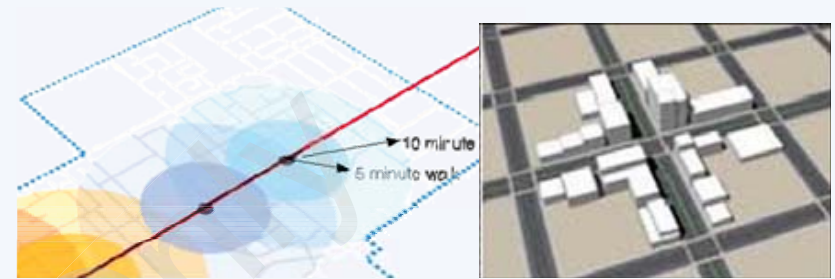


## Built Form

- Protect and enhance the area's existing assets including the existing heritage of Thornhill
- Promote Yonge Street as an important corridor
- Identify and promote areas of significance
- Create appropriately scaled buildings
- Encourage 'diversity within unity' of building forms
- Develop a pleasant, safe, network of streets and paths
- Respect surrounding communities
- Support design innovation and excellence.

- **Street Network**

- Street Grid
- Connectivity



- **Street Wall**

- Height
- Continuity
- Top / Bottom Coordination
- Porosity / Transparency



- **Height & Scale**

- Relative Heights
- Longitudinal Blocks
- Vertical Blocks
- Shadowing

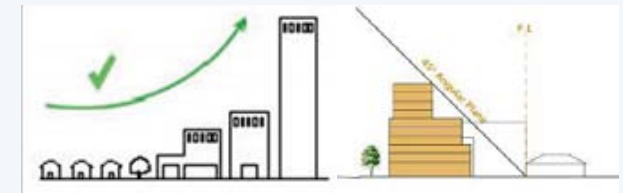


- **Transition**

- Stepping
- Vertical Breaks

- **Set backs**

- Horizontal / Vertical
- Angular Plans
- Shadowing



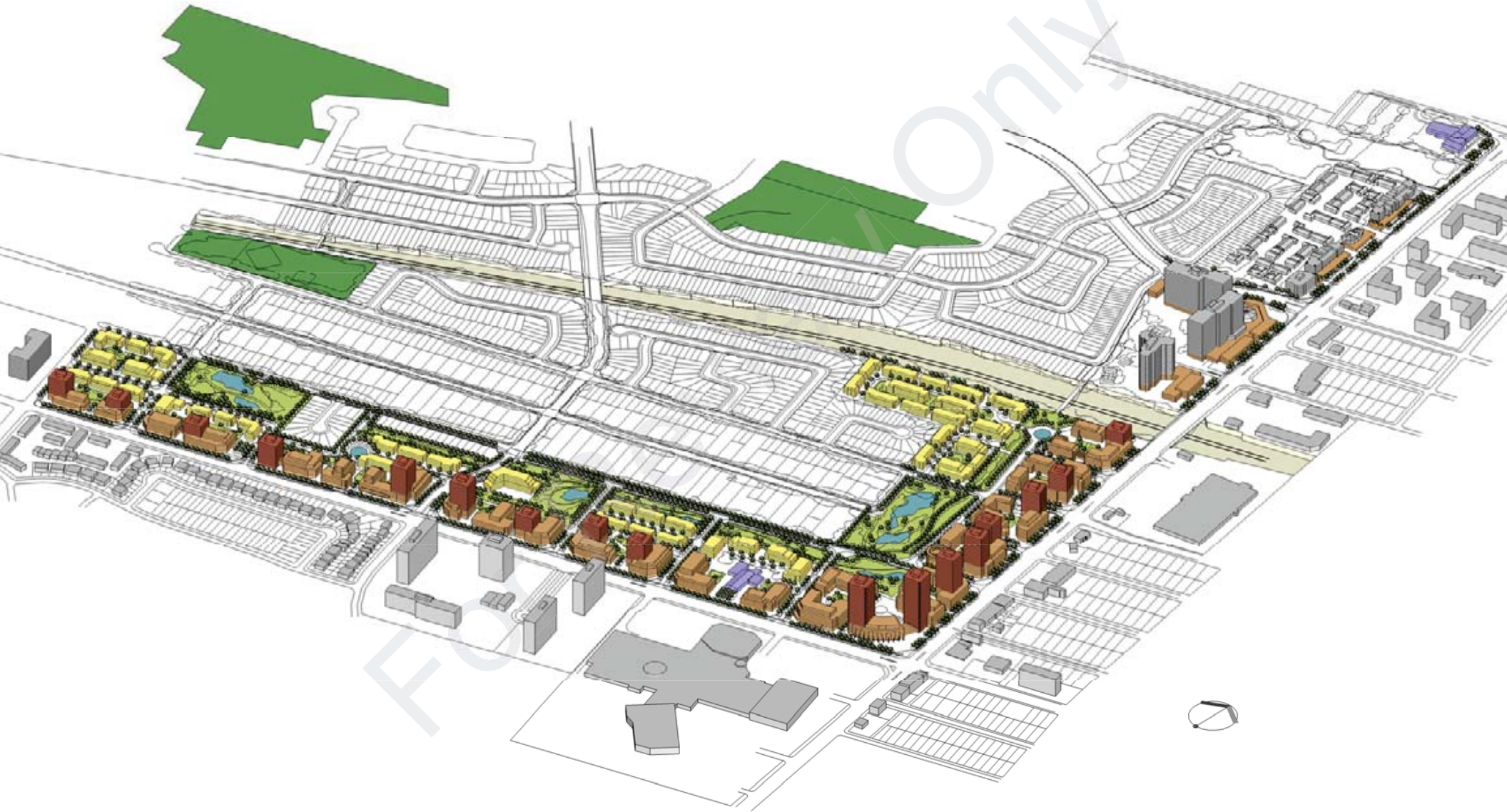
- **Parking & Access**

- Parking Strategies and Modes
- Screening
- Street Access / Building Access



## Built Form

### 1. Built Form Demonstration



## Built Form

### 1. Built Form Demonstration



Built Form Demonstration – North

# Yonge Street Study

## Built Form

### 2. Massing Approach



Re



Yonge Street Corridor – South

# Yonge Street Study

## Built Form

### 2. Massing Approach



Yonge Street – North

# Yonge Street Study

## Built Form

### 3. Density Implications

- Overall Density Target is 2.5 F.S.I.
- Create Density Transition, with higher density towards Yonge Street and Steeles Ave. and lower density towards existing residential neighbourhood



Variety for 1.0 F.S.I.		Density Demonstration Example Site: 22,925 sqm				
		F.S.I.	1.5	2.5	3.0	3.5
		GFA	34,388 m <sup>2</sup>	57,313 m <sup>2</sup>	68,775 m <sup>2</sup>	80,238 m <sup>2</sup>
 100% Site Coverage	PLAN					
	3D					
 50% Site Coverage	SECTION					
	PRECEDENTS					
 25% Site Coverage						

## Density Implications

## Built Form

### 4. Skylines / Street Elevations



Yonge Street – South



Steeles Avenue



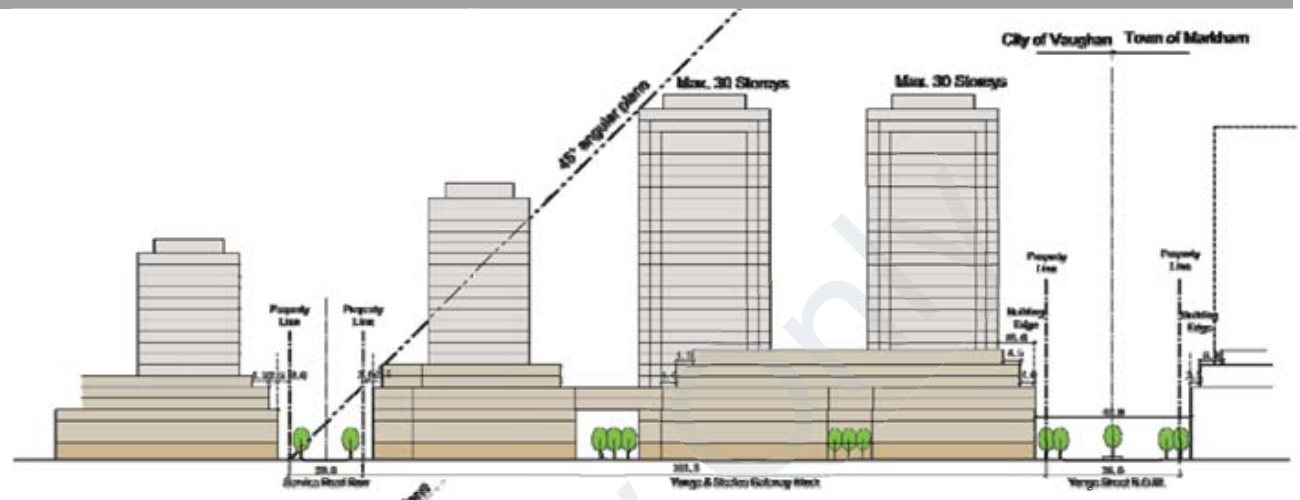
Yonge Street – North

# Yonge Street Study

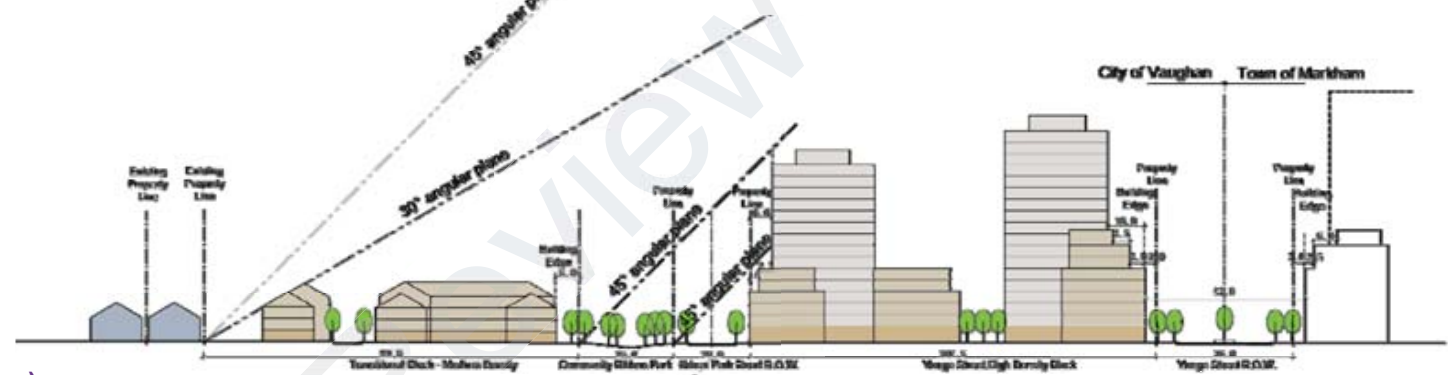
## Built Form

### 5. Angular Planes

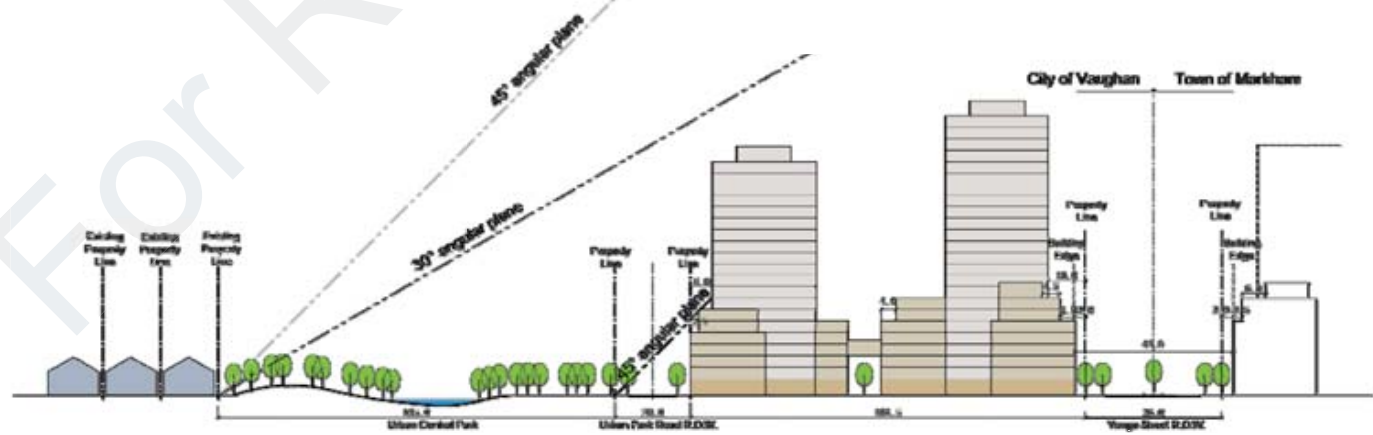
Yonge Street (@ Steeles West)



Yonge Street (@ Woodward Ave)



Yonge Street (@ Meadowview Ave)



Angular Plane @ Yonge Street

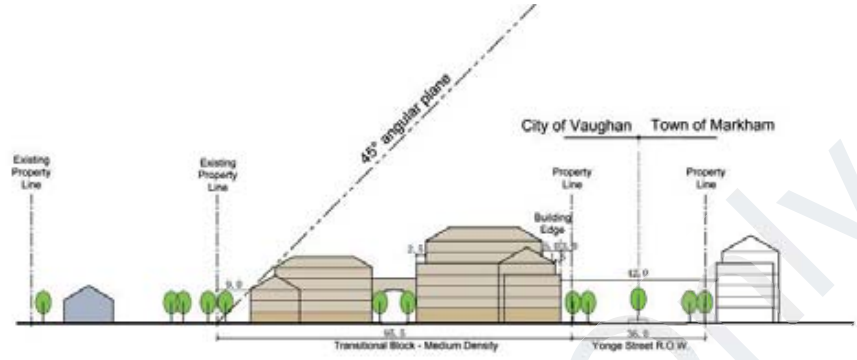


# Yonge Street Study

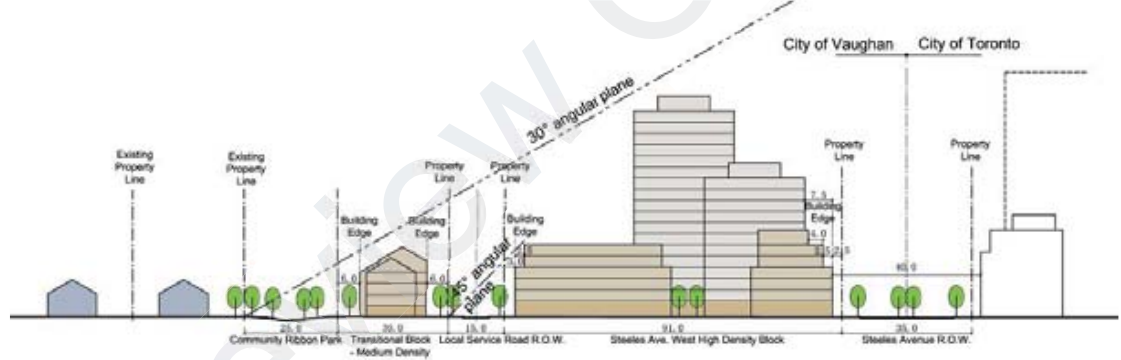
## Built Form

### 5. Angular Planes

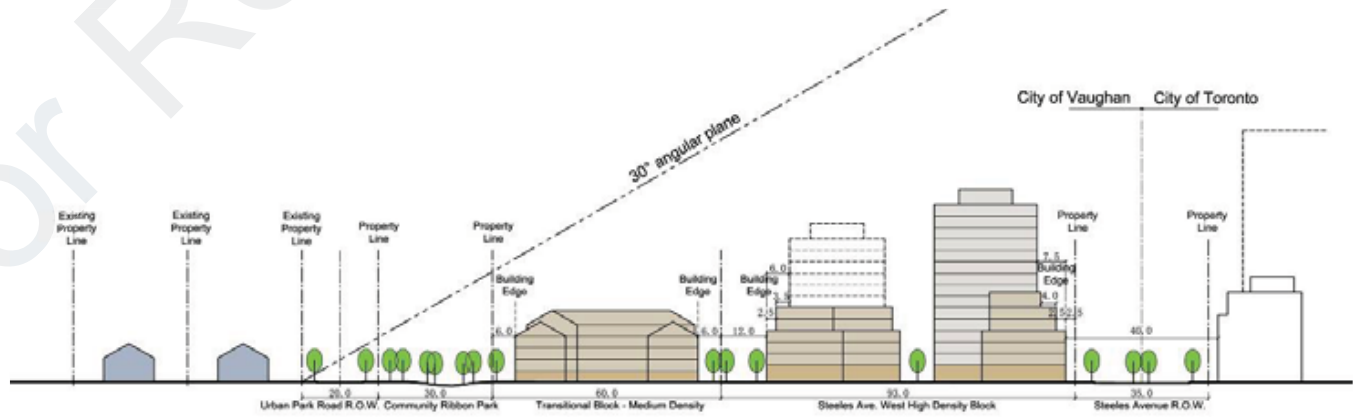
Yonge Street North (@ Thornhill Ave)



Steeles Ave W (@ Hilda Ave)



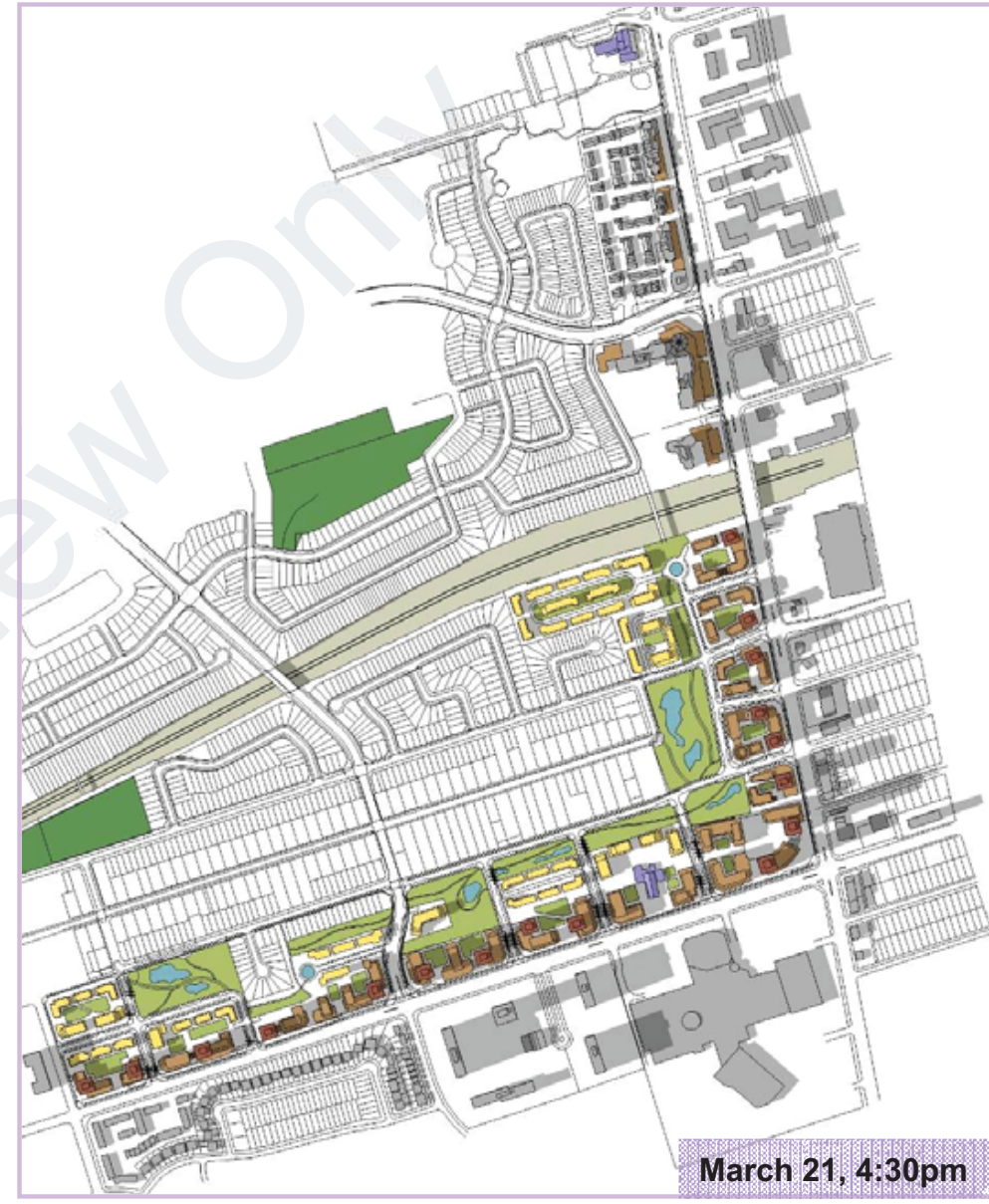
Steeles Ave West Typical



## Angular Plane @ Yonge North and Steeles

## Built Form

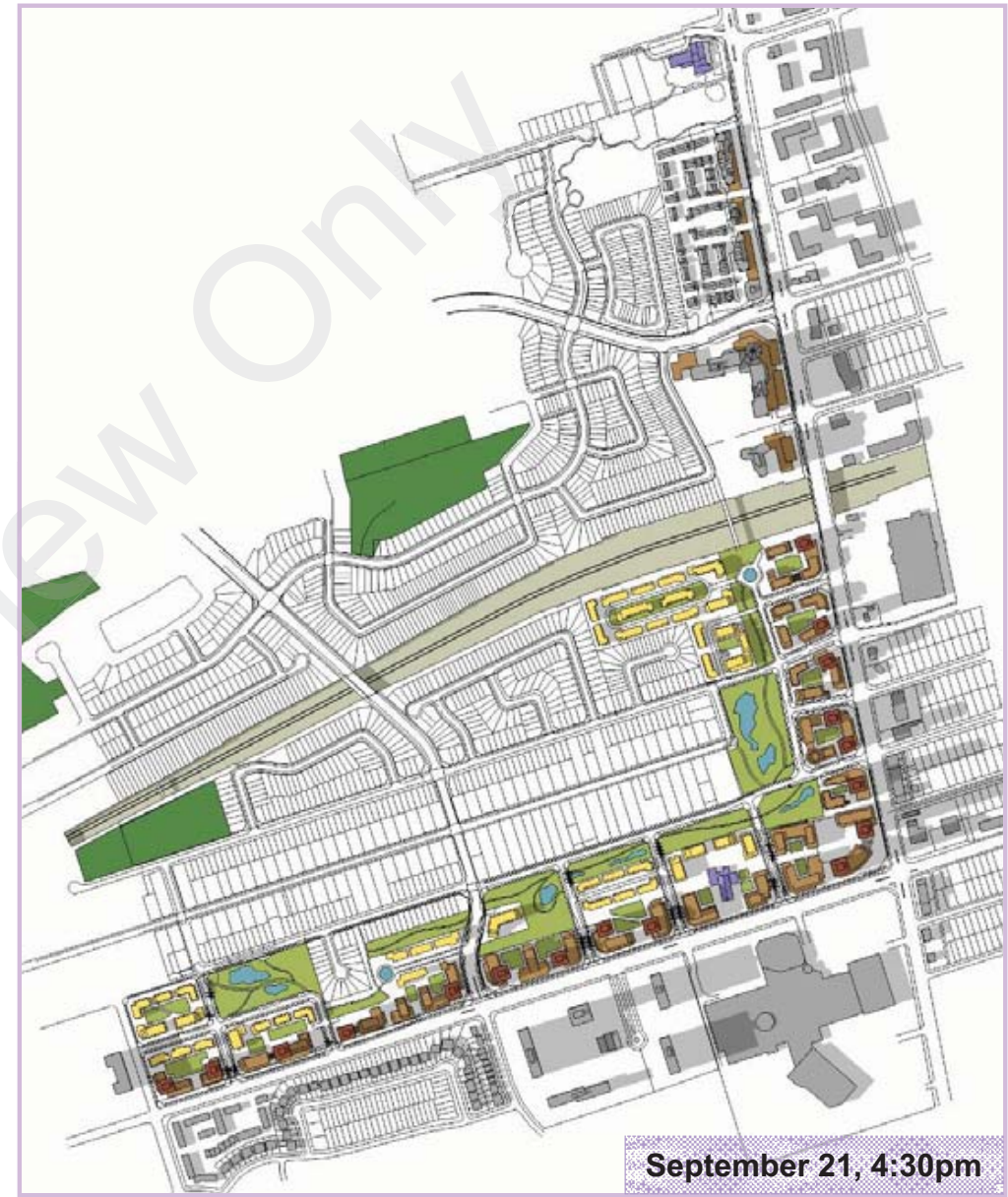
### 6. Shadow Impact



Shadow Impact – South

## Built Form

### 6. Shadow Impact



Shadow Impact – South

## Built Form

### 6. Shadow Impact



Shadow Impact – South

## Built Form

### 6. Shadow Impact



Shadow Impact – North

# Yonge Street Study

## Built Form

### 6. Shadow Impact



Shadow Impact – North

# Yonge Street Study

## Built Form

### 6. Shadow Impact



Shadow Impact – North

## Built Form

### 7. Gateways / Placemaking

- Protect and enhance the area's existing assets including the existing heritage of Thornhill
- Promote Yonge Street as an important corridor
- Identify and promote areas of significance
- Identify appropriate locations for distinctive public spaces for gathering, public art, etc.



- **View & Vistas**

- Major / Minor Views and View Corridors
- Major / Minor Vistas
- Traveling and Terminators



- **Regional Gateway**

- Traditional N/S Exist / Entry to Yonge Street Precinct
- Arrival
- Identity



- **Local Node**

- Concentration of Local Landmarks and Transit at crossroads
- Arrival
- Identity



- **Landmark & Features**

- Concentration of Local Landmarks and Transit at crossroads
- Arrival
- Identity



- **Identity & Character**

- Large Scale – Building / Monument
- Small Scale – Monument / Amenities
- Program and Policy for Culture / History / Art
- Thematic Treatment
- Program and Policy for Culture / History / Art

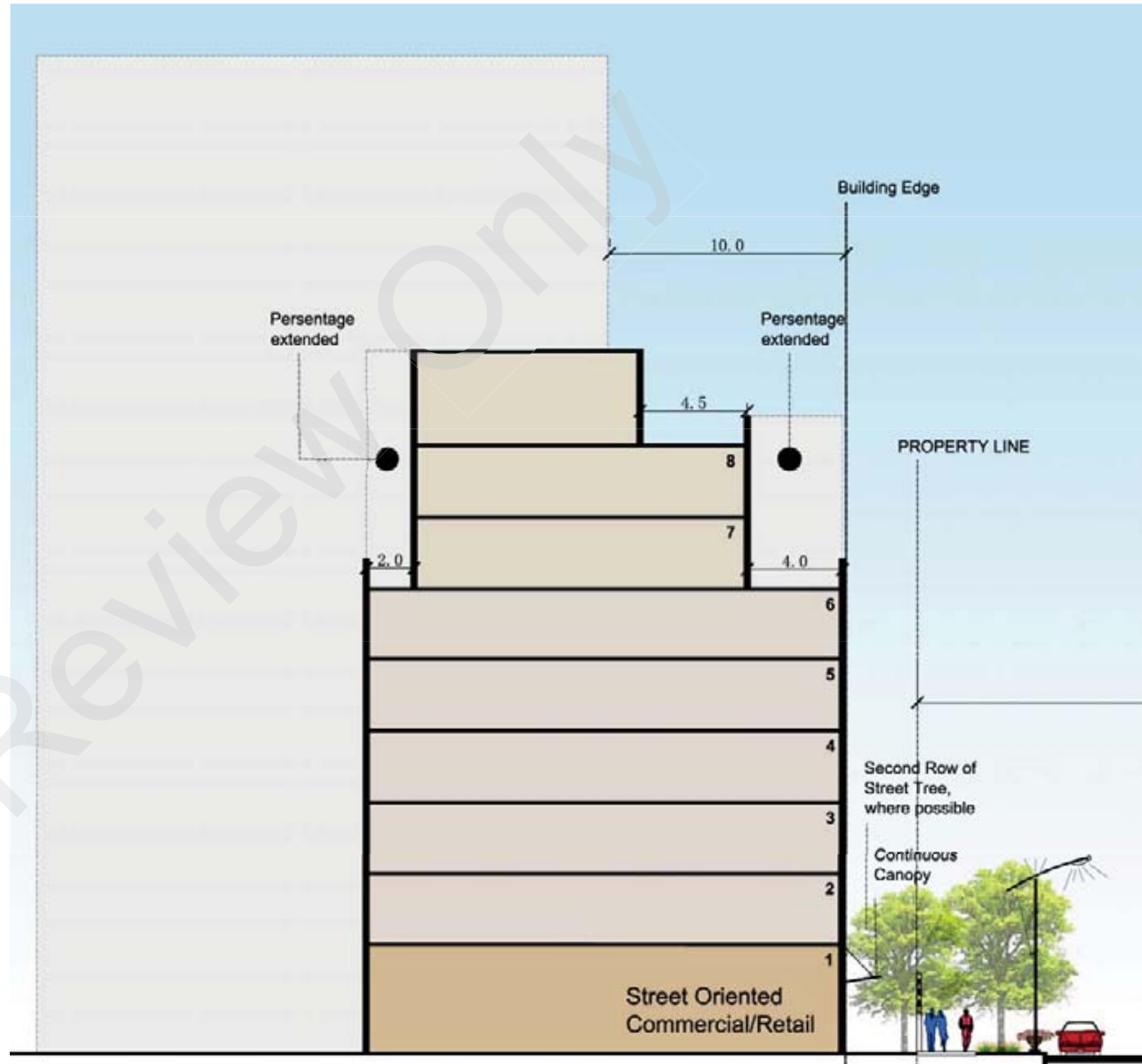


## Built Form

### 8. Street Wall Guidelines

Street oriented commercial/retail at grade

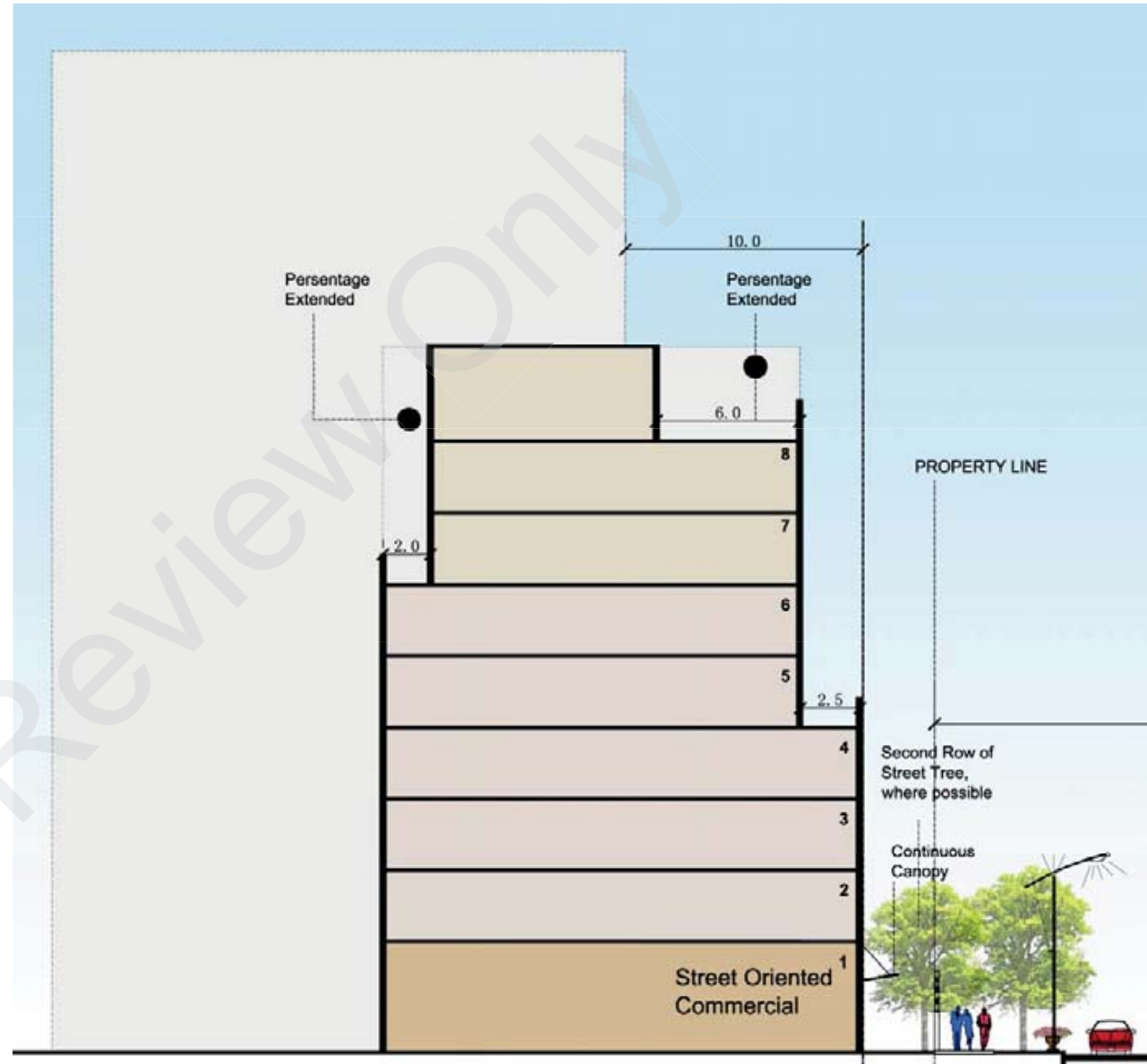
- Minimum street wall height: 6 storey
- Maximum street wall height: 8 storey
- 3m setback from the property line
- 4m step back on the 6 storey
- 4.5 m step back of the penthouse



## Built Form

### 8. Street Wall Guidelines

- Street oriented commercial/retail at grade
- Minimum street wall height: 4 storey
- Maximum street wall height: 8 storey
- 3m setback from the property line
- 2.5m step back on the 4 storey
- 6.0 m step back of the penthouse

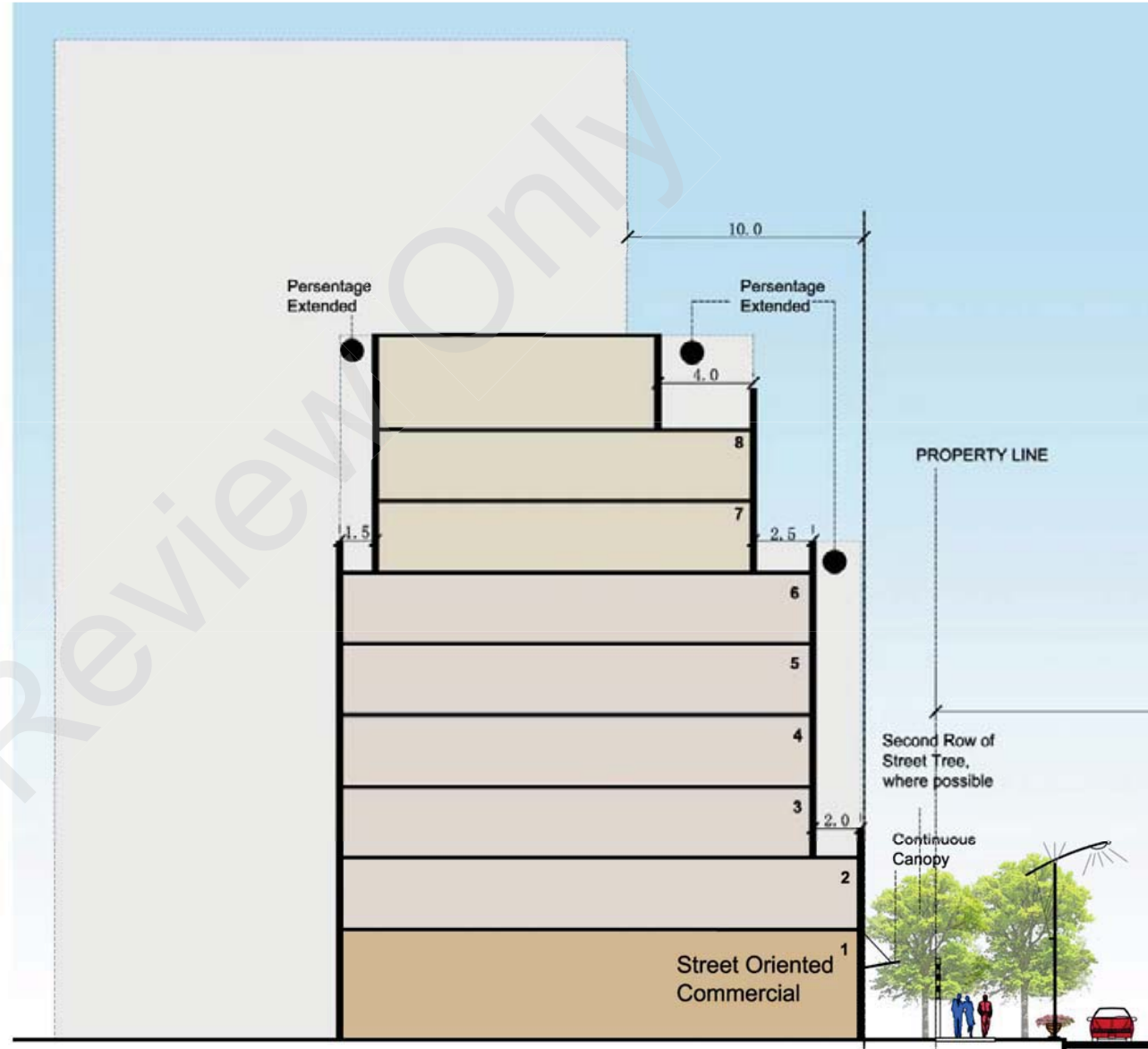


# Yonge Street Study

## Built Form

### 8. Street Wall Guidelines

- Street oriented commercial/retail at grade
- Minimum street wall height: 2 storey
- Maximum street wall height: 8 storey
- 3m setback from the property line
- 2.0m step back on the 2 storey
- 2.5m step back on the 6 storey
- 4.0m step back of the penthouse



# Yonge Street Study

## Built Form

### 8. Street Wall Guidelines

- Street oriented commercial/retail at grade
- Minimum street wall height: 4 storey
- Maximum street wall height: 6 storey
- 2.5m setback from the property line
- 2.5m step back on the 4 storey
- 4.0m step back of the penthouse

