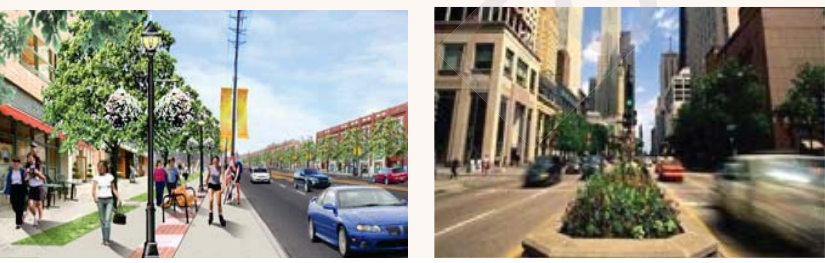


Yonge Street Study

Streetscaping & Pedestrian Experience



- Create a coherent character for Yonge Street and Steeles Avenue
- Support interest, variety, comfort and safety for pedestrians
- Rejuvenate under-utilized areas



- **Street Hierarchy**
 - Arterial Roads
 - Connector Roads
 - Local Streets
 - Lanes / Driveways



- **Road Pavement**
 - Vehicle Lanes
 - Designated Bike Lane
 - Lay-by Parking
 - Pedestrian Crossing / Handicapped Issues
 - Paving / Marking / Decorative Paving



- **Boulevard (Public+ Private Realm)**
 - Sidewalk / Handicapped Issues
 - Public / Private Interface / Thresholds / Connections
 - Medians
 - Signage and Wayfinding
 - Amenities



- **Streetscape Elements**

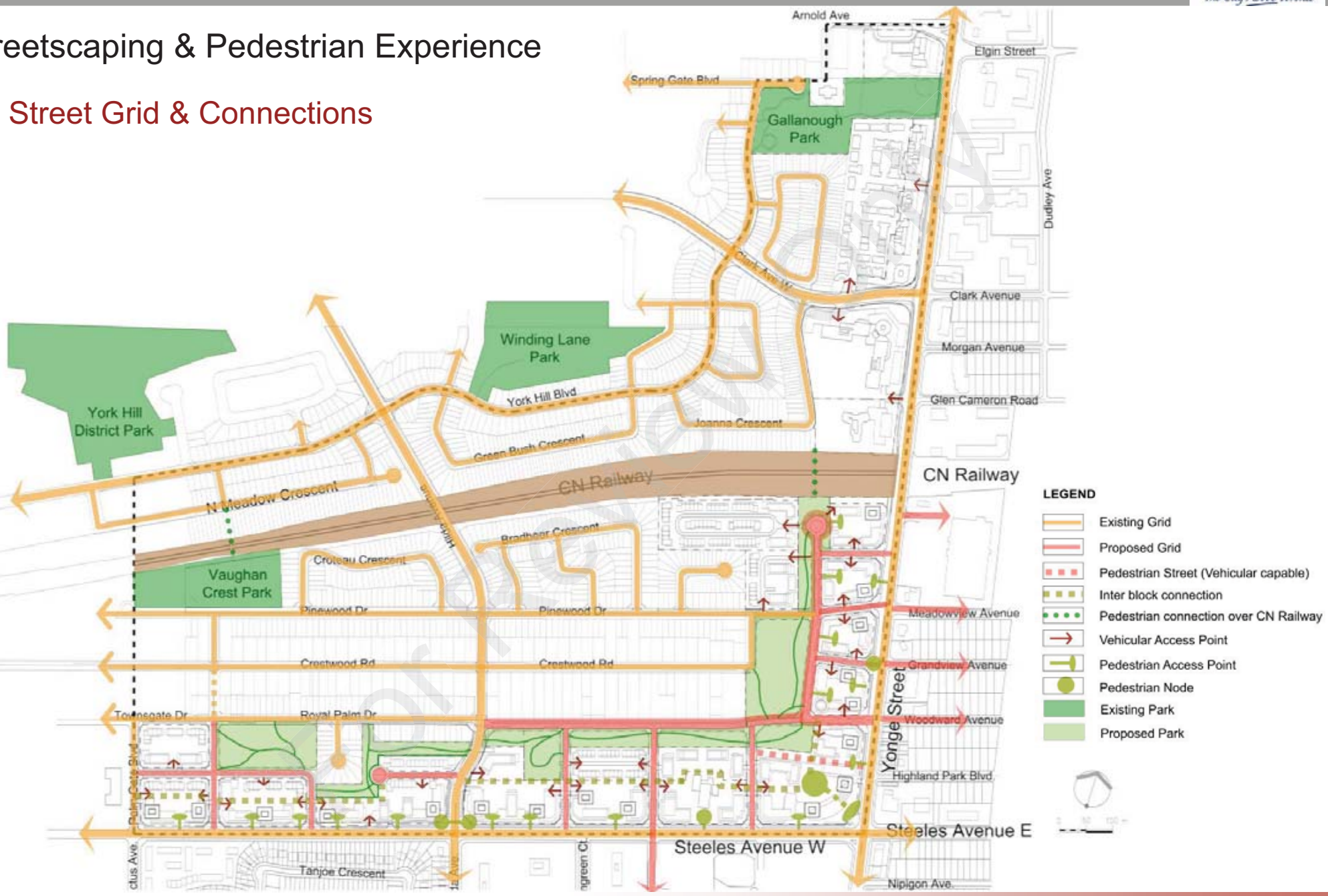
- o Lighting
- o Paving
- o Signage
- o Furniture
- o Street Tree
- o Landscaping
- o Public Arts



Yonge Street Study

Streetscaping & Pedestrian Experience

1. Street Grid & Connections

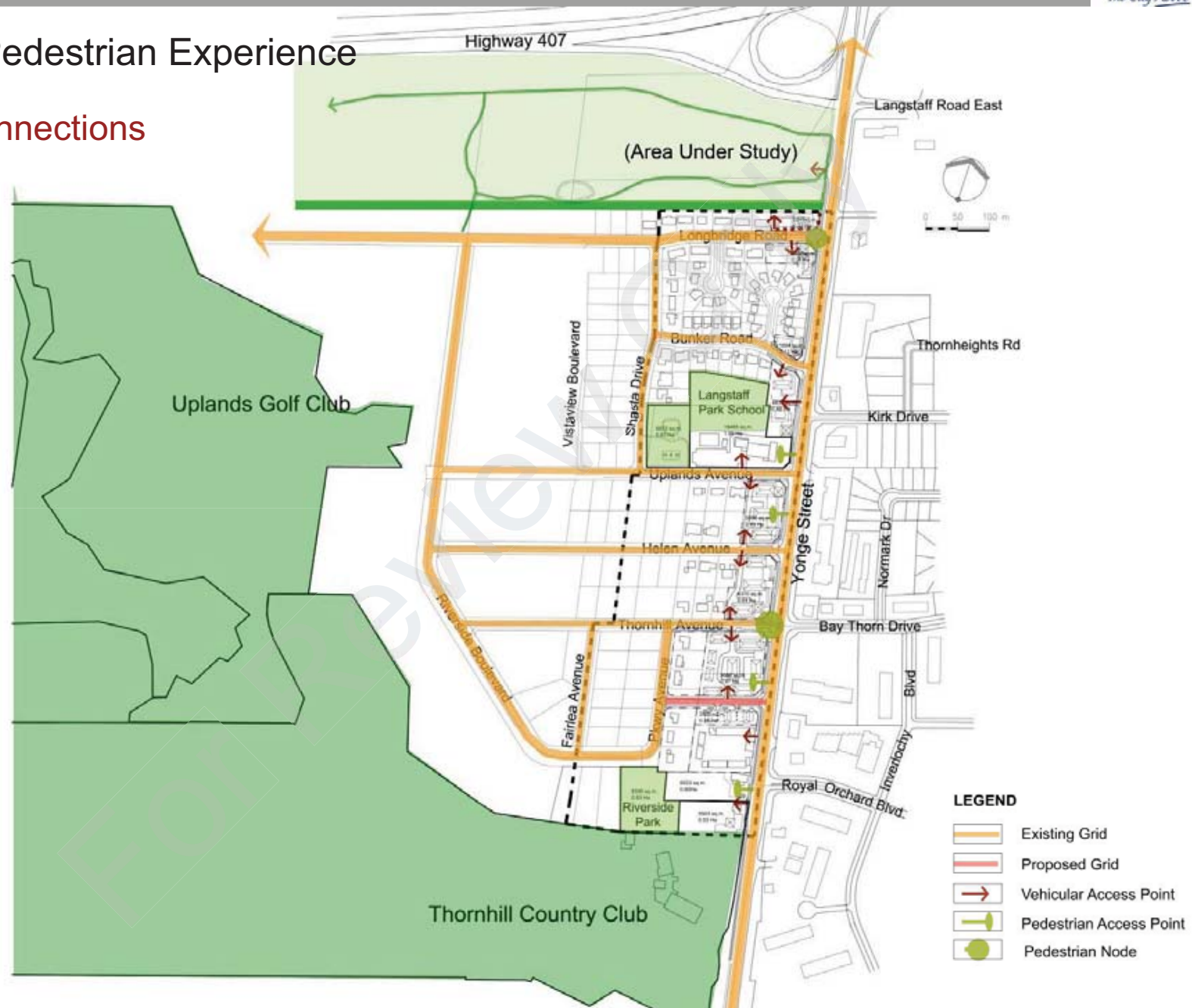


Street Grid and Connection Diagram – South

Yonge Street Study

Streetscaping & Pedestrian Experience

2. Street Grid & Connections



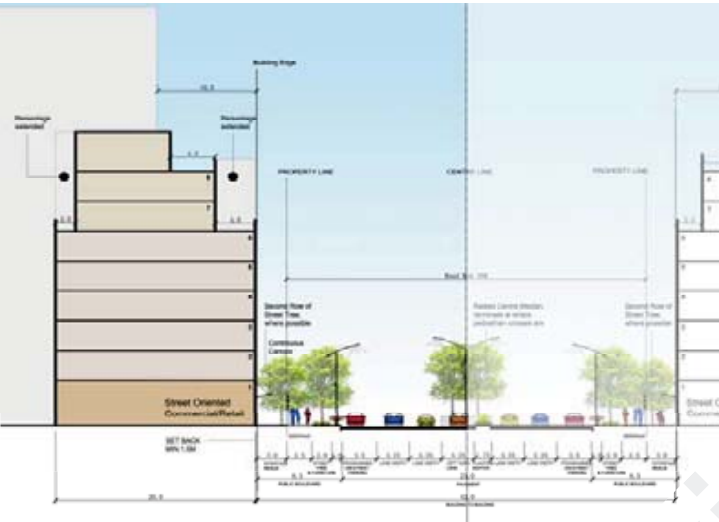
Street Grid and Connections Diagram – North

Yonge Street Study

Streetscaping & Pedestrian Experience

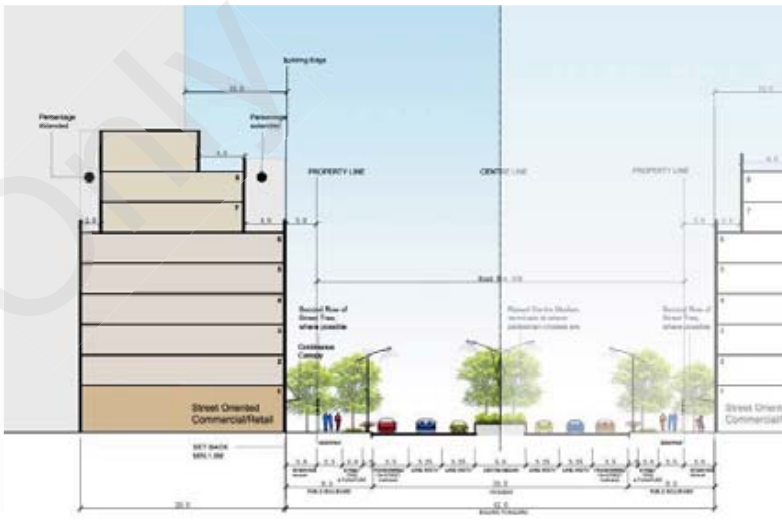
2. Street Sections & Streetscape

- 36m Yonge Street Row
- 3 lanes each way:
2 travel lanes of 3.25m
1 curb lane of 3.5 m
- Designated left turn lane of 3.25m
- Curb lane programmed as off-peak on street parking
- 5m wide raised central median with staggered trees
- 8.5m public boulevard (5.5m of public realm + 3.0m of mandatory set back)
- Max. street wall of 8 storeys plus 1 storey penthouse
- Min. 4m step back at 6 storey @ min. 65% of Yonge St. facade
- Min. 2m step back at 6 storey @ min. 50% of courtyard facade
- Min. 10m set back of the shaft building to Yonge St. building edge
- Street oriented commercial/ retail @ ground floor is mandatory
- 1m high raised central median
- Mandatory 1 row street tree
- Bonus 2nd row street tree in the 3m's private realm
- 2m street tree trench
- 2.5m sidewalk
- Encourage continuous canopy
- Comprehensive street furniture



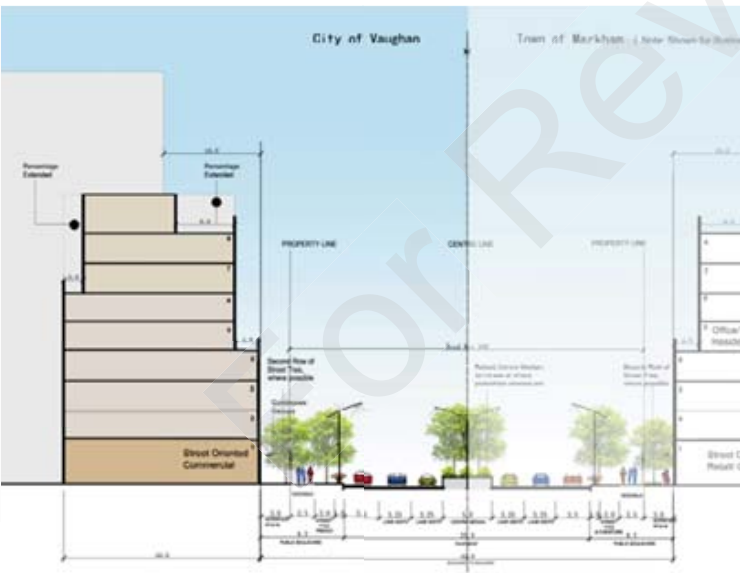
Yonge Street Intersection (@ Steeles Ave)

- 36m Yonge Street Row
- 3 lanes each way:
2 travel lanes of 3.25m
1 curb lane of 3.5 m
- Curb lane programmed as off-peak on street parking
- 5m wide raised central median with staggered trees
- 8.5m public boulevard (5.5m of public realm + 3.0m of mandatory set back)
- Max. street wall of 8 storeys plus 1 storey penthouse
- Min. 4m step back at 6 storey @ min. 65% of Yonge St. facade
- Min. 4.5m step back of penthouse
- Min. 2m step back at 6 storey @ min. 50% of courtyard facade
- Min. 10m set back of the shaft building to Yonge St. building edge
- Street oriented commercial/ retail @ ground floor is mandatory
- 1m high raised central median
- Mandatory 1 row street tree
- Bonus 2nd row street tree in the 3m's private realm
- 2m street tree trench
- 2.5m sidewalk
- Encourage continuous canopy
- Comprehensive street furniture



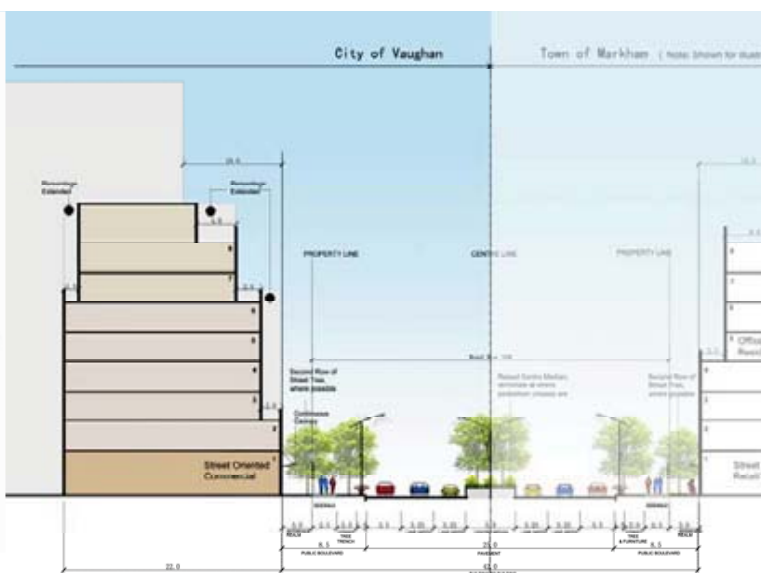
Yonge Street Intersection Option A

- 36m Yonge Street Row
- 3 lanes each way:
2 travel lanes of 3.25m
1 curb lane of 3.5 m
- Curb lane programmed as off-peak on street parking
- 5m wide raised central median with staggered trees
- 8.5m public boulevard (5.5m of public realm + 3.0m of mandatory set back)
- Max. street wall of 8 storeys plus 1 storey penthouse
- Min. 2.5m step back at 4 storeys
- Min. 6.0m step back of penthouse @ min. 65% of Yonge St. facade
- Min. 2m step back at 6 storeys @ min. 50% of courtyard facade
- Min. 10m set back of the shaft building to Yonge St. building edge
- Street oriented commercial/ retail @ ground floor is mandatory
- 1m high raised central median
- Mandatory 1 row street tree
- Bonus 2nd row street tree in the 3m's private realm
- 2m street tree trench
- 2.5m sidewalk
- Encourage continuous canopy
- Comprehensive street furniture



Yonge Street Intersection Option B

- 36m Yonge Street Row
- 3 lanes each way:
2 travel lanes of 3.25m
1 curb lane of 3.5 m
- Curb lane programmed as off-peak on street parking
- 5m wide raised central median with staggered trees
- 8.5m public boulevard (5.5m of public realm + 3.0m of mandatory set back)
- Max. street wall of 8 storeys plus 1 storey penthouse
- Min. 2.0m step back at 2 storeys
- Min. 2.5m step back at 6 storeys @ min. 65% of Yonge St. facade
- Min. 4.0m step back of penthouse @ min. 50% of Yonge St. facade
- Min. 1.5m step back at 6 storeys @ min. 50% of courtyard facade
- Min. 10m set back of the shaft building to Yonge St. building edge
- Street oriented commercial/ retail @ ground floor is mandatory
- 1m high raised central median
- Mandatory 1 row street tree
- Bonus 2nd row street tree in the 3m's private realm
- 2m street tree trench
- 2.5m sidewalk
- Encourage continuous canopy
- Comprehensive street furniture



Yonge Street Intersection Option C

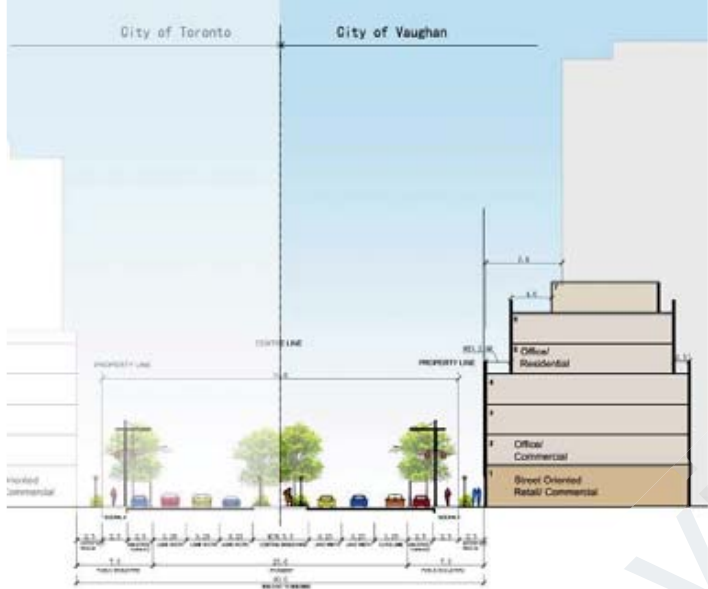
Yonge Street

Yonge Street Study

Streetscaping & Pedestrian Experience

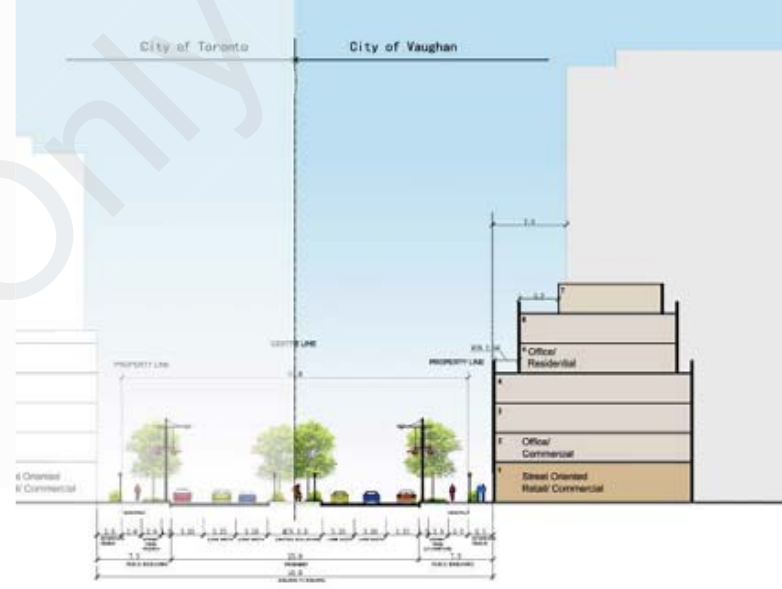
2. Street Sections & Streetscape

- 35m Steeles Street Row
- 3 lanes each way:
 - 2 travel lanes of 3.25m
 - 1 curb lane of 3.5 m
- Designated on-street parking 2.5m with pedestrian bump-out appropriately
- 5.5m wide central boulevard with staggered trees
- 7.5m public boulevard (5m of public realm + 2.5m of mandatory set back)
- Max. street wall of 6 storeys plus 1 storey penthouse
- Min. 2.5m step back at 4 storeys @ min. 65% of Yonge St. facade
- Min. 4m step back of penthouse
- Min. 1.5m step back at 4 storey @ min. 50% of courtyard facade
- Min. 7.5m set back of the shaft building to Yonge St. building edge
- Street oriented commercial/ retail @ ground floor is mandatory
- Mandatory 1 row street tree
- Bonus 2nd row street tree in the 2.5m private realm
- 2m street tree trench
- 2.5m sidewalk
- Encourage continuous canopy
- Comprehensive street furnitures



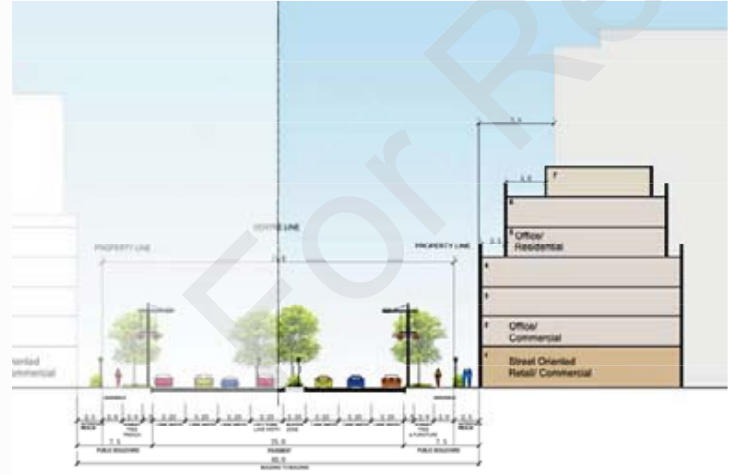
Steeles Ave West with On-Street Parking

- 35m Steeles Street Row
- 3 lanes each way:
 - 2 travel lanes of 3.25m
 - 1 curb lane of 3.5 m
- 5.5m wide central boulevard with staggered trees
- 7.5m public boulevard (5m of public realm + 2.5m of mandatory set back)
- Max. street wall of 6 storeys plus 1 storey penthouse
- Min. 2.5m step back at 4 storeys @ min. 65% of Yonge St. facade
- Min. 4m step back of penthouse
- Min. 1.5m step back at 4 storey @ min. 50% of courtyard facade
- Min. 7.5m set back of the shaft building to Yonge St. building edge
- Street oriented commercial/ retail @ ground floor is mandatory
- Mandatory 1 row street tree
- Bonus 2nd row street tree in the 2.5m private realm
- 2m street tree trench
- 2.5m sidewalk
- Encourage continuous canopy
- Comprehensive street furnitures



Steeles Ave West Typical

- 35m Steeles Street Row
- 3 lanes each way:
 - 2 travel lanes of 3.25m
 - 1 curb lane of 3.5 m
- Designated left turn lane at intersection
- 5.5m wide central boulevard with staggered trees
- 7.5m public boulevard (5m of public realm + 2.5m of mandatory set back)
- Max. street wall of 6 storeys plus 1 storey penthouse
- Min. 2.5m step back at 4 storeys @ min. 65% of Yonge St. facade
- Min. 4m step back of penthouse
- Min. 1.5m step back at 4 storey @ min. 50% of courtyard facade
- Min. 7.5m set back of the shaft building to Yonge St. building edge
- Street oriented commercial/ retail @ ground floor is mandatory
- Mandatory 1 row street tree
- Bonus 2nd row street tree in the 2.5m private realm
- 2m street tree trench
- 2.5m sidewalk
- Encourage continuous canopy
- Comprehensive street furnitures



Steeles Ave West (@ Intersection)

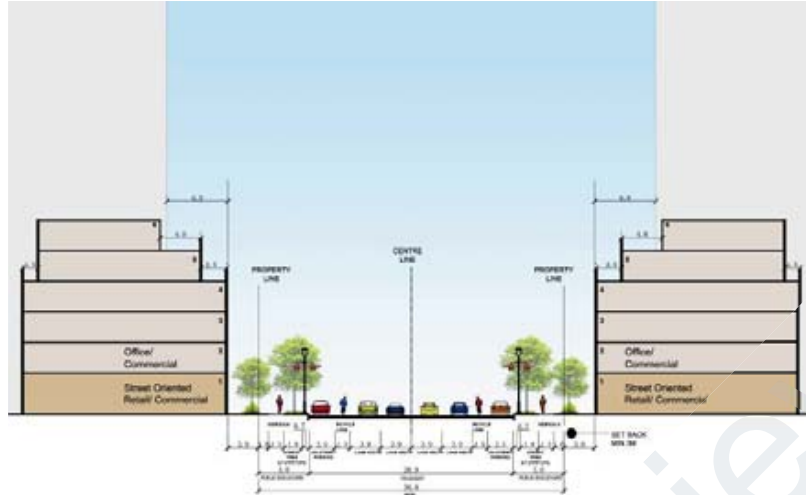
Steeles Ave

Yonge Street Study

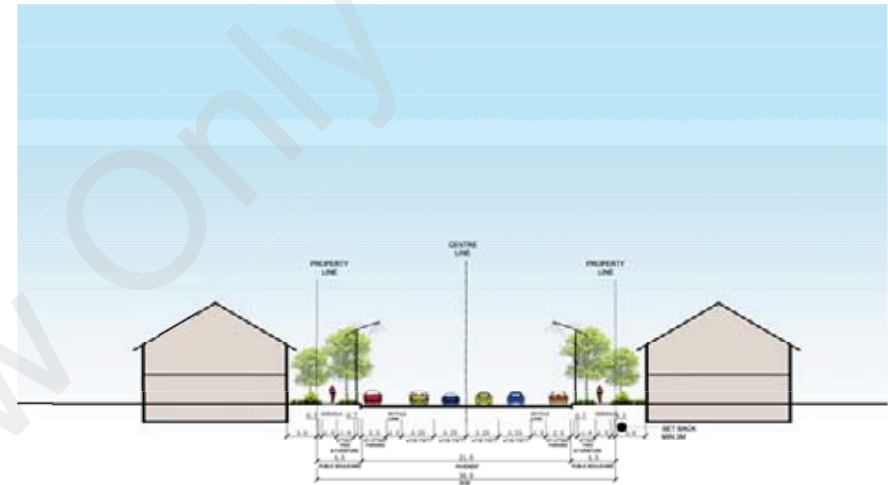
Streetscaping & Pedestrian Experience

3. Street Sections & Streetscape

- 30m Hilda Avenue Row
- 2 travel lanes each way of 3m
- 1 curb lane of 3.5 m
- Designated bicycle lane of 1.5m
- Designated on-street parking 2.5m
- 5m public boulevard
- Min. 3m mandatory building set back
- Street wall of min. 3 storeys and max. 6 storeys
- Min. 2.5m step back at 4 storeys
- Min. 4m step back of penthouse
- Min. 6m set back of the shaft building to Hilda Ave. building edge
- Encourage street oriented commercial/ retail @ ground floor
- Mandatory 1 row street tree
- Encourage more trees in the in the 3m set back area
- 1.8m street tree trench
- 1.5m sidewalk
- Comprehensive street furnitures

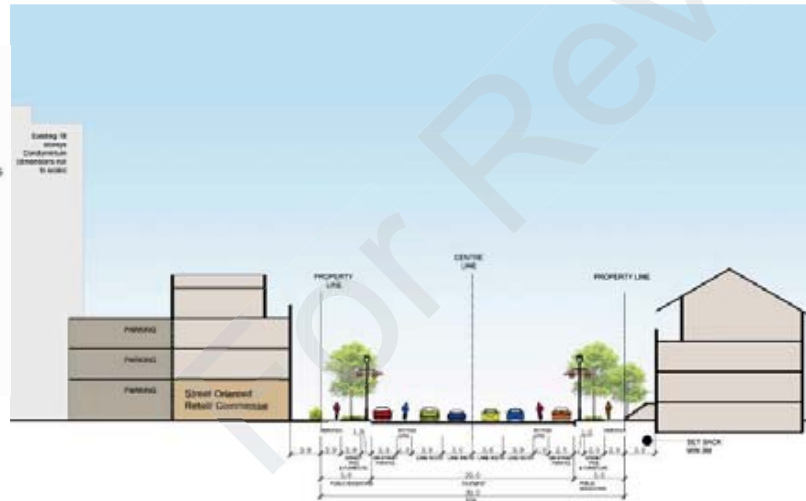


Hilda Ave Section with New Development

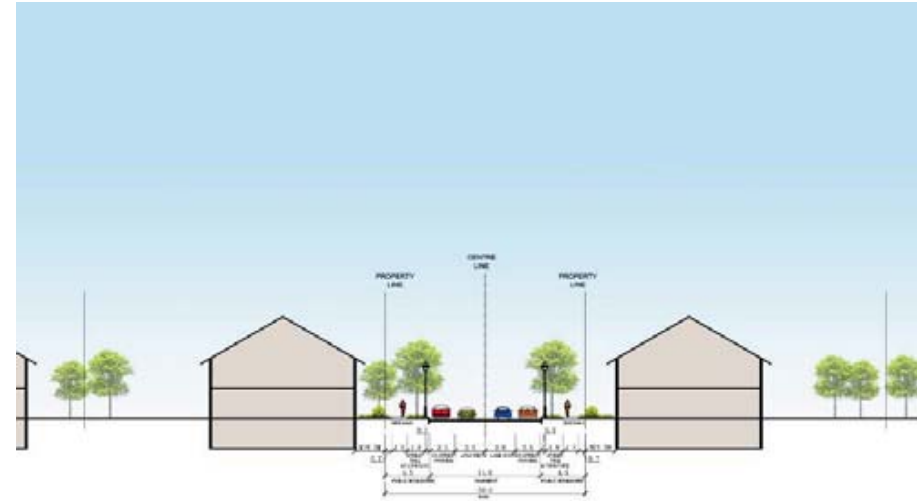


Hilda Ave Section with Bicycle Lanes and On-street Parking

- 30m Clark Avenue Row
- 2 travel lanes each way of 3m
- 1 curb lane of 3.5 m
- Designated bicycle lane of 1.5m
- Designated on-street parking 2.5m
- 5m public boulevard
- Min. 3m mandatory building set back
- Street wall of min. 3 storeys and max. 5 storeys
- Min. 1.5m step back at 3 storeys
- Min. 6m set back of the shaft building to Clark Ave. building edge
- Encourage street oriented commercial/ retail @ ground floor
- Mandatory 1 row street tree
- Encourage more trees in the in the 3m set back area
- 2m street tree trench
- 2m sidewalk
- Comprehensive street furnitures



Clark Ave Section with Street Infill Development



Typical Neighbourhood Road

Hilda Ave & Clark Ave