

Planning Framework

- Proximity to transit is an opportunity to build vibrant, complete communities
- Yonge St. and along Steeles Ave. frontage to be in the form of mid-rise or tall buildings
- North Study Area focused on mid-rise and mixed use buildings, taller buildings near proposed transit stations
- Building density and massing focused on the Yonge and Steeles intersection
- Pedestrian comfort and amenity
- Angular plane to minimize impact
- Tower floorplates
- Minimum streetwall heights
- Setbacks
- Appropriate edge conditions and eyes on the street
- Parks linkages

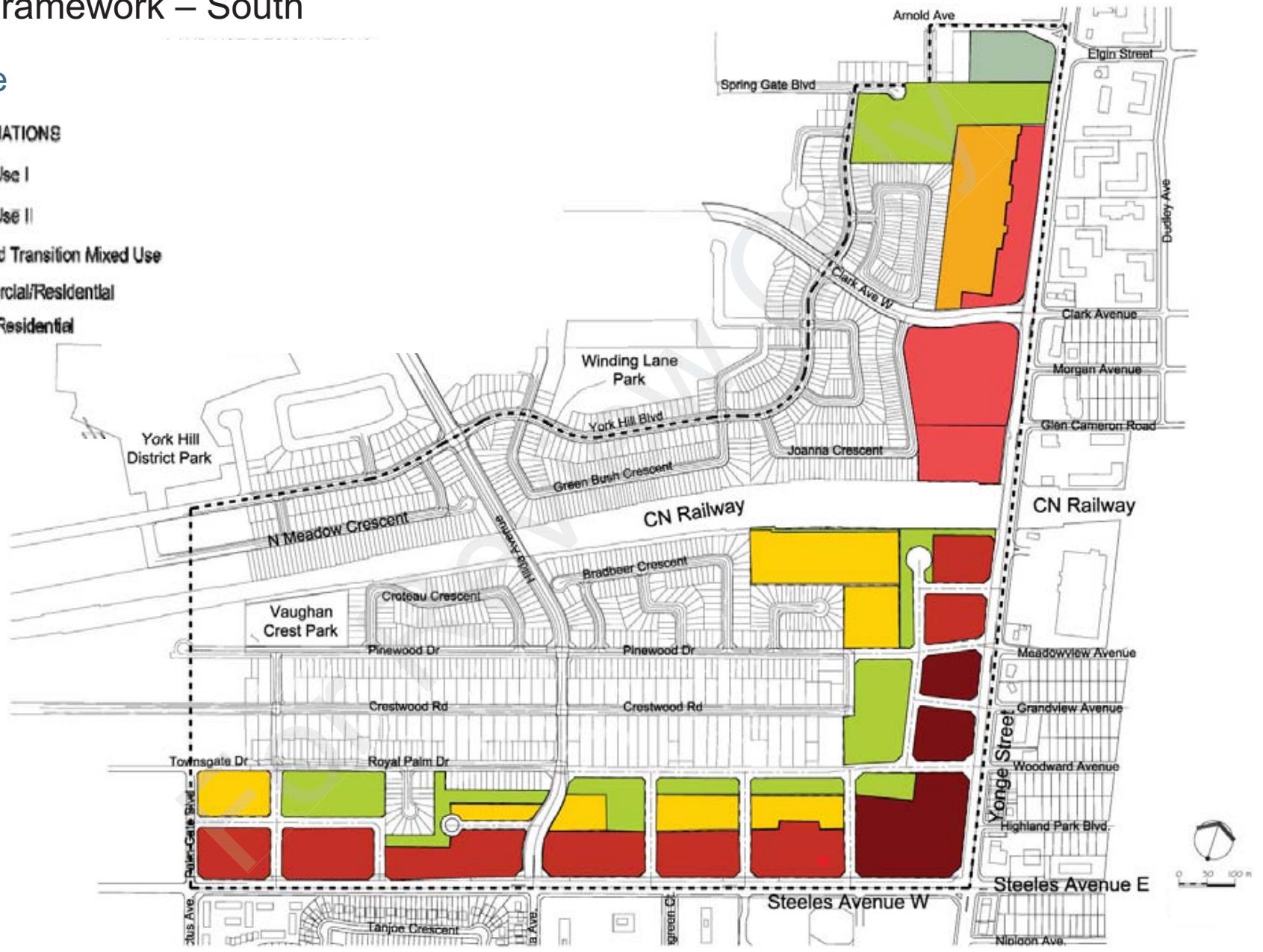
Yonge Street Study

Planning Framework – South

1. Land Use

LAND USE DESIGNATIONS

- Urban Mixed Use I
- Urban Mixed Use II
- Neighbourhood Transition Mixed Use
- Mixed Commercial/Residential
- Medium Density Residential
- Open Space
- Institutions
- Heritage site



Land Use Designation – South

Planning Framework – South

1. Proposed Land Use Designations

Urban Mixed Use I

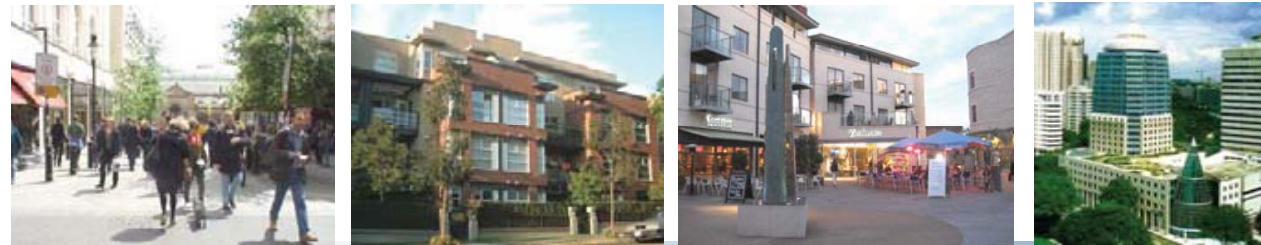
- Higher density urban form
- Minimum 6 storeys
- Broad range of uses
- Commercial uses should be located at street level
- Sufficient ground floor height to accommodate commercial uses
- Bonusing for commercial
- 4.5 FSI residential + 1.0 FSI commercial

Urban Mixed Use II

- Minimum 4 storeys
- Broad range of uses
- Active uses should be located at street level
- Sufficient ground floor height to accommodate commercial uses
- Bonusing for commercial
- Range from 1.5 – 2.5 FSI residential + 1.0 Commercial

Neighbourhood Transition Mixed Use

- Minimum of 3 storeys
- Range of uses, more focus on residential
- 1.5 FSI



Land Use Designation – South

Yonge Street Study

Planning Framework – South

2. Density and FSI

MAXIMUM DENSITY

- 4.5 FSI Residential
1.0 FSI Commercial
- 2.5 FSI Residential
1.0 FSI Commercial
- 1.5 FSI Residential
1.0 FSI Commercial
- 1.5 FSI Residential
- Open Space
- Institutions
- Existing
- ★ Heritage site



Proposed Density – South

Yonge Street Study

Planning Framework – South

3. Building Height

BUILDING HEIGHTS

- Up to 30 storeys
- 18 to 20 storeys
- 15-18 storeys
- 12-15 storeys
- 10-12 storeys
- 8 storeys
- 4 storeys

- Open Space
- Institutions
- Heritage site



Building Height – South

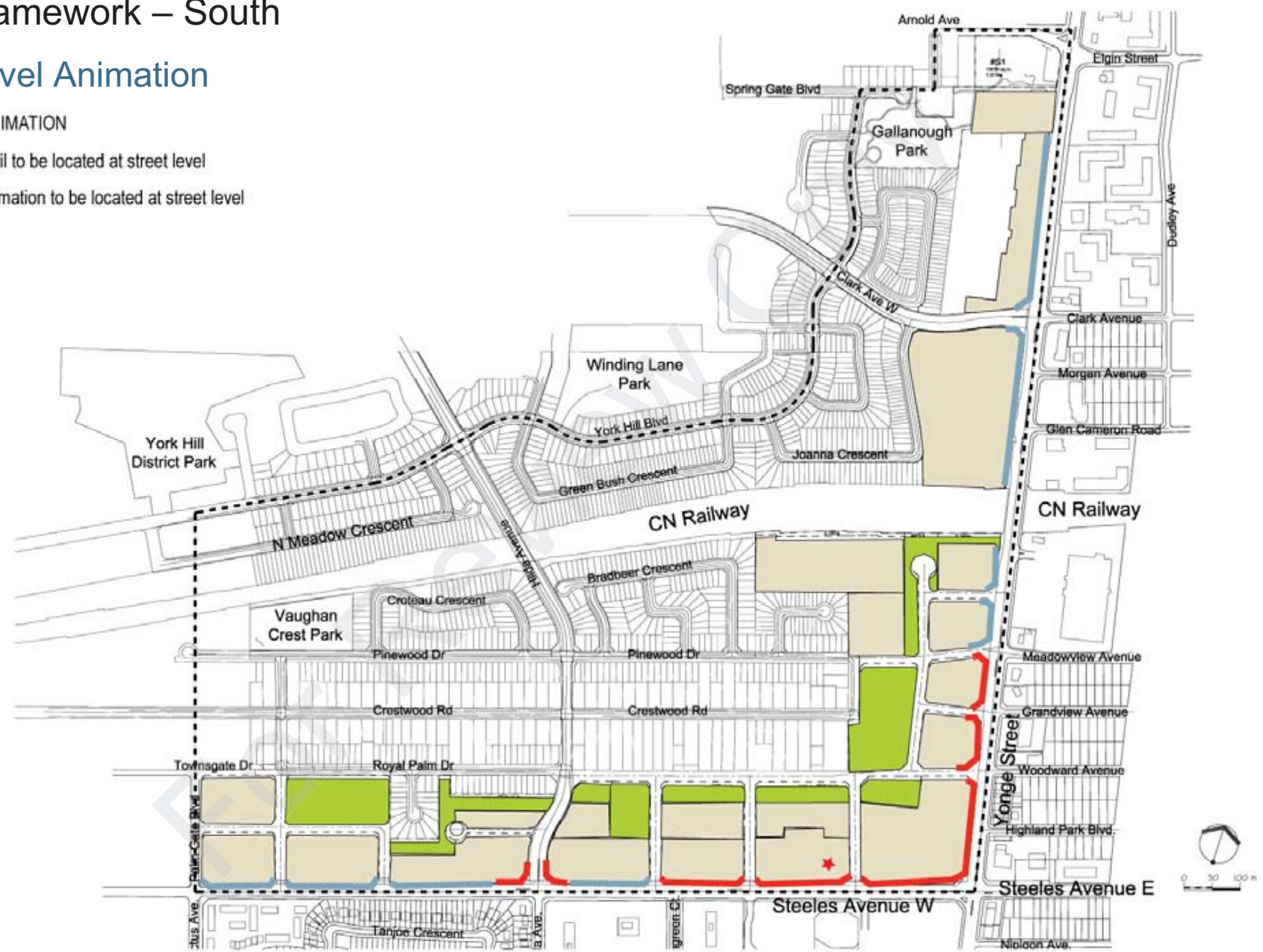
Yonge Street Study

Planning Framework – South

4. Ground Level Animation

GROUND FLOOR ANIMATION

- Commercial/retail to be located at street level
- Ground floor animation to be located at street level



Ground Floor Animation – South

Yonge Street Study

Planning Framework – North

1. Land Use

Uptown Mixed Use

- Minimum 3 storeys
- Active uses should be located at street level
- Sufficient ground floor height to accommodate commercial uses
- 1.5 – 2.0 FSI

LAND USE DESIGNATIONS

- Uptown Mixed Use
- Medium Density Residential
- Open Space
- Institutions
- Heritage site



2. Density and FSI

MAXIMUM DENSITY

- 1.5 - 2.0 FSI
- Open Space
- Institutions
- Heritage site



Land Use & Density – North

Yonge Street Study

Planning Framework – North

3. Building Height



4. Ground Level Animation



Building Height & Ground Level Animation – North