



TORONTO WATERFRONT

EAST BAYFRONT-WEST PRECINCT

Urban Design Guidelines

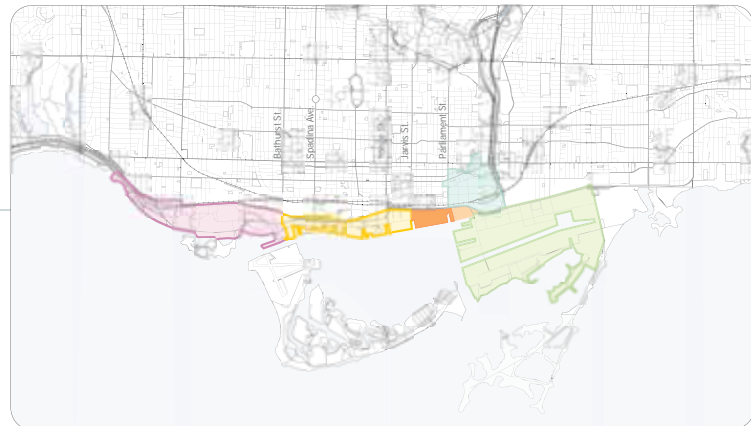
*OPEN HOUSE PANELS
FEBRUARY 20, 2007*



TORONTO WATERFRONT
REVITALIZATION CORPORATION

EAST BAYFRONT-WEST PRECINCT

Overview



Map of Toronto Waterfront

- East Bayfront-West Precinct
- Exhibition Place/Ontario Place, Fort York/Bathurst Strachan
- Central Bayfront/Harbourfront
- West Don Lands
- Port Lands



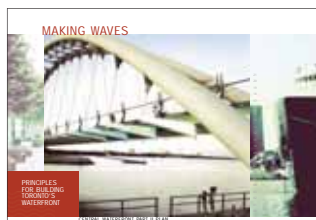
Location

The East Bayfront is a downtown lakefront precinct that extends northward to the Lake Shore/Gardiner Expressway corridor between Jarvis Street in the west to Cherry Street in the east.

The urban design guidelines that follow are focused on the western portion of the precinct between Jarvis and Parliament streets - "East Bayfront - West Precinct."

The design direction for the lands in the eastern portion (between Parliament and Cherry Streets) requires further analysis as a result of complex infrastructure projects in that area including: the renaturalization of the mouth of the Don River; flood proofing; and, the extension of Queens Quay to Cherry Street. Once studies in the East Precinct are complete, additional guidelines will be developed for.

Companion Documents



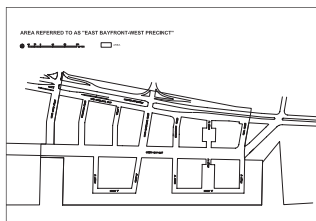
Central Waterfront Secondary Plan, 2001

The Secondary Plan establishes a waterfront-wide system of land uses, public spaces, streets and transit service. It also describes waterfront-wide policies, such as requirements for the provision of affordable housing and sustainable design objectives.



East Bayfront Precinct Plan, 2005

The East Bayfront Precinct Plan (November 2005) is a detailed master plan which illustrates the comprehensive concept for the design and development of the East Bayfront lands. Locations for streets, public open space, waterfront promenades and land assigned to building construction are identified within the plan.



East Bayfront-West Precinct Zoning By-law, 2006

The principles of the Precinct Plan have been incorporated into the East Bayfront Zoning By-law for managing development in the area. The Urban Design Guidelines elaborate how the Zoning By-law should be implemented guidelines and provides illustrated examples.

A comprehensive planning and design framework has been developed to implement the plans for the area and bring the vision to life. The *East Bayfront-West Precinct Urban Design Guidelines* are a key element of the revitalization framework.

Purpose of the East Bayfront-West Precinct Design Guidelines

The guidelines provide an urban design framework with a primary focus on ensuring that any development in the area contributes to its longterm sustainability and the vitality, attractiveness and comfort of the public realm.

The document is designed to give guidance to developers, architects, development review authorities, the TWRC's Design Review Panel and the general public when considering East Bayfront development proposals. Planning and design work within the public realm will be developed by the City of Toronto and the Toronto Waterfront Revitalization Corporation (TWRC).

Development in the East Bayfront must be consistent with the Urban Design Guidelines provided in this document and the design intent provided in the companion documents. The East Bayfront - West Precinct Urban Design Guidelines will be used in the evaluation of site plan applications in the area.

Waterfront Design Review Panel

In support of a culture of quality, the TWRC has established a Waterfront Design Review Panel that will provide objective and professional advice to developers and designers working in the East Bayfront.

It is the intention that development proposals related to site plan applications on East Bayfront lands will be reviewed by the Waterfront Design Review Panel. The design review process will generally involve a two or three steps, depending in the nature of the project. At each step there would be a presentation by the proponent to the Panel, followed by oral and written feedback. Presentations will generally be organized around three stages of the design process:

1. Concept
2. Massing and Built Form
3. Architectural Detailing

The findings and advice of the Panel will be presented to the City of Toronto as part of the Site Plan Review process.



EAST BAYFRONT-WEST PRECINCT

Vision



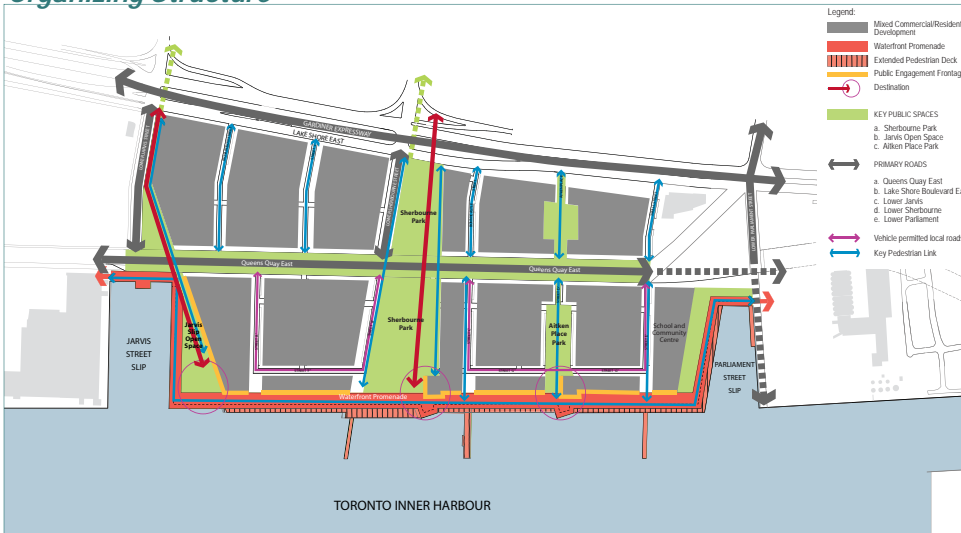
East Bayfront rendering based on Precinct Plan



Precinct Plan Vision

- Encourage active, publicly-engaging ground floor uses along Queens Quay Boulevard and the water's edge promenade.
- Support a wide variety and flexibility of uses across the site, including significant employment, as well as residential uses.
- Create an overall mid-rise built form that steps down to the water's edge and only permits taller buildings along the Gardiner/Lake Shore corridor to frame major points of entry to East Bayfront.
- Create a new district that serves as a model of environmental responsibility, energy efficiency, sustainable design and livability with an urban setting.

Organizing Structure



Diversity of Connected Open Spaces

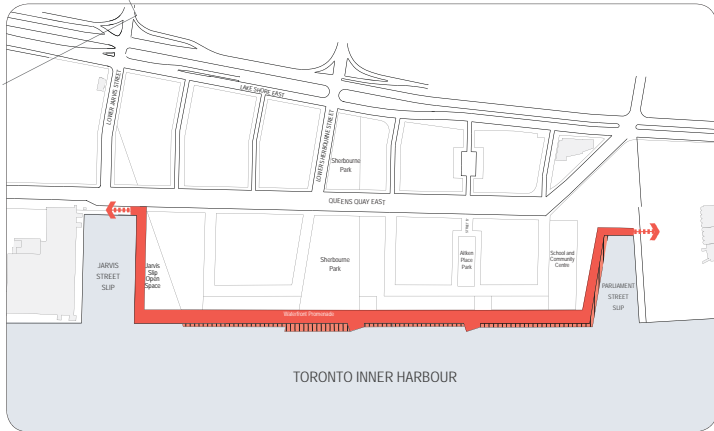
Network of Streets, Passages and Connections

A Mix of Uses within Flexible Development Parcels

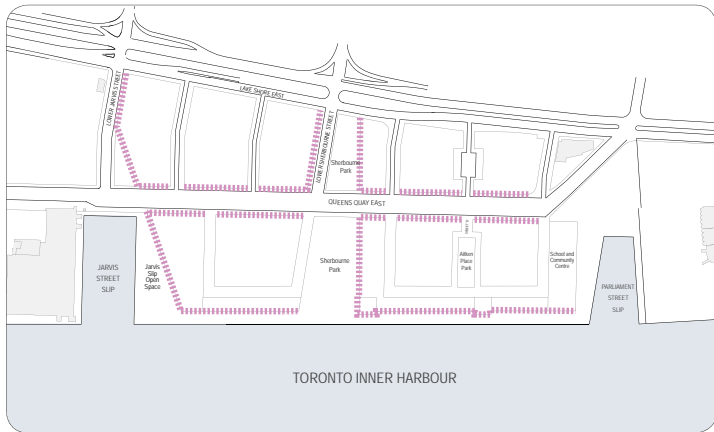


EAST BAYFRONT-WEST PRECINCT

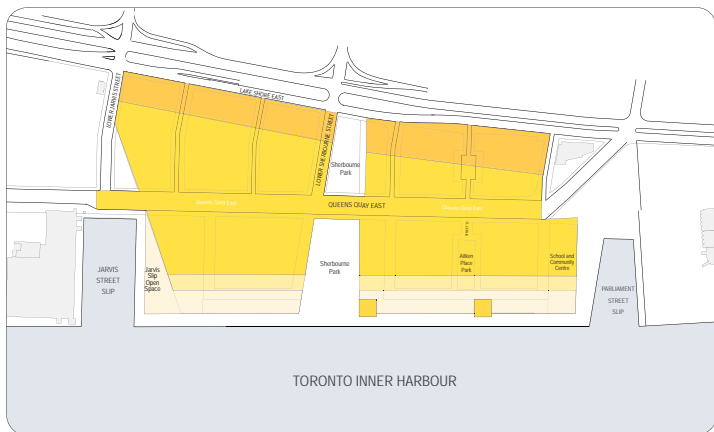
Design Principles



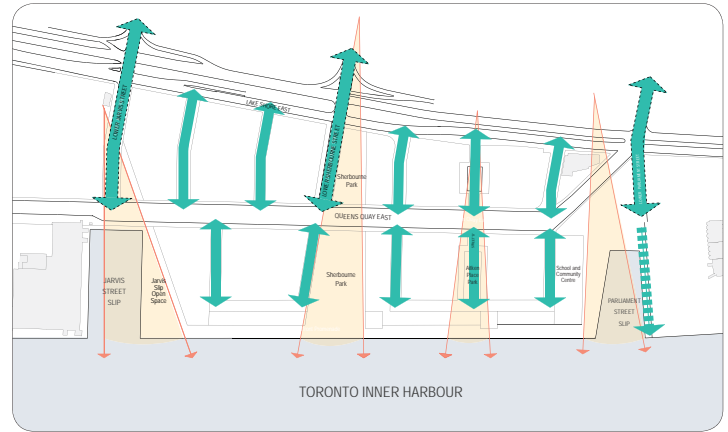
Develop a continuous and active public water's edge



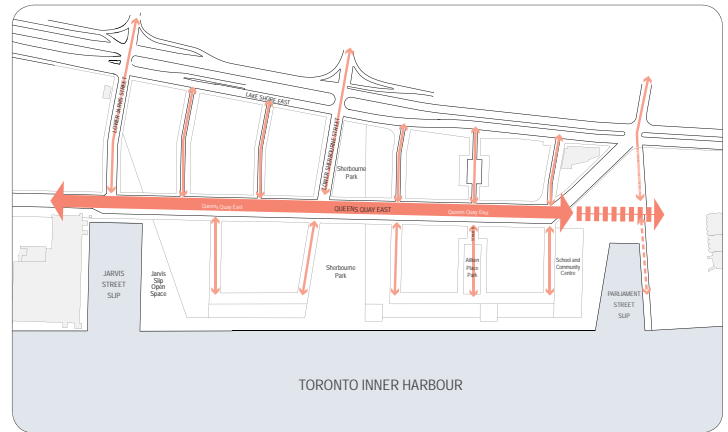
Promote active ground floor uses along main public corridors



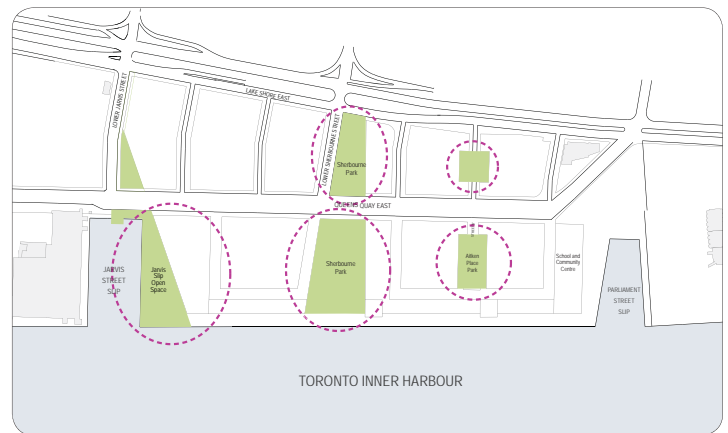
Create an overall built form that steps down to the water's edge



Strengthen physical and visual connection to the water from the city



Establish Queens Quay East as the main east-west spine



Create focal points around public open spaces



Sustainability



A Sustainable Waterfront Community

The TWRC and their local, provincial and federal partners are committed to making waterfront revitalization a national and global model for social, economic and environmental sustainability. Their approach to sustainability comprises a broad scope from intensification of under-used lands and enhancing transit systems, to provision of affordable housing and encouraging a diversity of economic activity including new office and retail employment opportunities.

All projects within the waterfront lands, including the East Bayfront, will be held to a high standard of sustainable development.

Both the private and public realm should demonstrate the Corporation's commitment to implementing the framework and demonstrating leadership in sustainability. Development proposals in the precinct will be considered in the context of the TWRC sustainability objectives. On lands within public ownership, sustainable design will be an integral part of the tendering, design and approval processes. Similarly, on private lands every effort should be made to support the sustainability objectives and promote innovation in sustainable design.

The East Bayfront Precinct Plan, Zoning By-law and Urban Design Guidelines are designed to ensure that the building blocks of a sustainable community are in place, integrating sustainability into all facets of revitalization. The TWRC Sustainability Framework translates the Corporation's commitment to sustainability into a clear, vision, goals, actions and targets.



Sustainable Building Design

Green, energy efficient buildings are one of the ways that the TWRC will demonstrate innovative, environmentally-responsible design and technologies in the development of Toronto's waterfront.

The TWRC has established a target of LEED1 Gold Certification for all buildings in the East Bayfront. South of Queens Quay, the lands are owned by the public sector and proposal calls for the development of public lands will require design that achieves the LEED Gold standard.

Green building design can be achieved through a full range of approaches. The TWRC's Green Building Initiative, as well as the City of Toronto Green Building Standard (www.toronto.ca/environment/greendevlopment.htm) and the Canadian Green Building Council (www.cagbc.org) provide a number of suggestions of possible implementation strategies.



York University Computer Science Facility in Toronto is considered the most energy efficient green building built in a cold-climate location in Canada.



Solar paneled facades and sun shades on south building faces



Accessible and non-accessible green roofs



Public Parks and the Waterfront Promenade

The public realm system of open spaces and richly landscaped streets is the central organizing element of the East Bayfront redevelopment. It will contain:

- public parks and squares;
- the Jarvis and Parliament slips;
- the waterfront promenade;
- pedestrian, cyclist and transit-oriented streets; and,
- privately-maintained publicly-accessible spaces.

The network of public and publicly-accessible open spaces will total approximately 65,000 square meters or approximately 30 percent of overall site area.

Recognizing the precinct's role as both a destination for the city, the region and international visitors, as well as a vibrant community in which to live and work, the public realm system will support a wide array of activities. The system will also link to open spaces in adjacent waterfront precincts, the downtown core, and key park destinations such as the naturalization of the mouth of the Don River, Don River Park and Commissioners Park.



Sherbourne Park

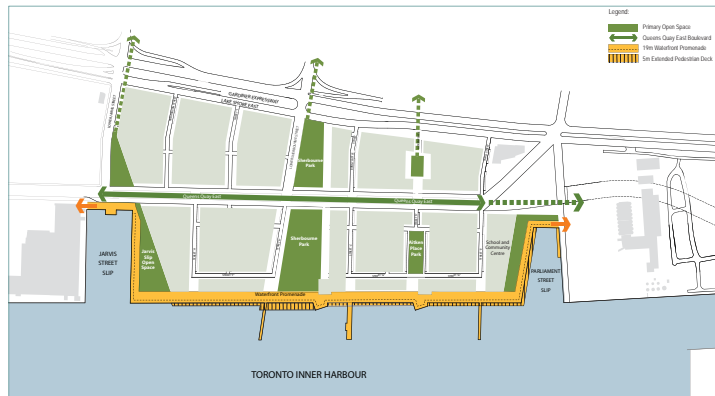
Sherbourne Park - a 15,000 square metre neighbourhood park that provides an attractive connection to the downtown core and opens views to the lake.

In both the northern and southern sections of Sherbourne park, a 5m above grade building set back has been created to provide a transition between private development blocks and the public realm.

- The design and function of the set back area should evoke a sense of public space and contribute to the quality and amenity of the park.
- The set back area is an ideal location for patios and outdoor market-style sales associated with ground floor uses in adjacent buildings. Such uses should animate the park, and complement its design and programming.
- Active ground floor uses, such as retail and restaurants, are required for at least 70% of the building frontage onto the eastern park boundary.

South of Queens Quay, the buildings fronting the eastern park edge will also provide a weather-protected colonnade to encourage pedestrian movement to the waterfront during all seasons.

Open Space System



Waterfront Promenade

A continuous public promenade along the full length of the water's edge will provide the opportunity for the community and public to access and experience the lake. It will be an active, year-round public passage with space for sitting, walking, cycling or blading. The 19 metre-wide promenade will link the major waterfront public spaces in the East Bayfront to the Central Waterfront and the Renaturalized Mouth of the Don River, and ultimately connect to the Portlands and Eastern Beaches.

- Ground floor animation uses are required for at least 70% of the ground-level building frontage along the water's edge promenade.
- Ground floor animation uses are permitted to make use of the first 5m of the promenade section for outdoor patios and open air market-style sales.
- A pedestrian colonnade, which may be enclosed in winter, must be provided at ground-level.





Jarvis Slip Open Space

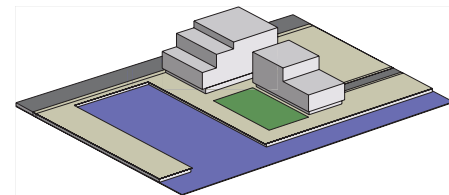
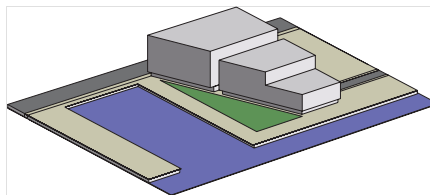
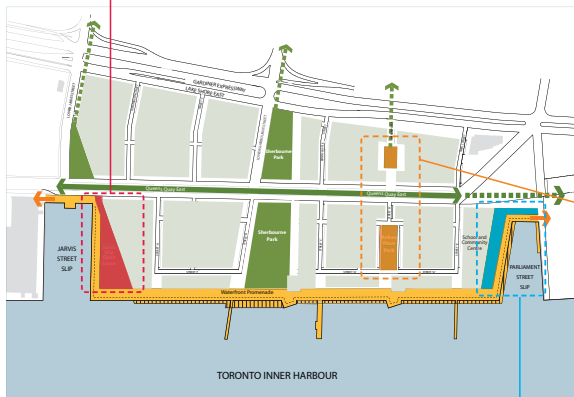
The open space at the Jarvis Slip is envisioned as a regional and city-wide attraction with uses and programmed activities sufficient to draw people in numbers during all seasons. Special structures and uses are permitted in the space to support a high-level of amenity and attraction.

North of Queens Quay, the open space on the east side of Jarvis Street creates a viewing platform overlooking the slip.

South of Queens Quay, the park is envisioned as a busy, urban and largely hard-surfaced open space, with a contemporary design approach.



Jarvis Slip Open Space



South of Queens Quay, the Jarvis Slip Open Space may be reconfigured to enhance the opportunities for developing the Jarvis Slip Special Use Site, provided that at least 3000 sq. metres of open space are provided with frontages onto both the Jarvis Slip and the lakefront.

Aitken Place Park

North and south of Queens Quay, a new street and green spaces will form Aitken Place Park. The park is conceived as an open space formed by buildings and streets, comparable to the vest pocket squares of London. Primary frontages onto the park spaces must be set back 2 - 2.5m. Buildings will be between 18m and 20m high to frame the space, and should step back above the 20 m base height.



Parliament Slip

Following the pattern created at Jarvis and Sherbourne, a new public park will be created along the western edge of Parliament street and around the Slip. Until the future alignment of Queens Quay is resolved, this space has not been defined in City policy and is not formally part of the East Bayfront - West Precinct. However, plans for the parcels in the West Precinct should anticipate and allow for the park and the design intent provided here.

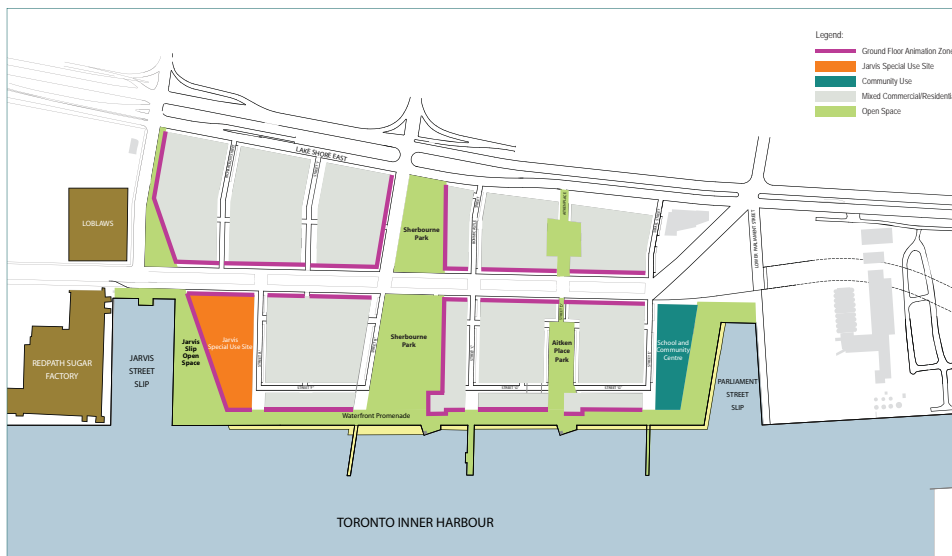


Land Use

A variety of new uses are encouraged to make the East Bayfront a beautiful, desirable and sustainable place to live and work. A variety of commercial and industrial uses are already on the lands and are permitted to continue in existing facilities.

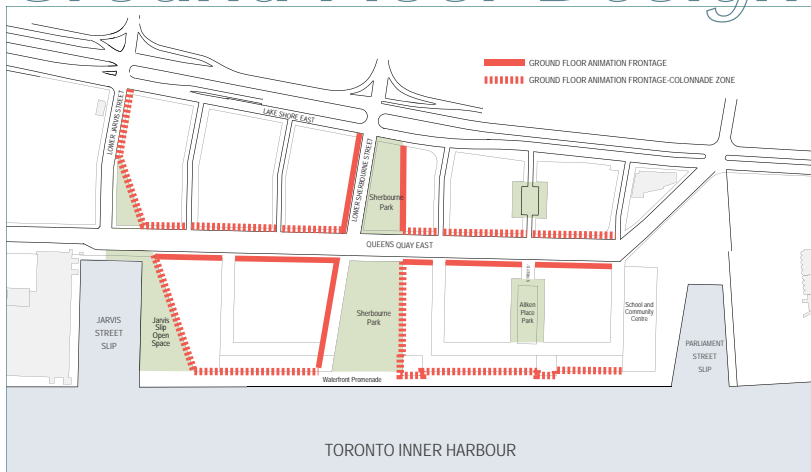
Plans and policies for the area are designed with the flexibility to allow for a variety of housing types, school and community uses, retail and entertainment facilities and office and other employment uses.

- Approximately 6300 new housing uses, including nearly 1600 affordable units, will be developed in community.
- Lands adjacent to Parliament slip have been reserved for a new primary school and community centre.
- Two million square feet, or 25% of the gross floor area, is targeted for commercial use, including offices, studios and retail.
- The development parcel adjacent to the Jarvis Slip open space is considered a special use site, which is ideally suited to larger scale employment and commercial uses that support the open space as a regional destination.



Land Use

Ground Floor Design



An Active Ground Level

It is intended that approximately 200,000 net square feet of ground floor space throughout the community will be used for non-residential activities. Ground Floor Animation Areas are the designated street and park frontages where active ground floor uses are required.

In the animation areas at least 70% of the length of the ground floor frontage must contain active uses. Active ground floor uses include a wide variety of retail, service, gallery, studio and community uses.

Residential Ground Floor Frontages

As with commercial ground floor uses, residential ground floor uses should be designed to define the public realm and support its objectives.

- Ground floor units fronting on public streets must have individual entrances onto the street.
- Residential ground floor units may be set back from the street edge to allow for landscaping, porches or other architectural treatment.
- Windows into residential units should be at least 1.2m above grade and should be designed to ensure the privacy of occupants.





Colonnade Frontages

A continuous convertible colonnade along selected frontages is a signature element of the East Bayfront design. The idea is to provide a colonnade with a movable glazing screen that allows two modes of operation: glazing screen up – traditional colonnade, and glazing screen down – a climate modified single aspect Galleria.

- The minimum colonnade provision for East Bayfront requires a clear passage width of 3.5m and clear height of 5m.
- The colonnade opening may be as much as 8.5m to allow for an effective underground parking grid and retail visibility at ground level.
- Retail signs may be placed on the exterior wall or glazing screen.
- The minimum height of a retracted glazing screen is 3m.

As part of the implementation of the East Bayfront Precinct Plan, the TWRC is carrying out a study of the colonnade frontages, resulting in detailed design specifications. Once developed, these specifications will act as the primary design guidance for colonnades in the East Bayfront.

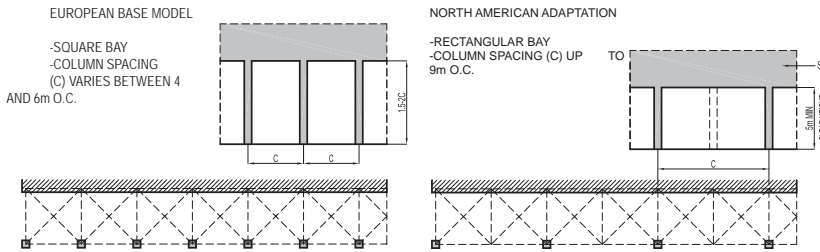
Convertible Colonnade



summer

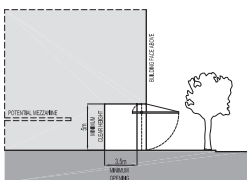


winter

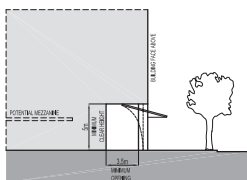


The colonnade should be dimensionally rooted in the evolved colonnade traditions but adapted to North American conditions. European colonnades have a large degree of consistency regardless of which period they were constructed from the Renaissance to the Torino modern version at Via Del Roma. The consistency is rooted in anthropomorphic arrangements such as couples passing which produces a minimum clear passage and a comfortable height to width ratio.

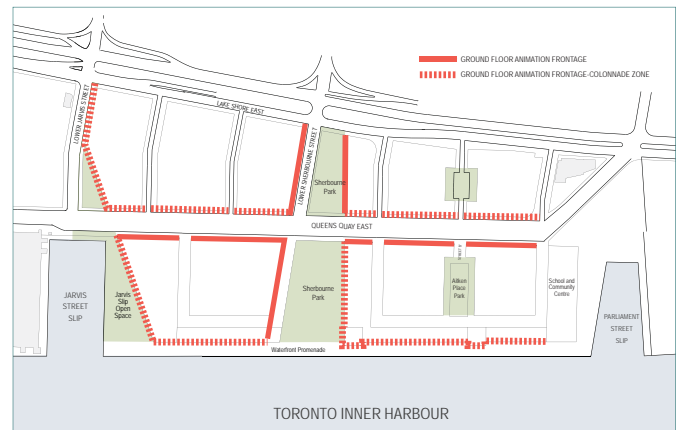
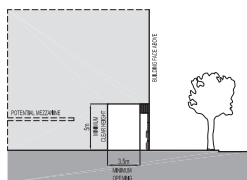
CONVERTIBLE COLONNADE
Option 1 - PIVOT TYPE



CONVERTIBLE COLONNADE
Option 2 - SLIDE TYPE

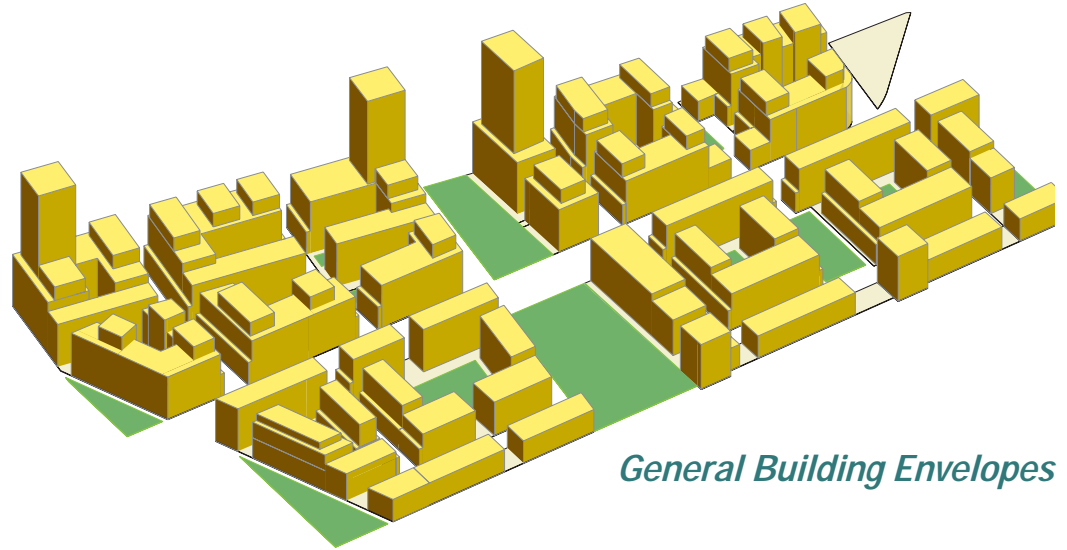


CONVERTIBLE COLONNADE
Option 3 - LIFT TYPE

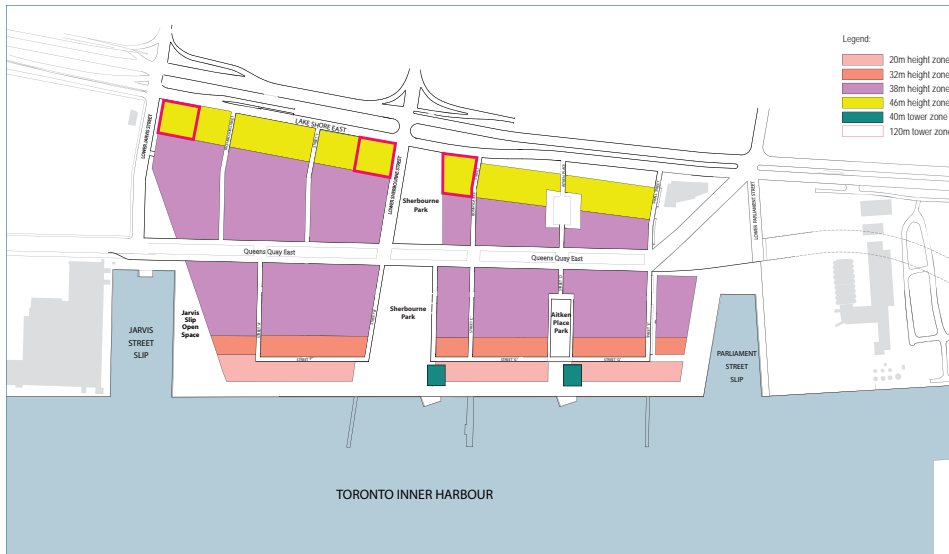


EAST BAYFRONT-WEST PRECINCT

Built Form + Massing



General Building Envelopes



Building Heights

The built form guidelines provided here are designed to ensure a high quality public realm and vibrant, healthy and sustainable community.

The guidelines may be applied in a variety of different ways. They provide flexibility to allow for creative design solutions and adaptation to changes in land use needs, market demand, architectural styles and material technologies.

Built form in the East Bayfront is intended to be predominantly of medium height and mass, with taller buildings at key locations.

Sun/shadow studies and wind study assessments will be required for the point towers and all buildings adjacent to public parks. These studies should demonstrate that building massing and orientation results in minimum impact on the public realm.



Building Heights-Exceptions

Exceptional height districts in the East Bayfront enable building forms, such as slender point towers, that will mark gateways into precinct from downtown and the waterfront. North of Queens Quay, exceptional areas also allow for 3 - 4 storey penthouse structures above the base height limit for building articulation and as a distinctive design quality in the East Bayfront.

Additional built form rules and guidelines apply in the exceptional height districts to ensure that built form is compatible with the desired quality of the public realm and achieves the design objectives for the precinct.



EAST BAYFRONT-WEST PRECINCT

Built Form + Massing

Building Types



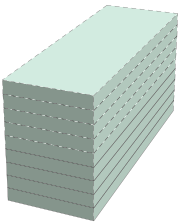
Easy Bayfront Building Types

Mid-rise Buildings:

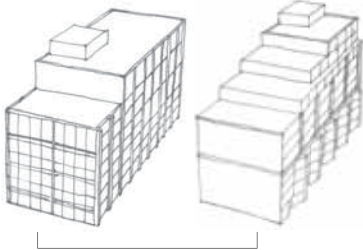
- Typical
- Waterfront Promenade with Penthouse Structures with Lake shore Blvd. Frontage
- with Courtyards and Passageways

Tower Buildings:

- Waterfront Promenade Point/Gateway



Mid-rise- Envelope



Typical Mid-rise- Loft or Apartment



key map- blocks with typical mid-rise building type



A) Typical Mid-rise

Mid-rise buildings are the predominant building type in the East Bayfront. In response to their location and adjacencies, the mid-rise buildings serve a variety of functions, including:

- Forming the frontages to public streets and parks and framing the public realm
- Providing locations for active ground floor retail, service and community uses on primary streets
- Providing for a variety of residential built form, including lofts, apartments, mews-style housing and townhouses. They are well-suited for family housing.
- Defining interior block courtyards and laneways and provide passive security to mid-block locations.
- Integrating point towers and other taller structures, where permitted.

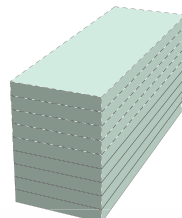
The mid-rise buildings are generally less than 38m in height, except on the Lake Shore Boulevard frontage, where the right of way width supports taller buildings up to 48m.

Along key street and park frontages, there are rules imposed on base buildings to assure the desired public realm relationship. In general, however, the design parameters for base buildings are intended to encourage architectural expression and allow maximum flexibility in building form and use.

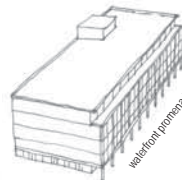
B) Waterfront Promenade Mid-rise

Mid-rise buildings provide the frontage along the promenade. The location of these structures demands particular design consideration as the frontage onto a public space of local and regional significance.

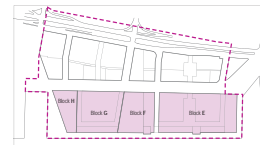
The maximum permitted building height along the promenade is 20m to provide an appropriate scale relative to the 19m water's edge promenade. The ground floor areas fronting the promenade will contain animation uses and a continuous colonnade.



Mid-rise- Envelope

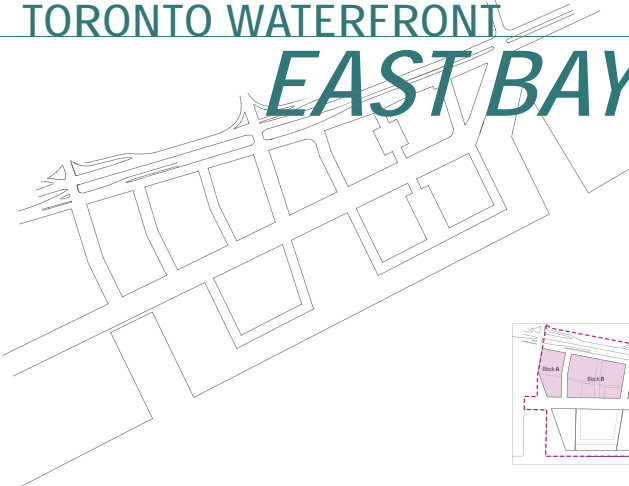


Waterfront Promenade Mid-rise



key map- blocks with waterfront promenade mid-rise building type

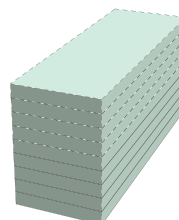




Building Types



key map- blocks with mid-rise buildings with penthouse structures and Lake shore-facing frontages



Mid-rise- Envelope

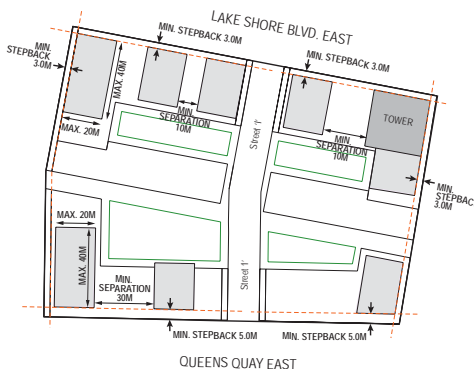


Loft or Apartment with penthouse

D) Mid-rise with Lake shore Boulevard Frontage

The current condition of the Lake Shore frontage poses unique challenges to development due to the close proximity of the Gardiner Expressway and its ramps. While the future of the Gardiner Expressway is unknown, development of parcels along the Lake Shore frontage should be designed to respond to current, and potential future, conditions with the Gardiner removed.

The street wall height along Lake Shore can range between 24-48 metres, and build-to lines and other built form conditions are reduced to allow for additional flexibility in responding to current conditions and the expansive width of the corridor.



Penthouse structure parameters- dimensions, step backs, and separation distances.

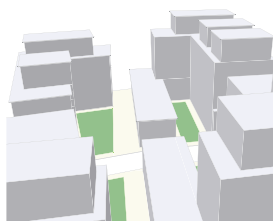
C) Mid-rise with Penthouse Structures

Within the mid-rise building types, the East Bayfront Precinct Plan and Zoning By-law provide for additional penthouse elements above the base building height.

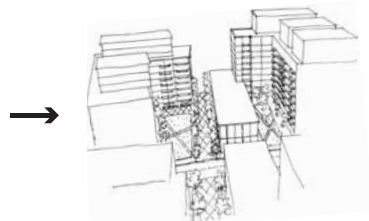
Penthouses are limited in width, depth, step back and spacing. The following rules apply to penthouse structures:

- height: should not exceed 12m above the height of buildings on which they are situated;
- width: should not exceed 20m when viewed from the Lake Shore Boulevard and Queens Quay frontages;
- depth: should not exceed 40m when viewed from the Lake Shore Boulevard and Queens Quay frontages;
- set backs: 5m from frontages onto Queens Quay or a public park and 3m from frontages onto all other streets;
- spacing: a minimum of 30m separation between structures facing onto Queens Quay; 10m for structures facing onto Lake Shore Boulevard.

E) Mid-rise Buildings facing Courtyards and Passageways



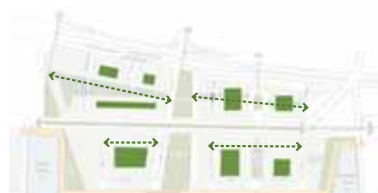
Mid-rise Buildings facing courtyards and passageways- envelope



courtyards and passageways



key map- blocks with mid-rise building types facing courtyards and passageways



East Bayfront mid-block connections and open spaces. Note: Shaded areas suggest potential areas for the north and south mid-block connections and open spaces, but do not illustrate their precise location and size.



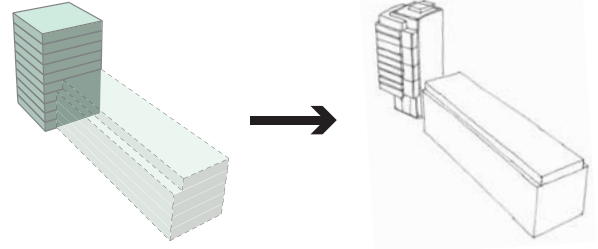
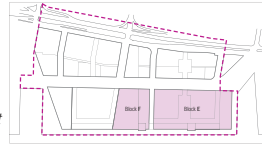
Mid-rise buildings with residential units facing interior courtyards. Mid-block passageways, both pedestrian-only or with vehicles, provide physical and visual east-west connections.





Building Types Towers

key map- blocks with waterfront promenade tower type



Waterfront Promenade Towers- Envelope

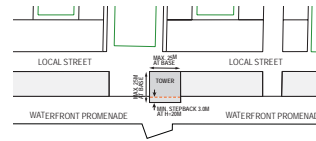
A) Waterfront Promenade Towers

The Precinct Plan calls for two special gateway buildings along the waterfront promenade and located as focal points at the foot of both Sherbourne and Aitken Place Parks. These are intended as distinct buildings having iconic purpose

The structures may be free standing or may form part of mid-rise buildings along the water's edge.

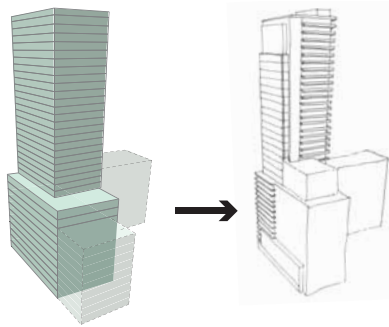
These structures:

- May be occupied by any permitted non-residential uses above the ground level.
- Must contain active ground floor uses at least 70% of the ground floor frontage onto public open spaces.
- May not exceed 40m in height.
- Must be set back a minimum of 3m from the face of the building base above the 20m base height.
- Should include architectural detailing that is consistent with their roles as prominent buildings along the water's edge and adjacent to public parks.



Waterfront promenade tower parameters- dimensions and step backs. Tower structure may be appended to waterfront promenade mid-rise buildings.

B) Point Towers



Point Towers -envelope

Point tower above base height buildings with penthouse structures

The tower sites at Jarvis and Sherbourne Streets allow structures of up to 120m in height. These buildings are designed to achieve intensification objectives and provide a civic purpose as gateways into the precinct. The final design of these buildings will be reviewed for their quality as iconic elements.

Slenderness and Floor Plate

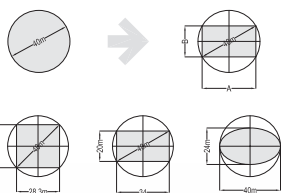
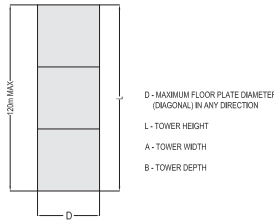
A special principle will be utilized to assure slenderness from all directions, while allowing a wide range of configurations and floor plate sizes.

No portion of the tower above a height of 58m will be allowed to have a dimension greater than 40m, measured from exterior wall to exterior wall at the level of the floor.

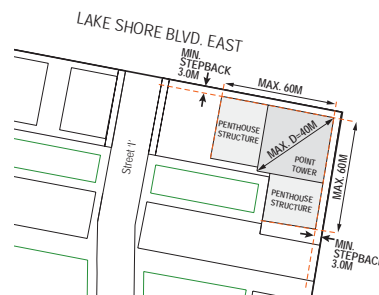
Transition

A transition is allowed between the relevant base building height and the portion of the tower above 58m.

In this transition zone, the dimension of the tower may be greater than 40m, provided that the width of the building does not exceed 60m, measured parallel to any lot line facing a street.



The Slenderness Rule- Tower dimensions are governed by a maximum 40m in any direction from any floor plate above 58m height.



Point tower parameters- dimensions, step backs penthouse structures adjacent to towers.



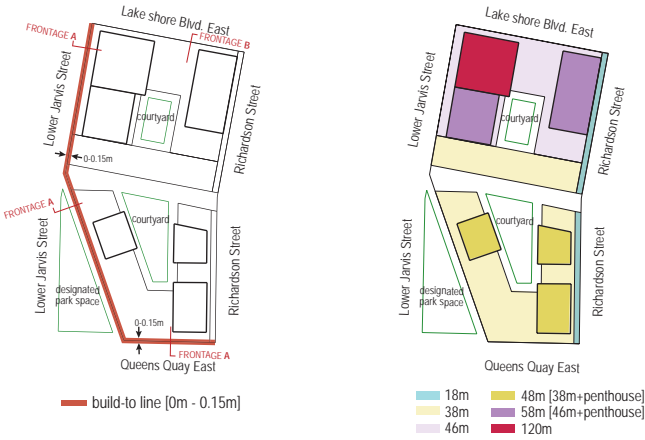
key map- blocks with point tower type



EAST BAYFRONT-WEST PRECINCT

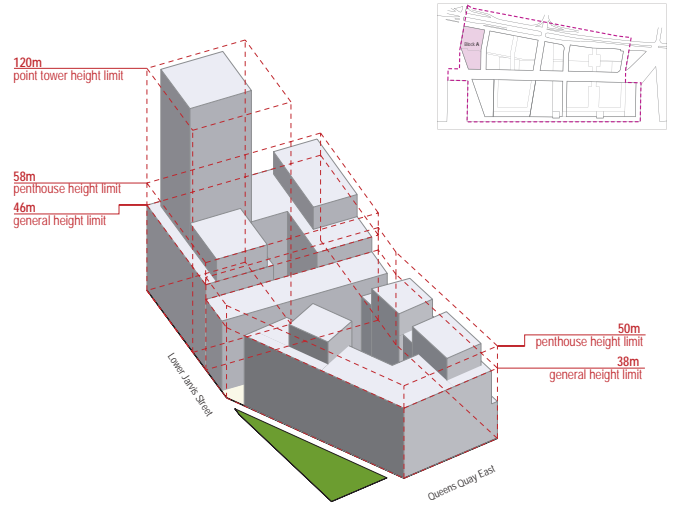
Built Form + Massing Development Blocks

Block A



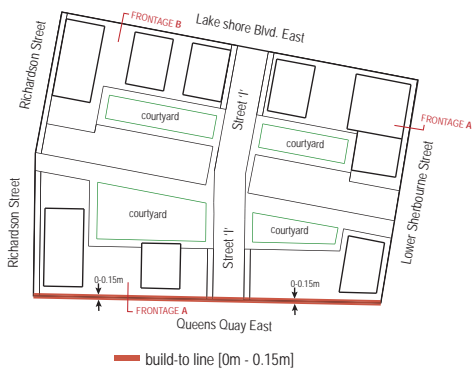
Build-to Lines and Setbacks: Block A

Heights and Step backs: Block A



Building Envelope - Block A

Block B



Building Envelope - Block B



Heights and Step backs: Block B

Building Envelope - Block B



EAST BAYFRONT-WEST PRECINCT

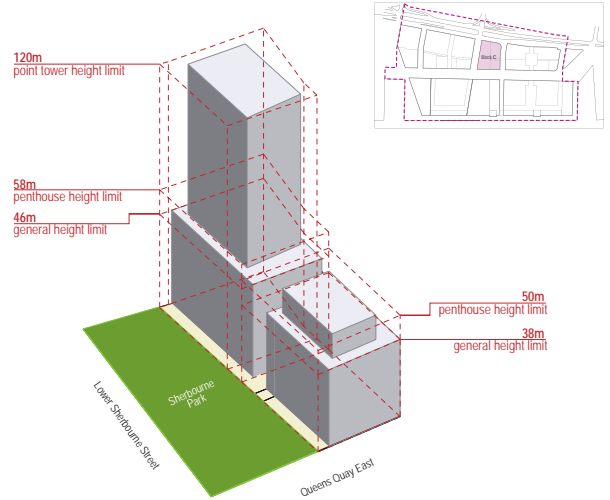
Built Form + Massing Development Blocks

Block C



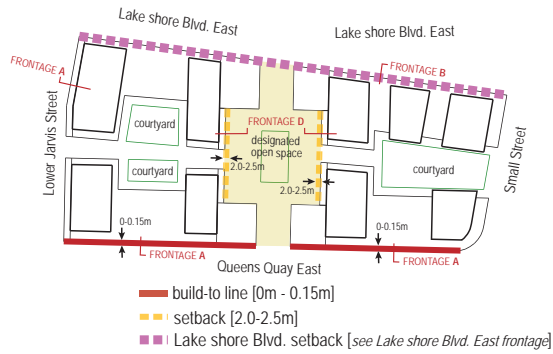
Build-to Lines and Setbacks: Block C

Heights and Step backs: Block C



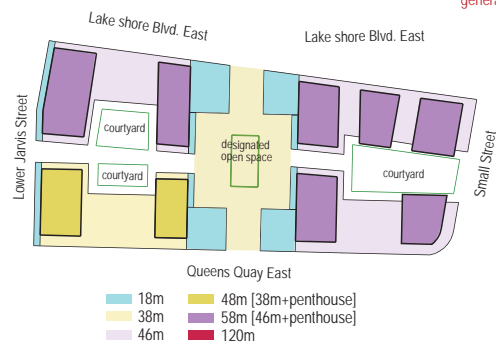
Building Envelope - Block C

Block D



Building Envelope - Block D

58m penthouse height limit
46m general height limit



Building Envelope - Block D

Heights and Step backs: Block D

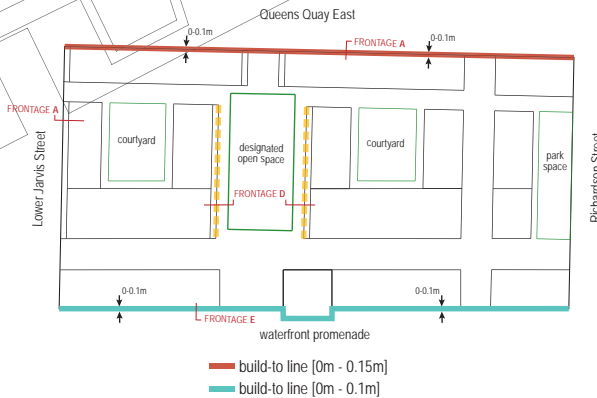


EAST BAYFRONT-WEST PRECINCT

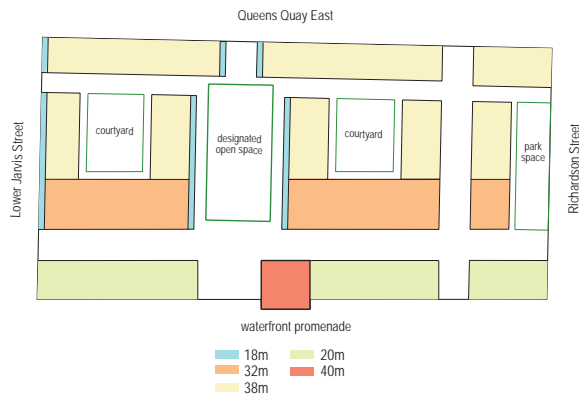
Built Form + Massing

Development Blocks

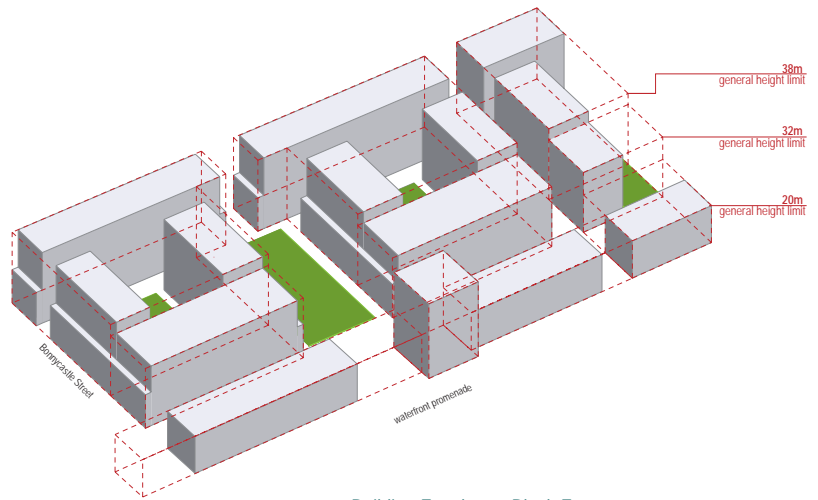
Block E



Building Envelope - Block E

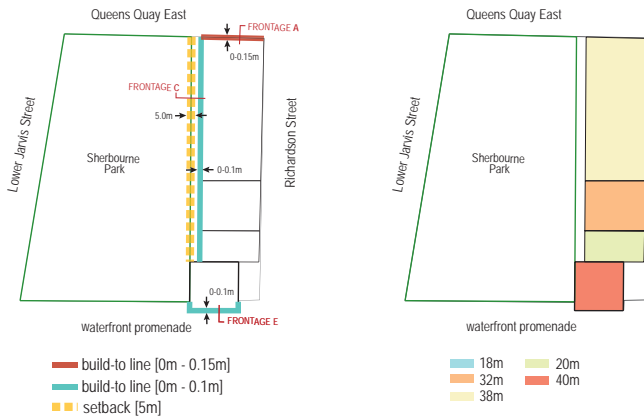


Heights and Step backs: Block E



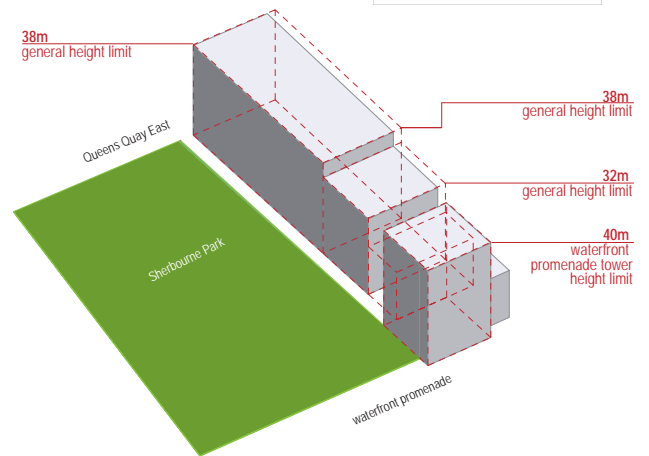
Building Envelope - Block E

Block F



Build-to Lines and Setbacks: Block F

Heights and Step backs: Block F



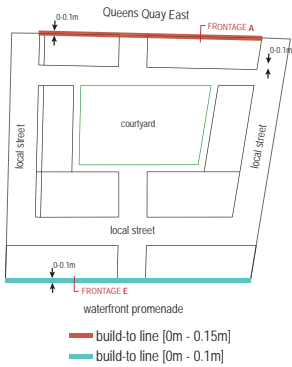
Building Envelope - Block F



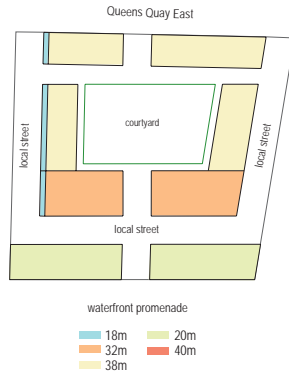
EAST BAYFRONT-WEST PRECINCT

Built Form + Massing Development Blocks

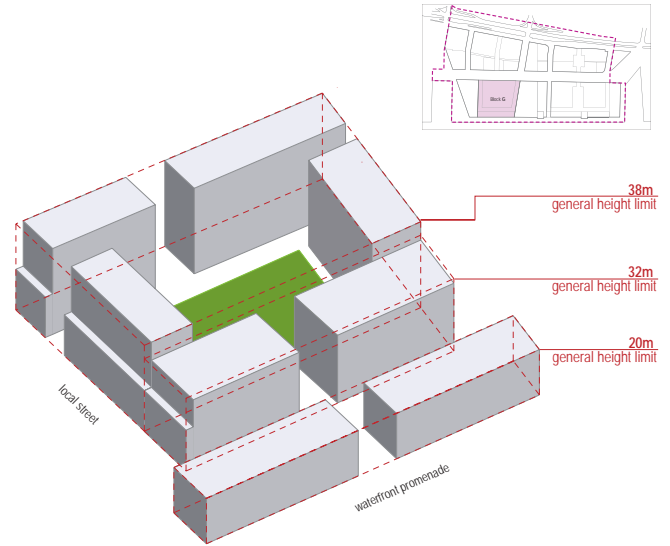
Block G



Build-to Lines and Setbacks: Block G



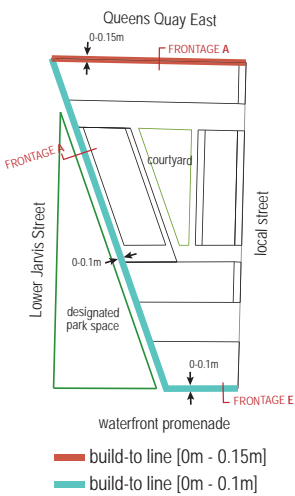
Heights and Step backs: Block G



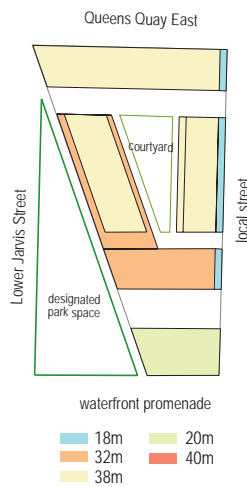
Building Envelope - Block G



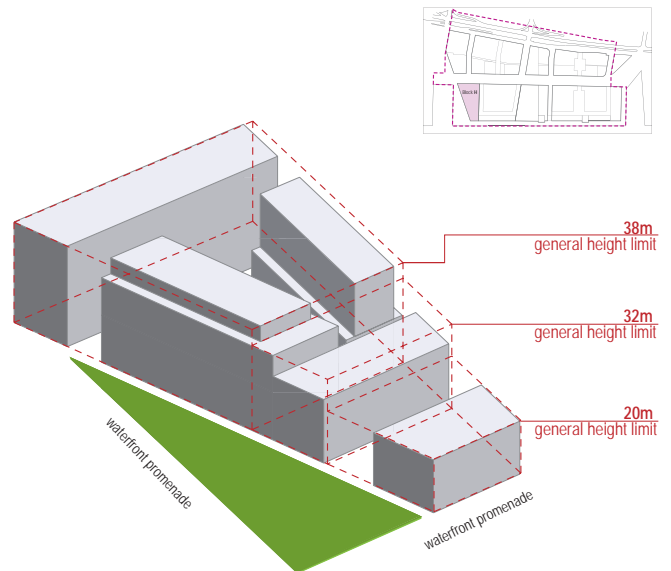
Block H



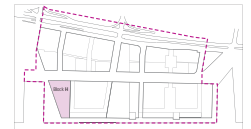
Build-to Lines and Setbacks: Block H



Heights and Step backs: Block H



Building Envelope - Block H



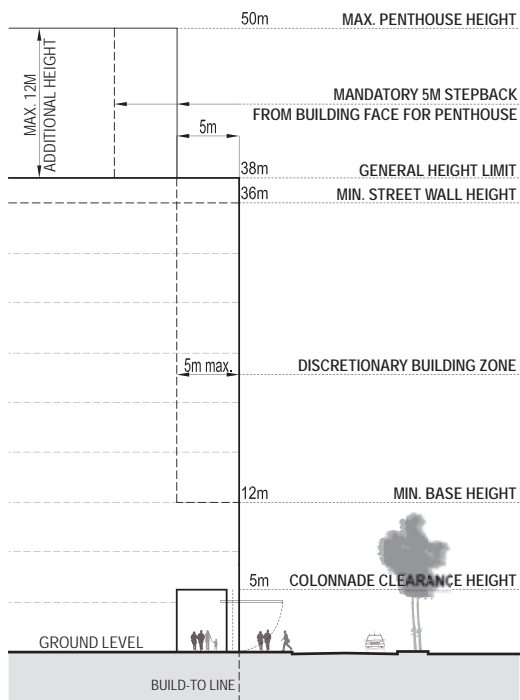
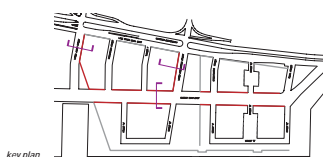
EAST BAYFRONT-WEST PRECINCT

Set backs + Step backs

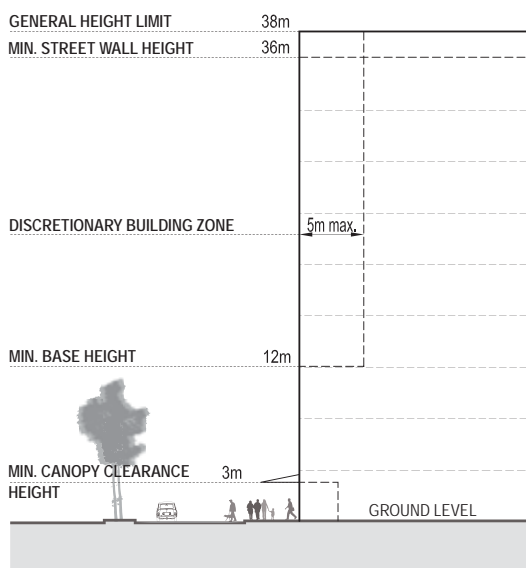
A) Queens Quay, Lower Sherbourne and Lower Jarvis frontage

Along Queens Quay, the north side of Lower Sherbourne Street and Lower Jarvis Street, the following parameters apply:

Base height:	<ul style="list-style-type: none"> • Minimum 12m
Base build-to line:	<ul style="list-style-type: none"> • Exterior building face of the building base must be within 15cm of the lot line abutting the street.
Street wall height:	<ul style="list-style-type: none"> • Min 36m
General height limit:	<ul style="list-style-type: none"> • Max 38m or 46m depending on location
Step back above 12m base height:	<ul style="list-style-type: none"> • Max 5m from the lot line
Penthouse height (north of Queens Quay only):	<ul style="list-style-type: none"> • Max 12m above general height limit (50m or 58m depending on location)
Penthouse and Tower Step backs Queens Quay and Park Frontages:	<ul style="list-style-type: none"> • Min 5m set back from building face at applicable general height limit
All other street frontages including local streets:	<ul style="list-style-type: none"> • Min 3m set back from the building face at applicable general height limit



Frontage A - Queens Quay East - North Side



Frontage A - Queens Quay East - South Side



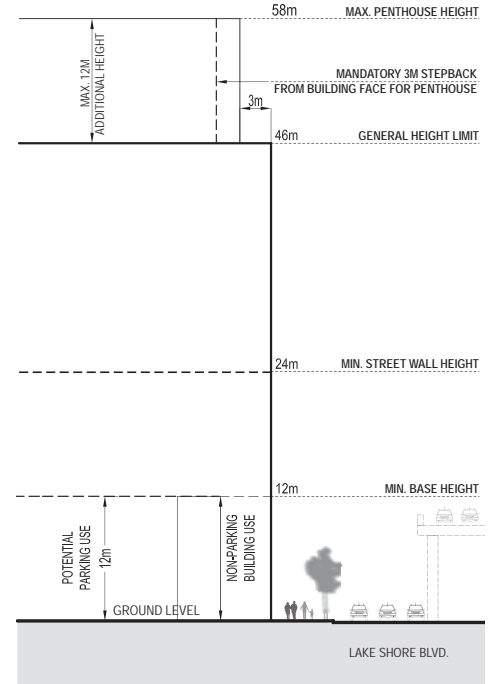
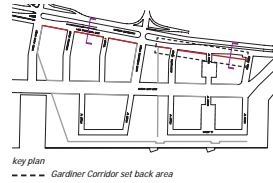
EAST BAYFRONT-WEST PRECINCT

Set backs + Step backs

B) Lake Shore Boulevard East frontage

The Lake Shore Road frontage requires special treatment due to the proximity of the Gardiner Expressway structure. Along the Lake Shore Road East frontages the following parameters apply:

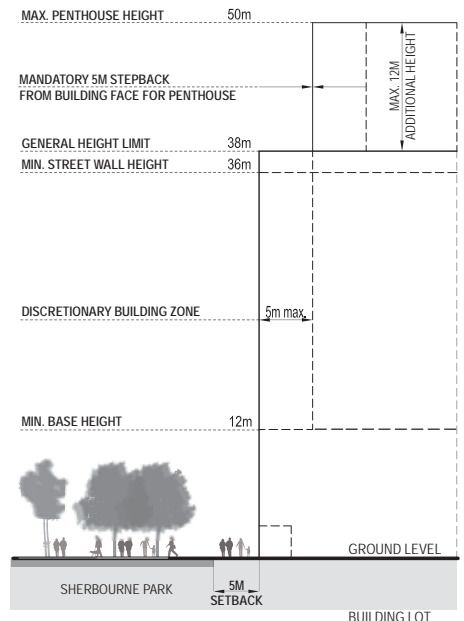
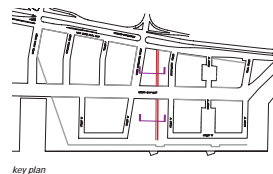
Street wall height	<ul style="list-style-type: none"> Min 24m
General height limit:	<ul style="list-style-type: none"> Max 46m - Maximum street wall height corresponds to probable Lake Shore Corridor width should the Gardiner Expressway be removed.
Penthouse height:	<ul style="list-style-type: none"> Max 12m above general height limit (58m)
Penthouse step back:	<ul style="list-style-type: none"> Min 3m from the floor below
Lake Shore/ Gardiner set back:	<ul style="list-style-type: none"> A special set back provision is defined in the Zoning By-law for lands at the eastern extent of the Lake Shore Road frontage to ensure adequate separation of built form from the Gardiner Expressway.



Frontage B - Lake Shore Boulevard East/Gardiner corridor frontage

Along the eastern edge of Sherbourne Park, the following parameters apply:

Above grade set back to Sherbourne Park:	<ul style="list-style-type: none"> 5m from the lot line
Base height:	<ul style="list-style-type: none"> Minimum 12m
Base build-to line:	<ul style="list-style-type: none"> Exterior building face of the building base must be within 15cm of the setback line on the north side and 10cm on the south side.
Street wall height:	<ul style="list-style-type: none"> North side: Min 36m South side: Min 20m
General height limit:	<ul style="list-style-type: none"> North side: Max 38m or 46m depending on location South side: Max 32 to 38m depending on location
Step back above 12m base height:	<ul style="list-style-type: none"> Max 5m from set back line (north side only)
Penthouse height:	<ul style="list-style-type: none"> Max 12m above general height limit (north side only)
Penthouse and Point Tower Step backs:	<ul style="list-style-type: none"> Min 5m set back from building face at applicable general height limit at primary street and park frontages (3m along local street frontages)
Waterfront Promenade Tower Step back:	<ul style="list-style-type: none"> Min 3m set back from the building face at applicable general height limit



Frontage C - Sherbourne Park North side of Queens Quay



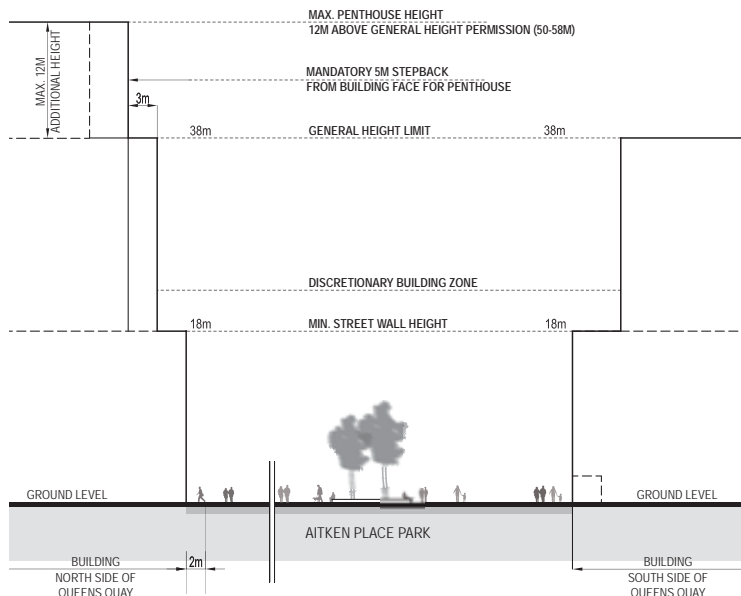
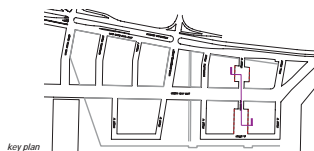
EAST BAYFRONT-WEST PRECINCT

Set backs + Step backs

D) Aitken Place Frontage

Along Aitken Place Park frontages the following parameters apply:

Street wall height	<ul style="list-style-type: none"> Min 18m
General height limit:	<ul style="list-style-type: none"> Max: varies based on distance from water's edge
Set backs:	<ul style="list-style-type: none"> Buildings must be set back a minimum of 2m and a maximum of 2.5m from the lot line.
Penthouse height (north of Queens Quay):	<ul style="list-style-type: none"> Max 12m above general height permission (50m or 58m depending on location)
Penthouse step back (north of Queens Quay):	<ul style="list-style-type: none"> Min 3m from the face of the building base
Promenade tower height limit:	<ul style="list-style-type: none"> Min 18m Max 40m
Promenade tower set back (south of Queens Quay):	<ul style="list-style-type: none"> Min 3m above 20m base condition fronting the park or promenade



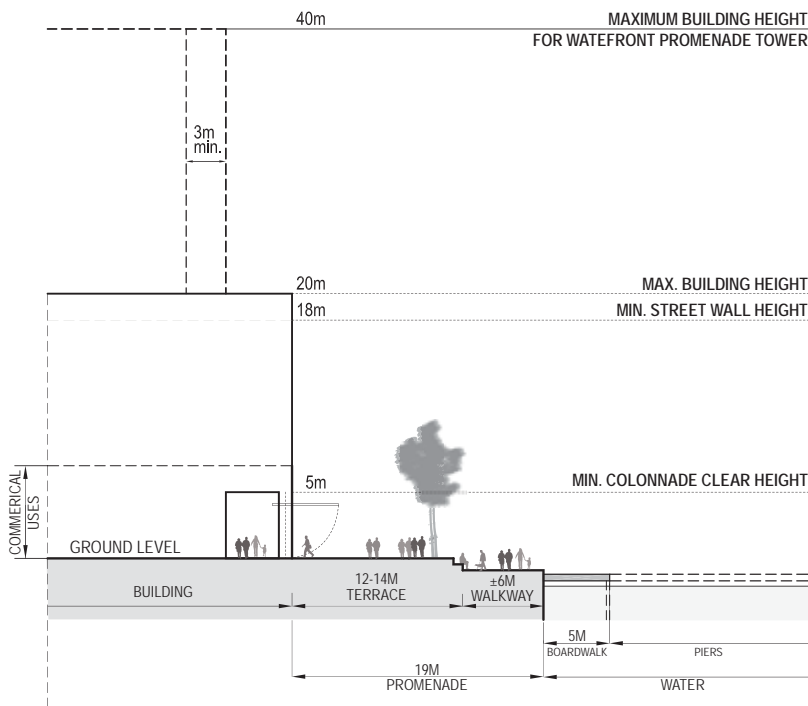
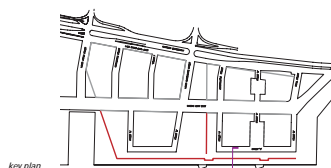
Frontage D - Aitken Place Park North side of Queens Quay

South side of Queens Quay

E) Waterfront Promenade Frontage

Along designated waterfront promenade frontages the following parameters apply:

Minimum street wall height:	<ul style="list-style-type: none"> Min 18m
General height limit:	<ul style="list-style-type: none"> Max 20m
Build-to lines:	<ul style="list-style-type: none"> Exterior building face of building base must be within 10cm of lot line abutting the waterfront promenade
Promenade tower height limit (where permitted):	<ul style="list-style-type: none"> Min 18m Max 40m
Promenade Tower Step back above 20m:	<ul style="list-style-type: none"> Min 3m from the face of the building base fronting onto the promenade or Sherbourne Park



Frontage E - Waterfront Promenade



Parking and Servicing

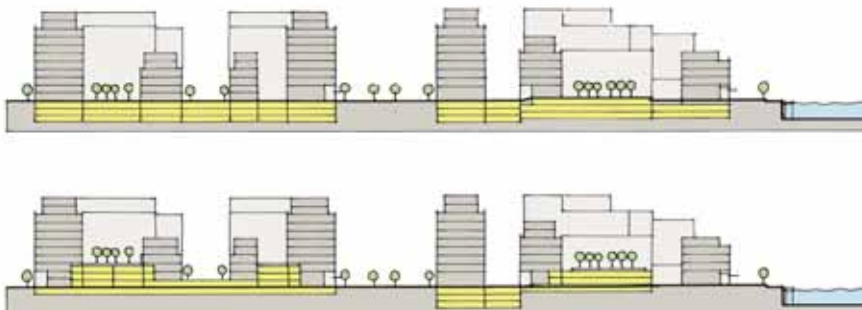
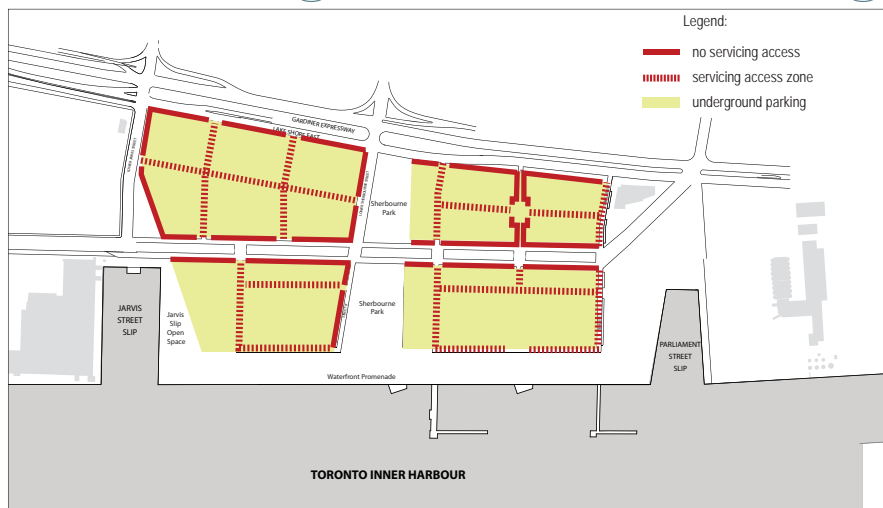
Parking Structures

Parking and access areas in the East Bayfront should be designed to ensure compatibility between all forms of movement - pedestrian, wheelchair, cyclist and vehicular (including service and emergency vehicles). They should ensure the safety, efficiency and visual quality of movement and access. Detailed parking, access and servicing plans will be required as part of Site Plan Approval.

Parking structures for the precinct could take a number of forms including underground structures, partially recessed structures and above grade structures.

- Open parking at grade is not permitted; nor are exposed parking decks above grade.
- Below grade parking is encouraged where possible and practical.

Where above grade parking is provided the building façade should entirely camouflage the parking use and the facade should be clad with an occupied fronting use such as shops, offices, dwelling units and common area space.



Section showing examples of potential locations for underground or above ground parking structures



These above grade parking structures are screened from the street and open spaces by residential and commercial uses. Roof areas provide amenity space.



Above grade parking structures may be permitted in the East Bayfront provided that they are adequately screened. The parking structure shown here is integrated into the building structure at a mid-block location, and its roof provides a courtyard for overlooking mid-block units.

Access, Egress and Servicing

In general, parking and servicing access to development parcels should be designed to minimize the impact on the public realm and ensure pedestrian safety.

- Access and egress to parking facilities should be provided off of secondary streets and lanes.
- Service and parking access from Jarvis Street, Queens Quay, Sherbourne Street, Parliament Street and Lake Shore Boulevard will be prohibited.
- For landlocked sites, mid-block laneways should be created for access and servicing.
- All servicing facilities such as recycling and garbage, on site standing parking and shipping docks are to be screened from view on perimeter streets.



Architectural Detailing

Primary building entrances should address the street. They should be marked and articulated so that they are identifiable from a distance, provide a direct relationship between the external space of the street and the internal spaces of the building, and promote pedestrian comfort.

Street entrances to ground floor residential units should be designed to delineate the transition between the public and private realm using elements such as front gardens, terraces, steps, landscaped areas, patios and recessed entry areas.



Summary

The objective of built form rules and guidelines is to allow for a variety of building types and architectural styles, while reserving maximum flexibility in form, architectural expression and detailing. While no style is prescribed, it is expected that architects will develop buildings which promote the East Bayfront vision and community cohesion, and contribute to quality of the public realm. Both the TWRC's design review panel and the City of Toronto will review architectural expression as part of the Site Plan Approval process.

Guidelines in this section address:

- Building Address*
- Building Entrances*
- Balconies*
- Canopies, Awning and Overhangs*
- Lighting*
- Signage*
- Building Materials*
- Paving*



Balconies are encouraged as a means of creating visual interest on building façades, articulating frontages and providing important outdoor living spaces for residents. In addition, balconies will play a role in providing passive security to the street and open spaces below.



The lighting of the public realm will be generally provided by natural hue public street lights. The lights should be low level and shielded to prevent light penetration into lower level occupied floors.



Paving should assume intensive pedestrian use and periodic vehicular access where applicable. This requires both durable construction materials and a properly prepared base to provide both loading and drainage. Where possible, permeable paving surfaces are encouraged to promote ecologically-responsible stormwater management.



The aesthetic quality and durability of materials must support and promote the quality of the public realm. Sustainable building materials and energy efficient technologies should, where feasible, be used. Materials should be carefully combined in such a way that mutually enhances the natural properties of each. The built form should express a sensitivity to the relationship of materials as seen from a distance as well as up close.

