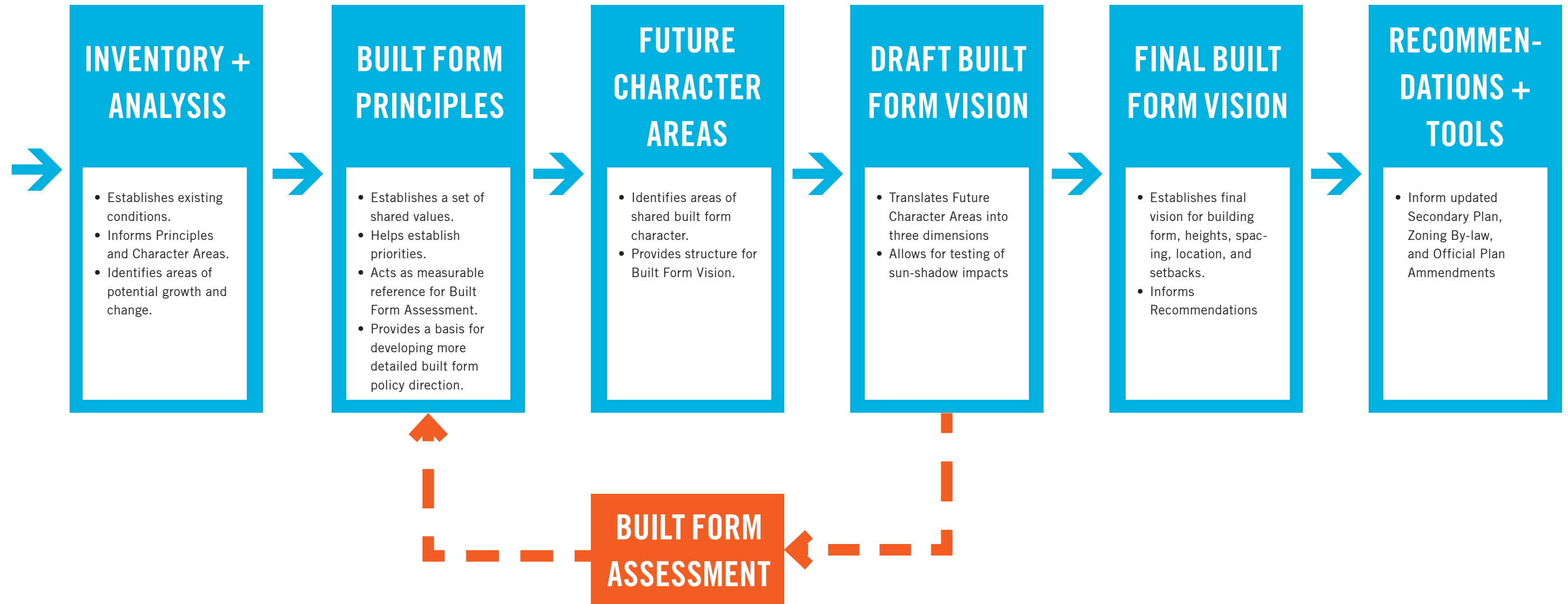


YONGE-EGLINTON BUILT FORM STUDY - PROCESS

MIDTOWN PLANNING GROUP MEETING #2

EXISTING POLICY + OBSERVATION +
STAKEHOLDER INPUT



DRAFT BUILT FORM PRINCIPLES



1. DISTINCT, DIVERSE + LIVEABLE

- Reinforce the distinct, diverse and valued built form characteristics and features for each of the character areas
- Maintain and enhance the existing mix of housing types and tenures and diversity of building forms to provide for a full range of housing opportunities
- Maintain and reinforce the stability of low-rise neighbourhoods with the use of different approaches to transition in growth areas that reflect prevailing character and minimize shadow and privacy impacts



2. PUBLIC REALM + OPEN SPACE

- Support active street life by ensuring the built form frames and animates streets, parks, squares and open spaces with active uses at grade
- Reinforce the unique open space amenity provided by “tower-in-the-park” apartments and “mid-century mid-rise” buildings by ensuring abundant landscaping at grade



3. WALKABILITY

- Locate, design and mass buildings to preserve skyview and sunlight access and create a human-scaled streetwall condition
- Maximize pedestrian comfort on pedestrian-priority routes, main street shopping areas and connections to public transit/major destinations with good sunlight and wind conditions in all seasons
- Ensure fine-grained pedestrian circulation in, between and through buildings through the placement and orientation of buildings



4. MAIN STREETS + EMPLOYMENT USES

- Respect and enhance the scale, character and form of local retail main streets and in particular the historic streetwall, narrow frontages and distinct cornice lines
- Support employment retention and growth while locating, designing and massing commercial buildings and commercial-oriented base buildings to respect adjacent streets, public spaces and privately owned public spaces
- Ensure new commercial development contributes to the character of the area in scale, form and materiality



5. AREA STRUCTURE

- Establish a hierarchy of building heights for different areas to reinforce the area's structure with:
 - The tallest buildings at the Four Quadrants at Yonge and Eglinton and transitioning down in scale and intensity with distance from the Four Quadrants;
 - Building heights in the Davisville area consistent with existing heights and the distinct Avenue and Tower-in-the-Park types;
 - A mix of mid-rise and mid-range taller buildings in the Mount Pleasant station area to create a transitional hub between areas of different scale, heights and intensity;
 - Mid-rise buildings punctuated with some taller buildings in the Bayview Focus Area consistent with Eglinton Connects; and
 - Mid-rise buildings in the vicinity of “Main street” transit stations (Avenue and Chaplin) consistent with Eglinton Connects
- Create a legible skyline for the district that reinforces the underlying area viewed from vantage points within the broader city



6. HERITAGE + LANDMARKS

- Structure the public realm and the built environment in a way that celebrates and unifies the area's historic resources and evolution
- Respect and complement the scale, character, form and setting of heritage properties and heritage conservation districts
- Elegantly frame views to key heritage resources and landmarks through the massing and articulation of development