPS include building strong communities, wise use and management of resources and protecting health and safety. The PPS includes policies directing municipalities to manage and direct the use of land to achieve efficient development patterns. Policy 1.1.3.3 states that Planning authorities shall identify and promote opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs. The PPS recognizes that municipalities, through their Official Plans, will implement policies that direct growth that are consistent with the PPS.

Within the Downtown core, the promotion of intensification and redevelopment must also be reconciled with regard to other matters of provincial interest, including the conservation of features of significant architectural, cultural, historical, archaeological or scientific interest. For example, subsection 2.6, “Cultural Heritage and Archaeological Resources” states that significant built heritage resources and significant cultural heritage landscapes shall be conserved and that development and site alteration shall only be permitted on lands containing archaeological resources or areas of archaeological potential if the significant archaeological resources have been conserved by removal and documentation, or by preservation on site.

Growth Plan for the Greater Golden Horseshoe, 2006

The Growth Plan for the Greater Golden Horseshoe provides a framework for managing growth. It contains policies to direct where and how growth should occur, what infrastructure is required to support growth and

what policies are needed to protect natural systems and cultivate a culture of conservation. The Planning Act requires that City Council’s planning decisions conform to the Growth Plan for the Greater Golden Horseshoe.

Downtown Toronto is identified as an urban growth centre in the Growth Plan, which will accommodate a significant share of population and employment growth. Section 2.2.3 of the Growth Plan clearly states that municipalities will facilitate and promote intensification, but also identify the appropriate type and scale of development in intensification areas, provide high quality public open spaces with site design and urban design standards that create attractive and vibrant places; support transit, walking and cycling for everyday activities; and (amongst other matters), achieve appropriate transition of built form to adjacent areas. The Growth Plan also states in Section 4.2.4 that municipalities will develop and implement Official Plan policies and other strategies in support of cultural heritage conservation, including conservation of cultural heritage and archaeological resources where feasible, as built-up areas are intensified.

City of Toronto Official Plan

The City of Toronto Official Plan through its growth strategy and land use designations supports and compliments the PPS and the Growth Plan. It provides a comprehensive policy framework to direct and manage physical, social and economic change. The Official Plan encourages population and employment growth, recognizing that directing growth to appropriate areas is critical to Toronto’s future. Chapter Two sets out the growth management strategy to guide reurbanization and direct job and population growth to certain “growth” areas including the Downtown and Central Waterfront, the Centres, the Avenues and Employment Districts – shown on Map 2, Urban Structure. The Official Plan indicates that tall buildings are appropriate in the Downtown, but not all areas of the Downtown.

Official Plan Policies 3.1.2 Built Form and 3.1.3 Built Form – Tall Buildings, underscore the importance of locating and organizing new development to fit with the “existing” and the “planned” context of a given area, including the Downtown. The existing context

refers to what is there now. The planned context refers to what is intended in the future. In stable areas, such as Neighbourhoods and Apartment Neighbourhoods, development will be massed to fit the existing and/or planned context. In growth areas, such as the Downtown, the Centres and the Avenues, the planned context anticipates change. The intensity of growth in each of the land use designations depends on where they are located in the City. For example, Mixed Use Areas in the Downtown and Central Waterfront have the most intense urban form in terms of densities and built form. The Official Plan also contains policies for development in Mixed Use Areas that are adjacent to or close to Neighbourhoods. Section 2.3.1, Healthy Neighbourhoods, states that development in Mixed Uses Areas that are adjacent or close to Neighbourhoods will be compatible with those Neighbourhoods; provide a gradual transition in scale and density, as necessary to achieve the objectives of this Plan through the stepping down of buildings towards and setbacks from the Neighbourhoods; and other matters.

The Official Plan also contains a number of policies in Section 3.1.5 with respect to the protection of heritage properties. Specifically, heritage properties will be conserved through listing properties of architectural and/or historic interest on the City's Inventory of Heritage Properties, designating them and entering into conservation agreements with owners of such properties. Areas with a concentration of heritage properties will be designated as Heritage Conservation Districts and design guidelines will be adopted to maintain them and improve their character (3.1.5.1).

Planned Context - Identifying Downtown Appropriate Tall Building Development

During the past decade residential and mixed-use development in Downtown Toronto has increased dramatically, much of it through buildings which are much taller than the City's current Zoning By-law maximum height provisions anticipated. The style and character of tall buildings has also changed from ones with shorter and bulkier floor plates to taller point towers with smaller floor plates. Today tall buildings are

being sited closer to each other and to the edges of established lower rise areas. The smaller lot sizes in the Downtown and the fragmented nature of lot ownership which makes land assembly for redevelopment purposes more challenging; the somewhat irregular laneway system that also causes challenges for servicing of multi-storey buildings; the importance of maintaining the vibrancy of Downtown street related retail; public spaces and heritage buildings - have all created special locational and typological challenges for reviewing and assessing tall building development in Downtown Toronto.

Toronto's Downtown area is designated as a growth area in the City's Official Plan. Since the Official Plan was adopted, growth has been largely happening in places as directed in the Official Plan, including the Downtown. While the City's Official Plan has provided direction on the intensity and nature of this growth outside the Downtown and in areas of the Downtown subject to Secondary Plans, Official Plan policies have not provided a vision and a framework within which to address the specific issue of appropriate locations for the redeployment of height within these other areas of the Downtown.

Where there are no height and density limits in the Official Plan, the Plan directs that height and density aspects of the planned context be determined on the basis of an area review. The 2010 "Tall Buildings – Inviting Change in Downtown Toronto" Consultant's Study provided this area review for parts of the Downtown not covered by Secondary Plans or Site and Area Specific Official Plan policies by addressing where within the "Mixed Use Areas" of the Downtown, tall building development should be specifically directed (the planned context) and in what manner and at what scale – in order to achieve compatibility with other buildings; public spaces; streets; transitional areas and existing lower scale neighbourhoods. The Downtown Tall Buildings: Vision and Supplementary Design Guidelines and the city-wide Tall Building Design Guidelines have both been informed by this Study and by extensive consultation and peer review with community and development industry stakeholders, City Councillors and other City Planning staff.

The Official Plan states that guidelines will be adopted to advance the vision, objectives, and policies of the Plan. Urban Design guidelines are specifically intended “to provide a more detailed framework for built form and public improvements in growth areas.” The city-wide Tall Building Design Guidelines together with the Downtown Tall Buildings: Vision and Supplementary Design Guidelines are intended to implement and provide that further clarification with regard to the policy direction identified in the City’s Official Plan around successfully managing growth with appropriate built form and design solutions.

DESIGN GUIDELINES – AN EVALUATION TOOL

The appropriateness of all tall building development is measured against a set of design guidelines which work together to achieve optimal building siting and design that enhances the adjacent public realm and respects and reinforces the surrounding built environment, context and desired character of development in the Downtown. As such, these guidelines provide a degree of certainty and clarity of common interpretation. However, as guidelines, they also afford some flexibility in application, particularly when looked at cumulatively.

The guideline requirements are not intended to be applied or interpreted independently of each other. Rather, each guideline works together with the other design guideline requirements to determine whether a tall building development application has successfully met the overall intent of the city-wide and Supplementary Guidelines measures and requirements.

DESCRIPTION OF MAPS AND TABLES

Map 1 - High Streets Map

Shows the location of the High Streets and Secondary High Streets. “High Streets” are those parts of major Downtown streets along which tall buildings are considered to be an appropriate form of development. “Secondary High Streets” are streets that run between and adjacent to High Streets and are mostly lined with residential apartment buildings on which tall buildings are also an appropriate form of development.

High Street mapping is intended to be schematic. High Streets and Secondary High Streets include

properties fronting onto streets but are not intended to reflect detailed property or the in-force zoning by-law boundary lines.

Map 2 - Downtown Vision Height Map

Shows height ranges proposed along the High Streets.

Map 3 - High Streets Typologies Map

Shows the built form typologies assigned to High Streets and Secondary High Streets.

Map 4 - Priority Retail Streets Map

Shows the location of streets identified as “Priority Retail Streets”.

Table One: High Streets and High Streets Typologies – Street Segments

Table Two: Downtown Vision Heights – Street Segments

Table Three: Priority Retail Streets – Street Segments

Table Four: Secondary High Streets – Street Segments

Table Five: Base Building Heights of the Canyon Form – Street Segments

Maps 1 - 4 are intended to be reviewed together with Tables One to Five.

Table Six: Summary of References within the city-wide Tall Building Design Guidelines to the Downtown Supplementary Design Guidelines

DOWNTOWN TALL BUILDINGS: VISION AND SUPPLEMENTARY DESIGN GUIDELINES

1.0 Downtown Vision

Downtown Toronto is best experienced from the major streets that run through it, the grand north-south streets lined with prestigious buildings that stretch from the Waterfront and link the whole Downtown into a single recognizable district and the predominantly mixed-use, east-west streets that knit Downtown's core with inner city residential and mixed-use neighbourhoods. The vision for Downtown Toronto invites tall buildings to locate along major Downtown streets and in return expects such buildings to perform to the highest architectural and urban design standards.

The Downtown Vision details where tall buildings should be located, how high they should be and the built form typology they should reflect and combines this Vision with a set of performance standards which seek to enhance the pedestrian environment; minimize shadowing of sidewalks, parks and open spaces; protect prominent views and heritage properties; improve access to natural light, sky views, privacy and amenity for people living and working in the Downtown and promote environmental, economic and social sustainability in the placement and design of tall buildings.

The Downtown Vision and Supplementary Design Guideline requirements provide a finer grain of detail to more effectively guide the review and approval of Downtown tall building applications.

1.1 High Streets

Maps forming part of this Vision and Supplementary Design Guideline identify parts of major Downtown streets where tall buildings are considered to be an appropriate form of development and call these "High Streets". Map 1 – High Streets Map, together with Tables One and Four, show the location of the High Streets and the Secondary High Streets described below. Individual High Streets fall within specifically assigned height categories shown on Map 2 – Downtown Vision Height Map and Table Two.



Figure 2: Shows a "High Street" segment along Dundas Street West, west of Yonge Street.

High Streets mapping is intended to be schematic rather than detailed and property specific. High streets include the properties fronting onto these streets but are not intended to reflect detailed property or in-force zoning by-law boundary lines.

High Streets Height ...

Map 2 - The Downtown Vision Height Map introduces a series of **six height range categories** applying to High Streets throughout the Downtown that reinforce the existing structure of Downtown's skyline and built form context. The heights are expressed in metres and in storeys.

1.2 Secondary High Streets

The Secondary High Streets run between and adjacent to High Streets and are mostly lined with residential apartment buildings on which tall buildings are also an appropriate form of development, but at a lower scale. Map 1 – High Streets Map and Table Four, identify and list the "Secondary High Streets".



Figure 3: Shows a "Secondary High Street" segment of Victoria Street, south of Queen Street East.

Secondary High Streets Height ...

Specific height limits have not been established for Secondary High Streets. Instead assume that Secondary High Streets height ranges will generally be **one-third lower** than the High Streets they run parallel to.

If a Secondary High Street runs between two High Streets, the lower of the High Street heights applies in determining the Secondary High Street height. In the event that there are no immediately adjacent High Streets, the height of the nearest High Street is used to determine height for the Secondary High Street.

Secondary High Streets mapping is intended to be schematic rather than detailed and property specific. Secondary High Streets include the properties fronting onto these streets but are not intended to reflect detailed property or in-force zoning by-law boundary lines.

1.3 Factors Mitigating Height

Three mitigating factors take precedence over heights assigned to High Streets and Secondary High Streets. The presence of any of these factors overrides the ability to locate a tall building on a particular site if it is deemed to negatively impact any of the following: **heritage properties** located on or adjacent to the development site; **sunlight on parks and open spaces**; and **views of prominent and heritage properties, structures and landscapes**.

Also, some sites are simply too small to meet the separation and set back distance requirements of the city-wide and Supplementary Downtown Tall Building Design Guidelines. These “**small sites**” cannot accommodate a tall building without compromising the Downtown Vision and diminishing development rights of adjacent sites and should not be developed with tall buildings.

1.4 Additional Height

The four corners of **subway stations** along High Streets, such as University Avenue and Bay Street, where contextually appropriate and where impact on heritage properties is respected, can be marked with buildings that incorporate heights that are approximately 30 meters (10 storeys) higher than their surrounding heights. As many of these same corner sites would have difficulty providing adequate levels of below-grade

parking due to their location over subway stations, design guideline requirements have been included in the city-wide Tall Building Design Guidelines to address above-grade parking structures as they relate to tall building development.

If contextually appropriate, and where the impact on heritage properties has been fully taken into account through the completion of heritage impact assessments and related planning studies, additional height could also be contemplated at subway stations located along Yonge Street.

1.5 Interpreting Height

Map 2 - Downtown Vision Height Map, shows specific height ranges along each of the High Streets. However, it should not be assumed that every site located along a High Street will be able to accommodate the upper height limit stated as part of any height range, particularly as height and performance standards are intended to work together in determining whether a tall building development application will be able to successfully meet the overall cumulative intention of this Guideline and perform to the highest architectural and built form design standards.

In the case of mixed-use and residential buildings, when heights are expressed in storeys, they are premised on a ground level height of 4.5 metres and 3 metres for all floors above. For office buildings, height should be referenced in metres only. The height attributed to rooftop mechanicals has been excluded from the stated heights up to a maximum height of 5 metres.

The Downtown Supplementary Guideline Maps and their stated height ranges along the High Streets and Secondary High Streets have been based on built form considerations only and are not currently intended to replace as-of-right height limits zoning for the Downtown.

1.6 Site Specific Height Exemption

Development Application

No. 10-247063 STE 28 OZ

Please note that certain segments of Bloor Street East and Sherbourne Street shown on Map 1 - High Streets Map as “High Streets”, will be subject to heights established through site specific Official Plan amendment and re-zoning Application No. 10-247063 STE 28 OZ, as noted on Map 2 - Downtown Vision Height Map.

1.7 Downtown Yonge Street Character Description

Yonge Street is Toronto’s original main street and is paramount with regard to its cultural heritage significance. It has played many roles in the development of the city. Today it is a vibrant commercial corridor and subway conduit, attracting local residents, workers and visitors to the city and commuters passing through. It is also becoming attractive for residential and mixed-use tall building development proposals. Throughout the Downtown, Yonge Street continues to display a rhythm of narrow retail frontages that reference the street’s historic character.

Much of the portion of Yonge Street between Queen Street and Bloor Street is characterized by a predominantly low-rise main street building typology with a prevailing street wall height of 2 to 4 storeys, retail frontages of around 16 metres in width and shallow lot depths of approximately 18, 25 or 30 metres. North of Queen Street, Yonge Street is comprised of a series of high and low-rise areas. Low-rise areas reflect the street’s historic role as a traditional main street, making tall buildings generally inappropriate along such segments. The success and unity of Yonge Street as a pedestrian oriented public corridor will continue to lie in how new development will respond to its **main street context**.

Site and Area Specific Policy 211 of the City’s Official Plan, which references the Bloor-Yorkville/North Midtown Area Urban Design Guidelines, applies for a portion of the North Downtown Yonge Street area. These Bloor-Yorkville/ North Midtown Urban Design Guidelines should be used and interpreted **together** with the city-wide Tall Building Design Guidelines and the Supplementary Downtown Vision and Design Guidelines in reviewing tall building development applications within this area.

1.7.1 Yonge Street: Special Character Street

Two council authorized studies recently undertaken by City Planning Division, relating to parts of Yonge Street, will further inform future tall building proposals along the Street. The first has a study boundary which includes the area of Yonge Street between Bloor Street and College/Carlton Street and Bay Street to Church Street and is entitled the “North Downtown Yonge Street Planning Framework” study. The second is intended to determine the merits of establishing a Heritage Conservation District (HCD) for the “historic” area of Yonge Street north of Davenport Road to College/Carlton Street.

Until such time as both studies have been completed and recommendations flowing from the study outcomes adopted by Council, Yonge Street’s iconic Downtown stature will continue to be “unified” by identifying most of the street, within the boundaries of the Downtown Tall Buildings: Vision and Supplementary Design Guidelines boundary area, as a **Special Character Street** that extends along both sides of Yonge Street between the north side of Front Street and the south side of Davenport Road, all as shown on Maps 1, 2 and 3 of this Guideline document.

The intent of this designation is to signal to the development community that tall building development along these portions of Yonge Street may be appropriate where lot size, depth and specific location can accommodate a tall building and its service requirements, and where there are no heritage considerations that would be irrevocably compromised through tall building development.



Figure 4: Shows a segment of Yonge Street between Isabella Street and Gloucester Street where a 10 - 20 m tall building tower stepback would generally apply.

The Yonge Street: Special Character Street guideline designation recognizes Yonge Street's overall heritage value and iconic stature but is accommodating of the Street's differing re-development potential along specific segments of the street as outlined below:

a. Tower Stepback Requirements

Within the Special Character Street area, all new and current tall building proposals are subject to a tower stepback guideline requirement of **20 metres** - where heritage properties are present on site - and **10 metres** - where there are no on-site heritage properties. (See Section 3.0, *Supplementary Design Guideline #7* for details.)

In addition to the special Yonge Street tower stepback requirements, two approaches have been taken with regard to addressing height and building typology within the Special Character Street area, as follows:

b. Height Range

A height range of 62m - 107m is assigned to the portion of Yonge Street shown as a Special Character Street from the south side of Davenport Road to the north side of Hayden Street and of 107m - 182m from the south side of Queen Street to the north side of Front Street.

For other portions of Yonge Street located within the Special Character Street area, tower heights of current/new tall building proposals will be determined on a **site-by-site basis**.

1.8 Spadina Avenue and College Street - Special Study Streets

The "Downtown Tall Buildings Project" study process that led to Council adoption of the earlier Downtown Tall Buildings Vision and Performance Standards Design Guidelines in July of 2012 concluded that Spadina Avenue is not a High Street and should not have any heights or standardized building typologies assigned to it.

Due to the special heritage character of Spadina Avenue, City Planning staff have been instructed by Council to conduct a further study of the Avenue for the segment between Bloor Street West and Queen Street West. This study will examine the desirability of establishing a Heritage Conservation District to reinforce Spadina's unique built form, and of

creating a framework to help guide: building scale and height; public realm design including streetscape improvements; and views, vistas and view termini. (The study is to also include the east side of the segment of Spadina Avenue between Bloor Street and College Street that does not form part of the Downtown Tall Buildings: Vision and Supplementary Design Guidelines area, as it is part of the University of Toronto Secondary Plan Area).

Similarly, the portion of College Street located west of McCaul Street to Bathurst Street was also determined to not be a "High Street" as part of the Downtown Tall Buildings Project study process. The north side of this segment of the street is also outside the Downtown Tall Buildings: Vision and Supplementary Design Guidelines boundary area, as it is subject to the University of Toronto Secondary Plan Area and the secondary plan's own set of guidelines. Council has requested City Planning to further study both sides of the Street, generally from University Avenue to Bathurst Street, to address: land uses and the inclusion of institutional uses within mixed-use buildings; building scale and height; and public realm design including streetscape improvements.

Maps 1, 2 and 3 attached to this Supplementary Guideline identify the location of these "Special Study Streets".

1.9 Other Streets Where Tall Buildings Are Not Suitable

There are a number of streets and street segments not identified as High or Secondary High Streets in this Supplementary Guideline. These are streets or street segments that abut significant parks or contain a critical mass of heritage properties and contributing heritage fabric, or have an existing or planned context which does not contemplate tall buildings as a suitable form of development.

2.0 DOWNTOWN TYPOLOGIES

There are three tall building typologies identified for Downtown High Streets: Tower-Base Form; Canyon Form and Landscaped Setback Form, and two typologies for Secondary High Streets: Tower-Base Form and Canyon Form. These building typologies are found on Map 3 – High Streets Typologies Map together with Tables One, Four and Five attached to this Supplementary Guideline and are intended to

provide guidance in identifying important elements of the character of particular Downtown streets that should be preserved and enhanced. They are also intended to assist in defining the interface between individual tall buildings and the public realm.

The Downtown Tall Building Typologies accommodate architectural creativity and are not intended to restrict tall buildings from performing to their highest architectural design standards.



Figure 5: Shows the “Tower-Base Form” typology at the south-west corner of Bay Street and Grosvenor Street.

2.1 High Street Forms:

- **Tower-Base Form** is characterized by slender point towers spaced apart and set atop pedestrian-scaled base buildings that define the street edge.



Figure 6: Shows the “Canyon Form” typology along Adelaide Street West, east of Bay Street.

- **Canyon Form** is characterized by high street walls with buildings that have been built to cover the full width of their sites. This condition is a historic one that

was once strongly encouraged by the former (pre-amalgamation) City of Toronto and will continue in those locations where it is currently found. Canyon Form is prevalent on High Streets in the Financial

District, and on limited portions of Bloor, College/ Carlton, and Dundas Streets. Along Canyon Form street segments, the base height of any new tall building should be built to the height of the existing street wall line as identified in this Guideline through **Table Five: Canyon Form Base Building Heights – Street Segments**. Above this street wall canyon height, the tower should be set back in accordance with city-wide Tall Building Design Guideline requirement 3.1.1 *Base Building Scale and Height* and 3.2.2 *Tower Placement*.



Figure 7: Shows the landscape setback form typology along Sherbourne Street, south of Bloor Street East.

- **Landscaped Setback Form** is characterized by tall buildings that are set back from the front property lines with a landscaped buffer between the buildings and the public right-of-way. This condition currently exists on parts of Jarvis Street, particularly between Isabella and Gerrard Streets. Along Landscaped Setback Form street segments, the front face of the building will be set back from the public right-of-way such that the predominant form of the street is preserved, as are views to its historic mansions. Setbacks will be buffered by a continuous landscaped edge which re-enforces prevailing character.

Heritage buildings within the buffer area should be conserved in their entirety and the tower portions of new tall buildings (including all balconies and projections beyond the exterior walls), should be set back behind the full depth of the heritage buildings in accordance with city-wide Tall Building Design Guideline requirement 3.2.2 c. *Tower Placement*.

2.2 Secondary High Street Forms:

- **Tower-Base Form** applies to tall buildings that have retail uses located at grade. Along these street segments - the front face of the base building may be built to the front property line with city-wide Tall Building Design Guideline requirement 3.2.2 b. *Tower Placement* applying.
- **Canyon Form** applies to segments of Secondary High Streets in Toronto's Financial District. Such segments should continue to be built in Canyon Form.

2.3 Yonge Street Forms:

The south side of Davenport Road to the north side of Yorkville Avenue and the south side of Cumberland Street to the north side of Hayden Street are assigned a Tower-Base Form typology and Queen Street to Front Street, a Canyon Form typology.

For other portions of Yonge Street located within the Special Character Street area, appropriate building typologies for current/new tall building proposals, will be determined on a **site-by-site basis** taking into account:

- Streetwall and overall height of existing buildings adjacent to a current/new tall building development site;
- Heights shown on the Supplementary Guideline Maps for adjacent "High Streets" and "Secondary High Streets";
- Typology of adjacent buildings and related urban fabric; and
- Design impact of a tall building proposal on adjacent open space and parks, prominent views, the wholeness and integrity of heritage properties and contributing heritage fabric and on areas designated *Neighbourhoods* in the Official Plan.

In addition to tower setback requirements, other design measures, such as angular planes, may be applied to further mitigate the impact of tall building towers on surrounding streets, open spaces and properties.

New and current tall building proposals in the Special Character Street area will be subject to both the city-wide Tall Building Design Guidelines and this Supplementary

Design Guideline until such time as further planning and heritage impact assessment studies/reports are adopted by Council and incorporated either into this Supplementary Guideline and/or into a set of Site and Area Specific Design Guidelines for North Downtown Yonge Street.

3.0 SUPPLEMENTARY DESIGN GUIDELINES

In addition to the city-wide Tall Building Design Guidelines, the following seven Supplementary Design Guidelines apply when evaluating new and current tall building proposals within the Downtown guideline area boundary. The related section within the city-wide Guidelines is noted below each Supplementary Design Guideline heading. Refer to Table Six for a summary of Downtown references within the city-wide Tall Building Design Guideline document.

3.1 Supplementary Design Guideline #1

Fit and Transition in Scale

When a tall building abuts a lower scale neighbourhood area:

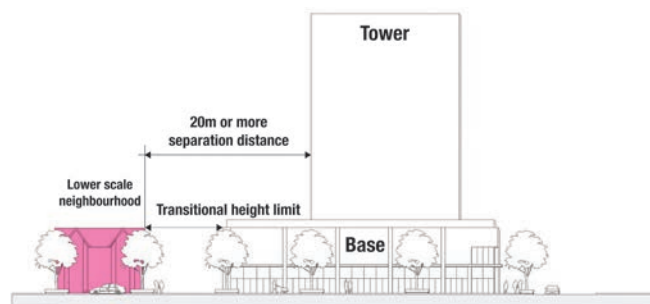


Figure 8: Conceptual illustration of a minimum tower setback and transitioning height of the base in relationship to the adjacent lower scale neighbourhood.

- Set back the tower portion of the tall building from any such abutting property lines at least 20 metres, excluding balconies; and
- Design the portion of the base building immediately adjacent to the lower scale area to be no higher than the height of adjacent buildings, transitioning into a higher base as the distance from the area increases.

RATIONALE

When a tall building is proposed close to a lower scale area, residential or otherwise, setbacks, stepbacks, height restrictions, angular planes and façade articulation can be used to achieve appropriate transition in scale. Small floor plates, for instance, result in shadows that move more quickly across the neighbourhood. Minimum spacing distances will result in improved sky views. These measures can be further enhanced by ensuring that towers are set back away from the lower scale neighbourhood areas to protect privacy and overlook.

3.2 Supplementary Design Guideline #2

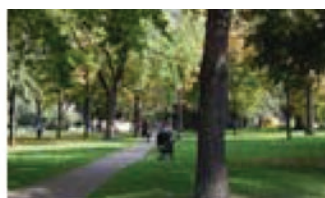
Sunlight and Sky View

Locate and design tall buildings to not cast new net shadows on:



Figure 9: Design and orient tall buildings to minimize shadow impacts on downtown parks and open spaces at all times of the day and for all seasons of the year.

- a. Parks and open spaces identified as “Signature Parks/ Open Spaces” between 10:00 AM and 4:00 PM on September 21st. Signature Parks/Open Spaces include: Allan Gardens; Berczy Park; David Crombie Park; Grange Park; Moss Park; Nathan Phillips Square; St. James Park and Queen’s Park), and



Allan Gardens



Berczy Park



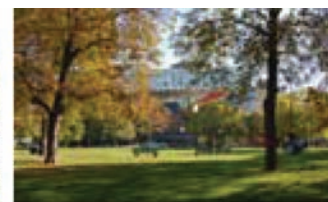
Moss Park



Nathan Phillips Square



David Crombie Park



Grange Park



Queen's Park



St. James Park

Figure 10: No new net shadows should be cast by tall building proposals on Signature Parks/ Open Spaces between the hours of 10 am to 4 p.m. (using Sept 21st as the calculation date).

- b. All other parks located within and adjacent to the Downtown Tall Buildings: Vision and Supplementary Design Guideline boundary area, between 12 Noon and 2:00 PM on September 21st.

Locate and design tall buildings to best mitigate all new net shadowing of:

- c. Jesse Ketchum Park, School Playground and Open Space and Ramsden Park in the Bloor-Yorkville/North Midtown Area and St. James Cathedral's park lawn and spire, throughout the entire day for all seasons of the year.

RATIONALE

Downtown Toronto and the area which immediately surrounds it, has a limited number of parks and open spaces that play a vital role in its character and the quality of life for its residents, workers and visitors. As Downtown continues to steadily intensify, the need to protect these parks and open spaces from shadowing by tall buildings becomes increasingly important. Access to direct sunlight generally improves the usability and enjoyment of parks and helps vegetation flourish. In the Toronto climate, access to direct sunlight in parks can extend the period of comfortable conditions for park users by several months.

Supplementary Design Guideline #3.2 identifies two basic categories of park, each requiring a particular level of sunlight protection. The first category includes

“Signature Parks/Open Space” which are parks and open spaces that have special historic and/or cultural significance for the City and which currently experience sunlight throughout most of the day (March to September). The other category includes all remaining Downtown area parks that enjoy widespread public use.

If a Sun/Shadow Study, submitted as part of the City’s complete application requirements, shows that a proposed tall building casts new net shadow on any park between the hours noted in Supplementary Design Guideline #3.2, including parks located adjacent to the Downtown or within the Secondary Plan Areas excluded from the Supplementary Guideline boundary area, the given tower(s) will have to be reduced in height or size and/or otherwise re-designed and re-oriented to meet the sunlight protection guideline requirements.

Although Supplementary Design Guideline #3.2 provides a minimum sunlight protection guideline requirement for Downtown parks, this should not be interpreted as taking away from the City’s ability to require sunlight protection beyond the minimum 2 to 6 hours of sunlight set by this standard or to add new parks/open spaces into the signature park/open space category. Likewise, it should not be interpreted as taking away from the City’s ability to obtain sunlight protection for other specified periods of time outside of the 10:00 AM to 4 PM or noon to 2:00 PM timeframes set by this standard. Finally, it should not be seen as taking away from the ability to obtain sunlight protection for all seasons of the year, and not just the shoulder seasons, for particular local parks or open spaces, if there are good planning grounds for doing so, as determined through a site-specific tall building proposal evaluation and approvals process.

For example, it has been demonstrated as part of tall building application reviews in the Bloor-Yorkville/ North Midtown Area, that Jesse Ketchum Park, School Playground and Open Space and Ramsden Park are local parks that are heavily utilized by the community, including school children and youth, during all hours of the day. Any tall building development proposal in the Bloor-Yorkville/North Midtown Area is therefore required, as part of the development approval process, to demonstrate that best efforts have been made to not cast any new net shadow on these parks and school ground throughout the entire day for all seasons of the year.

Another example is St. James Cathedral and the parkland that surrounds it. All sun/shadow studies for new tall building development in the proximity of St. James Cathedral should be reviewed with a view to mitigating all new net shadowing of the Cathedral’s park, lawn and spire, for all seasons of the year.

3.3 Supplementary Design Guideline #3

Prominent Sites and Views from the Public Realm

Locate and design tall buildings to not interrupt views or appear behind the building silhouettes of three prominent Downtown buildings as follows:



Figure 11: Generally illustrates the building silhouette of Queen’s Park Legislature and the area behind which tall buildings should not appear.

- a. Queen’s Park Legislature: The view up University Avenue to Queen’s Park. Locate and design tall buildings to:
 - i) not interrupt or rise above the silhouette of Queen’s Park Legislature when viewed from any vantage point along College Street at the intersection of University Avenue; and
 - ii) not interrupt views of the centre dome of the Ontario Legislative Assembly building when viewed from the north-side intersection of Queen Street and University Avenue.



Figure 12: Generally illustrates the building silhouette of Old City Hall and the area behind which tall buildings should not appear.

b. Old City Hall: The view up Bay Street in the Financial District to the main entrance, clock

tower and cenotaph of Old City Hall. Locate and design tall buildings to not interrupt or rise above the silhouette of the clock tower when viewed from the southwest and southeast corners of Temperance Street.



Figure 13: Generally illustrates the building silhouette of Toronto City Hall and the area behind which tall buildings should not appear.

c. Toronto City Hall: The view from Queen Street of the east and west towers, the council

chamber and podium of City Hall. Locate and design tall buildings to not breach the silhouette of features comprising City Hall, including the sky view between the east and west towers, when viewed from the north side of Queen Street West along the edge of the eastern half of Nathan Phillips Square.

RATIONALE

Among the City's prominent views, there are three key views: Queen's Park, Old City Hall and Toronto City Hall. From their assigned vantage points, no new buildings or other associated structures should obstruct the view to these prominent buildings or rise above their silhouettes. Official Plan Amendment # 203, adopted by Council October 4, 2012, provides for the specific protection of views of the Ontario Legislative Assembly Building. The supplementary design guideline above, reflects the intent of this OPA (currently under appeal to the Ontario Municipal Board).

There are other prominent views in the Downtown, such as Osgoode Hall, the St. James Cathedral Spire, Knox College located in Spadina Circle and the Rogers Centre, to name a few, that should also be afforded protection. Once adopted, Official Plan Amendment # 199 will protect these and other identified views

to prominent and heritage buildings, structures and landscapes within the Downtown and elsewhere in the City. In order to complement Official Plan Amendment #199, reference to additional Downtown views may also be added at a future point in time to this Supplementary Design Guideline.

3.4 Supplementary Design Guideline #4

Heritage Properties and Heritage Conservation Districts

Locate and design tall buildings to:



Figure 14: Illustrates a tall building which respects the scale and character of the adjacent heritage property.

- respect and complement the scale, character, form and setting of on-site and adjacent heritage properties;
- respect the character and values of downtown area Heritage Conservation Districts; and
- respect the history and character of downtown streets (corridors) identified in the Waterfront Culture and Heritage Infrastructure Plan, 2001 and complement any initiatives affecting these streets stemming from this Plan.



Figure 15: Shows a heritage building successfully integrated alongside an adjacent tall building development located at King Street and George Street, just east of Jarvis Street.

RATIONALE

The High and Secondary High Street designations and their assigned heights do not serve to exempt any site from its heritage obligations. The heritage policies and legislation at both the municipal and provincial levels that are currently in place and the system of negotiating the preservation of historic buildings continue to prevail over any guideline designations.

Downtown tall building development proposals containing heritage properties on or adjacent to the development site continue to be required to provide a Heritage Impact Assessment as part of the City's complete application review process, to evaluate the impact the proposed development or site alteration will have on heritage properties and to recommend an overall approach to conservation. As noted in the city-wide Tall Building Design Guidelines, tall building proposal applicants also need to ensure that heritage properties are conserved consistent with the "Standards and Guidelines for the Conservation of Historic Places in Canada".

The Supplementary Guideline area abuts or incorporates the following Heritage Conservation Districts (HCDs) and HCD Study Areas:

- **Union Station HCD** - includes Wellington Street on the north, Yonge Street on the east, Lake Shore Boulevard/ Harbour Street on the south, Simcoe Street to the rail corridor and Rees Street on the west;
- **Queen Street West HCD** - includes Queen Street West from University Avenue to Bathurst Street;
- **St. Lawrence Area HCD Study Area** - includes the area located east of Yonge Street (including the buildings on the west side of the street), south of Adelaide Street (including buildings on the north side of the street), west of Parliament Street (including all buildings on the east side of the street) and north of the railway corridor;
- **Historic Yonge Street HCD Study Area** - includes Yonge Street from north of Davenport Road to College/Carlton Street;
- **Garden District HCD Study Area** - includes Jarvis Street to Sherbourne Street from Allen Gardens south to Moss Park; and

- **King-Spadina HCD Study Area** - includes the properties between Bathurst Street to the west and the rear lot lines of Duncan Street on the east, and generally from the southern boundary of the Queen Street West HCD to Wellington Street on the south. To the west of Spadina Street, the southern boundary captures Clarence Square and moves up to King Street West. To the East of Spadina Street, the northern boundary terminates at Adelaide Street.

Heritage Conservation Districts (HCDs) are special areas dense with heritage properties and a unique historic character. The character and values of HCDs need to be respected to ensure that the given District is not diminished by incremental or sweeping change. All development within a Heritage Conservation District must adhere to the policies and guidelines of the District Plan and in the event of any conflict between the city-wide and Supplementary Downtown Tall Building Design Guidelines and an approved HCD Plan, the HCD Plan policies and guidelines will prevail. There are several HCD area studies underway, which may, in future, result in further tall building design guidelines requirements.

Downtown tall building proposals should also be informed by the Waterfront Culture and Heritage Infrastructure Plan, 2001, and its unfolding initiatives. This Plan is built around a grid of seven corridors, including Front, Jarvis, John and Yonge Streets, each of which have a distinctive history and character, that link cultural, natural and built heritage resources in the core of the City with those at the water's edge.

3.5 Supplementary Design Guideline #5

Base Building Height and Scale

- For High Street and Secondary High Street "Canyon Form" street segments: Build the base height of tall buildings to the height of the existing street wall line at height levels listed in Table Five - Canyon Form Base Building Heights – Street Segments. Above this street wall canyon height, set the tower back in accordance with city-wide *Tall Building Design Guideline 3.2.2 Tower Placement* requirement. (City-wide *Tall Building Design Guideline* requirement Section 3.1.1 b. does not apply).

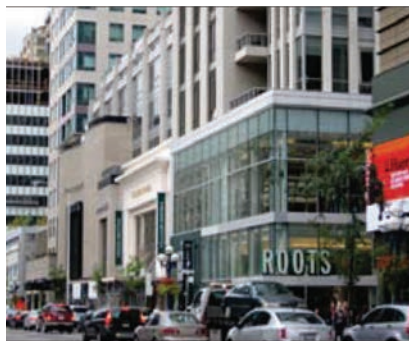


Figure 16: Shows Bloor Street, west of Yonge Street, where the height of “Canyon Form” base building heights should relate to the height of the existing street wall line.

- b. For High Street “Landscaped Setback Form” street segments: Set back and separate the entire front face of the building from the front property line with an appropriately scaled landscaped buffer. (City-wide *Tall Building Design Guideline* Section 3.1.1.b. requirement does not apply).



Figure 17: Shows a tall building development site incorporating a well scaled landscaped setback area along Jarvis Street, north of Carlton Street.

RATIONALE

There are three tall building typologies identified for Downtown High Streets: Tower-Base Form; Canyon Form and Landscaped Setback Form, and two typologies for Secondary High Streets: Tower-Based Form and Canyon Form. These building typologies are found on Map 3 – High Streets Typologies Map and referenced in Tables One, Four and Five. They provide guidance in identifying important elements of the character of particular Downtown streets that should be preserved and enhanced. They also assist in defining the interface between individual tall buildings and the public realm. These typologies accommodate architectural creativity and are not intended to restrict tall buildings from achieving their highest architectural design standard. Supplementary Design Guideline SDG #5 is specifically intended to clarify the relationship between city-wide *Tall Building Design Guideline* Section 3.1.1.b. and SDG #5.

3.6 Supplementary Design Guideline # 6

Street Animation

At least 60 percent of the total building frontage along Priority Retail street segments shown on Map 4 – Priority Retail Streets of this Supplementary Guideline contains active retail uses.



Figure 18: Sixty percent of the total building frontage should contain active retail uses.



Figure 19: Shows a “Priority Retail Street” segment along the north side of Bloor Street, west of Yonge Street.

RATIONALE

The City of Toronto recognizes the importance of active street-related retail and identifies Priority Retail Streets in its Zoning By-law. This Guideline identifies several additional downtown streets as Priority Retail Streets, all of which are shown on Map 4 and Table Three of this Supplementary Guideline.

3.7 Supplementary Design Guideline #7

Tower Placement

Step back the tower portion of tall buildings a minimum of 10 to 20 metres from the Yonge Street property line along those portions of Yonge Street between the north side of Front Street and the south side of Davenport Road identified as being part of the “Yonge Street - Special Character Street” area and shown on Maps 1, 2 and 3 of this Guideline, as follows:



Figure 20: Rendering of a tall building proposal which incorporates heritage buildings at the north-east corner of Gloucester Street and Yonge Street and which provides a suitable tower setback from Yonge Street.

Rendering of 2-8 Gloucester Street, Courtesy of Angel Developments Inc. and Hariri Pontarini Architects.

- a. Twenty metre tower setbacks for tall building proposal sites that contain heritage properties; and
- b. Ten metre tower setbacks for tall building proposal sites that do not contain heritage properties.

City-wide Tall Building Design Guideline Section 3.2.2 Tower Placement which allows for up to one-third of the tower to extend straight down to the ground, does not apply along the “Yonge Street - Special Character Street” frontage.

RATIONALE

There have been two Council authorized studies recently undertaken relating to parts of Yonge Street, which will further inform future tall building proposals along this street. However, until such time as both these studies have been completed and recommendations flowing from them adopted by Council, Yonge Street’s iconic Downtown stature will be “unified” by identifying most of the street, within the boundaries of the Downtown Tall Buildings: Vision and Design Guidelines boundary area, as a “Special Character Street” that extends along both sides of Yonge Street between the north side of Front Street and the south side of Davenport Road.

Within this Special Character Street area, all new and current tall building proposals are subject to a tower set back of 20 metres (where heritage properties are present on site) and 10 metres (where there are no on-site heritage properties). In addition to the tower setback requirements, additional design tools, such as angular planes, may be applied.

Specific heights of the tower portions of any tall building proposals along Yonge Street will be determined on a site-by-site basis, taking into account the streetwall and overall heights of buildings adjacent to the development site; the heights shown for adjacent “High Streets” and “Secondary High Streets” and the design impacts of tall building proposals on adjacent open space and parks, prominent views, heritage properties and contributing heritage fabric and areas designated “*Neighbourhoods*” in the Official Plan.

4.0 HOW TO USE THESE SUPPLEMENTARY GUIDELINES

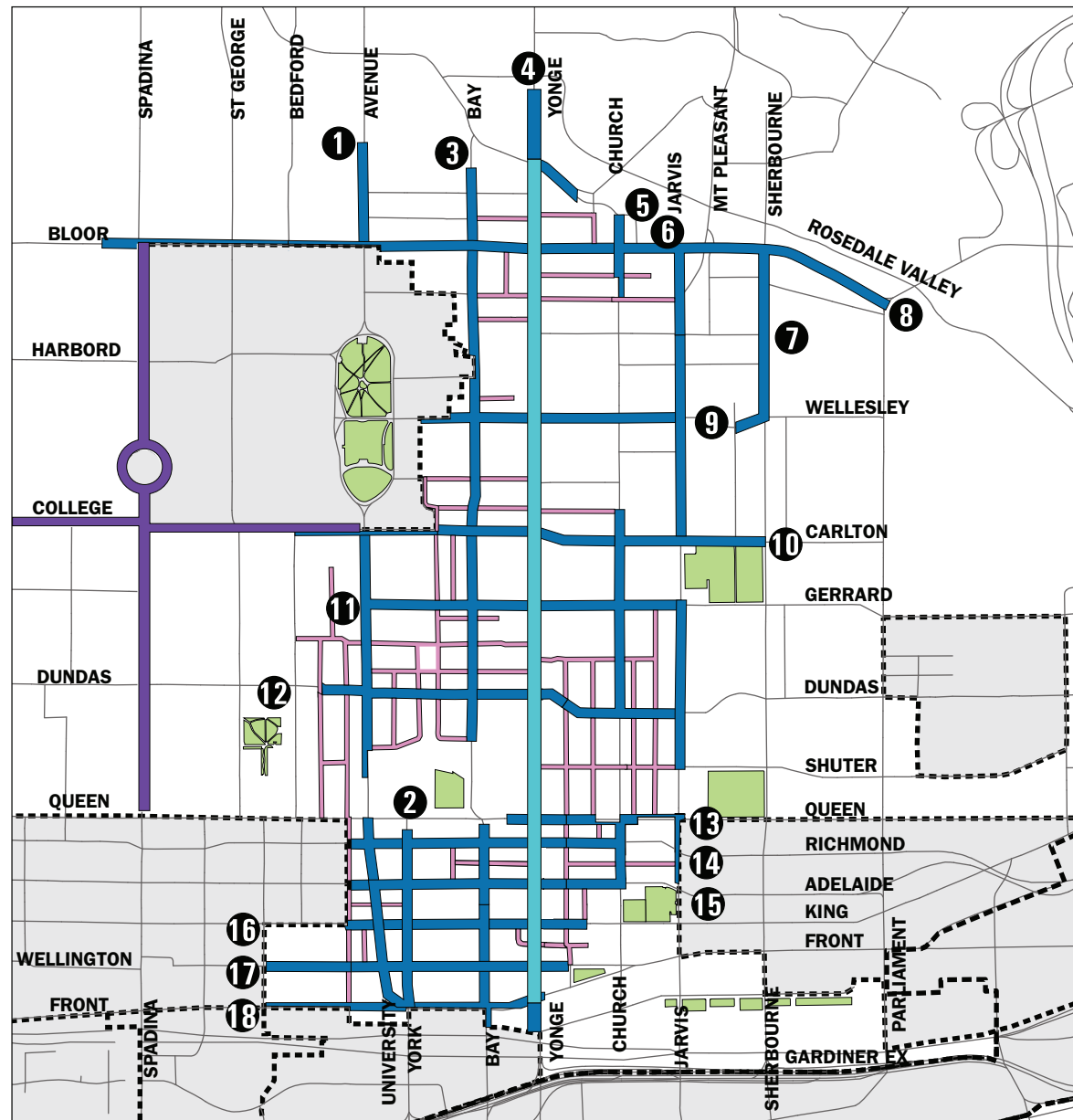
The “How and Where the Guidelines Apply” city-wide Tall Buildings Design Guideline’s interpretation section applies to the Downtown Tall Buildings: Vision and Supplementary Design Guidelines.

In addition to the city-wide interpretation section, the following interpretation statements also apply in the evaluation of tall building proposals in the Supplementary Guideline’s boundary area:

- i. The Downtown Tall Buildings Vision and Design Guidelines maps and their stated height ranges along the “High Streets” and “Secondary High Streets” are based on built form considerations only and do not replace the in-force zoned maximum height limits set out in the City’s Zoning Bylaw within the Downtown.
- ii. The city-wide Tall Buildings Design Guidelines together with the Downtown Tall Buildings: Vision and Supplementary Design Guidelines apply across the entire area covered by the Supplementary Guidelines.
- iii. These Supplementary Guidelines are not intended to imply that tall building development is considered to be an appropriate form of development or encouraged to locate in the “white areas” found on Downtown Tall Buildings: Vision and Design Guideline Maps 1 – 4 as opposed to being directed to the High Street and Secondary High Streets.
- iv. All tall building development within the Supplementary Guideline boundaries will address all guideline requirements noted in both the city-wide Tall Building Design Guidelines and this Supplementary Guideline, even if the impact of the given tall building application falls outside the Downtown Supplementary Guideline boundary area. An example of this would be a Supplementary Design Guideline requirement to address sunlight protection of parks or views to prominent sites that affect neighbourhoods within secondary plan areas or other areas outside of (but bordering) the Downtown Supplementary Guideline boundary area.
- v. Supplementary Guideline Maps 1 – 4 should be reviewed together with street segment Tables One to Five.
- vi. High Street mapping is intended to be schematic rather than detailed and property specific. High Streets and Secondary High Streets include properties fronting onto these streets but are not intended to reflect detailed property or in-force zoning bylaw boundary lines.

5.0 MAPS AND TABLES

MAP 1 - HIGH STREETS MAP



Toronto City Planning

High Streets Map

- | | | | | | |
|-------------------------------|------------------------|----------------------------|----------------------|---------------------------------------|-----------------------|
| High Streets | Secondary High Streets | Signature Parks | Secondary Plan Areas | Yonge Street Special Character Street | Special Study Streets |
| 1. University Ave/Avenue Road | 5. Church Street | 9. Wellesley Street | 13. Queen Street | 17. Wellington Street | |
| 2. York Street | 6. Jarvis Street | 10. College/Carlton Street | 14. Richmond Street | 18. Front Street | |
| 3. Bay Street | 7. Sherbourne Street | 11. Gerrard Street | 15. Adelaide Street | | |
| 4. Yonge Street | 8. Bloor Street | 12. Dundas Street | 16. King Street | | |

Review this Map together with Tables One and Four



MAP 2 - DOWNTOWN VISION HEIGHT MAP



Toronto City Planning

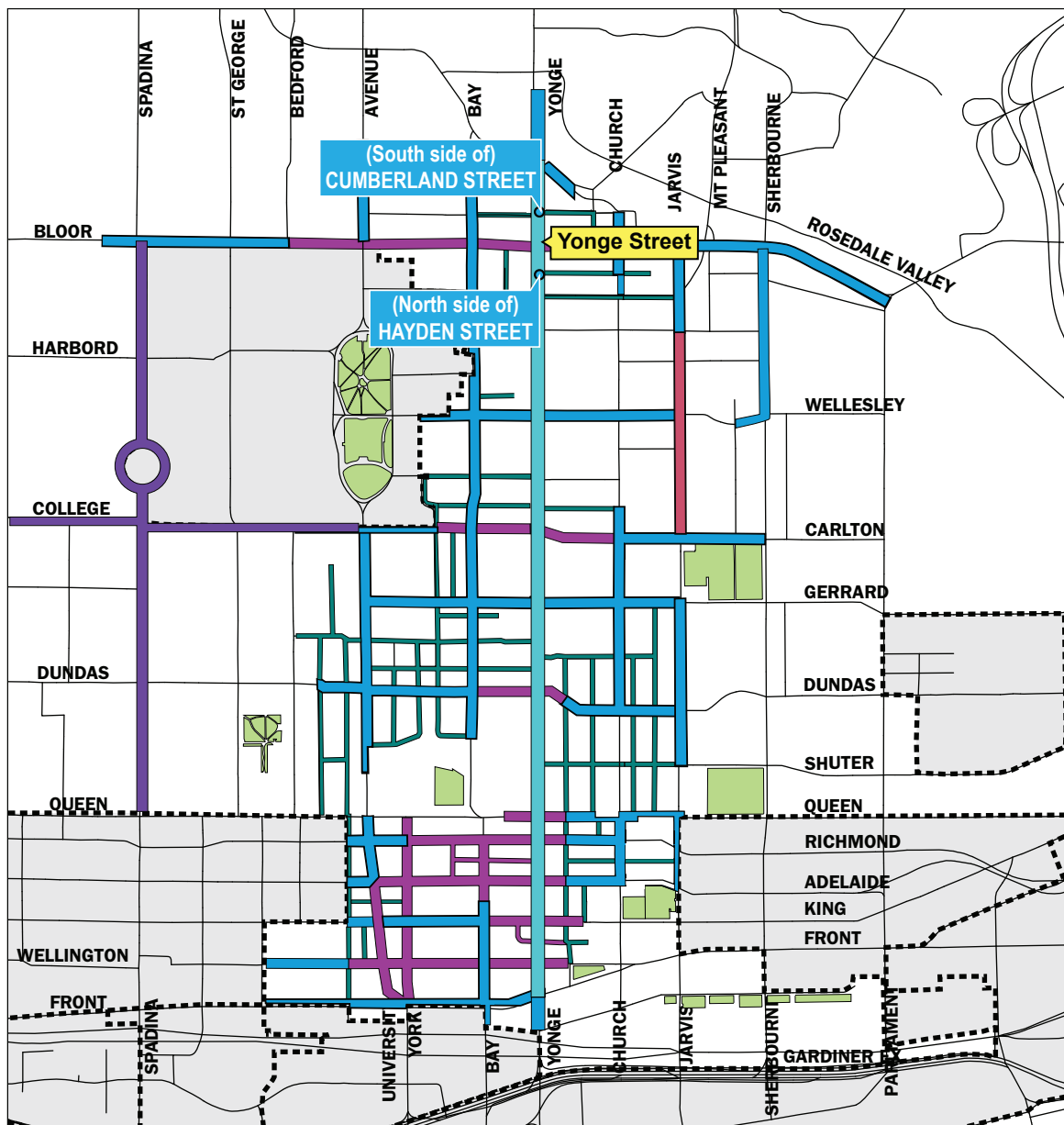
Downtown Vision Height Map

	137m (45 st) to Unlimited		107m to 182m (35 st to 60 st)		92m to 152m (30 st to 50 st)		77m to 137m (25 st to 45 st)		62m to 107m (20 st to 35 st)		47m to 77m (15 st to 25 st)
	Secondary Plan Areas		Signature Parks		Yonge Street Special Character Street		Special Study Streets	*Heights applying to Yonge Street Special Character Street: <ul style="list-style-type: none">▪ Davenport Rd to Hayden St: 62m to 107m▪ Queen St to Front St: 107m to 182m			
	Height permission to be determined by Site Specific Application No. 10 247063 STE 28 02										

Review this Map together with Table Two

↑
Not to Scale

MAP 3 - HIGH STREETS TYPOLOGIES MAP



High Streets Typologies Map

HIGH STREETS

- Tower - Base Form
- Canyon Form
- Landscaped Setback Form

SECONDARY HIGH STREETS

- Canyon Form
- Tower - Base Form or Residential Landscaped Setback Form

- Special Study Streets
- Yonge Street Special Character Street

*Typologies applying to Yonge Street Special Character Street:

- Davenport Rd to Yorkville Ave: Tower - Base Form
- Cumberland St to Hayden St: Tower - Base Form
- Queen St to Front St: Canyon Form

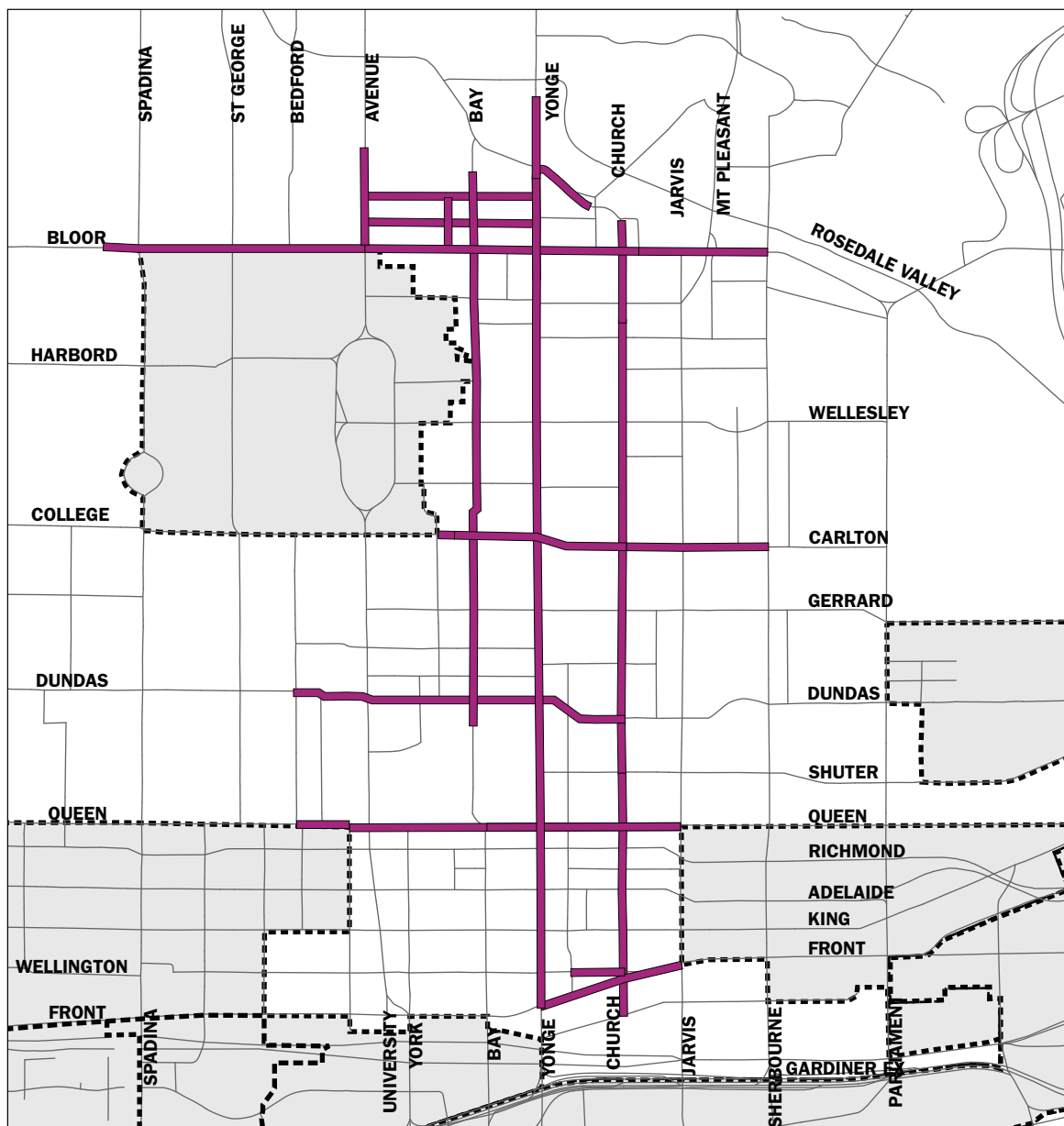
- Secondary Plan Areas

Review this Map together with Tables One and Four



Not to Scale

MAP 4 - PRIORITY RETAIL STREETS MAP



Toronto City Planning

Priority Retail Streets Map

Priority Retail Streets Secondary Plan Areas

↑
Not to Scale

Review this Map together with Table Three

Table One**High Streets and High Streets Typologies – Street Segments**

High Street	Segment	Typology
Spadina Road	South side of Bloor Street – north side of Queen Street	Special Study Street - site by site assessment of typology
Avenue Road	South side of Elgin Avenue – north side of Bloor Street	Tower-Base Form
University Avenue	South side of College Street – north side of Armoury Street	Tower-Base Form
University Avenue	South side of Armoury Street – southern limit of 360 University Avenue (west side only)	Tower-Base Form
University Avenue	South side of Queen Street – north side of Adelaide Street	Tower-Base Form
University Avenue	South side of Adelaide Street – north side of Front Street	Canyon Form
Bay Street	South side of Scollard Street – north side of Haggerman Street	Tower-Base Form
Bay Street	North side of Richmond Street – half a block south of Adelaide Street	Canyon Form
Bay Street	Half a block south of Adelaide Street – north side of Front Street	Tower-Base Form
Bay Street	South side of Front Street – north side of the Railway Lands East Secondary Plan Area (east side only)	Tower-Base Form
Yonge Street	South side of Frichot Avenue – north side of Davenport Road	Tower-Base Form
Yonge Street	South side of Davenport Road – north side of Yorkville Avenue	Special Character Street – Tower-Base Form
Yonge Street	South side of Yorkville Avenue – north side of Cumberland Street	Special Character Street - site-by-site assessment of typology
Yonge Street	South side of Cumberland Street – north side of Hayden Street	Special Character Street – Tower-Base Form
Yonge Street	South side of Hayden Street – north side of Queen Street	Special Character Street - site-by-site assessment of typology
Yonge Street	South side of Queen Street – north side of Front Street	Special Character Street – Canyon Form

TABLE ONE: HIGH STREETS AND HIGH STREETS TYPOLOGIES – STREET SEGMENTS (CONTINUED FROM PAGE 21)

High Street	Segment	Typology
Yonge Street	South side of Front Street - north side of the Railway Lands East Secondary Plan Area	Tower-Base Form
Church Street	East side of Yonge Street – west side of Reynolds Street	Tower-Base Form
Church Street	South side of Asquith Avenue – north side of Hayden Street	Tower-Base Form
Church Street	South side of Hayden Street – north side of Charles Street (east side only)	Tower-Base Form
Church Street	South side of Wood Street – north side of Dundas Street	Tower-Base Form
Church Street	South side of Queen Street – north side of Adelaide Street	Tower-Base Form
Jarvis Street	South side of Bloor Street – north side of Isabella Street	Tower-Base Form
Jarvis Street	South side of Isabella Street – north side of Carlton Street	Landscaped Setback Form
Jarvis Street	South side of Gerrard Street – north side Shuter Street	Tower-Base Form
Jarvis Street	South side of Queen Street – north side of Adelaide Street (west side only)	Tower-Base Form
Sherbourne Street	South side of Bloor Street – north side of Wellesley Street	Tower-Base Form
Bloor Street	East side of Walmer Road – west side of Bedford Road	Tower-Base Form
Bloor Street	East side of Bedford Road – west side of Church Street	Canyon Form
Bloor Street	East side of Church Street – west side of Parliament Street	Tower-Base Form
Wellesley Street	University of Toronto Secondary Plan Area – west side of Jarvis Street	Tower-Base Form
Wellesley Street	East side of Homewood Avenue – west side of Sherbourne Street	Tower-Base Form
College/ Carlton Street	West side of Bathurst Street – east side of University Avenue	Special Study Street - site by site assessment of typology
College/ Carlton Street	East side of McCaul Street – west side Elizabeth Street (south side only)	Tower-Base Form
College/ Carlton Street	East side of Elizabeth Street – west side of Church Street	Canyon Form
College/ Carlton Street	East side of Church Street – west side of Sherbourne Street (north side only)	Tower-Base Form
Gerrard Street	East side of University Avenue – west side of Jarvis Street	Tower-Base Form
Dundas Street	East side of St. Patrick Street – west side of Bay Street	Tower-Base Form

TABLE ONE: HIGH STREETS AND HIGH STREETS TYPOLOGIES – STREET SEGMENTS (CONTINUED FROM PAGE 22)

High Street	Segment	Typology
Dundas Street	East side of Bay Street – west side of Victoria Street	Canyon Form
Dundas Street	East side of Victoria Street – west side of Jarvis Street	Tower-Base Form
Queen Street	East side of James Street – west side of Victoria Street	Canyon Form
Queen Street	East side of Victoria Street – west side of Bond Street	Tower-Base Form
Queen Street	East side of Bond Street – west side of Church Street (south side only)	Tower-Base Form
Queen Street	East side of Church Street – west side of Dalhousie Street/89 Queen Street East	Tower-Base Form
Queen Street	East side of Dalhousie Street/89 Queen Street East – west side Jarvis Street (north side only)	Tower-Base Form
Richmond Street	East side of the King-Spadina Secondary Plan Area – west side of York Street	Tower-Base Form
Richmond Street	East side of York Street – west side of Victoria Street	Canyon Form
Richmond Street	East side of Victoria Street – east side of Church Street	Tower-Base Form
Adelaide Street	East side of the King-Spadina Secondary Plan Area – west side of University Avenue	Tower-Base Form
Adelaide Street	East side of University Avenue – west side of Victoria Street	Canyon Form
Adelaide Street	East side of Victoria Street – west side of Church Street	Tower-Base Form
King Street	East side of the King-Spadina Secondary Plan Area – west side of Bay Street	Tower-Base Form
King Street	East side of Bay Street – west side of Toronto Street/Leader Lane	Canyon Form
Wellington Street	East side of the King-Spadina Secondary Plan Area – west side of Simcoe Street (north side only)	Tower-Base Form
Wellington Street	East side of Simcoe Street – west Scott Street	Canyon Form
Front Street	East side of the King-Spadina Secondary Plan Area – west side of Simcoe Street (north side only)	Tower-Base Form
Front Street	East side of Simcoe Street – west side of York Street	Tower-Base Form
Front Street	East side of York Street – west side of Bay Street (south side only)	Tower-Base Form

Table Two**Downtown Vision Heights – Street Segments**

High Street	Segment	Height Range
Spadina Avenue	South side of Bloor Street – north side of Queen Street	Special Study Street – site by site assessment of height
Avenue Road	South side of Elgin Avenue – north side of Lowther Avenue	47m – 77m
Avenue Road	South side of Lowther Avenue to north side Yorkville Avenue (west side only)	47m – 77m
Avenue Road	South side of Lowther Avenue to north side of Yorkville Avenue (east side only)	62m – 107m
Avenue Road	South side of Yorkville Avenue – north side of Bloor Street	62m – 107m
University Avenue	South side of College Street – north side of Armoury Street	77m – 137m
University Avenue	South side of Armoury Street – southern limit of property at 360 University Avenue (west side of the street only)	77m – 137m
University Avenue	South side of Queen Street – north side of Front Street	137m – Unlimited
Bay Street	South side of Scollard Street – north side of Bloor Street	62m – 107m
Bay Street	South side of Bloor Street – north side of Haggerman Street	92m – 152m
Bay Street	North side of Richmond Street – north side of Front Street	137m – Unlimited
Bay Street	South side of Front Street – north side of the Railway Lands East Secondary Plan Area (east side only)	137m – Unlimited
Yonge Street	South side of Frichot Avenue – north side of Davenport Road	47m – 77m
Yonge Street	South side of Davenport Road – north side of Hayden Street	Special Character Street – 62m – 107m
Yonge Street	South side of Hayden Street – north side of Queen Street	Special Character Street - site-by-site assessment of height
Yonge Street	South side of Queen Street – north side of Front Street	Special Character Street – 107m – 182m
Yonge Street	South side of Front Street - north side of the Railway Lands East Secondary Plan Area	107 – 182 m
Church Street	East side of Yonge Street – west side of Reynolds Street	47m – 77m
Church Street	South side of Asquith Avenue – north side of Hayden Street	62m – 107m
Church Street	South side of Hayden Street – north side of Charles Street (east side only)	47m – 77m

TABLE TWO: DOWNTOWN VISION HEIGHTS – STREET SEGMENTS (CONTINUED FROM PAGE 24)

High Street	Segment	Height Range
Church Street	South side of Wood Street – north side of Dundas Street	62m – 107m
Church Street	South side of Queen Street – north side of Adelaide Street	62m – 107m
Jarvis Street	South side of Bloor street – north side of Isabella street	62m – 107m
Jarvis Street	South side of Isabella Street – north side of Carlton Street	47m – 77m
Jarvis Street	South side of Gerrard Street – north side of Shuter Street	47m – 77m
Jarvis Street	South side of Queen Street – North side of Adelaide Street (west side only)	47m – 77m
Sherbourne Street	South side of Bloor Street – north side of Selby Street (west side only)	77m – 137m
Sherbourne Street	South side of Bloor Street – north side of Howard Street (east side only)	Refer to Site Specific Application No. 10-247063 STE 28 OZ
Sherbourne Street	South side of Selby Street/Howard Street – north side of Wellesley Street	77m – 137m
Bloor Street	East side of Walmer Road – west side of Bedford Road	47m – 77m
Bloor Street	East side of Bedford Road – west side of Avenue Road	62m – 107m
Bloor Street	East side of Avenue Road – west side of Church Street	77m – 137m
Bloor Street	East side of Church Street – west side of Sherbourne Street	62m – 107m
Bloor Street	East side of Sherbourne Street – west side of Parliament Street	Refer to Site Specific Application No. 10-247063 STE 28 OZ
Wellesley Avenue	University of Toronto Secondary Plan Area – west side of Jarvis Street	62m – 107m
Wellesley Avenue	East side of Homewood Avenue – west side Sherbourne Street	62m – 107m
College/ Carlton Street	West side of Bathurst Street – east side of University Avenue	Special Study Street - site by site assessment of height
College/ Carlton Street	East side of McCaul Street – west side of Elizabeth Street (south side only)	62m – 107m
College/ Carlton Street	East side of Elizabeth Street – west side of Jarvis Street	62m – 107m
College/ Carlton Street	East side of Jarvis Street – west side of Sherbourne Street (north side only)	62m – 107m
Gerrard Street	East side of University Avenue – west side of Jarvis Street	62m – 107m

TABLE TWO: DOWNTOWN VISION HEIGHTS – STREET SEGMENTS (CONTINUED FROM PAGE 25)

High Street	Segment	Height Range
Dundas Street	East side of St. Patrick Street – west side of Jarvis Street	62m – 107m
Queen Street	East side of James Street – west side of Yonge Street	107m – 182m
Queen Street	East side of Yonge Street – west side of Bond Street	62m – 107m
Queen Street	East side of Bond Street – west Church Street (south side only)	62m – 107m
Queen Street	East side of Church Street – west side of Dalhousie Street (north side only)	62m – 107m
Queen Street	East side of Church Street – 89 Queen Street East (south side only)	47m – 77m
Queen Street	East side of Dalhousie Street – west side of Jarvis Street (north side only)	47m – 77m
Richmond Street	East side of the King-Spadina Secondary Plan Area – west side of University Avenue	77m – 137 m
Richmond Street	East side of University Avenue – west side of Yonge Street	137 m – Unlimited
Richmond Street	East side of Yonge Street – west side of Victoria Street	107m – 182 m
Richmond Street	East side of Victoria Street – east side of Church Street	62m – 107m
Adelaide Street	East side of the King-Spadina Secondary Plan Area – west side of University Avenue	77m – 137 m
Adelaide Street	East side of University Avenue – west side of Yonge Street	137 m – Unlimited
Adelaide Street	East side of Yonge Street – west side of Church Street	107m – 182m
King Street	East side of the King-Spadina Secondary Plan Area – west side of Yonge Street	137 m – Unlimited
King Street	East side of Yonge Street – west side of Toronto Street/Leader Lane	47m - 77m
Wellington Street	East side of the King-Spadina Secondary Plan Area – west side of University Avenue	107m – 182m
Wellington Street	East side of University Avenue – west side of Yonge Street	137 m – Unlimited
Wellington Street	East side of Yonge Street – west side of Scott Street	47m – 77m
Front Street	East side of the King-Spadina Secondary Plan Area – west side of Simcoe Street (north side only)	107m – 182m
Front Street	East side of Simcoe Street – west side of University Avenue	107m – 182 m
Front Street	East side of University Avenue – west side of York Street (south side only)	107m – 182 m
Front Street	East side of University Avenue – west side of Bay Street (north side only)	137 m – Unlimited

Table Three

Priority Retail Streets – Street Segments

Priority Retail Street	Segment
Avenue Road	South side of Elgin Avenue – south side of Bloor Street
Bay Street	South side of Scollard Street – north side of Haggerman Street
Yonge Street	South side of Frichot Avenue – north side of Front Street
Church Street	West side of Yonge Street – north side of Park Road
Church Street	South side of Asquith Avenue – north side of Front Street
Yorkville Avenue	West side of Avenue Road – east side of Yonge Street
Cumberland Street	West side of Avenue Road – east side of Yonge Street
Bloor Street	East side of Walmer Street – west side of Sherbourne Street
College/Carlton Street	East side of the University of Toronto Secondary Plan Area – west side of Sherbourne Street
Dundas Street	East side of Mc Caul Street – east side of Church Street
Queen Street	East side of Mc Caul Street – west side of Jarvis Street
Wellington Street	East side of Scott Street – west side of Church Street
Front Street	East side of Yonge Street – west side of Jarvis Street

Table Four**Secondary High Streets – Street Segments**

Secondary High Street	Segment	*Typology
St. Patrick Street	South side of Elm Street – north side of Queen Street	Tower-Base Form
Murray Street	South side of Orde Street – north side of Elm Street	Tower-Base Form
Simcoe Street	South side of Elm Street – north side of Front Street	Tower-Base Form
Emily Street	South side of King Street – north side of Wellington Street	Tower-Base Form
Centre Avenue	South side of Edward Street – north side of Armoury Street	Tower-Base Form
Chestnut Street	South side of Elm Street – north side of Armoury Street	Tower-Base Form
Surrey Place	South side of Grosvenor Street – north side of Grenville Street	Tower-Base Form
Elizabeth Street	South side of Grenville Street – north side of Hagerman Street	Tower-Base Form
La Plante Avenue	South side of College Street – north side of Gerrard Street	Tower-Base Form
Sheppard Street	South side of Richmond Street – north side of Adelaide Street	Canyon Form
Jordan Street	South side of King Street – north side of Melinda Street	Canyon Form
Balmuto Street	South side of Bloor Street – north side of Charles Street	Tower-Base Form
Victoria Street	South side of Gould Street – north side of Colbourne Street	Tower-Base Form
Scott Street	South side of Colbourne Street – north side of Wellington Street	Tower-Base Form
Toronto Street	South side of Adelaide Street – north side of King Street	Tower-Base Form
Bond Street	South side of Gould Street – north side of Queen Street	Tower-Base Form
Berti Street	South side of Queen Street – north side of Richmond Street	Tower-Base Form
Park Road	South side of Asquith Avenue – north side of Bloor Street	Tower-Base Form
Dalhousie Street	South side of Gould Street – north side of Queen Street	Tower-Base Form
Mutual Street	South side of Gerrard Street – north side of Queen Street	Tower-Base Form

TABLE FOUR: SECONDARY HIGH STREETS (CONTINUED FROM PAGE 28)

Secondary High Street	Segment	*Typology
Cumberland Street	East side of Bay Street – west side of Yonge Street	Tower-Base Form
Asquith Avenue	East side of Yonge Street – west side of Park Road	Tower-Base Form
Hayden Street	East of Yonge Street – End of Hayden Street	Tower-Base Form
Charles Street	East side of Bay Street – west side of Jarvis Street	Tower-Base Form
St. Mary Street	East side of Bay Street – west side of Yonge Street	Tower-Base Form
Phipps Street	East side of Bay Street – west side of St. Nicholas Street	Tower-Base Form
Grosvenor Street	East side of University of the Toronto Secondary Plan Area – west side of Yonge Street	Tower-Base Form
Grenville Street	East side of the University of Toronto Secondary Plan Area – west side of Yonge Street	Tower-Base Form
Wood Street	East side of Yonge Street – west side of Church Street	Tower-Base Form
Walton Street	East side of Elizabeth Street – End of Walton Street	Tower-Base Form
Elm Street	East side of Mc Caul Street – west side of Yonge Street	Tower-Base Form
Gould Street	East side of Yonge Street – west side of Mutual Street	Tower-Base Form
Edward Street	East side of University Avenue – west side of Yonge Street	Tower-Base Form
Armoury Street	East side of University Avenue – west side of Chestnut Street	Tower-Base Form
Hagerman Street	East side of Elizabeth Street – west side of Bay Street	Tower-Base Form
Shuter Street	East side of Yonge Street – west side of Jarvis Street	Tower-Base Form
Temperance Street	East side of Sheppard Street – west side of Yonge Street	Canyon Form
Lombard Street	East side of Victoria Street – west side of Jarvis Street	Tower-Base Form
Pearl Street	East side of King-Spadina Secondary Plan Area – west side of York Street	Tower-Base Form
Melinda Street	East side of Jordan Street – west side of Yonge Street	Canyon Form
Colbourne Street	East side of Yonge Street – west side of Victoria Street	Canyon Form
Colbourne Street	East side of Victoria Street – west side of Leader Lane	Tower-Base Form

TABLE FIVE
Canyon Form Base Building Heights – Street Segments

High Street	Segment	Height
University Avenue	South side of Adelaide Street – north side of Front Street	77 metres (25 storeys)
York Street	South side of Queen Street – north side of Front Street	77 metres (25 storeys)
Bay Street	Half a block south of Adelaide Street – one property south of Queen Street	62 metres (20 storeys)
Yonge Street	South side of Frichot Avenue – north side of Davenport Road – south side of Frichot Avenue (west side only)	77 metres (25 storeys)
Yonge Street	South side of Queen Street – north side of Front Street	Special Character Street - 77 metres (25 storeys)
Bloor Street	East side of Bedford Road – west side of Church Street	62 metres (20 storeys)
College/Carlton Street	East side of Elizabeth Street – west side of Church Street	62 metres (20 storeys)
Dundas Street	East side of Bay Street – west side of Victoria Street	47 metres (15 storeys)
Queen Street	East side of James Street – west side of Victoria Street	62 metres (20 storeys)
Richmond Street	East side of York Street – west side of Victoria Street	77 metres (25 storeys)
Adelaide Street	East side of University Avenue – west side of Victoria Street	77 metres (25 storeys)
King Street	East side of Bay to west side of Toronto Street/Leader Lane	77 metres (25 storeys)
Wellington Street	East side of Simcoe Street – west side of Scott Street	77 metres (25 storeys)

Table Six

Summary of References within the city-wide Tall Building Design Guidelines to the Downtown Tall Buildings Vision and Design Guidelines

City-wide Tall Building Design Guidelines	Downtown Tall Buildings: Vision and Supplementary Design Guidelines (SDG)
1.3 Fit and Transition in Scale	SDG #1 - Specific setback requirement for a tall building tower abutting a lower scale area
1.4 Sunlight and Sky View	SDG #2 - Specific sunlight protection requirements for downtown parks and open space
1.5 Prominent Sites and Views from the Public Realm	SDG #3 - Specific view protection requirements for Toronto City Hall, Old City Hall and Queen's Park Legislature
1.6 Heritage Properties and Heritage Conservation Districts	SDG #4 - Specific reference to Downtown Heritage Conservation Districts (HCDs) and the Waterfront Culture and Heritage Infrastructure Plan (2001)
3.1.1 Base Building Height and Scale	SDG #5 - Specific exceptions for base building heights along downtown "Canyon Form" street segments
3.1.2 Street Animation	SDG #6 - Specific requirements along downtown "Priority Retail Streets"
3.2.2 Tower Placement	SDG #7 - Specific tall building tower stepback requirements for parts of downtown Yonge Street located in a "Special Character Street" guideline designated area

DOWNTOWN TALL BUILDINGS

Vision and Supplementary Design Guidelines



Adopted July 2012
Consolidated with city-wide
Tall Building Design
Guidelines May 2013

DOWNTOWN TALL BUILDINGS:
VISION AND SUPPLEMENTARY
DESIGN GUIDELINES