

## **3.0** Three Development Alternatives

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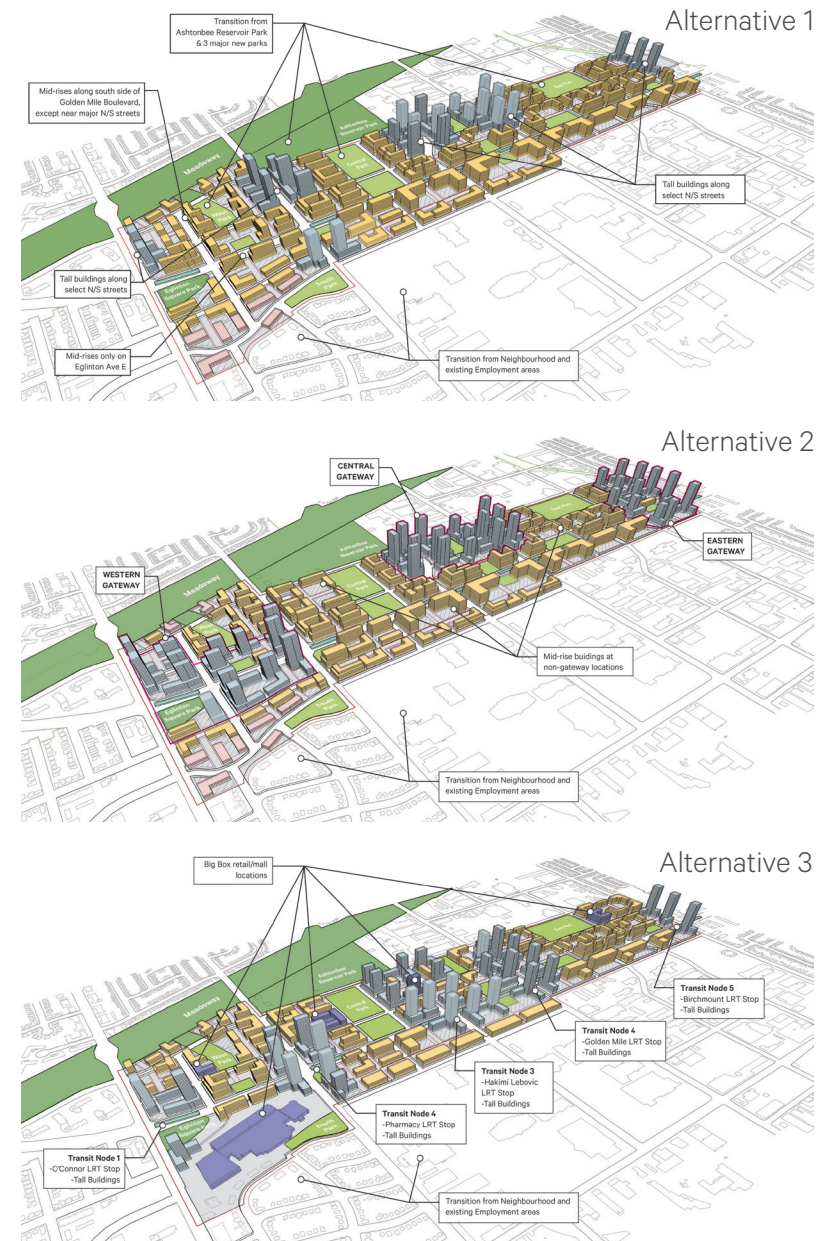
Following the development of the Emerging Preferred Street and Block Network and the Emerging Preferred Parks and Open Space Network a series of three Development Alternatives were prepared, each devised using different land use and built form strategies (Figure 28). These strategies were informed by four key factors:

1. maintaining existing Official Plan land use designations;
2. exploring the potential for a finer-grain mix of uses in *Mixed Use Areas*;
3. applying built form parameters from existing urban design policies and guidelines contained within the Official Plan, Tall Building Design Guidelines and Mid-Rise Building Performance Standards; and
4. applying potential Golden Mile-specific built form parameters.

The existing land use designations within the GMSP Study Area include: *Mixed Use Areas*; *Employment Areas*; *Apartment Neighbourhoods*, *Neighbourhoods*, and *Parks and Open Space Areas - Parks*. These existing land use designations were maintained in all three Development Alternatives.

A finer-grain mix of uses in *Mixed Use Areas* was explored in all three Development Alternatives through the application of two mixed use categories in the land use strategy of each Development Alternative: Mixed Use – Retail Focus; and Mixed Use – Residential Focus. These two mixed use categories differed in two ways. First, Mixed Use – Retail Focus includes a small proportion of office uses. Second, Mixed Use – Retail Focus includes a greater proportion of retail uses than Mixed Use – Residential Focus. Both of these categories include residential uses.

The different mixes of use in these two categories represents an emphasis on at-grade retail with office and residential uses above within the Mixed Use – Retail Focus areas, and an emphasis on residential frontages within the Mixed Use – Residential Focus areas while still allowing for retail uses throughout nearly the entirety of the Golden Mile.



**Figure 28** 3D Thumbnails of the Three Alternatives

A series of built form parameters were applied to the Development Alternatives. These parameters were based on existing urban design policies and guidelines and incorporated potential Golden Mile-specific built form parameters. Some of these parameters were applied consistently to all three Development Alternatives. Others were applied selectively between the three to produce variation in built form. Some of the key built form parameters applied to all three Development Alternatives included:

- 5 metre setback from Eglinton Avenue East
- 5 metre setback on the north side of the new east-west street that falls between Eglinton Avenue East and Craigton Drive / Ashtonbee Road (from this point forward, termed “Golden Mile Boulevard”)
- 3 metre setbacks on all other streets
- Tower floor plate of 750 square metres
- 10 metre tower stepback from the base building for buildings along Eglinton Avenue East
- 5 metre tower stepback from the base building for buildings along all other streets
- Tower separation distance of 30 metres
- Street wall height of 6 storeys along Eglinton Avenue East, Victoria Park Avenue, Pharmacy Avenue, Warden Avenue and Birchmount Road
- Base building height of 4 storeys for tall buildings along all other streets
- 45 degree angular plane applied from lands designated as *Neighbourhoods*

Further details on the variation in land use and built form between the three Development Alternatives is provided in the following sections.

## 3.1 Alternative 1 – A Mid-rise Eglinton

### Intent

Development Alternative 1 seeks to concentrate activity and density along Eglinton Avenue East, through both land use and built form. It most closely reflects the clusters density concept expressed in Initial Alternative C.

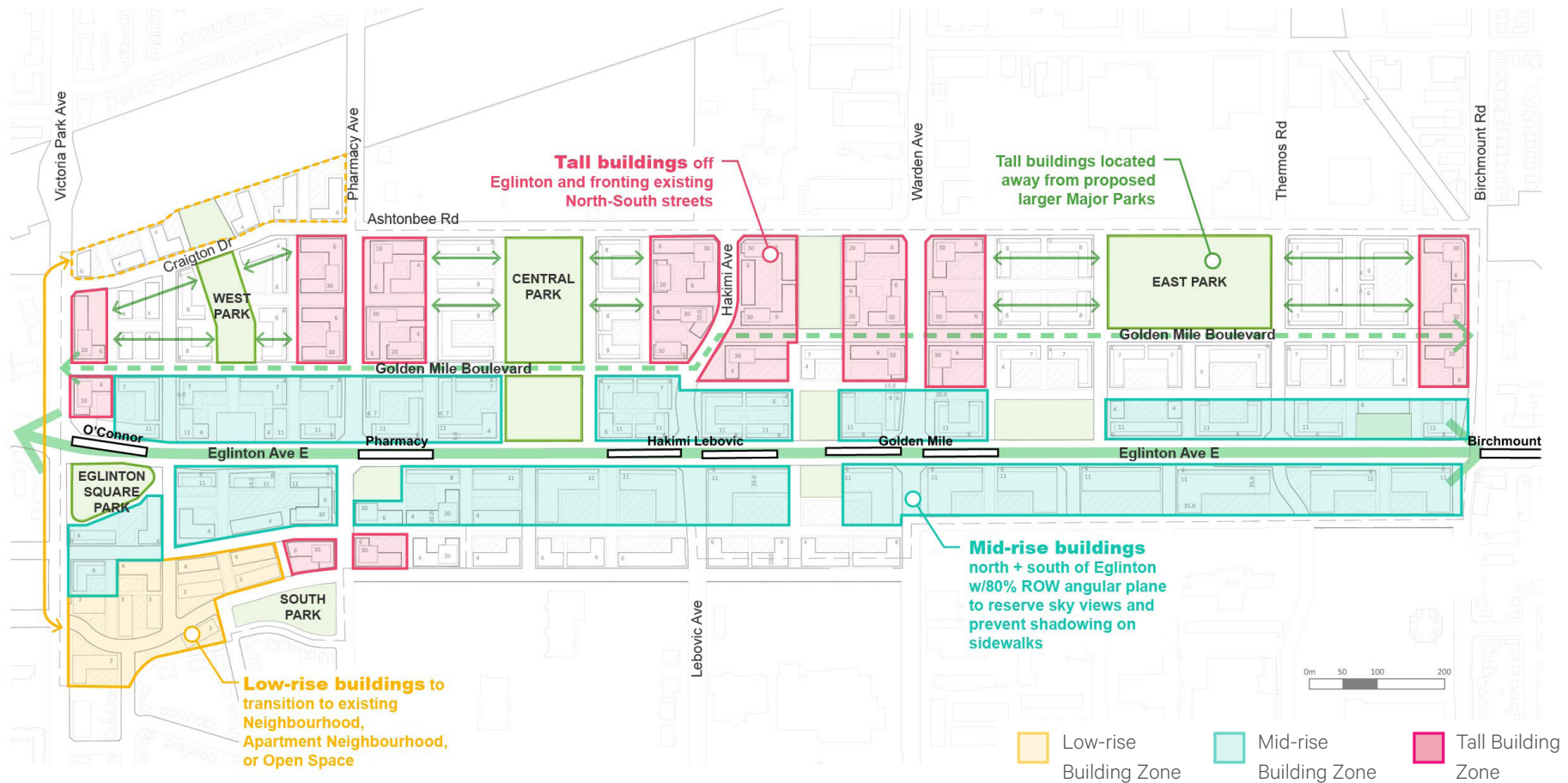
### Development Overview

Alternative 1 lines Eglinton Avenue East with a Mixed Use – Retail Focus, within those lands that are currently designated as *Mixed Use Areas*. The remainder of lands currently designated as *Mixed Use Areas* (as well as some lands currently designated *Apartment Neighbourhoods*) feature a Mixed Use – Residential Focus. With this greater concentration of retail uses along Eglinton Avenue East, a greater portion of future activity would be concentrated on this significant transit spine (Figure 29 / Figure 30).

### Relationship to Eglinton

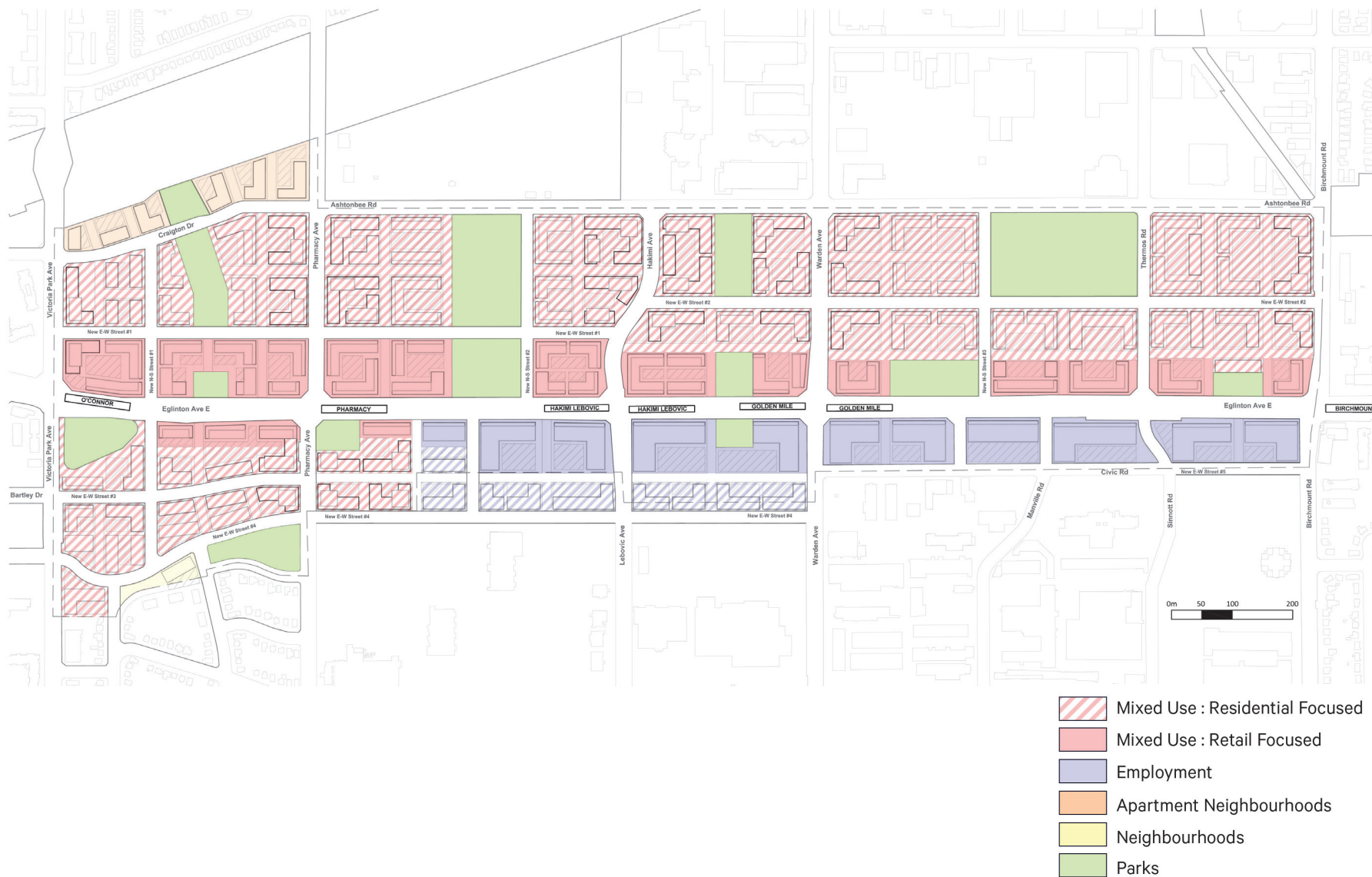
Development Alternative 1 broadly reflects the application of the Mid-Rise performance standards to the buildings immediately fronting Eglinton Avenue East, reflecting the Eglinton Connects Planning Study concept for the Golden Mile Focus Area. This would provide a sense of enclosure along Eglinton Avenue East while also providing greater sky views and sunlight for pedestrians walking along this retail-lined transit spine. In this Alternative, tall buildings are primarily located to the north of Golden Mile Boulevard along the existing north-south streets, providing direct connections along these arterials to the future ECLRT transit stations. In the west end of the Study Area, low-rise buildings are proposed to transition to the lands designated *Neighbourhoods* and *Parks and Open Space Areas - Parks* (Figure 31 / Figure 32).

Measured over the entirety of the Study Area, this Development Alternative would result in a gross Floor Space Index (FSI) of 2.2 and a net FSI of 4.0. It would also result in approximately 450-500 people and jobs combined per hectare.

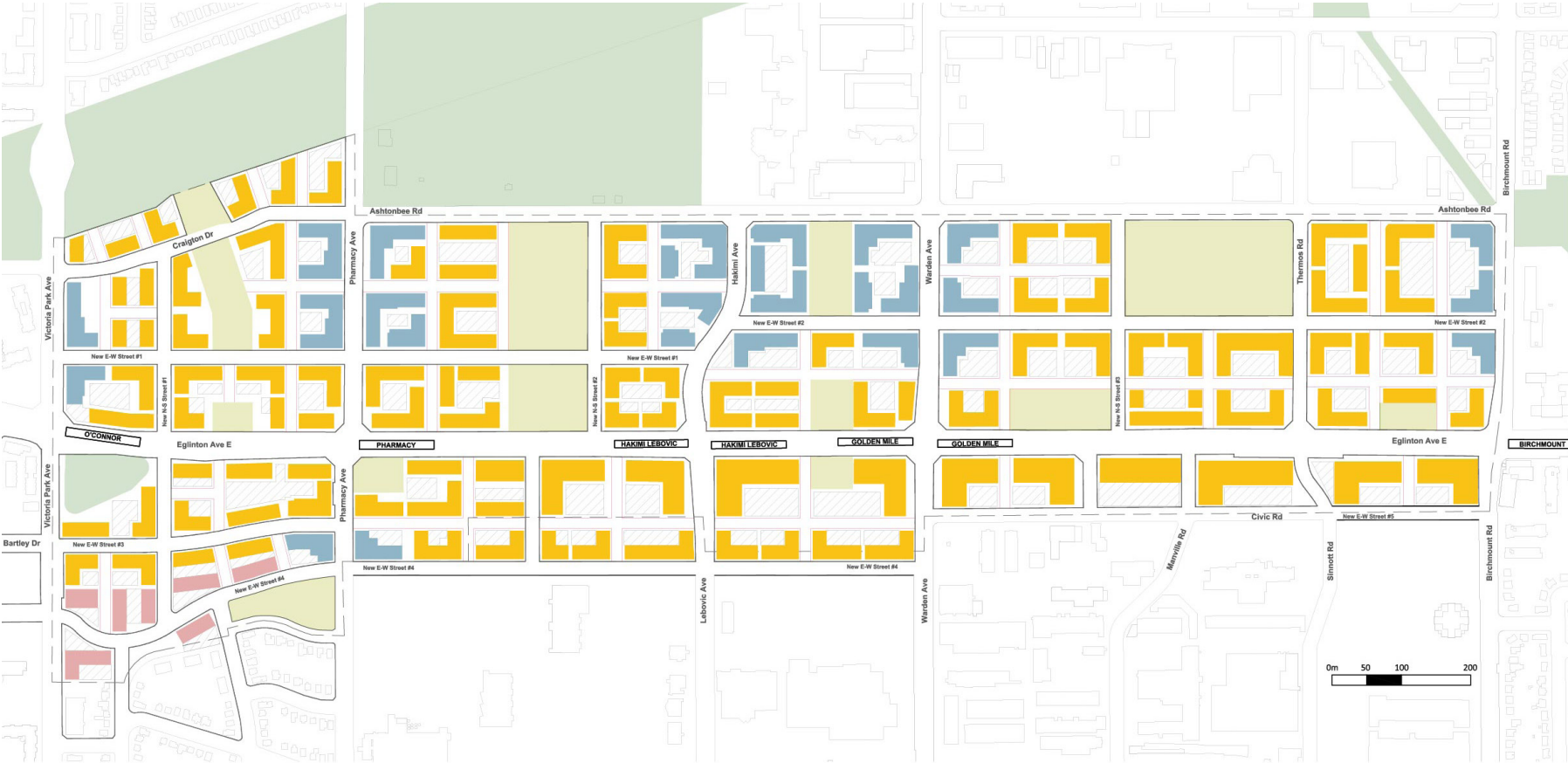


**Figure 29** Alternative 1 Annotated Built Form Plan





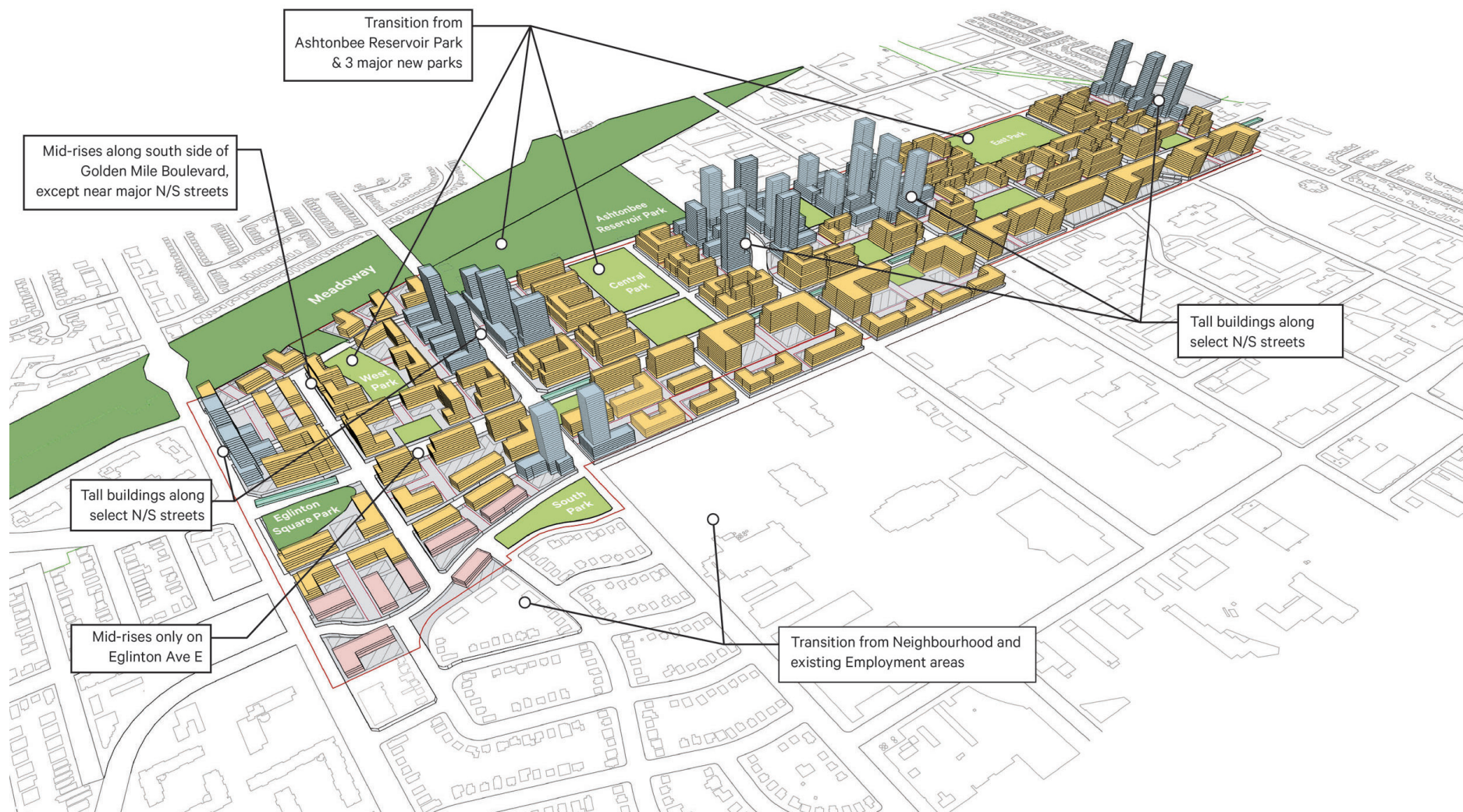
**Figure 30** Alternative 1 Land Use Strategy



**Figure 31** Alternative 1 Built Form Plan

- Low-rise
- Mid-rise
- High-rise





**Figure 32** Alternative 1 Built Form (3D View)