A low-angle, upward-looking photograph of several tall buildings against a clear blue sky. The buildings are arranged in a way that they appear to converge towards the top of the frame. The buildings have various architectural styles, including one with a grid of windows and another with a more classical facade. The sky is a uniform, bright blue.

Appendix 2

Tall Buildings

Toronto Test Sites

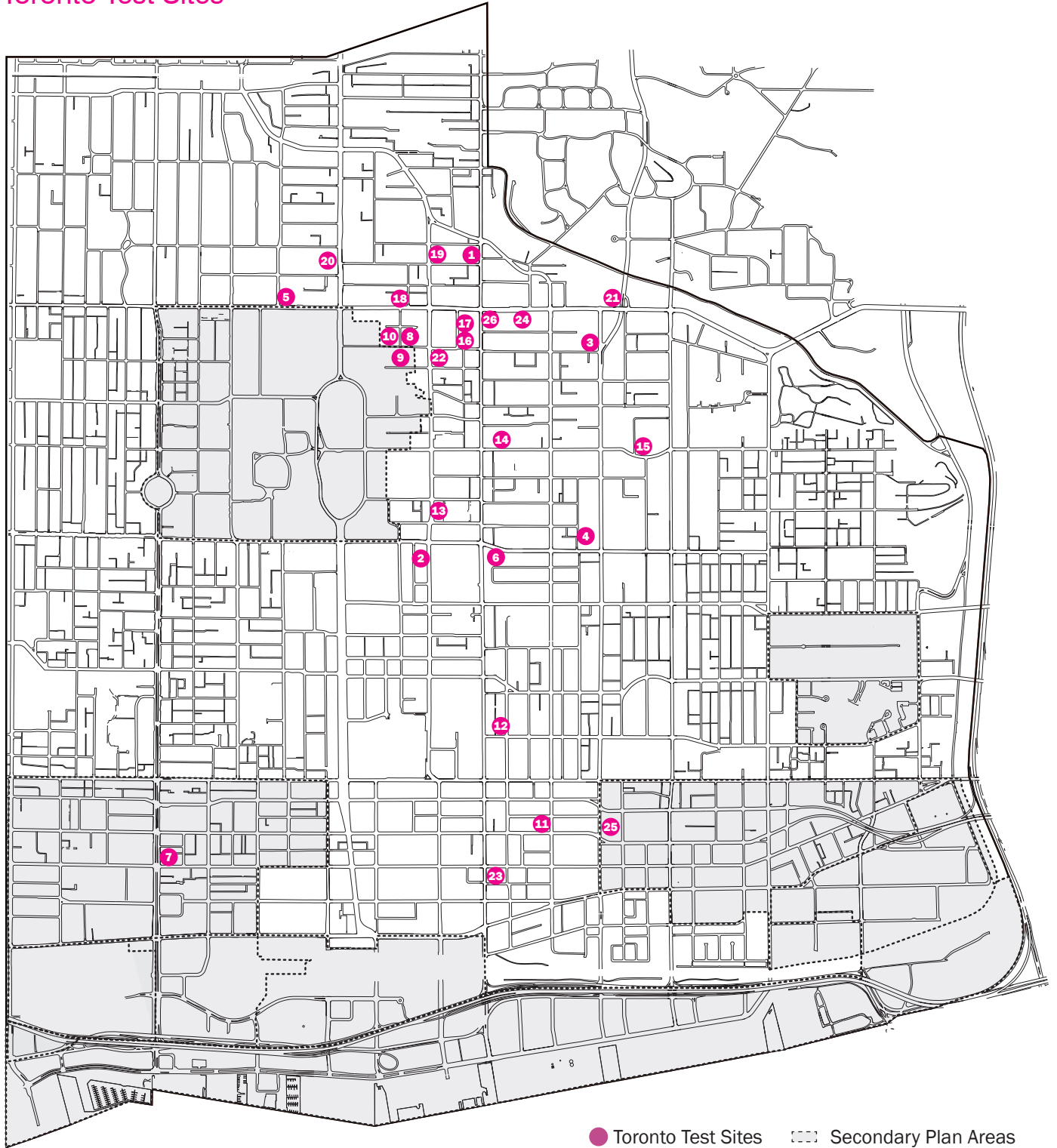
Toronto Test Sites

In order to evaluate the effectiveness of the Regulations as a tool to guide the responsible development of tall buildings Downtown, the study team undertook an analysis of 25 existing and/or approved tall building sites within the Downtown.

The purpose of the analysis was to determine the effectiveness and viability of the Regulations, whether such buildings could be constructed under the Regulations, how they may have been constructed differently as a result of the Regulations, and whether application of the regulations would have resulted in improvements to the building.

- 1 18 YORKVILLE
- 2 LUMIERE
- 3 X CONDOS
- 4 RADIO CITY
- 5 ONE BEDFORD
- 6 THE MET
- 7 THE HUDSON
- 8 ONE ST THOMAS
- 9 SEVENTY SEVEN CHARLES
- 10 THE ST THOMAS
- 11 SPIRE
- 12 PANTAGES
- 13 MURANO
- 14 22 CONDOMINIUMS
- 15 VERVE
- 16 CRYSTAL BLU
- 17 THE UPTOWN RESIDENCES
- 18 10 BELLAIR
- 19 FOUR SEASONS
- 20 THE PRICE ARTHUR
- 21 THE BELLAGIO
- 22 ELEVN21
- 23 SKYLINE COSMOPOLITAN
- 24 85 BLOOR
- 25 VU LIVING

Toronto Test Sites



Research Methodology

The 25 Test Sites were selected by the study team to represent a range of building types, styles, and locations. Some sites were selected because they are considered by the study team to be good examples of tall buildings Downtown, and others were selected that are more controversial to compare how the same site/building would be developed if the proposed Regulations were in place.

The analysis for each site included a review of site-specific zoning by-laws, a massing study of the dimensions of the project, and a site tour to examine how each building and site responds to the character of the street on which it fronts and the quality of the pedestrian realm it creates.

The sites and buildings were analyzed against the proposed Regulations to answer several questions:

1. Could a tall building have been constructed on that site if the Regulations were in place?
2. How would the use of the Regulations have changed the building? Would the resulting changes be an improvement?
3. Would the Regulations impede the special character of that building from being developed?

In addition, the Study Team engaged in a tour of those Test Sites that are fully built and prepared an architectural and built form commentary on the strengths and weaknesses of the built form and architecture of each building from the pedestrian level.

The final Regulations were selected following this analysis.

Key Lessons

- Over 80% of the Test Sites include a podium that is built to the street wall line. The conclusion was drawn that the Test Sites with podiums make a better contribution to the public realm than those without podiums.
- Though most sites include a podium, only half of those podiums are between 3 storeys and the width of the street in height. However, it was concluded that those buildings whose podium is built to the recommended dimensions create a better street proportion than those that are lower or higher in height.
- Those projects with transparent frontages and/or commercial uses at grade allow views into and out from the grade level and foster a more active and interesting public realm than those without such frontages.
- Projects create a more successful pedestrian realm when the first storey of a building is at least 4.5 metres than those with less than 4.5 metres. Over 80% of those projects that are complete have at least 4.5 metres for the height of the first level, and the few exceptions highlight the need for this regulation, as the pedestrian realm is clearly less successful.
- The Test Sites demonstrate the importance of entrances that are easily identifiable from the street. For some projects, the entrance is a defining feature of the building, creating an arrival experience and fostering clarity of direction. In other cases, the entrance is difficult to read and poorly articulated, detracting from the architectural quality of the building.

- Buildings with a human scale treatment of building mass, materials, and texture create an interesting streetscape, while those that are not articulated at the lower levels contribute to an uncomfortable pedestrian environment.
- Landscaping contributes immensely to the quality and attractiveness of the public realm. It softens building edges, adds a human scale to the large buildings, and creates attractive features. Those projects without landscaping on prominent frontages appear harsher and less pedestrian friendly.
- Most of the projects studied include below-grade parking. Those exceptions where parking is above grade are less successful than those that are below grade. The blank facades of above grade parking garages detract from the quality of the building. Projects are more attractive when the parking and service area are treated with high quality design, landscaping, and attractive paving. When parking areas are poorly treated, the overall quality of the project is greatly diminished.
- Approximately half the projects studied have floorplates that are smaller than 750 square metres. However, many of those buildings with larger floorplates would have benefitted from more slender towers. The larger towers appear more bulky, whereas slim towers appear more sleek and elegant.
- Approximately half the towers are set back at least 3 metres from their podiums. There are several excellent examples of how setting the tower back can reduce the apparent size of the tower by breaking up the massing and reinforcing the pedestrian scale. When tower faces come straight down to the street, an uncomfortable pedestrian realm is sometimes created.
- The appropriate setback of towers from side and rear property lines is the Regulation that was most often broken. Only 20% of the Test Sites were appropriately set back from side and rear property lines. This is the most important Regulation, as it will have the greatest impact on preserving the quality of life of people living in towers by ensuring appropriate space between towers, and on the quality of life of people in the public realm by ensuring they have access to light and sky views and protection from the wind impacts created by too many towers being constructed too close together. The Test Site analysis highlighted that this is the most difficult of all the Regulations to meet, but also the most important.
- Finally, none of the Test Sites adversely impact any designated parks, landmark views, or heritage buildings. These designated features must continue to be preserved.

1



image courtesy www.urbandb.com

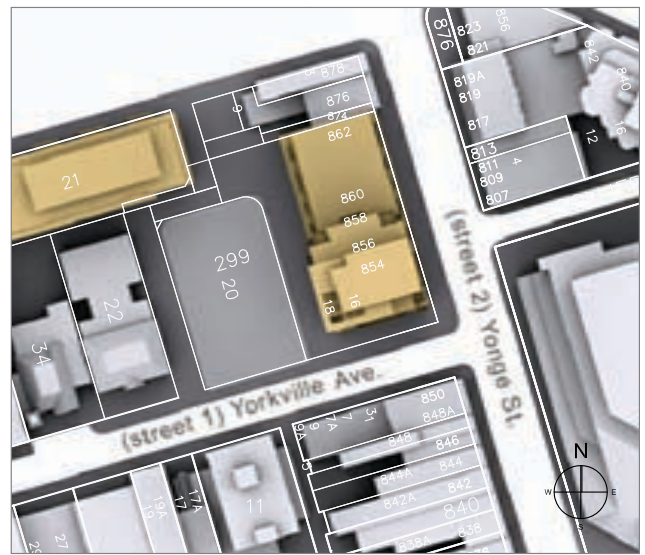
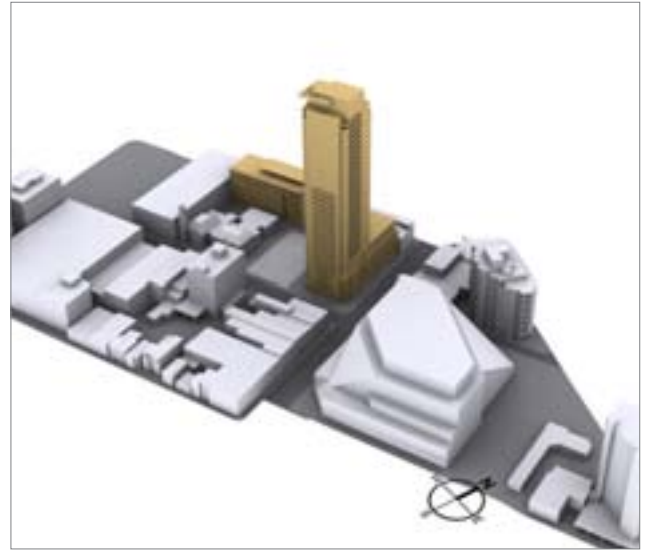
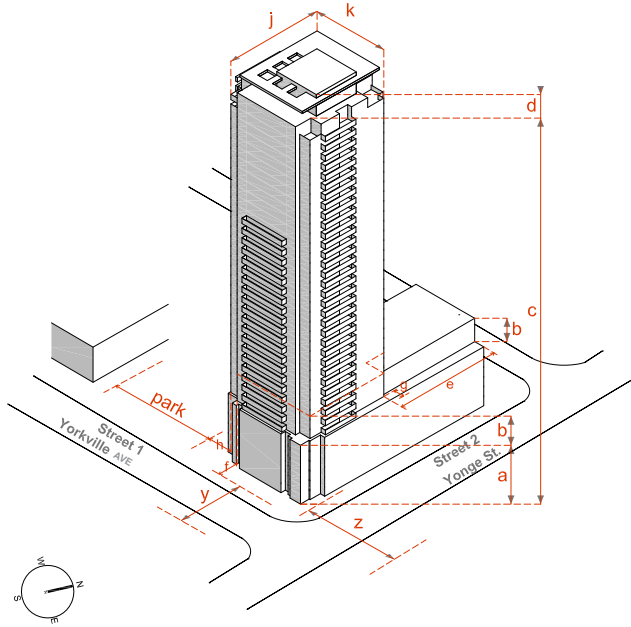


18 YORKVILLE

18 YORKVILLE AVENUE

18 Yorkville is a successfully designed project. The building's podium is well proportioned to the street, utilizes a natural material palette comprised of natural stone and high quality brick. Subtle shifts in massing and a lively sidewalk café articulate the base. The loading and drop-off areas are designed with the same high quality materials as the rest of the project and are well integrated into the building. Successful relationships exist between the tower, the podium, the street, and the adjacent park. A portion of the tower fronting onto the park comfortably meets the ground directly, complementing the relationships between building elements. The park is well landscaped, with passive seating areas and a high quality design.

Regulation	As built	Achieved
1 Podium: Built to property line on High Streets, aligned with adjacent buildings on Intermediate High Streets	5.0 metres-S 1.2 metres-E	yes
2 Podium height: Between 3 storeys and width of street (20.1 metres)	15.6 metres, 5 storeys	yes
3-4 Street level: At least 60% transparent, and at least 60% retail required at grade on High Streets	included	yes
5 Height of first storey: At least 4.5 metres on High Streets	4.5 metres	yes
6 Building entrances: Visible and accessible from street	included	yes
7 Podium facade: Human scale treatment of mass, materials, texture, composition	included	yes
8 Streetscaping and landscaping: Use to activate, highlight, soften building features	included	yes
9 Parking and servicing: Not conflicting with pedestrian activities	included	yes
10 Floorplate size: Maximum 750 square metres	635 square metres	yes
11 Setback of tower from podium: At least 3.0 metres	1.0 metre-S 2.0 metres-E	no
12-14 Setbacks and spacing: At least 10 metres side and rear, 20 metres between towers, 20 metres to low-rise neighbourhoods	26.1 metres-N 7.8 metres + park-W	yes



Project dimensions	
a – Podium Height	15.6 metres, 5 storeys
b – Upper Podium	6.2 metres, 2 storeys
c – Building Height	99.0 metres, 36 storeys
d – Articulated Top	8.0 metres
e – Tower Setback N	26.1 metres
f – Tower Setback S	6.0 metres
g – Tower Setback E	3.2 metres
h – Tower Setback W	7.8 metres + park setback
j – Tower Width 1	26.4 metres
k – Tower Width 2	25.0 metres
y – Street 1 Right of Way	15.2 metres
z – Street 2 Right of Way	20.1 metres



City of Toronto By-law No. 588-2002 (OMB)

2

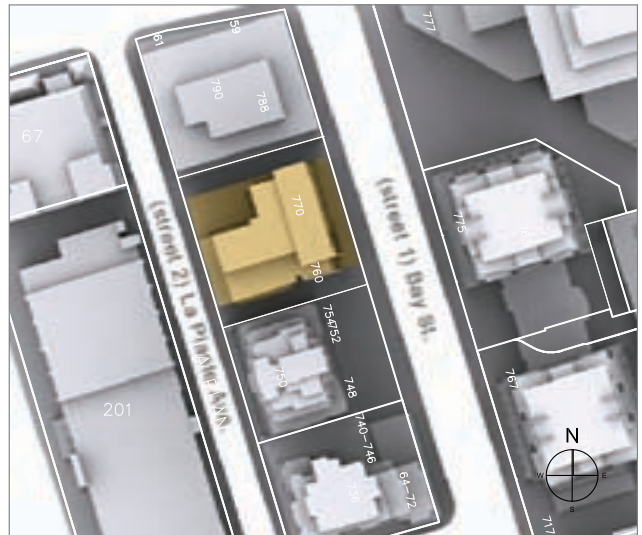
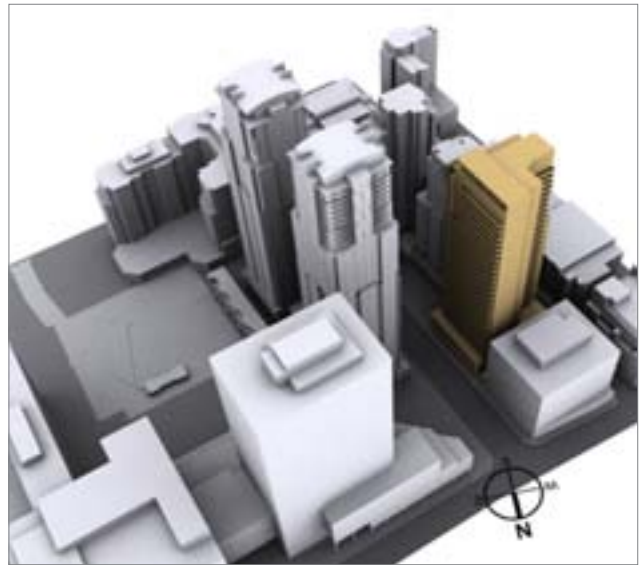
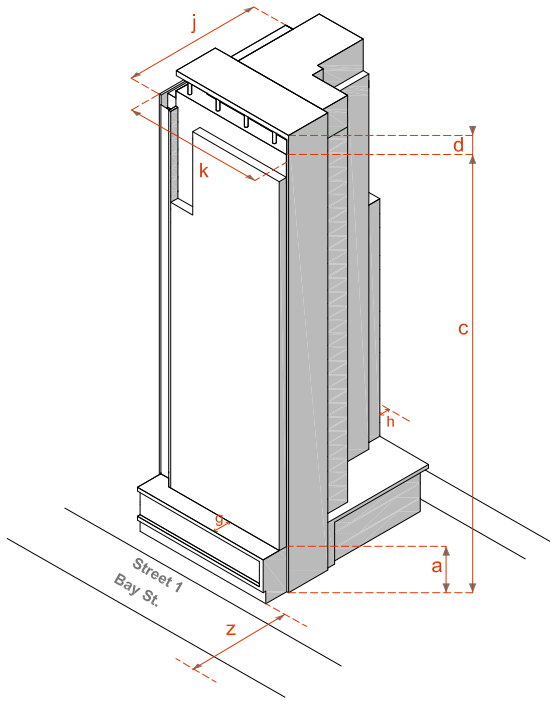


LUMIERE

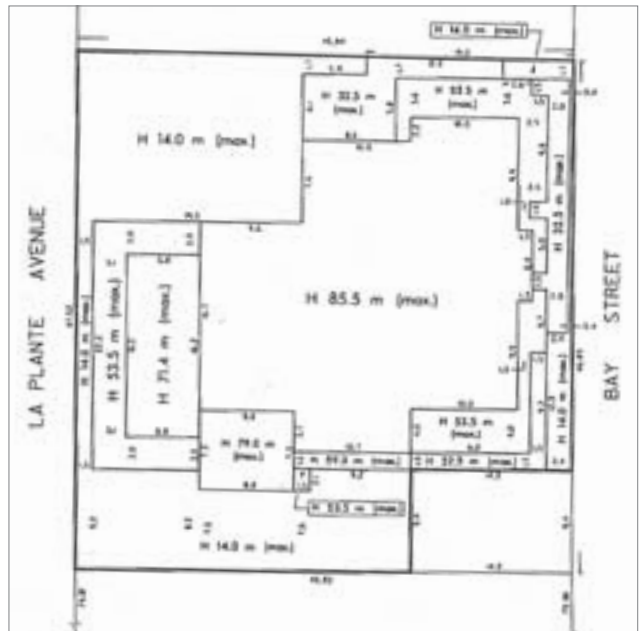
770 BAY STREET

Lumiere is an example of a project that could have benefitted from the Regulations. The tower should have been slimmer, achieving the same total floor area through a height increase. The setbacks are too narrow on all sides. As it is under construction, further comments could not be made about its design and performance.

Regulation	As built	Achieved
1 Podium: Built to property line on High Streets, aligned with adjacent buildings on Intermediate High Streets	0.0 metres	yes
2 Podium height: Between 3 storeys and width of street (26.2 metres)	14.0 metres, 3 storeys	yes
3-4 Street level: At least 60% transparent, and at least 60% retail required at grade on High Streets	under construction	N/A
5 Height of first storey: At least 4.5 metres on High Streets	4.6 metres	yes
6 Building entrances: Visible and accessible from street	under construction	N/A
7 Podium facade: Human scale treatment of mass, materials, texture, composition	under construction	N/A
8 Streetscaping and landscaping: Use to activate, highlight, soften building features	under construction	N/A
9 Parking and servicing: Not conflicting with pedestrian activities	under construction	N/A
10 Floorplate size: Maximum 750 square metres	1000-1100 square metres	no
11 Setback of tower from podium: At least 3.0 metres	2.8 metre-E 1.5 metres-W	no
12-14 Setbacks and spacing: At least 10 metres side and rear, 20 metres between towers, 20 metres to low-rise neighbourhoods	0.0 metres-N 0.0 metres-S	no



Project dimensions	
a – Podium Height	14.0 metres, 3 storeys
b – Upper Podium	NA
c – Building Height	77.5 metres, 30 storeys
d – Articulated Top	8.0 metres
e – Tower Setback N	0.0 metres
f – Tower Setback S	0.0 metres
g – Tower Setback E	2.8 metres
h – Tower Setback W	1.5 metres
j – Tower Width 1	40.0 metres
k – Tower Width 2	34.0 metres
z – Street 1 Right of Way	26.2 metres



City of Toronto By-law No. 427-91(1991)

3



image courtesy www.urbandb.com

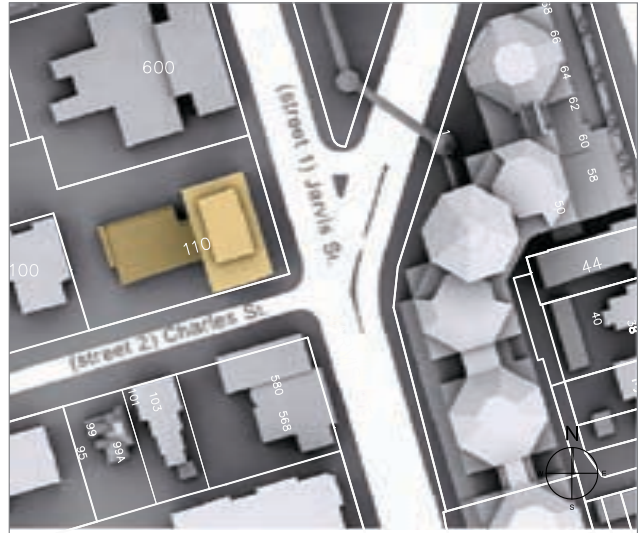
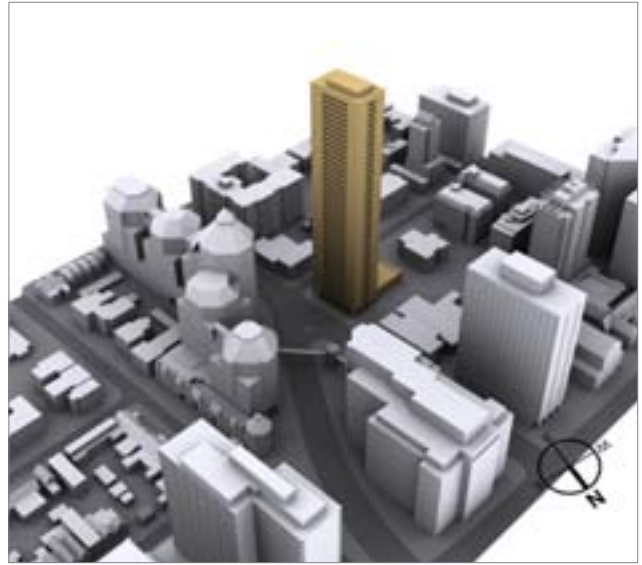
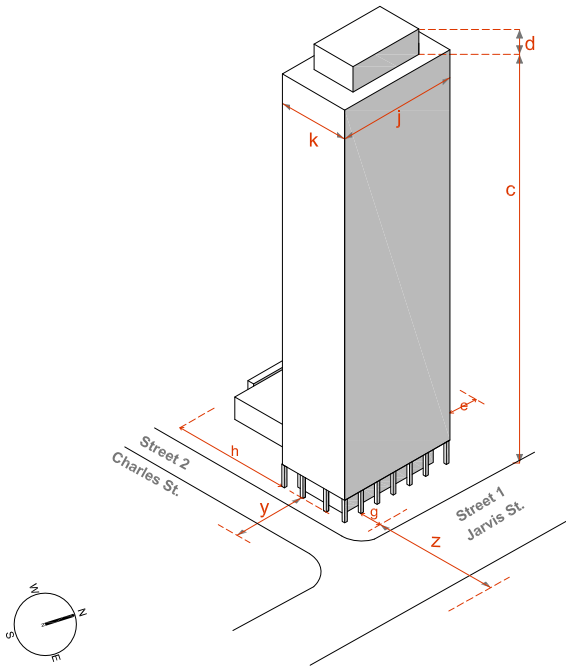


X CONDOS

590 JARVIS STREET

X Condos is an example of a project that could have benefitted from the Regulations. The floorplate is too large for the site, and the tower face comes straight down onto the street with no podium and no apparent articulation. As it is under construction, further comments could not be made about its design and performance.

Regulation	As built	Achieved
1 Podium: Built to property line on High Streets, aligned with adjacent buildings on Intermediate High Streets	0.0 metres-S 6.0 metres-E	yes
2 Podium height: Between 3 storeys and width of street (20.1 metres)	no podium side building 15.0 metres	no
3-4 Street level: At least 60% transparent, and at least 60% retail required at grade on High Streets	under construction	N/A
5 Height of first storey: At least 4.5 metres on High Streets	5.0 metres	yes
6 Building entrances: Visible and accessible from street	under construction	N/A
7 Podium facade: Human scale treatment of mass, materials, texture, composition	under construction	N/A
8 Streetscaping and landscaping: Use to activate, highlight, soften building features	under construction	N/A
9 Parking and servicing: Not conflicting with pedestrian activities	under construction	N/A
10 Floorplate size: Maximum 750 square metres	916 square metres	no
11 Setback of tower from podium (or property line): At least 3.0 metres	0.0 metre-S 6.0 metres-E	no
12-14 Setbacks and spacing: At least 10 metres side and rear, 20 metres between towers, 20 metres to low-rise neighbourhoods	6.0 metres-N 33.5 metres-W	no/yes



Project dimensions	
a – Podium height	No podium
b – Upper Podium	No podium
c – Building Height	129.0 metres, 44 storeys
d – Articulated Top	8.0 metres
e – Tower Setback N	6.0 metres
f – Tower Setback S	0.0 metres
g – Tower Setback E	6.0 metres
h – Tower Setback W	33.5 metres
j – Tower Width 1	38.2 metres
k – Tower Width 2	24.0 metres
y – Street 2 Right of Way	20.2 metres
z – Street 1 Right of Way	24.3 metres



City of Toronto Bylaw No. 1018-05

4



image courtesy www.urbandb.com

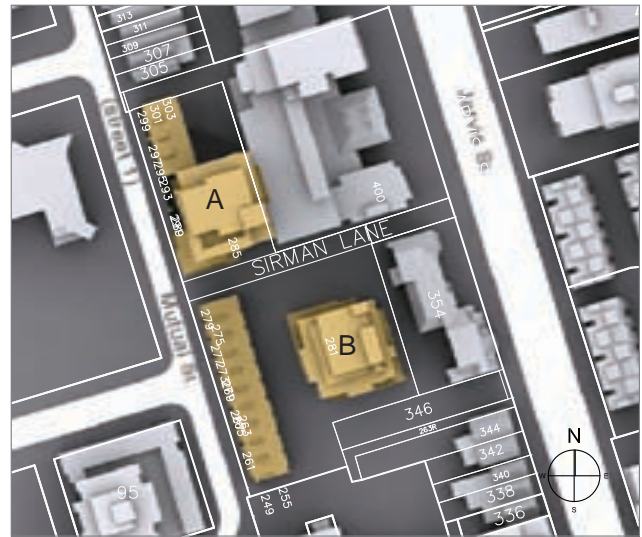
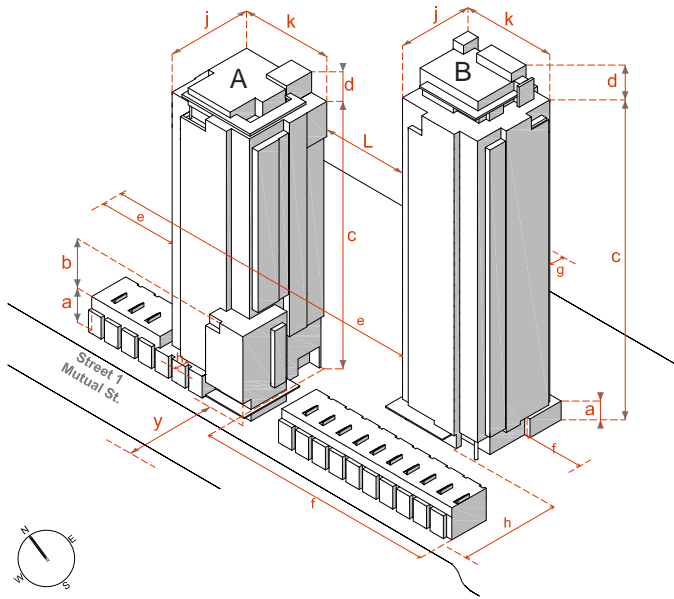


RADIO CITY

281 & 287 MUTUAL STREET

Radio City is a mixed use project, combining elements that are old and new, residential and institutional. It is a well crafted, well detailed and well executed project with a simple yet elegant material palate. The townhouses fronting onto the residential street are a great example of appropriate integration and transition into neighbourhoods along Intermediate High Streets. The drop off and servicing areas are well designed with high quality materials. The towers are set back from the street, allowing the existing low-rise residential character to remain dominant.

Regulation	As built	Achieved
1 Podium: Built to property line on High Streets, aligned with adjacent buildings on Intermediate High Streets	2.0 metres-W 6.0 metres-E	yes
2 Podium height: Between 3 storeys and width of street (13.1 metres)	14.0 metres, 3 storeys	yes
3-4 Street level: At least 60% transparent, and at least 60% retail required at grade on High Streets	N/A Intermediate High Street and Green Setback Form	N/A
5 Height of first storey: At least 4.5 metres on High Streets	3.0 metres	N/A
6 Building entrances: Visible and accessible from street	included	yes
7 Podium facade: Human scale treatment of mass, materials, texture, composition	included	yes
8 Streetscaping and landscaping: Use to activate, highlight, soften building features	included	yes
9 Parking and servicing: Not conflicting with pedestrian activities	included	yes
10 Floorplate size: Maximum 750 square metres	(A) 600 square metres (B) 620 square metres	yes
11 Setback of tower from podium: At least 3.0 metres	(A) 3.0 metres (B) 26.4 metres	yes
12-14 Setbacks and spacing: At least 10 metres side and rear, 20 metres between towers, 20 metres to low-rise neighbourhoods	(A) 22.0 m-N (B) 3.0 m-S, 20.3 metres between towers	yes/no yes



Project dimensions		
a – Podium Height	(A) 14.0 m, 3 storeys	(B) 5.3 m, 1 floor
b – Upper Podium	(A) 25.2 m, 6 storeys	(B) NA
c – Building Height	(A) 76.2 m, 25 storeys	(B) 96.2 m, 30 storeys
d – Articulated Top	(A) 4.8 metres	(B) 4.8 metres
e – Tower Setback N	(A) 22.0 metres	(B) 73.6 metres
f – Tower Setback S	(A) 67.0 metres	(B) 3.0 metres
g – Tower Setback E	(A) 0.0 metres	(B) 2.5 metres
h – Tower Setback W	(A) 3.0 metres	(B) 26.4 metres
j – Tower Width 1	(A) 31.0 metres	(B) 29.0 metres
k – Tower Width 2	(A) 27.0 metres	(B) 30.0 metres
L – Tower Separation	20.3 metres	
y – Street 1 Right of Way	13.1 metres	



City of Toronto By-law No. 716-2001

5



3D m

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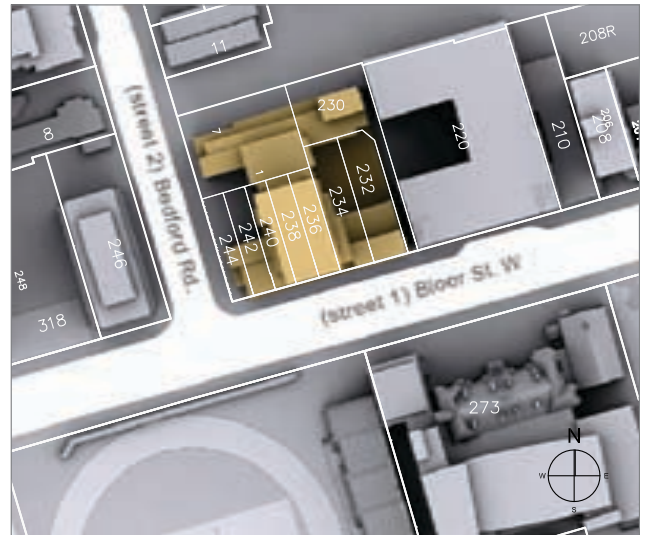
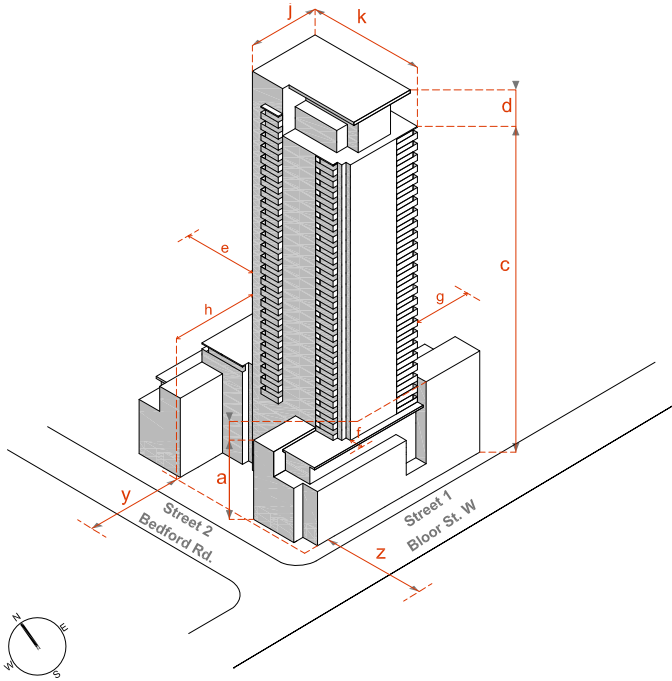


ONE BEDFORD

1 BEDFORD ROAD

One Bedford is a well designed building with appropriate setbacks. It meets most of the Regulations, but would have benefitted from the Regulations through a smaller floorplate and higher tower. As it is under construction, further comments could not be made about its design and performance.

Regulation	As built	Achieved
1 Podium: Built to property line on High Streets, aligned with adjacent buildings on Intermediate High Streets	0.0 metres-S 1.2 metres-W	yes
2 Podium height: Between 3 storeys and width of street (26.0 metres-S, 20.3 metres-W)	16.5/26.6 m-S, 5/9 storeys 21.0 metres-W, 7storeys	yes/no no
3-4 Street level: At least 60% transparent, and at least 60% retail required at grade on High Streets	under construction	N/A
5 Height of first storey: At least 4.5 metres on High Streets	5.0 metres	yes
6 Building entrances: Visible and accessible from street	under construction	N/A
7 Podium facade: Human scale treatment of mass, materials, texture, composition	under construction	N/A
8 Streetscaping and landscaping: Use to activate, highlight, soften building features	under construction	N/A
9 Parking and servicing: Not conflicting with pedestrian activities	under construction	N/A
10 Floorplate size: Maximum 750 square metres	980 square metres	no
11 Setback of tower from podium: At least 3.0 metres	2.9 metres-S 14.0 metres-W	yes
12-14 Setbacks and spacing: At least 10 metres side and rear, 20 metres between towers, 20 metres to low-rise neighbourhoods	17.1 metres-E 20.9 metres-N	yes



Project dimensions	
a – Podium Height	16.5 metres, 5 storeys
b – Upper Podium	10.1 metres, 4 storeys
c – Building Height	95.5 metres, 32 storeys
d – Articulated Top	12.0 metres
e – Tower Setback N	20.9 metres
f – Tower Setback S	2.9 metres
g – Tower Setback E	17.1 metres
h – Tower Setback W	15.3 metres
j – Tower Width 1	28.0 metres
k – Tower Width 2	38.0 metres
y – Street 2 Right of Way-W	20.3 metres
z – Street 1 Right of Way-S	26.0 metres



City of Toronto By-law No. 645-2007

6



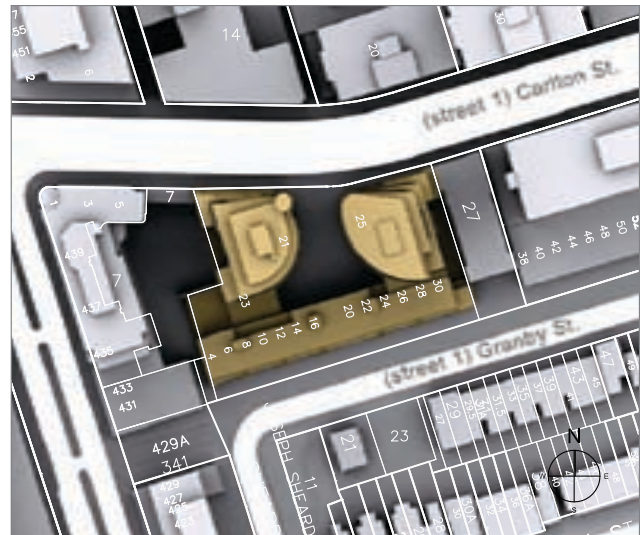
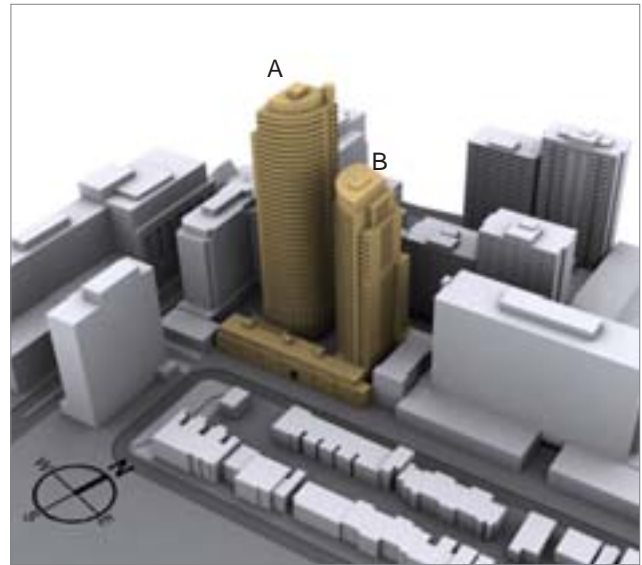
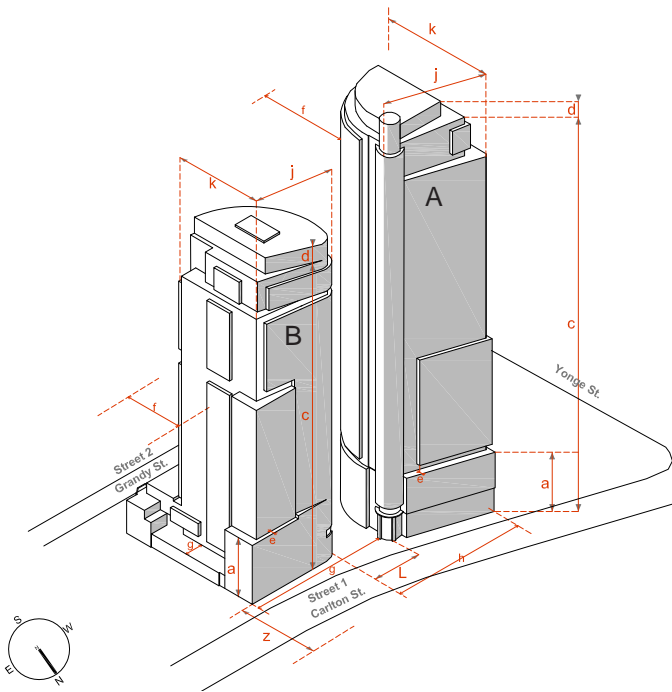
image courtesy www.urbandb.com



THE MET 21 CARLTON STREET

The Met is a very tight, very dense project. The site would have been better developed with a single tower. The design of the project at grade is satisfactory. A good through-block connection exists. Parking and loading areas conflict with pedestrian activity.

Regulation	As built	Achieved
1 Podium: Built to property line on High Streets, aligned with adjacent buildings on Intermediate High Streets	0.0 metres-N 5.0 metres-S	yes
2 Podium height: Between 3 storeys and width of street (26.0 metres)	(A) 18.2 metres, 6 storeys (B) 18.2 metres, 6 storeys	yes
3-4 Street level: At least 60% transparent, and at least 60% retail required at grade on High Streets	included	yes
5 Height of first storey: At least 4.5 metres on High Streets	4.0 metres	no
6 Building entrances: Visible and accessible from street	included	yes
7 Podium facade: Human scale treatment of mass, materials, texture, composition	included	yes
8 Streetscaping and landscaping: Use to activate, highlight, soften building features	small amount included	yes/no
9 Parking and servicing: Not conflicting with pedestrian activities	conflicts	no
10 Floorplate size: Maximum 750 square metres	(A) 675 square metres (B) 705 square metres	yes
11 Setback of tower from podium: At least 3.0 metres	(A) 1.0 metre-N (B) 1.0 metre-N	no no
12-14 Setbacks and spacing: At least 10 metres side and rear, 20 metres between towers, 20 metres to low-rise neighbourhoods	(A) 0.0m-W (B) 6.4m-E 12.0 metres between towers	no/no no



Project dimensions		
a – Podium Height	(A) 18.5 metres 6 storeys	(B) 18.5 m 6 storeys
b – Upper Podium	(A) N/A	(B) N/A
c – Building Height	(A) 126.0 m 43 storeys	(B) 98.0 metres 33 storeys
d – Articulated Top	(A) 5.0 metres	(B) 5.0 metres
e – Tower Setback N	(A) 1.0 metres	(B) 1.0 metres
f – Tower Setback S	(A) 30.0 metres	(B) 20.0 metres
g – Tower Setback E	(A) 43.6 metres	(B) 6.4 metres
h – Tower Setback W	(A) 0.0 metres	(B) 40.0 metres
j – Tower Width 1	(A) 28.0 metres	(B) 28.0 metres
k – Tower Width 2	(A) 35.0 metres	(B) 35.0 metres
L – Tower Separation	12.0 metres	
z – Street 1 Right of Way	26.0 metres	



City of Toronto By-law No. 683-2004 and 0629-2005

7



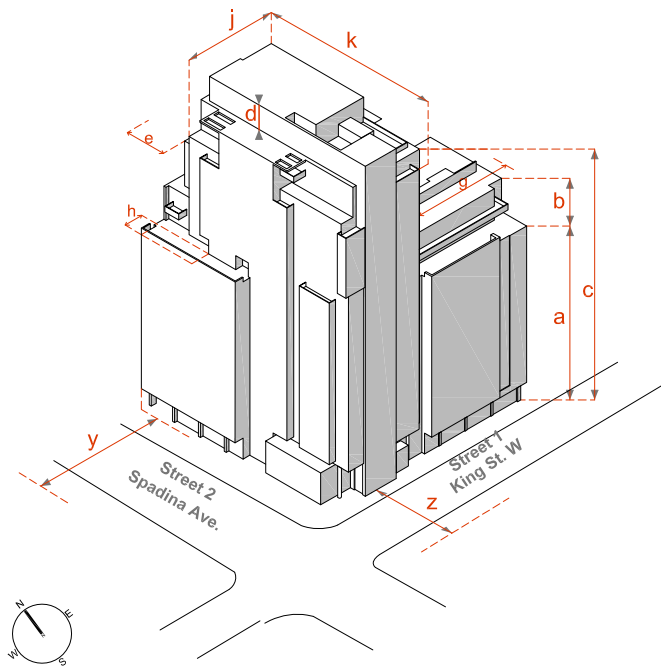
image courtesy www.urbandb.com



THE HUDSON 438 KING STREET WEST

The Hudson combines the warehouse scale on adjacent blocks with a tower form at the corner. The high podium on Spadina Avenue works well in relation to the very wide street, but the podium on King Street is too high in proportion to the street and looms over the sidewalk. The tower meets the street directly at the corner, but is supported elsewhere by a podium, a feature which ties the tower and the podium together. The project would have benefitted from a higher tower and a lower podium. The design is good as it demonstrates an appropriate tower setback, change in materials, nice scale and design of retail, and good sculpting of massing.

Regulation	As built	Achieved
1 Podium: Built to property line on High Streets, aligned with adjacent buildings on Intermediate High Streets	0.0 metres-S 0.0 metres-W	yes
2 Podium height: Between 3 storeys and width of street (19.8 metres-S/40.2 metres-W)	37.4 metres, 12 storeys	no/yes
3-4 Street level: At least 60% transparent, and at least 60% retail required at grade on High Streets	included	yes
5 Height of first storey: At least 4.5 metres on High Streets	4.5 metres	yes
6 Building entrances: Visible and accessible from street	included	yes
7 Podium facade: Human scale treatment of mass, materials, texture, composition	included	yes
8 Streetscaping and landscaping: Use to activate, highlight, soften building features	included	yes
9 Parking and servicing: Not conflicting with pedestrian activities	included	yes
10 Floorplate size: Maximum 750 square metres	880-1750 square metres	no
11 Setback of tower from podium: At least 3.0 metres	0.0 metre-S 3.7 metres-W	no yes
12-14 Setbacks and spacing: At least 10 metres side and rear, 20 metres between towers, 20 metres to low-rise neighbourhoods	22.0 metres-E 6.0 metres-N	yes no



Project dimensions	
a – Podium Height	37.4 metres, 12 storeys
b – Upper Podium	n/a
c – Building Height	68.6 metres, 21 storeys
d – Articulated Top	5.2 metres
e – Tower Setback N	6.0 metres
f – Tower Setback S	0.0 metres
g – Tower Setback E	22.0 metres
h – Tower Setback W	3.7 metres
j – Tower Width 1	22.0 metres
k – Tower Width 2	40.0 metres
y – Street 2 Right of Way	40.2 metres
z – Street 1 Right of Way	19.8 metres



City of Toronto By-law No. 922-2006

8



image courtesy www.urbandb.com

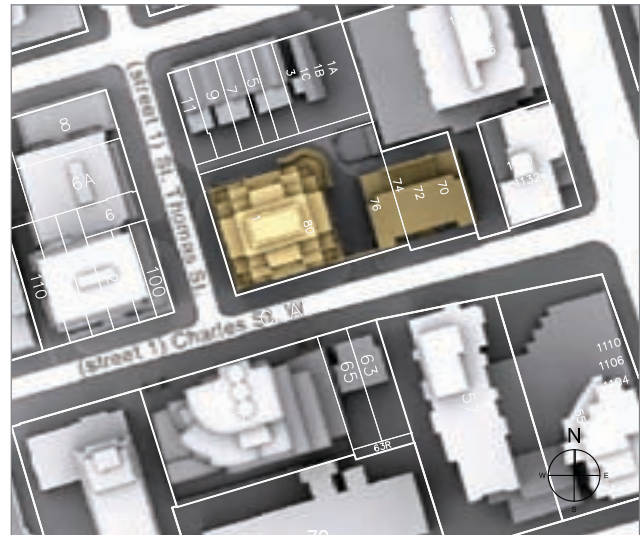
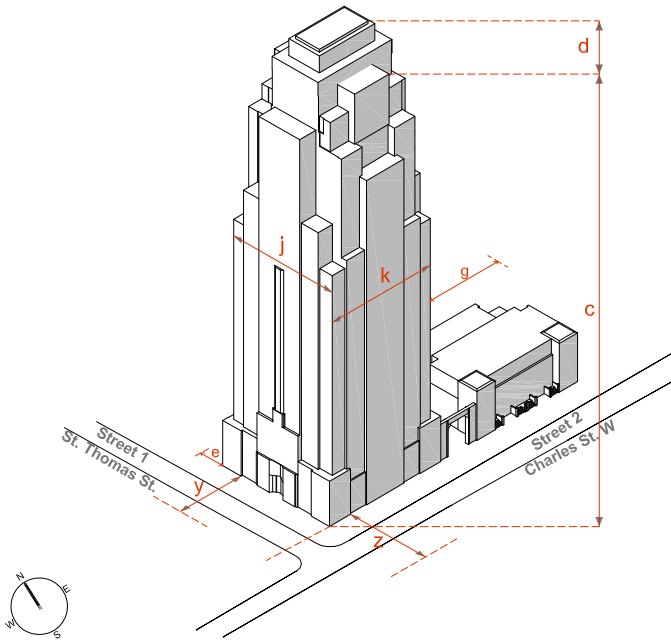


ONE ST THOMAS

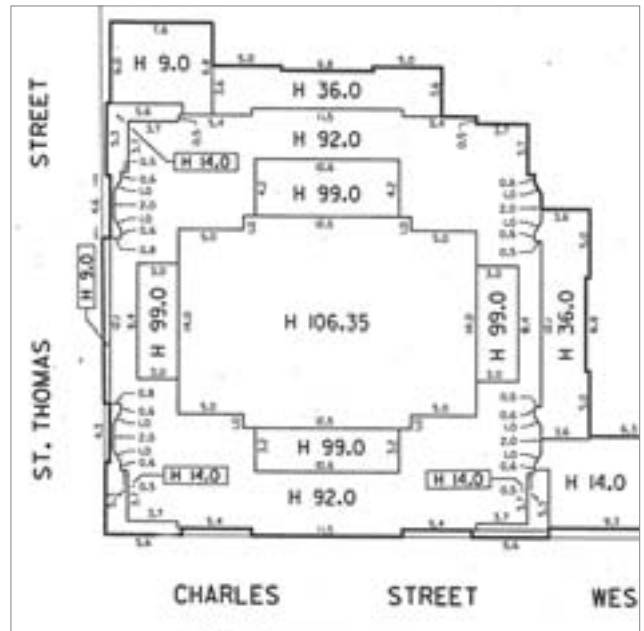
1 ST THOMAS STREET

One St. Thomas is a well massed and designed project. The townhouse portion of the project creates an excellent public realm with a natural stone palate, good articulation and well treated landscaping. Below the tower, the resolution is less successful. The design appears opaque and would have benefitted from a green edge, better articulation, or a different use at grade. The resolution of the main entrance on St. Thomas is better than the entrance on Charles Street, but neither inspires. The project includes an excellent natural material palate, fabulous public art, and the drop off/parking entrance is very well treated. This is an excellent example of a project on an Intermediate High Street relating appropriately to its surrounding context.

Regulation	As built	Achieved
1 Podium: Built to property line on High Streets, aligned with adjacent buildings on Intermediate High Streets	0.0 metres-S 0.0 metres-W	yes
2 Podium height: Between 3 storeys and width of street (18.5 metres)	no podium; side building 14 metres in height	no
3-4 Street level: At least 60% transparent, and at least 60% retail required at grade on High Streets	N/A Intermediate High Street	N/A
5 Height of first storey: At least 4.5 metres on High Streets	4.5 metres	N/A
6 Building entrances: Visible and accessible from street	included	yes
7 Podium facade: Human scale treatment of mass, materials, texture, composition	included	yes
8 Streetscaping and landscaping: Use to activate, highlight, soften building features	included	yes
9 Parking and servicing: Not conflicting with pedestrian activities	included	yes
10 Floorplate size: Maximum 750 square metres	882 to 1024 square metres	no
11 Setback of tower from podium: At least 3.0 metres	0.0 metre-S 0.0 metres-W	no
12-14 Setbacks and spacing: At least 10 metres side and rear, 20 metres between towers, 20 metres to low-rise neighbourhoods	5.9 metres-N 22.0 metres-E	no yes



Project dimensions	
a – Podium Height	no podium, side building
b – Upper Podium	N/A
c – Building Height	99.0 metres, 29 storeys
d – Articulated Top	7.3 metres
e – Tower Setback N	5.9 metres
f – Tower Setback S	0.0 metres
g – Tower Setback E	22.0 metres
h – Tower Setback W	0.0 metres
j – Tower Width 1	32.0 metres
k – Tower Width 2	32.0 metres
y – Street 1 Right of Way	18.9 metres
z – Street 2 Right of Way	18.5 metres



City of Toronto By-law No. 1090-2002

9



3D m

image courtesy www.urbandb.com

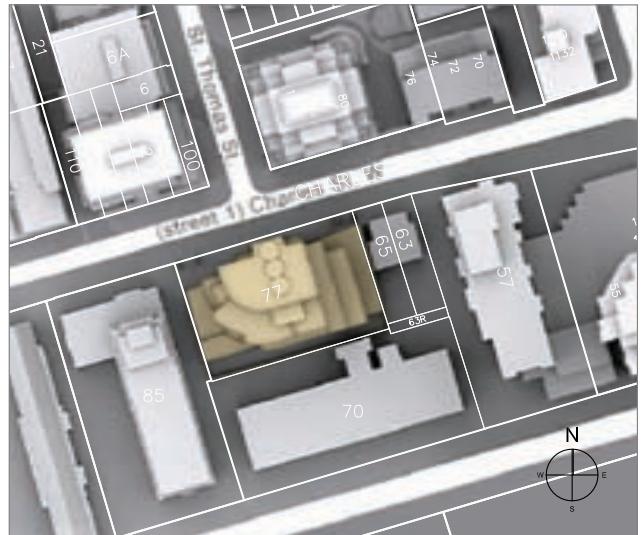
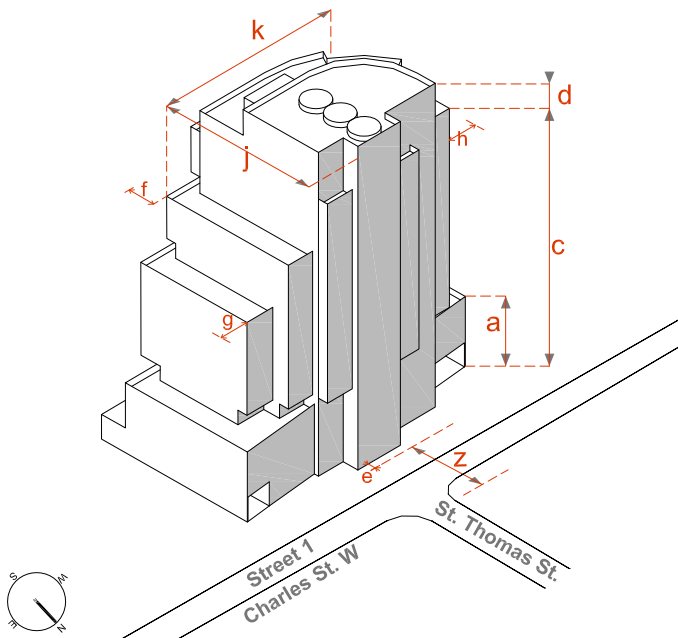


SEVENTY SEVEN CHARLES

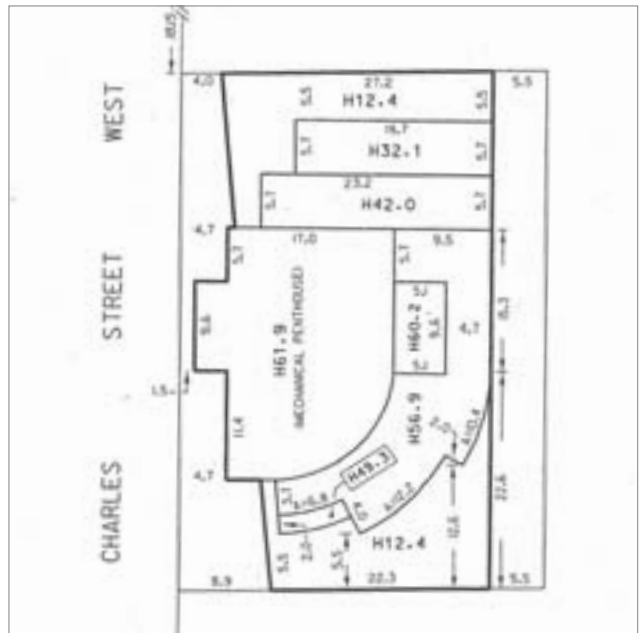
77 CHARLES STREET WEST

Seventy Seven Charles West would have benefitted from the Regulations. To qualify as a tall building site, the project should have acquired the adjacent property. The floorplate is much too large for the site proportions, the site is too small for a tall building, and the tower is too close to the property lines. The facade is articulated but no clear podium exists. As it is under construction, further comments could not be made about its design and performance.

Regulation	As built	Achieved
1 Podium: Built to property line on High Streets, aligned with adjacent buildings on Intermediate High Streets	1.5 metres-N	yes
2 Podium height: Between 3 storeys and width of street (18.5 metres)	12.4 metres, 3 storeys	yes
3-4 Street level: At least 60% transparent, and at least 60% retail required at grade on High Streets	under construction	N/A
5 Height of first storey: At least 4.5 metres on High Streets	3.6 metres	N/A
6 Building entrances: Visible and accessible from street	under construction	N/A
7 Podium facade: Human scale treatment of mass, materials, texture, composition	under construction	N/A
8 Streetscaping and landscaping: Use to activate, highlight, soften building features	under construction	N/A
9 Parking and servicing: Not conflicting with pedestrian activities	under construction	N/A
10 Floorplate size: Maximum 750 square metres	805-1108 square metres	no
11 Setback of tower from podium: At least 3.0 metres	0.0 metres	no
12-14 Setbacks and spacing: At least 10 metres side and rear, 20 metres between towers, 20 metres to low-rise neighbourhoods	5.5 metres-W, 5.5 metres-E, 5.5 metres-S	no



Project dimensions	
a – Podium Height	12.4 metres, 3 storeys
b – Upper Podium	NA
c – Building Height	56.9 metres, 16 storeys
d – Articulated Top	5.0 metres
e – Tower Setback N	1.5 metres
f – Tower Setback S	5.5 metres
g – Tower Setback E	5.5 metres
h – Tower Setback W	5.5 metres
j – Tower Width 1	26.5 metres
k – Tower Width 2	30.4/41.8 metres
z – Street 1 Right of Way	18.5 metres



City of Toronto By-law No. 275-1999 and 954-2005

10



image courtesy www.urbandb.com

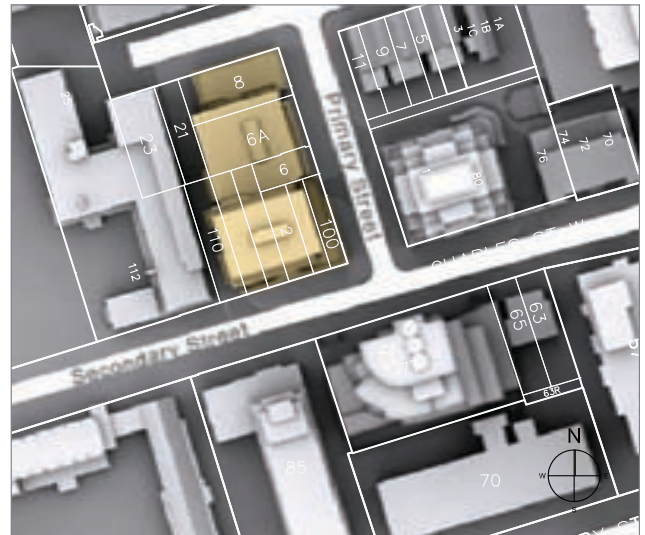
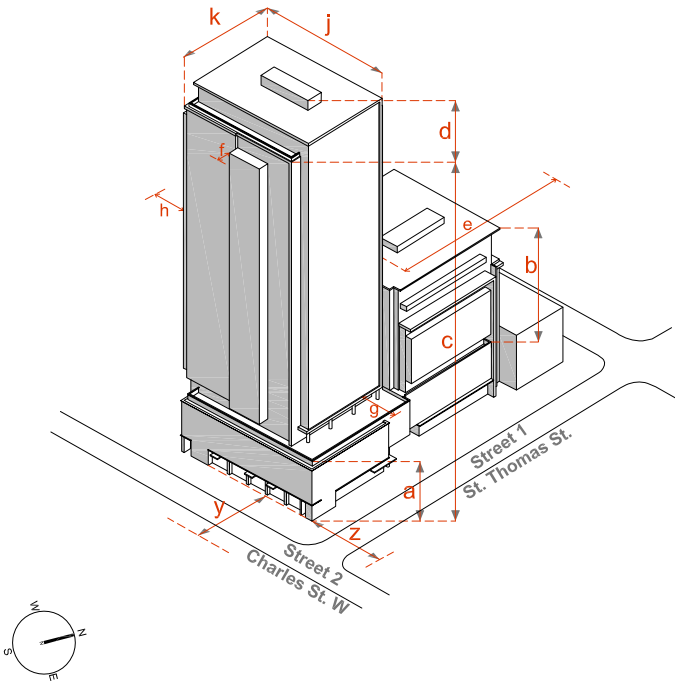


THE ST. THOMAS

4-8 ST. THOMAS STREET

The St. Thomas is a well designed project that incorporates a heritage element. The floorplate of the tower is appropriate, though the podium element north of the tower is higher than the Regulations would permit. The shared driveway makes efficient use of space. The project successfully incorporates a heritage element. As it is under construction, further comments could not be made about its design and performance.

Regulation	As built	Achieved
1 Podium: Built to property line on High Streets, aligned with adjacent buildings on Intermediate High Streets	0.0 metres-S 0.0 metres-E	yes
2 Podium height: Between 3 storeys and width of street (18.9)	11.5 metres, 3 storeys 27.5 metres, 10 storeys	yes no
3-4 Street level: At least 60% transparent, and at least 60% retail required at grade on High Streets	N/A Intermediate High Street	N/A
5 Height of first storey: At least 4.5 metres on High Streets	5.0 metres	N/A
6 Building entrances: Visible and accessible from street	under construction	N/A
7 Podium facade: Human scale treatment of mass, materials, texture, composition	under construction	N/A
8 Streetscaping and landscaping: Use to activate, highlight, soften building features	under construction	N/A
9 Parking and servicing: Not conflicting with pedestrian activities	under construction	N/A
10 Floorplate size: Maximum 750 square metres	683 square metres	yes
11 Setback of tower from podium: At least 3.0 metres	3.0 metres-S 6.0 metres-E	yes
12-14 Setbacks and spacing: At least 10 metres side and rear, 20 metres between towers, 20 metres to low-rise neighbourhoods	40.5 metres-N 5.5 metres-W	yes no



Project dimensions	
a – Podium Height	11.5 metres, 3 storeys
b – Upper Podium	22.0 metres, 7 storeys
c – Building Height	75.5 metres, 22 storeys
d – Articulated Top	8.0 metres
e – Tower Setback N	27.2 metres
f – Tower Setback S	3.0 metres
g – Tower Setback E	6.0 metres
h – Tower Setback W	5.5 metres
j – Tower Width 1	28.0 metres
k – Tower Width 2	24.0 metres
y – Street 2 Right of Way	18.9 metres
z – Street 1 Right of Way	18.5 metres



City of Toronto By-law No. 60-2008

11



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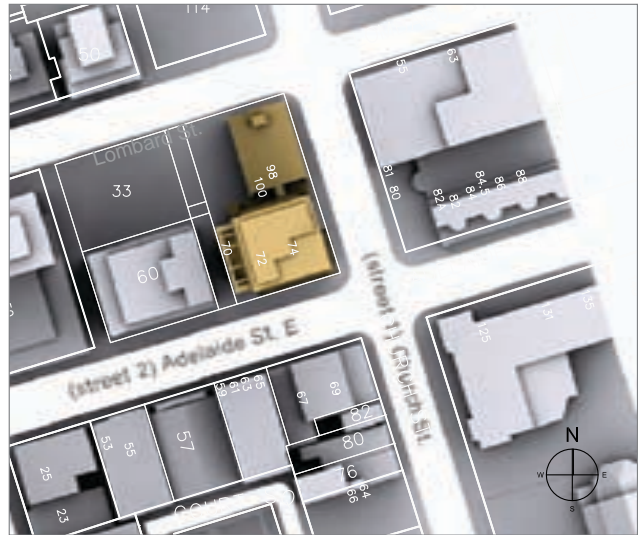
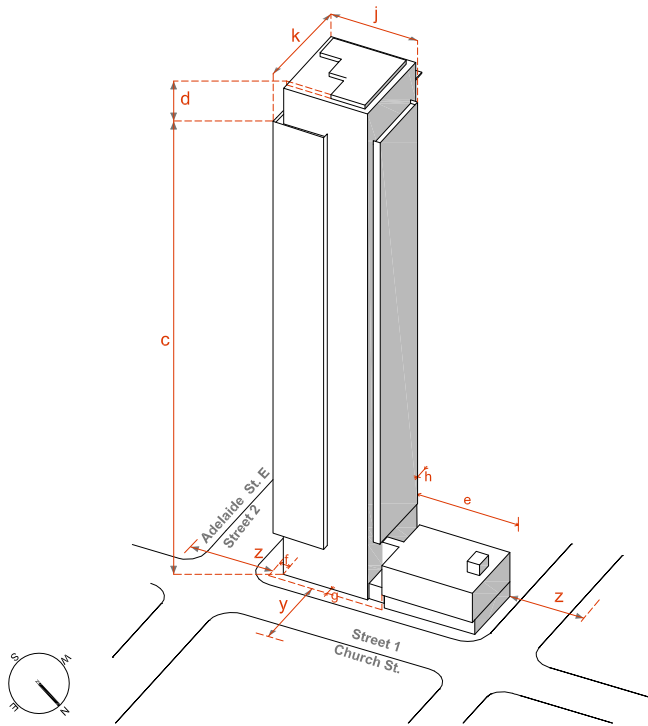


SPIRE

33 LOMBARD STREET

Spire is a tall and slim tower. It lacks a podium to break up the building mass and the tower descends directly onto the street, with balconies that project over the bottom of the building, creating an uncomfortable pedestrian realm. There is a lack of definition of individual retail entrances. The side building displays poor resolution of details and materials, with opaque glass, and an air vent located along Church Street adjacent to the pedestrian right of way. The parking and loading access is well designed and treated. The green space is an attractive feature but is not conducive to either active or passive recreation.

Regulation	As built	Achieved
1 Podium: Built to property line on High Streets, aligned with adjacent buildings on Intermediate High Streets	No podium, tower and side building 0.0m-E, 3.2m-S	yes/no
2 Podium height: Between 3 storeys and width of street (20.0 metres)	No podium, side building 14.3 metres	no
3-4 Street level: At least 60% transparent, and at least 60% retail required at grade on High Streets	Some retail, some opaque glass	yes
5 Height of first storey: At least 4.5 metres on High Streets	4.2 metres	no
6 Building entrances: Visible and accessible from street	Some visible, some not visible	no
7 Podium facade: Human scale treatment of mass, materials, texture, composition	Solid glass face, no articulation	no
8 Streetscaping and landscaping: Use to activate, highlight, soften building features	No landscaping along High Streets, park included	no/yes
9 Parking and servicing: Not conflicting with pedestrian activities	included	yes
10 Floorplate size: Maximum 750 square metres	684 square metres	yes
11 Setback of tower from podium: At least 3.0 metres	0.0 metres-E 0.0 metres-S	no
12-14 Setbacks and spacing: At least 10 metres side and rear, 20 metres between towers, 20 metres to low-rise neighbourhoods	0.0 metres-W 29.8 metres-N	no yes



Project dimensions	
a – Side building height	14.3 metres, 4 storeys
b – Upper Podium	N/A
c – Building Height	137.7 metres, 45 storeys
d – Articulated Top	12.3
e – Tower Setback N	29.8 metres
f – Tower Setback S	3.2 metres
g – Tower Setback E	0.0 metres
h – Tower Setback W	0.0 metres
j – Tower Width 1	30.0 metres
k – Tower Width 2	22.8 metres
y – Street 1 Right of Way	20.0 metres
z – Street 2 Right of Way	20.0 metres



City of Toronto By-law No. 984-2003

12



image courtesy www.skyscrapercity.com

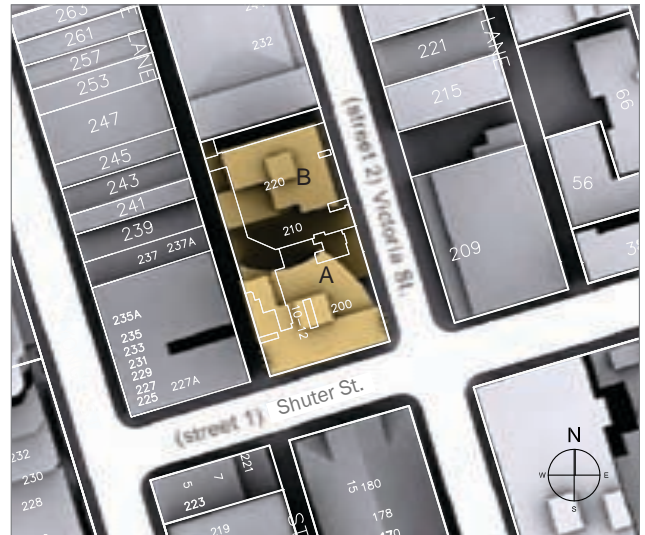
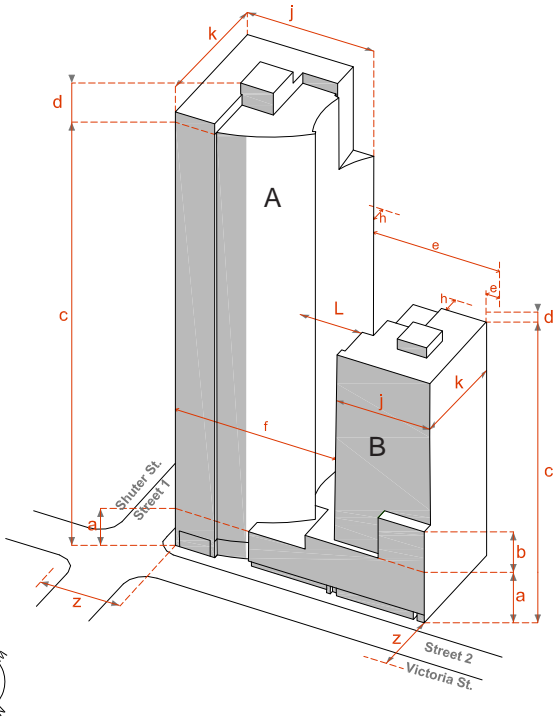


PANTAGES

210 - 220 VICTORIA STREET

Pantages is a project that should only contain one tower. The buildings are much too close together and much too close to the side property lines. Above grade parking results in blank facades. The height of the first storey retail is too low and uninviting to the pedestrian. The entrance at 220 Victoria is unattractive and poorly articulated in comparison to the one at 210 Victoria Street. The sidewalk is too tight, particularly where the curb has been cut at the entrance to the hotel. The project also suffers from poor landscaping, lower level, and public realm treatment.

Regulation	As built	Achieved
1 Podium: Built to property line on High Streets, aligned with adjacent buildings on Intermediate High Streets	0.0 metres-S 0.0 metres-E	yes
2 Podium height: Between 3 storeys and width of street (20.0 metres)	(A) no podium (B) 14.9 metres, 3 storeys	no yes
3-4 Street level: At least 60% transparent, and at least 60% retail required at grade on High Streets	N/A Intermediate High Street	N/A
5 Height of first storey: At least 4.5 metres on High Streets	3.0/5.0 metres	N/A
6 Building entrances: Visible and accessible from street	(A) included (B) poor resolution	yes no
7 Podium facade: Human scale treatment of mass, materials, texture, composition	poor treatment of building mass and materials	no
8 Streetscaping and landscaping: Use to activate, highlight, soften building features	poor	no
9 Parking and servicing: Not conflicting with pedestrian activities	two curb cuts, above grade parking	no
10 Floorplate size: Maximum 750 square metres	(A) 1025 square metres (B) 830 square metres	no
11 Setback of tower from podium: At least 3.0 metres	(A) 0.0 metres (B) 0.0 metres	no
12-14 Setbacks and spacing: At least 10 metres side and rear, 20 metres between towers, 20 metres to low-rise neighbourhoods	(A, B) 3.0 m-W (B) 4.2 m-N 9.0 metres between towers	no



Project dimensions		
a – Podium Height	(A) no podium	(B) 15 m, 5 storeys
b – Upper Podium	(A) N/A	(B) 26.8 metres
c – Building Height	(A) 121.6 m, 45 storeys	(B) 68.0 m, 22 storeys
d – Articulated Top	(A) 13.0 metres	(B) 3.0 metres
e – Tower Setback N	(A) 38.1 metres	(B) 4.2 metres
f – Tower Setback S	(A) 0.0 metres	(B) 42.0 metres
g – Tower Setback E	(A) 0.0 metres	(B) 0.0 metres
h – Tower Setback W	(A) 3.0 metres	(B) 3.0 metres
j – Tower Width 1	(A) 35.0 metres	(B) 24.6 metres
k – Tower Width 2	(A) 36.6 metres	(B) 34.0 metres
L – Tower Separation	9.0 metres	
y – Street 2 Right of Way	20.0 metres	
z – Street 1 Right of Way	20.0 metres	



City of Toronto By-law No. 1997-0202

13



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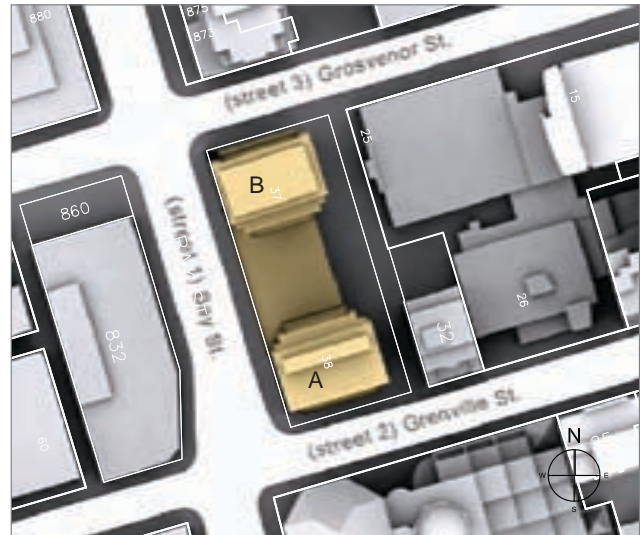
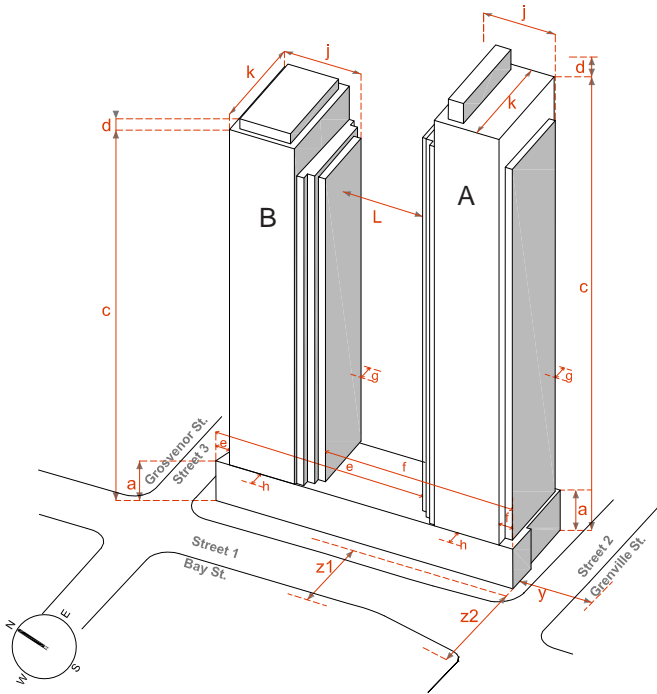


MURANO

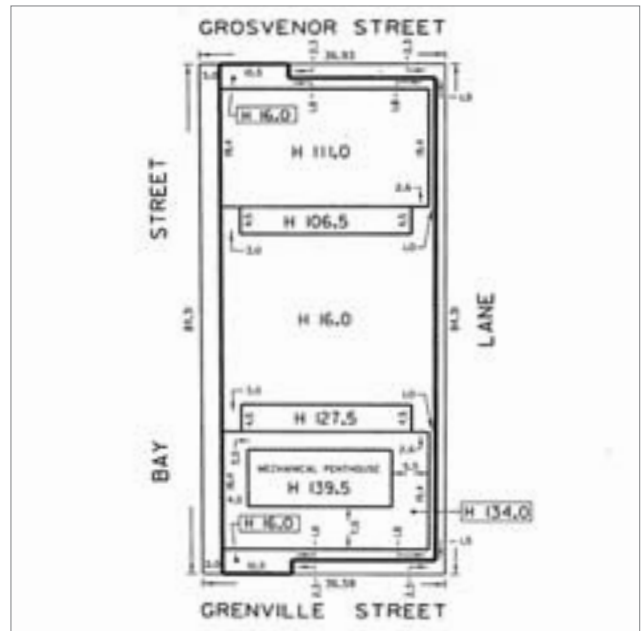
863 - 879 BAY STREET

Murano is a well designed project with appropriate floorplate sizes. The towers are too close to the side property line. As it is under construction, further comments could not be made about its design and performance.

Regulation	As built	Achieved
1 Podium: Built to property line on High Streets, aligned with adjacent buildings on Intermediate High Streets	3.0 metres-W, 0.0 metres-N, 0.0 metres-S	yes
2 Podium height: Between 3 storeys and width of street (26.0 metres)	16.0 metres, 3 storeys	yes
3-4 Street level: At least 60% transparent, and at least 60% retail required at grade on High Streets	under construction	N/A
5 Height of first storey: At least 4.5 metres on High Streets	5.0 metres	yes
6 Building entrances: Visible and accessible from street	under construction	N/A
7 Podium facade: Human scale treatment of mass, materials, texture, composition	under construction	N/A
8 Streetscaping and landscaping: Use to activate, highlight, soften building features	under construction	N/A
9 Parking and servicing: Not conflicting with pedestrian activities	under construction	N/A
10 Floorplate size: Maximum 750 square metres	(A) 716 square metres (B) 716 square metres	yes
11 Setback of tower from podium: At least 3.0 metres	1.0 metre-W 3.1 metres-N,S	no yes
12-14 Setbacks and spacing: At least 10 metres side and rear, 20 metres between towers, 20 metres to low-rise neighbourhoods	5.5 metres-E 28.3 metres between towers	no yes



Project dimensions		
a – Podium Height	(A) 16.0 m, 2 storeys	(B) 16.0 m, 2 storeys
b – Upper Podium	(A) N/A	(B) N/A
c – Building Height	(A) 134.0 m, 43 storeys	(B) 106.5 m, 36 storeys
d – Articulated Top	(A) 5.5 metres,	(B) 5.5 metres
e – Tower Setback N	(A) 40.0 metres	(B) 4.1 metres
f – Tower Setback S	(A) 4.1 metres	(B) 40 metres
g – Tower Setback E	(A) 2.5 metres	(B) 2.5 metres
h – Tower Setback W	(A) 3.0 metres	(B) 3.0 metres
j – Tower Width 1	(A) 24.0 metres	(B) 24.0 metres
k – Tower Width 2	(A) 31.0 metres	(B) 31.0 metres
L – Tower Separation	28.3 metres	
y – Street 2 Right of Way	18.3 metres	
z – Street 1 Right of Way	26.0 metres	



City of Toronto By-law No. 254-2004

14



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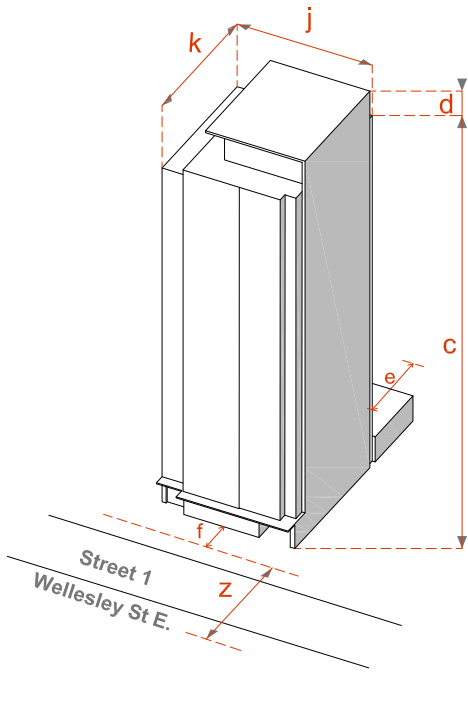


22 CONDOMINIUMS

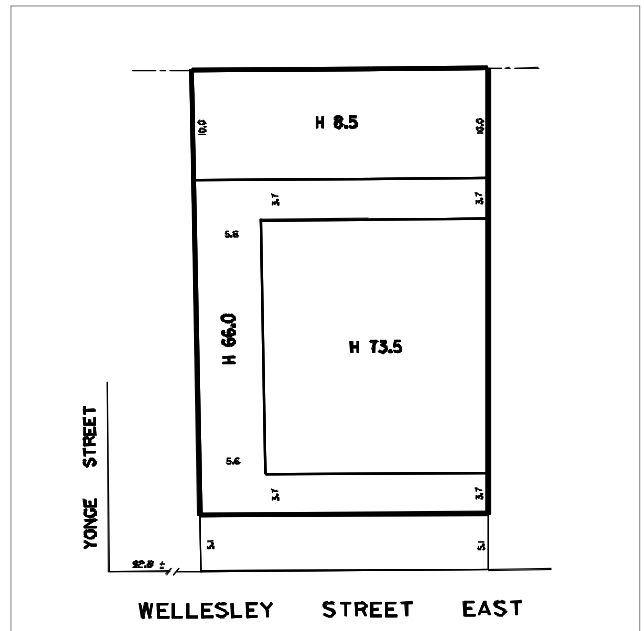
22 WELLESLEY STREET EAST

The site for 22 Condominiums is too small and is not suitable for a tall building. The adjacent property should have been acquired. On the positive, the public realm is treated with paving details; however, the planters are an insufficient replacement for landscaping. The project is very basic, but given the amount of density, it should have contributed more to the quality and character of the street.

Regulation	As built	Achieved
1 Podium: Built to property line on High Streets, aligned with adjacent buildings on Intermediate High Streets	no podium, 5.1 metres building setback	no yes
2 Podium height: Between 3 storeys and width of street (20.0 metres)	no podium	no
3-4 Street level: At least 60% transparent, and at least 60% retail required at grade on High Streets	transparency included no retail	yes no
5 Height of first storey: At least 4.5 metres on High Streets	4.8 metres	yes
6 Building entrances: Visible and accessible from street	included	yes
7 Podium facade: Human scale treatment of mass, materials, texture, composition	no podium, but human scale treatment of building base	no/yes
8 Streetscaping and landscaping: Use to activate, highlight, soften building features	small amount included	no/yes
9 Parking and servicing: Not conflicting with pedestrian activities	well treated	yes
10 Floorplate size: Maximum 750 square metres	734 square metres	yes
11 Setback of tower from podium: At least 3.0 metres	0.0 metres	no
12-14 Setbacks and spacing: At least 10 metres side and rear, 20 metres between towers, 20 metres to low-rise neighbourhoods	0.0 metres-E, 0.0 metres-W, 10 metres-S, 10 metres-N	no, no yes



Project dimensions	
a – Podium Height	no podium
b – Upper Podium	N/A
c – Building Height	66 metres, 23 storeys
d – Articulated Top	7.5 metres
e – Tower Setback N	10.0 metres
f – Tower Setback S	5.1 metres
g – Tower Setback E	0.0 metres
h – Tower Setback W	0.0 metres
j – Tower Width 1	24.0 metres
k – Tower Width 2	30.6 metres
z – Street 1 Right of Way	20.0 metres



City of Toronto Bylaw No. 454-2003

15



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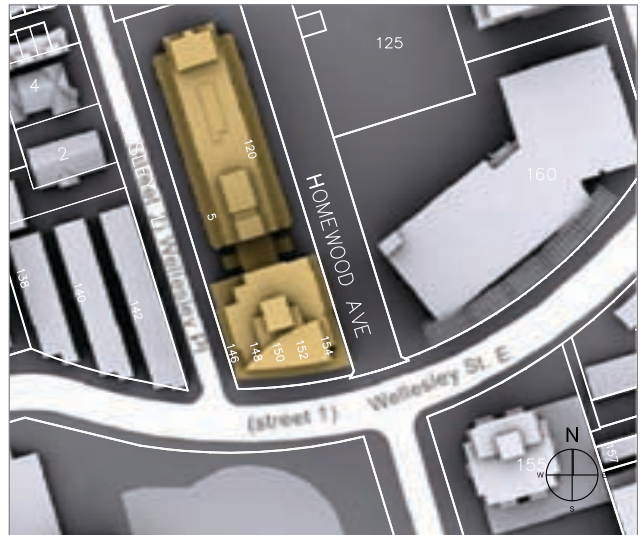
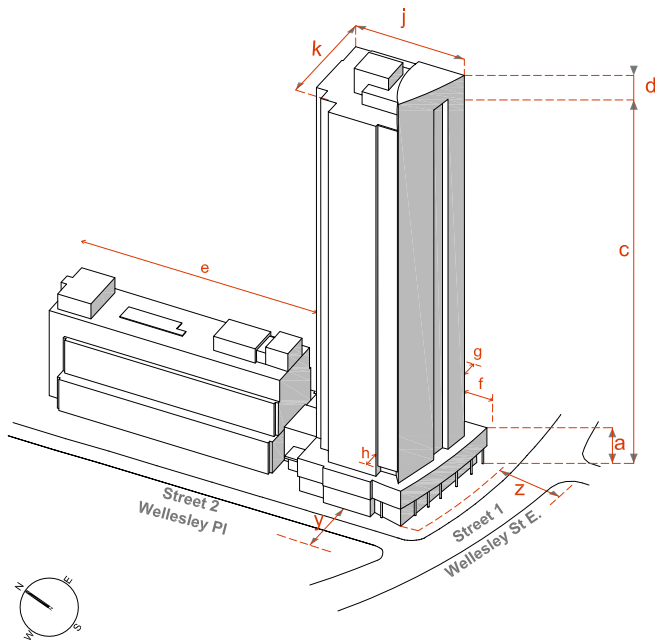


VERVE

146 WELLESLEY STREET EAST

Verve is a project that is well designed for its context. It creates a nice view terminus for Wellesley Street. The townhouse form of the podium results in an appropriate transition of scale. The streetscape and retail exhibit nice resolution and good detailing. The well-designed podium follows the curve of the street. Landscaping and finishing materials are not yet complete.

Regulation	As built	Achieved
1 Podium: Built to property line on High Streets, aligned with adjacent buildings on Intermediate High Streets	5.0 metres-S 1.2 metres-E	yes
2 Podium height: Between 3 storeys and width of street (19.2/14.7 metres)	16.0 metres, 3 storeys 31.5 metres, 8 storeys	yes no
3-4 Street level: At least 60% transparent, and at least 60% retail required at grade on High Streets	included	yes
5 Height of first storey: At least 4.5 metres on High Streets	5.3 metres	yes
6 Building entrances: Visible and accessible from street	under construction	N/A
7 Podium facade: Human scale treatment of mass, materials, texture, composition	included	yes
8 Streetscaping and landscaping: Use to activate, highlight, soften building features	under construction	N/A
9 Parking and servicing: Not conflicting with pedestrian activities	accessed from lane	yes
10 Floorplate size: Maximum 750 square metres	870 square metres	no
11 Setback of tower from podium: At least 3.0 metres	4.0 metre-S 3.0 metres-W	yes
12-14 Setbacks and spacing: At least 10 metres side and rear, 20 metres between towers, 20 metres to low-rise neighbourhoods	approximately 5.2 metres-E 60.0 metres-N	yes



Project dimensions	
a – Podium Height	16.0 metres, 2-3 storeys
b – Upper Podium	adjacent building 15.5 metres, 5 Storeys
c – Building Height	114.5 metres, 40 storeys
d – Articulated Top	5.5 metres
e – Tower Setback N	61.8 metres
f – Tower Setback S	7.0 metres
g – Tower Setback E	3.0 metres
h – Tower Setback W	3.0 metres
j – Tower Width 1	30.0 metres
k – Tower Width 2	29.0 metres
y – Street 2 Right of Way	14.7 metres
z – Street 1 Right of Way	19.2 metres



City of Toronto By-law No. 0468-2004

16

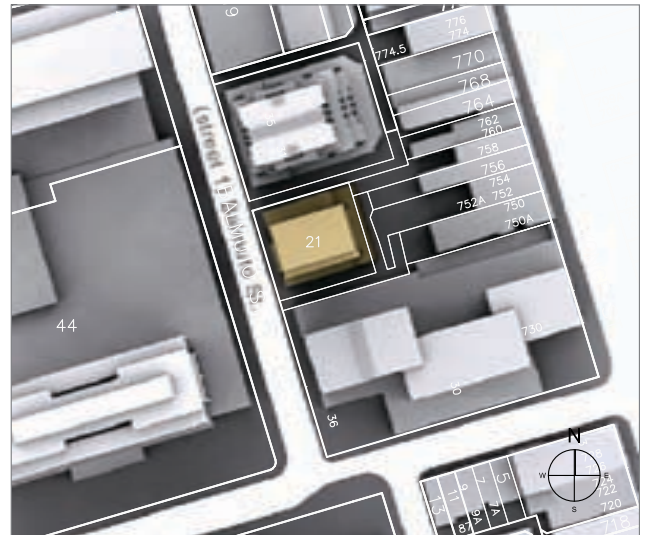
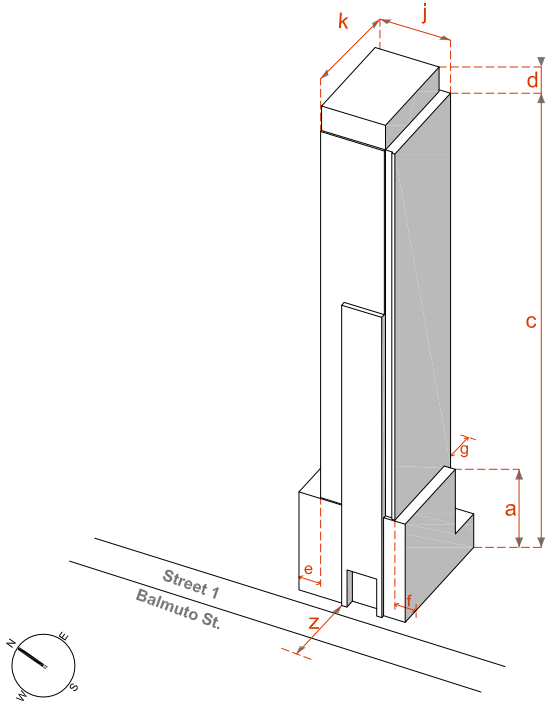


CRYSTAL BLU

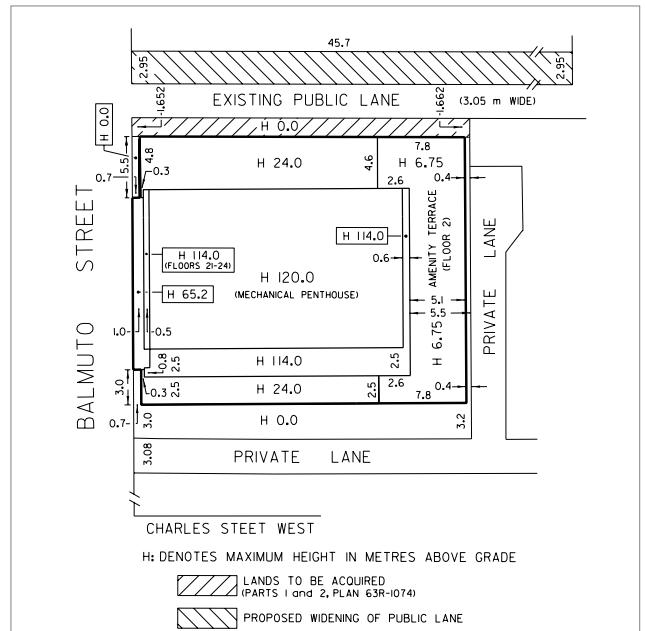
21 BALMUTO STREET

Crystal Blu should not have been approved as the site is too small and the building fails the setback requirements on all sides. The sites of Crystal Blu and Uptown should have been combined and replaced with one building. As it is under construction, further comments could not be made about its design and performance.

Regulation	As built	Achieved
1 Podium: Built to property line on High Streets, aligned with adjacent buildings on Intermediate High Streets	0.0 metres-W	yes
2 Podium height: Between 3 storeys and width of street (15.2 metres)	24.0 metres, 7 storeys	no
3-4 Street level: At least 60% transparent, and at least 60% retail required at grade on High Streets	under construction	N/A
5 Height of first storey: At least 4.5 metres on High Streets	5.8 metres	N/A
6 Building entrances: Visible and accessible from street	under construction	N/A
7 Podium facade: Human scale treatment of mass, materials, texture, composition	under construction	N/A
8 Streetscaping and landscaping: Use to activate, highlight, soften building features	under construction	N/A
9 Parking and servicing: Not conflicting with pedestrian activities	under construction	N/A
10 Floorplate size: Maximum 750 square metres	418 square metres	yes
11 Setback of tower from podium: At least 3.0 metres	0.0 metres-W	no
12-14 Setbacks and spacing: At least 10 metres side and rear, 20 metres between towers, 20 metres to low-rise neighbourhoods	7.7 metres-N, 5.5 metres-S, 5.9 metres-E	no



Project dimensions	
a – Podium Height	24.0 metres, 7 storeys
b – Upper Podium	N/A
c – Building Height	114.0 metres, 38 storeys
d – Articulated Top	6.0 metres
e – Tower Setback N	7.7 metres to centre of lane
f – Tower Setback S	5.5 metres
g – Tower Setback E	5.9 metres
h – Tower Setback W	0.0 metres
j – Tower Width 1	17.0 metres
k – Tower Width 2	24.6 metres
z – Street 1 Right of Way	15.2 metres



City of Toronto By-law No. 226-2007

17



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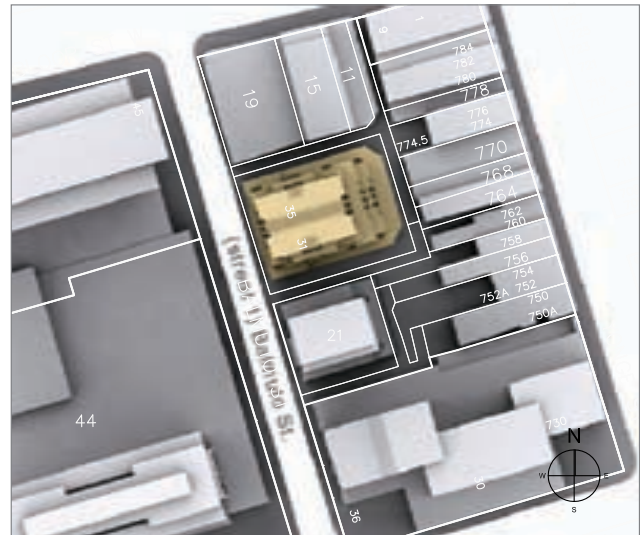
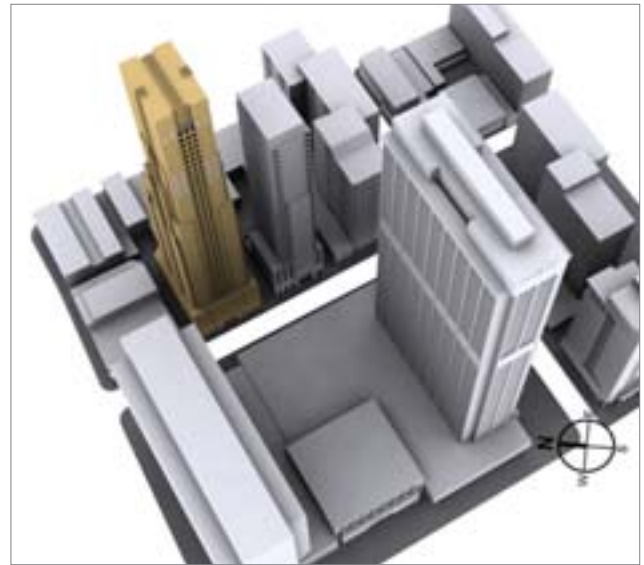
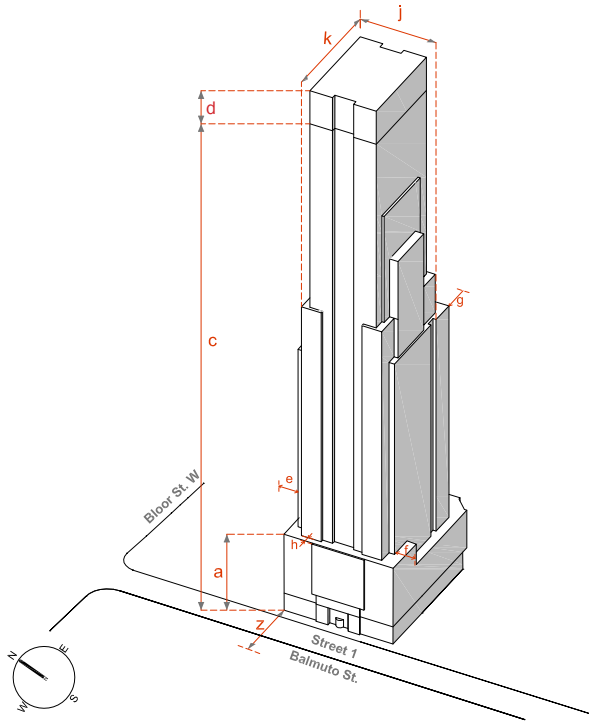


UPTOWN RESIDENCES

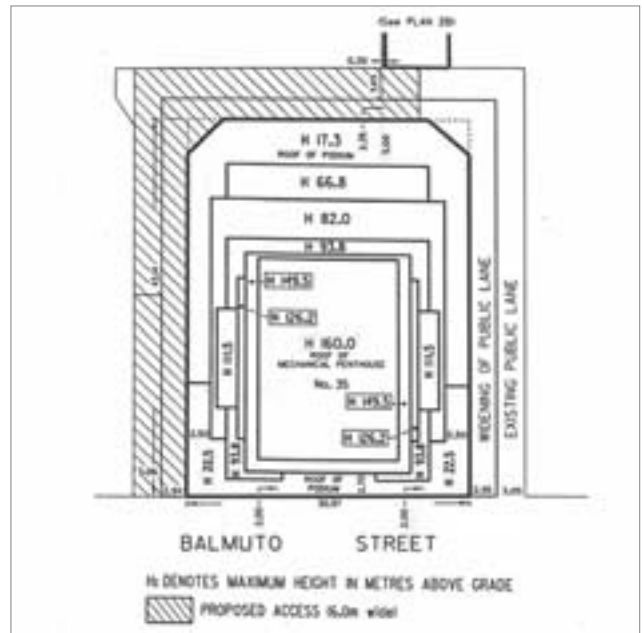
35 BALMUTO STREET

Uptown Residences should not have been approved as the site is too small and the building fails the setback requirements on all sides. The sites of Crystal Blu and Uptown should have been combined and replaced with one building. As it is under construction, further comments could not be made about its design and performance.

Regulation	As built	Achieved
1 Podium: Built to property line on High Streets, aligned with adjacent buildings on Intermediate High Streets	0.0 metres-W	yes
2 Podium height: Between 3 storeys and width of street (15.2 metres)	22.5 metres	no
3-4 Street level: At least 60% transparent, and at least 60% retail required at grade on High Streets	under construction	N/A
5 Height of first storey: At least 4.5 metres on High Streets	5.2 metres	N/A
6 Building entrances: Visible and accessible from street	under construction	N/A
7 Podium facade: Human scale treatment of mass, materials, texture, composition	under construction	N/A
8 Streetscaping and landscaping: Use to activate, highlight, soften building features	under construction	N/A
9 Parking and servicing: Not conflicting with pedestrian activities	under construction	N/A
10 Floorplate size: Maximum 750 square metres	825-920 square metres	no
11 Setback of tower from podium: At least 3.0 metres	2.7 metres-W	no
12-14 Setbacks and spacing: At least 10 metres side and rear, 20 metres between towers, 20 metres to low-rise neighbourhoods	5.5 metres-N, 5.5 metres-S, 7.4 metres-E	no



Project dimensions	
a – Podium Height	22.5 metres, 5,6 storeys
b – Upper Podium	N/A
c – Building Height	150.0 metres, 48 storeys
d – Articulated Top	10.0 metres
e – Tower Setback N	5.5 metres
f – Tower Setback S	5.5 metres to centre of lane
g – Tower Setback E	7.4 metres
h – Tower Setback W	2.7 metres
j – Tower Width 1	26.0 metres
k – Tower Width 2	32.0 metres
z – Street 1 Right of Way	15.2 metres



City of Toronto By-law No. 466-2005

18



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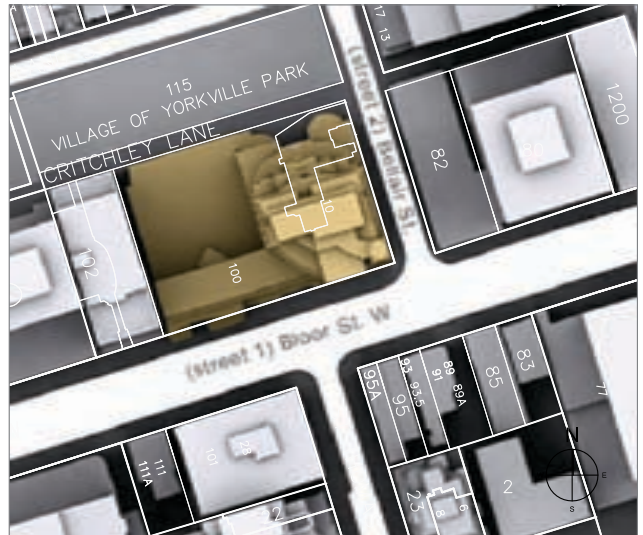
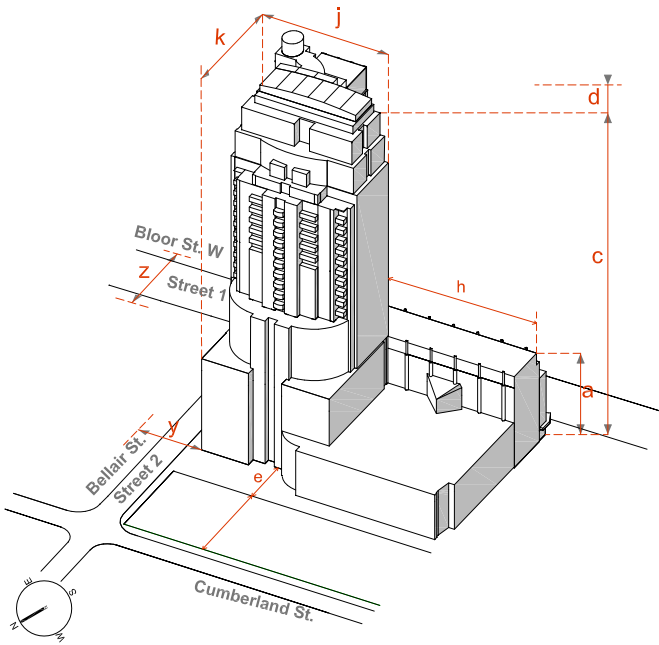


10 BELLAIR

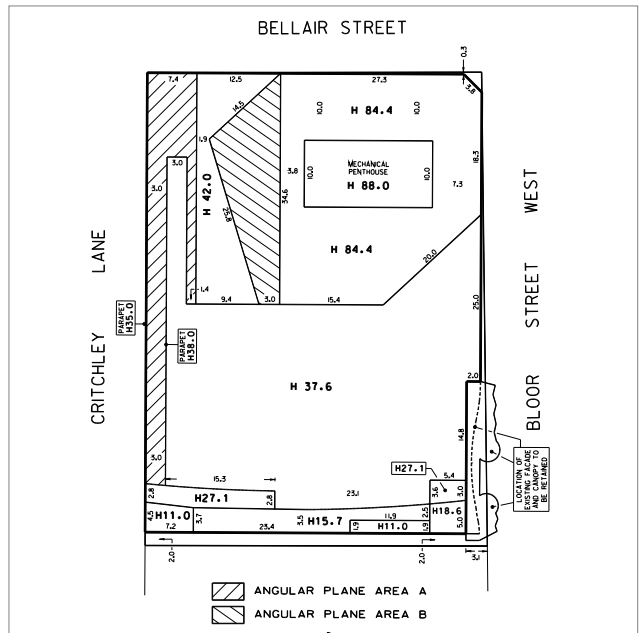
10 BELLAIR STREET

10 Bellair is a well designed project. The frontages are uniquely designed to respond to the characteristics of each of the three streets the building fronts. On Cumberland Street, cafés spill out onto the forecourt and animate the park. The main building entrance is accessed from Bellair, allowing active retail uses along the entire frontage on Bloor Street. The project incorporates a heritage element, and the retail facades on Bloor Street are designed to give special identity to each flagship store. The building transitions well onto the park to the north, and site servicing is pulled away from the street and well handled. The architectural treatment, detailing and material palate are all high quality, incorporating natural stone and effectively continuing the streetwall.

Regulation	As built	Achieved
1 Podium: Built to property line on High Streets, aligned with adjacent buildings on Intermediate High Streets	0.0 metres-S 0.0 metres-E	yes
2 Podium height: To top of Canyon	27.1 metres	yes
3-4 Street level: At least 60% transparent, and at least 60% retail required at grade on High Streets	included	yes
5 Height of first storey: At least 4.5 metres on High Streets	11.0 metres-S 4.0 metres-N	yes
6 Building entrances: Visible and accessible from street	included	yes
7 Podium facade: Human scale treatment of mass, materials, texture, composition	included	yes
8 Streetscaping and landscaping: Use to activate, highlight, soften building features	included	yes
9 Parking and servicing: Not conflicting with pedestrian activities	included	yes
10 Floorplate size: Maximum 750 square metres	1000 square metres	no
11 Setback of tower from podium: No setback for Canyon	0.0	yes
12-14 Setbacks and spacing: At least 10 metres side and rear, 20 metres between towers, 20 metres to low-rise neighbourhoods	9.3 metres + park-N 34.2 metres-W	yes



Project dimensions	
a – Podium Height	27.0 metres, 6 storeys
b – Upper Podium	N/A
c – Building Height	82.2 metres, 26 storeys
d – Articulated Top	5.8 metres
e – Tower Setback N	9.3 metres + park
f – Tower Setback S	0.0 metres
g – Tower Setback E	0.0 metres
h – Tower Setback W	34.2 metres
j – Tower Width 1	33.5 metres
k – Tower Width 2	30.0 metres
y – Street 2 Right of Way	12.5 metres
z – Street 1 Right of Way	26.0 metres



City of Toronto By-law No. 133-1999

19



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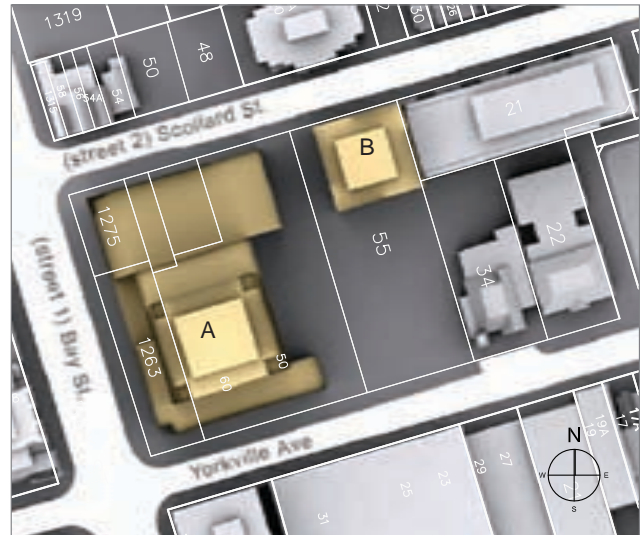
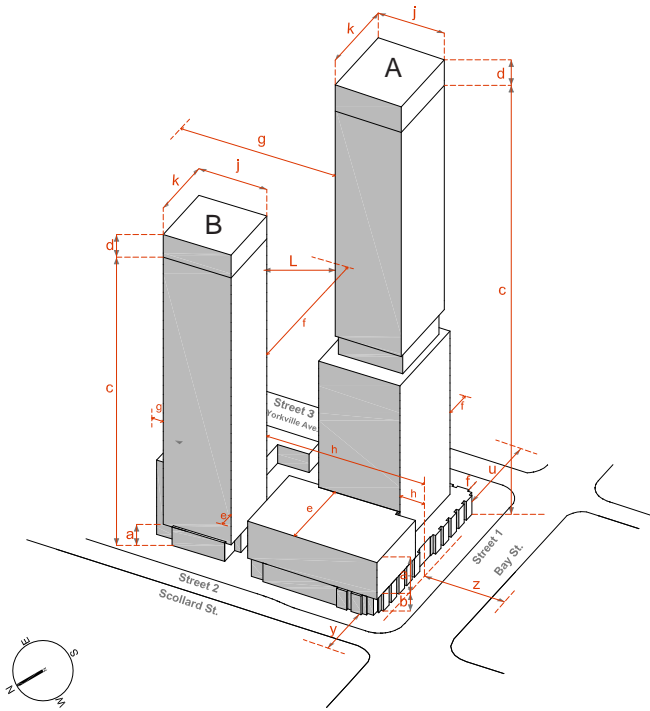


FOUR SEASONS

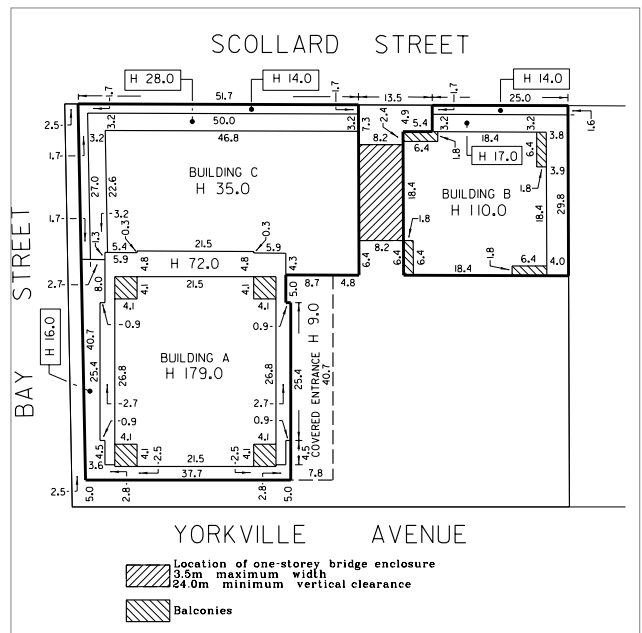
1263 BAY STREET

The Four Seasons is a bold new project. It could have been designed to better meet the Regulations. In particular, the floorplate size of the taller tower is too large and some of the setbacks are not adequate to allow sufficient spacing. As it is under construction, further comments could not be made about its design and performance.

Regulation	As built	Achieved
1 Podium: Built to property line on High Streets, aligned with adjacent buildings on Intermediate High Streets	2.5 metres-W, 0.0 metres-N, 5.0 metres-S	yes
2 Podium height: Between 3 storeys and width of street (26.0 metres)	(A) 16.0/35.0 metres (B) no podium	yes/no no
3-4 Street level: At least 60% transparent, and at least 60% retail required at grade on High Streets	under construction	N/A
5 Height of first storey: At least 4.5 metres on High Streets	8.0 metres	yes
6 Building entrances: Visible and accessible from street	under construction	N/A
7 Podium facade: Human scale treatment of mass, materials, texture, composition	under construction	N/A
8 Streetscaping and landscaping: Use to activate, highlight, soften building features	under construction	N/A
9 Parking and servicing: Not conflicting with pedestrian activities	under construction	N/A
10 Floorplate size: Maximum 750 square metres	(A) 1039-1397 square metres (B) 700 square metres	no yes
11 Setback of tower from podium: At least 3.0 metres	3.6 metres-W, 2.5 metres-S, 1.7 metres-N	yes no
12-14 Setbacks and spacing: At least 10 metres side and rear, 20 metres between towers, 20 metres to low-rise neighbourhoods	(A) 51.3 metres (B) 4.0 metres 21.7 metres between towers	yes/no yes



Project dimensions		
a – Podium Height	(A) 16.0 m, 2 storeys	(B) N/A
b – Upper Podium	(A) 19.0 m, 6 storeys	(B) N/A
c – Building Height	(A) 179.0 m, 55 storeys	(B) 110.0 m, 31 storeys
d – Articulated Top	(A) 9.0 metres,	(B) 8.0 metres
e – Tower Setback N	(A) 27.5 metres	(B) 4.8 metres
f – Tower Setback S	(A) 7.8 metres	(B) 42.8 metres
g – Tower Setback E	(A) 51.3 metres	(B) 4.0 metres
h – Tower Setback W	(A) 5.2 metres	(B) 62.3 metres
j – Tower Width 1	(A) 29.7 metres	(B) 27.0 metres
k – Tower Width 2	(A) 35.0 metres	(B) 27.0 metres
L – Tower Separation	21.7 metres	
u – Street 3 Right of Way	15.2 metres	
y – Street 2 Right of Way	15.2 metres	
z – Street 1 Right of Way	26.0 metres	



City of Toronto By-law No. 331-2006

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image courtesy www.urbandb.com

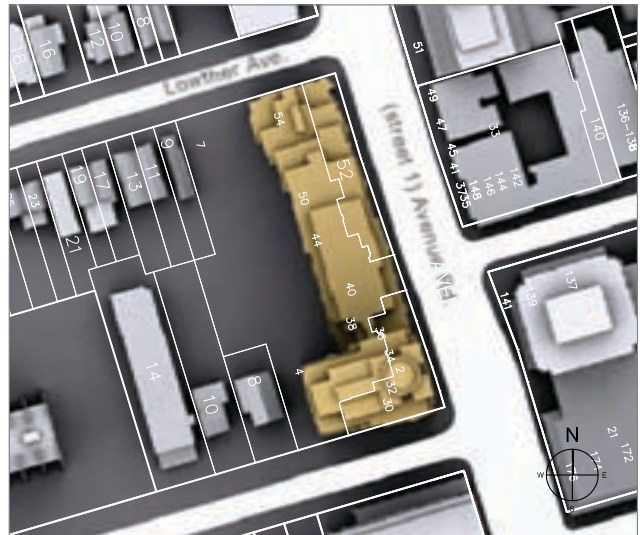
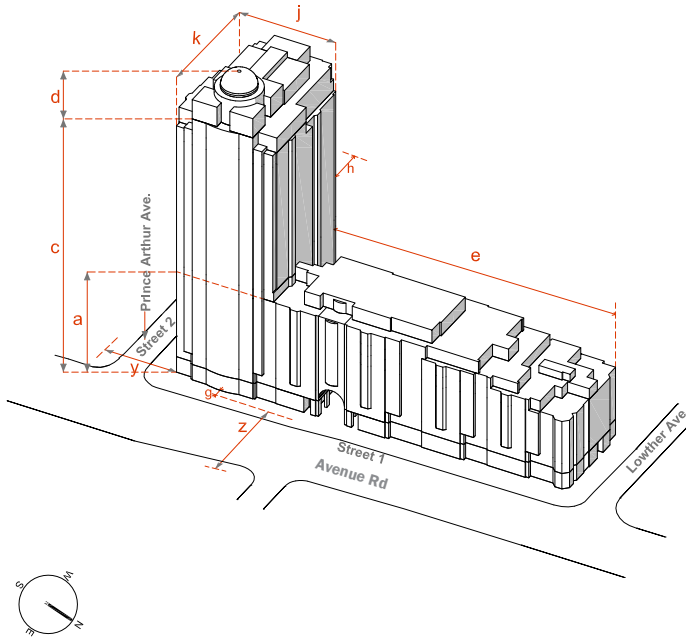


THE PRINCE ARTHUR

38 AVENUE ROAD

The Prince Arthur is a well designed project. The Regulations would have required the tower to be slimmer, however, the tower does meet the ground effectively. The building also creates an interesting streetscape, with rich detail and articulation, and a material palate that complements the surrounding context. The building transitions well into the adjacent low-rise neighbourhood by scaling down along the podium, and including townhouses at the rear to tie the project and the neighbourhood together. The high-end retail along the length of the building is animated with window displays, lighting features and tree plantings. The entrance is iconic and creates an excellent view terminus down Yorkville Avenue.

Regulation	As built	Achieved
1 Podium: Built to property line on High Streets, aligned with adjacent buildings on Intermediate High Streets	0.0 metres-S 1.8 metres-E	yes
2 Podium height: Between 3 storeys and width of street (26.0 metres)	29.3 metres, 9 storeys	no
3-4 Street level: At least 60% transparent, and at least 60% retail required at grade on High Streets	included	yes
5 Height of first storey: At least 4.5 metres on High Streets	4.5 metres	yes
6 Building entrances: Visible and accessible from street	included	yes
7 Podium facade: Human scale treatment of mass, materials, texture, composition	included	yes
8 Streetscaping and landscaping: Use to activate, highlight, soften building features	included	yes
9 Parking and servicing: Not conflicting with pedestrian activities	included	yes
10 Floorplate size: Maximum 750 square metres	1008 square metres	no
11 Setback of tower from podium: At least 3.0 metres	0.0 metres-S 0.0 metres-E	no
12-14 Setbacks and spacing: At least 10 metres side and rear, 20 metres between towers, 20 metres to low-rise neighbourhoods	21.2/7.2 metres-E	yes/no



Project dimensions

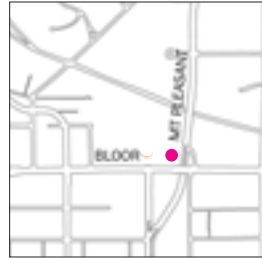
a – Podium Height	29.3 metres, 9 storeys
b – Upper Podium	N/A
c – Building Height	72.3 metres, 24 storeys
d – Articulated Top	10.0 metres
e – Tower Setback N	79.0 metres
f – Tower Setback S	0.0 metres
g – Tower Setback E	1.8 metres
h – Tower Setback W	7.2 metres
j – Tower Width 1	28.0 metres
k – Tower Width 2	36.0 metres
y – Street 2 Right of Way	20.0 metres
z – Street 1 Right of Way	26.0 metres



21



image courtesy www.urbandb.com

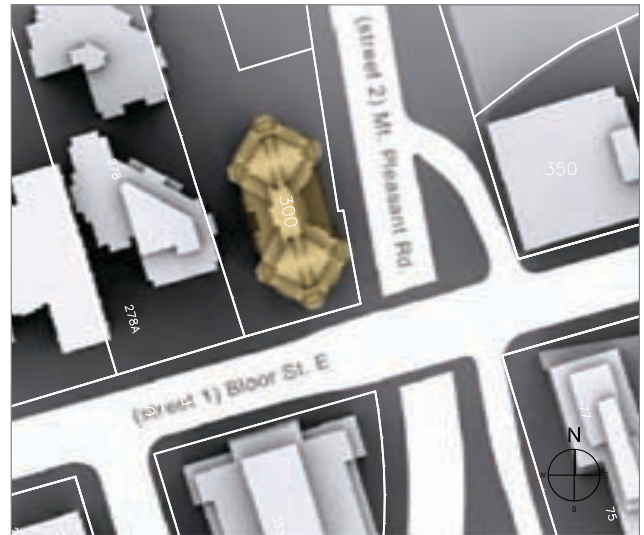
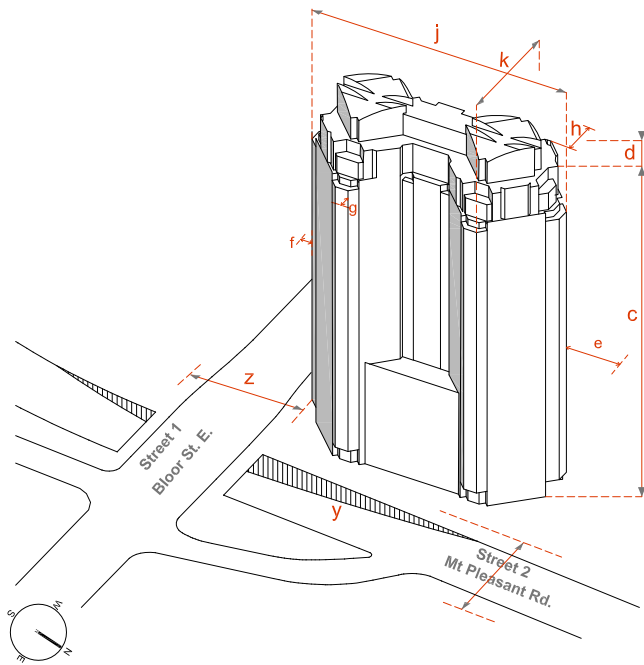


THE BELLAGIO

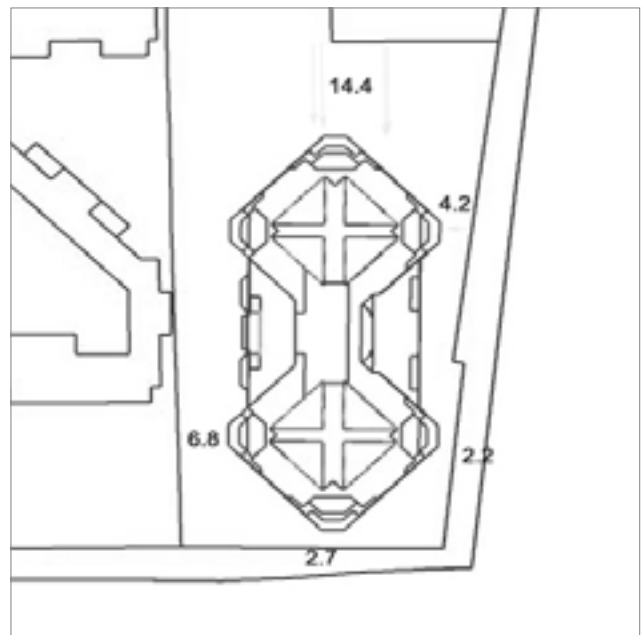
300 BLOOR STREET EAST

The Bellagio is essentially an articulated slab building. The floorplate is much too large and lacks the definition provided by a podium. The edges are not active - certainly not befitting a project on Bloor Street. The building's garden is gated, creating an unwelcoming pedestrian environment. This building highlights the City's need for Regulations guiding the development of tall buildings.

Regulation	As built	Achieved
1 Podium: Built to property line on High Streets, aligned with adjacent buildings on Intermediate High Streets	no podium, inconsistent setback	no
2 Podium height: Between 3 storeys and width of street (20.1 metres)	no podium	no
3-4 Street level: At least 60% transparent, and at least 60% retail required at grade on High Streets	no transparency, no retail	no
5 Height of first storey: At least 4.5 metres on High Streets	3.8 metres	no
6 Building entrances: Visible and accessible from street	not clear where entrance is	no
7 Podium facade: Human scale treatment of mass, materials, texture, composition	included	yes
8 Streetscaping and landscaping: Use to activate, highlight, soften building features	included	yes
9 Parking and servicing: Not conflicting with pedestrian activities	included	yes
10 Floorplate size: Maximum 750 square metres	1055 square metres	no
11 Setback of tower from podium: At least 3.0 metres	no podium	no
12-14 Setbacks and spacing: At least 10 metres side and rear, 20 metres between towers, 20 metres to low-rise neighbourhoods	6.8 metres-W 14.4 metres-N	no yes



Project dimensions	
a – Podium Height	no podium
b – Upper Podium	N/A
c – Building Height	85.0 metres, 27 storeys
d – Articulated Top	5.4 metres
e – Tower Setback N	14.4 metres
f – Tower Setback S	2.7 metres
g – Tower Setback E	2.2 metres
h – Tower Setback W	6.8 metres
j – Tower Width 1	56.0 metres
k – Tower Width 2	27.0 metres
y – Street 1 Right of Way	48.0 metres
z – Street 2 Right of Way	26.0 metres



City of Toronto By-law No. 590-1990

22



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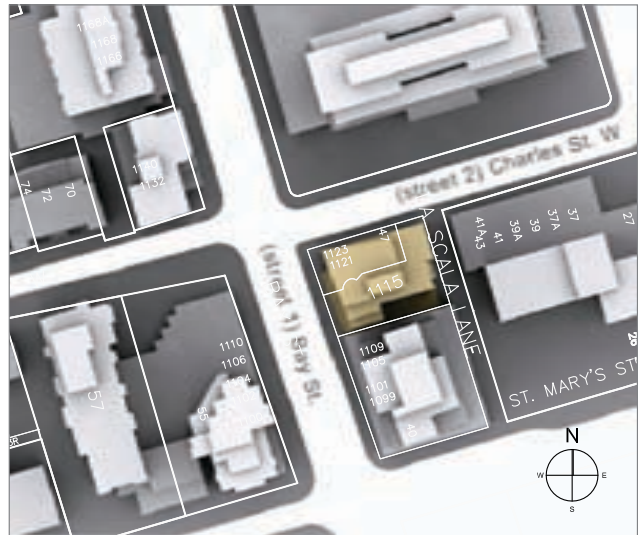
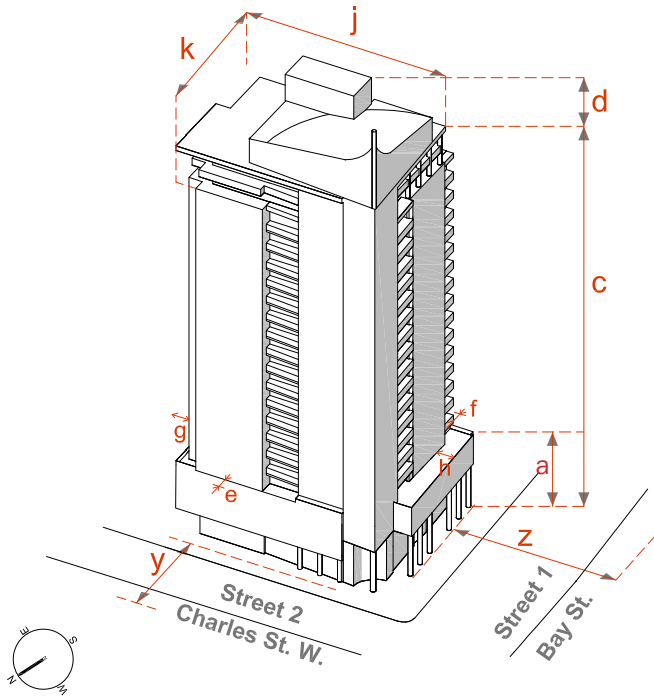


ELEV21

1121 BAY STREET

ElevN21 comes down hard onto the street. The site is too small to comfortably accommodate a tall building. The tower is not set back from the podium, which is only two storeys, creating an uncomfortable pedestrian environment. The principle entrance is off Bay Street, using space that would have been better dedicated to retail. The building does not benefit from the presence of the arcade. The rhythm of columns is too close together and disrupts the quality of the retail.

Regulation	As built	Achieved
1 Podium: Built to property line on High Streets, aligned with adjacent buildings on Intermediate High Streets	0.0 metres-E 1.5 metres-N	yes
2 Podium height: Between 3 storeys and width of street (16.5/26.0 metres)	12.0 metres, 3 storeys	yes
3-4 Street level: At least 60% transparent, and at least 60% retail required at grade on High Streets	included	yes
5 Height of first storey: At least 4.5 metres on High Streets	4.5 metres	yes
6 Building entrances: Visible and accessible from street	included	yes
7 Podium facade: Human scale treatment of mass, materials, texture, composition	low podium, no tower setback	no
8 Streetscaping and landscaping: Use to activate, highlight, soften building features	small amount included	yes/no
9 Parking and servicing: Not conflicting with pedestrian activities	accessed from lane	yes
10 Floorplate size: Maximum 750 square metres	682 square metres	yes
11 Setback of tower from podium: At least 3.0 metres	0.0 metres-N 3.0 metres-W	no yes
12-14 Setbacks and spacing: At least 10 metres side and rear, 20 metres between towers, 20 metres to low-rise neighbourhoods	2.4 metres-E 1.2 metres-S	no



Project dimensions	
a – Podium Height	12.0 metres, 3 storeys
b – Upper Podium	N/A
c – Building Height	65.9 metres, 21 storeys
d – Articulated Top	13.0 metres
e – Tower Setback N	1.5 metres
f – Tower Setback S	1.2 metres
g – Tower Setback E	2.4 metres
h – Tower Setback W	3.0 metres
j – Tower Width 1	31.1 metres
k – Tower Width 2	25.2 metres
y – Street 2 Right of Way	16.5 metres
z – Street 1 Right of Way	26.0 metres



City of Toronto By-law No. 664-1999

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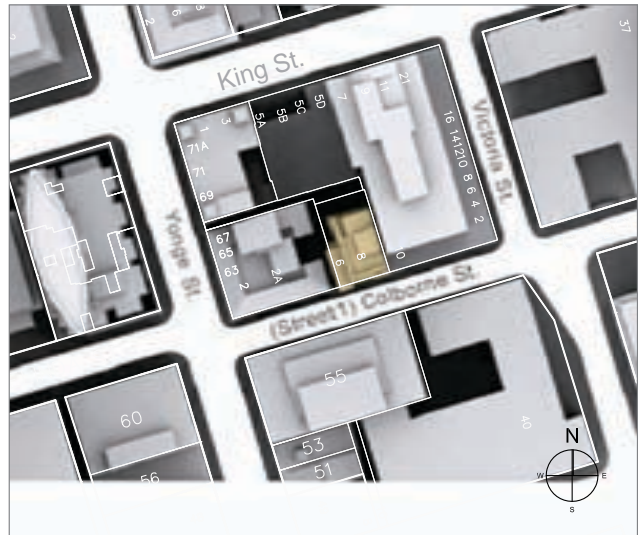
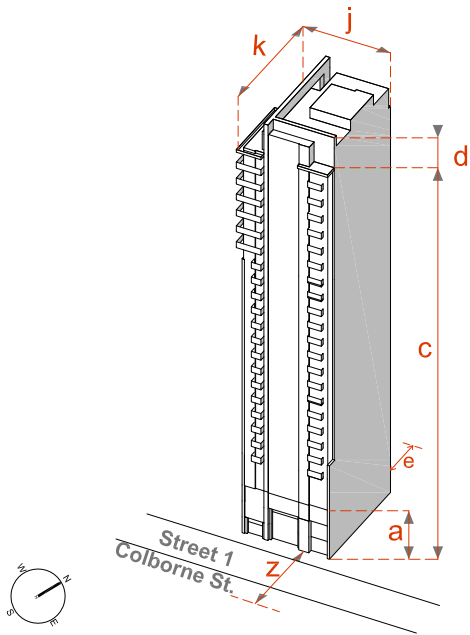
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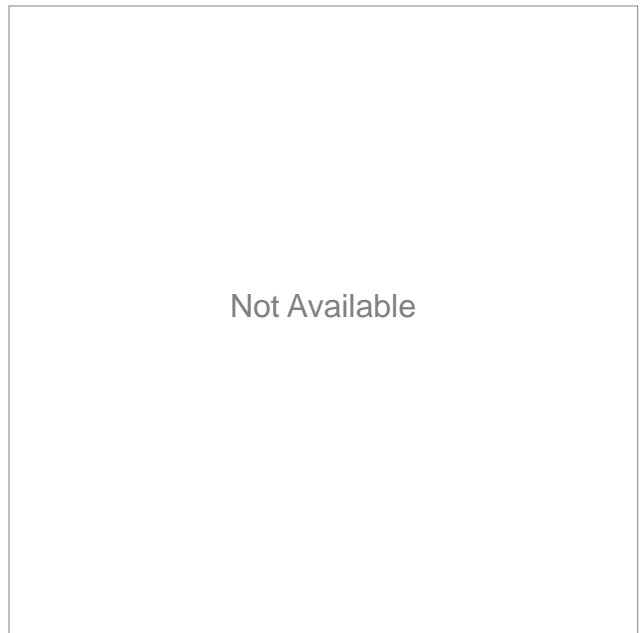
SKYLINE COSMOPOLITAN 8 COLBORNE STREET

Skyline Cosmopolitan is an excellent example of infill along a Canyon street. Given the constraints of the site it is very well handled with a good resolution of detail, including an attractive and interesting entrance. This is a compact, well resolved building that could only exist on a Canyon street.

Regulation	As built	Achieved
1 Podium: Built to property line on High Streets, aligned with adjacent buildings on Intermediate High Streets	0.0 metres, no podium	yes
2 Podium height: Top of Canyon	N/A	N/A
3-4 Street level: At least 60% transparent, and at least 60% retail required at grade on High Streets	N/A Intermediate High Street	N/A
5 Height of first storey: At least 4.5 metres on High Streets	3.0 metres	N/A
6 Building entrances: Visible and accessible from street	included	yes
7 Podium facade: Human scale treatment of mass, materials, texture, composition	included	yes
8 Streetscaping and landscaping: Use to activate, highlight, soften building features	included	yes
9 Parking and servicing: Not conflicting with pedestrian activities	included	yes
10 Floorplate size: No maximum in Canyon, 750 square metres above canyon	270 square metres	yes
11 Setback of tower from podium: Not required for Canyon	N/A	N/A
12-14 Setbacks and spacing: 0.0 metres side yard, 10 metres rear yard for Canyon	0.0 metres-W, 0.0 metres-E, 5.2 metres-N	yes no



Project dimensions	
a – Podium Height	no podium
b – Upper Podium	N/A
c – Building Height	78.5 metres, 25 storeys
d – Articulated Top	5.7 metres
e – Tower Setback N	5.2 metres
f – Tower Setback S	0.0 metres
g – Tower Setback E	0.0 metres
h – Tower Setback W	0.0 metres
j – Tower Width 1	14.0 metres
k – Tower Width 2	19.0 metres
z – Street 1 Right of Way	12.0 metres



24



image courtesy www.urbandb.com

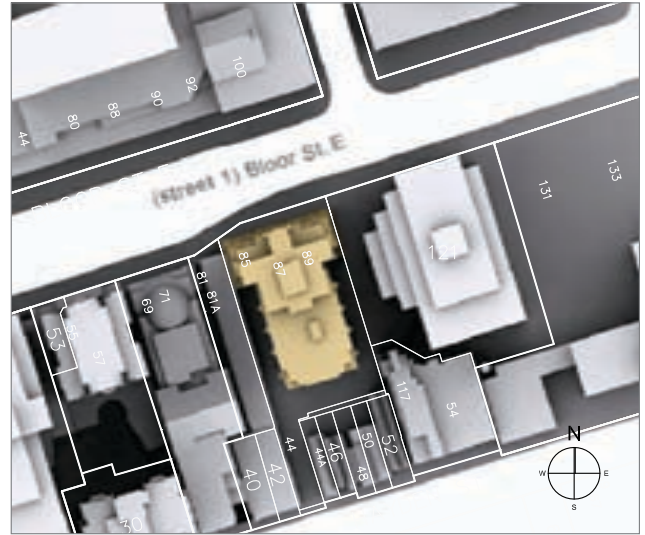
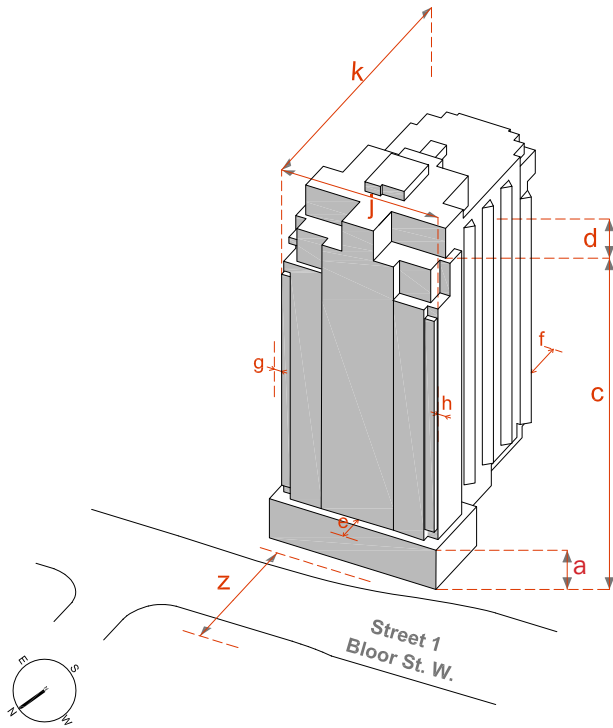


85 BLOOR

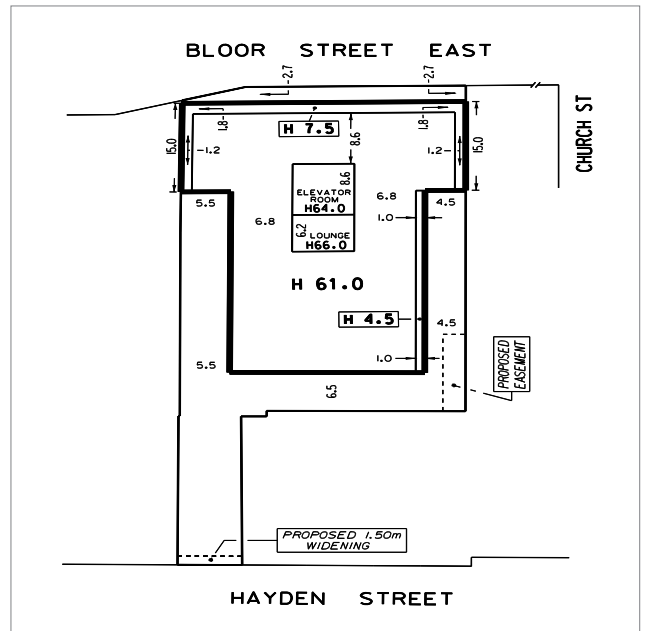
85 BLOOR STREET EAST

85 Bloor East is an appropriate canyon building. The setback at the rear is too small and the building should not have been designed so deep. There should not be side facing units in a Canyon area. The entrance is well articulated. The inclusion of small bays with dummy columns is an attempt at giving vertical expression, but interrupts the visibility and access to the ground floor retail. The set back for pedestrian circulation is appropriate, however the vents under the sidewalk are not appropriate. The small podium is too low, and the tower looms over the streetscape.

Regulation	As built	Achieved
1 Podium: Built to property line on High Streets, aligned with adjacent buildings on Intermediate High Streets	2.7 metres-N	yes
2 Podium height: Top of canyon	N/A	N/A
3-4 Street level: At least 60% transparent, and at least 60% retail required at grade on High Streets	included	yes
5 Height of first storey: At least 4.5 metres on High Streets	4.2 metres	no
6 Building entrances: Visible and accessible from street	included	yes
7 Podium facade: Human scale treatment of mass, materials, texture, composition	included	yes
8 Streetscaping and landscaping: Use to activate, highlight, soften building features	included	yes
9 Parking and servicing: Not conflicting with pedestrian activities	included	yes
10 Floorplate size: No maximum in Canyon, 750 square metres above canyon	1012 square metres	yes
11 Setback of tower from podium: Not required for Canyon	1.8 metres	N/A
12-14 Setbacks and spacing: 0.0 metres side yard, 10 metres rear yard for Canyon area	0.0 metres-E, 0.0 metres-W, 6.5 metres-S	yes no



Project dimensions	
a – Podium Height	7.5 metres, 2 storeys
b – Upper Podium	N/A
c – Building Height	61.0 metres, 20 storeys
d – Articulated Top	5.0 metres
e – Tower Setback N	4.5 metres
f – Tower Setback S	6.5 metres
g – Tower Setback E	1.2 metres
h – Tower Setback W	1.2 metres
j – Tower Width 1	29.0 metres
k – Tower Width 2	44.0 metres
z – Street 1 Right of Way	26.0 metres



City of Toronto By-law No. 189-2001

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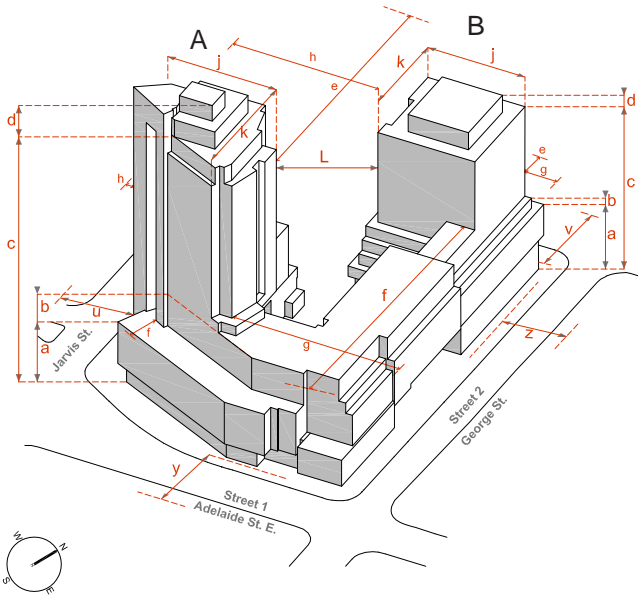
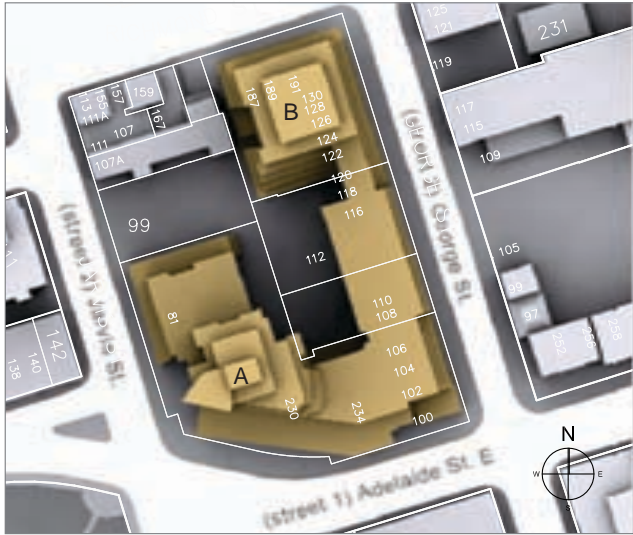


VU LIVING

234 ADELAIDE STREET EAST

Vu Living is a well designed project. The towers could have been taller and slimmer. As it is under construction, further comments could not be made about its design and performance.

Regulation	As built	Achieved
1 Podium: Built to property line on High Streets, aligned with adjacent buildings on Intermediate High Streets	2.5 metres-N, 1.0 metres-S, 3.0 metres-E, 0.0 metres-W	yes
2 Podium height: Between 3 storeys and width of street (20.0 metres-N,S,E,W)	18.0 metres	yes
3-4 Street level: At least 60% transparent, and at least 60% retail required at grade on High Streets	under construction	N/A
5 Height of first storey: At least 4.5 metres on High Streets	4.7 metres	yes
6 Building entrances: Visible and accessible from street	under construction	N/A
7 Podium facade: Human scale treatment of mass, materials, texture, composition	under construction	N/A
8 Streetscaping and landscaping: Use to activate, highlight, soften building features	under construction	N/A
9 Parking and servicing: Not conflicting with pedestrian activities	under construction	N/A
10 Floorplate size: Maximum 750 square metres	(A) 765 square metres (B) 784 square metres	no
11 Setback of tower from podium: At least 3.0 metres	(A) 8.2m-S, 4.0m-W (B) 6.0m-N, 7.5m-E	yes
12-14 Setbacks and spacing: At least 10 metres side and rear, 20 metres between towers, 20 metres to low-rise neighbourhoods	45 metres between towers	yes



Project dimensions		
a – Podium Height	(A)18.0m, 5 storeys	(B)18.0m, 5 storeys
b – Upper Podium	(A)10.2m, 3 storeys	(B)3.4m, 1 storey
c – Building Height	(A) 78m, 24 storeys	(B) 49m, 15 storeys
d – Articulated Top	(A) 15.5 metres	(B) 5.5 metres
e – Tower Setback N	(A) 69.3 metres	(B) 6.0 metres
f – Tower Setback S	(A) 8.2 metres	(B) 91.0 metres
g – Tower Setback E	(A) 38.0 metres	(B) 7.5 metres
h – Tower Setback W	(A) 4.0 metres	(B) 55.0 metres
j – Tower Width 1	(A) 38.0 metres	(B)28.5 metres
k – Tower Width 2	(A) 35.0 metres	(B)28.5 metres
L – Tower Separation	45.0 metres	
u – Street 3 Right of Way	20.0 metres	
v – Street 4 Right of Way	20.0 metres	
y – Street 1 Right of Way	20.0 metres	
z – Street 2 Right of Way	20.0 metres	

