Purpose of Report

This December 2016 Proposal details the evolution of the Mirvish Village development proposal as it continues to respond to formal staff comments, feedback from ongoing consultation, and council-adopted policies for the Bathurst-Bloor Four Corners Area.

This document has been prepared in support of the Mirvish Village December 2016 Proposal. It is intended to build on the original July 2015 Urban Design Analysis & Planning Rationale (‘Original July 2015 Submission’), the September 2015 Avenue Segment Study, and the May 2016 Urban Design Analysis, Planning Rationale & Avenue Segment Study Addendum (‘May 2016 Submission’).
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Project Overview
The Document

This document includes the following sections:

1.0 Project Overview: provides a description of the purpose and contents of the document, key details of the current proposal, and an overview of ongoing consultation activities.

2.0 Design Evolution & Urban Design Analysis: includes a description of progress on the Mirvish Village rezoning and OPA application, and an overview of the current proposal’s continued alignment with OPA 349 policies for the Bathurst-Bloor Four Corners area. Features a side by side comparison of the May 2016 Submission and the current December 2016 Proposal, focusing on key changes that have been made to respond to community feedback, staff comments, and proposed Four Corners policies.

3.0 Summary: provides a series of conclusions highlighting how the project continues to advance the City’s policy framework, positively responds to feedback, and provides numerous community benefits.
The Proposal

This document provides an update to the Mirvish Village May 2016 Submission, detailing the evolution of the Mirvish Village proposal.

The Original Submission
Westbank proposed a mixed-use redevelopment of Mirvish Village featuring a range of building types, including the conservation of a number of low-rise heritage buildings, new mid-rise mixed-use residential buildings and a series of new slender ‘micro’ towers. Height and density were focused on the corner of Bloor and Bathurst, reaching a height of 29 storeys at the northwest corner of the property and transitioning down to a height of 6 storeys at the southeast corner of the site, 7 storeys at the northwest corner and 2 storeys at the southwest corner.

The Original Submission featured a series of grade level publicly accessible walkways, laneways and driveways through the site enhancing connectivity through the site. Other public realm improvements included widened sidewalks, tree plantings, new street furnishings and extensive improvements to Markham Street as a focal, pedestrian-first public space. The submission included over 1,000 new residential units all of which were proposed as purpose built rental. A daycare and outdoor play area were proposed on the seventh floor of the building on the east side of Markham north of Lennox. The submission also included a diverse range of retail and service uses including extensive fine grained street-related retail and the Mirvish Village Market, envisioned as a vibrant community hub. In total approximately 50–60 discrete retail spaces were proposed in addition to approximately 30 permanent vendors in the Market.

May 2016 Submission
The May 2016 Submission maintained the defining features of the Original Submission including the range of building types and use of the ‘micro’ tower, the diverse retail strategy including the Mirvish Village Market, extensive public realm improvements focused on Markham and coordinated across the site, and the provision of 100% purpose built rental for the residential components of the development. It also featured a few key changes to the design including:

- Provision of a new on-site park on the west side of Markham;
- Conservation of additional heritage properties;
- Retention of Honest Ed’s Alley at its existing configuration;
- An overall reduction of tower heights reflecting a height peak of 29 storeys and mezzanine; and
- Overall reduction of streetwall and base building heights.

December 2016 Proposal
Like the May 2016 Submission, the current proposal maintains the same key features of the Original Submission, and introduces the following additional revisions:

- Consolidating all parking and loading functions in a shared below-grade facility;
- Expanding the on-site park, and introducing south-facing retail to activate this space;
- Extending a pedestrian service tunnel beneath Markham to connect the new building on the West Property to the new shared loading area on the East Property;
- Retaining heritage properties at 742 and 744 Bathurst;
- In situ retention of the heritage house forms on the east side of Markham; and
- Reducing overall tower heights and base building massing.

These changes have resulted in a reduction of the proposal’s height peak to 28 stories and a reduction in the number of proposed units to approximately 806.
Enhanced Public Realm Proposal

The ‘Enhanced Public Realm Alternative’ explored in the May 2016 Submission has been advanced in the current proposal. Westbank proposes to purchase Honest Ed’s Alley, facilitating a new shared below-grade parking and loading area that extends beneath the lane. Focusing all loading activity below grade removes the majority of Honest Ed’s Alley service vehicle activity and allows for a diagonal mid-block pedestrian connection from the corner of Bathurst and Bloor through the proposed market to the interior of the site. A private east/west driveway continues to provide frontage for the market and pedestrian, cyclist and vehicular access from Bathurst to Markham Street. A pedestrian service tunnel is proposed beneath Markham, connecting the West Property to the shared loading area, allowing at-grade back of house functions previously fronting the on-site park to be relocated below grade on the East Property. Honest Ed’s Alley from Bloor to Lennox is envisioned to become a new pedestrian thoroughfare, with pedestrian bridges elevated overhead to link building elements on the east and west side of the alley.

Expanded On-site Park

The proposed on-site park has been expanded from approximately 920 m² to 1,150 m². The previously proposed east/west extension of the Palmerston Lane to Markham Street is proposed to be eliminated and the area added to the park. Because the loading requirements for the building north of the park are now proposed to be met on the East Property via a pedestrian service tunnel beneath Markham, vehicular access to this portion of the building is no longer necessary. Retail is now proposed here, animating and enhancing the amenity provided by the expanded park.
Heritage Retention

The 742 and 744 Bathurst properties are now proposed to be retained, expanding the heritage presence at the southeast gateway into the site. This provides for a balance between additional heritage retention, maintaining the proposal’s dynamic streetwall expression, and allowing for a recessed residential lobby entrance and expanded public realm north of these retained heritage storefronts.

The heritage buildings on the east side of Markham were previously proposed to be relocated and returned to their approximate locations during construction to facilitate construction of a below-grade garage. These buildings are now proposed to be retained in-situ.

Built Form Revisions

To respond to proposed Four Corners policies and related staff comments, overall tower heights have been reduced to fit beneath 45-degree angular planes drawn from surrounding designated Neighbourhood Areas. Overall streetwall heights have also been reduced, and increased stepbacks have been introduced in some locations. The specifics of these built form revisions are explored in detail in ‘3.0 Design Evolution & Urban Design Analysis’.
Westbank has been engaging with the community and City staff since their purchase of the property in 2013. This consultation has been essential in shaping the ideas and design for Mirvish Village.

### 2013
- **October 2013**
  - Westbank purchase of the Mirvish Village property

### 2014
- **April 30 & May 1**
  - Preliminary community meetings
- **June 3**
  - Sustainability workshop
- **June 14**
  - Open house #1
- **December 2014**
  - 1st Four Corners public meeting

### 2015
- **January**
  - Pre-application meetings with City
- **March 3**
  - Open house #2
- **July 7**
  - Design review panel
- **July 8**
  - Original Rezoning Application
- **September 19**
  - Markham House opening
- **October 7**
  - City of Toronto community consultation meeting
- **November 3**
  - First design charrette
- **November 28**
  - 2nd Four Corners public meeting
- **December 3**
  - Second design charrette
- **December 22**
  - Rezoning comments from city staff

### 2016
- **February 2**
  - 3rd Four Corners public meeting
- **April 21**
  - Discussion group meeting
- **May 2016**
  - Revised Submission
- **June 13, 2016**
  - Community Consultation on Revised Application
- **September 30**
  - City Planning Comments on the May 2016 Submission
- **October 28**
  - Draft OPA for Four Corners
- **November 15**
  - Community Council (Four Corners)
- **December 13**
  - City Council (Four Corners)
- **December 14**
  - Revised Proposal
Consultation Prior to Original Rezoning Application

Preliminary Community Meetings
April 30 & May 1, 2014
Prior to the first pre-application Open House for Mirvish Village, Westbank sought to learn about the community by meeting with key neighbourhood organizations to hear their initial ideas.

The community meetings took place on April 30 and May 1, 2014 and served as introductions to Westbank; the project team of Urban Strategies and Brook Pooni Associates; and the planning process.

Sustainability Workshop
June 3, 2014
Westbank hosted a Discovery and Definition Workshop to harness the expertise and knowledge of both professionals and local residents and identify opportunities for sustainability in the city, the community and the project.

Hosted on June 3, 2014, leading industry professionals, City of Toronto staff and representatives of the local resident associations were invited to participate to identify opportunities for Mirvish Village to become a model of sustainable city-building.

Open House 1
June 14, 2014
The first Open House for Mirvish Village presented the design team’s first draft Guiding Principles and engaged the community for input.

Hosted on June 14, 2014 at the Centre for Social Innovation, Annex, the first Open House introduced attendees to Westbank, provided details on preliminary consultation, discussed initial ideas for the project and asked the community for feedback.
The original rezoning submission was informed by extensive public consultation with the community and city staff.

**Four Corners Public Meeting 1**
**December 2014**

The City-led Open House presented the emerging principles for the future of the Bloor and Bathurst area and asked the community for feedback on a number of items, including public realm enhancements, pedestrian and cycling connections, heritage conservation, open space, new parks, the relationship of transit stations with their surroundings, built form, a full range of residential unit sizes, affordability and land use.

**Pre-application Meetings**
**January to July 2015**

Following initial public consultation meetings and open houses, a number of individual meetings were held with the community, neighbourhood organizations, project stakeholders and City staff, to discuss what was heard and review initial concepts for Mirvish Village. These meetings helped shape the ideas and principles that guided the first rezoning submission.

**Open House 2**
**March 3, 2015**

The second Open House for Mirvish Village presented first design concepts to the community and asked for their input. Attendees were invited to listen to a presentation hosted by the design team, and were invited to review 70 boards and a first model of the proposal. In general attendees were encouraged by the proposal and provided valuable feedback that helped refine the rezoning submission.

**Design Review Panel**
**July 7, 2015**

The ideas and concepts included in the rezoning submission were shared with the Design Review Panel, including the proposed public market, a vibrant public realm, fine-grained retail, heritage conservation, laneways and micro retail, 100% purpose built rental housing, sustainability goals, innovative cycling facilities, public art, interpretive signage and more. The feedback received from the DRP has helped shape the resubmission.
Consultation Prior to May 2016 Submission

Revisions to the proposal as part of the May 2016 Submission were informed by the feedback received in response to the original application.

Since the July 2015 Submission Westbank facilitated two design charrettes with City staff, participated in City-led public open houses on the proposal and on the Four Corners study, maintained a continual public presence at Markham House as a dynamic public information and engagement centre, and actively engaged with the public through a series of community-driven events.
1.4 We heard you.

In response to community feedback, we’re proposing some exciting changes to our plans for Mirvish Village.

Find out more at a community consultation hosted by the City of Toronto on June 13, 2016 at 6:30–9:00 pm.

Bickford Centre
Auditorium
777 Bloor St W
Toronto, ON

For more information contact City Planner, Graig Uens:
guens@toronto.ca 416 397 4647
toronto.ca/planning/mirvishvillage
Markham House

For the past 38 months Westbank has been consulting with the community and stakeholders regarding the development plans for Mirvish Village. Markham House maintains a continual public presence for outreach and community engagement.

Markham House is a city building lab and community hub showcasing the creativity of the neighbourhood and city. The house opened on September 19, 2015 and is located at 610 Markham Street in the building once used by Anne Mirvish as an art studio. The newly renovated space includes important information about the development and a project model on the main floor. Upcoming exhibitions include Anne Mirvish: Artist in Her Studio and Ephemera from Mirvish Village. This venue offers the public ongoing opportunities to engage with the project team on the broader principles and specifics of the redevelopment proposal.
**Community Events**

Since Fall 2015, the Mirvish Village team has actively engaged with the public through a series of community-driven events. To date, Markham House has hosted over 7,500 visitors, approximately 2,100 individuals in 2015 and over 5,500 in 2016. The following summarizes the events that have been or will be hosted by the project team:

**2015**
- Ryerson Studio Meeting with ThinkFresh (October 1)
- Nuit Blanche (October 3)
- CSI Lunch & Learn (October 5)
- LIFE Institute Tour (October 30)
- Ryerson Studio Info Session (November 5)
- Heritage Workshop (November 7)
- Mirvish Village BIA AGM (November 12)
- The Future of Urban Agriculture (November 14)
- Micro-retail Design Charrette (November 27)
- Syrian Refugee Clothing Drive (November 26 – 29)
- Housing Affordability Student Seminar (December 4)
- Syrian Refugee Fundraiser (December 10)
- Vendor Queens Holiday Market (December 9 – 20)

**2016**
- Wavelength: In Case You Missed It (January 14)
- Urban Studies Roundtable (January 26)
- Parks People: Making Connections (January 28)
- 4 Corners Open House (February 2)
- Spacing Magazine Launch (February 17)
- Information night for local homeowners (February 18)
- Hot Docs: Festival Cultural and Ticket Hub (March 22 – May 8)
- Anne Mirvish: Welcome to Yesterday (May 28 – July 10)
- Ephemera from Mirvish Village (May 28 – July 10)
- Markham House as part of Doors Open Toronto (May 28 – 29)
- Artspin (July 14 – August 21)
- Open Streets TO on Bloor (August 21 & September 18)
- Jayu Festival iAM Gallery (August 27 – September 25)
- Brompton Bike Challenge Award Ceremony (August 27)
- Nuit Blanche Installations (October 1)
- Welcome to Blackhurst Street Exhibition (October 15 – Dec. 11)
- Autumn BBQ (October 27)
- Hot Docs Podcast Festival (November 18 – 19)
- Neighbourhood Energy System Open House (December 1)

**Project Information Kiosks**

From May – September 2015, the Westbank team held a series of information kiosks that provided an opportunity for the community to learn about the Mirvish Village application, ask questions and provide feedback. The kiosks hosted over 1,500 visitors at the following events:

- Korea Town DANO Festival
- Bloor Annex BIA Festival
- Fringe Festival
- Christie Pits Film Festival
- Evergreen Brickworks Farmers Market
- Mirvish Village BIA Sidewalk Sale
- Bloorcourt Arts and Crafts Fair
- Blood Ossington Folk Festival
Maintaining Benefits to the City

Complete Community

The revised proposal continues to create a transit oriented urban hub encompassing retail, residential and an array of civic spaces and amenities that meet the day to day needs of residents and visitors and provide ample opportunities for the various aspects of community life. Mirvish Village will accommodate a vibrant, diverse community that provides an exceptional quality of life and complements the existing fine-grained retail and residential fabric of its neighbourhood.

Heritage Conservation

Mirvish Village has a rich legacy as a site of community, commerce, and cultural history. Through architecture and innovative public programming, the revised proposal will continue to renew and extend the site’s history as a vibrant urban space serving the needs of both neighbourhood residents and visitors alike. The December 2016 Proposal includes retention of two additional properties on Bathurst and in-situ retention of buildings on the east side of Markham, and will continue to celebrate both the tangible and intangible history of the site.

Public Realm

Mirvish Village will continue to be built around the market and extend out into a vibrant pedestrian-oriented public realm. The December 2016 Proposal locates all loading activities below grade. This reduces vehicular activity in key areas of the site including Honest Ed’s Alley and north of the proposed on-site park. This allows for the introduction of a new pedestrian mid-block connection form Bathurst and Bloor through the market to the interior of the site. The enhanced public realm will continue to support the local community, honour the site’s history and encourage a multitude of programmed activities.

Mirvish Village Market

The Mirvish Village Market will continue to be at the heart of the development and will recall the hustle and bustle of the Honest Ed’s store as a continuation of the site’s history. The market will be a vibrant local community gathering space, an extension of the Mirvish Village public realm and an integral part of Honest Ed’s Alley, and will provide space for approximately 30 permanent vendors. The integration of the market and the lane provides a variety of retail opportunities to support a diversity of retail experiences.
The revised December 2016 Proposal maintains the benefits to the City featured in both the original and May 2016 Submission, and proposes a number of enhancements to further support the project’s guiding principles. These include the retention of additional heritage buildings, an expanded on-site park, consolidation of all parking and loading below grade to enhance the public realm, and further enhancing the project’s sensitive transition and fit with its context.

Vibrant Retail

Anchored by the market, the new Mirvish Village will provide a home for local retail, micro retail startups and pop-up retail, reintroducing fine-grained retail along Bloor and Bathurst with larger retail stores above and below grade. The revised proposal continues to introduce a regular rhythm of small storefronts which now front along the length of Honest Ed’s Alley, to create a highly animated pedestrian environment, complementing the existing fabric of the area and enhancing the new public realm. Approximately 50–60 discrete retail spaces are proposed to support an array of restaurants, shops and galleries, to create a vibrant retail experience.

Rental Housing & Daycare

Mirvish Village will continue to provide 100% purpose built rental, with over 900 new residential units. A diverse mix of units types and sizes will be maintained, with nearly 40% of all units providing a minimum of two bedrooms, and 10% of all units providing a minimum of three bedrooms, in order to provide a large number of units suitable for families with children and encourage downtown living for families. The revised proposal provides for an enhanced daycare location at grade to further support families and the local community.

Sustainability

Targeting LEED Platinum ND certification and Tier 2 of the Toronto Green Standard, Mirvish Village will embrace a comprehensive approach to sustainable design that encompasses a range of innovative solutions to achieve environmental, social, cultural and economic sustainability. As a transit oriented hub, the project will support intensification and encourage alternate modes of travel. A neighbourhood energy system will be an integral part of the project and provide a range of environmental benefits for the project and support overall sustainability goals.

Built Form

Mirvish Village is a unique site that requires an innovative solution. The proposed built form has evolved as a direct response to the site’s unique context, history, surrounding communities and public benefits. The built form has continued to be refined in response to comments received from the City, as part of the project team’s ongoing public consultation, and in response to emerging policy for the Four Corners. The retention of additional heritage buildings, the provision of an expanded on-site park, and enhanced transition to surrounding residential neighbourhoods have played a role in reshaping the proposed built form.
Design Evolution & Urban Design Analysis 2.0
Application Review Process

Following the May 2016 Submission, the City hosted a community consultation event on June 13, 2016.

Held at the Bickford Centre, this event provided an opportunity for interested members of the public to engage with a series of panels detailing revisions to the project, discuss the project with City staff, Councillors, Westbank and its consultant team, as well as participating in a Town Hall style meeting. Some participants were supportive of the project and pointed to the numerous key benefits it proposes. Others voiced concerns with the project, including the overall scale, the public realm and other considerations.

This feedback was echoed and carried forward in the City Planning Comments on the May 2016 Submission, issued September 30, 2016. City Planning acknowledged and expressed an appreciation for amendments made to the Original Submission to respond to staff and community feedback, and also pointed to the many positive elements of the project carried forward from the Original Submission. Staff comments detailed a number of more specific comments on the May 2016 Submission in an effort to resolve outstanding issues and conclude the Official Plan and Zoning By-law amendment process. These primarily related to heritage preservation, parkland dedication, and specific built form considerations, as well as alluding to forthcoming policies to be proposed for the Four Corners of Bathurst and Bloor. The December 2016 Proposal has been revised in response to these comments, described further in ‘3.0 Design Evolution & Urban Design Analysis’. Responses to all individual comments are also provided in the comment response matrix included with the December 2016 Proposal.

Four Corners Policy

Council has approved Official Plan Amendment 349 and zoning by-law amendments for the Four Corners study area, as per the November 2, 2016 staff report and December 14, 2016 supplementary report.

Building on the draft policies released in February 2016, these policies outline objectives, a vision statement, and a series of policies providing direction on the public realm, heritage, land use and built form, as well as specific policies related to the unique opportunity on the southwest quadrant of the Four Corners. The Mirvish Village rezoning and OPA amendment application process has been progressing alongside the City’s Four Corners study. Just as the May 2016 Submission responded positively to draft policy directions released in February 2016 (as described in the May 2016 addendum), the December 2016 Proposal continues to respond positively to council-approved policies. In addition to continued alignment with the vision and higher level policy objectives for the Four Corners Area, the December 2016 Proposal has been revised to be in keeping with highly specific built form policies within OPA 349. These revisions are explored in detail in ‘3.0 Design Evolution & Urban Design Analysis’.
MAY 2016 SUBMISSION

Master Plan for Large Sites

To avoid building beneath Honest Ed’s Alley, the May 2016 Submission met the loading requirements for some buildings at grade.

This resulted in back of house activities within what was intended to be a pedestrian-oriented alley. The Enhanced Public Realm Alternative in the May 2016 Submission was raised as an alternative option to focus parking and loading below grade.
Enhanced Public Realm

City Planning Comments
• “City Planning Staff support the proposed Enhanced Public Realm Alternative.”
• “City Staff acknowledge and appreciate the approach to public space at this corner [Bathurst and Bloor] including the southwest connection through the Enhanced Public Realm alternative.” (pg. 4, City Planning Comments – 2nd Submission)

OPA 349
• 9.4.1.2 “Publicly accessible midblock connections, generally in accordance with those shown on Schedule F – Public Realm and Pedestrian Improvements, will be secured through redevelopment and civic improvements.”
• Schedule F shows a diagonal midblock connection from Bathurst and Bloor to Honest Ed’s Alley.

The December 2016 Proposal advances the Enhanced Public Realm Alternative in the May 2016 Submission, introducing a consolidated parking and loading area that extends beneath Honest Ed’s Alley and a pedestrian service tunnel beneath Markham to connect the West Property to shared loading on the East Property.

This results in the following benefits:
• Removal of loading activity and vehicular access on Honest Ed’s Alley north and south of the new east/west access;
• Introduction of a diagonal mid-block pedestrian connection through the market between Bloor and Bathurst and Honest Ed’s alley, as per Staff and OPA 349 directions;
• Removal of loading fronting the park, and related vehicular access between Palmerston Lane and Markham Street; and
• Introduction of an enlarged park with south-facing retail in the proposed building to the north.

These proposed revisions improve pedestrian porosity through the site, enhance the public realm experience by reducing vehicular activity and loading at grade, and facilitate the expansion of the park with an enhanced relationship with the proposed building to the north.
The May 2016 Submission maintained Honest Ed’s Alley in its existing location as well as a proposed east/west connection between Bathurst and Markham.

The retention of Honest Ed’s Alley in its existing location retained the East Property as three discrete properties. The east/west connection through the properties east of Markham was proposed to be maintained for access over private land and to break up the block structure.

Property 1, on the west side of Markham Street, was proposed to be divided into two separate parcels similar to the Original Submission through the introduction of a new east/west public lane. Parkland was also proposed to be conveyed to the City of Toronto. Below grade parking structure was removed entirely to ensure the lane and parkland could be conveyed to the City free of encumbrances, with service access from the new public lane.
DECEMBER 2016 PROPOSAL

Block Structure

Westbank proposes to purchase Honest Ed’s Alley, to be maintained as a pedestrian thoroughfare. Access to 756–758 Bathurst is provided from the proposed east/west access.

The proposed purchase of Honest Ed’s Alley results in the consolidation of the three properties east of Markham. As such, the December 2016 Proposal features a West Property and East Property divided by Markham Street.

The proposed pedestrian easement along Honest Ed’s Alley maintains north/south permeability through the site, and the pedestrian and vehicular easement along the east/west driveway allows for continued servicing of 756 and 758 Bathurst. The proposed pedestrian service tunnel beneath Markham connects Building 1 on the West Property to shared below-grade loading on the East Property, allowing for the removal of the proposed east/west public lane and at-grade loading area. These changes maintain pedestrian porosity through the site and focus vehicular activity in a shared area below grade, as well as facilitating an enlarged on-site park. The extension of the parking and loading area below Honest Ed’s Alley also allows for the removal of this area from below the retained house form heritage buildings on the east side of Markham, allowing these buildings to remain in situ.
On-Site Parkland

The May 2016 Submission introduced an on-site park having a minimum size of 900 m², bounded by retained heritage buildings to the south and the proposed public laneway to the north.

City Planning Comments
- "...the proposal should include an on-site park in the area of 1,200 m², with the remainder being addressed off-site or through other means."
- "...consider how active ground floor uses abutting the park can relate positively to this public space." (pg. 3, City Planning Comments – 2nd Submission)
2.4

Through the elimination of the laneway, the proposed on-site park has been expanded from a minimum of 900 m² to 1,150 m².

The previously proposed east/west laneway connection between the Palmerston Lane and Markham is proposed to be removed and the area added to the park. As loading requirements for the building north of the park are now proposed to be met on the East Property via a pedestrian service tunnel beneath Markham, vehicular access to this portion of the building is no longer necessary. In place of the loading zone, active ground floor retail is proposed along the south building wall to better animate the expanded park. Any remaining parkland dedication requirements are proposed to be met via cash-in-lieu.
The May 2016 Submission reflected the retention of 738 and 740 Bathurst in response to staff comments requesting heritage retention at this corner.

**City Planning Comments**

- “[742–746 Bathurst] are of cultural heritage value as a single composition helping to define and maintain the historic character of this area.”
- “It is priority for Heritage Preservation Services staff that these buildings be conserved.”
- “Intensification of these properties is still possible… with the required 5.0m step backs, ensuring legibility of their 3-dimensional form.” (pg. 2, City Planning Comments – 2nd Submission)
Increased Heritage Retention on Bathurst

742 and 744 Bathurst are now proposed to be retained.

742 and 744 Bathurst are now proposed to be retained in addition to 738 and 740 Bathurst. Reductions in base building height ensure a 5.4m stepback, preserving the legibility of their 3-dimensional form. 746 Bathurst is not proposed to be retained. This approach finds an appropriate balance between the proposal’s dynamic streetwall expression on the Bloor and Bathurst frontages and enhanced heritage retention at the southeast gateway to the site.

This approach allows for a recessed residential lobby entrance providing an expanded sidewalk pedestrian zone in an area of narrow sidewalks, reflecting the approach adjacent to the retained heritage property at 585 Bloor Street. The recessed residential entrance supports the functionality of the residential lobby and its relationship to the core, distinguishes it from the retail street wall, and exposes the retained (reconstructed) north wall of 744 Bathurst, which enhances the legibility of the 3-dimensional form of retained buildings. This approach meets the intent of staff comments, balancing objectives related to heritage retention, architecture and urban design, pedestrian mobility, and the functional distinction between residential and retail uses.
MAY 2016 SUBMISSION

Heritage Retention on Markham

The May 2016 Submission provided for the temporary relocation of the heritage houses on the east side of Markham Street onto the street during the construction of the below grade parking structure.

Discussion with Heritage Preservation Services

- Heritage Preservation Services raised a concern that relocating the heritage houses on the east side of Markham increased the risk for damage or destruction. Staff requested that the feasibility of in-situ retention be explored.
- In relation to 760 Bathurst Street and 599–601 Markham Street, which are proposed to be demolished, staff comments also indicated “The applicant is encouraged to retain all three heritage buildings, potentially by shifting the driveway to the north, or reducing its width. As City staff are supportive of the Enhanced Public Realm Alternative, it appears that vehicular access along Bathurst may not be necessary, though the pedestrian connections are still supported. City staff acknowledge the impacts these changes may have on the proposed market space.” (pg. 2, City Planning Comments – 2nd Submission)
Design Evolution: Heritage Retention

Expanded Heritage Retention on Markham

The below grade parking structure is proposed to be revised in order to retain the heritage house form buildings in situ on the east side of Markham Street.

Compared to the May 2016 Submission, the Enhanced Public Realm Proposal provides a consolidated, more efficient shared parking and loading area that extends beneath Honest Ed’s Alley. Parking and loading requirements can now be met without extending these beneath the retained heritage structures on the east side of Markham. These structures are now proposed to be retained in-situ, in keeping with the staff request. In situ retention also allows for the protection of 4 existing trees on the east side of Markham.

As per the staff request in relation to 760 Bathurst and 599–601 Markham, the feasibility of retaining these buildings through modifications to the proposed east/west driveway was explored further and is not feasible. This drive is required to continue to provide access to 756 and 758 Bathurst, so the width cannot be reduced. Whereas 756 and 758 Bathurst are currently adjacent to the proposed driveway, shifting the driveway north would increase the distance between these properties and force truck movements down the southern portion of Honest Ed’s Alley. This would preclude pedestrianization of this portion of Honest Ed’s Alley, contrary to the Enhanced Public Realm Proposal’s objectives.

As acknowledged in staff comments, the impact of shifting the lane north would also reduce the market to an unfeasible size, precluding this central community benefit. The market is also an important part of the broader heritage conservation strategy, intended to recall the hustle and bustle of the Honest Ed’s store as a continuation of the site’s history.

Existing Markham Heritage Property Locations
Streetwall Massing on Bathurst South & Lennox

The May 2016 Submission featured a maximum streetwall height of 20.55 m and average streetwall height of 15.2 m on south Bathurst. The Lennox streetwall reached a maximum height of 17.7 m.

**OPA 349**

- **9.6.9.3** “The height of the streetwall for development abutting a heritage property will be generally between the existing heritage building height and a height of 13.5 metres.”
- **9.6.10** “Development on or abutting heritage properties on Bathurst, Bloor and Lennox Streets will be stepped back a minimum of 5 metres from all public street frontages, conserving the scale, form and massing of the heritage properties.”
- **9.6.11** “Above the height of the street wall, development will step back a minimum of 3.0 metres when not abutting or on a heritage property.”
- **9.7.13.5.d** “The average height of the street wall fronting Bathurst Street between the north property line of 760 Bathurst Street and the southern limit of the Character Area will be an average of 13.5 metres, not exceed a maximum height of 16.0 metres, and transition to 13.5 metres at the southern limit of the Character Area.”
- **9.7.13.5.e** “The maximum height of the street wall on Lennox Street east of the existing laneway will relate to the height of 736 Bathurst Street and transition appropriately to on-site heritage buildings and will not generally exceed 16.0 metres.”
**Reduced Streetwall Massing on Bathurst South & Lennox**

The maximum height of the Bathurst street wall is proposed to be lowered to 14.85 m, with overall height reductions contributing to a reduced average height of 12.3 m. The Lennox height peak has been reduced to 14.85 m.

These proposed reductions fall below OPA 349 maximums and averages for the southwest quadrant, in keeping with related staff comments. The height peak reduction to 14.85 m on Lennox is in keeping with policy 9.7.13.5.e. The streetwall adjacent to 738–740 Bathurst has been reduced to 12.0 m in keeping with policy 9.6.9.3. Streetwall stepbacks above or adjacent to heritage on Bathurst and Lennox range between 5.4 and 7.2 m, providing appropriate setbacks that exceed the minimum 5 m in policy 9.6.10. All other Bathurst and Lennox stepbacks exceed the 3.0 m minimum in policy 9.6.11, ranging from 3.6 to 9.0 m. The retained heritage streetwall at 11 m achieves the transition in policy 9.7.13.5.d.
Design Evolution: Streetwall Massing

MAY 2016 SUBMISSION

Streetwall Massing on Bathurst North

The May 2016 Submission featured a maximum streetwall height of 26.25 m and average streetwall height of 15.77 m on north Bathurst.

OPA 349

• 9.6.9.3 “The height of the streetwall for development abutting a heritage property will be generally between the existing heritage building height and a height of 13.5 metres.”
• 9.6.10 “Development on or abutting heritage properties on Bathurst, Bloor and Lennox Streets will be stepped back a minimum of 5 metres from all public street frontages, conserving the scale, form and massing of the heritage properties.”
• 9.6.11 “Above the height of the street wall, development will step back a minimum of 3.0 metres when not abutting or on a heritage property.”
• 9.7.13.5.c “The average height of the street wall fronting Bathurst Street between Bloor Street West and the north property line of 760 Bathurst will be an average of 16.0 metres and will not generally exceed a maximum height of 20 metres.”
• 9.7.14 “Where there are tall buildings, development will step back a minimum of 3.0 m at the height of the street wall when not abutting or on a heritage property. Where projections may be considered, such projections should have no appreciable impact on the pedestrian experience or on the overall perception of the streetwall height. The dimensions of any projections will be determined through a Zoning By-law amendment, along with securing other planning objectives for the southern quadrant.” (Prevails over 9.6.11)
Reduced Streetwall Massing on Bathurst North

The maximum height of the street wall is proposed to be lowered to 20.55 m, with overall height reductions contributing to an average height of 15.08 m.

These proposed reductions are in keeping with policy 9.7.13.5.c, providing maximum heights that generally do not exceed 20 m and achieving an average height below 16 m.

The proposed streetwall height of 20.55 m adjacent to the retained heritage structure at 758 Bathurst is generally in keeping with policy 9.6.9.3. This policy provides a degree of flexibility for streetwall heights to be ‘generally’ between the height of the heritage structure and 13.5 m. The proposed development achieves streetwall heights below 13.5 m in all other similar locations, and in this location the opening for the driveway below the building creates a unique experience that ensures that the heritage structure is clearly legible due to this open space in the adjacent streetwall at the pedestrian scale. The streetwall stepback in this location is increased to 7.2 m, with the tower stepping back out to provide a 5.4 m stepback, in keeping with policy 9.6.10.

All other stepbacks exceed the 3.0 m minimum in policy 9.6.11. Portions of the proposed towers feature setbacks of 1.8 m from the streetwall above an architectural reveal of 3.6 m, in keeping with policy 9.7.14.
MAY 2016 SUBMISSION

Streetwall Massing on Bloor East

The May 2016 Submission featured a maximum streetwall height of 23.4 m and an average streetwall height of 15.43 m on east Bloor.

OPA 349

• 9.6.11 “Above the height of the street wall, development will step back a minimum of 3.0 metres when not abutting or on a heritage property.”

• 9.7.8 “At the intersection of Markham and Bloor Streets, the base of development at the corner fronting Bloor Street West will be scaled appropriately and designed architecturally to related to the adjacent heritage properties on Bloor Street West.”

• 9.7.13.5.b “The average height of the street wall fronting Bloor Street West between Markham Street and Bathurst Street will be a maximum of 16.0 metres, not generally exceed a maximum height of 20 metres, and generally transition downward toward the west to a streetwall height of 13.5 metres at the western boundary of the Character Area.”

• 9.7.14 “Where there are tall buildings, development will step back a minimum of 3.0 m at the height of the street wall when not abutting or on a heritage property. Where projections may be considered, such projections should have no appreciable impact on the pedestrian experience or on the overall perception of the streetwall height. The dimensions of any projections will be determined through a Zoning By-law amendment, along with securing other planning objectives for the southern quadrant.” (Prevails over 9.6.11)

• Staff comments stated “…the street wall of the base building at the south east corner of Bloor Street West and Markham Street should be a maximum of 13.5 m. Please also provide a stepback at a height of 13.5 m along the Markham Street frontage…” (pg. 6, City Planning Comments – 2nd Submission)
Reduced Streetwall Massing on Bloor East

The maximum height of the street wall is proposed to be lowered to 20.55 m, with overall height reductions contributing to an average height of 13.57 m.

These proposed reductions are in keeping with policy 9.7.13.5.b, ensuring maximum heights generally do not exceed 20 m and achieving an average height well below 16 m. Streetwall stepbacks exceed the 3.0 m minimum in policy 9.6.11. Proposed towers step back out to provide setbacks from the streetwall ranging from 1.8 to 3.6 m on Bloor and 0.9 m on Markham, in keeping with policy 9.7.14. The base building height at Markham and Bloor has been reduced from 17.7 m to 12.0 m in keeping with staff comments and policy 9.7.8. The 12.0 m streetwall here relates to the 10.2 m streetwall of the retained heritage property on the opposite side of Markham. These streetwall heights frame Markham and signal a gateway into the low-rise zone created further south on Markham by the market and retained house form buildings.
Streetwall Massing on Bloor West

The May 2016 Submission featured a 9-storey building and 17.7 m streetwall in this location, and 4.2 m setback on Bloor from the retained heritage building.

OPA 349

- 9.6.9.3 “The height of the streetwall for development abutting a heritage property will be generally between the existing heritage building height and a height of 13.5 metres.”
- 9.6.10 “Development on or abutting heritage properties on Bathurst, Bloor and Lennox Streets will be stepped back a minimum of 5 metres from all public street frontages, conserving the scale, form and massing of the heritage properties.”
- 9.6.11 “Above the height of the street wall, development will step back a minimum of 3.0 metres when not abutting or on a heritage property.”
- 9.7.12 Development on the west side of Markham Street fronting onto Markham Street and/or Bloor Street West will: step down in height and scale toward lower scale areas designated Neighbourhoods and Mixed Use Areas; be situated and massed in a manner which limits impacts to light, view and privacy on adjacent properties and streets; include the conservation of the heritage building at the southwest corner of Markham Street and Bloor Street West; and generally not exceed a street wall height of 13.5 metres on Bloor Street West.”
- Staff comments stated: “…staff consider the proposed 9-storey building to be supportable provided: masseing of the upper floors toward the southwest are adjusted to increase the transition… the mechanical penthouse and upper floors are re-massed to eliminate shadowing on the north side of Bloor Street West north sidewalk after 11:18 AM at the equinoxes.” (pg. 8–9, City Planning Comments – 2nd Submission)
DECEMBER 2016 PROPOSAL

Reduced Streetwall Massing on Bloor West

The overall height of the building has been reduced by 5.7 m, and the maximum streetwall height has been reduced to 14.85 resulting in an average streetwall height under 12 m.

These maximum and average heights are in keeping with policy 9.7.12, which calls for streetwall heights to ‘generally’ not exceed 13.5 m. On Bloor adjacent to the heritage building, the residential lobby is recessed from the streetwall to effectively achieve a streetwall height of 0, in keeping with policy 9.6.9.3. A 5.4 m setback is provided above retained heritage, in keeping with policy 9.6.10. To the west, setbacks range from 7.2 – 10.8 m, in keeping with policy 9.6.11. Overall height and streetwall reductions are also in keeping with policy 9.7.12 and address staff comments related to increasing the transition to the south and west, and eliminating shadowing on the north sidewalk of Bloor after 11:18 AM at the equinoxes as seen below.
DECEMBER 2016 PROPOSAL

Streetwall 45° Angular Planes

Proposed reductions to base buildings provide stepbacks generally in keeping with policy 9.6.12.

OPA 349

9.6.12 “Development will step back above the streetwall height, and will continue to step back to fit underneath a 45° angular plane measured from a height of 16 metres at the front property line as illustrated in Schedule H – Built Form.”

Street wall heights along Bloor and Bathurst have been reduced and are generally in keeping with the policies of OPA 349. Revisions to the height and setbacks of proposed base buildings above the streetwall provide for these portions of buildings to generally fit beneath the 45° angular planes measured from a height of 16 meters at the front property line, in keeping with policy 9.6.12. Similarly, the reduction in the maximum streetwall height on Lennox to 14.85m is in keeping with policy 9.6.12.
Design Evolution: Streetwall Massing

C  East-West Section

D  East-West Section

E  North-South Section
The May 2016 Submission generally positioned new development beneath 45° angular planes drawn from Neighbourhoods, with one minor projection mid-block on Bathurst.

**OPA 349**

- **9.6.6** “Development will only be permitted beneath a 45-degree angular plane measured from grade at the property line of any property designated Neighbourhoods on Map 18 in the Official Plan. The angular plane is illustrated in Schedule H – Built Form.”
- **9.7.6** “For the area of the block, east of Markham Street and closer to the Bathurst Bloor intersection, minor encroachment may be considered only for a portion of the top floor of tall buildings into the angular plane illustrated in Schedule H through a Zoning By-law Amendment application, provided that it is demonstrated through a planning and urban design rationale that demonstrates that the encroachments are minor in nature, and have no appreciable impact on shadowing of the public realm or diminishment of sky view. The dimensions of any encroachments will be determined through a Zoning-By-law amendment, along with securing other planning objectives for the south-west quadrant.”

Aerial View Looking Northwest
Neighbourhood 45° Angular Plane

Overall heights have been reduced. Excepting minor encroachments of building corners, all development is situated beneath 45° angular planes and continues to achieve a sensitive Neighbourhood transition.

The proposed overall height reductions ensure that all development is generally situated beneath the 45 degree Neighbourhood angular plane in keeping with policy 9.6.6. The extent of minor penetrations that remain at some building corners east of Markham and closer to the Bathurst Bloor intersection are in keeping with revised policy 9.7.6.

Staff comments in the supplementary report indicate that, in relation to policy 9.7.6, the “intent of the policy modification is to limit any encroachment into the angular plane to only the top floor of a tall building and only in the context of a zoning by-law amendment application, provided: the encroachment applies only to the portion of the top floor necessary to complete the top floor, and the majority of the top floor falls underneath the angular plane...”

The extent of minor encroachments reflected in the proposal relate only to the corners of the top floor of tall buildings. The majority of the top floor of all towers fall beneath the angular plane. Minor encroachments at some building corners do not have an appreciable impact on sky view or shadowing of the public realm.
The May 2016 Submission generally positioned new development beneath 45° angular planes drawn from Neighbourhoods, excepting penetrations resulting from unusually shallow commercial properties at the western edge of the Character Area.

OPA 349

• 9.6.6 “Development will only be permitted beneath a 45-degree angular plane measured from grade at the property line of any property designated Neighbourhoods on Map 18 in the Official Plan. The angular plane is illustrated in Schedule H – Built Form.”

• 9.7.6 “For the area of the block, east of Markham Street and closer to the Bathurst Bloor intersection, minor encroachment may be considered only for a portion of the top floor of tall buildings into the angular plane illustrated in Schedule H through a Zoning By-law Amendment application, provided that it is demonstrated through a planning and urban design rationale that demonstrates that the encroachments are minor in nature, and have no appreciable impact on shadowing of the public realm or diminishment of sky view. The dimensions of any encroachments will be determined through a Zoning-By-law amendment, along with securing other planning objectives for the south-west quadrant.”

• 9.7.11 “Despite Policy 9.6.6, development on the west side of Markham Street fronting Bloor Street West may encroach into a 45-degree angular plane illustrated in Schedule H provided the development is at a lower scale than development on the east side of Markham Street and does not exceed a height of 9 storeys.” (Prevailing policy)
Aside from the permitted exception at Bloor and Markham and minor encroachments at the corners of buildings, heights have been reduced to ensure all development is situated beneath 45° angular planes, ensuring an appropriate neighbourhood transition.

As seen in both the northeast and southwest views, overall tower heights have been reduced across the development, in keeping with policy 9.6.6 and 9.7.6. The penetration of the building at the northwest corner of Bloor and Markham into the angular plane is provided for by policy 9.7.11. While the May 2016 Submission was in keeping with these policies, an overall height reduction to this proposed building has reduced the extent of penetration into the angular plane here. This further contributes to the December 2016 Proposal’s Neighbourhood transition.
OPA 349 policies target height reductions to the Markham Tower to bring it beneath the angular plane.

**OPA 349**

- **9.7.5** “On the property east of Markham Street, taller building elements will be situated behind the retained heritage buildings fronting Markham Street and will be much lower than what a 45-degree angular plane illustrated in Schedule H from the west would otherwise allow, to better relate to the scale of the retained heritage buildings on Markham Street. The exact height of any taller element in this area will be determined through a Zoning By-law amendment.”

- **9.7.10** “On the east side of Markham Street south of Bloor Street West development not fronting Bloor Street West will transition downward in scale to the house form buildings on Markham Street to the Neighbourhoods located to the west of Markham Street by stepping down significantly in height and scale from development on Bathurst Street and on Bloor Street West and have a maximum height which is significantly less than the height of an angular plane measured from the property line of any property designated Neighbourhoods as shown on Map 18 of the Official Plan.”

**North-South Section – Markham Street**
Proposed height reductions are in keeping with OPA 349 policies, bringing the Markham tower a minimum of 8.665 m and up to 22.5 m below the angular plane from the south and a minimum of 16.335 m and up to 32.34 m beneath the angular plane from the west.

The north-south and east-west sections demonstrate the extent to which proposed height reductions have pulled the Markham tower significantly beneath Neighbourhood angular planes. The east-west section illustrates that at its maximum height, the Markham tower is a minimum of 16.335 m beneath the angular plane from the west. Minimum distances below the angular plane from the south for the stepped portions of the Markham tower range from 8.665 to 32.4 m as illustrated in the north-south section. Proposed heights are in keeping with policies 9.7.5 and 9.7.10.
The May 2016 Submission provided 25 m internal facing distances and minimum 25 m separation distances from other potential tower sites, with tower heights ranging from 13 to 29 storeys. An offset 20 m separation was proposed between the Markham and mid-block Bathurst towers.

**OPA 349**

- 9.7.13.1 “Provide a minimum 25 m separation distance between facing tall buildings.”

**Facing Separations**

**Non-Facing Separations**
**DECEMBER 2016 PROPOSAL**

**Tower Separation & Heights**

The annotated roof plan illustrates the extent of overall height reductions across the site and confirms that the December 2016 Proposal continues to maintain 25m internal facing distances and 25m separation distances from potential tower sites, in keeping with policy 9.7.13.1. The mid-block towers continue to feature an offset separation distance of 20m.

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**Facing Separations**

**Non-Facing Separations**
Overall proposed height reductions and reduced base building massing limit shadowing on both the Bloor and Bathurst sidewalks, in keeping with OPA policy 9.7.13.4

OPA 349

- 9.7.13.4 “Be designed and massed to limit shadow impact on the Bathurst Street sidewalks between the hours of 11 AM and 4 PM from March 21st to September 21st and ensure that not less than 50 percent of the sidewalk area on the north side of Bloor Street West within the length of sidewalk between Albany Avenue and Palmerston Boulevard is in direct sunlight generally between the hours of 11 AM and 4 PM from March 21st to September 21st.”

The updated December 2016 Shadow Analysis on the following pages assessed incremental shadowing from the revised proposal on an hourly basis from 9:18 AM to 6:18 PM for each of the vernal equinox (March 21), the summer solstice (June 21) and the autumnal equinox (September 21). Height reductions to buildings and their associated streetwalls have reduced the shadowing of the sidewalk area along Bloor, ensuring that 50% or more of the north sidewalk of Bloor between Palmerston and Albany is in direct sunlight between 11:18 AM and 4:18 PM between the equinoxes, in keeping with policy 9.7.13.4.

Height reductions to buildings and their associated streetwalls have reduced the shadowing of the sidewalk area along Bloor, ensuring that 50% or more of the north sidewalk of Bloor between Palmerston and Albany is in direct sunlight between 11:18 AM and 4:18 PM between the equinoxes, in keeping with policy 9.7.13.4.

Street wall and base building heights along Bathurst have also been reduced, in keeping with the policies of OPA 349. The proposal does not shadow the east sidewalk of Bathurst until after 1:18 p.m. at the equinoxes. Between 2:18 pm and 3:18 pm at the equinoxes, shadowing of the east sidewalk of Bathurst is limited primarily to shadows from the proposed towers due to the angle of shadows when they reach the opposite side of Bathurst in the mid to late afternoon. For this reason, base buildings do not contribute in a significant way to shadows on the east sidewalk of Bathurst Street at the equinoxes.

At the summer solstice, shadows from base buildings do not reach the east sidewalk until after 4:18 PM, appropriately limiting shadowing in proximity to and throughout the solstice. As such, the proposed development is in keeping with policy 9.7.13.4, with base building massing designed to limit shadowing of the east sidewalk.

Proposed tower locations and separation distances are in keeping with the May 2016 Submission and tall building guidelines, and maximum tower floor plates of 600 m² have also been maintained, ensuring that related shadows are slender and fast moving. These design measures limit shadowing of the east side of Bathurst in proximity to and throughout the solstice, and are in keeping with policy 9.7.13.4.

Overall shadows resulting from proposed towers are generally in keeping with the May 2016 Submission and related shadow analysis presented within the May 2016 Addendum. Modest reductions in the outermost extent of shadows have resulted from proposed height reductions to towers reflected in the December 2016 Proposal.
Vernal Equinox – March 21
(Daylight Saving Time)

Total Sidewalk in Sunlight: 189.0m (68.3%)
Total Sidewalk Length: 276.5m
Design Evolution: Shadow Analysis

### 12:18 PM
- Total Sidewalk in Sunlight: 213.3m (77.1%)
- Total Sidewalk Length: 276.5m

### 1:18 PM
- Total Sidewalk in Sunlight: 213.3m (77.1%)
- Total Sidewalk Length: 276.5m
2:18 PM
Total Sidewalk in Sunlight: 194.5m (70.3%)
Total Sidewalk Length: 276.5m

3:18 PM
Total Sidewalk in Sunlight: 189.5m (68.5%)
Total Sidewalk Length: 276.5m

4:18 PM
Total Sidewalk in Sunlight: 176.0m (63.7%)
Total Sidewalk Length: 276.5m

Vernal Equinox – March 21
(Daylight Saving Time)
Design Evolution: Shadow Analysis

Existing Shadows
Proposed Incremental Tower Shadows
Proposed Incremental Base Building Shadows
Existing Parks / Open Space

5:18 PM

6:18 PM
Autumnal Equinox – September 21
(Daylight Saving Time)

Total Sidewalk in Sunlight: 193.0m (69.8%)
Total Sidewalk Length: 276.5m
Design Evolution: Shadow Analysis

### Existing Shadows
- **Proposed Incremental Base Building Shadows**
- **Proposed Incremental Tower Shadows**
- **Existing Parks / Open Space**

#### Total Sidewalk in Sunlight:
- **215.5m (77.9%)**
- **214.0m (77.4%)**

#### Total Sidewalk Length:
- **276.5m**
- **276.5m**

#### 12:18 PM
- Total Sidewalk in Sunlight: 215.5m (77.9%)
- Total Sidewalk Length: 276.5m

#### 1:18 PM
- Total Sidewalk in Sunlight: 214.0m (77.4%)
- Total Sidewalk Length: 276.5m
Autumnal Equinox – September 21  
(Daylight Saving Time)

2:18 PM  
Total Sidewalk in Sunlight: 189.0m (68.4%)  
Total Sidewalk Length: 276.5m

3:18 PM  
Total Sidewalk in Sunlight: 183.0m (66.2%)  
Total Sidewalk Length: 276.5m

4:18 PM  
Total Sidewalk in Sunlight: 184.5m (66.7%)  
Total Sidewalk Length: 276.5m
Design Evolution: Shadow Analysis

- Existing Shadows
- Proposed Incremental Base Building Shadows
- Proposed Incremental Tower Shadows
- Existing Parks / Open Space

Maps showing shadow analysis at 5:18 PM and 6:18 PM.
Design Evolution: Shadow Analysis

Summer Solstice – June 21
(Daylight Saving Time)
Design Evolution: Shadow Analysis

- Existing Shadows
- Proposed Incremental Base Building Shadows
- Proposed Incremental Tower Shadows
- Existing Parks / Open Space

12:18 PM

1:18 PM
Summer Solstice – June 21
(Daylight Saving Time)
Design Evolution: Shadow Analysis

5:18 PM

6:18 PM
Summary

3.0
Summary: Conclusions of the Proposal

3.1 Reduction in Density in Heights

The revised proposal continues to feature a range of building types including conserved low-rise heritage buildings, mid-rise mixed use residential buildings and a series of slender ‘micro towers’. The revised proposal continues to deliver a unique architectural contribution to the City, responding to the area’s traditional retail main street character with a series of distinct, granular building elements with characteristic narrow storefronts at grade. In response to staff comments and OPA 349 policies, overall tower, base-building and streetwall heights have been reduced across the site resulting in a net reduction in density and the number of residential units.

3.2 Generous Neighbourhood Transition

Consistent with previous iterations of the proposal, height and density are focused in the northeast portion of the site, furthest from nearby designated Neighbourhoods. Responding to staff comments, OPA 349 policy direction, and concerns raised by the community and councilors, overall heights have been reduced across the site to ensure that proposed new building generally fit beneath 45 degree angular planes drawn from the Neighbourhoods. Additional height reductions to the Markham Tower to bring it significantly beneath these angular planes further contribute to the extent of the proposal’s transition to Neighbourhoods.

3.3 Enhanced Public Realm & Expanded On-site Park

The revised proposal maintains previously proposed public realm enhancements including a unified ground plane treatment, widened sidewalks on Bloor and Bathurst, a redesign of Markham and an on-site park. The proposed consolidated parking and loading area on the East Property and pedestrian service tunnel beneath Markham to connect this area to the West Property reduce vehicular activity at grade. This improves the pedestrian and public realm activity along Honest Ed’s Alley and eliminates the need for the east-west extension of Palmerston Lane to Markham, expanding the size of the on-site park. At grade loading at the park’s northern edge has been replaced with active ground floor retail to better animate and enrich the public realm experience.
Summary: Conclusions of the Proposal

3.1 Additional Heritage Retention

Maintaining and building upon additional heritage retention introduced in the May 2016 Submission, the December 2016 Proposal now features the retention of 742 and 744 Bathurst at the southeast gateway into the site. Proposed changes to below grade parking and loading also allow for in-situ retention of heritage house form buildings on the east side of Markham, which were previously proposed to be relocated and returned to their approximate location during construction.

3.2 Maintaining Diverse, High Quality Retail

Fine-grained main street retail continues to be proposed along Bloor and Bathurst, responding to the area’s existing character and repairing it where it was interrupted by Honest Ed’s. The Mirvish Village Market continues to act as a focal point for the site, offering vibrant community-oriented retail that draws people into the site. Restaurants, cafes, galleries and other retail uses will continue to operate out of the house-form buildings along Markham, featuring patios and outdoor spaces on the former front lawn spaces that work to activate the adjacent public realm. Micro-retail spaces line Honest Ed’s Alley, creating space for local start-ups and pop-up type uses, animating the alley and recalling the Mirvish Family’s entrepreneurship.

3.3 Purpose Built Rental & Urban Living for Families

Mirvish Village continues its commitment to 100% purpose built rental, 2 and 3 bedroom units appropriate for young families. This represents a significant contribution to the health of the City’s housing market, responding to the shortage of rental housing. The proponent anticipates working with the City to secure an appropriate portion of these units as affordable and/or mid-range rental housing as part of the revised proposal’s Section 37 community benefits. The revised proposal’s inclusion of an on-site park with opportunities for play, and enhanced daycare with an outdoor play area at grade on the west side of Markham further enhance opportunities to support urban living for families at the edge of the Downtown.
**Summary: Conclusions of the Proposal**

### Transportation Analysis

BA Group was retained to complete a letter supplementing the May 2016 revised urban Transportation Report. This analysis indicated that in the context of the December 2016 Proposal, which maintains previously proposed area road and other improvements, the transportation demands of the proposed development can acceptably and appropriately be accommodated on the area transportation systems. It also concluded that the proposed loading supply and design arrangements for the consolidated loading area are appropriate, and meet minimum supply requirements; that the proposed parking supply and design arrangements are appropriate and will meet the parking needs of the development; and that the proposed bicycle parking supply and design arrangements are also satisfactory.

### Sun-Shadow Study

Height reductions to the proposed building on the southwest corner of Bloor and Markham have reduced shadows from this building, eliminating any shadowing of the north sidewalk of Bloor after 11:18 AM at the equinoxes. This proposed change contributes to the overall approach to Bloor streetwall buildings, which ensures that 50% of the north sidewalk of Bloor between Palmerston and Albany is in direct sunlight between 11:18 AM and 4:18 PM between the equinoxes.

### Wind

Gradient Wind Engineering Inc. was retained to prepare an additional Qualitative Pedestrian Level Wind Assessment, supplementing analysis included in the May 2016 Submission. Analysis concluded that wind comfort at grade-level for all pedestrian locations across the full Site is expected to be suitable for anticipated uses without mitigation. Construction of the revised proposal is not expected to significantly affect pedestrian wind comfort. Lower rooftop terraces serving the southeast block will provide acceptable sitting conditions during spring summer and autumn without the need for mitigation. Mitigation measures for the 11th level amenity terraces have been noted in the Qualitative Pedestrian Level Wind Assessment and the proponent is committed to addressing these during Site Plan Approval.
There’s no place...
...any place
Honest Ed’s Childish...
His prices never grow up!

Honest Ed’s is for the birds!
Cheap, cheap, cheap!

The sky is blue but Toronto is Block.
Honest Ed’s Childish
His prices never grow up.