

CHAPTER 7: RECOMMENDED GUIDELINES AND STANDARDS

Bloor West Village is a special place that will continue to evolve and improve over time. The intent of this Study is to ensure that all development contributes to achieve the vision established through this process.

7.1. INTRODUCTION

The Study seeks to ensure that future development provides the qualities and amenities to further strengthen an attractive, liveable community with a mix of uses, walkable streets, context sensitive building design, distinctive neighbourhoods, new parks and open spaces, respect for heritage, and an overall enhanced green character.

These goals were strongly articulated by the community and stakeholders during the public engagement process. Implementation of the planning and design recommendations will take place concurrently with the actions outlined in the Community Services and Facilities Study, Transportation Report, Functional Servicing Report, and the supplemental desktop studies for Natural Heritage, Hydrogeology, and Surface Water.

This Study provides a planning and design framework to guide and direct development towards a coherent collective future. It will give City staff, decision-makers, and private interests

a common basis for the evaluation of design and development issues during the review and approval process for individual private development proposals.

The planning and design recommendations in this Chapter provide a clear pattern of development with parks, open spaces, and public realm that is scaled to pedestrian activity and movement. The framework will support ongoing implementation, provide a broad perspective for incremental change and present the metrics for assessing development proposals as they come forward. The planning and design framework recommendations illustrate, at the Study Area scale, the essential elements and important relationships that will reinforce this vibrant and continually evolving community. Further recommendations are provided for each character area where appropriate. The on-going Heritage Conservation District Study may provide additional recommendations with respect to a potential HCD Plan and potential Contributing Properties within the Study which will be considered during the implementation phase following this Avenue Study.

Planning and Design Intent for Each Character Area

The planning and design intent for the *West Village* character area is to reinforce its special position in the Study Area, providing midrise buildings between 4 to 9 storeys in height that offer a mix of uses including office employment. The design of buildings and public spaces should make the most of their landmark position in the community and to reinforce the sense of arrival and departure.

The planning and design intent for the *Village Main Street* character area is to reinforce its existing built form and land use character while encouraging context sensitive change over time. Significant new parks will provide a civic focus to the *Village*

Main Street character area. A mix of uses is encouraged, including retail at grade, service, office, and residential. All sites are permitted to achieve a minimum building of 4 storeys (14m). If site conditions permit additional height is permitted up to the maximum of 6 storeys (20m), with upper floors stepping back from the lower portion of the building. Additions and modifications are also encouraged above existing buildings as a form of soft intensification. The design of buildings and public spaces should make the most of their position and special placemaking role in the community.

The planning and design intent for the *East Village* character area is to support its gateway role to the *Village Main Street* and High Park, providing

midrise buildings between 3 to 8 storeys in height that offer a mix of uses. The design of buildings and public spaces should make the most of their landmark position in the community.

The planning and design intent for the *High Park Frontage* character area is to support its residential character and improve its overall green identity. Buildings will range from 3 to 8 storeys in height, with primarily residential uses. Broad setbacks and separation between buildings will provide opportunities for more greening, tree planting, and habitat creation, and strengthen the visual and functional connection to High Park.

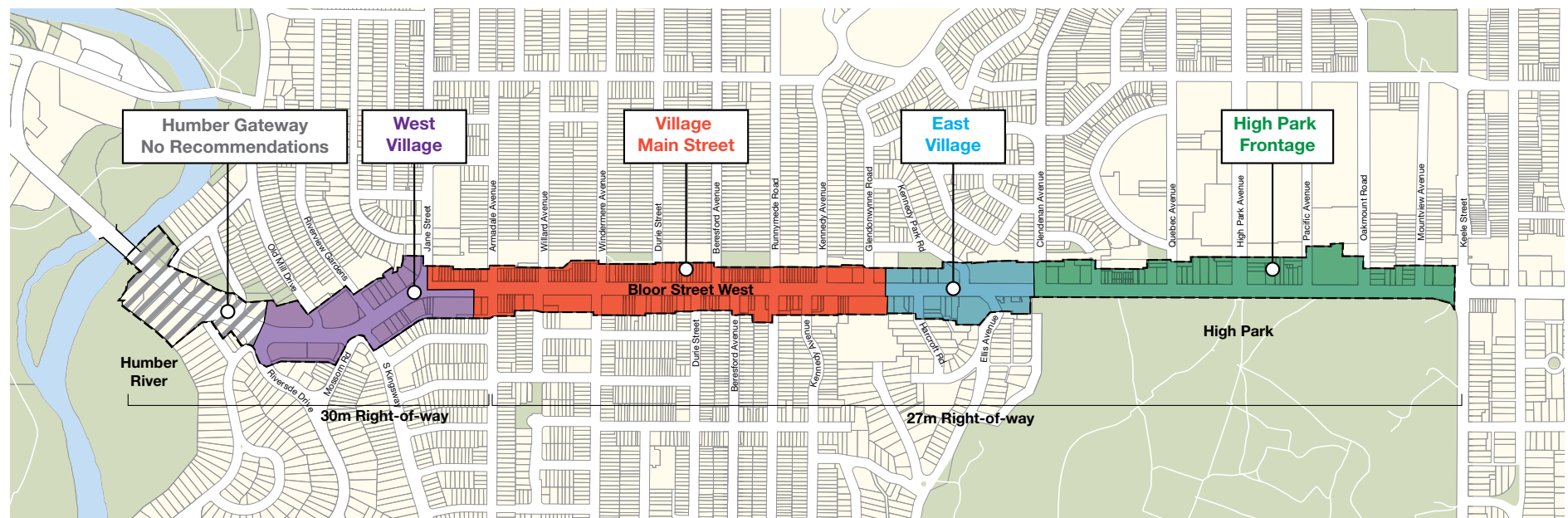


Figure 7.4 Character Areas

Amended Mid-rise Performance Standards

One of the outcomes of this Avenue Study is to update and refine the Mid-rise Performance Standards and 2016 Addendum specific to the Study Area. Following is a table that summarizes the recommended changes to specific performance standards. All of the remaining performance standards without recommended changes will still apply.

Please refer to the detailed diagrams and accompanying narrative that follow within this and subsequent chapters to understand the full extent of the Study recommendations.

Table 7.1**Recommended Amendments to Mid-rise Performance Standards**

Performance Standard	Existing	Recommended
#1: Maximum Allowable Height	West Village: 30m (100% of ROW)	No Change
	East Village and High Park Frontage: 27m (100% of ROW)	No Change
	Village Main Street: 21.6m (80% of ROW)	20.0m (75% of ROW)
#3: Minimum Ground Floor Height	West Village, East Village, and High Park Frontage: 4.5m minimum	No Change
	Village Main Street: 4.5m minimum	4.5m maximum. In the Village Main Street character area, the first floor height should relate to adjacent existing buildings, approximately 4.0m.
#4A: Front Façade – Angular Plane	West Village, East Village, and High Park Frontage: 45 degree angular plane at 80% of ROW (achieves minimum 5hrs of sunlight on Avenues north side sidewalk from Mar 21st to Sept 21st).	West Village and East Village: No Change High Park Frontage: 45 degree angular plane at 17.5m (65% of the ROW)
	Village Main Street: 45 degree angular plane at 21.6m (80% of ROW) (achieves minimum 5hrs of sunlight on Avenues north side sidewalk from Mar 21st to Sept 21st).	Village Main Street: 45 degree angular plane at 16.0m (60% of ROW) (achieves minimum 7hrs of sunlight on Avenues north side sidewalk from Mar 21st to Sept 21st).
#4B: Pedestrian Perception Stepback/ Front Façade: Street Wall Stepback	Minimum: 1.5m	Minimum: 3.0m
	West Village: 24.0m (6-7 storeys)	West Village: 20m (5-6 storeys)
	Village Main Street: 13.5m (4 storeys)	Village Main Street: 13.5m (4 storeys)
	East Village: 21.5m (5-6 storeys)	East Village: 20m (6 storeys)
	High Park Frontage: 21.5 (5-6 storeys)	High Park Frontage: 20m (5-6 storeys)

Table 7.1
Recommended Amendments to Mid-rise Performance Standards

Performance Standard	Existing	Recommended
	An additional stepback as part of the streetwall may be appropriate for buildings taller than 23m (7-8 storeys) as a means of mitigating the perception of height on the Avenue and to relate to adjacent properties.	An additional stepback as part of the streetwall may be appropriate for buildings taller than 20m (6 storeys) as a means of mitigating the perception of height on the Avenue and to relate to adjacent properties. Intermediate stepbacks may be required for buildings above 20m but are not prescribed. The minimum intermediate stepback dimension is 1.5m.
#5B: Rear Transition to Neighbourhoods: Shallow Properties	For Shallow Properties (below 41m in depth), the rear angular plane is taken from a height of 10.5 metres at a 7.5 metre setback from the rear property line.	North side Properties Adjacent to Neighbourhoods or Existing Parks: extending at a 45 degree angle, beginning at 10.5m above the ground: <ul style="list-style-type: none"> - at least 7.5m setback from the rear property line, or - where the rear lane abuts a lane, at least 7.5m from the lot line of the lot abutting the lane on the opposite side of the lane
		Southside: extending at a 45 degree angle, beginning at 13.5m above the ground: <ul style="list-style-type: none"> - at least 7.5m setback from the rear property line, or - where the rear lane abuts a lane, at least 7.5m from the lot line of the lot abutting the lane on the opposite side of the lane
		Adjacent to TTC Stations and Corridors, and City-owned parking lots: extending at a 45 degree angle, beginning at 13.5m above the ground: <ul style="list-style-type: none"> - at least 7.5m setback from the rear property line, or - where the rear lane abuts a lane, at least 7.5m from the lot line of the lot abutting the lane on the opposite side of the lane
#7A: Minimum Sidewalk Zones	West Village: 6.0m from curb to building face on Bloor Street frontage	No change
	Village Main Street and East Village: 4.8m from curb to building face on Bloor Street frontage	Given the fine grained nature of the Village Main Street, the setback of a new building should also relate to the alignment of primary façades on adjacent properties.
	High Park Frontage: 4.8m from curb to building face on Bloor Street frontage	A minimum 4.5m setback from the property line above and below grade is required for all Bloor Street frontages in the High Park Frontage character area in addition to the sidewalk zone.

Table 7.1

Recommended Amendments to Mid-rise Performance Standards

Performance Standard	Existing	Recommended
#8C: Side Property Line: Stepbacks at Upper Storeys	Side property step-backs of 5.5 metres should be provided above the 80% height to increase sky views and sunlight access to the sidewalk.	The upper storeys of buildings may require side stepbacks above the maximum streetwall defined for each character area to improve skyviews and increase sunlight to the street. Side stepback distances will vary depending on the characteristics of each building. Stepbacks no less than 5.5m may be required depending on the characteristics of each building.
	Where more “porous” street walls are desirable, side step-backs are encouraged above the minimum building height of 3 storeys.	Side stepbacks are required for upper storeys above the streetwall for new buildings with frontages equal to or greater than 30m wide.
	Buildings that are 20 metres or (6 storeys) in height or less, are not required to have upper storey side step-backs.	Buildings within the Village Main Street character area are encouraged to have upper storey side stepback above the streetwall height of 4 storeys.
#8E: Side Property Line: Side Street Setbacks	West Village, Village Main Street and East Village: Buildings should be set back along the side streets to provide transitions to adjacent residential properties with front yard setbacks, extending for 15% of the side street lot frontage (lot depth) and range from a minimum of 2.0 metres to a maximum of 5.0 metres.	A minimum setback is required on all flanking streets within the West Village, East Village, and Village Main Street character areas to achieve a flanking street sidewalk zone between 5 to 6 metres, measured from face of curb to building face.
	High Park Frontage	A minimum 3.0m setback is required on flanking streets in the High Park Frontage character area.
		A minimum 9.0m setback is required on the High Park Avenue properties in the High Park Frontage character area.
		A minimum side yard setback of 5.5m is required from the property line between buildings in the High Park Frontage character area to ensure a landscape areas or ‘green fingers’.
		Maintain and enhance views towards High Park along all streets from the High Park Frontage character area.

7.2. RESILIENCE AND SUSTAINABILITY

Of great interest in the Study Area is the potential cumulative impacts of development on the integrity of the natural heritage and water systems related to both the Humber River Valley and High Park. A following chapter and appendices in this report will speak in more detail to recommendations for Natural Heritage and Water.

In the long term, issues such as water quality (above and below grade), natural heritage, energy conservation and use of sustainable materials and design is integral to project design. A street network and extensive areas of paved surfaces entirely served by conventional storm water drainage systems that are neither efficient nor sustainable provide room for improvement and an opportunity to introduce low impact development (LID) techniques.

The appropriate care and management of the adjacent natural heritage areas presents an excellent early opportunity to demonstrate such a commitment to forward thinking design practises to ensure a healthy system for the future.

Mitigation and Enhancement Opportunities

All new projects within the Study Area should be bird friendly, incorporate at-source measures to improve water quality and reduce peak storm flows, not allow any discharge of groundwater, ensure greater protection for high value trees, provide biodiverse green roofs and use local and pollinator friendly plant species in landscape projects.



The Humber River Valley

Within the Study Area and beyond, the City and Toronto and Region Conservation Authority can further advance efforts to mitigate impacts and enhance the quality of natural heritage. Further Study of flora and fauna resources will assist with the inventory and protection of rare and sensitive species. Greater information and education about the value of High Park will also heighten

the appreciation of this special and unique place. Implementing Green Streets technology will benefit water quality and quantity.

For further recommendations, please refer to Section 7.4 Parks and Open Space, Chapter 10: Water and Natural Heritage Summary, and the Natural Heritage Desktop Report in the appendices.

7.3. STRUCTURE PLAN

The Structure Plan represents the preferred alternative for the Study Area, which was prepared through numerous iterations of public engagement and based on the Guiding Principles. The Structure Plan represents an advanced and detailed development of the options explored.

The Structure Plan envisions a range of uses in street related buildings, provides for a walkable environment, identifies placemaking opportunities, expands the public rear laneway network, and supports a further green character for the Study Area. The Demonstrations illustrate one possible

outcome when the framework, guidelines and standards are implemented within each of the Study’s character areas.

The Structure Plan aims to build on the fine grained, pedestrian oriented scale of the Study Area to enhance the resident, employee, and visitor experience, and to reinforce a unique sense of community and place. This includes supporting an attractive, livable community with a mix of uses, walkable streets, distinctive neighbourhoods and access to a variety of open spaces.

- Structure Plan**
- Blocks
 - Existing Park or Open Space
 - Potential Park
 - Existing and Potential Plazas
 - Mid-Block Connection
 - City-owned Sites / TPA Lots
 - Landscape Frontage (High Park)
 - Green Fingers
 - Lanes: Existing and Potential
 - Building Frontage
 - Prominent Site
 - Key Views and Vistas
 - Landmark: Existing or Potential



Figure 7.5 Structure Plan

7.4. PARKS AND OPEN SPACES

Background

Redevelopment and intensification presents the opportunity to contribute high-quality parks and public spaces that provide a setting for civic and community life by enhancing the identity and character of the Study Area.

Parks, urban plazas and other publicly accessible open spaces are to form a coherent and accessible green space system. These spaces should have individual character and functions but contribute to the whole open space system. New public spaces should be high quality environments that support a wide range of roles, allow for a variety of pedestrian uses, and are distinct yet visually connected through the use of contemporary materials and details.

The greening strategy and parks and open space framework includes the following key components:

- **Parks.** New unencumbered public parks are required with larger development projects.
- **Privately Owned Publicly-Accessible Spaces (POPS).** Privately owned publicly-accessible spaces, or “POPS” for short, are a specific type of open space which the public are invited to use, but remain privately owned and maintained. They are intended to augment and complement, but not replace, the public parks and open space within the public realm network. POPS such as urban plazas, courtyards and mid-block connections, are recommended within the Study Area.
- **Urban Plazas.** Small, privately owned, publicly accessible urban plazas with a predominantly

hardscape character are to be located at key nodes where pedestrian and retail activity is anticipated to be most intense as shown on the Structure Plan.

- **Streetscape Greening.** Tree planting is recommended to line both sides of existing streets to enhance the character of the public realm. Additional tree planting is recommended as part of the landscape setbacks in the High Park Frontage character area in order to achieve a double row of trees.
- **Public Art.** Public Art is encouraged within the Study Area to contribute to local identity and enhance the character of the public realm. Public art contributions are recommended for larger development proposals. Public art is encouraged for landscaped open spaces, prominent building or site features and within POPS.



c: Burns + Nice

Urban Plazas



c: ASLA, Charles Mayer Photography

Parks and Parkettes



c: Bill Bryning

Privately-Owned Publicly-Accessible Spaces (POPS)

Guidelines and Standards

- R8** On-site parkland dedication will be sought on large sites and where opportunities exist on smaller sites to link to or enlarge an existing park and improve pedestrian connections.
- R9** Parks should be located on larger development sites, and encouraged at the following locations: southwest corner of Windemere Avenue and Bloor Street West to create a Village Square, adjacent to the Runnymede Public Library to connect Bloor Street West to Kennedy-Margdon Parkette, and as part of the No Frills site south of Bloor Street West at Glendonwynne Road. The exact design and size of the parks will be determined through the development approval process.
- R10** Parks should provide a high-quality of design, be sustainable and provide a sense of place for residents and visitors.
- R11** Parks should be visible and accessible from adjacent public streets, and be of a useable shape, topography, and size that reflects their intended use (Official Plan 3.2.3 (8 b-c)).
- R12** All parks should front on to public streets (Official Plan, 3.1.1, 18).
- R13** Urban plazas are recommended at the following locations: South Kingsway and Bloor Street West (southeast corner), Jane Street and Bloor Street West (northwest corner-existing Alex Ling Fountain, and south side of the intersection), and Bloor Street West between Pacific Avenue and Oakmount Road (existing Daniels High Park courtyard). The exact design and orientation of the plazas will be determined through the development approval process.
- R14** Urban plazas and privately owned public spaces are subject to the City of Toronto's guidelines for Privately-Owned Publicly Accessible Spaces.
- R15** New buildings should be positioned to positively define the shape and function of open space.
- R16** Integrate outdoor amenity spaces such as roof gardens, terraces or balconies into the architecture of the building.
- R17** Require buildings to have bird-friendly façades, design lighting to be bird-friendly, and have bird-friendly building management operations, with recommendation of increased standards within High Park character area.
- R18** Design buildings to minimize changes in existing conditions (light, soil conditions, water availability) to mature trees that will be retained on site.
- R19** Require native landscaped areas; restrict use of non-native species along streets abutting natural areas.
- R20** Street trees are to be planted within the public right-of-way on both sides of all streets in the Study Area, wherever possible. In the High Park Frontage character area, a double row of trees is encouraged with the second row in the private yard setbacks. The north side frontage should encourage a landscape character. A row of street trees is not required on the south side of Bloor Street West within the High Park Frontage character area adjacent to High Park. The southside landscape should maintain, enhance, and expand a naturalized character to promote the natural features of High Park.
- R21** Public art is encouraged for open spaces and boulevards.
- R22** All parks and open spaces should consider the range of potential users, including children, pets and an aging population.
- R23** All parks and open spaces should include appropriate levels of lighting for safety and access.
- R24** All parks should integrate green infrastructure, enhance biodiversity, and consider year-round design for all seasons.

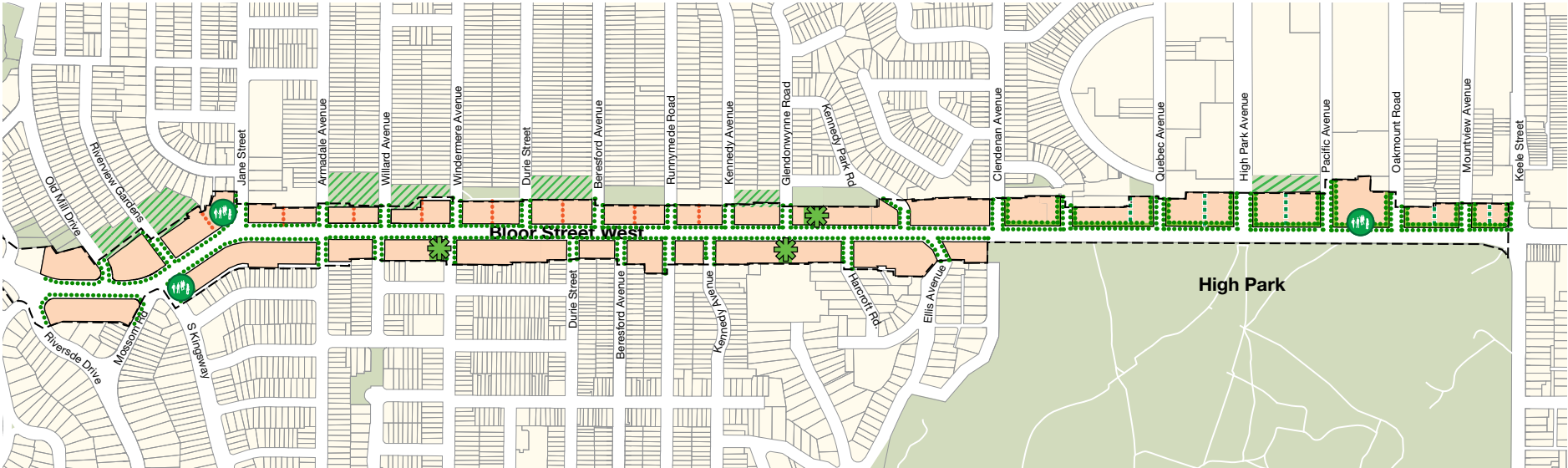


Figure 7.6 Parks and Open Spaces



Streetscape Greening



Midblock Connections and Green Fingers

Parks and Open Spaces

- Existing Parks and Open Spaces
- Potential Parks
- Existing and Potential Plazas
- Mid-Block Connection
- Green Fingers
- City-owned Sites / TPA Lots
- Streetscape Enhancements
- Landscape Setbacks (High Park Frontage)

7.5. VIEWS AND VISTAS

Background

View corridors and vistas play an important role in reinforcing a distinct identity for the Study Area and assist with orientation and placemaking. View corridors are intentional openings in the built environment to direct a viewer's attention to important features or scenic vistas. In Bloor West Village, view corridors and vistas are located along and adjacent to the primary streets and intersecting off-set streets. They terminate at existing and planned visual points of interest, such as landmark locations and open spaces. The on-going HCD Study will further define the location of important views and vistas.

Guidelines and Standards

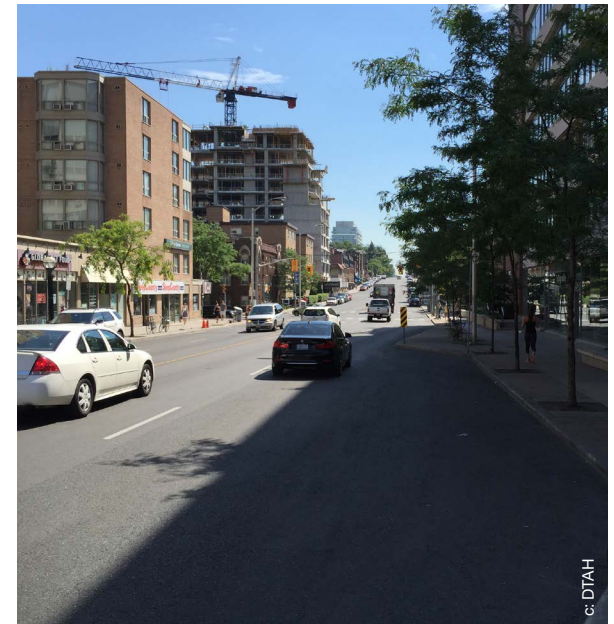
- R25** Consider in new building design key views and vistas towards special features such as prominent sites, landmarks, parks and heritage features, as well as visual termini at and along Bloor Street West.
- R26** Buildings at prominent sites should reflect in their design additional interest appropriate to their location. Examples of building design that address this include the location and design of entrances, architectural response, other building/landscape features.
- R27** Consider framing views and vistas along streets and towards parks and open space with landscape elements such as street trees and lower plantings.
- R28** Public art is encouraged as a wayfinding tool, specifically at gateways and points of interest.
- R29** View corridors will employ wayfinding tools and establish destination points to orient users within the Study Area.



View termini along Bloor Street West



View towards heritage landmarks



Vista along Bloor Street West towards the east

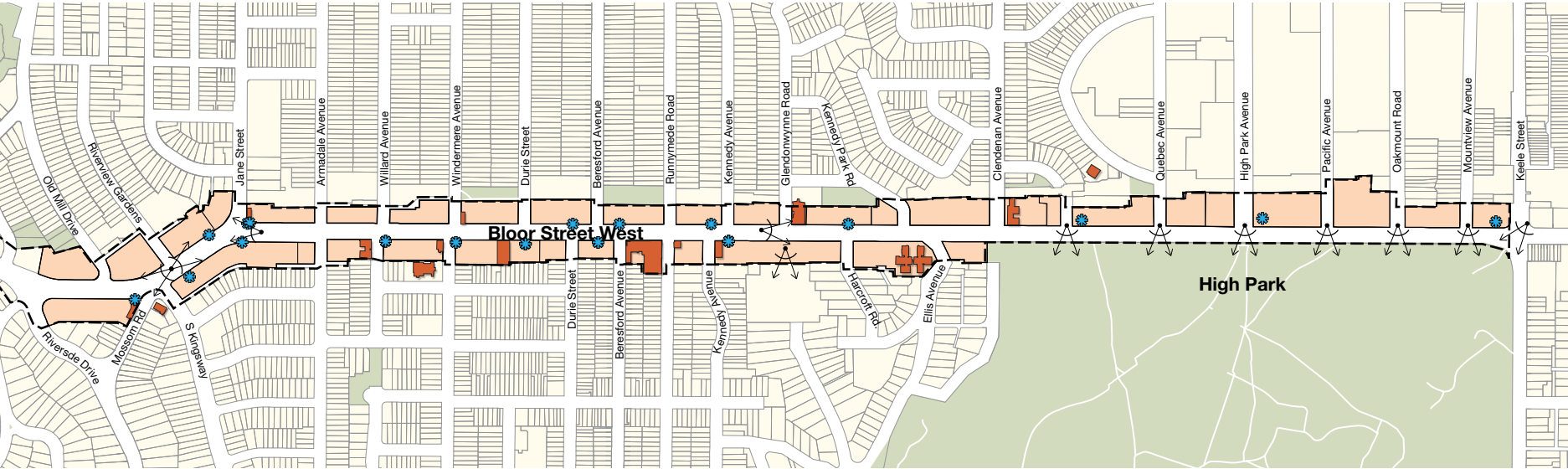


Figure 7.7 Key Views and Vistas



View corridors and vistas towards natural features and beyond



View toward natural heritage features

Key Views + Vistas

- Prominent Site
- Key Views + Vistas
- Landmarks

7.6. LAND USE

Background

Avenues

The City's Urban Structure Map (Map 2 of the Official Plan) shows an Avenues overlay along the entire length of Bloor Street West within the Study Area and beyond. The Avenues & Mid-Rise Buildings Study identifies the north side of Bloor Street West from Jane Street to High Park as an area where commercial-retail uses at grade would be required. This Study supports and extends that definition. Commercial-retail uses should be required at grade in the West Village, Village Main Street, and East Village character areas. The Avenues overlay is not appropriate in the Humber Gateway character area which is designated Neighbourhoods and where Ravine and Natural Feature Protection by-laws appropriately restrict development. That area is and should remain a stable residential area.

Mixed Use Areas

It is expected that the parts of the Study Area that are designated as Mixed Use (West Village, Village Main Street, and East Village) will grow through intensification to accommodate new housing, shops, restaurants, offices, and other uses that make up a vibrant complete community. These areas are already well-served by high-order transit. Within *Mixed Use Areas* a broad range of uses are encouraged; providing opportunities to live, work and shop within the same area. Additions to existing buildings and redevelopments of sites

will be scaled in a manner that is appropriate to their surrounding contexts. The recommended built forms meet the goals of the Mixed Use Areas designation.

Apartment Neighbourhoods

The High Park Frontage part of the Study Area is designated *Apartment Neighbourhoods*. *Apartment Neighbourhoods* contain apartment buildings, local institutions, and small-scale retail, service and office uses that serve the needs of area residents. While significant growth is not intended within these areas, incremental and infill change that is appropriate to the surrounding context is anticipated. The recommended built form for High Park Frontage meet the goals of the Apartment Neighbourhoods designation. In areas where residential uses occur at grade, the setbacks will allow the street to take on a green character with additional landscape space to provide the appropriate transition from the public sidewalk to private space.

The High Park subway station sits within the High Park Frontage character area. While small-scale commercial uses are permitted within Apartment Neighbourhoods there may be opportunities for larger retail or restaurant uses at this key site adjacent to the subway and close to the entrance to High Park.

Support for Main Street Retail

Much of the Study Area is already an established retail district where commercial-retail uses at grade are required according to the Avenues & Mid-Rise Building Study. The Village Main Street character area is characterized by a pattern of small shops

with storefronts of between 5 and 8 metres wide and interior dimensions averaging approximately 150 square metres. This pattern evokes a traditional main street whereby a person walking along the street experiences a series of uniform, small shop frontages contributing to a lively, diverse, walkable shopping street. This pattern is referred to as 'fine grained retail' and is the prevailing character of the Village Main Street part of Bloor West Village.

The Official Plan encourages pedestrian-oriented retail uses at grade along Avenues (3.5.3). Development within the primary retail shopping street section of the Avenue, the Village Main Street, should be compatible with the existing character of fine grained retail. This Study recommends that retail-commercial uses at grade be required in proportions that complement the existing pattern of shop frontages, retail store sizes, ground floor heights and building setbacks.

Larger format retail also plays a role within the Study Area offering convenience to local residents; particularly for grocery shopping. There are areas within the East Village and West Village character areas where larger format retail is appropriate. There may also be opportunities for larger shops to locate on the second floor of buildings in places where at-grade retail frontages are smaller.

Support for Appropriate Scale of Development

The Avenues & Mid-Rise Building Study sets guidelines for mid-rise development along Avenues with appropriate transitions to neighbourhoods. Official Plan policies for Neighbourhoods and Avenues also emphasize appropriate transitions to adjacent uses. In keeping with those policies, this Study recommends setbacks and step backs that generate built form transitions to residential neighbourhoods and respect the character of the Study Area's surrounding context.

Supporting Office Retention

In addition to residences, shops and services, office uses within Mixed Use Areas contribute to vibrant and complete communities. Together, workers and residents support local businesses and activate the public realm at different times of the day. Existing office uses provide local employment and currently account for 38% of total employment within the Study Area. As areas redevelop there is a risk that office uses would be replaced by residential uses. This Study recommends that policies be put in place to support the retention of these office uses and discourage conversion of office uses to residential.

Guidance through Built Form Controls

The existing zoning bylaws contain permitted densities for the properties within the Study Area expressed as a ratio of the lot size. Because parts of the Study Area have wide variations in lot widths and depth, applying a uniform density permission

across entire character areas would generate inconsistent built form. Prioritizing the built form elements of height, angular planes, setbacks and stepbacks generates appropriate and more predictable built form for properties along Bloor Street West as well as appropriate transitions to Neighbourhoods and other uses. Therefore, this Study therefore recommends that density numbers be removed from the zoning for all properties within the Study Area. Building envelopes will be controlled by height, setback and angular plane regulations. The Study team has determined that the densities resulting from the proposed built form controls along the corridor will not negatively impact the servicing, community services & facilities, or transportation infrastructure of Bloor West Village and the surrounding community.

Clarifying Uses on Split-zoned Sites

The existing zoning includes some sites and buildings which are split between R and CR zones. This Study examined the zoning maps to identify sites where clarification of the zoning boundaries are required to establish clear permissions for development. Zoning and OP boundaries should be refined to ensure that boundaries correspond with lot lines or streets so that re-zonings are not required for mixed-use development along Bloor Street West. In the case of two properties, 121 Runnymede Road and 130 Kennedy Avenue, this Study recommends they be re-designated to *Mixed Use Areas* to reflect the existing uses and the desire for those lots to be included in any future development along Bloor Street West in order to achieve appropriate transition to the existing Neighbourhoods.

Guidelines and Standards

- R30** Update Official Plan Map 2 Urban Structure to remove the Avenues overlay from the Humber Gateway character area and the south side of Bloor Street West along High Park.
- R31** Residential uses are not permitted at grade in the Village Main Street character area. Residential uses are only permitted above grade to reserve the ground floor for commercial uses in this priority retail segment.
- R32** Policies should require that existing office uses within the West Village, Village Main Street and East Village character areas be replaced within each site as it redevelops.
- R33** The size of retail units in the Study Area should be limited to support the prevailing character of fine grained retail. Infill retail must strengthen the continuity of the streetscape and the scale of retail units.
- R34** In the Village Main Street character area, the maximum gross floor area for individual retail units at grade should be 400sm.

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| <p>R35 Retail units with gross floor areas larger than 400sm should be on the upper floors with smaller retail spaces at grade.</p> | <p>R42 Set maximum lot frontages at 8 metres for individual retail bays at grade to reinforce the existing character.</p> | <p>R46 For these properties, zoning boundary lines should be updated so the entire lot is zoned R:</p> <ul style="list-style-type: none"> • 379 Ellis Park Road |
| <p>R36 The maximum gross floor area for individual retail units should be 3500sm, with a maximum floorplate of 400sm at grade.</p> | <p>R43 Refine the zoning maps so that boundaries of zones line up with lot lines and street lines and do not split zones across lots.</p> | <p>R47 To support housing choices for a range of household sizes including families with children, new developments of 20 or more residential units should provide a minimum of 25% large units: 10% of the units should be three bedroom units and 15% should be two bedroom units. These recommended unit size mixes follow the guidelines for mid-rise and tall buildings set in the City's report, Growing Up: Planning for Children in Vertical Communities.</p> |
| <p>R37 In the East Village and West Village character areas, the maximum gross floor area for individual retail units at grade should be 1750sm.</p> | <p>R44 These properties should be re-zoned from R to CR and re-designated in the Official Plan from Neighbourhoods to Mixed Use Area:</p> <ul style="list-style-type: none"> • 121 Runnymede Road • 130 Kennedy Avenue | |
| <p>R38 Retail units with gross floor areas larger than 1700sm should be on the upper floors with smaller retail spaces at grade.</p> | <p>R45 For these properties, zoning boundary lines should be updated so the entire lot is zoned CR:</p> <ul style="list-style-type: none"> • 361 Windermere Avenue (within a building that fronts on Bloor Street West) • That portion of Bloor Street West between 2329 and 2301 Bloor Street West • 120 Runnymede Road (within a building that fronts on Bloor Street West) • 119-121 Kennedy Avenue (within a building that fronts on Bloor Street West) • 2001 Bloor Street West | |
| <p>R39 The maximum gross floor area for individual retail units should be 3500sm, with a maximum floorplate of 1750sm at grade.</p> | | |
| <p>R40 Include maximum heights and transition policies determined through the built form analysis in Official Plan policy and update the zoning bylaw in order to make the desired built form as-of-right and consistent throughout all applicable policies, standards, and guidelines.</p> | | |
| <p>R41 Remove density numbers from the zoning for all properties within the Study Area as building envelopes will be controlled by height, setback and angular plane regulations.</p> | | |

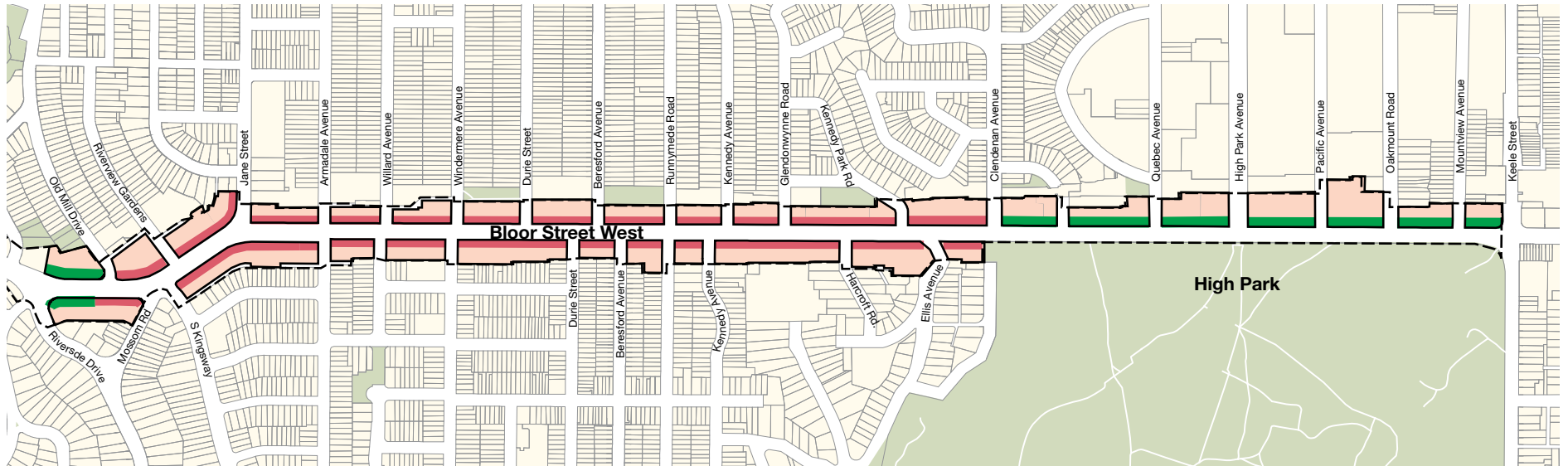


Figure 7.8 Grade Related Uses



Grade Related Uses

- Mandatory Retail At Grade
- Residential Uses Permitted At Grade

7.7. BUILT FORM

Background

Good urban places are composed of many buildings, varied in type and size. New buildings play a role in shaping the pedestrian realm, and are to respect existing land uses and incorporate the most recent advances in sustainable building and complete community development principles.

The scale of new development is to be appropriate for its context. Intensification can and should improve overall environmental and community sustainability.

Built form analyses conducted through this Study conclude that the policy context, guiding principles, and direction received from the public engagement activities can be satisfied if mid-rise development is the primary form of intensification within the Study Area.

This pattern of built form is entirely consistent with the overall Study objectives of having substantial built-up edges and mixed uses to give shape and a sense of enclosure as well as reinforcing the pedestrian realm.

On Bloor Street West, buildings should collectively provide a relatively consistent and contiguous street edge that gives a strong architectural presence. Continuity in the built-up edge will strengthen a sense of place and vitality for the pedestrian boulevards and support a viable retail environment.

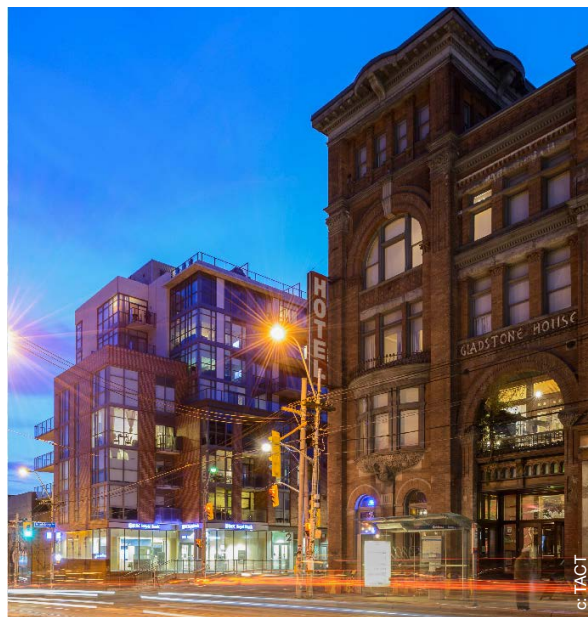
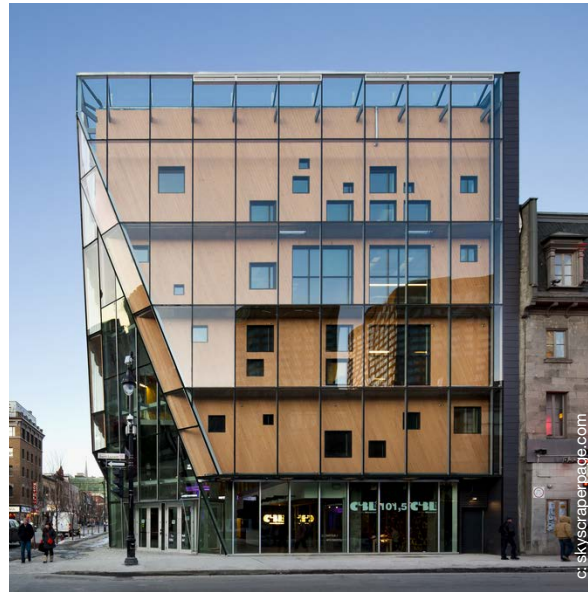
The built form and building design guidelines are intentionally non-descriptive regarding architectural style and detailing to allow for the widest range of architectural creativity. The guidelines also revise and update certain mid-rise performance standards specific to the Study Area.

The structure plan shows buildings that frame, define and animate public spaces. Buildings give shape and sense of enclosure which reinforces the pedestrian realm. Grade-related uses, including retail where appropriate, animate the pedestrian environment and provide connections between public and private spaces. This varies upon the location of a building and its street address.

The building streetwalls (the part of a building closest to the sidewalk before stepping back to the upper floors) define the frontages for all blocks. Mid-rise buildings will be the predominant built-form within the Study Area. Low-rise buildings, a minimum 3 storeys in height, are also permitted. As stated previously in this chapter, the Study recommendations update and replace the Mid-rise Performance Standards and 2016 addendum (see table 7.1).

Guidelines and Standards

- R48** Mid-rise buildings will define the Bloor West Village frontages and provide appropriate transition down towards low-rise buildings within *Neighbourhoods* adjacent to the Study Area.
- R49** Mid-rise buildings are permitted in all of the character areas.
- R50** The minimum new building height is 10.0m (3 storeys) above grade in the Village Main Street character area, and 10.5m (3 storeys) in all other character areas.
- R51** Not all buildings will achieve the maximum heights defined in this Avenue Study given the shallow depth of sites and required transition.



Examples of Appropriate Built Form

7.8. SETBACKS

Background

While setbacks are not always required along Avenues, they assist in improving the civic and pedestrian experience (Official Plan 3.1.1 (5-6)). As such, setbacks along Bloor Street West and side streets will reinforce the vision for the Study Area, enhance retail uses and encourage pedestrian and cycling activities. Setbacks can enhance the public realm experience or buffer ground level uses from the street. The use of consistent setbacks increases the perceived public realm and reinforces area character when well designed.

Guidelines and Standards

Village Main Street, East and West Villages

- R52** A minimum setback is required for all Bloor Street West frontages in the Village Main Street and East Village character areas to achieve a minimum 4.8m sidewalk zone, measured from face of existing or future curb to primary building face.
- R53** Notwithstanding the above and given the fine grained nature of the Village Main Street, the setback of a new building should also relate to the alignment of primary façades on adjacent properties.
- R54** A minimum setback is required for all Bloor Street West frontages in the West Village character area to achieve a minimum 6.0 metre sidewalk zone measured from face of curb to building face.
- R55** A minimum setback is required on all flanking streets within the West Village, East Village, and Village Main Street character areas to achieve a flanking street sidewalk zone between 5 to 6 metres, measured from face of curb to building face.

High Park Frontage

- R56** A minimum 4.5m setback is required for all Bloor Street West frontages in the High Park Frontage character area.
- R57** Within this setback, a maximum 1.5m projection zone is permitted from the principal building face for porches bays and stoops, up to 30% of the primary façade area.
- R58** A minimum 3.0m setback is required on flanking streets in the High Park Frontage character area.
- R59** A minimum 9.0m setback is required on the High Park Avenue properties or portions of properties within the High Park Frontage character area to maintain and reinforce existing built form relationship to the street and enhance views towards High Park.
- R60** All required setbacks in the High Park Frontage character area shall be unencumbered with no below grade structures so that trees and other planting can grow to a mature size.

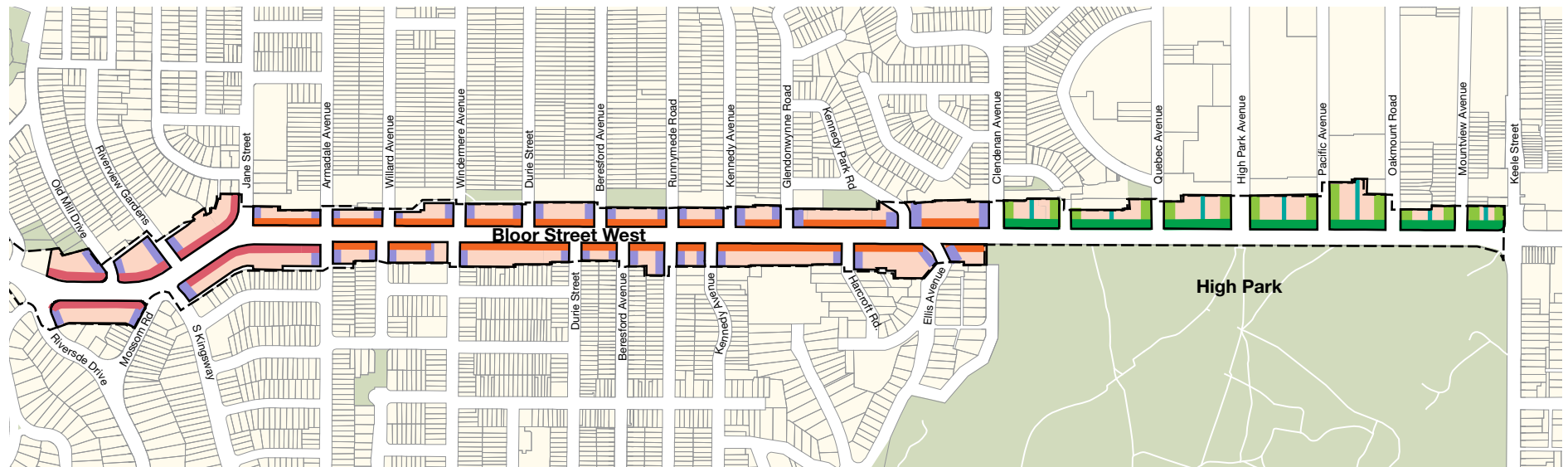


Figure 7.9 Setbacks

Setbacks between Buildings

R61 With smaller buildings, no setback is required from the shared side property line in the Village Main Street, and East and West Village character areas. With larger buildings (typically between 1/2 to 1/3 the width of the block or greater) a mid-block connection is recommended to enhance the pedestrian network and provide opportunities to further animate with uses at grade.

R62 A minimum combined 5.5m or greater separation is required between buildings in the High Park Frontage character area. A minimum 11.0m setback is required if buildings have facing side windows for principal rooms (bedrooms, living rooms).

R63 All required setbacks between buildings in the High Park Frontage character area shall be unencumbered with no below grade structures so that trees and other planting can grow to a mature size without disturbance to root zones.

Setbacks

- Village: Boulevard
To achieve 6.0m min.
- Village: Boulevard
To achieve 4.8m min.
- Village: Side Streets
to achieve 5-6m typ.
- High Park: Front
4.5m min.
- High Park: Side Streets
3.0m min. to 9.0m
- High Park: In-Between
5.5m min. to 11.0m

7.9. ANGULAR PLANES AND TRANSITIONS

Background

This Study applies front and rear angular planes informed by the Avenues and Mid-Rise Buildings Performance Standards but refined for the Study Area context. Angular planes are a tool to manage built form transition. In no instance within the Study Area are angular planes used to define the overall height of buildings.

All properties require transitions to the adjacent public rights-of-way and adjacent uses such as Neighbourhoods, Parks, transit stations and corridors, and parking lots. Informed by the options developed and tested as part of this Study, each character area has a different front angular plane to define the placement and transition of upper floors above the stated streetwall maximum height. There are also several different rear transition conditions within the Study Area which are addressed through minimum rear yard setbacks and an angular plane to shape the upper floors above a minimum stated height.

The front angular planes in the East and West Village character areas are the same as the Mid-Rise Performance Standard (45 degrees at 80% of the primary right-of-way). In the High Park Frontage character area, the angular plane is adjusted to reflect the relationship between streetwall and upper storeys when considering the broad landscape setback from Bloor Street West. In the Village Main Street character area, the angular plane is proportional to the overall maximum height of buildings within that part of the Study Area (16m: 80% of the stated maximum height (20m).

The different rear transition conditions are informed by location in the Study Area and nature of adjacent use. The starting point was the Mid-Rise Performance Standard application of the rear yard setback of 7.5m and 45 degree angular plane. The primary adjustment is where the angular plane begins above grade. Given that all sites in the Village Main Street are considered shallow sites (below the ideal minimum of 41.m for a 27.0m right of way), refinements are recommended to permit all sites within the Village Main Street to achieve their current as-of-right zoning height of 4 storeys before the stepping back of upper floors. Additional height above 13.5m would step back as defined by the angular planes to the overall height limit if site conditions—such as parcel depth—permit. Further refinements were made in other parts of the Study Area to ensure that City owned assets are protected for the future, including, but not limited to future parks and open space.

Guidelines and Standards

- R64** All new buildings within the Study Area will be subject to angular plane performance standards. These planes apply to the transition of built form towards the public rights of way and to adjacent uses, not for establishing the overall height of buildings.
- R65** Several front angular planes will apply throughout the Study Area. All of the angular planes begin at the Bloor Street West property line:
- West Village: extending at a 45 degree angle beginning at a height of 24.0m (80% of right-of-way)
 - Village Main Street: extending at a 45 degree angle beginning at a height of 16.0m (60% of right-of-way)
 - East Village: extending at a 45 degree angle beginning at a height of 21.6m (80% of right-of-way)
 - High Park Frontage: extending at a 45 degree angle beginning at a height of 17.5m (65% of the right-of-way)

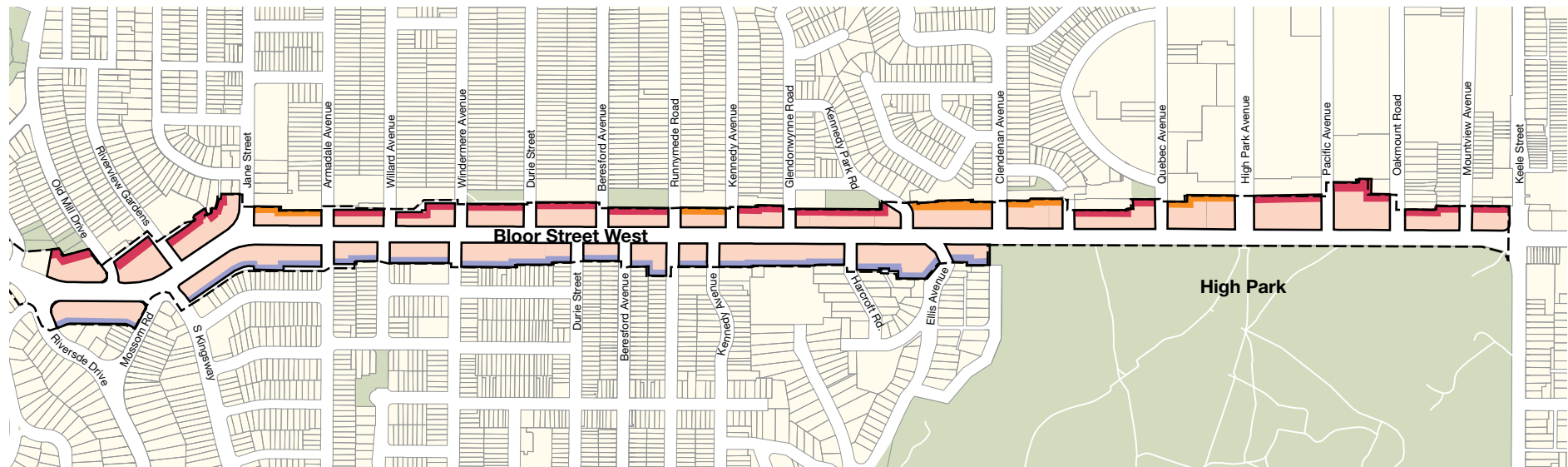


Figure 7.10 Rear Transition Conditions

R66 Several rear angular planes will apply for the Study Area. All buildings shall be appropriately set back to transition towards the adjacent Neighbourhoods, parks and other City-owned assets. The transition rule will depend on the rear adjacencies as defined below. All of the angular planes begin at a defined distance and height above grade from the rear property line or from the existing lane where one exists:

- Existing north side Neighbourhoods and Parks: extending at a 45 degree angle, beginning at 10.5m above the ground, 7.5m from the rear property line, or where the rear lane abuts a lane, at least 7.5m from the lot line of the lot abutting the lane on the opposite side of the lane

- Southside: extending at a 45 degree angle, beginning at 13.5m above the ground, 7.5m from the rear property line, or where the rear lane abuts a lane, at least 7.5m from the lot line of the lot abutting the lane on the opposite side of the lane
- Adjacent to TTC Stations and Corridors, and City-owned parking lots: extending at a 45 degree angle, beginning at 13.5m above the ground, 7.5m from the rear property line, or where the rear lane abuts a lane, at least 7.5m from the lot line of the lot abutting the lane on the opposite side of the lane

Rear Transitions

- Neighbourhood: South Side
- Neighbourhood/ Park: North Side
- Existing Subway Station/Corridor

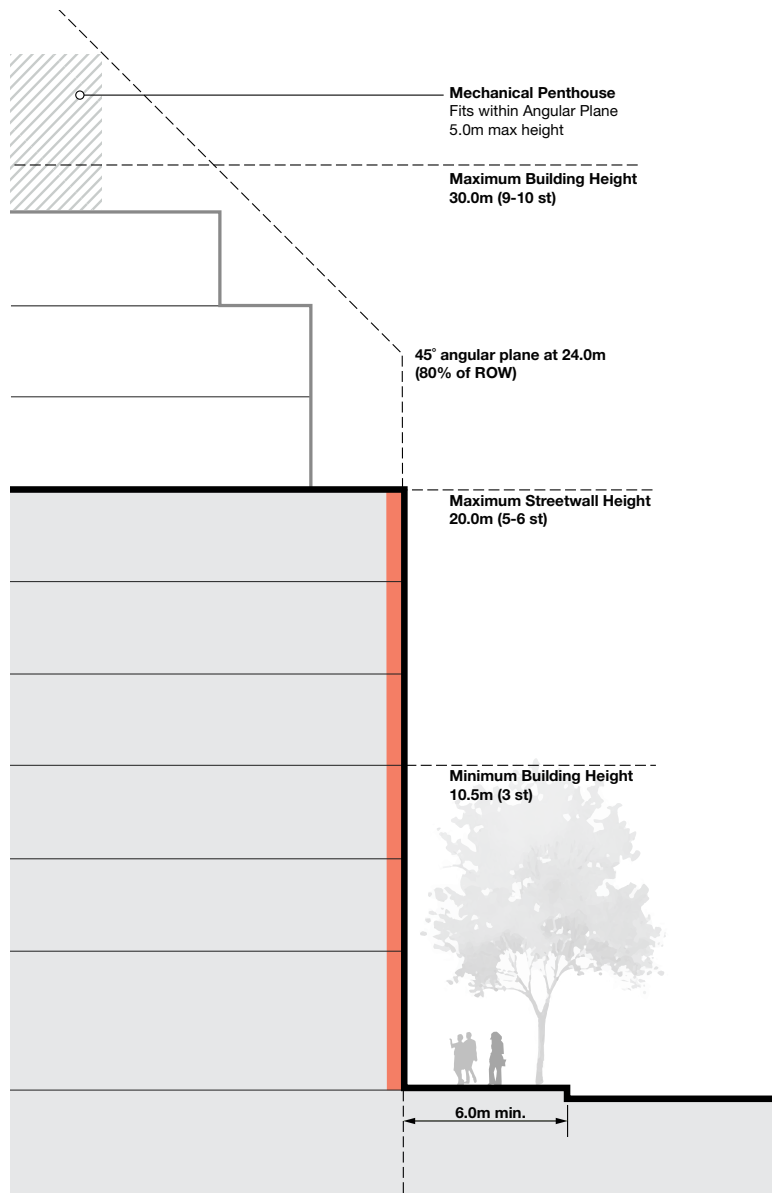


Figure 7.11 Front Angular Planes and Transitions:
West Village Character Area

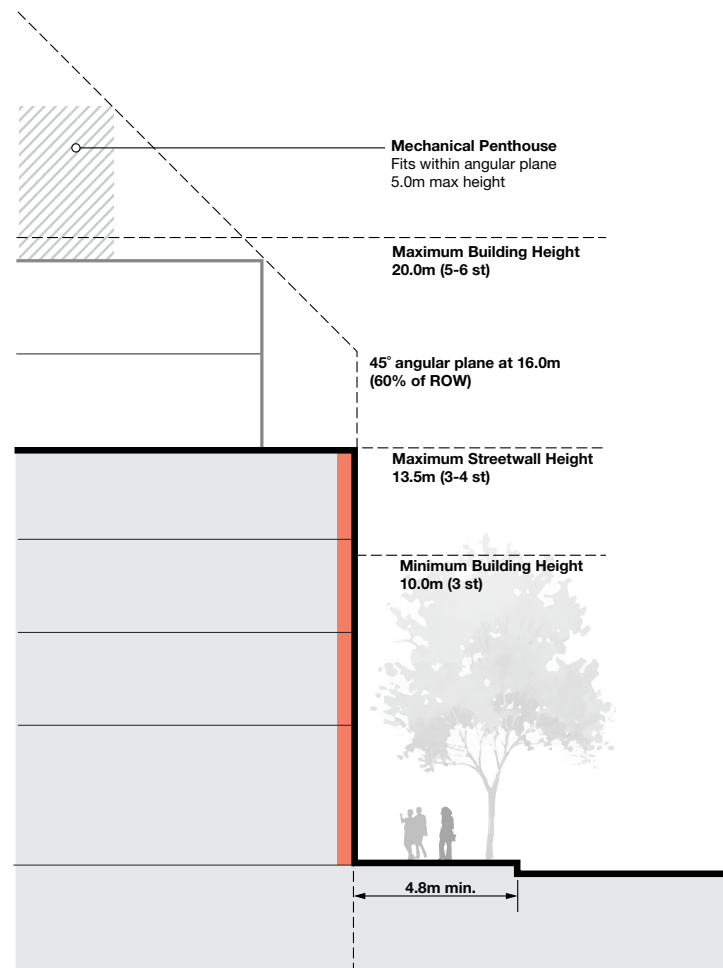


Figure 7.12 Front Angular Planes and Transitions:
Village Main Street Character Area

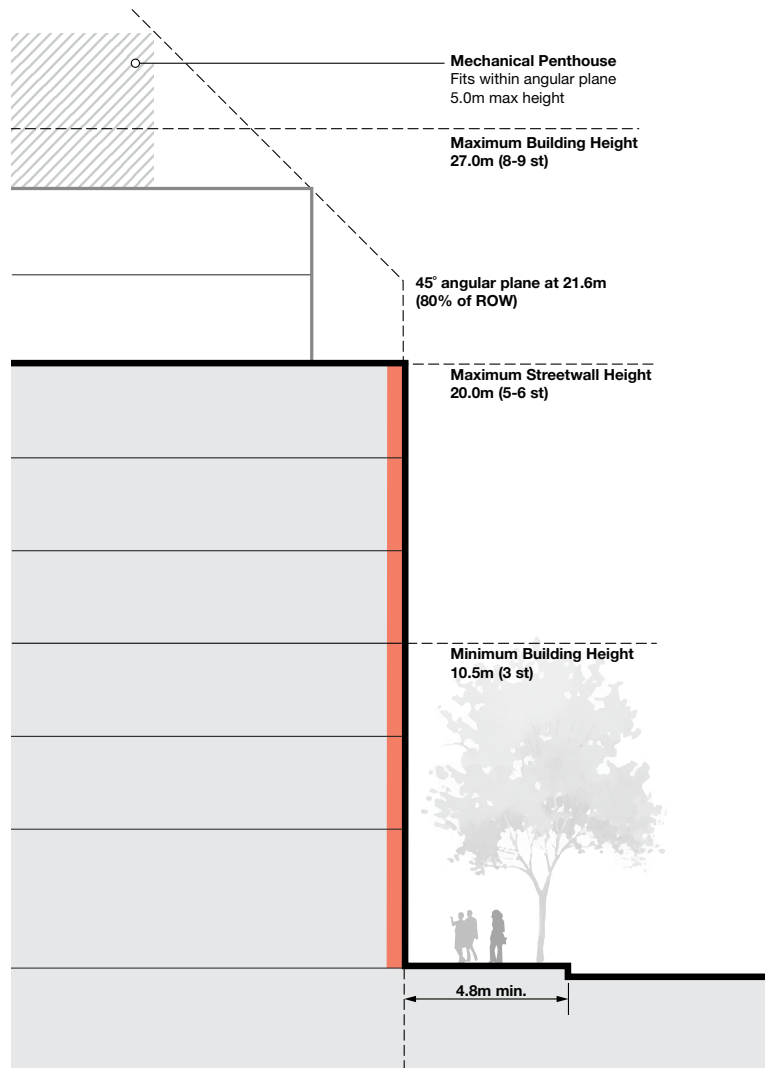


Figure 7.13 Front Angular Planes and Transitions:
East Village Character Area

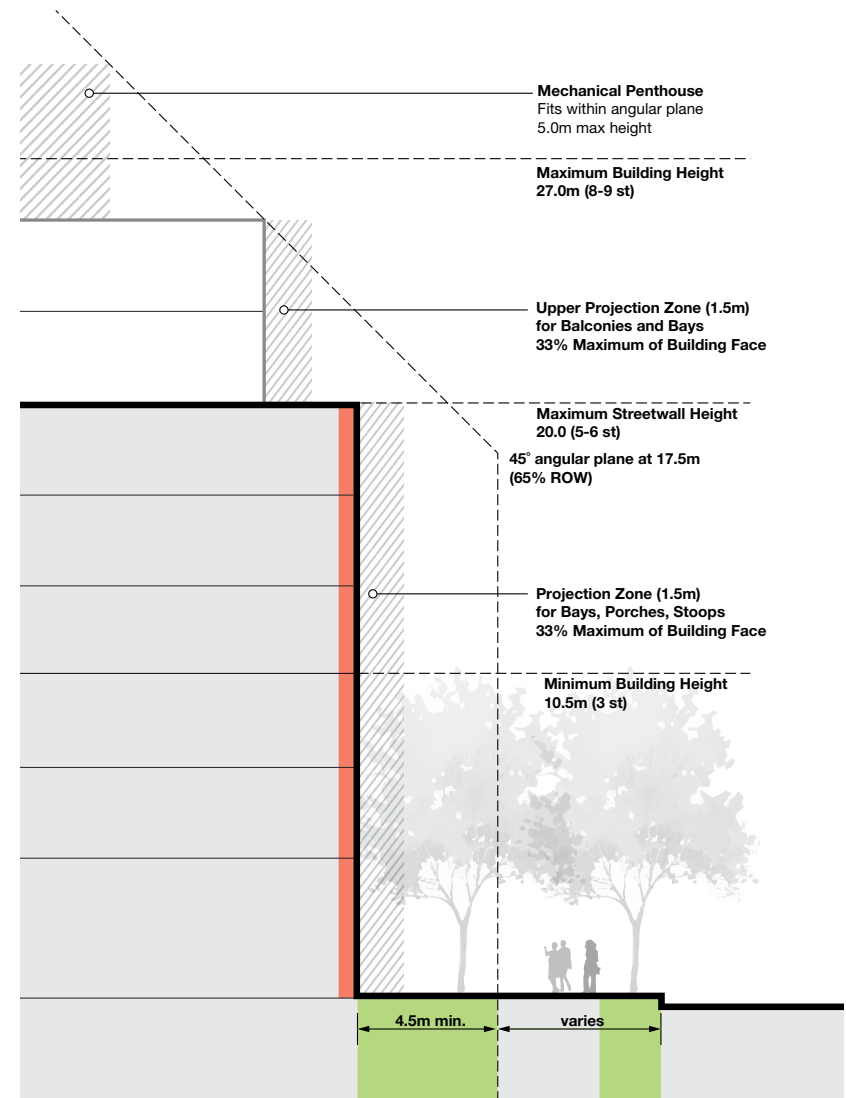


Figure 7.14 Front Angular Planes and Transitions:
High Park Frontage Street Character Area

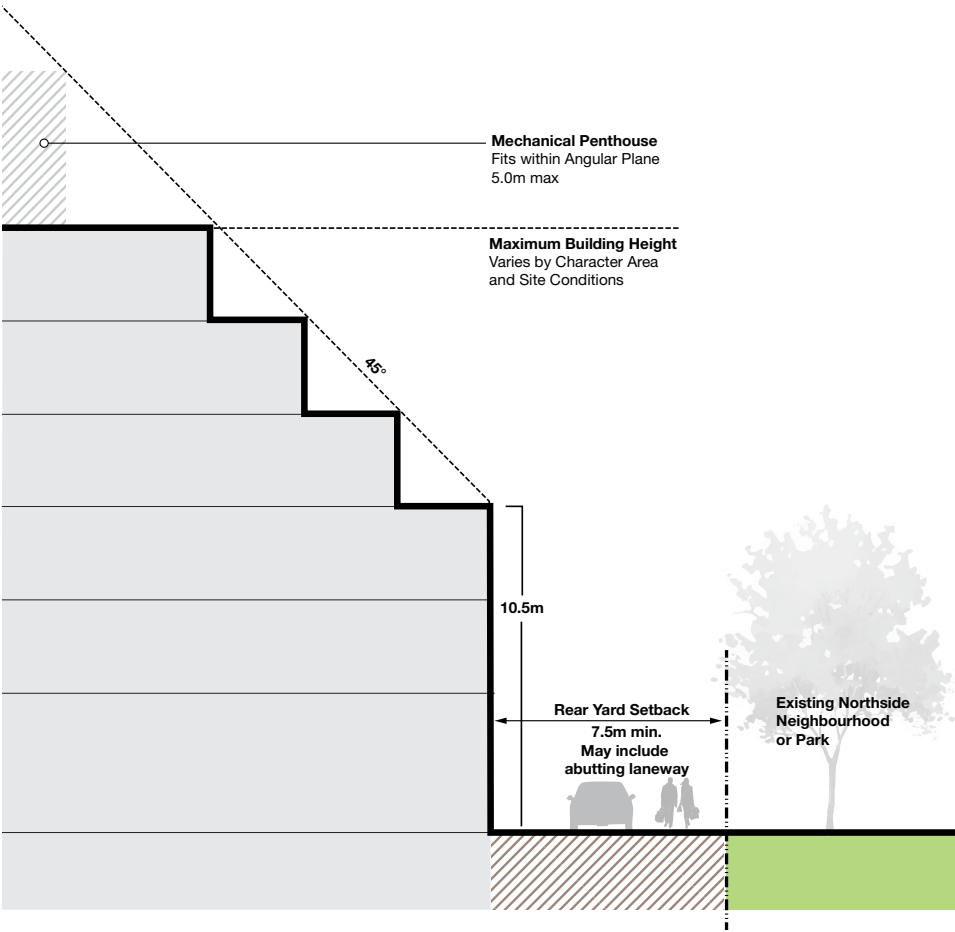


Figure 7.15 Rear Angular Planes and Transitions:
Adjacent to Northside Neighbourhoods and Parks

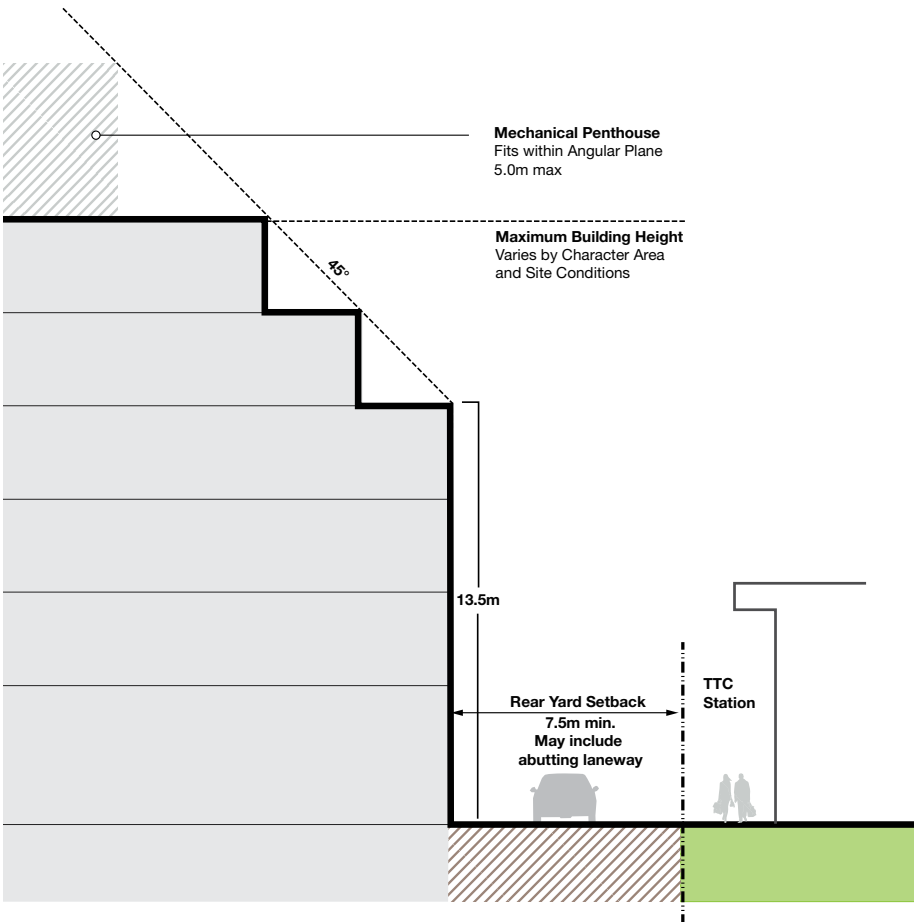


Figure 7.16 Rear Angular Planes and Transitions:
Adjacent to TTC Stations and Corridors, and City-owned parking lots

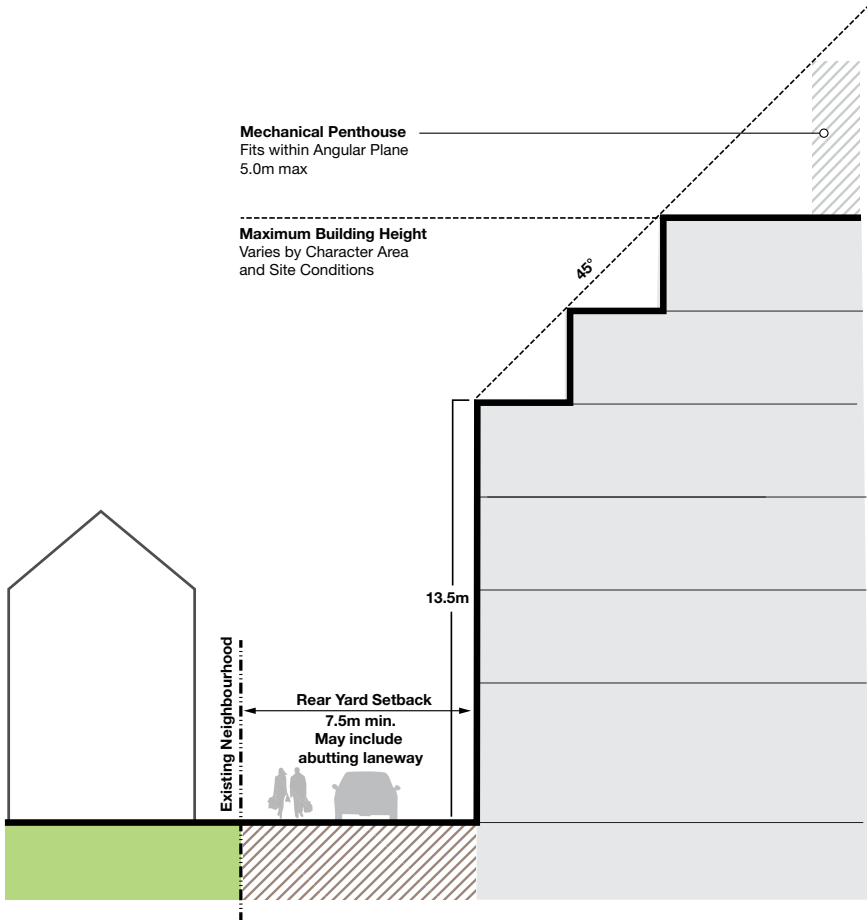


Figure 7.17 Rear Angular Planes and Transitions:
Adjacent to Southside Neighbourhoods

7.10. HEIGHTS

Background

All buildings will help to shape and define the street wall edge to reinforce a pedestrian scaled urban place. Establishing a minimum height will ensure that new development contains and frames the public realm. Maximum streetwall and overall building heights will depend on building type and location.

The City of Toronto's Avenues and Mid-rise Buildings Study defines mid-rise buildings as being between four storeys and a height equivalent to the width of the right-of-way on which the building fronts. Further, the 2016 Midrise Addendum defines much of the Study Area (from Jane Street to Clendenan Avenue) to have a maximum height of 0.8:1 relative to the right-of-way. Through the testing of options, this Avenues Study has further refined the maximum permissible heights.

In the Study Area, minimum building heights are 10.0m in the Village Main Street character area and 10.5m in the West Village, East Village, and High Park Frontage character areas. Maximum building heights are 20m, 27m, and 30m depending on the character area. The first floor heights will also vary depending on context, with a maximum of 4.5m throughout the Study Area with the exception of the Village Main Street character area where the first floor should relate to the prevailing and adjacent properties.

A key built form concept for the Study Area is to support and encourage “soft” intensification. This form of intensification focuses on modifying existing buildings and expanding through vertical additions rather than constructing entirely new projects. Given the predominant narrow fronted fine-grained character of the Village Main Street character area, this approach can satisfy intensification objectives while maintaining and revitalizing neighbourhoods.

Guidelines and Standards

- R67** Ensure building street walls to provide a consistent and contiguous street edge.
- R68** The minimum height for all buildings within the Village Main Street character area will be 10.0 metres (approximately 3-storeys).
- R69** The minimum height for all buildings within the West Village, East Village, and High Park Frontage character areas will be 10.5m (approximately 3-storeys).
- R70** The maximum first floor height in the Study Area is 4.5m.
- R71** In the Village Main Street character area, the first floor height should relate to adjacent existing buildings, approximately 4.0m. The on-going HCD Study and potential HCD Plan may result in policies and guidelines that refine this recommendation.

R72 Building streetwalls will vary in height between three to six storeys throughout the Study Area to create an interesting and variable composition for the public realm edge.

R73 Midrise buildings are appropriate for the entire Study Area. The maximum height of mid-rise buildings should differ depending on character area. Not all buildings will achieve the maximum height due to other conditions of their sites. The maximum heights should be:

- West Village: 30m (9 storeys) for buildings that front on Bloor Street West. This 1:1 ratio of building height to right-of-way is consistent with the City of Toronto Avenues and Mid Rise Buildings Study.
- Village Main Street: 20m (6 storeys) for buildings that front on the Bloor Street West. This 0.75:1 ratio of building height to right-of-way is similar to the 2016 Mid Rise Addendum of 0.8:1 ratio for Avenue character areas, but further refined through this Avenue Study's option development and testing.
- East Village: 27m (8 storeys) for buildings that front on Bloor Street West. This 1:1 ratio of building height to right-of-way is consistent with the City of Toronto Avenues and Mid Rise Buildings Study.

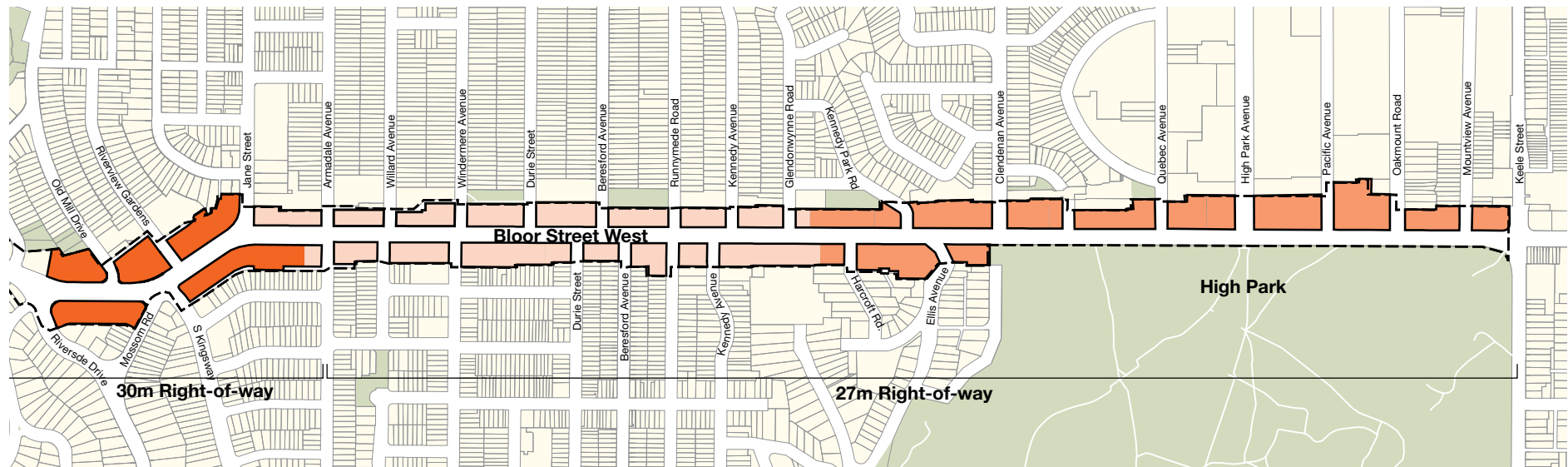


Figure 7.18 Maximum Building Heights

- High Park Frontage: 27m (8 storeys) for buildings that front on Bloor Street West. This 1:1 ratio of building height to right-of-way is consistent with the City of Toronto Avenues and Mid Rise Buildings Study.

R74 New additions or modifications to existing buildings are encouraged. The typical addition is no more than 50% in height of the original building (Midrise Performance Standard #19F) and up to the maximum streetwall height. In some instances, a larger addition may be appropriate which will be determined through the design approval process. The ongoing HCD Study may also provide further recommendations regarding additions or modifications.

R75 Above the stated maximum height within each character area, no occupiable floor space is permitted.

R76 Mechanical penthouses and other rooftop elements are permitted and should integrate with the overall building design. Only non-occupiable space above the stated height limits is permitted and must fit within the established front and rear angular planes. The current Zoning By-law requirements for mechanical penthouses will continue to apply, including a maximum permitted height of 5.0m, all or part of which may be above the stated maximum building height.

Maximum Heights

- 20.0m
(6 Storeys)
- 27.0m
(8 Storeys)
- 30.0m
(9 Storeys)

** Maximum height may not be possible on all sites due to site conditions and angular planes.*

7.11. STEPBACKS

Background

Good urban streets and places require well-proportioned buildings along their edges of sufficient height and continuity to provide a sense of enclosure, but not so tall as to over-power or over-shadow them. Stepbacks are portions of buildings that are recessed from the primary street facing wall. Stepbacks help to relate the scale of buildings to the scale of the pedestrian.

Stepbacks are required for all buildings in the Study Area, with the maximum height at which they begin informed by character area. The placement of stepbacks is defined by a specific height, not by angular planes. Through the testing of options and the engagement process, an appropriate minimum stepback of 3.0m was defined above the maximum streetwall height.

Buildings above 20m (6 storeys) in height may require intermediate stepbacks to better respond to adjacent built form. The placement and depth of intermediate stepbacks are not prescriptive and will be determined through the design process. No additional intermediate stepbacks are required in buildings less than 4 storeys tall.

The upper storeys of buildings may require side stepbacks above the maximum streetwall to provide more skyview and sunlight from the public sidewalk and street. Side stepback distances will vary depending on the characteristics of each building.

Guidelines and Standards

R77 All mid-rise buildings that front on Bloor Street West shall provide a minimum stepback of 3.0m at a maximum streetwall height depending on the character area. The maximum streetwall height at which stepbacks are required should be:

- West Village: 20m (5 to 6 storeys)
- Village Main Street: 14m (4 storeys)
- East Village: 20m (6 storeys)
- High Park Frontage: 20m (6 storeys)

R78 An additional step-back as part of the streetwall may be appropriate for buildings taller than 6 storeys (20m) as a means of mitigating the perception of height on the Avenue and to relate to adjacent properties. Intermediate stepbacks may be required for buildings above 20m but are not prescribed. The minimum intermediate stepback dimension is 1.5m. The exact design and placement of additional stepbacks will be determined through the design approval process.

R79 Stepbacks may be required at lower heights to respect and sensitively integrate with heritage properties.

R80 Side stepbacks are required for upper storeys above the streetwall for new buildings equal to or greater than 30m wide. The dimensions for the side stepbacks shall adhere to Mid-rise Performance Standard 8C: Side Property Line: Stepbacks at Upper Storeys. Side stepback distances of 5.5m or greater may be required, depending on the characteristics of each building. The exact design and placement of side stepbacks will be determined through the design approval process.

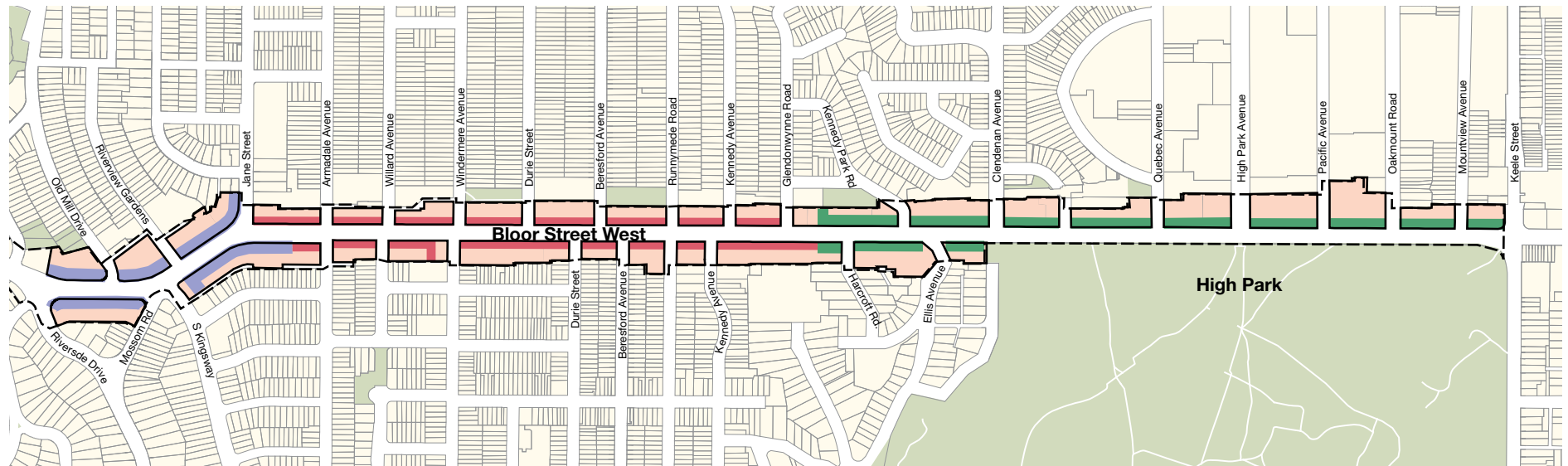
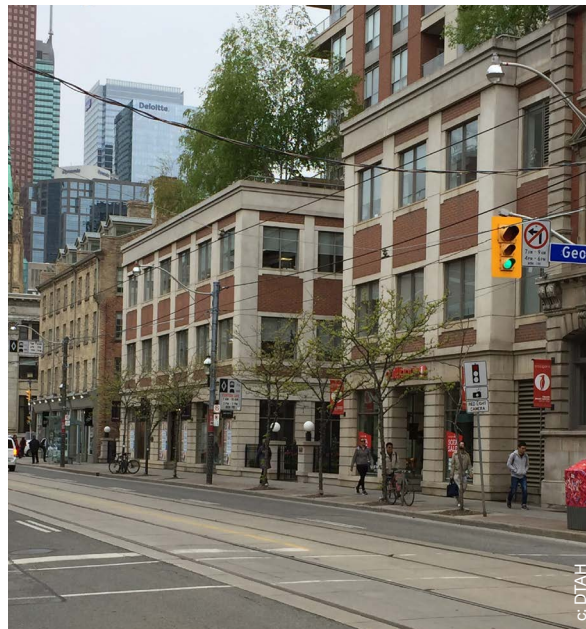


Figure 7.19 Maximum Streetwall Heights



Streetwall Heights

- Village
14.0m (4 Storeys)
- West Village
20.0 (5-6 Storeys)
- East Village & High Park
20.0m (6 Storeys)

Examples of stepbacks to define a streetwall and upper storeys that relate to local context

7.12. BUILDING DESIGN

Background

Building design guidelines provide further direction for the expression and articulation of projects beyond the mass and bulk of a building. They inform how a building should further contribute to the public realm, and provide sufficient design flexibility to allow a project to appropriately respond to its immediate context and the planning policy for the Study Area without prescribing architectural style.

Future development should respect and fit within the prevailing fine grained main street nature of the Study Area. An appropriate fit is determined by several key elements: the overall scale and design of the building, pedestrian experience at street level, frequency of entrances, transparency at street level and above, vertical rhythm of building elements, horizontal expression of floors and how they relate to adjacent properties, blank walls and when they transition, and the scale of uses at grade.

Guidelines and Standards

Composition

- R81** No building shall have a blank wall greater than 6 storeys. A transition is encouraged through the stepping back of the upper floors from the side property line or a change in materials and expression above the maximum streetwall. In the Village Main Street character area, buildings should not have blank side walls greater than two storeys above the neighbouring property.
- R82** All new building elevations should express a building module similar to the typical historical lot sizes. In the Village Main Street character area, the module may differ between the north and south sides of the street.
- R83** Buildings should include vertical articulation at a spacing and rhythm that reflects the prevailing character of the character area. For the East and West Village, and Village Main Street, this dimension is informed by parcels and retail unit 'bays' in the range of 6 to 8m wide. In the High Park Frontage, this dimension is informed by the parcel size and residential building types.
- R84** The architectural composition of building elevations shall express base, middle, and top articulation on all street facades.
- R85** Side elevations on a public street should be treated as a facade compatible with the primary street facade.
- R86** Expression lines derived from adjacent structures should be integrated into the design of new street facades, such as cornice lines and prevailing datum references.
- R87** Buildings at view termini and corner sites should provide additional architectural emphasis. To enhance the distinction of new buildings at these sites, modest exceptions should be permitted to encourage massing and designs that highlight the visual prominence of the site. Strategies to achieve this include but are not limited to a chamfered or setback corner, prominent glazing, or a primary building entrance oriented to the corner.
- R88** New developments on all corner sites should orient to both street frontages.
- R89** Where a new building is proposed adjacent to a heritage building, its design should complement, rather than detract from, the character of the older building.
- R90** New buildings should consider materials, colours, fenestration and window patterns evident in existing and potential heritage and potential contributing properties. Building materials should be chosen for their functional and aesthetic quality. Exterior finishes should exhibit quality of workmanship, sustainability, permanence, and ease of maintenance.



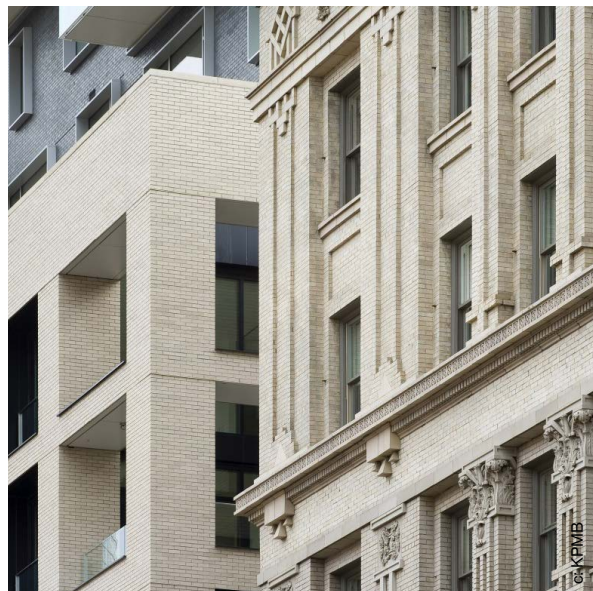
Example of building elevations that relate to historic lot sizes



Example of a new building complementing the scale and composition of an adjacent older building



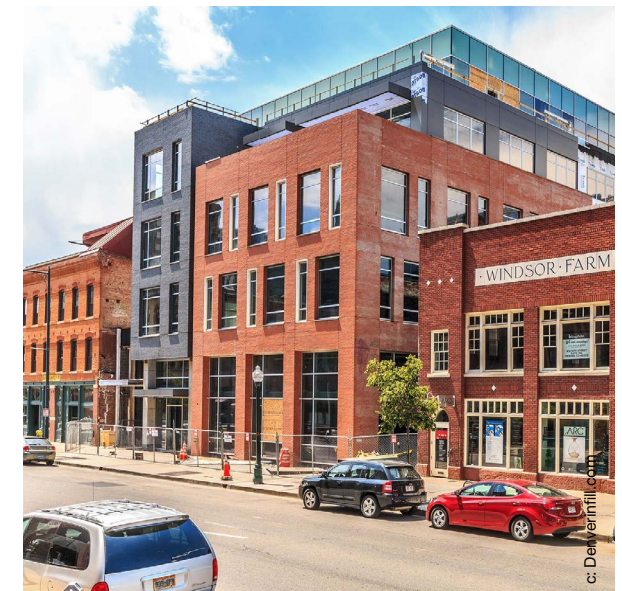
Example of building design that expresses base, middle and top



Example of a new building that considers expression lines, colour, and materials of heritage or contributing properties



Example of a corner site treatment that addresses both streets



Example of articulating the overall mass of new buildings to reduce visual bulk and relate to context

At Grade Details

- R91** Buildings should emphasize the first storey, distinctive from the floors above, allow easy transition from one storefront to the next, and consider the prevailing Main Street retail character.
- R92** The majority of the surface of the base of the building on the street facade should be transparent, at least 70%. Inversely, the majority (over 50%) of the surface area above the base should appear solid or translucent.
- R93** Provide for design flexibility for the unique branding and identity needs of individual tenants.
- R94** Entrances along street facades should be at intervals no greater than 10m. At corner sites, entrances should be at the corner to emphasize the importance of the site.
- R95** Doors should be recessed to allow door swing without interruption of pedestrian movement.
- R96** Avoid horizontal elements and excessive mullions on grade level windows that may interfere with pedestrian views of merchandise and interior activities.
- R97** The edges of buildings along the street should have depth, pedestrian weather protection, places to sit, as well as entrances.
- R98** The base of the building should include elements that relate to the human scale. These should include doors and windows, projections, columns/piers, awnings and canopies, ornament, high-quality materials, etc.
- R99** Residential building types shall enrich the street with individual street entrances for each ground/first level unit.
- R100** Any individual retail/service commercial storefront, along the Bloor Street West frontage may be restricted to a maximum width of 14m.
- R101** Office and residential entrance lobbies, along the Bloor Street West frontage, may be restricted to a maximum width of 8m.



Example of pedestrian scale details, high level of transparency and weather protection at grade



Example of frequent entrances and details at grade to animate streetscape



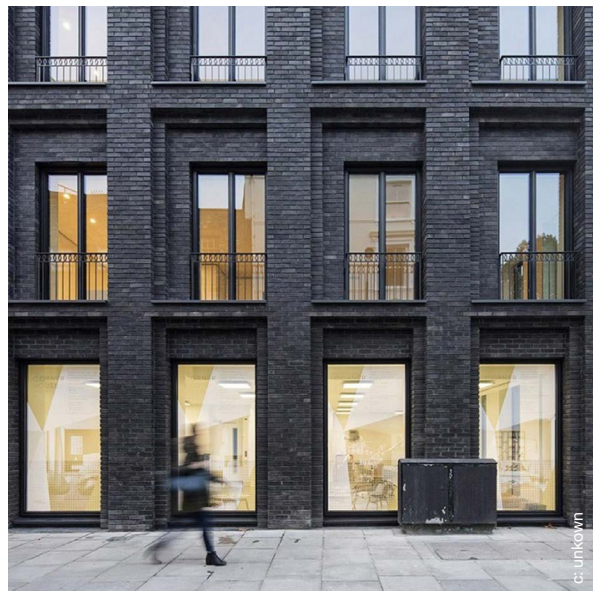
Example of a well considered ground floor to accommodate seating and provide weather protection



Example of well detailed ground floor for retail and placemaking opportunities



Example of a building designed to express base, middle and upper floors



Example of the different window designs encouraged between the ground floor and those above



Example of corner building with strong vertical and horizontal articulation



Example of traditional Main Street detailing: areas for signs, displays, and personalization

Additions and Modifications

- R102** Additions or modifications that vertically extend the building's facades shall be respectful of the buildings existing street facades. Requirements for setbacks from the existing streetwall will be determined through the design process.
- R103** Materials for additions should consider the principal materials of the existing building, and present a unified design composition. Consider differentiating facade articulation between lower floors and upper floors.
- R104** Additions or modifications to an existing building should be consistent in rhythm, proportion, and scale with the existing buildings.



Example of an addition distinct from—yet complementary to—the existing building

Grade Changes/Topography

- R105** Design buildings to reinforce and accentuate the topography of their site and address towards Bloor Street West.
- R106** A single building on a sloped street or site should articulate or break its massing to fit within the topography.
- R107** The design of building floor levels and facade on a sloping site should reflect the parcel fabric, vertical rhythm and articulation of the prevailing Main Street retail buildings. The stepping of floor plates will ensure entrances at grade will better align with sidewalk grades and to support the success and expansion of retail Main Street uses.



Example of an addition that steps back from street wall

Rear Building Facades

- R108** Buildings should present an improved rear façade towards the adjacent *Neighbourhoods*, laneways, parks, and parking areas.
- R109** Encourage an active rear façade, specifically in the north side properties of the Village Main Street character area. Buildings could include second entrances to grade related retail and units above, patios and terraces, and landscaping.
- R110** Outdoor storage or materials handling areas should be kept clear and visually screened from adjacent uses.



Example of building design that responds to topography