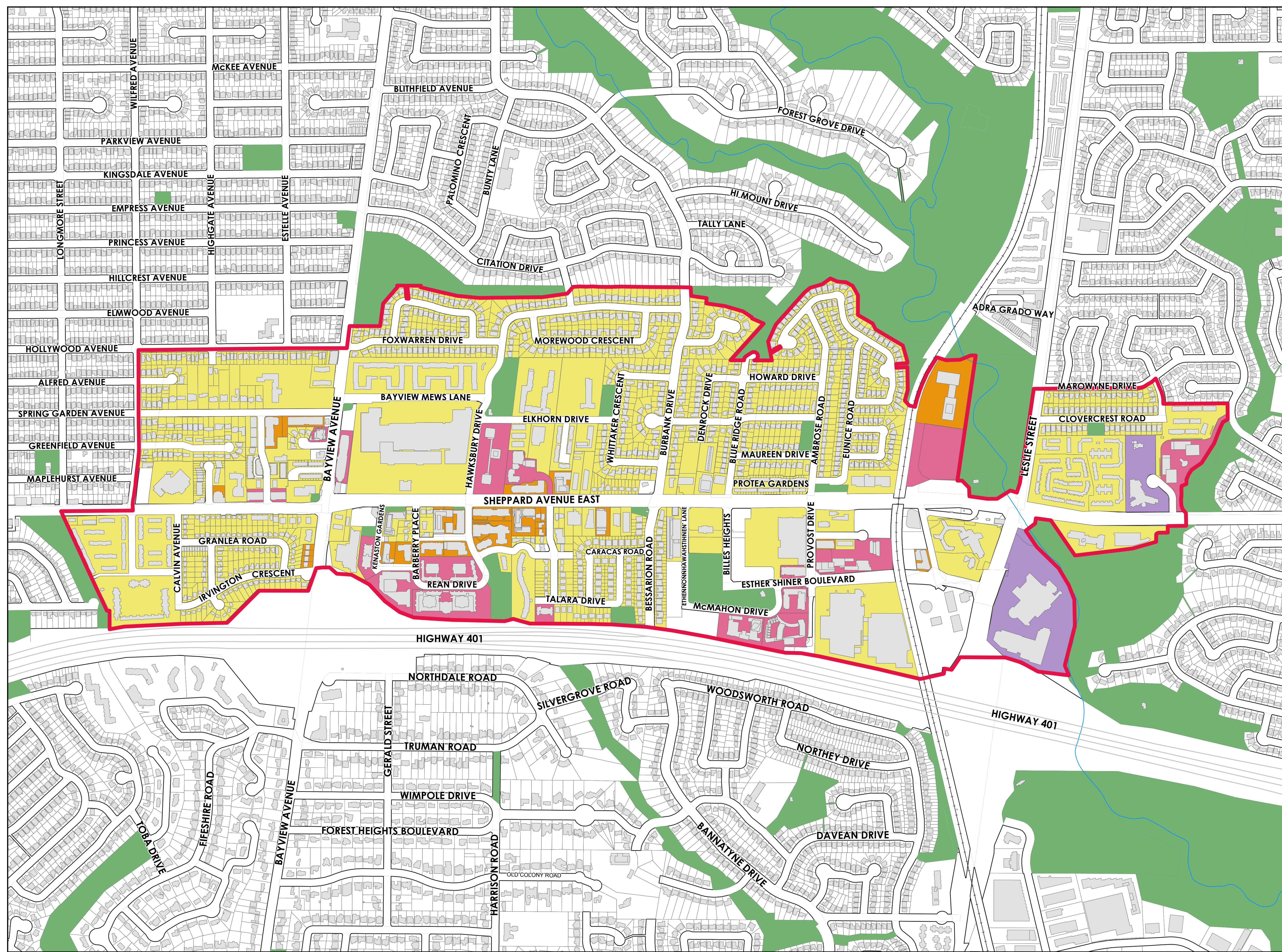







Built Form - Existing Conditions



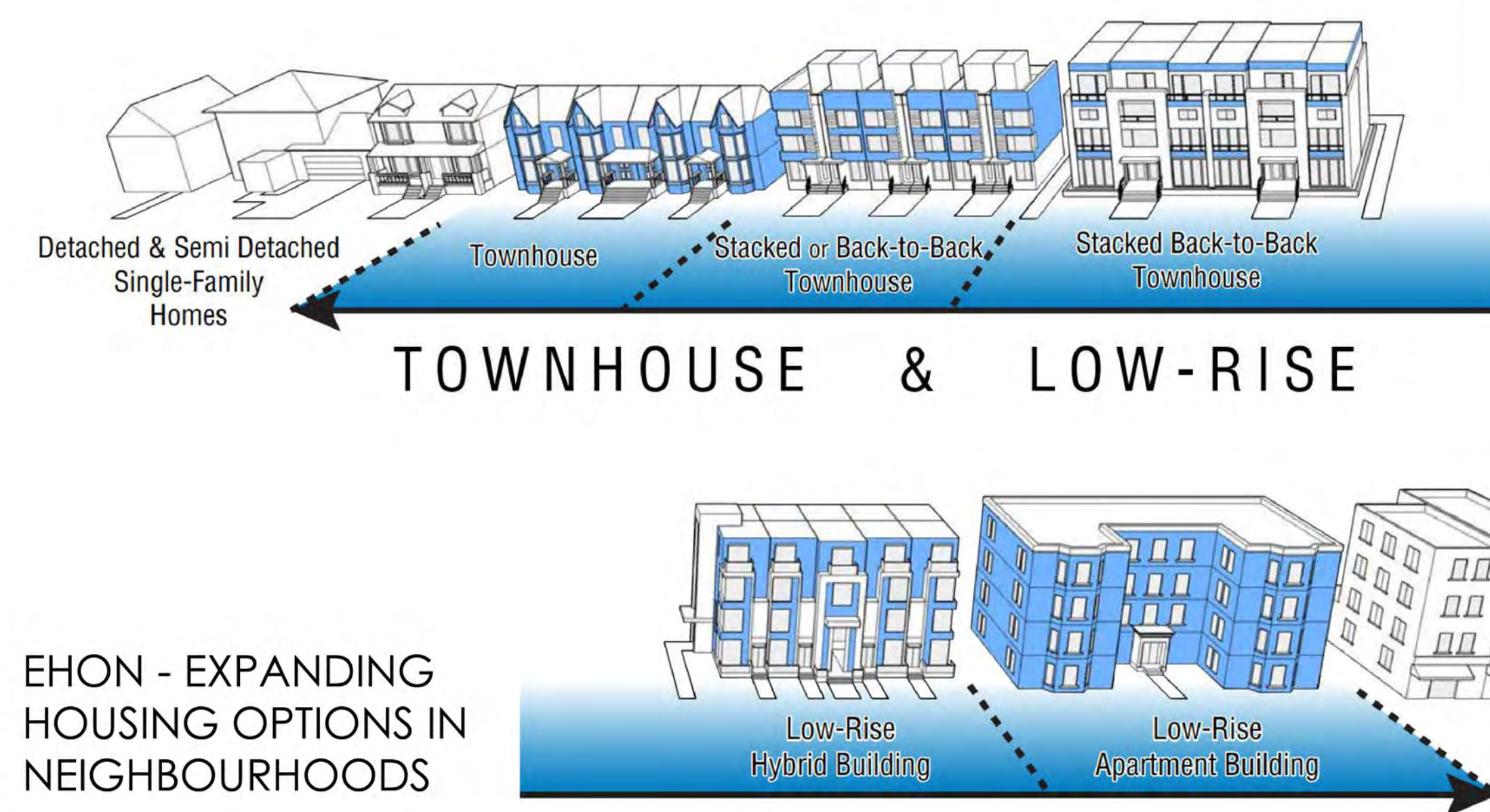
-  Study Area
-  Institution
-  Low-Rise
(4 Storeys or less)
-  Mid-Rise
(generally the width of the
right-of-way)
-  Tall Buildings
(greater than the width of the
right-of-way)

Built Form - Types



LOW-RISE BUILDINGS

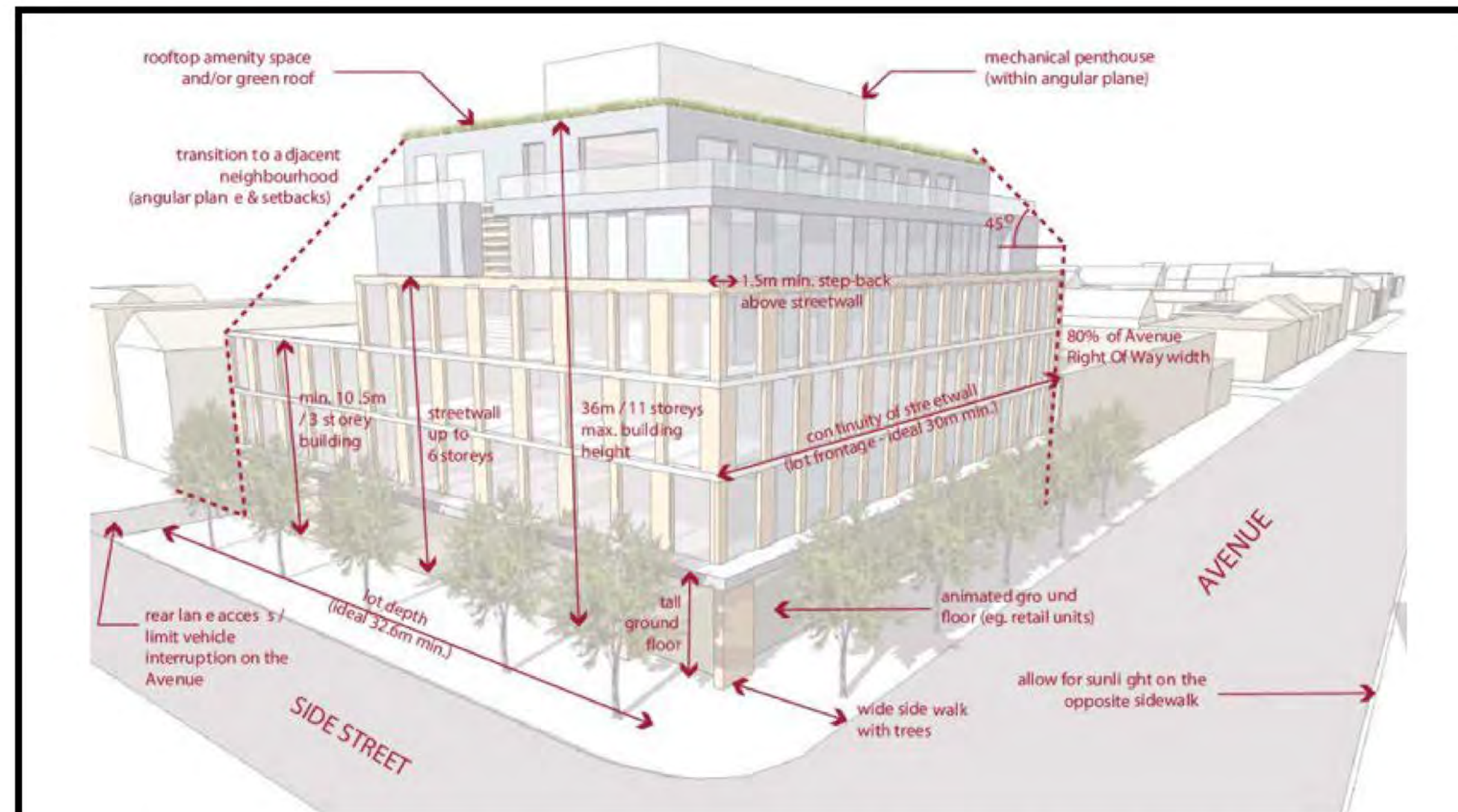
Buildings that are low-rise or multi-unit building developments that are four storeys or less make up the low rise built form. Low-rise, multi-unit buildings will often be located adjacent to and sometimes within stable residential areas. Low-rise, multi-unit residential buildings take many forms.



Expanding Housing Options in Neighbourhoods is a City of Toronto initiative to facilitate more low-rise housing in residential neighbourhoods to meet the needs of our growing city. The City is working to expand opportunities for “missing middle” housing forms in Toronto, ranging from duplexes to low-rise walk-up apartments.



MID-RISE BUILDINGS



Mid-rise buildings are bigger than houses but smaller than towers. Mid-rise buildings have a good scale and relationship to the street. They define or make walls to the street that are tall enough to feel like a city and provide lots of usable space, but low enough to let the sun in and open the view to the sky from the street. They support a comfortable pedestrian environment, and animate the street by lining the sidewalk with doors and windows with active uses including stores, restaurants, services, grade related apartments, and community uses.



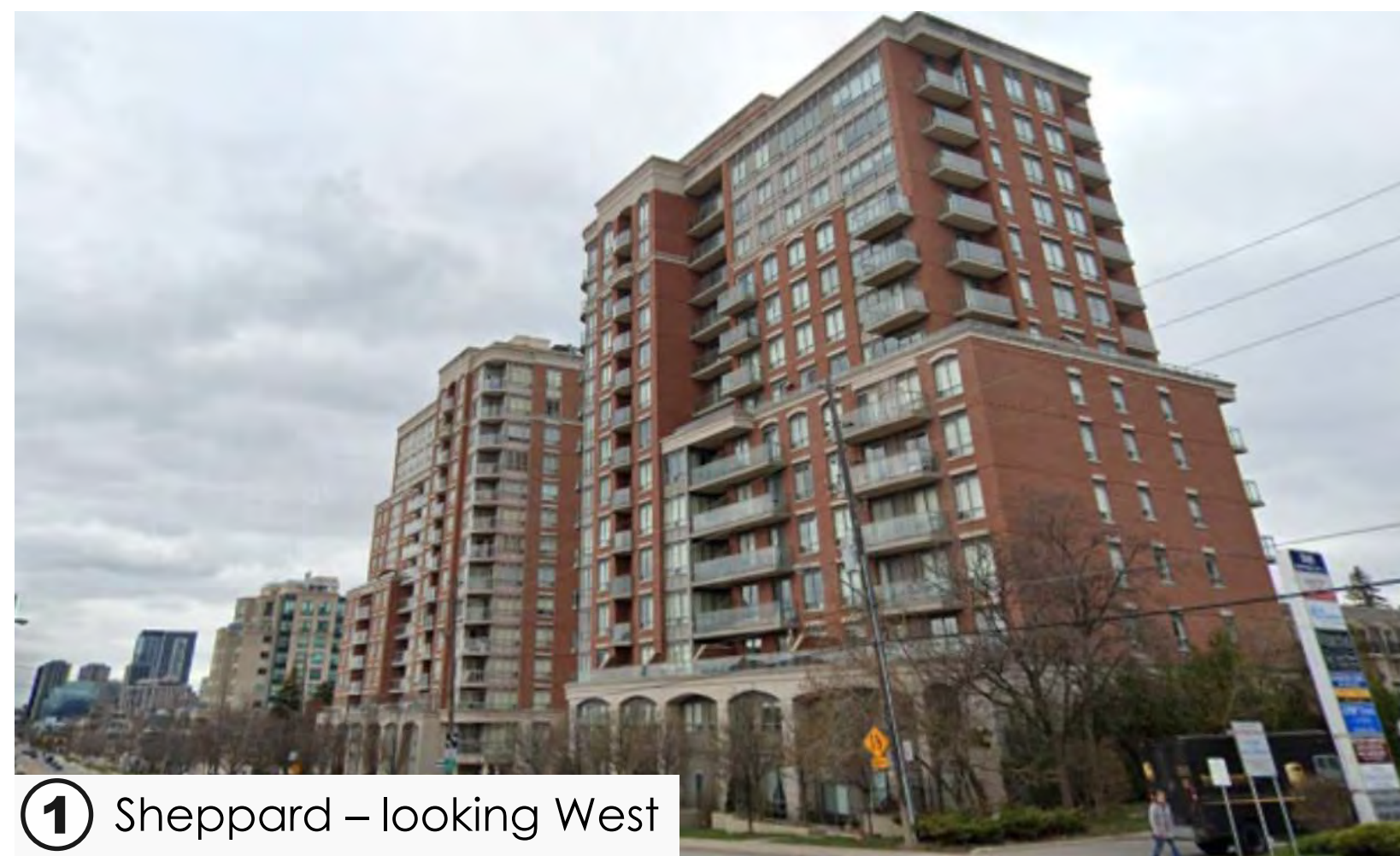
TALL BUILDINGS



Tall buildings are generally defined as buildings with height that is greater than the width of the adjacent street right-of-way or the wider of two streets if located at an intersection. Most Tall buildings in Toronto will follow a classic form and consist of three carefully integrated parts: a base building, middle, and top, each with a particular role to play in achieving the goals of the Official Plan.



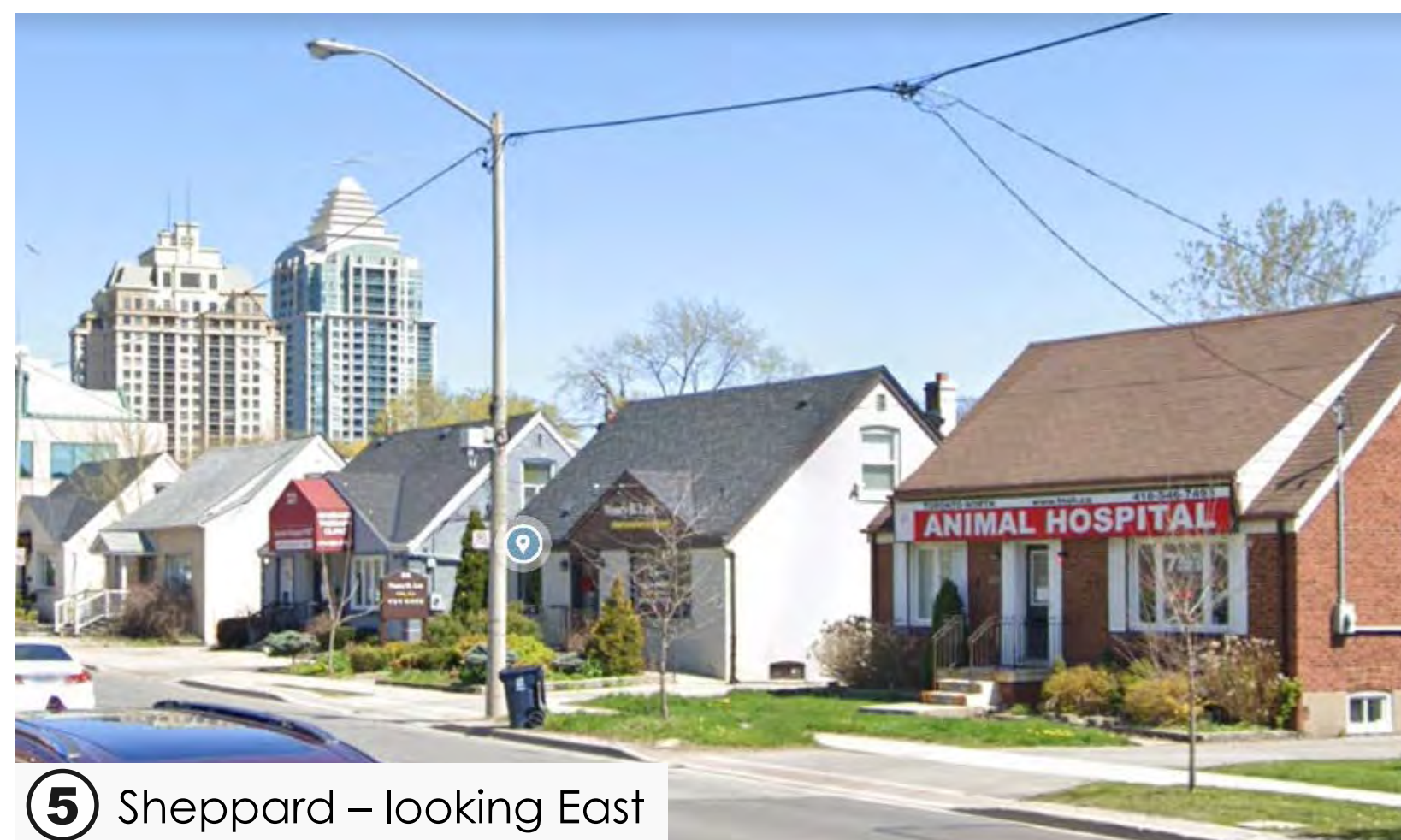
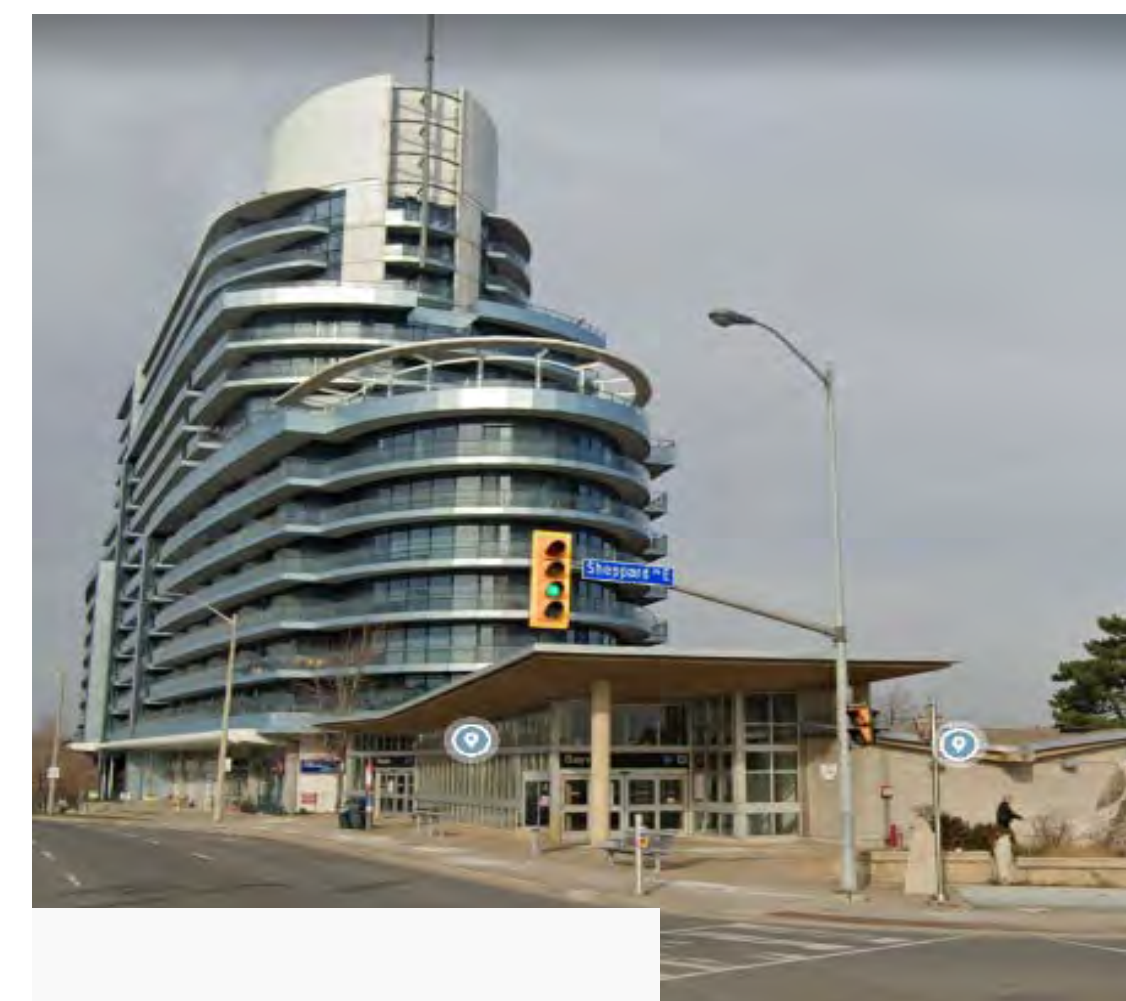
Built Form - Bayview Node



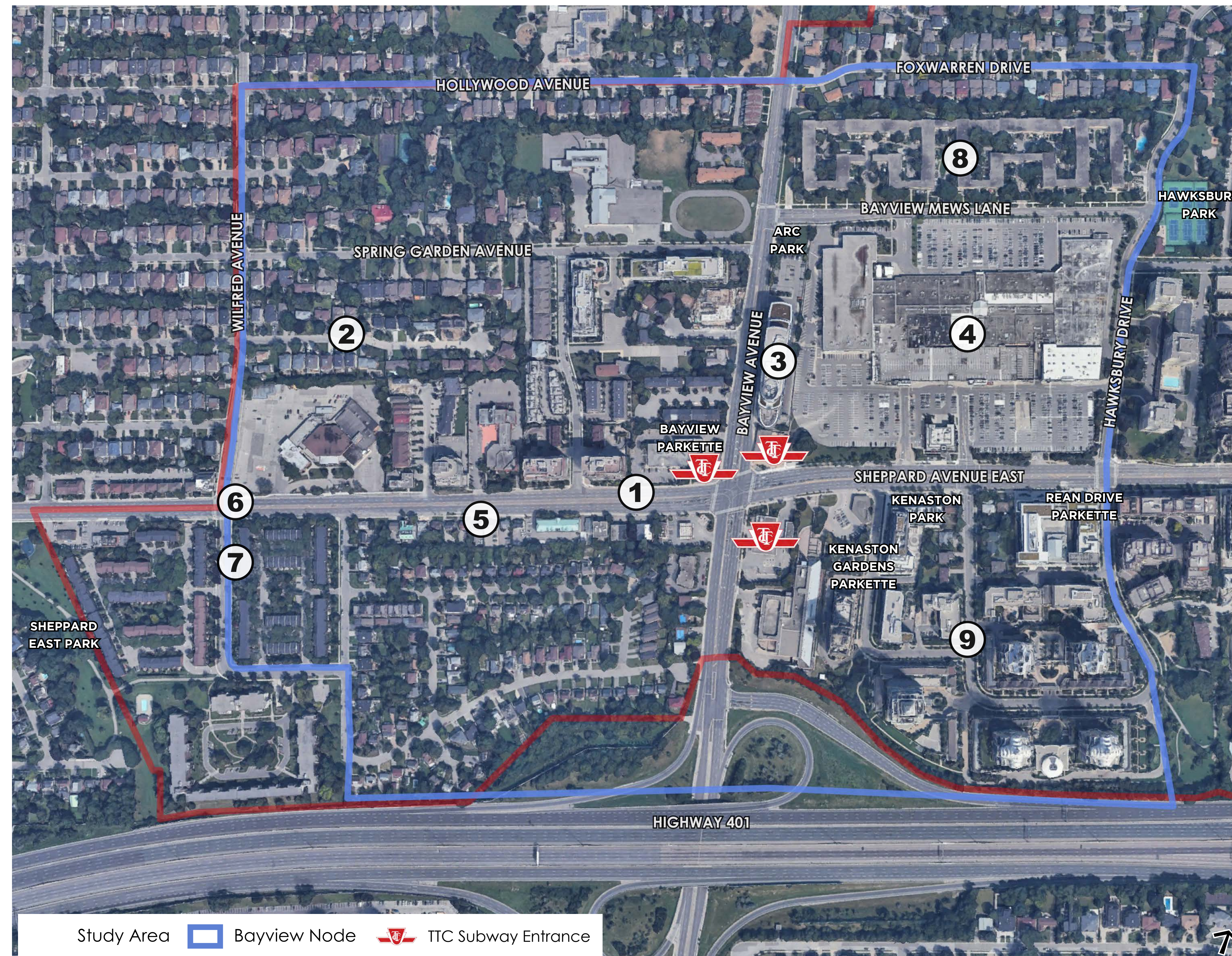
① Sheppard – looking West



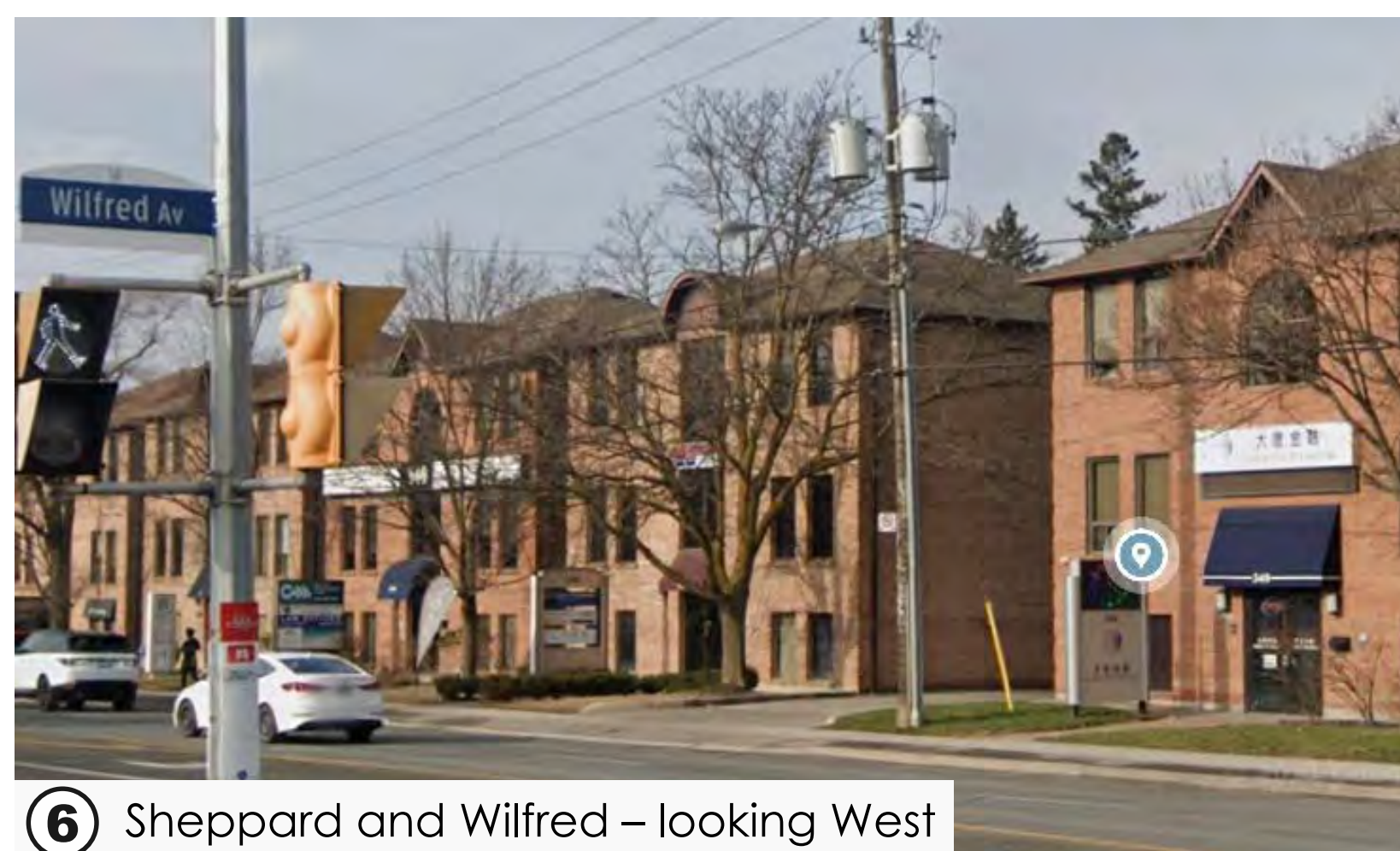
② Lowrise Houses



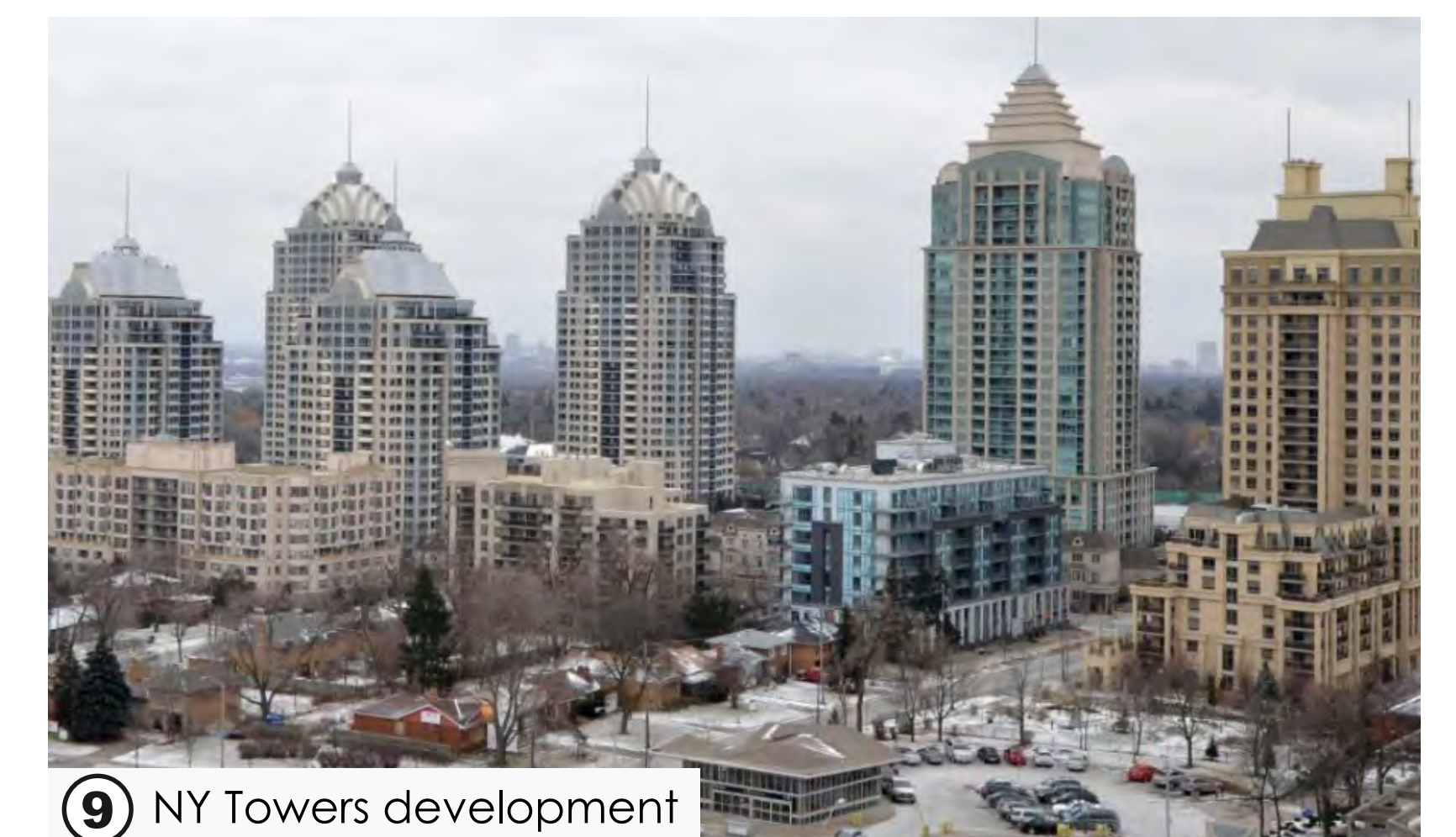
⑤ Sheppard – looking East



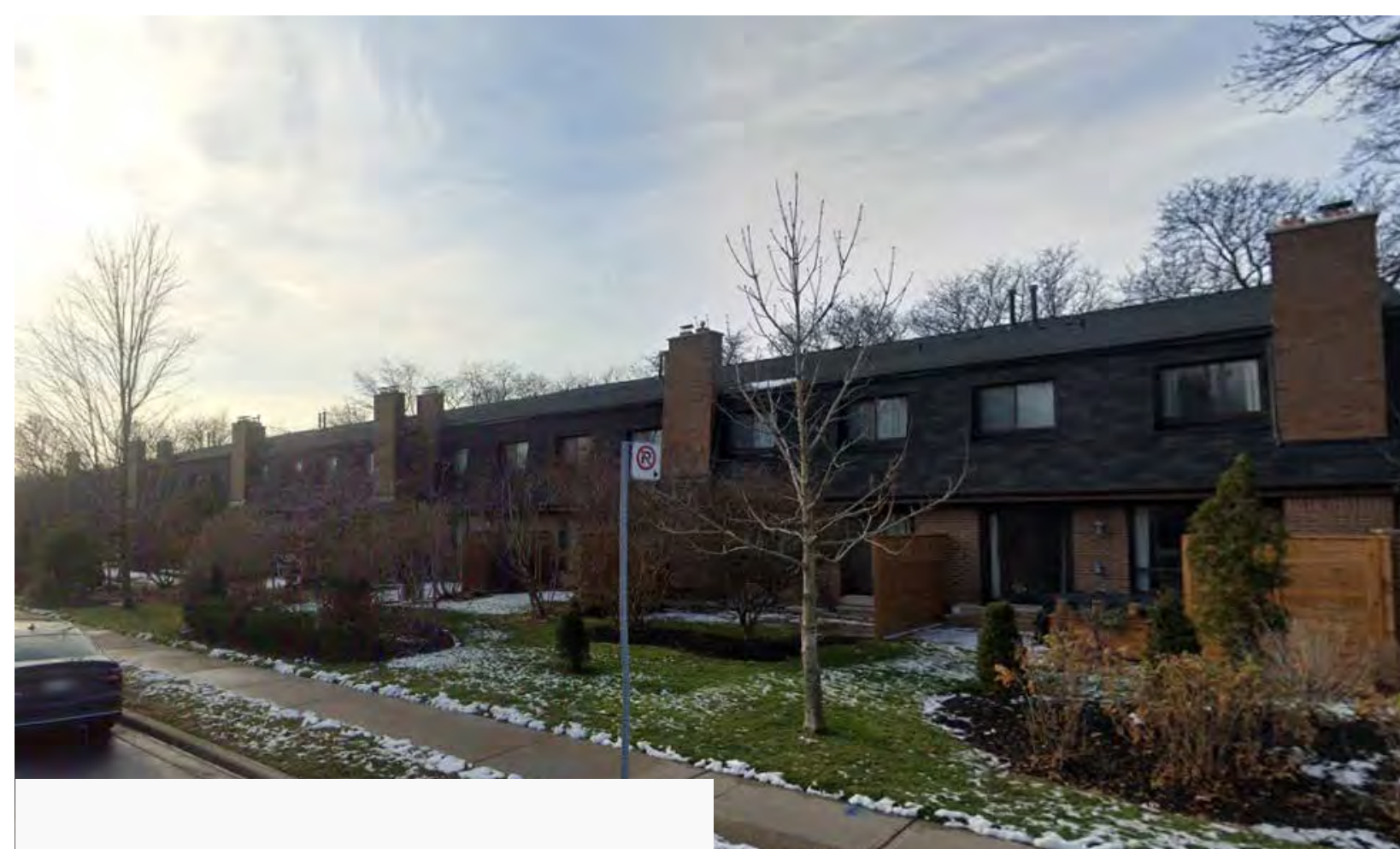
⑧ Bayview Mews



⑥ Sheppard and Wilfred – looking West



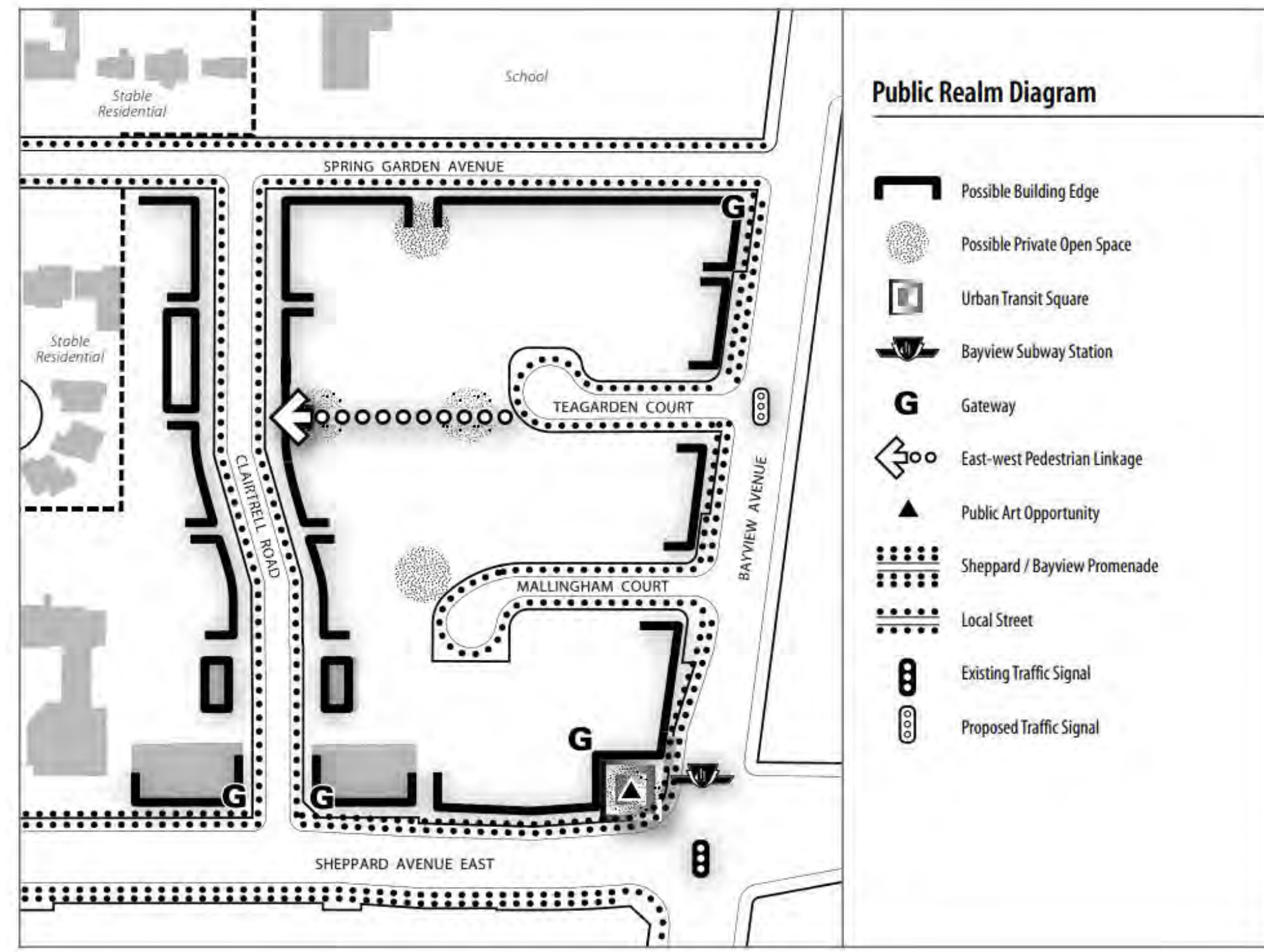
⑨ NY Towers development



Tell us what you think by placing the sticker on the Aerial Map.

WHERE WOULD YOU LIKE TO SEE
 Tall Buildings (Blue sticker)
 Mid-Rise Buildings (Green sticker)
 EHON (Sticky note)

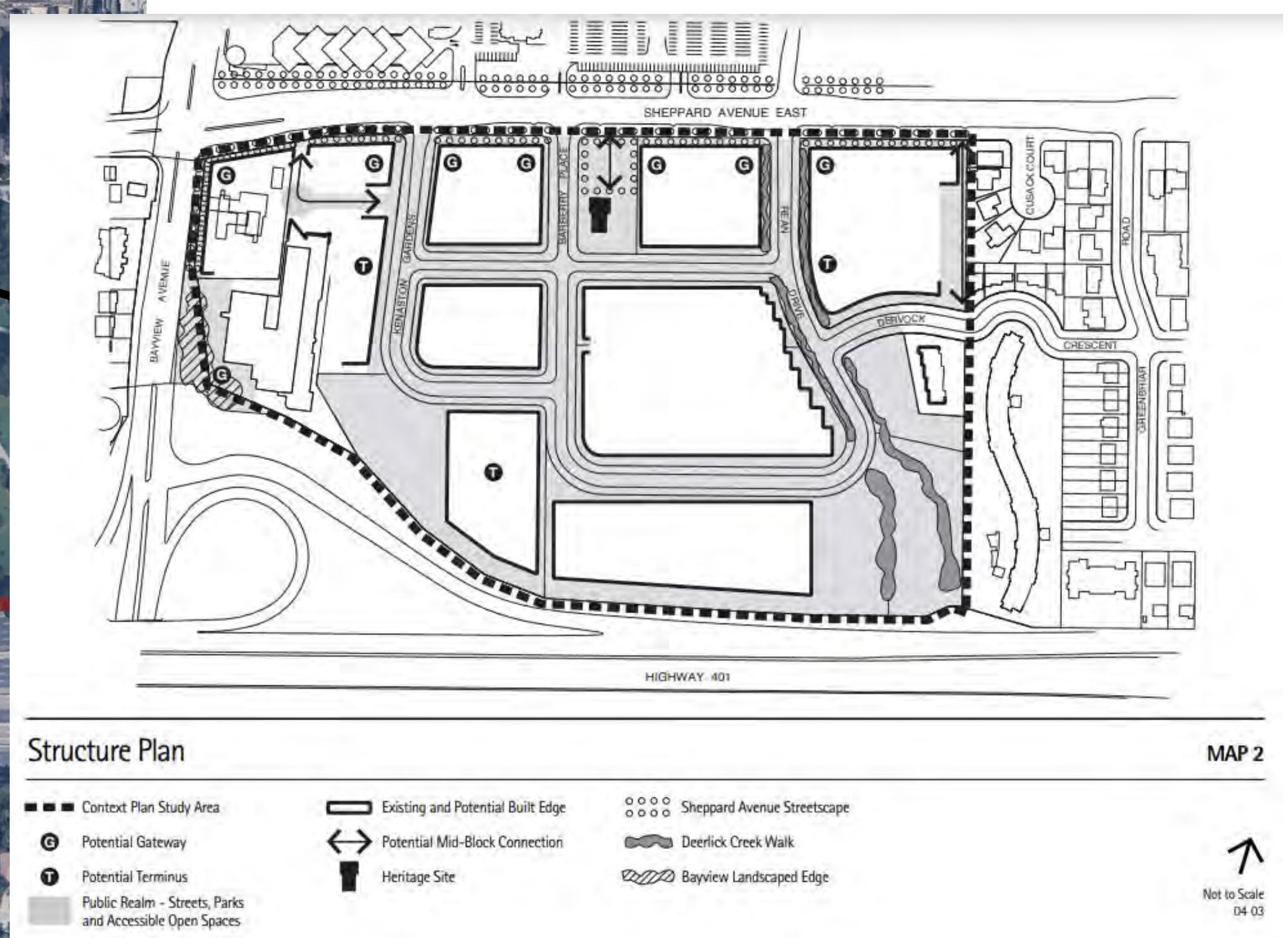
Bayview Node Lot Patterns & Context Plans



Clairtrell Context Plan

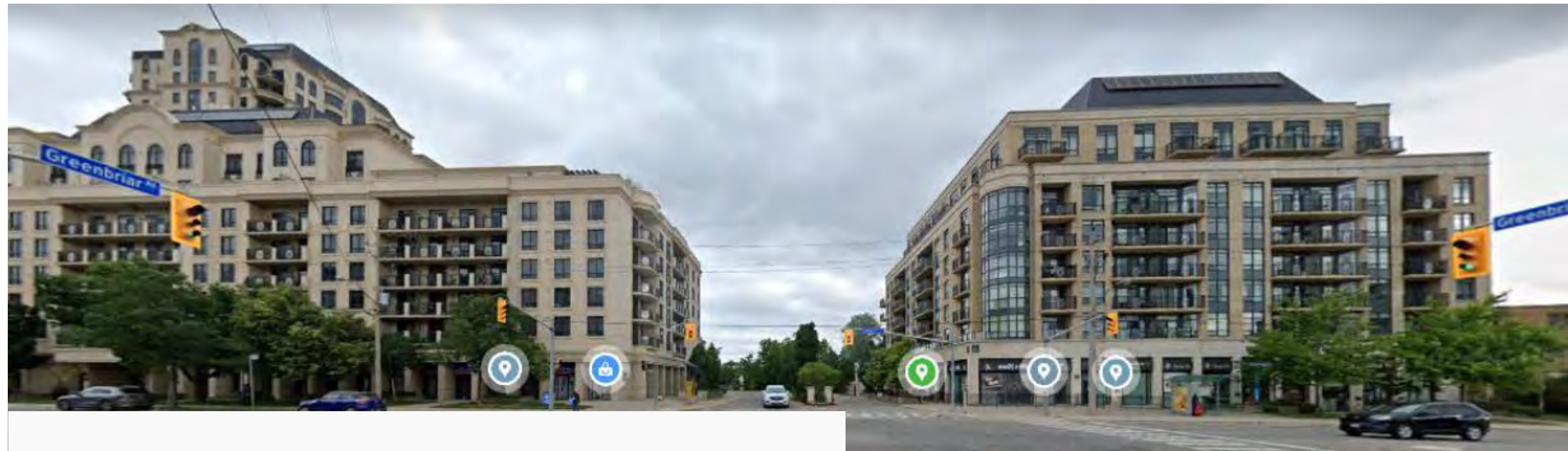


Bayview Village Redevelopment

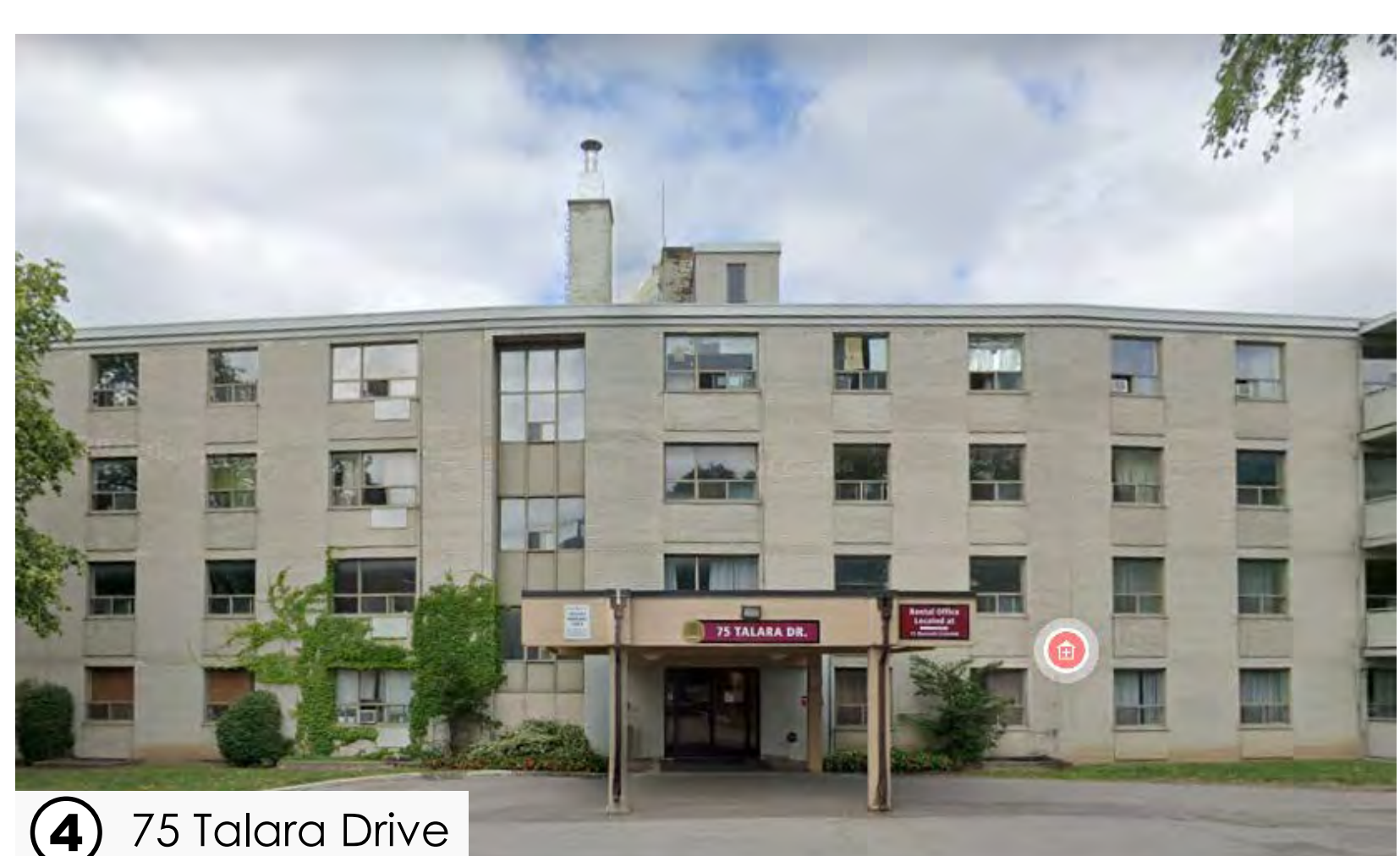


Southeast Bayview Node Context Plan

Built Form - Bessarion Node



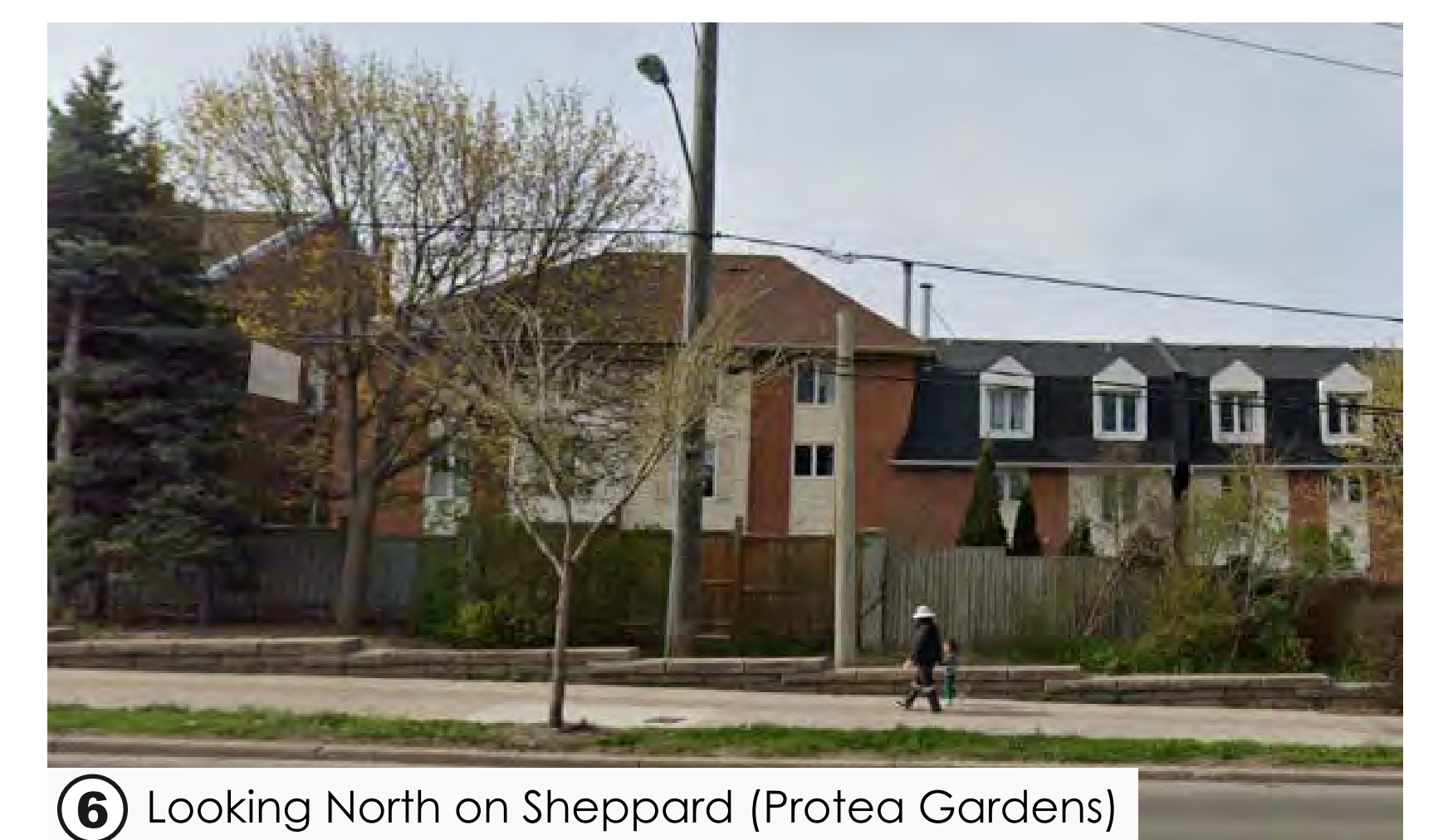
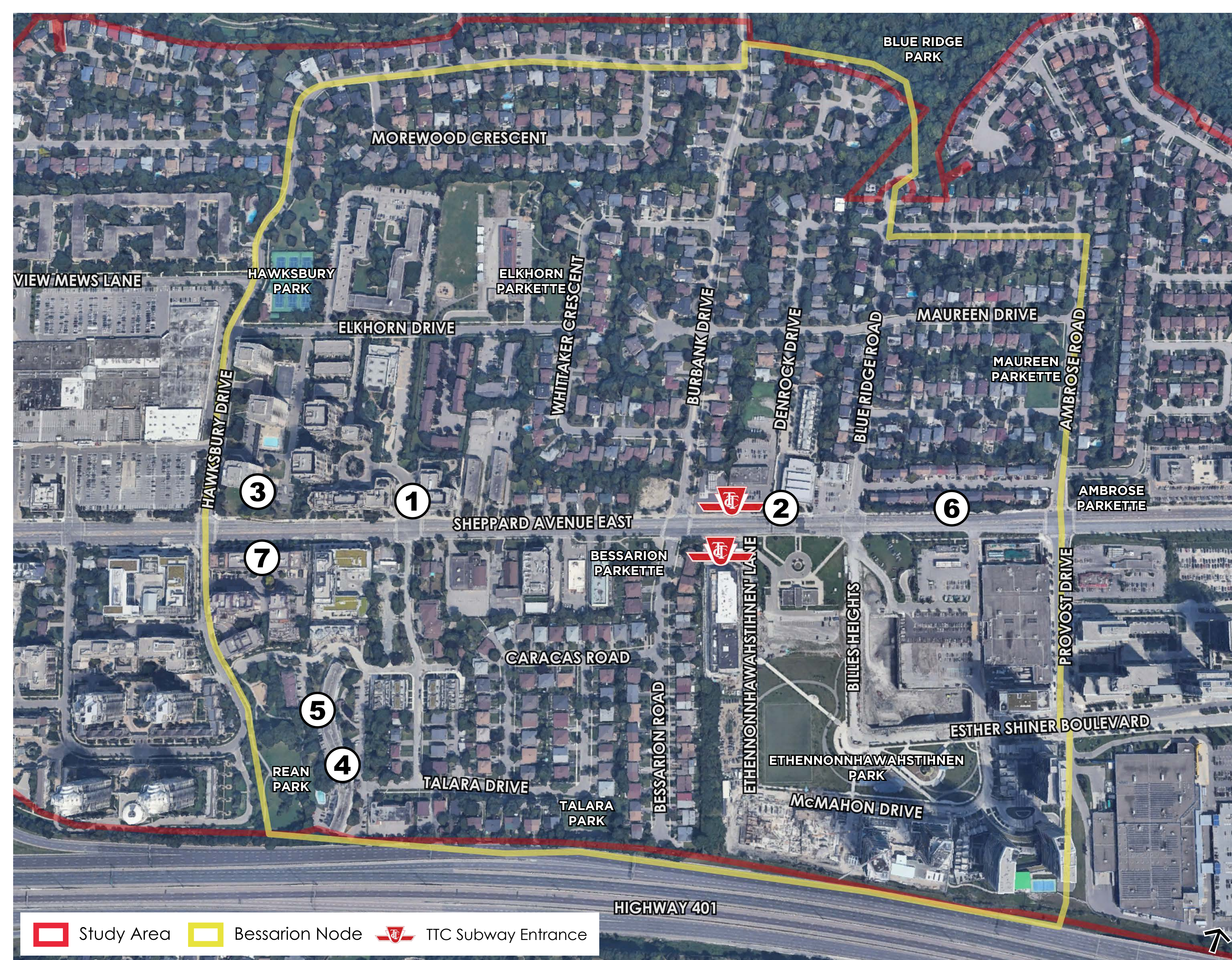
② North of Sheppard Ave at Bessarion and Sheppard



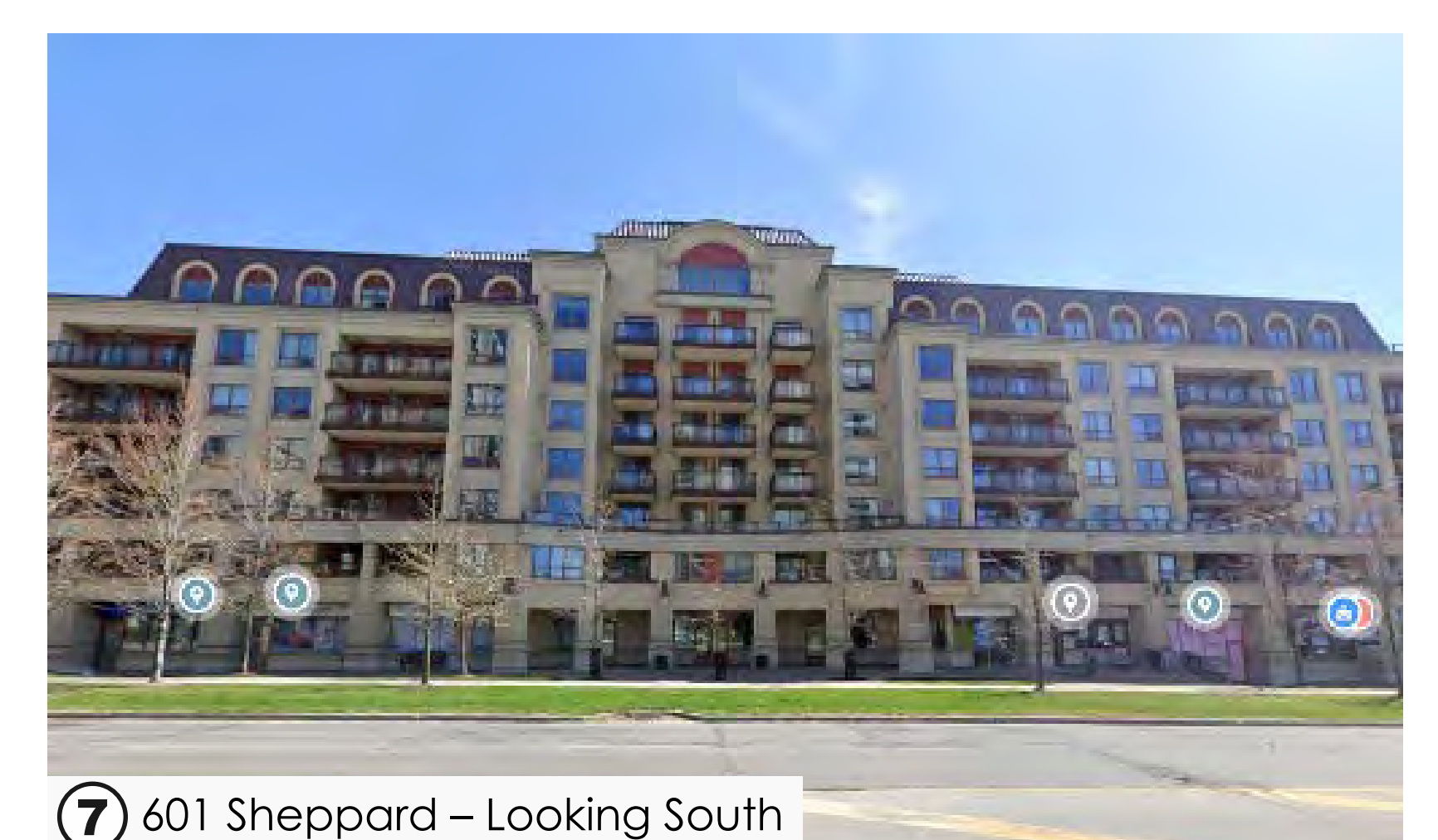
④ 75 Talara Drive



⑤ Sheppard Manor Apartments



⑥ Looking North on Sheppard (Protea Gardens)

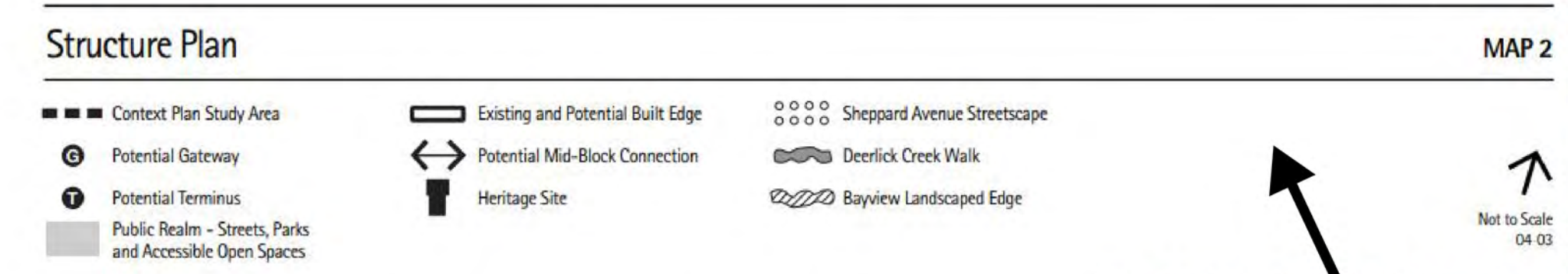
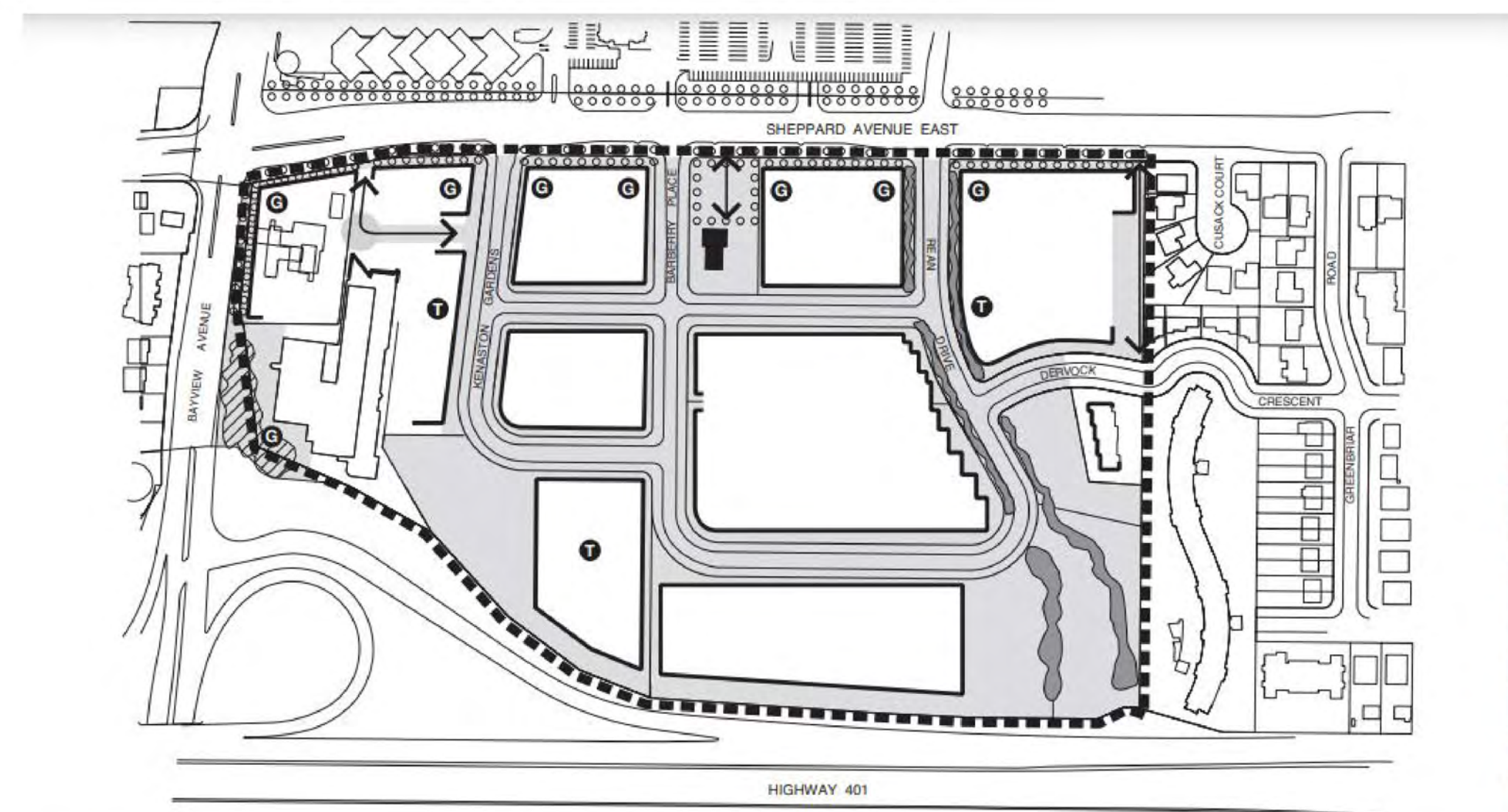


⑦ 601 Sheppard – Looking South

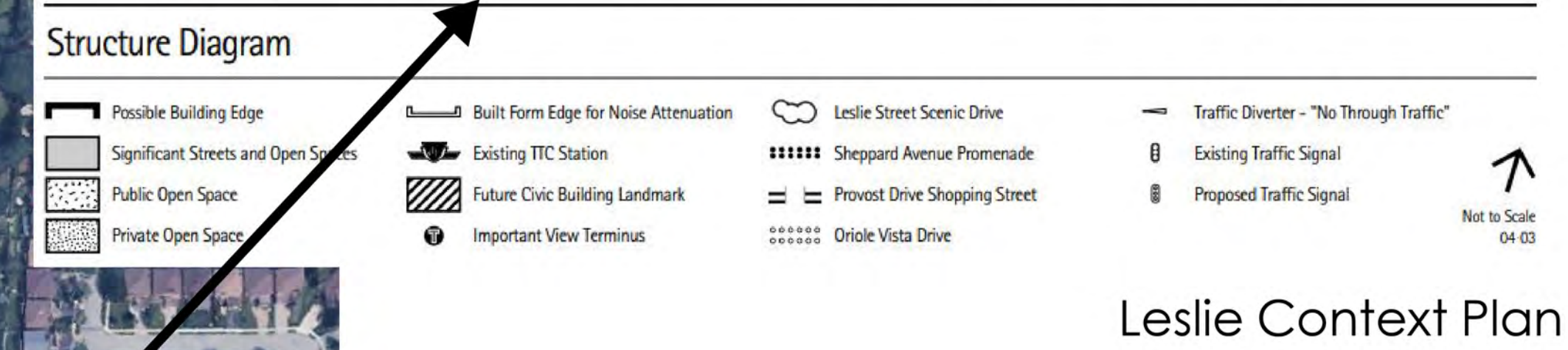
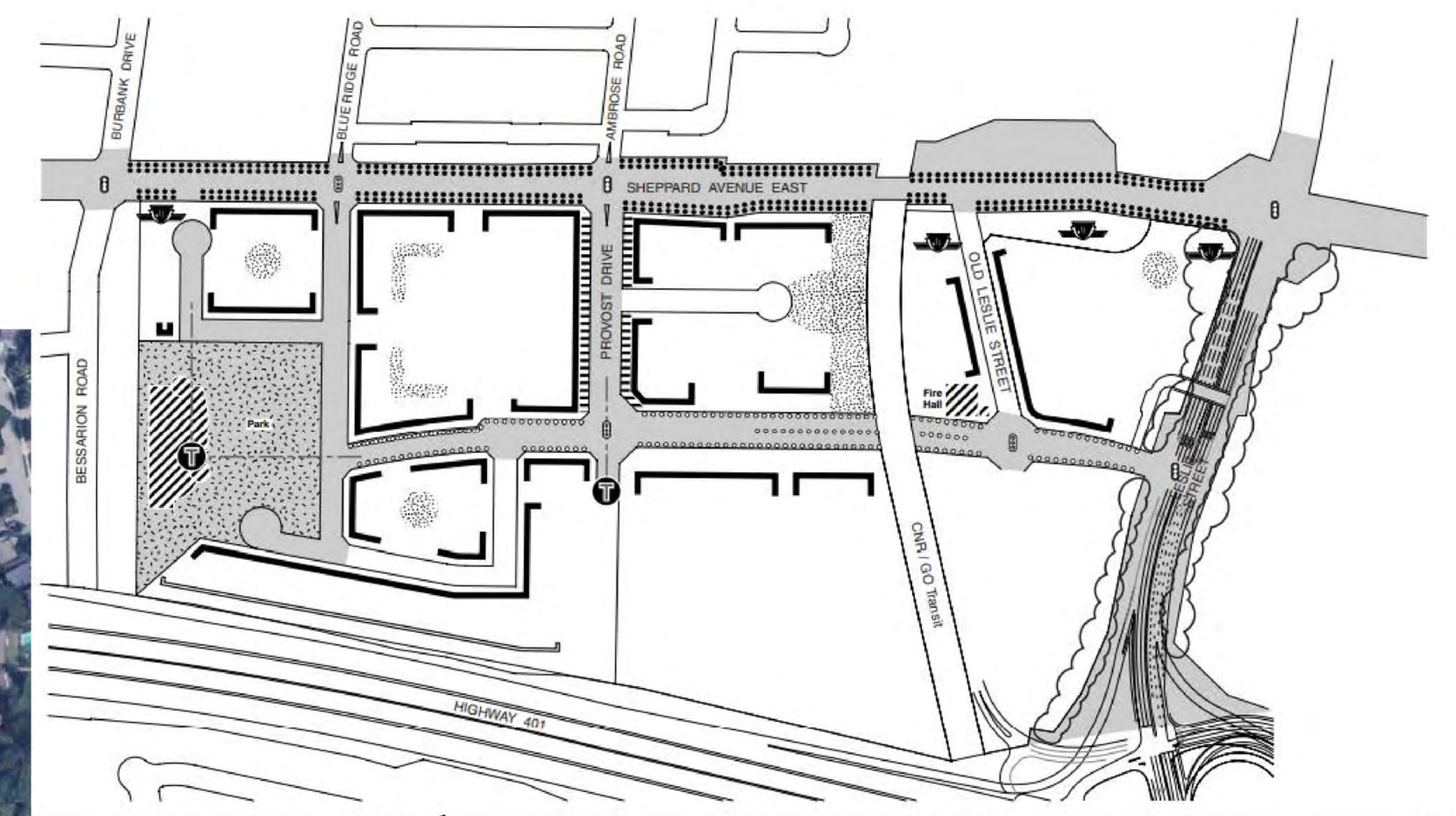
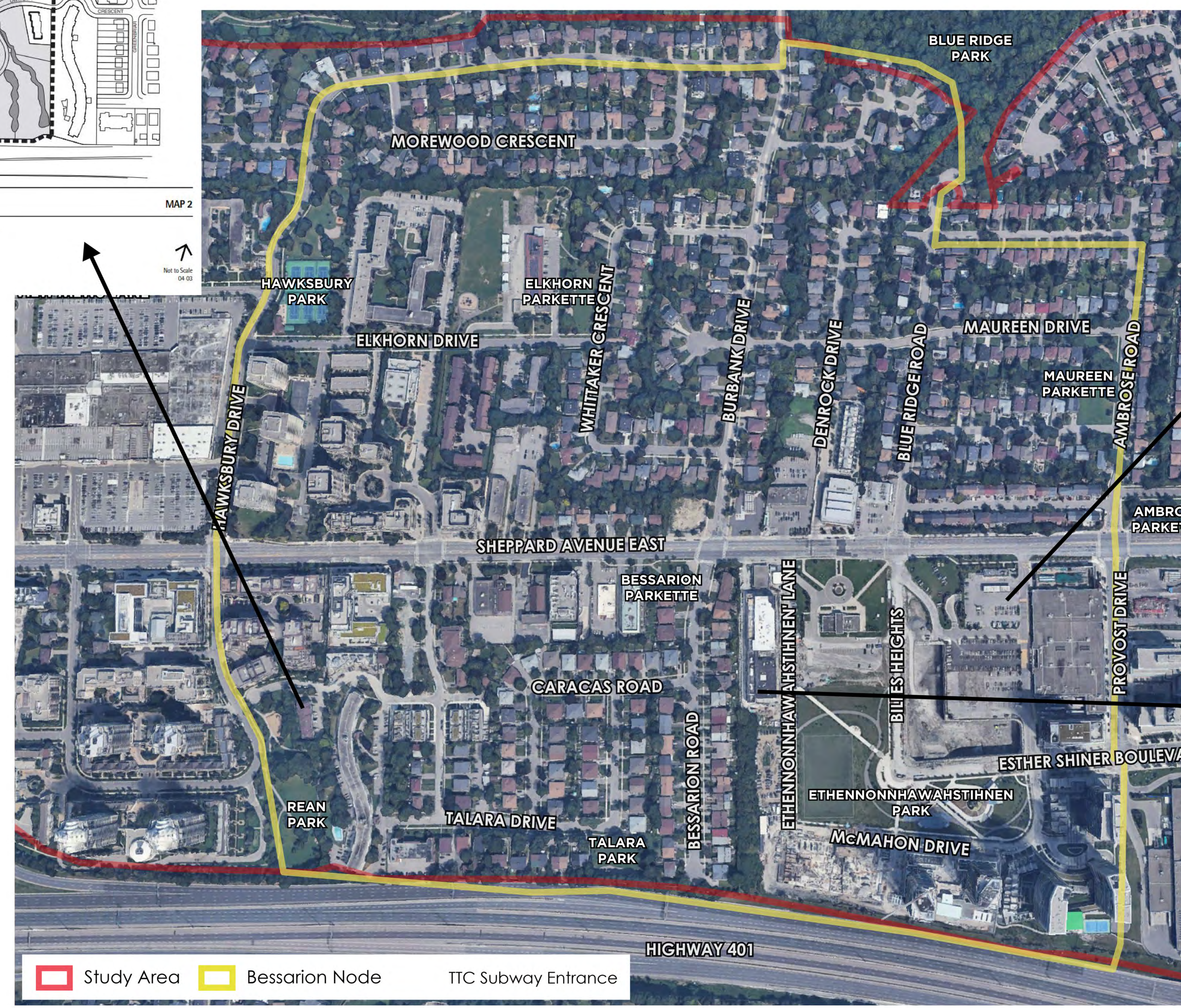
Tell us what you think by placing the sticker on the Aerial Map.

WHERE WOULD YOU LIKE TO SEE
 Tall Buildings (Blue sticker)
 Mid-Rise Buildings (Green sticker)
 EHON (Sticky note)

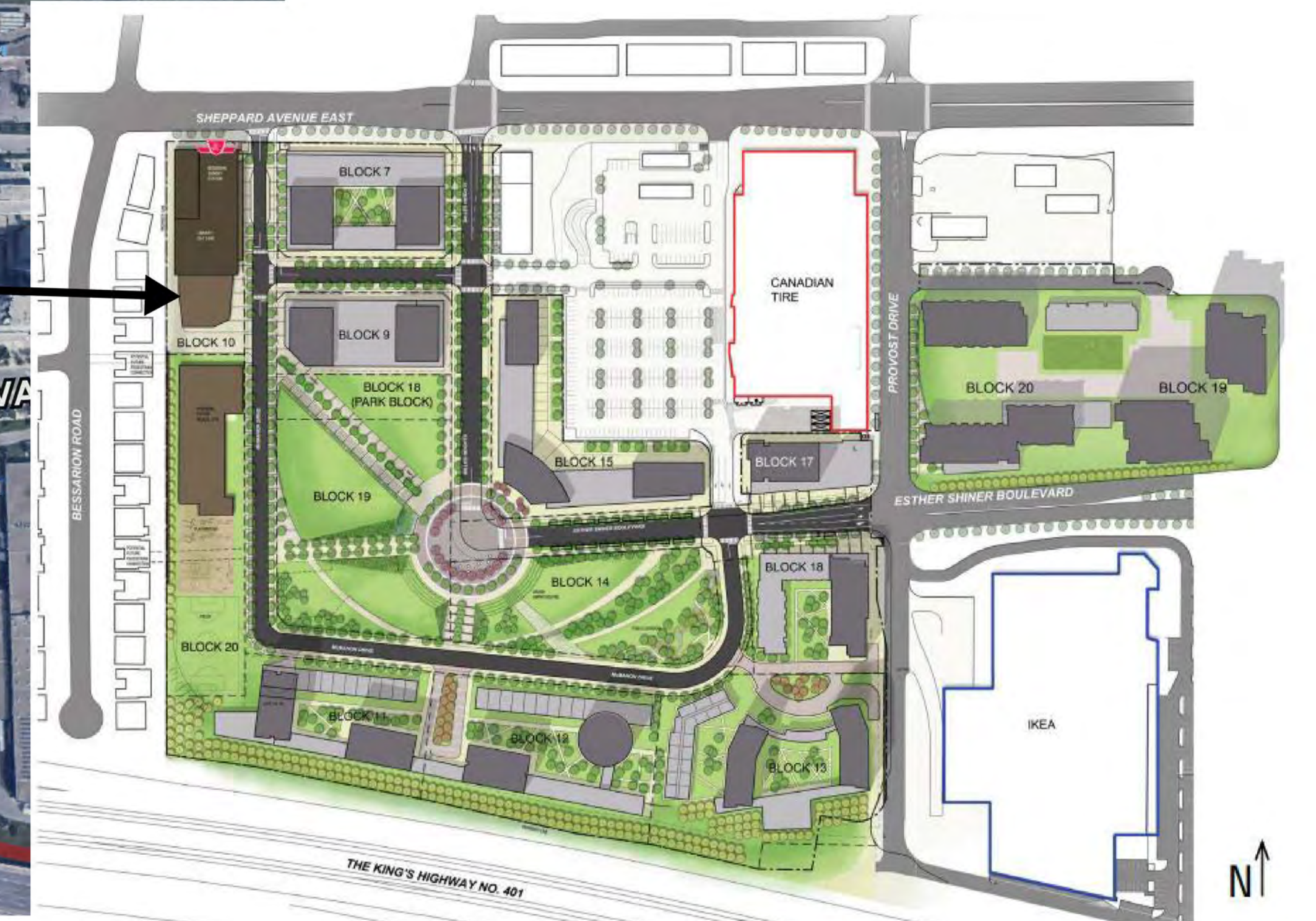
Bessarion Node Lot Patterns & Context Plans



Southeast Bayview Node Context Plan



Leslie Context Plan



Concord Park Place Block Plan

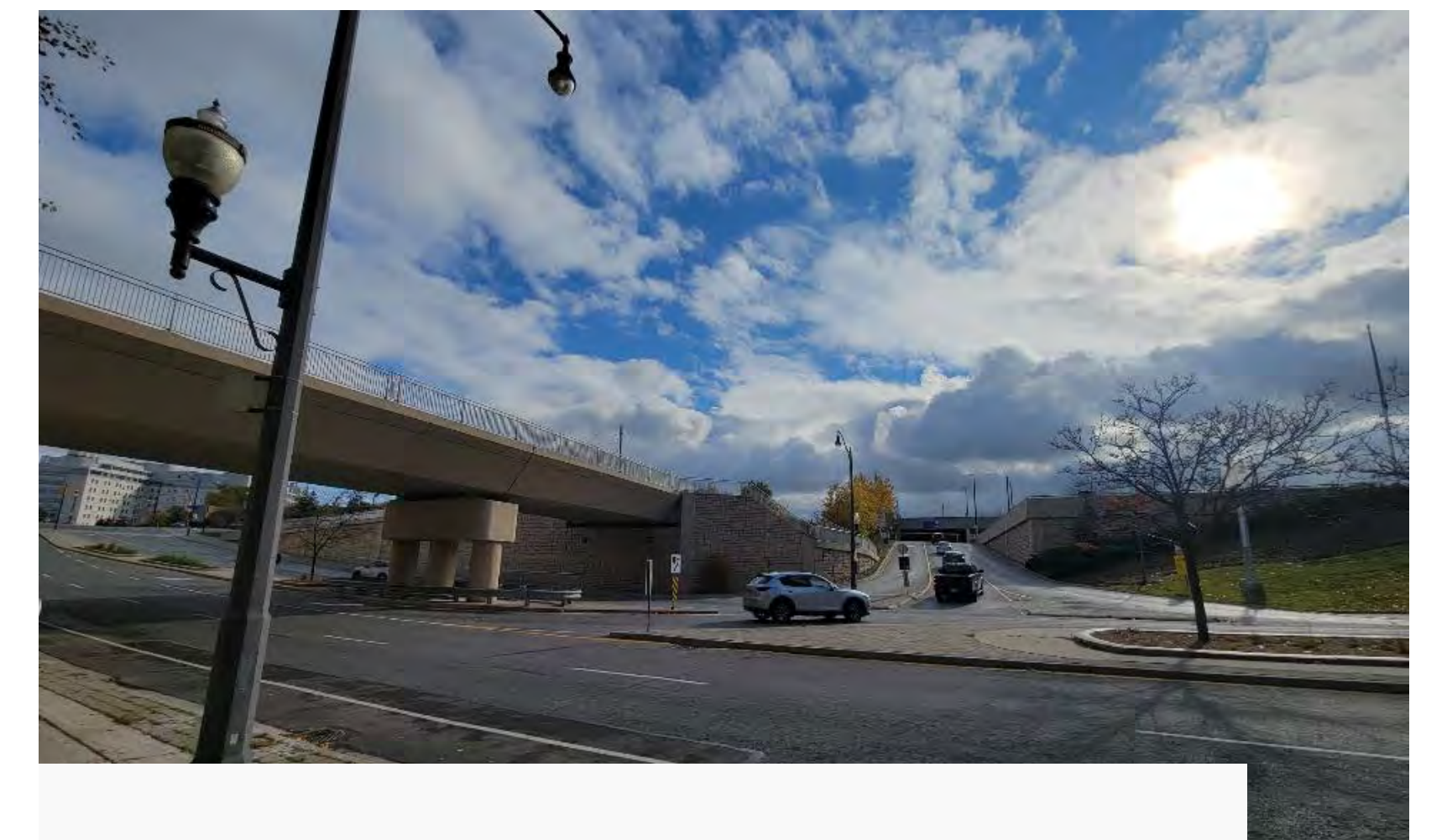
Built Form - Leslie Node



① 1100 – 1110 Sheppard Ave E



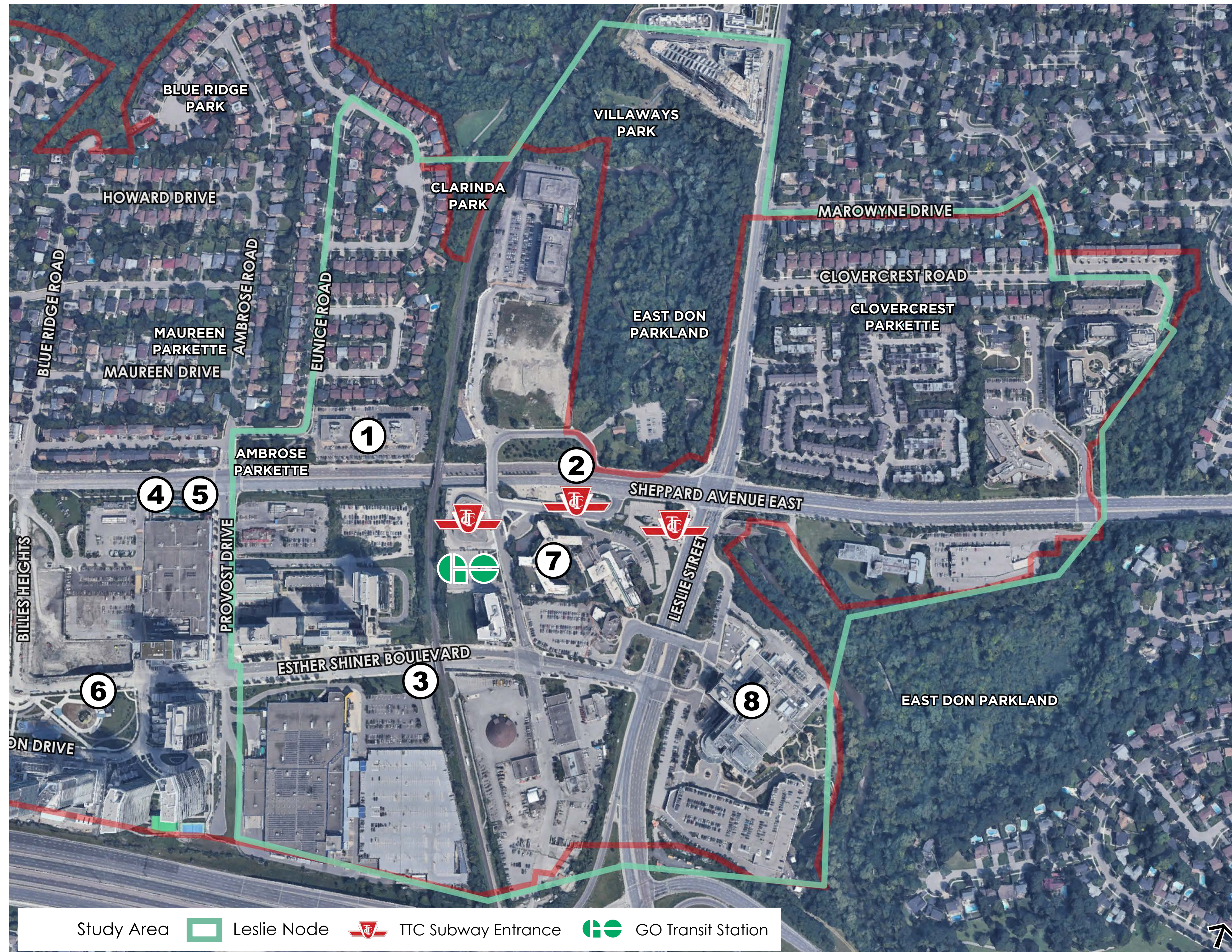
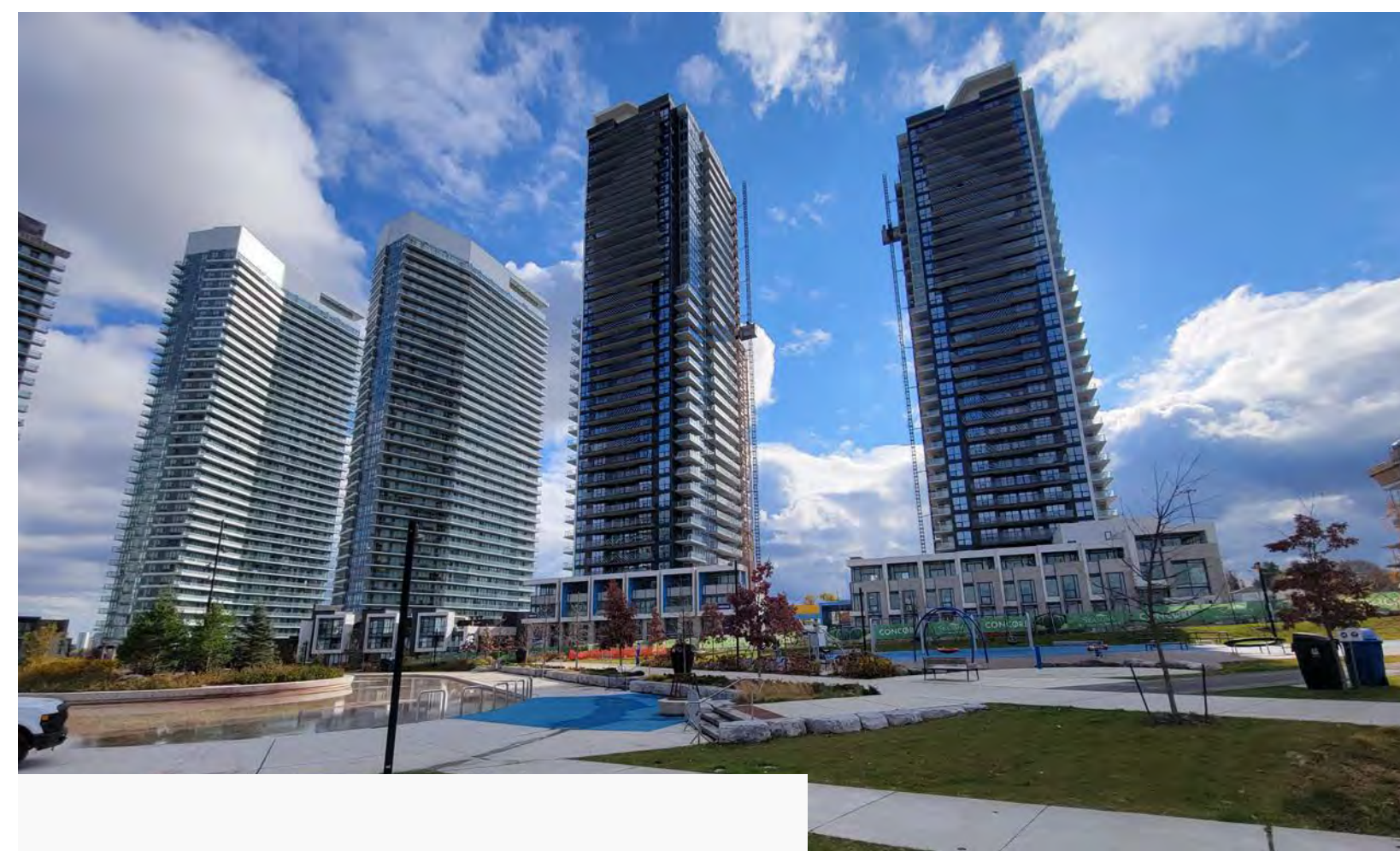
② Along Sheppard – Looking South at Leslie Station and Canadian College of Natural Medicine



④ Along Sheppard – Looking South at Canadian Tire Lands



⑤ Along Sheppard – Looking South at Canadian Tire Lands

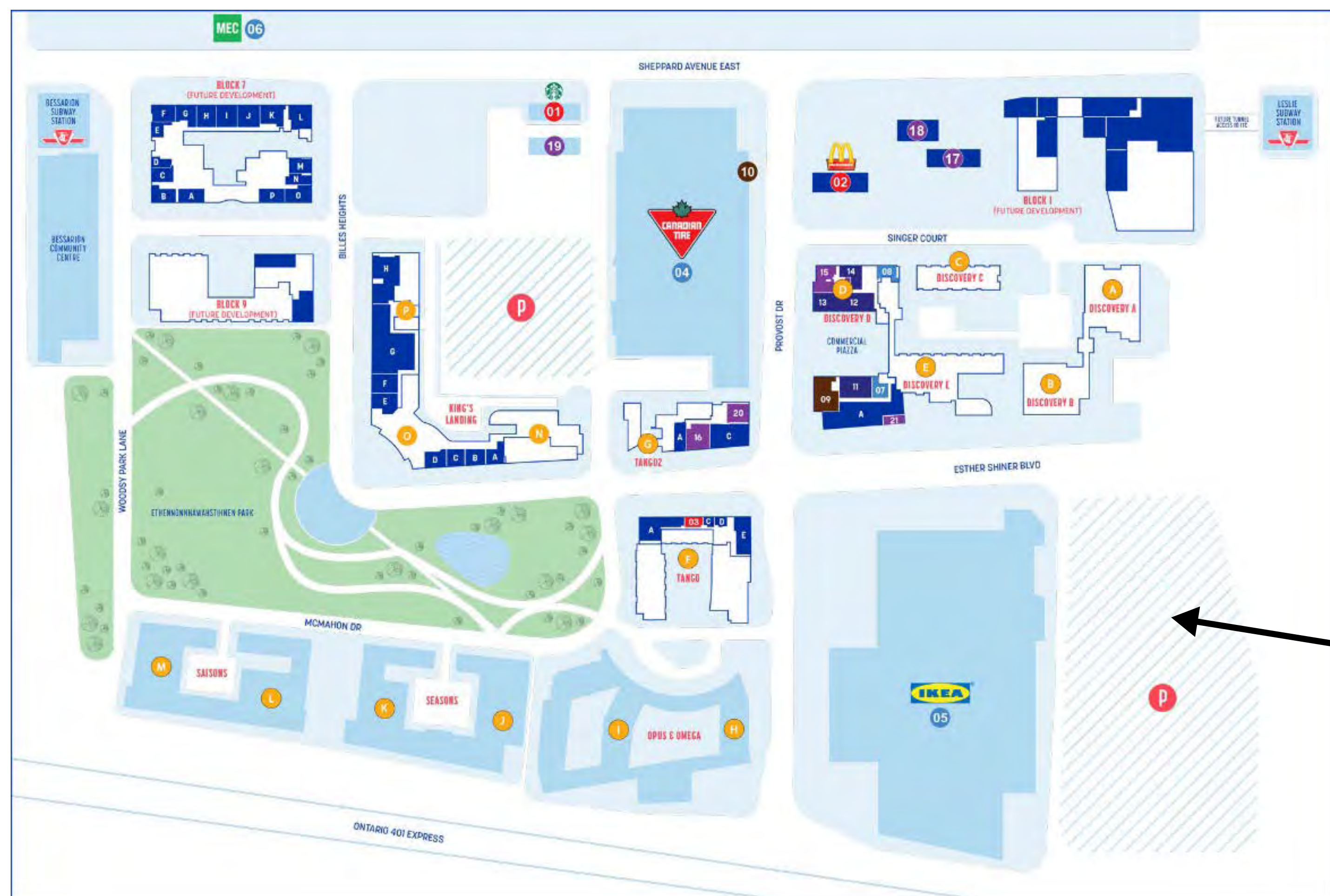


Tell us what you think by placing the sticker on the Aerial Map.

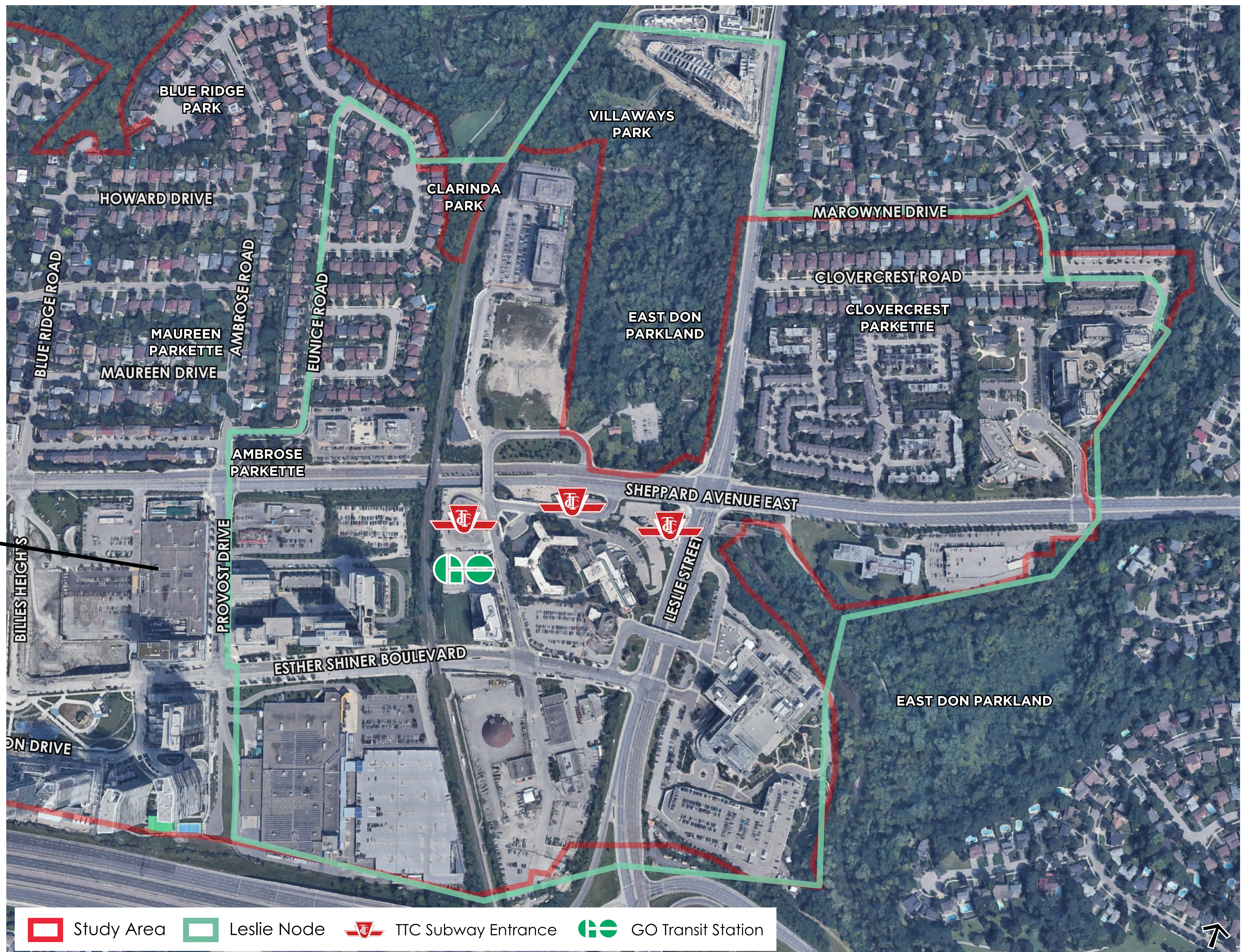
WHERE WOULD YOU LIKE TO SEE

- Tall Buildings (Blue sticker)
- Mid-Rise Buildings (Green sticker)
- EHON (Sticky note)

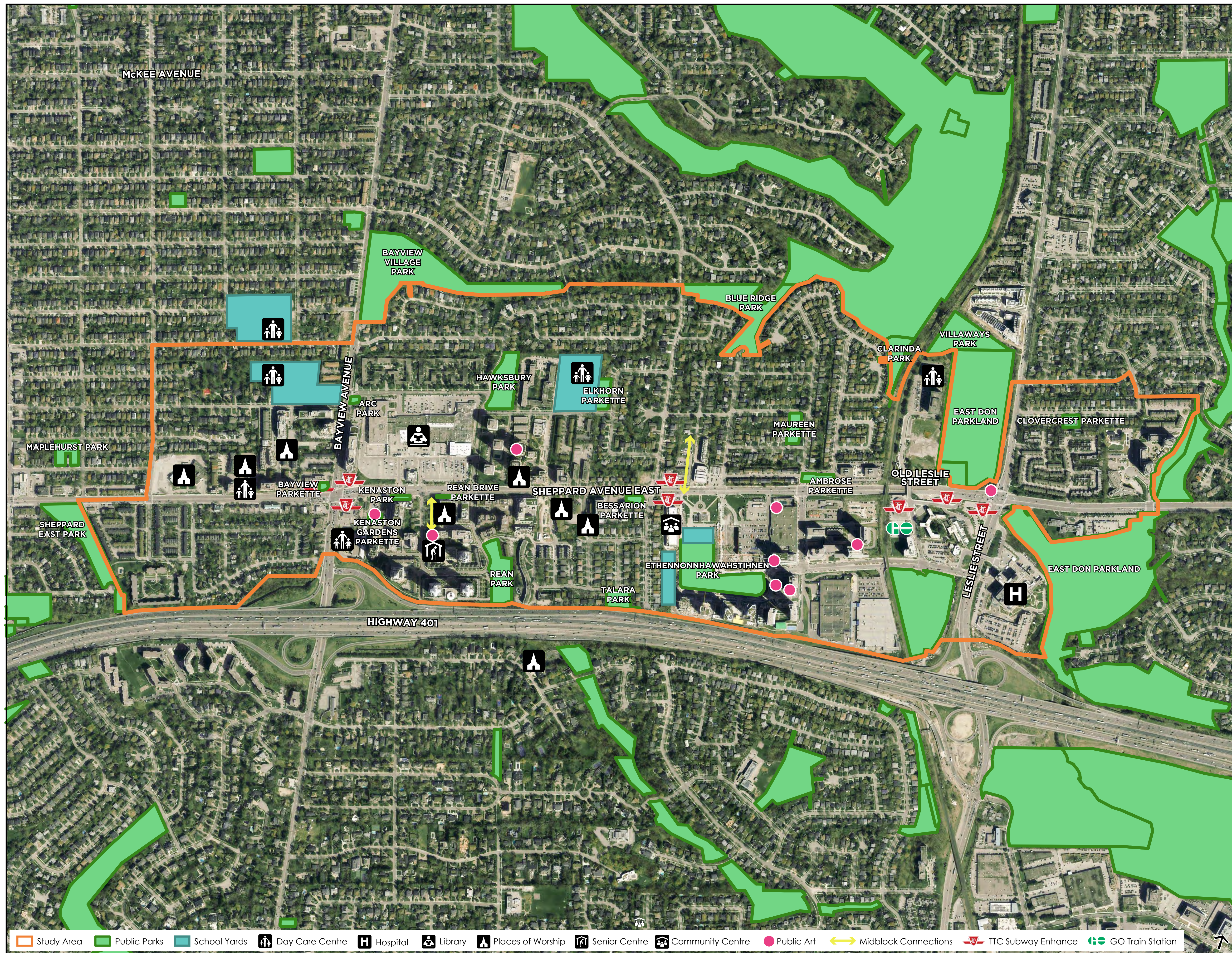
Leslie Node Lot Patterns & Context Plans



Concord Park Place Block Plan

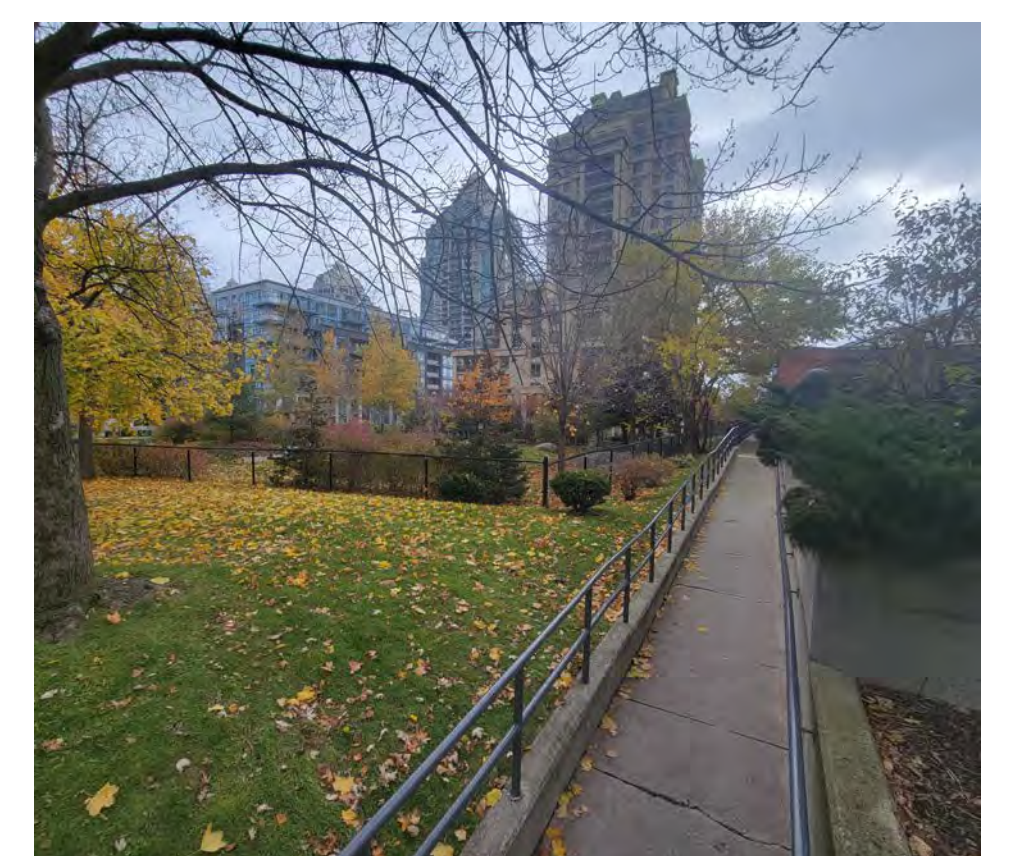
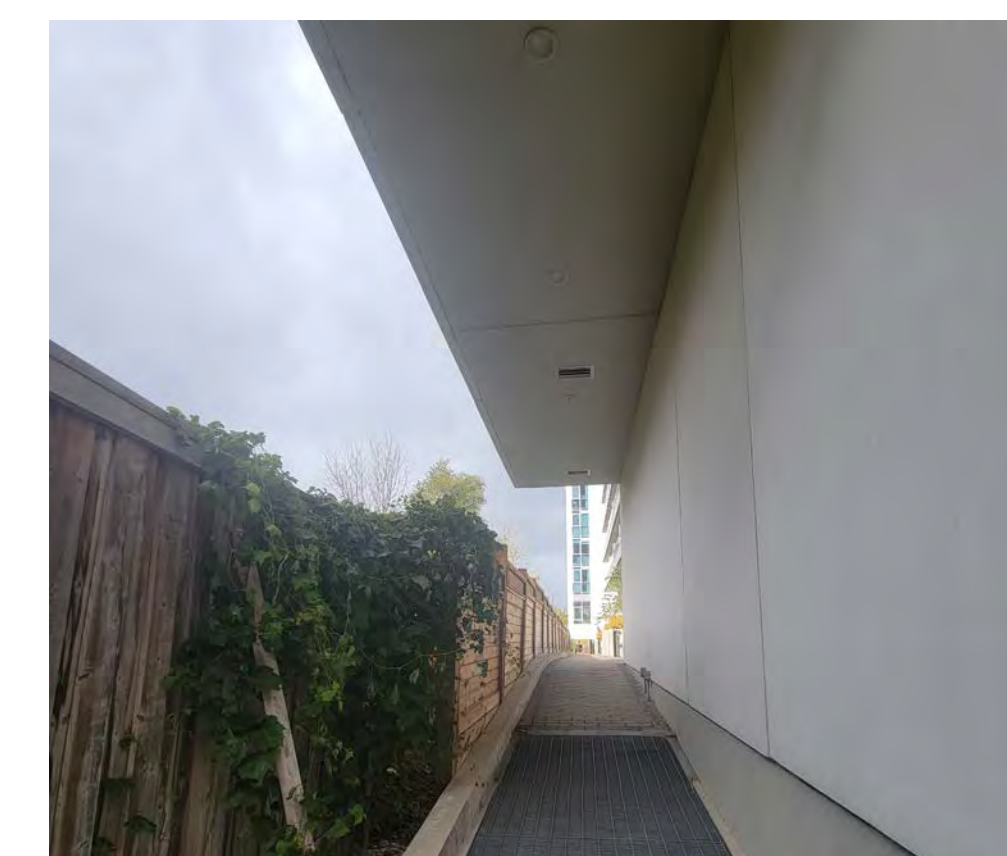


Connections



Indicate areas on the map with a **BLUE** sticker where you would like to see new or improved connections

What improvements could make connections more direct and accessible?



Public Realm



What do you want to see on your local street, Bayview Avenue or Leslie Street?

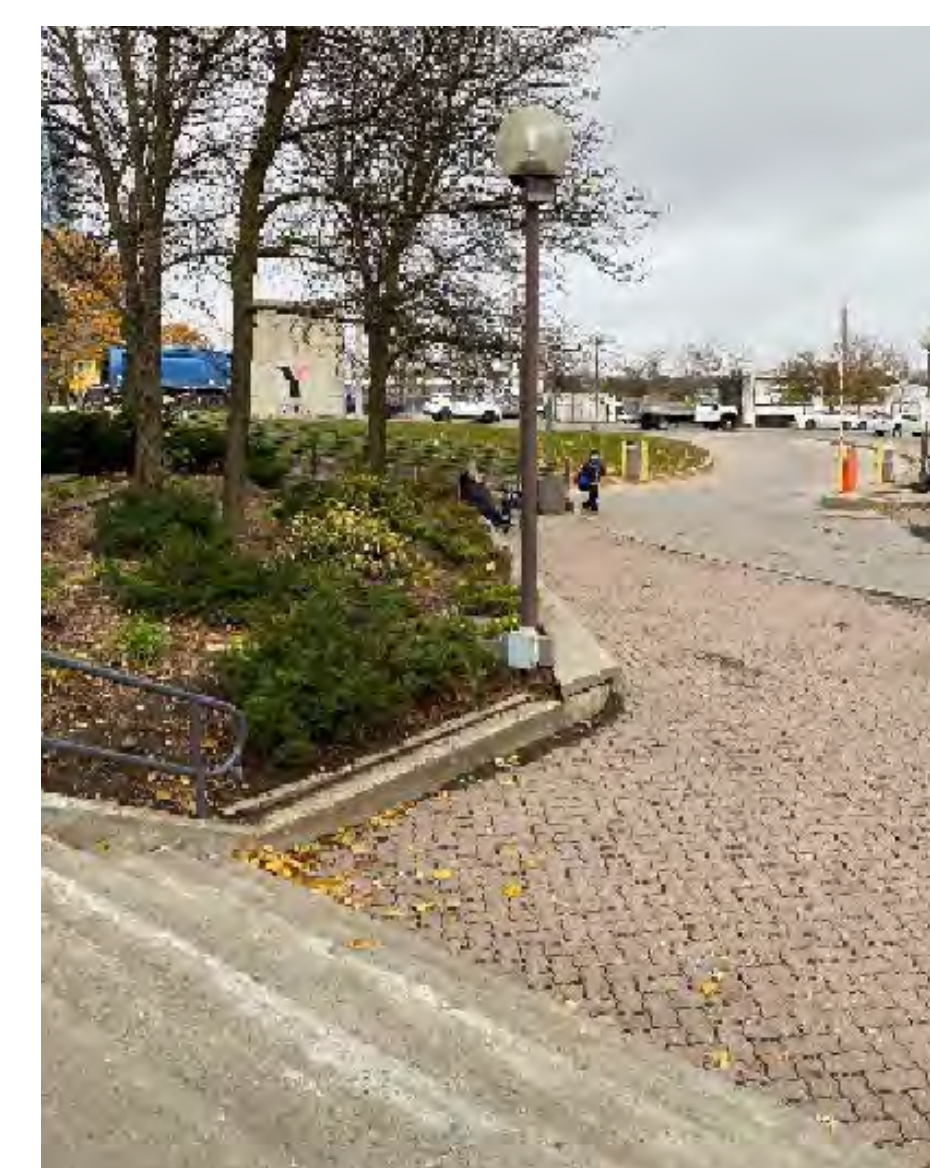
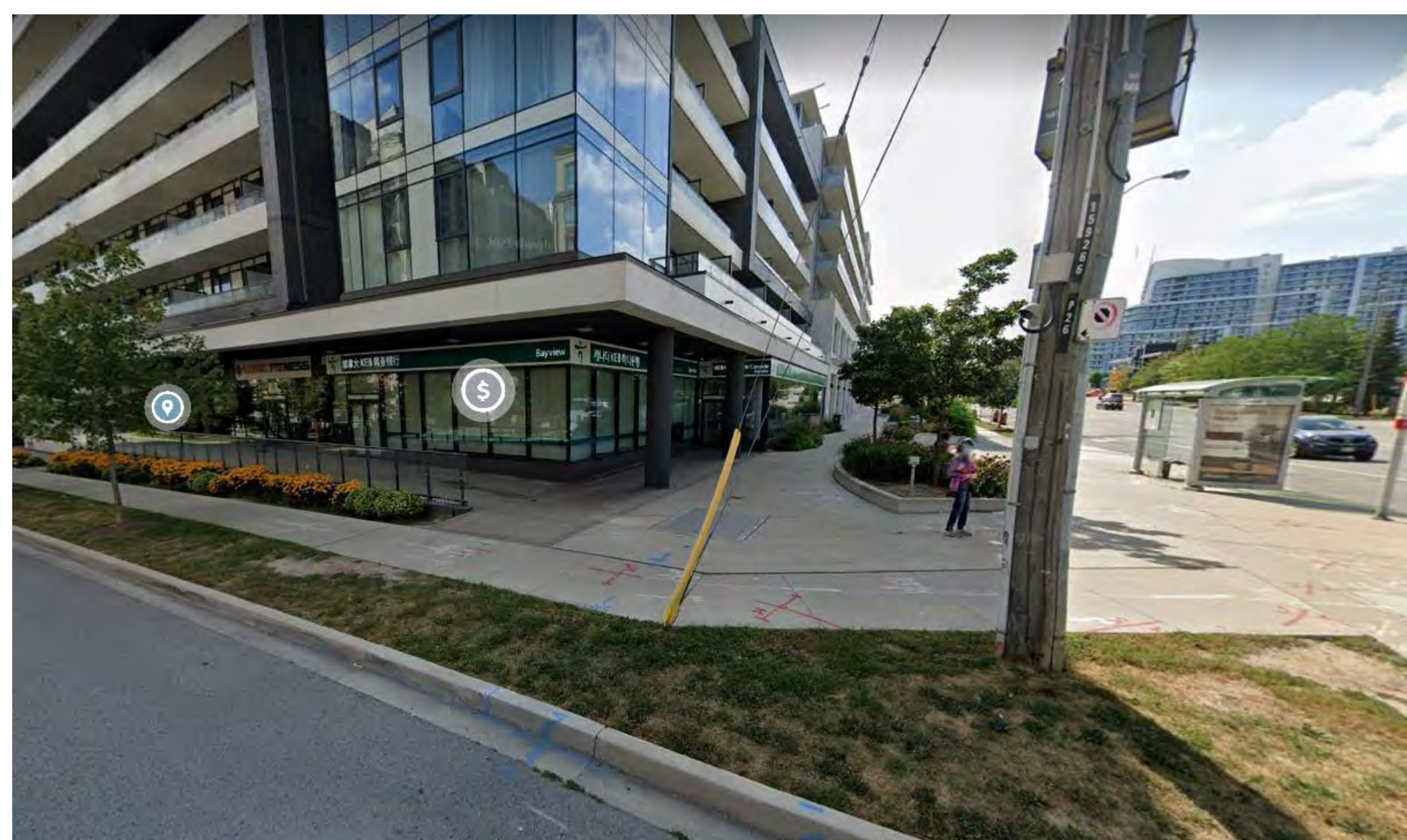
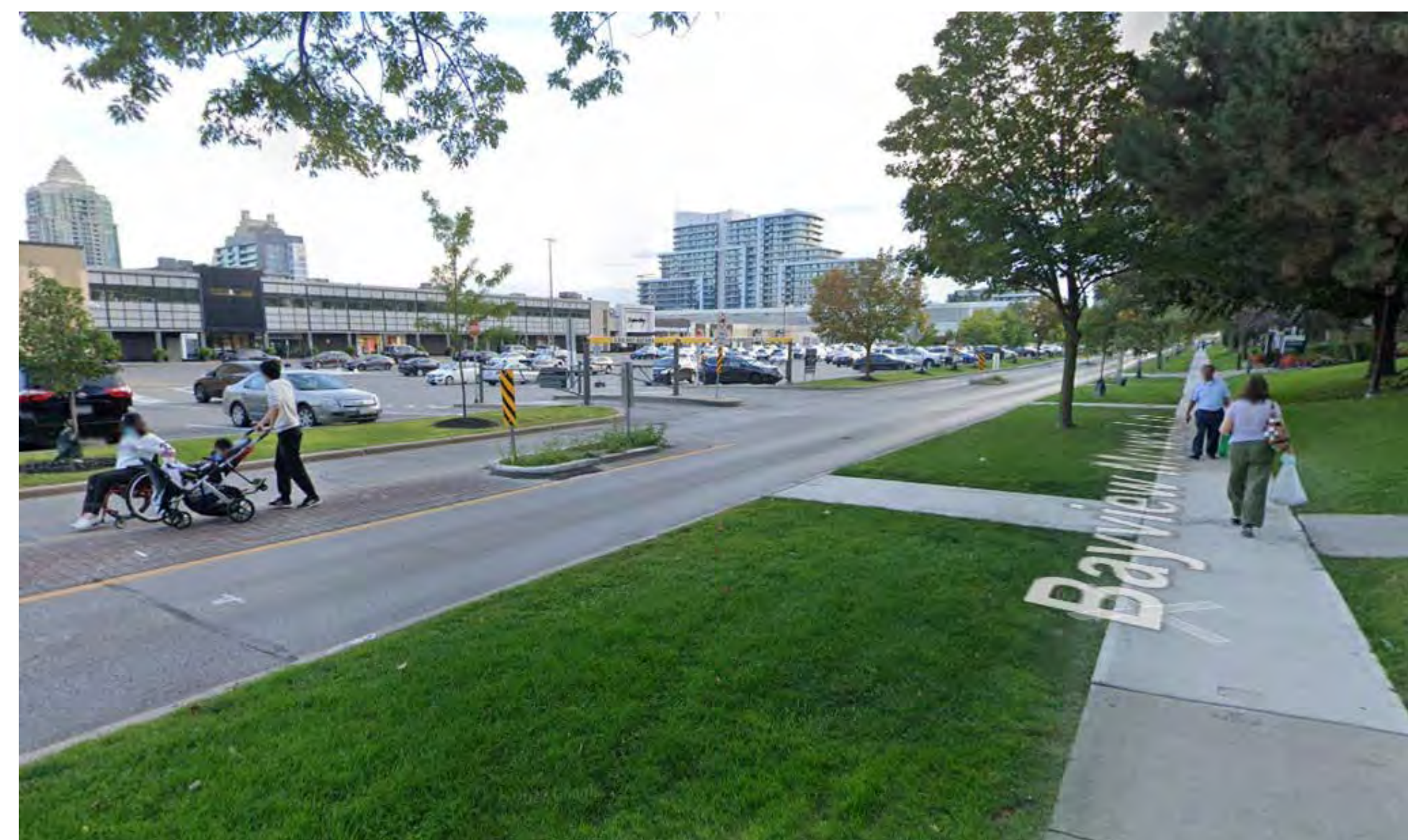
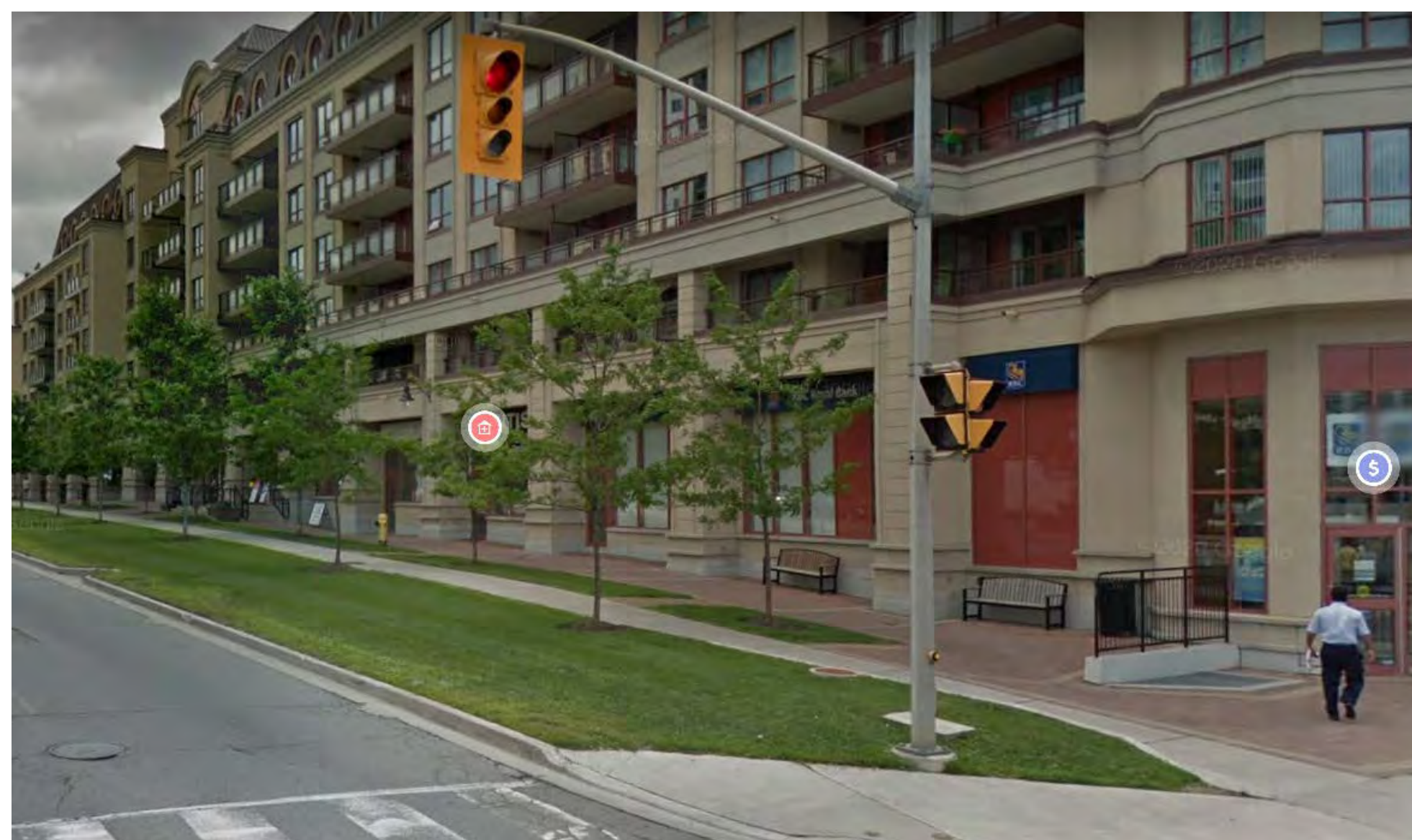


Post your comments

Public Realm



What would you like to see? - Tell us what you think by placing a sticker next to the themes



AT-GRADE

Contiguous Retail Entrances

See-through Display Windows

Weather Protection
(Canopies, Overhangs, Awnings)

High quality building materials

Blank walls

Environmentally sustainable materials

WITHIN SETBACKS

Patios

Trees, Understory Planting

Street Furniture

Public Art

More of
(Green Sticker)

Less of
(Blue Sticker)