



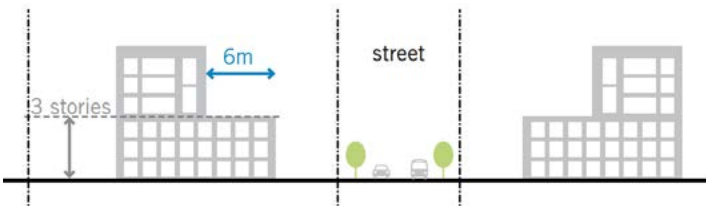
Buildings Types and Urban Design Standards

Direction for the siting and design of buildings

A diversity of building types will accommodate a range of housing types and tenures and employment opportunities, contributing to the livability of the Keele-Finch area. The dominant building type in the area will be well-proportioned mid-rise buildings. Mid-rise buildings are effective at delivering transit-supportive densities while also providing new places for people to live, work and shop.

Minimum site and urban design standards are proposed for different building types to ensure buildings contribute to the character of particular areas or districts, appropriately frame streets and open spaces, prioritize the pedestrian experience and result in good sunlight and wind conditions. The City's various urban design guidelines will continue to be used as part of the development review process to address other site and urban design requirements and in consideration of the specific context.

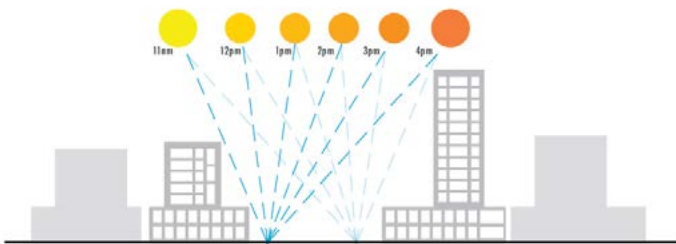
Examples of Urban Design Standards to Shape Buildings



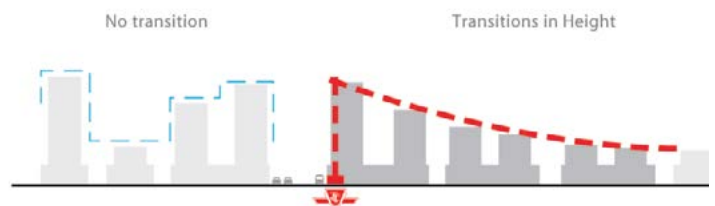
Stepbacks



Angular Planes



Sunlight Protection



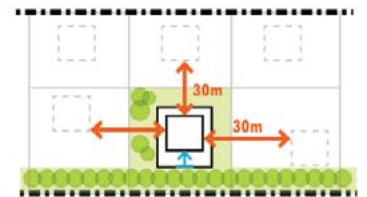
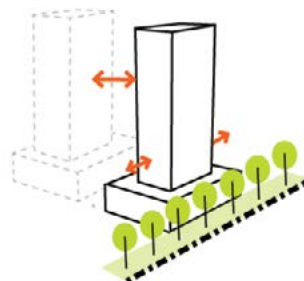
Transition



SMALLER FLOORPLATES



LARGER FLOORPLATES



Tower Separation Distances

Tower Floor Plate Sizes



Low-rise Buildings

Low-rise buildings, at four storeys or less, include single- and semi-detached dwellings, duplexes, townhouses, walk-up apartments, small main-street type buildings with retail and service uses at grade, and a range of non-residential buildings, such as industrial, institutional and office buildings. Different types of low-rise buildings are proposed to be permitted in different areas.

PROPOSED POLICY DIRECTIONS:

BT1

In the low-rise areas in the **Finch West Corridor**, permitted low-rise buildings will only consist of townhouses, low-rise apartment buildings, main-street type buildings, and institutional and cultural buildings. Buildings will be:

- a) generally set within a landscape setting with buildings setback from streets; and
- b) generally not longer than 50 metres with at least six metres between buildings to provide opportunities for mid-block connections.

BT2

The facing distance between new low-rise buildings that are not separated by a public street should generally be 12 metres to maximize daylight within the interior of blocks, provide opportunities for enhanced landscaping, and to provide privacy and amenity for individual units.

BT3

In the low-rise areas in the **Sentinel Node**, permitted low-rise buildings will consist of low-rise apartment buildings, main-street type buildings with commercial uses at grade, and institutional and cultural buildings. Buildings will generally be built close to the new public street and frame Fountainhead Park.

BT4

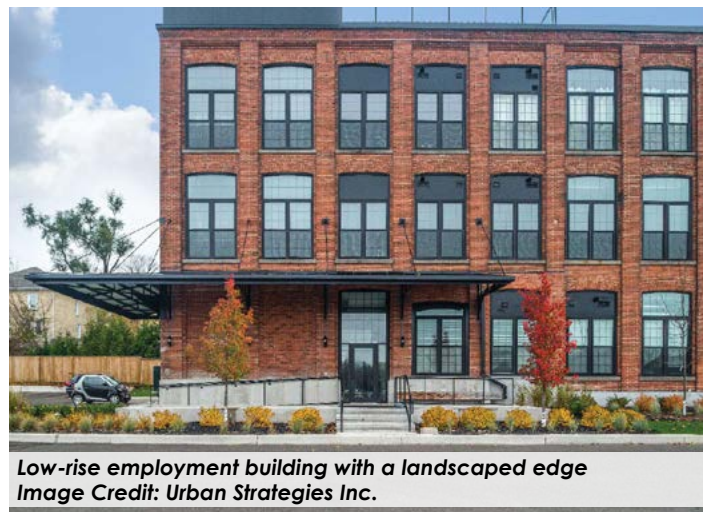
In **Apartment Neighbourhoods**, the only permitted low-rise buildings are townhouses, walk-up apartments and institutional and cultural low-rise buildings. New low-rise buildings will be surrounded by open space on all sides. Main-street buildings with retail, service or community institutional uses on the ground floor are permitted where the building will front onto a Major or Primary Street.

BT5

In **Employment Areas**, low-rise buildings will be a minimum height as shown on the Minimum Heights Map adjacent to Major and Primary streets for a depth of 30 metres with buildings generally aligned to required setbacks and parking located within the building or to the side or rear of the building.



Low-rise walk-up apartment building
Image Credit: Zoocasa Inc.



Low-rise employment building with a landscaped edge
Image Credit: Urban Strategies Inc.



Low-rise Buildings - Derrydown Neighbourhood

The Derrydown Neighbourhood is an existing low-rise neighbourhood with large lots capable of accommodating compatible low-rise intensification using sympathetic building types and architectural detailing while reinforcing existing front yard setbacks. New buildings will emphasize housing instead of garages, promote interaction with the street, and provide more soft landscaping and less pavement in front yards.

PROPOSED POLICY DIRECTIONS:

BT6

Low-rise buildings in the **Derrydown Neighbourhood** will only consist of single detached, semi-detached and duplex houses. New low-rise buildings in the Derrydown Neighbourhood will be sited, massed and designed to:

- a) ensure new dwellings relate directly to the existing or natural grade of the site and front public streets. Downward sloping driveways are generally not permitted;
- b) harmonize with adjacent conditions and continue to provide generous landscaped front yard setbacks that reinforce existing setback patterns;
- c) ensure that garages do not dominate the streetscape. Garage projections will be limited and garages should be recessed behind the front façade of buildings to lend prominence to habitable portions of the dwelling. Where possible, rear yard garages should be provided with shared access between properties;
- d) be well-designed with high-quality and durable materials and sympathetic with architectural qualities found within existing dwellings, such as the vernacular of the type of roofs, and use of brick and stone;
- e) reduce the width of driveways, surface parking areas and the width of curb cuts. Permeable pavers and soft landscaping should be used to minimize the visual and environmental impacts of such areas;
- f) retain the prevailing character of entrances being low to the ground and provide other design elements, such as porches and verandas, to promote visual interest and enhance the residential character of the area; and
- g) utilize architectural detailing and stepping back building mass above the first storey to reinforce the one-storey expression of dwellings that are prevalent in the area.

BT7

Where a semi-detached or duplex dwelling is proposed in the **Derrydown Neighbourhood**, the design will be sympathetic to the form of single-detached dwellings and provide an integrated approach to entrances and vehicular access, where possible.



Single-detached House



Semi-detached House



Duplex



Mid-Rise Buildings

Mid-rise buildings are buildings that are between five and 11 storeys depending on the specific context. Mid-rise buildings support active retail streets at a comfortable proportion that relates to the width of adjacent streets inclusive of any setbacks while allowing for a good balance between enclosure and openness. They also deliver transit-supportive densities. Well-designed mid-rise buildings ensure that buildings will not obstruct sunlight from reaching the public realm below or to adjacent sites, create a human-scaled streetwall condition and enable sky views.

PROPOSED POLICY DIRECTIONS:

BT8

Mid-rise buildings are buildings that are between five and 11 storeys (approximately 35 metres) in height for mixed-use residential or residential buildings, and between five and nine storeys (approximately 37 metres) for non-residential buildings.

BT9

Mid-rise buildings located adjacent to Keele Street or Finch Avenue West will have a five- to six-storey streetwall condition to create a consistent and pedestrian-scaled streetwall condition. Mid-rise buildings in all other areas will have a four to six-storey streetwall condition depending on the local context and width of adjacent streets and/or setback requirements.

BT10

The massing of mid-rise buildings will fit within a 45-degree angular plane taken from a height equivalent to 80 per cent of the width of fronting streets and required setbacks, where applicable, to provide at least five hours of sun on sidewalks. Minor protrusions into the angular may be permitted in limited instances.

BT11

Pavilion-style mid-rise buildings are buildings set within a landscape setting with setbacks on all sides of the building. Pavilion-style mid-rise buildings are anticipated in the **Apartment Neighbourhoods**. They will have sufficient setbacks at upper storeys to enable sunlight to reach the ground and lower building floors.

BT12

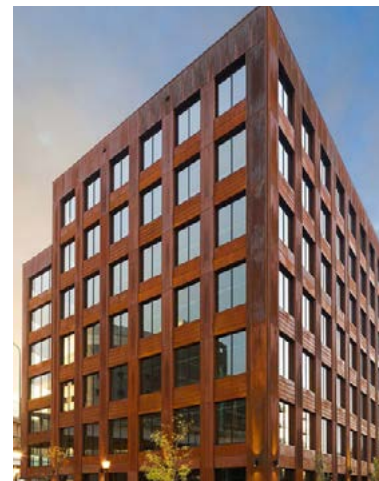
Within the **Keele South Corridor** and where a laneway or setback will separate a mid-rise building and low-rise building, the massing of the mid-rise building will step back above the 3rd, 6th and 8th floors, where applicable, to provide transition, and enable sunlight, sky view and privacy for the low-rise building. Greater setback distance will be required above the 3rd storey to ensure a sympathetic low-rise form adjacent to low-rise areas.



Stepback above 6th storey
Image Credit: Urban Strategies Inc.



A block of mid-rise buildings with a consistent streetwall
Image Credit: Design Collective



A mid-rise office building
Image Credit: Ema Peter



Tall Buildings

Tall buildings can offer a more intense form of development and will signal the prominence of destinations and activity-nodes in the area, contributing to a more diverse skyline. Tall buildings may be appropriate in the Nodes near transit stations or stops, and where their location will not impact Downsview Airport operations. They will be located in strategic locations with special consideration to their siting, orientation and design to have a positive impact on the surrounding public realm and support energy efficiency.

PROPOSED POLICY DIRECTIONS:

BT13

Tall buildings are buildings that are taller than the planned width of the street that the building fronts onto or a height that exceeds the maximum height of mid-rise buildings whichever is the lesser. A tall building consists of three parts – a base building, a tower and a top.

BT14

The base building of tall buildings will meet minimum building height requirements and will not exceed a height of 7 storeys (24 metres) or 80% of the planned right-of-way of an abutting street, whichever is lower.

BT15

Where tall buildings are permitted, they will support the further enhancement of area identity with special architectural and design treatments applied to the buildings to reinforce and distinguish the **Nodes** as destinations and civic spaces.

BT16

The tower portion of a tall building will step back from the base building by approximately three metres along all street frontages to provide an appropriate pedestrian environment and mitigate wind impacts. Greater setbacks will be provided to minimize the perception of the tall building at prominent intersections.

BT17

The tower portion of the tall building will have slender proportions, generally not greater than 750 square metres for residential buildings, to enable sunlight to reach the public realm around the building and ensure fast moving shadows. Non-residential tall buildings may have floor plates greater than 750 square metres in recognition of the economic impact and need for larger floor plates.

BT18

A minimum separation distance of approximately 30 metres above 7 storeys is required to be provided between the tower portions of tall buildings. The ability to achieve a tall building on a neighbouring site will not be precluded. Proposals for tall buildings will ensure equitable development regardless of the sequence in which sites develop.



Tall building with a well-defined base and tower stepback
Image Credit: Strata



Tall building with a well-defined base
Image Credit: Urban Strategies Inc.