

A photograph of a modern, multi-story mid-rise building with a light-colored facade and large glass windows. The building is situated in an urban environment with other high-rise buildings visible in the background under a clear blue sky.

Avenues and Mid-Rise Buildings Study

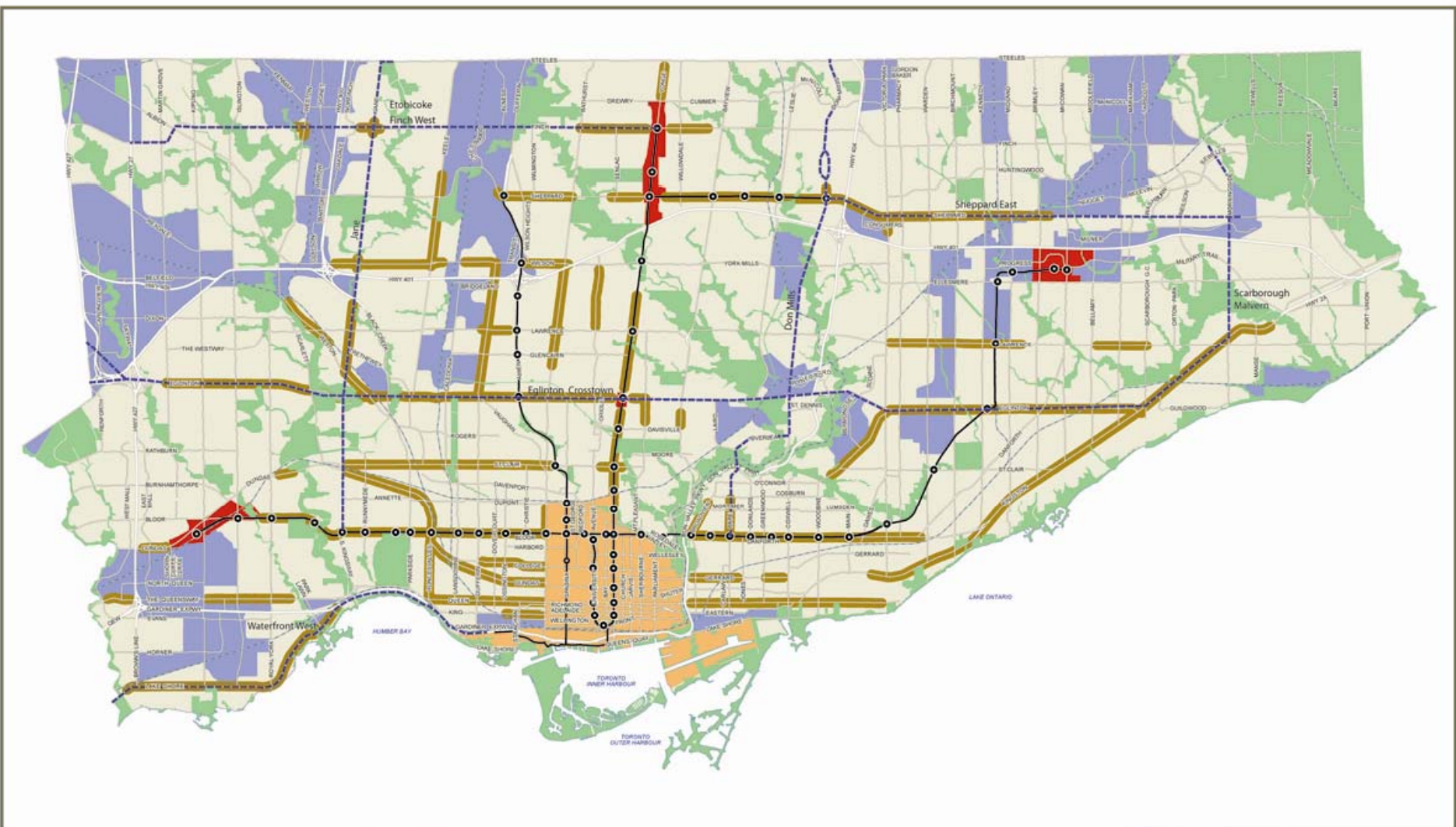
Robert Freedman, Director Urban Design

Lorna Day, Project Manager

CUI Workshop, December 2009



Toronto's Official Plan – Urban Structure Map



Mid-Rise & the Avenues



Copenhagen



Paris



Hammarby Sjöstad, Stockholm

- **The *Avenues* are intended to accommodate growth - new housing, retail, employment, community facilities all linked to improved public transportation.**
- **19 studies have been undertaken - in consultation with the adjacent communities and Councillors. 14 are complete.**
- **Avenue Studies: create a Vision for change - recommendations for a mid-rise building form – that can be accommodated within the existing lot depths, and fit within the neighbourhood context.**
- **“150 Year Plan” – Must find a way to increase the pace**

Toronto Avenues – “Old City”



Toronto Avenues – “New City”



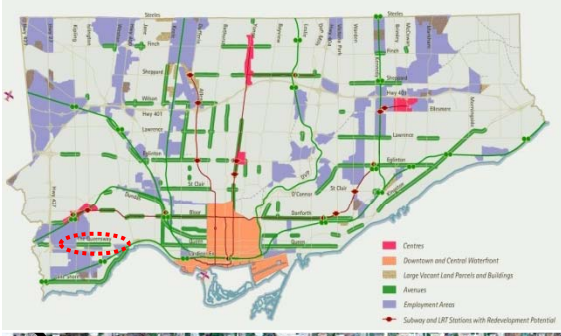
Avenue Studies



- 19 Initiated to date
- 14 completed
- Little up-take from the development community

What are we doing about it?

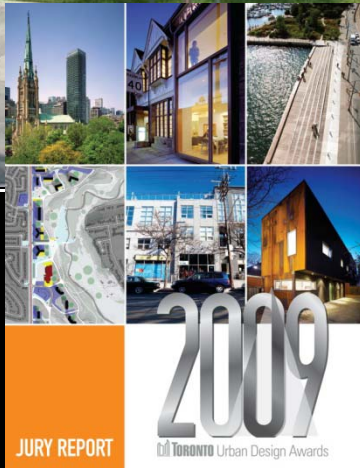
The Queensway



Avenue Study: The Queensway



July 2008 - The Queensway - Reality



The Avenues Initiative: What is Mid Rise?

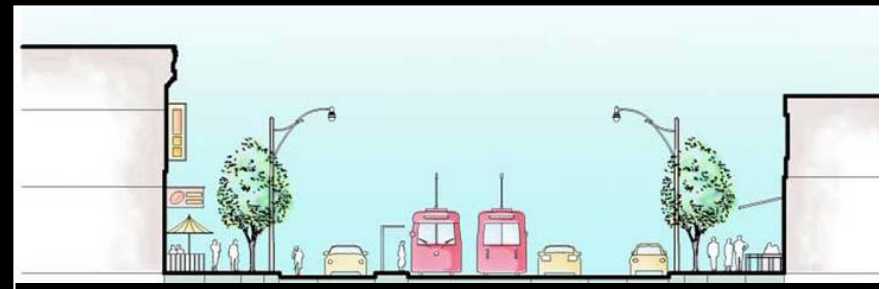
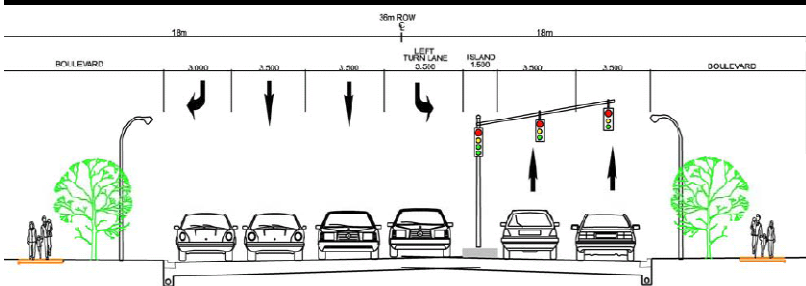
Rise?

- Mid-rise buildings generally range in height from 4 to 12 storeys... up to - but no taller than - the street right-of-way.
- Most Avenues fall within 20, 27, 30 or 36m R.O.W. width



Mid-Rise Objective: Intensification/Reurbanization

- Streets as vibrant urban places/neighbourhood Centres
- Strengthen neighbourhood retail/restaurants
- Support transit & other forms of transportation
- Create housing and job options



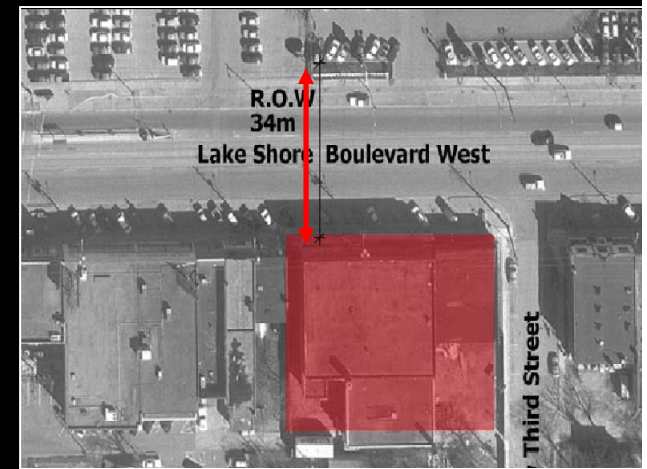
Challenge: Relating Building Heights to Street Width



The Queensway – 31
m



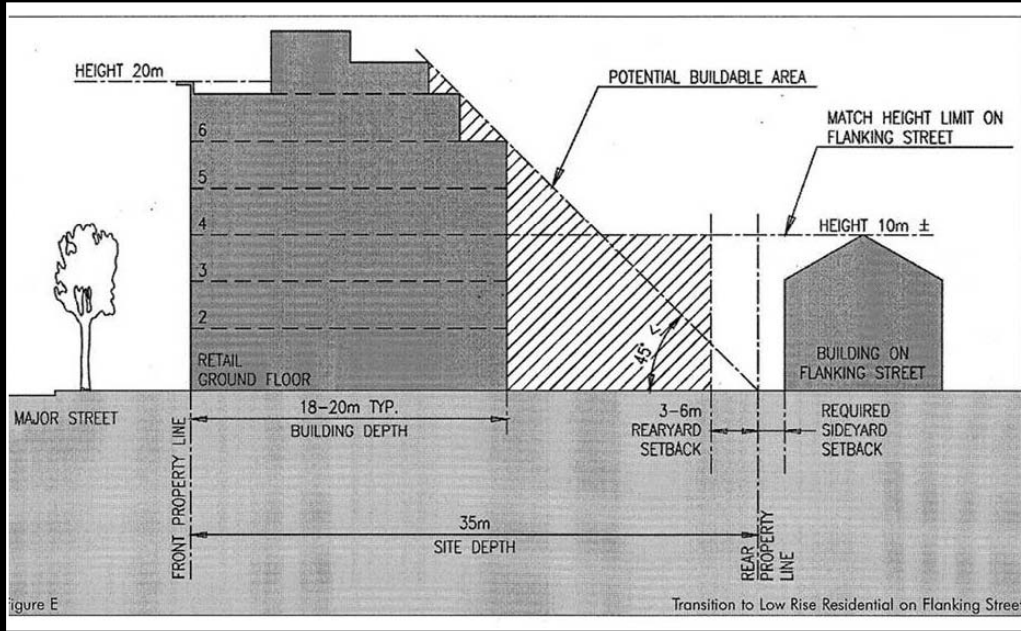
Bloor Street West 26
m



Lake Shore Blvd West - 34
m



Challenge: Transition



Challenge: Appropriate Grade-Related Uses



Challenge: Parking / Loading / Garbage



Challenge: Building Design




MID-RISE SYMPOSIUM
NOVEMBER 29, 2005

Mid Rise Inventory

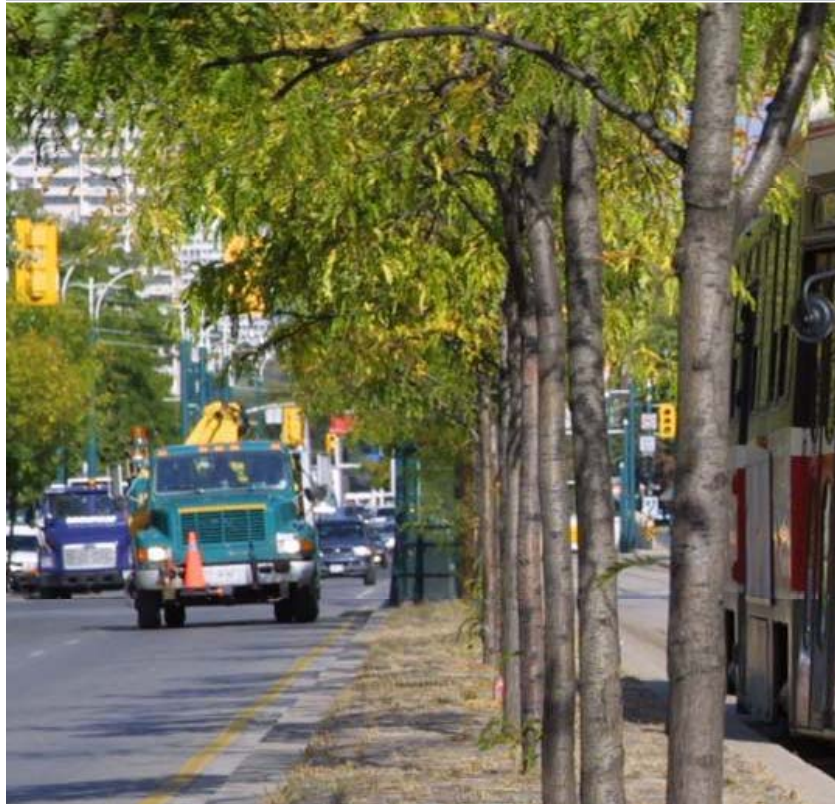
Unlocking the Avenues

a work in progress ...
November, 2005



City of Toronto City Planning
Urban Design





Challenge: Integrating transportation and City Building





Midrise Typology Study

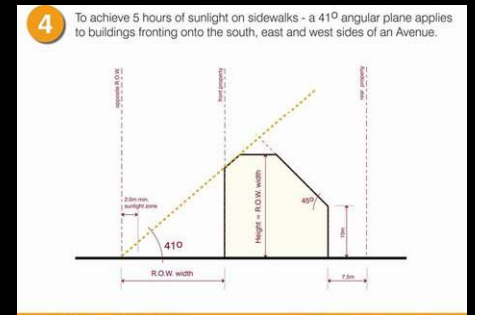
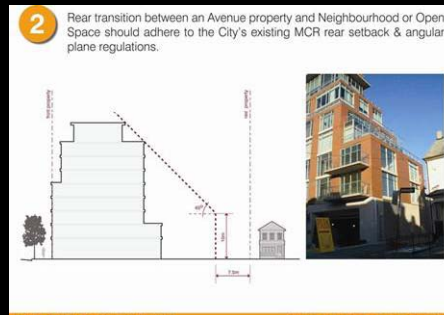
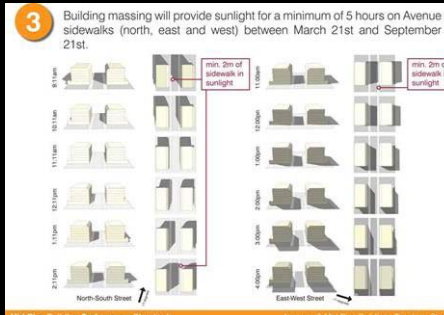
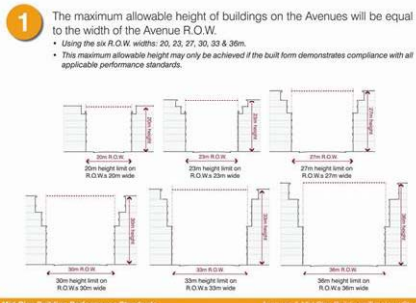
City of Toronto with Brooke McIlroy & Quadrangle Architects
2009.

Study Purposes:

1. Expedite development along the Avenues
2. Standardize “Best Practices” from Ave Studies to-date
3. Encourage development of more and better-designed Mid-Rise Buildings

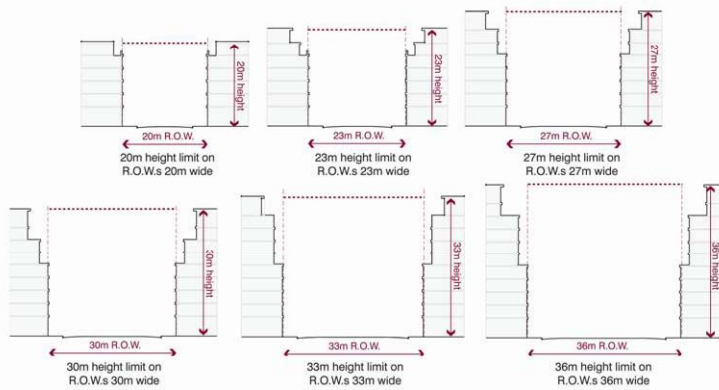
Preliminary Recommendations:

1. As-of-right Zoning based on built form criteria
2. Expedited Approvals Process
3. Reduction in Development Charges & Fees



Mid Rise Performance Standards (DRAFT)

- 1** The maximum allowable height of buildings on the Avenues will be equal to the width of the Avenue R.O.W.
- Using the six R.O.W. widths: 20, 23, 27, 30, 33 & 36m.
 - This maximum allowable height may only be achieved if the built form demonstrates compliance with all applicable performance standards.



Mid-Rise Building Performance Standards

Avenues & Mid-Rise Buildings Typology Study

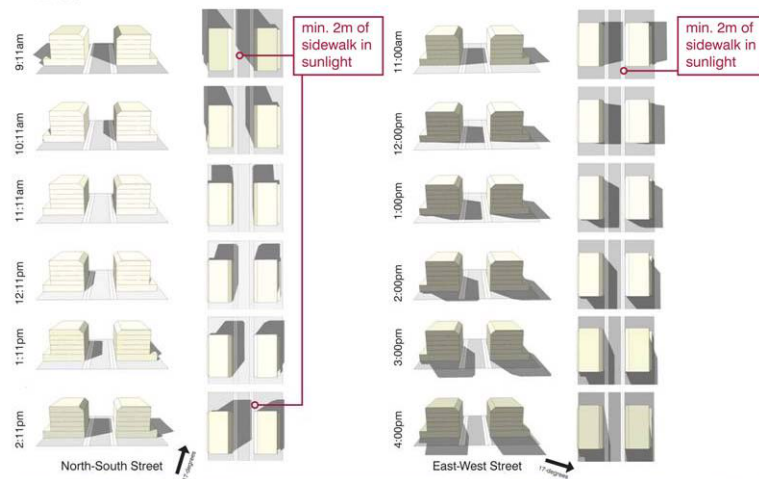
- 2** Rear transition between an Avenue property and Neighbourhood or Open Space should adhere to the City's existing MCR rear setback & angular plane regulations.



Mid-Rise Building Performance Standards

Avenues & Mid-Rise Buildings Typology Study

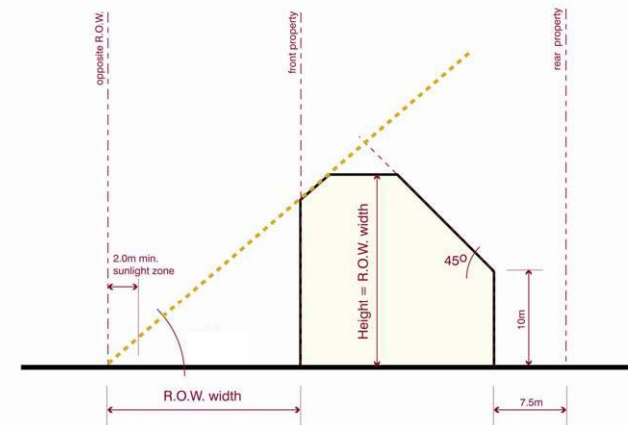
- 3** Building massing will provide sunlight for a minimum of 5 hours on Avenue sidewalks (north, east and west) between March 21st and September 21st.



Mid-Rise Building Performance Standards

Avenues & Mid-Rise Buildings Typology Study

- 4** To achieve 5 hours of sunlight on sidewalks - angular plane applies to buildings fronting onto the south, east and west sides of an Avenue.



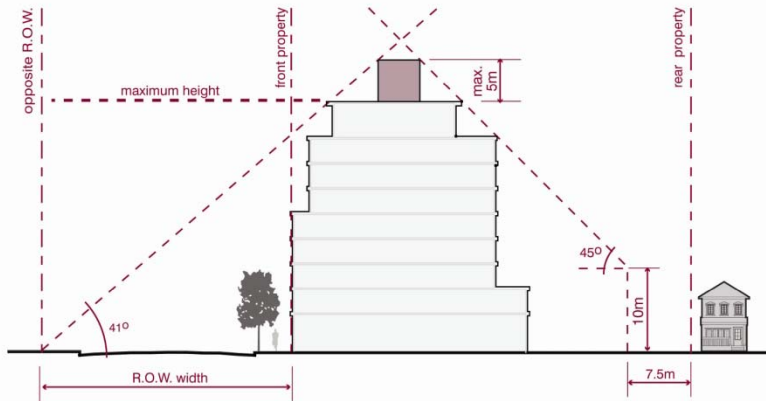
Mid-Rise Building Performance Standards

Avenues & Mid-Rise Buildings Typology Study

Mid Rise Performance Standards

(DRAFT)

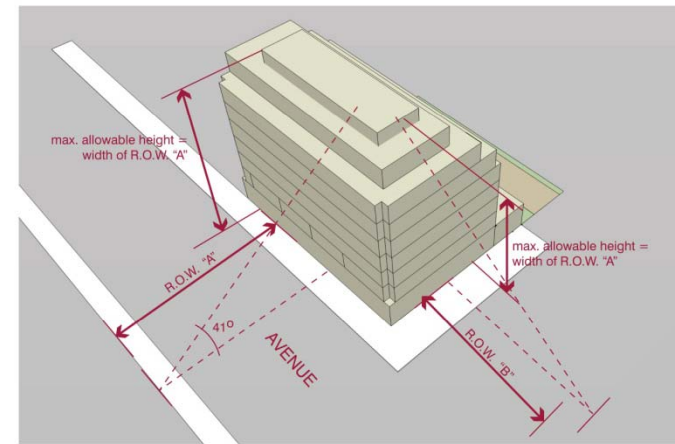
- 5** Mechanical penthouses may exceed the maximum height limit by up to 5m but may not penetrate any angular planes.



Mid-Rise Building Performance Standards

Avenues & Mid-Rise Buildings Typology Study

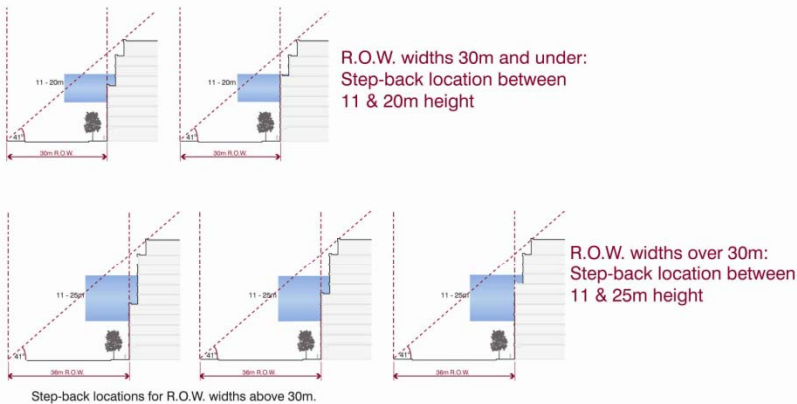
- 6** On corner sites the angular plane and heights that apply to the Avenue frontage will also apply to the other street frontage.



Mid-Rise Building Performance Standards

Avenues & Mid-Rise Buildings Typology Study

- 7** "Pedestrian Perception" step-backs (1.5m) are required for buildings above 20m in height.
- Front step-backs help to mitigate shadow and wind impacts within the public realm, but also help to mitigate the pedestrian's perception of height.



Mid-Rise Building Performance Standards

Avenues & Mid-Rise Buildings Typology Study

- 8** Buildings 20m high and under are not required to employ a front step-back.
- Except where required by angular planes.



Mid-Rise Building Performance Standards

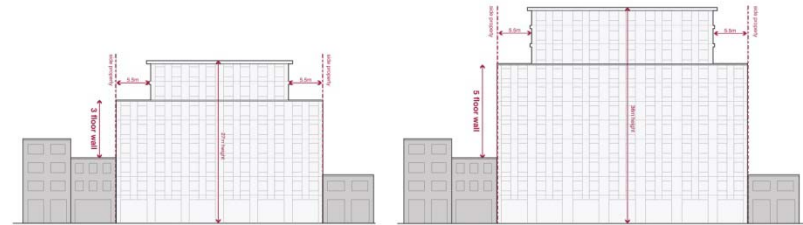
Avenues & Mid-Rise Buildings Typology Study

Mid Rise Performance Standards *(DRAFT)*

9 Buildings should generally be built-to the side property line.



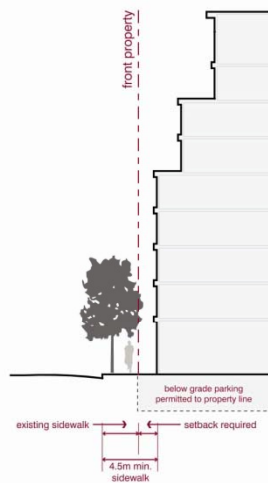
10 In predominantly low-rise and/or heritage fabric areas, side step-backs are required for upper floors.



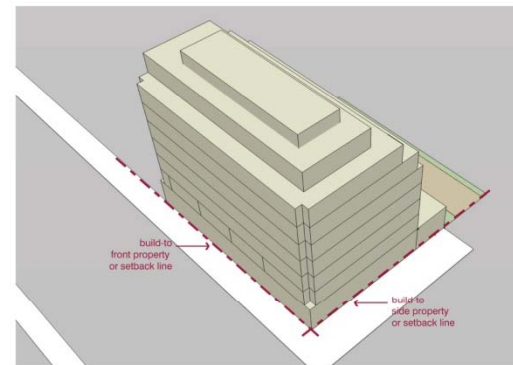
For R.O.W.s of 20, 23 and 27m wide, a 5.5m side property step-back is required above a 20m height.

For R.O.W.s of 30, 33 and 36m, a 5.5m side property step-back is required above a 27m height.

11 The base of mid-rise buildings may be required to setback to provide a minimum 4.5m sidewalk width.

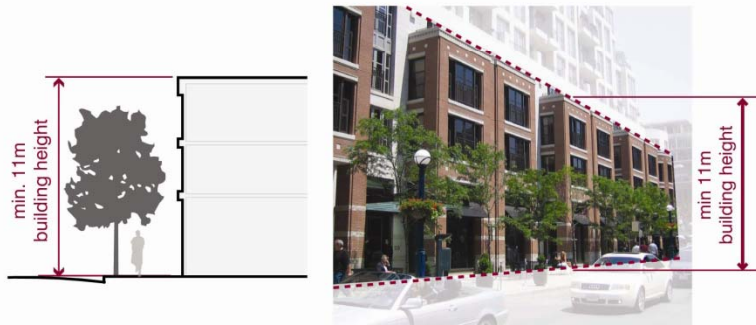


12 The street frontages of mid-rise buildings should be built to the front property lines or setback lines.



Mid Rise Performance Standards *(DRAFT)*

13 All new buildings on the Avenues must achieve a minimum height of 11m at the street frontage.



Mid-Rise Building Performance Standards Avenues & Mid-Rise Buildings Typology Study

14 The minimum height of the ground floor is 4.5m.



Examples of tall a ground floor for flexible commercial space.

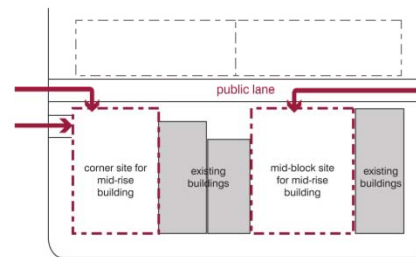
Mid-Rise Building Performance Standards Avenues & Mid-Rise Buildings Typology Study

15 Residential only buildings on the Avenue should employ design criteria to create adequate privacy from the Avenue sidewalk.



Mid-Rise Building Performance Standards Avenues & Mid-Rise Buildings Typology Study

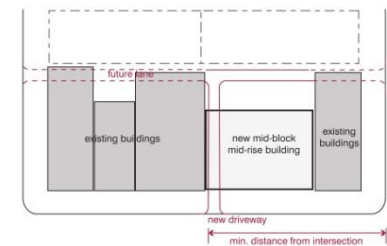
16 Whenever possible, vehicular access should be provided via side streets and rear lanes, not the Avenue.



Mid-Rise Building Performance Standards

17 For mid-block sites without rear lane access, a front driveway may be permitted, provided:

- There is a minimum distance from the closest intersection
- The driveway is a maximum width of 7.0m
- A 6.0m wide public rear lane is provided within the rear setback, parallel to the property line
- Adjacent mid-block properties have right of use of driveway and lane



Mid-Rise Building Performance Standards Avenues & Mid-Rise Buildings Typology Study

Potential Implementation Tools

Create more certainty for landowners, neighbours and members of the development community:

- New as-of-right zoning
- expedited approval process
- Compliance alternatives (loading, amenity)
- Financial incentives (reduced DC's)
- OBC alternatives (exiting requirements)
- Policy review (rental replacement thresholds)
- Utilities co-ordination (sewer, hydro)

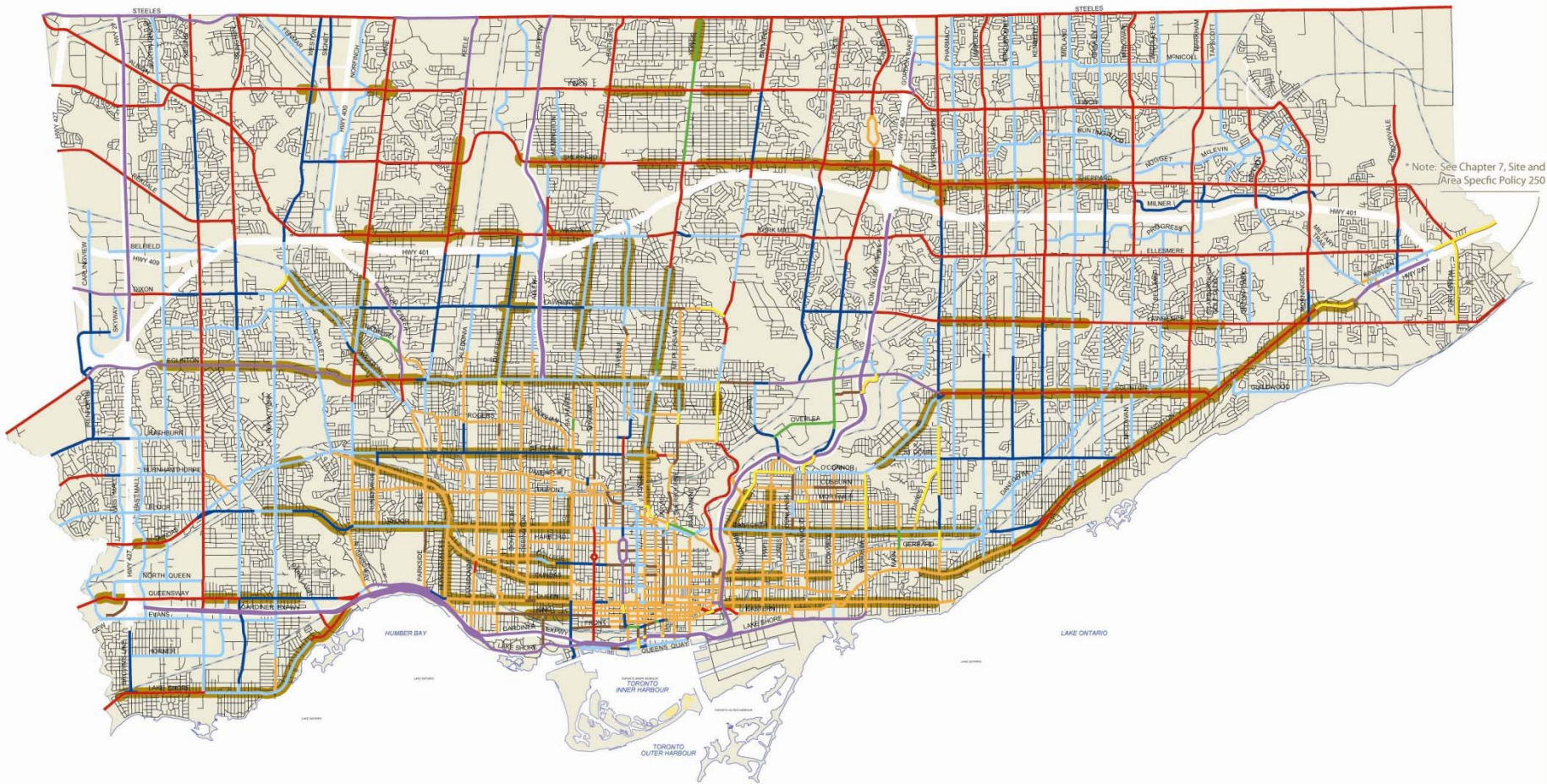


Avenues and Mid Rise Building Study

- NEXT STEPS



Avenues Categorization: Right-of-Ways



- 45 metres and over
- 36 metres
- 33 metres
- 30 metres
- 27 metres
- 23 metres
- 20 metres
- Non-uniform width, to be retained as existing at the time of Plan adoption.

Categorization on the Avenues



Avenues and Mid Rise Building Study

- Phase 2 of Consultant Study:
Categorization, Compliance Alternatives,
Typologies/Examples
- City of Toronto Mid Rise Interdivisional
Team
- Public consultation
- Industry Stakeholders
- Council Approval
- New Zoning



Mid Rise Urbanism

A form embraced around the world and associated with a higher quality of life



Copenhagen



Paris



Hammarby Sjöstad, Stockholm

THE END