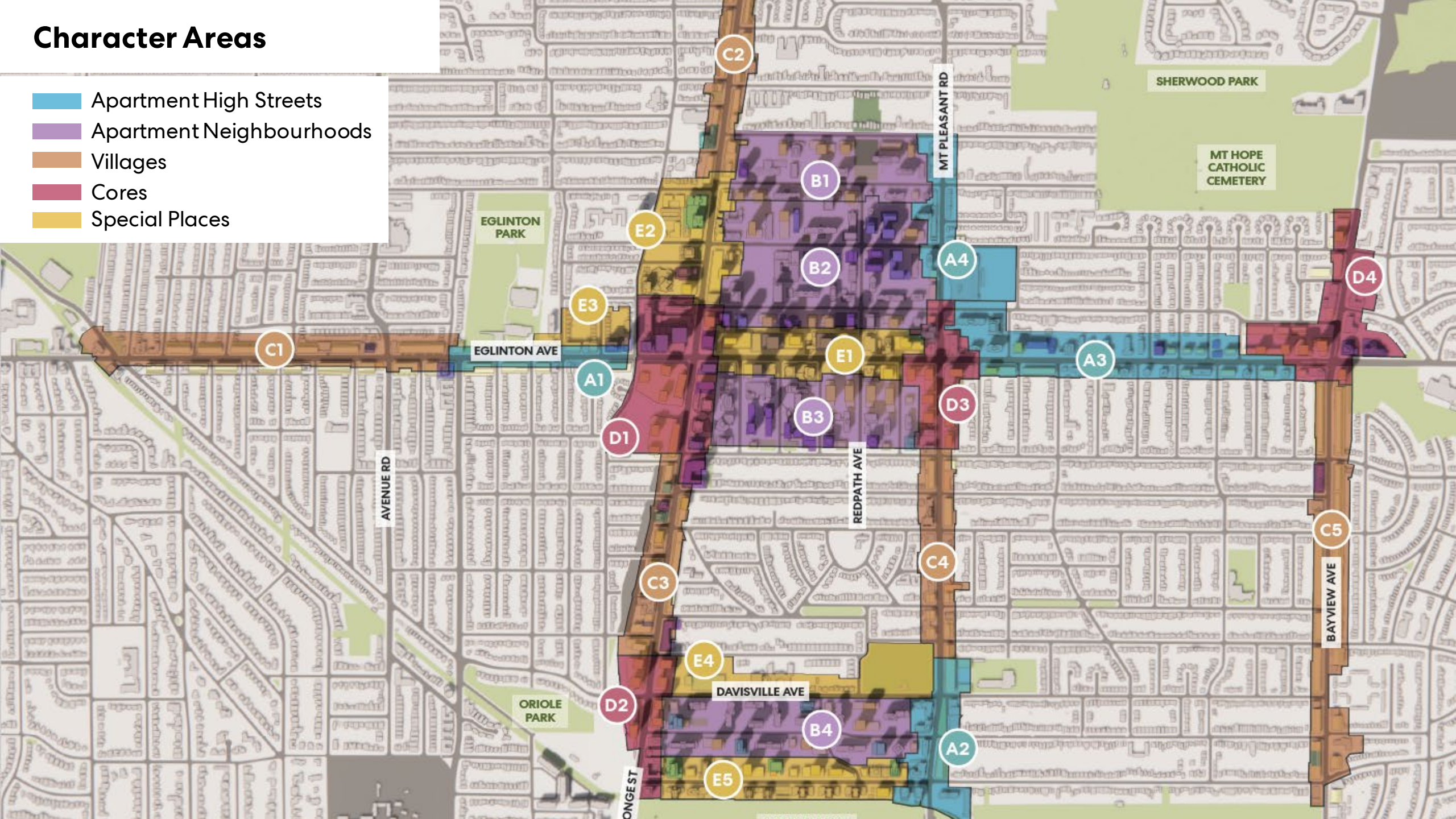


Character Areas

- Apartment High Streets
- Apartment Neighbourhoods
- Villages
- Cores
- Special Places



Character Areas within the scope

- Apartment High Streets
- Apartment Neighbourhoods
- Villages
- Cores
- Special Places

B1 Erskine and Keewatin
B2 Redpath Park Street Loop
B3 Soudan
B4 Davisville

C2 Yonge Street North Village
C3 Yonge Street South Village

D2 Davisville Station
D3 Mount Pleasant Station
D4 Bayview Focus Area

E1 Eglinton Green Line
E5 Merton Street



























Scenario Overview

	B1 Erskine and Keewatin	B2 Redpath Park Loop	B3 Soudan	C2 Yonge Street North	C3 Yonge Street South	D2 Davisville Station	D3 Mount Pleasant Station	D4 Bayview Focus	E1 Eglinton Green Line	B4/E5 Balliol / Merton Street
Scenario A	Built Form as per high-end of 2019 Provincial Guidance									
Scenario B										
Scenario C										

Scenario Overview

	B1 Erskine and Keewatin	B2 Redpath Park Loop	B3 Soudan	C2 Yonge Street North	C3 Yonge Street South	D2 Davisville Station	D3 Mount Pleasant Station	D4 Bayview Focus	E1 Eglinton Green Line	B4/E5 Balliol / Merton Street
Scenario A	Built Form as per high-end of 2019 Provincial Guidance									
Scenario B	Recommended Built Form based on additional built form testing and analysis like sun-shadow, views, transition									
Scenario C										

Scenario Overview

	B1 Erskine and Keewatin	B2 Redpath Park Loop	B3 Soudan	C2 Yonge Street North	C3 Yonge Street South	D2 Davisville Station	D3 Mount Pleasant Station	D4 Bayview Focus	E1 Eglinton Green Line	B4/E5 Balliol / Merton Street
Scenario A										
Scenario B										
Scenario C										

Discussion 1

Character Areas B1, B2, B3, E1, D3

Yonge Eglinton Built Form Study

Discussion 1 – Character Areas

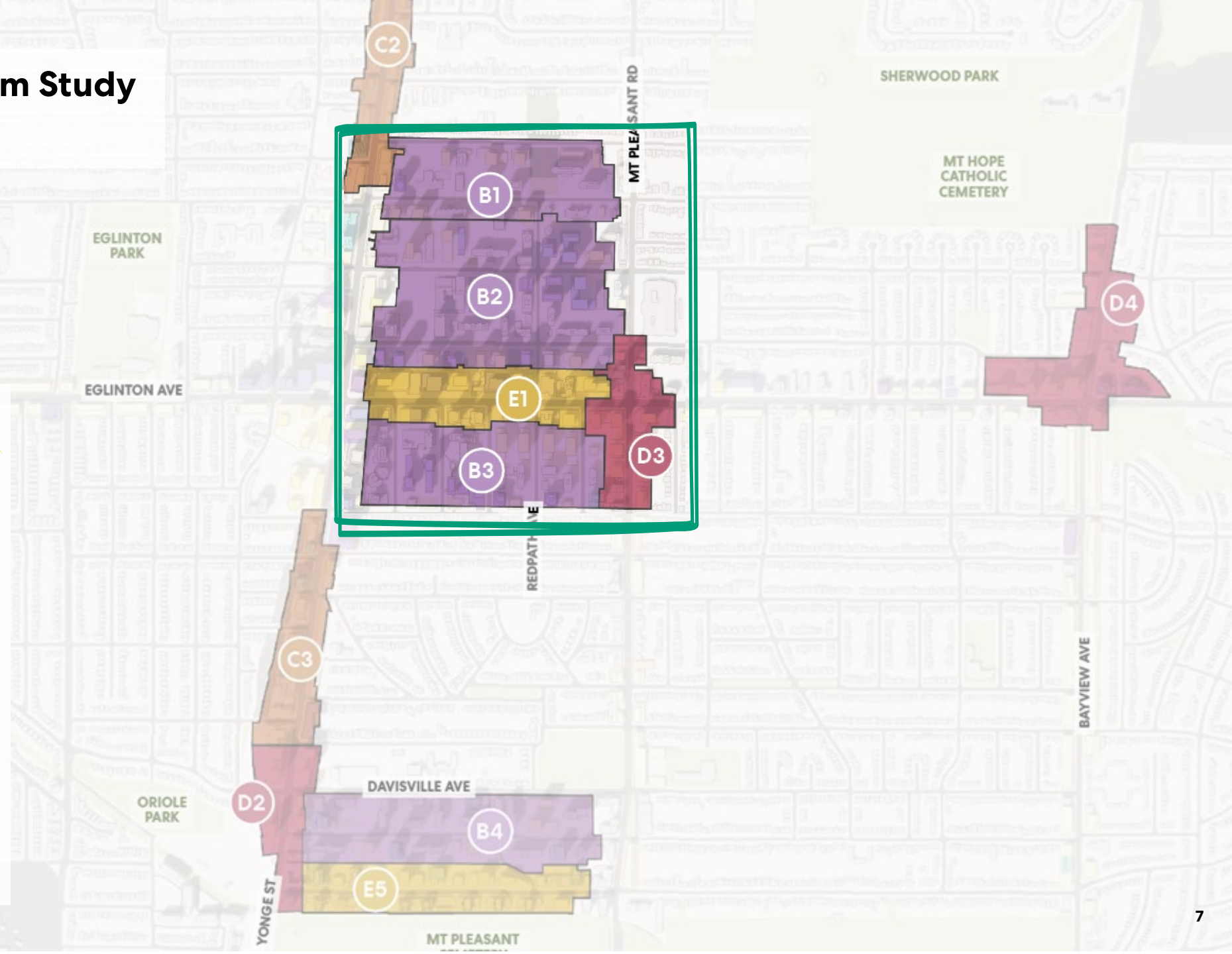
- Apartment High Streets
- Apartment Neighbourhoods
- Villages
- Cores
- Special Places

B1 Erskine and Keewatin
B2 Redpath Park Street Loop
B3 Soudan
B4 Davisville

C2 Yonge Street North Village
C3 Yonge Street South Village

D2 Davisville Station
D3 Mount Pleasant Station
D4 Bayview Focus Area

E1 Eglinton Green Line
E5 Merton Street



Character Area B1

Erskine and Keewatin

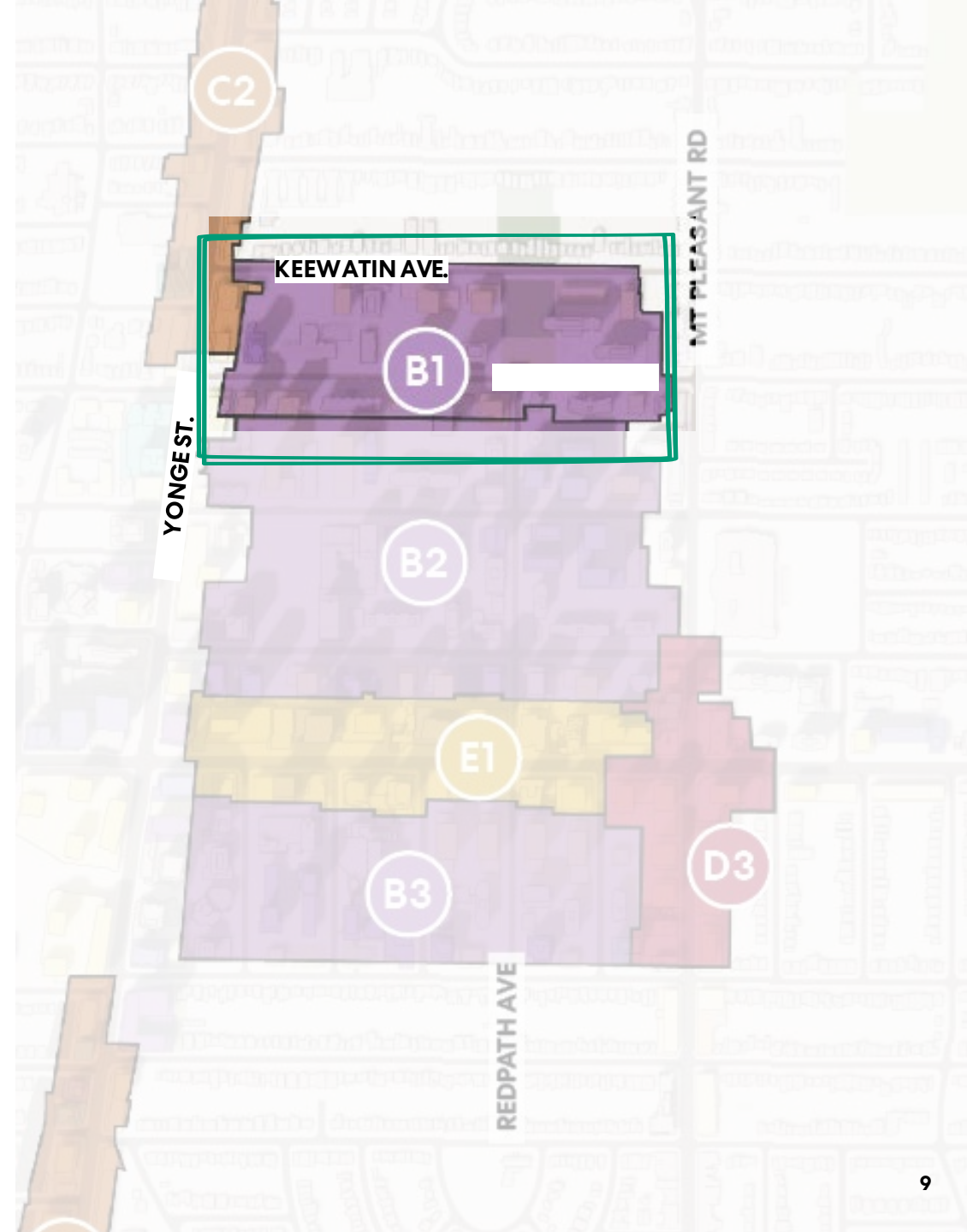
Erskine and Keewatin (B1)

Neighbourhood Vision

Yonge Eglinton Built-Form Study (2019)

- **Modest low-and mid-rise incremental infill development**
- **Landscaped open space setting will be retained and improved**

"The Erskine and Keewatin Apartment Neighbourhood is and will continue to be a stable residential neighbourhood. Modest low-and mid-rise incremental infill development will be the predominant form of development in the area to renew the rental stock and improve amenities for area residents. The landscaped open space setting surrounding existing buildings will be retained and improved for use by residents and visitors."



Erskine and Keewatin (B1)

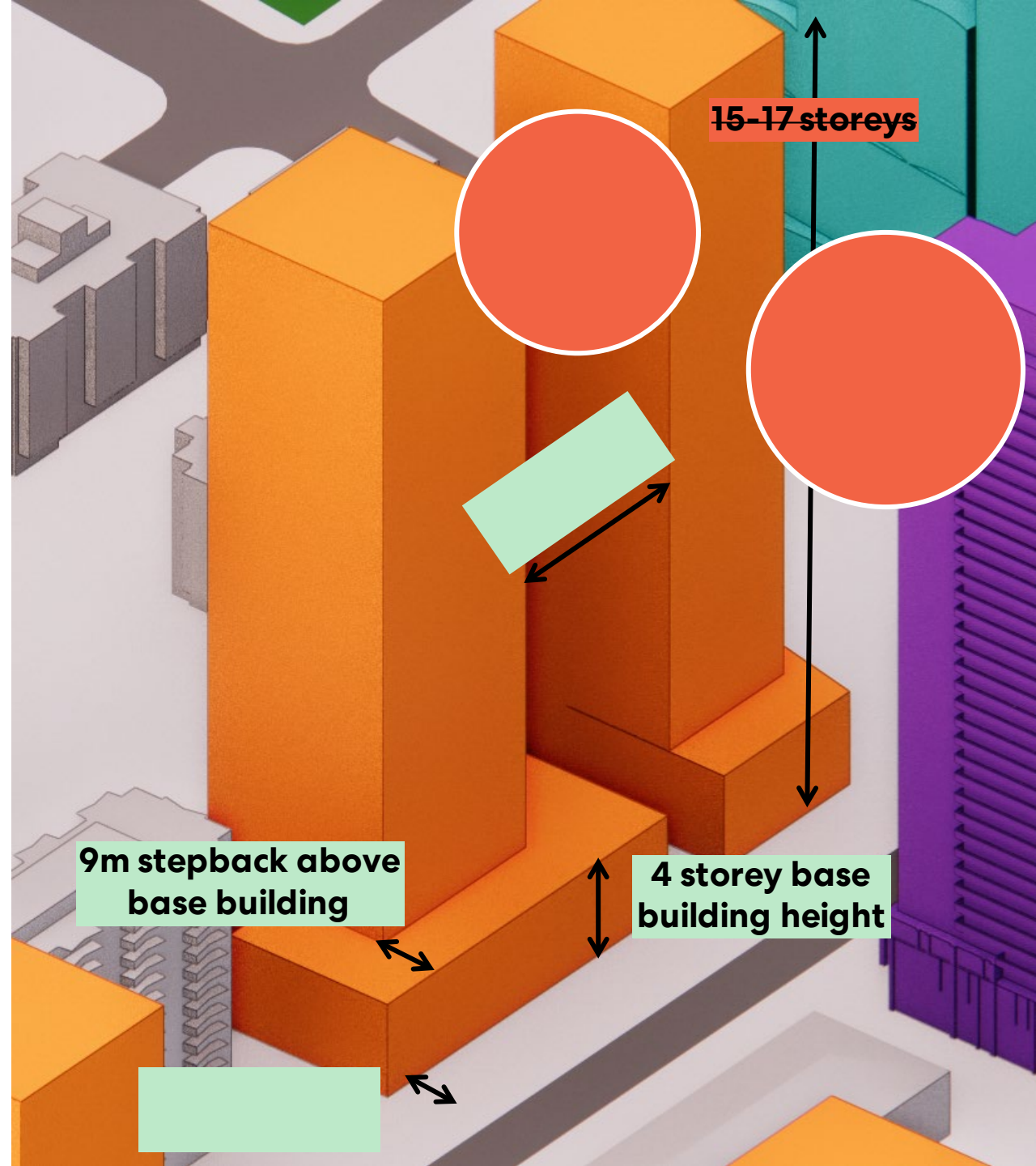
Built-Form Criteria

Yonge Eglinton Built-Form Study (2019)

Elements modified by the Province

- Tower Height

*Heights decreasing west to east



Erskine and Keewatin (B1)

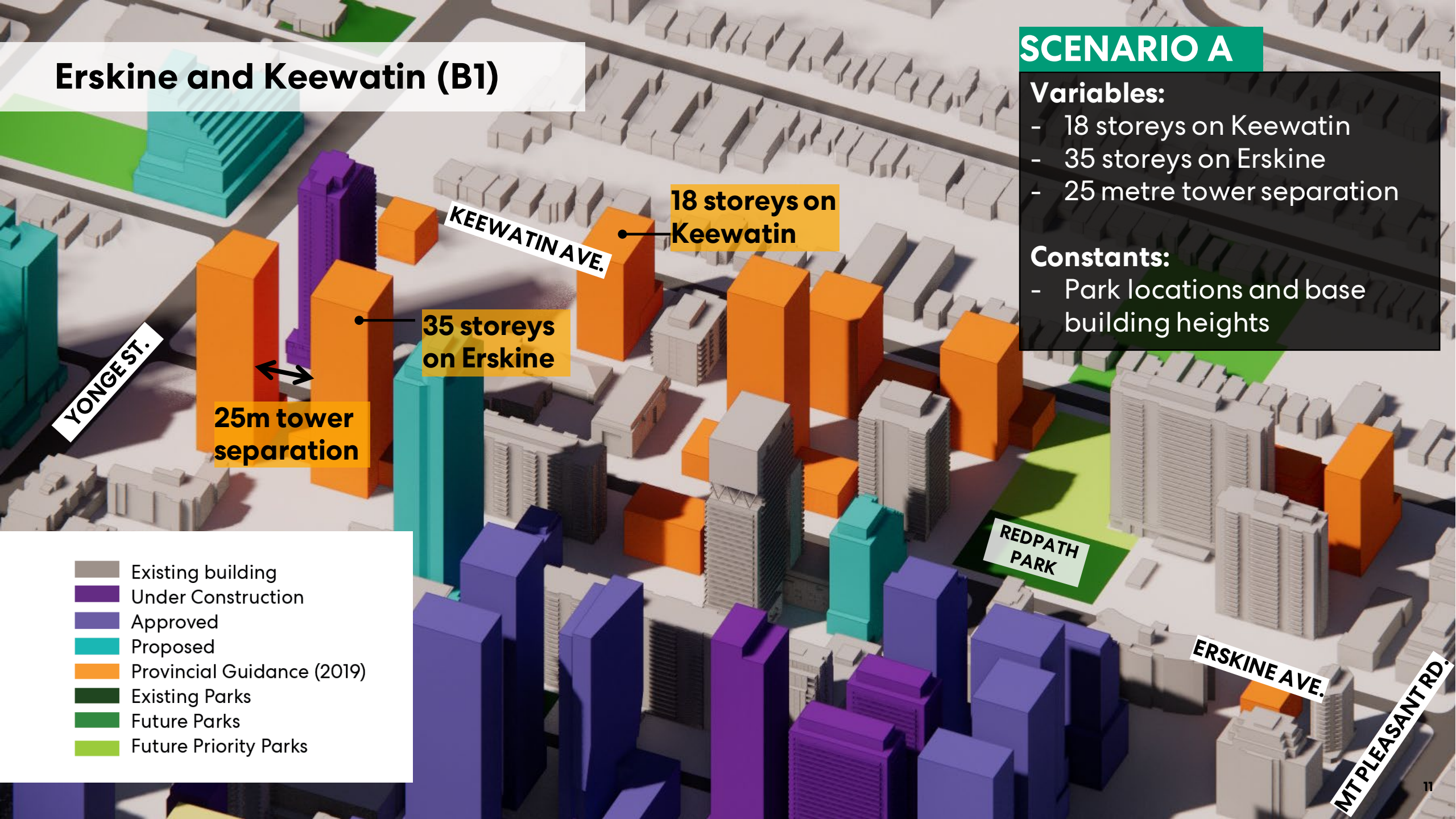
SCENARIO A

Variables:

- 18 storeys on Keewatin
- 35 storeys on Erskine
- 25 metre tower separation

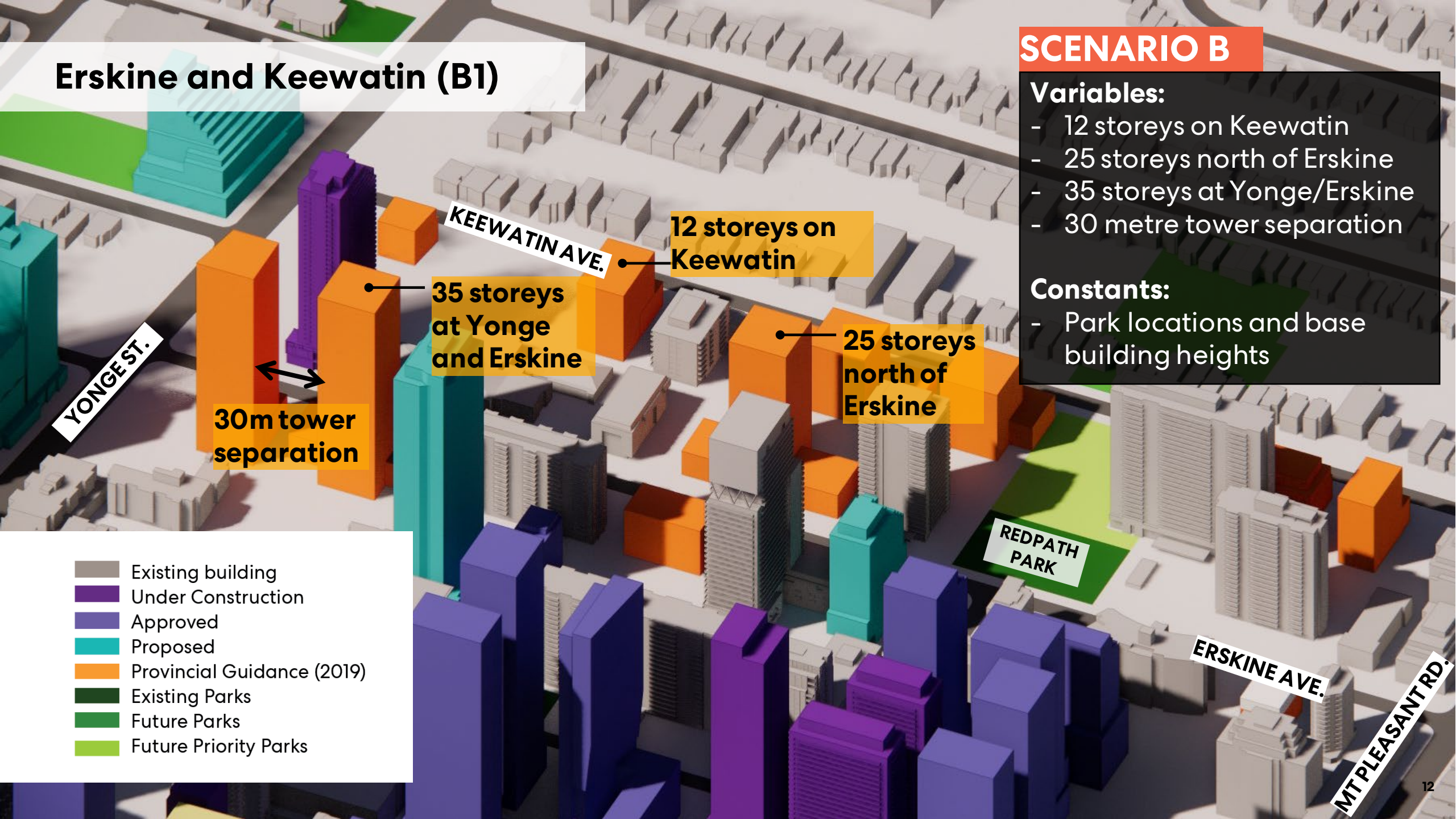
Constants:

- Park locations and base building heights



- Existing building
- Under Construction
- Approved
- Proposed
- Provincial Guidance (2019)
- Existing Parks
- Future Parks
- Future Priority Parks

Erskine and Keewatin (B1)



SCENARIO B

Variables:

- 12 storeys on Keewatin
- 25 storeys north of Erskine
- 35 storeys at Yonge/Erskine
- 30 metre tower separation

Constants:

- Park locations and base building heights

- Existing building
- Under Construction
- Approved
- Proposed
- Provincial Guidance (2019)
- Existing Parks
- Future Parks
- Future Priority Parks

Erskine and Keewatin (B1)

Sun-Shadow Analysis: September 21st, between 10:18am – 4:18pm

12 storeys on Keewatin

25 storeys north of Erskine

Limiting shadows on park

REDPATH PARK

KEEWATIN AVE

ERSKINE AVE

- Existing building
- Under Construction
- Approved
- Proposed
- Provincial Guidance (2019)
- Existing Parks
- Future Parks
- Future Priority Parks



Limits shadows on Redpath park

Erskine and Keewatin (B1)

Transition Analysis: Street View along Keewatin, looking west

12 storeys on Keewatin

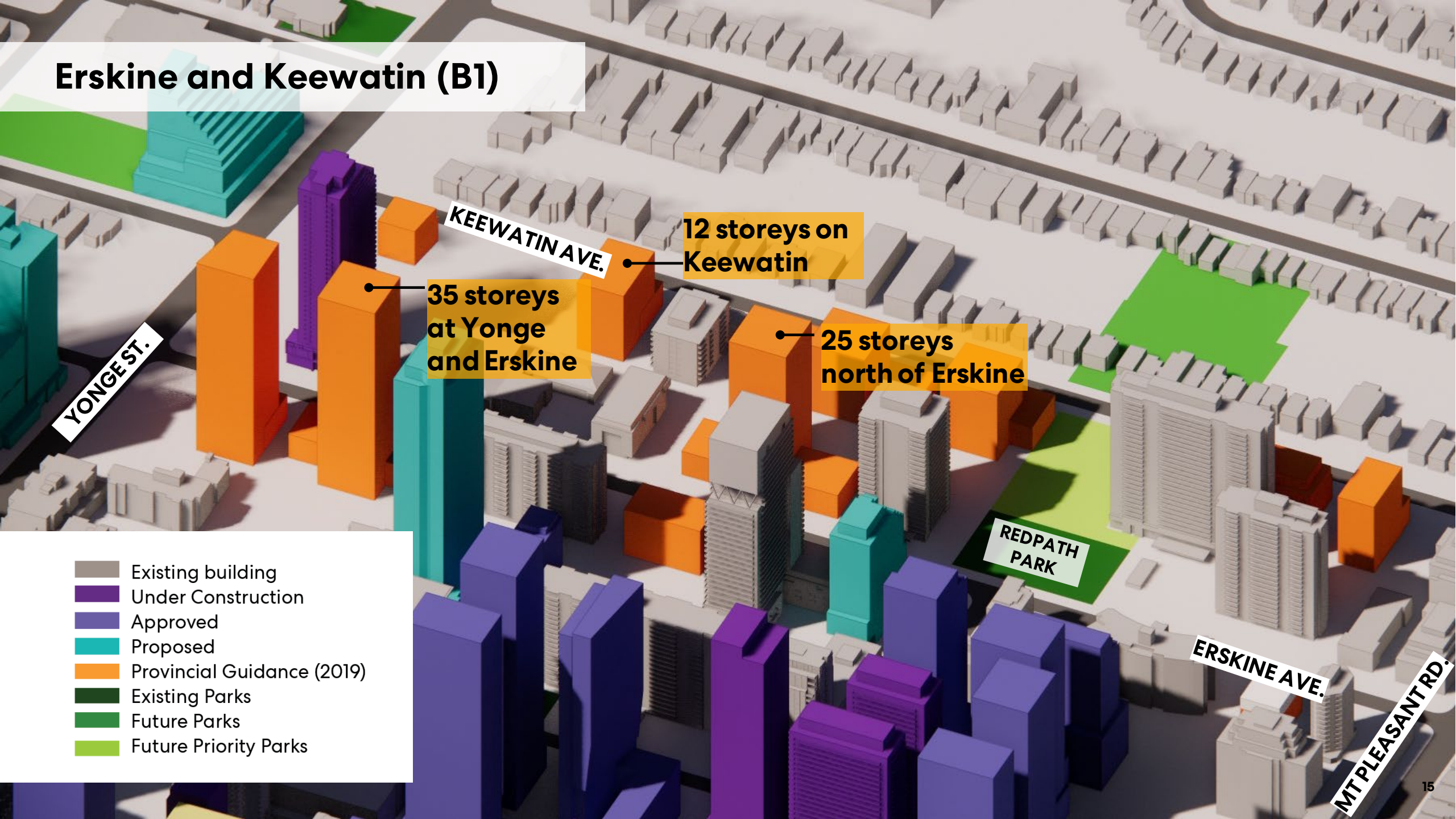
- ✓ Protects for sky views
- ✓ Preserves neighbourhood vision
- ✓ Limits shadows on north side of Keewatin

- Existing building
- Under Construction
- Approved
- Proposed
- Provincial Guidance (2019)
- Existing Parks
- Future Parks
- Future Priority Parks

KEEWATIN AVE.

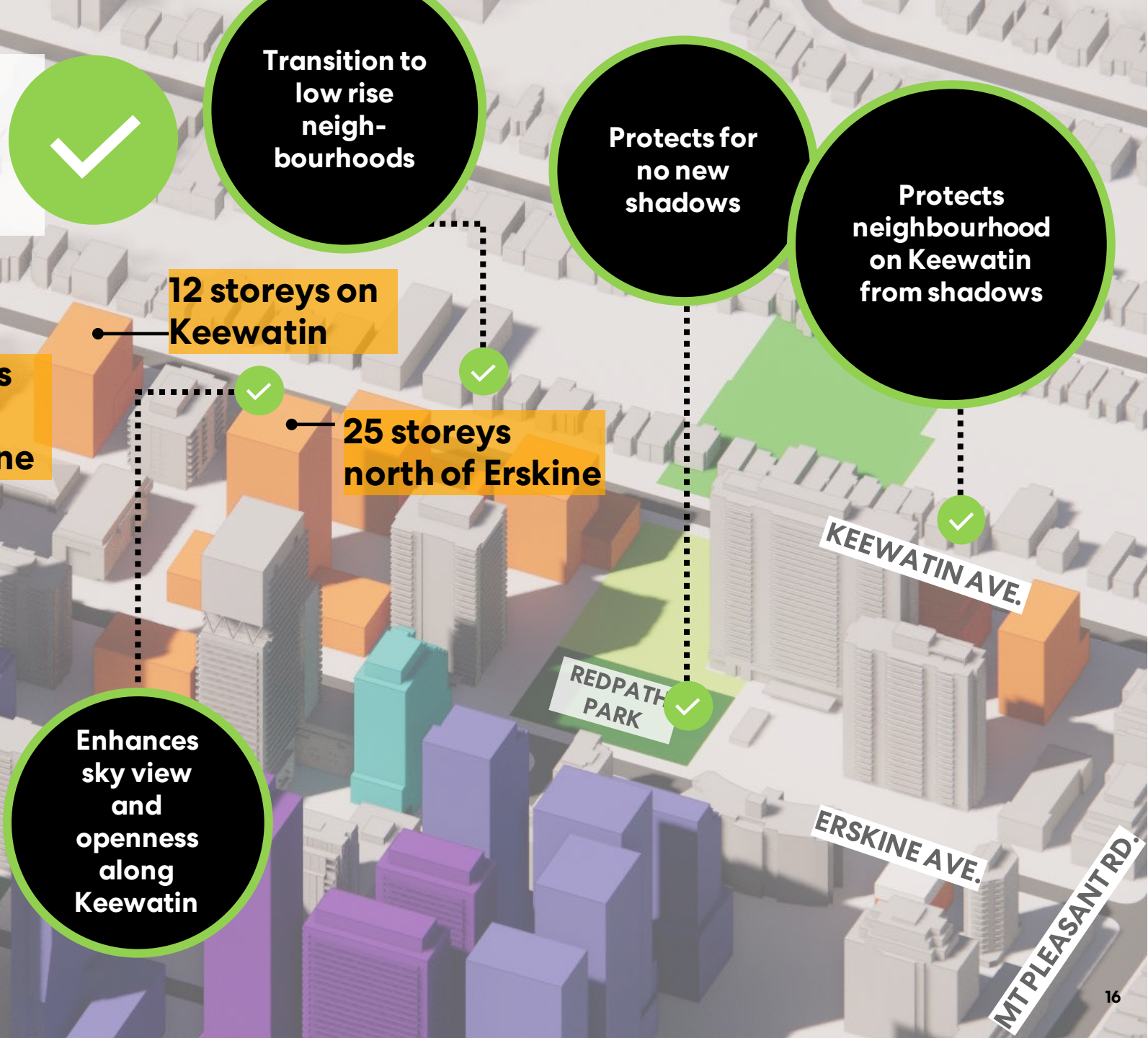


Erskine and Keewatin (B1)



Erskine and Keewatin (B1)

SCENARIO B: Recommended Built Form (2021)



- Existing building
- Under Construction
- Approved
- Proposed
- Provincial Guidance (2019)
- Existing Parks
- Future Parks
- Future Priority Parks

Erskine and Keewatin (B1)

SCENARIO B: Recommended Built Form (2021)

Recommendations

- *30m tower separation*
- *Protect Redpath Parkette from additional shadows appropriate*
- *12-35 storeys height range and transition*

SCENARIO B



Variables:

- 12 storeys on Keewatin
- 25 storeys north of Erskine
- 35 storeys at Yonge/Erskine
- 30 metre tower separation

Constants:

- Park locations and base building heights

Character Area B2

Redpath Park Loop

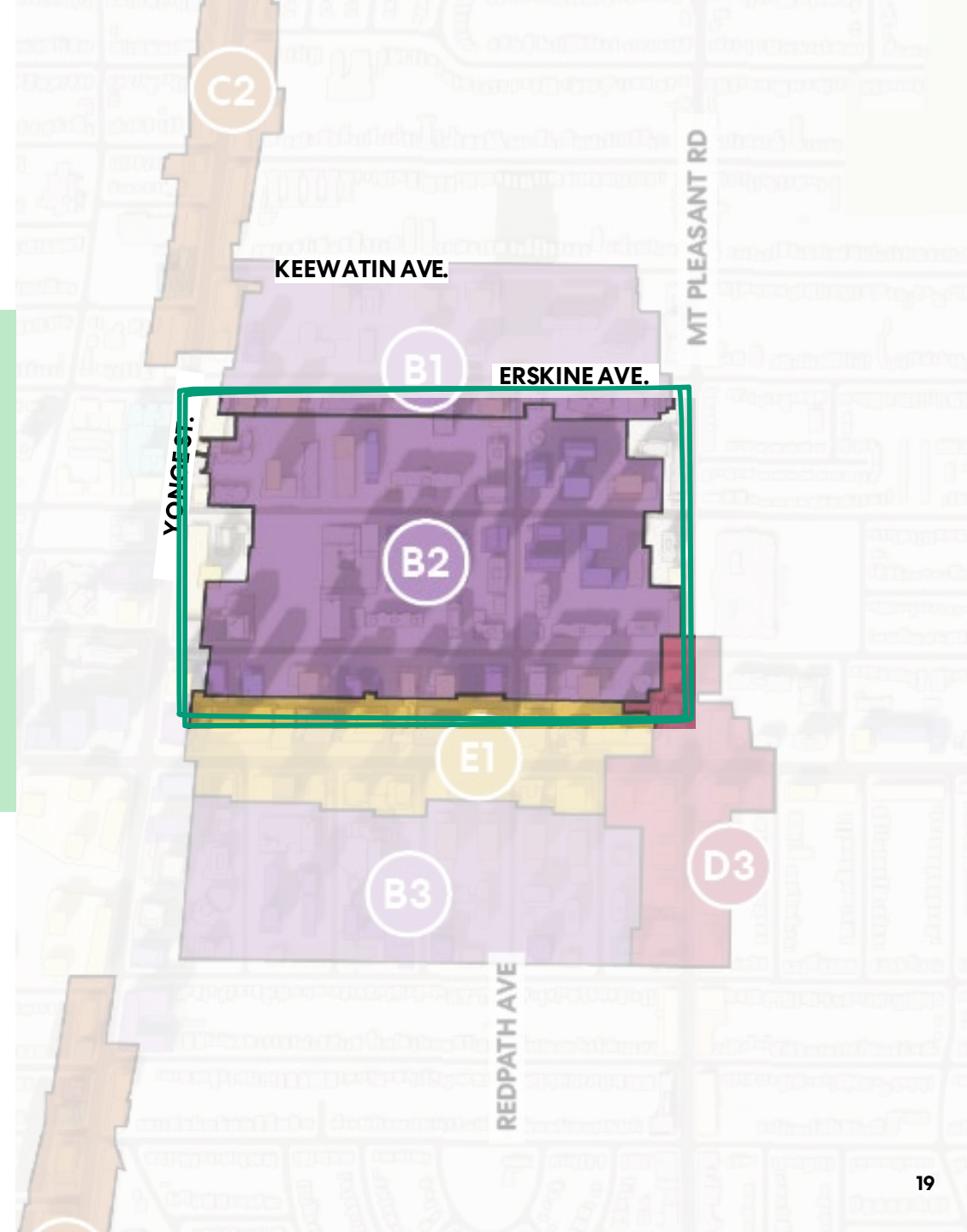
Redpath Park Loop (B2)

Neighbourhood Vision

Yonge Eglinton Built-Form Study (2019)

- **Apartment towers, walk-up apartment buildings and townhouses**
- **New buildings will progressively transition to lower heights**
- **Generously spaced towers above low-rise base buildings**

“The Redpath Park Street Loop Apartment Neighbourhood is generally defined by residential uses in apartment towers, walk-up apartment buildings and townhouses, all set in an open, generously-scaled landscaped setting. Sensitive infill development will be designed and located to maximize the characteristic openness both at grade and between buildings. New buildings will contribute to the mix of building types, forms and tenures and will progressively transition to lower heights, reduced scale and a lower intensity from the Midtown Core. Generously spaced towers above low-rise base buildings will complement the existing built form fabric, maximize sunlight and sky views to streets and parks, and minimize the cumulative impact of tall buildings and other new development. This area will continue to accommodate residential intensification within an open, landscaped setting.”



Redpath Park Loop (B2)

Built-Form Criteria

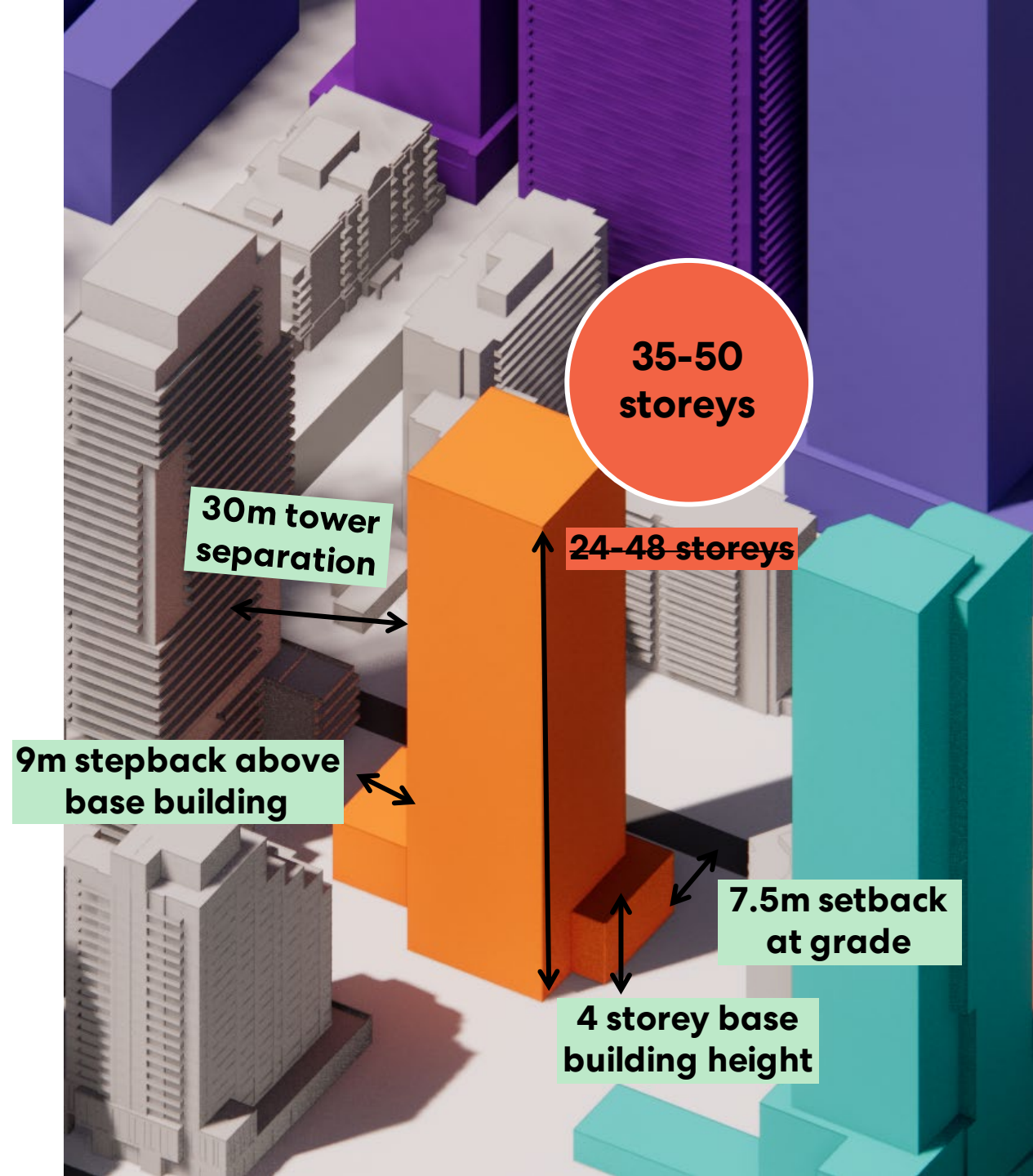
Yonge Eglinton Built-Form Study (2019)

Elements not modified by the Province

- Setbacks
- Stepbacks
- Podium Height
- Midrise Height
- Tower Separation

Elements modified by the Province

- Tower Height



Redpath Park Loop (B2)

SCENARIO A

Variables:

- 50 storey tall buildings
- 25m tower separation

Constants:

- Base building heights

50 storeys

25m tower
separation

YONGE ST.

BROADWAY AVE

ROEHAMPTON AVE

MT PLEASANT RD.

- Existing building
- Under Construction
- Approved
- Proposed
- Provincial Guidance (2019)
- Existing Parks
- Future Parks
- Future Priority Parks
- Heritage

Redpath Park Loop (B2)

SCENARIO B

Variables:

- 50 storey tall buildings transitioning to 35 to east
- 30m tower separation

Constants:

- Base building heights

50 storeys

30m tower separation

45 storeys

35 storeys

YONGE ST.

BROADWAY AVE


ROEHAMPTON AVE

MT PLEASANT RD.

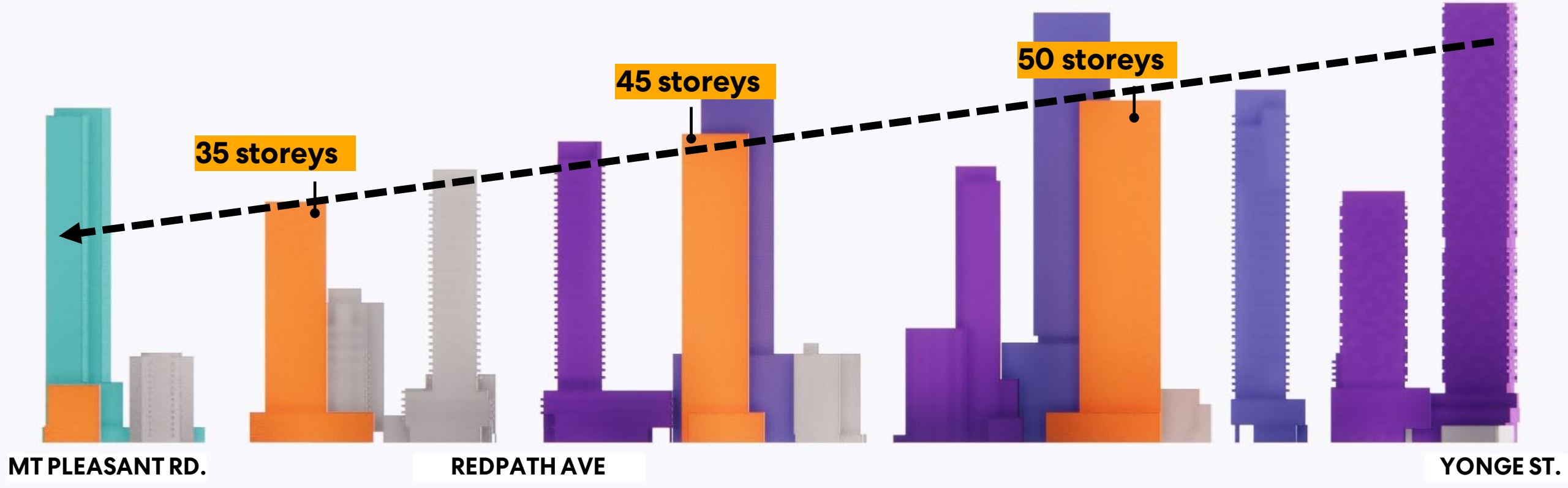
- Existing building
- Under Construction
- Approved
- Proposed
- Provincial Guidance (2019)
- Existing Parks
- Future Parks
- Future Priority Parks
- Heritage

Redpath Park Loop (B2)

SCENARIO B: Elevation Analysis
along Roehampton, looking south

 **Smooth transition to lower-density areas, away from Yonge Street**

- Existing building
- Under Construction
- Approved
- Proposed
- Provincial Guidance (2019)
- Existing Parks
- Future Parks
- Future Priority Parks
- Heritage





50 storeys

45 storeys

35 storeys

30m tower
separation

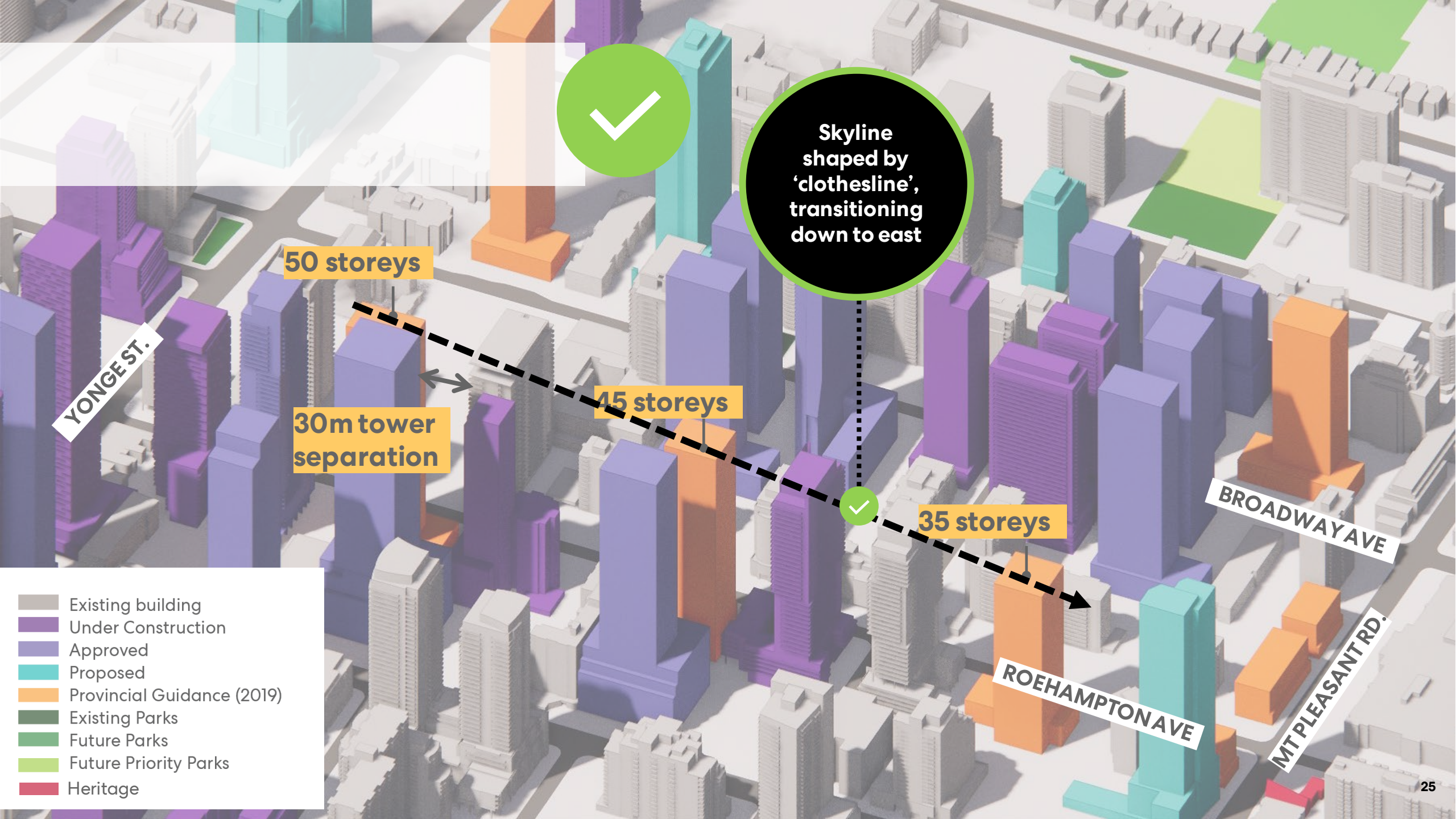
YONGE ST.

BROADWAY AVE

ROEHAMPTON AVE

MT PLEASANT RD.

- Existing building
- Under Construction
- Approved
- Proposed
- Provincial Guidance (2019)
- Existing Parks
- Future Parks
- Future Priority Parks
- Heritage



Skyline shaped by 'clothesline', transitioning down to east

50 storeys

15 storeys

35 storeys

30m tower separation

YONGEST.

BROADWAY AVE

ROEHAMPTON AVE

MT PLEASANT RD.

- Existing building
- Under Construction
- Approved
- Proposed
- Provincial Guidance (2019)
- Existing Parks
- Future Parks
- Future Priority Parks
- Heritage

Redpath Park Loop (B2)

SCENARIO B: Recommended Built Form (2021)

Recommendations:

- *30m tower separation*
- *50-35 storey height range and transition from west to east*

SCENARIO B



Variables:

- 50 storey tall buildings transitioning to 35 to east
- 30m tower separation

Constants:

- Base building heights

Character Area E1

Eglinton Green Line

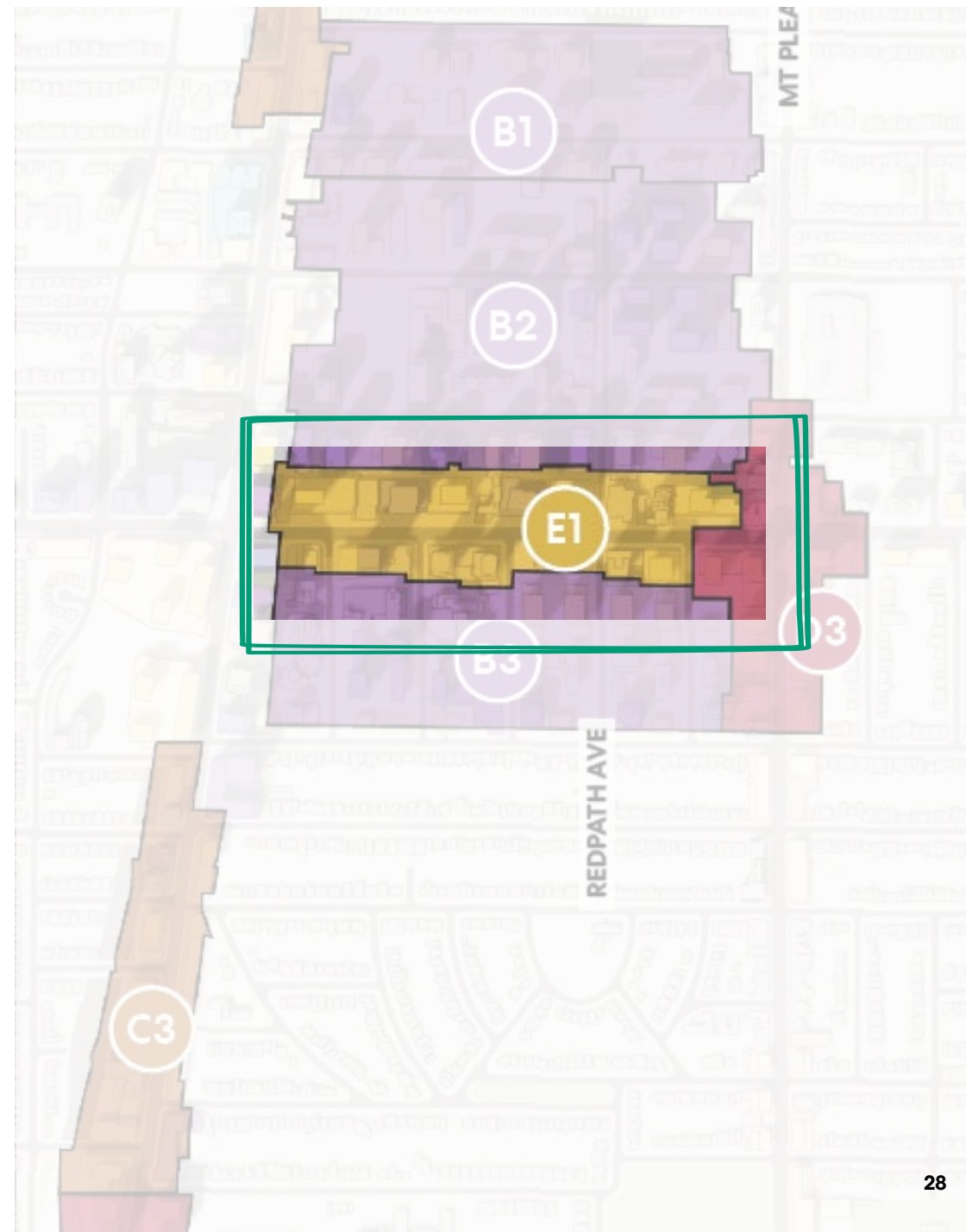
Eglinton Green Line (E1)

Neighbourhood Vision

Yonge Eglinton Built-Form Study (2019)

- **Vibrant and dense live-work business district**
- **Well-designed tall buildings will terrace down in height from Yonge-Eglinton to Mount Pleasant Station area**

“The Eglinton Green Line will be a vibrant and dense live-work business district anchored by the iconic Green Line open space. Existing office uses will be replaced in new and modernized office or mixed-use buildings and will contribute to a prosperous regional economy. Historic landmarks will be integrated into the Green Line, providing contrast and a reprieve along the dense corridor and adding to the architectural diversity of the character area. Well-designed tall buildings will terrace down in height from the Yonge-Eglinton Crossroads height peak to the Mount Pleasant Station character area.”





- Existing building
- Under Construction
- Approved
- Proposed
- Provincial Guidance (2019)
- Existing Parks
- Future Parks
- Future Priority Parks
- Heritage

55 storeys

55 storeys

40 storeys

40 storeys

SCENARIO A

Variables:

- 55 storeys west of Redpath, 40 storeys east of Redpath
- 25m tower separation

Constants:

- Base building heights

GFA change: $\pm 110\%$

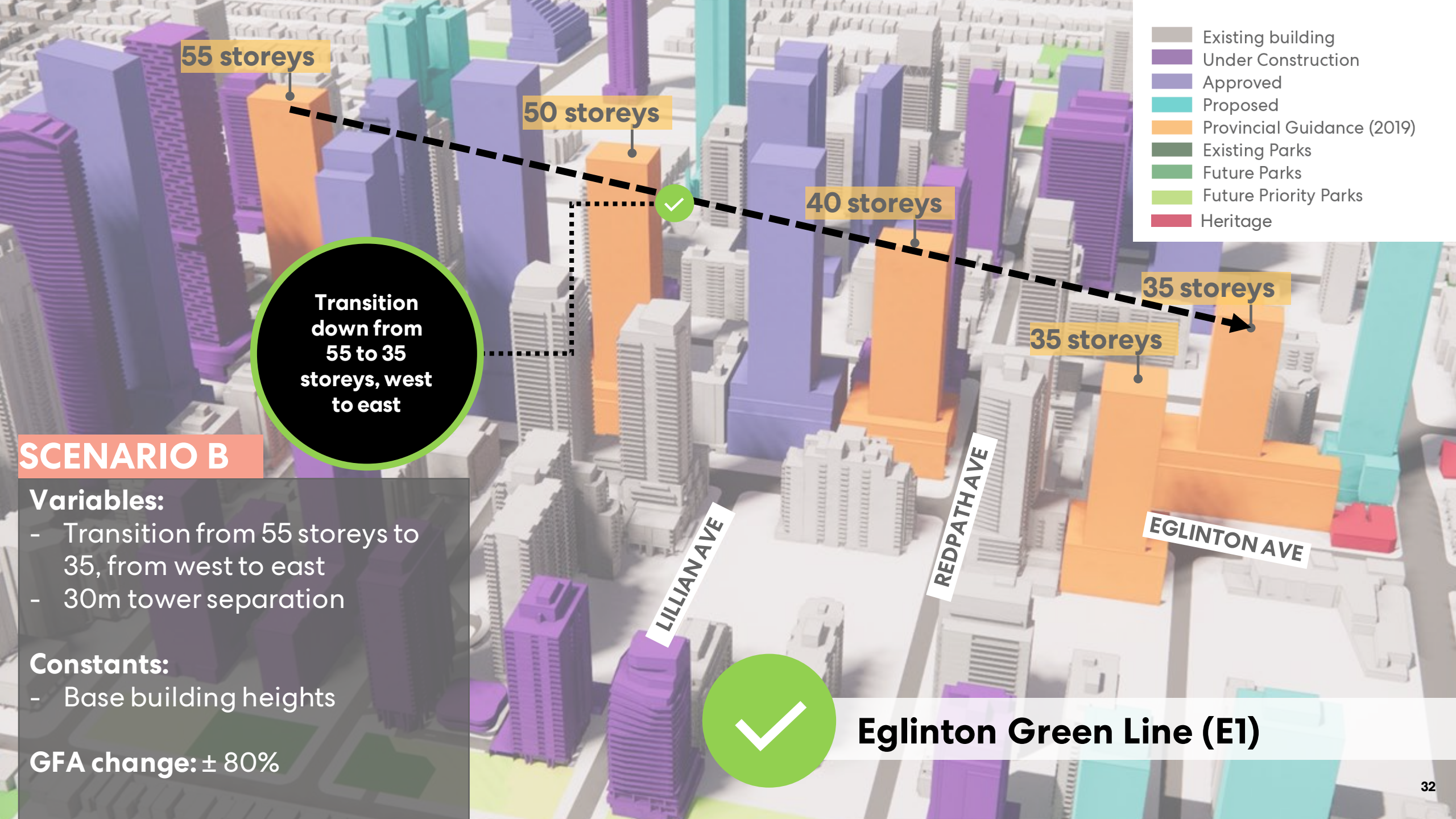
LILLIAN AVE

REDPATH AVE

EGLINTON AVE

Eglinton Green Line (E1)





- Existing building
- Under Construction
- Approved
- Proposed
- Provincial Guidance (2019)
- Existing Parks
- Future Parks
- Future Priority Parks
- Heritage

55 storeys

50 storeys

40 storeys

35 storeys

35 storeys

Transition
down from
55 to 35
storeys, west
to east

SCENARIO B

Variables:

- Transition from 55 storeys to 35, from west to east
- 30m tower separation

Constants:

- Base building heights

GFA change: $\pm 80\%$

LILLIAN AVE

REDPATH AVE

EGLINTON AVE



Eglinton Green Line (E1)

Eglinton Green Line (E1)

SCENARIO B: Recommended Built Form (2021)

Recommendations:

- *30m tower separation*
- *55-35 storey height range transition from west to east*

SCENARIO B



Variables:

- Transition from 55 storeys to 35, from west to east
- 30m tower separation

Character Area B3

Soudan

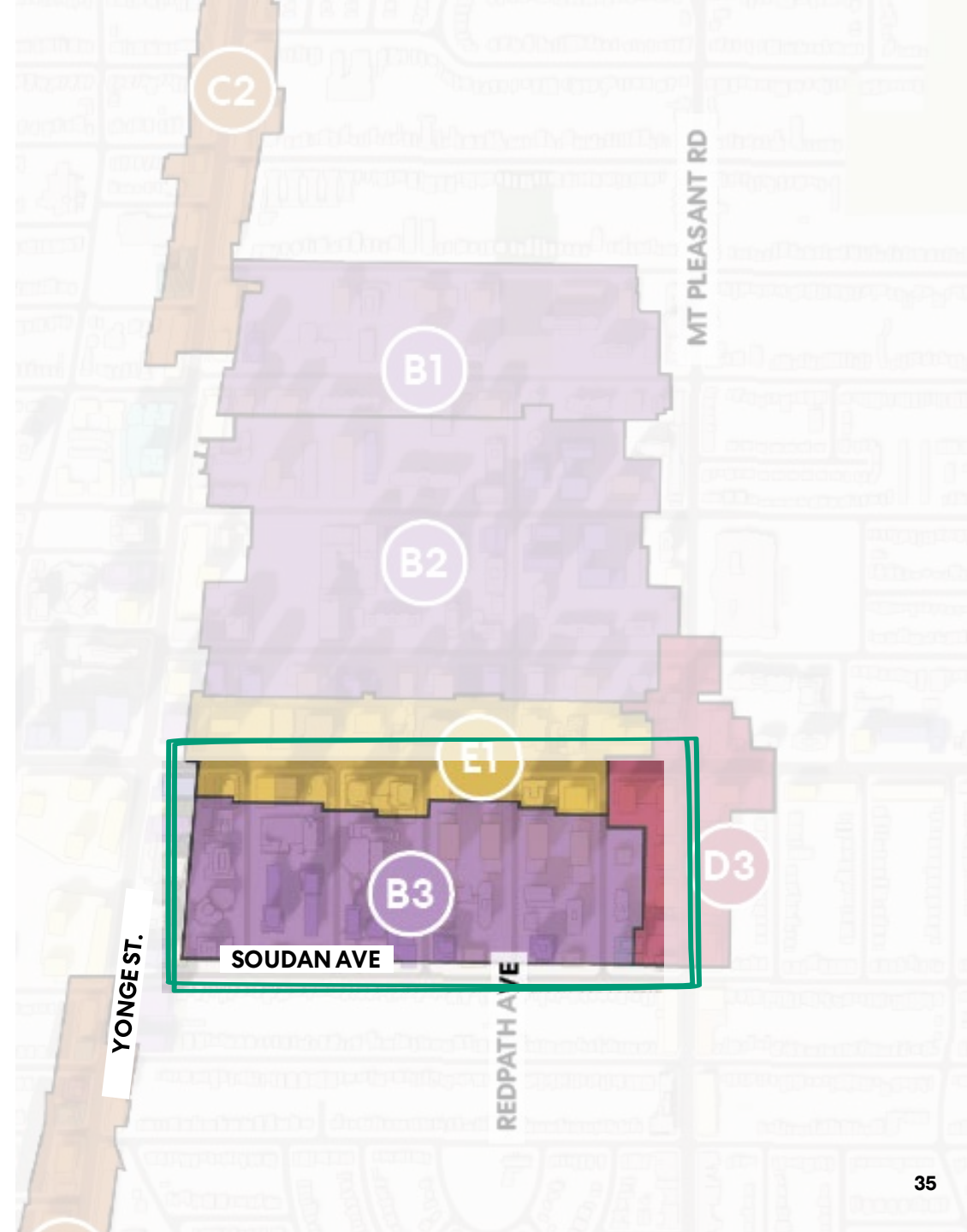
Soudan (B3)

Neighbourhood Vision

Yonge Eglinton Built-Form Study (2019)

- **Apartment buildings of a consistent and moderate height**
- **New mid-rise and generous spacing between a limited number of tall buildings**
- **Series of parks along Soudan**

“The Soudan Apartment Neighbourhood is characterized by apartment buildings of a consistent and moderate height located within a generous open space setting. New development will reinforce this character, coupled with new mid-rise buildings and generous spacing between a limited number of tall buildings. A series of parks along Soudan Avenue will provide sunny community spaces in the centre of Midtown.”



Soudan (B3)

Built-Form Criteria

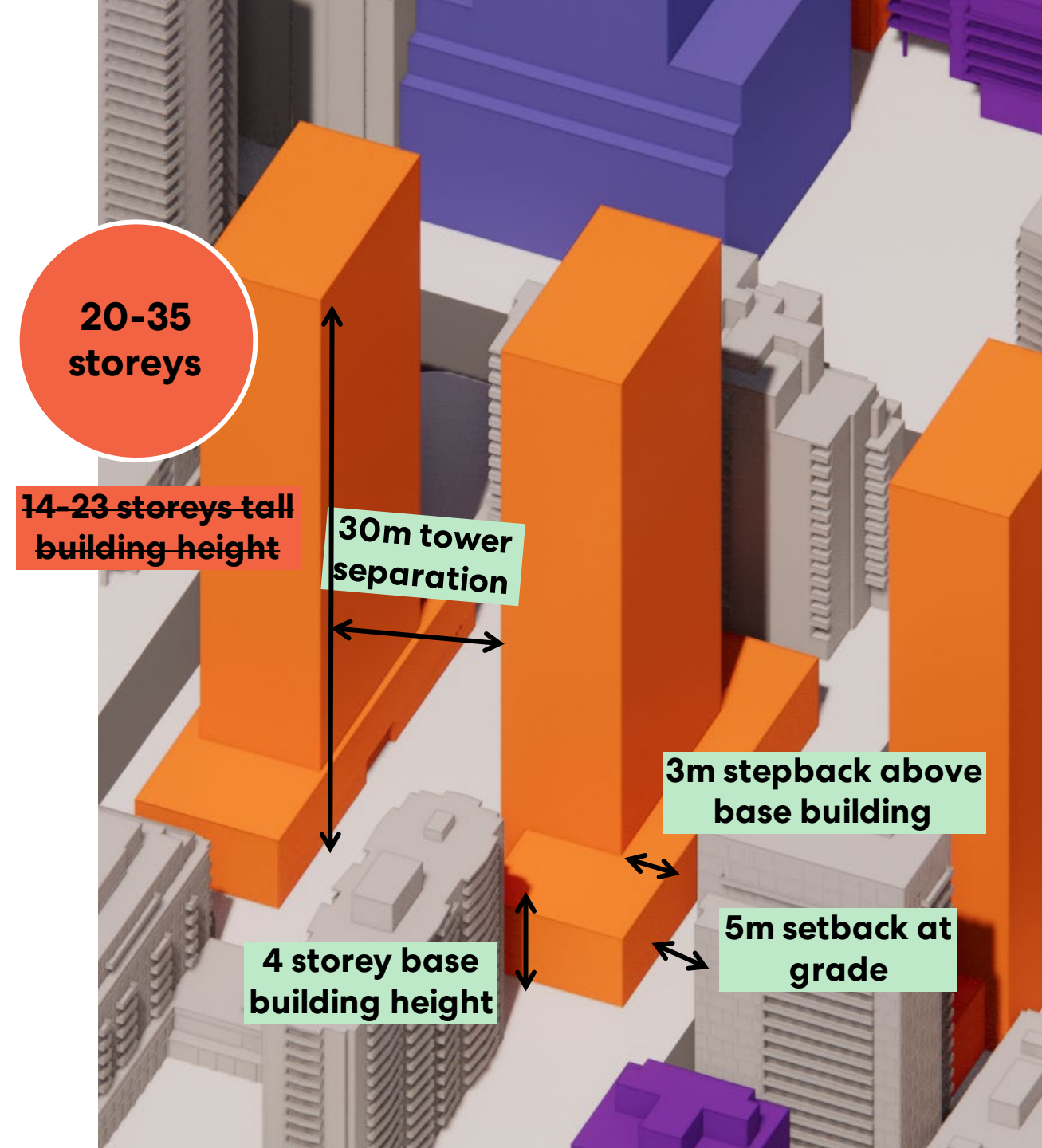
Yonge Eglinton Built-Form Study (2019)

Elements not modified by the Province

- Setbacks
- Stepbacks
- Podium Height
- Midrise Height
- Tower Separation

Elements modified by the Province

- Tower Height



Soudan (B3)

- Existing building
- Under Construction
- Approved
- Proposed
- Provincial Guidance (2019)
- Existing Parks
- Future Parks
- Future Priority Parks
- Heritage

HOLLY ST

DUNFIELD AVE

25m tower separation

35 storeys

9.5m stepback

EGLINTON AVE

REDPATH AVE

SOUDAN AVE

MT PLEASANT RD.

SCENARIO A

Variables:

- 35 storey tall buildings
- 25m tower separation

Constants:

- Base building heights

Soudan (B3)

- Existing building
- Under Construction
- Approved
- Proposed
- Provincial Guidance (2019)
- Existing Parks
- Future Parks
- Future Priority Parks
- Heritage

HOLLY ST

DUNFIELD AVE

35 storeys

30m tower separation

4.5m stepback

EGLINTON AVE

REDPATH AVE

SOUDAN AVE

MT PLEASANT RD.

SCENARIO B

Variables:

- 35 storey tall buildings
- 30m tower separation
- 4.5m tower stepback

GFA change: $\pm 160\%$

Soudan (B3)

- Existing building
- Under Construction
- Approved
- Proposed
- Provincial Guidance (2019)
- Existing Parks
- Future Parks
- Future Priority Parks
- Heritage

HOLLY ST

DUNFIELD AVE

EGLINTON AVE

REDPATH AVE

SOUDAN AVE

MT PLEASANT RD.

35 storeys

30m tower separation

3m stepback

8m stepback

SCENARIO C

Variables:

- 35 storey tall buildings
- 30m tower separation
- 8m tower stepback off Redpath Ave

GFA change: $\pm 160\%$

Soudan (B3)

Street view analysis: View along Redpath, looking north

9.5m tower
stepback above
base building



Maximize sky view and sunlight along
Redpath Ave

Soudan (B3)

Street view analysis: View along Redpath, looking north

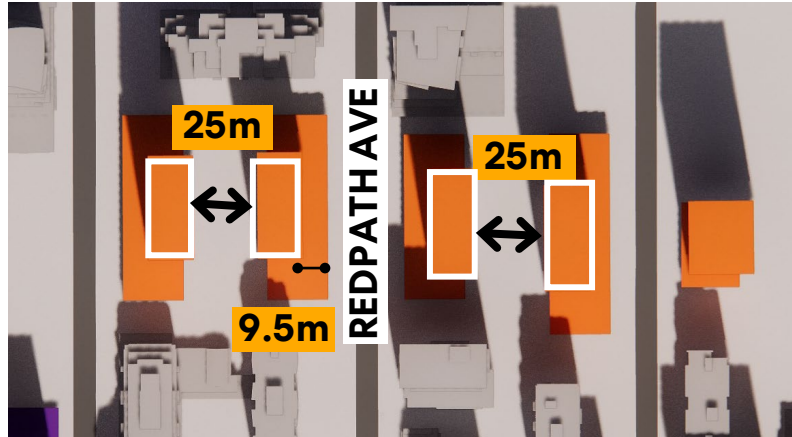
**4.5m tower
stepback above
base building**



**More generous skyview within internal
'courtyards' between towers**

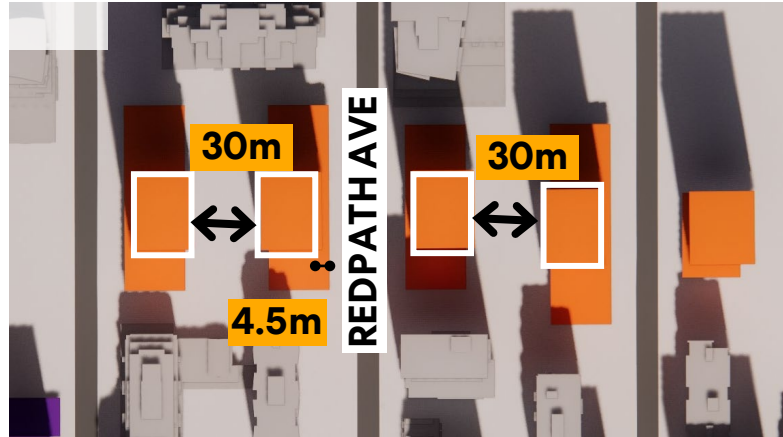
Soudan (B3)

Stepback and tower separation testing



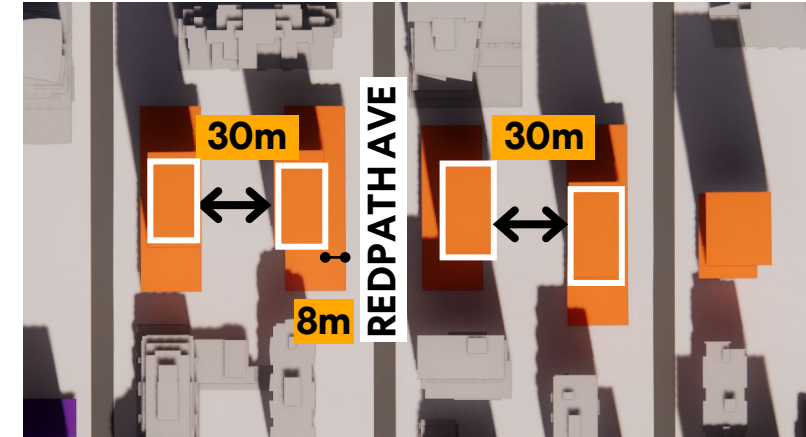
Scenario A

- 25m tower separation
- 750m² floorplates
- 12.5m from property lines
- Generous stepback from public streets



Scenario B

- 30m tower separation
- 750m² floorplates
- 15m from property lines
- Reduced stepback from public streets



Scenario C

- 30m tower separation
- 750m² floorplates
- 15m from property lines
- Generous stepback from public streets

✓ Maintains sky view

✓ Better conditions in
'courtyard'

- Reduced tower stepback
impacts sky views

✓ Better conditions in 'courtyard'

Soudan (B3)



- Existing building
- Under Construction
- Approved
- Proposed
- Provincial Guidance (2019)
- Existing Parks
- Future Parks
- Future Priority Parks
- Heritage

Soudan (B3)

SCENARIO C: Recommended Built Form (2021)



Tower heights respond and match to existing context

35 storeys

30m tower separation

8m stepback

8m tower stepback to prioritize openness along Redpath Ave

- Existing building
- Under Construction
- Approved
- Proposed
- Provincial Guidance (2019)
- Existing Parks
- Future Parks
- Future Priority Parks
- Heritage

Soudan (B3)

SCENARIO C: Recommended Built Form (2021)

Recommendations:

- *30m tower separation*
- *35 storey towers and 8 storey midrise height range*

SCENARIO C



Variables:

- 35 storey tall buildings
- 30m tower separation
- 8m tower stepback off Redpath Ave

Character Area D3

Mount Pleasant Station

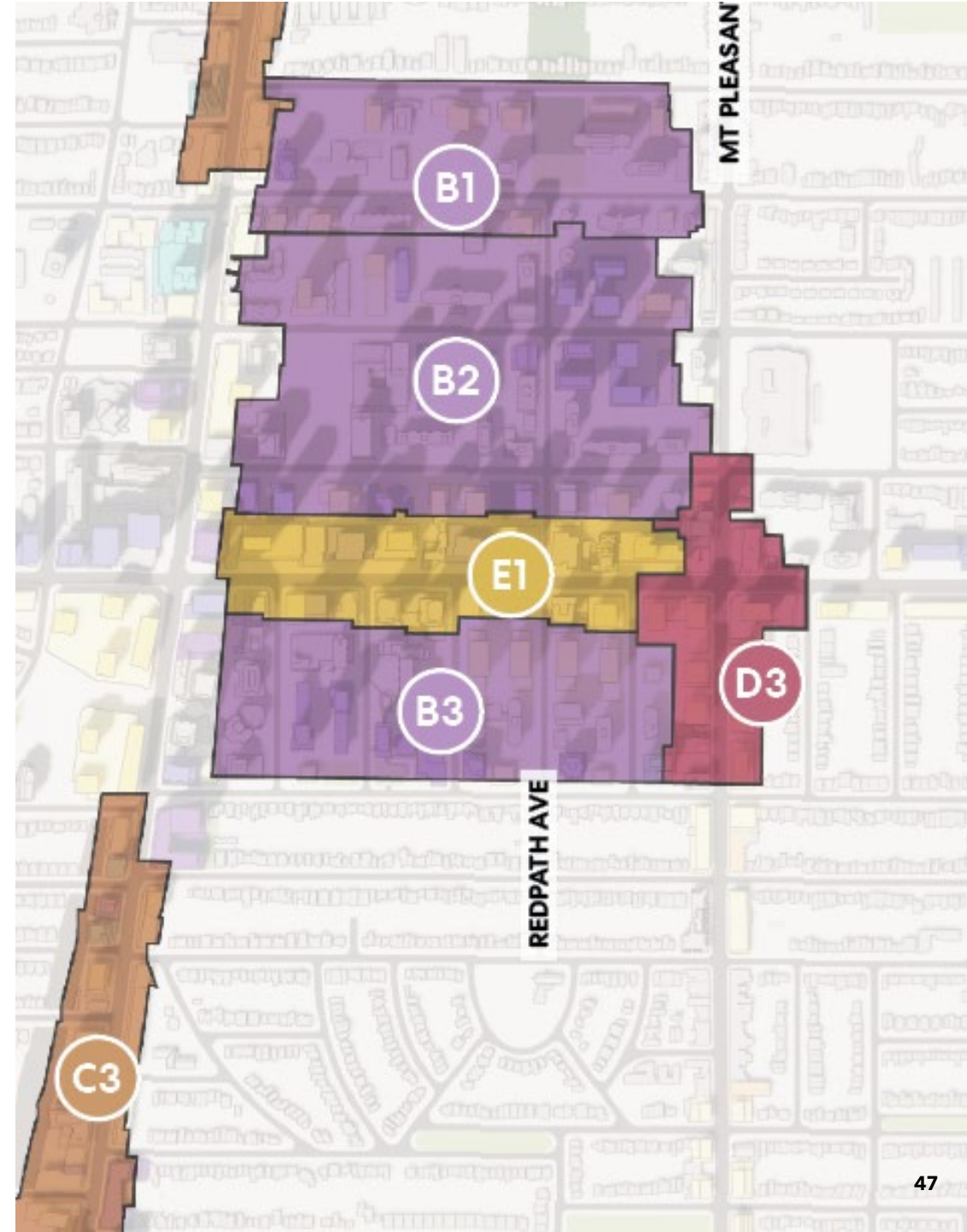
Mount Pleasant Station (D3)

Neighbourhood Vision

Yonge Eglinton Built-Form Study (2019)

- **Mid-rise and tall buildings of a modest height**
- **New focal point in Midtown**

“The Mount Pleasant Station area will emerge as a new focal point in Midtown enlivened by the new transit station, schools and adjacent office and retail clusters. The area will include mid-rise and tall buildings of a modest height that will contribute to a well-established mix of housing.”



Mount Pleasant Station (D3)

Built-Form Criteria

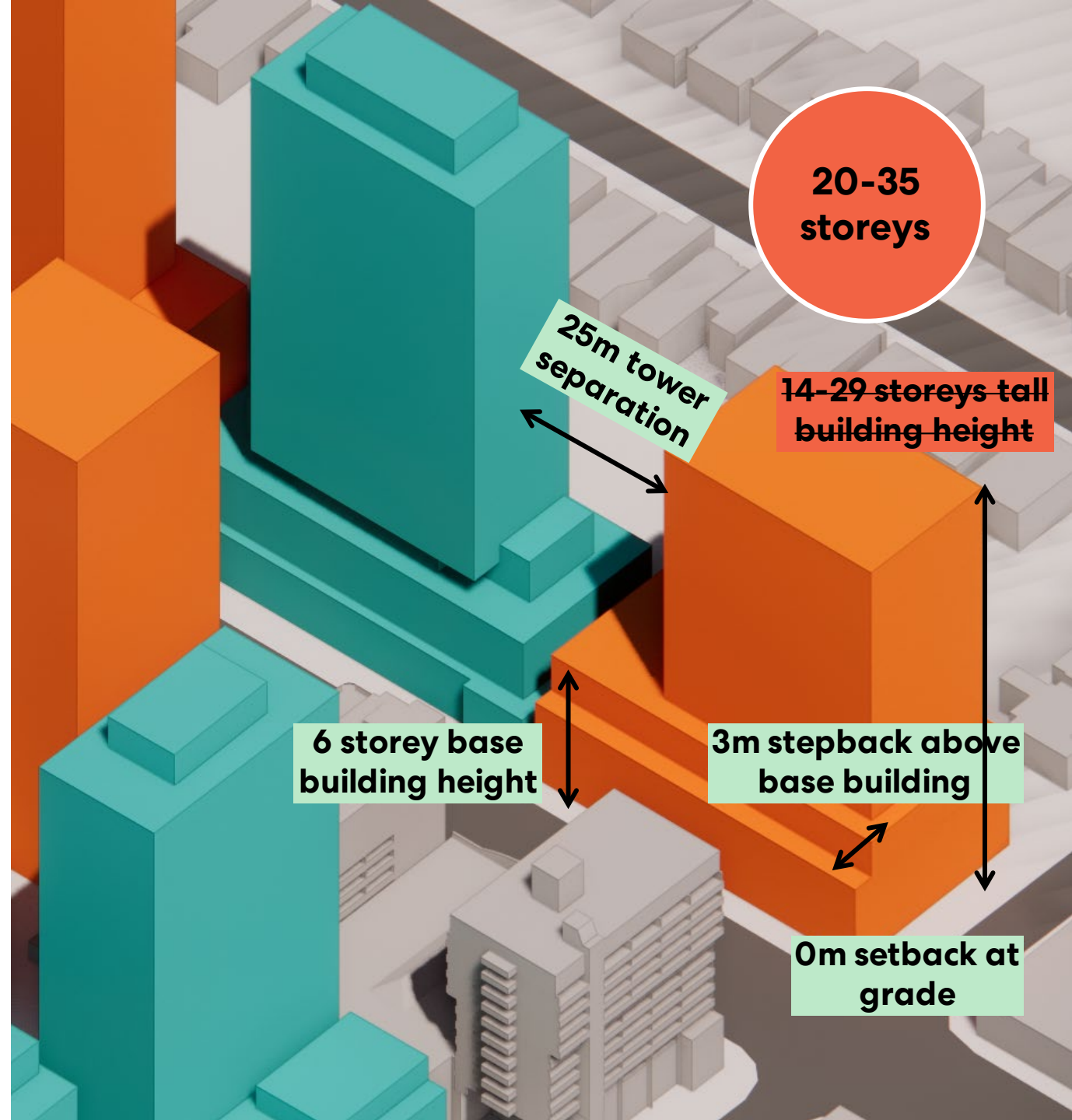
Yonge Eglinton Built-Form Study (2019)

Elements not modified by the Province

- Setbacks
- Stepbacks
- Podium Height
- Midrise Height
- Tower Separation

Elements modified by the Province

- Tower Height



Mount Pleasant Station (D3)

35 storeys

25m tower separation

REDPATH AVE

BROWNLOW AVE

MT PLEASANT RD.

EGLINTON AVE

SCENARIO A

Variables:

- 35 storey tall buildings
- 25m tower separation

Constants:

- Base building heights

- Existing building
- Under Construction
- Approved
- Proposed
- Provincial Guidance (2019)
- Existing Parks
- Future Parks
- Future Priority Parks
- Heritage

Mount Pleasant Station (D3)

SCENARIO B

Variables:

- 35 storey tall buildings transitioning down to 20
- 30m tower separation

Constants:

- Base building heights

REDPATH AVE

BROWNLOW AVE

MT PLEASANT RD.

EGLINTON AVE

30m tower separation

30 storeys

35 storeys

30 storeys

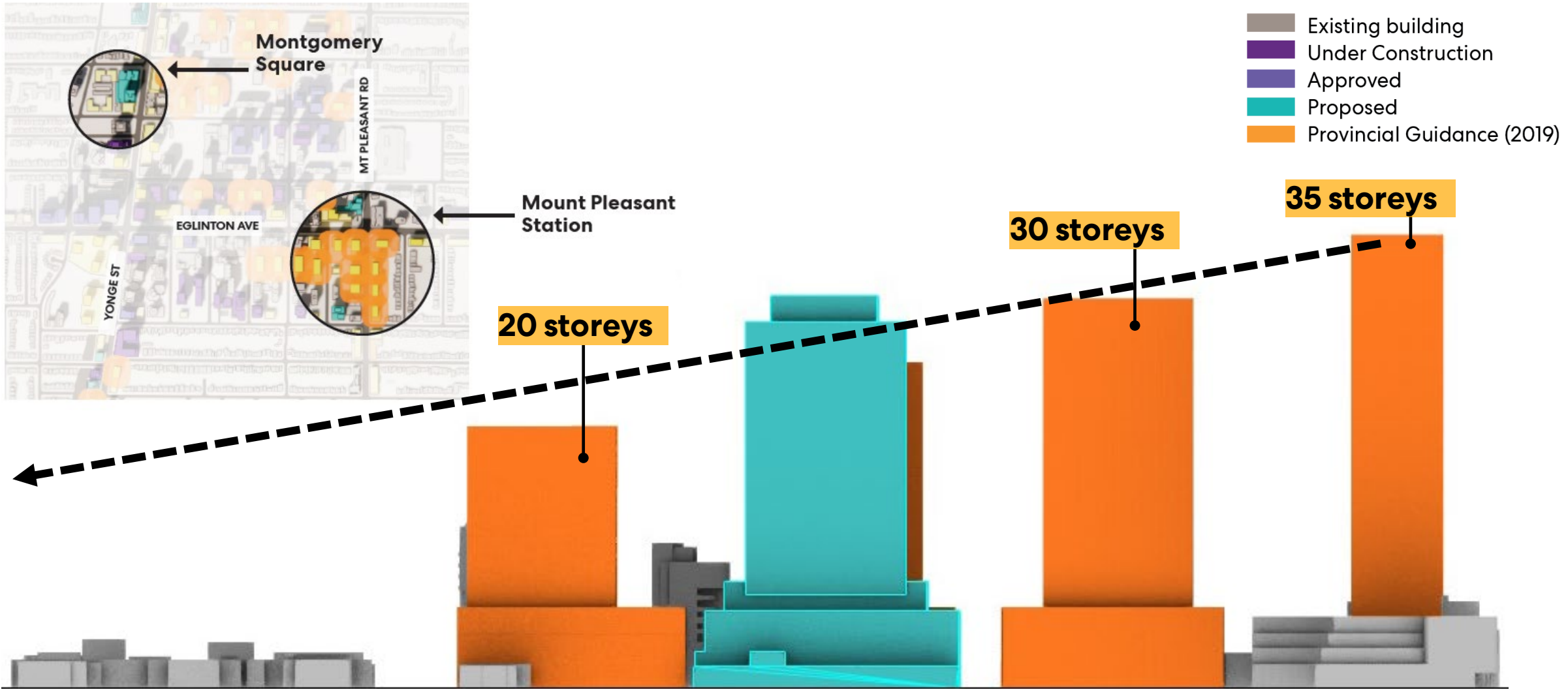
25 storeys

20 storeys

- Existing building
- Under Construction
- Approved
- Proposed
- Provincial Guidance (2019)
- Existing Parks
- Future Parks
- Future Priority Parks
- Heritage

Mount Pleasant Station (D3) Transition Analysis

✓ Gradual increase in heights along skyline towards transit station



Mount Pleasant Station (D3)

35 storeys

30m tower separation

20 storeys

EGLINTON AVE

REDPATH AVE

BROWNLOW AVE

MT PLEASANT RD.

SCENARIO B

Variables:

- 35 storey tall buildings transitioning down to 20
- 30m tower separation

Constants:

- Base building heights

GFA change: $\pm 180\%$

	Existing building
	Under Construction
	Approved
	Proposed
	Provincial Guidance (2019)
	Existing Parks
	Future Parks
	Future Priority Parks
	Heritage

Mount Pleasant Station (D3)



30m tower separation

35 storeys

Transition down from Eglinton and Mount Pleasant

EGLINTON AVE

SCENARIO B

- Variables:**
- 35 storey tall buildings transitioning down to 20
 - 30m tower separation

- Constants:**
- Base building heights

GFA change: ± 180%

REDPATH AVE

BROWNLOW AVE

MT PLEASANT RD.

20 storeys

- Existing building
- Under Construction
- Approved
- Proposed
- Provincial Guidance (2019)
- Existing Parks
- Future Parks
- Future Priority Parks
- Heritage

Mount Pleasant Station (D3)

SCENARIO C: Recommended Built Form (2021)

Recommendations:

- *30m tower separation*
- *35 storeys at Eglinton/Mount Pleasant down to 20 storeys at Soudan*

Variables:

- 35 storey tall buildings transitioning down to 20
- 30m tower separation

Constants:

- Base building heights



Discussion 2

Character Areas D2, B4, E5

Yonge Eglinton Built Form Study

Discussion 2 – Character Areas

- Apartment High Streets
- Apartment Neighbourhoods
- Villages
- Cores
- Special Places

B1 Erskine and Keewatin

B2 Redpath Park Street Loop

B3 Soudan

B4 Davisville

C2 Yonge Street North Village

C3 Yonge Street South Village

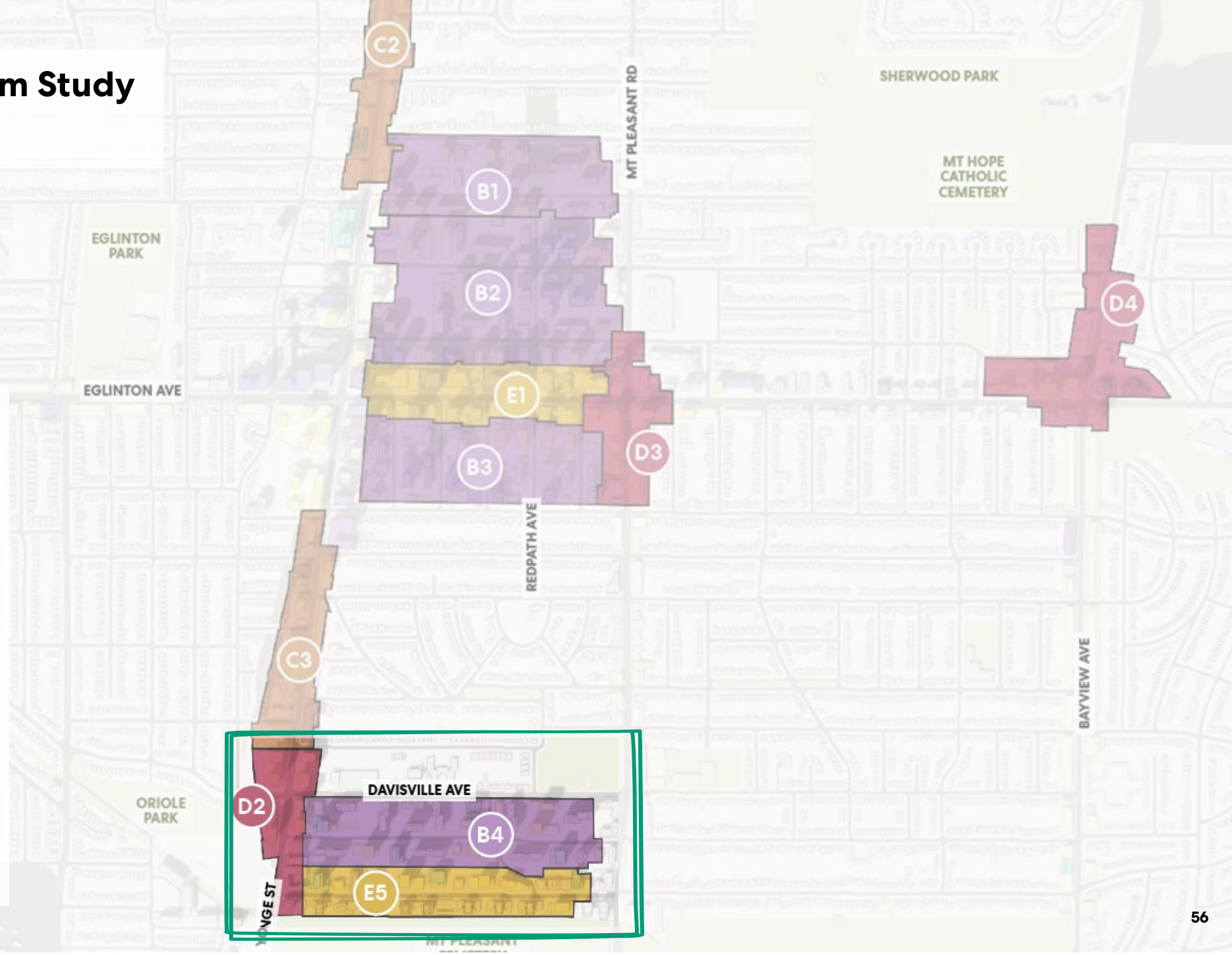
D2 Davisville Station

D3 Mount Pleasant Station

D4 Bayview Focus Area

E1 Eglinton Greenline

E5 Merton Street



Character Area D2

Davisville Station

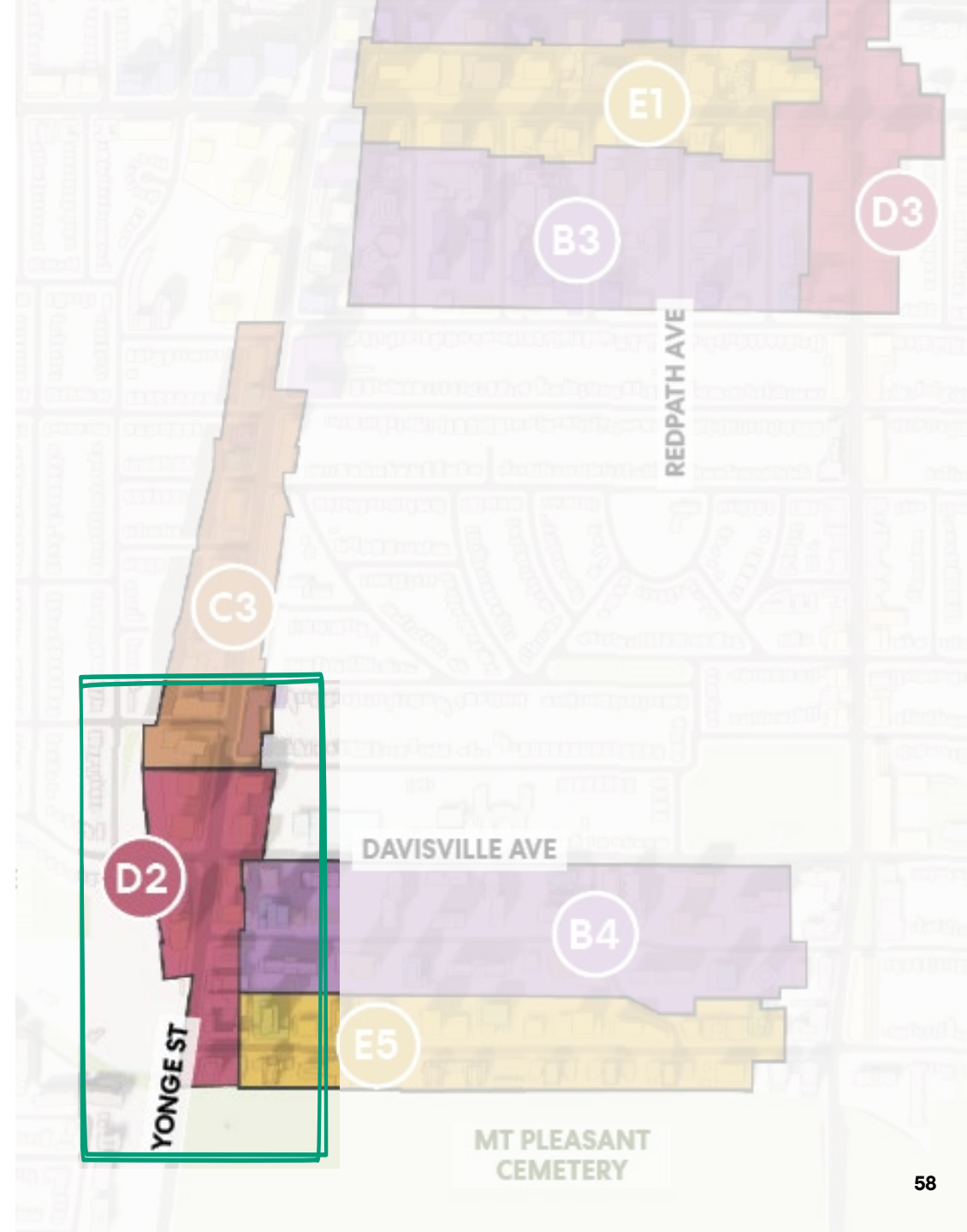
Davisville Station (D2)

Neighbourhood Vision

Yonge Eglinton Built-Form Study (2019)

- **Commercial uses as priority with integrated residential**
- **Provide connections and minimize impacts on public realm**

“The Davisville Station area will be a vibrant retail, commercial, institutional and community hub that will continue to serve as a medical services and employment destination. Commercial uses will remain a priority, with new residential development integrated as appropriate. New development will be designed to provide connections to and minimize impacts on the public realm including Yonge Street, Oriole Park, the Kay Gardner Beltline Trail and Davisville School and Recreation Centre.”



Davisville Station (D2)

Built-Form Criteria

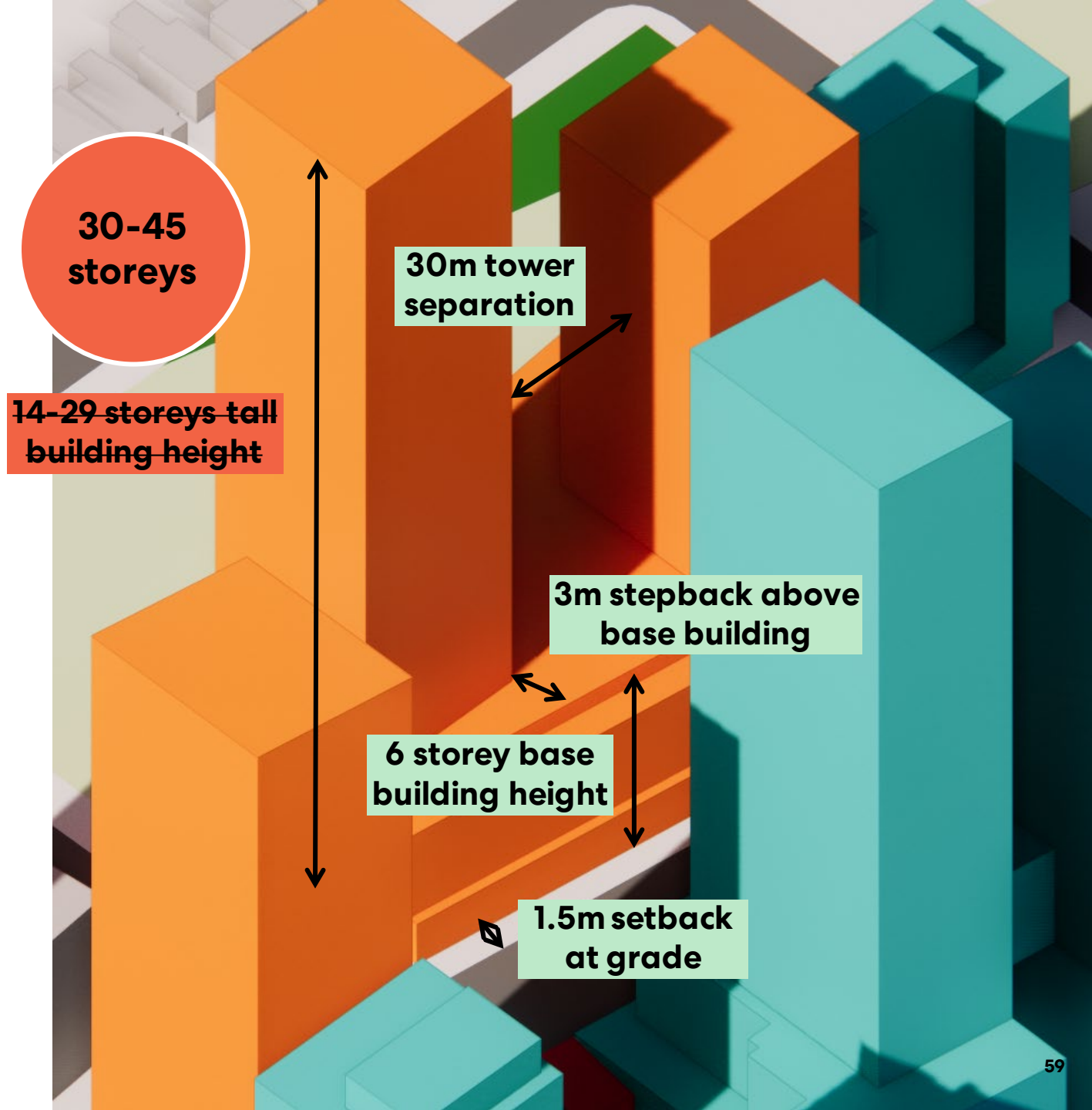
Yonge Eglinton Built-Form Study (2019)

Elements not modified by the Province

- Setbacks
- Stepbacks
- Podium Height
- Midrise Height
- Tower Separation

Elements modified by the Province

- Tower Height



Davisville Station (D2)

45 storeys

25m tower separation

YONGEST

DAVISVILLE AVE.

SCENARIO A

Variables:

- 45 storey max height
- 25m tower separation

- Existing building
- Under Construction
- Approved
- Proposed
- Provincial Guidance (2019)
- Existing Parks
- Future Parks
- Future Priority Parks

Davisville Station (D2)

SCENARIO B

Variables:

- 35-45 storey max height
- 30m tower separation

DAVISVILLE AVE.

YONGEST

30 storeys

30m tower separation

45 storeys

45 storeys

35 storeys

- Existing building
- Under Construction
- Approved
- Proposed
- Provincial Guidance (2019)
- Existing Parks
- Future Parks
- Future Priority Parks

Davisville Station (D2)

Shadow Analysis

highest provincial height guidance does not impact Orille Park (taken at 10:18am)

highest provincial height guidance impacts school site 1:50pm onwards

lowest provincial height guidance impacts school site 2:10pm onwards

35 storeys to protect sidewalk from shadows



Preservation of sunlight access in critical public realm / civic locations

- Provincial Guidance Height – Low end
- Provincial Guidance Height – High end
- Recommended Height

Davisville Station (D2)

SCENARIO B

Variables:

- 35-45 storey max height
- 30m tower separation

DAVISVILLE AVE.

YONGEST

30 storeys

30m tower separation

45 storeys

45 storeys

35 storeys

- Existing building
- Under Construction
- Approved
- Proposed
- Provincial Guidance (2019)
- Existing Parks
- Future Parks
- Future Priority Parks

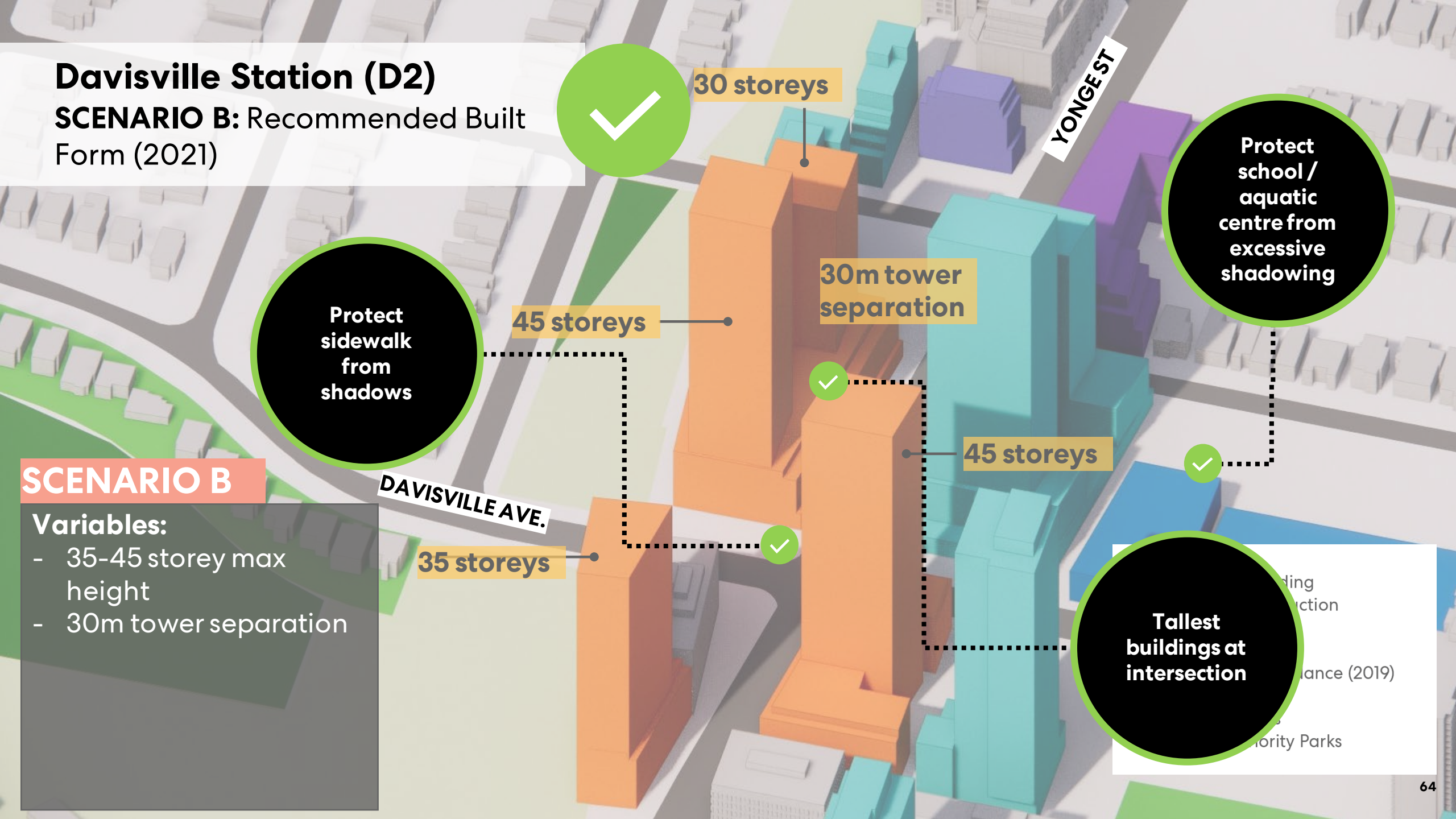
Davisville Station (D2)

SCENARIO B: Recommended Built Form (2021)

SCENARIO B

Variables:

- 35-45 storey max height
- 30m tower separation



Davisville Station (D2)

SCENARIO B: Recommended Built Form (2021)

SCENARIO B



Variables:

- 35-45 storey max height
- 30m tower separation

Recommendations:

- *30m tower separation*
- *Tall buildings concentrated at the Yonge Davisville intersection (45 storeys)*
- *35 storey building south-west of Yonge St.*

Character Area

B4+E5

Davisville (Balliol St) + Merton St

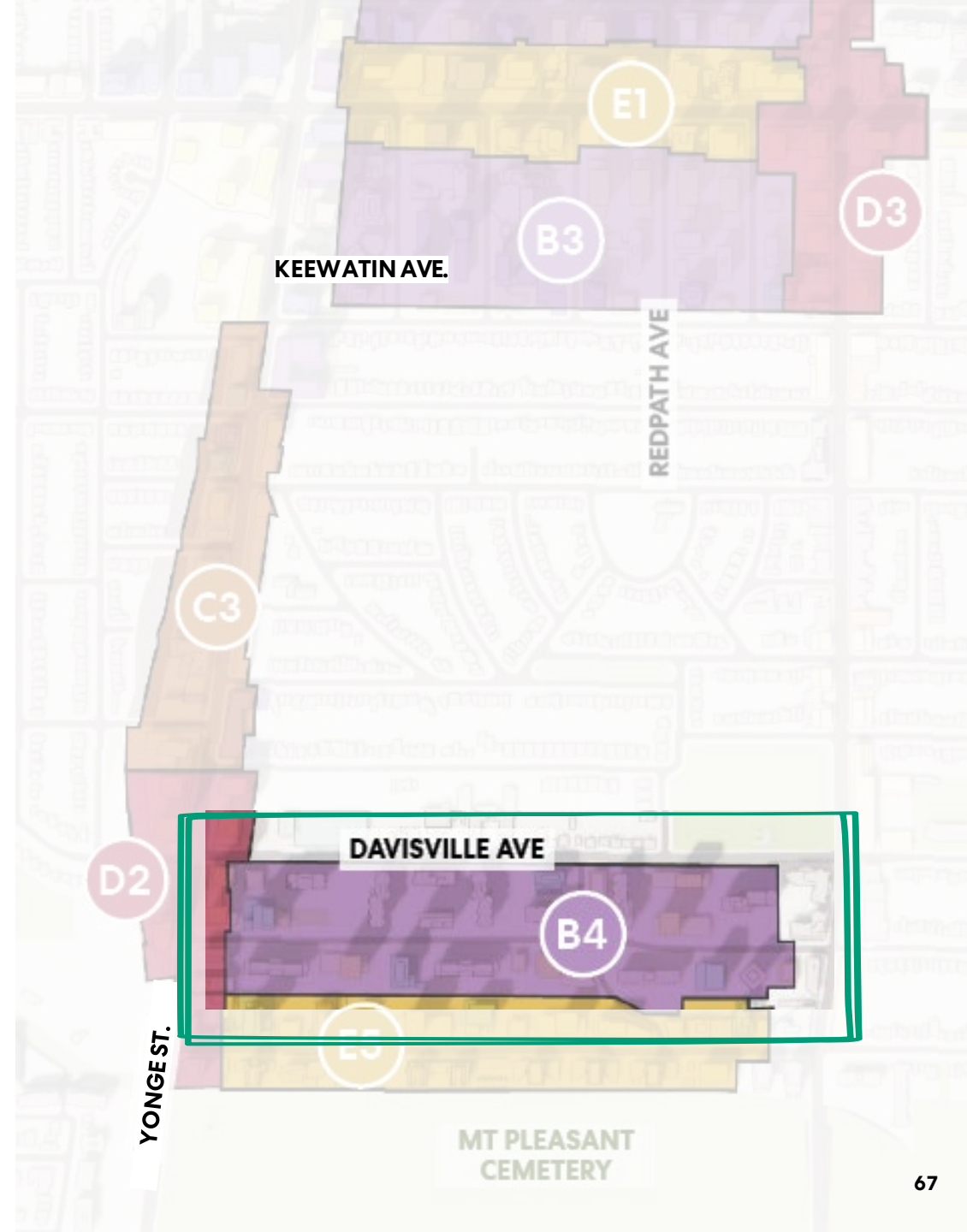
Balliol Street (B4)

Neighbourhood Vision

Yonge Eglinton Built-Form Study (2019)

- **Tower-in-the-park buildings, midrises and townhouses**
- **Consistent, modest height respecting the area's character and green qualities**

"The Davisville Apartment Neighbourhood consists of a diversity of tower-in-the-park buildings, midrise buildings and townhouses set within abundant landscaped open spaces. New mid-rise buildings and tall buildings with a consistent, modest height will respect and reinforce the area's physical character, building spacing, landscaped setbacks and characteristic green qualities."



Balliol Street (B4)

Built-Form Criteria

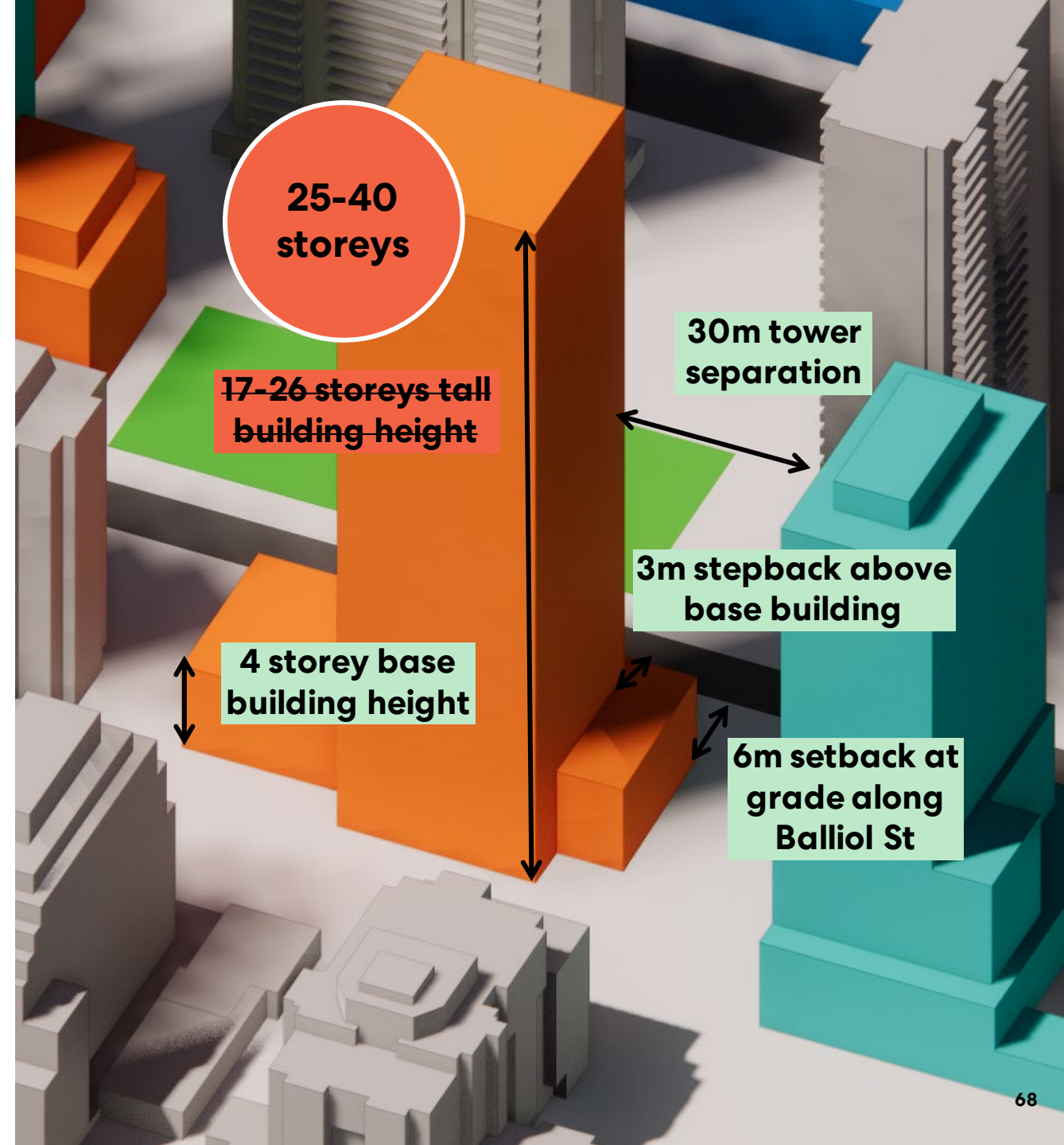
Yonge Eglinton Built-Form Study (2019)

Elements not modified by the Province

- Setbacks
- Stepbacks
- Podium Height
- Midrise Height
- Tower Separation

Elements modified by the Province

- Tower Height



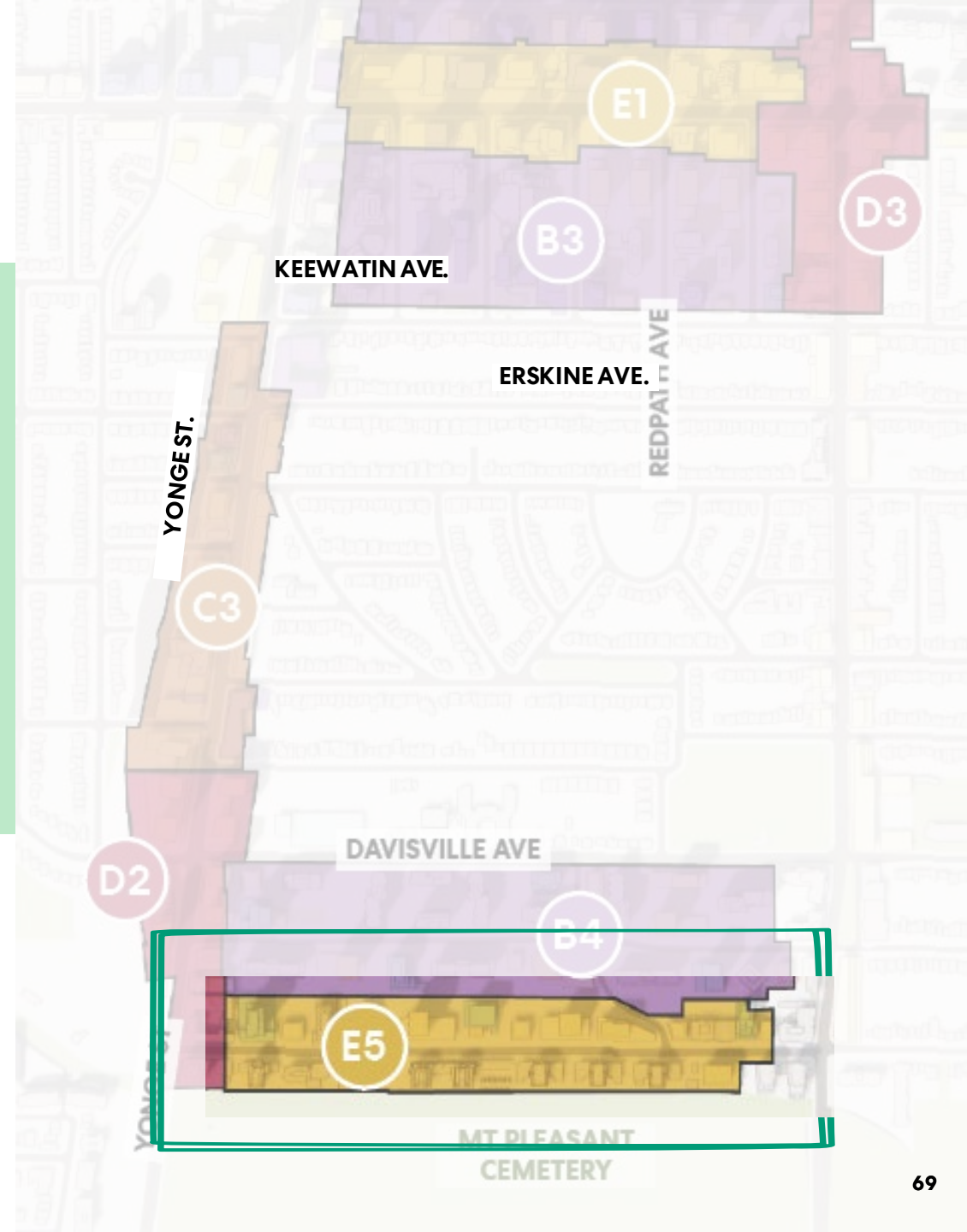
Merton Street (E5)

Neighbourhood Vision

Yonge Eglinton Built-Form Study (2019)

- **Tree-lined promenade**
- **New mid-rise and tall buildings, predominantly on north and modest in height**
- **Transition from existing base-and-point tower typology to the north**

“The Merton Street character area will continue to be a unique mixed use area in Midtown and the urban complement to the Beltline Trail with a mix of residential, commercial, and community uses. New mid-rise and tall buildings, predominantly on the north side of the street, will be modest in height and scaled to provide transition from the existing base-and-point-tower typology of the street in the Apartment Neighbourhood to the north. The Davisville Public Realm Plan establishes the future character of Merton Street as a tree-lined promenade with built form that reinforces existing setbacks on the south side of the street and requires a four-metre setback on the north side of the street. Additionally, there will be improved connections to Mount Pleasant Cemetery and the Beltline Trail.”



Merton Street (E5)

Built-Form Criteria

Yonge Eglinton Built-Form Study (2019)

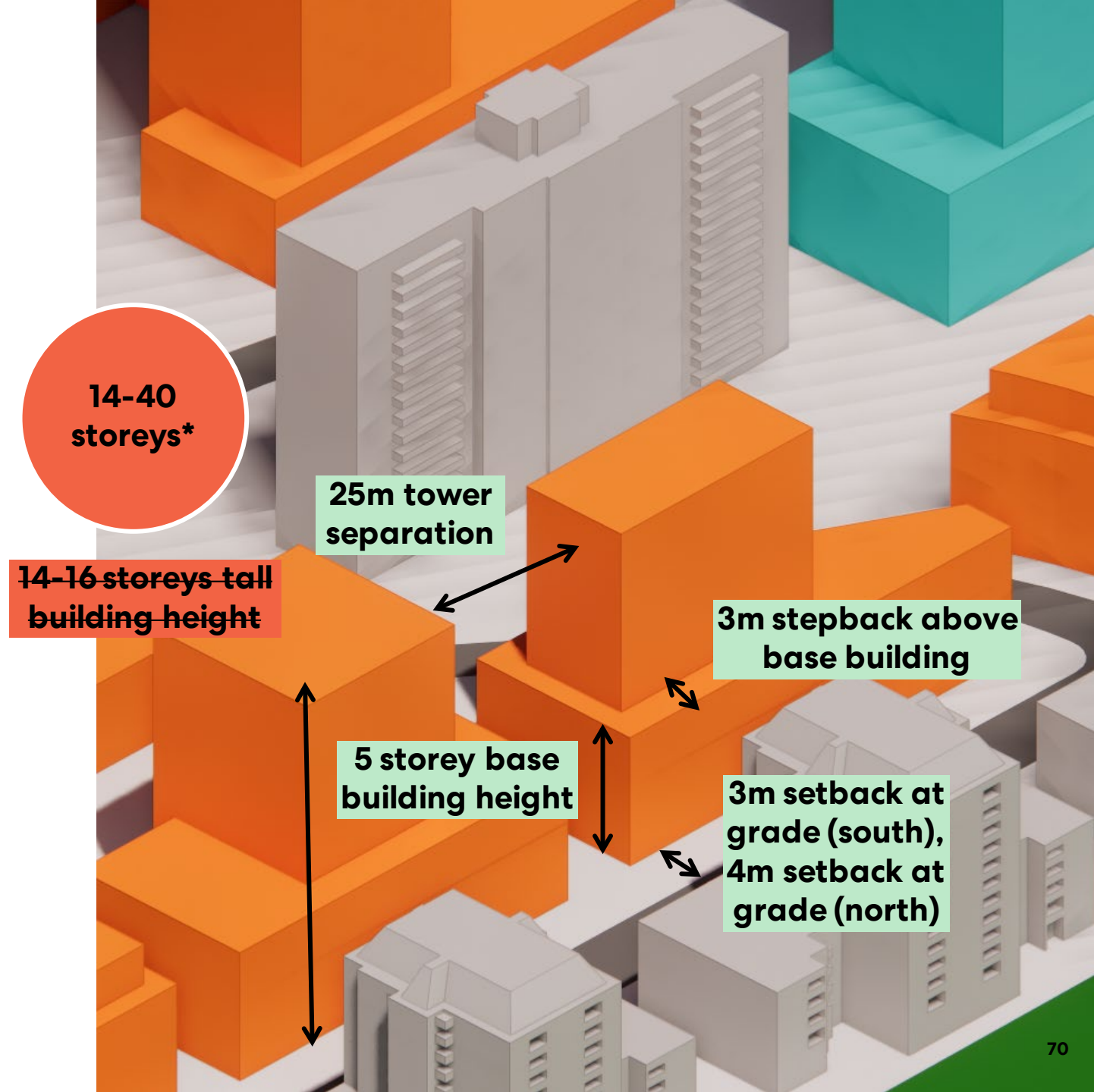
Elements not modified by the Province

- Setbacks
- Stepbacks
- Podium Height
- Midrise Height
- Tower Separation

Elements modified by the Province

- Tower Height

*Heights decreasing from north to south and west to east, with increasing distance from Davisville station



Balliol and Merton Street (B4+E5)

- 
- A 3D architectural rendering of a city block. The model shows a grid of streets with various building heights and colors. Two prominent orange buildings are labeled '40 storeys'. The streets are labeled 'DAVISVILLE AVE', 'BALLIOL ST', and 'MERTON ST'. A road on the right is labeled 'MT PLEASANT RD.'. A legend in the top right corner explains the color coding for buildings and parks.
- Existing building
 - Under Construction
 - Approved
 - Proposed
 - Provincial Guidance (2019)
 - Existing Parks
 - Future Parks
 - Future Priority Parks
 - Heritage

SCENARIO A

Variables:

- 40 storey tall buildings
- 25m tower separation

Constants:

- Base building heights

Balliol and Merton Street (B4+E5)

- Existing building
- Under Construction
- Approved
- Proposed
- Provincial Guidance (2019)
- Existing Parks
- Future Parks
- Future Priority Parks
- Heritage

35 storeys

25 storeys

25 storeys

DAVISVILLE AVE

15 storeys

15 storeys

BALLIOL ST

14 storeys

MERTON ST

MT PLEASANT RD.

SCENARIO B

Variables:

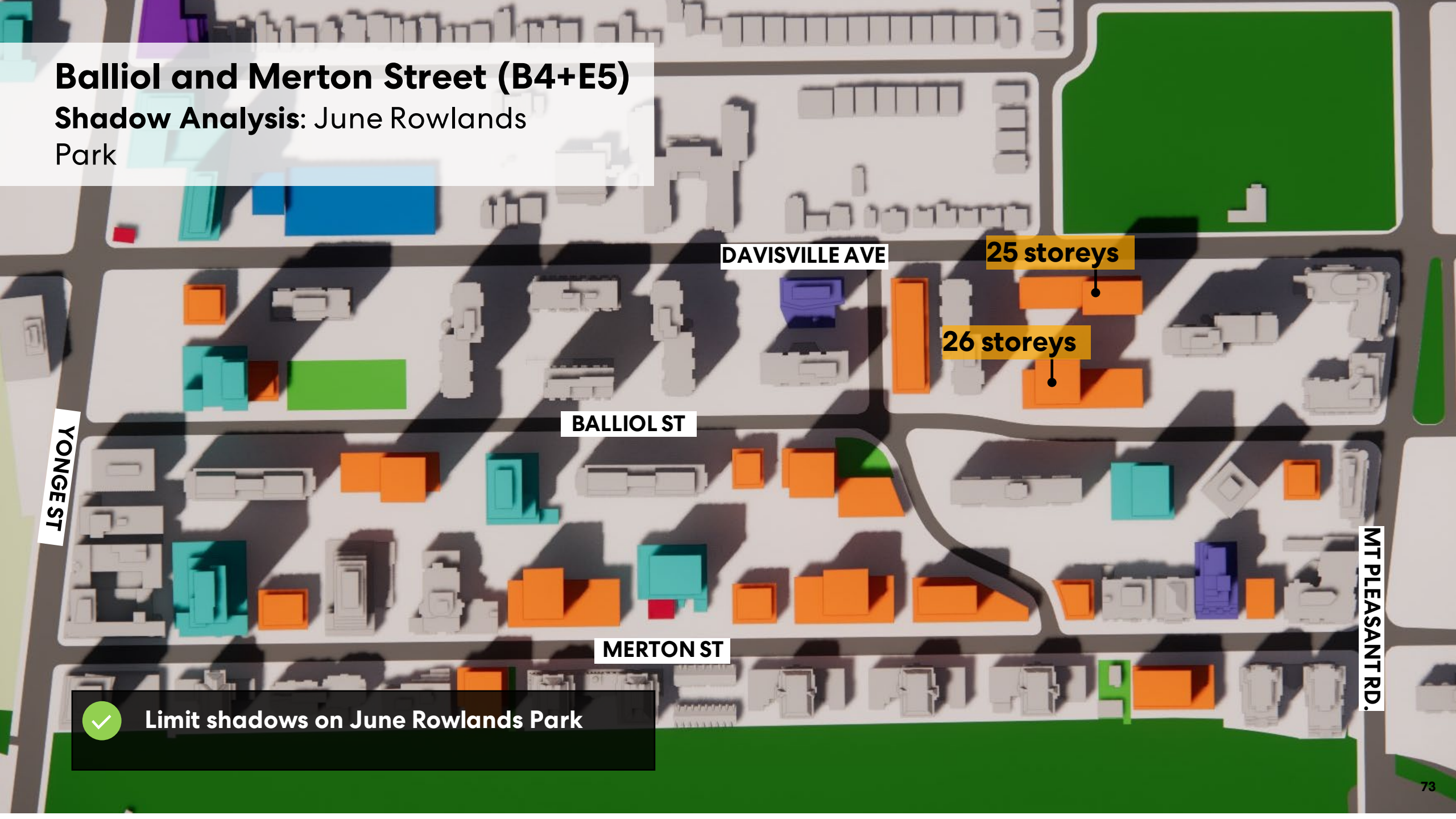
- 14-35 storey tall buildings
- 30m tower separation

Constants:

- Base building heights

Balliol and Merton Street (B4+E5)

Shadow Analysis: June Rowlands Park



DAVISVILLE AVE

25 storeys

26 storeys

BALLIOL ST

MERTON ST

YONGEST

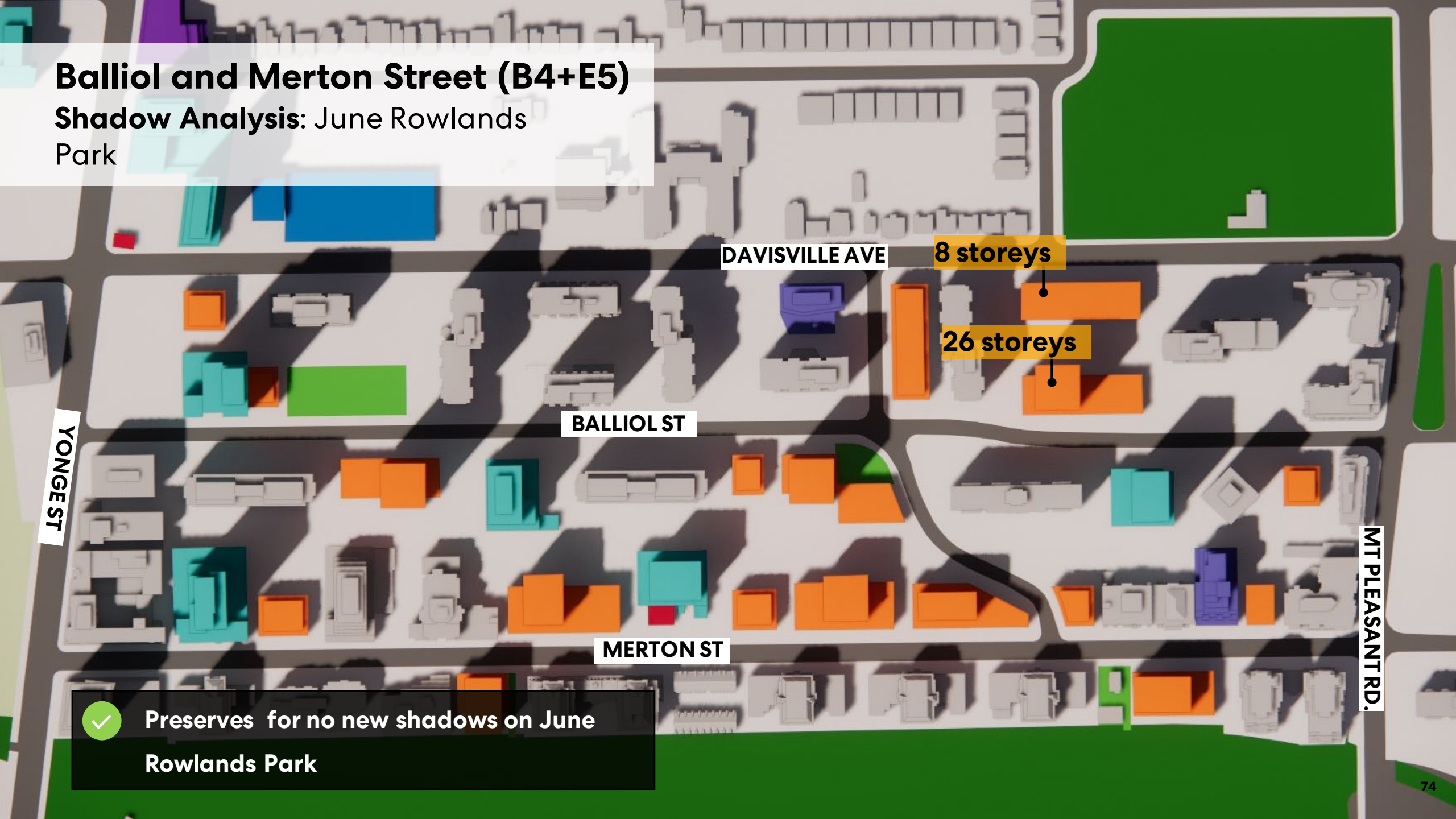
MT PLEASANT RD.



Limit shadows on June Rowlands Park

Balliol and Merton Street (B4+E5)

Shadow Analysis: June Rowlands Park



DAVISVILLE AVE

8 storeys

26 storeys

BALLIOL ST

MERTON ST

YONGE ST

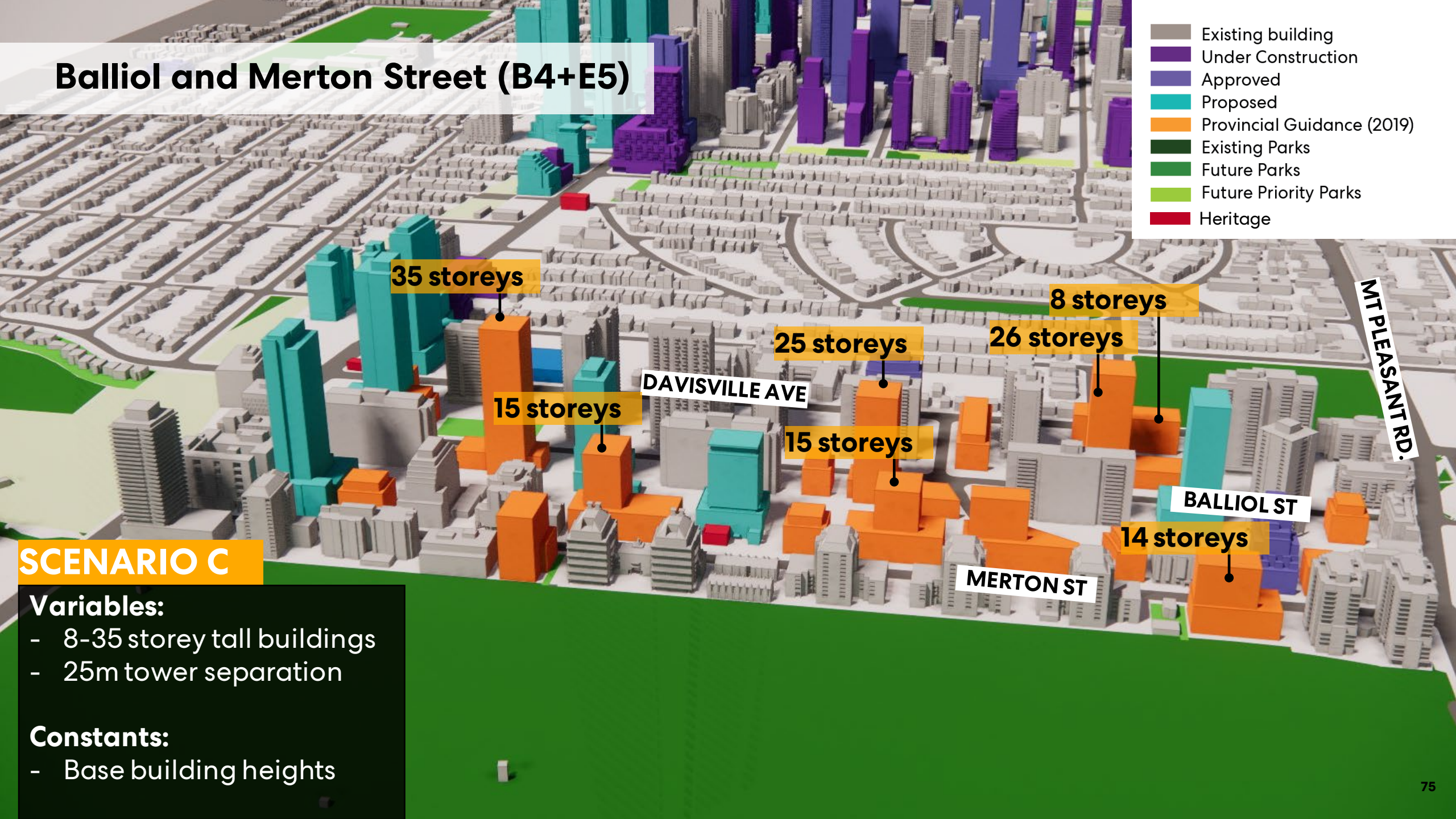
MT PLEASANT RD.



Preserves for no new shadows on June Rowlands Park

Balliol and Merton Street (B4+E5)

- Existing building
- Under Construction
- Approved
- Proposed
- Provincial Guidance (2019)
- Existing Parks
- Future Parks
- Future Priority Parks
- Heritage



SCENARIO C

Variables:

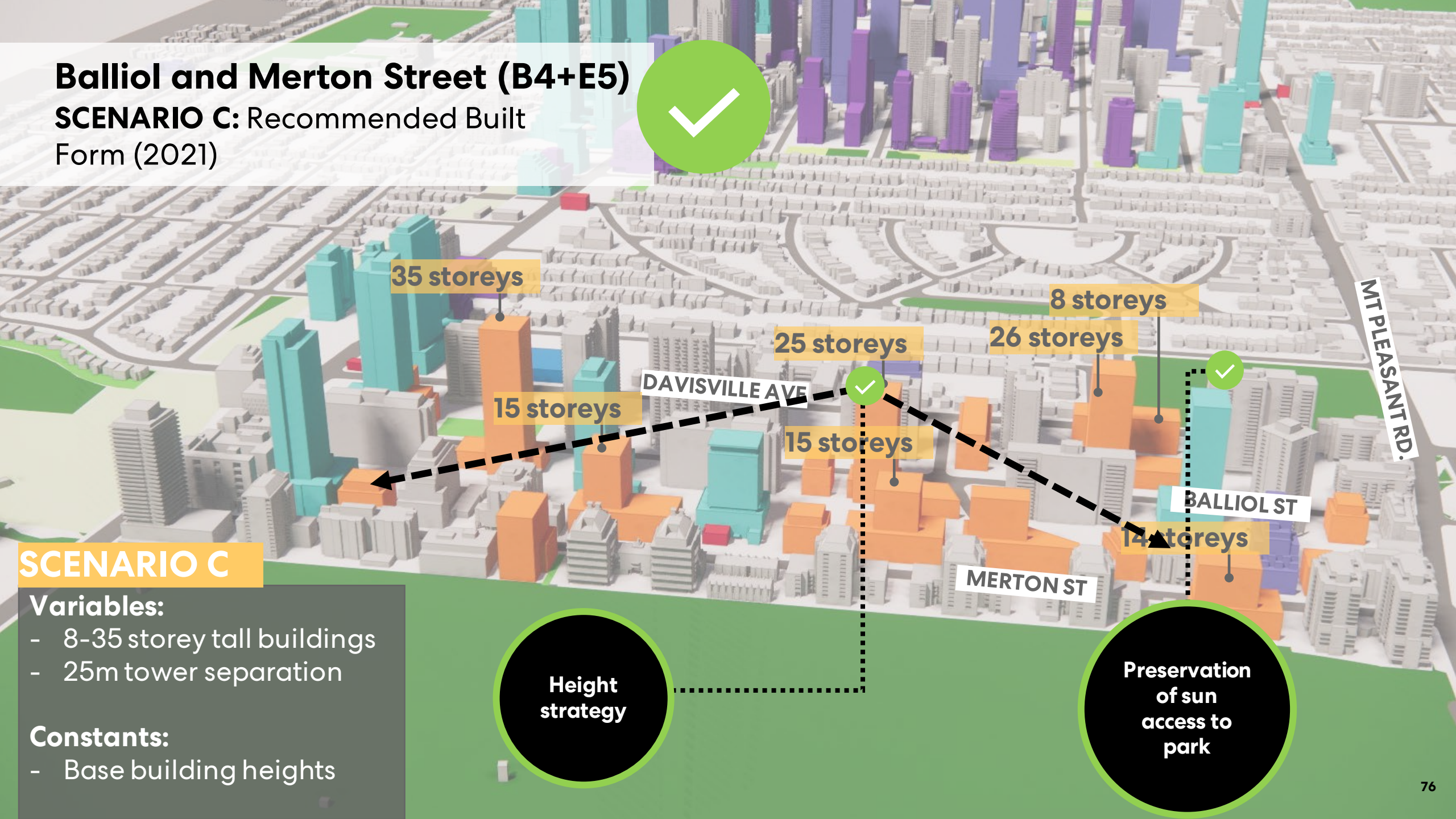
- 8-35 storey tall buildings
- 25m tower separation

Constants:

- Base building heights

Balliol and Merton Street (B4+E5)

SCENARIO C: Recommended Built Form (2021)



35 storeys

8 storeys

25 storeys

26 storeys

15 storeys

15 storeys

BALLIOL ST

14 storeys

MERTON ST

MT PLEASANT RD.

SCENARIO C

Variables:

- 8-35 storey tall buildings
- 25m tower separation

Constants:

- Base building heights



Balliol and Merton Street (B4+ E5)

SCENARIO C: Recommended Built Form (2021)

Recommendations:

- *25 tower separation*
- *35 – 25 – 14 storey height transition*
- *8 storey height on Davisville opposite June Rowlands Park*

SCENARIO C



Variables:

- 8-35 storey tall buildings
- 25m tower separation

Constants:

- Base building heights

Discussion 3

Character Areas C2, C3, D4

Yonge Eglinton Built Form Study

Discussion 3 – Character Areas

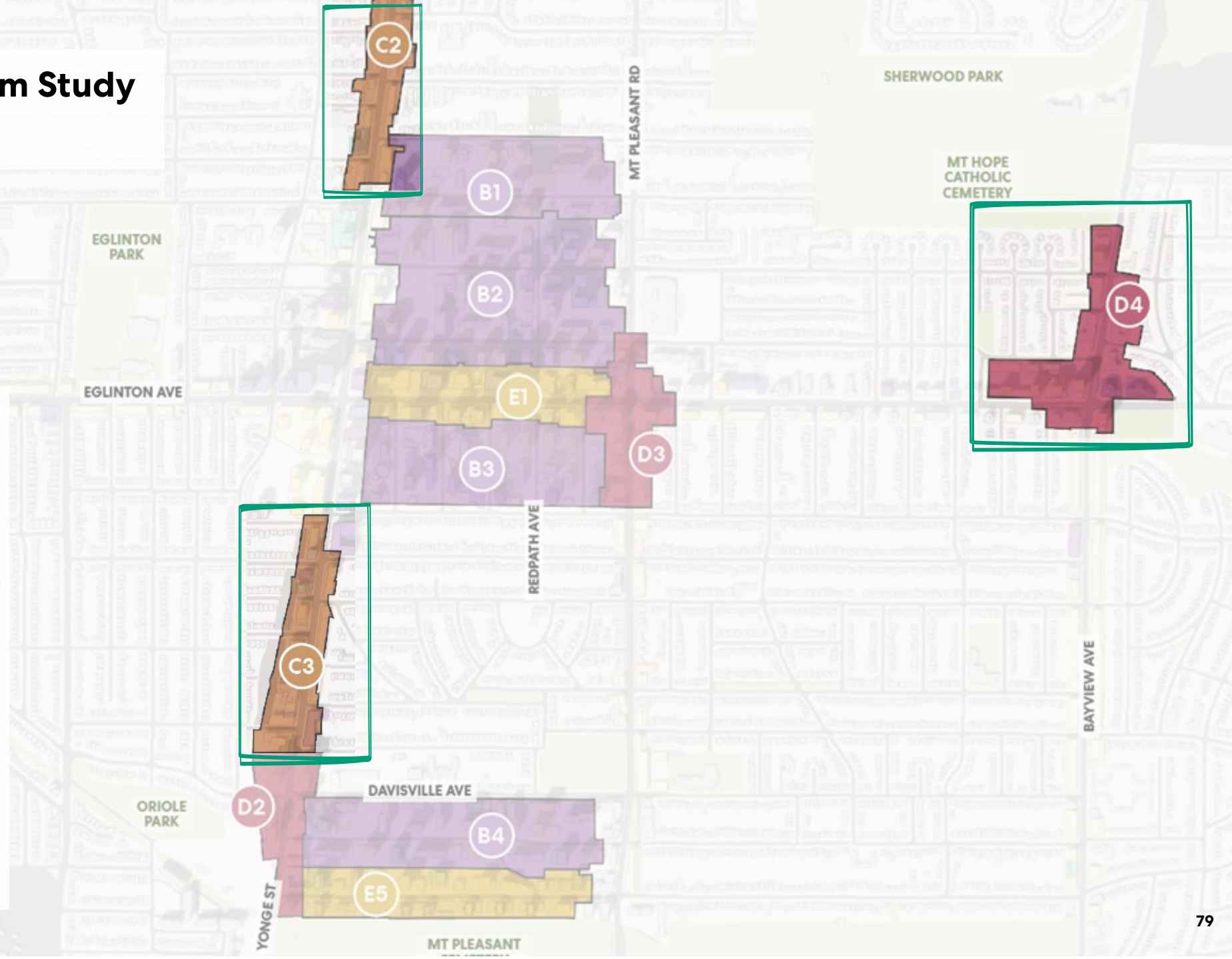
- Apartment High Streets
- Apartment Neighbourhoods
- Villages
- Cores
- Special Places

B1 Erskine and Keewatin
B2 Redpath Park Street Loop
B3 Soudan
B4 Davisville

C2 Yonge Street North Village
C3 Yonge Street South Village

D2 Davisville Station
D3 Mount Pleasant Station
D4 Bayview Focus Area

E1 Eglinton Greenline
E5 Merton Street



Character Area C2

Yonge Street North Village

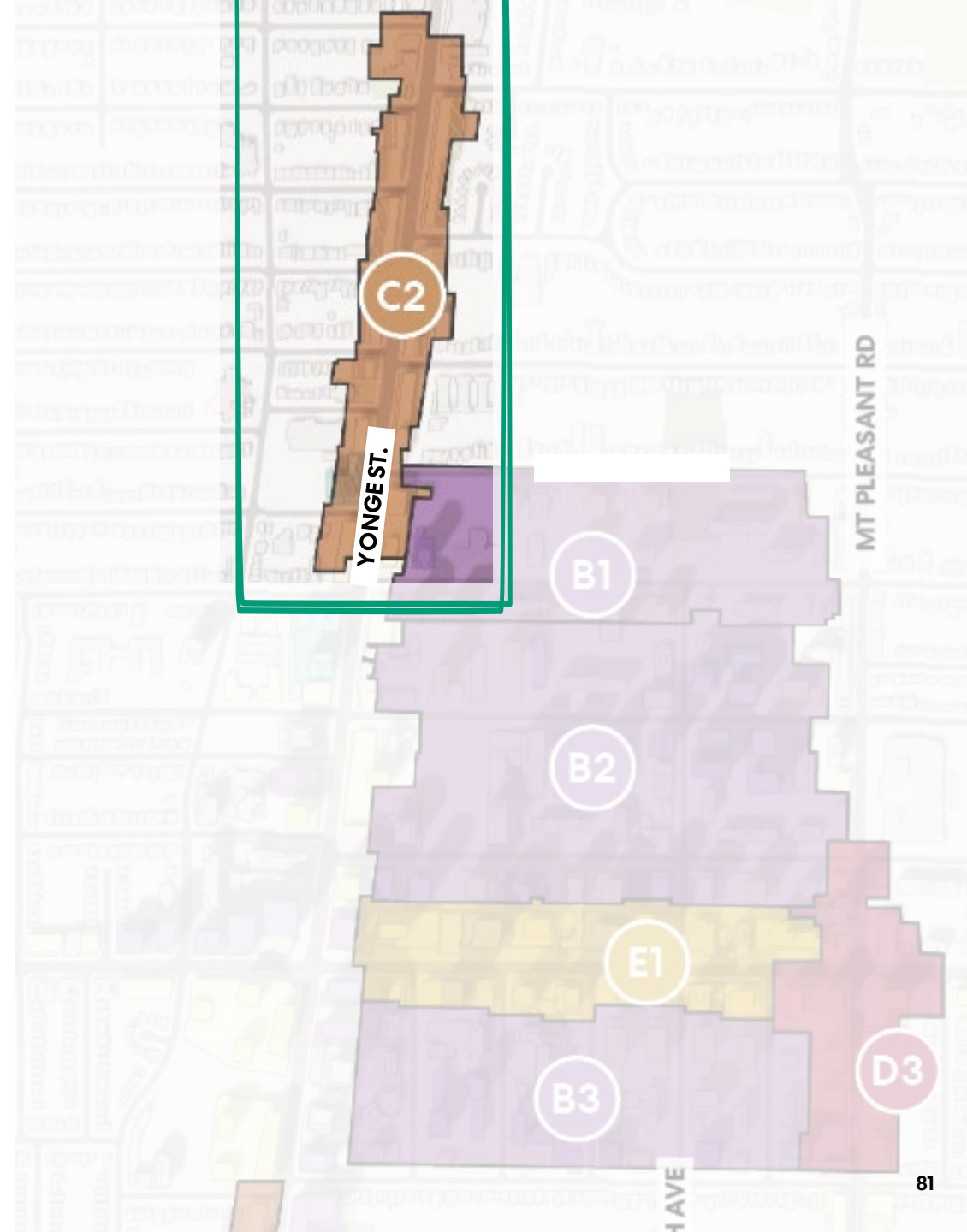
Yonge Street North Village (C2)

Neighbourhood Vision

Yonge Eglinton Built-Form Study (2019)

- **Widened sidewalks and a series of public squares**
- **Well-proportioned low- and mid-rise buildings**

“The Midtown Villages are historic main streets that will continue to be vital retail and service destinations for residents, workers and visitors. These areas will accommodate a mix of uses in well-proportioned low- and mid-rise buildings that appropriately conserve heritage resources. Buildings will reinforce the local character of these main streets by providing narrow retail frontages, frequent entrances and active uses at grade. Their design will complement planned public realm improvements resulting in comfortable, attractive and accessible public spaces that support civic and community life.”



Yonge Street North (C2)

Built-Form Criteria

Yonge Eglinton Built-Form Study (2019)

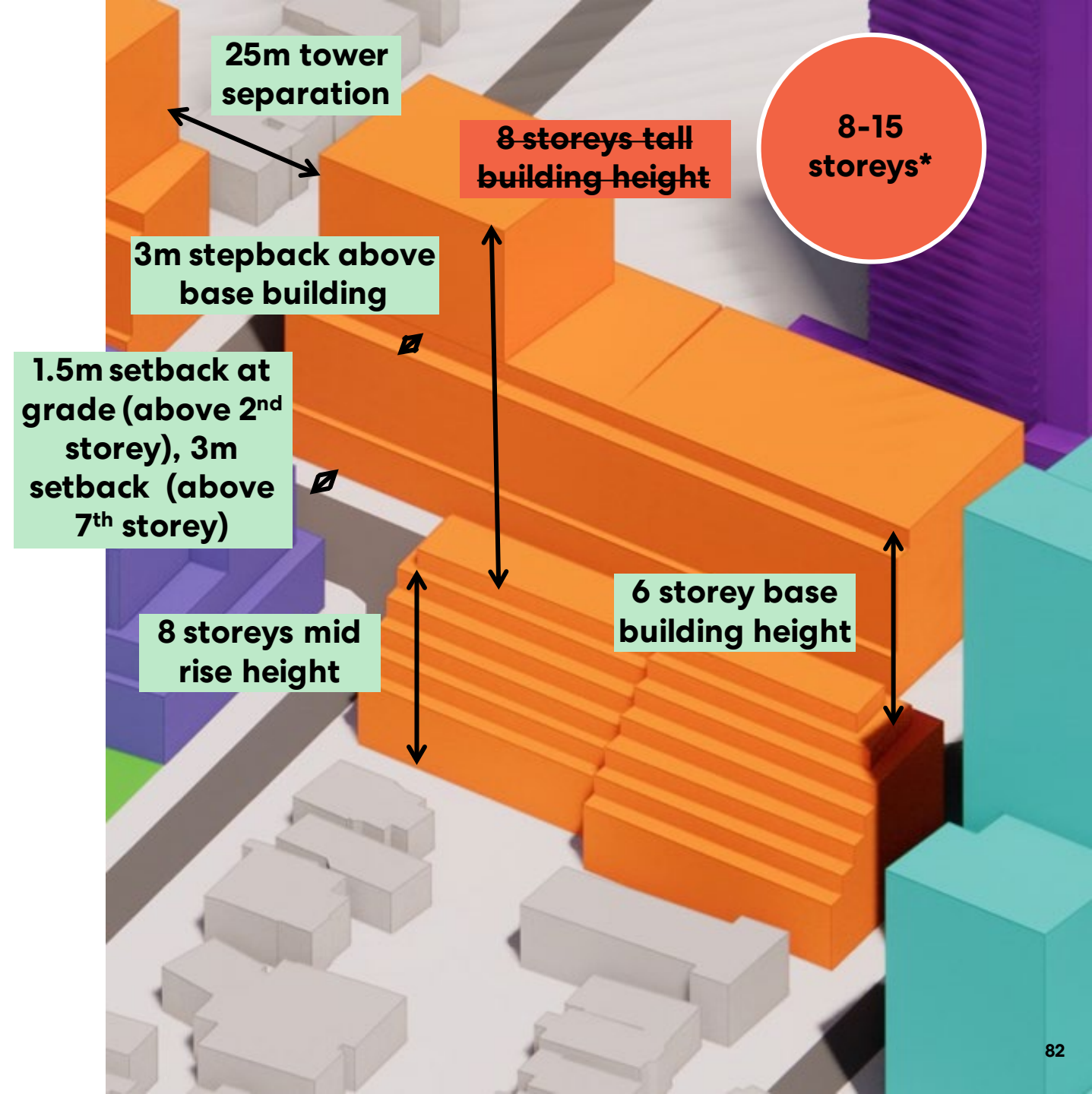
Elements not modified by the Province

- Setbacks
- Stepbacks
- Podium Height
- Midrise Height
- Tower Separation

Elements modified by the Province

- Tower Height

*South of Keewatin Ave / St Clements Ave



Yonge Street North (C2)

YONGE ST.

KEEWATIN AVE

ERSKINE AVE

15 storeys

25m tower separation

8 storeys

SCENARIO A

Variables:

- 15 storey max height
- 8 storey podiums
- 25m tower separation

Constant:

- 8 storey mid rise

- Existing building
- Under Construction
- Approved
- Proposed
- Provincial Guidance (2019)
- Existing Parks
- Future Parks
- Future Priority Parks

Yonge Street North (C2)

YONGE ST.

KEEWATIN AVE

ERSKINE AVE

15 storeys

30m tower separation

25m tower separation

8 storeys

SCENARIO B

Variables:

- 15 storey buildings
- 4 storey podiums
- 30m tower separation

Constant:

- 8 storey mid rise

- Existing building
- Under Construction
- Approved
- Proposed
- Provincial Guidance (2019)
- Existing Parks
- Future Parks
- Future Priority Parks

Yonge Street North (C2)

YONGE ST.

KEEWATIN AVE

ERSKINE AVE

15 storeys

8 storeys

SCENARIO C

Variables:

- 15 storey max height
- 8 storey podiums
- 25m tower separation

Constant:

- 8 storey mid rise

GFA change: ± 200%

- Existing building
- Under Construction
- Approved
- Proposed
- Provincial Guidance (2019)
- Existing Parks
- Future Parks
- Future Priority Parks

Yonge Street North (C2)

SCENARIO C: Recommended Built Form (2021)



15 storeys

KEEWATIN AVE

YONGE ST.

Mid-rise
scaled
buildings to
create
transition to
west

8 storeys

ERSKINE AVE

SCENARIO C

Variables:

- 15 storey max height
- 8 storey podiums
- 25m tower separation

Constant:

- 8 storey mid rise

- Existing building
- Under Construction
- Approved
- Proposed
- Provincial Guidance (2019)
- Existing Parks
- Future Parks
- Future Priority Parks

Yonge Street North (C2)

SCENARIO C: Recommended Built Form (2021)

Recommendations:

- *30m tower separation*
- *15 storey tower height*
- *8 storey midrise height*

Variables:

- 15 storey buildings
- 8 storey podiums
- 30m tower separation

Constant: 8 storey mid rise



Character Area C3

Yonge Street South Village

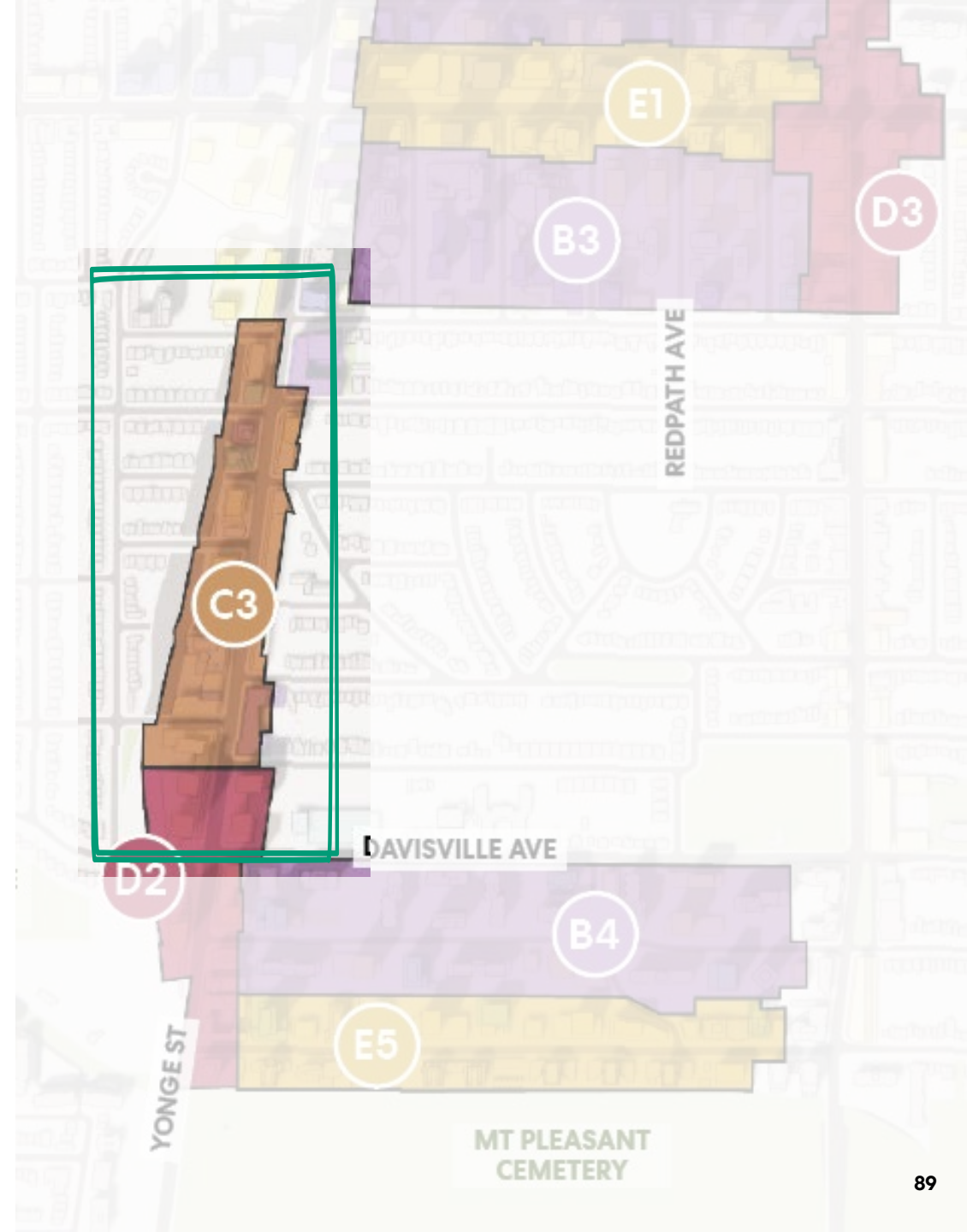
Yonge Street South Village (C3)

Neighbourhood Vision

Yonge Eglinton Built-Form Study (2019)

- **Widened sidewalks and a series of public squares**
- **Well-proportioned low and midrise buildings**
- **potential decking of the subway trench as a future linear public park**

“The Midtown Villages are historic main streets that will continue to be vital retail and service destinations for residents, workers and visitors. These areas will accommodate a mix of uses in well-proportioned low- and mid-rise buildings that appropriately conserve heritage resources. Buildings will reinforce the local character of these main streets by providing narrow retail frontages, frequent entrances and active uses at grade. Their design will complement planned public realm improvements resulting in comfortable, attractive and accessible public spaces that support civic and community life.”



Yonge Street South (C3)

Built-Form Criteria

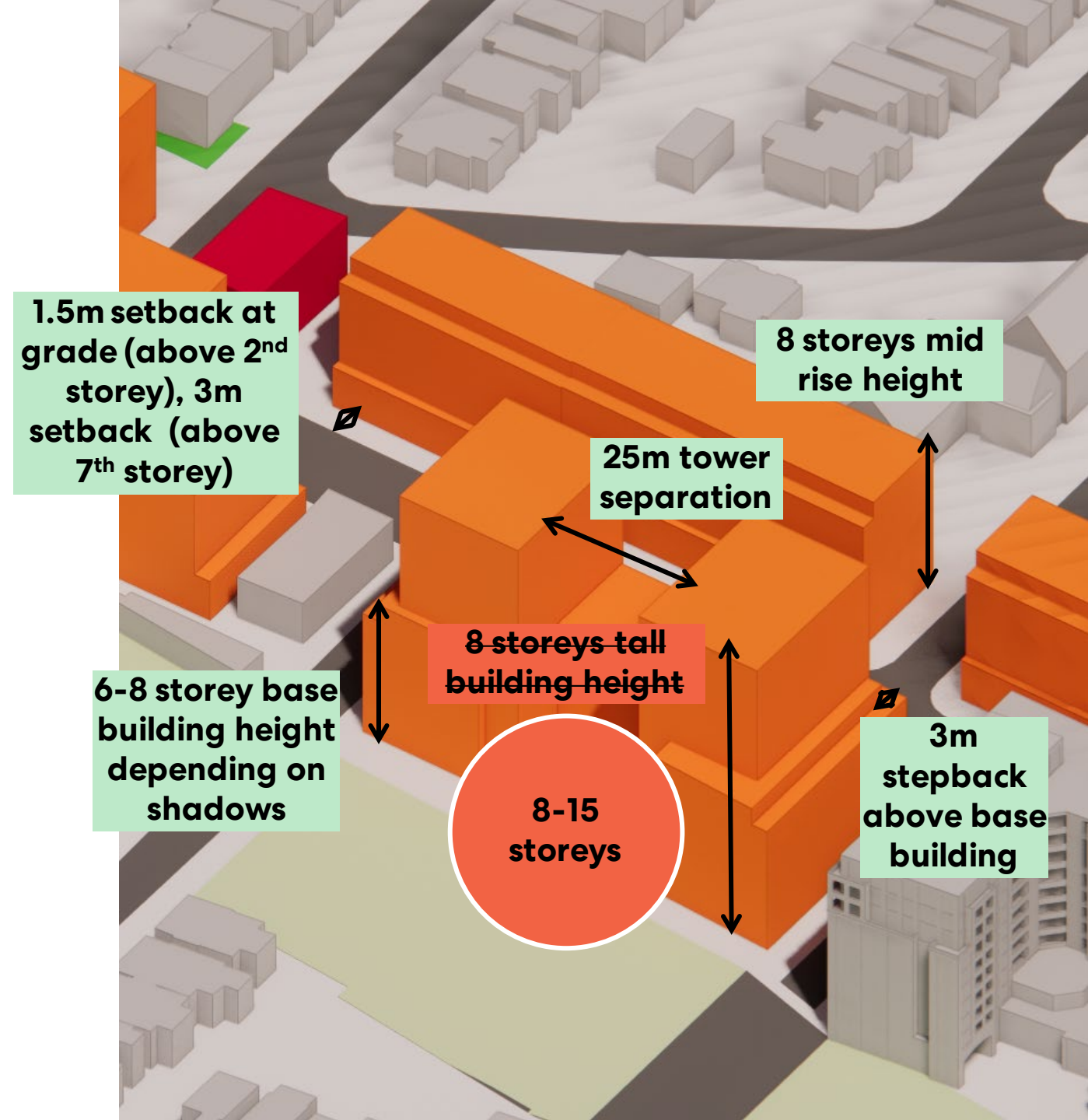
Yonge Eglinton Built-Form Study (2019)

Elements not modified by the Province

- Setbacks
- Stepbacks
- Podium Height
- Midrise Height
- Tower Separation

Elements modified by the Province

- Tower Height



Yonge Street South (C3)

MANOR RDE

25m tower separation

15 storeys

8 storeys

LOLA RD

YONGE ST.

SCENARIO A

Variables:

- 8-15 storey max height
- 25m tower separation

- Existing building
- Under Construction
- Approved
- Proposed
- Provincial Guidance (2019)
- Existing Parks
- Future Parks
- Future Priority Parks
- Heritage

Yonge Street South (C3)

15 storeys

MANOR RD

8 storeys

LOLA RD

15 storeys

YONGE ST.

SCENARIO B

Variables:

- 8-15 storey max height
- 25m tower separation

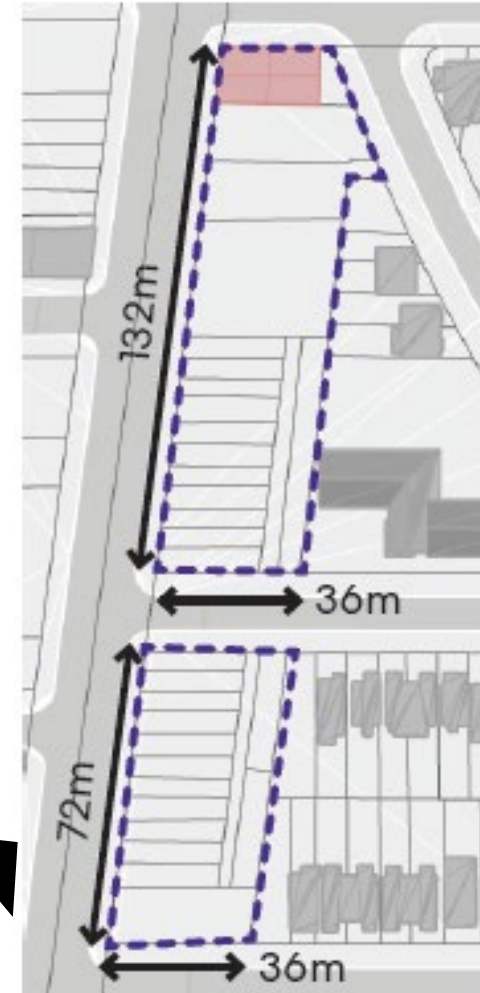
- Existing building
- Under Construction
- Approved
- Proposed
- Provincial Guidance (2019)
- Existing Parks
- Future Parks
- Future Priority Parks
- Heritage

Yonge Street South (C3)

Potential for towers in mid-rise sites



Deeper lots allow for adequate transition to lower rise areas, keeping with Neighbourhood vision



Yonge Street South (C3)

SCENARIO C

Variables:

- 8-15 storey max height
- 25m tower separation

-
- | | |
|--|----------------------------|
| | Existing building |
| | Under Construction |
| | Proposed |
| | Provincial Guidance (2019) |
| | Existing Parks |
| | Future Parks |
| | Future Priority Parks |
| | Heritage |

Yonge Street South (C3)

SCENARIO C: Recommended Built Form (2021)



MANOR RDE

8 storeys

8 storeys



SCENARIO C

Variables:

- 8-15 storey max height
- 25m tower separation

Appropriate
transition to
neighbourhoods

YONGE ST.

Yonge Street South (C3)

SCENARIO C: Recommended Built Form (2021)

Recommendations:

- *30m tower separation*
- *15-storeys (if lot length is at least 53.5m deep for corner lots/63m deep for midblock lots)*

SCENARIO C



Variables:

- 15 storey buildings
- 4 storey podiums
- 30m tower separation

Constant: 8 storey mid rise

Character Area D4

Bayview Focus

Bayview Focus (D4)

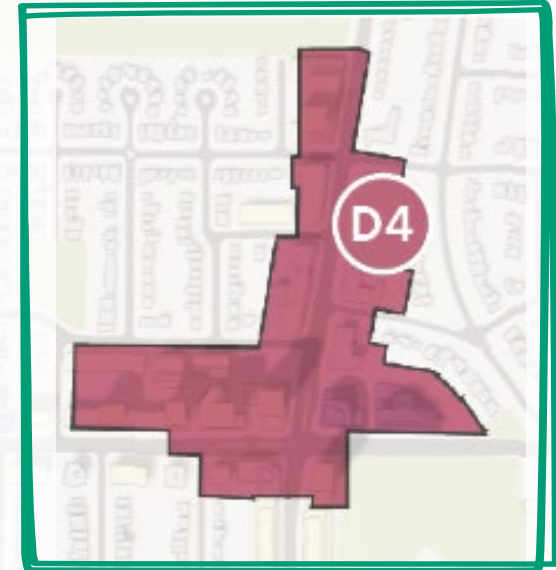
Neighbourhood Vision

Yonge Eglinton Built-Form Study (2019)

- **Predominantly mid-rise with some tall of a low/modest height framing the north side of Eglinton**
- **The intersection at Bayview/Eglinton will be a mixed-use, transit-oriented node**

“The Bayview Focus Area will be characterized by a predominantly mid-rise buildings with a limited number of tall buildings of a low and modest height framing the north side of Eglinton Avenue East. The core, surrounding the new transit station at the northwest corner of Bayview and Eglinton Avenues, will include expanded office and retail uses and additional residential development creating a mixed-use, transit-oriented node.”

MT HOPE
CATHOLIC
CEMETERY



BAYVIEW AVE

Bayview Focus (D4)

Built-Form Criteria

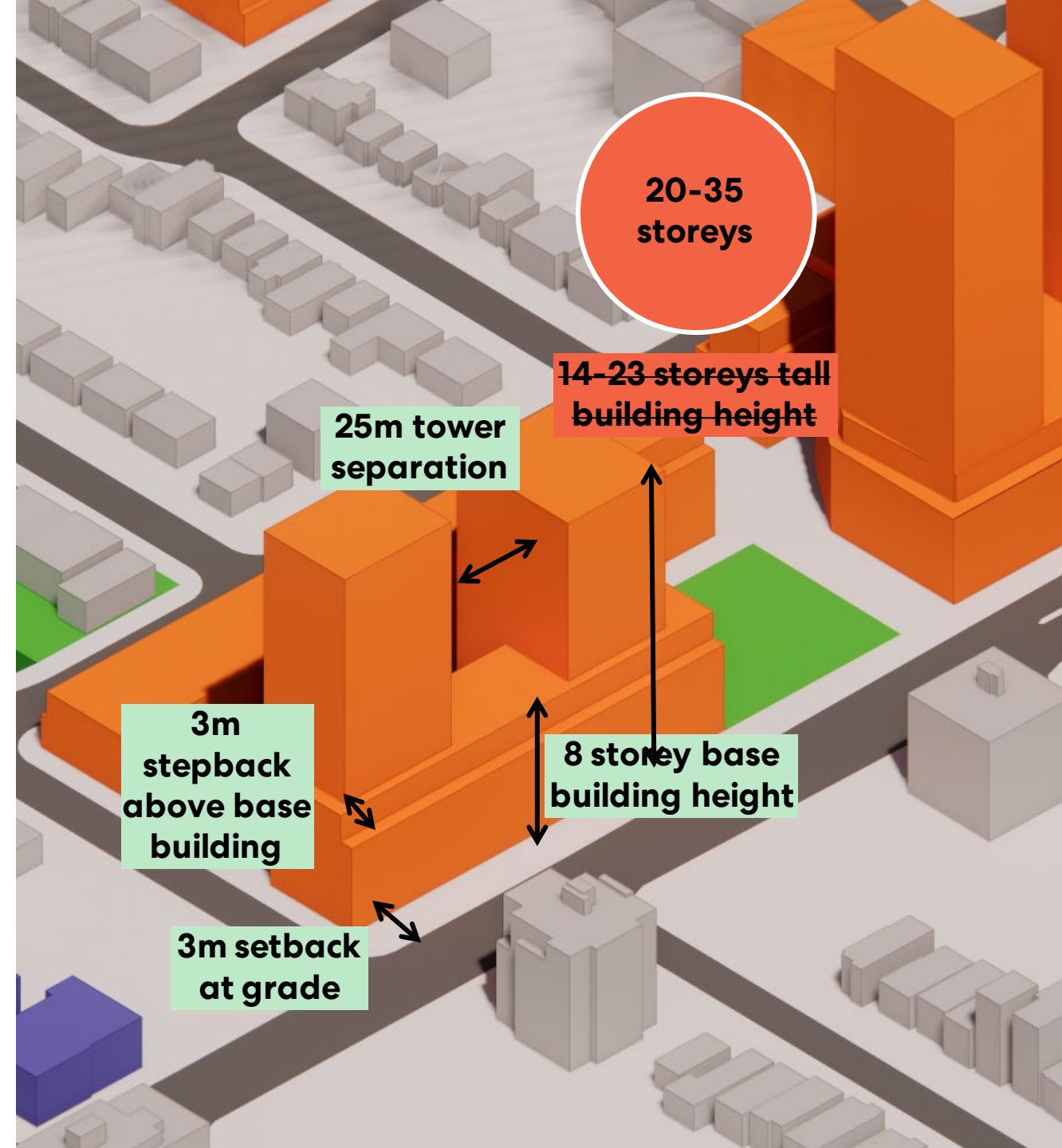
Yonge Eglinton Built-Form Study (2019)

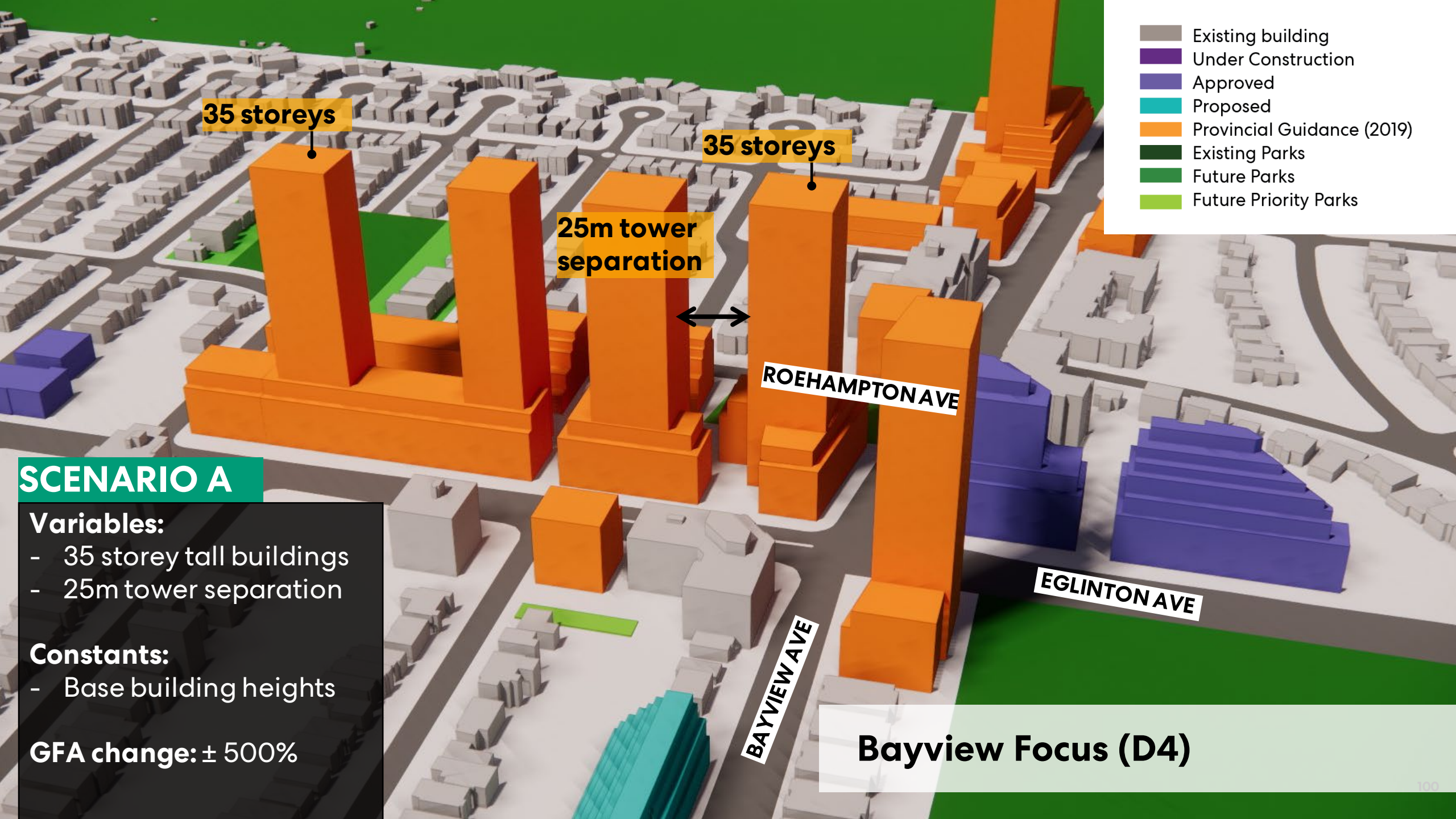
Elements not modified by the Province

- Setbacks
- Stepbacks
- Podium Height
- Midrise Height
- Tower Separation

Elements modified by the Province

- Tower Height





- Existing building
- Under Construction
- Approved
- Proposed
- Provincial Guidance (2019)
- Existing Parks
- Future Parks
- Future Priority Parks

35 storeys

35 storeys

25m tower separation

ROEHAMPTON AVE

EGLINTON AVE

BAYVIEW AVE

SCENARIO A

- Variables:**
- 35 storey tall buildings
 - 25m tower separation
- Constants:**
- Base building heights
- GFA change:** $\pm 500\%$

Bayview Focus (D4)

SUMMER



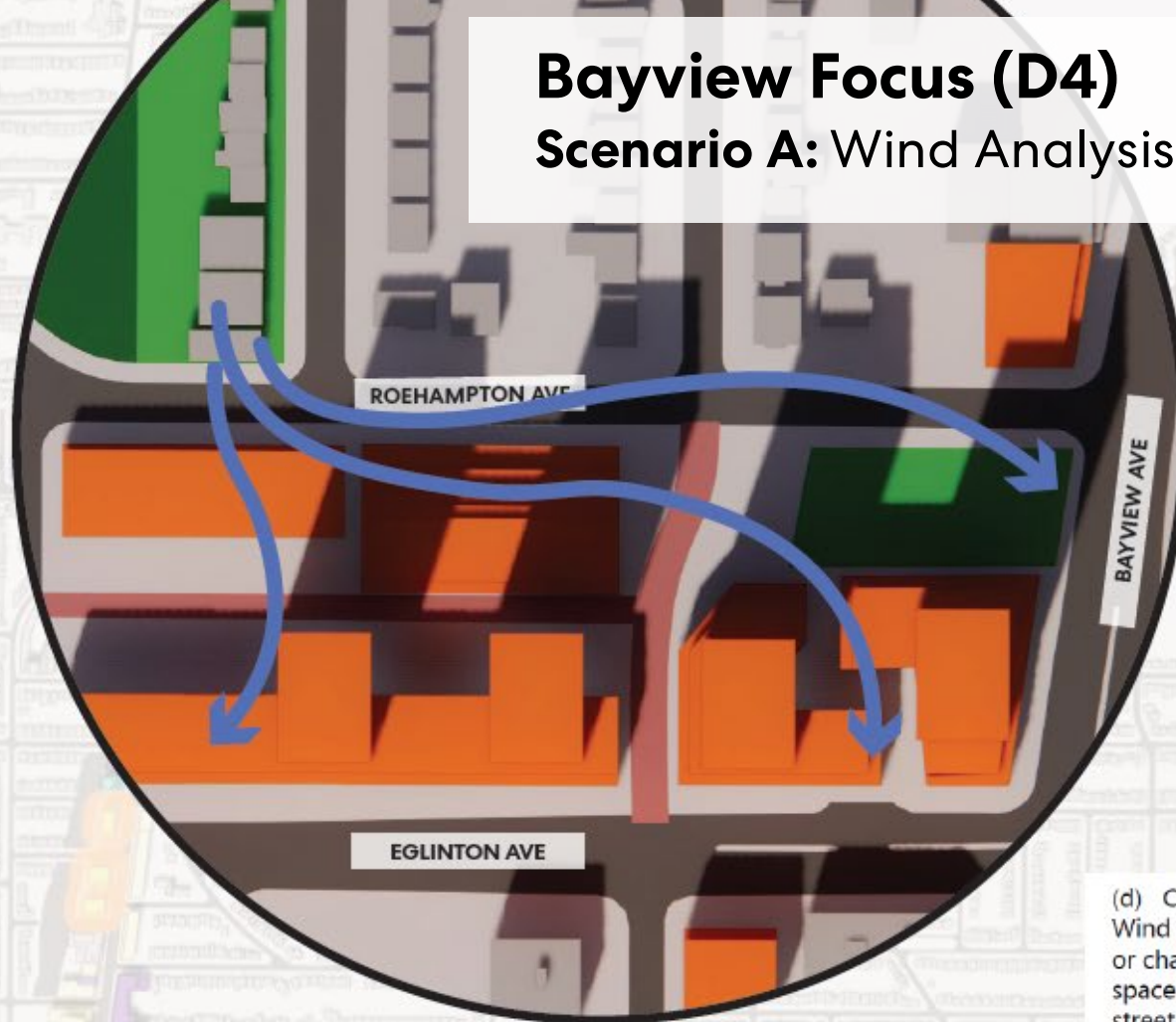
WINTER



EXISTING UNDER CONSTRUCTION PROPOSED

Bayview Focus (D4)

Scenario A: Wind Analysis (2020)



SITTING STANDING STROLLING WALKING UNCOMFORTABLE

Note that these wind speeds are assessed at the pedestrian height (i.e., 1.5m above grade or the concerned floor level), typically lower than those recorded in the airport (10m height and open terrain).

(d) Channeling:
Wind tends to accelerate in gaps or channels created by closely spaced buildings or narrow street canyons



Bayview Focus (D4)

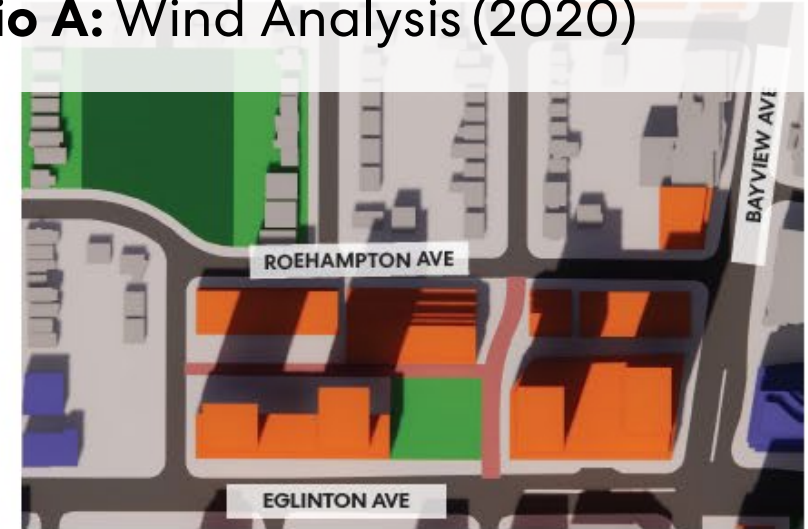
Scenario A: Wind Analysis (2020)



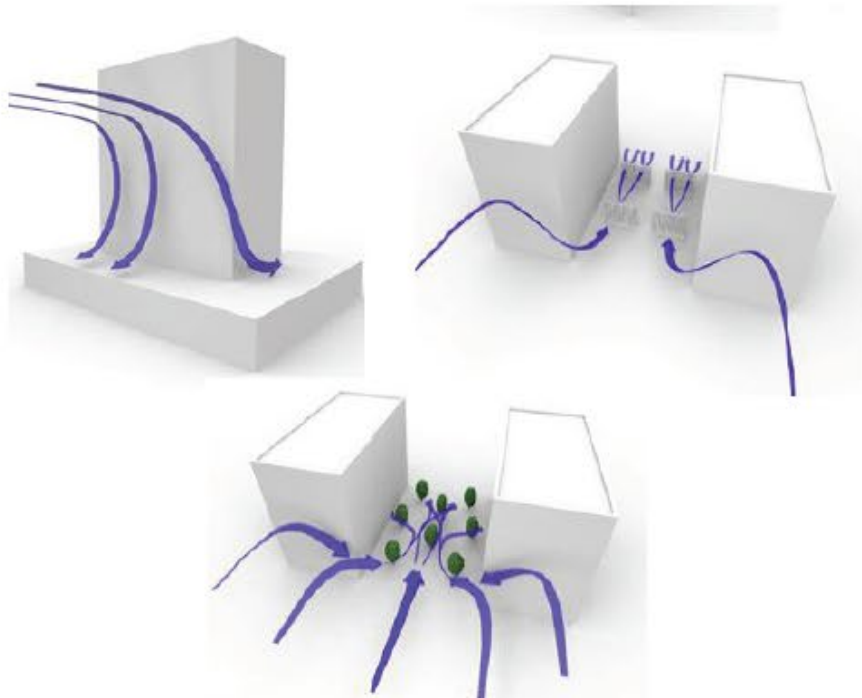
Wind Mitigation Strategy- Option 1



Wind Mitigation Strategy- Option 2



Wind Mitigation Strategy- Option 3

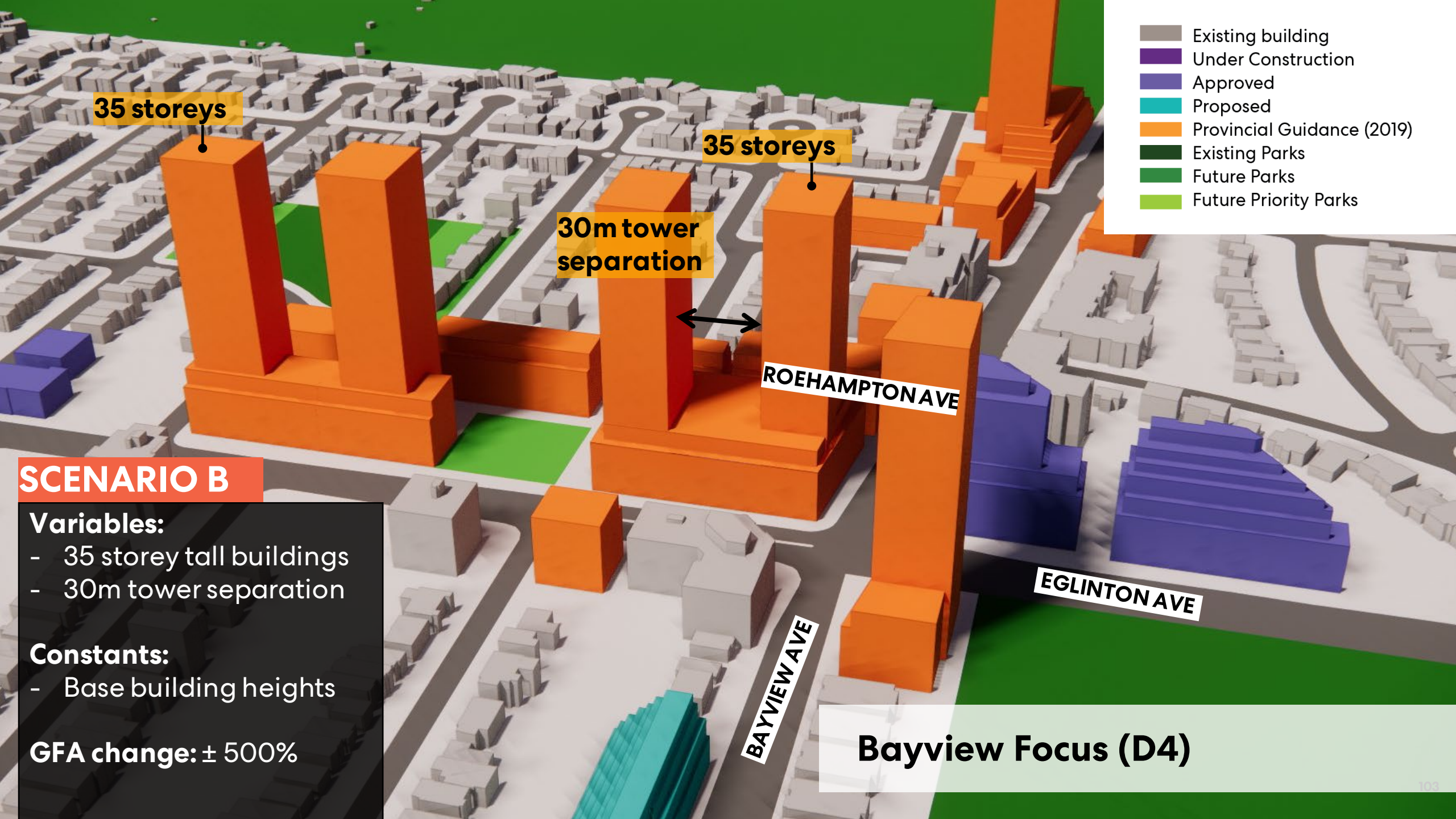


(e) Wind Control Strategies:

Reshaping of the building for a streamlined flow and large podiums to capture downwashing are larger scale modifications that would lower the potential for severe wind impact at grade.

Smaller, area-focused measures include the use of canopies, covered walkways, strategic placement of landscaping, dense trees and wind screens.

Canopies, overhead trellises and even trees with wide crowns protect against downwashing winds by redirecting or dispersing them. Tall screening elements including solid architectural screens and landscaping with large bodies (including trees, large plants, hedges, etc.) can be used to reduce exposure to ambient wind and the impact of wind acceleration around buildings



- Existing building
- Under Construction
- Approved
- Proposed
- Provincial Guidance (2019)
- Existing Parks
- Future Parks
- Future Priority Parks

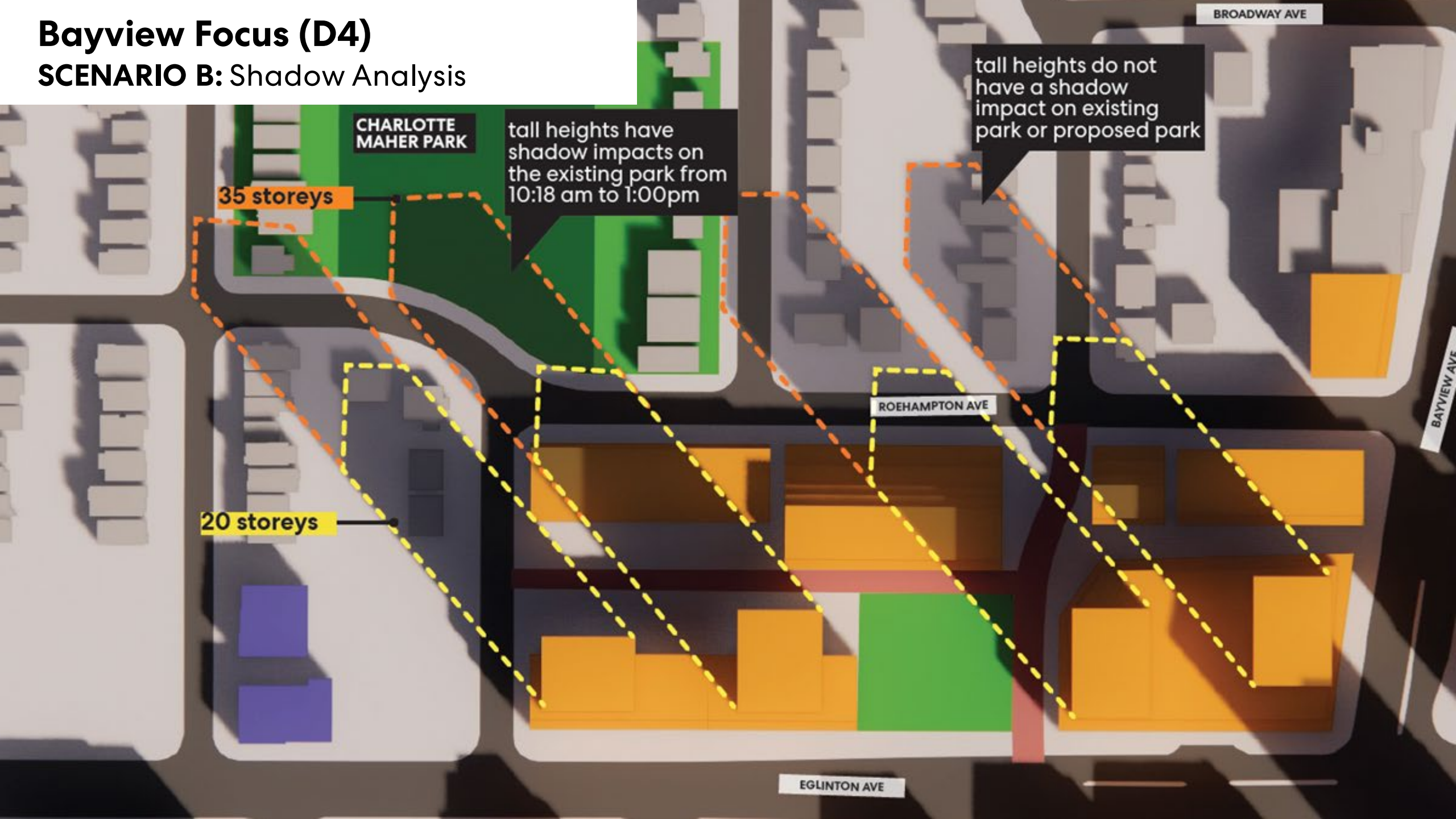
SCENARIO B

- Variables:**
- 35 storey tall buildings
 - 30m tower separation
- Constants:**
- Base building heights
- GFA change: $\pm 500\%$**

Bayview Focus (D4)

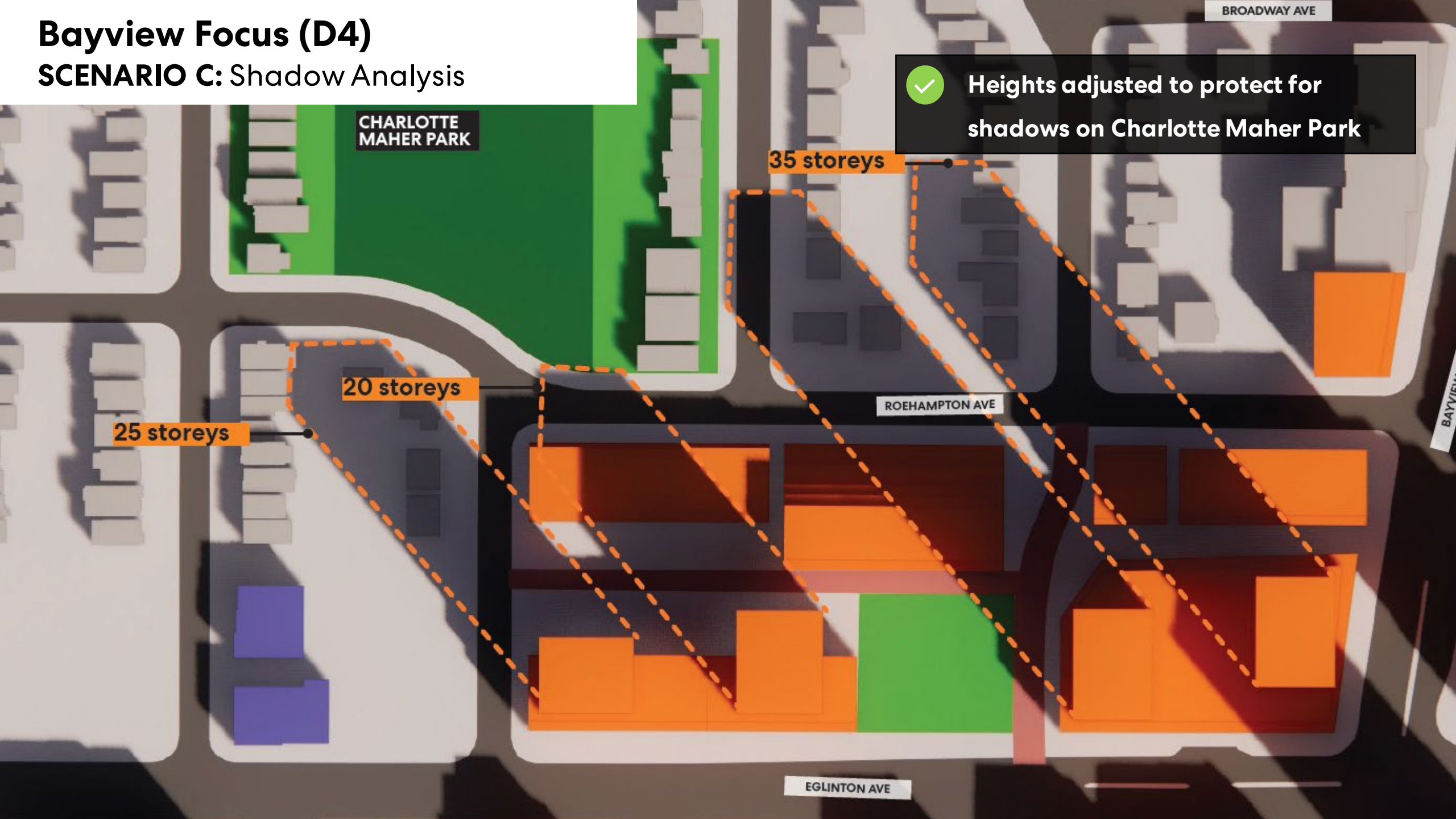
Bayview Focus (D4)

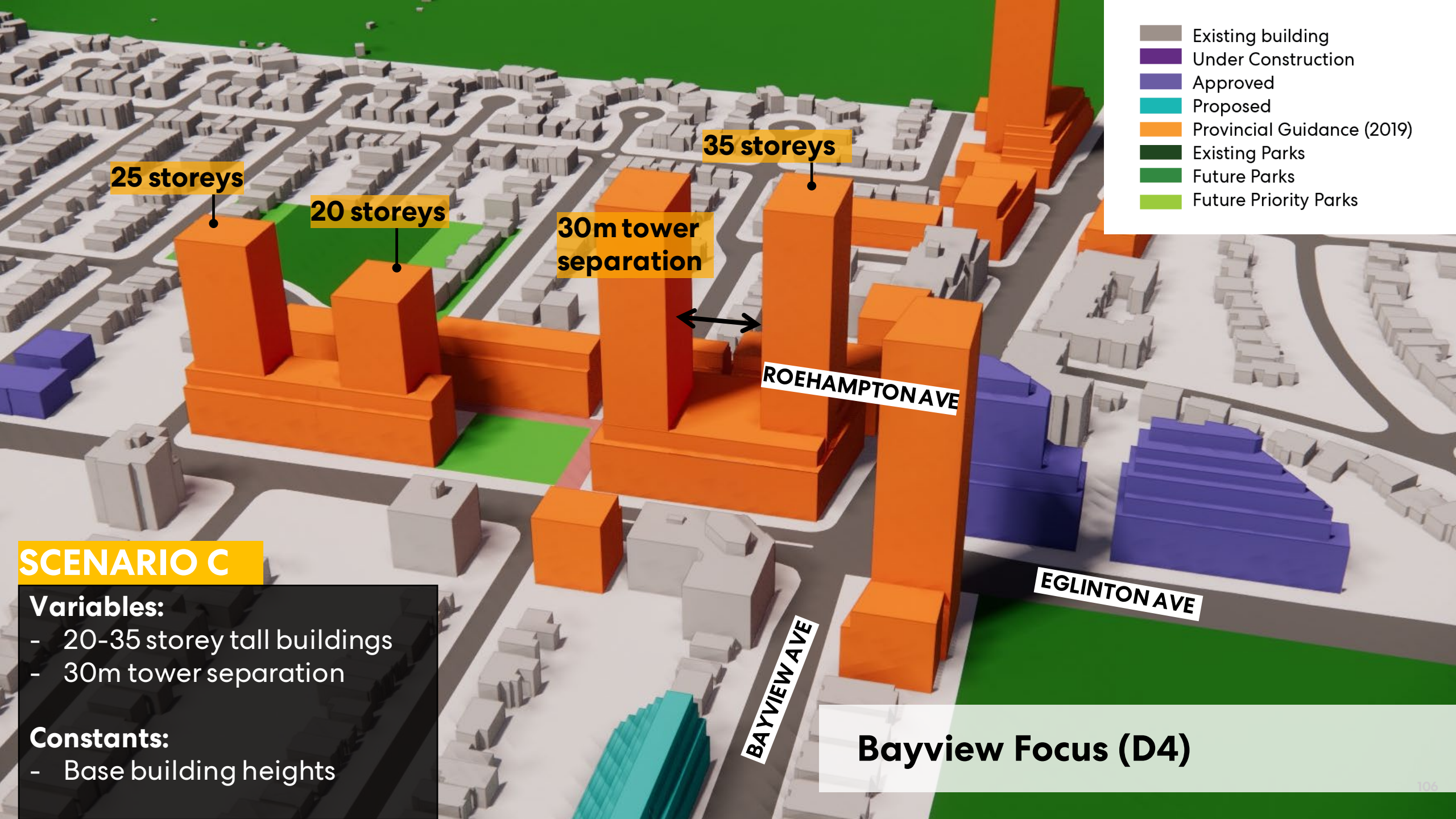
SCENARIO B: Shadow Analysis



Bayview Focus (D4)

SCENARIO C: Shadow Analysis





- Existing building
- Under Construction
- Approved
- Proposed
- Provincial Guidance (2019)
- Existing Parks
- Future Parks
- Future Priority Parks

SCENARIO C

- Variables:**
- 20-35 storey tall buildings
 - 30m tower separation
- Constants:**
- Base building heights

Bayview Focus (D4)

Protecting
Charlotte
Maher Park
from
shadows

Wind
mitigation
strategies

30m tower
separation

35 storeys

Appropriate
location for
open space

- Existing building
- Under Construction
- Approved
- Proposed
- Provincial Guidance (2019)
- Existing Parks
- Future Parks
- Future Priority Parks

SCENARIO C

Variables:

- 20-35 storey tall buildings
- 30m tower separation

Constants:

- Base building heights

GFA change: $\pm 400\%$

Bayview Focus (D4)

**SCENARIO C: Recommended Built
Form**

Bayview Focus (D4)

SCENARIO C: Recommended Built Form (2021)

Recommendations:

- *30m tower separation*
- *20-35 storey height*
- *New park located on Eglinton Avenue east*
- *Protecting Charlotte Maher Park from shadows*

SCENARIO C



Variables:

- 20-35 storey tall buildings
- 30m tower separation

Constants:

- Base building heights

Scenario Overview

	B1 Erskine and Keewatin	B2 Redpath Park Loop	B3 Soudan	C2 Yonge Street North	C3 Yonge Street South	D2 Davisville Station	D3 Mount Pleasant Station	D4 Bayview Focus	E1 Eglinton Green Line	B4/E5 Balliol / Merton Street
Scenario A Built Form as per high-end of 2019 Provincial Guidance	<ul style="list-style-type: none"> 25m tower separation 18 stys on Keewatin 35 stys on Erskine 	<ul style="list-style-type: none"> 25m tower separation 50 sty tall buildings 	<ul style="list-style-type: none"> 25m tower separation 35 sty tall buildings 7m tower setbacks 	<ul style="list-style-type: none"> 25m tower separation 8 sty midrise west of Yonge Two 15 sty towers east with 8 sty podium on east side 	<ul style="list-style-type: none"> 25m tower separation 8 sty base buildings 15 stys max height on both sides of Yonge Street 	<ul style="list-style-type: none"> 25m tower separation 45 sty towers 	<ul style="list-style-type: none"> 25m tower separation 35 sty towers 	<ul style="list-style-type: none"> 25m tower separation 35 sty towers Park located along Roshampton Ave 	<ul style="list-style-type: none"> 25m tower separation 55 stys west of Redpath Ave 40 stys east of Redpath Ave 	<ul style="list-style-type: none"> 25m tower separation 4 sty base building for Balliol St. and 5 stys for Merton St. 40 sty towers
Scenario B	<ul style="list-style-type: none"> 30m tower separation 12 stys on Keewatin 25 stys north of Erskine 35 stys at Yonge and Erskine 	<ul style="list-style-type: none"> 30m tower separation 50 stys transitioning to 35 stys towards the east 	<ul style="list-style-type: none"> 30m tower separation 35 storey tall buildings 4.5m tower setbacks 	<ul style="list-style-type: none"> 30m tower separation 8 sty mid-rise on west side Two 15 sty towers with 4 sty podium on east side 	<ul style="list-style-type: none"> 30m tower separation 8 sty mid-rise on shallow lots 15 sty buildings only if lot depth is at least 51m 	<ul style="list-style-type: none"> 30m tower separation 45 sty towers at the intersection 30 sty towers away from intersection 	<ul style="list-style-type: none"> 30m tower separation 35 stys at Eglinton and Mt Pleasant, transitioning down to 20 stys 	<ul style="list-style-type: none"> 30m tower separation 35 stys along Eglinton Park located along Eglinton Ave 	<ul style="list-style-type: none"> 30m tower separation 55 stys transitioning down to 35 stys from west to east 	<ul style="list-style-type: none"> 30m tower separation 35 stys transitioning down to 20 stys from west to east 20 to 15 stys from north to south
Scenario C			<ul style="list-style-type: none"> 30m tower separation 35 storey tall buildings Larger tower setbacks on Redpath (8m) than along other streets 	<ul style="list-style-type: none"> 30m tower separation 8 sty mid-rise on west side One 15 sty tower with 8 sty podium on east side 	<ul style="list-style-type: none"> 30m tower separation 8 sty mid-rise east of Yonge Street 15 sty buildings west of Yonge Street 			<ul style="list-style-type: none"> 30m tower separation 35 stys along Eglinton 25 & 20 stys at Bruce Prk Ave Park located along Eglinton Ave 		<ul style="list-style-type: none"> 30m tower separation Tower transition as in Scenario B 8 storey midrise on Davisville and Acacia Rd