

Built Form Options

Background

The scale and massing of buildings impacts how we feel in a place and the types of housing and activities that can be provided there. The options were developed to consider:

- The City's Tall Building Design Guidelines and Mid-rise Building Design Guidelines, which provide guidance on integrating new developments into the urban context.
- Adapting to the current context of development in the Centre, where recent approvals at the Ontario Land Tribunal have been significantly taller than existing height permissions.
- Addressing gaps in the mix of building types and providing opportunities for mid-rise buildings.
- Creating an effective transition in scale from the height peak along Yonge Street to surrounding neighbourhoods.
- Improving wind conditions in the Centre and mitigating shadowing on the public realm, parks and open spaces.



Existing at-grade units like townhouses that face the street at North York Centre



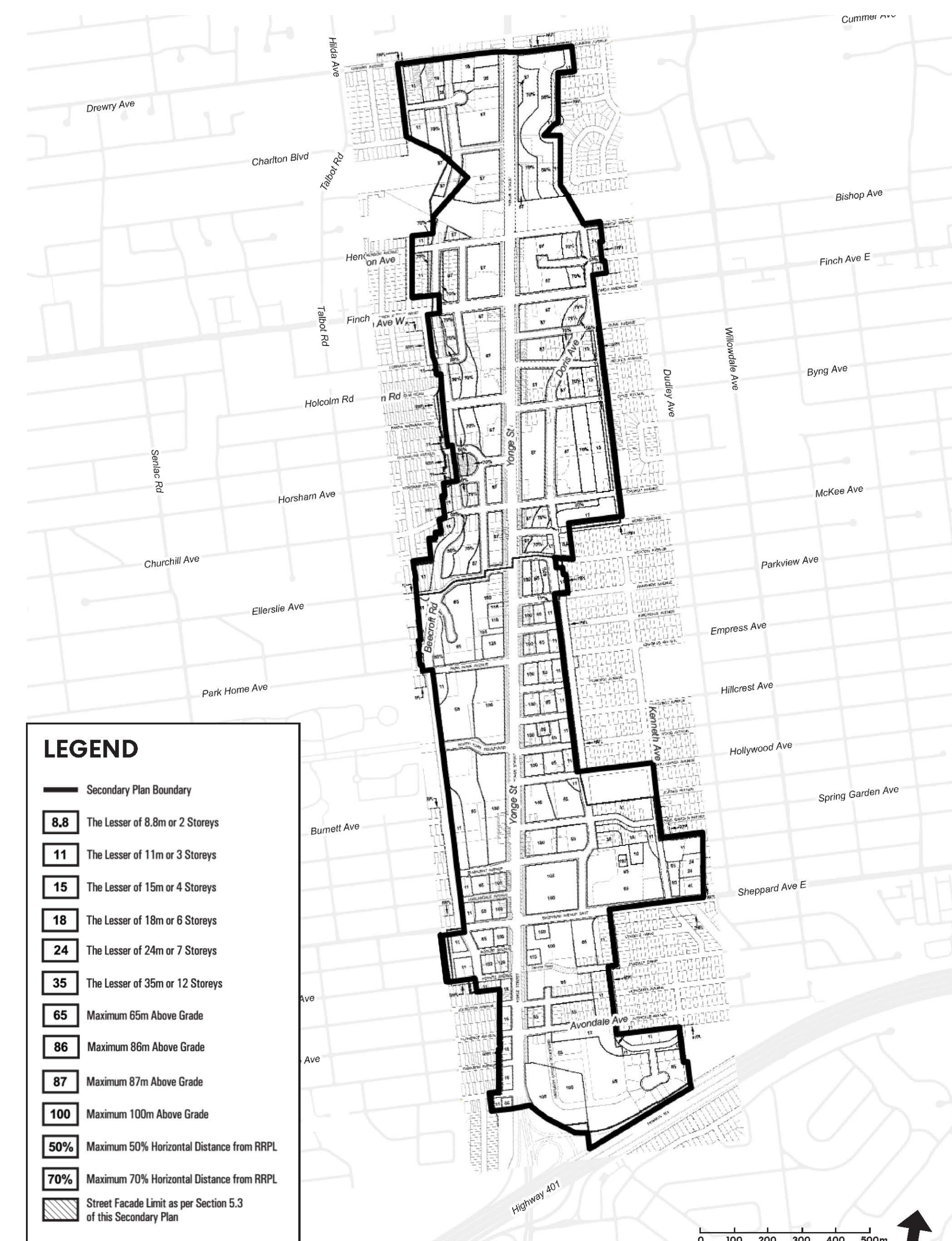
Existing townhouses



Mix of existing building types

Business As Usual

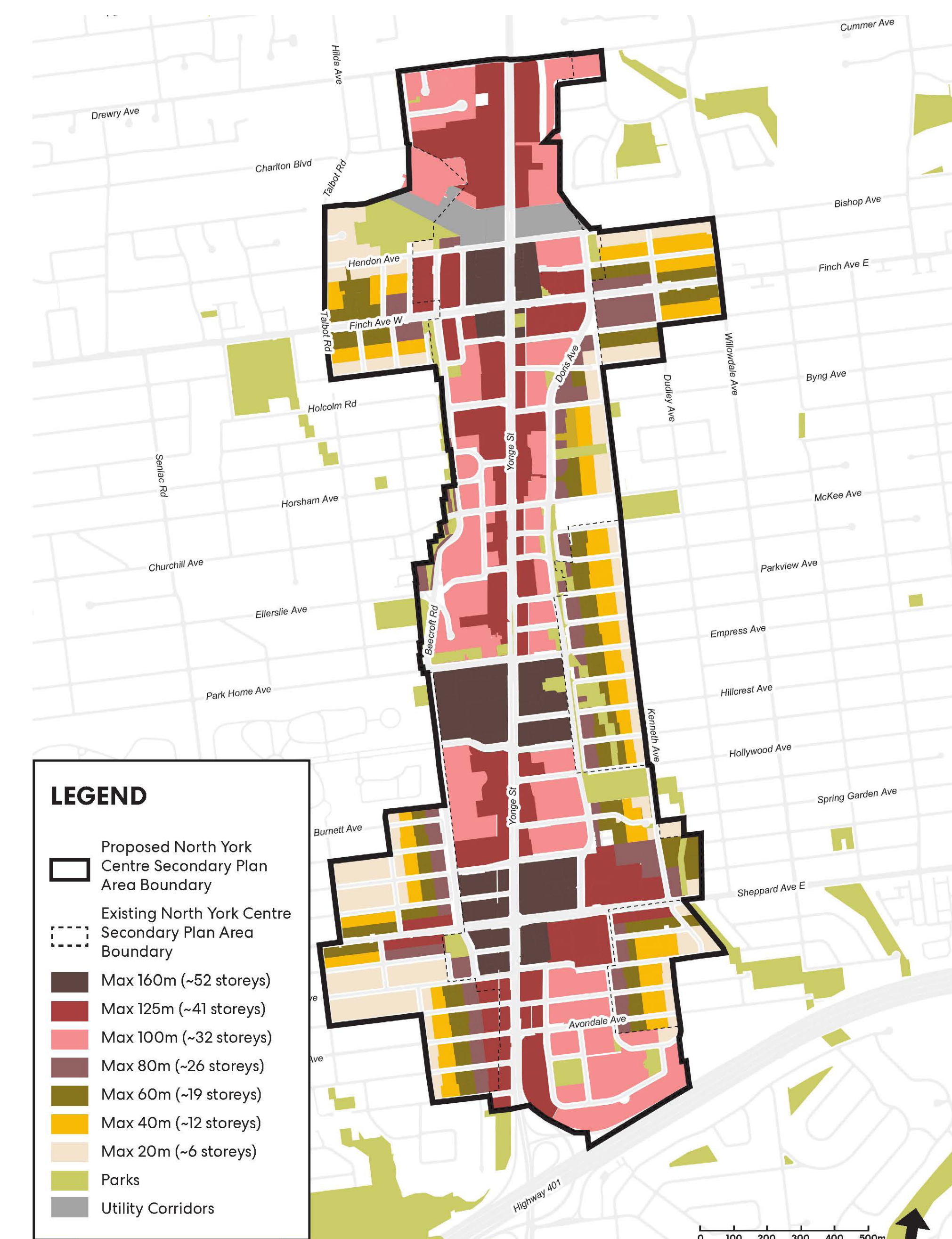
In Business as Usual, heights are as permitted by the existing Secondary Plan. The tallest heights are approximately 33 storeys on portions of Yonge Street, stepping down to the east and west.



Note: Options are presented for discussion purposes and are subject to feasibility analysis, public consultation, and Council approval.

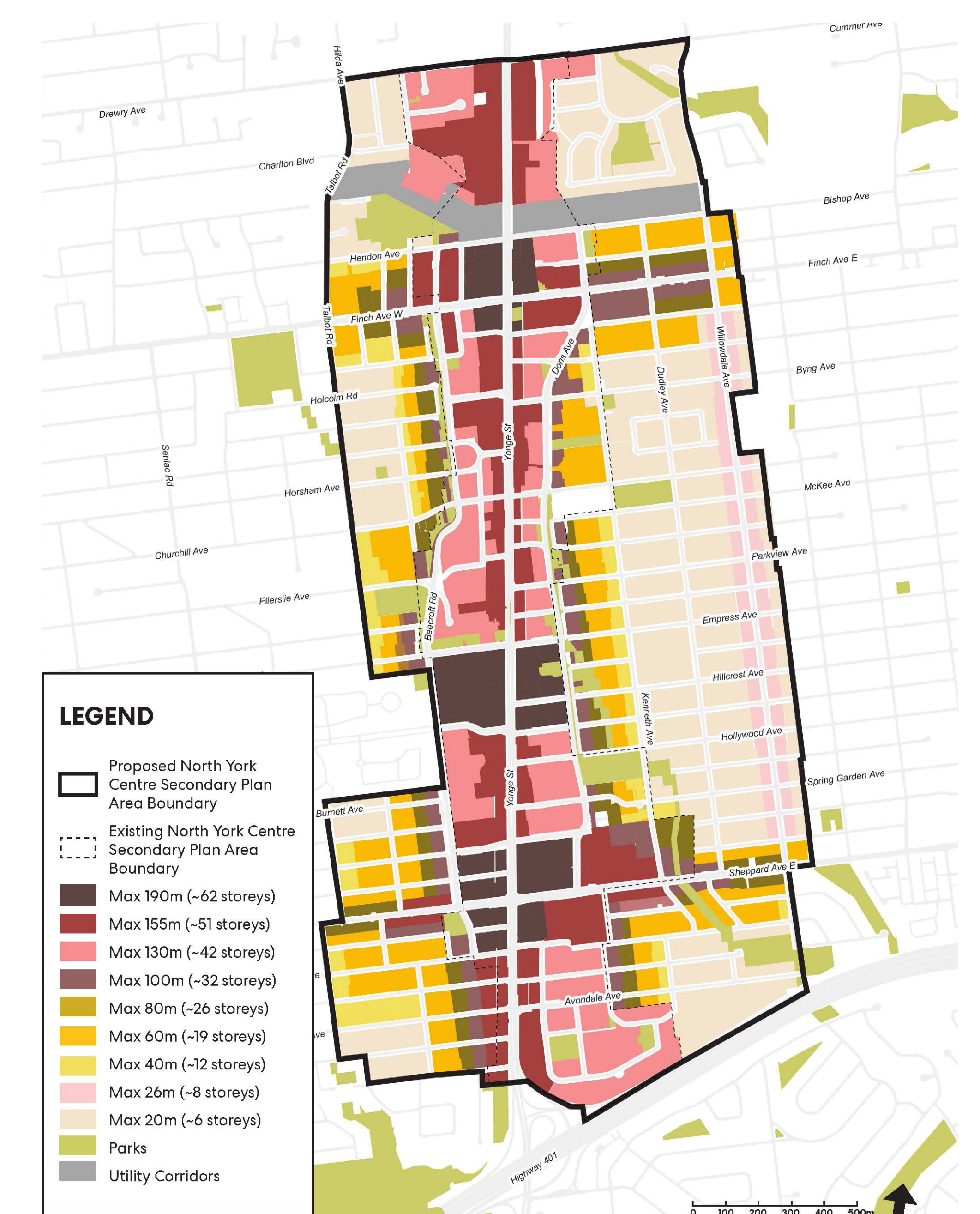
Alternative #1

Alternative 1 proposes to increase heights within the current Secondary Plan area to reflect recent approvals. The tallest heights would be approximately 50 storeys at the subway stations. Heights would gradually step down to approximately six storeys adjacent to existing neighbourhoods on the east and west.



Alternative #2

Alternative 2 proposes to increase heights to around 60 storeys near subway stations, consistent with other Toronto Centres. Transition is more gradual due to the further expanded area, with permissions allowing mid-rise development of approximately six storeys.



Evaluation of Options

Height Transitions

- BAU includes some abrupt height transitions within NYC, which are improved in Alternatives #1 and #2.
- Alternatives #1 and #2 introduce more gradual transition from Yonge Street to surrounding low-rise neighbourhoods.

Mix of Building Types

- Expanding the boundary with mid-rise areas in Alternatives #1 and #2 allows for modest intensification, good street relationship, and more variety in building types.

Wind Comfort and Safety

- Both wind comfort and wind safety are improved by expanding the boundary and creating a gradual increase in heights towards Yonge Street as in Alternative #2

Sunlight and Skyview

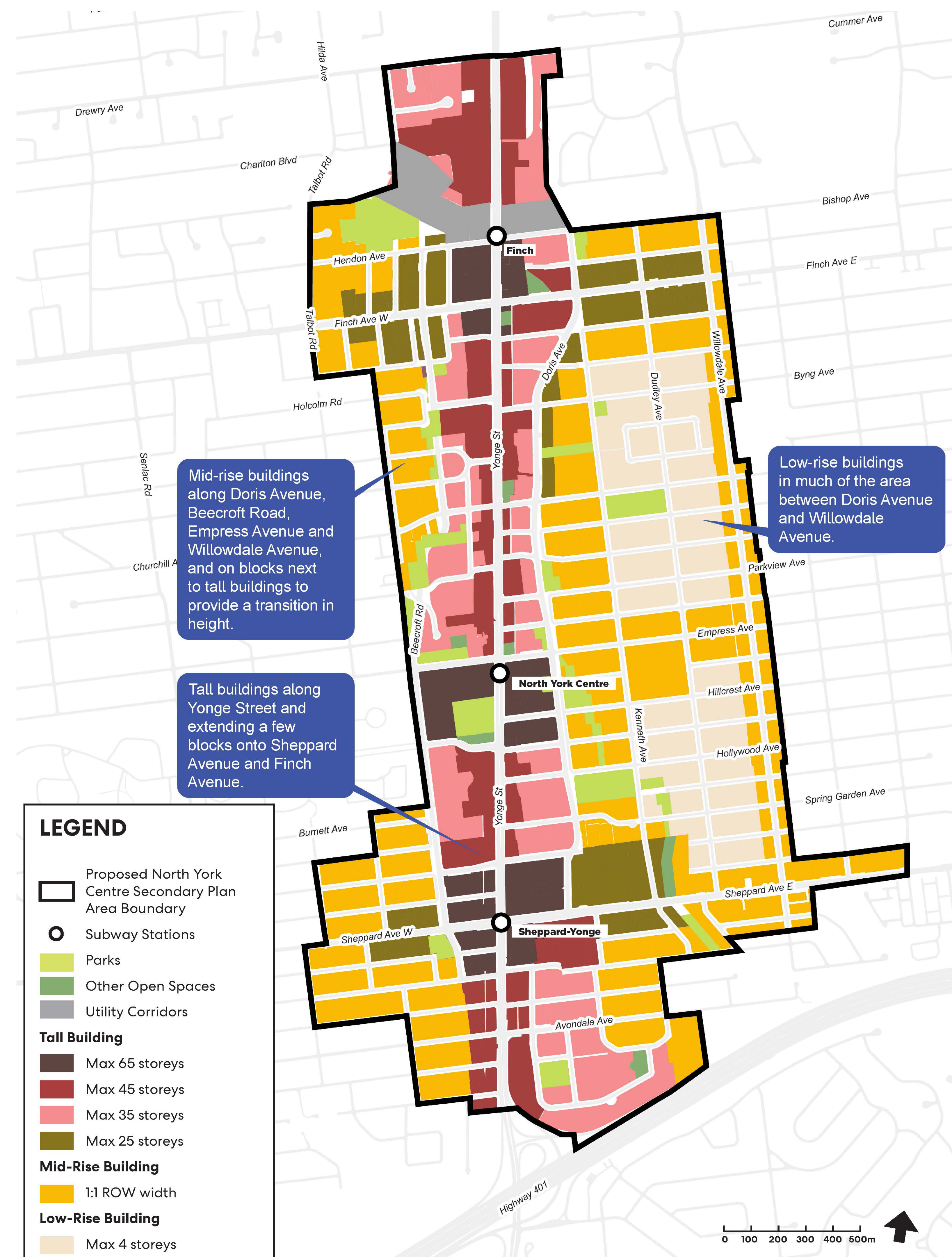
- Alternatives #1 and #2 are higher density scenarios and result in increase in shadows. There's opportunity to revise building height in some areas to achieve more sunlight and skyview on key public realm components.

Scoring

Measure	BAU	ALT #1	ALT #2
Transition within NYC	●	●	●
Transition to surroundings	●	●	●
Mix of building types	●	●	●
Wind Comfort	●	●	●
Wind Safety	●	●	●
Sunlight	●	●	●

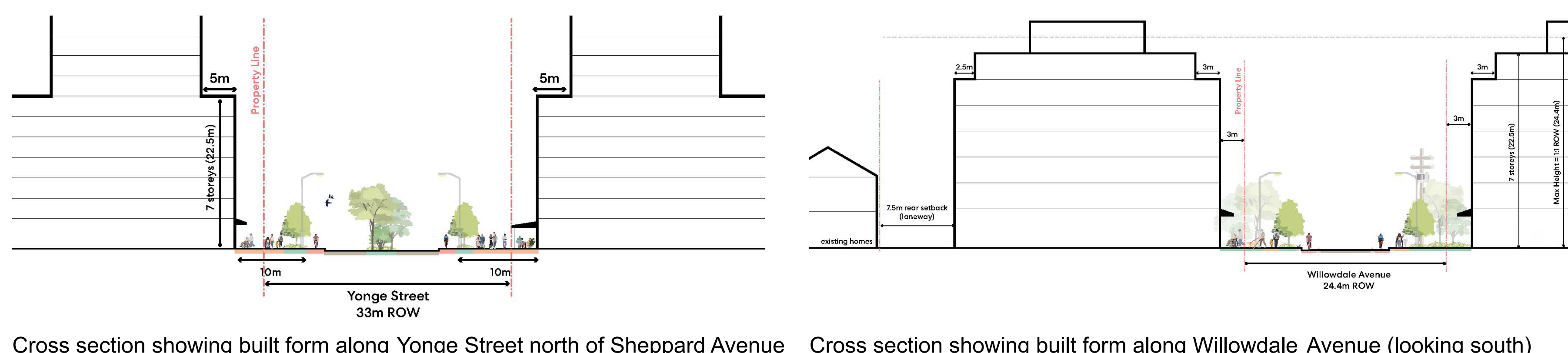
Built Form Emerging Preferred Option

The Emerging Preferred Option provides a mix of building types and heights that would create variety in the urban landscape, improve wind conditions by introducing a transition in building heights, maintain some areas of low-rise buildings, and allow for different housing forms that meet the needs of different types of households.



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Definitions



Cross section showing built form along Yonge Street north of Sheppard Avenue Cross section showing built form along Willowdale Avenue (looking south)

Note: Conceptual cross section for discussion only, built form parameters and street design will be determined through a Preferred Option and Functional Concept Plan later in Phase 2.

Tall buildings: The proposed plan includes different categories of tall buildings, with the tallest clustered around the three subway stations. The maximum proposed height of 65 storeys would match recent development in other Centres in the city.



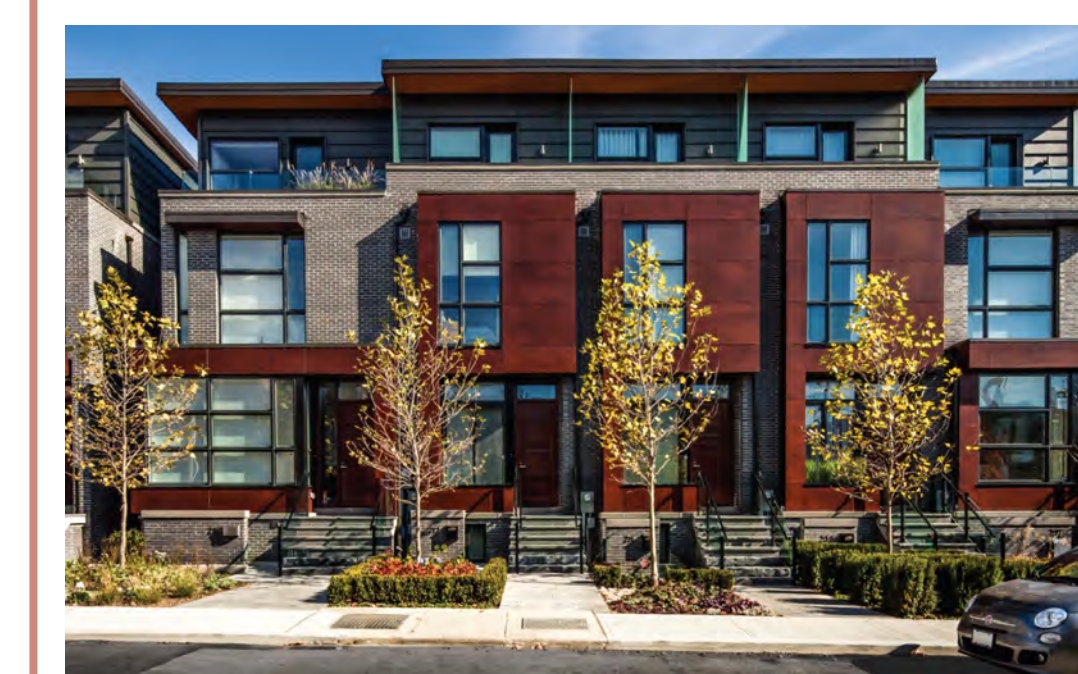
FourFifty, The Well, Toronto

Mid-rise buildings can be from five to fourteen storeys, with the height generally matching the width of the right-of-way of the adjacent street. The proposed plan introduces significant new areas for mid-rise buildings to offer more variety in built form and choice for residents.



Junction House, Toronto

Low-rise buildings are defined as buildings under five storeys. The proposed plan includes retaining some existing areas of low-rise buildings within North York Centre to provide a full spectrum of building forms.



Trinity Bellwoods Townes, Toronto

Objectives

- Provide an effective transition between areas of different building heights and intensity
- Include a mix of building types
- Provide safe and comfortable wind conditions for pedestrians at grade
- Provide comfortable sun conditions in the public realm and adequate skyview
- Animate the public realm with active at-grade spaces

Proposed Policy Direction Highlights

- Maximize opportunities for ground floor residential, community and institutional, and commercial uses to animate surrounding outdoor spaces with features like large windows and frequent entrances, where appropriate.
- Ensure that entrances to vehicle parking, loading and servicing are from side streets, lanes or private shared driveways located towards the rear of the building.

Tell us what you think!

What do you like about the proposed directions for Built Form?

What would you change about the proposed directions for Built Form?

What's missing?