

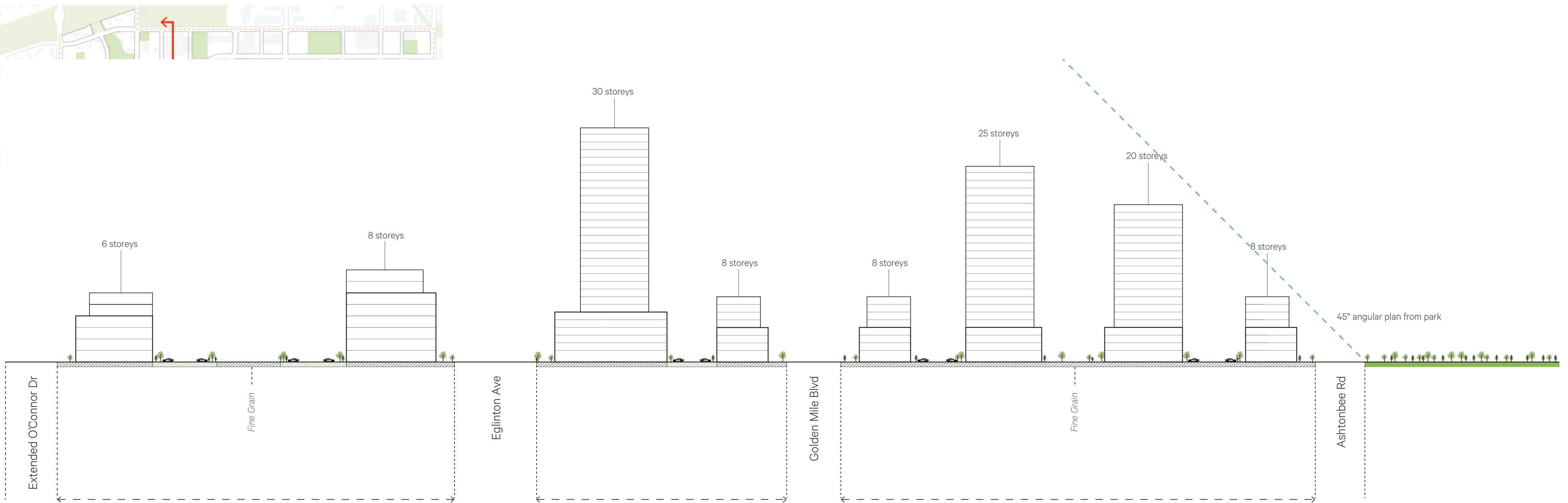
BUILT FORM - TRANSITION

Provide transition to existing and new parks and open spaces, as well as lower scale developments in and around Study Area and individual sites, through measures such as 45 degree angular planes, tall building height and base building height zones, mid-rise building zones, transition in building form (type), and building setbacks and step-backs.



45 Degree Angular Plane Location

TRANSITION IN BUILDING FORM (TYPE) AND HEIGHT



- Employment Area**

 - Max. 6-8 storey (up to 27-36m) employment buildings at 1:1 ratio along Eglinton Ave. E. (36m ROW) and O'Connor Dr. (27m ROW)
 - Retail at grade
 - Smaller parks along Eglinton Ave. E.
- Transit Nodes**

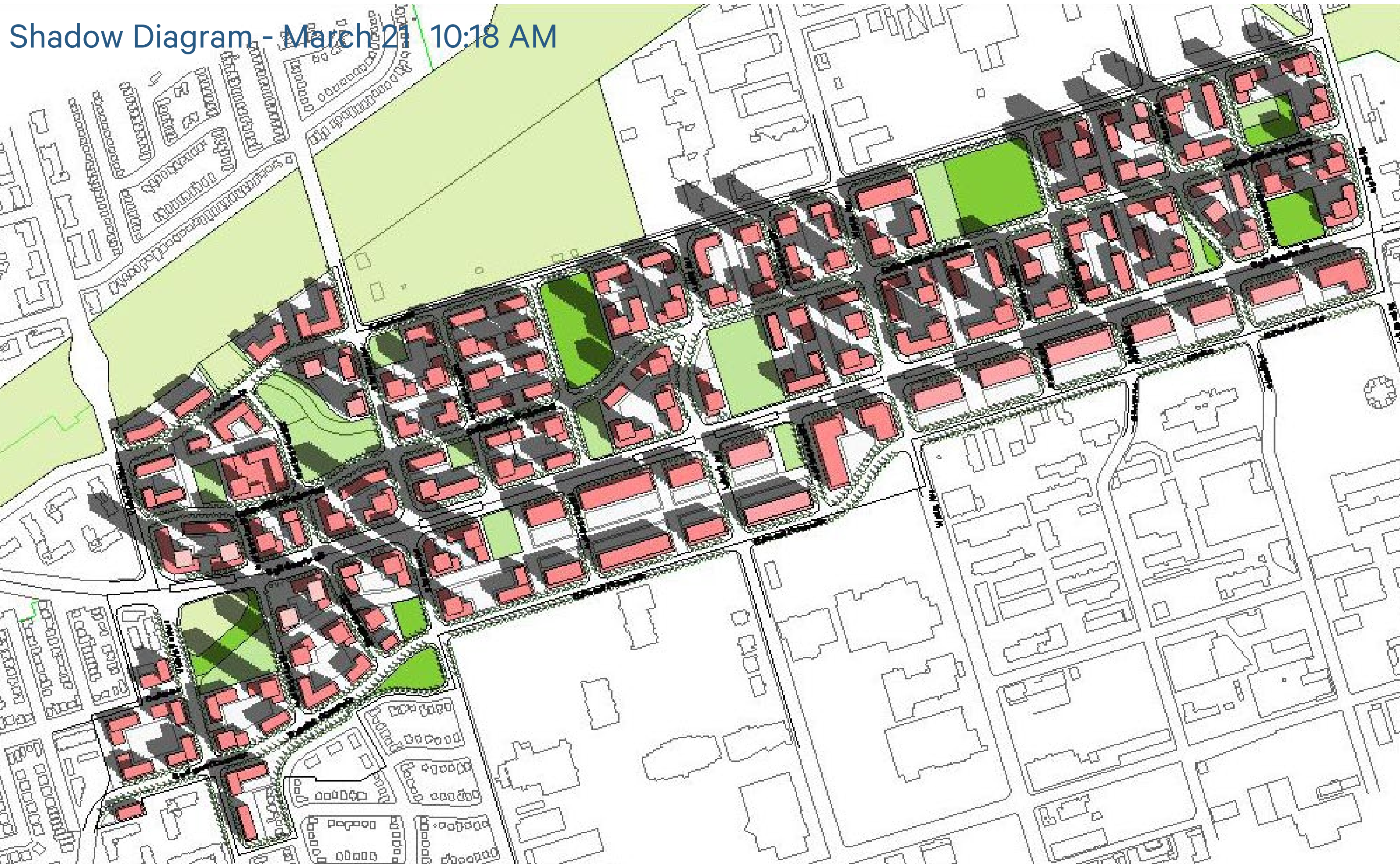
 - 25-30 storey tall buildings with 6 storey base buildings along Eglinton Ave. E.
 - Max. 6-11 storey mid-rise buildings at 1:1 ratio along Eglinton Ave. E. (36m ROW) and side streets (20-23m ROW)
 - Urban Parks along Eglinton Ave. E.
- Ashtonbee Residential Transition Area**

 - 15-25 storey tall buildings with 3-4 storey base buildings
 - Max. 6-8 storey mid-rise buildings at 1:1 ratio along Golden Mile Blvd. (27m ROW), Ashtonbee Rd. (27m ROW), other streets (20-23m ROW) and Parks
 - Larger recreational parks

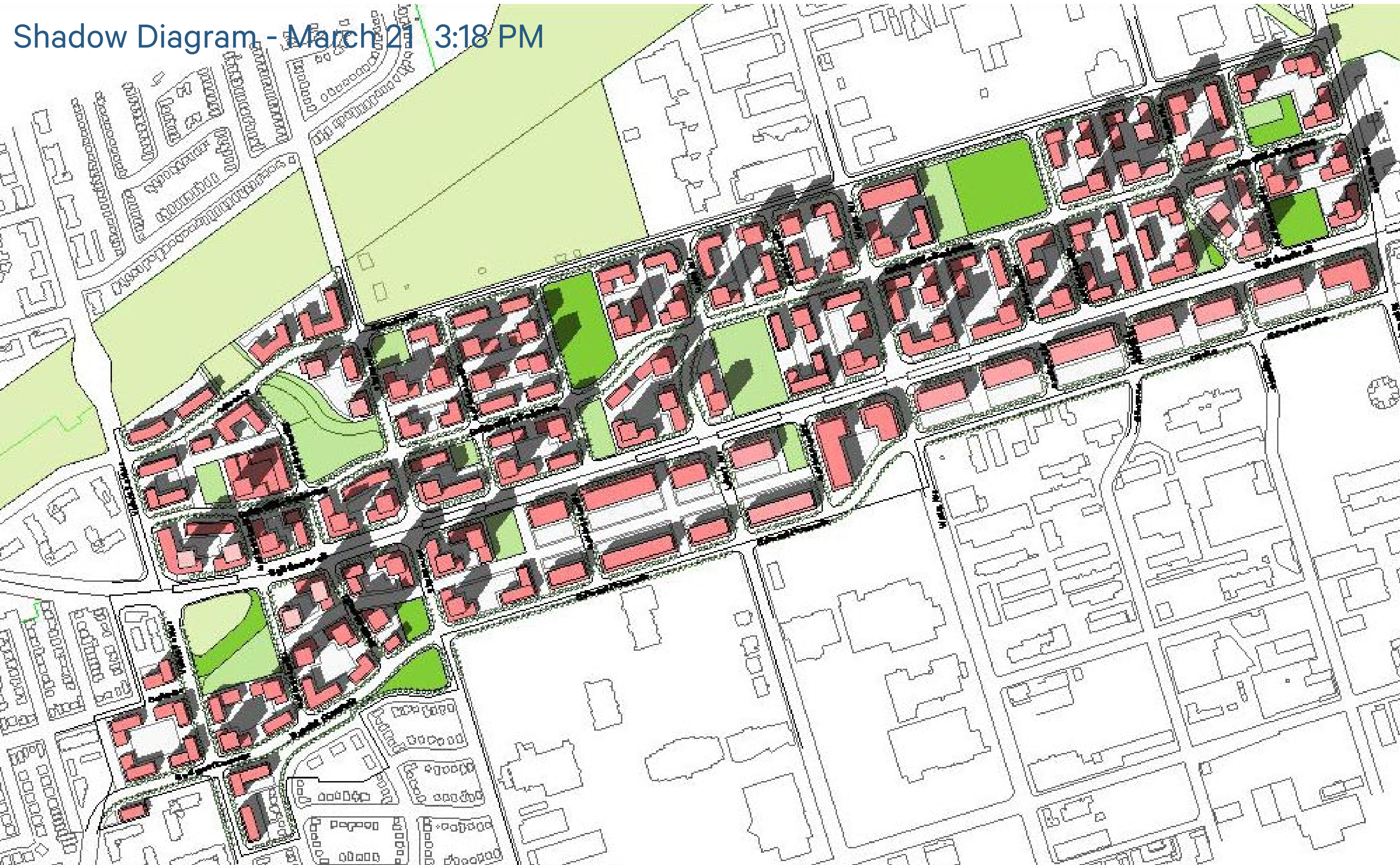


BUILT FORM - MINIMIZING IMPACT

- **Minimize shadow impacts on existing and new streets, parks and open spaces.** Achieve approximately a minimum of 5-7 consecutive hours of sunlight between spring and fall equinoxes for:
 - 100% of existing parks and open spaces
 - 75% of major/key new parks and open spaces
 - 50% of sidewalks on north side of key east-west streets such as Eglinton Ave. E. and Golden Mile Blvd..
- **Minimize wind impacts through building stepbacks and façade articulation.**
- **Provide weather protection at grade within the setback zone through awnings, canopies and colonnades.**



Diagrams to be refined to reflect angular plane provisions



Diagrams to be refined to reflect angular plane provisions

DEMONSTRATION CONCEPT- 2D



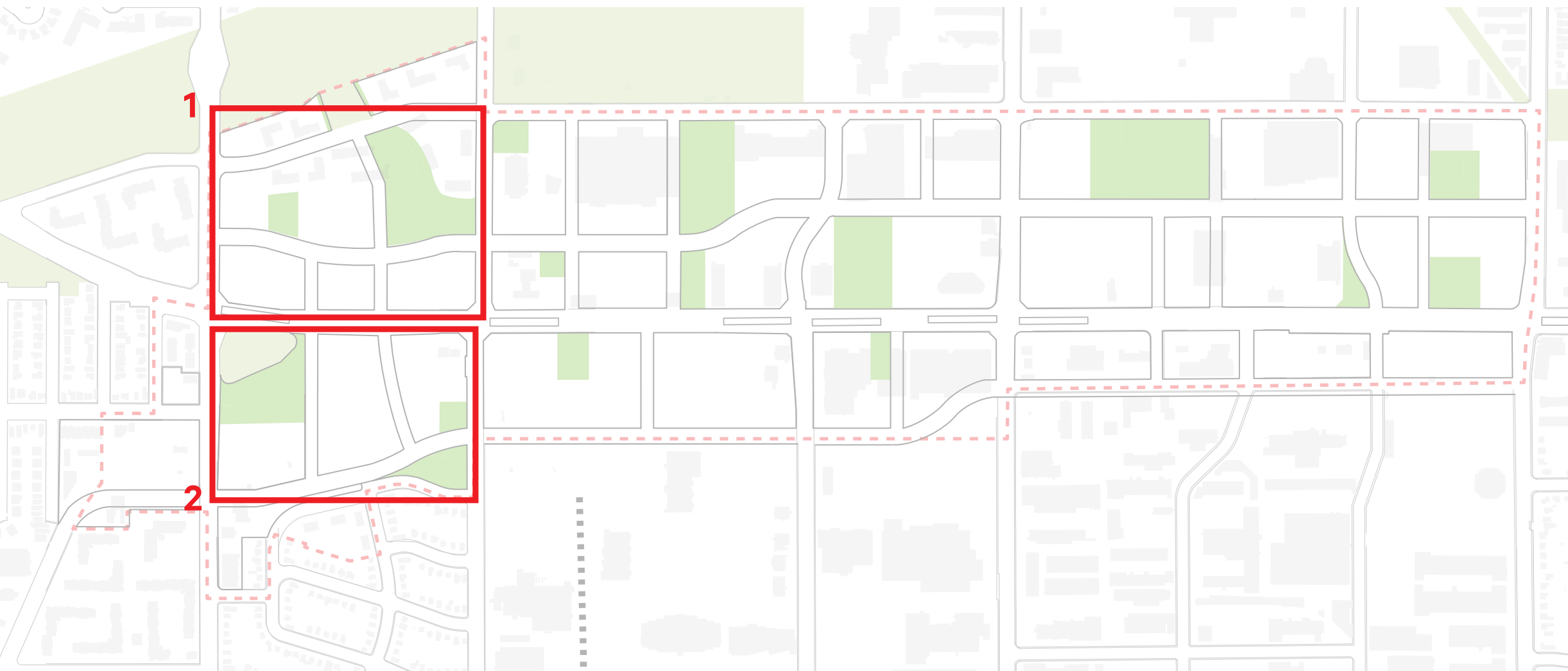
Built form to be refined to address angular plane provisions

DEMONSTRATION CONCEPT- 3D



Built form to be refined to address angular plane provisions

DEMONSTRATION PHASING

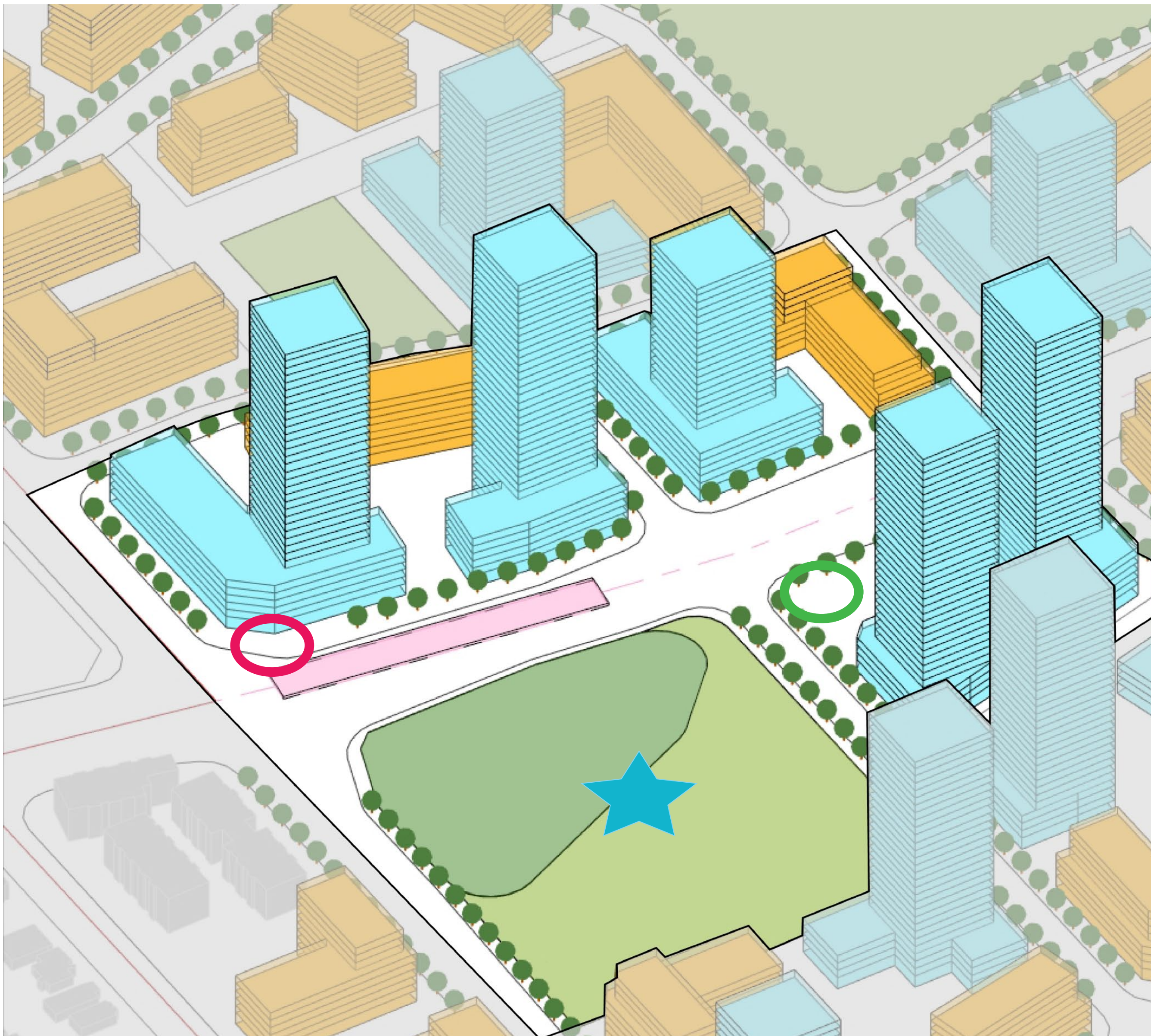


Phasing Example 1



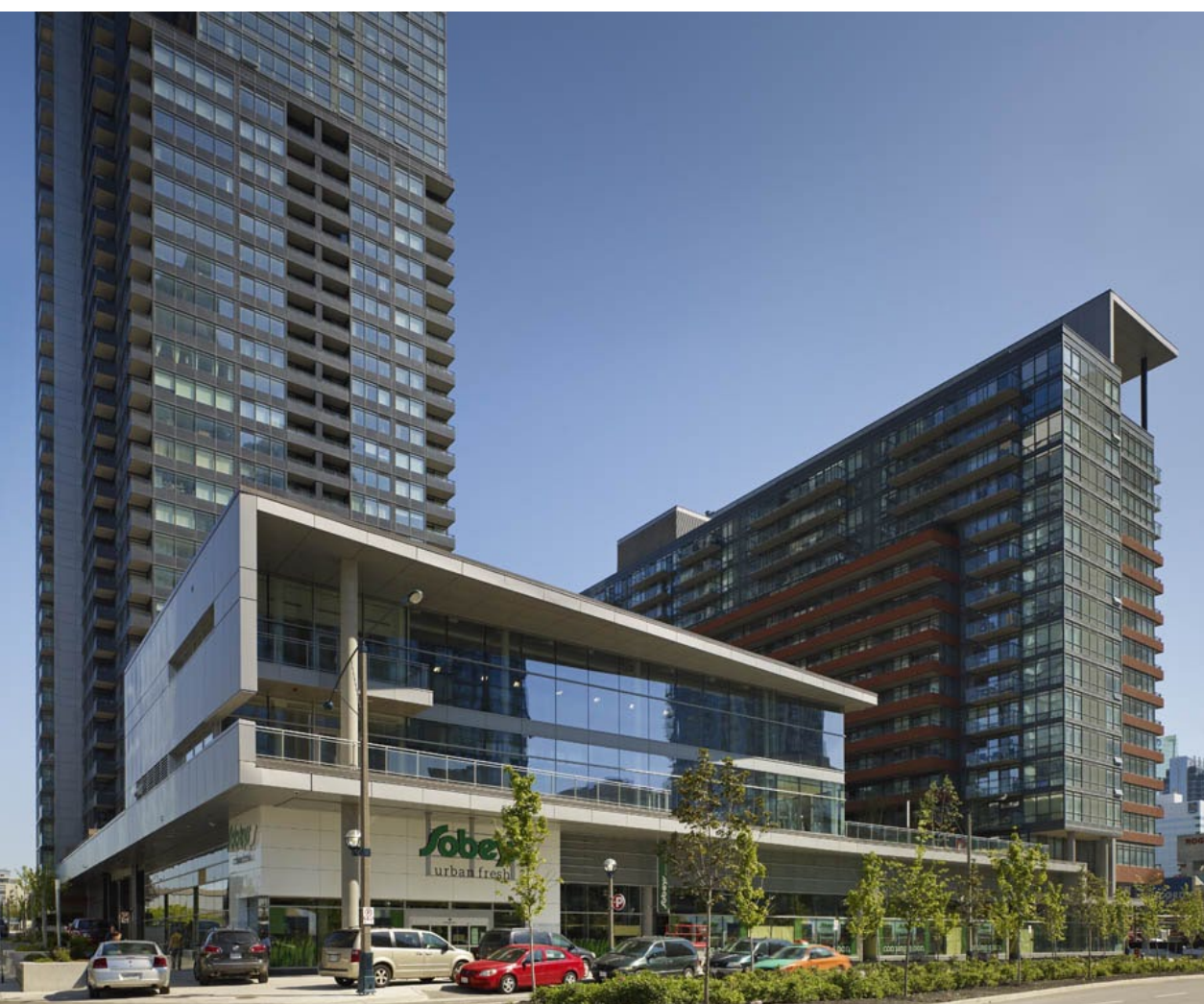
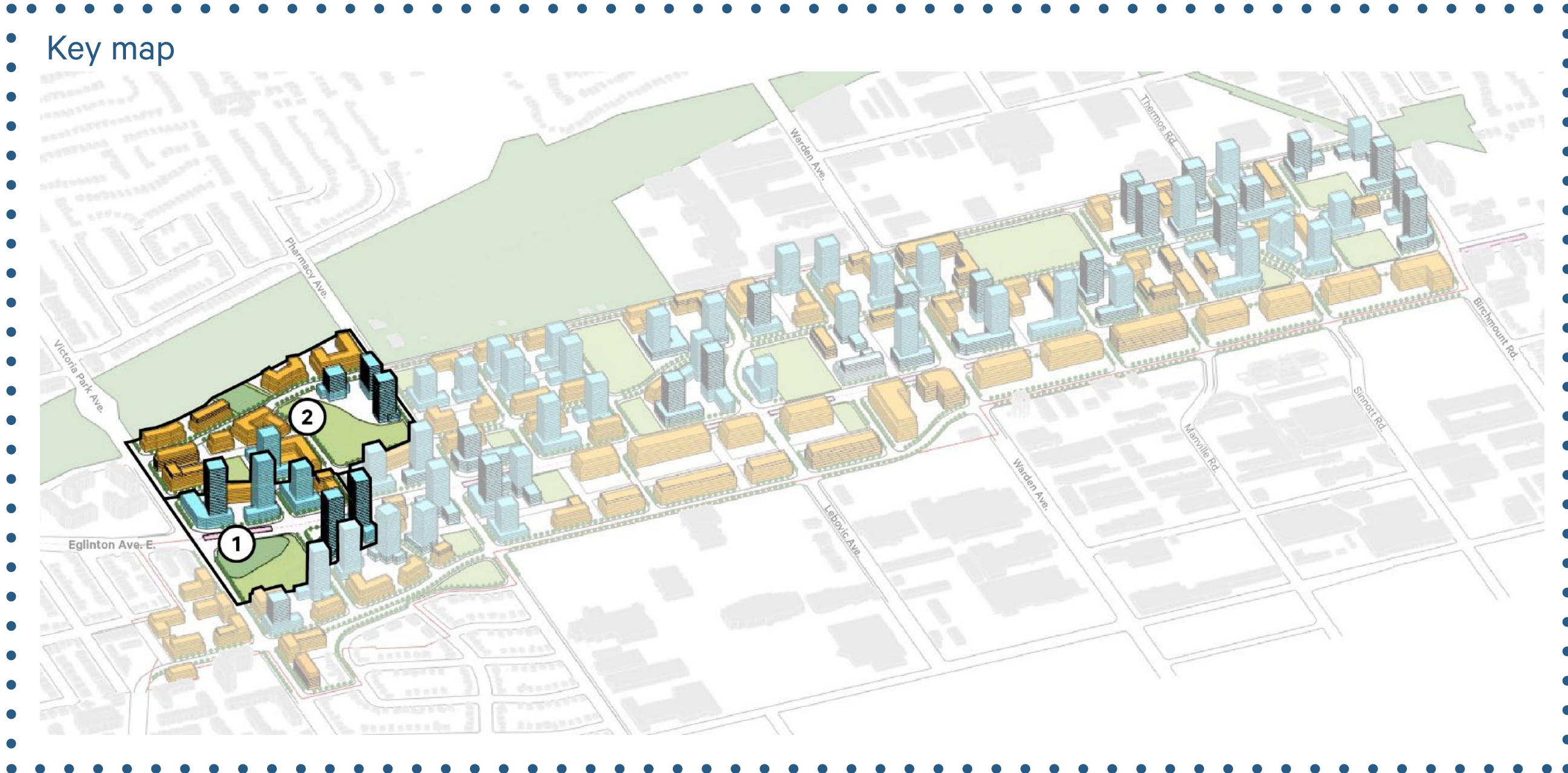
Phasing diagrams are for illustrative purposes only.

CHARACTER AREA 1:
COMMERCIAL GATEWAY



COMMERCIAL GATEWAY
INTO SCARBOROUGH RE-IMAGINED

- **Signature urban park/POPS** at Victoria Park Ave. with public art commemorating the history of Golden Mile
- **Continuous retail/commercial at grade** along Eglinton Ave. E., Golden Mile Blvd., and side streets
- **25-35 storey tall buildings** with tallest heights in Study Area near Victoria Park intersection
- **6 storey base buildings** along Eglinton Ave. E., and side streets
- **6-8 storey Mid-rise buildings** at 1:1 height/ROW ratio along the north-south street leading to the Meadoway and Golden Mile Blvd.



CHARACTER AREA 2:
WEST PARK AND MEADOWAY RESIDENTIAL TRANSITION AREA



Built form to be refined to address angular plane provisions

A QUIET RESIDENTIAL AREA BETWEEN THE AVENUE AND
THE MEADOWAY

- **Anchored by West Park**, connecting Eglinton Ave. E. to the Meadoway with multi-use trails and public art
- **Retail edge** along Golden Mile Blvd. with a grocery store; residential units with individual entrances along other local streets
- **15-25 storey tall buildings** along Pharmacy Ave., transitioning down to the Meadoway and West Park
- **6-9 storey Mid-rise buildings** along Victoria Park Ave., and Craigton Dr., with 1:1 height/ROW ratio, transitioning down towards the Meadoway and West Park

